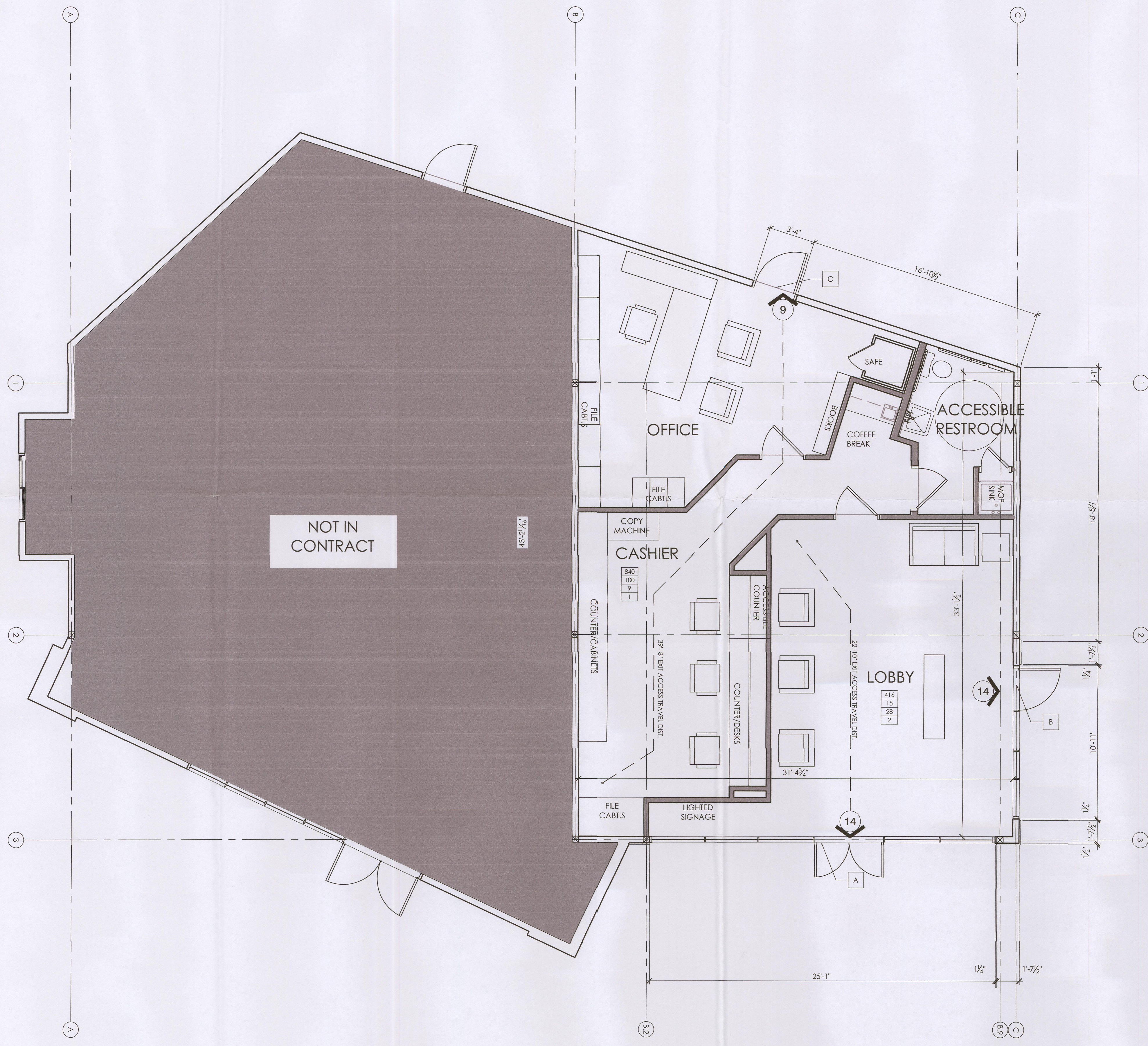
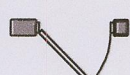
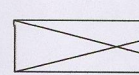
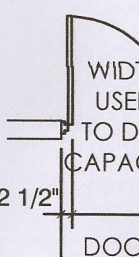




1 FLOOR PLAN
1/4"=1'-0"

EXIT SYM.	DOOR WIDTH REQUIRED	DOOR WIDTH PROVIDED	INCH/ OCC.	OCC. ACTUAL	*OTHER EGRESS REQ.(K.2)														
AREAS																			
A	32	60"	.15	14	44"														
B	32	36"	.15	14	44"														
C	32	36"	.15	9	44"														
* 44" MINIMUM CORRIDOR WIDTH PER IBC 1017.2 37 OCC.																			
EXIT WIDTH				SCALE	#														
CALCULATION (IBC 2006 TABLE 1005.1)																			
DISTANCE		TRAVEL DISTANCE REQUIRED	MAX. TRAVEL DISTANCE PROVIDED	EXIT SEPARATION REQUIRED	EXIT SEPARATION PROVIDED														
BACK OF HOUSE (B)																			
FROM ANY POINT TO AN EXIT, WHERE (1) EXIT IS REQUIRED		MAX. 75 LF.	39'-8"	N/A	N/A														
ASSEMBLY (A-3)		FROM ANY POINT TO AN EXIT, WHERE (1) EXIT IS REQUIRED	MAX. 75 LF.	22'-10"	N/A 16'-0"														
ONE EXIT REQUIRED FOR BOTH AREAS BASED ON 2009 IBC TABLE 1015.1																			
TRAVEL DISTANCE				SCALE	#														
SPRINKLERED BUILDING (IBC TABLE 1016.1)				NTS															
DESCRIPTION																			
1	(E) WALLS TO REMAIN FINISH PER SCHEDULE																		
2	(N) 3/8" X FULL HEIGHT METAL STUD WALL W/ 3/8" GYP. BD. ON BOTH SIDES OF WALL TO MATCH (E) ADJACENT WALLS.																		
WALL TYPES				SCALE	#														
				N.T.S.															
1. DOORS AND WINDOWS NOT DIMENSIONED ARE EITHER CENTERED IN SPACE OR 6" FROM WALL (DOORS).																			
2. DIMENSIONS ARE TO FACE OF STUD (F.O.S.) UNLESS NOTED OTHERWISE																			
3. DOOR OPENINGS NEXT TO WALLS ARE TO BE INSTALLED 4" FROM INTERSECTION OF HINGE SIDE OF DOOR.																			
4. IF A DOOR LOOKS CENTERED IN AN OPENING AND IS NOT DIMENSIONED THE DOOR IS TO BE CENTERED IN THE OPENING.																			
5. VERIFY ALL WALL FINISHES AND BASE SELECTION ON (N) WALLS W/ OWNER																			
NOTES				SCALE	#														
				PLAN	N.T.S.														
SYMBOL DESCRIPTION		SYMBOL DESCRIPTION																	
 NEW DOOR IN NEW WALL		 (E) MISC. ELECTRICAL AND SECURITY PANELS																	
 EXISTING DOOR IN EXISTING WALL FRAMING TO REMAIN		 (E) MISC. ELECTRICAL AND SECURITY PANELS																	
<table border="1"><tr><td>100</td><td>ROOM AREA - S.F.</td></tr><tr><td>30</td><td>OCCUPANT LOAD FACTOR</td></tr><tr><td>2</td><td>OCCUPANT LOAD</td></tr><tr><td>1</td><td>NUMBER OF EXITS REQUIRED</td></tr></table>		100	ROOM AREA - S.F.	30	OCCUPANT LOAD FACTOR	2	OCCUPANT LOAD	1	NUMBER OF EXITS REQUIRED	<table border="1"><tr><td>WIDTH USED TO DET. CAPACITY</td><td>CLEAR WIDTH CAPACITY AT SINGLE DOOR</td></tr><tr><td>2 1/2"</td><td></td></tr><tr><td>DOOR WIDTH</td><td>1/2"</td></tr></table>		WIDTH USED TO DET. CAPACITY	CLEAR WIDTH CAPACITY AT SINGLE DOOR	2 1/2"		DOOR WIDTH	1/2"		
100	ROOM AREA - S.F.																		
30	OCCUPANT LOAD FACTOR																		
2	OCCUPANT LOAD																		
1	NUMBER OF EXITS REQUIRED																		
WIDTH USED TO DET. CAPACITY	CLEAR WIDTH CAPACITY AT SINGLE DOOR																		
2 1/2"																			
DOOR WIDTH	1/2"																		
 # OF OCCUPANTS AND DIRECTION OF EXIT PATH																			
LEGEND																			
				SCALE	#														
				PLAN	N.T.S.														
FUNCTION OF SPACE		FLOOR AREA IN SQ. FT. PER OCCUPANT (A)	SQ. FT. OF FLOOR AREA FOR FUNCTION (B)	OCCUPANT LOAD (C) B / A = C															
BUSINESS AREAS		100 GROSS	840 S.F.	9 OCCUPANTS															
ASSEMBLY WITHOUT FIXED SEATS; UNCONCENTRATED TABLES AND CHAIRS		15 NET	416 S.F.	28 OCCUPANTS															
			TOTAL	37 OCCUPANTS															
VALUES PER 2009 IBC TABLE 1004.1.1 AND SPECIFIC TO THIS PROJECT																			
OCCUPANT LOAD NOTES				SCALE	#														
AREA CALCULATIONS PER IBC TABLE 1004.1.1				NTS															

