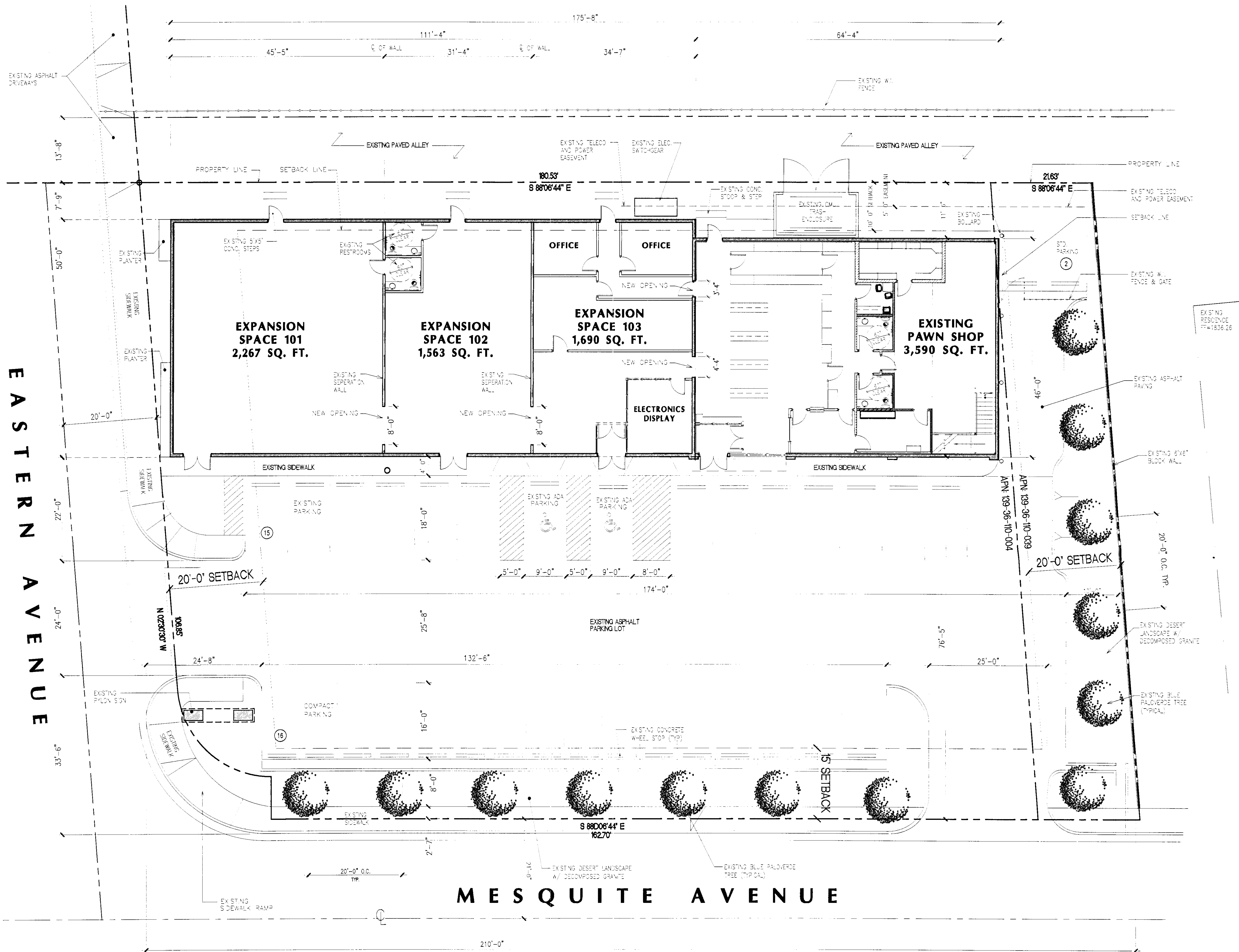




1 SITE PLAN
SCALE 1"=10'-0"

SITE ANALYSIS

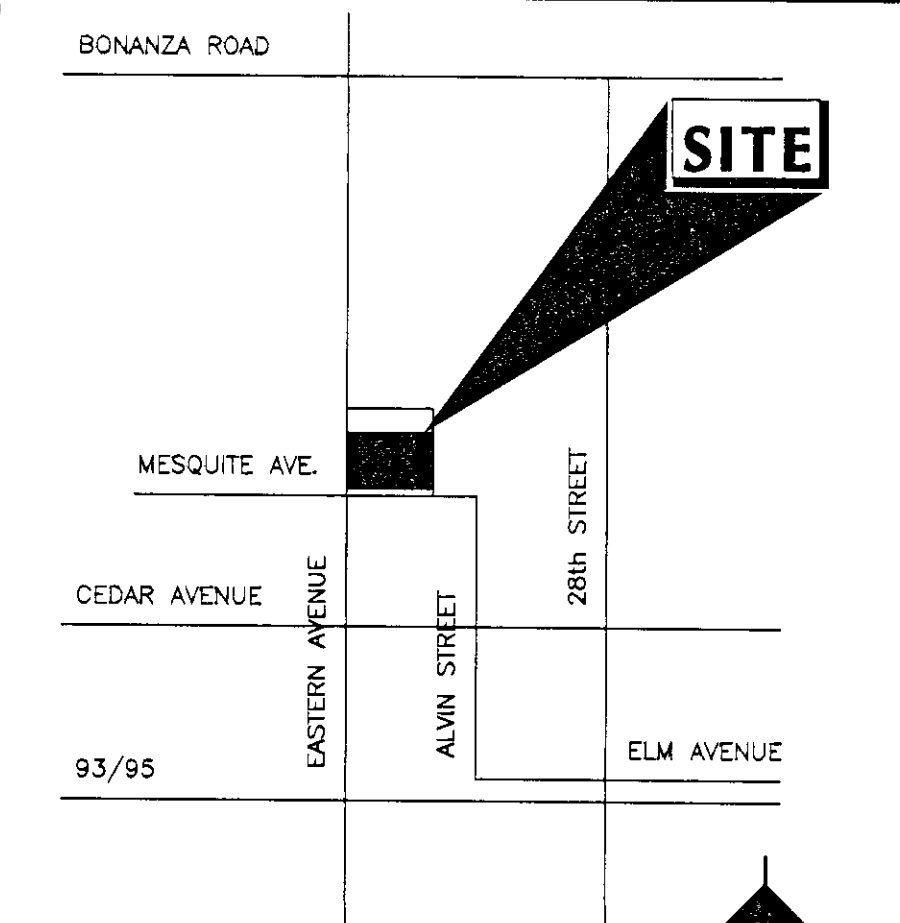
ZONING:	C-1
LOT AREA:	0.550 ACRES (23,958 SQ. FT.)
LOT COVERAGE:	26 %
EXISTING PAWN SHOP:	
FIRST FLOOR:	2,990
MEZZANINE:	600
	3590 SQ. FT.
EXISTING EXPANSION AREA:	5,520 SQ. FT.
TOTAL SQ. FT.:	= 9,110 SQ. FT.

PARKING ANALYSIS

EXISTING PARKING:	1/250 S.F.	37 STALLS REQUIRED *
		33 STALLS PROVIDED *
EXISTING PAWN SHOP		3,590 SF
EXPANSION SUITE 101 - (2,267 SF)		
EXPANSION SUITE 102 - (1,563 SF)		
EXPANSION SUITE 103 - (1,690 SF)		
		5,520 SF
		9,110 SF
PARKING REQUIRED:	1/250 = 37 STALLS	
TOTAL PROVIDED:		
STD.: 9' X 18'		19 STALLS
COMPACT: 8' X 18'		12 STALLS
ADA: 9' X 18'		2 STALLS
		TOTAL: 33 STALLS

* EXISTING PARKING VARIANCE TO REMAIN IN EFFECT

VICINITY MAP



WINSTON H. HENDERSON
ARCHITECTS
1555 EAST FLAMINGO ROAD STE. #350, LAS VEGAS, NV 89119
OFFICE (702) 893-9700
FAX (702) 893-9797

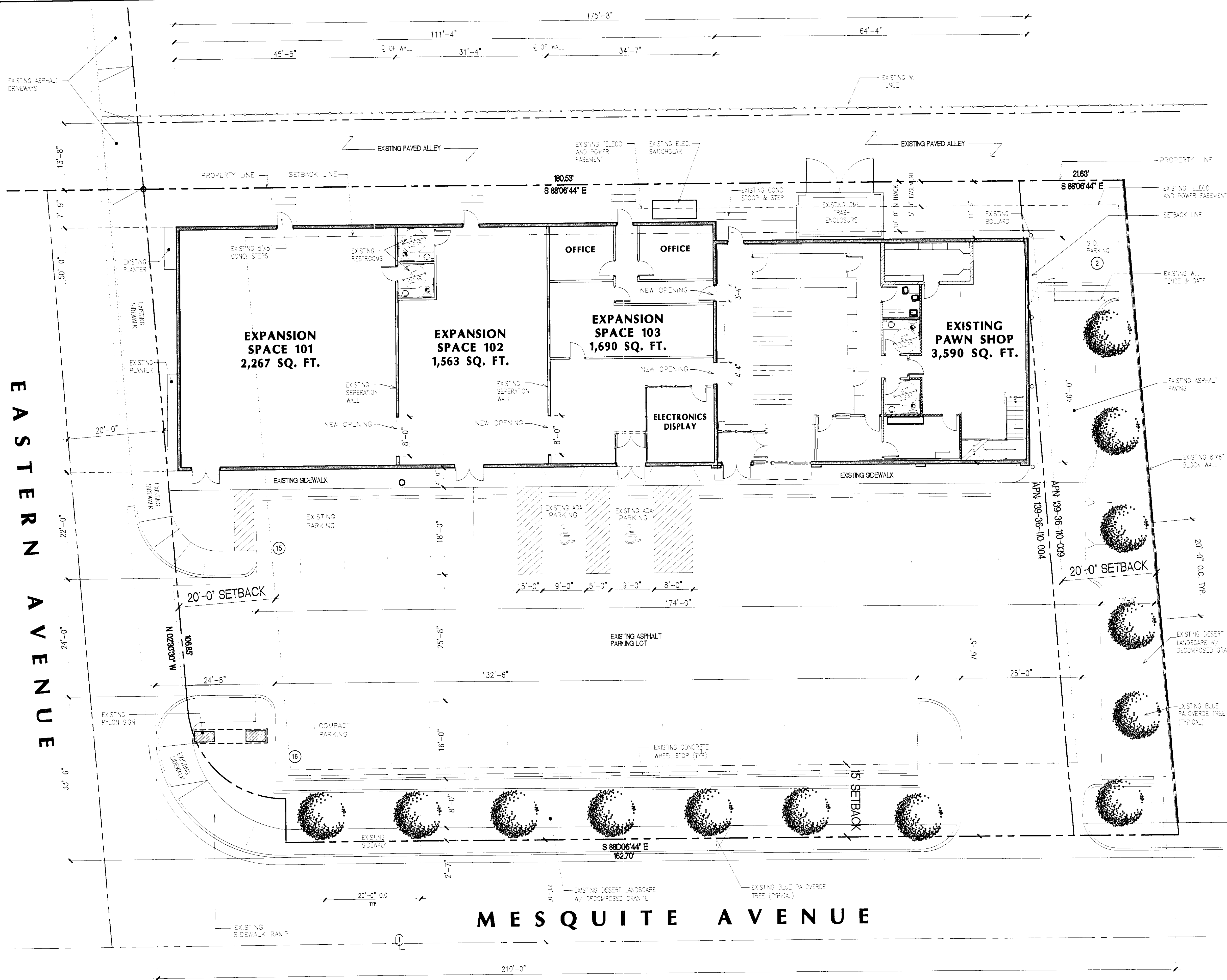
PIONEER PLAZA RETAIL SPACE T.I.
520 NORTH EASTERN AVENUE
APN: 139-36-110-004 & 139-36-110-039

