



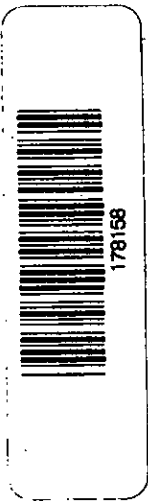
LAS VEGAS CITY COUNCIL

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

FM-0044-08-09

July 2, 2010

Mr. Barry Becker
Fremont West, LLC
50 South Jones Boulevard
Las Vegas, Nevada 89107

RE: SUP-37576 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF JUNE 16, 2010

Dear Mr. Becker:

The City Council at a regular meeting held June 16, 2010, APPROVED the request for a Special Use Permit FOR A PAWN SHOP WITH WAIVERS TO ALLOW A 154-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PROPERTY AND A 250-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED WHERE 200 FEET AND 1000 FEET, RESPECTIVELY, ARE REQUIRED at 307 South Decatur Boulevard (APN 139-31-201-003), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 17, 2010. This approval is subject to:

Added Conditions

- A. There shall be security cameras and security lighting on the exterior of the building and signs shall be posted regarding the presence of those cameras.
- B. The applicant shall remove the existing grease trap and wooden fence in the parking lot.
- C. The applicant shall replace landscaping materials in the existing parking lot planters to meet the number of trees and shrubs approved in the existing approved landscape plan of 8/29/79 within 90 days of issuance of the building permit and maintain the landscaping.
- D. The landscape materials shall be approved by the Planning and Development Department.

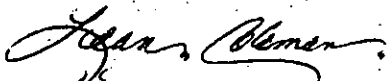
Planning and Development

1. The hours of operation shall be Monday through Saturday, 9:00 a.m. to 7:00 p.m., and Sunday, noon to 5:00 p.m.
2. There shall be no firearm sales.
3. There shall be no check cashing or payday loan services provided on-site.

Mr. Barry Becker
SUP-37576 – Page Two
July 2, 2010

4. There shall be no banner signs or temporary signage allowed on the building or premises.
5. There shall be a one-year administrative review regarding compliance with conditions of approval after the issuance of a business license.
6. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Pawn Shop use.
7. Conformance to the approved conditions for Site Development Plan Review (SDR-37577).
8. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
9. 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.
10. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



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



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Ms. Caroline Ciocca
Cash America/Super Pawn
3021 Business Lane
Las Vegas, Nevada 89103

Ms. Jennifer Lazovich
KCRGF
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113



LAS VEGAS CITY COUNCIL

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LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER



June 4, 2010

Mr. Barry Becker
Fremont West, LLC
50 South Jones Boulevard
Las Vegas, Nevada 89107


RE: SUP-37576 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF JUNE 2, 2010

Dear Mr. Becker:

The City Council at a regular meeting held June 2, 2010, HELD IN ABEYANCE the request for a Special Use Permit FOR A PAWN SHOP WITH WAIVERS TO ALLOW A 154-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PROPERTY AND A 250-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED WHERE 200 FEET AND 1000 FEET, RESPECTIVELY, ARE REQUIRED at 307 South Decatur Boulevard (APN 139-31-201-003), C-2 (General Commercial) Zone.

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the June 16, 2010 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,


Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Ms. Caroline Ciocca
Cash America/Super Pawn
3021 Business Lane
Las Vegas, Nevada 89103

Ms. Jennifer Lazovich
KCRGF
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

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

VOICE 702.229.6011
TTY 702.386.9108
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FM-0044-08-09



May 19, 2010

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

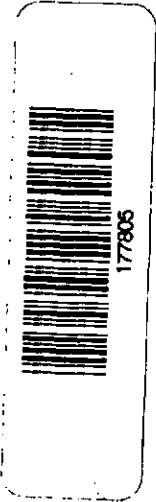
LOIS TARKANIAN

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ELIZABETH N. FRETWELL
CITY MANAGER



Mr. Barry Becker
Fremont West, LLC
50 South Jones Boulevard
Las Vegas, Nevada 89107

RE: SUP-37576 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF MAY 19, 2010.

Dear Mr. Becker:

The City Council at a regular meeting held May 19, 2010, HELD IN ABEYANCE the request for a Special Use Permit FOR A PAWN SHOP WITH WAIVERS TO ALLOW A 154-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PROPERTY AND A 250-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED WHERE 200 FEET AND 1000 FEET, RESPECTIVELY, ARE REQUIRED at 307 South Decatur Boulevard (APN 139-31-201-003), C-2 (General Commercial) Zone.

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the June 2, 2010 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,

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

cc: Ms. Caroline Ciocca
Cash America/Super Pawn
3021 Business Lane
Las Vegas, Nevada 89103

Ms. Jennifer Lazovich
KCRGF
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

CITY OF LAS VEGAS
400 STEWART AVENUE
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FM-0044-08-09

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Los Vegas, NV 89101

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

www.lasvegasnevada.gov

April 23, 2010

Mr. Barry Becker
Fremont West, LLC
50 South Jones Boulevard
Las Vegas, Nevada 89107

**RE: SUP-37576 - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF APRIL 22, 2010**

Dear Mr. Becker:

Your request for a Special Use Permit FOR A PAWN SHOP WITH WAIVERS TO ALLOW A 154-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PROPERTY AND A 250-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED WHERE 200 FEET AND 1000 FEET, RESPECTIVELY, ARE REQUIRED at 307 South Decatur Boulevard (APN 139-31-201-003), C-2 (General Commercial) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on April 22, 2010.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. The hours of operation shall be Monday through Saturday, 9:00 a.m. to 7:00 p.m., and Sunday, noon to 5:00 p.m.
2. There shall be no firearm sales.
3. There shall be no check cashing or payday loan services provided on-site.
4. There shall be no banner signs or temporary signage allowed on the building or premises.
5. There shall be a one-year administrative review after issuance of a business license.
6. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Pawn Shop use.
7. Conformance to the approved conditions for Site Development Plan Review (SDR-37577).

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Walfsan
Lois Tarkanian
Steven D. Rass
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Freitag



Mr. Barry Becker
SUP-37576 - Page Two
April 23, 2010

8. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
9. 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.
10. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This item will be considered by the City Council on May 19, 2010, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Caroline Ciocca
Cash America/Super Pawn
3021 Business Lane
Las Vegas, Nevada 89103

Ms. Jennifer Lazovich
KCRGF
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

April 9, 2010

Mr. Barry Becker
Fremont West, LLC
50 South Jones Boulevard
Las Vegas, Nevada 89107

**RE: SUP-37576 - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF APRIL 22, 2010**

Dear Mr. Becker:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on *April 22, 2010* 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 available on-line on *Friday, April 16, 2010* 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 731 South Fourth Street to request your copies.

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

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Caroline Ciocca
Cash America/Super Pawn
3021 Business Lane
Las Vegas, Nevada 89103

Ms. Jennifer Lazovich
KCRGF
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

Mayor
Oscar B. Goodman

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



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; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: March 23, 2010
Re: **SUP-37576** Cash America/Super Pawn 307 South Decatur Boulevard
Request for a Special Use Permit for a pawn shop

COMMENTS:

We have no comment on the request for a Special Use Permit for a pawn shop with waivers to allow a 154 foot distance separation from a residentially zoned property and a 250 foot distance separation from a financial institution specified where 200 feet and 1,000 feet, respectively, are required for an existing building located at 307 South Decatur Boulevard.

We note that this site is the subject of a Site Development Plan Review SDR-37577; all site-related conditions of approval are addressed with that action.

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: April 22, 2010

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-37576

Artesian Heights NA

Charleston Estates NA

Country Club at Meadows Senior Apartments

Easy Street HOA

Fremont Estates NA

Golf Ridge Terrace NA

Images HOA

James Down Towers Resident Council

Kensington HOA

Meadows Neighborhood Preservation NA

Palomino Area Preservation Association (PAPA)

Promenade @ The Meadows HOA

Rancho Oakey NA

Ridgemount HOA

Sartini Plaza and Annex Resident Council

Stella Fleming Towers NA

Sundown HOA

The Greens HOA

Twin Lakes Country Club NA

Upland Alta NA

Upland-Harmony Park Place NA

Westleigh NA



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: SUP-37576

MEETING DATE: 04/22/10 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

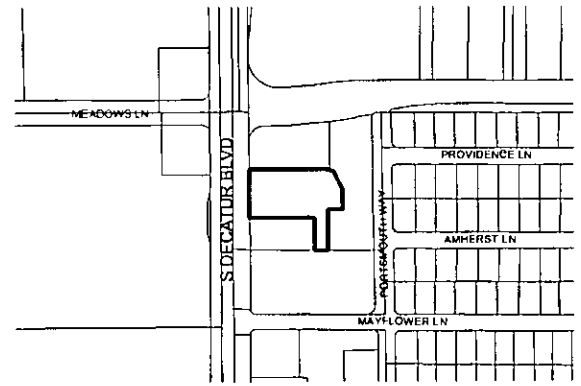
4-10-10
Date

This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 731 South 4th Street 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-37576 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASH AMERICA/SUPER PAWN - OWNER: FREMONT WEST, LLC - Request for a Special Use Permit FOR A PAWN SHOP WITH WAIVERS TO ALLOW A 154-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PROPERTY AND A 250-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED WHERE 200 FEET AND 1000 FEET, RESPECTIVELY, ARE REQUIRED at 307 South Decatur Boulevard (APN 139-31-201-003), C-2 (General Commercial) Zone, Ward 1 (Tarkanian)

Application Location



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

Public Hearing Information

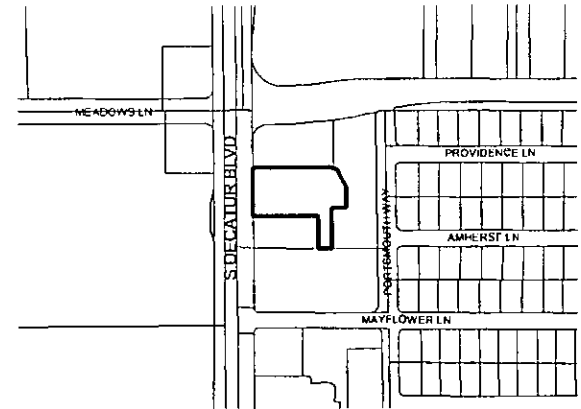
Meeting: Planning Commission
Date: April 22, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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 Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. 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. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.

