



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: JANUARY 14, 2025
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: GOLD & BEYOND PAWN 1, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0515-SUP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 558

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0515-SUP1 CONDITIONS

Planning

1. Conformance to all minimum requirements under LVMC Title 19.12 for a Pawn Shop use, except as amended by conditions herein.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. A Waiver from Title 19.12 is hereby approved, to allow a 20-foot distance separation from any parcel used or zoned for residential use where 200 feet is required.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
6. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Staff Report Page One
January 14, 2025 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Special Use Permit for a Pawn Shop use at 400 West Sahara Avenue.

ISSUES

- The Pawn Shop use is permitted in the C-1 (Limited Commercial) zoning district with an approval of a Special Use Permit. Staff supports this request.
- A Waiver of Title 19.12 is requested, to allow a 20-foot distance separation from any parcel used or zoned for residential use where 200 feet is required. Staff supports this request.
- The proposal also includes the expansion of an existing Secondhand Dealer use approved by Special Use Permit (SUP-39471). Pursuant to Title 19.12, the Pawn Shop use may include the Secondhand Dealer use without the need to obtain an additional Special Use Permit.

ANALYSIS

The subject site is zoned C-1 (Limited Commercial) and is subject to Title 19 development standards. The subject site is also located within Area 1 of the Downtown Las Vegas Overlay District (DTLV-O). The subject site is currently developed within a one-story commercial building containing a general retail store and secondhand dealer.

The submitted floor plan indicates an expansion of the existing secondhand dealer business that would encompass the entire floor area of the existing commercial building. This expansion will also add the Pawn Shop use, prompting this Special Use Permit request.

The Pawn Shop use is defined as “A facility (other than a bank, savings and loan or mortgage banking company) used for the business of lending money on the security of pledged goods or for the business of the purchase of tangible personal property on condition that it may be redeemed or repurchased by the seller for a fixed price within a fixed period of time. The use may include as an ancillary use a Financial Institution, Specified or a Secondhand Dealer (or both) without the need to obtain an additional Special Use Permit.”

Staff Report Page Two
January 14, 2025 - Planning Commission Meeting

The Minimum Special Use Permit Requirements for this use include:

1. The use shall comply with the applicable requirements of LVMC Chapter 6.60.

If approved, the proposed use will have to obtain a business license, thereby ensuring that all requirements of LVMC Chapter 6.60 will be met.

- *2. No outdoor display, sales or storage of any merchandise shall be permitted.

This requirement cannot be waived. Staff conducted a site visit on 12/03/24 and observed a motor vehicle surrounded by traffic cones. The applicant has indicated that the motor vehicle is their personal vehicle and is not merchandise displayed outdoors.

3. No pawn shop shall be located on either side of Fremont Street or on Las Vegas Boulevard, South between Charleston Boulevard and Sahara Avenue.

The proposed use is located on Sahara Avenue. Therefore, this requirement is met.

4. No pawn shop may be located closer than 200 feet from any parcel used or zoned for residential use. In addition, no pawn shop use may be located closer than 1000 feet from any other pawn shop use or specified financial institution use.

The proposed use is 20 feet from an R-4 (High Density Residential) zoned parcel that is used for a Residential, Multifamily use. A Waiver of this requirement is requested. The proposed Pawn Shop use and protected residential parcel are separated by an alley, which provides no direct access between the uses. Therefore, staff supports this Waiver request. There are no other pawn shop or financial institution uses within 1,000 feet of the proposed use.

The subject site is located within Area 1 of the DTLV-O, which does not automatically apply Title 19.12 parking requirements. Further, projects within the DTLV-O may be evaluated based on a weighted parking requirement as detailed in Title 19.09.100. As the subject site is located in Zone 3, the provided 21 parking spaces are within the weighted parking requirement ranging from 13-23 parking spaces.

Staff Report Page Three
January 14, 2025 - Planning Commission Meeting

Additionally, as there is an RTC (Regional Transportation Commission) bus station adjacent to the subject site on Sahara Avenue, staff finds that the insufficient number of parking spaces will not negatively impact the surrounding area. As such, the proposed Pawn Shop use can be conducted in a harmonious and compatible manner with the surrounding area and fulfills the goals of Redevelopment Plan Area 1 pertaining to the rehabilitation and retention of existing businesses. Therefore, staff recommends approval of the requested Special Use Permit, subject to conditions.

FINDINGS (24-0515-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) 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.**

Despite the requested Waiver of distance separation requirements, the proposed use has no direct access between the protected residential use to the north, further mitigating any negative impact associated with the proposed use. Therefore, the proposed use can be conducted in a manner that is harmonious and compatible with existing, surrounding uses.

