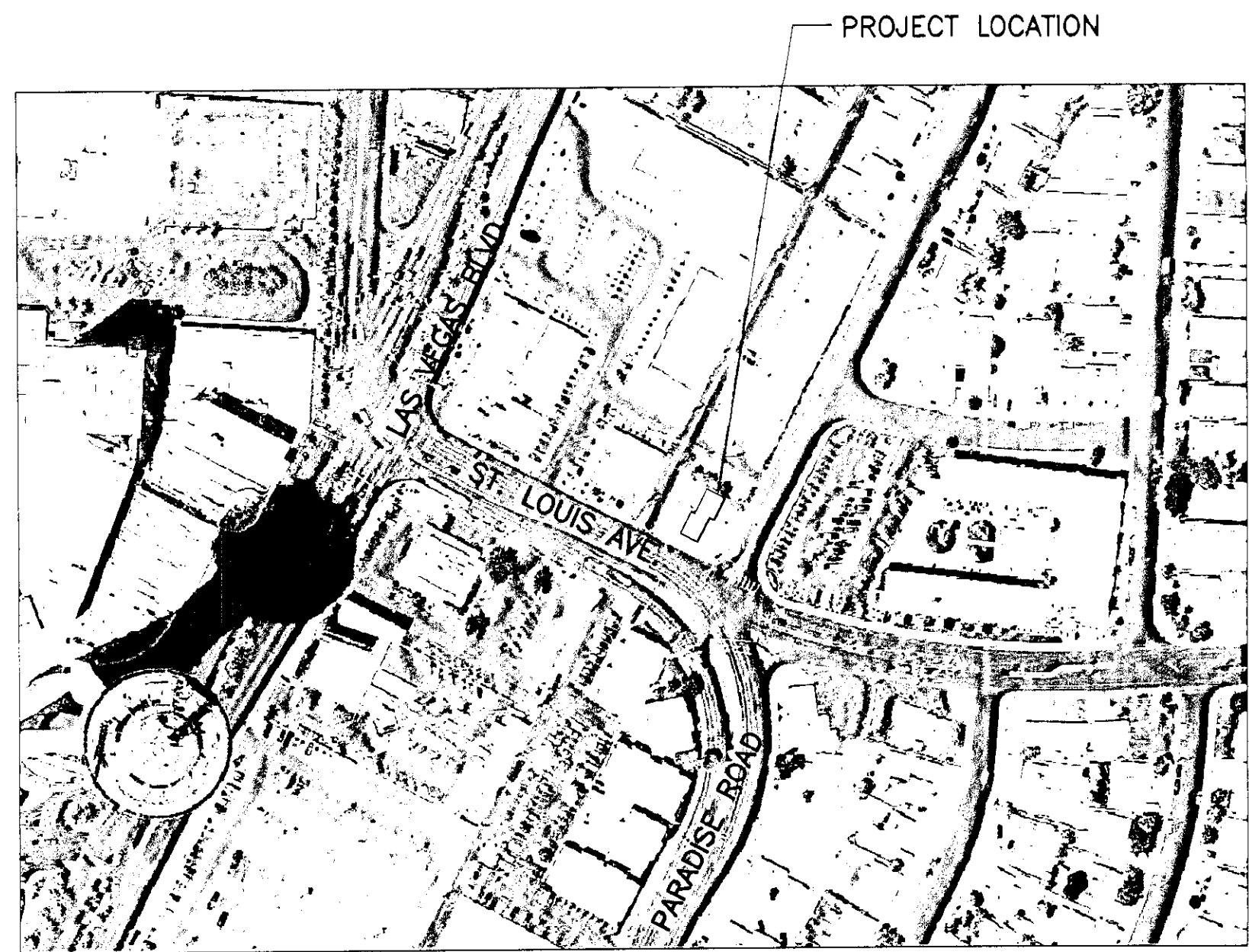




PARKING ANALYSIS — TITLE 19

1,606 S.F. EXISTING BUILDING
PROPOSED USE — PAWN SHOP USE 1:250 SF, 6.42 OR 7 SPACES REQUIRED
EXISTING USE — RETAIL 1:175 SF, 9.177 OR 10 SPACES
SITE IS CONSIDERED PARKING IMPAIRED, NO VARIANCE FOR PARKING IS REQUIRED.
5 PARKING STALLS PROVIDED INCLUDING 1 ACCESSIBLE STALL (ON-SITE PARKING)

REVISIONS		
Mark	Date	Description

Breslin Builders shall have no liability for use of this information without their written consent. Copyright © 1999-2015. Use of the information contained in this instrument for other than the specific purpose for which it was prepared and for other than the client for whom it was prepared is forbidden unless expressly permitted in advance by Breslin Builders. These drawings shall be used for the project only.

CONTRACTOR	
THESE PLANS ARE PREPARED AND SUBMITTED BY THE CONTRACTOR AS A CATEGORY 1 CONTRACTOR UNDER NRS204	JACK BRESLIN CONTRACTORS REPRESENTATIVE OR AUTHORIZED SIGNATURE
BRESLIN BUILDERS COMPANY NAME	0018169 CONTRACTOR LICENSE #
TODD MCBRYER PLANS PREPARED BY	SIGNATURE

Date	January 14, 2011
Project No.	-
Designed By:	McBryer
Checked By:	TMM

BRESLIN BUILDERS
DESIGN-BUILD GENERAL CONTRACTOR

5525 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89118
(702)798-3977
FAX (702)798-3908

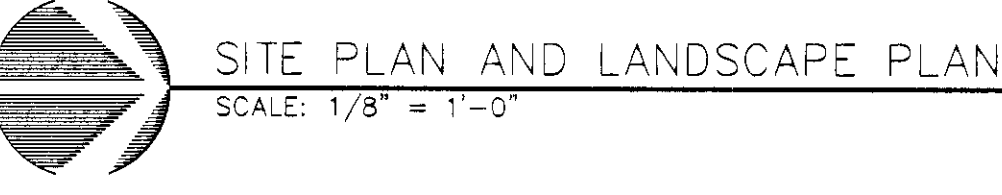
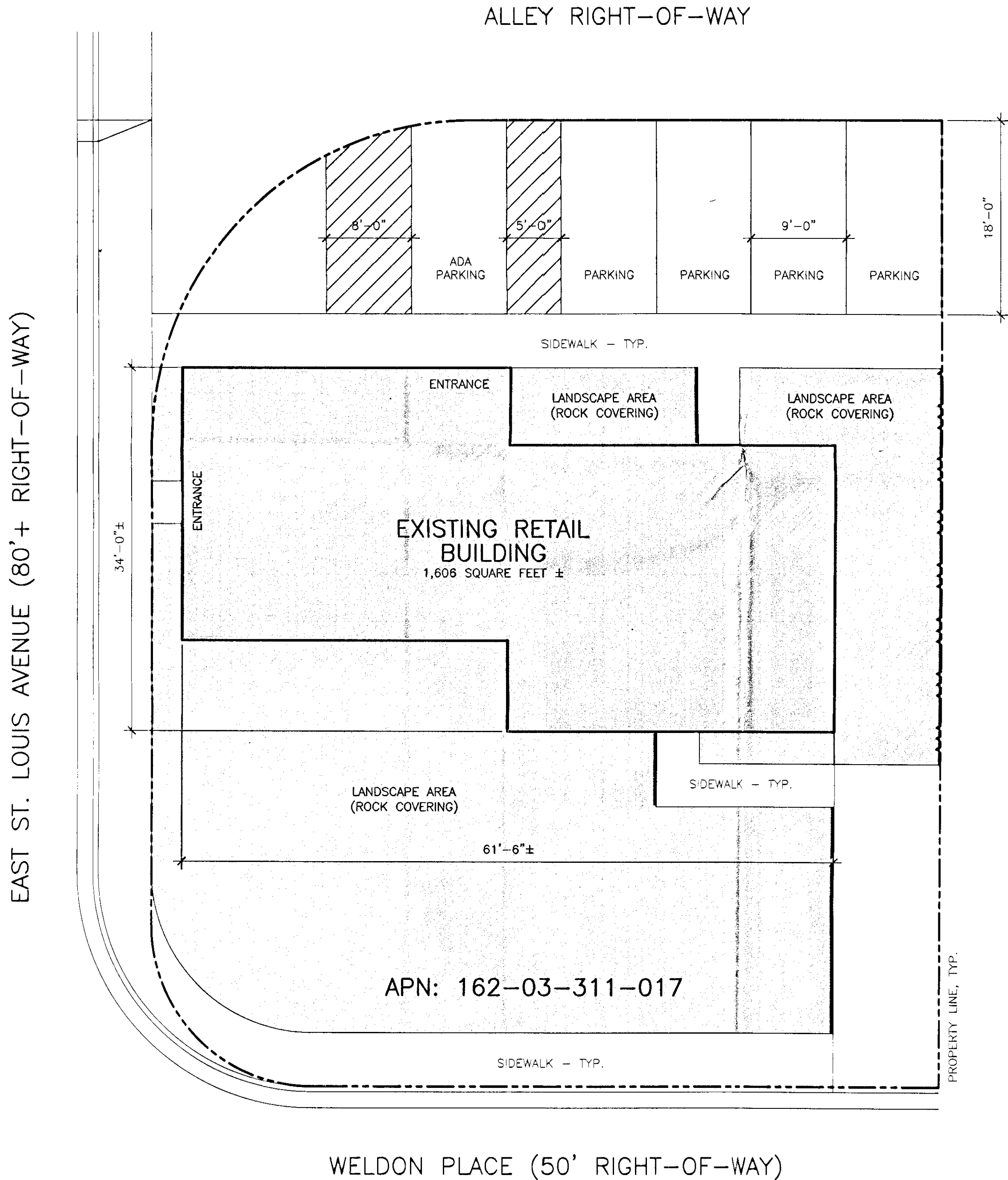
DESIGN AND CONSTRUCTION
LICENSED GENERAL CONTRACTOR
LICENSE #0018169

www.BreslinBuilders.com

Project:	Pawn Shop SUP
	519 East St. Louis Avenue, Las Vegas, Nevada 89104
APN:	162-03-311-017

Sheet Title:	Site Plan and Landscape Plan
--------------	-------------------------------------

DESIGNED BY TODD MCBRYER SUP-40739 03/08/11 PC	
Sheet No:	SUP1



[illegible]

Breslin Builders shall have no liability for use of this information without their written consent. Copyright (c) 1999 - 2010. Use of the information contained in this instrument for other than the specific purpose for which it was intended and for other than the client for whom it was prepared is forbidden unless expressly permitted in advance by Breslin Builders. These drawings shall be used for one project only.