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REVISIONS
NO: DESCRIPTION: DATE:

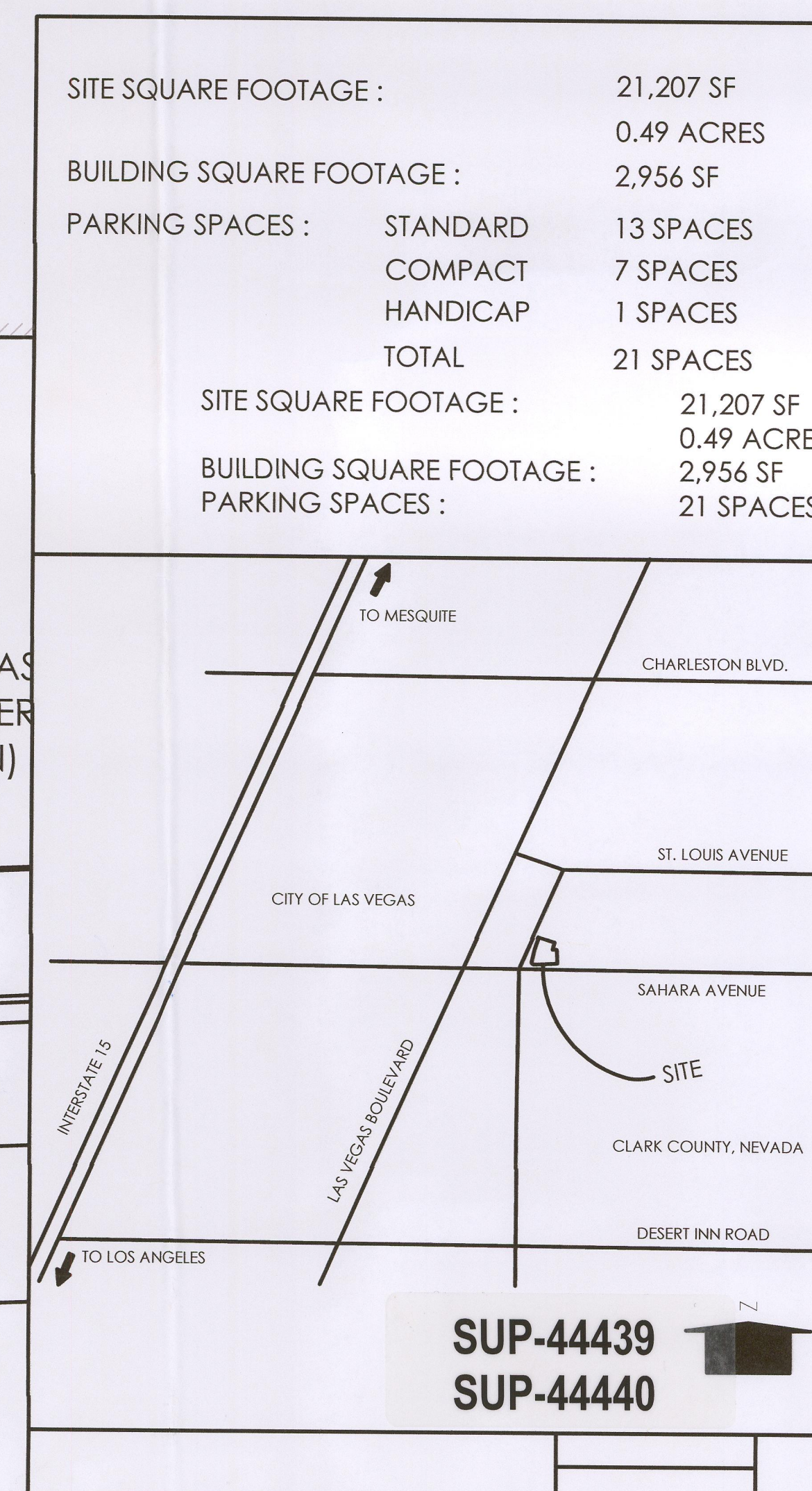
PROJECT: Paradise Loan & Gold Center
2233 PARADISE ROAD N. LAS VEGAS NV
Phone: 702.595.8049
MELISSA SMILEY
LAS VEGAS NV
Phone: 702.595.8049



DATE: JAN. 16, 2012
DRAWN BY: DW
REVIEWED BY: DW
SUBMITTAL: PLANNING
PROJECT NUMBER: 11012



SHEET NUMBER: A-201
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INC.

REVISIONS		
NO:	DESCRIPTION:	DATE:

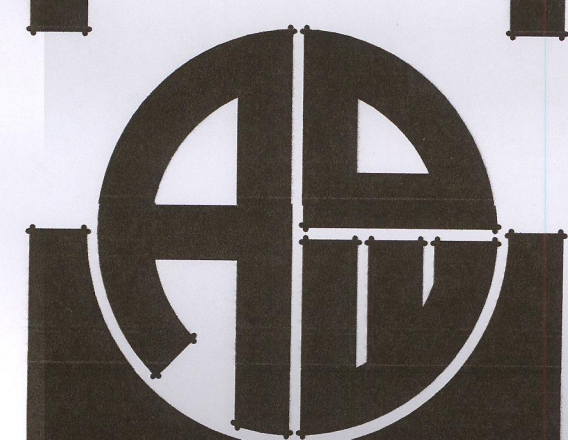
PROJECT:

Paradise Loan & Gold Center

22233 PARADISE ROAD N. LAS VEGAS NV
Phone: 702.595.8049

MELISSA SMILEY

LAS VEGAS NV
Phone: 702.595.8049



ARCHITECT
DARYL WALTER
AIA, NCARB, LEED AP
820 PEACHY CANYON CIRCLE #203
LAS VEGAS, NV 89144
PH. (702) 250-5583 FAX. (702) 243-5290
E-MAIL DARYLW1@COX.NET

