



**AGENDA MEMO**

**CITY COUNCIL MEETING DATE:       OCTOBER 15, 2008**  
**DEPARTMENT: EOT-29688 - EXTENSION OF TIME - SPECIAL USE PERMIT -**  
**APPLICANT: CRAIG MCCALL - OWNERS: WILLIAM A. WALDMAN, ET AL**

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**\*\* CONDITIONS \*\***

**STAFF RECOMMENDATION:    APPROVAL**, subject to:

1.     Conformance to the conditions for Special Use Permit (SUP-24482) and all other site related actions.
2.     This Special Use Permit (SUP-24482) shall expire on 11/27/09, unless another Extension of Time is approved by the City Council.

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is the first request for an Extension of Time of an approved Special Use Permit (SUP-24482) for a proposed Pawn Shop at 212 South Las Vegas Boulevard. This Special Use Permit was approved with a Waiver to allow a distance separation of 544 feet from another Financial Institution, Specified use where 1,000 feet is the minimum separation required.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
12/16/64	The City Council approved a Rezoning (Z-0100-64) of multiple parcels in the area generally bounded by Main Street, Bonanza Road, Las Vegas Boulevard and Charleston Boulevard from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial) and C-V (Civic) to C-2 (General Commercial).
11/27/07	The City Council approved a Special Use Permit (SUP-24482) for a proposed Pawn Shop and a Waiver to allow a distance separation of 544 feet from another Financial Institution, Specified use where 1,000 feet is the minimum separation required at 212 South Las Vegas Boulevard. The Planning Commission recommended approval on 10/25/07 with staff recommending denial.
<b><i>Related Building Permits/Business Licenses</i></b>	
04/09/08	Building permit #112553 issued over-the-counter for interior demolition.
09/03/08	Building permit #118370 issued for a 1,000 square-foot tenant improvement. This permit has not received a final inspection.
09/17/08	Sign permit #123437 issued over-the-counter for a 7-foot by 4-foot, double-faced neon sign. This sign has not received a final inspection.
<b><i>Pre-Application Meeting</i></b>	
A pre-application meeting is not required for this type of application request, nor was one held.	
<b><i>Neighborhood Meeting</i></b>	
A neighborhood meeting is not required for this type of application request, nor was one held.	

<b><i>Field Check</i></b>	
09/17/08	A field check was carried out by staff with the following observations: <ul style="list-style-type: none"> <li>• Existing storefront currently vacant with all entrances and windows boarded.</li> <li>• Small parking lot provided at rear of building and adjacent to alleyway.</li> </ul>



<b>Details of Application Request</b>	
<b>Site Area</b>	
Gross Acres	0.28 acres

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Service Commercial	C (Commercial) Downtown Land Use Plan Area	C-2 (General Commercial)
North	Service Commercial	C (Commercial) Downtown Land Use Plan Area	C-2 (General Commercial)
South	Service Commercial	C (Commercial) Downtown Land Use Plan Area	C-2 (General Commercial)
East	Service Commercial	C (Commercial) Downtown Land Use Plan Area	C-2 (General Commercial)
West	Service Commercial	C (Commercial) Downtown Land Use Plan Area	C-2 (General Commercial)

<b>Special Districts/Zones</b>	<b>Yes</b>	<b>No</b>	<b>Compliance</b>
<b>Special Area Plan</b>			
Downtown Centennial Plan	X		Y
Redevelopment Plan Area	X		Y
<b>Special Districts/Zones</b>	<b>Yes</b>	<b>No</b>	<b>Compliance</b>
<b>Special Purpose and Overlay Districts</b>			
Downtown Overlay District Central Casino Core	X		Y
Live/Work Overlay District	X		Y
Las Vegas Boulevard Scenic Byway Overlay District	X		Y
<b>Trails</b>		X	NA
<b>Rural Preservation Overlay District</b>		X	NA
<b>Development Impact Notification Assessment</b>		X	NA
<b>Project of Regional Significance</b>		X	NA

## **ANALYSIS**

This application is the first request for an extension of time of an approved Special Use Permit (SUP-24482) for a proposed Pawn Shop at 212 South Las Vegas Boulevard. This entitlement was approved with a Waiver to allow a 544-foot separation distance from another Financial Institution, Specified use where 1,000 feet is the minimum separation required. The subject site maintains the Master Plan Land Use Designation (Downtown Land Use Plan Area) of C (Commercial), which allows a Pawn Shop use in the C-2 (General Commercial) zoning district upon approval of a Special Use Permit.

This Special Use Permit (SUP-24482) is exercised upon the issuance of a business license for a Pawn Shop. The applicant has completed interior demolition work and has been issued building permits for a 1,000 square foot tenant improvement and a sign permit for a 7-foot by 4-foot double-faced neon sign. The applicant states that more time is needed to finish the tenant improvements prior to submitting for a business license.

## **FINDINGS**

The applicant is in the process of completing construction for the tenant improvements to the subject property. As the tenant improvements are for a Certificate of Occupancy, this work is required to be completed prior to the issuance of a business license. Staff recommends approval of this request with a one-year extension of time that will expire on 11/27/09, unless another extension of time is granted by the City Council.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**                      N/A

**ASSEMBLY DISTRICT**                      N/A

**SENATE DISTRICT**                      N/A

**NOTICES MAILED**                      N/A

**APPROVALS**                      0

**PROTESTS**                      0