



City of Las Vegas

Agenda Item No.: 34.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011**

**DEPARTMENT: PLANNING
DIRECTOR: FLINN RAGG, Acting**

☐ Consent ☒ Discussion

SUBJECT: UP-4126 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KOSTER FINANCE, LLC - OWNER: BUFFALO LAKE MEAD BLVD, LLC - Request for a Special Use Permit FOR AN AUTO TITLE BUSINESS USE WITHIN AN EXISTING NONCONFORMING 1,000 SQUARE FEET OF FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A 970-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED WHERE 1,000 FEET IS REQUIRED, AND 1,400 SQUARE FEET OF FLOOR AREA WHERE 1,500 SQUARE FEET IS THE MINIMUM REQUIRED at 7421 West Lake Mead Boulevard, Suite #A (CEN 3) - 2-302-008, C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

C. C.: 06/15/2011

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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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. Photo
5. Justification Letter
6. Protest Postcards

Motion made by RICHARD TRUESDELL to Approve subject to conditions

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

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

Minutes:

CHAIR EVANS declared the Public Hearing open.

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STEVE GEBEKE, Planning, explained that staff's recommendation for denial is because the site is not suited for the proposed Auto Title Loan use and it cannot be conducted in a compatible or harmonious manner with the surrounding land uses.

BRAD LARSEN, representing the applicant, explained that Koster has been at this location for over 11 years and writes signature loans. The state changed the designation for these types of businesses in 2007, and Koster became compliant. Koster annually conducts customer surveys, and is making application for an Auto Title Loan use in response to the demand of its customers.

TODD FARLOW, Las Vegas resident, asked if there is an ordinance prohibiting the storage of vehicles. DOUG RANKIN, Planning, replied in the affirmative.

COMMISSIONER QUINN stated that she made a visit and was surprised at how rudely she was treated. She could not support the application because there is no room for a title service. MR. LARSEN explained that he does not need to add counter space; there are enough computers and personnel to handle the paperwork.

COMMISSIONER QUINN deferred to COMMISSIONER TRUESDELL for input regarding adequate square footage to add the desired use. COMMISSIONER TRUESDELL said that title loans fit within the signature loan model, so he would be supporting it.

COMMISSIONER MOORE asked MR. LARSEN if he would be willing to hold this matter in abeyance, as suggested by COMMISSIONER QUINN, who then indicated that she did not mind moving forward with this matter.

VICE CHAIR TROWBRIDGE agreed with COMMISSIONER TRUESDELL that this operation follows the law.

VICE CHAIR TROWBRIDGE declared the Public Hearing closed.