THESE PLANS ARE PREPARED AND SUBMITTED BY THE CONTRACTOR AS A CATEGORY
AUTHORIZED UNDER NRC824

BRESLIN BUILDERS

0018169

TODD MCBRAY, YER
LAN'S PREPAREDITY

Date:
January 14, 2011

Project No.:

Designed By
McBrayer

Checked By:
TMM

**BRESLIN
BUILDERS**
DESIGN-BUILD GENERAL CONTRACTOR

5525 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89118

(702)798-3977
FAX (702)798-3908

DESIGN AND CONSTRUCTION
LICENSED GENERAL CONTRACTOR

LICENSE #0018169

www.BreslinBuilders.com

Project:

Pawn Shop SUP

519 East St. Louis Avenue,
Las Vegas, Nevada 89104

APN: 162-03-311-017

Sheet Title:

Floor Plan

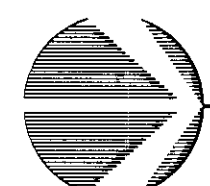
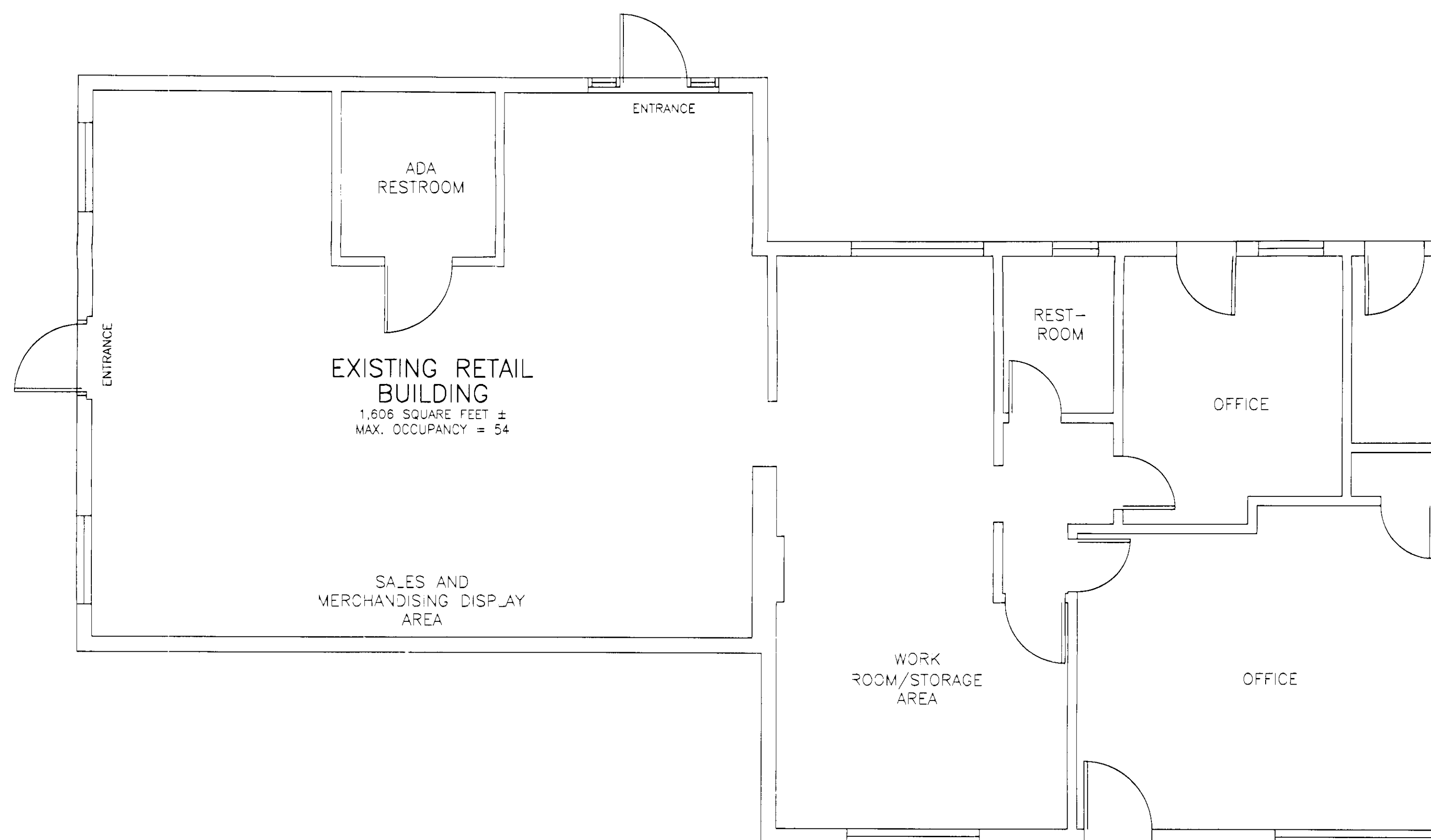
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10 17/91

SUP-40739

03/08/11 PC

Sheet No:

SUP2



FLOOR PLAN
SCALE: $1/4" = 1'-0"$

[illegible]

George Sanders was not as flexible for one of his interviews, which was rather unusual. Despite his role in *Dr. Strangelove*, the Hollywood legend was not particularly up-to-date on current events, and he was therefore not as effective as the other two stars. It was unusual to find a leading actor in a comedy not to be conversant with the subject of his own film.

NAME _____
ADDRESS _____
CITY _____
STATE _____
ZIP _____
PHONE _____
E-MAIL _____
DATE _____

Date:	January 14, 2001
Project No.:	20
Designed By:	Waltreyer
Checked By:	None

8825 POLARIS AVENUE, SUITE 1
LAS VEGAS, NEVADA 89111
(702)798-3977
FAX (702)798-3900
DESIGN AND CONSTRUCTION
LICENSED GENERAL CONTRACTOR
LICENSE #89998

**Pawn Shop
SUP**
818 East 81. Louis Avenue.
Las Vegas, Nevada 89104
APN: 162-03-311-017

Street Name.

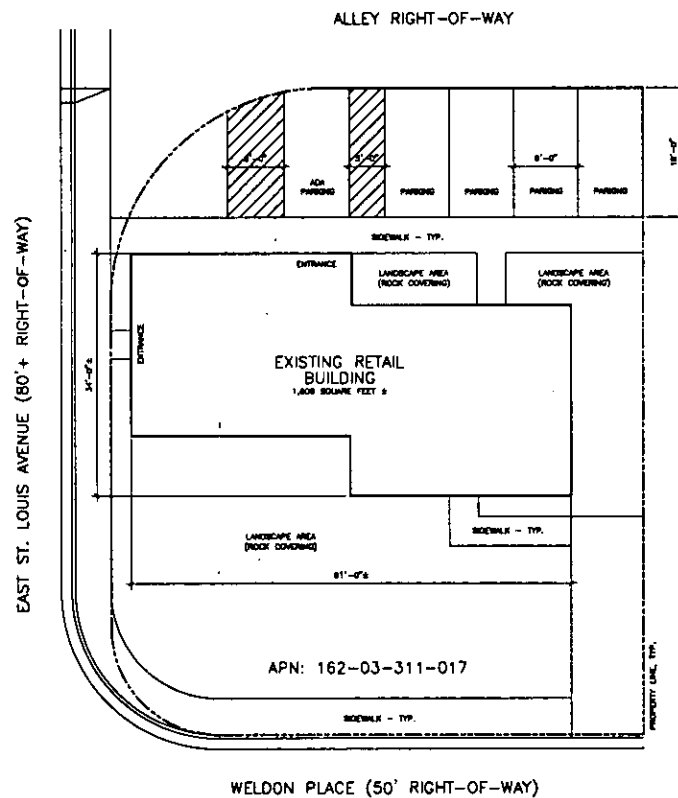
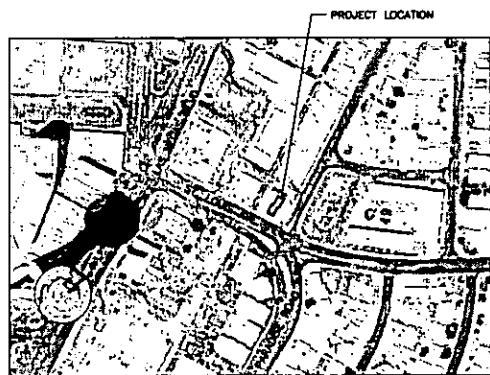
**Site Plan and
Landscape Plan**

1,806 S.F. EXISTING BUILDING

PROPOSED USE - PAINT SHOP USE	1,250 SF. 6-43 DR 7 SPACES REQUIRED
EXISTING USE - RETAIL	11178 SF. 5,177 OR 16 SPACES

NOTE: IS CONSIDERED PARKING IMPAIRED, NO VARIANCE FOR PARKING IS REQUIRED.

3 PARKING SPOTS PROVIDED INCLUDING 1 ACCESSIBLE STALL. (ON-SITE PARKING)



SITE PLAN AND LANDSCAPE PLAN
SCALE 1/8" = 1'-0"