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

Properties within the DTLV-O for Area 1 are not automatically subject to the parking requirements in Title 19.12, and may be evaluated on a weighted parking requirement pursuant to Title 19.09.100.G. The proposed use is within the weighted parking requirement range of 13-23 spaces. Further, staff finds that alternative transportation options like an RTC bus station will allow the subject site to be physically suitable for the intensity of the proposed Pawn Shop use.

- 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.**

Site ingress and egress is provided by Sahara Avenue, a 100-foot wide Primary Arterial, and Tam Drive, a 60-foot wide local street. Both streets are adequate in size to meet the requirements of the proposed use.

Staff Report Page Four
January 14, 2025 - Planning Commission Meeting

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.**

Approval of the Special Use Permit will be subject to business license review and periodic compliance inspections, thereby ensuring the public health, safety, and welfare or the overall objectives of the General Plan will not be compromised.

5. **The use meets all of the applicable conditions per Title 19.12.**

The proposed Pawn Shop use requires a Waiver of distance separation requirements from a protected residential use. Staff supports this Waiver request, as there is no direct access between the proposed and protected uses.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
12/22/98	The Planning Commission denied a Special Use Permit (U-0148-98) for the off-premise sale of beer and wine in conjunction with a proposed 2,000 square-foot convenience store.
03/24/98	The City Council denied the appeal from the denial by the Planning Commission for a Special Use Permit for the off-premise sale of beer and wine in conjunction with a proposed 2,000 square-foot convenience store at 400 West Sahara Avenue.
10/21/10	The Planning Commission approved a Special Use Permit (SUP-39471) for a proposed Secondhand Dealer Use (Jewelry) within an existing 1,200 square-foot jewelry store at 376 West Sahara Avenue.

<i>Most Recent Change of Ownership</i>	
07/13/18	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
06/25/20	A business license (P68-00090) was issued for a secondhand dealer at 400 West Sahara Avenue. The license remains active.
09/05/23	A business license (G71-05527) was issued for a tobacco dealer at 400 West Sahara Avenue. The license remains active.

Staff Report Page Five
January 14, 2025 - Planning Commission Meeting

Pre-Application Meeting	
09/30/24	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Special Use Permit.

Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	

Field Check	
12/03/24	Staff conducted a routine field check of the subject property and observed an existing commercial building. Staff also observed a vehicle surrounded by traffic cones in the parking lot. The applicant has indicated that this vehicle is their personal vehicle and is not merchandise, which may not be displayed outside.

Details of Application Request	
Site Area	
Net Acres	0.44

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Secondhand Dealer	C (Commercial)	C-1 (Limited Commercial)
	General Retail Store, Other than Listed		
North	General Retail Store, Other than Listed	MXU (Mixed Use)	
South	Commercial Recreation/Amusement (Outdoor)	EM (Entertainment Mixed-Use – Clark County)	CR (Commercial Resort – Clark County)
East	Parking Lot	C (Commercial)	C-1 (Limited Commercial)
West	Right-of-Way	Right-of-Way	Right-of-Way

Staff Report Page Six
January 14, 2025 - Planning Commission Meeting

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Downtown Las Vegas	Y
Vision 2045 Downtown Las Vegas Master Plan: Gateway District	Y
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District (175 Feet)	Y
DTLV-O (Downtown Las Vegas Overlay) District - Area 1	Y
Other Plans or Special Requirements	Compliance
Trails	Y
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	Y
Project of Regional Significance	Y

DEVELOPMENT STANDARDS

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Sahara Avenue	Primary Arterial	Master Plan of Streets and Highways	100 Feet	Y
Tam Drive	Local Street	Title 13	60 Feet	Y

Parking Requirement - Downtown (Areas 1-3)							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Pawn Shop	7,982 SF	1 per 250 SF GFA	32				
TOTAL SPACES REQUIRED (unweighted)			32				
TOTAL SPACES REQUIRED (weighted requirement; see below)			13-23		21		Y*
Regular and Handicap Spaces Required			30	2	19	2	Y*
Downtown Form Based Code Parking Standards - Title 19.09.100.G							
Parking Standards High Load – Zone 3			Between 40% and 70%		21		Y*

Staff Report Page Seven
January 14, 2025 - Planning Commission Meeting

Projects located within the Downtown Las Vegas Overlay District may be evaluated based on a weighted parking requirement as detailed in Title 19.09.100. This table compares the Title 19.12 parking requirements for this project with the weighted requirement in Title 19.09, but is not determinative of code conformance. Projects located within the Downtown Las Vegas Overlay (Area 1) 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.

<i>Waivers</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
Provide a 200-foot distance separation from any parcel used or zoned for residential use.	To allow a 20-foot distance separation from any parcel used or zoned for residential use where 200 feet is required.	Approval