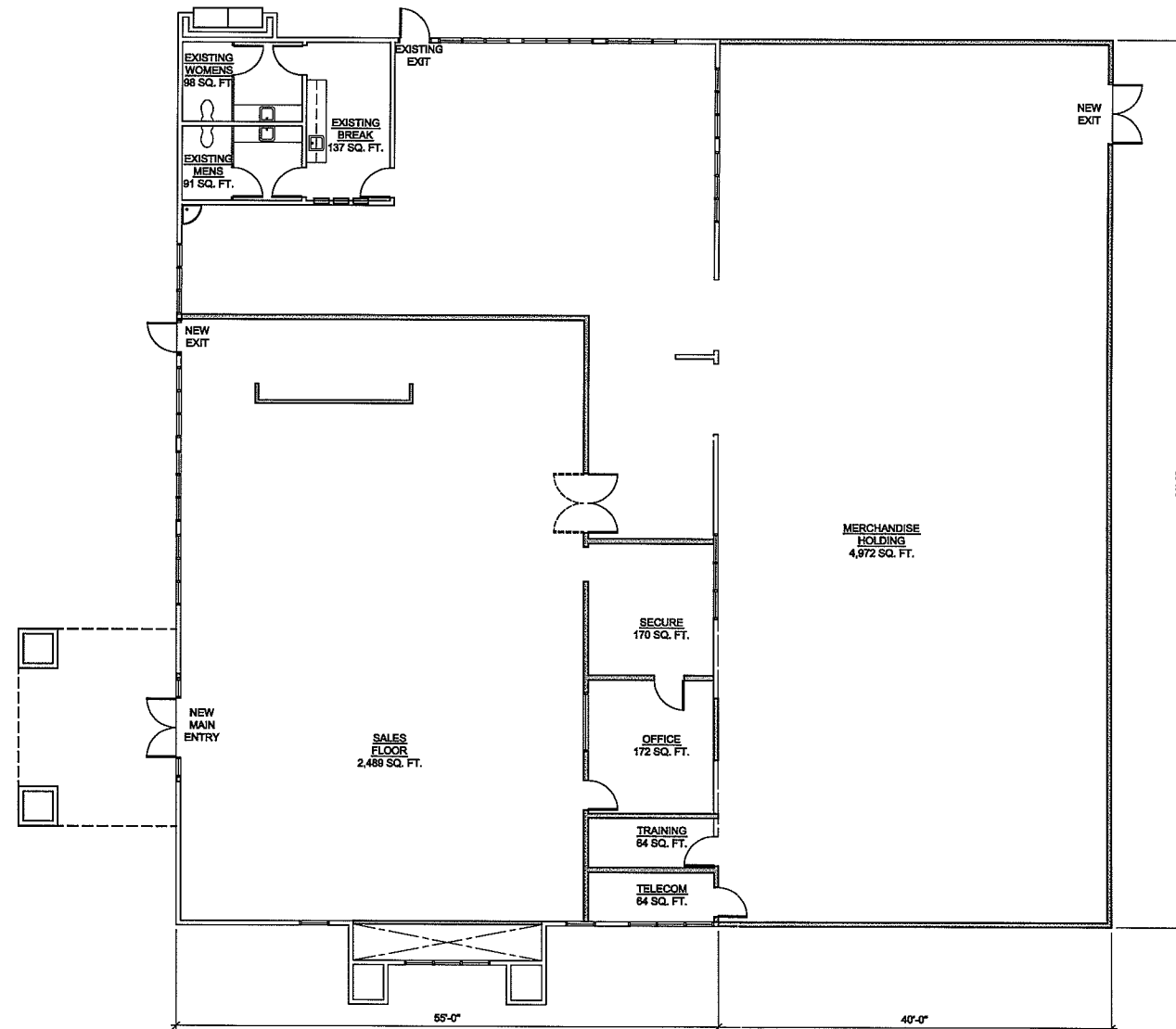




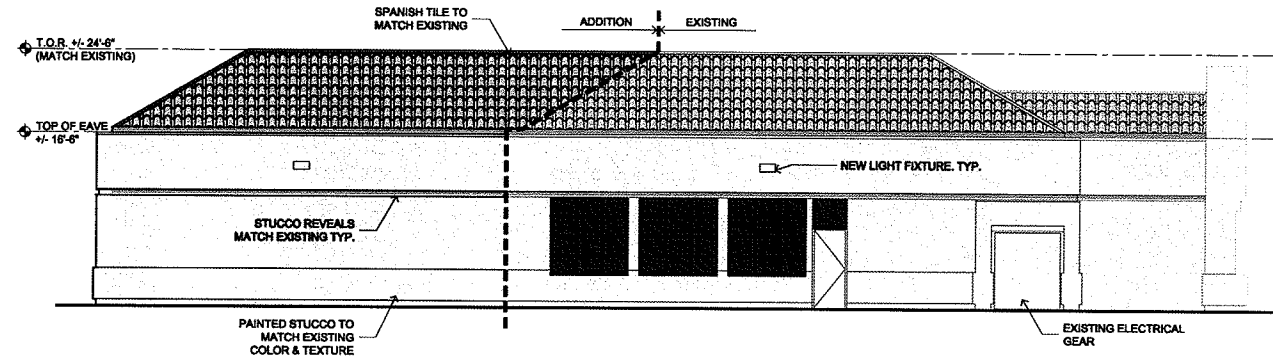
SCANNED

FLOOR PLAN CURRENT EXPANSION

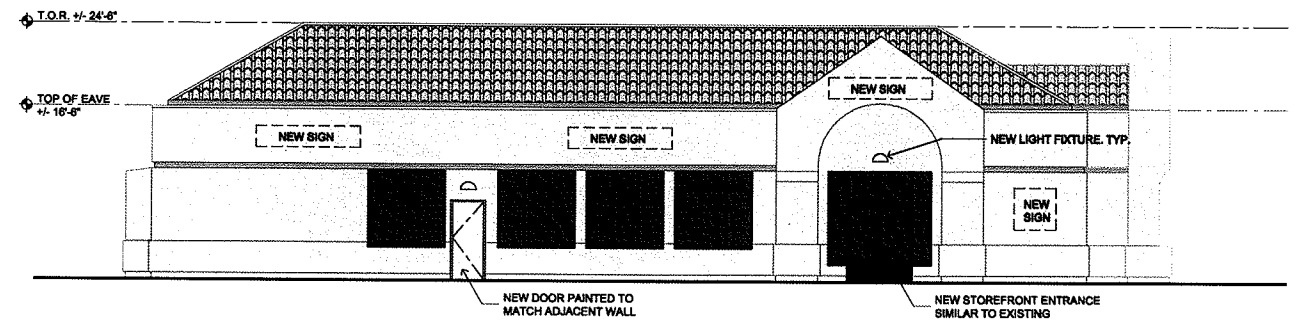
CASH AMERICA SUPER PAWN - LV 13
5910 W. LAKE MEAD BLVD. LAS VEGAS, NEVADA 89108

PROJECT NO: 10 044
DATE: 12/16/2010
SCALE: 1/4" = 1'-0"
NORTH

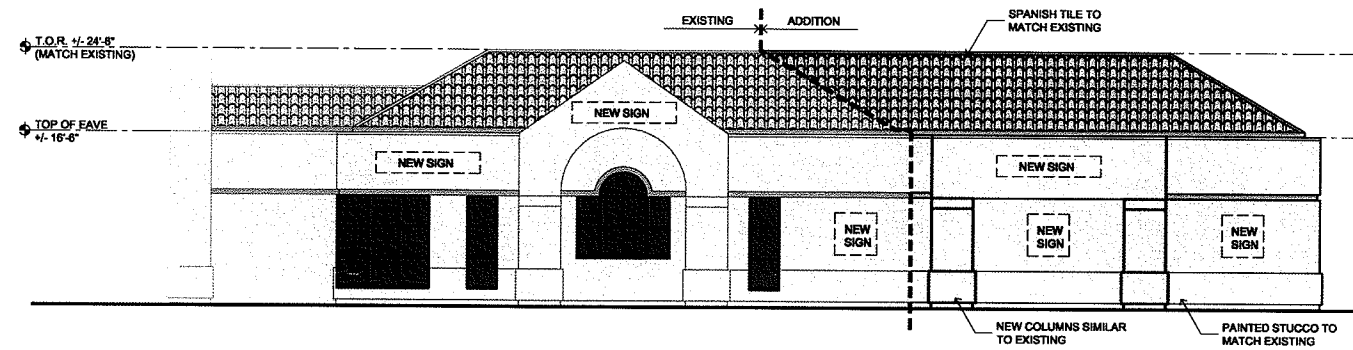
SUP-40562
SDR-40563
SHEET NO: DR-04
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DEC 22 2010
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10777 W. TWAIN AVE, SUITE 125, T 702-403-1575
LAS VEGAS NV 89135 WWW.DESIGNCELL.CC



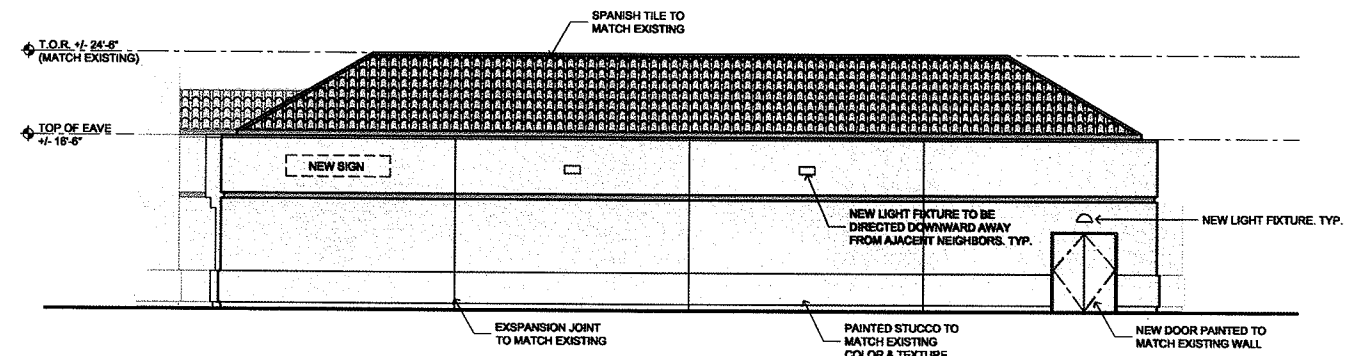
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

CASH AMERICA SUPER PAWN - LV 13
5910 W. LAKE MEAD BLVD. LAS VEGAS, NEVADA 89108

PROJECT NO: 10 044
DATE: 12/21/2010

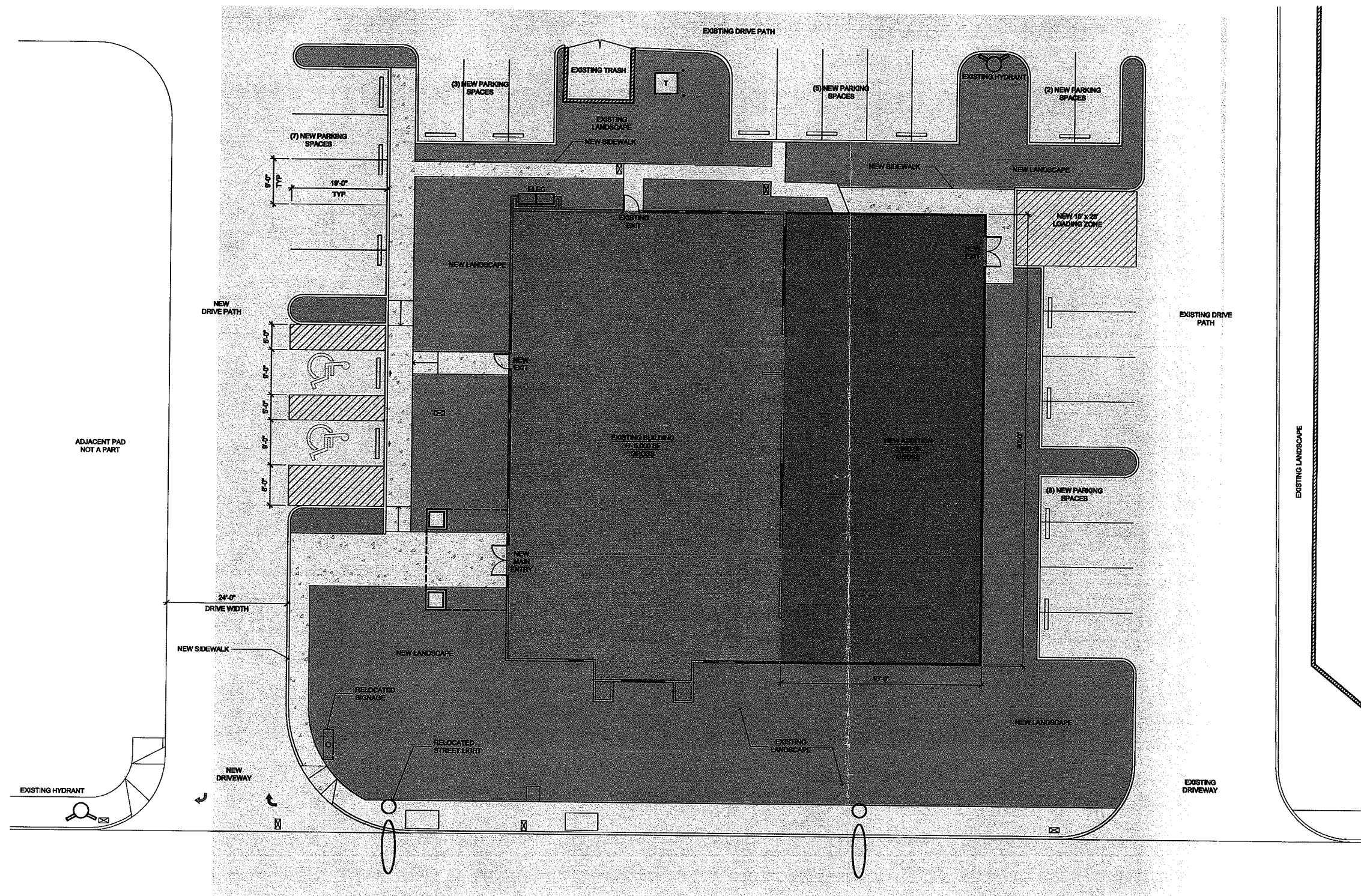
0 4' 8' 16'
SCALE: 1/8" = 1'-0"
NORTH

SHEET NO:
DR-05

designcell

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SDR-40563



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W. LAKE MEAD BLVD.

SCANNED

SUP-40562
SDR-40563
REVISED

PROPOSED SITE PLAN

CASH AMERICA SUPER PAWN - LV 13
5910 W. LAKE MEAD BLVD. LAS VEGAS, NEVADA 89108

PROJECT NO: 10 044
DATE: 01/10/2011

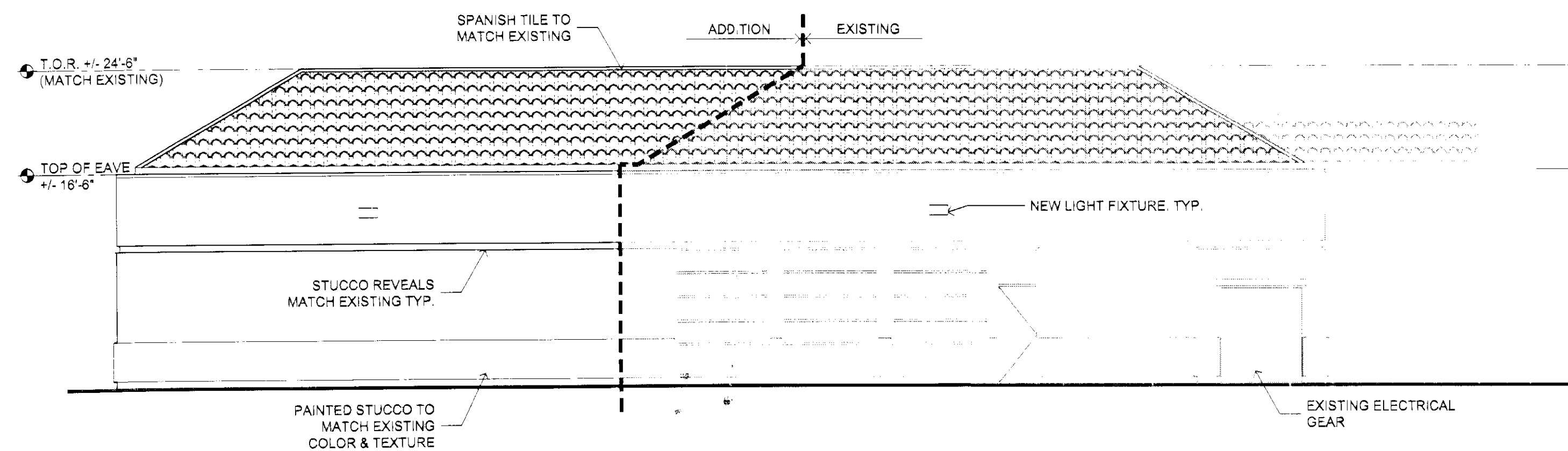
0 5' 10' 20'
SCALE: 1" = 10'-0"