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JAN 19 2011

SUP1

SUP-40739

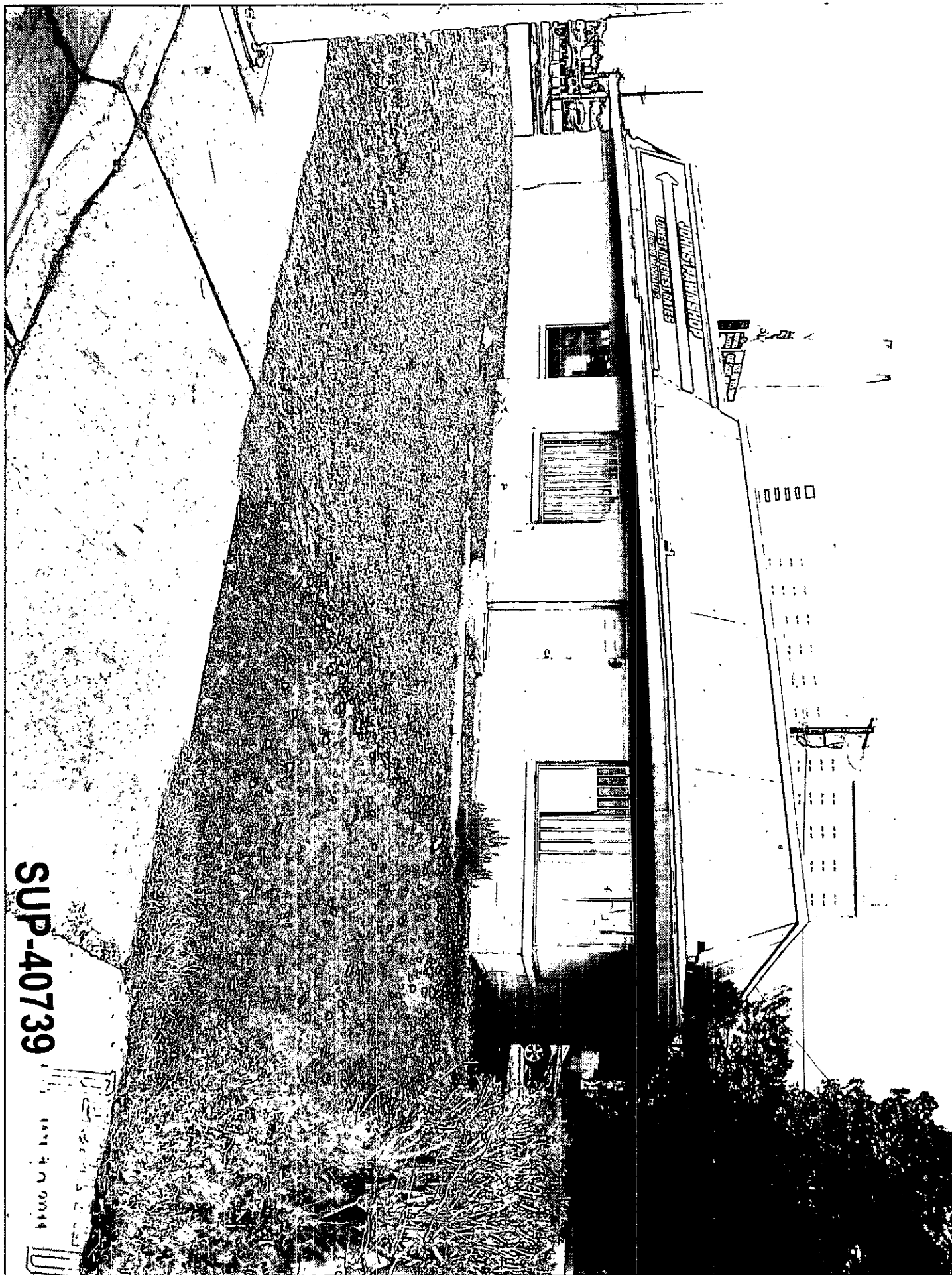
JAN 19 2011



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SUP-40739



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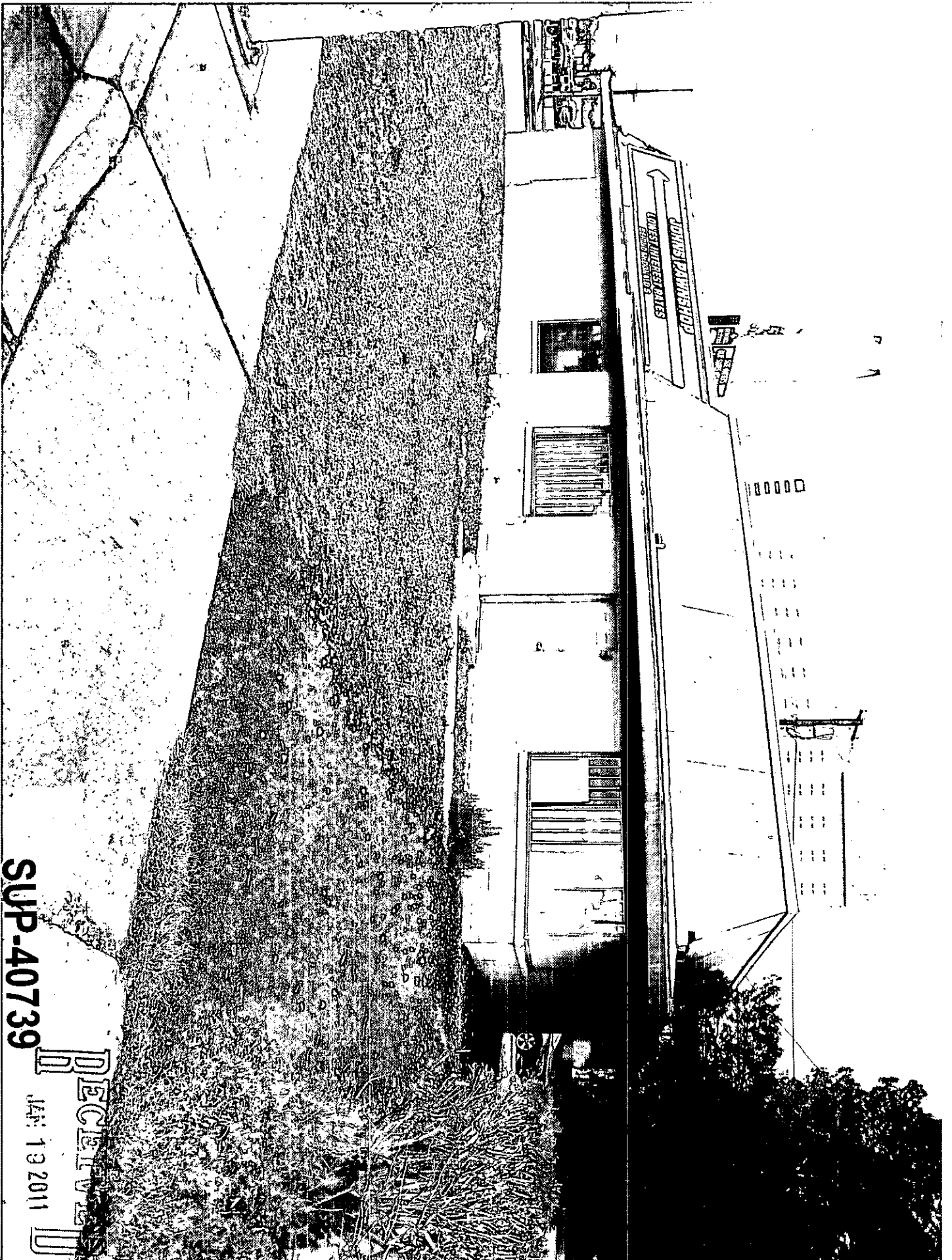




SUP-40739



SUP-40739



SUP-40739

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JAN 13 2011

SUP-40739



PRE-APPLICATION CONFERENCE NOTES

CITY OF LAS VEGAS



C
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L
E

3

Project Name: Ace Loan Company

APN(s):	162-03-311-017	Pre-app Date:	01/10/11
Location:	519 East Saint Louis Avenue	Meeting Location:	DSC 1st Floor Conference Room - 1B
Ward #:	3 - Reese	Acres:	0.16
		Time:	3:00 p.m.

Ownership Info:	BF Trust ETAL. 2230 South Paradise Road, Las Vegas, NV 89104	Last Change of Ownership Date:	06/28/02
	Phone: (702)-	Fax: (702)-	Email:
Applicant Info:	Ace Loan Company		
	Phone: (702)-953-4320	Fax: (702)-	Email:
Representative Info:	Todd Kessler		
	Phone: (702)-953-4320	Fax: (702)-	Email:

Use:	Existing:	General retail
	Proposed:	Pawn Shop
General Plan:	Existing:	C (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 (175 feet), Beverly Green Southridge (Beverly Green/Southridge Neighborhood Plan), and Las Vegas Redevelopment Plan (Downtown Redevelopment Area)	
	Special Land Use Designation (per plan, if applicable): N/A	



Meeting



Conversation Record



Telephone Record

Between CLV P&D Representative: Andy Reed, Planning Supervisor (229-6882 Office / 385-7268 Fax / areed@lasvegasnevada.gov) .

Name	Company/Department	Phone	Fax	Email
1. Todd Kessler		953-4320		
2.				
3.				
4.				
5.				
6.				
7.				
8.	CLV - Planning and Development			
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	

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. Provide a Parking Analysis; the parking requirement is one space for each 250 square feet of gross floor area, or 7 spaces. One of the spaces is required to be a handicapped van accessible space. As the property was previously used for General Retail (1 space per 175 SF) and is parking impaired, a Variance for parking will not be required. However, no parking spaces may be located within the public right-of-way.
2. Revise the justification letter to request a Waiver of 50 feet from residential use, where 200 feet is required and a Waiver of 20 feet from an existing Financial Institution, Specified, where 1,000 feet is required.
3. Recommend contacting the Beverly Green Neighborhood Association (Mike Monahan @ 682-0886).

-- 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**

RECEIVED
JAN 19 2011

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	Visit the CLV website for blank application, SOFI & DINA/PRS forms, and justification letter info @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." -> "Apply for -> Planning Applications")	Appl. Type	Application	Notification	Recordation	Sub-Total
☒	☐	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots						
☒	☐	Detailed justification letter (the same letter addressing all applications, included with each application)						
☐	☒	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS)						
☒	☐	Grant deed and legal description (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)			\$ 500.00	\$ 500.00	\$ 30.00	\$ 1030.00
☒	☐	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: \$ 1030.00					
☐	☒	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: \$1030.00					
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):					6
☒	☐	All property lines and present dimensions labeled	Colored, Rolled Plans:					1
☒	☐	All building setbacks labeled	Reduced Copy (8-1/2"x11" BW; 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" BW; 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" BW; 1 per application):					0
☒	☐	8" x 10" photo of original color and material board	NOTES: Provide photos of the building exterior.					
☐	☒	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" BW; 1 per application):					1
☒	☐	Use of all rooms noted/labeled	NOTES:					
☒	☐	Maximum Occupancy (per I.B.C.)						
☐	☒	Seating Capacity (where applicable)						

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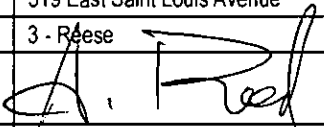
JAN 19 2011

Pre-Application
Conference

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.

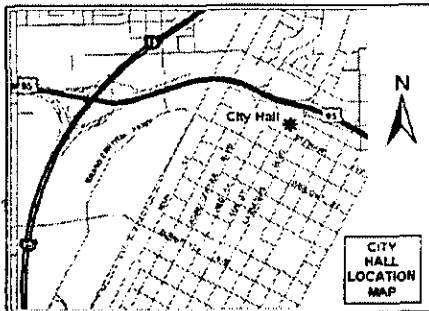
Owner / Applicant / Representative:	BF Trust ETAL., Ace Loan Company, Todd Kessler	Application Type(s):	Special Use Permit
APN(s):	162-03-311-07	Application Purpose:	Pawn Shop
Location:	519 East Saint Louis Avenue	Pre-App. Meeting Date:	01/10/11
Ward:	3 - Reese	Submittal Deadline:	01/20/11 - no later than 2:00 pm
Planner's Signature:		Earliest PC / CC Meeting Dates:	03/08/11 PC - 04/06/11 CC (Cycle 3)
Planner:	Andy Reed, Planning Supervisor - 229-6882		

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.

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-40739

Planning Commission Meeting of 3/8/2011

18 KRDGN11 89117

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
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MAILED FROM ZIP CODE 89101
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FEB 24 2011
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Case: SUP-40739

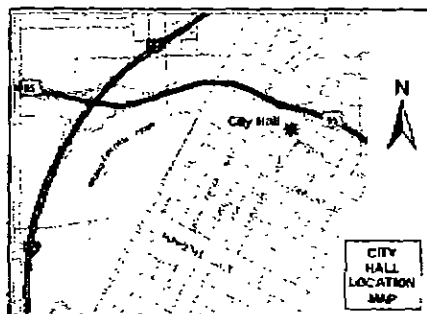
RHEE HAK EUN & SDNG CHA TRUST
8908 RAINBOW RIDGE DR
LAS VEGAS NV 89117-5816

35



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-40739

Planning Commission Meeting of 3/8/2011

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FIRST CLASS



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16203416001 Case: SUP-40739
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601 S RANCHO DR #C23
LAS VEGAS NV 89106-4825

5 KRDG11 89106



35



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

May 5, 2011

Mr. Howard Bock
BF Trust
2230 South Paradise Road
Las Vegas, Nevada 89104

RE: SUP-40739 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF MAY 4, 2011

Dear Mr. Bock:

The City Council at a regular meeting held May 4, 2011, Accepted the WITHDRAWAL WITHOUT PREJUDICE of the request for a Special Use Permit FOR A PAWN SHOP WITHIN AN EXISTING 1,606 SQUARE-FOOT COMMERCIAL BUILDING WITH WAIVERS TO ALLOW A 50-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND A 20-FOOT DISTANCE SEPARATION FROM AN EXISTING FINANCIAL INSTITUTION WHERE 1,000 FEET IS REQUIRED at 519 East St. Louis Avenue (APN 162-03-311-017), C-1 (Limited Commercial) Zone.

