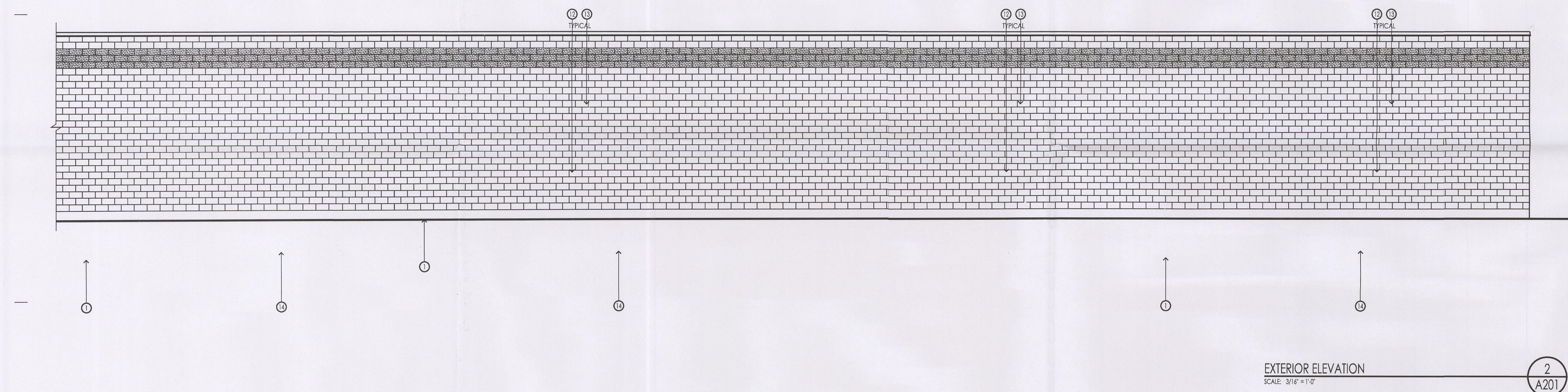
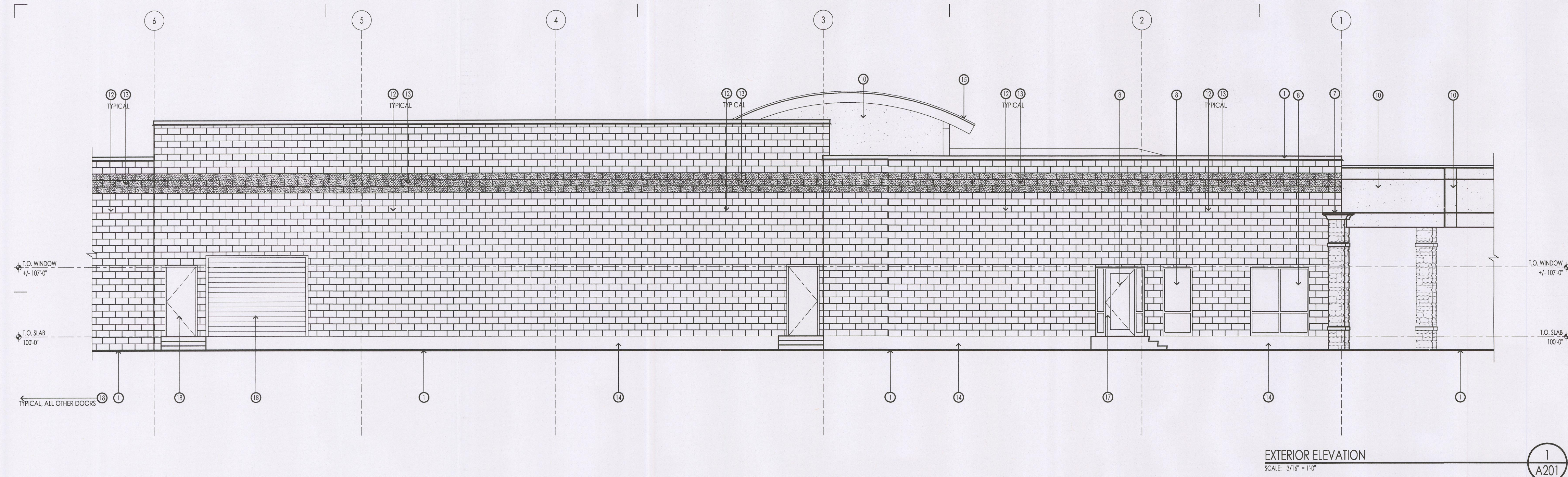




△
OUTDOOR BUSINESS MONUMENT SIGN CONCEPT REMOVED AS PER LAS VEGAS CITY PLANNING DEPARTMENT REQUEST FOR SITE AND CONDITIONAL USE PERMIT APPROVAL.
EXTERIOR BUSINESS MONUMENT SIGN SHALL BE SUBMITTED AND APPROVED BY LAS VEGAS CITY PLANNING AND BUILDING DEPARTMENT AS A DEFERRED SUBMITAL BY OWNER'S SIGN COMPANY.

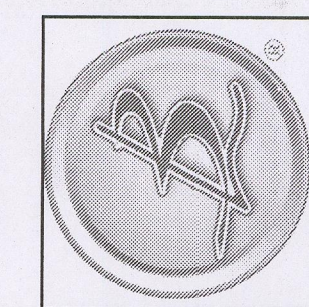
EXTERIOR ELEVATION LEGEND	
HATCH/PATTERN	DESCRIPTION
	EXISTING BUILDING MASONRY WALLS. CLEAN, FILL AND REPAIR ALL AS SELECTED BY OWNER/ARCHITECT. SEE SPECIFICATIONS.
	EXISTING BUILDING MASONRY WALLS WITH NEW PAINTED ACCENT STRIP. CLEAN, FILL AND REPAIR ALL AS SELECTED BY OWNER/ARCHITECT. SEE SPECIFICATIONS.
	STANDING SEAM METAL ROOFING.
	EXTERIOR STUCCO SYSTEM WITH SCORE JOINTS AS SHOWN. SEE DETAILS AND SPECIFICATIONS.
	CULTURED STONE VENEER AND ACCENT BLOCKS. SEE DETAILS AND SPECIFICATIONS. COLOR AND LAY PATTERN AS SELECTED BY OWNER/ARCHITECT.
	BUILDING GRID TAG.
	BUILDING SECTION TAG.
	WALL SECTION TAG.
	WINDOW TAG - SEE A-401.
	DETAIL TAG.
	INSTRUCTIONAL KEYNOTE TAG.
	REVISION TAG.
	SPECIFICATION KEYNOTE. SEE SHEET A201 FOR GENERAL LIST OF SPECIFICATION KEYNOTES.
EXTERIOR ELEVATION KEY NOTES	
MARK	DESCRIPTION
01	EXISTING FINISH GRADE TO REMAIN, TYPICAL.
02	CUT BACK ALL EXISTING GULL LAM BEAM TIES TO 1FT IN NEW PARAPET WALL. SEE DETAIL.
03	NOT USED.
04	REPAIR ALL EXISTING METAL FLASHING. REPAIR AS SELECTED BY OWNER/ARCHITECT.
05	EXISTING METAL RAILING. REPAIR AS SELECTED BY OWNER/ARCHITECT.
06	NEW CULTURED STONE VENEER OVER EXISTING MASONRY COLUMNS. SEE DETAILS AND SPECIFICATIONS.
07	NEW STUCCO COLUMN CAP AS PER DETAILS.
08	NEW ALUMINUM STOREFRONT WINDOW AND DOOR SYSTEMS WITH NEW GLAZING. SEE DETAILS AND SPECIFICATIONS.
09	NEW EXTERIOR SCIENCE LIGHT FIXTURE. PROVIDE POWER FROM PANEL, AND COORDINATE WITH OWNER ON FIXTURE SELECTION.
10	NEW BUILDING PARAPET WALL WITH STUCCO EXTERIOR FINISH WITH DETAIL SCORE JOINTS. SEE DETAILS.
11	NEW GALV. STEEL AND POWDERCOATED WINDOW TRUSS. SEE DETAILS.
12	REPAIR ALL EXISTING BLOCK WALLS OF ENTIRE BUILDING AS SELECTED BY OWNER/ARCHITECT.
13	NEW PAINTED COLOR ACCENT STRIP ON EXISTING BLOCK WALL AS SELECTED BY OWNER/ARCHITECT.
14	RE-PLASTER ALL EXISTING EXPOSED FOUNDATION WALLS. TYPICAL.
15	NEW STANDING SEAM METAL ROOF AS SELECTED. SEE SPECIFICATIONS.
16	NEW BUSINESS SIGNAGE AS SELECTED BY OWNER. COORDINATE WITH SUPPLIER TO PROVIDE MOUNTING BACKING, POWER, AND OTHER THING AS REQUIRED.
17	REPAIR PRIME & REPAIR ALL EXISTING EXTERIOR METAL RAILING, ECT AS SELECTED.
18	REPAIR PRIME AND REPAIR EXISTING METAL HANG AND ROLL UP DOORS AND REPLACE DOOR HARDWARE.
19	NEW BUILDING NUMBERS FOR BUILDING ADDRESS. COORDINATE WITH SIGNAGE PROVIDER AND OWNER FOR STYLE, COLOR, AND FINAL MOUNTING LOCATION.

Kenny P. Nicholes
Architect

License No. #5601
5511 South 900 East #200
Salt Lake City, Utah 84117
Phone: (801) 248-0555
Fax: (801) 248-1425

This design is shown and described herein including all technical drawings, specific requirements, and material. It is provided as a guide only and is not to be used as a basis for construction without the approval of the architect. The architect is not responsible for the design or construction of the building or any part thereof. The architect is not responsible for the design or construction of the building or any part thereof. The architect is not responsible for the design or construction of the building or any part thereof.

LOW BOOK SALES
LAS VEGAS DEALERSHIP
3250 E. SAHARA AVE.
LAS VEGAS, NEVADA



DATE: MAY 23, 2012

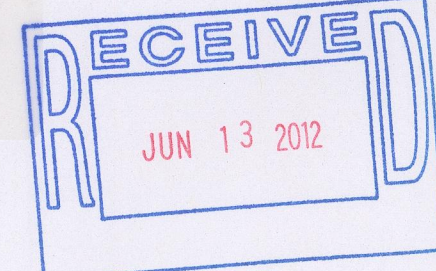
REVISION:
△ JUNE 12, 2012

DATA:
project no: 11-044
drawn by: CDS
checked by: KPN

TITLE
EXTERIOR
ELEVATIONS

SHEET

A 202
SUP-45539
REVISED



MAY 23, 2012 - LAS VEGAS CITY SUP AND SITE PLAN REVIEW

PARADISE ROAD
(PUBLIC RIGHT-OF-WAY)

DESCRIPTION)

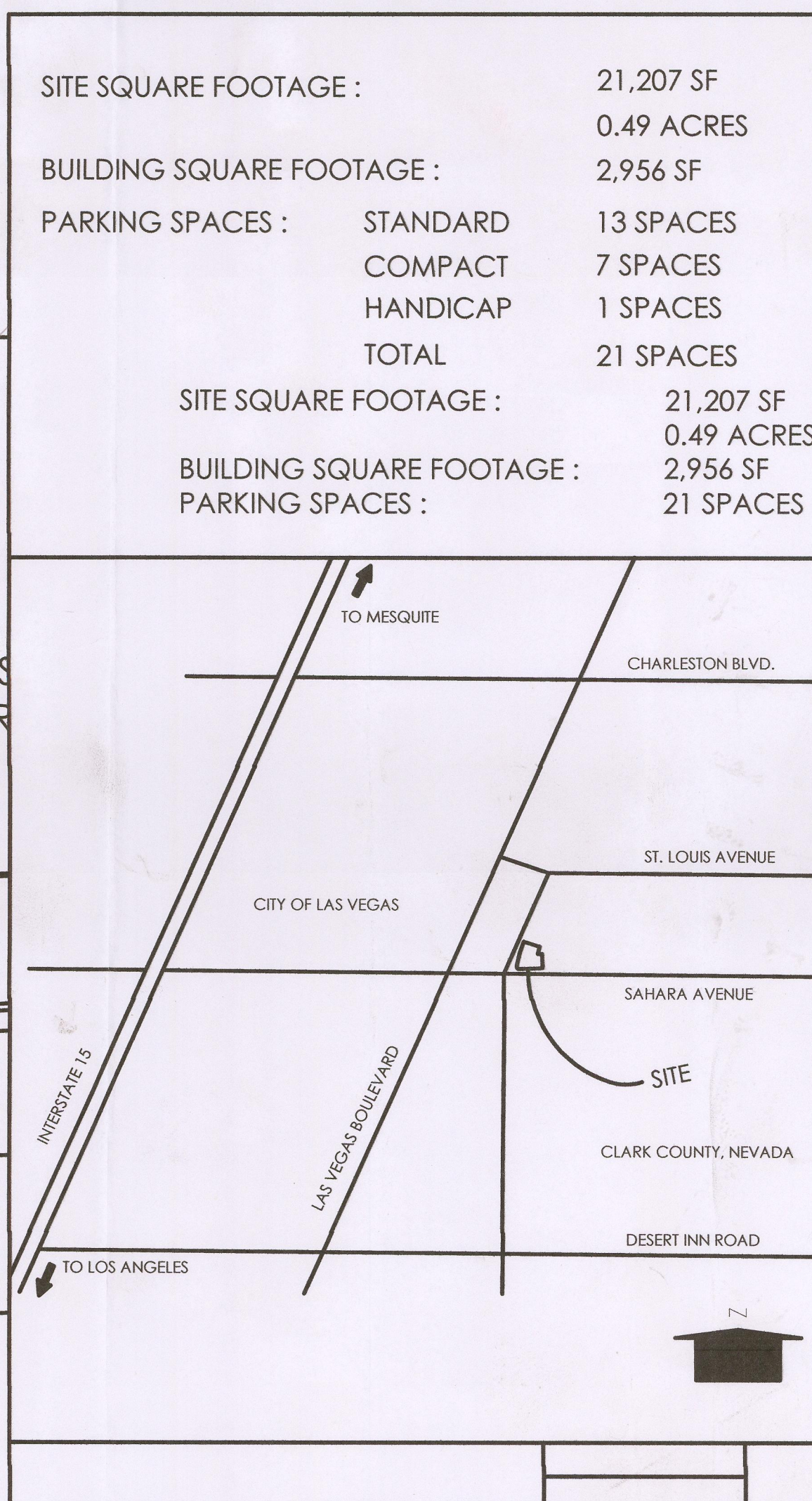
PARADISE PLAZA L.L.C.
OR: 20040127:00173
APN: 162-03-413-021
"EXISTING COMMERCIAL BUILDING"
N.A.P.O.T.S.