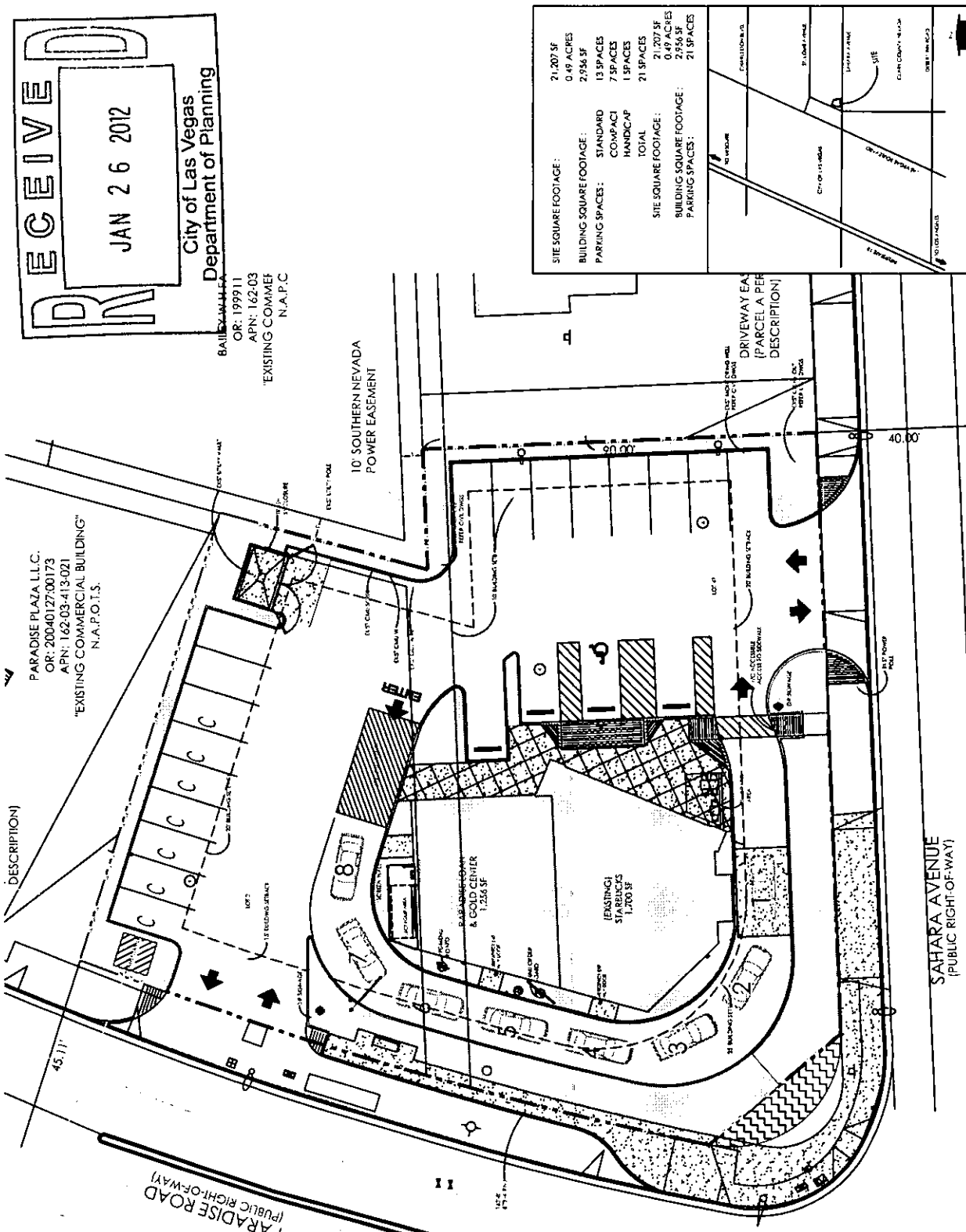
DATE: JAN. 16, 2012

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



A-101

ADW 2011 ALL RIGHTS RESERVE



RECEIVED
JAN 26 2012
City of Las Vegas
Department of Planning

PARADISE PLAZA LLC.
 OR: 2004012730173
 APN: 162-03-413-021
 "EXISTING COMMERCIAL BUILDING"
 N.A.P.O.T.S.

BALIK WALKER
 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
 1/4" = 1' - 0"

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

GTP ARCHITECT
 DARYL WALTER
 AIA, NCARB, LEED AP
 6800 W. LAS VEGAS BLVD., SUITE 100
 LAS VEGAS, NV 89148
 PHONE: 702.595.8047
 FAX: 702.595.8048
 EMAIL: DWALTER@GTPARCHITECT.COM

PROJECT: Paradise Loon & Gold Center

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

DATE: JAN 16, 2012

ARCHITECTURAL SITE PLAN

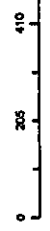
SHEET NUMBER: A-101



162-03-413-022
Financial Institution

- Financial Business Locations**
- △ Financial Institution, Specified
 - ◇ Automobile Title Loan
 - * Pawnshops

- ◻ Subject Property
- ◻ Residential Property



2nd & 1000 ft Buffer
 JAN 2 2012

City of Las Vegas
 Department of Planning

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

Pre-Application Conference		Item Required						
YES	NO	APPLICATION PACKET (ALL ITEMS IN THIS SECTION ARE REQUIRED FOR <u>EACH</u> APPLICATION TYPE, unless indicated otherwise)		Fees				
☒	☐	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")	Appl. Type	Application	Notification	Recordation	Sub-Total
☒	☐	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)						
☒	☐	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS)						
☒	☐	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)

☒	☐	SITE PLAN	TOTAL REQUIRED FOR ALL APPLICATIONS	
		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	TOTAL REQUIRED FOR ALL APPLICATIONS	
		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 Howe, 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 when 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

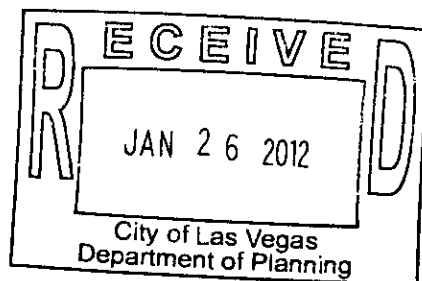
City of Las Vegas Department of Planning Pre-Application Conference Notes

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). Those 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.

8. Separate Special Use Permit for proposed Jewelry Class III to purchase precious metals.





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 14, 2012

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

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

Dear Mr. Mescobi:

Your 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), 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,

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



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) 388-1023
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

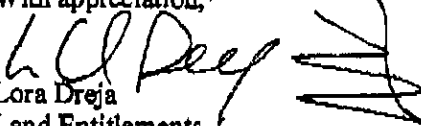
Re: Items 29-30, March 13 Planning Commission Agenda

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 598-1408 if you have concerns or suggestions.

With appreciation,


Lora Dreja
Land Entitlements
Law Offices of Jay Brown

RECEIVED

MAR - 8 2012

30



March 2, 2012

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

**RE: SUP-44440 - 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

LAS VEGAS CITY COUNCIL

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MAYOR

STAVROS S. ANTHONY
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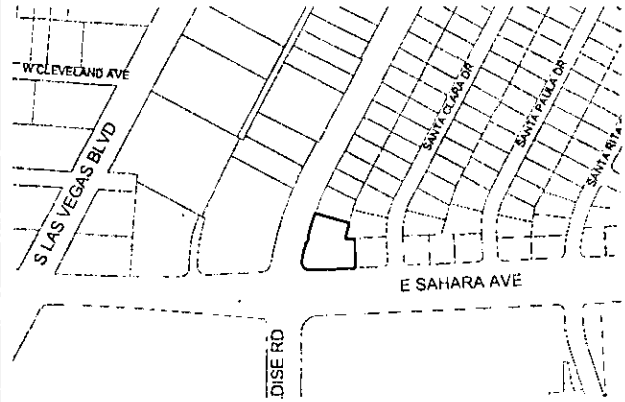
Application Information

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

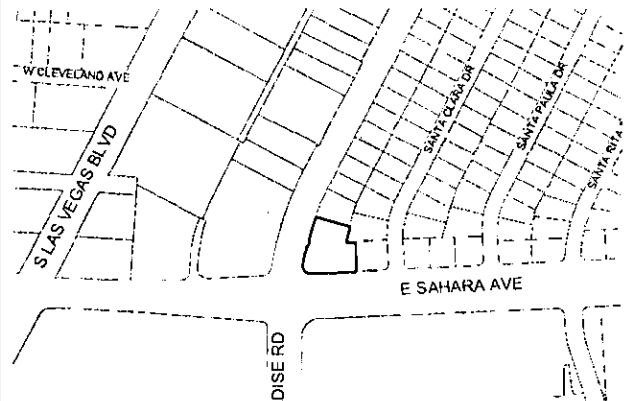
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Application Location



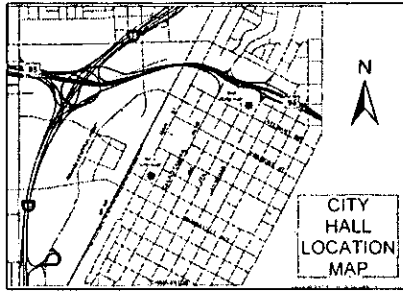
The proposed project may not pertain to the entire highlighted project site.