SITE PLAN FOR T.I. UPDATE

Date: 06-10-2009
Job No.: 09190
Designed: WHH
Drawn: TLM
Update: 11-5-09
Checked: WHH

Sheet
AS1.00
of 16

SUP-40738
REVISED

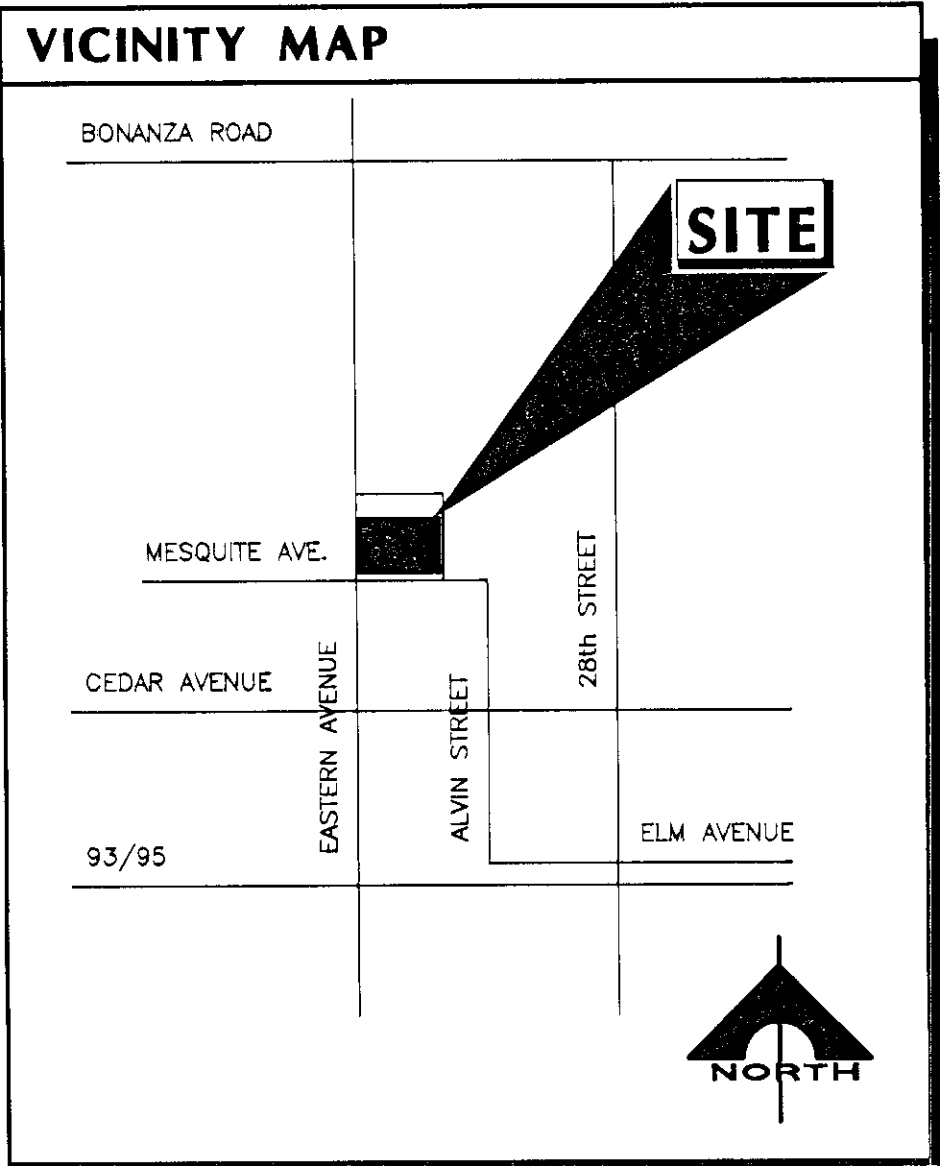


1 SITE PLAN
SCALE: 1/4"=1'-0"

SITE ANALYSIS	
ZONING:	C-1
LOT AREA:	0.550 ACRES (23,958 SQ. FT.)
LOT COVERAGE:	26 %
EXISTING PAWN SHOP:	
FIRST FLOOR:	2,990
MEZZANINE:	600
	3590 SQ. FT.
EXISTING EXPANSION AREA:	5,520 SQ. FT.
TOTAL SQ. FT.:	= 9,110 SQ. FT.

PARKING ANALYSIS	
EXISTING PARKING:	1/250 S.F.
	37 STALLS REQUIRED *
	33 STALLS PROVIDED *
EXISTING PAWN SHOP	3,590 SF
EXPANSION SUITE 101 - (2,267 SF)	
EXPANSION SUITE 102 - (1,563 SF)	
EXPANSION SUITE 103 - (1,690 SF)	5,520 SF
	9,110 SF
PARKING REQUIRED:	1/250 = 37 STALLS
TOTAL PROVIDED:	
STD.: 9' X 18'	19 STALLS
COMPACT: 8' X 18'	12 STALLS
ADA: 9' X 18'	2 STALLS
TOTAL:	33 STALLS

* EXISTING PARKING VARIANCE TO REMAIN IN EFFECT



Rev.	Date
Submitted To	Date

WINSTON H. HENDERSON
ARCHITECTS

1555 EAST FLAMINGO ROAD STE. #350, LAS VEGAS, NV 89119
OFFICE (702) 893-9700 FAX (702) 893-9797

PIONEER PLAZA RETAIL SPACE T.I.
520 NORTH EASTERN AVENUE
APN: 139-36-110-004 & 139-36-110-039

Date:	06-10-2009
Job No.:	09190
Designed:	WHH
Drawn:	TLM
Update:	11-5-09
Checked:	WHH

Sheet
AS1.00
of 16

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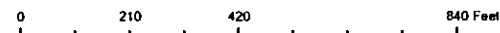
SUP-40738

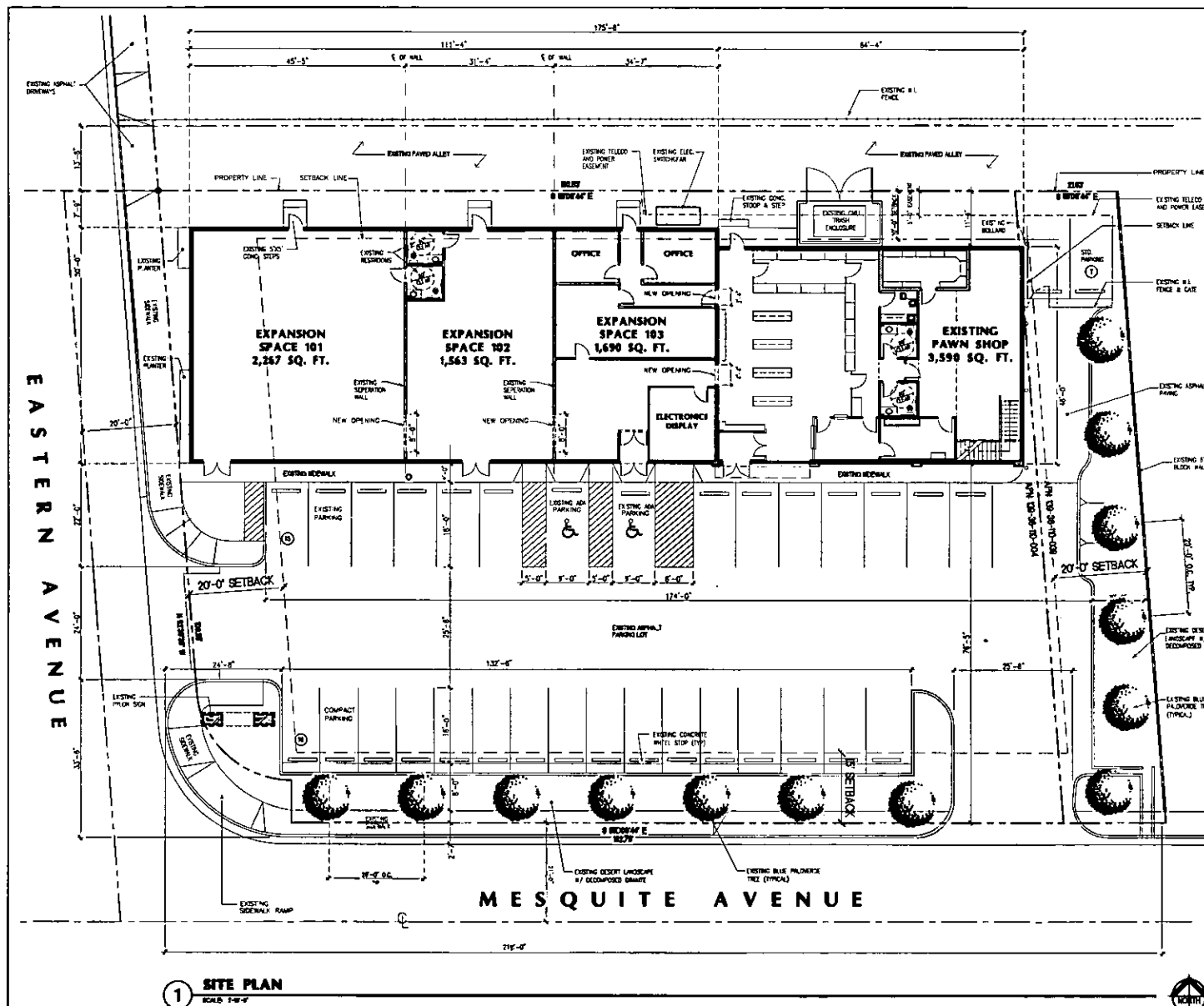
Pawnshops

Financial Business Locations

-  Financial Institution, Specified
  Pawnshops
 Automobile Title Loan

-  Subject Property
  Residential Property
  200ft & 1000ft Buffer



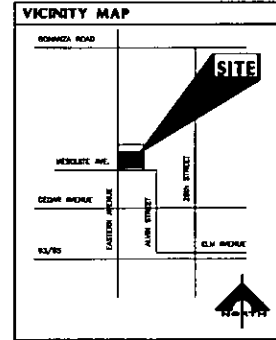


SITE ANALYSIS	
ZONING:	C-1
LOT AREA:	0.550 ACRES (23,950 SQ. FT.)
LOT COVERAGE:	25 %
EXISTING PAWN SHOP:	
FIRST FLOOR:	2,990
MEZZANINE:	600
	3,590 SQ. FT.
EXISTING EXPANSION AREA:	5,520 SQ. FT.
TOTAL SQ. FT.:	= 9,110 SQ. FT.