Application Information

SUP-37576 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASH AMERICA/SUPER PAWN - OWNER: FREMONT WEST, LLC - Request for a Special Use Permit FOR A PAWN SHOP WITH WAIVERS TO ALLOW A 154-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PROPERTY AND A 250-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED WHERE 200 FEET AND 1000 FEET, RESPECTIVELY, ARE REQUIRED at 307 South Decatur Boulevard (APN 139-31-201-003), C-2 (General Commercial) Zone, Ward 1 (Tarkanian)

Application Location



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

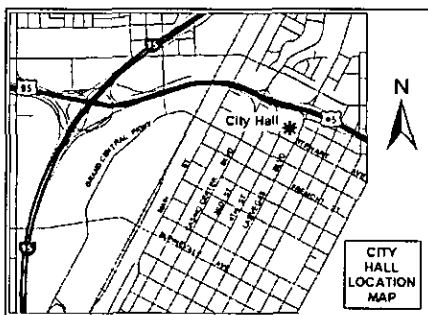
Public Hearing Information

Meeting: Planning Commission
Date: April 22, 2010
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 Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. 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. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



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

I SUPPORT
this Request

I OPPOSE
this Request

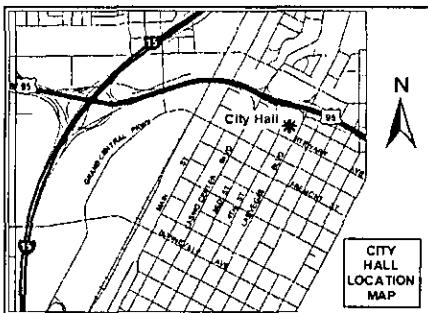
Please use available blank space on card for your comments.

SUP-37576

Planning Commission Meeting of 4/22/2010

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



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

I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-37576

Planning Commission Meeting of 4/22/2010

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SUP-37576

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	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

SENT VIA COURIER/ INTER-OFFICE MAIL/ OR US MAIL

<CCSD>	LINDA PERRI	4212 EUCALYPTUS ANNEX
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	2nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	3104 BONANZA ROAD
*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 GARY REID, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT < US MAIL DELIVERY >**

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

SUP-37576 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASH AMERICA/SUPER PAWN - OWNER: FREMONT WEST, LLC - Request for a Special Use Permit FOR A PAWN SHOP WITH WAIVERS TO ALLOW A 154-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PROPERTY AND A 250-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED WHERE 200 FEET AND 1000 FEET, RESPECTIVELY, ARE REQUIRED at 307 South Decatur Boulevard (APN 139-31-201-003), C-2 (General Commercial) Zone, Ward 1 (Tarkanian)

PLANNING COMMISSION: APRIL 22, 2010
CITY COUNCIL: MAY 19, 2010

PLANNING SUPERVISOR: STEVE GEBEKE



PUBLIC HEARING

Comments Due: MARCH 23, 2010

*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:


Carman Burney

From: Darline Reeder
Sent: Tuesday, April 06, 2010 8:31 AM
To: Margo Wheeler; Flinn Fagg; Doug Rankin; Robin Munier; Adriana Martinez; Kimberly Reid
Cc: Steve Gebeke; Alberta Obodai; Greg Kapovich; John Grider; Romeo Gumarang; Steve Swanton
Subject: VOLUNTARY NEIGHBORHOOD MEETING: SUP-37576 - 4/22/10 PC

There is to be a Neighborhood Meeting this Thursday, April 8th, 2010, at 6:00pm in Classroom #2 of the Bill & Lillie Heinrich YMCA, 4141 Meadows Lane, Las Vegas, NV, 89107.

SUP-37576 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASH AMERICA/SUPER PAWN - OWNER: FREMONT WEST, LLC - Request for a Special Use Permit FOR A PAWN SHOP WITH WAIVERS TO ALLOW A 154-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PROPERTY AND A 250-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED WHERE 200 FEET AND 1000 FEET, RESPECTIVELY, ARE REQUIRED at 307 South Decatur Boulevard (APN 139-31-201-003), C-2 (General Commercial) Zone, Ward 1 (Tarkanian)

Darline Reeder, OSII
City of Las Vegas
Planning & Development
702.229.4605
dreeder@lasvegasnevada.gov

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST	
Item Required			
YES	NO		

APPLICATION PACKET		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Application signed and notarized by <i>all</i> property owners or authorized agent(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grant deed and legal description
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Detailed</i> justification letter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Correct fee(s): \$ 500.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$ 1030.00 Total
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Statement of Financial Interest (SOFI) signed and notarized by <i>all</i> property owners or authorized agent(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Assessor's Parcel Map
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Impact Notice and Assessment (DiNA)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project of Regional Significance (PRS)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Color & Materials Board per Site Development Plan Review Submittal Requirements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Copy of Business Licenses: (Owner: <input type="checkbox"/> Applicant: <input type="checkbox"/> Representative: <input type="checkbox"/>)

NOTES:
 Visit the CLV website for blank application, SOFI & DiNA forms @ <http://www.lasvegasnevada.gov/>
 (Follow - "I Want To..." -> "Apply for -> Planning Applications")


SITE PLAN				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	19
<input checked="" type="checkbox"/>	<input type="checkbox"/>	North arrow, scale, and vicinity map	Colored, Rolled Plans:	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>All</i> property lines and present dimensions labeled	Reduced Copy (8-1/2x11 BW):	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>All</i> building setbacks labeled	NOTES:	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>All</i> adjacent existing land uses and street names labeled		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>All</i> points of ingress and egress shown		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	ADA accessibility requirements shown/labeled		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parking standard(s) utilized:		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> free-standing sign locations shown and heights and sizes noted		

LANDSCAPE PLAN				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	3
<input checked="" type="checkbox"/>	<input type="checkbox"/>	North arrow, scale, and vicinity map	Colored, Rolled Plans:	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>All</i> property lines and present dimensions labeled	Reduced Copy (8-1/2x11 BW):	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>All</i> required perimeter landscape planters shown	NOTES:	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>All</i> required parking lot fingers/islands shown		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover		

BUILDING ELEVATIONS				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	2
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Scale and building dimensions labeled	Colored, Rolled Plans:	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	North, south, east, and west elevations of <i>all</i> buildings	Reduced Copy (8-1/2x11 BW):	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>All</i> building materials and colors noted	NOTES:	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8" x 10" photo of original color and material board		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>All</i> wall sign locations shown and sizes noted		

FLOOR PLANS				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Scale and building dimensions labeled	Colored, Rolled Plans:	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>All</i> building entrances/exits shown	Reduced Copy (8-1/2x11 BW):	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use of <i>all</i> rooms noted/labeled	NOTES:	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Maximum Occupancy (per I.B.C.)		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Seating Capacity (where applicable)		

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

Owner / Applicant:	Super Pawn	Application Type:	Special Use Permit
Representative:	Kaempfer Crowell Renshaw Gronauer & Fiorentino	Application Purpose:	Pawn Shop Use
APN:	139-31-201-003	Site Location:	307 Decatur Blvd
Planner's Signature:		Pre-App. Meeting Date:	10/16/09
Planner:	Ben Sticka, Planner II - 229-6745	Earliest Submittal Deadline:	11/03/09 no later than 2:00 pm
		Earliest PC / CC Meeting Dates:	12/17/09 PC ——— 01/20/10 CC ———

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Re-signed as application expired
 3/2/10
 4/22/10 PC
 5/19/10 CC

Report Date 03/05/2010 08:20 AM

Submitted By

Page 1

A/P # 37576 SPECIAL USE PERMIT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	03/04/2010 14:13	983510	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0
Dept of Commerce	# Plans	0
Priority	<input checked="" type="checkbox"/> Auto Reviews	Bill Group

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

SUP-37576 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASH AMERICA/SUPER PAWN - OWNER: FREMONT WEST, LLC - Request for a Special Use Permit FOR A PAWN SHOP WITH WAIVERS TO ALLOW A 154-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PROPERTY AND A 250-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED WHERE 200 FEET AND 1000 FEET, RESPECTIVELY, ARE REQUIRED at 307 South Decatur Boulevard (APN 139-31-201-003), C-2 (General Commercial) Zone, Ward 1 (Tarkanian)