The Notice of Final Action was filed with the Las Vegas City Clerk on May 5, 2011.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lean Coleman".

Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Todd Kessler
206 North 3rd Street
Las Vegas, Nevada 89101

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



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

April 21, 2011

Mr. Howard Bock
BF Trust
2230 South Paradise Road
Las Vegas, Nevada 89104

RE: SUP-40739 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF APRIL 20, 2011

Dear Mr. Bock:

The City Council at a regular meeting held April 20, 2011, HELD IN ABEYANCE the request for a Special Use Permit FOR A PAWN SHOP WITHIN AN EXISTING 1,606 SQUARE-FOOT COMMERCIAL BUILDING WITH WAIVERS TO ALLOW A 50-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND A 20-FOOT DISTANCE SEPARATION FROM AN EXISTING FINANCIAL INSTITUTION WHERE 1,000 FEET IS REQUIRED at 519 East St. Louis Avenue (APN 162-03-311-017), C-1 (Limited Commercial) Zone.

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the May 4, 2011 City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in cursive script that reads "Angela Crolli".

Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Todd Kessler
206 North 3rd Street
Las Vegas, Nevada 89101

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



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

April 7, 2011

Mr. Howard Bock
BF Trust
2230 South Paradise Road
Las Vegas, Nevada 89104

RE: SUP-40739 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF APRIL 6, 2011

Dear Mr. Bock:

The City Council at a regular meeting held April 6, 2011, HELD IN ABEYANCE the request for a Special Use Permit FOR A PAWN SHOP WITHIN AN EXISTING 1,606-SQUARE-FOOT COMMERCIAL BUILDING WITH WAIVERS TO ALLOW A 50-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND A 20-FOOT DISTANCE SEPARATION FROM AN EXISTING FINANCIAL INSTITUTION WHERE 1,000 FEET IS REQUIRED at 519 East St. Louis Avenue (APN 162-03-311-017), C-1 (Limited Commercial) Zone.

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the April 20, 2011 City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lean Coleman".

Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Todd Kessler
206 North 3rd Street
Las Vegas, Nevada 89101

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09

INTER-OFFICE MEMORANDUM

3/15/2011

TO:
DEPARTMENT OF PLANNING

FROM:
CITY CLERK

SUBJECT:
APPEAL OR CITY COUNCIL REVIEW INFORMATION
ON PLANNING COMMISSION ACTIONS

COPIES TO:

This is to certify that the following action relative to the Planning Commission decision on the application of:

FILE NO.: SUP-40739 - SPECIAL USE PERMIT

APPLICANT: APPLICANT: ACE LOAN COMPANY - OWNER: B F TRUST

WARD: WARD 3 (REESE)

Appeal by applicant or any other aggrieved person:

☒ Yes☐ No

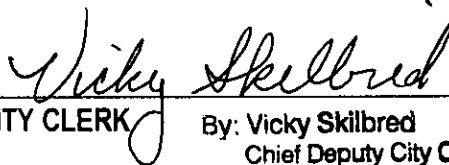
Review requested by City Council:

☐ Yes☒ No

DATE

3/15/2011

CITY CLERK



By: Vicky Skilbred
Chief Deputy City Clerk

DEPARTMENT OF PLANNING INFORMATION:

Date of Planning Commission Action
Last day for filing an appeal by applicant
or any other aggrieved person. (Appeal
period is 10 days after the date of the
PC decision).

March 8, 2011

Last day for a review being requested by
the City Council. (Review period is 10
days after the date of the PC decision.)

March 21, 2011March 21, 2011

Set Date 3/16/2011
Public Hearing 4/6/2011

RECEIVED
CITY CLERK

2011 MAR -9 P 1:20

Todd Kessler
206 N. 3rd St.
Las Vegas, NV 89101
702-296-2600

VIA FACSIMILE ONLY – 702-382-4803

March 9, 2011

City of Las Vegas
City Clerk
Las Vegas, Nevada 89101

Re: **APPEAL REQUEST -SUP 40739**

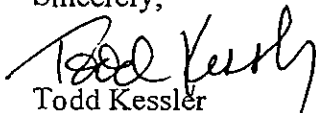
To whom it may concern:

Please accept this as formal appeal of the March 8, 2011 Planning Commission decision to deny SUP-40739 which was an application for a pawn shop located at 519 E. St. Louis Ave, Las Vegas, NV. The Application is FOR A SPECIAL USE PERMIT FOR A PAWN SHOP AND WAIVERS TO ALLOW A 50 FOOT SEPERATION FROM A RESIDENTIAL WHERE A 200 FOOT DISTANCE SEPERATION IS REQUIRED AND TO ALLOW A 20 FOOT SEPERATION FROM AN EXISTING FINANCIAL INSTITUTION WHERE A 1,000 FOOT DISTANCE SEPERATION IS REQUIRED on 0.16 acres at 519 E. St. Louis Ave. zoned C-1 (Limited Commercial).

We strongly believe our waivers are appropriate as the proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, the subject site is physically suitable for this type of use, the access streets to the property are adequate in size to meet the requirements of this use and the approval of this Special Use Permit at this site is not inconsistent with nor compromises the public, health, safety and welfare of the overall objectives of the General Plan.

We request that the item be placed on the April 6, 2011 City Council agenda. In the meantime, if you have any questions and/or concerns, please do not hesitate to contact me.

Sincerely,



Todd Kessler
Representative for the Applicant and Owners



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. Todd Kessler
206 North 3rd Street
Las Vegas, Nevada 89101

RE: SUP-40739 - Planning Commission Appeal

Dear Mr. Kessler:

The City of Las Vegas has received your request for appeal to the Planning Commission decision on March 8, 2011. The notification fee for this appeal is \$500. You will need to come to the City Clerk's office and make payment of that appeal notification cost no later than 5:30 p.m. on March 21, 2011. Upon receipt of the payment, my office will advise you of the hearing date and proceed with the notification. Failure to pay and comply with this deadline will result in the appeal not being processed pursuant to Title 19.

Please contact the City Clerk's office at 229-6311 or Planning Department at 229-6301 in the event you have any questions.

Sincerely,

A handwritten signature in cursive script, reading "Beverly K. Bridges".

BEVERLY K. BRIDGES, MMC
City Clerk

/vs

cc: Planning Department

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

RECEIVED
CITY CLERK

2011 MAR -9 P 1:20

Todd Kessler
206 N. 3rd St.
Las Vegas, NV 89101
702-296-2600

VIA FACSIMILE ONLY - 702-382-4803

March 9, 2011

City of Las Vegas
City Clerk
Las Vegas, Nevada 89101

Re: APPEAL REQUEST -SUP 40739

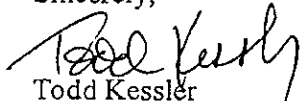
To whom it may concern:

Please accept this as formal appeal of the March 8, 2011 Planning Commission decision to deny SUP-40739 which was an application for a pawn shop located at 519 E. St. Louis Ave, Las Vegas, NV. The Application is FOR A SPECIAL USE PERMIT FOR A PAWN SHOP AND WAIVERS TO ALLOW A 50 FOOT SEPERATION FROM A RESIDENTIAL WHERE A 200 FOOT DISTANCE SEPERATION IS REQUIRED AND TO ALLOW A 20 FOOT SEPERATION FROM AN EXISTING FINANCIAL INSTITUTION WHERE A 1,000 FOOT DISTANCE SEPERATION IS REQUIRED on 0.16 acres at 519 E. St. Louis Ave. zoned C-1 (Limited Commercial).

We strongly believe our waivers are appropriate as the proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, the subject site is physically suitable for this type of use, the access streets to the property are adequate in size to meet the requirements of this use and the approval of this Special Use Permit at this site is not inconsistent with nor compromises the public, health, safety and welfare of the overall objectives of the General Plan.

We request that the item be placed on the April 6, 2011 City Council agenda. In the meantime, if you have any questions and/or concerns, please do not hesitate to contact me.

Sincerely,



Todd Kessler
Representative for the Applicant and Owners



March 9, 2011

Mr. Howard Bock
BF Trust
2230 South Paradise Road
Las Vegas, Nevada 89104

**RE: SUP-40739 - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF MARCH 8, 2011**

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

Dear Mr. Brock:

Your request for a Special Use Permit FOR A PAWN SHOP WITHIN AN EXISTING 1,606 SQUARE-FOOT COMMERCIAL BUILDING WITH WAIVERS TO ALLOW A 50-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND A 20-FOOT DISTANCE SEPARATION FROM AN EXISTING FINANCIAL INSTITUTION WHERE 1,000 FEET IS REQUIRED at 519 East St. Louis Avenue (APN 162-03-311-017), C-1 (Limited Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on March 8, 2011.

The Planning Commission voted to recommend **DENIAL** of your request as it was determined that the proposed use would not be compatible with the surrounding uses.

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,

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. Todd Kessler
206 North 3rd Street
Las Vegas, Nevada 89101

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

P/L 225/171

Report of All Selected Parcels

Case Number: SUP-40739

Printed On: Wed: January 26, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
2025 PARADISE L L C	%J WISECUP 3218 ROLLING ACRES CIR LAS VEGAS NV	16203413010
2033 N PARADISE L L C	%J LANDON P O BOX 60187 BOULDER CITY NV	16203413012
518 SAINT LOUIS AVE NEVADA L L C	1717 S BRAND BLVD GLENDALE CA	16203413045
536 L L C	536 E ST LOUIS AVE LAS VEGAS NV	16203415001
7-ELEVEN INC	%AV TAX DEPT #0125 P O BOX 711 DALLAS TX	16203310001
ALVAREZ RAFAEL & CARMEN	1813 WELDON PL LAS VEGAS NV	16203312003
ANDION ERLE L	1809 WELDON PL LAS VEGAS NV	16203312002
ARIAS MARCOS S & AILSA	2311 MASON AVE LAS VEGAS NV	16203415011
B F TRUST ETAL	%JOHNS LOANS & CO 2230 S PARADISE RD LAS VEGAS NV	16203311017
BANTOG JESSIE	1834 BLUE RIBBON DR LAS VEGAS NV	16203311011
BAR-K REALTY	2007 PARADISE RD LAS VEGAS NV	16203413005
BARNA VALEAN & IULIANA	2006 SANTA RITA DR LAS VEGAS NV	16203415045
BARRERA DANILO R & SUSAN REV TR	11025 MOUNT ROYAL AVE LAS VEGAS NV	16203414001
BARTSAS MARY 16 L L C	601 S RANCHO DR #C23 LAS VEGAS NV	16203416001
BARTSAS MARY 16 L L C	601 S RANCHO DR #C23 LAS VEGAS NV	16203416002
BAVEGAS L L C	1532 QUARRY CT VIRGINIA BEACH VA	16203414034
BEATTIE WILLIAM R & LAUREN W	545 BONITA AVE LAS VEGAS NV	16203315001
BELLA FRANK P & BETTY S FAM TR	4241 S ARVILLE LAS VEGAS NV	16203413014
BELLA FRANK P & BETTY S FAM TR	4241 S ARVILLE ST LAS VEGAS NV	16203413015
BERG BRUCE	7042 JASMINE CREEK WY LAS VEGAS NV	16203417033
BOURNE RICHARD A & LINDA SUE	2388 SUN GRAZER ST HENDERSON NV	16203313011
BRADSHAW DEBRA A	161 SOLDIER CREEK RD GRANTS PASS OR	16203313013
CABRERA ABELARDO G & EMILIANA B	9428 BERKSHIRE LN VALLEJO CA	16203314012
CABRERA ABELARDO G & EMILIANA B	9428 BERKSHIRE LN VALLEJO CA	16203314011
CASTILLO-CALDERON FRANCISCO	2104 SANTA PAULA DR LAS VEGAS NV	16203414041
CLEARY LYNN	P O BOX 46661 LAS VEGAS NV	16203414012
CRUZ ELSY ABIGAIL	2212 SANTA RITA DR LAS VEGAS NV	16203415033
CRUZ JULIO	2301 SANTA CLARA DR LAS VEGAS NV	16203414013
DAWSON ARTHUR DOUGLAS EXEC	%RASH 200-28-2 P O BOX 260888 PLANO TX	16203302005
DAWSON ARTHUR DOUGLAS EXEC	%RASH 200-28-2 P O BOX 260888 PLANO TX	16203302004
DEBEVER-BARNISKE FAMILY TRUST	%D A DEBEVER 4116 BRIGHTHILL AVE LAS VEGAS NV	16203413042
DEBEVER-BARNISKE FAMILY TRUST	%D A DEBEVER 4116 BRIGHTHILL AVE LAS VEGAS NV	16203413043