PARKING ANALYSIS	
EXISTING PARKING:	1/250 S.F.
	37 STALLS REQUIRED *
	33 STALLS PROVIDED *
EXISTING PAWN SHOP:	3,590 SF
EXPANSION SUITE 101 - (2,267 SF)	
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COMPACT: 8' X 18'	12 STALLS
ADA: 9' X 18'	2 STALLS
	TOTAL: 33 STALLS

* EXISTING PARKING VARIANCE TO REMAIN IN EFFECT

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**WINSTON H. HENDERSON
ARCHITECTS**
1000 EAST PLANNED ROAD STE. 1000 LAS VEGAS, NV 89119
OFFICE (702) 884-8700 FAX (702) 884-8770

**PIONEER PLAZA RETAIL SPACE T1
520 NORTH EASTERN AVENUE
APR 139-38-110-004 & 139-38-110-039**

AS1.00

**SUP-40738
REVISED**

PRE-APPLICATION CONFERENCE NOTES

CITY OF LAS VEGAS



CYCLE
3

Project Name: Pioneer Plaza Pawn Shop expansion

APN(s):	139-36-110-004	Pre-app Date:	01/07/11
Location:	520 N. Eastern Ave Suite #150	Meeting Location:	DSC 1st Floor Conference Room - 1B
Ward #:	3 - Reese	Acres:	0.55
		Time:	10:00 a.m.

Ownership Info:	I Rent B & E LLC 2040 Edgewood Ave Las Vegas, NV 89102	Last Change of Ownership Date:	02/28/01
	Phone: (702)-	Fax: (702)-	Email:
Applicant Info:			
	Phone: (702)-	Fax: (702)-	Email:
Representative Info:	Winston Henderson Architects 1555 E. Flamingo Road, Suite 350 Las Vegas, NV 89119		
	Phone: (702)-893-9700	Fax: (702)-	Email:

Use:	Existing:	Pawn Shop
	Proposed:	Expansion of the existing Pawn Shop into the adjacent suites.
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:	N/A	
	Special Land Use Designation (per plan, if applicable): N/A	

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

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

Name	Company/Department	Phone	Fax	Email
1. Winston Henderson	Winston Henderson Architects	(702) 893-9700		
2.				
3.				
4.				
5.				
6.				
7.				
8. Yorgo Kagafas	CLV - Planning and Development	(702) 229-6196	(702) 385-7268	gkagafas@lasvegasnevada.gov
9.	CLV - Finance (Business License)	229-6321	383-0769	
10.	CLV - PW - Dev Co	229-6578	474-7599	
11.	CLV - PW - Traffic	229-6901 / 6880		
12.	CLV - PW - Flood	229-6541	382-8551	
13.	CLV - Building and Safety	229-6251	382-1731	
14.	CLV - Fire and Rescue	229-0366	229-0124	
15.	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 the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered through the City of Las Vegas.

Meeting Notes:

1. ~~The Site Plan submitted appears to be outdated as revealed by a vehicular access to Mesquite Avenue. The Site Plan depicts the proposed addition of the an existing building and the expansion has been constructed.~~
2. ~~The site plan layout of the property shall match with the approved Civil Plans (32576).~~
3. Pursuant to Title 19.18 Minor Amendment to previously approved Special Use Permit (SUP), a reduction or expansion of the use allowed by the SUP that represents less than 50 percent of the square footage of the original approval. If it is greater than 50 percent increase, a Major Amendment of the SUP is required.
4. ~~The site plan did not indicate the location of the existing Pawn Shop and location of the two suites to be occupied by the Pawn Shop.~~
5. The site plan must include the most current parking analysis.
6. Provide the information on the site plan regarding area of the existing Pawn Shop, area to be added and area of other shop on site. Also, specify the use, in addition to the existing Pawn Shop.
7. 11/06/02 - The City Council approved a request for a Special Use Permit (U-0119-02) for a Pawn Shop on property located at 520 North Eastern Avenue. The Planning Commission and staff recommended approval.
8. 11/06/02 - The City Council approved a request for a Site Development Plan Review (SD-0041-02) and a Reduction of the On-Site Landscape Requirements for a proposed Retail building addition on 0.55 acres at 520 North Eastern Avenue. The Planning Commission and staff recommended approval.
9. 03/21/03 - A building permit (#03005704) was issued for a Retail building addition at 520 North Eastern Avenue.
10. 01/01/51 - A business license (F03-00014) was issued for a Pistol Permit at 520 North Eastern Avenue. The license is currently active.
11. 01/01/51 - A business license (P04-00001) was issued for a Pawn Broker at 520 North Eastern Avenue. The license is currently active.
12. 01/01/51 - A business license (S25-00004) was issued for a Secondhand Dealer at 520 North Eastern Avenue. The license is currently active.
13. 12/23/93 - A business license (P08-00003) was issued for an Auto Pawnbroker at 520 North Eastern Avenue. The license is currently active.
14. 04/30/02 - A business license (N02-00071) was issued for a Depository Lender at 520 North Eastern Avenue. The license is currently active.
15. 11/05/08 - The City Council approved a request for a Variance (VAR-29437) to allow 33 parking spaces where 40 spaces are required for an existing Commercial Development. The Planning Commission and staff recommended denial.
16. 11/05/08 - The City Council approved a request for a Review of Condition (ROC-29435) Number 3 of an approved Site Development Plan Review (SD-0041-02) to allow vehicular access to Mesquite Avenue. The Planning Commission and staff recommended denial.
17. 07/07/09 - An approved Civil Plans (L-32576) to construct a vehicular access to Mesquite Avenue. The project was completed on 09/30/09.

12/1/09 [Signature]

-- 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**

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST						
Item Required								
YES	NO							
APPLICATION PACKET (REQUIRED FOR EACH APPLICATION, unless indicated otherwise)						Fees		
☒	☐	Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots		Appl. Type SUP	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			\$ 500.00	\$ 500.00	\$ 30.00	\$ 1030.00
☒	☐	Detailed justification letter (the same letter addressing all applications, included with each application)			\$	\$	\$	\$
☐	☒	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS)			\$	\$	\$	\$
☒	☐	Grant deed and legal description (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)			\$	\$	\$	\$
☒	☐	Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)		\$	\$	\$	\$	
☒	☐	Copy of Business License(s)		\$	\$	\$	\$	
☐	☒	If required, cop(ies) of approval letter(s) for		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 (SDR applications only)				Grand Total All Fees:		\$1030
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):		6
☒	☐	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):		1
☒	☐	All adjacent existing land uses and street names labeled				NOTES:		
☒	☐	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):		0
☐	☒	All property lines and present dimensions labeled				Colored, Rolled Plans:		0
☐	☒	All required perimeter landscape planters shown				Reduced Copy (8-1/2"x11" B/W; 1 per application):		0
☐	☒	All required parking lot fingers/islands shown				NOTES:		
☐	☒	Quantity, size, species/variety of all trees, shrubs, and ground cover						
BUILDING ELEVATIONS								
☐	☒	Scale and building dimensions labeled				Folded Plans (1 per application):		0
☐	☒	North, south, east, and west elevations of all buildings				Colored, Rolled Plans:		0
☐	☒	All building materials and colors noted				Reduced Copy (8-1/2"x11" B/W; 1 per application):		0
☐	☒	8" x 10" photo of original color and material board				NOTES:		
☐	☒	All wall sign locations shown and sizes noted						
FLOOR PLANS								
☒	☐	Scale and building dimensions labeled				Folded Plans (1 per application):		1
☒	☐	North arrow and scale				Rolled Plans:		1
☒	☐	All building entrances/exits shown				Reduced Copy (8-1/2"x11" B/W; 1 per application):		1
☒	☐	Use of all rooms noted/labeled				NOTES:		
☒	☐	Maximum Occupancy (per I.B.C.)						
☒	☐	Seating Capacity (where applicable)						
CONTINUED NEXT PAGE								

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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:	I Rent B & E LLC/Winston Henderson Architects	Application Type(s):	Special Use Permit
APN(s):	139-36-110-004	Application Purpose:	Expansion of existing Pawn Shop into adjacent suites.
Location:	520 N. Eastern Ave, Suite #150	Pre-App. Meeting Date:	01/07/11
Ward:	3 - Reese	Submittal Deadline:	01/20/11 - no later than 2:00 pm
Planner's Signature:		Earliest PC / CC Meeting Dates:	03/08/11 PC - 04/06/11 CC (Cycle 3)
Planner:	Yorgo Kagafas, Planner II - 229-6196 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.

P/L 195/175

Report of All Selected Parcels

Case Number: SUP-40738

Printed On: Wed: January 26, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
		13936115000
		13936111000
2617 MESQUITE L L C	%M MAXWELL 1056 CALVIA ST LAS VEGAS NV	13936110010
7-ELEVEN INC	%AV TAX DEPT #29662 P O BOX 711 DALLAS TX	13926801003
ALLEN MAX	2323 E MESQUITE AVE LAS VEGAS NV	13935513016
ALMAZAN GLORIA	2223 POPLAR AVE LAS VEGAS NV	13935611014
ANAYA HIPOLITO & ANA MARIA	%MARIANAS TORTILLERIA 2551 E BONANZA RD LAS VEGAS NV	13925410028
ANAYA HIPOLITO & ANA MARIA	%MARIANAS TORTILLERIA 2551 E BONANZA RD LAS VEGAS NV	13936111017
ARIAS FRANCISCA	509 N 28TH ST #C LAS VEGAS NV	13936115019
ARREOLA HADEID	2213 E MESQUITE AVE LAS VEGAS NV	13935512015
AVELAR JOSE	2317 CEDAR AVE LAS VEGAS NV	13935513038
B E UNO L L C	%MGT TEAM P O BOX 33118 LAS VEGAS NV	13936111012
B E UNO L L C	%MGT TEAM P O BOX 33118 LAS VEGAS NV	13936111002
B E UNO L L C	%MGT TEAM P O BOX 33118 LAS VEGAS NV	13936111003
B E UNO L L C	%MGT TEAM P O BOX 33118 LAS VEGAS NV	13936111004
B E UNO L L C	%MGT TEAM P O BOX 33118 LAS VEGAS NV	13936111009
B E UNO L L C	%MGT TEAM P O BOX 33118 LAS VEGAS NV	13936111005
BARKER CHARLES F JR & MARGARET M	500 N 23RD ST LAS VEGAS NV	13935511045
BEJARAN MANUEL & MARIA TERESA	379 MAYOELLE PL LAS VEGAS NV	13936110013
BENITEZ RODOLFO & FERMINA B	2209 E MESQUITE AVE LAS VEGAS NV	13935512016
BONANZA GARDENS L P	412 NW 5TH AVE #200 PORTLAND OR	13936110029
BOSCH JUOITH ELLEN	381 MAYOELLE PL LAS VEGAS NV	13936110014
BRAVO-PINTO MANOLO E	5419 W TROPICANA AVE #2212 LAS VEGAS NV	13935612015
BRUCE LAVON H TRUST	5704 IDLE AVE LAS VEGAS NV	13936115006
BRUCE LAVON H TRUST	2532 BULLOCH ST #B NORTH LAS VEGAS NV	13936115001
BUSTOS RICHARD	6349 OBANNON LAS VEGAS NV	13935513005
BUXTON EOOIE & MYRNA	385 MAYDELLE PL LAS VEGAS NV	13936110015
C EAGLE SPIRIT L L C	3212 JEFFERSON ST NAPA CA	13935501001
C H R REAL ESTATE L L C	2220 WALNUT AVE LAS VEGAS NV	13935512012
CABRERA INVEST	P O BOX 72516 LAS VEGAS NV	13936110019
CANO JUVENTINO & HERMENIA	2312 CEDAR AVE LAS VEGAS NV	13935612004
CARTER MICHAEL	2532 BULLOCH ST #B NORTH LAS VEGAS NV	13936115008