Parent A/P #

Project # 37576 Project/Phase Name SUPER PAWN Phase #
Size/Area 0.83 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13931201003

Location

Owner/Tenant

Contact ID AC1403789 Name FREMONT WEST L L C Organization % BARRY W BECKER
Mailing Address 50 S JONES BLVD #101 State/Province NV
City LAS VEGAS Country Foreign
ZIP/PC 89107-2676 Evening Phone
Day Phone Mobile #
Fax

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

307 S DECATUR BLVD
LAS VEGAS, 89107-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13931201003

Report Date 03/05/2010 08:20 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1403789 Foreign
 Effective Expire
 Name FREMONT WEST L L C
 Day Phone Eve Phone Organization % BARRY W BECKER
 Pager PIN # Position
 Fax Mobile Profession
 E-Mail
 Address 50 S JONES BLVD #101
 LAS VEGAS, NV 89107-2676
 Seasonal Addr
 Valid From To
 Comments No Comments

Primary N Capacity APPL Contact ID AC1750255 Foreign
 Effective Expire
 Name CASH AMERICA
 Day Phone (702)735-4444 x Eve Phone Organization
 Pager PIN # Position
 Fax (702)796-7181 Mobile Profession
 E-Mail
 Address 3021 BUSINESS LANE
 LAS VEGAS, NV 89103
 Seasonal Addr
 Valid From To
 Comments Caroline Ciocca 735-4444

Primary Y Capacity OTHER Other REP Contact ID AC1167908 Foreign
 Effective Expire
 Name KAEMPFER, CROWELL,RENSHAW,GRONAUER & FIORENTIO
 Day Phone (702)792-7000 x Eve Phone Organization
 Pager PIN # Position
 Fax (702)796-7181 Mobile Profession
 E-Mail
 Address 3800 HOWARD HUGHES PARKWAY
 LAS VEGAS, NV 89169
 Seasonal Addr
 Valid From To
 Comments Jennifer Lazovich

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$500.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION (\$30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
380918 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete

Report Date 03/05/2010 08:20 AM

Submitted By

Page 3

Item Description	Item Status
380916 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
380927 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
380919 FLOOD #1 (FLOOD CONTROL)	Incomplete
380926 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
380917 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
380925 ROW #1 (RIGHT-OF-WAY)	Incomplete
380924 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
380923 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
380922 SURVEY #1 (SURVEY)	Incomplete
380921 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
380920 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Z-LEGAL (LEGAL DONE?)	No affect on stage
Check Alert Conditions	Alert Conditions Failed
(SIGNPRO-MEMO SENT TO POST DT)	
(SIGNPRO-SIGN POSTED DATE)	
(PT-ENTER THE # OF LABELS)	
(ASSIGN CASE TO A PLANNER)	
(AT-COMplete DRT PROCESS)	
(PT-NOTIFICATION MAP DATE)	
(AT-ROUTE PLANS FOR REVIEW)	
(AT-SEND PUB HEARING NOTICE)	
(AT-SEND TO REVIEW JOURNAL)	
(PT-SIZE OF NOTIFICATION AREA)	
(STAFF RECOMMENDATION)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	03/04/2010 14:24	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	03/04/2010 14:24	30.00
PROCESSING FEE	P	03/04/2010 14:24	500.00
Total Unpaid		0.00	Total Paid 1030.00

Inspections

There are no Inspections for this Report

Review #	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
380916	DEVCO	1	Incomplete	<input type="checkbox"/>	03/05/2010 07:58			
380917	NEIGH P&S	1	Incomplete	<input type="checkbox"/>	03/05/2010 07:58			
380918	B&S PLAN	1	Incomplete	<input type="checkbox"/>	03/05/2010 07:58			
380919	FLOOD	1	Incomplete	<input type="checkbox"/>	03/05/2010 07:58			
380920	TRAFFIC	1	Incomplete	<input type="checkbox"/>	03/05/2010 07:58			

Report Date 03/05/2010 08:20 AM

Submitted By

Page 4

Review/Activities Review# Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
380921	TEFO	1	Incomplete	<input type="checkbox"/>	03/05/2010 07:58			
380922	SURVEY	1	Incomplete	<input type="checkbox"/>	03/05/2010 07:58			
380923	SID	1	Incomplete	<input type="checkbox"/>	03/05/2010 07:58			
380924	SEWER	1	Incomplete	<input type="checkbox"/>	03/05/2010 07:58			
380925	ROW	1	Incomplete	<input type="checkbox"/>	03/05/2010 07:58			
380926	LAND DEV	1	Incomplete	<input type="checkbox"/>	03/05/2010 07:58			
380927	FIRE ENG	1	Incomplete	<input type="checkbox"/>	03/05/2010 07:58			

Activity Review Details

Detail SUBMITTAL CHECKLIST (SUP) Modified By BSTICKA Modified Date/Time 03/04/2010 14:10

Comments
No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Pre-Application Conference Checklist Y Site Plan (19 Folded Blue Lines, 1 Rolled Colored)
- Y Application/Petition Form Y Floor Plan, If Applicable (1 Folded, 1 Rolled)
- Y Deed and Legal Description Y Laser Print Site Plan
- Y Justification Letter Y Laser Print Floor Plan
- Y Assessors Parcel Map Y Statement of Financial Interest
- N DINA (Not Always Required)

Y Business Licensing Requirements Met

N Business License Exempt

Check Conditions Condition Supervisor Required	Approval	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
Z-LEGAL N				983510	03/04/2010 14:13	

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 03/05/2010 08:20 AM Submitted By Page 5

SPECIAL USE PERMIT

N DINA Required? Y Will this go to the City Council? Final City Council letter received
 N Project of Regional Significance? Annotated minutes received
 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

Meeting Information

Meeting Information Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By Modified Date	YES Votes	ND Votes	ABSTENTIONS
04/22/2010 BSTICKA	PC 03/04/2010	SCHEDULED	0	0	0

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

Employee Employee ID	Last	First	MI	Comments
No Employee Entries				

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT SHERRI HUGHES,	CO NAME WHO PICKED UP CONTACT# CASH AMERICA CK 827961, 702.735.4444	970040	03/04/2010 14:24		0.00
No Model Home Details					



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for a Pawn Shop

Project Address (Location) 307 Decatur Blvd.

Project Name Super Pawn Proposed Use Pawn Shop

Assessor's Parcel #(s) 139-31-201-003 Ward # 1

General Plan: existing C proposed N/A Zoning: existing C-2 proposed N/A

Commercial Square Footage 6,000 + Floor Area Ratio _____

Gross Acres .83 +/- Lots/Units 1 Density _____

Additional Information See attached justification letter

PROPERTY OWNER Fremont West, LLC Contact Barry Becker

Address 50 S. Jones Blvd. Phone: N/A Fax: N/A

City Las Vegas State NV Zip 89107

E-mail Address N/A

APPLICANT Cash America/Super Pawn Contact Caroline Ciocca

Address 3021 Business Lane Phone: 735-4444 Fax: 739-7888

City Las Vegas State NV Zip 89103

E-mail Address cciocca@casham.com

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer Fiorentino Contact Jennifer Lazovich

Address 3800 Howard Hughes Parkway Phone: 792-7000 Fax: 796-7181

City Las Vegas State NV Zip 89169

E-mail Address jlazovich@kcrvlaw.com

Property Owner Signature*

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

Print Name Barry W. Becker

Subscribed and sworn before me

This 26 day of OCTOBER, 2009

Melissa Hamilton

STATE OF NEVADA)
COUNTY OF CLARK)
Notary Public in and for said County and State

NOTARY PUBLIC
MELISSA HAMILTON
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. APRIL 25, 2012
No: 08-6528-1

Revised 10/27/08

839159.1

FOR DEPARTMENT USE ONLY

Case #	<u>SUP-37576</u>
Meeting Date:	<u>4/22/10</u>
Total Fee:	<u>\$1,030.00</u>
Date Received:*	<u>3/4/10</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

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1:AR 04 2010
Cash Am



**KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

ATTORNEYS AT LAW
LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

LAS VEGAS OFFICE
3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89169
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5585 Kletzke Lane
Reno, NV 99511
Tel: 775.862.3900
Fax: 775.852.3982

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

March 8, 2010

VIA HAND DELIVERY

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT
731 S. Fourth St.
Las Vegas, NV 89101

Re: REVISED Justification Letter – Site Development Plan Review, Special Use Permit to Allow for a Pawn Shop & Waiver of Separation Requirements
Accessory uses include: payday loans/check cashing and second hand dealer
307 S. Decatur Boulevard (APN: 139-21-201-003)

To Whom It May Concern:

Please be advised this office represents Cash America/SuperPawn (the "Applicant"). The Applicant is seeking a site development plan review and special use permit for a pawn shop in the above referenced location (the "Site"). The Site is zoned C-2. Pawn shops are allowed in a C-2 zone with the approval of a special use permit. Additionally, the Applicant is seeking a waiver for: (i) the 200 foot distance requirement to a residential use and (ii) the 1000 foot distance requirement from any other pawn shop use or specified financial institution use.