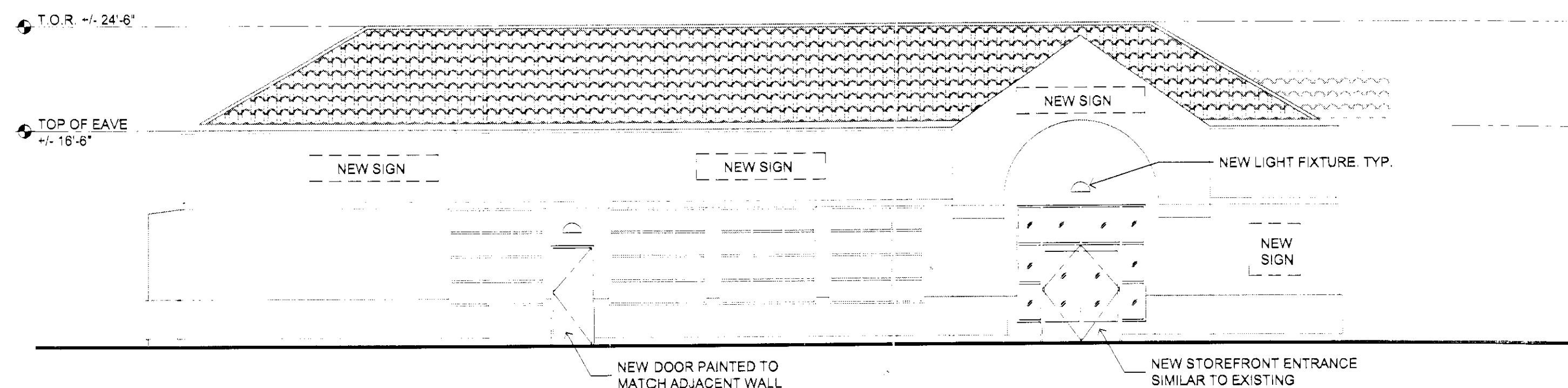
SHEET NO:
DR-03

designcell

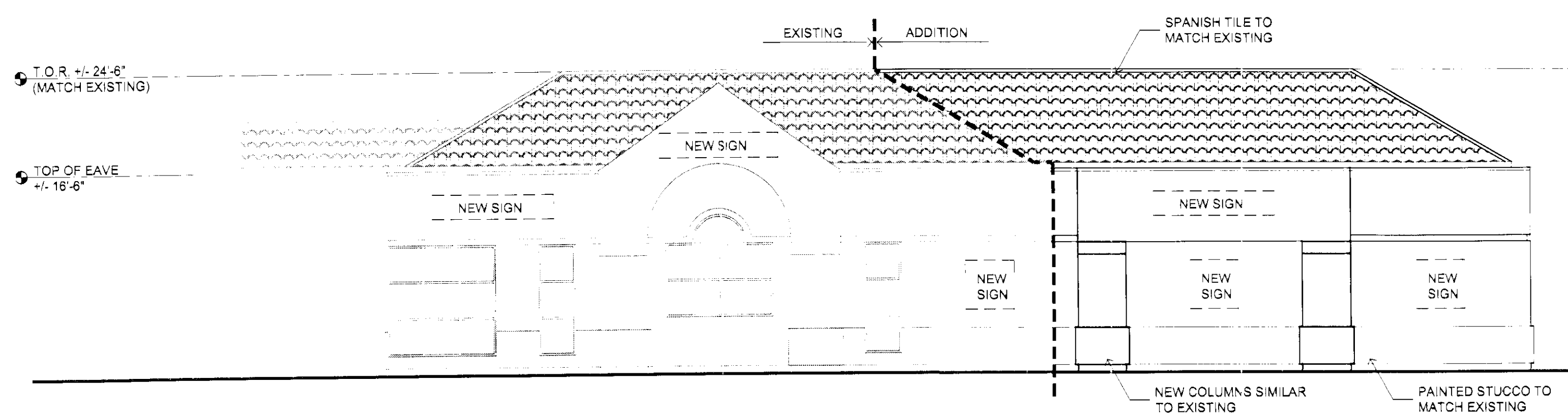
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LAS VEGAS NV 89135 WWW.DESIGNCELL.CC



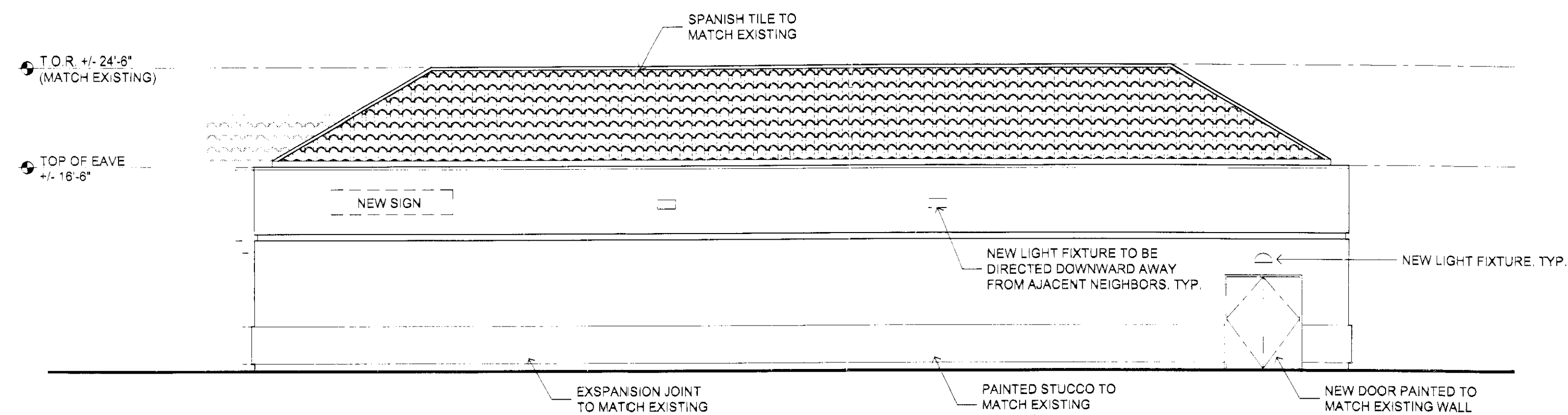
NORTH ELEVATION



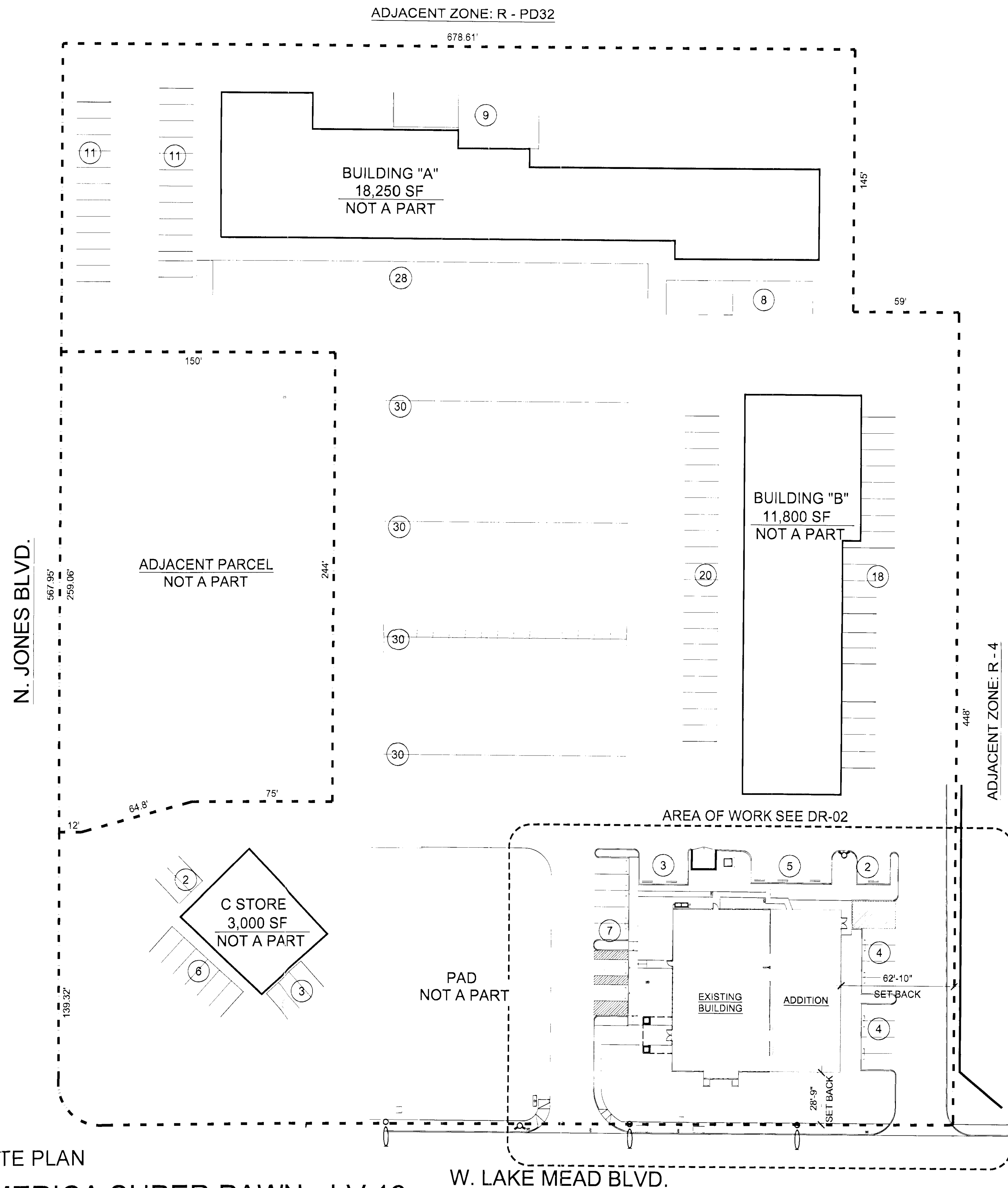
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



OVERALL SITE PLAN

CASH AMERICA SUPER PAWN - LV 13

5910 W. LAKE MEAD BLVD. LAS VEGAS, NEVADA 89108

PROJECT NO. 10 044
DATE 12/21/2010

0 15' 30' 60'
SCALE 1" = 30'-0"
NORTH

PROJECT DESCRIPTION

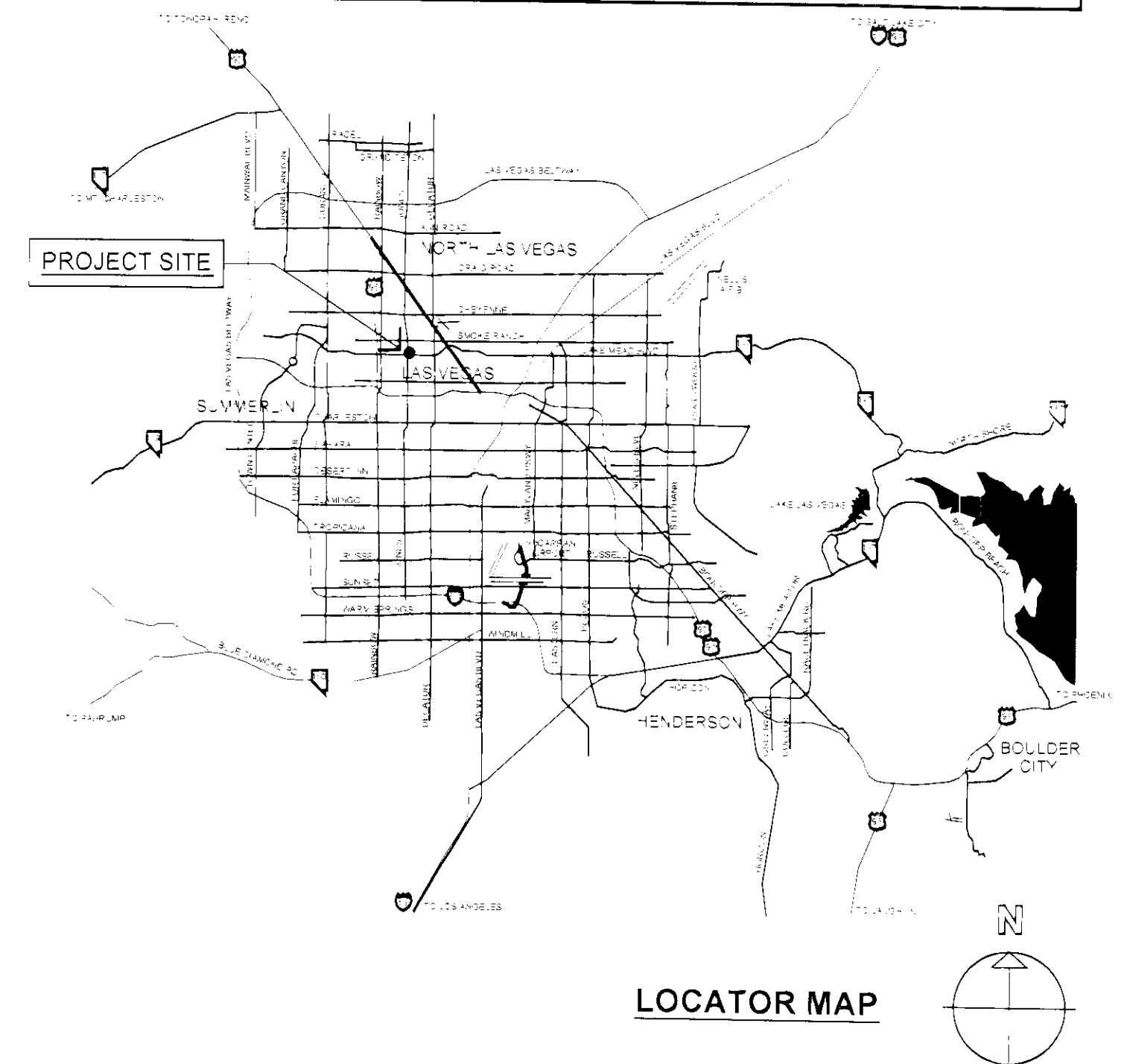
THIS PROJECT IS A REMODEL/ADDITION OF AN EXISTING COMMERCIAL BUILDING PAWN SHOP. THE BUILDINGS ADDITION IS DESIGNED TO MATCH EXISTING EXTERIOR FACADE. ARCHITECTURAL PLANS DEPICT AN EXISTING SINGLE STORY BUILDING THAT IS APPROXIMATELY 5,000 SF. W/ A 3,600 SF. ADDITION.

SITE DATA

SITE DATA:				
APN #	138-24-215-006			
SITE AREA	5.72 ACRES			
CURRENT ZONING	C-1 LIMITED COMMERCIAL DISTRICT			
PARKING CALCULATION:				
TENANT NAME	USE	AREA (SF)	PARKING RATIO	PARKING REQUIRED
BUILDING "A":		18,250 SF		
BUILDING "B":		11,800 SF		
SUPER PAWN (EXISTING)		5,000 SF		
(NEW):		3,600 SF		
C STORE:		3,000 SF		
TOTAL PARKING REQUIRED:		41,650 SF	1/250	166.6
TOTAL EXISTING PARKING/PROVIDED:				261
ACCESSIBLE PARKING REQUIRED				7
ACCESSIBLE PARKING PROVIDED				8

GENERAL NOTES

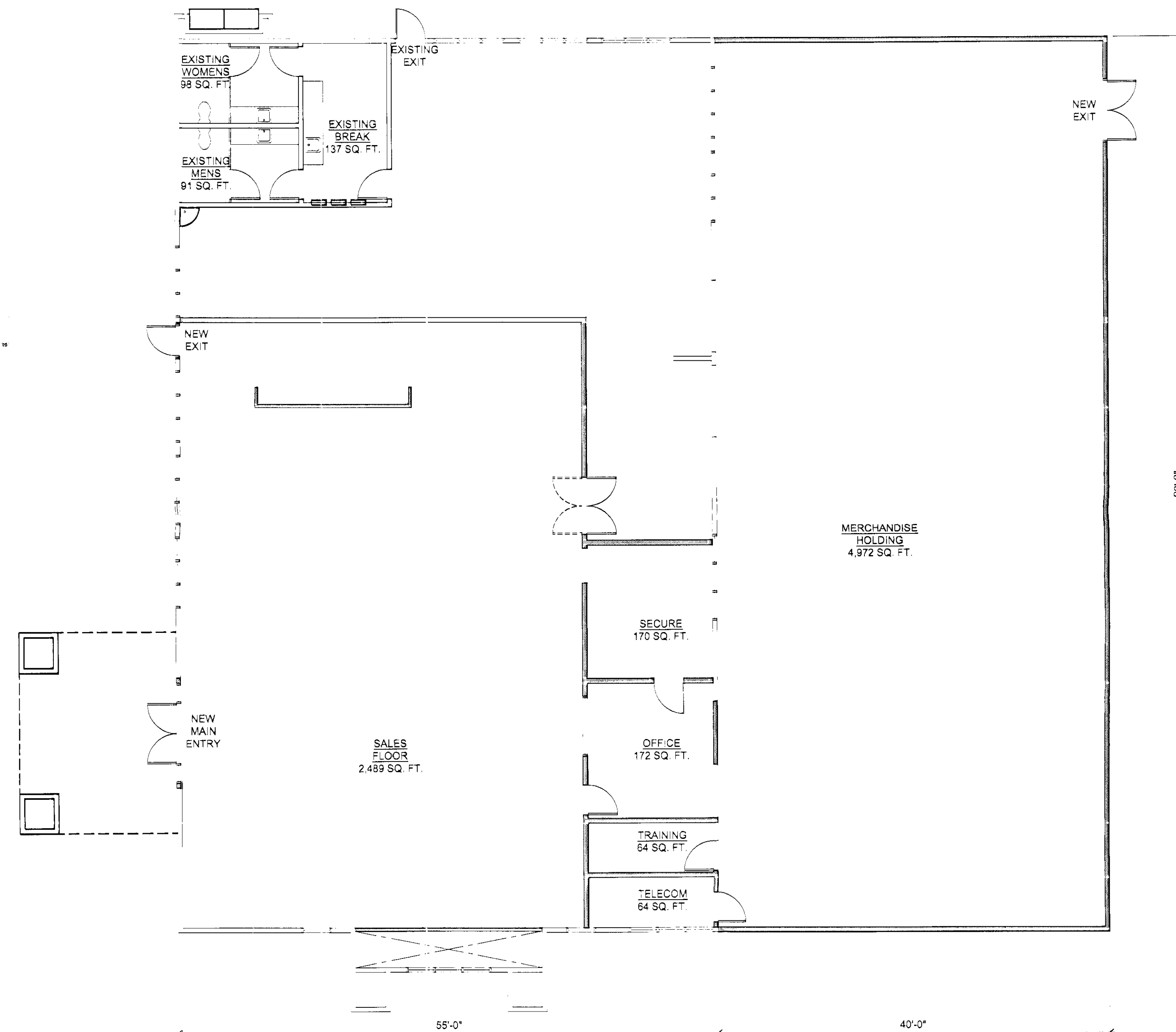
1. UTILITIES SHALL BE UNDERGROUND.
2. AIR CONDITIONING UNITS TO BE CONCEALED OR SCREENED IN A DECORATIVE MANNER FROM PUBLIC RIGHT-OF-WAY.
3. SEPARATE PERMIT APPROVAL IS REQUIRED FOR ALL WALLS, FENCES, AND SIGNS.
4. ALL EXTERIOR LIGHTS TO BE ARRANGED SO AS TO REFLECT AWAY FROM THE ADJOINING PROPERTY.
5. LIVE LANDSCAPING WITH AUTOMATIC IRRIGATION IS REQUIRED.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT BUILDING CODES AND LOCAL ORDINANCES.