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

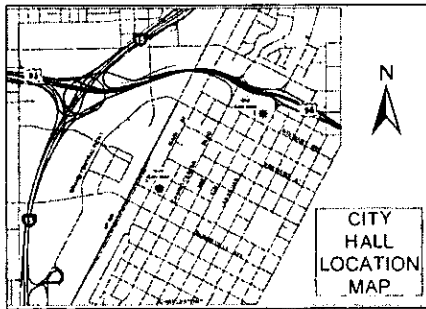
Please use available blank space on card for your comments.

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 Riecki, Survey (FM, PM, & A's only)
Date: February 7, 2012
Re: **SUP-44440** 2233 Paradise Road, LLC 2233 Paradise Rd.
Request for a Special Use Permit for a proposed jewelry, Class III use

COMMENTS:

We have no comment on the Request for a Special Use Permit application for a proposed jewelry, Class III use 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-44440

18b The Las Vegas Arts District

Beverly Green NA

Francisco Park NA

Gateway Neighborhood Association

Glen Heather Estates NA

John S. Park NA

Rancho Oakey NA

Sahara - Southridge Association of Business

Saratoga Meadows NA

Scotch Eighty Owners' Association

Southridge NA

Sunlake Apartments

West Huntridge NA

Western - Highland Business Association

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

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

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

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

January 25, 2012

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

Re: Use Permit with waivers for Auto Title Loans. 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.

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 Pawning is also not requested on this site.

In order to operate an Auto Title Loan center, 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). The business specializes in jewelry loans and sales. While "John's" business license allows for different types of services, the primary activity appears to be pawning and selling used merchandise. Auto title loan is the only ancillary 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.

LAW OFFICE

Brown, Brown & Premsrut

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,

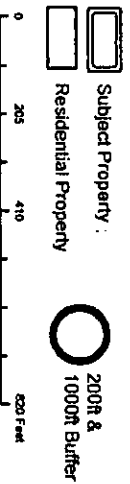


Lora Dreja
Land Entitlements
Law Offices of Jay Brown



162-03-413-022
Financial Institution

- Financial Business Locations**
- △ Financial Institution, Specified
 - ◇ Automobile Title Loan
 - ✱ Pawnshops





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 162-03-413-022

Name of Property Owner: Paradise Plaza, LLC

Name of Applicant: 2233 Paradise Road, LLC

Name of Representative: 2233 Paradise Road, LLC

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

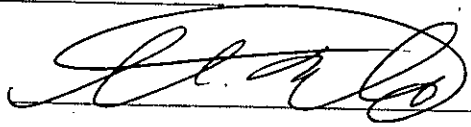
☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: 

Print Name: Paradise Plaza, LLC/Allen Mascobi

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State

*Please see attached.
California Innot with
Affiant Statement*

*Jean A. Norton
Notary Public
1/11/12*

CALIFORNIA JURAT WITH AFFIANT STATEMENT

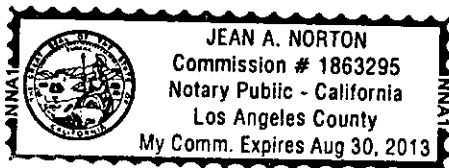
- ☒ See Attached Document (Notary to cross out lines 1-6 below)
☐ See Statement Below (Lines 1-5 to be completed only by document signer[s], *not* Notary)

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

11 day of January, 2012, by
Date Month Year

(1) Allen Mescobi
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

Title or Type of Document: State of Nevada dept. of Planning
Statement of Financial
Interest Paradise Plaza LLC
Document Date: 1/11/12 Number of Pages: 1

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

RIGHT THUMBPRINT
OF SIGNER #1
Top of thumb here



RIGHT THUMBPRINT
OF SIGNER #2
Top of thumb here



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 162-03-413-022

Name of Property Owner: Paradise Plaza, LLC

Name of Applicant: 2233 Paradise Road, LLC

Name of Representative: 2233 Paradise Road, LLC

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

owner

Print Name: Paradise Plaza, LLC / Allen Mascobi

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State

*Please see attached Just
Jean A. Norton
Notary Public
1/25/12*

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

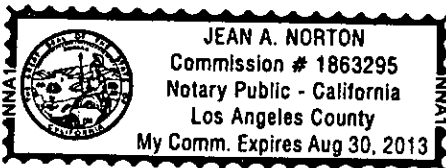
proved to me on the basis of satisfactory evidence
to be the person who appeared before me (.) (.)

(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
Title or Type of Document: Statement of Financial
Interest Paradise Plaza LLC
Document Date: 1/25/12 Number of Pages: 1
Signer(s) Other Than Named Above: n/a

RIGHT THUMBPRINT
OF SIGNER #1
Top of thumb here



RIGHT THUMBPRINT
OF SIGNER #2
Top of thumb here



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 162-03-413-022
Name of Property Owner: Paradise Plaza, LLC
Name of Applicant: 2233 Paradise Road, LLC
Name of Representative: 2233 Paradise Road, LLC

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

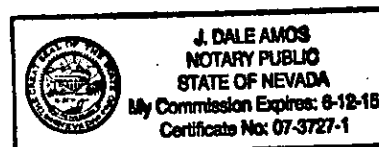
Applicant

Print Name: Darin Feinstein

Subscribed and sworn before me

This 25th day of Jan, 2012

Notary Public in and for said County and State





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 162-03-413-022
Name of Property Owner: Paradise Plaza, LLC
Name of Applicant: 2233 Paradise Road, LLC
Name of Representative: 2233 Paradise Road, LLC

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

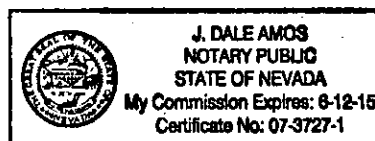
Applicant

Print Name: Darin Feinstein

Subscribed and sworn before me

This 25th day of Dec, 2012

Notary Public in and for said County and State





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 162-03-413-022

Name of Property Owner: Paradise Plaza, LLC

Name of Applicant: 2233 Paradise Road, LLC

Name of Representative: 2233 Paradise Road, LLC

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: *[Signature]*

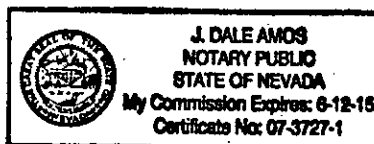
Applicant

Print Name: Lyman Lambson

Subscribed and sworn before me

This 25th day of Dec., 2012

[Signature]
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 162-03-413-022
Name of Property Owner: Paradise Plaza, LLC
Name of Applicant: 2233 Paradise Road, LLC
Name of Representative: 2233 Paradise Road, LLC

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

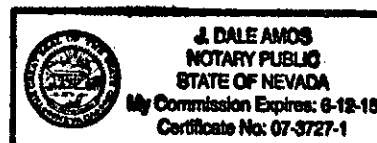
Applicant

Print Name: Lyman Lambson

Subscribed and sworn before me

This 25th day of Jan., 2012

Notary Public in and for said County and State



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>**

SUP
01/26/2012

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 04:16 PM

Submitted By

Page 1

A/P # 44440 SPECIAL USE PERMIT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	01/26/2012 11:59	984728	Temp COO		
Approved			COO 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-44440 - 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 JEWELRY, CLASS III USE at 2233 Paradise Road (APN 162-03-413-022), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

Parent A/P #

Project #	44440	Project/Phase Name	PARADISE LOAN & GOLD CENTER (J	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

Linked/Parcels

No Parcels are linked to this Application

A/P Linked/Parcels

Report Date 01/26/2012 04:16 PM

Submitted By

Page 2

A/P 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

Licenser #	Percent Owned	Waiver	Health Card	Director Letter	Original Training
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 04:16 PM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License #	Percent Owned	Waiver	Health Care	Director Letter	Original Transcript
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	Complete By
---	-------------	---	--------	--------	--------	---------	-----------	-------------

Activity/Review Details

Detail SUBMITTAL CHECKLIST (SUP) Modified By JMARSHALL Modified Date/Time 01/26/2012 11:54
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 Exempt

Report Date 01/26/2012 04:16 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	Expires	Comments
--------------------	-------------	-----------	---------	----------

There is no planning condition for this project.

SPECIAL USE PERMIT

Y DINA Required? N Will this go to the City Council? Hearing Type
Public or Admin? PUBLIC
Y Project of Regional Significance?
N Parent Project link required? is there a condition of approval for a Required Review?
if yes, when does it need to be reviewed?

