



AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 18, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: RQR-31982 - APPLICANT/OWNER: HARRISON PROPERTIES LTD

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Special Use Permit (U-0111-88) and all other site related actions as required by the Planning and Development Department.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Required Review of an approved Special Use Permit (U-0111-88) for a Secondhand Dealership at 713 South Las Vegas Boulevard.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/21/88	The City Council approved a request for a Special Use Permit (U-0111-88) for a Class III Secondhand Dealership for the buying and selling of used jewelry, and precious metals and gems at 713 South Las Vegas Boulevard. The Board of Zoning Adjustment recommended approval on 08/25/88.
02/15/89	The City Council approved a request for a Variance (V-0162-88) to allow a Secondhand Store at 713 South Las Vegas Boulevard. The Board of Zoning Adjustment recommended approval on 01/26/89.
08/16/89	The City Council approved a request for a Special Use Permit (U-0110-89) for a Pawnshop in conjunction with an existing Secondhand Dealership (Gold and Silver Coin Shop) at 713 South Las Vegas Boulevard. The Board of Zoning Adjustment recommended approval on 07/27/89.
09/06/89	The City Council approved a request for a Required Review of an approved Variance (V-0162-88) to allow a Secondhand Store at 713 South Las Vegas Boulevard.
10/04/89	The City Council approved a request for a Required Review of an approved Special Use Permit (U-0111-88) for a Class III Secondhand Dealership for the buying and selling of used jewelry, and precious metals and gems at 713 South Las Vegas Boulevard.
11/07/90	The City Council approved a request for a Required Review of an approved Special Use Permit (U-0110-89) for a Pawnshop in conjunction with an existing Secondhand Dealership (Gold and Silver Coin Shop) at 713 South Las Vegas Boulevard.
11/07/90	The City Council approved a request for a Required Review of an approved Variance (V-0162-88) to allow a Secondhand Store at 713 South Las Vegas Boulevard.
11/07/90	The City Council approved a request for a Required Review of an approved Special Use Permit (U-0111-88) for a Class III Secondhand Dealership for the buying and selling of used jewelry, and precious metals and gems at 713 South Las Vegas Boulevard.

11/20/91	The City Council approved a request for a Required Review of an approved Special Use Permit (U-0110-89) for a Pawnshop in conjunction with an existing Secondhand Dealership (Gold and Silver Coin Shop) at 713 South Las Vegas Boulevard.
11/20/91	The City Council approved a request for a Required Review of an approved Variance (V-0162-88) to allow a Secondhand Store at 713 South Las Vegas Boulevard.
11/20/91	The City Council approved a request for a Required Review of an approved Special Use Permit (U-0111-88) for a Class III Secondhand Dealership for the buying and selling of used jewelry, and precious metals and gems at 713 South Las Vegas Boulevard.
04/20/94	The City Council approved a request for a Special Use Permit (U-0045-94) to allow an expansion of an existing pawnshop; and to allow an auto pawn dealership on property located at 709-715 South Las Vegas Boulevard. The Board of Zoning Adjustment recommended approval on 03/22/94.
04/19/95	The City Council approved a Required Review of an approved Special Use Permit [U-0045-94(1)] to allow an expansion of an existing pawnshop; and to allow an auto pawn dealership on property located at 709-715 South Las Vegas Boulevard.
02/23/07	A Code Enforcement case (50781) was processed for graffiti on the building at 713 South Las Vegas Boulevard. The case was closed on 03/27/07.
02/12/09	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #9/ds).
<i>Related Building Permits/Business Licenses</i>	
05/05/99	A building permit (99008631) was issued for a sign at 713 South Las Vegas Boulevard. The permit was finalized on 05/13/99.
05/25/00	A building permit (10182) was issued for exterior wall signs with electric at 713 South Las Vegas Boulevard. The permit was finalized on 06/28/00.
06/02/03	A business license (F03-00039) was issued for pistol/handgun permit sales at 713 South Las Vegas Boulevard. The license is still active.
06/02/03	A business license (P04-00020) was issued for a Pawnbroker at 713 South Las Vegas Boulevard. The license is still active.
06/02/03	A business license (P08-00009) was issued for an Auto Pawnbroker at 713 South Las Vegas Boulevard. The license is still active.
07/07/03	A business license (S25-00011) was issued for a Secondhand Dealer, Class II at 713 South Las Vegas Boulevard. The license is still active.
07/09/08	A business license (M18-04439) was issued for a Management/Marketing Consultant at 713 South Las Vegas Boulevard. The license is still active.
<i>Pre-Application Meeting</i>	
A pre-application meeting was not required, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	

Field Check	
01/14/09	Staff conducted a field inspection of the site with the following observations: - The area surrounding the building was free of trash and was being properly maintained. - There was some graffiti on the north side of the building

Details of Application Request	
Site Area	
Gross Acres	0.16

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Secondhand Dealer	C (Commercial)	C-2 (General Commercial)
North	Retail Establishment	C (Commercial)	C-2 (General Commercial)
South	Parking Lot	MXU (Mixed Use)	C-2 (General Commercial)
East	Parking Lot	C (Commercial)	C-1 (Limited Commercial)
West	Parking Lot	PF (Public Facilities)	C-2 (General Commercial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan	X		Y
Downtown Centennial Plan	X		Y
Las Vegas Redevelopment Plan	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts	X		Y
Downtown Overlay District (Las Vegas Boulevard)	X		Y
Live/Work Overlay District	X		Y
Las Vegas Boulevard Scenic Byway Overlay District	X		Y
Trails (Scenic Byway)	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

Las Vegas Redevelopment Plan- The subject property is located within the boundary of the Las Vegas Redevelopment Plan Area. The use is in conformance with the Redevelopment Plans goals and objectives.

Downtown Overlay District- The property is located within the Las Vegas Boulevard District of the Downtown Centennial Plan.

Live Work Overlay District- The subject property is located within the Live/Work Overlay District. The continued use of a Secondhand Dealership use does not affect the Live/Work standards as outlined in Title 19.06.130.

Las Vegas Boulevard Scenic Byway Overlay District- The subject property is located within the boundaries of the Las Vegas Boulevard Scenic Byway Overlay District. The intent of the District is to provide signage standards that will maintain and enhance the scenic qualities of this historic highway.

Scenic Byway Trail- The Scenic Byway Trail connects all districts but Parkway Center together. It is an Urban Trail located along both sides of Las Vegas Boulevard between Washington Avenue and Sahara Avenue. The trail is currently part of the Nevada State Scenic Byway program, and soon may become part of the National Scenic Byway program.

ANALYSIS

This is the fourth Required Review since the initial approval of the Special Use Permit (U-0111-88) for a Secondhand Dealership at 713 South Las Vegas Boulevard. A research of the business license history reveals the dealership has a valid license for the intended use. Since the original approval of the Special Use Permit and subsequent review periods, there has been little to no tangible redevelopment in the surrounding area.

During a field inspection, staff found the area surrounding the business clean and maintained with the exception of some graffiti on the north side of the building.

FINDINGS

The subject site is located in a C-2 (General Commercial) zoning district. The area surrounding the business is in good condition, though there was some graffiti on the north side of the building. There have been no complaints by nearby business and only one code enforcement case processed in February 2007 for graffiti on the building, which was resolved. Staff is recommending approval of this request with no further reviews.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 280 by City Clerk

APPROVALS 4

PROTESTS 0