Report of All Selected Parcels**Case Number:** SUP-40739**Printed On:** Wed: January 26, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
DEBEVER-BARNISKE FAMILY TRUST	%D A DEBEVER 4116 BRIGHTHILL AVE LAS VEGAS NV	16203413044
DEFLUMEAR PHILIP A	2013 SANTA PAULA DR LAS VEGAS NV	16203415003
DELANEY THOMAS A & CAROL	549 BONITA AVE LAS VEGAS NV	16203315002
DELVECCHID NICHOLAS A	2312 SANTA CLARA DR LAS VEGAS NV	16203413030
DEMPSEY WILLIAM & BEVERLY LIV TR	3217 MASON AVE LAS VEGAS NV	16203415041
DIAZ MARIA DOLORES & JOSE P	1921 SANTA PAULA DR #A LAS VEGAS NV	16203313016
DIAZ PABLO	2006 SANTA YNEZ DR LAS VEGAS NV	16203417032
DIAZ REYNALDO E & VICTORIA S	2100 SANTA CLARA DR LAS VEGAS NV	16203413041
DOMINGUEZ FELIPE	6301 GIFFORD AVE #B BELL CA	16203415044
ECHEVERRIA ELSA	1908 SANTA PAULA DR LAS VEGAS NV	16203312010
EE VICTOR & CYNTHIA V	3472 LEGENDARY DR LAS VEGAS NV	16203313015
ENTRUST ARIZONA	20860 N TATUM BLVD #240 PHOENIX AZ	16203312015
ESPINOSA SANTIAGO & MARTHA	2109 SANTA ROSA DR LAS VEGAS NV	16203417006
ESPINOSA SANTIAGO N & MARTHA	2109 SANTA ROSA DR LAS VEGAS NV	16203313008
ETEHAD L L C	410 S BEVERLY DR BEVERLY HILLS CA	16203413006
FEDERAL NATIONAL MORTGAGE ASSN	400 COUNTRYWIDE WY SV-35 SIMI VALLEY CA	16203313012
FERNMAR 031 032 033 L L C	%R & F CALCATERRA P O BOX 400 MENLO PARK CA	16203410005
FLORES MARIA V	2108 SANTA CLARA DR LAS VEGAS NV	16203413039
FRANKLIN DERRICK	%S MAPEL 2208 VAN PATTEN PL LAS VEGAS NV	16203414040
FULLER VERA ESTATE	%R CROSS 19205 SW HENNIG ST BEAVERTON OR	16203415015
GOMEZ MARINA	2014 SANTA PAULA DR LAS VEGAS NV	16203414044
GOMEZ MAYNOR A	1720 SANTA PAULA DR LAS VEGAS NV	16203311006
GONZALEZ SERGIO R	2105 SANTA PAULA DR LAS VEGAS NV	16203415006
GRAHAM GEORGE	3752 MOUNTCREST DR LAS VEGAS NV	16203417007
GRANT INVESTMENTS L L C ETAL	%J GRANT P O BOX 16494 SANTA FE NM	16203302001
GRANT INVESTMENTS L L C ETAL	%B BALL %WELLS FARGO 4425 SPRING MOUNTAIN RD #220 LAS VEGAS NV	16203302002
GRANT INVESTMENTS L L C ETAL	%B BALL %WELLS FARGO 4425 SPRING MOUNTAIN RD #220 LAS VEGAS NV	16203302003
GREWAL JAGIR S & RAJINDER	1663 DARK WOLF AVE LAS VEGAS NV	16203414045
GUEVARRA GREGORIO M & TRICIA A	9991 MAGICAL VIEW ST LAS VEGAS NV	16203415034
HABTEYES WOHEB	2019 SANTA PAULA DR LAS VEGAS NV	16203415004
HENDEE STEPHEN W	2201 SANTA PAULA DR LAS VEGAS NV	16203415010
HERNANDEZ-GUTIERREZ MARCELO	2120 SANTA RITA DR LAS VEGAS NV	16203415037

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<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
HERRERA IDALIA	2300 SANTA PAULA DR LAS VEGAS NV	16203414033
HILL SALLY STELLA	2021 SANTA CLARA DR LAS VEGAS NV	16203414003
IBRAHIM SOBI	2217 SANTA PAULA DR LAS VEGAS NV	16203415014
J P R E HOLDINGS L L C	%J PHAN 9762 SILVER DESERT AVE LAS VEGAS NV	16203415012
JANKOVICS ROBERT	43 MARKET ST POUGHKEEPSIE NY	16203301002
JEFFERS BEVERLY ANN TRUST	2609 CENTERVILLE CT HENOERSON NV	16203415005
JEFFERS BEVERLY ANN TRUST	2609 CENTERVILLE CT HENDERSON NV	16203415009
JOSEPHS FAMILY LAND L P	5395 S POLARIS AVE LAS VEGAS NV	16203411007
JOSEPHS FAMILY LANO L P	5395 S POLARIS AVE LAS VEGAS NV	16203411008
KEEDY PAMELA	1622 GUTHRIE ST SAN BERNARDINO CA	16203414002
KELLY LIVING TRUST	1725 S RAINBOW #1687 LAS VEGAS NV	16203311010
KILUK LINDA A & LINDA	2122 LOST MAPLE ST LAS VEGAS NV	16203414015
KLEE LIVING TRUST	P O BOX 2309 SARATOGA CA	16203313009
KRITCHEVSKY SUCHITRA	2211 SANTA CLARA DR LAS VEGAS NV	16203414011
L V LAND VENTURES L L C	9710 W TROPICANA #110 LAS VEGAS NV	16203413013
LAM PHUONG	1406 VIA CAMILLE MONTEBELLO CA	16203414037
LAM PHUONG & JENNY	1406 VIA CAMILLE MONTEBELLO CA	16203414038
LAM PHUONG O	1406 VIA CAMILLE MONTEBELLO CA	16203414007
LANSANG LEONARDO & ELISA	2107 SANTA PAULA DR LAS VEGAS NV	16203415007
LAPIN BENJAMIN	1484 E 27TH ST BROOKLYN NY	16203414016
LAS VEGAS KOREAN ASSOCIATION	2001 SANTA RITA DR LAS VEGAS NV	16203417001
LEE BRYON TUCK KWAI	P O BOX 19088 LAS VEGAS NV	16203313017
LEE DAVID	11 CLUB VISTA DR HENDERSON NV	16203413001
LEE DUK JOON	992 PINEHURST OR LAS VEGAS NV	16203413037
LEE DUK JOON	992 PINEHURST DR LAS VEGAS NV	16203413009
LEE DUK JOON	992 PINEHURST DR LAS VEGAS NV	16203413036
LIANG JIN ZHEN	2007 E SANTA PAULA DR LAS VEGAS NV	16203415002
LITTLE CHAPEL L L C	1717 LAS VEGAS BLVD S LAS VEGAS NV	16203310003
MABASA ISRAEL G	2204 SANTA RITA DR LAS VEGAS NV	16203415035
MAGNES MICHAEL ETAL	448 S ARDEN BLVD LOS ANGELES CA	16203314005
MAGNES MICHAEL ETAL	448 S ARDEN BLVO LOS ANGELES CA	16203314004
MAGNES MICHAEL ETAL	448 S ARDEN BLVD LOS ANGELES CA	16203314006

Report of All Selected Parcels**Case Number:** SUP-40739**Printed On:** Wed: January 26, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
MAGNES MICHAEL ETAL	448 S ARDEN BLVD LOS ANGELES CA	16203314003
MAPEL DALE LIVING TRUST	948 HIGHSIDE CT LAS VEGAS NV	16203413035
MAPEL SHARON A TRUST	2208 VAN PATTEN PL LAS VEGAS NV	16203414039
MARCUS ANNETTE R 1992 LIVING TR	545 CANOSA AVE LAS VEGAS NV	16203314029
MARQUEZ RAQUEL	2300 SANTA CLARA DR LAS VEGAS NV	16203413032
MARTINDALE JAMES L	2210 SANTA PAULA DR LAS VEGAS NV	16203414035
MARTINEZ LESTER	4538 PALMDALE CT LAS VEGAS NV	16203312001
MAXFIELD JERRY	2018 SANTA RITA DR LAS VEGAS NV	16203415043
MENGESHA HILENA	1401 VIA SAVONA DR HENDERSON NV	16203311008
MEZA JENNIFER	1902 SANTA PAULA DR LAS VEGAS NV	16203312012
MEZA MARY L	1904 SANTA PAULA DR LAS VEGAS NV	16203312013
MEZA MARY LOU	1904 SANTA PAULA DR LAS VEGAS NV	16203312011
MIDVALE ENTERPRISES	540 E ST LOUIS AVE LAS VEGAS NV	16203415046
MOFFATT FAMILY TRUST	3101 PLAZA DE ERNESTO LAS VEGAS NV	16203411006
MONAHAN MICHAEL & ANN MARIE	544 BONITA AVE LAS VEGAS NV	16203315018
MONROE WILLIAM M	2112 SANTA RITA DR LAS VEGAS NV	16203415039
MOORE DENNIS C & MARIA D	1721 SANTA PAULA DR #D LAS VEGAS NV	16203313005
MORRISON SEAN M	12334 S KEELER AVE ALSIP IL	16203312007
MUSHKIN MAY B REVOCABLE LIV TR	185 W LAKE MEAD PKWY HENDERSON NV	16203413003
NANTAS PABLO B & SILVIA	1211 N COLE AVE LOS ANGELES CA	16203414006
NAPOLI JOHN	777 CLOVE CT HENDERSON NV	16203310005
NEVA NOREN L L C ETAL	3538 TORRANCE BLVD #146 TORRANCE CA	16203313014
OCHOA JULIO J & AMANDA	2131 LINCOLN RD LAS VEGAS NV	16203417002
O'KELLEY JOSEPH B	6092 HONEYGROVE AVE LAS VEGAS NV	16203414014
OROZCO PETE	221 W SHERWOOD DR HENDERSON NV	16203414009
ORTIZ RAMONITA H	2112 SANTA CLARA DR LAS VEGAS NV	16203413038
PALECZNY DANIEL T	2213 SANTA PAULA DR LAS VEGAS NV	16203415013
PAPP KLARA	P O BOX 15254 LAS VEGAS NV	16203413031
PARADISE SUITES L L C	3900 PARADISE RD #101 LAS VEGAS NV	16203411012
PATEL BHAGUBHAI M & MB REV TR	4024 MANSON HALL CT LAS VEGAS NV	16203310004
PEREZ JOSE M & MANUEL	2735 MORNING BREAK CT LAS VEGAS NV	16203312006
PETERSEN PAULA FAMILY TRUST	4530 RANCHO HILLS DR LAS VEGAS NV	16203314002