Type of Use

JEWELRY STORE, CLASS III

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/AP #	AP 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 12:03		0.00
	LARA DREJA; PARADISE ROAD LLC; CK#5002; 702.598.1408				



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special use permit/Jewelry Class III
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 Financial Services Specified

PROPERTY OWNER: Paradise Plaza, LLC Contact: Allen Mescohi
Address: 11845 W. Olympic Blvd #1265W Phone: 310-424-3439 Fax: 310-424-3499
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 Mescohi

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State

Please see attached Jurat
Jan A. Norton
Notary Public
1/25/12

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SUP 44460</u>
Meeting Date:	<u>3-13-12</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.

f:\depot\Application Packet\Application Form.pdf

CALIFORNIA JURAT WITH AFFIANT STATEMENT

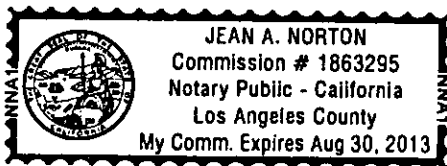
- ☒ See Attached Document (Notary to cross out lines 1-6 below)
☐ See Statement Below (Lines 1-5 to be completed only by document signer[s], *not* Notary)

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, 20 12, by

(1) Auer Mescobi
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
Title or Type of Document: Paradise West Gold Ctr. #

Document Date: 1/25/12 Number of Pages: 1

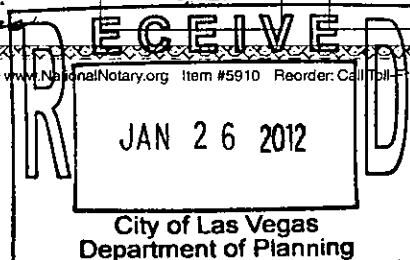
Signer(s) Other Than Named Above: n/a

Special Use permit/waiver/financial services

RIGHT THUMBPRINT
OF SIGNER #1
Top of thumb here



RIGHT THUMBPRINT
OF SIGNER #2
Top of thumb here



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
PUOY K. PREMSRIRUT

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

January 25, 2012

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

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

Dear Sir/Madam;

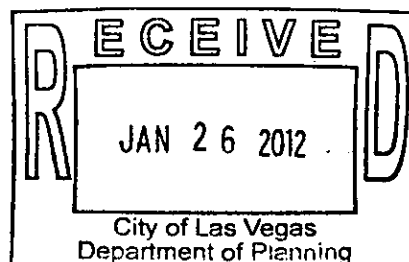
Please consider this request made by Paradise Loan and Gold Center to establish a ~~Financial Institution~~ ^{Auto Title}, Specified at the above listed location.

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.

In order to operate a ~~Financial Institute, Specified~~ ^{Auto Title}, 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.

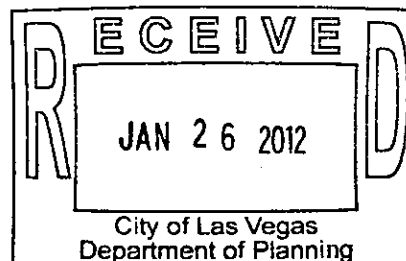
The operations will take place between 8:00 AM and 7:00 PM Monday through Saturday. Sunday will have reduced hours. Typically, two employees will be on-site. The applicant agrees to follow all guidelines for signage and window text.

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

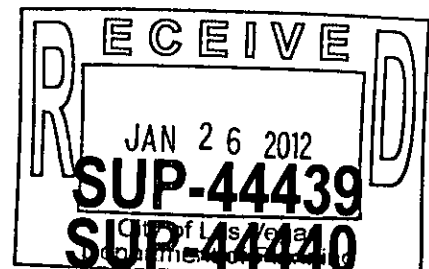
Pursuant to Las Vegas Municipal Code (LVMC) Section 19.18.010(E) and Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that your project is subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established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



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: _____

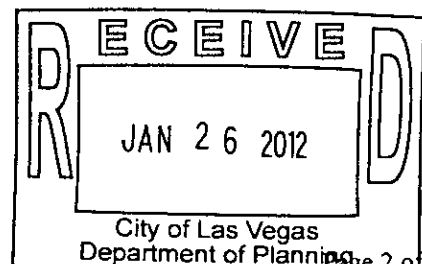
L U Dreja

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:

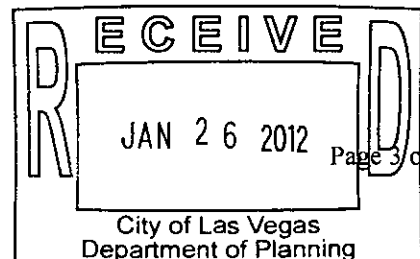
North: C-1 includes stand alone buildings offering professional services

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):

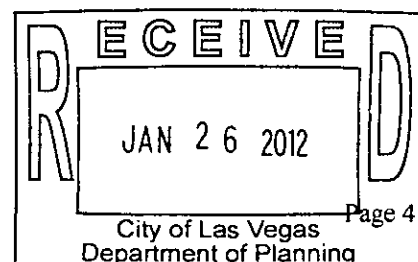


City of Las Vegas

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 Jewelery 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:

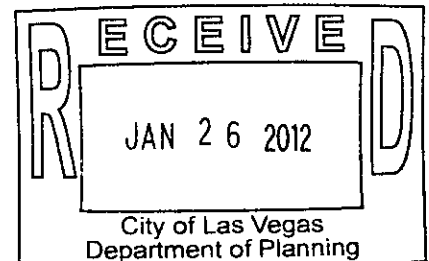
Number of pupils: 0

High School

School name:

Distance from site²:

