



City of Las Vegas

Agenda Item No.: 42.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: SUP-3853 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LOANEX - OWNER: BACKER INVESTMENT COMPANY LIMITED PARTNERSHIP - Request for a Special Use Permit FOR A PROPOSED ZERO TITLE LOAN USE WITHIN AN EXISTING 1,040 SQUARE FEET NONCONFORMING FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED AND FROM A RESIDENTIAL USE WHERE 1,000 FEET AND 200 FEET, RESPECTIVELY, ARE REQUIRED, AND TO ALLOW 1,040 SQUARE FEET OF ZERO AREA WHERE 1,500 SQUARE FEET IS THE MINIMUM REQUIRED at 2333 North Jones Boulevard, Suite #110 (APN 138-24-101-001), C1 (Limited Commercial) Zone, Ward 15 (Pearlman). Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo
5. Justification Letter
6. Protest Postcards
7. Submitted after Meeting Recordation Notice of Planning Commission Action and Conditions of Approval

Motion made by BYRON GOYNES to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 0

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

PLANNING COMMISSION MEETING OF: JULY 29, 2010

NOTE: COMMISSIONER FLANGAS disclosed that he was involved in extensive litigation against one of the principles, so out of an abundance of caution, he abstained from voting.

Minutes:

CHAIR TRUESDELL declared the Public Hearing open.

DOUG RANKIN, Planning and Development explained that although this is an existing business, the proposed use cannot be conducted in a harmonious manner with the surrounding land uses, which is evidenced by the requested waivers. If denied, the auto title loan use will not be permitted at this site.

ATTORNEY BOB GRONAUER, 8345 Sunset Road, appeared on behalf of the applicant and explained that this is an existing payday loan business. His client was informed of recent State law changes which now require separate business licenses for payday loan and auto title loans, thus the need for the requested waivers. He respectfully asked for approval.

Although this is an existing business, JULANITA CLARK, Charleston Neighborhood Preservation, asked that the application be denied given the inconsistent separation of distance from residential.

COMMISSIONER GOUGHES and ATTORNEY GRONAUER briefly discussed the applicants long tenure with this subject business.

CHAIR TRUESDELL declared the Public Hearing closed.

