



City of Las Vegas

Agenda Item No.: 61.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: UP-3936 - 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 22,358 SQUARE-FOOT NONCONFORMING FINANCIAL INSTITUTION SPECIFIED WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED, A 975-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED WHERE 1,000 FEET IS REQUIRED AND 24-HOUR OPERATIONS WHERE 8:00 AM TO 11:00 PM SHALL APPLY. 7791 West Lake Mead Boulevard, Suite #120 (APN 138-22-712-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

C.C.: 11/17/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

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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/Support Postcards

Motion made by VICKI QUINN to Approve subject to conditions

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

GUS FLANGAS, VICKI QUINN, GLENN TROWBRIDGE, RICHARD TRUESDELL, STEVEN EVANS, BYRON GOYNES, TODD L. MOODY; (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 that staff is unable to support the request for waivers of the nonconforming financial institution and the auto title loan, nor the extended hours of operation, and recommends denial.

GREG BORGEL, 300 South 4th Street, conceded that there are several waivers, which could be viewed as an implication of incompatibility. Referring to the special map, he explained that the business site is immediately on the corner of a busy intersection and part of a large, multi-story building with no surrounding residential use. Regarding the separation from another financial institution, he indicated that Moneytree is within the radius of the property line of another business, but if measured from the business, Moneytree meets the Code. With respect to the hours of operation, the existing Moneytree currently operates 24 hours and it would seem unreasonable, although possible, to limit the hours of the auto title loan use.

COMMISSIONER QUINN supported the request, as the business is open 24 hours and it has the feel of a bank.

See Item 24 for related backup.

CHAIR TRUESDELL declared the Public Hearing closed.