Report of All Selected Parcels**Case Number:** SUP-40738**Printed On:** Wed: January 26, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
CARTER MICHAEL W	2532 BULLOCH #B NORTH LAS VEGAS NV	13936115011
CARTER MICHAEL W	2532 BULLOCH ST #B NORTH LAS VEGAS NV	13936115010
CARTER MICHAEL W	2532 BULLOCH #B NORTH LAS VEGAS NV	13936115005
CARTER MICHAEL W	2532 BULLOCH #B NORTH LAS VEGAS NV	13936115009
CARTER MICHAEL W	2532 BULLOCH ST #B NORTH LAS VEGAS NV	13936115007
CARTER MICHAEL W	2532 BULLOCH #B NORTH LAS VEGAS NV	13936115012
CASTRO JOSE CAMERON	432 N 23RD ST LAS VEGAS NV	13935511048
CERVANTES CESAR	2210 E MESQUITE AVE LAS VEGAS NV	13935512033
CHAVARRIA OSCAR M	2301 POPLAR AVE LAS VEGAS NV	13935612022
CHURCH LA LUZ DEL MUNDO	2413 E CEDAR AVE LAS VEGAS NV	13935513034
CHURCH LA LUZ DEL MUNDO	2413 E CEDAR AVE LAS VEGAS NV	13935513032
CHURCH LA LUZ DEL MUNDO	2413 E CEDAR AVE LAS VEGAS NV	13935513033
CLARK RICHARD H & SUE N	1702 TOLTEC CIR HENDERSON NV	13935512040
COLUMNA IGLECIA DEL DIOS VIVO	%O SIZUENZA 2412 E MESQUITE AVE LAS VEGAS NV	13935513031
CORDERO LUIS I	507 N 28TH ST #A LAS VEGAS NV	13936115013
CORONA LUIS GERMAN & SYLVIA	2306 WALNUT AVE LAS VEGAS NV	13935513002
CORREA DAVID	2215 POPLAR AVE LAS VEGAS NV	13935611016
DANIEL CARRIE PINE LIVING TRUST	2321 CEDAR AVE LAS VEGAS NV	13935513037
DAVIS J D FAMILY TRUST	P O BOX 364146 NO LAS VEGAS NV	13936110030
DEANDA LUIS F FERNANDEZ	511-B N 28TH ST LAS VEGAS NV	13936115022
DELAVERDAD IGLESIA DEL DIOS VIVO	2324 CEDAR AVE LAS VEGAS NV	13935612007
DELVAITZINTZUN RAMIRO	2701 CEDAR AVE LAS VEGAS NV	13936110026
DEMATTEI DALE J	5490 E BONANZA RD LAS VEGAS NV	13935513036
DESERTTOWN L L C	9201 SPRUCE MOUNTAIN WY LAS VEGAS NV	13935511032
DIAZ CARMEN L & HECTOR J	2304 POPLAR AVE LAS VEGAS NV	13935612024
DUGAN JOHN & CECILIA FAMILY TR	1416 TANGERINE ROSE DR LAS VEGAS NV	13935611012
ESPARZA ELVIRA	248 AUTUMN EVE ST HENDERSON NV	13935512011
ESPINOZA ARMANDO & SOCORRO	2300 CEDAR AVE LAS VEGAS NV	13935612001
ESTRADA RAMON F	2206 E MESQUITE AVE LAS VEGAS NV	13935512032
FALCON MARTINA	501 N 28TH ST #C LAS VEGAS NV	13936115003
FANNIE MAE	%BANK AMERICA HOME LOANS 475 CROSSPOINT PKWY GETZVILLE NY	13936110017
FARIDIAN BEHROOZ & JALEH LIV TR	1521 LIVONIA AVE LOS ANGELES CA	13935501002

Report of All Selected Parcels**Case Number:** SUP-40738**Printed On:** Wed: January 26, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
FAVELA LUCIO	2219 POPLAR AVE LAS VEGAS NV	13935611015
FEDERAL NATIONAL MORTGAGE ASSN	%ONEWEST BANK FSB 888 E WALNUT ST PASADENA CA	13935513010
FEDERAL NATIONAL MORTGAGE ASSN	400 COUNTRYWIDE WY SV-35 SIMI VALLEY CA	13935512018
FLORES ANA MARIA	2204 WALNUT AVE LAS VEGAS NV	13935512008
FLORES MARIA M	2318 E POPLAR AVE LAS VEGAS NV	13935612027
FONTENOT CURTIS & SUSAN	395 MAYDELL PL LAS VEGAS NV	13936110018
FRANCO ANGEL	1812 PRINCETON ST NO LAS VEGAS NV	13935612006
GARCIA JOSE ALBERTO	2413 E CEDAR AVE LAS VEGAS NV	13935513035
GARCIA NICOLAS	2221 E MESQUITE AVE LAS VEGAS NV	13935512013
GOCAR ASSOC LTD PTNRSH	%CHECKER AUTO PARTS #2140 P O BOX 6030 PHOENIX AZ	13936111016
GOMEZ ENRIQUE RIOS	2200 WALNUT AVE LAS VEGAS NV	13935512007
GONZALES STACY	2401 E MESQUITE AVE LAS VEGAS NV	13935513015
GONZALEZ DAVID	2223 CEDAR AVE LAS VEGAS NV	13935512037
GONZALEZ MARIA & VICTOR D R	2316 E MESQUITE AVE LAS VEGAS NV	13935513026
GUARDADO EDUARDO	2605 E MESQUITE AVE LAS VEGAS NV	13936110007
GUERRA JOSE M & MARIA C	2308 CEDAR AVE LAS VEGAS NV	13935612003
GUZMAN CONSTANTINE	2326 POPLAR AVE LAS VEGAS NV	13935612029
HEINZ CONNIE	2310 POPLAR AVE LAS VEGAS NV	13935612025
HENDERSON FAMILY TRUST	1404 CRESTWOOD AVE LAS VEGAS NV	13935612012
HENG DAVID	2219 SPARROW HILL LN LAKEWOOD CA	13935511049
HERBST DEVELOPMENT L L C	%T HERBST 5195 LAS VEGAS BLVD S LAS VEGAS NV	13936110001
HERNANDEZ APOLONIO	2214 E MESQUITE AVE LAS VEGAS NV	13935512034
HERNANDEZ ERNESTO & MARIA	4609 EXPOSITION AVE LAS VEGAS NV	13935511046
HERRERA ALEJANDRO F & MARIA	2217 E MESQUITE AVE LAS VEGAS NV	13935512014
HERRERA-JUAREZ GUILLERMO	2300 POPLAR AVE LAS VEGAS NV	13935612023
HOOTON FAMILY TRUST	2309 POPLAR AVE LAS VEGAS NV	13935612021
HUBERT WILLIAM & CECILIA	824 SANTA HELENA AVE HENDERSON NV	13935612032
I RENT B & E L L C	2040 EDGEWOOD AVE LAS VEGAS NV	13936110039
I RENT B & E L L C	2040 EDGEWOOD AVE LAS VEGAS NV	13936110004
IBARRA SALVADOR & DORA	2313 CEDAR AVE LAS VEGAS NV	13935513039
IGLECIA DEL DIOS VIVO	2413 DEDAR AVE LAS VEGAS NV	13935513028
IGLESIA D D V C Y A DE LA VERDAD	2421 OLD FORGE LN #105 LAS VEGAS NV	13935612009

Report of All Selected Parcels**Case Number:** SUP-40738**Printed On:** Wed: January 26, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
IGLESIA DEL DIOS VIVO	2413 E CEDAR AVE LAS VEGAS NV	13935612008
IGLESIA DEL DIOS VIVO COLUMNA	2413 E CEDAR AVE LAS VEGAS NV	13935513030
IGLESIA DEL DIOS VIVO COLUMNA	2413 E CEDAR AVE LAS VEGAS NV	13935513029
IRIZARRY MARIA I	633 WEATHER STONE DR LAS VEGAS NV	13936115016
IRIZARRY MARIA I	509 N 28TH ST #B LAS VEGAS NV	13936115018
KARAGDAG FAMILY REVOCABLE LIV TR	504 N 23RD ST LAS VEGAS NV	13935511044
KEEHU BUNGON	6468 CEDAR BREAKS AVE LAS VEGAS NV	13935513018
L P S REVOCABLE TRUST	%P ROJAS 1791 N LAMONT ST LAS VEGAS NV	13935612031
LAMELA JULIA A	1474 WATERFORD FALLS AVE LAS VEGAS NV	13936110021
LAS VEGAS PARTNERS L L C	%MIDLAND LOAN SERV INC 10851 MASTIN #300 OVERLAND PARK KS	13936110028
LE HOANG MAI & TONY	5833 HICKORY NUT AVE LAS VEGAS NV	13935513004
LE HOANG MAI & TONY	5833 HICKORY NUT AVE LAS VEGAS NV	13935513003
LECHER FRANCES TRUST	388 MAYDELLE PL LAS VEGAS NV	13936110022
LE MOS JOE MARCOS JR	P O BOX 24175 LAS VEGAS NV	13936110012
LEYVA PEDRO	1283 BLEDSOE LN LAS VEGAS NV	13936115024
LEYVA PEDRO & GUADALUPE	6583 AURORA DAWN DR LAS VEGAS NV	13936115021
LEYVA PEDRO & GUADALUPE A	1283 BLEDSOE LN LAS VEGAS NV	13936115027
LEYVA PEDRO JR	1283 BLEDSOE LN LAS VEGAS NV	13936115014
LLAUSAS BRENDA	2210 CEDAR AVE LAS VEGAS NV	13935611010
LOPEZ ROSA BALANDRAN & MARTIN	2314 POPLAR AVE LAS VEGAS NV	13935612026
LOPEZ-MEZA CARLOS	4553 CORONADO HILLS WY LAS VEGAS NV	13935513017
LOS CAMINOS DE LA VIDA TRUST	8113 MEADOW FALLS ST NO LAS VEGAS NV	13936110023
LUEVANOS FRANCISCO J SR	423 N EASTERN AVE LAS VEGAS NV	13935612011
LUJAN ADAN	2609 MESQUITE AVE LAS VEGAS NV	13936110008
MARROQUIN MARIA	509 N 28TH ST #A LAS VEGAS NV	13936115017
MARTINEZ GLORIA	437 N 23RD ST LAS VEGAS NV	13935511034
MARTINEZ MICAELA	2222 E MESQUITE AVE LAS VEGAS NV	13935512036
MARTINEZ MICAELA	2222 E MESQUITE AVE LAS VEGAS NV	13935513001
MARTINEZ-GOMEZ FAUSTINO	513 N 28TH ST #A LAS VEGAS NV	13936115025
MARTINEZ-GUTIERREZ COSME ALONZO	2205 E MESQUITE AVE LAS VEGAS NV	13935512017
MASUDA REVOCABLE LIVING TRUST	9856 JAMES RIVER CIR FOUNTAIN VALLEY CA	13936114001
MASUDA-MORITA PARTNERSHIP	9856 JAMES RIVER CIR FOUNTAIN VALLEY CA	13936114002