Number of pupils: 0



¹ See Exhibit 1

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

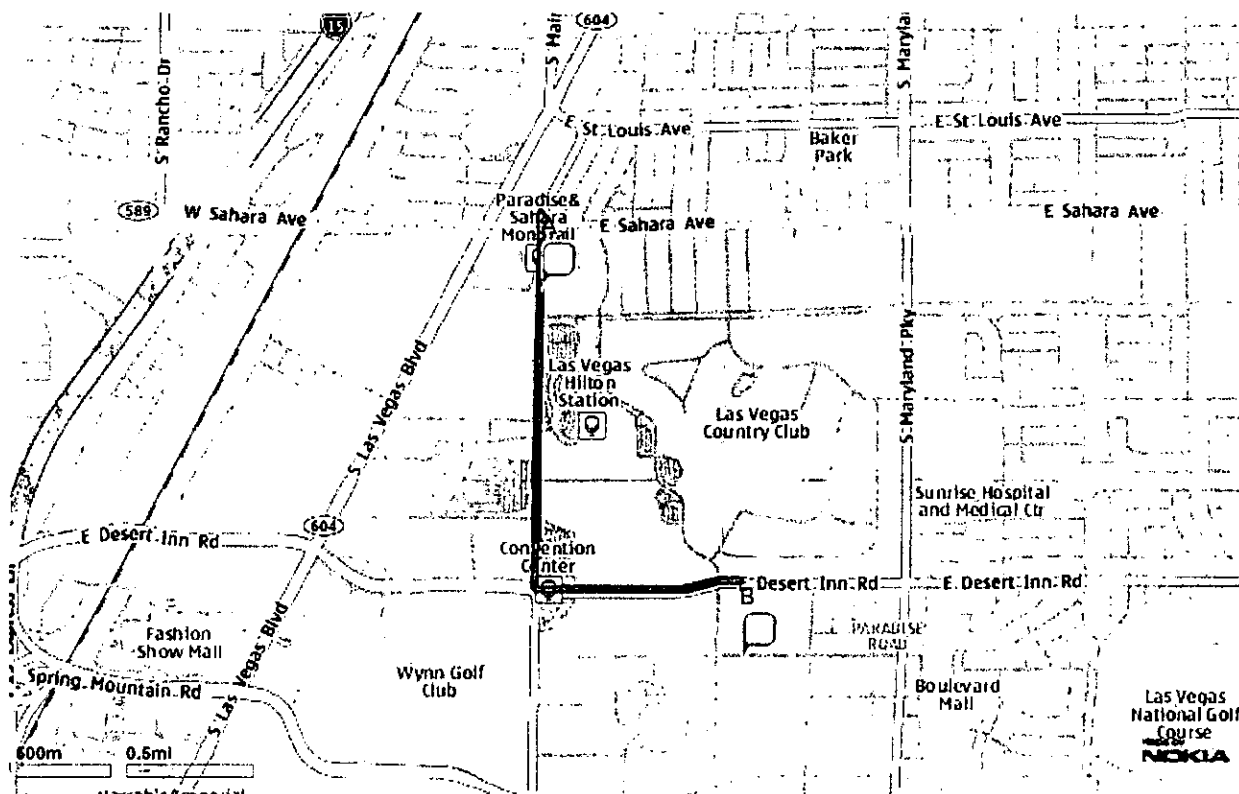
Directions Only

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



Map & Directions

Map Only

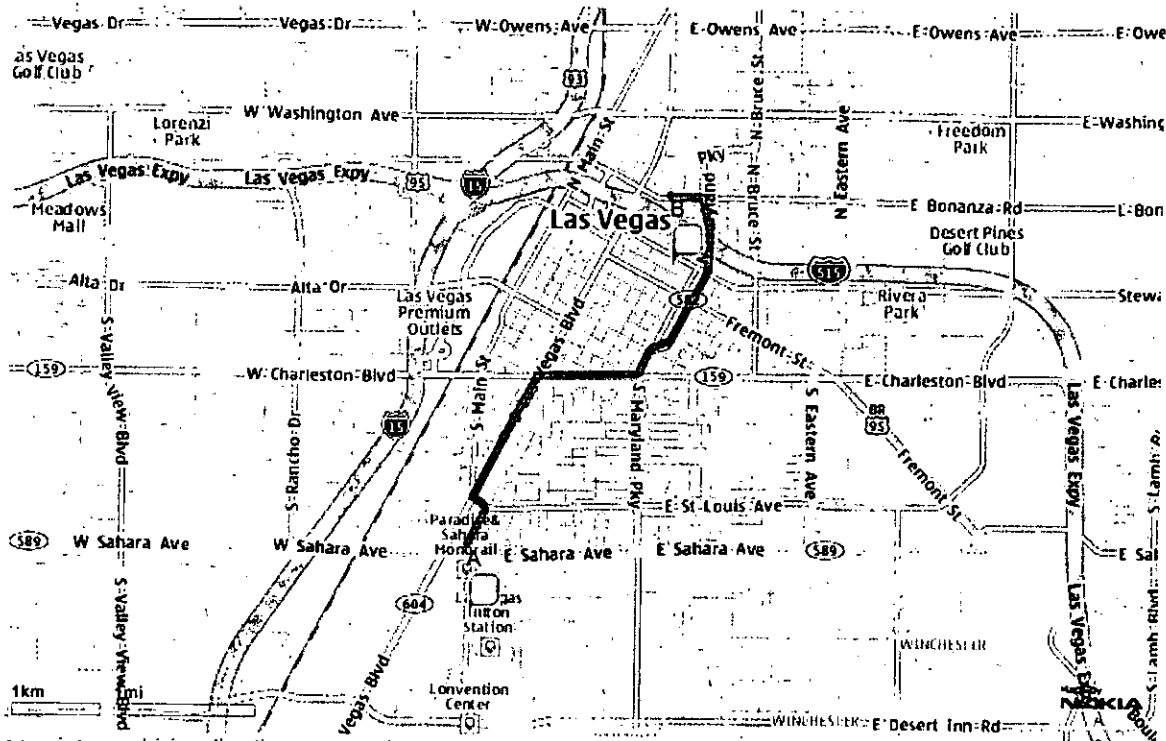
Directions Only

Print

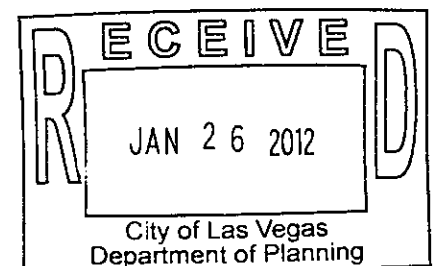
YAHOO! MAPS

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.

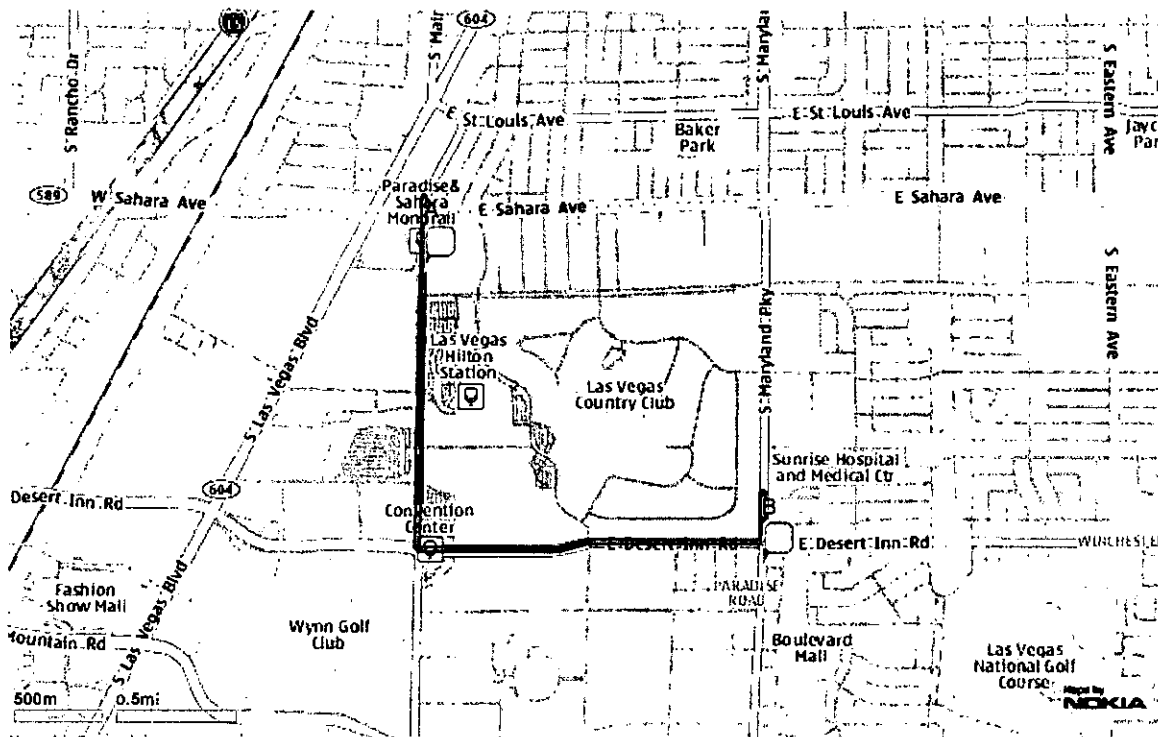


[Print](#)[Map & Directions](#)[Map Only](#)[Directions Only](#)**YAHOO! MAPS**

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

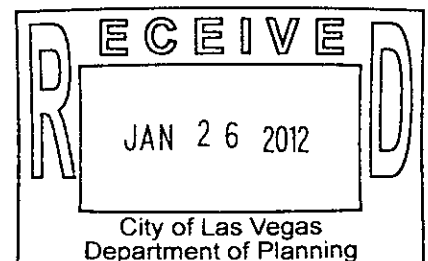
Gated community: n/a

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

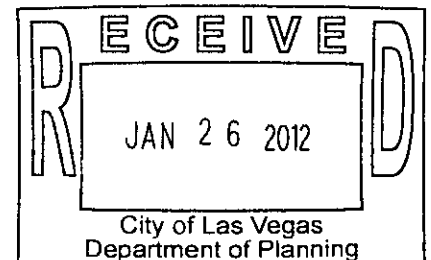
Distance from site⁴: 0

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.

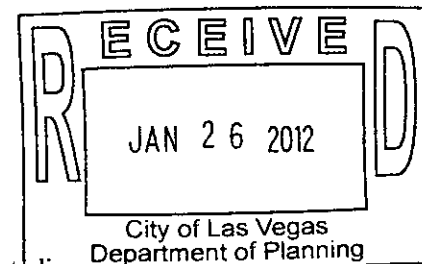
Explain: Open space and recreation facilities will not be affected by this proposal.

