



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 16, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-20189 - APPLICANT: AACCESS BAIL BONDS -

OWNER: OSVALDO FUMO

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.
3. A landscape plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for building permit, to provide two 36-inch spaced of Southern Live Oak, Shoestring Acacia or African Sumac shade trees on site along the north property line at 15 to 20 feet intervals

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a Bailbond Service at 117 Gass Street. The proposed Bail Bond Service is in compliance with the General Plan, Title 19, and all other applicable plans; therefore, staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/15/67	The City Council approved a Rezoning (Z-0010-64(47) from R-4 (High Density Residential) to C-2 (General Commercial) and a Plot Plan for a Dental Laboratory at 117 Gass Street.
04/12/07	The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #16/jm).
<i>Related Building Permits/Business Licenses</i>	
05/06/03	The City of Las Vegas Fire Department conducted an inspection of the property (IMP-10275). The inspection found the building to be vacant and the case was closed.
<i>Pre-Application Meeting</i>	
02/06/07	A pre-application meeting was held where elements of a Special Use Permit for a bail bonds office were discussed.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.56

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant	MXU (Mixed Use)	C-2 (General Commercial)
North	Office	MXU (Mixed Use)	C-2 (General Commercial)
South	Office	MXU (Mixed Use)	C-2 (General Commercial)
East	Office	MXU (Mixed Use)	R-4 (High Density Residential)
West	Duplex	MXU (Mixed Use)	C-M (Commercial/Industrial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Centennial Plan (Downtown South)	X		Y
Redevelopment Plan Area	X		Y
Special Purpose and Overlay Districts			
A-O Airport Overlay District (200 Feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

<i>Parking Requirement - Downtown</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Base Parking Requirement</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Bailbond Service	732 SF	1/300 GFA	1	1	1	0	Y
TOTAL			2		1		Y

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City. The analysis should take a number of factors into consideration when discussing parking availability, including pedestrian access, nearby parking structures, on-street parking, etc.

ANALYSIS

Pursuant to Title 19.06.060 properties within the Downtown Overlay district are exempt from the automatic application of the standard parking requirements.

- Zoning

The subject property is zoned C-2 (General Commercial). The C-2 (General Commercial) District is designed to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, automotive, wholesale, office and general business uses of an intense character, as well

as mixed-use developments. This district should be located away from low and medium density residential development and may be used as a buffer between retail and industrial uses. The C-2 (General Commercial) District is consistent with the MXU (Mixed Use) category of the General Plan. The proposed use as a Bail Bond Service is consistent with the C-2 (General Commercial) zone.

- Use

The proposed use as a Bail Bond Service requires a Special Use Permit within the C-2 zone. If approved, this application for a Special Use Permit would fulfill that requirement.

- Landscaping

Per Title 19.12.B Additional Landscaping May Be Required - *additional landscaping may be required by the Director or reviewing authority in order to respond to special site features, maintain an established landscape pattern created by existing landscaping in the surrounding area, or mitigate the impact of a particular development.* In the Urban Design Goals and Objectives of the Las Vegas Downtown Centennial Plan Downtown, there is a clear objective to create streetscapes that provide safety, comfort and interest for pedestrians and enhance the overall image of downtown through improvements. Therefore, staff has added a condition to add two 36-inch spaced of Southern Live Oak, Shoestring Acacia or African Sumac shade trees on site at 15 to 20 foot intervals.

- Conditions

There are no special conditions associated with this Special Use Permit request.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

- 1. The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The surrounding land use is intended for this and other similar type uses of office and commercial developments. The proposed use as a Bail Bond Service is harmonious with surrounding development.

2. The subject site is physically suitable for the type and intensity of land use proposed.

The site is suitable for the type and intensity of land use proposed as this area is zoned and designated for this and other similar type uses.

3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.

The subject property gains access from Gass Avenue, which is adequate access to the property.

4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

The proposed Bail Bond Service is a State licensed agency and the site would be subject to inspections and would, therefore, not compromise public health and safety.

5. The use meets all of the applicable conditions per Title 19.04.

There are no special conditions associated with this Special Use Permit request.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 6

SENATE DISTRICT 3

NOTICES MAILED 121 by City Clerk

APPROVALS 0

PROTESTS 0