The Applicant is a well established and highly regarded pawn shop operator throughout the Las Vegas valley. The Applicant is proposing to transform an existing vacant building, formerly occupied by Sizzler which has been vacant for some time, into an attractive location for SuperPawn. The current building is 6000 square feet and has been vacant for some time. The Applicant plans to significantly upgrade the façade of the building and the landscaping along Decatur Boulevard. As part of the upgrade to the building, the Applicant will be adding exterior architectural enhancements which will slightly increase the height of the parapet from approximately 22' to approximately 27'. Additionally, the inside of the existing building will be substantially upgraded.

In addition to the site development plan review, the Applicant is requesting a use permit to allow for a pawn shop. In conjunction with the pawn shop use, the Applicant will provide accessory uses such as payday loans/check cashing, jewelry sales and second hand sales. Since the Applicant is proposing to locate in an existing building, waivers of the distance requirements are necessary. The property line of the existing building is 162 feet from a residential use. However, the distance of the existing building exceeds the distance requirement and is actually 336 feet from the residential use. Between the existing building and the residential use is: (i) a lengthy parking lot, (ii) a block wall and (iii) a street, Portsmouth Way. Additionally, the

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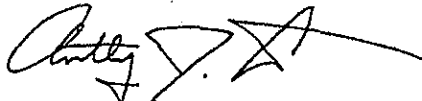
Applicant is seeking a waiver from the required distance to a specified financial institution use. The property line of the existing building is 250 feet away from the property line of the existing specified financial institution use. However, from the proposed SuperPawn building to the existing building with a specified financial institution, the distance is actually 819 feet. Five existing buildings plus a public street, Mayflower Lane, separate the two uses. There are no existing pawn shops within the required distance separation.

The proposed improvements to the Site include, but are not limited to: desert contemporary architecture, new entrance canopy, enhanced landscaping, dark sky lighting, upgraded mechanical systems and reduced cooling loads. The entrance into the building would face south, toward an existing commercial building and not toward the residential homes to the east. The upgrades to the façade of the building and the upgrades on the interior of the building will be an enhancement to the area. Additionally, the proposed use would be located on Decatur Boulevard and Meadows Lane just south of US 95 in an area that is heavily commercial with C-1 and C-2 uses. The hours of operation would be 9:00 a.m. to 7:00 p.m. Monday through Saturday. On Sunday, the hours of operation would be noon to 5:00 p.m. Therefore, the limited hours of operation would not be detrimental to the residential uses. Finally, the overall enhancements to the building and landscaping would be a complement to the area.

Thank you, in advance, for your consideration of this request. If you need any additional information, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL RENSHAW GRONAUER &
FIORENTINO



Anthony J. Celeste

AJC/

Cc: Jennifer Lazovich
Caroline Ciocca

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04/22/10 PC

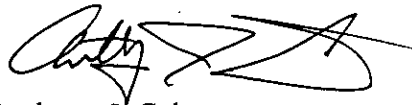
waiver from the required distance to a specified financial institution use. The property line of the existing building is 250 feet away from the property line of the existing specified financial institution use. However, from the proposed SuperPawn building to the existing building with a specified financial institution, the distance is actually 819 feet. Five existing buildings plus a public street, Mayflower Lane, separate the two uses. There are no existing pawn shops within the required distance separation.

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Thank you, in advance, for your consideration of this request. If you need any additional information, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL RENSHAW GRONAUER &
FIORENTINO



Anthony J. Celeste

AJC/

Cc: Jennifer Lazovich
Caroline Ciocca

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04/22/10 PC



Information Center Election Center Business Center Licensing Center Securities Center Online Services
 My Data Reports | Business Entity Search | Fee Schedule (Data Reports) | Login (Data Reports)

FREMONT WEST, L.L.C.

[New Search](#) [Printer Friendly](#) [Calculate List Fees](#)

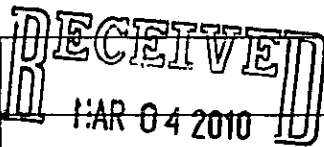
Business Entity Information			
Status:	Active	File Date:	4/6/2000
Type:	Domestic Limited-Liability Company	Corp Number:	LLC3259-2000
Qualifying State:	NV	List of Officers Due:	4/30/2010
Managed By:	Managers	Expiration Date:	4/6/2500

Registered Agent Information			
Name:	FREMONT WEST, L.L.C.	Address 1:	50 SOUTH JONES BOULEVARD
Address 2:	SUITE 100	City:	LAS VEGAS
State:	NV	Zip Code:	89107
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

[View all business entities under this registered agent](#)

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

Officers <input type="checkbox"/> Include Inactive Officers			
Manager - BARRY W BECKER			
Address 1:	50 S JONES BLVD STE 100 MEMBER	Address 2:	



City:	LAS VEGAS	State:	NV
Zip Code:	89107	Country:	
Status:	Active	Email:	
Manager - BRUCE F BECKER			
Address 1:	50 S JONES BLVD STE 100 MEMBER	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89107	Country:	
Status:	Active	Email:	
Manager - ERNEST A BECKER JR			
Address 1:	50 S JONES BLVD STE 100	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89107	Country:	
Status:	Active	Email:	

Actions\Amendments

[Click here to view 10 actions\amendments associated with this company](#)

You are currently not logged in

Nevada Secretary of State, Ross Miller. Copyright 2008. All rights reserved.

20070529-0003716

Fee: \$17.00 RPTT: EX#001
N/C Fee: \$25.00

05/29/2007 15:06:42
T20070097235

Requestor:
NATIONAL TITLE COMPANY

Debbie Conway COO
Clark County Recorder Pgs: 5

(CS)

APN 139-31-201-001; 002 and 003
AFFIX RPTT _____

QUITCLAIM DEED

4

THIS INDENTURE WITNESSETH:

FREMONT WEST SHOPPING CENTER, a General Partnership

in consideration of \$10.00 the receipt of which is hereby acknowledged, do hereby remise, release and forever quitclaim to

FREMONT WEST LLC, a Nevada limited liability company

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

SEE EXHIBIT "A" ATTACHED HERETO

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

Witness my/our hand(s) on this 16th day of May, 2007

FREMONT WEST SHOPPING CENTER

by: [Signature]
BARRY W. BECKER

by: _____

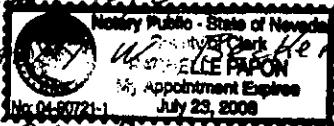
State of Nevada)

) s.s.

County of CLARK)

This instrument was acknowledged before me on May 16, 2007

By [Signature]
BARRY W. BECKER



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

Escrow No. Grantco 90
Send tax stmt to:
When Recorded Please Mail To:
BARRY W. BECKER
50 S. JONES BLVD.
SUITE 101
LAS VEGAS, NV 89107

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MAR 04 2010

EXHIBIT "A"

PARCEL I:

That portion of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 31, Township 20 South, Range 61 East, M.D.B. & M., described as follows:

COMMENCING at the Southwest corner of the Northwest Quarter (NW 1/4) of said Section 31;
THENCE North $0^{\circ}16'07''$ West along the West line of said Section 31 a distance of 896.83 feet;
THENCE departing said West line North $89^{\circ}43'53''$ East 50.00 feet;
THENCE North $00^{\circ}16'07''$ West 237.19 feet to the TRUE POINT OF BEGINNING;
THENCE continuing North $00^{\circ}16'07''$ West 95.45 feet;
THENCE tangent to the last named bearing curving to the right along a curve having a radius of 50.00 feet, through a central angle of $90^{\circ}37'36''$ an arc length of 79.09 feet to a point of reverse curvature of a curve being concave Northerly and having a radius of 1490.56 feet;
THENCE tangent to a bearing of South $89^{\circ}36'31''$ East, curving to the left along said curve, through a central angle of $7^{\circ}50'23''$ an arc distance of 203.95 feet;
THENCE South $00^{\circ}16'07''$ East 157.15 feet;
THENCE South $89^{\circ}43'53''$ West 254.00 feet to the TRUE POINT OF BEGINNING.

APN: 139-31-201-001

PARCEL II:

That portion of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 31, Township 20 South, Range 61 East, M.D.B. & M., described as follows:

COMMENCING at the Southwest corner of the Northwest Quarter (NW 1/4) of said Section 31;
THENCE North $00^{\circ}16'07''$ West along the West line of said Section 31 a distance of 896.83 feet;
THENCE departing said West line North $89^{\circ}43'53''$ East 50.00 feet;
THENCE North $00^{\circ}16'07''$ West 116.00 feet to the TRUE POINT OF BEGINNING;
THENCE continuing North $00^{\circ}16'07''$ West 121.19 feet;
THENCE North $89^{\circ}43'53''$ East, 242.00 feet;
THENCE South $38^{\circ}47'35''$ East, 60.98 feet;
THENCE South $00^{\circ}16'07''$ East, 59.00 feet;
THENCE North $89^{\circ}32'59''$ West, 51.00 feet;
THENCE South $00^{\circ}16'07''$ East, 134.00 feet;
THENCE North $89^{\circ}32'59''$ West, 29.00 feet;
THENCE North $00^{\circ}16'07''$ West, 116.00 feet;
THENCE North $89^{\circ}32'59''$ West, 200.00 feet to the TRUE POINT OF BEGINNING.