BAILEY W H FA
OR: 199911
APN: 162-03
"EXISTING COMMER
N.A.P.C

10' SOUTHERN NEVADA
POWER EASEMENT

SAHARA AVENUE
(PUBLIC RIGHT-OF-WAY)

1 SITE PLAN
1" = 10' - 0"



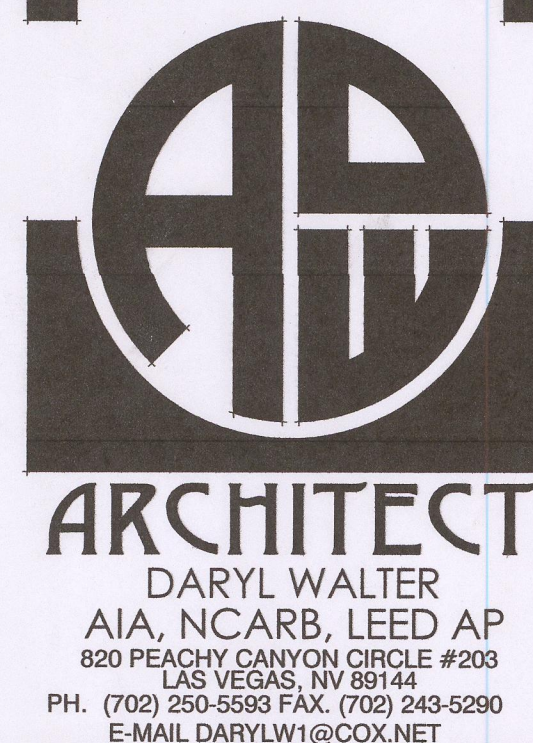
COPYRIGHT NOTICE:
COPYRIGHT IS RETAINED BY DARYL
WALTER, ARCHITECT INC. FROM THE
DATE OF ISSUANCE OF THESE
DOCUMENTS. DUPLICATION OF THESE
DOCUMENTS OR THE BUILD-UP
REPRESENTED BY THEM IS PROHIBITED
WITHOUT THE EXPRESS, WRITTEN
CONSENT DARYL WALTER, ARCHITECT
INC.

REVISIONS	
NO.	DESCRIPTION
NO.	DESCRIPTION
NO.	DESCRIPTION
NO.	DESCRIPTION
NO.	DESCRIPTION

PROJECT:
Paradise Loan & Gold Center

2233 PARADISE ROAD N. LAS VEGAS NV
Phone: 702.595.8049

MELISSA SMILEY
LAS VEGAS NV
Phone: 702.595.8049

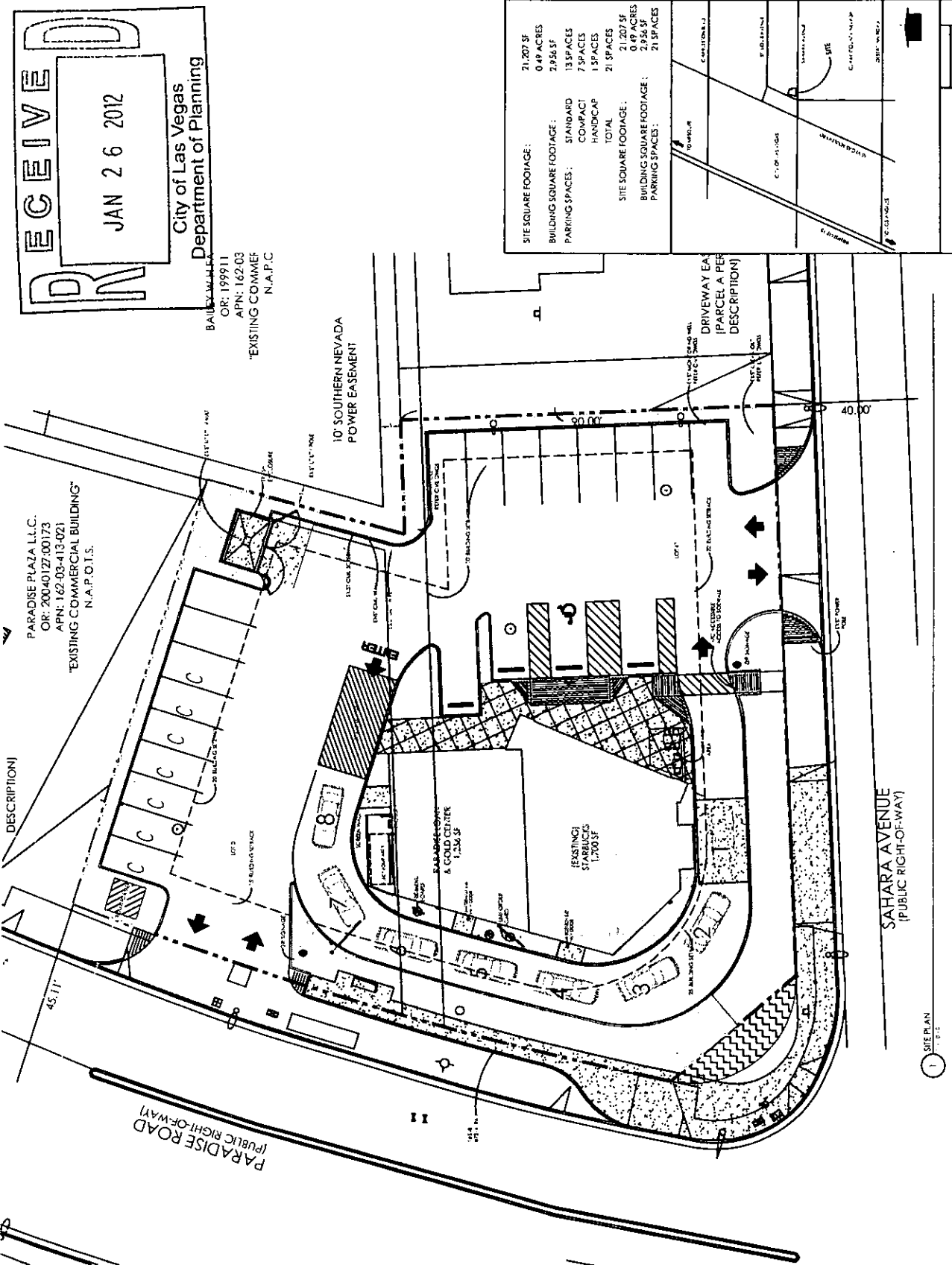


DATE: JAN. 16, 2012

DRAWN BY: DW
REVIEWED BY: DW
SUBMITTAL: PLANNING
PROJECT NUMBER: 11012

ARCHITECTURAL SITE
PLAN
RECEIVED
JAN 26 2012
SHEET NUMBER:

City of Las Vegas
Department of Planning
A-101
SUP-44439
SUP-44440



RECEIVED
JAN 26 2012
City of Las Vegas
Department of Planning

BAILEY SMILEY
OR: 199911
APN: 162-03
"EXISTING COMMERCIAL BUILDING"
N.A.P.O.T.S.

PARADISE PLAZA L.L.C.
OR: 2004012700173
APN: 162-03-413-021
"EXISTING COMMERCIAL BUILDING"
N.A.P.O.T.S.

SITE SQUARE FOOTAGE:	21,207 SF
BUILDING SQUARE FOOTAGE:	0.49 ACRES
PARKING SPACES:	2,956 SF
STANDARD	13 SPACES
COMPACT	7 SPACES
HANDICAP	1 SPACES
TOTAL	21 SPACES
SITE SQUARE FOOTAGE:	21,207 SF
BUILDING SQUARE FOOTAGE:	0.49 ACRES
PARKING SPACES:	2,956 SF
	21 SPACES

SUP-44439
SUP-44440

REVISIONS

NO.	DATE	DESCRIPTION
1	1/11/12	ISSUED FOR PERMITTING

PROJECT: Paradise Loon & Gold Center
2233 PARADISE ROAD, N. LAS VEGAS, NV
Phone: 702.955.8059

MELISSA SMILEY
LAS VEGAS, NV
Phone: 702.955.8049



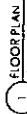
DATE: JAN 14, 2012
DRAWN BY: DW
REVIEWED BY: DW
SUBMITTAL PLANNING
PROJECT NUMBER: 11012
ARCHITECTURAL SITE PLAN
SHEET NUMBER

A-101

1 SITE PLAN

JAN 26 2012

City of Las Vegas
Department of Planning



OCCUPANT LOAD NOTES

SUP-44439

SUP-44440

A-201

8180774 12 Jans

FLOOR PLAN

DATE JAN 18 2012

QJAWN BY QW

MO 18 MAY 1960

SUBMITTAL PLANNING

PROXIMATE ANALYSIS

ARCHITECT
DARYL WALTER
AIA, NCARB, LEED AP
609 HIGHTS CANYON CIRCLE #200
LOS ANGELES, CA 90048
Tel: 310-760-1500 Fax: 310-760-1500
E-mail: daryl@dwarc.com

MELISSA SMILEY
LAS VEGAS, NV

PROJECT: Paradise Loan & Gold Center

NO	DESCRIPTION	DATE
REVISIONS		

[illegible]

Carman Burney

From: Flinn Fagg
Sent: Tuesday, March 13, 2012 3:23 PM
To: Carman Burney
Subject: FW: March 13 Planning Commission Neighborhood Protest Comments

We'll need to include this with each of the items referenced below....but one copy should be adequate for PC members

-----Original Message-----

From: Melissa Clary [<mailto:mclary121@gmail.com>]
Sent: Tuesday, March 13, 2012 3:19 PM
Subject: March 13 Planning Commission Neighborhood Protest Comments

From: Melissa Clary
Huntridge Neighborhood Association President
1400 Francis Avenue
Las Vegas, NV 89104

To: City of Las Vegas Department of Planning & Development staff
To: City of Las Vegas Planning Commission membership

Tuesday, March 13, 2012

Subject: March 13, 2012 Planning Commission Protest Items

To whom it may concern:

Upon reading the materials associated with today's Planning Commission meeting, I would like to go on record to state the following opinions regarding specific actions to be heard tonight:

1. TXT-44511: Sec. 44, Secondhand Dealer use edits to Title 19.12.070.
- By allowing this use automatically in C-1 and C-2 zones without a public hearing, the city is turning a blind eye to residential concerns, especially in the downtown neighborhoods which are adjacent to a majority of commercial zones. The public hearing denies residents the opportunity to share in an inclusive vision of the gateways to the neighborhoods, as well as the collective community approach towards operating a business adjacent to a neighborhood. Furthermore, by calling out the Las Vegas Blvd. location as a prohibited area of placement, the city gives more weight to a small tourist component of the Strip versus Las Vegas who live and work in the city. While this modification seems to be a slight change of words and avoidance of additional meetings, it has major implications for the neighborhoods abutting commercial lots and should include further discussion and public involvement before such a change is made.

2. SUP-44160: Loan Max - Support denial.

RECEIVED

3. SUP-44439: Paradise Plaza, LLC - Support denial.

MAR 13 2012

4. SUP-44443: Las Vegas Blvd. Tattoo, owner Garces Venture - Request denial at this time. This area is a heavily saturated market for tattoo parlor/body piercing. Request further business statistics indicating support and demand for such a business in this location.

5. SUP-44448: 7-Eleven - The neighborhoods do not support poor

neighbor behavior. We went on record to oppose the Bells Market packaged liquor request that City Council overturned for approval.

Councilman Coffin has still not responded regarding why this was done when the neighborhood spoke out about the Bells Market owners' store operations not warranting such a license. However, Mr. Aman Singh, franchise owner at this 7-Eleven location, is involved in the neighborhoods and respects the residents in the area. He conducts lengthy public outreach and keeps a clean store for locals to frequent as well. Because he has a community presence and contributes to keeping the Strip location clean and free of criminal activity, we support his application out of respect for his operations. Request approval with the condition that his location be monitored for any alcohol-related issues resulting from the granted SUP.

6. TXT-44483: Question about this document. Why not include C-V zoning? Is there a special event permit for open air vendor-type trucks to sell in city parks and trailhead parking lots? What if an event is held at a park or trailhead location, what is the procedure for trucks to sell in these spaces? A similar example might be the recent opening of Downtown 3rd and the Farmer's Market held there on Friday's. This is a public street-if food trucks were to come to the site, what permit is required for this? Please advise.

Thank you for the opportunity to comment. I look forward to hearing the result of tonight's Planning Commission agenda. Remember, not every resident can attend each meeting; however, residents do care about our community and each of your votes makes a difference in our community.

Best regards,

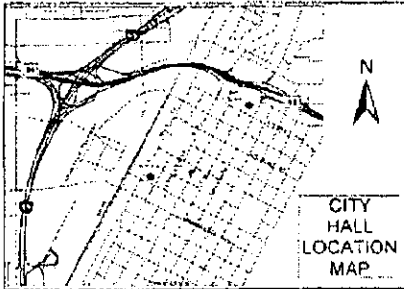
Melissa Clary
Huntridge Neighborhood Association President

RECEIVED

MAR 13 2012

City of Las Vegas
 Department of Planning
 Development Services Center
 333 North Rancho Drive, 3rd Floor
 Las Vegas, Nevada 89106

**Return Service Requested
 Official Notice of Public Hearing**



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT
 this Request

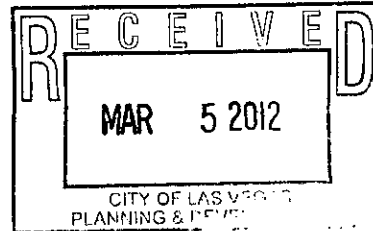


I OPPOSE
 this Request

Please use available blank space on card for your comments.

SUP-44439 & SUP-44440

Planning Commission Meeting of 3/13/2012



16210114153

Case: SUP-44439

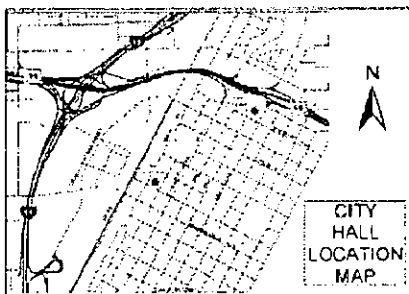
IMHOFF W JOSEPH REVOCABLE TRUST
 IMHOFF ANN J REVOCABLE TRUST
 322 KAREN AVE #3808
 LAS VEGAS NV 89109-0453 89109-0453

23 BRDFN11 69109



City of Las Vegas
 Department of Planning
 Development Services Center
 333 North Rancho Drive, 3rd Floor
 Las Vegas, Nevada 89106

**Return Service Requested
 Official Notice of Public Hearing**



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I SUPPORT
 this Request



I OPPOSE
 this Request

Please use available blank space on card for your comments.

SUP-44439 & SUP-44440

Planning Commission Meeting of 3/13/2012

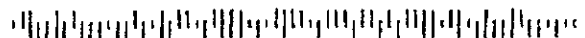


16210114276

Case: SUP-44439

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 322 KAREN AVE #3808
 LAS VEGAS NV 89109-0453 89109-0453

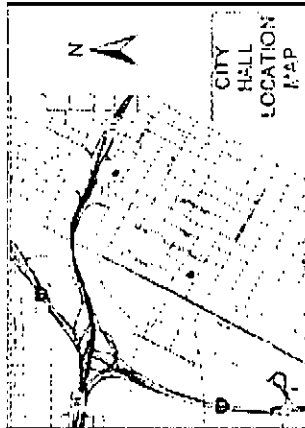
23 BRDFN11 69109



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 28

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7368. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

SUPPORT
this Request

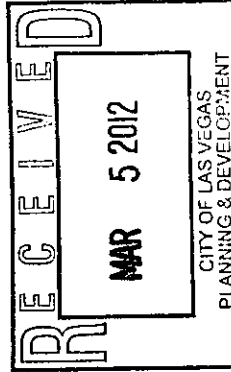
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OPPOSE
this Request

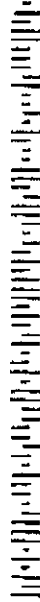
Please use available blank space on card for your comments.