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

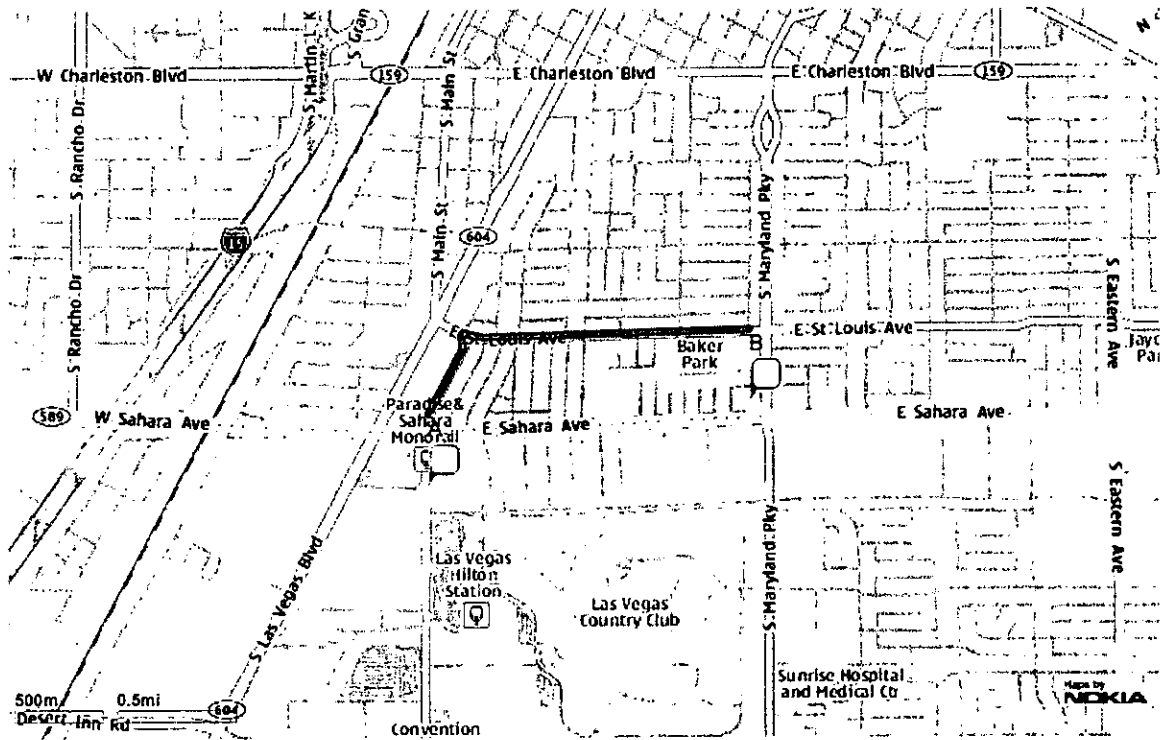
Directions Only

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

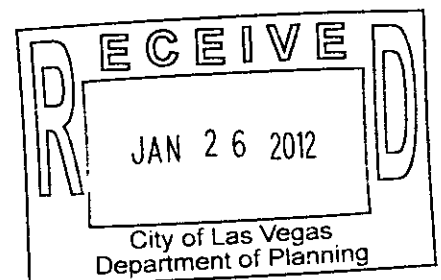
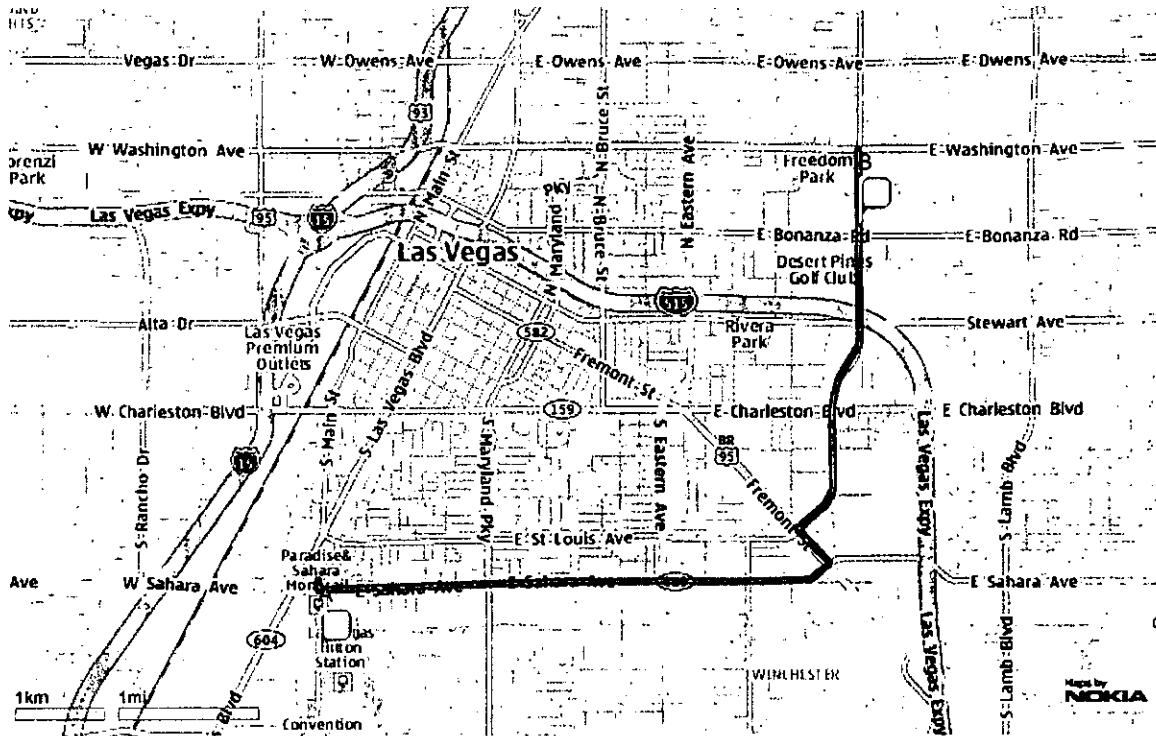
Directions Only

YAHOO! MAPS

Driving 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)?

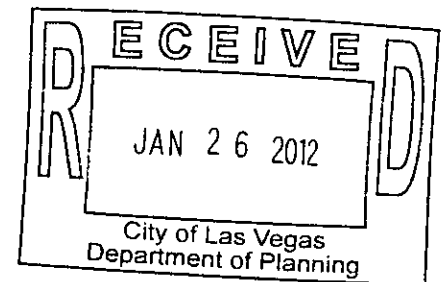
Explain: no - this proposal does not request housing.

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?

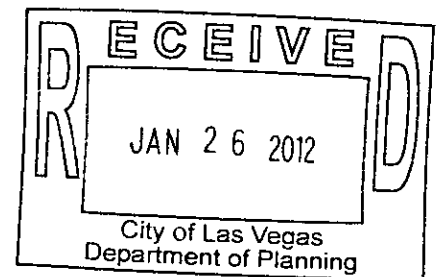
Explain: existing

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?

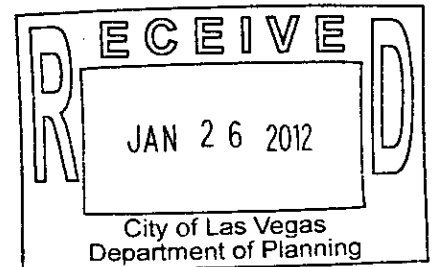
Explain: negligible, the floor plans show only a single bathroom to be shared by two people for less than 12 hours per day.