SHEET NO:
DR-01

SDR-40563

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DLC 2.2.2011



FLOOR PLAN CURRENT EXPANSION

CASH AMERICA SUPER PAWN - LV 13
 5910 W. LAKE MEAD BLVD. LAS VEGAS, NEVADA 89108

PROJECT NO. 10 044
 DATE 12/21/2010

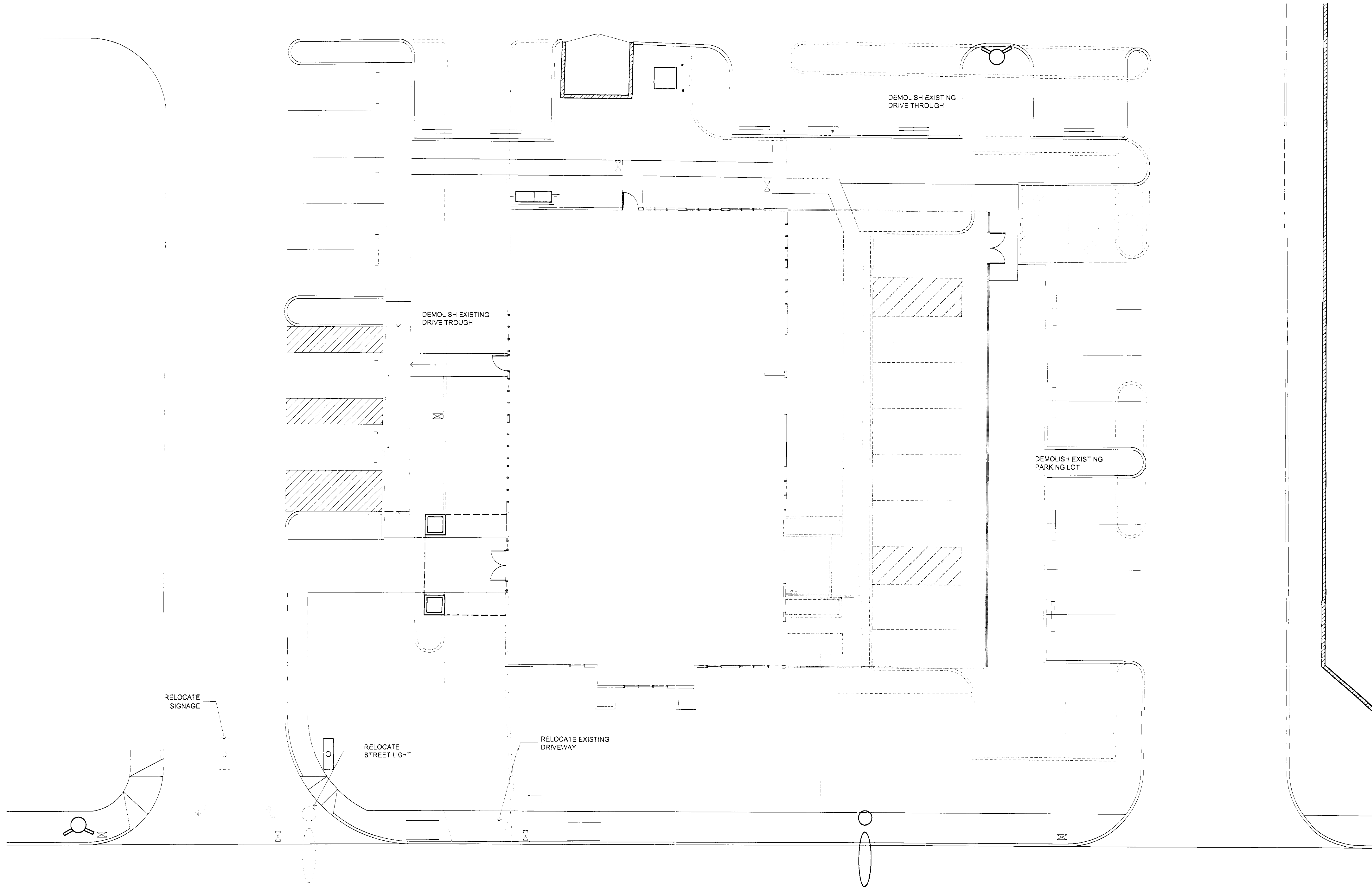
0 2' 4' 8'
 SCALE: 1/4" = 1'-0"



SHEET NO:
DR-04

SDR-40563

designcell
 10777 W. TWAIN AVE, SUITE 125, T 702-403-1520
 LAS VEGAS NV 89135 WWW.DESIGNCELL.CC



DEMO SITE PLAN

CASH AMERICA SUPER PAWN - LV 13

5910 W. LAKE MEAD BLVD. LAS VEGAS, NEVADA 89108

PROJECT NO: 10 044
DATE: 01/10/2011

0 5' 10' 20'
SCALE: 1" = 10'-0"

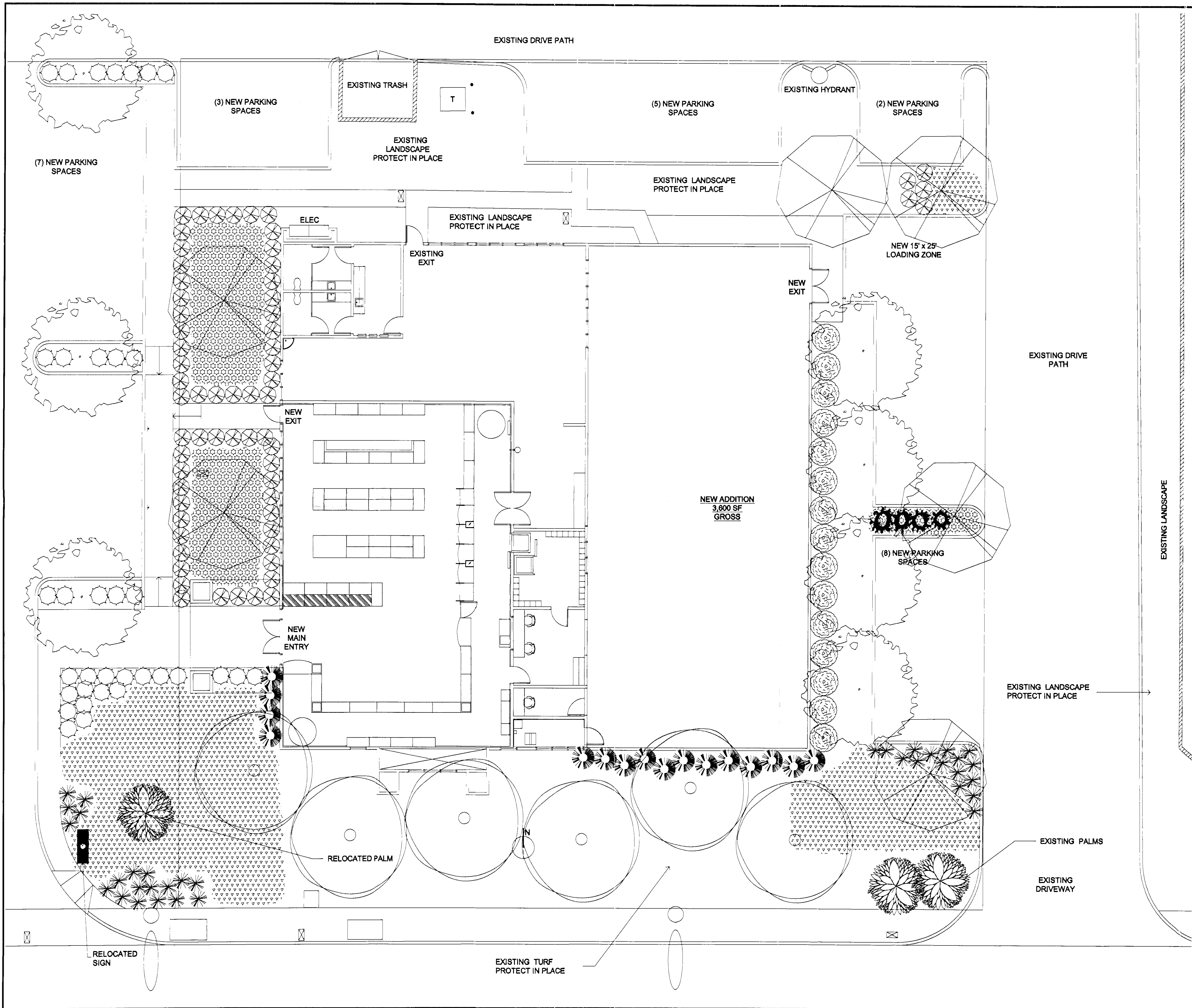


SHEET NO:
DR-02

REVISION
SUP-40562
SDR-40563
REVISED

designcell

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PLANT LEGEND			
TREES			
KEY	BOTANICAL/ COMMON NAME	SIZE	QUANTITY
	Eriobotrya japonica Loquat	24" BOX	7
	FRAXINUS angustifolia 'Raywood' Raywood Ash	24" BOX	6
	Rhus lancia Multi Sumac	24" BOX	6
	Washingtonia robusta Fan Palm	Existing	3
SHRUBS			
KEY	BOTANICAL/ COMMON NAME	SIZE	QUANTITY
	Callistemon v. "Little John" Little John Bottlebrush	5 GAL	395
	LEUCOPHYLLUM revolutum "mound" Mound Sage	5 GAL	16
	Laurus nobilis Bay Laurel	5 GAL	15
	Buxus japonica Japanese Boxwood	5 GAL	66
	ESPERALOE parvifolia Red Yucca	5 GAL	35
GROUNDCOVERS			
KEY	BOTANICAL/ COMMON NAME	SIZE	REMARK, QUAN.
	DALEA capitata "Sierra Gold" Dalea	1 GAL	3' O.C. 204
	Rosa "Flower Carpet" Pink Flower Carpet Rose	1 GAL	3' O.C. 89
NOTES			
ALL LANDSCAPE AREAS SHALL RECEIVE A 2" LAYER 3/8" ROCK MULCH UNLESS OTHERWISE INDICATED PER PLAN. COLOR SHALL BE FIRE QUARTZ.			
ALL TREES WITHIN 5' OF HARDSCAPE SHALL HAVE ROOT BARRIERS.			
QUANTITIES ARE FOR INFORMATION ONLY. NOT TO BE USED FOR BIDDING OR CONSTRUCTION.			

REVISIONS

BY

DesignScapes

Landscape Architecture • Planning

3269 GREEN FOREST WAY

Las Vegas, Nevada 89118

Phone: 327 4523

LAKE MEAD/JONES

SUPER PAWN

LANDSCAPE CONCEPT PLAN

LAS VEGAS

NEVADA

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UNDERGROUND SERVICE (USA)

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
CALL BEFORE YOU DIG
1-702-593-6111

Date: 12/20/10

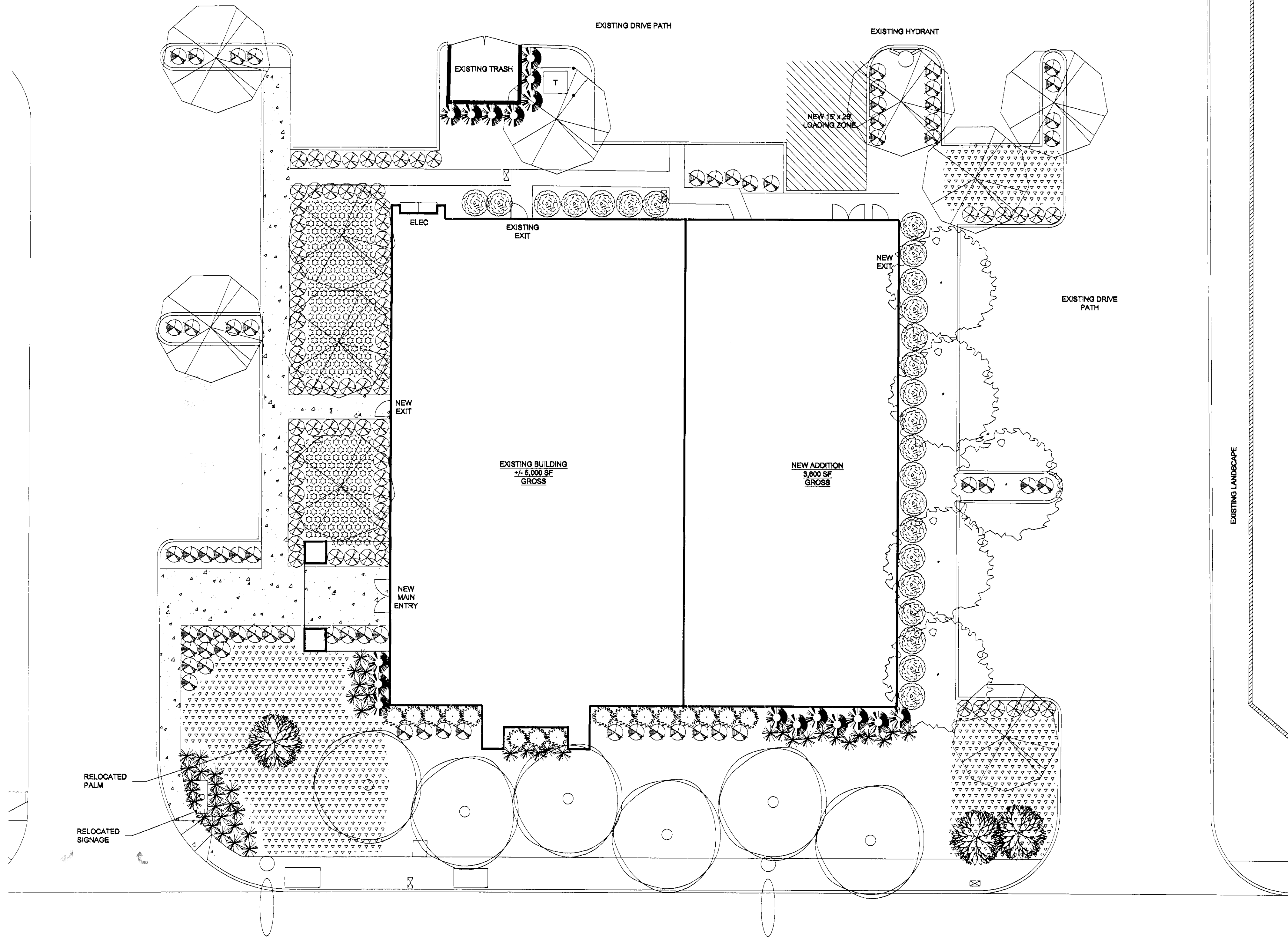
Scale: 1/8" = 1'

Drawn by: JRG

Designed by: T.D.

SHEET 1 OF SHEETS

SUP-40562
SDR-40563



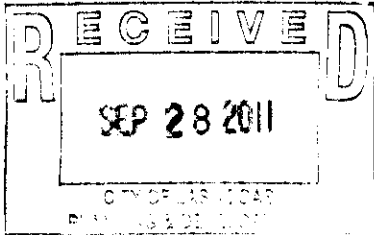
W. LAKE MEAD BLVD.