SUP-44439 & SUP-44440

Planning Commission Meeting of 3/13/2012



Case SUP-44439
18210114441
GORDON STEPHEN A & GAIL M FAMILIA
GORDON STEPHEN A TRS
P O BOX 11028
LAS VEGAS NV 89111-1028 89111-1023

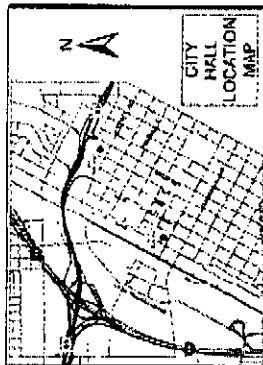


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City of Las Vegas
 Department of Planning
 Development Services Center
 333 North Rancho Drive, 3rd Floor
 Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing

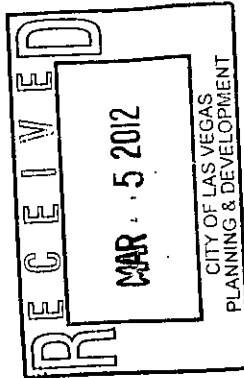


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☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-44439 & SUP-44440
 Planning Commission Meeting of 3/13/2012

UNITED STATES
 FIRST CLASS
 02 1R
 0002002257 MAR 01 2012
\$ 00.42
 MAILED FROM ZIP CODE 89120



16210114550
 R C R J HOLDINGS LLC
 2777 PARADISE RD #3502
 LAS VEGAS NV 89109-0403
 Case: SUP-44439

23 APR 11 89109



29-30
 P

City Of Las Vegas Department Of Planning Submittal Checklist (Cont.)

Pre-Application Conference		APPLICATION PACKET (ALL ITEMS IN THIS SECTION ARE REQUIRED FOR EACH APPLICATION TYPE, unless indicated otherwise)				Fees			
YES	NO			Appl. Type	Application	Notification	Recordation	Sub-Total	
☒	☐	Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots		Visit the CLV website For blank application, SOFI & DINA/PRS forms, and justification letter info @ http://www.lasvegasnevada.gov/ (Follow - "I Want To ...") --> "Apply for -> Planning Applications"					
☒	☐	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots							
☒	☐	Detailed justification letter (the same letter addressing all applications, included with each application)			SUP	\$ 500.00	\$ 500.00	\$ 30.00	\$ 1080.00
☒	☐	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS)			SUP	\$ 500.00	\$ 500.00	\$ 30.00	\$ 1080.00
☒	☐	Grant deed and legal description (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)			\$	\$	\$	\$	
☒	☐	Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)			\$	\$	\$	\$	
☐	☒	Copy of Business License(s) - requested, but submittals will be accepted without			\$	\$	\$	\$	
☐	☒	Photo Reproduction of the Color & Materials Board (SDR applications only)							
					Grand Total All Fees:				\$2160.00

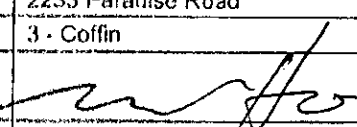
REQUIRED DRAWINGS (INCLUDES TOTAL NUMBER REQUIRED FOR ALL APPLICATION TYPES):

MUST BE 11" X 17" MINIMUM TO 24" X 36" MAXIMUM PAGE SIZE

ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)

YES	NO	DRAWING TYPE	TOTAL REQUIRED FOR ALL APPLICATIONS	
☒	☐	SITE PLAN		
		North arrow, scale, and vicinity map	Folded Plans (5, plus 1 per application):	7
		All property lines and present dimensions labeled	Colored, Rolled Plans:	1
		All building setbacks labeled	Reduced Copy (8-1/2"x11" B/W; 1 per application):	2
		All adjacent existing land uses and street names labeled	NOTES: PRS required	
		All points of ingress and egress shown		
		ADA accessibility requirements shown/labeled		
		Parking standard(s) utilized: Auto Title Loan 1:250 SF		
		Parking space count and typical dimensions labeled		
		# regular + [30% or less of total] # compact + # handicap = Total		
☒	☐	FLOOR PLANS		
		Scale and building dimensions labeled	Folded Plans (1 per application):	2
		North arrow and scale	Rolled Plans:	
		All building entrances/exits shown	Reduced Copy (8-1/2"x11" B/W; 1 per application):	2
		Use of all rooms noted/labeled	NOTES:	
		Maximum Occupancy (per I.B.C.)		
		Seating Capacity (where applicable)		

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

APN(s):	162-03-413-022	Application Type:	Special Use Permit
Location:	2233 Paradise Road	Application Purpose:	Auto Title Loan & Jewelry Class III
Ward:	3 - Coffin	Pre-App. Meeting Date:	01/09/12
Planner's Signature:		Submittal Deadline:	01/26/12 - no later than 2:00 pm
Planner:	Mike Howo, Planner II - 229-6821	Earliest PC / CC Meeting Dates:	03/13/12 PC - 04/18/12 CC (Cycle 3)

Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:

In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting (making your application submittal is often best). Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.

JAN 26 2012

City of Las Vegas
Department of Planning

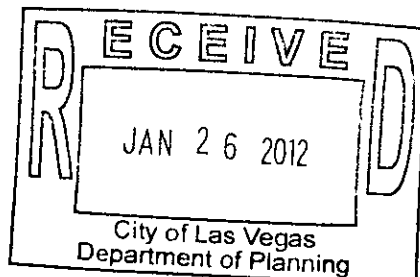
City of Las Vegas Department of Planning Pre-Application Conference Notes

Is this project intended to promote Sustainability (i.e. use "Green Building" technology)? ☐ YES ☒ NO
If yes, Please detail how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered through the City of Las Vegas.

Meeting Notes:

1. Subject site was developed under SDR-9284 for 2,956 SF Commercial Development (Restaurant, less than 2000 with Drive-Through & Retail, Less than 3500 SF) with a related Variance (VAR-9834) to allow 21 spaces where 25 are required. Entitlements were approved by CC 01/04/06 and exercised with the completion of the building on 2008.
2. Applicant proposes to locate a "Check-Cashing Services, Deferred Deposit Loans, Title Loans, and High-Interest Loans" within a 1,285 SF suite. Auto Title Loans are permissible within the C-1 zoning district with the approval of a Special Use Permit.
3. The proposed location, 2233 Paradise Road, Suite #110, does not meet the minimum Special Use Permit conditions for the minimum size of 1,500 square feet or the minimum 1,000-foot separation distance from any other auto title loan, pawnshop, or specified financial institution use (2230 Paradise & 432 Sahara). These conditions require waiver requests to Title 19.12.
4. If the purchase of precious metals is included, a separate Special Use Permit is required for the Jewelry Class II license.
5. The proposed hours of operation must be stated in the justification letter and window signage may not cover more than 20% of the area of all exterior windows.
6. Required parking is 1 space per 250 SF of GFA; this proposal requires six spaces which is one space less than dedicated for the suite in VAR-9834. *parking is okay*
7. This proposal will require a Project of Regional Significance (PRS) report to be completed at the time of submittal, as the use is located within 500' of CLV/Clark County limits.

3. Separate Special Use Permit for proposed Jewelry Class II to purchase precious metals.





March 14, 2012

Mr. Allen Mescobi
Paradise Plaza, LLC
11845 West Olympic Boulevard, Suite #1265W
Los Angeles, California 90064

**RE: SUP-44439 - SPECIAL USE PERMIT RELATE DTO SUP-44440
PLANNING COMMISSION MEETING OF MARCH 13, 2012**

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

Dear Mr. Mescobi:

Your request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN USE WITH WAIVERS TO ALLOW A BUILDING AREA OF 1,296 SQUARE FEET WHERE 1,500 SQUARE FEET IS REQUIRED, AND A 91-FOOT DISTANCE SEPARATION FROM AN EXISTING AUTO PAWN USE WHERE 1,000 FEET IS REQUIRED at 2233 Paradise Road, Suite #110 (APN 162-03-413-022), C-1 (Limited Commercial) Zone, Ward 3 (Coffin), was considered by the Planning Commission on March 13, 2012.

The Planning Commission accepted the applicant's request to **TABLE** this item. Pursuant to Title 19.18.010 G; Any application under this Chapter that requires a public hearing and that is tabled at the request of an applicant shall expire six months after the last announced public hearing date, unless:

1. Within that period of time, the applicant has requested that the item be scheduled again for hearing; or
2. The motion to table the application specified otherwise.

After an application has expired in accordance with this Subsection (G), the applicant must submit a new application.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Lyman Lambson
2233 Paradise Road, LLC
2233 Paradise Road
Las Vegas, Nevada 89104

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov



LAW OFFICE

Brown, Brown & Premsrut

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

March 8, 2012

City of Las Vegas Planning and Zoning
333 North Rancho Drive
Las Vegas, Nevada 89106

Via facsimile: (702) 474-0352

Re: Items 29-30, March 13 Planning Commission Agenda

Dear Mike:

Please be advised that this firm represents the applicant, 2233 Paradise Road LLC, in the matters of SUP-44439 and SUP-44440. We wish to table these matters to a later hearing. Should the Commission accept this request, I will contact you at a later date to reschedule the hearing.

Please phone me at 593-1408 if you have concerns or suggestions.

With appreciation,


Lora Dreja
Land Entitlements
Law Offices of Jay Brown

RECEIVED

MAR - 8 2012



LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

March 2, 2012

Mr. Allen Mescobi
Paradise Plaza, LLC
11845 West Olympic Boulevard, Suite #1265W
Los Angeles, California 90064

**RE: SUP-44439 - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF MARCH 13, 2012**

Dear Mr. Mescobi:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **March 13, 2012** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Wednesday, March 7, 2012** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", is written over a horizontal line.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Lyman Lambson
2233 Paradise Road, LLC
2233 Paradise Road
Las Vegas, Nevada 89104

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov



Application Information

SUP-44439 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: 2233 PARADISE ROAD, LLC - OWNER: PARADISE PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN USE WITH WAIVERS TO ALLOW A BUILDING AREA OF 1,296 SQUARE FEET WHERE 1,500 SQUARE FEET IS REQUIRED, AND A 91-FOOT DISTANCE SEPARATION FROM AN EXISTING AUTO PAWN USE WHERE 1,000 FEET IS REQUIRED at 2233 Paradise Road, Suite #110 (APN 162-03-413-022), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

SUP-44440 - SPECIAL USE PERMIT RELATED TO SUP-44439 - PUBLIC HEARING - APPLICANT: 2233 PARADISE ROAD, LLC - OWNER: PARADISE PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED JEWELRY, CLASS III USE at 2233 Paradise Road, Suite #110 (APN 162-03-413-022), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

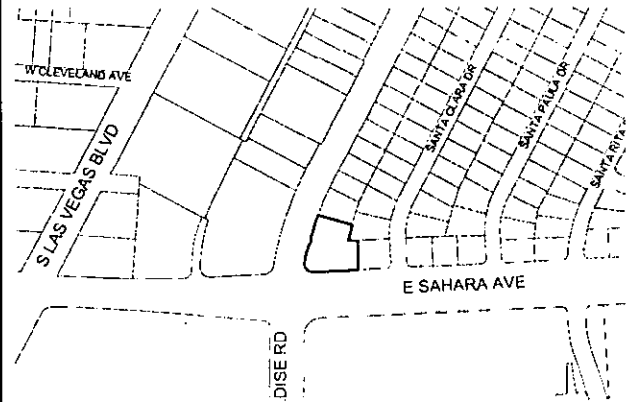
Application Information

SUP-44439 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: 2233 PARADISE ROAD, LLC - OWNER: PARADISE PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN USE WITH WAIVERS TO ALLOW A BUILDING AREA OF 1,296 SQUARE FEET WHERE 1,500 SQUARE FEET IS REQUIRED, AND A 91-FOOT DISTANCE SEPARATION FROM AN EXISTING AUTO PAWN USE WHERE 1,000 FEET IS REQUIRED at 2233 Paradise Road, Suite #110 (APN 162-03-413-022), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

SUP-44440 - SPECIAL USE PERMIT RELATED TO SUP-44439 - PUBLIC HEARING - APPLICANT: 2233 PARADISE ROAD, LLC - OWNER: PARADISE PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED JEWELRY, CLASS III USE at 2233 Paradise Road, Suite #110 (APN 162-03-413-022), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Location

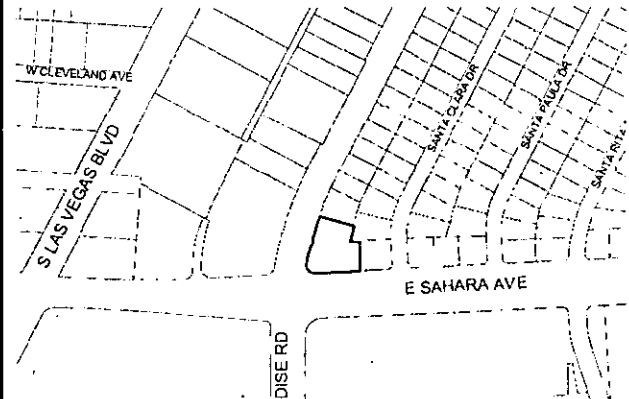


The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: March 13, 2012
Time: 6:00 P.M.
Location: City Council Chambers
495 South Main Street
Las Vegas, Nevada

Application Location



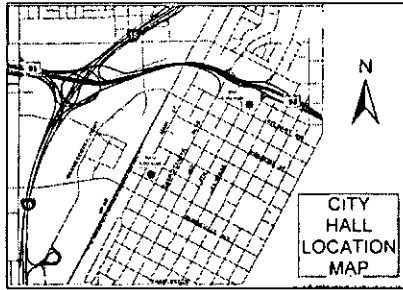
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: March 13, 2012
Time: 6:00 P.M.
Location: City Council Chambers
495 South Main Street
Las Vegas, Nevada

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

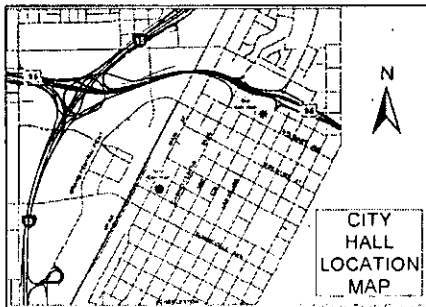
Please use available blank space on card for your comments.

SUP-44439 & SUP-44440

Planning Commission Meeting of 3/13/2012

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-44439 & SUP-44440

Planning Commission Meeting of 3/13/2012

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riekkii, Survey (FM, PM, & A's only)
Date: February 7, 2012
Re: **SUP-44439** 2233 Paradise Road, LLC 2233 Paradise Rd.
Request for a Special Use Permit for an auto title loan use

COMMENTS:

We have no comment on the Request for a Special Use Permit application for a proposed auto title loan use with waivers to allow a building area of 1,296 square feet where 1,500 square feet is required, and a 425-foot distance separation from an existing auto title loan use where 1,000 feet is required at 2233 Paradise Road.