Report of All Selected Parcels**Case Number:** SUP-40739**Printed On:** Wed: January 26, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
PHANTASTICS DEAL L L C	1406 VIA CAMILLE MONTEBELLO CA	16203312009
POPOVIC DRAGOLJUB & FADILA	2214 SANTA CLARA DR LAS VEGAS NV	16203413033
RANG & LOAN FAMILY TRUST	2488 GRANNIS LN LAS VEGAS NV	16203415036
RED CANYON SPEC PPTS L L C	%J & J FELLER 11009 CHERWELL CT LAS VEGAS NV	16203312004
RED CANYON SPECS L L C	%J & J FELLER 11009 CHERWELL CT LAS VEGAS NV	16203313006
REEVE ROBERT C & KAREN C	3111 MONTE ROSA AVE LAS VEGAS NV	16203413004
RHEE HAK EUN & SONG CHA TRUST	8908 RAINBOW RIDGE DR LAS VEGAS NV	16203413002
RICHARDS MATTHEW THOMAS	11036 CHERWELL CT LAS VEGAS NV	16203313010
RITTER SHARON D	2004 PLAZA DE SANTA FE LAS VEGAS NV	16203312014
RIVAS JOSEFA PORTAN	2100 SANTA PAULA OR LAS VEGAS NV	16203414042
RIVERS BARTHOLOMEW B & W FAM TR	2108 SANTA RITA OR LAS VEGAS NV	16203415040
RODRIGUEZ CIRILA B & TOMAS A	2019 SANTA RITA DR LAS VEGAS NV	16203417005
RODRIGUEZ RAFAEL	2020 SANTA PAULA OR LAS VEGAS NV	16203414043
ROGERS DEAN E & VIVIAN A	2121 SANTA CLARA OR LAS VEGAS NV	16203414008
ROMERO NANCY LIZETTE & REFUGIO	3100 HOLLY HILL AVE LAS VEGAS NV	16203312008
RUISENOR SERVANDO	1902 WELOON PL LAS VEGAS NV	16203311012
SANCHEZ ELIAS & MARICELA	2100 SANTA RITA DR LAS VEGAS NV	16203415042
SANTA PAULA APARTMENTS L L C	%R KOCH 5185 JAROM ST LAS VEGAS NV	16203313007
SATO FUMIO	7-1 AKEGAWARA OITA CITY 8700857 JAPAN	16203313018
SCHEIBNER GEORGE E	%MONUC HQ-CDT P O BOX 4653 NEW YORK NY	16203315019
SCHEIBNER GEORGE E	%MONUC HQ-CDT P O BOX 4653 NEW YORK NY	16203417031
SHERMAN GALILA Yael ETAL	1900 REXFORD DR #1 LAS VEGAS NV	16203314008
SHERMAN GALILA Yael ETAL	%E MAYNE 1900 REXFORD DR #1 LAS VEGAS NV	16203314007
ST LOUIS SQUARE INC	1901 LAS VEGAS BLVD S #101 LAS VEGAS NV	16203311013
ST LOUIS SUITES L L C	%SIEGEL GROUP INC 3900 PARADISE RD #101 LAS VEGAS NV	16203312016
STERN CECILIA	P O BOX 14192 LAS VEGAS NV	16203417004
STLOUIS SQUARE INC	1901 LAS VEGAS BLVD S #101 LAS VEGAS NV	16203310008
STLOUIS SQUARE INC	1901 LAS VEGAS BLVO S #101 LAS VEGAS NV	16203311014
STLOUIS SQUARE INC	1901 LAS VEGAS BLVD S #101 LAS VEGAS NV	16203310010
STLOUIS SQUARE INC	1901 LAS VEGAS BLVD S #101 LAS VEGAS NV	16203311015
STLOUIS SQUARE INC	1901 LAS VEGAS BLVO S #101 LAS VEGAS NV	16203310011
STLOUIS SQUARE INC	1901 LAS VEGAS BLVD S #101 LAS VEGAS NV	16203310009

Report of All Selected Parcels**Case Number:** SUP-40739**Printed On:** Wed: January 26, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
STLOUIS SQUARE INC	1901 LAS VEGAS BLVD S #101 LAS VEGAS NV	16203311016
STRATORISE SOUTH L L C	4465 S BUFFALO DR #2 LAS VEGAS NV	16203310006
STUPAK SUBTRUST	361 CLOVELLY RD CLOVELLY NSW 2031 AUSTRALIA	16203413007
STUPAK SUBTRUST	361 CLOVELLY RD CLOVELLY NSW 2031 AUSTRALIA	16203413011
STUPAK SUBTRUST ETAL	361 CLOVELLY RD CLOVELLY NSW 2031 AUSTRALIA	16203413008
SWANK SCSOTT & HEIDI	544 CANOSA AVE LAS VEGAS NV	16203314014
T X L L C	2871 N TENAYA WY LAS VEGAS NV	16203314013
TA LYLY	14919 STUEBNER AIRLINE RD HOUSTON TX	16203311009
TARANTINO JOSEPH A	4909 WINTER SET DR LAS VEGAS NV	16203413040
TARANTINO JOSEPH A	4909 WINTERSET DR LAS VEGAS NV	16203414005
TARANTO JAMES V	1450 W FULLERTON AVE CHICAGO IL	16203414010
TARANTO JAMES V	1450 W FULLERTON CHICAGO IL	16203414036
TEJA VIRENDER K	2113 SANTA PAULA DR LAS VEGAS NV	16203415008
THOMPSON KENNETH R & C REV TR	1701 AFTON DR LAS VEGAS NV	16203311005
THOMPSON KENNETH R & C REV TR	1701 AFTON DR LAS VEGAS NV	16203311007
THOMPSON KENNETH R & C REV TR	1701 AFTON DR LAS VEGAS NV	16203311004
TORRES DANIEL & GUADALUPE	2114 SANTA RITA DR LAS VEGAS NV	16203415038
TORRES JOSE JESUS & MARIA M	1300 HILLSIDE PL LAS VEGAS NV	16203312005
TRUSTEE CLARK COUNTY TREASURER	%MERTEL DEANNA D 7608 BLACKBIRD AVE LAS VEGAS NV	16203413034
TULUA L L C	8120 MOONSTONE CIR LAS VEGAS NV	16203414046
TUNQUEN TRUST	1570 BOZEMAN DR HENDERSON NV	16203315017
UZAN HENRI M & MARGALIT B	18341 LAKE ENCINO DR ENCINO CA	16203314010
UZAN HENRI M & MARGALIT B	18341 LAKE ENCINO DR ENCINO CA	16203314009
VILLA SALVADOR & EDITH	2013 SANTA RITA DR LAS VEGAS NV	16203417003
W2007 STRATOSPHERE LAND PROPCO	%GOLDMAN SACHS & CO %WHITEHALL CFO 85 BROAD ST NEW YORK NY	16204710039
W2007 STRATOSPHERE LAND PROPCO	%GOLDMAN SACHS & CO %WHITEHALL CFO 85 BROAD ST NEW YORK NY	16203410002
W2007 STRATOSPHERE LAND PROPCO	%GOLDMAN SACHS & CO %WHITEHALL CFO 85 BROAD ST NEW YORK NY	16203410003
W2007 STRATOSPHERE LAND PROPCO	%GOLDMAN SACHS & CO %WHITEHALL CFO 85 BROAD ST NEW YORK NY	16204710040
W2007 STRATOSPHERE LAND PROPCO	%GOLDMAN SACHS & CO %WHITEHALL CFO 85 BROAD ST NEW YORK NY	16203411003
W2007 STRATOSPHERE LAND PROPCO	%GOLDMAN SACHS & CO %WHITEHALL CFO 85 BROAD ST NEW YORK NY	16203410001
W2007 STRATOSPHERE LAND PROPCO	%GOLDMAN SACHS & CO %WHITEHALL CFO 85 BROAD ST NEW YORK NY	16204710026
W2007 STRATOSPHERE LAND PROPCO	%GOLDMAN SACHS & CO %WHITEHALL CFO 85 BROAD ST NEW YORK NY	16203301003