EXISTING MEDIAN

PLANT LEGEND			
TREES			
KEY	BOTANICAL/ COMMON NAME	SIZE	QUANTITY
	Eriobotrya japonica Loquat	24" BOX	5
	FRAXINUS angustifolia 'Raywood' Raywood Ash	24" BOX	6
	Rhus lancia Multi Sumac	24" BOX	9
	Washingtonia robusta Fan Palm	Existing	3
SHRUBS			
KEY	BOTANICAL/ COMMON NAME	SIZE	QUANTITY
	Callistemon v. "Little John" Little John Bottlebrush	5 GAL.	60
	Leucophyllum revolutum "Houdini" Houdini Sage	5 GAL.	10
	Laurus nobilis Bay Laurel	5 GAL.	18
	Buxus japonica Japanese Boxwood	5 GAL.	72
	Hesperaloe parvifolia Red Yucca	5 GAL.	54
	Tecoma stans Yellow Bells	5 GAL.	16
GROUNDCOVERS			
KEY	BOTANICAL/ COMMON NAME	SIZE	REMARK, QUAN.
	DALEA capitata "Sierra Gold" Dalea	1 GAL.	3' O.C. 216
	Rosa "Flower Carpet" Pink Flower Carpet Rose	1 GAL.	3' O.C. 150
NOTES			
ALL LANDSCAPE AREAS SHALL RECEIVE A 2" LAYER 3/8" ROCK MULCH UNLESS OTHER WISE INDICATED PER PLAN. COLOR SHALL BE FIRE QUARTZ			
ALL TREES WITHIN 5' OF HARDSCAPE SHALL HAVE ROOT BARRIERS.			
QUANTITIES ARE FOR INFORMATION ONLY. NOT TO BE USED FOR BIDDING OR CONSTRUCTION			



SCALE
3/32 INCH = 1 FOOT



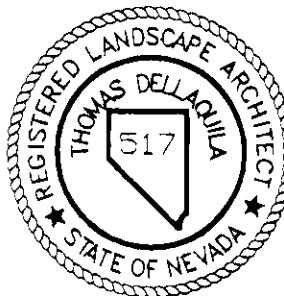
designcei

SUPER PAWN
TENANT IMPROVEMENT
5910 W. LAKE MEAD BLVD.
LAS VEGAS, NV

DesignScapes
Landscape Architects
Las Vegas, Nevada 89118
Phone: 327-4523

NUMBER - DATE - DESCRIPTION

DATE
CONTACT:
PROJECT #



NOTES

This map is for assessment use only and does not represent a survey. No liability is assumed for the accuracy of the data depicted herein. Information on roads and other non-assessed parcels may be obtained from the Road Department Listing in the Assessor's Office. This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

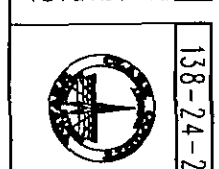
USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 1:100,000 ORIGINAL

MAP LEGEND

SYMBOL	DESCRIPTION
-----	PARCEL BOUNDARY
-----	ROAD BOUNDARY
-----	ROAD EASEMENT
-----	PLAT RECORDING NUMBER
-----	NON-PARCEL LOT LINE
-----	LOT NUMBER
-----	50Y. LOT NUMBER
-----	50Y. LOT NUMBER

FILE	FILE	FILE
101	102	103
104	105	106
107	108	109
110	111	112
113	114	115
116	117	118
119	120	121
122	123	124
125	126	127
128	129	130
131	132	133
134	135	136
137	138	139
140	141	142
143	144	145
146	147	148
149	150	151
152	153	154
155	156	157
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161	162	163
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179	180	181
182	183	184
185	186	187
188	189	190
191	192	193
194	195	196
197	198	199
200	201	202

FILE	FILE	FILE
203	204	205
206	207	208
209	210	211
212	213	214
215	216	217
218	219	220
221	222	223
224	225	226
227	228	229
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233	234	235
236	237	238
239	240	241
242	243	244
245	246	247
248	249	250
251	252	253
254	255	256
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263	264	265
266	267	268
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299	300	301



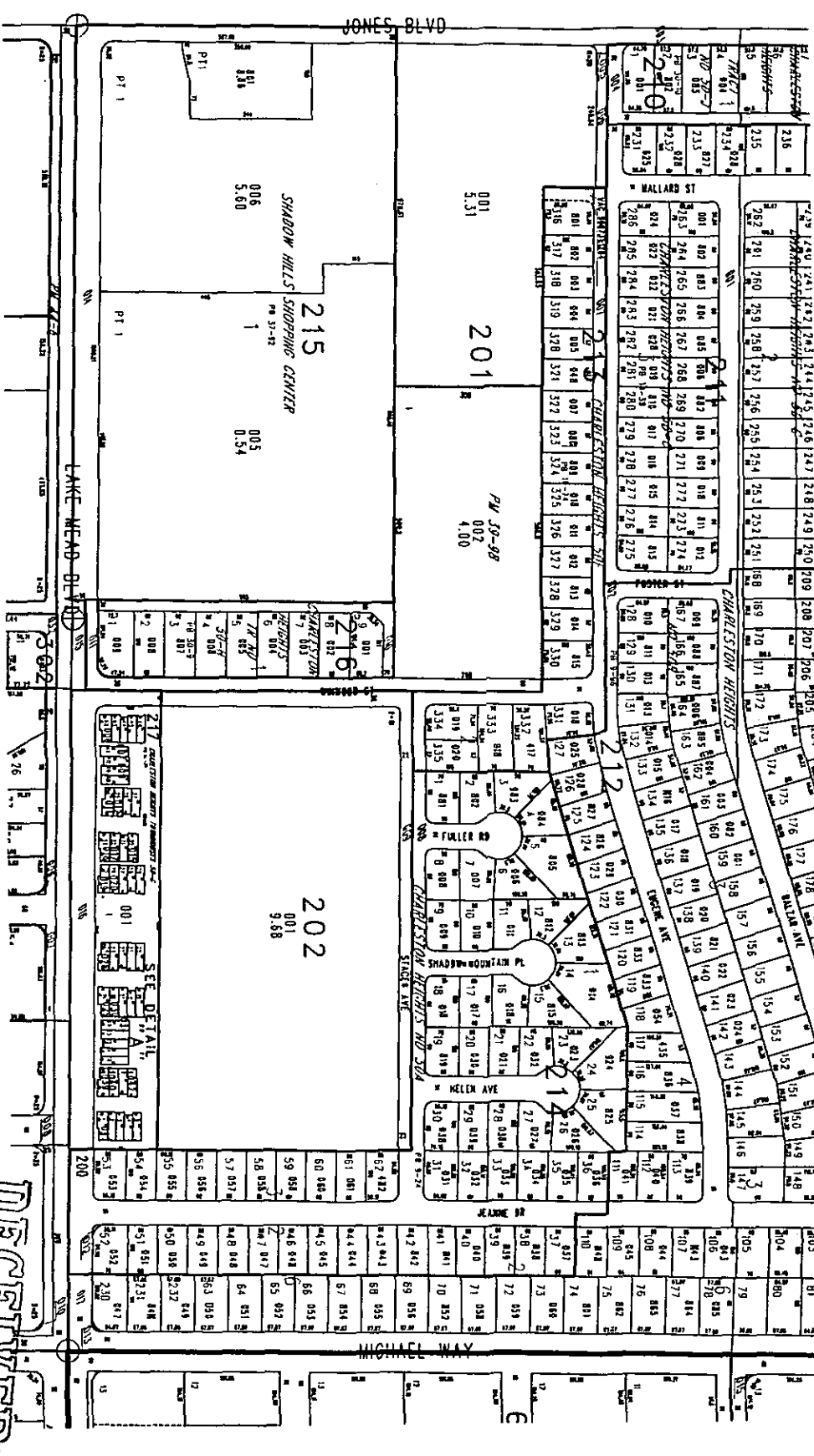
ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

T20S R60E

24

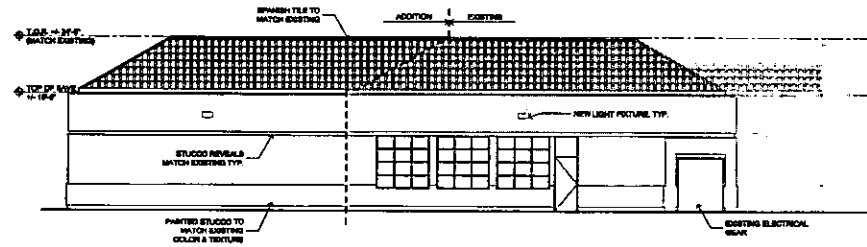
S 2 NW 4

138-24-2

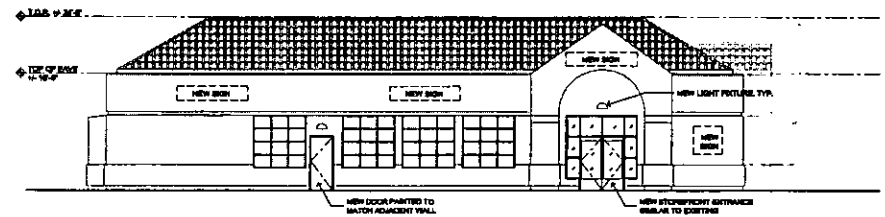


SDR-40563

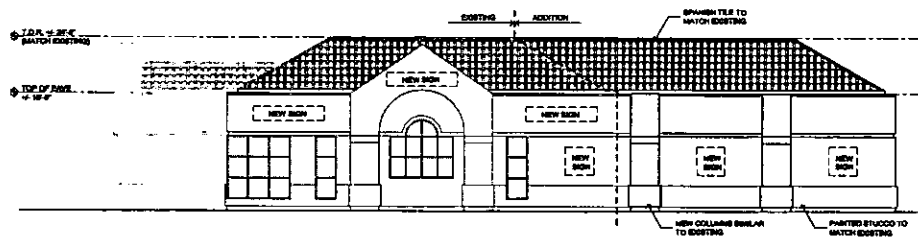
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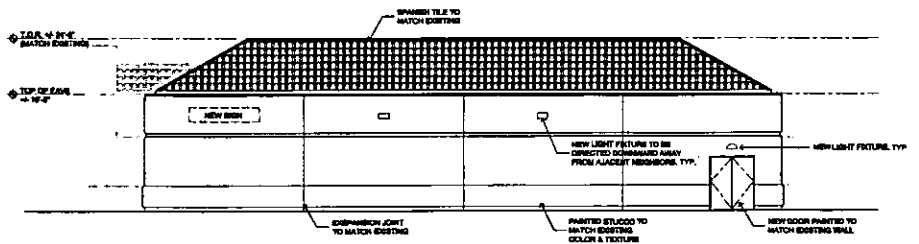
EXTERIOR NORTH ELEVATION



EXTERIOR WEST ELEVATION



EXTERIOR SOUTH ELEVATION



EXTERIOR EAST ELEVATION

CASH AMERICA SUPER PAWN - LV 13
5910 W. LAKE MEAD BLVD. LAS VEGAS, NEVADA 89108

PROJECT NO. 10 044
DATE 12/16/2010

SCALE 1/8" = 1'-0"
NORTH

SHEET NO. DR-05

SUP-40562
SDR-40563

REDESIGN
10777 W. TWAIN AVE. SUITE 120, T. 702.443.1118
LAS VEGAS NV 89135 WWW.DESIGNRELL.COM
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LAS VEGAS NV 89135 WWW.DESIGNCELL.CO

PROJECT NO: 1004
DATE: 01/10/201

DATE: 01/19/2011

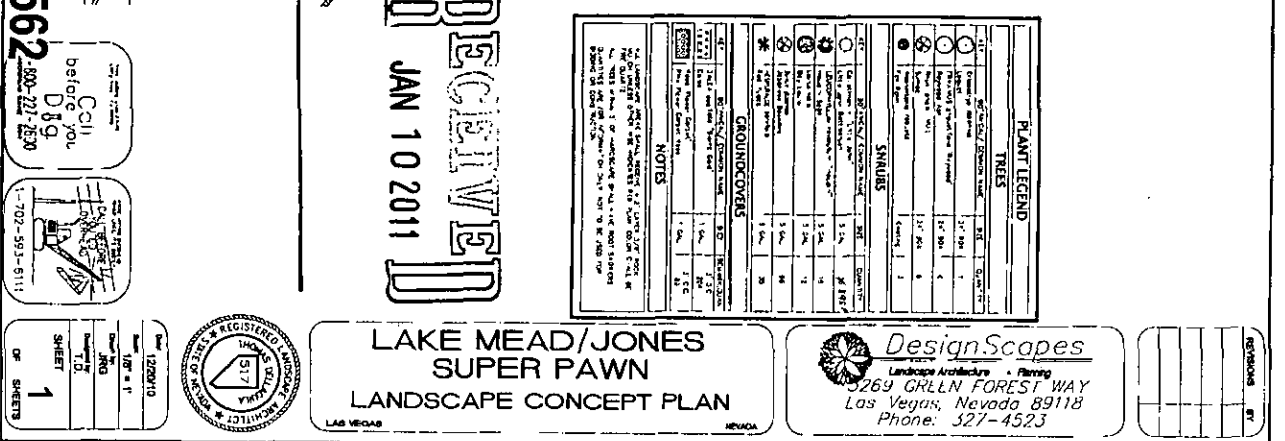
[illegible]

①



Year	Percentage of Population Aged 65 and Over
1950	7
1960	8
1970	9
1980	10
1990	11
2000	12
2010	14
2020	16

SHEET NO:
DR-02



SUP-40562 D 89
800-721-7530

Date	12/20/10
Sheet	1/20" = 1"
Drawn by	JRG
Designed by	T.O.
SHEET 1	
OF SHEETS	

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LAKE MEAD/JONES
SUPER PAWN
LANDSCAPE CONCEPT PLAN



DesignScapes

Landscape Architecture • Planning
5269 GREEN FOREST WAY
Las Vegas, Nevada 89118
Phone: 327-4523

Site plan showing property boundaries, buildings, parking areas, and dimensions.

Property Dimensions:

- Top Boundary: 678.81'
- Left Boundary: 100'
- Right Boundary: 444'
- Bottom Boundary: 120.32'

Buildings and Areas:

- BUILDING "A"**: 18,250 SF, NOT A PART
- BUILDING "B"**: 11,800 SF, NOT A PART
- ADJACENT PARCEL**: NOT A PART
- C STORE**: 3,000 SF, NOT A PART
- PAD**: NOT A PART
- EXISTING BUILDING** and **ADDITION** (with SET BACK dimensions)

Parking and Other Features:

- Various numbered parking spaces (e.g., 11, 20, 30, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100).
- AREA OF WORK SEE DR-02**
- SET BACK** dimensions: 20'-0", 25'-0", 30'-0", 35'-0", 40'-0", 45'-0", 50'-0", 55'-0", 60'-0", 65'-0", 70'-0", 75'-0", 80'-0", 85'-0", 90'-0", 95'-0", 100'-0", 105'-0", 110'-0", 115'-0", 120'-0", 125'-0", 130'-0", 135'-0", 140'-0", 145'-0", 150'-0", 155'-0", 160'-0", 165'-0", 170'-0", 175'-0", 180'-0", 185'-0", 190'-0", 195'-0", 200'-0", 205'-0", 210'-0", 215'-0", 220'-0", 225'-0", 230'-0", 235'-0", 240'-0", 245'-0", 250'-0", 255'-0", 260'-0", 265'-0", 270'-0", 275'-0", 280'-0", 285'-0", 290'-0", 295'-0", 300'-0", 305'-0", 310'-0", 315'-0", 320'-0", 325'-0", 330'-0", 335'-0", 340'-0", 345'-0", 350'-0", 355'-0", 360'-0", 365'-0", 370'-0", 375'-0", 380'-0", 385'-0", 390'-0", 395'-0", 400'-0", 405'-0", 410'-0", 415'-0", 420'-0", 425'-0", 430'-0", 435'-0", 440'-0", 445'-0", 450'-0", 455'-0", 460'-0", 465'-0", 470'-0", 475'-0", 480'-0", 485'-0", 490'-0", 495'-0", 500'-0", 505'-0", 510'-0", 515'-0", 520'-0", 525'-0", 530'-0", 535'-0", 540'-0", 545'-0", 550'-0", 555'-0", 560'-0", 565'-0", 570'-0", 575'-0", 580'-0", 585'-0", 590'-0", 595'-0", 600'-0", 605'-0", 610'-0", 615'-0", 620'-0", 625'-0", 630'-0", 635'-0", 640'-0", 645'-0", 650'-0", 655'-0", 660'-0", 665'-0", 670'-0", 675'-0", 680'-0", 685'-0", 690'-0", 695'-0", 700'-0", 705'-0", 710'-0", 715'-0", 720'-0", 725'-0", 730'-0", 735'-0", 740'-0", 745'-0", 750'-0", 755'-0", 760'-0", 765'-0", 770'-0", 775'-0", 780'-0", 785'-0", 790'-0", 795'-0", 800'-0", 805'-0", 810'-0", 815'-0", 820'-0", 825'-0", 830'-0", 835'-0", 840'-0", 845'-0", 850'-0", 855'-0", 860'-0", 865'-0", 870'-0", 875'-0", 880'-0", 885'-0", 890'-0", 895'-0", 900'-0", 905'-0", 910'-0", 915'-0", 920'-0", 925'-0", 930'-0", 935'-0", 940'-0", 945'-0", 950'-0", 955'-0", 960'-0", 965'-0", 970'-0", 975'-0", 980'-0", 985'-0", 990'-0", 995'-0", 1000'-0", 1005'-0", 1010'-0", 1015'-0", 1020'-0", 1025'-0", 1030'-0", 1035'-0", 1040'-0", 1045'-0", 1050'-0", 1055'-0", 1060'-0", 1065'-0", 1070'-0", 1075'-0", 1080'-0", 1085'-0", 1090'-0", 1095'-0", 1100'-0", 1105'-0", 1110'-0", 1115'-0", 1120'-0", 1125'-0", 1130'-0", 1135'-0", 1140'-0", 1145'-0", 1150'-0", 1155'-0", 1160'-0", 1165'-0", 1170'-0", 1175'-0", 1180'-0", 1185'-0", 1190'-0", 1195'-0", 1200'-0", 1205'-0", 1210'-0", 1215'-0", 1220'-0", 1225'-0", 1230'-0", 1235'-0", 1240'-0", 1245'-0", 1250'-0", 1255'-0", 1260'-0", 1265'-0", 1270'-0", 1275'-0", 1280'-0", 1285'-0", 1290'-0", 1295'-0", 1300'-0", 1305'-0", 1310'-0", 1315'-0", 1320'-0", 1325'-0", 1330'-0", 1335'-0", 1340'-0", 1345'-0", 1350'-0", 1355'-0", 1360'-0", 1365'-0", 1370'-0", 1375'-0", 1380'-0", 1385'-0", 1390'-0", 1395'-0", 1400'-0", 1405'-0", 1410'-0", 1415'-0", 1420'-0", 1425'-0", 1430'-0", 1435'-0", 1440'-0", 1445'-0", 1450'-0", 1455'-0", 1460'-0", 1465'-0", 1470'-0", 1475'-0", 1480'-0", 1485'-0", 1490'-0", 1495'-0", 1500'-0", 1505'-0", 1510'-0", 1515'-0", 1520'-0", 1525'-0", 1530'-0", 1535'-0", 1540'-0", 1545'-0", 1550'-0", 1555'-0", 1560'-0", 1565'-0", 1570'-0", 1575'-0", 1580'-0", 1585'-0", 1590'-0", 1595'-0", 1600'-0", 1605'-0", 1610'-0", 1615'-0", 1620'-0", 1625'-0", 1630'-0", 1635'-0", 1640'-0", 1645'-0", 1650'-0", 1655'-0", 1660'-0", 1665'-0", 1670'-0", 1675'-0", 1680'-0", 1685'-0", 1690'-0", 1695'-0", 1700'-0", 1705'-0", 1710'-0", 1715'-0", 1720'-0", 1725'-0", 1730'-0", 1735'-0", 1740'-0", 1745'-0", 1750'-0", 1755'-0", 1760'-0", 1765'-0", 1770'-0", 1775'-0", 1780'-0", 1785'-0", 1790'-0", 1795'-0", 1800'-0", 1805'-0", 1810'-0", 1815'-0", 1820'-0", 1825'-0", 1830'-0", 1835'-0", 1840'-0", 1845'-0", 1850'-0", 1855'-0", 1860'-0", 1865'-0", 1870'-0", 1875'-0", 1880'-0", 1885'-0", 1890'-0", 1895'-0", 1900'-0", 1905'-0", 1910'-0", 1915'-0", 1920'-0", 1925'-0", 1930'-0", 1935'-0", 1940'-0", 1945'-0", 1950'-0", 1955'-0", 1960'-0", 1965'-0", 1970'-0", 1975'-0", 1980'-0", 1985'-0", 1990'-0", 1995'-0", 2000'-0", 2005'-0", 2010'-0", 2015'-0", 2020'-0", 2025'-0", 2030'-0", 2035'-0", 2040'-0", 2045'-0", 2050'-0", 2055'-0", 2060'-0", 2065'-0", 2070'-0", 2075'-0", 2080'-0", 2085'-0", 2090'-0", 2095'-0", 2100'-0", 2105'-0", 2110'-0", 2115'-0", 2120'-0", 2125'-0", 2130'-0", 2135'-0", 2140'-0", 2145'-0", 2150'-0", 2155'-0", 2160'-0", 2165'-0", 2170'-0", 2175'-0", 2180'-0", 2185'-0", 2190'-0", 2195'-0", 2200'-0", 2205'-0", 2210'-0", 2215'-0", 2220'-0", 2225'-0", 2230'-0", 2235'-0", 2240'-0", 2245'-0", 2250'-0", 2255'-0", 2260'-0", 2265'-0", 2270'-0", 2275'-0", 2280'-0", 2285'-0", 2290'-0", 2295'-0", 2300'-0", 2305'-0", 2310'-0", 2315'-0", 2320'-0", 2325'-0", 2330'-0", 2335'-0", 2340'-0", 2345'-0", 2350'-0", 2355'-0", 2360'-

5910 W. LAKE MEAD BLVD. LAS VEGAS, NEVADA 89108

THIS PROJECT IS A REMODEL/ADDITION OF AN EXISTING COMMERCIAL BUILDING. PART OF THE BUILDING ADDITION IS DESIGNED TO MATCH EXISTING EXTERIOR FACADE. ARCHITECTURAL PLANS DEPICT AN EXISTING SINGLE STORY BUILDING THAT IS APPROXIMATELY 2,000 SF, W/ A 3RD SF ADDITION.

