



City of Las Vegas

Agenda Item No.: 18.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 18, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
UP-3174 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PEOPLES
LOAN CENTER CORPORATION - OWNER: OBA NORIKO TAKADA TRUST - Request
for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS
TO ALLOW 2500 SQUARE FEET OF FLOOR AREA WHERE 1500 IS REQUIRED AND A
ZERO FOOT DISTANCE SEPARATION TO ANOTHER FINANCIAL INSTITUTION,
SPECIFIED WHERE 1000 FEET IS REQUIRED at 5310 West Sahara Avenue, Suite A (APN
163-01-804-006) C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="1"/>	Planning Commission Mtg.	<input type="text" value="0"/>
City Council Meeting	<input type="text" value="0"/>	City Council Meeting	<input type="text" value="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 Postcard
 7. Submitted at Meeting Revised Special Map

Motion made by GLENN TROWBRIDGE to Deny

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1
DAVID STEINMAN, STEVEN EVANS, BYRON GOYNES, GLENN TROWBRIDGE,
RICHARD TRUESDELL, KEEN ELLSWORTH; (Against-None); (Abstain-None); (Did Not
Vote-None); (Excused-VICKI QUINN)

NOTE: COMMISSIONER TROWBRIDGE requested that his vote reflect in the affirmative.

Minutes:
CHAIR GOYNES declared the Public Hearing open.

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2008

DOUG RANKIN, Planning and Development, stated the application does not comply with minimum special use standards and staff recommended denial.

TIM AYALA, 4600 Sunset Road, appeared on behalf of the applicant and explained that another financial institution obtained a special use permit in 2000 and was used for two years, but the tenants have moved. There is an existing mortgage company with a 10-year lease, and his client wishes to have a financial institution.

TODD FARLOW, 240 North 10th Street, asked if there is a legal way to stop a use permit if it is not being used. ASSISTANT CITY ATTORNEY BRYAN COTT replied that use permits normally expire within two years of being granted. If they are not used, the use expires within 180 days of ceasing operation. MARGO WHEELER, Director of Planning and Development, indicated the operation ceased 10 months ago. MR. RANKIN clarified that the use has one year until it expires.

COMMISSIONER TROWBRIDGE expressed concern about the size of the facility. One way of ensuring the financial integrity is to maintain the size and standard of 1,500 square feet. Deviating from this standard, applications would be required for smaller square footage.

MR. AYALA pointed out the design is functional and does not believe it would set a precedent if approved. These services are needed even more given the economy.

CHAIR GOYNES declared the public hearing closed.