Report of All Selected Parcels**Case Number:** SUP-40738**Printed On:** Wed: January 26, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
MCVEY PHILLIP B & FRANKLIN J	2645 CEDAR AVE LAS VEGAS NV	13936110027
MEEHAN DAVID H	1601 E CARSON ST LAS VEGAS NV	13936110011
MENDOZA HERMINIO & ROSA V	2410 WALNUT AVE LAS VEGAS NV	13935513007
MESQUITE APARTMENTS L L C	9179 W FLAMINGO RD #100 LAS VEGAS NV	13935513021
MIRANDA LORENZO & GLORIA	2405 E MESQUITE AVE LAS VEGAS NV	13935513014
MONTENEGRO HECTOR & MARIBEL	4468 ARLINGTON PARK CT LAS VEGAS NV	13935513019
MORALES YOLANDA J	2208 WALNUT AVE LAS VEGAS NV	13935512009
MUNOZ LEODAN	2317 POPLAR AVE LAS VEGAS NV	13935612020
MUNOZ VENTURA & MARIA	2305 CEDAR AVE LAS VEGAS NV	13935513041
MURILLO ANTONIO	436 N 23RD ST LAS VEGAS NV	13935511047
NARANG SARJU & VARSHA	2632 TOPAZ SQ LAS VEGAS NV	13936115015
NARANG SARJU & VARSHA	2632 TOPAZ SQ LAS VEGAS NV	13936115023
NEVADA POWER COMPANY	%LAND SERV STA #9 P O BOX 98910 LAS VEGAS NV	13925407006
NGO NORMAN & TRANG	P O BOX 31852 LAS VEGAS NV	13936110016
NGUYEN LINH T	513 N 28TH ST #B LAS VEGAS NV	13936115026
OLIVER DAVID	2215 CEDAR AVE LAS VEGAS NV	13935512039
OSUNA RODOLFO	2219 CEDAR AVE LAS VEGAS NV	13935512038
PADILLA JUAN ANTONIO	2212 WALNUT AVE LAS VEGAS NV	13935512010
PENA EMILIA	2301 CEDAR AVE LAS VEGAS NV	13935513042
PEREZ CRESPI	2327 POPLAR AVE LAS VEGAS NV	13935612017
PEREZ MERCEDES	2323 POPLAR AVE LAS VEGAS NV	13935612018
PEREZ MIGUEL	2401 POPLAR ST LAS VEGAS NV	13935612016
PEREZ ROBERTO	5386 MABEL RD LAS VEGAS NV	13936110006
PINEAPPLE ENTERPRISES INC	351 MARLIN COVE RD HENDERSON NV	13935512041
PITTMAN JOE & ANNE L LIVING TR	3022 TENNYSON ST SAN DIEGO CA	13936210013
PITTMAN JOE & ANNE L LIVING TR	%K F C TAX %UNIT #X527011 P O BOX 35370 LOUISVILLE KY	13936210014
PLAZA LAS AMERICAS HOLDINGS LLC	23586 CALABASAS RD #202 CALABASAS CA	13936110040
PLEITES SANTOS C	2309 CEDAR AVE LAS VEGAS NV	13935513040
PORTS MERRILL O & THERESA F	5313 ALTA DR LAS VEGAS NV	13935512035
PRECIADO FABIOLA	2301 WALNUT AVE LAS VEGAS NV	13935511050
RAMOS CARLOS CARRILLO & LAURA	374 MAYDELLE PL LAS VEGAS NV	13936110025
RAND GARY	2302 E MESQUITE AVE LAS VEGAS NV	13935513025

Report of All Selected Parcels**Case Number:** SUP-40738**Printed On:** Wed: January 26, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
RAND GARY S	2302 MESQUITE AVE LAS VEGAS NV	13935513023
RANGEL-VARGAS JORGE	2517 E MESQUITE AVE LAS VEGAS NV	13936110005
REYES FRANCISCO	2319 POPLAR AVE LAS VEGAS NV	13935612019
REYES LUIS GALLARDO	2307 E MESQUITE AVE LAS VEGAS NV	13935513020
RIOS DANIEL	2322 POPLAR AVE LAS VEGAS NV	13935612028
RODRIGUEZ CARLOS & ALICIA	159 N CLAYTON ST LAS VEGAS NV	13935513013
RODRIGUEZ JESUS NAVARRO	425 N 23RD ST LAS VEGAS NV	13935511031
RODRIGUEZ MARGARITA	2214 CEDAR AVE LAS VEGAS NV	13935611011
RODRIGUEZ MIGUEL & GRACIELA	P O BOX 24125 LAS VEGAS NV	13935611013
ROMERO JAMIE & RAQUEL	1210 EDGEWATER LN COTTAGE GROVE OR	13936110024
RUELAS MARCOS JR & GUADALUPE	3606 BRONCO RD LAS VEGAS NV	13936110020
S & S #2 L L C	400 N EASTERN AVE LAS VEGAS NV	13936210003
SALDIVAR ARTURO L SR	805 VINELAND AVE LA PUENTE CA	13936115020
SANABRIA JORGE A	2400 POPLAR AVE LAS VEGAS NV	13935612030
SANCHEZ GERARDO G	2202 E MESQUITE AVE LAS VEGAS NV	13935512031
SANCHEZ RITA	501 N 28TH ST #D LAS VEGAS NV	13936115004
SARAVIA VICTOR	2414 WALNUT AVE LAS VEGAS NV	13935513008
SETTY ASHIRA	6637 TAMPA CT LAS VEGAS NV	13936110009
SINGSON PEDRO	2418 WALNUT AVE LAS VEGAS NV	13935513009
SO NV REGIONAL HOUSING AUTHORITY	%C ROWE 340 N 11 ST #170 LAS VEGAS NV	13936210004
SOLORZANO ADILIA G	8943 BARING CROSS LOS ANGELES CA	13935612002
TEJADA ROSA ELSA JUAREZ	2320 E MESQUITE LAS VEGAS NV	13935513027
TENA CITY HOLDINGS T G S L L C	5534 CRESENT VALLEY ST LAS VEGAS NV	13935612014
VALDEZ MARIA	7378 WALNUT CREEK DR LAS VEGAS NV	13935612005
VEGA MIGUEL & MARIA E	1420 STEVENS ST LAS VEGAS NV	13936115002
VEGA RAUL & DALILA	865 EARLY CIR LAS VEGAS NV	13936115028
VIVO IGLESIA DEL DIOS L L C	2421 OLD FORGE LN #105 LAS VEGAS NV	13935612010
WINCHELLS DONUT HOUSES OPERATING	%WINREAL INC %MANAGER OF REAL ESTATE 5220 PACIFIC CONCOURSE DR #130 LOS ANGELES CA	13935612013
WISEMAN LIVING TRUST	2300 E MESQUITE AVE LAS VEGAS NV	13935513022
WOLFE SIM CHOW	5523 PENDELTON CIR LAS VEGAS NV	13935511033
WOOLLARD SAMORN	2308 E MESQUITE AVE LAS VEGAS NV	13935513024

Report of All Selected Parcels**Case Number:** SUP-40738**Printed On:** Wed: January 26, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
YU HONG KYU & HYON RYONG	2521 E BONANZA RD LAS VEGAS NV	13936111015
ZAMORA DELFINO	2406 WALNUT AVE LAS VEGAS NV	13935513006
ZOZAYA JUAN E & LINA	501 N EASTERN AVE LAS VEGAS NV	13935513012
ZOZAYA JUAN E & LINA	501 N EASTERN AVE LAS VEGAS NV	13935513011



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

March 9, 2011

Mr. Bill Drobkin
I Rent B&E
2040 Edgewood Avenue
Las Vegas, Nevada 89102

**RE: SUP-40738 - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF MARCH 8, 2011**

Dear Mr. Drobkin:

Your request for a Major Amendment of a previously approved Special Use Permit (U-0119-02) FOR A 5,520 SQUARE-FOOT EXPANSION OF AN EXISTING PAWN SHOP WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED at 520 North Eastern Avenue (APN 139-36-110-004), C-1 (Limited Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on March 8, 2011.

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

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Pawn Shop use.
2. Conformance to the approved conditions for Special Use Permit (U-0119-02), Variance (VAR-29437) and Site Development Plan Review (SD-0041-02), except as amended herein.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.
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.