City of Las Vegas - Department of Planning.

Development Notification

PC Meeting: March 13, 2012

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Department of Planning:

SUP-44439

18b The Las Vegas Arts District

Beverly Green NA

Francisco Park NA

Gateway Neighborhood Association

Glen Heather Estates NA

John S. Park NA

Rancho Oaks NA

Sahara - Southridge Association of Business

Saratoga Meadows NA

Scotch Eighty Owners' Association

Southridge NA

Sunlake Apartments

West Huntridge NA

Western - Highland Business Association

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

SUP-44439
SUP-44440

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7 th Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5 th Floor
*FLOOD CONTROL (DPW)	OH-SANG KWON	DSC - 7 th Floor
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC - 2 nd Floor
PERMITS/ INSPECTIONS	ROD CLARK	DSC - 1 st Floor
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC - 8 th Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7 th Floor
*SURVEY (DPW)	ALAN RIEKKI	DSC - 8 th Floor
*TEFO (DPW)	REBECCA WHITLOCK	WSC-3001 RONEMUS
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC - 8 th Floor

ROUTED ELECTRONICALLY

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2 nd Floor
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*SID (DPW)	PATRICK MURPHY	4 TH FLOOR CITY HALL

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax

SUP-44439 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: 2233 PARADISE ROAD, LLC
- OWNER: PARADISE PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN USE WITH WAIVERS TO ALLOW A BUILDING AREA OF 1,296 SQUARE FEET WHERE 1,500 SQUARE FEET IS REQUIRED, AND A 425-FOOT DISTANCE SEPARATION FROM AN EXISTING AUTO TITLE LOAN USE WHERE 1,000 FEET IS REQUIRED at 2233 Paradise Road (APN 162-03-413-022), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

SUP-44440 - SPECIAL USE PERMIT RELATED TO SUP-44439 - PUBLIC HEARING - APPLICANT: 2233 PARADISE ROAD, LLC - OWNER: PARADISE PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED JEWELRY, CLASS III USE at 2233 Paradise Road (APN 162-03-413-022), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

PLANNING COMMISSION: **MARCH 13, 2012**
CITY COUNCIL: **APRIL 18, 2012**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **FEBRUARY 9, 2012**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney** (cburney@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Report Date 01/26/2012 04:17 PM

Submitted By

Page 1

A/P # 44439 SPECIAL USE PERMIT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	01/26/2012 11:45	982998	Temp CDD		
Approved			CDO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

SUP-44439 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: 2233 PARADISE ROAD, LLC - OWNER: PARADISE PLAZA, LLC - For possible action on a request for a Special Use Permit FDR A PROPOSED AUTO TITLE LOAN USE WITH WAIVERS TO ALLOW A 1,296 SQUARE-FOOT FLOOR AREA WHERE 1,500 SQUARE FEET IS REQUIRED, AND A 425-FOOT AND 690-FOOT DISTANCE SEPARATION FROM EXISTING AUTO TITLE LOAN USES WHERE 1,000 FEET IS REQUIRED at 2233 Paradise Road (APN 162-03-413-022), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

Parent A/P #

Project #	44439	Project/Phase Name	PARADISE LOAN & GOLD CENTER (A	Phase #	
Size/Area	0.00	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 16203413022

Location

Owner/Tenant

Contact ID	AC1927736	Name	PARADISE PLAZA L L C	Organization	% A MESCOBI
Mailing Address	11845 W OLYMPIC BLVD #1265W			State/Province	CA
City	LOS ANGELES			Country	☐ Foreign
ZIP/PC	90064-5083			Evening Phone	
Day Phone				Mobile #	
Fax					

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

2233 PARADISE RD 150
LAS VEGAS, 89104-

2233 PARADISE RD
LAS VEGAS, 89104-

A/P Addresses

No Other Addresses are associated to this Application

Report Date 01/26/2012 04:17 PM

Submitted By

Page 2

Linked Parcel

No Parcels are linked to this Application

AVP Linked Parcels

16203413022

Applicants/Contacts

Primary	N	Capacity	OWNER	Contact ID	AC1927736	☐ Foreign
Effective		Expire				
Name	PARADISE PLAZA L L C					
Day Phone		Eve Phone		Organization	% A MESCOBI	
Pager		PIN #		Position		
Fax		Mobile		Profession		
E-Mail						
Address	11845 W OLYMPIC BLVD #1265W LOS ANGELES, CA 90064-5083					
Seasonal Addr						

Valid From To
Comments Allen Mescobi

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License# Percent Owned Waiver Health Card Director Letter Original Transcript
Orientation Attended

There are no items in this list

Primary	Y	Capacity	APPL	Contact ID	AC1980078	☐ Foreign
Effective		Expire				
Name	2233 PARADISE ROAD, LLC					
Day Phone	(702)545-7515 x	Eve Phone		Organization		
Pager		PIN #		Position		
Fax	(702)974-1432	Mobile		Profession		
E-Mail						
Address	2233 PARADISE ROAD LAS VEGAS, NV 89104					
Seasonal Addr						

Valid From To
Comments Lyman Lambson

Report Date 01/26/2012 04:17 PM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS
License # Percent Owned Waiver Health Card Director Letter Original Transcription
Orientation Attended

There are no items in this list

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	01/26/2012 12:02	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	01/26/2012 12:02	30.00
PROCESSING FEE	P	01/26/2012 12:02	500.00
Total Unpaid		0.00	Total Paid 1030.00

Review Activities Review Comments	Review Type	Status	Waived	Issued	Started	Completed	Completed By
---	-------------	--------	--------	--------	---------	-----------	--------------

Activity Review Details

Detail SUBMITTAL CHECKLIST (SUP) Modified By JMARSHALL Modified Date/Time 01/26/2012 11:42
Comments
No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plan (6 Folded Blue Lines, 1 Rolled Colored)
Y Application/Petition Form	Y Floor Plan, If Applicable (1 Folded, 1 Rolled)
Y Deed and Legal Description	Y Laser Print Site Plan
Y Justification Letter	Y Laser Print Floor Plan
Y DINA (Not Always Required)	Y Statement of Financial Interest

Y Business Licensing Requirements Met

N Business License Exam

Report Date 01/26/2012 04:17 PM

Submitted By

Page 4

Check Conditions Condition Supervisor Required	Approval	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
--	----------	-------------------------	---------------	------------	--------------	----------

No Conditions

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

SPECIAL USE PERMIT

Y DINA Required? Y Will this go to the City Council? Hearing Type
Y Project of Regional Significance? Public or Admin? PUBLIC
N Parent Project link required? is there a condition of approval for a Required Review?
Type of Use If yes, when does it need to be reviewed?
AUTO TITLE LOAN
N Is this an Alcohol related Use? Staff Recommendation Entitlement Exercised?

Meeting Information

Meeting Information Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By Modified Date	YES Votes	NO Votes	ABSTENTIONS
03/13/2012	PC	SCHEDULED	0	0	0
JMARSHALL	01/26/2012				

Template Type A/P #	A/P Type	Status	Stage
---------------------	----------	--------	-------

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
-------------------------	------	-------	----	----------

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CO NAME WHO PICKED UP CONTACT#	984728	01/26/2012 12:02		0.00
	LARA DREJA; PARADISE ROAD LLC; CK#5002; 702.598.1408				



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Auto Title

Application/Petition For: Special use permit/Waiver/Financial Services Specified
 Project Address (Location) 2233 Paradise Road, Las Vegas, NV 89104
 Project Name Paradise Loan & Gold Center Proposed Use _____
 Assessor's Parcel #(s) 162-03-413-022 Ward # 3-Coffin
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage 1256 Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information Companion item Jewellery class III
including auto title

PROPERTY OWNER Paradise Plaza, LLC Contact Allen Mescobi
 Address 11845 W. Olympic Blvd #1265W Phone: 310 424-3439 Fax: 310 424-3498
 City Los Angeles State CA Zip 90064
 E-mail Address allen@regroupcorp.com

APPLICANT 2233 Paradise Road, LLC Contact Lyman Lambson
 Address 2233 Paradise Road Phone: (702) 545-7515 Fax: (702) 974-1432
 City Las Vegas State NV Zip 89104
 E-mail Address lyman@thecrownvegas.com

REPRESENTATIVE 2233 Paradise Road, LLC Contact Lyman Lambson
 Address 2233 Paradise Road Phone: (702) 545-7515 Fax: (702) 974-1432
 City Las Vegas State NV Zip 89104
 E-mail Address lyman@thecrownvegas.com

Property Owner Signature* [Signature]

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Paradise Plaza, LLC / Allen Mescobi

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State

Revised 10/27/08

Please see attested
 California Jurat
 Jean A. Norton
 Notary Public
 1/25/12

FOR DEPARTMENT USE ONLY

Case #	<u>SUP-44439</u>
Meeting Date:	<u>3-3-12</u>
Total Fee:	<u>1030.00</u>
Date Received:*	<u>1-26-12</u>
Received By:	<u>[Signature]</u>

* The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

File: \\pot\\Application Packer\\Application Form.pdf

City of Las Vegas
 Department of Planning

CALIFORNIA JURAT WITH AFFIANT STATEMENT

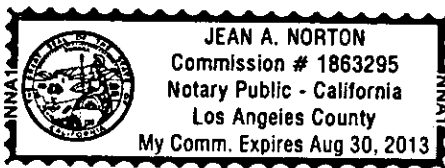
- ☒ See Attached Document (Notary to cross out lines 1-6 below)
☐ See Statement Below (Lines 1-5 to be completed only by document signer[s], *not* Notary)

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

Signature of Document Signer No. 1 _____ Signature of Document Signer No. 2 (if any) _____

State of California

County of Los Angeles



Subscribed and sworn to (or affirmed) before me on this

25 day of January, 2012, by
Date Month Year

(1) Allen Mescabi
Name of Signer

proved to me on the basis of satisfactory evidence
to be the person who appeared before me (.) (.)

(and

(2) n/a
Name of Signer

proved to me on the basis of satisfactory evidence
to be the person who appeared before me.)

Signature Jean A. Norton
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove
valuable to persons relying on the document and could prevent
fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

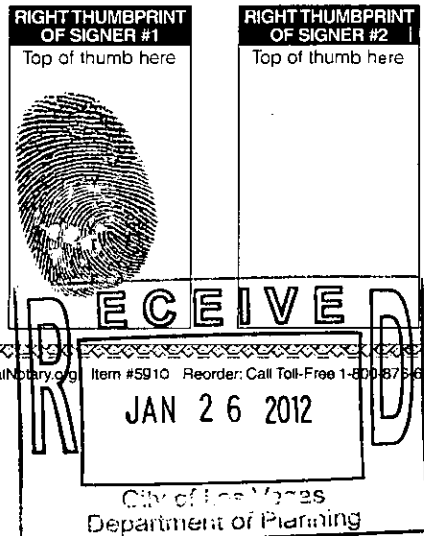
LAS Vegas Nevada Dept of Planning
Application / Retention Form Project:

Name or Type of Document: _____

Paradise Lake gold Ctr #
Document Date: 1/25/12 Number of Pages: 1

Signer(s) Other Than Named Above: n/a

4 special use permit / Jewelry class 3



LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

JAY H. BROWN
DAVID T. BROWN
PUDY K. PREMSRIRUT

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brdwnlawlv.cdm

January 25, 2012

City of Las Vegas Planning and Zoning
333 North Rancho Drive
Las Vegas, Nevada 89106

Auto Title
Re: Use Permit with waivers for ~~Financial Institution, Specified~~ 2233 Paradise Road #110

Dear Sir/Madam;

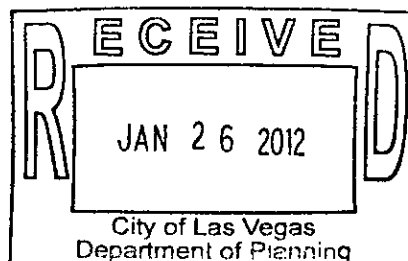
Please consider this request made by Paradise Loan and Gold Center to establish a ~~Financial Institution~~, Specified at the above listed location. *Auto Title*

The property was constructed in 2008 as a stand-alone building at the north east corner of the Sahara and Paradise intersection. It is well designed, maintained and landscaped. The only building on the property is a commercial duplex. Currently one tenant operates as a restaurant (coffee) with drive through service. The remaining suite (#110) has never been occupied.

The applicant requests permission to issue deferred loans, cash checks and issue auto title loans. Reselling items (e.g. "pawning") is not requested on this site.

Auto Title
In order to operate a ~~Financial Institute, Specified~~, the following waivers must be approved:

- A) **Waiver of minimum floor area:** This use requires a minimum floor area of 1,500 SF. The unused portion of the subject building totals 1,296 SF. Although building's remaining leasable space is deficient by 204 SF the shape of the unit allows for a functional and attractive layout. Windows and doorways on two sides of the unit allow for a well lit, comfortable lobby with couches, desks and a counter with room for three tellers. The restroom is easily accessible to the clientele as well. As this space has never been occupied, the tenant improvements will ensure a completely new and attractive appearance.
- B) **Waiver of distance separation:** There are two other businesses within a 1,000 foot vicinity that partially overlap the proposed services of this applicant. First, John's Loans & Jewelry is located in the shopping center to the north of Paradise Road (i.e. 100 foot separation). This business is a compilation of various services including auto title loans. Auto title loans is the only service offered by both establishments. Second, Star Loan Center has a similar business plan. Star Loan is located 900 feet east of the subject site.



SUP-44439
SUP-44440

LAW OFFICE

Brown, Brown & Premsirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

The three establishments can co-exist without the appearance of over-saturation of the area. All businesses were permitted at a time when Title 19 limited signage, prohibited attention-getting devices and administered the color scheme of the building and signage. As a result, all three of these businesses are visually compatible and well integrated into the buildings they occupy as well as the surrounding area.

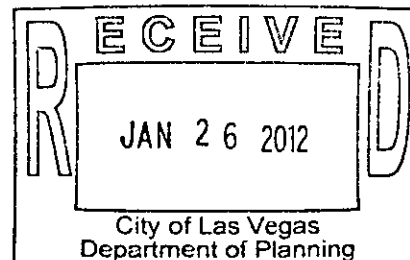
The operations will take place between 8:00 AM and 7:00 PM Monday through Saturday. Sunday will have reduced hours. Typically, two employees will be on-site. The applicant agrees to follow all guidelines for signage and window text.

Please note that this request is accompanied by a request for a Jewelry Store Class III to operate concurrently on the premises.

Please phone me at 598-1408 if you have concerns or suggestions.

Very truly yours,

Lora Dreja
Land Entitlements
Law Offices of Jay Brown



SUP-44439

SUP-44440

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

ENVIRONMENTAL IMPACT ASSESSMENT

Pursuant to Las Vegas Municipal Code (LVMC) Section 19.18.010(E) and Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that your project is subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established by the Southern Nevada Regional Policy Plan.

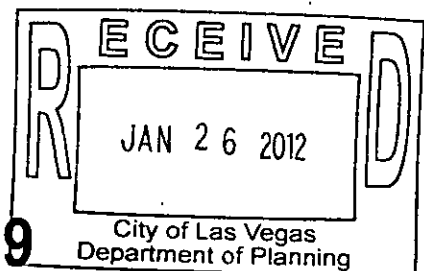
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project. The Environmental Impact Assessment forms attached herein must be prepared for each factor* and submitted for evaluation.