APN 139-31-201-003

PARCEL III:

That portion of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 31, Township 20 South, Range 61 East, M.D.B. & M., described as follows:

COMMENCING at the Southwest corner of the Northwest Quarter (NW 1/4) of said Section 31;

THENCE North 00°16'07" West along the West line of said Section 31 a distance of 896.83 feet;

THENCE departing said West line North 89°43'53" East 50.00 feet;

THENCE North 00°16'07" West 100.00 feet to the TRUE POINT OF BEGINNING;

THENCE continuing North 00°16'07" West 137.19 feet;

THENCE North 89°43'53" East, 254.00 feet;

THENCE North 00°16'07" West, 157.15 feet to a non-tangent point on a curve being concave Northerly and having a radius of 1490.56 feet, a radial line to said point bears South 07°28'54" East;

THENCE curving to the left along said curve through a central angle of 03°55'12", an arc distance of 101.98 feet;

THENCE North 78°35'54" East, 34.96 feet;

THENCE North 00°45'48" West, 5.09 feet to a point on the North line of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said Section 31;

THENCE South 89°38'31" East along said North line 25.50 feet;

THENCE departing said North line, South 00°45'48" East, 427.43 feet;

THENCE North 89°32'59" West 218.13 feet;

THENCE North 00°16'07" West, 100.00 feet;

THENCE North 89°32'59" West, 200.00 to the TRUE POINT OF BEGINNING.

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

That portion of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 31, Township 20 South, Range 61 East, M.D.B. & M., described as follows:

COMMENCING at the Southwest corner of the Northwest Quarter (NW 1/4) of said Section 31;

THENCE North 00°16'07" West along the West line of said Section 31 a distance of 896.83 feet;

THENCE departing said West line North 89°43'53" East 50.00 feet;

THENCE North 00°16'07" West 116.00 feet to the TRUE POINT OF BEGINNING;

THENCE continuing North 00°16'07" West 121.19 feet;

THENCE North 89°43'53" East, 242.00 feet;

THENCE South 38°47'35" East, 60.98 feet;

THENCE South 00°16'07" East, 59.00 feet;

THENCE North 89°32'59" West, 51.00 feet;

THENCE South 00°16'07" East, 134.00 feet;
THENCE North 89°32'59" West, 29.00 feet;
THENCE North 00°16'07" West, 116.00 feet;
THENCE North 89°32'59" West, 200.00 feet to the TRUE POINT OF BEGINNING.

APN 139-31-201-002

EXCEPTING THEREFROM any or all of the above described parcels that were conveyed to the City of Las Vegas by Document No. 911255 in Book 952 recorded October 3, 1978

ASSESSOR'S COPY

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 139-31-201-001
 b) 139-31-201-002
 c) 139-31-201-003
 d) _____

M

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

FOR RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: 02/28/11
 Notes: Agreement + Deed

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

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section B
 b. Explain Reason for Exemption: Transfer to reorganize as LLC instead of General Partnership in identical ownership

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

Signature: [Signature] Capacity: Seller
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Becker
 Address: 50 S. Jones #100
 City: Las Vegas
 State: NV Zip: 89107

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Becker
 Address: 50 S. Jones #100
 City: Las Vegas
 State: NV Zip: 89107

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: National Title Escrow #: _____
 Address: 714 E. Sahara
 City: Las Vegas State: NV Zip: 89104

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

3714

NOTES

This map is for assessment use only and does NOT represent a survey.
 No liability is assumed for the accuracy of the data delineated herein.
 Information on roads and other non-assessed parcels may be obtained
 from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds,
 but only contains the information required for assessment. See the
 recorded documents for more detailed legal information.

USE THIS SCALE(EE) WHEN MAP REDUCED FROM 1:117 ORIGINAL

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

MAP LEGEND

- PARCEL BOUNDARY
- SUBO BOUNDARY
- - - ROAD EASEMENT
- PM/LB BOUNDARY
- - - NON-PARCEL LOT LINE
- - - MATCH LINE / LEADER LINE
- - - ROAD ID NUMBER

AVERAGE DA VALUE
35

001 PARCEL NUMBER
1.00 ACREAGE
202 PARCEL SUB/SEO NUMBER
PB 25-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
015 GOV. LOT NUMBER