SITE DATA:

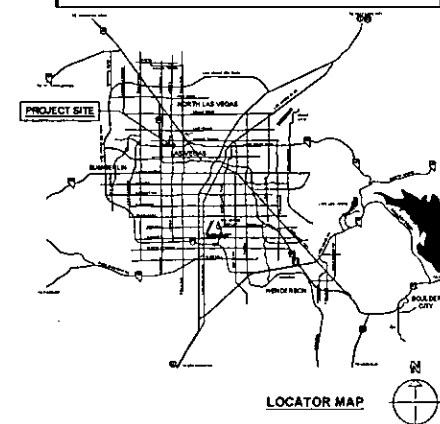
APN# 136-24-215-008
SITE AREA 5.72 ACRES
CURRENT ZONING C-1 LIMITED COMMERCIAL DISTRICT

PARKING CALCULATION:

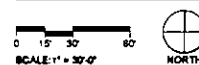
TRAVEL	USE	AREA	PARKING	PARKING
MODE		(SQ.)	NO.	PROVIDED
BUILDING "A"		11,236 SF		
BUILDING "B"		11,808 SF		
SUPER PARKING (EAST SIDE STENT)		5,000 SF		
		5,000 SF		
CISTERN		3,000 SF		
TOTAL PARKING REQUIRED		41,030 SF	1/250	168 B
TOTAL EXISTING PARKING PROVIDED				291
ACCESSIBLE PARKING REQUIRED				2
ACCESSIBLE PARKING PROVIDED				8

GENERAL NOTES

- 1 UTILITIES SHALL BE UNDERGROUND.
- 2 AIR CONDITIONING UNITS TO BE CONCEALED OR SCREENED IN A DECORATIVE MANNER FROM PUBLIC RIGHT-OF-WAY.
- 3 SEPA/NEPA PERMIT APPROVAL IS REQUIRED FOR ALL WALLS, FENCES, AND SIGNS.
- 4 ALL EXTERIOR LIGHTS TO BE ARRANGED SO AS TO REFLECT AWAY FROM THE ADJACENT PROPERTY.
- 5 LIVE LANDSCAPING WITH AUTOMATIC IRRIGATION IS REQUIRED.
- 6 ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT BUILDING CODES AND LOCAL ORDINANCES.



PROJECT NO:	1004
DATE:	12/21/2010



SHEET NO.
DR-01

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design center
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SUP-40562
SDR-40563

City of Las Vegas
ADMINISTRATIVE ACTIONS

☐ Action: Revised Landscape Plan (Approved)

Date: 9/28/11 Staff: Romeo G.

Notes: Changes to Previously approved landscape plan, due
to removal of turf and install decomposed granite, along
other changes are the additional shrubs along the south
side of the building.

Lake Mead
Blvd.

☐ Action: _____

Date: _____ Staff: _____

Notes: _____

☐ Action: _____

Date: _____ Staff: _____

Notes: _____

☐ Action: _____

Date: _____ Staff: _____

Notes: _____

SuperPawn – LV13
Project # 10 044
Page 1 of 1

September 26, 2011

Romeo Gumarang
CLV Planning Dept.
731 South Fourth Street
Las Vegas, NV 89101
Ph: (702) 229-4604 direct
rgumarang@LasVegasNevada.GOV

Re: Landscape revision to SuperPawn LV13 store
Location: 2003 N. Jones Blvd., LV, NV 89108
Jurisdiction: City of Las Vegas

Dear Romeo,

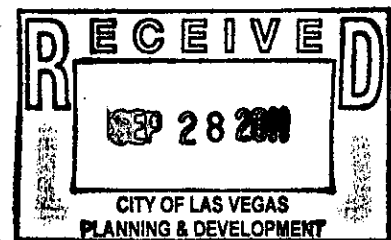
Our previously approved landscape plans for applications: SUP 40562 & SDR 40563, showed the existing turf to remain. During construction, the majority of the turf was destroyed due to excavation for underground utilities, scaffolding for stucco/painting, etc. The developer would like to replace the front and rear areas of turf with desert landscaping i.e. decomposed granite and shrubs. Please refer to the attached landscape plan.

Please call me with any questions.

Sincerely,



Scott L. Brown, NCARB
Principal
DesignCell, LLC



PRE-APPLICATION CONFERENCE NOTES

CITY OF LAS VEGAS



CYCLE
2

Project Name: Cash America/Super Pawn Expansion

APN(s):	138-24-215-006	Pre-app Date:	12/15/10
Location:	5910 W. Lake Mead Blvd	Meeting Location:	DSC 1st Floor Conference Room - 1B
Ward #:	5 - Barlow	Acres:	5.72
		Time:	9:00 a.m.

Applicant Info:	Cash America % Sherri Hughes 3021 Business Lane Las Vegas, NV 89103 Phone: (702)-735-4444 Fax: (702)- Email:		
Representative Info:	Ann Pierce Phone: (702)-792-7046 Fax: (702)- Email:		
Ownership Info:	L M Jones LLC 8090 S. Durango Dr #115 Las Vegas, NV 89113 Phone: (702)- Fax: (702)- Email:		Last Change of Ownership Date: 11/19/10

Existing Use:	Pawn Shop	
Proposed Use:	Expansion of an existing pawn shop	
General Plan:	Existing:	SC (Service Commercial)
	Proposed:	No change proposed
Zoning:	Existing:	C-1 (Limited Commercial)
	Proposed:	No change proposed
Special Area, Master Plans, and / or Overlay Districts that Apply:	Airport Overlay District (105 feet)	
	Special Land Use Designation (per plan, if applicable): N/A	

☒ **Meeting** ☐ **Conversation Record** ☐ **Telephone Record**

Between CLV P&D Representative: Steve Swanton, Senior Planner (229-4714 Office / 385-7268 Fax / sgebeke@lasvegasnevada.gov), and:
Romeo Gumarang, Planner I (229-4604 Office / 385-7268 Fax / rgumarang@lasvegasnevada.gov)

Name	Company/Department	Phone	Fax	Email
1. Ann Pierce	Kaempfer Crowell Renshaw Gronauer & Fiorentino	792-7048		
2. Sherri Hughes	Cash America	735-4444		
3. Scott Brown	Design Cell	403-1575		
4.				
5.				
6.	CLV - Finance (Business License)	229-6321	383-0769	
7. Roger Bailey	CLV - PW - Dev Co	229-6578	474-7599	
8. Rick Schröder	CLV - PW - Traffic	229-6901 / 6880		
9.	CLV - PW - Flood	229-6541	382-8551	
10.	CLV - Building and Safety	229-6251	382-1731	
11. Ozzie Mirkhah	CLV - Fire and Rescue	229-0366	229-0124	
12.	CLV - Office of Business Development	229-6551	385-3128	

OR: ☐ see Meeting Attendance Sheet

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PRE-APPLICATION CONFERENCE NOTES

CITY OF LAS VEGAS



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

Meeting Notes:

1. The application requests are for a Major Amendment of previously approved Plot Plan Review (Z-0116-63) and Special Use Permit (U-0075-98).
2. A proposed 3,600 square-foot expansion to an existing Pawn Shop. The size of the expansion is greater than 50 percent of the existing store; therefore, a waiver of the distance separation between similar uses and residential adjacency standards are required. A waiver to allow a zero-foot distance separation from a residential use and zero feet from other Auto Title Loan and Financial Institution, Specified. The Special Use Permit (U-0075-98) was approved at the time there was not distance separation requirements.
3. The minimum size of a loading space shall not be less than 15 feet in width, 25 feet in length.
4. The landscaping buffer along Lake Mead Boulevard shall contain the 24-inch box tree, with a placement of one per 20 linear feet. The subject site is adjacent to a residential use to the south, or a request for an exception as part of the Site Development Plan Review.
5. Interior landscape islands shall be provided at the end of each row of parking spaces, or a request for an exception as part of the Site Development Plan Review.
6. Landscape islands shall have a minimum width of five feet, as measured from the inside of the curbing, and shall have a minimum length equal to the length of the adjacent parking spaces. One tree shall be planted for every six uncovered parking spaces with a 24-inch box evergreen or deciduous tree. Landscape islands shall include a minimum of 4 five-gallon shrubs for every required tree. No landscape island provided on the site plan, a request for an exception will be made as part of the Site Development Plan Review.
7. 09/25/63 - The Board of City Commissioners approved a request for a Rezoning (Z-0116-63) of property from R-1 (Single Family Residence) to C-1 (Limited Commercial) as part of a larger request. The Planning Commission recommended approval.
8. 07/13/89 - The Planning Commission approved a request for a Plot Plan Review (Z-0116-63) for a proposed Credit Union north side of Lake Mead Boulevard, approximately 310 feet east of Jones Boulevard. The Planning and Development staff recommended approval.
9. 08/20/89 - A building permit (#89036301) was issued for a Credit Union at 5910 West Lake Mead Boulevard. The project was completed on 02/02/90.
10. 09/09/98 - The City Council approved the request for a Special Use Permit on property located on the northside of Lake Mead Boulevard approximately 325 feet east of Jones Boulevard for a proposed Pawn Shop and for a Secondhand Dealership.
11. The existing driveway will be relocated further west with a two driveway.
12. The freestanding sign to be relocated shall maintain the 100-foot separation of another freestanding or monument signs.
13. Flood Control requires to update drainage studies, repair any damages on an existing infrastructure, and traffic study maybe required.
14. Median on Lake Mead Boulevard may be extended.

-- Please return a copy of this form with the original Pre-Application Submittal Checklist --

Complete Submittal Packets **MUST be received by Planning staff no later than 2:00 PM of the Submittal Deadline Date, no exceptions**

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Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST				PLANNING & DEVELOPMENT		
Item Required								
YES	NO							
		APPLICATION PACKET				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 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						
☐	☒	Development Impact Notice and Assessment (DINA)		SDR	\$ 500.00	\$ 500.00	\$ 30.00	\$ 1030.00
☐	☒	Project of Regional Significance (PRS)		SUP	\$ 500.00	\$ 500.00	\$ 30.00	\$ 1030.00
☒	☐	Detailed justification letter			\$	\$	\$	\$
☒	☐	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)	Subtotal:					\$
☐	☒	Neighborhood Meeting (see General Plan submittal req's for details) - Add neighborhood meeting fee: Applicant only to notify, add \$0; Mailing labels only, add: \$50; Full notification, add: \$500			\$	-	\$	
☒	☐	Photo Reproduction of the Color & Materials Board per Site Development Plan Review Submittal Requirements	Grand Total All Fees:					\$2,060.00
REQUIRED DRAWINGS 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								
☒	☐	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: SDR and SUP					
☒	☐	All points of ingress and egress shown						
☒	☐	ADA accessibility requirements shown/labeled						
☒	☐	Parking standard(s) utilized:						
☒	☐	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total						
☒	☐	All free-standing sign locations shown and heights and sizes noted						
LANDSCAPE PLAN								
☒	☐	North arrow, scale, and vicinity map	Folded Plans (1 per application):					1
☒	☐	All property lines and present dimensions labeled	Colored, Rolled Plans:					1
☒	☐	All required perimeter landscape planters shown	Reduced Copy (8-1/2"x11" B/W; 1 per application):					1
☒	☐	All required parking lot fingers/islands shown	NOTES: SDR					
☒	☐	Quantity, size, species/variety of all trees, shrubs, and ground cover						
BUILDING ELEVATIONS								
☒	☐	Scale and building dimensions labeled	Folded Plans (1 per application):					1
☒	☐	North, south, east, and west elevations of all buildings	Colored, Rolled Plans:					1
☒	☐	All building materials and colors noted	Reduced Copy (8-1/2"x11" B/W; 1 per application):					1
☒	☐	8" x 10" photo of original color and material board	NOTES: SDR					
☒	☐	All wall sign locations shown and sizes noted						
FLOOR PLANS								
☒	☐	Scale and building dimensions labeled	Folded Plans (1 per application):					2
☒	☐	North arrow and scale	Rolled Plans:					1
☒	☐	All building entrances/exits shown	Reduced Copy (8-1/2"x11" B/W; 1 per application):					2
☒	☐	Use of all rooms noted/labeled	NOTES: SDR and SUP					
☒	☐	Maximum Occupancy (per I.B.C.)						
☒	☐	Seating Capacity (where applicable)						

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Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST (CONT.)			
Item Required					
YES	NO				
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.					
Owner / Applicant / Representative:		LM Jones LLC/Cash America/Ann Pierce		Application Type(s):	
APN(s):		139-24-215-006		Special Use Permit Site Development Plan Review	
Location:		5910 W. Lake Mead Blvd		Application Purpose:	
Ward:		5 - Barlow		Major Amendment to Special Use Permit (U-0075-98) and Site Development Plan Review (Z-0116-63)	
Planner's Signature:				Pre-App. Meeting Date:	
Planner:		Steve Swanton, Senior Planner - 229-4714 Romeo Gumarang, Planner I - 229-4604		12/15/10	
				Submittal Deadline:	
				12/23/10 - no later than 2:00 pm	
				Earliest PC / CC Meeting Dates:	
				02/08/11 PC - 03/16/11 CC (Cycle 2)	
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 <u>no later than 15 days prior</u> 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.					

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Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST							
Item Required									
YES	NO								
		APPLICATION PACKET							
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☒	☐	All building entrances/exits shown	Reduced Copy (8-1/2"x11" B/W; 1 per application):				2		
☒	☐	Use of all rooms noted/labeled	NOTES: SDR and SUP						
☒	☐	Maximum Occupancy (per I.B.C.)							
☒	☐	Seating Capacity (where applicable)							
CONTINUED NEXT PAGE									

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DEC 22 2010

Pre-Application
Conference

Item Required

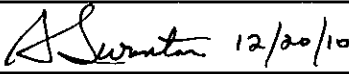
YES

NO

CITY OF LAS VEGAS
Planning & Development Department
SUBMITTAL CHECKLIST (CONT.)



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

Owner / Applicant / Representative:	LM Jones LLC/Cash America/Ann Pierce	Application Type(s):	Special Use Permit Site Development Plan Review
APN(s):	139-24-215-006	Application Purpose:	Major Amendment to Special Use Permit (U-0075-98) and Site Development Plan Review (Z-0116-63)
Location:	5910 W. Lake Mead Blvd	Pre-App. Meeting Date:	12/15/10
Ward:	5 - Barlow	Submittal Deadline:	12/23/10 - no later than 2:00 pm
Planner's Signature:	 12/20/10	Earliest PC / CC Meeting Dates:	02/08/11 PC - 03/16/11 CC (Cycle 2)
Planner:	Steve Swanton, Senior Planner - 229-4714 Romeo Gumarang, Planner I - 229-4604		

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.

2011 PLANNING COMMISSION MEETING SCHEDULE

Generally, the Planning Commission meetings are held on the second Tuesday of each month.