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



Mr. Bill Drobkin
SUP-40738 - Page Two
March 9, 2011

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **March 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 **March 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: Mr. Winston Henderson
1555 East Flamingo Road, Suite #350
Las Vegas, Nevada 89119



February 24, 2011

Mr. Bill Drobkin
I Rent B&E
2040 Edgewood Avenue
Las Vegas, Nevada 89102

**RE: SUP-40738 - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF MARCH 8, 2011**

Dear Mr. Drobkin:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **March 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, March 2, 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, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Winston Henderson
1555 East Flamingo Road, Suite #350
Las Vegas, Nevada 89119

LAS VEGAS CITY COUNCIL

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400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
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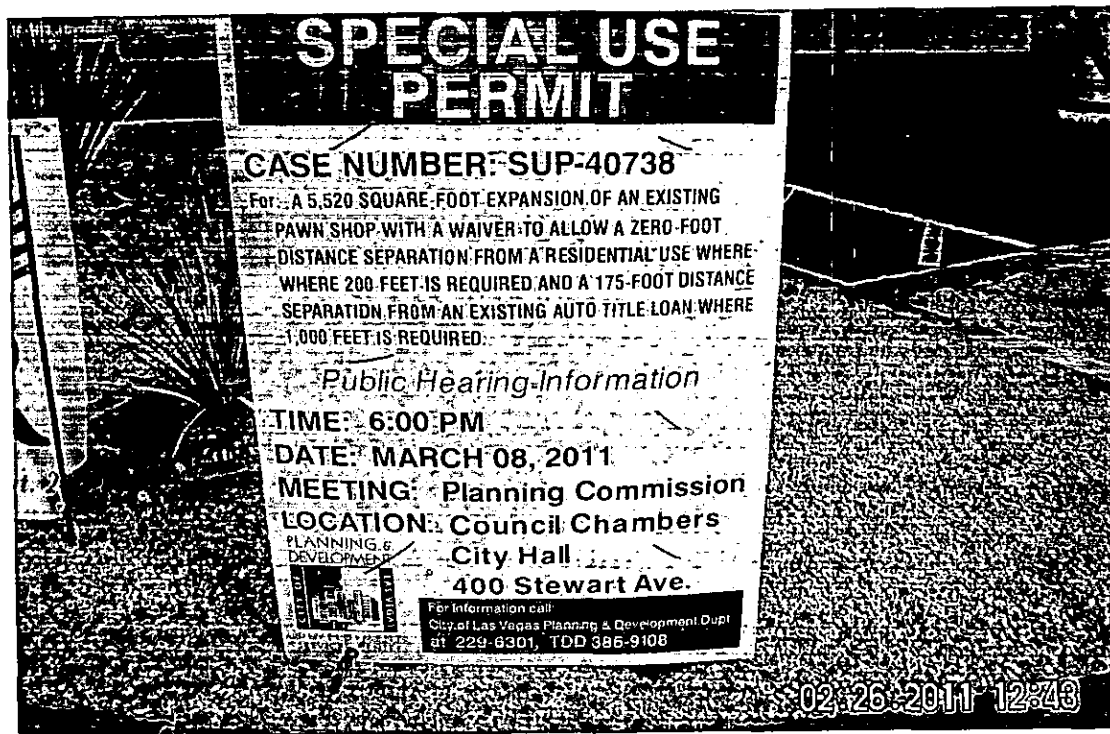
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: SUP-40738

MEETING DATE: 03/08/11 PC

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




Signature

2-26-11
Date

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

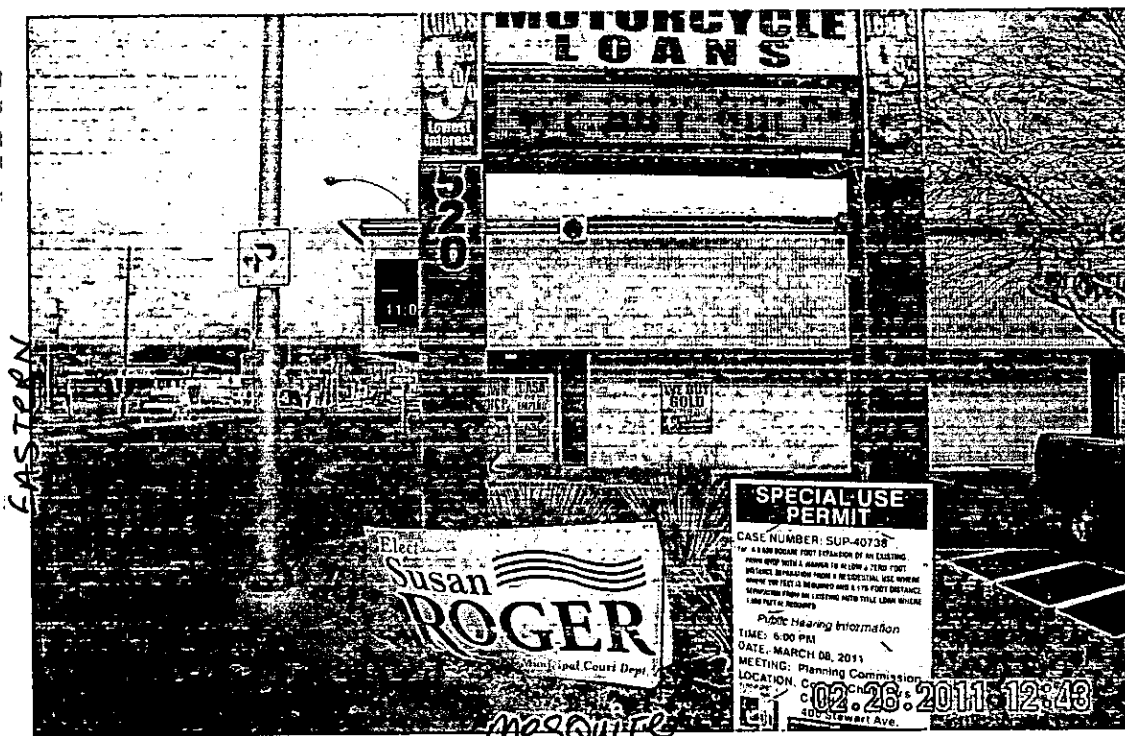


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Planning
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Signature

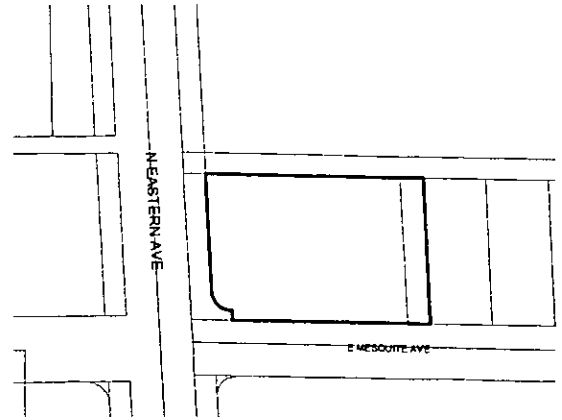
2-26-11
Date

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Application Information

SUP-40738 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: I RENT B & E, LLC - Request for a Major Amendment of a previously approved Special Use Permit (U-0119-02) FOR A 5,520 SQUARE-FOOT EXPANSION OF AN EXISTING PAWN SHOP WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND A 175-FOOT DISTANCE SEPARATION FROM AN EXISTING AUTO TITLE LOAN WHERE 1,000 FEET IS REQUIRED at 520 North Eastern Avenue (APN 139-36-110-004), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

Application Location



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

Public Hearing Information

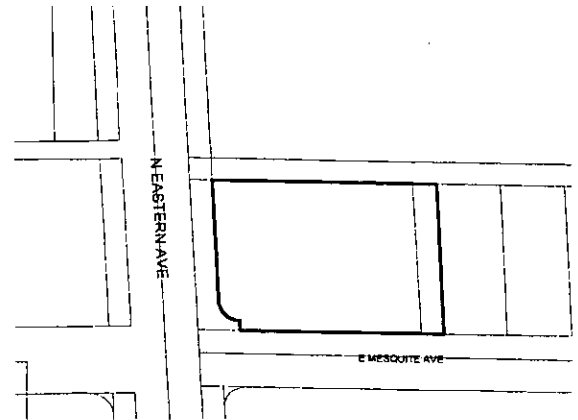
Meeting: Planning Commission
Date: *March 08, 2011*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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

Application Information

SUP-40738 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: I RENT B & E, LLC - Request for a Major Amendment of a previously approved Special Use Permit (U-0119-02) FOR A 5,520 SQUARE-FOOT EXPANSION OF AN EXISTING PAWN SHOP WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND A 175-FOOT DISTANCE SEPARATION FROM AN EXISTING AUTO TITLE LOAN WHERE 1,000 FEET IS REQUIRED at 520 North Eastern Avenue (APN 139-36-110-004), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

Application Location



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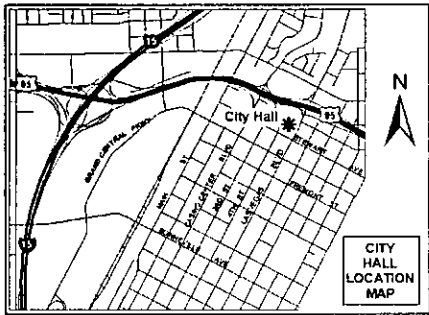
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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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

☐

I SUPPORT
this Request

☐

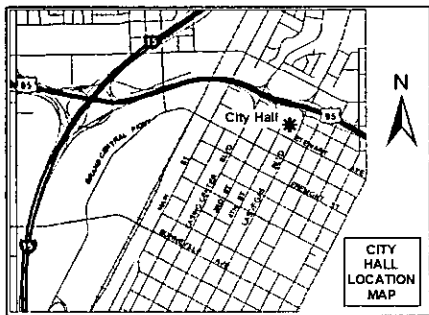
I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-40738
Planning Commission Meeting of 3/8/2011

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

Return Service Requested
Official Notice of Public Hearing



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☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-40738
Planning Commission Meeting of 3/8/2011

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 Riecki, Survey (FM, PM, & A's only)
Date: February 2, 2011
Re: **SUP-40738** I Rent B & E, LLC 520 N. Eastern Ave.
Request for a Major Amendment to a previously approved Special Use Permit (U-0119-02)

COMMENTS:

We have no comment on the Request for a Major Amendment of a previously approved Special Use Permit (U-0119-02) for a 5,520 square-foot expansion of an existing pawn shop with a waiver to allow a zero-foot distance separation from a residential use where 200 feet is required at 520 North Eastern Avenue.

Development Notification

PC Meeting: March 8, 2011

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:

SUP-40738

Mi Casa En El Sol NA

Archie C. Grant Park Resident Council

Mirabella Apartments

Arthur McCants Resident Council

Oak Tree Apartments

Bonanza Gardens Apartments

Oasis Ridge Apartments

Boulder Dam Homesites

Ogden Villas Apartments

Bracken NA

Robert Gordon Plaza Resident Council

Cedar Village Apartments

Ronnow Neighborhood Watch

Charlestonwood Apartments

South Cove Apartments

Church-Noblitt NA

Stewart Arms Apartments

College Park NA

Stewart Town HOA

Crestwood NA

Stewart Villas Apartments

Cultural Corridor Coalition NCG

Summer Place Apartments

Desert Rose Apartments

Sunflower Apartments

Downtown Business Operators Council

Sunrise Apartments

Encantada Apartments

Vera Johnson Manor A Resident Council

Emie Cragin Terrace

38

Fremont Apartments

Fremont Plaza Apartments

Greentree Apartments

Hewetson Parent Organization

Juan Garcia Gardens Apartments

Maverick - Hidden Village Apartments

Mayfair NA

McKnight Senior Village

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

SUP-40738

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	RICK SCHROEDER	DSC

ROUTED ELECTRONICALLY

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2nd Floor
METRO	BRIAN O'CALLAGHAN	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	2900 RONEMUS
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

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

SUP
01/19/2011

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-40738 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: I RENT B & E, LLC - Request for a Major Amendment of a previously approved Special Use Permit (U-0119-02) FOR A 5,520 SQUARE-FOOT EXPANSION OF AN EXISTING PAWN SHOP WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED at 520 North Eastern Avenue (APN 139-36-110-004), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