T20S R61E

31

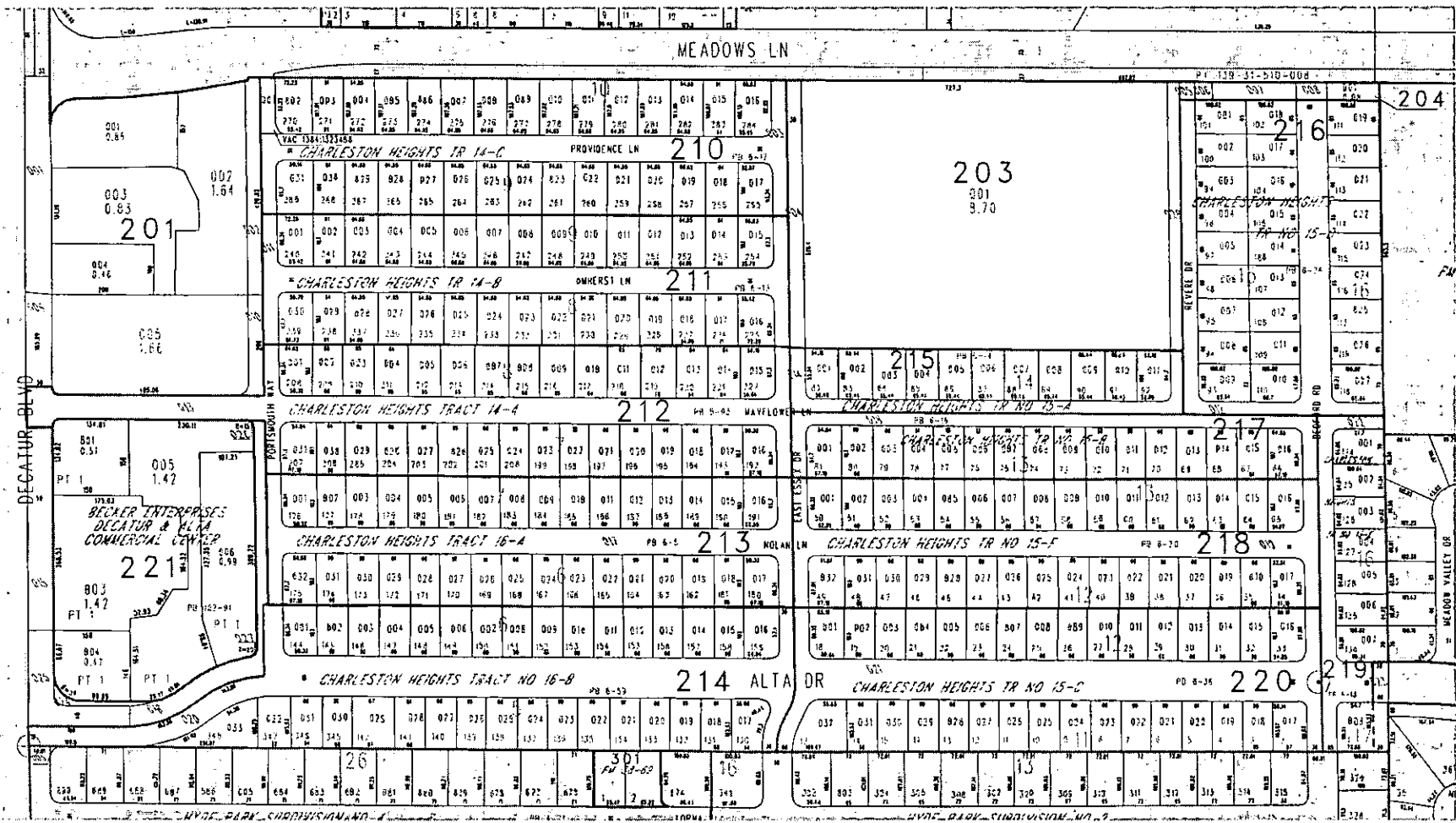
S 2 NW 4

139-31-2

125	124	123
128	139	148
165	162	161

8	8	8
5	1	5
6	2	6
2	3	7
8	4	8
5	1	5

Scale: 1"=200' Rev: 09/17/02



SUP-37576 TAX DIST 200
04/22/10 PC

PARCELS 171
LABELS 165

Report of All Selected Parcels

Case Number: SUP-37576

Printed On: Tue: March 23, 2010

SPR-37577

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
ADSC LLC	50 S JONES BLVD #100 LAS VEGAS NV	13931221003
ADSC LLC	%MCDONALDS CORP 027-0195 P O BOX 182571 COLUMBUS OH	13931221004
ADSC LLC	50 S JONES BLVD LAS VEGAS NV	13931221001
ABAY BIRIKTI R	4616 NOLAN LN LAS VEGAS NV	13931213004
ABELAR VICTOR M	4901 CHURCHILL AVE LAS VEGAS NV	13836514023
AFTON MEADOWS L L C	%AFTON PPTY INVEST CORP/S BOSS 1635 CHELSEA RD #A SAN MARINO CA	13931110002
AGUILERA STEVEN & CLAUDIA A	4516 MAYFLOWER LN LAS VEGAS NV	13931212011
ALTA DECATUR L L C	50 S JONES BLVD #100 LAS VEGAS NV	13931221005
ALTA DECATUR L L C	50 S JONES BLVD #100 LAS VEGAS NV	13931214033
AMEER & KEANUSH L L C	4500 MEADOWS LN LAS VEGAS NV	13931110011
ANDERSON STEVE	337 PORTSMOUTH WY LAS VEGAS NV	13931212001
ANTHEM PROPERTIES L L C	8275 S EASTERN AVE #200 LAS VEGAS NV	13931211014
ARAIZA AURORA	4612 ALTA DR LAS VEGAS NV	13931214005
ARBOGAST KAREN & HAROLD B	4524 NOLAN LN LAS VEGAS NV	13931213010
ARIAS-FAUSTO ARMANDO	4505 PROVIDENCE LN LAS VEGAS NV	13931210018
ATCHLEY RONALD L	1201 BUEHLER LAS VEGAS NV	13931213008
AURORA LOAN SERVICES	2617 COLLEGE PARK DR SCOTTSBLUFF NE	13931214003
BAKER MICHAEL G & PATTI J	4529 AMHERST LN LAS VEGAS NV	13931211023
BARWICK GEORGE O & CANDICE L	4629 NOLAN LN LAS VEGAS NV	13931213032
BECKER ERNEST A III & M E FAM TR	%B BECKER 50 S JONES BLVD #101 LAS VEGAS NV	13931201004
BECKER TRUST L L C	2990 S DURANGO DR LAS VEGAS NV	13931221006
BENEFIEL YVONNE	4625 NOLAN LN LAS VEGAS NV	13931213031
BOATWRIGHT W & G REV LIV TR	4529 NOLAN LN LAS VEGAS NV	13931213024
BRADBURY PATRICIA A	4618 LORNA PL LAS VEGAS NV	13931310007
BRAM MEIR & XIFENG	7500 W LAKE MEAD #9-600 LAS VEGAS NV	13931212030
BROWN JOHN A & SADIE M	P O BOX 28225 LAS VEGAS NV	13931214027
CABALLERO REMEDIOS R LIVING TR	8926 FORT CRESTWOOD DR LAS VEGAS NV	13931214002
CANETE DANILO & ERLINDA	4525 AMHERST LN LAS VEGAS NV	13931211022
CARBALLO JUAN CARLOS	4604 PROVIDENCE LN LAS VEGAS NV	13931210007
CERON MYNOR A & VILMA V	4606 LORNA PL LAS VEGAS NV	13931310009
CHARLESTON HGTS SHOPPING CTR LLC	50 S JONES BLVD #100 LAS VEGAS NV	13836701003
CHARLTON GEORGE E JR	18483 WALNUT SPRINGS CT WRIGHT CITY MO	13836514021

Report of All Selected Parcels**Case Number:** SUP-37576**Printed On:** Tue: March 23, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
CLAAR DWIGHT B JR	BOX 2000 LAS VEGAS NV	13931210026
COCCHIA ANTHONY T	4613 PROVIDENCE LN LAS VEGAS NV	13931210028
COHEN KOHAHA	4718 LORNA PL LAS VEGAS NV	13931310002
COVARRUBIAS IGNACIO	4620 NOLAN LN LAS VEGAS NV	13931213003
CUNNINGHAM SEAN & SHELLEY	4616 PROVIDENCE LN LAS VEGAS NV	13931210004
D D R M D T M V WEST L V L L C	3300 ENTERPRISE PKWY BEACHWOOD OH	13931111001
DALE ELMER E & STACEY L	4612 AMHERST LN LAS VEGAS NV	13931211004
DANDAN ABDUL	23626 WAKEFIELD CT LAGUNA NIGUEL CA	13931211020
DAVIS LISA	P O BOX 34148 LAS VEGAS NV	13931210030
DAYTON HUDSON CORPORATION	%TARGET CORP T-0263 %PPTY TAX DEPT/TPN-0950 P O BOX 9456 MINNEAPOLIS MN	13836516001
DECATUR CROSSING CENTER L L C	%COHEN INVEST GROUP 15490 VENTURA BLVD #200 SHERMAN OAKS CA	13836516003
DECATUR CROSSING CENTER L L C	%COHEN INVEST GROUP 15490 VENTURA BLVD #200 SHERMAN OAKS CA	13836516002
DIPLOMAT CORP	7137 236TH AVE #106 SALEM WI	13931201005
DODOUGH CYRIL & ANTONIA	4608 AMHERST LN LAS VEGAS NV	13931211005
DODOUGH THERESA H	4609 MAYFLOWER ST LAS VEGAS NV	13931212026
DORAN-DIMIZIO PATRICIAANN	4621 MAYFLOWER LN LAS VEGAS NV	13931212029
DUFFNEY DONALD H REV LIV TR	4525 MAYFLOWER LN LAS VEGAS NV	13931212022
ELLIOTT LYNDA M	4516 AMHERST LN LAS VEGAS NV	13931211011
ENBORG EUGENE W & MAROLYN S	1425 BURROWS RD CAMPBELL CA	13931211018
EQUISOURCE L L C	2863 ST ROSE PKWY HENDERSON NV	13931213027
ERIVES ROEL H	4701 ALTA DR LAS VEGAS NV	13931214031
ERVIN STANLEY K & SUSAN LAVONNE	4516 NOLAN LN LAS VEGAS NV	13931213012
ESCALANTE ANA M	341 DENORITE ST LAS VEGAS NV	13931211006
ESQUIVEL JOSE G	4613 MAYFLOWER LN LAS VEGAS NV	13931212027
EXECUTIVE INVESTMENTS XII L L C	2271 W MALVERN AVE #376 FULLERTON CA	13931211025
FEDERAL NATIONAL MROTGAGE ASSN	400 COUNTRYWIDE WY SV-35 SIMI VALLEY CA	13931210023
FELIX HUMBERTO & MARISA	4601 MAYFLOWER LN LAS VEGAS NV	13931212024
FLORES AGUSTIN	4520 NOLAN LN LAS VEGAS NV	13931213011
FOUR K'S INVESTMENT COMPANY	5670 WYNN RD LAS VEGAS NV	13836502001
FREMONT WEST L L C	%BARRY W BECKER 50 S JONES BLVD #101 LAS VEGAS NV	13931201003
FREMONT WEST L L C	%BARRY W BECKER 50 S JONES BLVD #101 LAS VEGAS NV	13931201002
FREMONT WEST L L C	%BARRY W BECKER 50 S JONES BLVD #101 LAS VEGAS NV	13931201001

Report of All Selected Parcels**Case Number:** SUP-37576**Printed On:** Tue: March 23, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
FREMONT WEST SHOPPING CENTER	50 S JONES BLVD #100 LAS VEGAS NV	13931210001
G G P MEADOWS MALL L L C	%GENERAL GROWTH PPTYS P O BOX 617905 CHICAGO IL	13931111004
GARCIA ZENON	4524 PROVIDENCE LN LAS VEGAS NV	13931210010
GARCIA-GOZMAN JAIME	4529 PROVIDENCE LN LAS VEGAS NV	13931210024
GENOVESE PERRY J	6643 EDNA AVE LAS VEGAS NV	13931212021
GOMEZ CARLOS A	4604 NOLAN LN LAS VEGAS NV	13931213007
GOMEZ EDGARDO & RAVEN REV LIV TR	4521 NOLAN LN LAS VEGAS NV	13931213022
GOMEZ SERGIO	4621 NOLAN LN LAS VEGAS NV	13931213030
GORDILLO SOCRATES O	4616 ALTA DR LAS VEGAS NV	13931214004
GREE SWEEZER L L C	%W WAGNER 4618 MEADOWS LN LAS VEGAS NV	13931110007
GRUBBS ELIZABETH K & JON	5512 ORCHARD SPRING CT LAS VEGAS NV	13931211013
HANKS BARBARA Q	4512 AMHERST LN LAS VEGAS NV	13931211012
HARRIS EMMA L	4620 AMHERST LN LAS VEGAS NV	13931211002
HERBST DEVELOPMENT L L C	%T HERBST 5195 LAS VEGAS BLVD S LAS VEGAS NV	13836516005
HERNANDEZ LUIS A & YOKE KEE	624 PASEO DE LUNA LN EL PASO TX	13931212019
HESS RICHARD L & MARILYN L	4813 CHURCHILL AVE LAS VEGAS NV	13836514022
HILL KENNETH R & BEVERLY B	18151 W RUTH AVE WADDELL AZ	13931210006
HILLERS BETTY JANE	4612 NOLAN LN LAS VEGAS NV	13931213005
HOKANSON G KENT & JULENE D	4525 NOLAN LN LAS VEGAS NV	13931213023
HUERTA FRANCES	4617 ALTA DR LAS VEGAS NV	13931214028
HUERTA FRANCES & MACRINA	4621 ALTA DR LAS VEGAS NV	13931214029
HURTADO BENJAMIN A	1304 MOUNT HAMILTON CT LAS VEGAS NV	13931210022
J G E FAMILY TRUST	%T WAGNER %J EDWARDS III 424 CLIFTON HEIGHTS DR LAS VEGAS NV	13931214010
JEEG TRUST	%WELLS FARGO BANK P O BOX 13519 ARLINGTON TX	13931110005
JONES FLETCHER SR TRUST	7300 W SAHARA AVE LAS VEGAS NV	13836601009
JONES FRED R & PEGGY ANN	4601 NOLAN LN LAS VEGAS NV	13931213025
KELLY SUZANNE C & WALTER	P O BOX 224 LOGANDALE NV	13836514019
KLUBECK ROSA E	4521 AMHERST LN LAS VEGAS NV	13931211021
KNOX LARRY E & PATRICIA R	4617 MAYFLOWER LN LAS VEGAS NV	13931212028
KOLSTAD FAMILY TRUST	4528 PROVIDENCE LN LAS VEGAS NV	13931210009
KORNEY WILLIAM D JR & JUDITH A	4909 CHURCHILL AVE LAS VEGAS NV	13836514025
KRANTZ LAWRENCE T	4524 MAYFLOWER LN LAS VEGAS NV	13931212009

