



City of Las Vegas

Agenda Item No.: 28.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 24, 2010**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: UP-3813 - SPECIAL USE PERMIT PUBLIC HEARING - APPLICANT: FUTURA ENVIA, INC. - OWNER: THRETIUM PAYLESS #412 - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A 60-FOOT DISTANCES FROM FROM RESIDENTIAL USE WHERE 200 FEET IS REQUIRED; AN 820-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED WHERE 1,000 FEET IS REQUIRED AND TO ALLOW 900 SQUARE FEET OF FLOOR AREA WHERE 1,500 SQUARE FEET IS REQUIRED at 3882 West Sahara Avenue (APN 162-96-813-000) C- (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

CC.: 07/21/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

7

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcards
7. Submitted after Final Agenda Protest Postcards/Letter and Support Postcard

Motion made by GLENN TROWBRIDGE to Approve subject to conditions and adding the following condition as read for the record:

A. The use shall be limited to check cashing. There shall be no loans.

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

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

Minutes:

CHAIR TRUESDELL declared the Public Hearing open.

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DOUG RANKIN, Planning and Development, indicated the proposed use cannot be conducted in a harmonious manner and staff recommended denial. If denied, the financial institution cannot operate at this site.

ROSAURA OIRTEGA explained that the applicant would like to add cashing payroll checks to their services offered, which has been an expressed desire by many of their customers. Regarding the waiver for the required separation distance from residential, she pointed out that the site is located on a 10-acre property and the actual business is 200 feet away from residential. The business has been operating since 2006, and the space is sufficient for the services offered including the check cashing component, if approved.

TODD FARLOW wondered if there would be a negative impact on traffic flow.

MS. OIRTEGA informed COMMISSIONER QUINN that the business hours are from 8:00 a.m. to 8:00 p.m. The Commission discussed with staff uses allowed within financial institutions. MARGO WHEELER, Director of Planning and Development, noted that the Commission could limit the use with an added condition allowing for payroll check cashing only and no loans. COMMISSIONER TOWBRIDGE suggested coin use. OIRTEGA concurred.

Upon CHAIR TRUESDELL's query, MS. OIRTEGA explained the fee structure for their services and noted that some of their customers purchase money orders to pay their bills.

CHAIR TRUESDELL declared the public hearing closed.