☒	1	Project Description
☒	2	Transportation and Traffic
☒	3	Schools
☒	4	Emergency Services
☒	5	Housing
☒	6	Mass Transit
☒	7	Open Space and Recreation
☒	8	Hydrology
☒	9	Water Quality
☒	10	Utilities and Service System

* Bold question numbers denote minimum NRS requirements

SUP-44439
SUP-44440



City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

Applicant Information

The following Environmental Impact Assessment is being submitted for consideration for the proposed project known as Paradise Loan and Gold Center, located at 2230 Paradise Road.

This document is being prepared by:

Company Name: Brown, Brown and Premsrirut

Address: 520 South 4th Street
Las Vegas, NV
89144

Contact Person:

Name: Lora Dreja

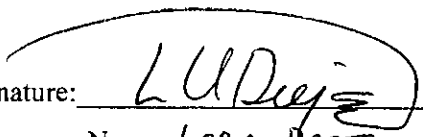
Title: Land Entitlements

Telephone: Brown, Brown and Premsrirut

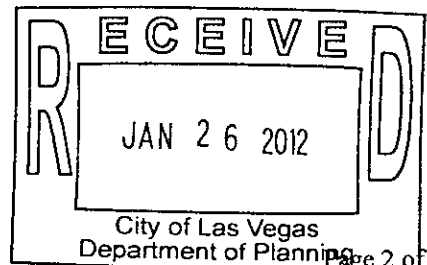
Fax: (702) 385-1023

E-mail: lora@brownlawlv.com

I certify that the statements made by me on this Environmental Impact Assessment represent my best professional judgment and are, to the best of my knowledge, true and complete and correct. I understand that any misrepresentation or material omission of fact on this document may be considered as constituting grounds for an incomplete application and may uphold processing of the application until complete information is provided.

Signature: 
Name: LORA DREJA
Title: REPRESENTATIVE.

Date: Jan 25, 2012



City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

1 Project Description

1.a Project title: Paradise Loan and Gold Center

1.b Application #:

1.c Project location: 2233 Paradise Road, Las Vegas NV,

1.d Project sponsor

Name: Lyman Lambson

Address: same

Telephone: (702) 545-7515

1.e G. P. designation: Commercial, Centennial and Downtown Overlay

1.f Zoning: C-1

1.g Project description:

Total site acreage: 0.5 acre

i) Residential

Total units:

FAR per Lot:

Lot Coverage per Lot:

ii) Hospitality

Total rooms:

Total entertainment:

iii) Commercial

Total S.F.: 2,956 SF Total Building, 1,285 SF suite

Total FAR: 7:1

Total Lot Coverage: 13%

1.h Briefly describe the project's surrounding land use and setting:

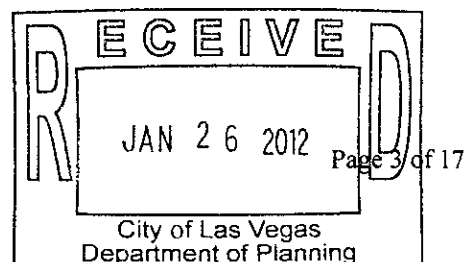
North: C-1 includes stand alone buildings offering professional services

East: C-1 shopping center with restaurants

South: vacant - County jurisdiction zoned H-1

West: C-1

1.i Project narrative (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach exhibits if necessary):

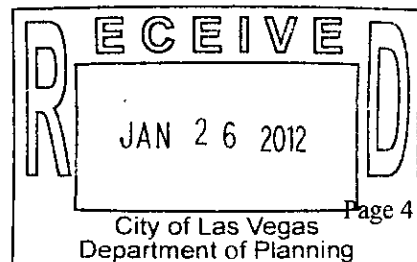


City of Las Vegas

ENVIRONMENTAL IMPACT ASSESSMENT

Narrative: The request is to occupy the second half of a stand alone building located at 2233 Paradise Road. The first half is currently used as coffee restaurant that includes drive through service. The subject suite has never been occupied. The area will be used for a Financial Institution, Specified which allows includes auto loans. A Class III Jewellery use permit is also requested. This use permit allows the operator to buy precious medlas and stones.

This report is necessary because the site is located on the interlocal boundary.



City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

2 Transportation and Traffic

- 2.a Would the project include adequate emergency access pursuant to LVMC Fire and emergency response requirements?

Explain: Yes, this building was completed in 2008. It complies with current emergency codes.

- 2.b Would the project provide adequate parking pursuant to LVMC parking requirements?

Explain: A parking variance was passed concurrently with the site plan review. The variance was to allow 21 spaces where 23 are needed for the entire commercial center.

- 2.c Would the project potentially increase hazards due to a design feature (e.g., sharp curves, dangerous intersection) or incompatible uses (e.g., commercial heavy equipment)?

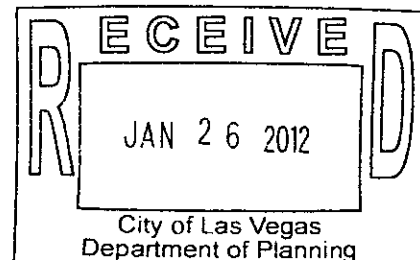
Explain: no, the site was designed to accommodate this type of use.

- 2.d Would the site have sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed project?

Explain: yes, the site and building was designed for this type of use.

- 2.e Insert a Table (attach additional sheets if necessary), indicating the number of vehicle trips that the proposal will generate, estimated by applying to the proposal the average trip rates for the peak days and hours established by the Institute of Transportation Engineers (or its successor).

Table: This use most closely resembles a bank in the ITE manual. Banks generate 250 trips in a 24 hour period .



City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

3 **Schools**

3.a What is the total number of proposed residential units?

Conventional units: none

Age-restricted units: none

3.b Based upon the student generation factors utilized by Clark County School District¹ what is the estimated number of pupils generated by the proposal which will be added to the enrollment of each of the following:

Elementary School

School name:

Distance from site²:

Number of pupils: 0

Junior High/Middle School

School name:

Distance from site²:

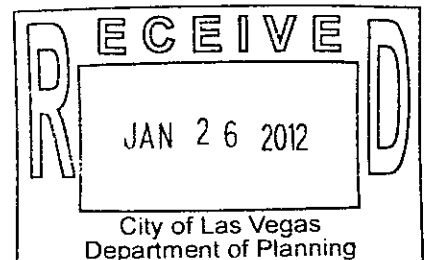
Number of pupils: 0

High School

School name:

Distance from site²:

Number of pupils: 0



¹ See Exhibit I

² Attach a map indicating the primary route/distance from the proposed project main entry point to the school main access point.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

4 **Emergency Services**

- 4.a** Provide the distance from the site of the proposal to the nearest facilities from which firefighting, police and emergency services will be provided, including without limitation, facilities of a local government that are planned but not yet constructed, and facilities that have been included in a local government's plan for capital improvements prepared pursuant to NRS 278.0226.

Fire

Name of the facility: Station 32

Existing/proposed: existing

Distance from site³: 1.6 miles

Police

Name of the facility: Downtown Sub Station

Existing/proposed: existing

Distance from site³: 3.1 miles

Emergency Services

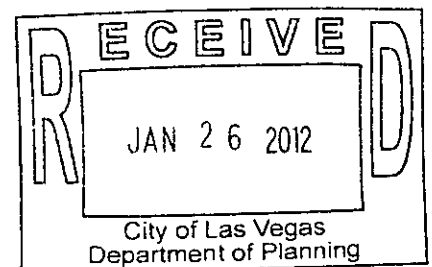
Name of the facility: Sunrise Hospital

Existing/proposed: existing

Distance from site³: 2.2 miles

- 4.b** Would the project result in increase for emergency services in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Explain: No, conducting financial transactions will not effect the established emergency response systems.



³ Attach a map indicating the primary route/distance from the proposed project main entry point to the firefighting, police, and emergency services main access point.

Print

Map & Directions

Map Only

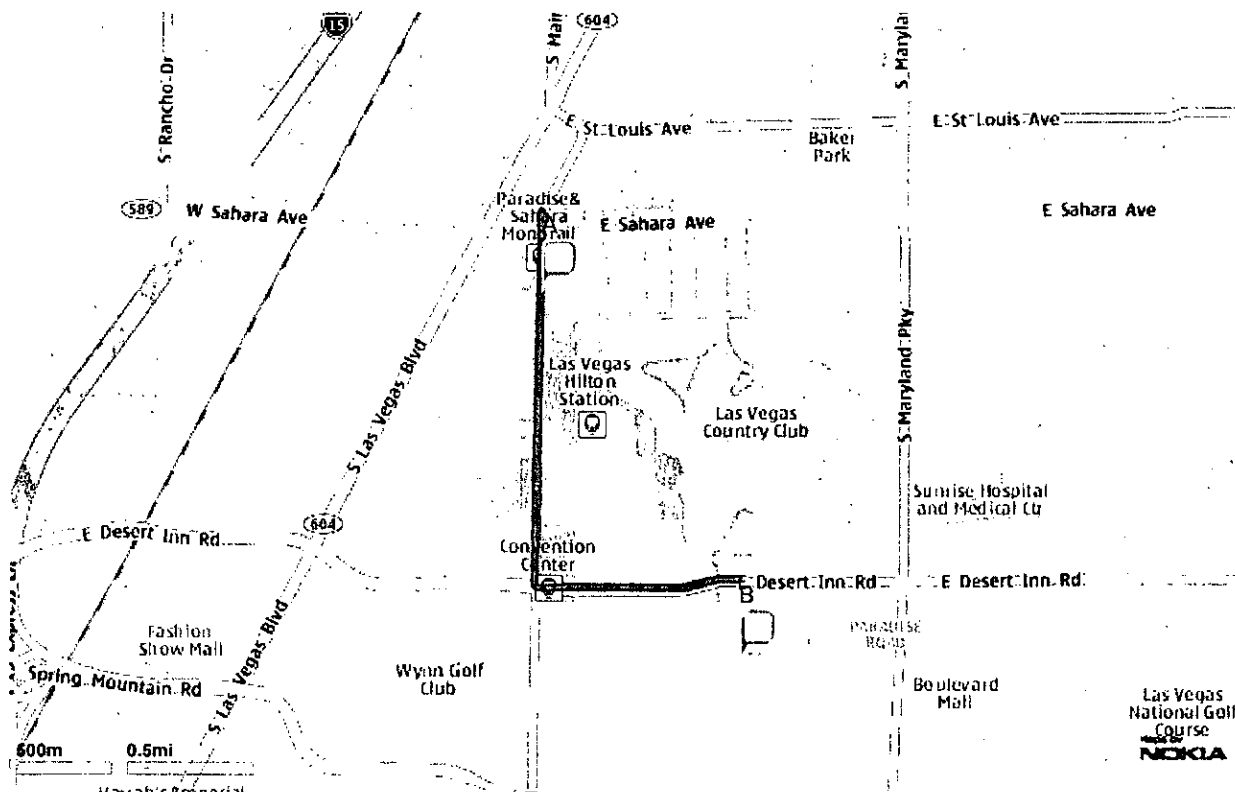
Directions Only

YAHOO! MAPS

Driving directions to 865 E Desert Inn Rd, Las Vegas, NV
89109-9304

Distance: **1.58 miles** — Time: **4 mins**

Driving directions from Station 32 to site



Print

Map & Directions

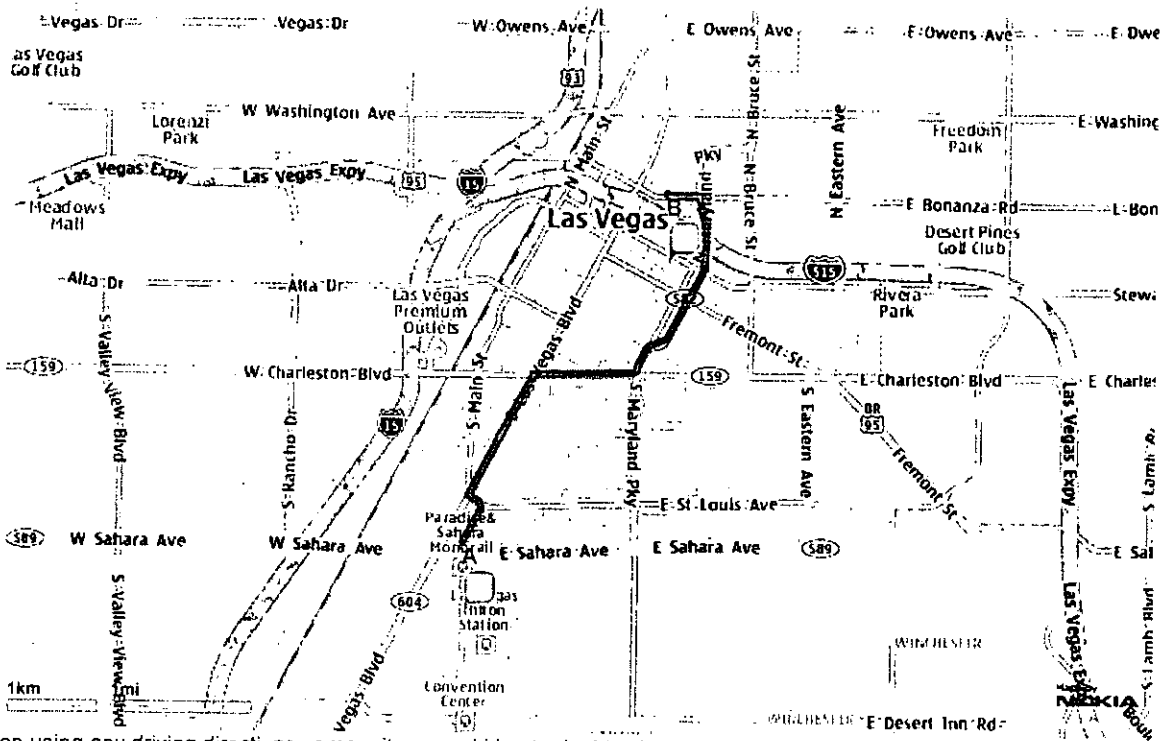
Map Only

Directions Only

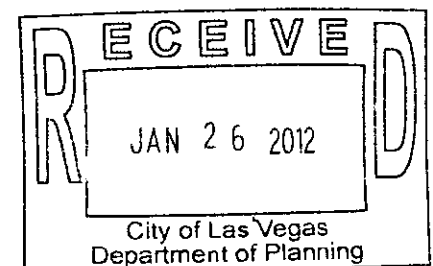
YAHOO! MAPS

Driving directions to 621 N 9th St, Las Vegas, NV 89101-2536

Distance: 3.13 miles — Time: 9 mins



When using any driving directions or map, it's a good idea to double check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning



Print

Map & Directions

Map Only

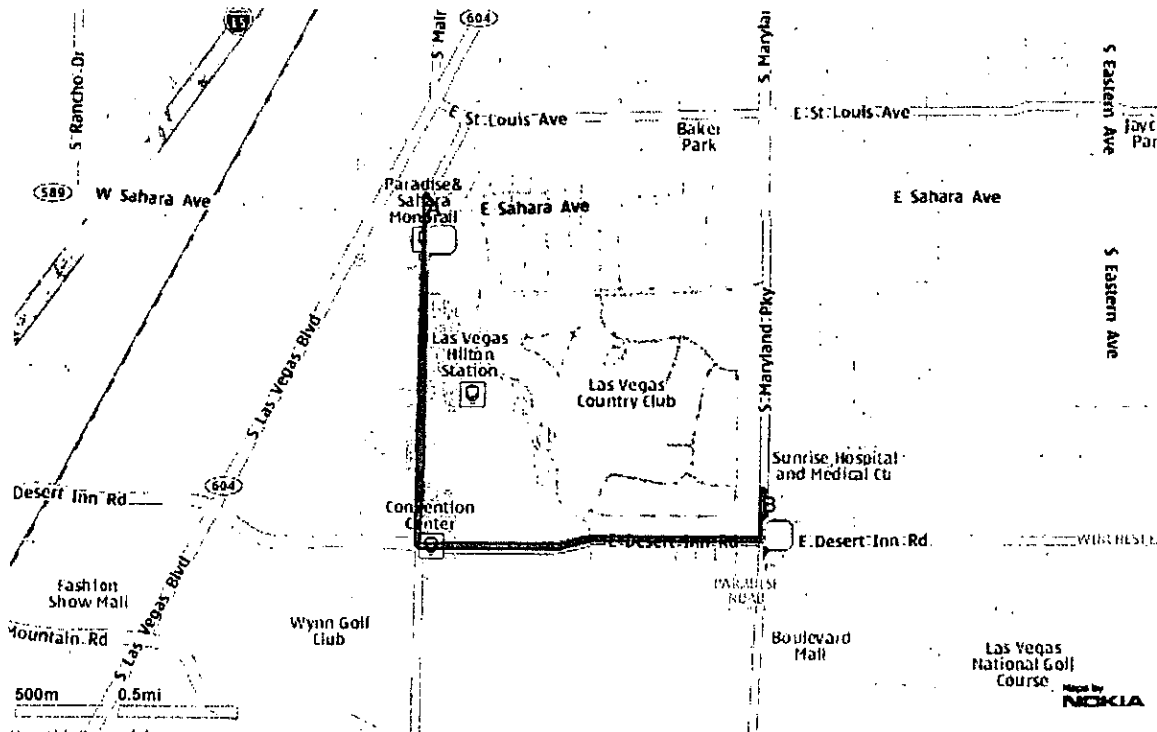
Directions Only

YAHOO! MAPS

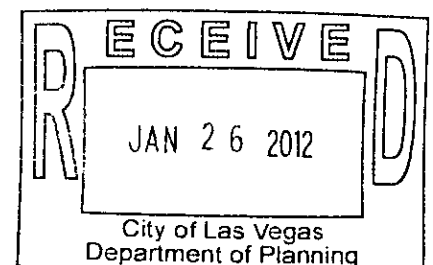
Driving directions to 3186 S Maryland Pky, Las Vegas, NV 89169

Distance: 2.17 miles — Time: 5 mins

Driving Directions from Sunrise Hospital to the site.



When using any driving directions or map, it's a good idea to double check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning



City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

5 **Housing**

- 5.a Would the proposed project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, rural preservation area, or zoning ordinance)?

Explain: Waivers are requested to allow this operation to be within one thousand feet of another financial institution, specified and within another establishment offering auto title loans. The building has only 1,256 SF available for lease where a minimum 1500 feet are required for the financial institution specified uses.

- 5.b Would the project displace or eliminate existing housing?

Explain: No

- 5.c What are the project characteristics, in terms of:

Density: n/a

Height: n/a

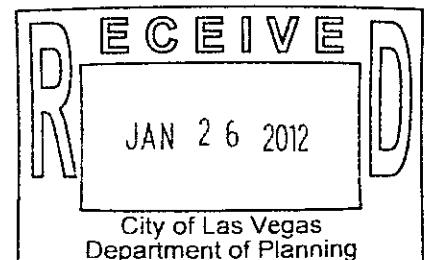
Gated community: n/a

Housing Type: n/a

Home ownership: n/a

- 5.d Provide a brief statement setting forth the anticipated effects of the proposal on housing.

Explain: This project meets the 200 foot separation requirement from housing and therefore does not impact residential.



City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

6 **Mass Transit**

- 6.a Provide the distance from the site of the proposal to the nearest mass transit loading point.

Line number/name: 108 North

Location: abutting site

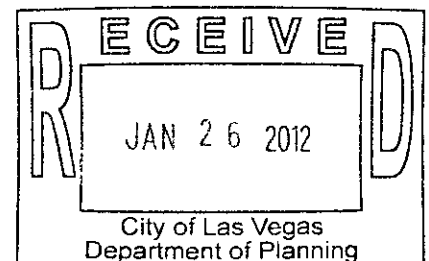
Distance from site⁴: 0

- 6.b Would the project result in change to the existing mass transit route, creation of a new line, or new loading points?

Explain: no. There are existing north/south and east/west routes serving the site.
All loading points are within 100 feet of the property line.

- 6.c Provide a brief statement setting forth the anticipated effects of the proposal on mass transit.

Explain: This intersection is the nexus of several bus routes. This 1,200 SF business will not generate sufficient traffic to burden established transit services.



⁴ Attach a map indicating the primary pedestrian route/distance from the proposed project main entry point to the nearest mass transit.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

7 **Open Space and Recreation**

- 7.a Provide the distance from the site of the proposal to the nearest existing⁵ or planned⁶ (as identified by the City of Las Vegas Master Plan – Parks Element, 2000) recreation area as follows:

Neighborhood Park

Park name: Baker Park

Location: 1100 East St. Louis Avenue

Distance from site⁷: 1 mile

Community Park

Park name: Freedom Park

Location: SWC Pecos and Washington

Distance from site⁷: 5.7 miles

Regional Park

Park name: Freedom Park

Location: SWC Pecos and Washington

Distance from site⁷: 5.7 miles

- 7.b Based upon 2000 US Census population table⁸, what would be the total population generated by the proposed project?

Explain: this proposed business will not generate population

- 7.c How much public parkland would be included in the proposed project?

Explain: no parkland is required for a 1200 SF commercial business

- 7.d Provide a brief statement setting forth the anticipated effects of the proposal on open space and recreation.

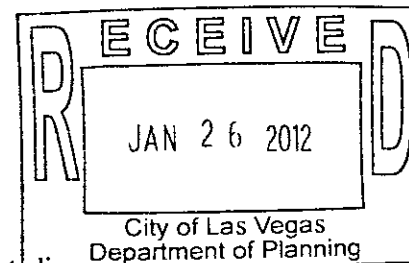
Explain: Open space and recreation facilities will not be affected by this proposal.

⁵ See Exhibit 2

⁶ See Exhibit 3

⁷ Attach a map indicating the straight distance from the project property line to the park property line.

⁸ See Exhibit 4



Print

Map & Directions

Map Only

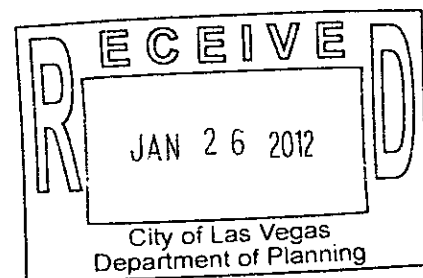
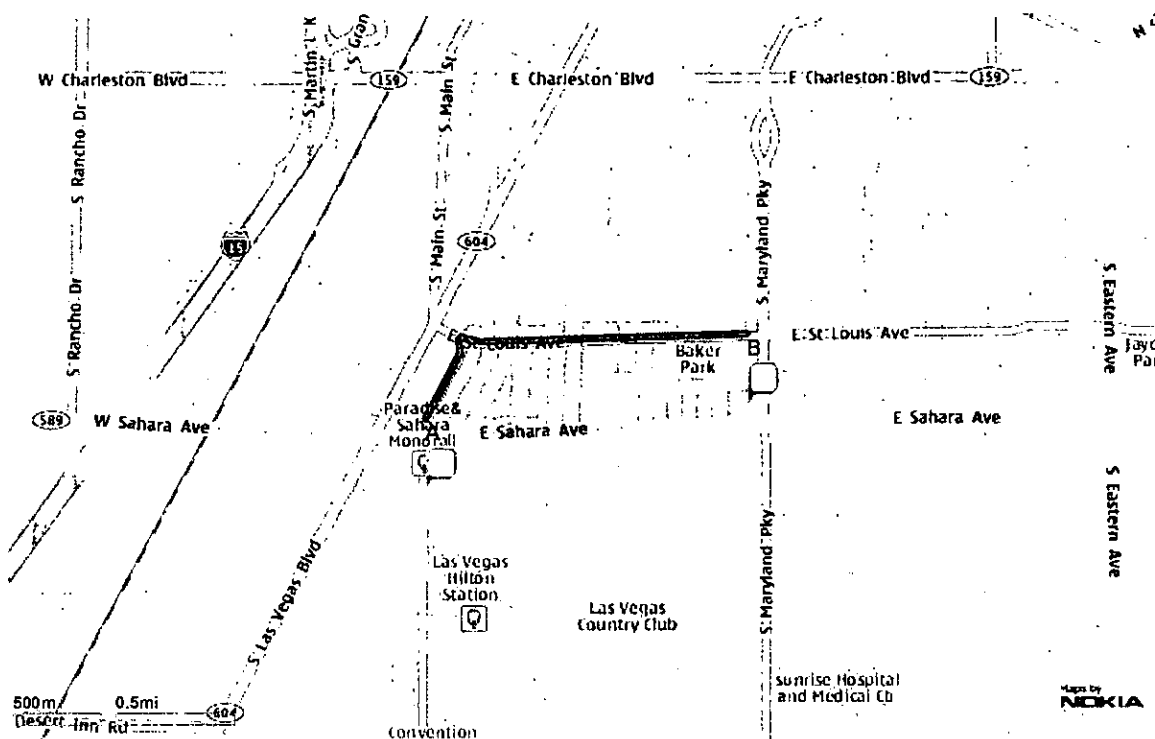
Directions Only

YAHOO! MAPS

Driving directions to 1110 E Saint Louis Ave, Las Vegas, NV 89104-3250

Distance: 1.1 miles — Time: 3 mins

route from site to nearest neighborhood park



Print

Map & Directions

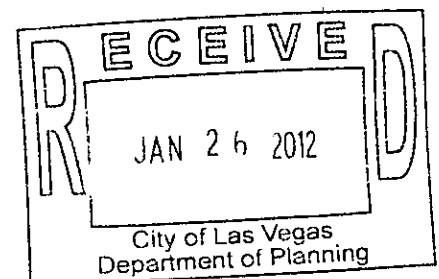
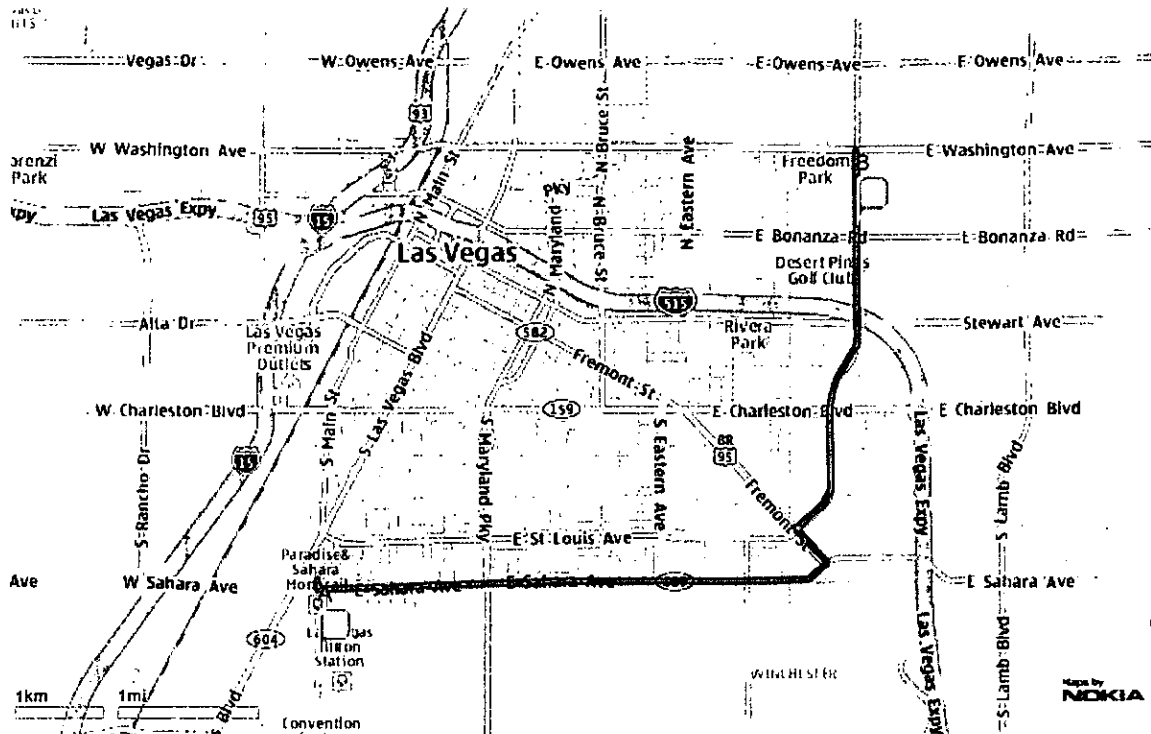
Map Only

Directions Only

YAHOO! MAPSDriving directions to N Pecos Rd & E Washington Ave, Las Vegas,
NV 89101

Distance: 5.67 miles — Time: 11 mins

route from site to nearest Community/Regional park.



City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

8 Hydrology

8.a Would the proposed project alter the existing drainage pattern of the site area?

Explain: no

8.b What is the quantity of the increase in storm water runoff generated by the proposed project, estimated by using standards hydrologic method?

Explain: there will be no increase in run off. This proposal is to occupy a vacant suite in an existing building.

8.c Would the total quantity of water runoff after construction exceed the capacity of existing or planned storm water drainage system?

Explain: no

8.d Would the proposed project result in the construction of a new storm water drainage facility or the expansion of existing facilities? Is the storm water facility identified in the Neighborhood, City Wide or the Regional Master Plans?

Explain: no

8.e Would the proposed project place housing within a 100-year special flood hazard area as mapped on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM)?

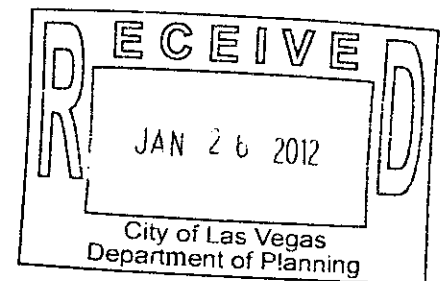
Explain: no - this proposal does not request housing.

8.f Would the proposed project require drainage mitigation to protect the development from interim flows?

Explain: no

8.g Would the proposed project development meet the Clark County Regional Flood Control District – Hydrologic Criteria and Drainage Design Manual requirements for street flow and dry lane criteria for both the existing and the ultimate flow conditions?