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

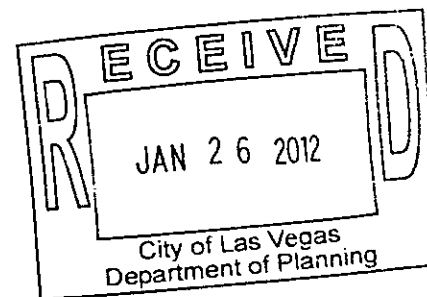
2001-2001 Valley-wide Student Yields

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

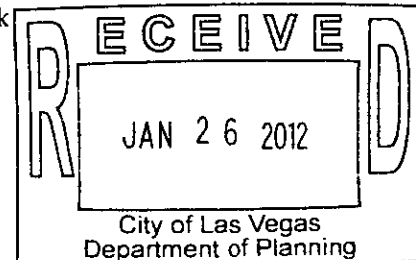
EXHIBIT 3

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

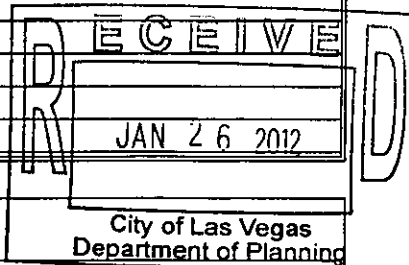
Address 1:	6500 WILSHIRE BLVD	Address 2:	STE 1650
City:	LOS ANGELES	State:	CA
Zip Code:	90048	Country:	
Status:	Active	Email:	

Manager - TOURAJ MISKABI

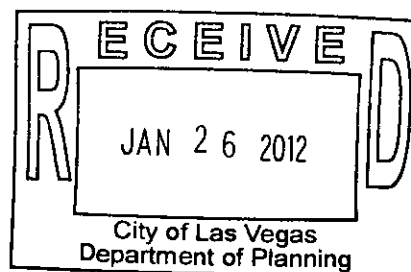
Address 1:	10632 ASHTON AVENUE	Address 2:	
City:	LOS ANGELES	State:	CA
Zip Code:	90024	Country:	
Status:	Active	Email:	

Actions\Amendments

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



(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

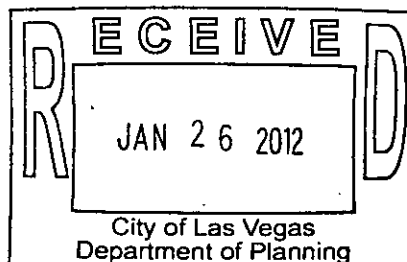
all that real property situate in the County of Clark, State of Nevada (the "Property"),
bounded and described as follows:

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

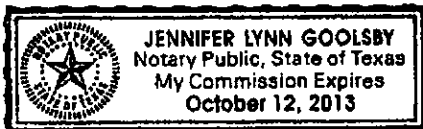
By: _____

Robert F. Strandt, Jr.,
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

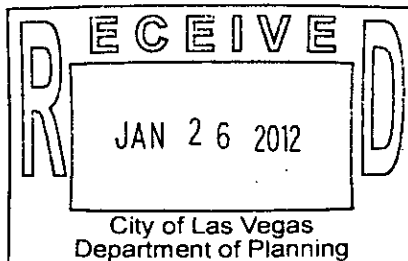


Exhibit "A"

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.

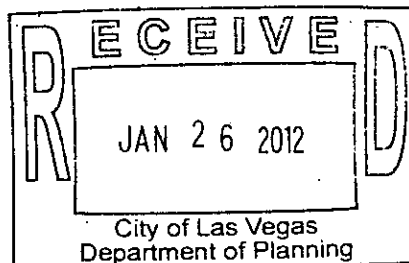
Excepting therefrom the interest in that portion of said property as conveyed to the City of Las Vegas for roads and public utility purposes by deed recorded April 27, 2007, as instrument no. 0000859, in Book 20070427, of Official Records

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:

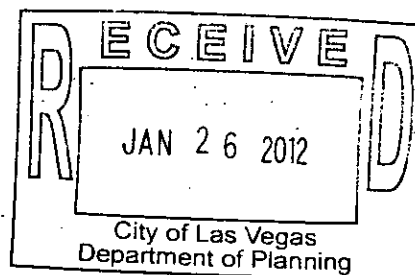
BEGINNING at the Southeast corner of the hereinabove described parcel of land; Thence North 87°29 '06"East along the North line of Sahara Avenue a distance of 12.50 feet to a point; Thence North 25°08 '05"West a distance of 32.50 feet to a point; Thence South 02°30 '54"East along the East line of the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



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.

ASSESSOR'S COPY



**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 |
| ☐ 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

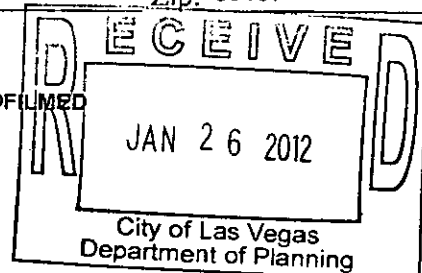
Address: 500 N. Rainbow Blvd, Ste 100

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 |
| ☐ Other _____ | |

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

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\$ 1,600,000.00

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(0.00)

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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

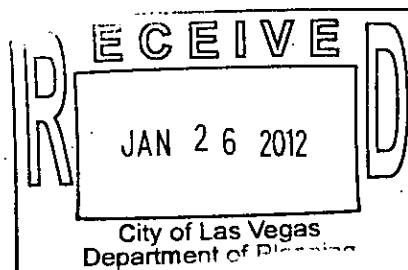
Address: 500 N. Rainbow Blvd, Ste 100

City: Las Vegas

State: NV

Zip: 89107

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED





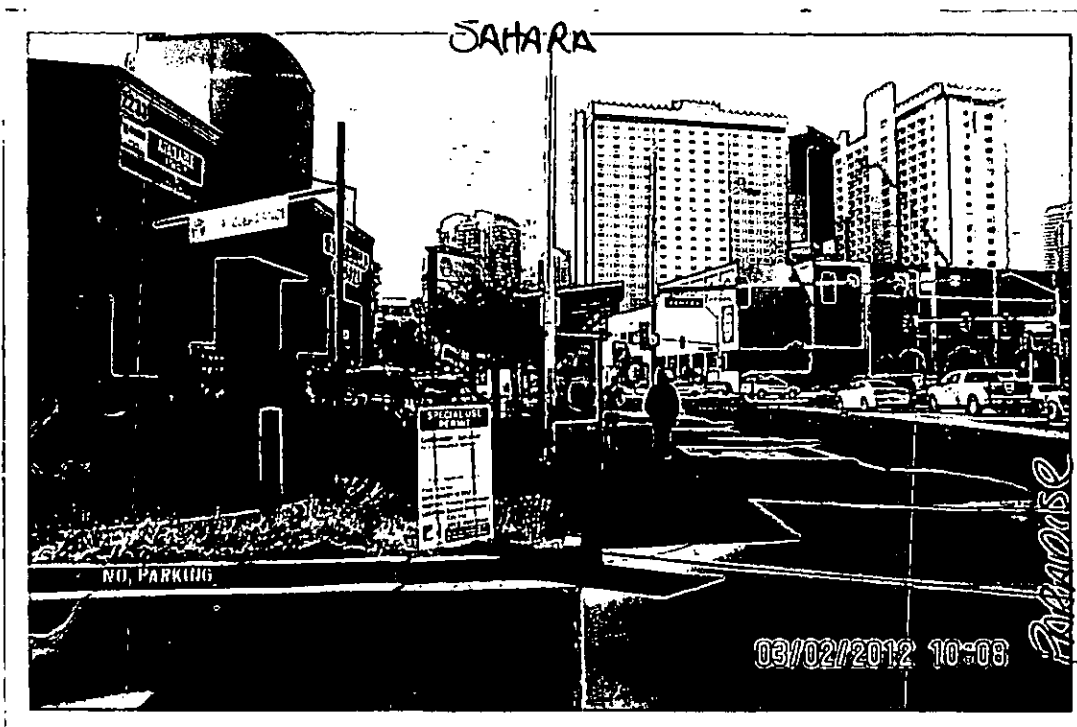
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

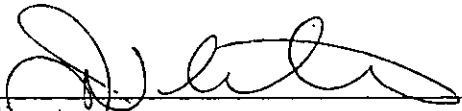


CASE NUMBER: SUP-44440

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-44440
For: A PROPOSED JEWELRY, Class III USE.

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 Department
at 229-6301, TDD 396-9108

03/02/2012 10:07



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: SUP-44440

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-44440**

For: A PROPOSED JEWELRY, Class III USE.

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

STO
RE
TANCE
ERE

on

Dept

03/02/2012 09:58