Report of All Selected Parcels**Case Number:** SUP-37576**Printed On:** Tue: March 23, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
L R B F TRUST	4121 WAKE FOREST DR LAS VEGAS NV	13931213006
L X T 4 L L C	17165 NEW HOPE ST #H FOUNTAIN VALLEY CA	13931110001
L X T 4 L L C	17165 NEW HOPE ST #H FOUNTAIN VALLEY CA	13931110004
LAUBER JAMES	4524 AMHERST LN LAS VEGAS NV	13931211009
LEAVER S ROBERT	P O BOX 81565 LAS VEGAS NV	13931110008
LEAVITT RAYMOND E & LAURA L	8420 GILLETTE AVE LAS VEGAS NV	13931210005
LEE ROCKY	4712 LORNA PL LAS VEGAS NV	13931310003
LITTLEFORD RONALD & WILMA LEE	6600 PICKFORD LAS VEGAS NV	13931214006
LIU KE ZHENG	4706 LORNA PL LAS VEGAS NV	13931310004
LOGAN MICHAEL C & DAWN R	6808 WHITE SANDS AVE LAS VEGAS NV	13931211029
LOPEZ ISABEL	4600 LORNA PL LAS VEGAS NV	13931310010
LOYD FRANK J & ELIZABETH ANNE	4604 MAYFLOWER LN LAS VEGAS NV	13931212006
LUCA MARIA	4620 MAYFLOWER LN LAS VEGAS NV	13931212002
LUJAN ROBERT L & CHRISTINA L	4516 PROVIDENCE LN LAS VEGAS NV	13931210012
MACIAS JOAQUIN	4609 AMHERST LN LAS VEGAS NV	13931211026
MAHN MILDRED M LIVING TRUST	8205 WOODLAND PRAIRIE LAS VEGAS NV	13931210020
MARGINEAN TAREA M & SHARON L	4608 MAYFLOWER LN LAS VEGAS NV	13931212005
MCCLELLAN JOHANNA	4624 PROVIDENCE LN LAS VEGAS NV	13931210002
MCCURLEY CHARLES R	4508 PROVIDENCE LN LAS VEGAS NV	13931210014
MCNEILL BARRY C	4629 ALTA DR LAS VEGAS NV	13931214030
MEA LIVING TRUST	4601 PROVIOENCE LN LAS VEGAS NV	13931210025
MEJIA BENITA	4616 MAYFLOWER LN LAS VEGAS NV	13931212003
MELCHOR MANUEL JAVIER	4512 MAYFLOWER LN LAS VEGAS NV	13931212012
MEYER ADELINA S	4517 PROVIDENCE LN LAS VEGAS NV	13931210021
MONTANO-CARRERA & OEMONTANO TR	1388 HAIGHT ST #1 SAN FRANCISCO CA	13931212013
MONTENEGRO GREGORIO & LUCILA	4705 ALTA DR LAS VEGAS NV	13931214032
MONTES ALBERTO & SABINA	4604 ALTA OR LAS VEGAS NV	13931214007
MOORE TRUST	4512 PROVIDENCE LN LAS VEGAS NV	13931210013
MURPHY KAI DOMINIC & JUDY A	4620 PROVIDENCE LN LAS VEGAS NV	13931210003
N C W B HOUSING INC	808 S MAIN ST LAS VEGAS NV	13836601005
NEALLEY LINDA	4600 AMHERST LN LAS VEGAS NV	13931211007
ORELLANA SONIA	4617 AMHERST LN LAS VEGAS NV	13931211028

Report of All Selected Parcels**Case Number:** SUP-37576**Printed On:** Tue: March 23, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
OTERO PAUL	4520 MAYFLOWER LN LAS VEGAS NV	13931212010
P K SALE L L C	%KIMCO REALTY CORP 3333 NEW HYDE PARK DR NEW HYDE PARK NY	13836601003
PENTON WAYNE D	4528 MAYFLOWER LN LAS VEGAS NV	13931212008
PEREZ MIGUEL & MARIE LIVING TR	4521 MAYFLOWER LN LAS VEGAS NV	13931212007
PINEDA FLORA O & ELEVTERIO	4624 LORNA PL LAS VEGAS NV	13931310006
POPOVICH LIVING TRUST	4605 MAYFLOWER LN LAS VEGAS NV	13931212025
RAMOS BERNARDO	4629 MAYFLOWER LN LAS VEGAS NV	13931212031
RECINOS MANUEL E	4612 LORNA PL LAS VEGAS NV	13931310008
REINERT JOY A ETAL	4513 AMHERST LN LAS VEGAS NV	13931211019
RIBEIRO BLANCA E	P O BOX 401733 LAS VEGAS NV	13836514020
RICE LARRY R &/OR BARBARA J	4609 PROVIDENCE LN LAS VEGAS NV	13931210027
RICHARDS DICK & FERN	2612 CABOT ST LAS VEGAS NV	13931214008
ROSEQUIST DAVID K & ANGELA K	242 N 400 WEST SALINA UT	13931212004
ROTHEY FAMILY TRUST 2007	740 HAMILTON LN ESCONDIDO CA	13931210011
RUIZ LIDIA	1501 GRANGEVILLE DR LAS VEGAS NV	13931213026
SAMBRANO CARLOS JR & LINDA	4613 NOLAN LN LAS VEGAS NV	13931213028
SCINTA DEBORAH	P O BOX 29174 LAS VEGAS NV	13931211024
SCINTA DEBORAH	4528 AMHERST LN LAS VEGAS NV	13931211008
SECRETARY HOUSING & URBAN DEV	%MICHAELSON CONNOR & BOUL INC 13832 N 32ND ST #150 PHOENIX AZ	13931213029
SHEIKHAN SHAHRAM & TAWNYA	8821 CANYON SPRINGS DR LAS VEGAS NV	13836601004
SHLOMO AMAR	11347 NEBRASKA AVE #111 LOS ANGELES CA	13931212020
SILFIES JOHNNIE G	4509 PROVIDENCE LN LAS VEGAS NV	13931210019
SIMON J HOWARD JR & NANCY M	6214 REDWOOD BRIDGE TRL KINGWOOD TX	13931210029
SMITH JAMES & REBECCA REV LIV TR	4528 NOLAN LN LAS VEGAS NV	13931213009
SPIROS GEORGIA	4625 AMHERST LN LAS VEGAS NV	13931211030
STEIN LAWRENCE	4529 MAYFLOWER LN LAS VEGAS NV	13931212023
T R U 2005 R E 1 L L C	%TOYS R US 1 GEOFFREY WY WAYNE NJ	13931110009
T R U 2005 R E 1 L L C	%TOYS R US 1 GEOFFREY WY WAYNE NJ	13931110010
T S L GRAND COMPANY TRUST	%J KREUZ 4290 MARDON AVE LAS VEGAS NV	13931214001
TEIXEIRA ANTONIO M	4625 PROVIDENCE LN LAS VEGAS NV	13931210031
TOKEV LLIAN S & YELENA	6735 TRAMMEL CT LAS VEGAS NV	13931211027
TRU REALTY CORP	%TOYS R US %TAX DEPT 1 GEOFFREY WY WAYNE NJ	13931110003

Report of All Selected Parcels**Case Number:** SUP-37576**Printed On:** Tue: March 23, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
USHER DENNIS PAUL	4600 PROVIDENCE LN LAS VEGAS NV	13931210008
VALLADARES JACINTO ALFARO	P O BOX 570621 LAS VEGAS NV	13836514024
WALSH LISA ANN	88 LEXINGTON AVE #1B NEW YORK NY	13931310005
WALTON BARBARA E	2324 JANESVILLE LN HENDERSON NV	13931310001
WANG YONGQING ETAL	20966 E WALNUT CANYON RD WALNUT CA	13931214026
WELLS ANTHONY E	701 S BRUSH ST LAS VEGAS NV	13931211001
WILKES CLIFTON CARL	4616 AMHERST LN LAS VEGAS NV	13931211003
WRICH DAVID & CRYSTAL	1517 MERIALDO LN LAS VEGAS NV	13931211010
YANG JANET ETAL	4624 NOLAN LN LAS VEGAS NV	13931213002
YU JIAN QIANG	2270 LYRICAL RD HENDERSON NV	13931214009
YUAN TSUAN & MARY C LIVING TRUST	4628 NOLAN LN LAS VEGAS NV	13931213001

Telephone Protest/ Approval Log

Meeting Date: 4-22-10 pc

Case Number: SUP -37576
#40

Date: 4-21-10
Name: RICHARD BRATTON
Address: 505 CRAIGIN PARK DR
Phone: 820-4702
 PROTEST APPROVE

