



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN RAGG

☐ Consent ☒ Discussion

SUBJECT: SUP-4190 - SPECIAL USE PERMIT PUBLIC HEARING - APPLICANT: VEGAS EXPRESS GAS MART #2, LLC OWNER: PACIFIC SERVICE LLC - For possible action on a request for a Special Use Permit FOR A CASHING SERVICE, LIMITED WITHIN AN EXISTING 2,500 SQ. FT. REAR ROOM CONVENIENCE STORE at 4401 East Bonanza Road (APN 140-32-101-014) Limited Commercial Zone, Ward 3 (Reese). Staff recommends DENIAL.

C.C.: 6/17/2011

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Planning Commission Mtg.

0

City Council Meeting

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. Photos
5. Justification Letter

Motion made by RICHARD TRUESDELL to Deny

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

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

Minutes:

CHAIR EVANS declared the Public Hearing open.

DOUG RANKIN, Planning, explained that the proposed use is a conditional use, per Title 19.12. However, a special use permit is required given that the applicant is requesting two exterior advertising signs that do not comply with the conditional use regulations. Staff recommended denial, as the conditional use requirements are not met and the proposed use lacks compatibility.

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MATT RICCIARDELLA, 4401 East Bonanza Road, explained that check cashing is a major component in assisting many of their customers while keeping their business successful. Given staffs assessment concerning signage, he suggested signage that would be affixed to the building per Plannings approval. Having the signage would assist in informing the community of their enhanced services.

TODD FARLOW asked if the "Checks-Cashed" signage was currently on site, what percentage makes up the gaming component, as well as what fees are involved. MR. RICCIARDELLA responded the sign is not currently on site, gaming is still pending approval for up to seven machines, and the fee will be one percent.

COMMISSIONER GOINES pointed out the applicant's non-conformance with signage/banners and debris, yet the applicant desires this special use permit. MR. RICCIARDELLA added that there is current construction going on, but he will inform the client that the banners are not allowed.

MR. RICCIARDELLA explained for CHAIR EVANS that without signage, it would be difficult for the community to be informed and it will avoid them going elsewhere to cash their checks. The Chair questioned why one would cash their checks at this site as opposed to the banks, as well as go to this site for groceries and not a grocery store. MR. RICCIARDELLA responded that due to credit reasons, many cannot go to a bank but even with a bank account, there are fees involved. Although they are not a grocery store, they do sell common goods. CHAIR EVANS was opposed to having the consumer pay to have their checks cashed and pay for necessities.

CHAIR EVANS declared the Public Hearing closed.