City of Las Vegas

Agenda Item No.: **26.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 23, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐**Consent** ☒ **Discussion**

SUBJECT:
SUP-3479[illegible] - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASH EXPRESS - OWNER: ALTA DECATUR, LLC - Request for a Special Use Permit TO ADD AN AUTO TITLE LOAN USE TO AN EXISTING NON-CONFORMING FINANCIAL INSTITUTION, SPECIFIED at 45[illegible] South Decatur Boulevard (APN 139-31-221-005), C-2 (General Commercial) Zone, Ward 1 (Tarkanian)

IF APPROVED, C.C.: 08/19/2009
IF DENIED, P.C. FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**4**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

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 Postcards

Motion made by VICKI QUINN to Approve subject to conditions and deleting Condition 3

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

Minutes:
CHAIR TROWBRIDGE declared the Public Hearing open.

STEVE GEBEKE, Planning and Development, indicated the existing use is compatible and harmonious with the surrounding development. The addition of an auto title loan facility at this location will not increase the intensity or the non-conformity of the existing financial institution specified uses. Staff recommended approval with the deletion of Condition 3.

TRACY REIDY, Becker Enterprises, appeared in support of the tenant, who is trying to diversify her income. She has improved the space and its security.

SANDRA PERRY, 459 South Decatur Boulevard, stated she has been in business since 1997, and her company has never had a complaint filed with the State and has passed all audits. Being a small independent business owner, she is able to work with each customer individually. She would like to expand her business and agreed with all conditions.

COMMISSIONER QUINN visited the site and found it well kept. She verified with MS. PERRY that cars will not be stored on the property. In the event of repossession, she will contract with a local towing company and send letters to the customer giving them 30 days to respond. MARGO WHEELER, Director of Planning and Development, explained that the Code does not allow cars to be stored on the property.

Upon COMMISSIONER EVAN'S query, MS. PERRY replied that the interest rate on title loan will be compatible with other financial institutions. [illegible] 20$ per hundred to $10 per hundred. The law is such that they have to go by State regulations.

CHAIR TROWBRIDGE declared the Public Hearing closed.

Meeting recessed at 8:01 p.m.

Meeting recalled at 8:20 p.m.