*Denotes a GPA Cycle

Pre-Application Conference Request Deadline	Application Closing Day	Planning Commission Meeting Date	City Council Meeting Date
November 19, 2010	December 09, 2010	January 25, 2011*	February 16, 2011
December 02, 2010	December 23, 2010	February 08, 2011	March 16, 2011
December 23, 2011	January 20, 2011	March 08, 2011	April 06, 2011
February 03, 2011	February 24, 2011	April 12, 2011*	May 18, 2011
March 03, 2011	March 24, 2011	May 10, 2011	June 15, 2011
April 07, 2011	April 28, 2011	June 14, 2011	July 20, 2011
May 05, 2011	May 26, 2011	July 12, 2011*	August 17, 2011
June 02, 2011	June 23, 2011	August 09, 2011	September 07, 2011
July 07, 2011	July 28, 2011	September 13, 2011	October 19, 2011
August 04, 2011	August 25, 2011	October 11, 2011*	November 16, 2011
September 01, 2011	September 22, 2011	November 08, 2011	December 07, 2011
October 06, 2011	October 27, 2011	December 13, 2011	January 18, 2012
November 03, 2011	November 23, 2011	January 10, 2012	February 15, 2012
December 08, 2011	December 29, 2011	February 14, 2012	March 07, 2012
November 19, 2010	December 09, 2010	January 25, 2011*	February 16, 2011

**Applications MUST BE submitted by 2:00 P.M. on CLOSING DAYS,
or by 4:00 P.M. on NON-CLOSING DAYS. Call (702) 229-6301 for additional information**

Important GPA Dates for 2011

Ward Number	Pre-Application Submittal Date	Application Closing Date	Last Day for Neighborhood Mailing	Last Day for Neighborhood Meeting	Planning Commission Meeting Date	City Council Meeting Date
ALL	Nov 19, 2010	Dec 09, 2010	Dec 20, 2010	Dec 30, 2010	Jan 25, 2011	Feb 16, 2011
ALL	Feb 03, 2011	Feb 24, 2011	March 10, 2011	March 17, 2011	Apr 12, 2011	May 18, 2011
ALL	May 05, 2011	May 26, 2011	June 06, 2011	June 16, 2011	July 12, 2011	Aug 17, 2011
ALL	Aug 04, 2011	Aug 25, 2011	Sept 01, 2011	Sept 15, 2011	Oct 11, 2011	Nov 16, 2011
ALL	Nov 03, 2011	Nov 23, 2011	Dec 05, 2011	Dec 15, 2011	Jan 10, 2012	Feb 15, 2012

***** FAILURE TO NOTICE AND HOLD A NEIGHBORHOOD MEETING BY THE DATE REQUIRED WILL AUTOMATICALLY MOVE YOUR PROJECT MINIMALLY TO THE NEXT AVAILABLE PLANNING COMMISSION MEETING DATE *****

For notification of neighborhood meetings, 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.

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JAN 25 2011

PRE-APPLICATION CONFERENCE NOTES

CITY OF LAS VEGAS



CYCLE
2

Project Name: Cash America/Super Pawn Expansion

APN(s):	138-24-215-006	Pre-app Date:	12/15/10
Location:	5910 W. Lake Mead Blvd	Meeting Location:	DSC 1st Floor Conference Room - 1B
Ward #:	5 - Barlow	Acres:	5.72
		Time:	9:00 a.m.

Applicant Info:	Cash America % Sherri Hughes 3021 Business Lane Las Vegas, NV 89103	Phone: (702)-735-4444	Fax: (702)-	Email:
Representative Info:	Ann Pierce	Phone: (702)-792-7046	Fax: (702)-	Email:
Ownership Info:	L M Jones LLC 8090 S. Durango Dr #115 Las Vegas, NV 89113	Phone: (702)-	Fax: (702)-	Email:
				Last Change of Ownership Date: 11/19/10

Existing Use:	Pawn Shop
Proposed Use:	Expansion of an existing pawn shop
General Plan:	Existing: SC (Service Commercial) Proposed: No change proposed
Zoning:	Existing: C-1 (Limited Commercial) Proposed: No change proposed
Special Area, Master Plans, and / or Overlay Districts that Apply:	Airport Overlay District (105 feet) Special Land Use Designation (per plan, if applicable): N/A

☒ **Meeting** ☐ **Conversation Record** ☐ **Telephone Record**

Between CLV P&D Representative: Steve Swanton, Senior Planner (229-4714 Office / 385-7268 Fax / sgebeke@lasvegasnevada.gov), and:
Romeo Gumarang, Planner I (229-4604 Office / 385-7268 Fax / rgumarang@lasvegasnevada.gov)

Name	Company/Department	Phone	Fax	Email
1. Ann Pierce	Kaempfer Crowell Renshaw Gronauer & Fiorentino	792-7048		
2. Sherm Hughes	Cash America	735-4444		
3. Scott Brown	Design Cell	403-1575		
4.				
5.				
6.	CLV - Finance (Business License)	229-6321	383-0769	
7. Roger Bailey	CLV - PW - Dev Co	229-6578	474-7599	
8. Rick Schroder	CLV - PW - Traffic	229-6901 / 6880		
9.	CLV - PW - Flood	229-6541	382-8551	
10.	CLV - Building and Safety	229-6251	382-1731	
11. Ozzie Mirkhah	CLV - Fire and Rescue	229-0366	229-0124	
12.	CLV - Office of Business Development	229-6551	385-3128	

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OR: ☐ **see Meeting Attendance Sheet**

PRE-APPLICATION CONFERENCE NOTES

CITY OF LAS VEGAS



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

Meeting Notes:

1. The application requests are for a Major Amendment of previously approved Plot Plan Review (Z-0116-63) and Special Use Permit (U-0075-98).
2. A proposed 3,600 square-foot expansion to an existing Pawn Shop. The size of the expansion is greater than 50 percent of the existing store; therefore, a waiver of the distance separation between similar uses and residential adjacency standards are required. A waiver to allow a zero-foot distance separation from a residential use and zero feet from other Auto Title Loan and Financial Institution, Specified. The Special Use Permit (U-0075-98) was approved at the time there was not distance separation requirements.
3. The minimum size of a loading space shall not be less than 15 feet in width, 25 feet in length.
4. The landscaping buffer along Lake Mead Boulevard shall contain the 24-inch box tree, with a placement of one per 20 linear feet. The subject site is adjacent to a residential use to the south, or a request for an exception as part of the Site Development Plan Review.
5. Interior landscape islands shall be provided at the end of each row of parking spaces, or a request for an exception as part of the Site Development Plan Review.
6. Landscape islands shall have a minimum width of five feet, as measured from the inside of the curbing, and shall have a minimum length equal to the length of the adjacent parking spaces. One tree shall be planted for every six uncovered parking spaces with a 24-inch box evergreen or deciduous tree. Landscape islands shall include a minimum of 4 five-gallon shrubs for every required tree. No landscape island provided on the site plan, a request for an exception will be made as part of the Site Development Plan Review.
7. 09/25/63 - The Board of City Commissioners approved a request for a Rezoning (Z-0116-63) of property from R-1 (Single Family Residence) to C-1 (Limited Commercial) as part of a larger request. The Planning Commission recommended approval.
8. 07/13/89 - The Planning Commission approved a request for a Plot Plan Review (Z-0116-63) for a proposed Credit Union north side of Lake Mead Boulevard, approximately 310 feet east of Jones Boulevard. The Planning and Development staff recommended approval.
9. 08/20/89 - A building permit (#89036301) was issued for a Credit Union at 5910 West Lake Mead Boulevard. The project was completed on 02/02/90.
10. 09/09/98 - The City Council approved the request for a Special Use Permit on property located on the northside of Lake Mead Boulevard approximately 325 feet east of Jones Boulevard for a proposed Pawn Shop and for a Secondhand Dealership.
11. The existing driveway will be relocated further west with a two driveway.
12. The freestanding sign to be relocated shall maintain the 100-foot separation of another freestanding or monument signs.
13. Flood Control requires to update drainage studies, repair any damages on an existing infrastructure, and traffic study maybe required.
14. Median on Lake Mead Boulevard may be extended.

-- Please return a copy of this form with the original Pre-Application Submittal Checklist --

Complete Submittal Packets **MUST be received by Planning staff no later than 2:00 PM of the Submittal Deadline Date, no exceptions**



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

February 27, 2012

CORRECTED LETTER

Mr. Ernest Becker Jr.
LM Jones, LLC
8090 South Durango Drive, Suite #115
Las Vegas, Nevada 89113

**RE: SDR-40563 - SITE DEVELOPMENT PLAN REVIEW RELATED TO
SUP-40562
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2011**

Dear Mr. Becker:

Your request for a Major Amendment of a previously approved Plot Plan Review (Z-0116-63) FOR A 3,600 SQUARE-FOOT EXPANSION OF AN EXISTING PAWN SHOP at 5910 West Lake Mead Boulevard (APN 138-24-215-006), C-1 (Limited Commercial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on February 8, 2011.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Plot Plan Review (Z-0116-63) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the building expansion. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the overall site plan and building elevations date stamped 12/22/10, and specific site plan and landscaping plan date stamped 01/10/11, except as amended by conditions herein.
4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

FM-0073-07-11



6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include one additional tree and seven additional shrubs within the parking lot landscape islands located at the northeast corner of the building.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Remove all substandard sidewalk improvements and unused driveway cuts adjacent to this site and replace with new sidewalk meeting current City Standards concurrent with on-site development activities as shown on the approved Site Plan. All existing public improvements damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
12. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
13. The proposed new driveway accessing this site from Lake Mead Boulevard is hereby approved as a deviation from standards. Any further deviations, if any, to width, ingress/egress radii, or throat depth will require separate approval from the City Traffic Engineer.

Mr. Ernest Becker Jr.
SDR-40563 - Page Three - **CORRECTED LETTER**
February 27, 2012

14. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

This action by the Planning Commission on **February 8, 2011** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **February 21, 2011**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Caroline Ciocca
Cash America International, Inc.
3021 Business Lane
Las Vegas, Nevada 89103

Ms. Jennifer Lazovich
Kaempfer Crowell Renshaw Gronauer & Fiorentino
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

February 9, 2011

Mr. Ernest Becker Jr.
LM Jones, LLC
8090 South Durango Drive, Suite #115
Las Vegas, Nevada 89113

**RE: SDR-40563 - SITE DEVELOPMENT PLAN REVIEW RELATED TO
SUP-40562
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2011**

Dear Mr. Becker:

5910
Your request for a Major Amendment of a previously approved Plot Plan Review (Z-0116-63) FOR A 3,600 SQUARE-FOOT EXPANSION OF AN EXISTING PAWN SHOP at 5190 West Lake Mead Boulevard (APN 138-24-215-006), C-1 (Limited Commercial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on February 8, 2011.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

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5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Luis Torkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



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13. The proposed new driveway accessing this site from Lake Mead Boulevard is hereby approved as a deviation from standards. Any further deviations, if any, to width, ingress/egress radii, or throat depth will require separate approval from the City Traffic Engineer.

Mr. Ernest Becker Jr.
SDR-40563 - Page Three
February 9, 2011

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Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Caroline Ciocca
Cash America International, Inc.
3021 Business Lane
Las Vegas, Nevada 89103

Ms. Jennifer Lazovich
Kaempfer Crowell Renshaw Gronauer & Fiorentino
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113



January 19, 2011

Mr. Ernest Becker Jr.
LM Jones, LLC
8090 South Durango Drive, Suite #115
Las Vegas, Nevada 89113

**RE: SDR-40563 - SITE DEVELOPMENT PLAN REVIEW RELATED TO
SUP-40562
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2011**

Dear Applicant:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **February 8, 2011** 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, 400 Stewart Avenue, 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, January 26, 2011** 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 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", with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Caroline Ciocca
Cash America International, Inc.
3021 Business Lane
Las Vegas, Nevada 89103

Ms. Jennifer Lazovich
8345 West Sunset Road, Suite #250
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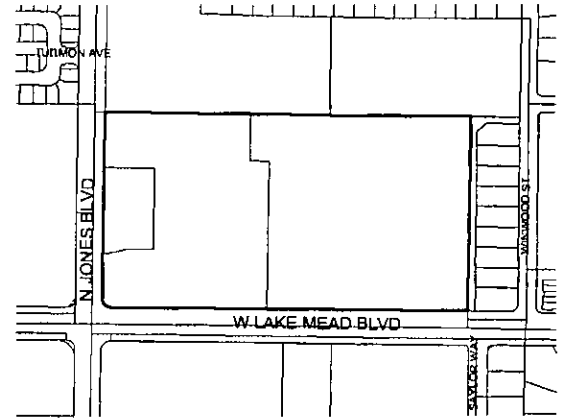
Application Information

SUP-40562 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASH AMERICA INTERNATIONAL, INC. - OWNER: L M JONES, LLC - Request for a Major Amendment of a previously approved Special Use Permit (U-0075-98) FOR A 3,600 SQUARE-FOOT EXPANSION OF AN EXISTING PAWN SHOP WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND A ZERO-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED USE WHERE 1,000 FEET IS REQUIRED at 5190 West Lake Mead Boulevard (APN 138-24-215-006), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

SDR-40563 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-40562 - PUBLIC HEARING - APPLICANT: CASH AMERICA INTERNATIONAL, INC. - OWNER: L M JONES, LLC - Request for a Major Amendment of a previously approved Plot Plan Review (Z-0116-63) FOR A 3,600 SQUARE-FOOT EXPANSION OF AN EXISTING PAWN SHOP at 5190 West Lake Mead Boulevard (APN 138-24-215-006), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

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 Planning and Development Department, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89107. 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: February 08, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

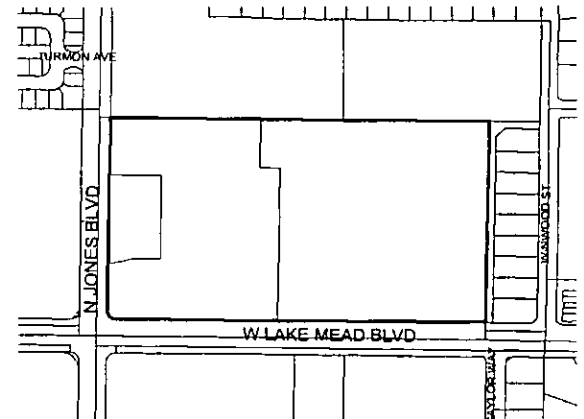
Application Information

SUP-40562 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASH AMERICA INTERNATIONAL, INC. - OWNER: L M JONES, LLC - Request for a Major Amendment of a previously approved Special Use Permit (U-0075-98) FOR A 3,600 SQUARE-FOOT EXPANSION OF AN EXISTING PAWN SHOP WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND A ZERO-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED USE WHERE 1,000 FEET IS REQUIRED at 5190 West Lake Mead Boulevard (APN 138-24-215-006), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

SDR-40563 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-40562 - PUBLIC HEARING - APPLICANT: CASH AMERICA INTERNATIONAL, INC. - OWNER: L M JONES, LLC - Request for a Major Amendment of a previously approved Plot Plan Review (Z-0116-63) FOR A 3,600 SQUARE-FOOT EXPANSION OF AN EXISTING PAWN SHOP at 5190 West Lake Mead Boulevard (APN 138-24-215-006), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

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Application Location



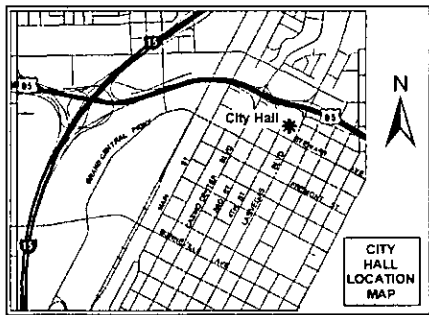
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: February 08, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

City of Las Vegas
Planning & Development Department
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89107-2986

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 Planning & Development Department 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

☐

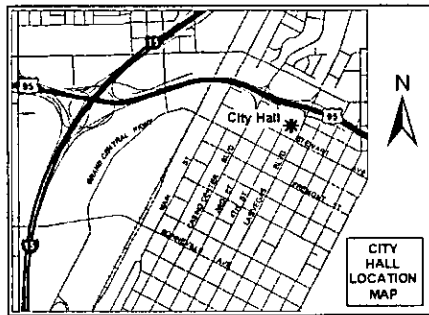
I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-40562 & SDR-40563
Planning Commission Meeting of 2/8/2011

City of Las Vegas
Planning & Development Department
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89107-2986

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 Planning & Development Department 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-40562 & SDR-40563
Planning Commission Meeting of 2/8/2011

Development Notification

PC Meeting: February 8, 2011a

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

SDR-40563

Avila Park HOA

Bavington Court HOA

Charleston Heights 44-E Townhouse Owners
Association

Desert Park HOA

Golf Ridge Terrace NA

Paul Culley NA

Pima Village HOA

Rancho Las Vegas Estates

Rock Creek Manor HOA

Rosewood HOA

Sierra Oeste NA

Smoke Ranch Maintenance District

Smoke Ranch Villas HOA

Tanglewood HOA

Vegas Drive HOA

Westchester Manor HOA

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; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: January 13, 2011
Re: **SDR-40563** Cash America International 5190 W. Lake Mead Blvd.
Request for a Site Development Plan Review for the expansion of an existing pawn shop

CONDITIONS OF APPROVAL:

1. Remove all substandard sidewalk improvements and unused driveway cuts adjacent to this site and replace with new sidewalk meeting current City Standards concurrent with on-site development activities as shown on the approved Site Plan. All existing public improvements damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
2. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
3. The proposed new driveway accessing this site from Lake Mead Boulevard is hereby approved as a deviation from standards. Any further deviations, if any, to width, ingress/egress radii, or throat depth will require separate approval from the City Traffic Engineer.
4. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

Carman Burney

From: Doa.Gregory@lvvwd.com
Sent: Tuesday, January 11, 2011 11:02 AM
To: Carman Burney
Subject: CLV 2/08/11 Planning Commission -- LVVWD comments

Hi Carman,

Here are the comments from LVVWD. Thank you!

Doa

SDR-40374: The domestic meters associated with 2770 Highland Drive have adequate backflow prevention installed. The master meter associated with 2700 Highland Drive does not have backflow installed. No indication of separate fire service existing for 2770. Civil plans are required to be submitted to LVVWD.

SUP-40575: The existing meter does not have a backflow prevention assembly and one is required. Civil plans are required to be submitted to LVVWD.

SDR-40435: There is an existing small domestic meter with a small backflow prevention assembly. If the proposed project will have a fire protection system installed (sprinklers) then a larger meter and a different type of backflow prevention assembly may be required. Civil plans are required to be submitted to LVVWD.