PLANNING COMMISSION: **MARCH 8, 2011**
CITY COUNCIL: **APRIL 6, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **FEBRUARY 3, 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:

YK

Report Date 01/19/2011 10:24 AM

Submitted By

Page 1

A/P # 40738 SPECIAL USE PERMIT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	01/19/2011 09:10	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	Bill Group	Actual Valuation	0.00

Description of Work

SUP-40738 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: I RENT B & E, LLC - Request for a Major Amendment of a previously approved Special Use Permit (U-0119-02) FOR A 5,520 SQUARE-FOOT EXPANSION OF AN EXISTING PAWN SHOP WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED at 520 North Eastern Avenue (APN 139-36-110-004), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

Parent A/P

Project #	40738	Project/Phase Name	I RENT B & E	Phase #	
Size/Area	0.55 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 13936110004

Location

Owner/Tenant

Contact ID	AC1855761	Name	I RENT B&E, LLC	Organization	
Mailing Address	2040 EDGEWOOD AVENUE			State/Province	NV
City	LAS VEGAS			Country	☐ Foreign
ZIP/PC	89102			Evening Phone	
Day Phone	(702)382-0826 x			Mobile #	
Fax					

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

520 N EASTERN AVE
LAS VEGAS, 89101-

520 N EASTERN AVE 110
LAS VEGAS, 89101-

520 N EASTERN AVE 150
LAS VEGAS, 89101-

520 N EASTERN AVE 130
LAS VEGAS, 89101-

520 N EASTERN AVE 120
LAS VEGAS, 89101-

Report Date 01/19/2011 10:24 AM

Submitted By

Page 2

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13936110004

Applicants/Contacts

Primary	N	Capacity	APPL	Contact ID	AC1855761	☐	Foreign
Effective		Expire					
Name	I RENT B&E, LLC						
Day Phone	(702)382-0826 x	Eve Phone		Organization			
Pager		PIN #		Position			
Fax		Mobile		Profession			
E-Mail							
Address	2040 EDGEWDOD AVENUE LAS VEGAS, NV 89102						
Seasonal Addr							
Valid From		To					
Comments	No Comments						

Primary	N	Capacity	OWNER	Contact ID	AC1855761	☐	Foreign
Effective		Expire					
Name	I RENT B&E, LLC						
Day Phone	(702)382-0826 x	Eve Phone		Organization			
Pager		PIN #		Position			
Fax		Mobile		Profession			
E-Mail							
Address	2040 EDGEWOOD AVENUE LAS VEGAS, NV 89102						
Seasonal Addr							
Valid From		To					
Comments	No Comments						

Primary	Y	Capacity	OTHER	Other	REP	Contact ID	AC1321536	☐	Foreign
Effective		Expire							
Name	WINSTON HENDERSON ARCHITECTS								
Day Phone	(702)893-9700 x	Eve Phone		Organization					
Pager		PIN #		Position					
Fax	(702)893-9797	Mobile		Profession					
E-Mail									
Address	1555 E. FLAMINGO RD. SUITE #350 LAS VEGAS, NV 89109								
Seasonal Addr									
Valid From		To							
Comments	No Comments								

Report Date 01/19/2011 10:24 AM

Submitted By

Page 3

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	01/19/2011 09:14	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	01/19/2011 09:14	30.00
PROCESSING FEE	P	01/19/2011 09:14	500.00
Total Unpaid		0.00	Total Paid 1030.00

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 (SUP) Modified By GKAPOVICH Modified Date/Time 01/19/2011 09:10

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

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

Y Business Licensing Requirements Met

Y Business License Exempt

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

No Conditions

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 01/19/2011 10:24 AM

Submitted By

Page 4

SPECIAL USE PERMIT

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

Meeting Information

Meeting Information		Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date	Comments	Add Date	Modified By	Modified Date		
03/08/2011		PC	SCHEDULED			
GKAPOVICH		01/19/2011		0	0	0

Template Type	A/P #	A/P Type	Status	Stage
No children exist for this project				

Employee	Last	First	MI	Comments
Employee ID				
No Employee Entries				

Log	Description	Entered By	Start	Stop	Hours
Action					
Comments					
PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	01/19/2011 09:14		0.00
	WINSTON HENDERSON, 702.893.9700, I RENT B & E LLC CK 2621				

No Model Home Details



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Pioneer Plaza Pawn Shop Expansion
Project Address (Location) 520 N. Eastern Ave
Project Name Pioneer Plaza Pawn Shop Proposed Use _____
Assessor's Parcel #(s) 139-36-110-004 & 039 Ward # _____
General Plan: existing SC proposed - Zoning: existing C-1 proposed -
Commercial Square Footage 9,110 s.f. Floor Area Ratio _____
Gross Acres _____ Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER I Rent B+E / Bill Drobkin Contact Bill Drobkin
Address 2040 Edgewood Ave. Phone: 382-0826 Fax: _____
City Las Vegas State NV Zip 89102
E-mail Address _____

APPLICANT I Rent B+E, LLC Contact Bill Drobkin
Address 2040 Edgewood Ave Phone: 382-0826 Fax: _____
City Las Vegas State NV Zip 89102
E-mail Address _____

REPRESENTATIVE Winston Henderson Arch Contact Winston Henderson
Address 1555 E. Flamingo #350 Phone: 893-9700 Fax: 893-9797
City Las Vegas State NV Zip 89119
E-mail Address winston@whalv.com

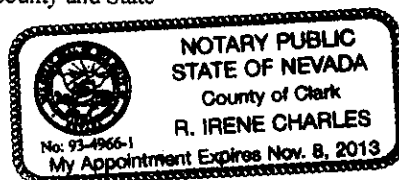
Property Owner Signature* Bill Drobkin
Print Name Bill Drobkin

Subscribed and sworn before me

This 18th day of January, 2011
[Signature]

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>SUP-40738</u>
Meeting Date:	<u>3/8/11 PC</u>
Total Fee:	<u>\$1,030</u>
Date Received:*	<u>1/19/11</u>
Received By:	<u>[Signature]</u>

*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

JAN 19 2011



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-40738** APN: 139-36-110-004 & 039

Name of Property Owner: I Rent B&E, LLC / Bill Drobkin

Name of Applicant: I Rent B&E, LLC

Name of Representative: Bill Drobkin

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

☐ Yes

☒ No

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

City Official: N/A

Partner(s): _____

APN: _____

Signature of Property Owner: Bill Drobkin

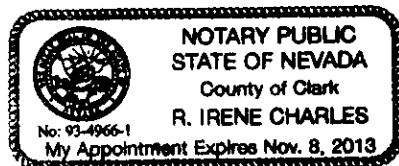
Print Name: Bill Drobkin

Subscribed and sworn before me

This 18th day of January, 20 11

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

Revised 11-14-06



f:\depo\Application Packet\Statement of Financial Interest.pdf

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JAN 19 2011

**I RENT B & E, LLC CENTER
PIONEER PAWN SHOP**
520 NORTH EASTERN AVENUE @ MESQUITE
APN: 139-36-110-004 & 139-36-110-039

JUSTIFICATION LETTER

This request is for the expansion of an existing pawn shop into the two adjacent suites located within the same building. The pawn shop operators own the entire building and property. The existing suites of expansion were previously occupied by other retail stores who leased the space.

The existing Parking Variance will remain in force

We are requesting a waiver for a "zero" Ft. distance separation from a Residential Use where 200 Ft. is required.

We are requesting a waiver of approximately 175 Ft distance separation from an Auto Title Loan Use where 1,000 Ft. is required.

As part of the expansion, the pawn shop proposes to upgrade the exterior appearance of the building with new paint, signage and non-structural fascia modifications. The existing landscape and parking lot will remain unchanged.



Winston Henderson
Representative

RECEIVED
FEB 15 2011

**SUP-40738
REVISED**

**I RENT B & E, LLC CENTER
PIONEER PAWN SHOP**
520 NORTH EASTERN AVENUE @ MESQUITE
APN: 139-36-110-004 & 139-36-110-039

JUSTIFICATION LETTER

This request is for the expansion of an existing pawn shop into the two adjacent suites located within the same building. The pawn shop operators own the entire building and property. The existing suites of expansion were previously occupied by other retail stores who leased the space.

The existing Parking Variance will remain in force

We are requesting a waiver for a "zero" Ft. distance separation from a Residential Use where 200 Ft. is required.

As part of the expansion, the pawn shop proposes to upgrade the exterior appearance of the building with new paint, signage and non-structural fascia modifications. The existing landscape and parking lot will remain unchanged.



Winston Henderson
Representative

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FEB 01 2011

**SUP-40738
REVISED**

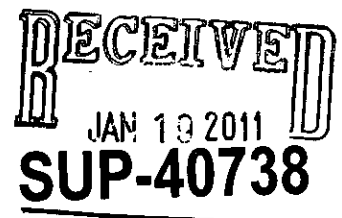
I RENT B & E, LLC CENTER
PIONEER PAWN SHOP
E520 N. EASTERN AVENUE @ MESQUITE
APN: 13936110004

JUSTIFICATION LETTER

This request is for the expansion of an existing pawn shop into two adjacent suites located within the same existing building. The pawn shop operators own the entire building and property. The existing suites of the expansion were previously occupied by retail stores who leased the space.

The existing parking variance is to remain in force.

As part of the expansion, the pawn shop proposes to upgrade the exterior appearance of the building with new paint, signage, and none structural fascia modifications. The existing landscaping and parking lot will remain unchanged.



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 #: Q09-00088-4-126342

DATE ISSUED: 05/01/06

TYPE OF LICENSE: ARCHITECTURAL FIRM

1 PROS

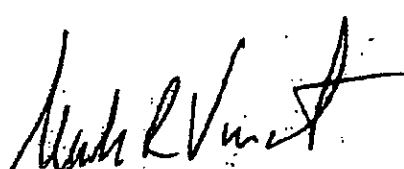
BUSINESS LOCATION: 1555 E FLAMINGO RD 350

ISSUE TO:

WINSTON HENDERSON ARCHITECTS
1555 E FLAMINGO RD 350
LAS VEGAS NV 89119

PRINCIPAL(S)

HENDERSON, WINSTON, PRES 100%


Director, Department of Finance and Business Services

Post in a conspicuous place.