Explain: yes



City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

9 **Water Quality**

9.a Would water service provided to the proposed project by an existing or planned facility?

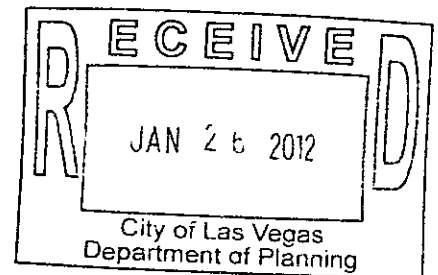
Explain: existing

9.b Would the proposed project result in the construction of a new water treatment facility or expansion of existing facilities?

Explain: no

9.c What is the quantity of water that the project will demand during and after completion of the project, estimated by applying a demand factor established by the provider of water service or an equivalent calculation to the number of units that will be created by and the gross acreage that will be occupied by the project?

Explain: n/a the project is completed.



City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

10 Utilities and Service System

10.a Would the proposed project connect to an existing or planned sewer system?

Explain: The existing building will remain connected to existing sewer system.

10.b What is the quantity of sewage affluent generated by the proposed project, estimated by applying a sewage generation factor established by the provider of sewer service or an equivalent calculation to the number of units or area of indoor floor space that would be created by the project?

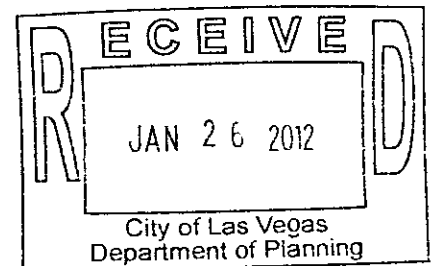
Explain: negligible, the floor plans show only a single bathroom to be shared by two people for less than 12 hours per day.

10.c Would the total quantity of sewage effluent generated by the proposed project exceed the capacity of existing or planned sewer system and wastewater treatment facility?

Explain: no

10.d Would the proposed project generate any industrial waste?

Explain: no



City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 1

Clark County School District
April 9, 2002

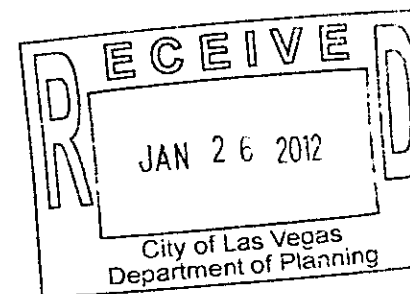
2001-2001 Valley-wide Student Yields

Grade	Student Yield	
	Single-Family	Multi-Family
K-5	0.245	0.163
6-8	0.123	0.066
9-12	0.137	0.062
P & 13	0.004	0.002

Single-Family units include mobile homes and townhouse.

Multi-Family units include a combination of apartments, plexes, and condominiums.

P & 13: Pre-school and Sunset School.



City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 2

City of Las Vegas
Master Plan – Parks Element
March 15, 2000

Existing City Parks
(Map 1, pp. 11)

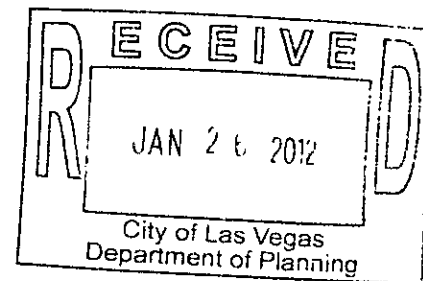
Parks Name	Classification			Acres
	N	C	R	
Aloha Shores Park	X			4.03
Angel Park	X			6.11
AnSan Sister City Park	X			7.83
Baker Park	X			6.78
Bob Baskin Park	X			6.18
Bruce Trent Park	X			10.00
Buckskin Basin	X	X		39.17
Charleston Heights Park	X			3.90
Charleston Heights	X			7.12
Chester A. Stupak Park	X			1.23
Children's Mem. Park	X	X		29.82
Coleman Park	X			4.00
Cragin Park	X			3.27
Dexter Park	X			4.70
Doolittle Park	X			15.28
Ed Fountain Park	X	X		29.82
Ethel Pearson Park	X			2.59
Fitzgerald Tot Lot	X			0.70
Freedom Park	X	X	X	68.08
Hadland Park	X			13.64

Parks Name	Classification			Acres
	N	C	R	
Heers Park	X			7.07
Hills Park	X			13.50
Huntridge Circle Park	X			3.14
James Gay III Park	X			7.18
Jaycee Park	X			18.40
Lorenzi Park	X	X	X	59.37
Lubertha Johnson Park	X			1.60
Mary Dutton Park	X			0.20
Mirabelli Park	X			1.41
Pueblo Park(s)	X			5.09
Rafael Rivera Park	X			9.28
Rainbow Family Park	X	X		26.48
Elkhorn/Durango Fields	X	X		
Rotary Park	X			3.34
Stewart Place Park	X			3.45
Wayne Bunker Family Pk	X			13.75
W. Charleston Lions Park	X			4.50
Wildwood Park	X			1.24
Woofter Family Park	X			9.22
Clarence Ray Park	X			0.10

N: Neighborhood Park

C: Community Park

R: Regional Park



City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

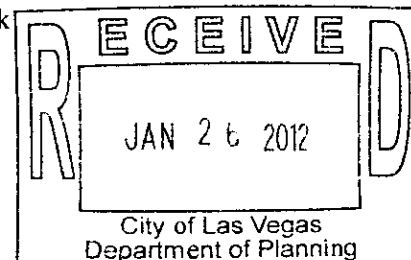
EXHIBIT 3

City of Las Vegas
Master Plan – Parks Element
March 15, 2000

Planned City Parks
(Map 12, pp. 49)

Parks Name	Classification			Acres
	N	C	R	
Fort Apache/Log Cabin Park	X			TBD
Jones/Iron Mountain Park	X	X	X	TBD
Grand Canyon/Bardley Park	X	X		40.0/34.0
Fort Apache/Elkhorn Park	X			TBD
Elkhorn/Durango Ballfields	X	X		TBD
Deer Springs Park	X	X		110.0/40.0
Deer Springs/Thom Park	X	X		TBD
Regional Sports Park	X	X		60.00
Ann/Cimmaron Park	X			2.50
Cheyenne/Jensen	X	X		20.00
Metro Park	X			17.00
Alexander/Diamond Ridge Park	X			TBD
Cheyenne/Durango Park	X	X	X	5.0/61.5
Northwest Soccer Park	X	X		TBD
Summerlin Sports Park	X			TBD
Pioneer/Silver Ridge Park	X			TBD
AnSan Sister City Park	X			TBD
Buffalo/Oakey Park	X	X		42.5/30.0
Pioneer/O'Bannon Park	X			TBD
Oakey/Redwood Park	X	X		28.00
Heritage Park	X			TBD
Dog Fanciers Park	X			0.5/6.0
Bonanza/Honolulu Park	X			TBD

N: Neighborhood Park C: Community Park R: Regional Park



City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 4

US Census Bureau
2000

Persons per Units by Units in Structure by Owner and Renter Occupied
(City of Las Vegas, US Census Bureau, 2000 SF3)

Owner Occupied	Persons per Unit
Single Family Detached	2.91
Single Family Attached (Townhouse)	2.15
Condominiums	
2 to 19 units	1.97
20 to 49 units	1.66
50 or more units	1.64
Mobile Home or Trailer	2.28

Renter Occupied	Persons per Unit
Single Family Detached	3.28
Single Family Attached (Townhouse)	2.78
Apartments	
2 to 19 units	2.40
20 to 49 units	2.08
50 or more units	1.95
Mobile Home or Trailer	2.29



PARADISE PLAZA, LLC**Business Entity Information**

Status:	Active	File Date:	1/21/2004
Type:	Domestic Limited-Liability Company	Entity Number:	LLC996-2004
Qualifying State:	NV	List of Officers Due:	1/31/2012
Managed By:	Managing Members	Expiration Date:	1/21/2504
NV Business ID:	NV20041012229	Business License Exp:	1/31/2012

Registered Agent Information

Name:	GKL REGISTERED AGENTS/FILINGS, INC.	Address 1:	1000 EAST WILLIAM STREET STE 204
Address 2:		City:	CARSON CITY
State:	NV	Zip Code:	89701
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers☐ Include Inactive Officers

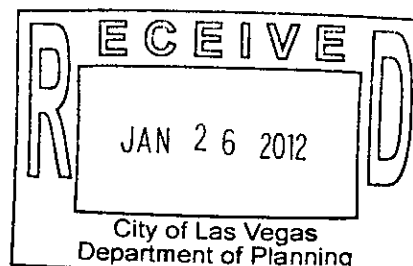
Manager - PETER COHEN			
Address 1:	260 SOUTH BEVERLY DR	Address 2:	STE 201
City:	BEVERLY HILLS	State:	CA
Zip Code:	90212	Country:	
Status:	Active	Email:	
Manager - ALLEN MESCOBI			
Address 1:	6500 WILSHIRE BLVD	Address 2:	STE 1650
City:	LOS ANGELES	State:	CA
Zip Code:	90048	Country:	
Status:	Active	Email:	
Manager - TOURAJ MISKABI			
Address 1:	10632 ASHTON AVENUE	Address 2:	
City:	LOS ANGELES	State:	CA
Zip Code:	90024	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	LLC996-2004-001	# of Pages:	1
File Date:	1/21/2004	Effective Date:	

RECEIVED
JAN 26 2012
City of Las Vegas
Department of Planning

(No notes for this action)			
Action Type:	Initial List		
Document Number:	LLC996-2004-002	# of Pages:	1
File Date:	2/25/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050014581-36	# of Pages:	1
File Date:	1/31/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20050619542-84	# of Pages:	1
File Date:	12/15/2005	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Change		
Document Number:	20050619543-95	# of Pages:	1
File Date:	12/15/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060772047-45	# of Pages:	1
File Date:	11/29/2006	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Name Change		
Document Number:	20070023965-04	# of Pages:	5
File Date:	1/11/2007	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Address Change		
Document Number:	20070023972-92	# of Pages:	128
File Date:	1/11/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070805498-23	# of Pages:	1
File Date:	11/26/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080803521-09	# of Pages:	1
File Date:	12/08/2008	Effective Date:	
2008/2009			
Action Type:	Annual List		
Document Number:	20090902039-74	# of Pages:	1
File Date:	12/14/2009	Effective Date:	
10/11			
Action Type:	Annual List		
Document Number:	20100976937-24	# of Pages:	1
File Date:	12/27/2010	Effective Date:	
(No notes for this action)			



Inst #: 201009240007319
Fees: \$17.00 N/C Fee: \$0.00
RPTT: \$8160.00 Ex: #
09/24/2010 02:41:17 PM
Receipt #: 515700
Requestor:
FIDELITY NATIONAL TITLE LAS
Recorded By: MSH Pgs: 6
DEBBIE CONWAY
CLARK COUNTY RECORDER

When Recorded Return To:

Paradise Plaza, LLC
c/o Allen Mescobi
6500 Wilshire Boulevard, Suite 1650
Los Angeles, California 90048

A.P.N.#162-03-413-022
R.P.T.T. \$8,160.00

(Space Above For Recorder's Use Only)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

JAVA ACQUISITION COMPANY 0032, LLC, a Delaware limited liability company,
f/k/a 2233 Paradise Road Associates, LLC

for valuable consideration, receipt of which is hereby acknowledged, does hereby Grant,
Bargain, Sell and Convey to

PARADISE PLAZA, LLC, a Nevada limited liability company

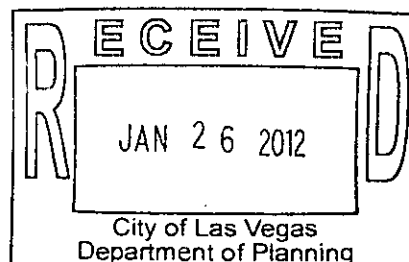
all that real property situate in the County of Clark, State of Nevada (the "Property"),
bounded and described as follows:

See Exhibit "A", attached hereto and by reference made a part hereof for complete
legal description.

SUBJECT TO: Any and all matters of record title including, without limitation, all
conditions, easements, covenants, mineral reservations and conveyances, reservations and
restrictions, to the extent the same are valid and subsisting and affect the Property.

Together with all and singular the tenements, hereditaments and appurtenances thereunto
belonging or in anywise appertaining.

[Remainder of page intentionally left blank. Signature on following page.]



874482 v4 (40340.00145.001)

EXECUTED as of the 22nd day of September, 2010.

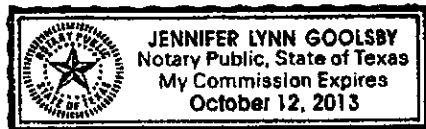
JAVA ACQUISITION COMPANY 0032, LLC,
a Delaware limited liability company,
f/k/a 2233 Paradise Road Associates, LLC

By: Robert F. Strandt, Jr.
Robert F. Strandt, Jr.,
Executive Vice President

STATE OF TEXAS

COUNTY OF COLLIN

This instrument was acknowledged before me on September 20, 2010, by Robert F. Strandt, Jr., Executive Vice President of JAVA ACQUISITION COMPANY 0032, LLC, a Delaware limited liability company, f/k/a 2233 Paradise Road Associates, LLC, on behalf of said company.



My Commission Expires:

10.12.2013

Jennifer L. Goolsby
Notary Public, State of Texas

Jennifer L. Goolsby
Printed/Typed Name of Notary

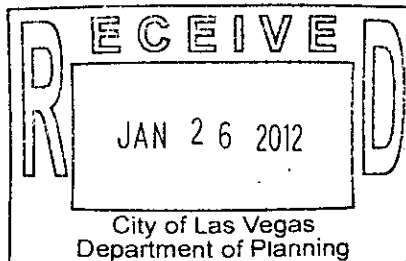


Exhibit "A"

Legal Description of the Property

Parcel One (1):

All of Lot One (1) and those portions of Lots Two (2) and Forty-Seven (47) in Block One (1) of Paradise Village Tract No. 1, as shown by map thereof on file in Book 3 of Plats, Page 2, in the Office of the County Recorder of Clark County, Nevada, described as follows:

BEGINNING at the Northeast corner of said Lot 2; Thence South 15°08 '09"West along the East line thereof a distance of 48.78 feet to the Southeast corner of said Lot 2; Thence North 87°29 '06"East along the North line of said Lot 47, a distance of 27.50 feet to a point; Thence South 02°30 '54"East a distance of 90.00 feet on a point on the South line of said Lot 47; Thence South 87°29 '06"West along the North line of Sahara Avenue a distance of 150.13 feet to a point; Thence from a tangent whose bearing is the last described course turning to the right along a curve having a radius of 15.00 feet and subtending a central angle of 103°07 '34"an arc length of 27.00 feet to a point; Thence from a tangent whose bearing is North 10°36 '40"East turning to the right along a curve of the East line of Paradise Road having a radius of 874.42 feet and subtending a central angle of 10°39 '32"an arc length of 162.67 feet to a point; Thence South 72°49 '02"East, a distance of 106.86 feet to the POINT OF BEGINNING.