Report of All Selected Parcels**Case Number:** SUP-40739**Printed On:** Wed: January 26, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
W2007 STRATOSPHERE LAND PROPCO	%GOLDMAN SACHS & CO %WHITEHALL CFO 85 BROAD ST NEW YORK NY	16203410004
W2007 STRATOSPHERE LAND PROPCO	%GOLDMAN SACHS & CO %WHITEHALL CFO 85 BROAD ST NEW YORK NY	16204710027
W2007 STRATOSPHERE LAND PROPCO	%GOLDMAN SACH & CO %WHITEHALL CHIEF FIN OFFICER 85 BROAD STEET NEW YORK NY	16203411004
W2007 STRATOSPHERE LAND PROPCO	%GOLDMAN SACHS & CO %WHITEHALL' CFO 85 BROAD ST NEW YORK NY	16203411005
W2007 STRATOSPHERE PROPCO L L C	%GOLDMAN SACHS & CO %WHITEHALL CHIEF FIN OFFICER 85 BROAD ST NEW YORK NY	16204710045
W2007 STRATOSPHERE PROPCO L L C	%GOLDMAN SACHS & CO %WHITEHALL CHIEF FIN OFFICER 85 BROAD ST NEW YORK NY	16203301008
W2007 STRATOSPHERE PROPCO L L C	%GOLDMAN SACHS & CO %WHITEHALL CHIEF FIN OFFICER 85 BROAD ST NEW YORK NY	16204813084
W2007 STRATOSPHERE PROPCO L L C	%GOLDMAN SACHS & CO %WHITEHALL CHIEF FIN OFFICER 85 BROAD ST NEW YORK NY	16204813097
W2007 STRATOSPHERE PROPCO L L C	%GOLDMAN SACHS & CO %WHITEHALL CHIEF FIN OFFICER 85 BROAD ST NEW YORK NY	16204813096
W2007 STRATOSPHERE PROPCO L L C	%GOLDMAN SACHS & CO %WHITEHALL CHIEF FIN OFFICER 85 BROAD ST NEW YORK NY	16203301013
W2007 STRATOSPHERE PROPCO L L C	%GOLDMAN SACHS & CO %WHITEHALL CHIEF FIN OFFICER 85 BROAD ST NEW YORK NY	16204710046
W2007 STRATOSPHERE PROPCO L L C	%GOLDMAN SACHS & CO %WHITEHALL CHIEF FIN OFFICER 85 BROAD ST NEW YORK NY	16203301012
W2007 STRATOSPHERE PROPCO L L C	%GOLDMAN SACHS & CO %WHITEHALL CHIEF FIN OFFICER 85 BROAD ST NEW YORK NY	16204710041
W2007 STRATOSPHERE PROPCO L L C	%GOLDMAN SACHS & CO %WHITEHALL CHIEF FIN OFFICER 85 BROAD ST NEW YORK NY	16203301016
W2007 STRATOSPHERE PROPCO L L C	%GOLDMAN SACHS & CO %WHITEHALL CHIEF FIN OFFICER 85 BROAD ST NEW YORK NY	16203301015
W2007 STRATOSPHERE PROPCO L L C	%GOLDMAN SACHS & CO %WHITEHALL CHIEF FIN OFFICER 85 BROAD ST NEW YORK NY	16204710047
W2007 STRATOSPHERE PROPCO L L C	%GOLDMAN SACHS & CO %WHITEHALL CHIEF FIN OFFICER 85 BROAD ST NEW YORK NY	16203401001
W2007 STRATOSPHERE PROPCO L L C	%GOLDMAN SACHS & CO %WHITEHALL CHIEF FIN OFFICER 85 BROAD ST NEW YORK NY	16203301007
W2007 STRATOSPHERE PROPCO L L C	%GOLDMAN SACHS & CO %WHITEHALL CHIEF FIN OFFICER 85 BROAD ST NEW YORK NY	16203301009
W2007 STRATOSPHERE PROPCO L L C	%GOLDMAN SACHS & CO %WHITEHALL CHIEF FIN OFFICER 85 BROAD ST NEW YORK NY	16203401002
W2007 STRATOSPHERE PROPCO L L C	%GOLDMAN SACHS & CO %WHITEHALL CHIEF FIN OFFICER 85 BROAD ST NEW YORK NY	16203301010
W2007 STRATOSPHERE PROPCO L L C	%GOLDMAN SACHS & CO %WHITEHALL CHIEF FIN OFFICER 85 BROAD ST NEW YORK NY	16203301004
W2007 STRATOSPHERE PROPCO L L C	%GOLDMAN SACHS & CO %WHITEHALL CHIEF FIN OFFICER 85 BROAD ST NEW YORK NY	16203301006
W2007 STRATOSPHERE PROPCO L L C	%GOLDMAN SACHS & CO %WHITEHALL CHIEF FIN OFFICER 85 BROAD ST NEW YORK NY	16203301011
W2007 STRATOSPHERE PROPCO L L C	%GOLDMAN SACHS & CO %WHITEHALL CHIEF FIN OFFICER 85 BROAD ST NEW YORK NY	16203301005
WELLER HELEN LIVING TRUST	5533 SANDBURG AVE SAN DIEGO CA	16203414004
WHITNEY BUILDING L L C	%TAX DEPT P O BOX 4349 ANAHEIM CA	16203310014
WHITNEY BUILDING L L C	2003 LAS VEGAS BLVD S LAS VEGAS NV	16203310017
WHITNEY BUILDING L L C	2007 LAS VEGAS BLVD S LAS VEGAS NV	16203310015
WIENS MAYNARD J JR ETAL	1701 LAS VEGAS BLVD S LAS VEGAS NV	16203310002
WILSEY TERRELL D	3480 SEGO GLEN CIR LAS VEGAS NV	16203315020
YEH CHIA-HONG	1809 LAS VEGAS BLVD S LAS VEGAS NV	16203310007

Report of All Selected Parcels

Case Number: SUP-40739

Printed On: Wed: January 26, 2011

Owner

ZAK THOMAS F & JUANITA M

Address

2308 SANTA PAULA OR LAS VEGAS NV

Parcel Number

16203414032



February 24, 2011

Mr. Howard Bock
BF Trust
2230 South Paradise Road
Las Vegas, Nevada 89104

**RE: SUP-40739 - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF MARCH 8, 2011**

Dear Mr. Brock:

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. Todd Kessler
206 North 3rd Street
Las Vegas, Nevada 89101

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

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



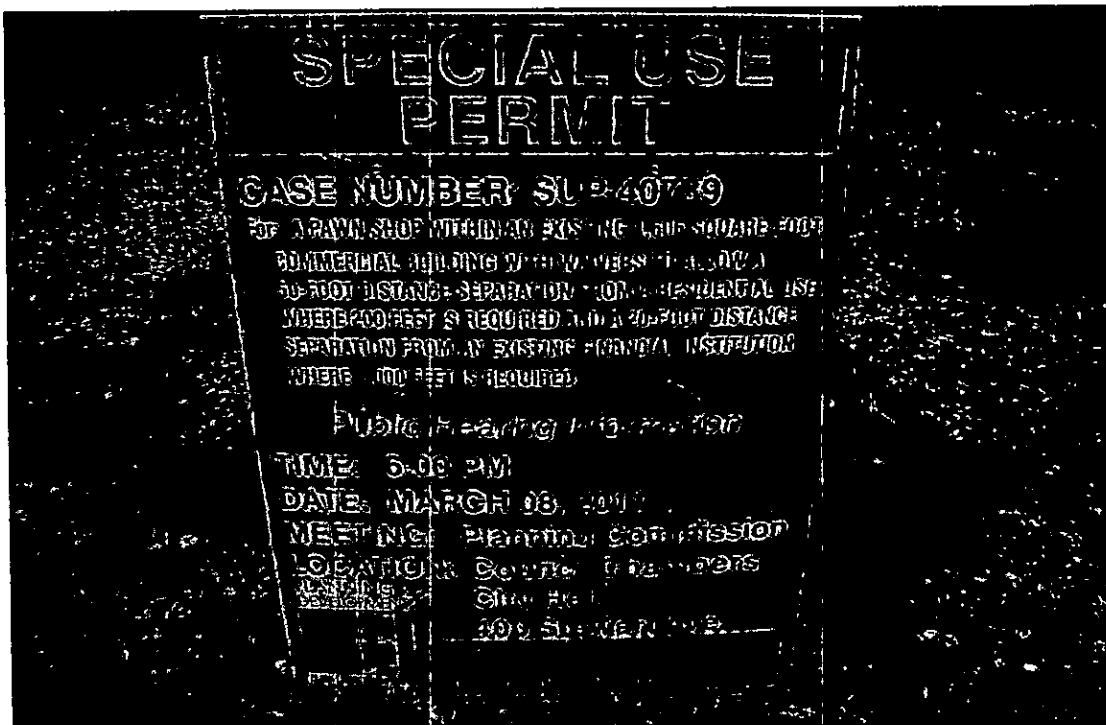
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: SUP-40739

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]
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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: first




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.

Application Information

SUP-40739 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ACE LOAN COMPANY - OWNER: B F TRUST
- Request for a Special Use Permit FOR A PAWN SHOP WITHIN AN EXISTING 1,606 SQUARE-FOOT COMMERCIAL BUILDING WITH WAIVERS TO ALLOW A 50-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND A 20-FOOT DISTANCE SEPARATION FROM AN EXISTING FINANCIAL INSTITUTION WHERE 1,000 FEET IS REQUIRED at 519 East St. Louis Avenue (APN 162-03-311-017), 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-40739 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ACE LOAN COMPANY - OWNER: B F TRUST
- Request for a Special Use Permit FOR A PAWN SHOP WITHIN AN EXISTING 1,606 SQUARE-FOOT COMMERCIAL BUILDING WITH WAIVERS TO ALLOW A 50-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND A 20-FOOT DISTANCE SEPARATION FROM AN EXISTING FINANCIAL INSTITUTION WHERE 1,000 FEET IS REQUIRED at 519 East St. Louis Avenue (APN 162-03-311-017), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

Application Location



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

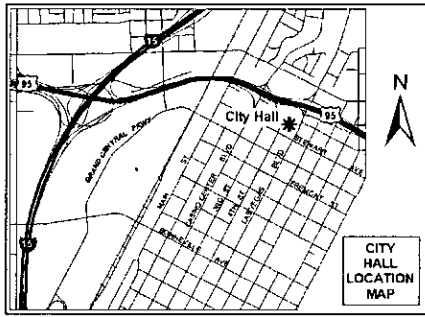
Public Hearing Information

Meeting: Planning Commission
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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

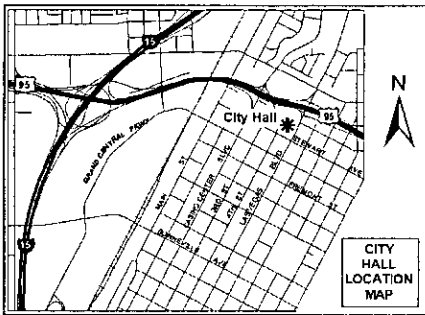
Please use available blank space on card for your comments.

SUP-40739

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



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-40739

Planning Commission Meeting of 3/8/2011

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-40739

18b The Las Vegas Arts District

Beverly Green NA

Downtown Business Operators Council

Francisco Park NA

Gateway Neighborhood Association

Glen Heather Estates NA

Hoover Apartments

Horizon Studio Apartments

Huntridge Park NA

John S. Park NA

L'Octaine Apartments Resident Council

Marycrest Manor HOA

Newport Lofts

Rancho Oakey NA

Sahara - Southridge Association of Business

Saratoga Meadows NA

Scotch Eighty Owners' Association

Southridge NA

Sunlake Apartments

West Huntridge NA

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: February 2, 2011
Re: **SUP-40739** Ace Loan Company 519 E. St. Louis Ave
Request for a Special Use Permit for a Pawn shop within a 1,606 SF commercial building

COMMENTS:

We have no comment on the Request for a Special Use Permit for a pawn shop within an existing 1,606 square-foot commercial building with waivers to allow a 50-foot distance separation from a residential use where 200 feet is required and a 20-foot distance separation from an existing financial institution where 1,000 feet is required at 519 East St. Louis Avenue.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

SUP-40739

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, 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 RONEUMUS
*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-40739 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ACE LOAN COMPANY - OWNER: B F TRUST - Request for a Special Use Permit FOR A PAWN SHOP WITHIN AN EXISTING 1,606 SQUARE-FOOT COMMERCIAL BUILDING WITH WAIVERS TO ALLOW A 50-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND A 20-FOOT DISTANCE SEPARATION FROM AN EXISTING _____ SQUARE FOOT FINANCIAL INSTITUTION WHERE 1,000 FEET IS REQUIRED at 519 East St. Louis Avenue (APN 162-03-311-017), 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:

Report Date 01/19/2011 10:33 AM

Submitted By

Page 1

A/P # 40739 SPECIAL USE PERMIT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	01/19/2011 09:42	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-40739 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ACE LOAN COMPANY - OWNER: B F TRUST - Request for a Special Use Permit FOR A PAWN SHOP WITH WAIVERS TO ALLOW A 50-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND TO ALLOW A 20 FOOT DISTANCE SEPERATION FROM AN EXISTING FINANCIAL INSTITUTION WHERE A MINIMUM 1,000 FOOT SEPERATION IS REQUIRED at 519 E. St. Louis Avenue (APN 162-03-311-017), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

Parent A/P

Project # 40739 Project/Phase Name ACE LOAN COMPANY Phase #
Size/Area 0.16 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 16203311017

Location

Owner/Tenant

Contact ID AC1855764 Name B F TRUST
Mailing Address 2230 S. PARADISE ROAD Organization
City LAS VEGAS State/Province NV
ZIP/PC 89104 Country ☐ Foreign
Day Phone (702)382-3489 x Evening Phone
Fax (702)629-3176 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