SDR-40563: There are three existing domestic meters and only one backflow prevention assembly. The proposed development, and any increase in fire protection system, may require the meter(s) and backflow prevention assembly to be upsized or changed out. Civil plans are required to be submitted to LVVWD.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SUP-40562

SDR-40563

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

ROUTED ELECTRONICALLY / US MAIL

<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
*TEFO (DPW)	REBECCA WHITLOCK	2900 RONEMUS
*STREETS & SANITATION (DPW)	JERRY WALKER	2875 RONEMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2875 RONEMUS
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	HEIDI DEXHEIMER ENGINEERING DESIGN DIVISION	100 CITY PARKWAY, SUITE #700 (HAND DELIVERY ADDRESS ONLY)
CLARK COUNTY (IT) (NO PLANS)	SHARON RICE (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4 th Floor
NELLIS AFB (NO PLANS)	DEBORAH MACNEILL	4430 Grissom Avenue, Building 11, Suite 103D

* 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 >

SDPR
12/23/2010

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

SUP-40562 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASH AMERICA INTERNATIONAL, INC. - OWNER: L M JONES, LLC - Request for a Major Amendment of a previously approved Special Use Permit (U-0075-98) FOR A 3,600 SQUARE-FOOT EXPANSION OF AN EXISTING PAWN SHOP WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND A ZERO-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED USE WHERE 1,000 FEET IS REQUIRED at 5190 West Lake Mead Boulevard (APN 138-24-215-006), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

SDR-40563 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-40562 - PUBLIC HEARING - APPLICANT: CASH AMERICA INTERNATIONAL, INC. - OWNER: L M JONES, LLC - Request for a Major Amendment of a previously approved Plot Plan Review (Z-0116-63) FOR A 3,600 SQUARE-FOOT EXPANSION OF AN EXISTING PAWN SHOP at 5190 West Lake Mead Boulevard (APN 138-24-215-006), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

PLANNING COMMISSION: FEBRUARY 8, 2011

CITY COUNCIL: MARCH 16, 2011

PLANNING SUPERVISOR: STEVE GEBEKE



PUBLIC HEARING

Comments Due: JANUARY 6, 2011

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:

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

SDR Application

YK

Report Date 12/23/2010 10:29 AM

Submitted By

Page 1

A/P # 40563 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	12/22/2010 15:07	984224	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	Blld Group	Actual Valuation	0.00

Description of Work

SDR-40563 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-40562 - PUBLIC HEARING - APPLICANT: CASH AMERICA INTERNATIONAL, INC. - OWNER: L M JONES, LLC - Request for a Major Amendment of a previously approved Plot Plan Review (Z-0116-63) FOR A 3,600 SQUARE-FOOT EXPANSION OF AN EXISTING PAWN SHOP at 5190 West Lake Mead Boulevard (APN 138-24-215-006), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

Parent A/P

Project #	40563	Project/Phase Name	Phase #
Size/Area	5.68 ACRE	Size Description	Subdivision Code
Proposed Start		Proposed Stop	% Completed 0.00
% Complete Formula			

Property/Site Information

Parcel 13824215006

Location

Owner/Tenant

Contact ID AC1838352	Name L M JONES, LLC	Organization	
Mailing Address 8090 SOUTH DURANGO DRIVE #115		State/Province NV	
City LAS VEGAS		Country	☐ Foreign
ZIP/PC 89113		Evening Phone	
Day Phone (702)395-9244 x		Mobile #	
Fax (702)395-4155			

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

2003 N JONES BLVD
LAS VEGAS, 89108-

2041 N JONES BLVD 100
LAS VEGAS, 89108-

2041 N JONES BLVD 101
LAS VEGAS, 89108-

2041 N JONES BLVD 102
LAS VEGAS, 89108-

2041 N JONES BLVD 103

LAS VEGAS 89108-

Report Date 12/23/2010 10:29 AM

Submitted By

Page 2

Address

Parcel Link

AP Link

2041 N JONES BLVD 104
LAS VEGAS, 89108-

2041 N JONES BLVD 105
LAS VEGAS, 89108-

2041 N JONES BLVD 106
LAS VEGAS, 89108-

2041 N JONES BLVD 107
LAS VEGAS, 89108-

2041 N JONES BLVD 108
LAS VEGAS, 89108-

2041 N JONES BLVD 109
LAS VEGAS, 89108-

2041 N JONES BLVD 110
LAS VEGAS, 89108-

2065 N JONES BLVD
LAS VEGAS, 89108-

2067 N JONES BLVD
LAS VEGAS, 89108-

2069 N JONES BLVD
LAS VEGAS, 89108-

2071 N JONES BLVD
LAS VEGAS, 89108-

2073 N JONES BLVD
LAS VEGAS, 89108-

2075 N JONES BLVD
LAS VEGAS, 89108-

2077 N JONES BLVD
LAS VEGAS, 89108-

2079 N JONES BLVD
LAS VEGAS, 89108-

Report Date 12/23/2010 10:29 AM

Submitted By

Page 3

Address

Parcel Link

AP Link

2081 N JONES BLVD
LAS VEGAS, 89108-

2083 N JONES BLVD
LAS VEGAS, 89108-

2085 N JONES BLVD
LAS VEGAS, 89108-

2089 N JONES BLVD
LAS VEGAS, 89108-

2093 N JONES BLVD
LAS VEGAS, 89108-

2095 N JONES BLVD
LAS VEGAS, 89108-

2097 N JONES BLVD
LAS VEGAS, 89108-

2099 N JONES BLVD
LAS VEGAS, 89108-

5910 W LAKE MEAD BLVD
LAS VEGAS, 89108-

AP/Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

AP/Linked Parcels

13824215006

Applicants/Contacts

Report Date 12/23/2010 10:29 AM

Submitted By

Page 4

Applicants/Contacts

Primary N Capacity APPL Contact ID AC1838351 ☐ Foreign
Effective . Expire
Name CASH AMERICA INTERNATIONAL, INC
Day Phone (702)735-4444 x Eve Phone Organization
Pager PIN # Position
Fax (702)739-7888 Mobile Profession
E-Mail
Address 3021 BUSINESS LANE
LAS VEGAS, NV 89103
Seasonal Addr

Valid From To
Comments No Comments

Primary N Capacity OWNER Contact ID AC1838352 ☐ Foreign
Effective Expire
Name L M JONES, LLC
Day Phone (702)395-9244 x Eve Phone Organization
Pager PIN # Position
Fax (702)395-4155 Mobile Profession
E-Mail
Address 8090 SOUTH DURANGO DRIVE #115
LAS VEGAS, NV 89113
Seasonal Addr

Valid From To
Comments No Comments

Primary Y Capacity OTHER Other REP Contact ID AC1696850 ☐ Foreign
Effective Expire
Name KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO
Day Phone (702)792-7000 x Eve Phone Organization
Pager PIN # Position
Fax (702)796-7181 Mobile Profession
E-Mail
Address 8345 WEST SUNSET ROAD #250
LAS VEGAS, NV 89113
Seasonal Addr

Valid From To
Comments No Comments

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	12/22/2010 15:13	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	12/22/2010 15:13	30.00
PROCESSING FEE	P	12/22/2010 15:13	500.00
Total Unpaid	0.00	Total Paid	1030.00

Report Date 12/23/2010 10:29 AM

Submitted By

Page 5

Inspections

There are no inspections for this Report

Review Activities
Review #
Comments

Review Type

#

Status

Waived

Issued

Started

Completed

Comp By

Activity/Review Details

Detail SUBMITTAL CHECKLIST (SDR)

Modified By GKAPOVICH

Modified Date/Time 12/22/2010 15:07

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plans (6 Folded Blue Lines, 1 Rolled Color)
Y Application/Petition Form	Y Landscape Plan (1 Folded, 1 Rolled Color)
Y Deed and Legal Description	Y Building Elevations (1 Folded, 1 Rolled Color)
Y Justification Letter	Y Floor Plan (1 Folded, 1 Rolled)
Y Color and Material Board	Y Laser Print Site Plan
N DINA (Not Always Required)	Y Laser Print Floor Plan
Y Statement of Financial Interest	Y Laser Print Elevation

Y Business Licensing Requirements Met

Y Business License Exempt

Check Conditions
Condition
Supervisor Required

Approval

Approved By
Comments

Approved Date

Applied By

Applied Date

Assigned

Z-LEGAL

984224

12/22/2010 15:07

N

Project #	A/P Type	Status	Stage	Relation
-----------	----------	--------	-------	----------

No children exist for this project

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

There is no planning condition for this project.

Report Date 12/23/2010 10:29 AM

Submitted By

Page 6

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance?

Y Parent Project link required?

Is there a condition of approval for a Required Review?

Y Will this go to the City Council?

If yes, when does it need to be reviewed?

Hearing Type

Public, Non-Public, AdminPUBLC

Staff Recommendation

Entitlement Exercised?

Meeting Information

Meeting Info
Meeting Date
Comments
Added By

Meeting Type

Add Date

Meeting Status

Modified By

Modified Date

YES Votes

NO Votes

ABSTENTIONS

02/08/2011

PC

SCHEDULED

0

0

0

GKAPOVICH

12/22/2010

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#

970040

12/22/2010 15:15

0.00

ANN PIERCE, KAEMPFER CROWELL RENSHAW GRONAUER FIORENTINO CK 7733, 702.792.7000 (PROJ 40562-563)

No Model Home Details



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Major Amendment of previously approved Plot Plan Review (Z-0116-63)
Project Address (Location): 5910 West Lake Mead Blvd.
Project Name: Super Pawn **Proposed Use:** Pawn Shop
Assessor's Parcel #(s): 138-24-215-006 **Ward #:** 4
General Plan: existing SC proposed n/a **Zoning:** existing C-1 proposed n/a
Commercial Square Footage: **Floor Area Ratio:**
Gross Acres: 5.68 **Lots/Units:** **Density:**
Additional Information: See attached justification letter

PROPERTY OWNER: L M Jones, LLC **Contact:** Ernest A. Becker, Jr.
 Address: 8090 South Durango Drive, #115 **Phone:** 702/395-9244 **Fax:** 702/395-4155
City: Las Vegas **State:** NV **Zip:** 89113
E-mail Address: n/a

APPLICANT: Cash America International, Inc. **Contact:** Caroline Ciocca
 Address: 3021 Business Lane **Phone:** (702) 735-444 **Fax:** (702) 739-7888
City: Las Vegas **State:** NV **Zip:** 89103
E-mail Address: cciocca@casham.com

REPRESENTATIVE: Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact:** Jennifer Lazovich
 Address: 8345 West Sunset Road, Suite 250 **Phone:** (702) 792-7000 **Fax:** (702) 796-7181
City: Las Vegas **State:** NV **Zip:** 89113
E-mail Address: jlazovich@kcnvlaw.com

Property Owner Signature*

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

Print Name: Ernest A. Becker

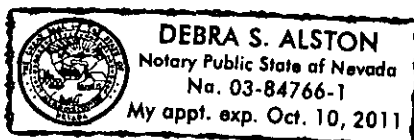
Subscribed and sworn before me

This 20th day of December, 2010

Debra S. Alston

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	SDR-40563
Meeting Date:	2-8-11 PC
Total Fee:	\$1,030
Date Received:	12-22-10
Received By:	<i>[Signature]</i>

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

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

13493.17



RECEIVED
DEC 22 2010
13493.17



**KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5470 Kietzke Lane
Suite 140
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.882.0257

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

December 22, 2010

VIA HAND DELIVERY

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT
731 South 4th Street
Las Vegas, NV 101

**Re: *Justification letter
Expansion of existing SuperPawn***

To Whom It May Concern:

Please be advised, this office represents SuperPawn for the land use applications outlined below (the "Applicant"). Currently, there is an existing SuperPawn building at 5190 West Lake Mead Boulevard. This location has been in operation since 1998. There have been no exterior improvements to the building in over 12 years. These land use applications will allow the Applicant to expand the existing location and make both interior and exterior improvements to the building.

The existing location and use was approved by the City of Las Vegas in 1998. Therefore, the Applicant is seeking a Major Amendment to the previously approved Plot Plan Review (Z-0117-63) and Special Use Permit (U-0075-98) for a 3,600 square foot expansion to the existing Super Pawn. The Applicant is also seeking a waiver to allow zero foot distance separation from a residential use and zero feet from other Auto Title Loan and Financial Institution Specified. However, there will still be parking spaces and drive aisles separating the SuperPawn from the apartments to the east which is zoned R-4. Additionally, there is an existing Auto Title Loan/Financial Institution Specified (Quik Cash) within the same shopping center and located on the north end of the site. Both Quik Cash and SuperPawn have been in operation for some time. Since the Applicant desires to expand their existing location, a waiver of distance separation between these uses is now required by Title 19. There are no other pawn shops within 1,000 feet of the existing operation.

RECEIVED
DEC 22 2010

**SUP-40562
SDR-40563**

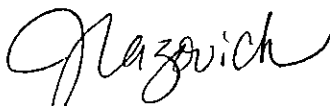
The existing west driveway is proposed to be relocated farther to the west. To fit between the existing utilities in the sidewalk, a 24'-0 wide driveway is proposed where 32'-0 is typically required. This driveway will be limited to right-in and right-out turning movements only. A deviation of standard will have to be filed with public works during the construction document submittal process.

The overall height of the building will be approximately 25 feet. The expansion will utilize stucco and Spanish tile to match the existing building in texture and color. The Applicant will be adding 16 new trees to the existing landscaping to comply with current code requirements. Also, with the expansion, the Applicant will still meet all parking requirements. Finally, the Applicant will maintain all of their existing business licenses.

Thank you for your consideration of this request.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO



Jennifer Lazovich

JJL/eed

cc: Caroline Ciocca
Sherri Hughes

BUSINESS LICENSE

City of Las Vegas • Las Vegas, Nevada

IN ACCORDANCE WITH THE PROVISIONS OF THE LAS VEGAS MUNICIPAL CODE, AS AMENDED, LICENSE IS HEREBY GRANTED TO OPERATE THE BUSINESS REFERENCED BELOW.

LICENSE #: Q13-01327-6-149359

DATE ISSUED: 07/08/10

TYPE OF LICENSE: LAW FIRM

BUSINESS LOCATION: 8345 W SUNSET RD 250

ISSUED TO: KAEMPFER CROWELL RENSHAW GRONA

DBA:
KAEMPFER CROWELL RENSHAW GRONA
8345 W SUNSET RD 250
LAS VEGAS NV 89113

PRINCIPAL(S)

GRONAUER, ROBERT, PRES. MGPT
FIORENTINO, MARK, COO, PT
TACKES, STEVE, SECY/TRES


Chief Financial Officer,
Finance and Business Services

Failure to maintain any required state license renders this Business License invalid.

Post in a conspicuous place.

RECEIVED
DEC 22 2010



LM JONES, L.L.C.

Business Entity Information			
Status:	Active	File Date:	7/29/2009
Type:	Domestic Limited-Liability Company	Entity Number:	E0405492009-9
Qualifying State:	NV	List of Officers Due:	7/31/2011
Managed By:	Managers	Expiration Date:	12/31/2055
NV Business ID:	NV20091432019	Business License Exp:	7/31/2011

Registered Agent Information			
Name:	LM JONES, L.L.C. / MANAGER	Address 1:	8090 S DURANGO DR.
Address 2:	STE 115	City:	LAS VEGAS
State:	NV	Zip Code:	89113
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

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

Officers		☐ Include Inactive Officers
Manager - BRIAN T BECKER		
Address 1:	8090 S DURANGO DR	Address 2:
City:	LAS VEGAS	State:
Zip Code:	89113	Country:
Status:	Active	Email:
Manager - SALLIE E BECKER		
Address 1:	8090 S DURANGO DR	Address 2:
City:	LAS VEGAS	State:
Zip Code:	89113	Country:
Status:	Active	Email:
Manager - ERNEST A BECKER IV		
Address 1:	8090 S DURANGO DR	Address 2:
City:	LAS VEGAS	State:
Zip Code:	89113	Country:
Status:	Active	Email:
Manager - KIMBERLY B RIGGS		
Address 1:	8090 S DURANGO DR	Address 2:
City:	LAS VEGAS	State:
Zip Code:	89113	Country:
Status:	Active	Email:

Actions/Amendments

RECEIVED
DEC 22 2010

10-1

Inst #: 201011190004155

Fees: \$22.00 N/C Fee: \$0.00

RPTT: \$0.00 Ex: #001

11/19/2010 03:33:20 PM

Receipt #: 585427

Requestor:

NATIONAL TITLE COMPANY

Recorded By: STN Pgs: 10

DEBBIE CONWAY

CLARK COUNTY RECORDER

A.P.N. #	138-24-215-006
Escrow No.	280065-MW
R.P.P.T.	EXEMPT
14	Recording Requested By:
NATIONAL TITLE COMPANY	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
LM JONES, L.L.C., A NEVADA LIMITED LIABILITY COMPANY	
8090 S. DURANGO, SUITE 115	
LAS VEGAS, NV 89113	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That effective as of October 29, 2010, BECKER ENTERPRISES L.L.C., A NEVADA LIMITED LIABILITY COMPANY, AS SUCCESSOR BY MERGER TO FREMONT WEST, LLC, A NEVADA LIMITED LIABILITY COMPANY for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to

LM JONES, L.L.C., A NEVADA LIMITED LIABILITY COMPANY

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

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

SUBJECT TO:

1. Taxes for fiscal year 2010-11;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

SEE PAGE 2 FOR SIGNATURE AND NOTARY ACKNOWLEDGMENT

RECEIVED
DEC 22 2010

Dated: Nov 16, 2010

BECKER ENTERPRISES L.L.C., A NEVADA LIMITED
LIABILITY COMPANY, AS SUCCESSOR BY MERGER
TO FREMONT WEST, L.L.C., A NEVADA LIMITED
LIABILITY COMPANY

BY ERNEST A. BECKER, JR., CLASS B. MANAGER

State of Nevada)

) ss.

