



City of Las Vegas

Agenda Item No.: **91.**

**AGENDA SUMMARY PAGE - PLANNING
CITY COUNCIL MEETING OF: APRIL 6, 2011**

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting

☐ Consent ☒ Discussion

SUBJECT: SUP-3982 - SPECIAL USE PERMIT PUBLIC HEARING - APPLICANT: MONEYTREE, INC. - OWNER: KATSAM LLC - Request for a Special Use Permit FOR AN AUTO TITLE LOAN USE WITHIN AN EXISTING 23,600 SQUARE FOOT NONCONFORMING FINANCIAL INSTITUTION SPECIFIED WITH WAIVERS TO ALLOW A 90-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED, A 90-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED WHERE 1,000 FEET IS REQUIRED AND HOURS OF OPERATION FROM 7:00 A.M. to 11:00 P.M. WHERE 7:00 A.M. to 1:00 P.M. IS ALLOWED at 2950 West Sahara Avenue (APN 162-05-816-000) C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

15

City Council Meeting

12

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

1

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions:

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. Backup referenced from the March 8, 2011 Planning Commission Meeting Item SUP-39821

Motion made by LOIS TARKANIAN to Approve subject to conditions

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

RICKI Y. BARLOW, LOIS TARKANIAN, STEVE WOLFSON, OSCAR B. GOODMAN, GARY REESE, STEVEN D. ROSS, STAVROS S. ANTHONY; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

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JENNIFER ROBERTS and GREG BORGEL, Lionel Sawyer and Collins, 300 South Fourth Street, appeared on behalf of the applicant. MS. ROBERTS explained that the request is to allow the company to offer another business option for auto title loans to its customers in this difficult lending environment. The Moneytree operating at this site has been there since October of 2002, thus the request for waivers to the residential separation as well as to another financial institution specified, which is 1,800 feet away when measured from property line to the other business. The extra hours of operation would allow Moneytree to offer this new use consistent with the operating hours. No vehicles will be stored on this site and she asked for approval.

COUNCILWOMAN TARKANIAN verified with MS. ROBERTS that the business has been operating as a financial institution and there is sufficient parking. The Councilwoman felt the request is not a self-imposed hardship and granted the waiver request. ELIN FAGG, Acting Director of Planning, explained that there were distance separation requirements applied to financial institutions specified, but this business was established prior to the establishments of separation distance requirements, making this a non-conforming use.

See Item 21 for related backup.

MAYOR GOODMAN declared the Public Hearing closed.