519 E ST LOUIS AVE 1
LAS VEGAS, 89104-

519 E ST LOUIS AVE
LAS VEGAS, 89104-

A/P Addresses

No Other Addresses are associated to this Application

Report Date 01/19/2011 10:33 AM

Submitted By

Page 2

Linked Parcels

No Parcels are linked to this Application

AP Linked Parcels

16203311017

Applicants/Contacts

Primary N Capacity APPL Contact ID AC1855763 ☐ Foreign
Effective Expire
Name ACE LOAN COMPANY
Day Phone (702)382-3489 x Eve Phone Organization
Pager PIN # Position
Fax (702)629-3176 Mobile Profession
E-Mail
Address 2230 S. PARADISE ROAD
LAS VEGAS, NV 89104
Seasonal Addr

Valid From To
Comments No Comments

Primary N Capacity OWNER Contact ID AC1855764 ☐ Foreign
Effective Expire
Name B F TRUST
Day Phone (702)382-3489 x Eve Phone Organization
Pager PIN # Position
Fax (702)629-3176 Mobile Profession
E-Mail
Address 2230 S. PARADISE ROAD
LAS VEGAS, NV 89104
Seasonal Addr

Valid From To
Comments No Comments

Primary Y Capacity OTHER Other REP Contact ID AC587134 ☐ Foreign
Effective Expire
Name TOD KESSLER
Day Phone (702)953-4320 x Eve Phone Organization
Pager PIN # Position
Fax (702)477-0045 Mobile Profession
E-Mail
Address 206 NORTH 3RD STREET
LAS VEGAS, NV 89101
Seasonal Addr

Valid From To
Comments No Comments

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	01/19/2011 09:53	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	01/19/2011 09:53	30.00
PROCESSING FEE	P	01/19/2011 09:53	500.00

Total Unpaid 0.00 Total Paid 1030.00

Report Date 01/19/2011 10:33 AM

Submitted By

Page 3

Inspections

There are no inspections for this Report

Review Activities

Review #	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
----------	-------------	---	--------	--------	--------	---------	-----------	---------

Comments

Activity Review Details

Detail SUBMITTAL CHECKLIST (SUP)

Modified By GKAPOVICH

Modified Date/Time 01/19/2011 09:42

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

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

Y Business Licensing Requirements Met

Y Business License Exempt

Check Conditions

Condition	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigned
-----------	----------	-------------	---------------	------------	--------------	----------

No Conditions

Project #	AP 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 10:33 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?
If yes, when does it need to be reviewed?
Type of Use
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 Added By	Add Date	Modified By Modified Date			
03/08/2011	PC	SCHEDULED	0	0	0
GKAPOVICH	01/19/2011				

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

No children exist for this project

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	01/19/2011 09:53		0.00
	TODD KESSLER, 702.953.4320, RESORT GAMING GROUP CK 14224,				

No Model Home Details



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SUP for Pawn Shop
 Project Address (Location) 519 E. St. Louis Ave, Las Vegas, NV
 Project Name _____ Proposed Use _____
 Assessor's Parcel #(s) 162-03-311-017 Ward # 3
 General Plan: existing ☒ proposed _____ Zoning: existing ☒ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 0.16 Lots/Units 1 Density _____
 Additional Information _____

PROPERTY OWNER BF Trust Contact Howard Bock
 Address 2230 S. Paradise Road Phone: 382-3489 Fax: 629-3176
 City Las Vegas State NV Zip 89104
 E-mail Address bockfam7@yahoo.com

APPLICANT Acc Loan Company Contact Howard Bock
 Address 2230 S. Paradise Road Phone: 382-3489 Fax: 629-3176
 City Las Vegas State NV Zip 89104
 E-mail Address bockfam7@yahoo.com

REPRESENTATIVE Todd Kessler Contact Todd Kessler
 Address 206 N. 3rd St. Phone: 953-4320 Fax: 477-0045
 City Las Vegas State NV Zip 89101
 E-mail Address Todd@rqglv.com

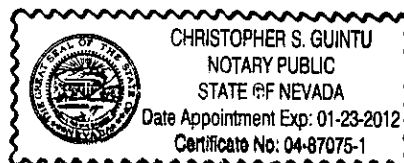
Property Owner Signature* Howard Bock
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name Howard Bock

Subscribed and sworn before me
 This 6th 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-40739</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 provisions of the Zoning Ordinance.

File: depotApplication PacketApplication Form.pdf

RECEIVED
 JAN 19 2011



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-40739** APN: **162-03-311-017**

Name of Property Owner: **The BF Trust**

Name of Applicant: **Ace Loan Company**

Name of Representative: **Todd Kessler**

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: **Howard C Bock**

Print Name: **HOWARD C BOCK**

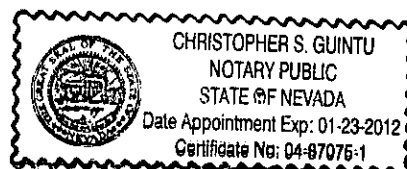
Subscribed and sworn before me

This **6th** day of **January**, 20 **11**

Christopher S. Guintu
Notary Public in and for said County and State

Revised 11-14-06

EdgopApplication Packet/Statement of Financial Interest.pdf



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JAN 13 2011

**Todd Kessler
206 N. 3rd St.
Las Vegas, NV 89101
702-296-2600**

January 18, 2011

City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: JUSTIFICATION LETTER -SUP Application re APN 162-03-311-017

To whom it may concern:

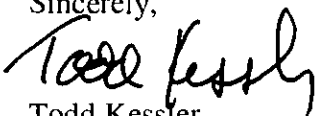
Please accept this as a justification letter for an SUP application for a pawn shop located at 519 E. St. Louis Ave, Las Vegas, NV. The Application is FOR A SPECIAL USE PERMIT FOR A PAWN SHOP AND WAIVERS TO ALLOW A 50 FOOT SEPERATION FROM A RESIDENTIAL WHERE A 200 FOOT DISTANCE SEPERATION IS REQUIRED AND TO ALLOW A 20 FOOT SEPERATION FROM AN EXISTING FINANCIAL INSTITUTION WHERE A 1,000 FOOT DISTANCE SEPERATION IS REQUIRED on 0.16 acres at 519 E. St. Louis Ave. zoned C-1 (Limited Commercial).

The pawn shop, which operates under a state pawn license, intends to have approximately 3 employees and will be open Monday to Saturday from 8:30 AM to 4:30 PM. The business is currently located at 215 N. 3rd St., Las Vegas, NV 89101 and intends to move into a building they have owned since 2002. The owners also operate John's Loan & Jewelry Company located at 2290 Paradise Road, Las Vegas, NV.

We strongly believe our waivers are appropriate as the proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, the subject site is physically suitable for this type of use, the access streets to the property are adequate in size to meet the requirements of this use and the approval of this Special Use Permit at this site is not inconsistent with nor compromises the public, health, safety and welfare of the overall objectives of the General Plan.

If you have any questions and/or concerns, please do not hesitate to contact me.

Sincerely,



Todd Kessler
Representative for the Owners- The BF Trust

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JAN 19 2011
SUP-40739

JUN-27-02 09:12 FERN-STEVEN T. TLE M.N.

702-713-6401

T-24 9 01/08 F-251

RECORDING REQUESTED BY:
STEWART TITLE COMPANY
WHEN RECORDED MAIL TO:
MAIL TAX STATEMENTS TO:

HOWARD BOCK
128 S. First Street
Las Vegas, NV 89101

RECORDED MEMO
POSSIBLE POOR RECORD DUE TO
QUALITY OF ORIGINAL DOCUMENT

20020628
03886
ESCROW NO. 02090155
R.P.T.S. 800.00
A.P.N. 162-03-311-017

GRANT, BARGAIN, SALE DEED

THIS INSTRUMENT WITNESSETH: That HENRIETTA VALENTA STREMMEL, TRUSTEE OF THE VALENTA TRUST

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to

HOWARD CERALDO BOCK AND CARYL STARR BOCK, TRUSTEES OF THE SF TRUST, DATED
JUNE 25, 2002

and to the heirs and assigns of such Grantee forever, 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;
2. Reservations, covenants, conditions, rights, rights of way and easements, if any, of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereto in anywise appertaining, and any reversion, remainder, rent, issue or profits thereof.

DATE: June 07, 2002

THE VALENTA TRUST

Henrietta Valenta Stremmel
HENRIETTA VALENTA STREMMEL
TRUSTEE

STATE OF ARIZONA

COUNTY OF MARICOPA

This instrument was acknowledged before me on 6-27-02
by HENRIETTA VALENTA STREMMEL

Signature *Deborah J. Schneider*
Notary Public



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JAN 19 2011

20020628
03886

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO. 02090155

Lot SEVENTEEN (17) in Block ONE (1) of EL CENTRO ADDITION TRACT NO. 1, as shown by map thereof on file in Book 3 of Plats, Page 6, in the Office of the County Recorder of Clark County, Nevada.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 45.32 FEET RIGHT OF AND AT RIGHT ANGLES TO HIGHWAY ENGINEER'S STATION "PR" 17 + 15.15 P.O.C.; SAID POINT IS FURTHER DESCRIBED AS BEARING NORTH 32°34'00" EAST, A DISTANCE OF 1,894.13 FEET FROM THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 61 EAST, N.D.M.; THENCE SOUTH 63°44'54" EAST A DISTANCE OF 31.73 FEET TO A POINT; THENCE FROM A TANGENT WHICH BEARS THE LAST DESCRIBED COURSE CURVING TO THE LEFT WITH A RADIUS OF 1330.00 FEET THROUGH AN ANGLE OF 2°30'34" AN ARC DISTANCE OF 50.51 FEET TO A POINT; THENCE FROM A TANGENT WHICH BEARS SOUTH 65°55'28" EAST, CURVING TO THE LEFT WITH A RADIUS OF 14.65 FEET THROUGH AN ANGLE OF 86°09'56" AN ARC DISTANCE OF 22.83 FEET TO A POINT; THENCE FROM A TANGENT WHICH BEARS SOUTH 27°54'36" WEST, CURVING TO THE RIGHT WITH A RADIUS OF 20 FEET THROUGH AN ANGLE OF 86°09'56" AN ARC DISTANCE OF 30.88 FEET TO A POINT; THENCE FROM A TANGENT WHICH BEARS NORTH 65°55'28" WEST, CURVING TO THE RIGHT WITH A RADIUS OF 1066.72 FEET THROUGH AN ANGLE OF 2°10'34" AN ARC DISTANCE OF 40.51 FEET TO A POINT; THENCE FROM A TANGENT WHICH BEARS 63°44'54" WEST, CURVING TO THE RIGHT WITH A RADIUS OF 30.80 FEET THROUGH AN ANGLE OF 33°32'32" AN ARC DISTANCE OF 17.56 FEET TO THE POINT OF BEGINNING, BY FINAL ORDER OF CONDEMNATION RECORDED JANUARY 18, 1974 AS DOCUMENT NO. 354275 IN BOOK 395 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

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

06-28-2002 15:09 JSB
OFFICIAL RECORDS
BOOK: 20020628 INST: 03886

FEE: 15.00 RPT: 888.00

RECEIVED
JAN 19 2011