



*City of Las Vegas*

Agenda Item No.: 38.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: OCTOBER 9, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

**SUBJECT:**  
UP-2965 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER:  
RUSTAM MOOHAN AND SHARNA TRUST - Request for a Special Use Permit FOR A  
PROPOSED FINANCIAL INSTITUTION SPECIFIED WITH WAIVERS TO ALLOW A 100-  
FOOT DISTANCE SEPARATION FROM A RESIDENTIAL PARCEL WHERE 200 FEET IS  
REQUIRED AND ALLOW A 763-FOOT DISTANCE SEPARATION FROM ANOTHER  
FINANCIAL INSTITUTION SPECIFIED USE WHERE 1000 FEET IS REQUIRED on 0.92  
acres at 625 North Lamb Boulevard, Suite #110 (CPN 140-30-803-009), C-1 (Limited  
Commercial) Zone, Ward 3 (Besse)

**IF APPROVED, CC: 11/05/2008**

**IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)**

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

|                          |   |                          |   |
|--------------------------|---|--------------------------|---|
| Planning Commission Mtg. | 2 | Planning Commission Mtg. | 2 |
| City Council Meeting     | 0 | City Council Meeting     | 0 |

**RECOMMENDATION:**

**DENIAL**

**BACKUP DOCUMENTATION:**

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards
7. Submitted after Final Agenda Protest Postcard
8. Submitted at Meeting Letter of Intent from Dollar Loan Center by Leni Skaar

Motion made by DAVID STEINMAN to Approve subject to conditions and amending Condition 2 as read for the record:

2. Conformance to the conditions of approval for Rezoning (Z-0138-97) and Site Development Plan Review (SDR-2766), if approved.

**PLANNING COMMISSION MEETING OF: OCTOBER 9, 2008**

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

SAM DUNNAM, BYRON GOYNES, GLENN TROWBRIDGE, RICHARD TRUESDELL, STEVEN EVANS, DAVID STEINMAN, VICKI QUINN; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR GOYNES declared the Public Hearing open.

PETER LOWENSTEIN, Planning and Development Department, stated that the proposed financial institution fails to meet the minimum distance separation requirements from a residential property and from a similar use. He recommended denial. Should the Special Use Permit be approved, MR. LOWENSTEIN read a proposed revision to Condition 2.

LENI SKLAR, 3753 Howard Hughes Parkway, appeared on behalf of the applicant. She explained that intent of the Dollar Loan Center is to provide personal loans up to \$2,000, a service that is not offered by any of the adjacent financial institutions; therefore, it would not constitute saturation in the area. She requested approval of the Special Use Permit.

CHAIR GOYNES declared the Public Hearing closed.

