



AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 2, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-28265 - REQUIRED REVIEW - PUBLIC HEARING -
APPLICANT: CRAIG MCCALL - OWNER: SDL INC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions of approval for Special Use Permit (U-0204-00) and all other site related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a required review of an approved Special Use Permit (U-0204-00) which allowed a Pawnshop at 1237 East Sahara Avenue.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/26/93	The Board of Zoning Adjustment approved a Special Use Permit (U-0195-93) to allow a minor automotive repair facility (Smog Check Station) within the commercial subdivision on the subject site.
03/07/01	The City Council approved a Special Use Permit (U-0204-00) for a Pawnshop within the commercial subdivision on the subject site. The Planning Commission recommended approval on January 25, 2001.
11/20/91	The City Council approved a Special Use Permit (U-0200-91) for an Off-Premise Advertising (Billboard) Sign located at 1201 East Sahara Avenue, which is adjacent to the subject site. The Board of Zoning Adjustment recommended approval on October 24, 1991. The Special Use Permit expired on 11/20/93 because the sign was never constructed.
08/04/04	The City Council approved a Special Use Permit (SUP-3269) for a proposed 40-foot tall, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign located at 1205 East Sahara Avenue. The Planning Commission and staff recommended denial on 12/04/03.
09/06/06	The City Council approved a Required Two-Year Review (RQR-13595) of an approved Special Use Permit (SUP-3269) which allowed a 40-foot tall, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign at 1205 East Sahara Avenue.
<i>Related Building Permits/Business Licenses</i>	
11/30/00	Business license #P04-00031 issued for a Pawnshop. A change of location was filed 12/31/00 to coordinate with the related tenant improvement filed under plan check #L-0416-01.
06/20/01	A final inspection was completed against building permit #01-009282, under plan check #L-0416-01, for a tenant improvement. This work replaced the 1243 East Sahara Avenue, Suite L address with the current address of 1237 East Sahara Avenue. This action was approved in compliance to Special Use Permit (U-0204-00).
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required, nor was one held.	
<i>Neighborhood Meeting</i>	

A neighborhood meeting is not required, nor was on held.

Details of Application Request	
Site Area	
Net Acres	3.68 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial) Zone
North	Restaurant and Two-Family Residences	ML (Medium-Low Density Residential)/ SC (Service Commercial)	R-2 (Medium-Low Density Residential)/ C-1 (Limited Commercial)
South	Commercial Shopping Center	(General Commercial)	C-2 (General Commercial - Unincorporated Clark County)
East	Pre-School and Two-Family Residences	ML (Medium-Low Density Residential) and SC (Service Commercial)	R-2 (Medium-Low Density Residential)/ C-1 (Limited Commercial)
West	Restaurants	SC (Service Commercial)	C-1 (Limited Commercial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	NA
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts		X	NA
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

ANALYSIS

The Pawnshop has demonstrated compliance with all of the conditions of approval of the Special Use Permit (U-0204-00) and the Municipal Codes. The Pawnshop has been operating at this location with no outstanding complaints or citations filed by Code Enforcement or Business Licensing since the approval of its business license in. A tenant improvement completed in 06/20/01 changed the 1243 East Sahara Avenue, Suite L address originally listed with the Special Use Permit (U-0204-00) with the current address of 1237 East Sahara Avenue. This tenant improvement was completed in compliance with the area of entitlement listed in Special Use Permit (U-0204-00).

FINDINGS

The continuation of the use at this location is deemed appropriate as there are no instances of non-compliance with the conditions of approval and Code requirements since the issuance of the business license. Staff recommends approval of this Required Review with no additional review required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED 219

APPROVALS 0

PROTESTS 0