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JAN 19 2011

I RENT B & E, LLC**Business Entity Information**

Status:	Active	File Date:	12/22/1998
Type:	Domestic Limited-Liability Company	Entity Number:	LLC7552-1998
Qualifying State:	NV	List of Officers Due:	12/31/2011
Managed By:	Managers	Expiration Date:	12/22/2498
NV Business ID:	NV19981075768	Business License Exp:	12/31/2011

Registered Agent Information

Name:	BILL DROBKIN	Address 1:	2040 EDGEWOOD AVE
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89102
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
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 - BILL S DROBKIN			
Address 1:	2040 EDGEWOOD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89102	Country:	USA
Status:	Active	Email:	
Manager - ERMINIA DROBKIN			
Address 1:	2040 EDGEWOOD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89102	Country:	USA
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	LLC7552-1998-001	# of Pages:	6
File Date:	12/22/1998	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LLC7552-1998-007	# of Pages:	1
File Date:	12/22/1999	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LLC7552-1998-006	# of Pages:	1

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JAN 10 2011

File Date:	1/11/2001	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LLC7552-1998-005	# of Pages:	1
File Date:	12/19/2001	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LLC7552-1998-003	# of Pages:	1
File Date:	12/03/2002	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LLC7552-1998-004	# of Pages:	1
File Date:	1/05/2004	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LLC7552-1998-002	# of Pages:	1
File Date:	1/03/2005	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050577599-59	# of Pages:	1
File Date:	11/29/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060743187-28	# of Pages:	1
File Date:	11/20/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080159739-54	# of Pages:	1
File Date:	3/07/2008	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Resignation		
Document Number:	20080191081-80	# of Pages:	3
File Date:	3/17/2008	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Change		
Document Number:	20080488589-02	# of Pages:	1
File Date:	7/21/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080677521-18	# of Pages:	1
File Date:	10/14/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090733067-27	# of Pages:	1
File Date:	10/08/2009	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20100752931-20	# of Pages:	1
File Date:	10/06/2010	Effective Date:	
(No notes for this action)			

**-STATE OF NEVADA
DECLARATION OF VALUE**

20010228
04383

1. Assessor Parcel Number(s)

(a) 139-36-110-004

(b) _____

(c) _____

(d) _____

FOR RECORDERS USE ONLY

Documentation Reviewed by: _____

Type of Documentation: _____

Assessor's Tag: _____

Recording Deputy: _____

2. Type of Property:

(a) ☐ Vacant Lot

(b) ☐ Single Fam. Res

(c) ☐ Condo/Twnhse

(d) ☐ 2-4 Plex

(e) ☐ Apt. Bldg

(f) ☐ Comm'l/Ind'l

(g) ☐ Agricultural

(h) ☐ Mobile Home

☐ Other _____

3. Total Value/Sales Price of Property

\$ _____

Deduct Assumed Liens and/or Encumbrances _____

(Recording information on assumed amounts: Book/Instrument # _____ / _____)

4. Taxable Value (per NRS 375.010, Section 2):

\$ _____

Real Property Transfer Tax Due _____

If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 10 NAC 375, Section _____

b. Explain Reason for Exemption: **TRANSFER TO A BUSINESS ENTITY IN WHICH GRANTOR IS 100% OWNER**

5. Partial Interest: Percentage being transferred: _____ %

The undersigned Seller (Grantor) / Buyer (Grantee), declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 14% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

SELLER (GRANTOR) INFORMATION

Seller Signature: Bill S. Drobkin

Print Name: BILL S. DROBKIN

Address: 2040 EDGEWOOD

City: LAS VEGAS

State: NEVADA Zip: 89102

Telephone: (702) 382-0826

Capacity: TRUSTEE

BUYER (GRANTEE) INFORMATION

Buyer Signature: Brent B. E. LLC

Print Name: BRENT B. E. LLC

Address: 2040 EDGEWOOD

City: LAS VEGAS

State: NEVADA Zip: 89102

Telephone: (702) 382-0826

Capacity: MANAGER

Company Requesting Recording

Co. Name: CLARK, GREENE & ASSOCIATES, LTD. Escrow #: _____
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

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JAN 19 2011

20010228
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ASSESSOR PARCEL NO.: 139-36-110-004

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That: BILL S. DROBKIN and ERMINIA DROBKIN, Trustees of THE BILL S. AND ERMINIA DROBKIN FAMILY TRUST, dated July 25, 1990, in consideration of \$10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to I RENT B & E, LLC, a Nevada Limited Liability Company, all of their interest in that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

"FOR COMPLETE LEGAL DESCRIPTION SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE."

- Subject to:
1. Rights of way, reservations, restrictions, easements and conditions of record.
 2. Pursuant to the Powers of Trustee as described in Exhibit B attached hereto and incorporated herein by reference.

GRANTEE'S ADDRESS: 2040 Edgewood Avenue, Las Vegas, Nevada 89102

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

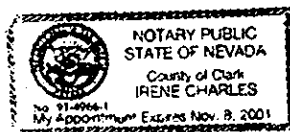
Witness our hands this 17 day of February, 2001.

Bill S. Drobkin
BILL S. DROBKIN

Erminia Drobkin
ERMINIA DROBKIN

STATE OF NEVADA)
COUNTY OF CLARK) ss:

This instrument was acknowledged before me on February 17, 2001, by BILL S. DROBKIN and ERMINIA DROBKIN, Trustees of THE BILL S. AND ERMINIA DROBKIN FAMILY TRUST.



Irene Charles
Notary Public
My commission expires: 11-8-2001

COPY
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JAN 10 2011

20010228
04383

EXHIBIT A

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEING SITUATED IN A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 61 EAST, BEING ALSO A PORTION OF LOT 3, BLOCK 1, ARTESIAN ACRES AS SHOWN ON THE MAP IN BOOK 1 OF PLATS, PAGE 38 CLARK COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AS THE NORTH SIXTEENTH CORNER OF SAID SECTION 36 BEING ON THE CENTERLINE OF EASTERN AVENUE;

THENCE NORTH $02^{\circ}30'30''$ WEST 486.62 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 36 TO A POINT;

THENCE SOUTH $88^{\circ}06'44''$ EAST 50.15 FEET TO THE EAST RIGHT-OF-WAY LINE OF EASTERN AVENUE FOR THE POINT OF BEGINNING.

THENCE SOUTH $88^{\circ}06'44''$ EAST 180.53 FEET TO THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED PARCEL;

THENCE SOUTH $02^{\circ}30'30''$ EAST 134.40 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MESQUITE AVENUE;

THENCE NORTH $88^{\circ}06'44''$ WEST 162.70 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE OF MESQUITE AVENUE TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF EASTERN AVENUE;

THENCE NORTH $01^{\circ}53'16''$ EAST 9.00 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF EASTERN AVENUE FOR THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY;

THENCE ALONG SAID CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 29.85 FEET AND THROUGH A CENTRAL ANGLE OF $85^{\circ}36'14''$ TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF EASTERN AVENUE;

THENCE NORTH $02^{\circ}30'30''$ WEST 106.85 FEET ALONG SAID EAST RIGHT-OF-WAY LINE OF EASTERN AVENUE TO THE POINT OF BEGINNING.

COPY
RECEIVED
JAN 10 2011

20010228
04383

EXHIBIT B

BILL S. DROBKIN and ERMINIA DROBKIN, as Trustees, are hereby vested with complete power of disposition of the real estate herein described, including the power to plat, sell, encumber mortgage and convey as a whole or in parcels and no person dealing with said Trustees shall be obligated to look beyond the terms of this instrument of power in the Trustees to sell, encumber, mortgage and convey, nor shall any purchaser be obligated to see to the disposition of any purchase money paid to said Trustees.

Said Grantees are likewise hereby excused from any and all duties of diligence and responsibility respecting the propriety of any act of said Trustees purporting to be done under or by virtue of the terms of this instrument.

This conveyance is made in trust to and in accordance with THE BILL S. AND ERMINIA DROBKIN FAMILY TRUST dated August 4, 1998.

AFTER RECORDING RETURN TO:
CLARK, GREENE & ASSOCIATES
3770 HOWARD HUGHES PKWY. STE. 195
LAS VEGAS, NV 89109
ATTN: TIA HUGHES

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
CLARK GREENE ET AL
02-28-2001 14:44 DBX
OFFICIAL RECORDS
BOOK: 20010228 INST: 04383
FEE: 9.00 RPT: EX010

RECEIVED
JAN 13 2011

* "NEWLY" REQUESTED LOT 39 DEED

20011011
01433

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s)

- a) 139-36-110-004
b) _____
c) _____
d) _____

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property:

\$22,500.00

Deduct Assumed Liens and/or Encumbrances:

(\$)

(Provide recording information: Doc/Instrument #: Book Page)

Transfer Tax Value per NRS 375.010, Section 2:

\$22,500.00

Real Property Transfer Tax Due

\$56.25

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned Seller (Grantor)/Buyer (Grantee), declare(s) 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, parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

SELLER (GRANTOR) INFORMATION

Seller Signature: [Signature]
Print Name: Kent E. Prestwich
Address: 17640 GYSTER CIRCLE
Las Vegas, NV
City/State/Zip: 702 254 5164
Telephone: OWNER
Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyer Signature: [Signature]
Print Name: J Rent B & E, LLC
Address: 12040 EDGEMOND AVE
City/State/Zip: LAS VEGAS NV 89102
Telephone: 702 382 0526
Capacity: OWNER

Company Requesting Recording

Co. Name: Nevada Title Company

Esc. #: 01-09-1797-CLB

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

4.
A.P.N.: 139-36-110-004
R.P.T.T.: \$56.25

20011011
01433

Recorded at the Request of: Nevada Title Company - Escrow No.: 01-09-1797-CLB

Mail tax bill to and

When recorded mail to:

I RENT B & E, LLC
2040 Edgewood Avenue
Las Vegas, NV 89102

3

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That KENT E. AND PAULINE L. PRESTWICH, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to I RENT B & E, LLC, A NEVADA LIMITED LIABILITY COMPANY

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

SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, this instrument has been executed this 10th day of October, 2001.

RECORDED

CC

20011011
01433

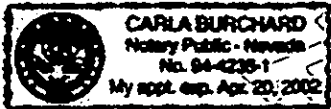
Kent E. Prestwich
Kent E. Prestwich

Pauline L. Prestwich
Pauline L. Prestwich

State of NEVADA)
County of Clark) ss:

This instrument was acknowledged before me on October 10, 2001
by Kent E. Prestwich and Pauline L. Prestwich
of Kent E. Prestwich and Pauline L. Prestwich

Carla Burckhard



NOTARY PUBLIC
My Commission Expires: 4/20/2002

US S E S O R ' S

20011011
01433

EXHIBIT "A"

THE EASTERLY TWENTY (20) FEET OF THE WESTERLY TWO HUNDRED TWENTY (220) FEET OF THE SOUTHERLY ONE HUNDRED SEVENTY FIVE (175) FEET OF LOT THREE (3) IN BLOCK ONE (1) OF ARTESIAN ACRES, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 38, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

SAVING AND EXCEPTING THE SOUTH TWENTY ONE (21) FEET OF SAID LOT 3

FURTHER SAVING AND EXCEPTING THE NORTH 20.00 FEET OF THE SOUTH 174.88 FEET (MEASURED AT A RIGHT ANGLE) OF LOT 3, BLOCK 1, OF PLATS OF ARTESIAN ACRES AS RECORDED IN BOOK 1 PAGE 38, CLARK COUNTY, NEVADA

ASSESSOR

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:

NEVADA TITLE COMPANY

10-11-2001 14:01 DBX

BOOK: 20011011 INST: 01433

FEE: 16.00 RPT: 56.25