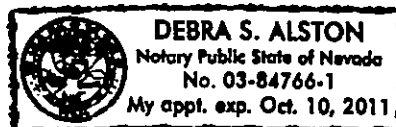
County of Clark)

This instrument was acknowledged before me on
by ERNEST A. BECKER, JR., CLASS B. MANAGER

November 16, 2010

Signature:

Debra S. Alston
Notary Public



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Exhibit A
LEGAL DESCRIPTION

File Number: 280065

PARCEL I:

Situate in the City of Las Vegas, Clark County, Nevada being a portion of the Southwest One-quarter of the Northwest One-quarter of Section 24, Township 20 South, Range 60 East, M.D.M., also being a portion of Lot 1 of Block 1 as shown on the official plat of SHADOW HILLS SHOPPING CENTER, A COMMERCIAL SUBDIVISION in the office of the Clark County, Nevada Recorder in Book 37 of Plats on Page 92 more particularly described as follows:

Commencing at the brass cap in well monument stamped PLS 5571 which marks the Southwest corner of said Southwest One-quarter of said Northwest One-quarter;

THENCE North 01° 12' 03" East along the West line thereof, 643.00 feet;

THENCE South 88° 54' 19" East, 30.00 feet to the Northwest corner of Lot 1-2 of Block 1 as shown in the Office of the Clark County, Nevada Recorder in File 80 of Surveys on Page 44, said point also being the Point of Beginning;

THENCE South 88° 54' 19" East along the North line of said Lot 1-2, a distance of 419.61 feet;

THENCE along the East line of said Lot 1-2, South 01° 05' 38" West, 145.00 feet;

THENCE continuing along said East line, South 88° 54' 22" East, 79.96 feet;

THENCE continuing along said East line, South 01° 05' 40" West, 19.99 feet;

THENCE North 89° 00' 47" West, 199.68 feet;

THENCE South 00° 59' 13" West, 277.30 feet;

THENCE North 89° 01' 43" West, 151.24 feet;

THENCE North 01° 11' 48" East, 31.00 feet to the Southeast corner of Lot 1-1 of Block 1 as shown in the Office of the Clark County, Recorder in File 75 of Surveys on Page 91;

THENCE North 01° 12' 03" East along the East line of said Lot 1-1, a distance of 244.00 feet to the Northeast corner of said Lot 1-1;

THENCE North 88° 54' 22" West along the North line of said Lot 1-1, a distance of 150.00 feet to the

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Northwest corner of said Lot 1-1;

THENCE North $01^{\circ} 12' 03''$ East along the aforementioned West line of Lot 1-2, a distance of 168.00 feet to the Point of Beginning;

Being further described as Lot 1 of that certain Record of Survey in File 98, page 39, recorded October 27, 1998 in Book 981027 as Document No. 00803 of Official Records, Clark County, Nevada.

PARCEL II:

Situate in the City of Las Vegas, Clark County, Nevada, being a portion of the Southwest One-quarter of the Northwest One-quarter of Section 24, Township 20 South, Range 60 East, M.D.M., also being a portion of Lot 1 of Block 1 as shown on the official plat of SHADOW HILLS SHOPPING CENTER, A COMMERCIAL SUBDIVISION in the Office of the Clark County, Nevada Recorder, in Book 37 of Plats on Page 92 more particularly described as follows:

Commencing at the brass cap in well monument stamped PLS 5571 which marks the Southwest corner of said Southwest One-quarter of said Northwest One-quarter;

THENCE South $88^{\circ} 54' 22''$ East along the South line thereof, 530.77 feet;

THENCE North $01^{\circ} 05' 38''$ East, 50.00 feet to the Southeast corner of Lot 1-2 of Block 1 as shown in the Office of the Clark County, Nevada Recorder in File 80 of Surveys on Page 44, said point also being the Point of Beginning;

THENCE North $01^{\circ} 05' 38''$ East along the East line of said Lot 1-2, a distance of 428.01 feet;

THENCE North $89^{\circ} 00' 47''$ West, 199.68 feet;

THENCE South $00^{\circ} 59' 13''$ West, 277.30 feet;

THENCE South $88^{\circ} 54' 22''$ East, 164.16 feet;

THENCE South $01^{\circ} 05' 38''$ West, 150.32 feet to a point on the South line of the aforementioned Lot 1-2;

THENCE South $88^{\circ} 54' 22''$ East, 35.00 feet to the Point of Beginning.

Being further described as Lot 2 of that certain Record of Survey in File 98, page 39 recorded October 27, 1998 in Book 98, page 39 recorded October 27, 1998 in Book 981027 as Document No. 00803 of Official Records, Clark County, Nevada.

PARCEL III:

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Northwest corner of said Lot 1-1;

THENCE North $01^{\circ} 12' 03''$ East along the aforementioned West line of Lot 1-2, a distance of 168.00 feet to the Point of Beginning;

Being further described as Lot 1 of that certain Record of Survey in File 98, page 39, recorded October 27, 1998 in Book 981027 as Document No. 00803 of Official Records, Clark County, Nevada.

PARCEL II:

Situate in the City of Las Vegas, Clark County, Nevada, being a portion of the Southwest One-quarter of the Northwest One-quarter of Section 24, Township 20 South, Range 60 East, M.D.M., also being a portion of Lot 1 of Block 1 as shown on the official plat of SHADOW HILLS SHOPPING CENTER, A COMMERCIAL SUBDIVISION in the Office of the Clark County, Nevada Recorder, in Book 37 of Plats on Page 92 more particularly described as follows:

Commencing at the brass cap in well monument stamped PLS 5571 which marks the Southwest corner of said Southwest One-quarter of said Northwest One-quarter;

THENCE South $88^{\circ} 54' 22''$ East along the South line thereof, 530.77 feet;

THENCE North $01^{\circ} 05' 38''$ East, 50.00 feet to the Southeast corner of Lot 1-2 of Block 1 as shown in the Office of the Clark County, Nevada Recorder in File 80 of Surveys on Page 44, said point also being the Point of Beginning;

THENCE North $01^{\circ} 05' 38''$ East along the East line of said Lot 1-2, a distance of 428.01 feet;

THENCE North $89^{\circ} 00' 47''$ West, 199.68 feet;

THENCE South $00^{\circ} 59' 13''$ West, 277.30 feet;

THENCE South $88^{\circ} 54' 22''$ East, 164.16 feet;

THENCE South $01^{\circ} 05' 38''$ West, 150.32 feet to a point on the South line of the aforementioned Lot 1-2;

THENCE South $88^{\circ} 54' 22''$ East, 35.00 feet to the Point of Beginning.

Being further described as Lot 2 of that certain Record of Survey in File 98, page 39 recorded October 27, 1998 in Book 98, page 39 recorded October 27, 1998 in Book 981027 as Document No. 00803 of Official Records, Clark County, Nevada.

PARCEL III:

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Situate in the City of Las Vegas, Clark County, Nevada being a portion of the Southwest One-quarter of the Northwest One-quarter of Section 24, Township 20 South, Range 60 East, M.D.M., also being a portion of Lot 1 of Block 1 as shown on the official plat of SHADOW HILLS SHOPPING CENTER, A COMMERCIAL SUBDIVISION in the Office of the Clark County, Nevada Recorder in Book 37 of Plats on Page 92 more particularly described as follows:

Commencing at the brass cap in well monument stamped PLS 5571 which marks the Southwest corner of said Southwest One-quarter of said Northwest One-quarter;

THENCE South $88^{\circ} 54' 22''$ East along the South line thereof, 530.77 feet;

THENCE North $01^{\circ} 05' 38''$ East, 50.00 feet to the Southeast corner of Lot 1-2 of Block 1 as shown in the Office of the Clark County, Nevada Recorder in File 80 of Surveys on Page 44;

THENCE North $88^{\circ} 54' 22''$ West along the South line of said Lot 1-2, a distance of 35.00 feet to the Point of Beginning;

THENCE continuing along said South line, North $88^{\circ} 54' 22''$ West, 144.00 feet;

THENCE North $01^{\circ} 05' 38''$ East, 150.32 feet;

THENCE South $88^{\circ} 54' 22''$ East, 144.00 feet;

THENCE South $01^{\circ} 05' 38''$ West, 150.32 feet to the Point of Beginning.

Being further described as Lot 3 of that certain Record of Survey in File 98, page 39 recorded October 27, 1998 in Book 981027 as Document No. 00803 of Official Records, Clark County, Nevada.

PARCEL IV:

Situate in the City of Las Vegas, Clark County, Nevada being a portion of the Southwest One-quarter of the Northwest One-quarter of Section 24, Township 20 South, Range 60 East, M.D.M., also being a portion of Lot 1 of Block 1 as shown on the official plat of SHADOW HILLS SHOPPING CENTER, A COMMERCIAL SUBDIVISION in the Office of the Clark County, Nevada Recorder in Book 37 of Plats on page 92 more particularly described as follows:

Commencing at the brass cap in well monument stamped PLS 5571 which marks the Southwest corner of said Southwest One-quarter of said Northwest One-quarter;

THENCE South $88^{\circ} 54' 22''$ East along the South line thereof, 530.77 feet;

THENCE North $01^{\circ} 05' 38''$ East, 50.00 feet to the Southeast corner of Lot 1-2 of Block 1 as shown in the Office of the Clark County, Nevada Recorder in File 80 of Surveys on page 44;

THENCE North $88^{\circ} 54' 22''$ West along the South line of said Lot 1-2, a distance of 179.00 feet to the

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Point of Beginning;

THENCE continuing along said South line, North $88^{\circ} 54' 22''$ West, 20.16 feet;

THENCE North $01^{\circ} 05' 38''$ East, 150.32 feet;

THENCE South $88^{\circ} 54' 22''$ East, 20.16 feet;

THENCE South $01^{\circ} 05' 38''$ West, 150.32 feet to the Point of Beginning.

Being further described as Lot 4 of that certain Record of Survey in File 98, page 39, recorded October 27, 1998 in Book 981027 as Document No. 00803 of Official Records, Clark County, Nevada.

PARCEL V:

Situate in the City of Las Vegas, Clark County, Nevada being a portion of the Southwest One-quarter of the Northwest One-quarter of Section 24, Township 20 South, Range 60 East, M.D.M., also being a portion of Lot 1 of Block 1 as shown on the official plat of SHADOW HILLS SHOPPING CENTER, A COMMERCIAL SUBDIVISION in the Office of the Clark County, Nevada Recorder in Book 37 of Plats on page 92 more particularly described as follows:

Commencing at the brass cap in well monument stamped PLS 5571 which marks the Southwest corner of said Southwest One-quarter of said Northwest One-quarter;

THENCE South $88^{\circ} 54' 22''$ East along the South line thereof, 530.77 feet;

THENCE North $01^{\circ} 05' 38''$ East, 50.00 feet to the Southeast corner of Lot 1-2 of Block 1 as shown in the Office of the Clark County, Nevada Recorder in File 80 of Surveys on page 44;

THENCE North $88^{\circ} 54' 22''$ West along the South line of said Lot 1-2, a distance of 350.68 feet to the Point of Beginning;

THENCE North $01^{\circ} 12' 03''$ East, 107.20 feet to a point on the Southeast face of an existing building;

THENCE North $46^{\circ} 15' 29''$ East along said building face 1.92 feet to the corner of said building;

THENCE, along the Northeast face of said building, North $43^{\circ} 44' 31''$ West, 1.92 feet;

THENCE North $01^{\circ} 12' 03''$ East, 40.08 feet;

THENCE North $88^{\circ} 54' 22''$ West, 39.93 feet to a point on said Northeast face of said building;

THENCE North $43^{\circ} 44' 31''$ West along said Northeast face, 1.55 feet to the corner of said building;

THENCE along the Northwest face of said building, South $46^{\circ} 15' 29''$ West, 1.56 feet;

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DEC 22 2010

THENCE North 88° 54' 22" West, 107.87 feet to a point on the Westerly line of said Lot 1-2;

THENCE South 01° 12' 03" West along said Westerly line, 124.95 feet to a point of curvature;

THENCE along the arc of a curve to the left having a radius of 25.00 feet; concave Northeasterly, through a central angle of 90° 06' 25", an arc distance of 39.32 feet to a point on the aforementioned South line of said Lot 1-2;

THENCE South 88° 54' 22" East along said South line, 124.95 feet to the Point of Beginning.

Being further described as Lot 6 of that certain Record of Survey in File 98, page 39 recorded October 27, 1998 in Book 981027 as Document No. 00803 of Official Records, Clark County, Nevada.

PARCEL VI:

Situate in the City of Las Vegas, Clark County, Nevada being a portion of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section 24, Township 20 South, Range 60 East, M.D.M., also being a portion of Lot 1 of Block 1 as shown on the official plat of SHADOW HILLS SHOPPING CENTER, A COMMERCIAL SUBDIVISION in the Office of the Clark County, Nevada Recorder's Office in Book 37 of Plats on page 92 more particularly described as follows:

COMMENCING at the Southwest corner of said Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼);

THENCE along the South line of said Southwest Quarter (SW ¼) South 88° 54' 22" East, 180.09 feet;

THENCE departing said South line North 01° 05' 38" East, 50.00 feet to a point on the North right-of-way line of Lake Mead Boulevard, said point being the POINT OF BEGINNING;

THENCE North 01° 12' 03" East, 107.20 feet;

THENCE North 46° 15' 29" East, 1.92 feet;

THENCE North 43° 44' 31" West, 1.92 feet;

THENCE North 01° 12' 03" East, 40.08 feet;

THENCE South 89° 02' 43" East, 151.24 feet;

THENCE South 01° 05' 38" West, 150.32 feet to the North right-of-way line of said Lake Mead Boulevard;

THENCE along said North right-of-way line North 88° 54' 22" West, 151.52 feet to the POINT OF BEGINNING.

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Being further described as Lot 5 of that certain Record of Survey in File 98, Page 39 recorded October 27, 1998 in Book 981027 as Document No. 00803 of Official Records, Clark County, Nevada.

PARCEL VII:

Situate in the City of Las Vegas, Clark County, Nevada being a portion of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section 24, Township 20 South, Range 60 East, M.D.M., also being a portion of Lot 1 of Block 1 as shown on the official plat of SHADOW HILLS SHOPPING CENTER, A COMMERCIAL SUBDIVISION in the Office of the Clark County, Nevada Recorder's Office in Book 37 of Plats on page 92 more particularly described as follows:

COMMENCING at the Southwest corner of said Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼);

THENCE along the West line of said Southwest Quarter (SW ¼) North 01° 12' 03" East, 200.05 feet;

THENCE departing said West line South 88° 47' 57" East, 30.00 feet to a point on the East right-of-way line of Jones Boulevard, said point being the POINT OF BEGINNING;

THENCE along said East right-of-way line North 01° 12' 03" East, 15.94 feet to the South line of Lot 1-1, as shown by map thereof on file in the Clark County Recorder's Office in File 75, Page 91 of Surveys;

THENCE departing said East right-of-way line and along said South line the following three (3) courses:

(1) South 88° 54' 22" East, 12.00 feet;

(2) North 77° 39' 32" East, 64.82 feet;

(3) South 88° 54' 22" East, 74.98 feet;

THENCE departing said South line of Lot 1-1 South 01° 11' 48" West 31.00 feet;

THENCE North 88° 54' 22" West 39.93 feet;

THENCE North 43° 44' 31" West, 1.55 feet;

THENCE South 46° 15' 29" West, 1.56 feet;

THENCE North 88° 54' 22" West, 107.87 feet to the POINT OF BEGINNING.

Being further described as Lot 7 of that certain Record of Survey in File 98, page 39 recorded October 27, 1998 in Book 981027 as Document No. 00803 of Official Records, Clark County, Nevada.

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PARCEL VIII:

Being a portion of Lot 1, Block 1 of that certain plat known as Shadow Hills Shopping Center, a Commercial Subdivision, on file at the Clark County Recorder's Office in Book 37 of Plats, Page 92, located in the Northwest Quarter (NW ¼) of Section 24, Township 20 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada More Particularly described as follows:

COMMENCING AT THE Northwest corner of said Lot 1, Block 1, being on the Easterly right of way of Jones Boulevard (80 feet wide);

THENCE South $88^{\circ} 54' 22''$ East departing said Easterly right of way and along the North line of said Lot 1, 419.61 feet to the POINT OF BEGINNING;

THENCE continuing South $88^{\circ} 54' 22''$ East, along said North line 21.00 feet;

THENCE South $01^{\circ} 05' 38''$ West, departing said North line, 145.00 feet;

THENCE North $88^{\circ} 54' 22''$ West 21.00 feet;

THENCE North $01^{\circ} 05' 38''$ East 145.00 feet to the POINT OF BEGINNING.

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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 138-24-215-006
b) _____
c) _____
d) _____

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument No. _____

Book _____ Page _____

Date of Recording: _____

Notes: _____

2. Type of Property

- a) ☐ Vacant Land b) ☐ Single Family Residence
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apartment Bldg f) ☒ Commercial/Industrial
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

3. Total Value/Sales Price of Property \$0.00
Deed in Lieu of Foreclosure Only (Value of Property) (\$0.00)
Transfer Tax Value _____
Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 1
b. Explain Reason for Exemption: EXEMPT-Transfer by parent to subsidiary
5. Partial Interest: Percentage being transferred: 100 %

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 the 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

BECKER ENTERPRISES, L.L.C., A NEVADA LIMITED LIABILITY COMPANY

Signature: _____

Capacity: _____ Grantee

LM JONES, L.L.C., A NEVADA LIMITED LIABILITY COMPANY

ERNEST A. Becker JR

SELLER (GRANTOR) INFORMATION

BECKER ENTERPRISES, L.L.C., A
NEVADA LIMITED LIABILITY
Print Name: COMPANY
Address: 8090 S. DURANGO, SUITE 115
City/State/Zip LAS VEGAS, NV 89113

BUYER (GRANTEE) INFORMATION

LM JONES, L.L.C., A NEVADA LIMITED
LIABILITY COMPANY
Print Name: _____
Address: 8090 S. DURANGO, SUITE 115
City/State/Zip LAS VEGAS, NV 89113

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: National Title Co Escrow No 280065-MW
Address: 7251 West Lake Mead Blvd, Ste 350
City Las Vegas State: NV Zip 89128

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

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