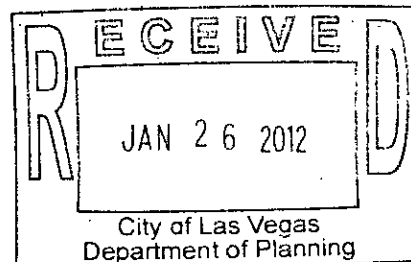
Excepting therefrom the interest in that portion of said property as conveyed to the City of Las Vegas for roads and public utility purposes by deed recorded April 27, 2007, as instrument no. 0000859, in Book 20070427, of Official Records

Parcel Two (2):

A non-exclusive right-of-way and easement for driveway purposes with the right of egress and ingress over and across the following described Parcels "A" and "B".

Parcel A:

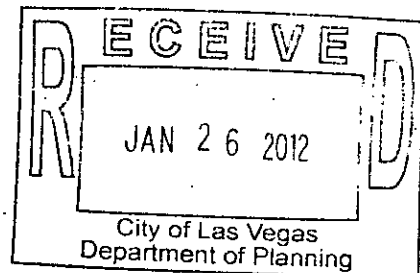
BEGINNING at the Southeast corner of the hereinabove described parcel of land; Thence North 87°29 '06"East along the North line of Sahara Avenue a distance of 12.50 feet to a point; Thence North 25°08 '05"West a distance of 32.50 feet to a point; Thence South 02°30 '54"East along the East line of the hereinabove described parcel of land a distance of 30.00 feet to the POINT OF BEGINNING.



874482 v4 (40340.00145.001)

Parcel B:

BEGINNING at the most Northerly corner of the hereinabove described parcel of land; Thence South $72^{\circ}49'02''$ East along the North line thereof a distance of 30.00 feet to a point; Thence North $37^{\circ}41'58''$ West a distance of 34.65 feet to the Northwest corner of said Lot 2; Thence from a tangent whose bearing is South $22^{\circ}34'50''$ West turning to the left along a curve of the East line of Paradise Road, having a radius of 874.42 feet and subtending a central angle of $01^{\circ}18'38''$ an arc length of 20.00 feet to the POINT OF BEGINNING.



STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a. 162-03-413-022

b. _____

c. _____

d. _____

2. Type of Property:

- a. ☐ Vacant Land b. ☐ Single Fam. Res.
c. ☐ Condo/Twnhse d. ☐ 2-4 Plex
e. ☐ Apt. Bldg f. ☒ Comm'l/Ind'l
g. ☐ Agricultural h. ☐ Mobile Home
i. ☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. a. Total Value/Sales Price of Property

\$ 1,600,000.00

b. Deed in Lieu of Foreclosure Only (value of property)

(0.00)

c. Transfer Tax Value:

\$ 1,600,000.00

d. Real Property Transfer Tax Due

\$ 8,160.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100.00 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____

Capacity Grantor

Signature _____

Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Java Acquisition Company 0032, LLC

Address: 2600 Network Blvd., Suite 130

City: Frisco

State: Texas Zip: 75034

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Paradise Plaza, LLC

Address: 6500 Wilshire Blvd., Suite 1650

City: Los Angeles

State: California Zip: 90048

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Fidelity National Title

Escrow #: 10.24380/#AT0000025069

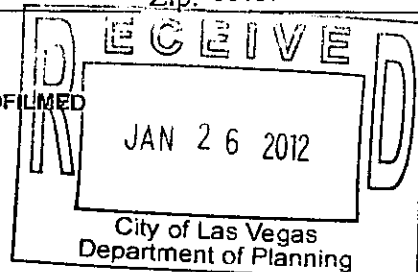
Address: 500 N. Rainbow Blvd, Ste 100

City: Las Vegas

State: NV

Zip: 89107

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a. 162-03-413-022

b. _____

c. _____

d. _____

2. Type of Property:

- a. ☐ Vacant Land b. ☐ Single Fam. Res.
c. ☐ Condo/Twnhse d. ☐ 2-4 Plex
e. ☐ Apt. Bldg f. ☒ Comm'l/Ind'l
g. ☐ Agricultural h. ☐ Mobile Home
i. ☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. a. Total Value/Sales Price of Property \$ 1,600,000.00
b. Deed in Lieu of Foreclosure Only (value of property) (0.00)
c. Transfer Tax Value: \$ 1,600,000.00
d. Real Property Transfer Tax Due \$ 8,160.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100.00 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity Grantor

Signature _____ Capacity Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Java Acquisition Company 0032, LLC
Address: 2600 Network Blvd., Suite 130
City: Frisco
State: Texas Zip: 75034

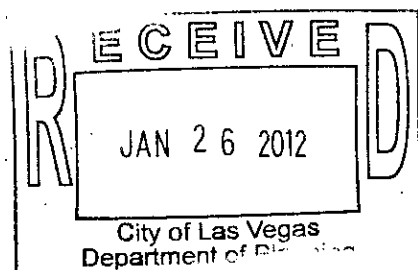
**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Paradise Plaza, LLC
Address: 6500 Wilshire Blvd., Suite 1650
City: Los Angeles
State: California Zip: 90048

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Fidelity National Title Escrow #: 10.24380/#AT0000025069
Address: 500 N. Rainbow Blvd, Ste 100
City: Las Vegas State: NV Zip: 89107

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED





**CITY OF LAS VEGAS
SIGN POSTING AFFIDAVIT**

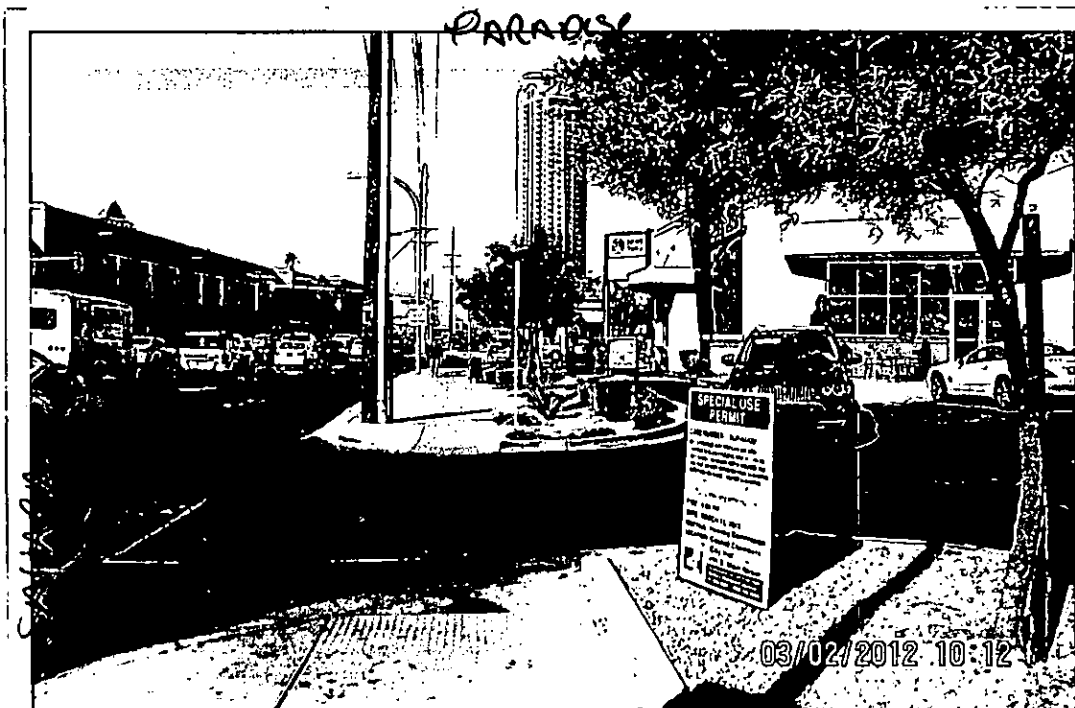


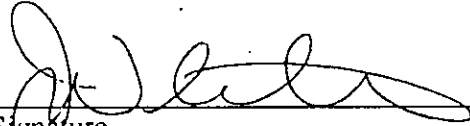
CASE NUMBER: SUP-44439

MEETING DATE: 3/13/12 PC

1 of 2

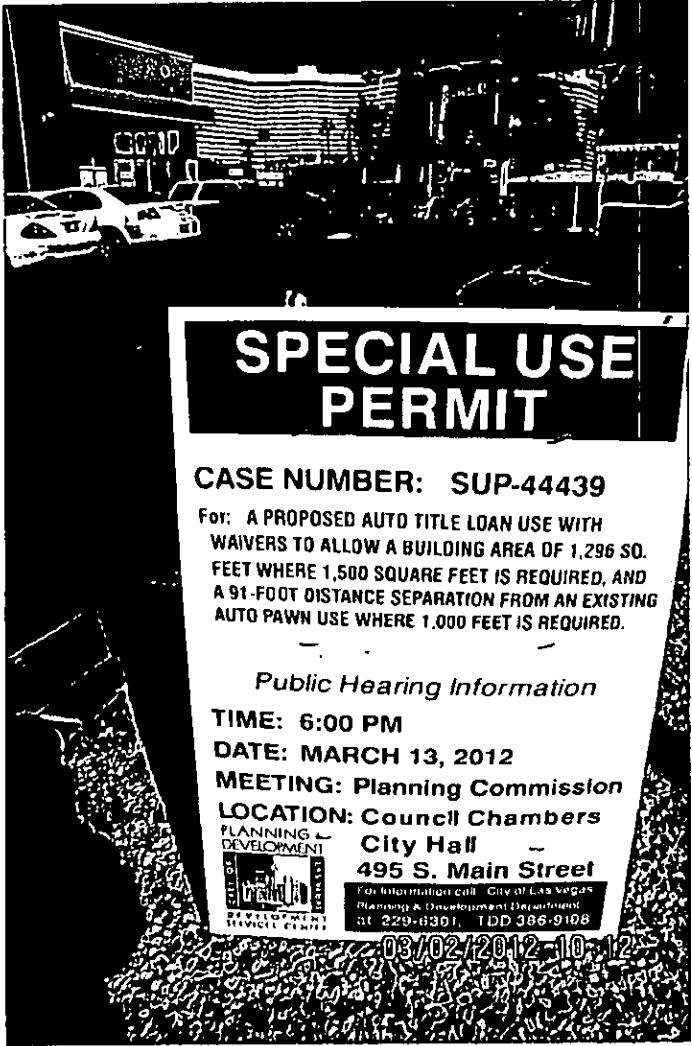
Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.




Signature

3-2-12
Date

This affidavit must be returned to the Department of Planning, Case Planning Division, at 333 North Rancho Drive, 3rd Floor during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.



SPECIAL USE PERMIT

CASE NUMBER: SUP-44439

For: A PROPOSED AUTO TITLE LOAN USE WITH
WAIVERS TO ALLOW A BUILDING AREA OF 1,296 SQ.
FEET WHERE 1,500 SQUARE FEET IS REQUIRED, AND
A 91-FOOT DISTANCE SEPARATION FROM AN EXISTING
AUTO PAWN USE WHERE 1,000 FEET IS REQUIRED.

Public Hearing Information

TIME: 6:00 PM

DATE: MARCH 13, 2012

MEETING: Planning Commission

LOCATION: Council Chambers

PLANNING &
DEVELOPMENT

City Hall

495 S. Main Street



For Information Call: City of Las Vegas
Planning & Development Department
at 329-8301, TDD 386-9108

03/02/2012 10:12



**CITY OF LAS VEGAS
SIGN POSTING AFFIDAVIT**

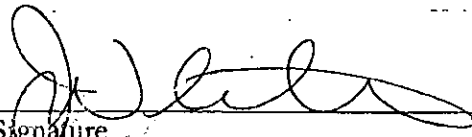


CASE NUMBER: SUP-44439

MEETING DATE: 3/13/12 PC

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.




Signature

3-2-12
Date

This affidavit must be returned to the Department of Planning, Case Planning Division, at 333 North Rancho Drive, 3rd Floor during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

SPECIAL USE PERMIT

CASE NUMBER: SUP-44439

FOR: A PROPOSED AUTO TITLE LOAN USE WITH WAIVERS TO
ALLOW A BUILDING AREA OF 1,200 SQUARE FEET WHERE
1,500 SQUARE FEET IS REQUIRED, AND A 91-FOOT DISTANCE
SEPARATION FROM AN EXISTING AUTO PAWN USE WHERE
1,000 FEET IS REQUIRED.

Public Hearing Information

TIME: 6:00 PM

DATE: MARCH 13, 2012

MEETING: Planning Commission

LOCATION: Council Chambers

City Hall

495 S. Main Street

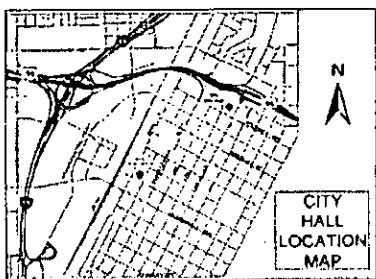


For Information Call
City of Las Vegas Planning & Development Dept
at 229-6301, TDD 386-9108

03/10/2012 09:58

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

**Return Service Requested
Official Notice of Public Hearing**



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-44439 & SUP-44440

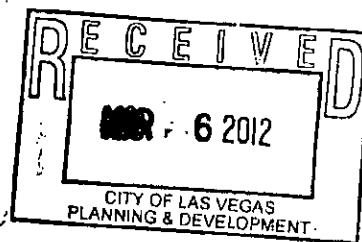
Planning Commission Meeting of 3/13/2012

23 BRDFN11 69109

PRESORTED
FIRST CLASS



02 1R
0002002257
MAILED FROM ZIP CODE 89120
\$ 00.42⁴
MAR 01 2012
RETKEY BOWLES

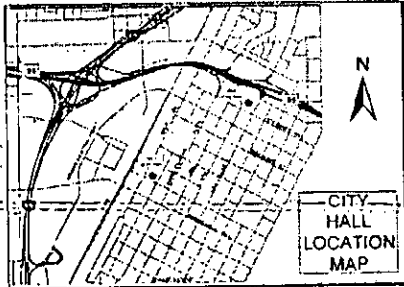


Case: SUP-44439
16210114022
MARTIN MARGARET
322 KAREN AVE #406
LAS VEGAS NV 89109-0415 89109-0415

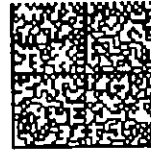
29.30
A

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
02 1R \$ 00.424
0002002257 MAR 01 2012
MAILED FROM ZIP CODE 89120



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

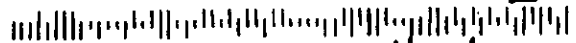
SUP-44439 & SUP-44440

Planning Commission Meeting of 3/13/2012

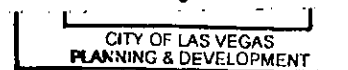
*! Much too close to
residential neighborhood
for Sahara to be
pawn row... no!*

*And next to Starbucks? seems to cancel out the
positive impact of this business. Please Do NOT approve*

121 BRDFN11 21202



- C Borg & Hendee



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-44439 & SUP-44440

Planning Commission Meeting of 3/13/2012

32 BRDFN11 89102



Case: SUP-44439
16203411006
MOFFATT FAMILY TRUST
MOFFATT G E & JOY TRS
3101 PLAZA OE ERNESTO
LAS VEGAS NV 89102-4022 89102-4022

*29-30
2P*