Date: 4-21-10
Name: Maria VonJanta-Lilimisk
Address: 4620 Mayflower Las Vegas, NV 89107
Phone: 870-0887
 PROTEST APPROVE

Date: _____
Name: JAMES GAMBOA
Address: 4404 MAYFLOWER
Phone: 306-2460
 PROTEST APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
 PROTEST APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
 PROTEST APPROVE

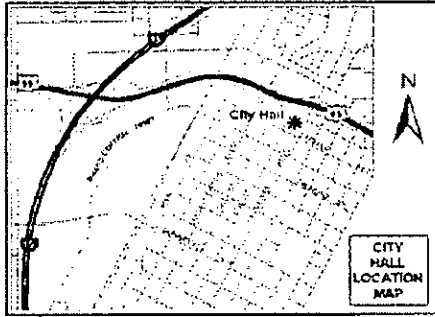
Date: _____
Name: _____
Address: _____
Phone: _____
 PROTEST APPROVE

Submitted and signed
Date _____
Name _____

40 3P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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



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

I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-37576

Planning Commission Meeting of 4/22/2010

13931214027
BROWN JOHN A & SADIE M
P O BOX 28225
LAS VEGAS NV 89126-2225

Case: SUP-37576

8910511 89126



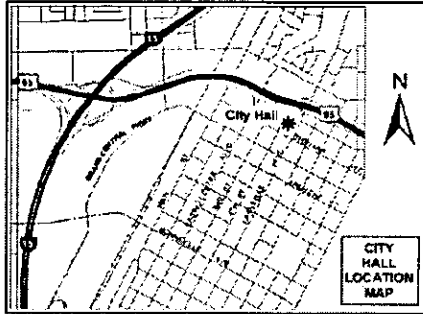
RECEIVED

APR 16 2010

Submitted after final agenda	
Date 4/22/10	Item 40 P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



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

I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-37576

Planning Commission Meeting of 4/22/2010

PRESORTED
FIRST CLASS



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MAILED FROM ZIP CODE 89101

13931214030
MCNEILL BARRY C
4629 ALTA DR
LAS VEGAS NV 89107-2952

Case: SUP-37576

REC
APR 14 2010

89107 2952



Submitted after final agenda
Date 4/22/10
Item 49

MEADOWS NEIGHBORHOOD PRESERVATION ASSOC.

April 12, 2010

City of Las Vegas
Planning Commission
400 Stewart Avenue
Las Vegas, NV 89101

Dear Commissioners,

The Meadows Neighborhood Preservation Assoc. is totally in agreement for case # SUP37576 and case # SDR37577 regarding Super Pawn going into business in the old Sizzler Building on Decatur between Alta Drive and Meadows Lane

Thank you for your consideration.

Sincerely,



Thelma Zora, Sec. Treas.
C: Councilwoman Lois Tarkanian
Caroline Ciocca,

Bette Craik
President

Thelma Zora
Sec. - Treas.

Elva Decker
Director

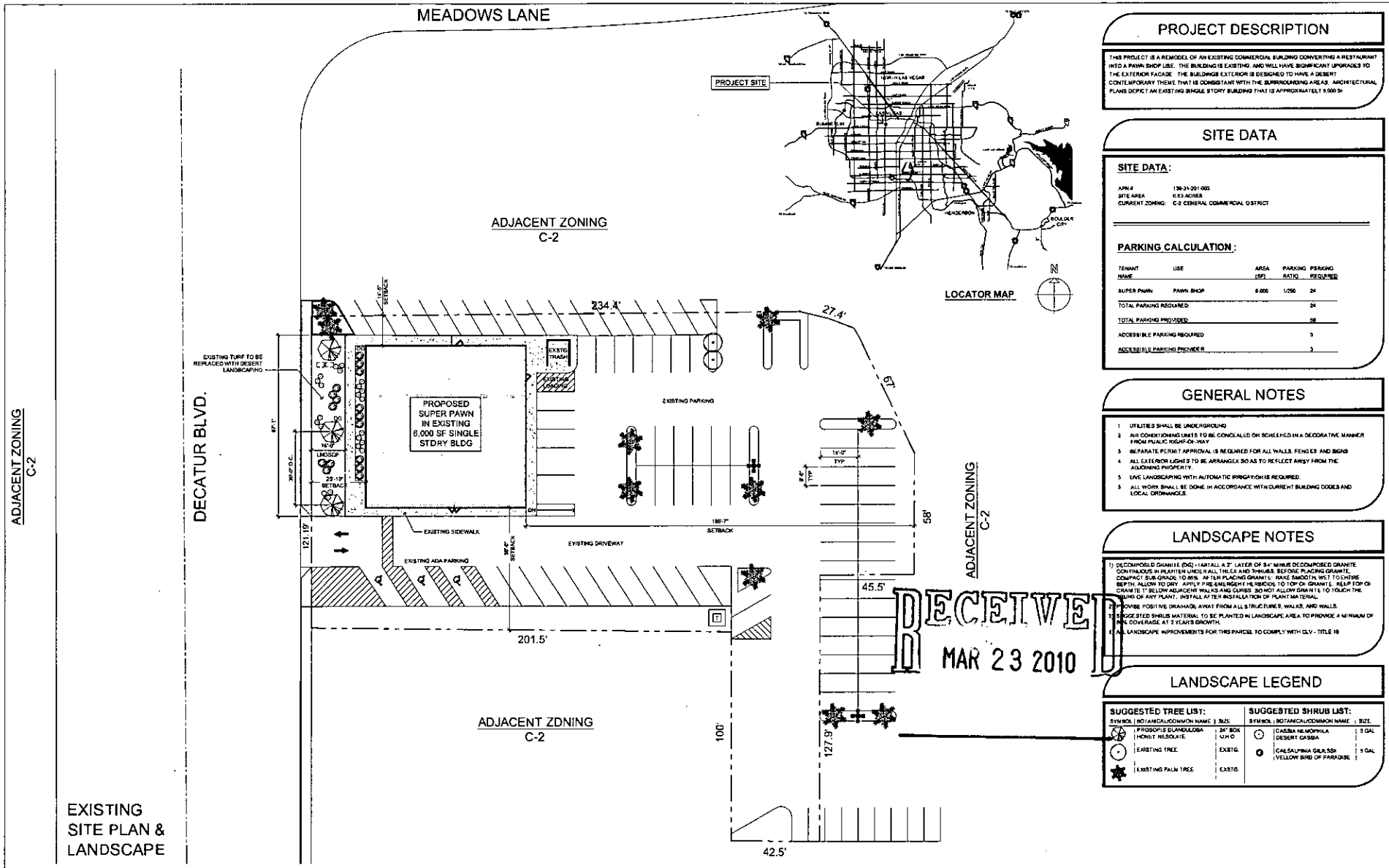
Linda Nalley
Director

RECEIVED
APR 14 2010

4416 ALTA DRIVE - LAS VEGAS - NV - 89107 - (702-870-4002)

Submitted after final agenda

Date 4/20/10 Item 40A



PROJECT DESCRIPTION

THIS PROJECT IS A REMODEL OF AN EXISTING COMMERCIAL BUILDING CONVERTING A RESTAURANT INTO A PAWN SHOP USE. THE BUILDING IS EXISTING AND WILL HAVE SIGNIFICANT UPGRADES TO THE EXTERIOR FACADE. THE BUILDING EXTERIOR IS DESIGNED TO HAVE A DESERT CONTEMPORARY THEME THAT IS CONSISTENT WITH THE SURROUNDING AREA. ARCHITECTURAL PLANS depict AN EXISTING SINGLE STORY BUILDING THAT IS APPROXIMATELY 6,000 SF.

SITE DATA

SITE DATA:
 APN# 136-34-201-005
 SITE AREA 0.83 ACRES
 CURRENT ZONING C-2 GENERAL COMMERCIAL DISTRICT

PARKING CALCULATION:

TENANT NAME	USE	AREA (SF)	PARKING RATIO	PARKING REQUIRED
SUPER PAWN	PAWN SHOP	6,000	1/200	24
TOTAL PARKING REQUIRED:				24
TOTAL PARKING PROVIDED:				28
ACCESSIBLE PARKING REQUIRED:				3
ACCESSIBLE PARKING PROVIDED:				3

GENERAL NOTES

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

LANDSCAPE NOTES

- DECOMPOSED GRANITE (DG) - PARTIAL A 2" LAYER OF 3/4" MINOR DECOMPOSED GRANITE CONTIGUOUS TO PLANTER LINES, ALL TREES AND SHRUBS. BEFORE PLACING GRANITE, COMPACT SUB-GRADE TO 80% AFTER PLACING GRANITE. PLACE SANDFILL NET TO PREVENT BERTH. ALLOW TO DRY. APPLY FRESH GRANITE BEDDING TO TOP OF GRANITE. REPLY TOP OF GRANITE 1" BELOW ADJACENT WALLS AND CURBS. DO NOT ALLOW GRANITE TO TOUCH THE SIDING OF ANY PLANT. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.
- REMOVE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES, WALLS, AND WALLS.
- SEED SET SHRUB MATERIAL TO BE PLANTED IN LANDSCAPE AREA TO PROVIDE A MINIMUM OF 50% COVERAGE AT 2 YEARS GROWTH.
- ALL LANDSCAPE IMPROVEMENTS FOR THIS PARCEL TO COMPLY WITH CIVL - TITLE 18

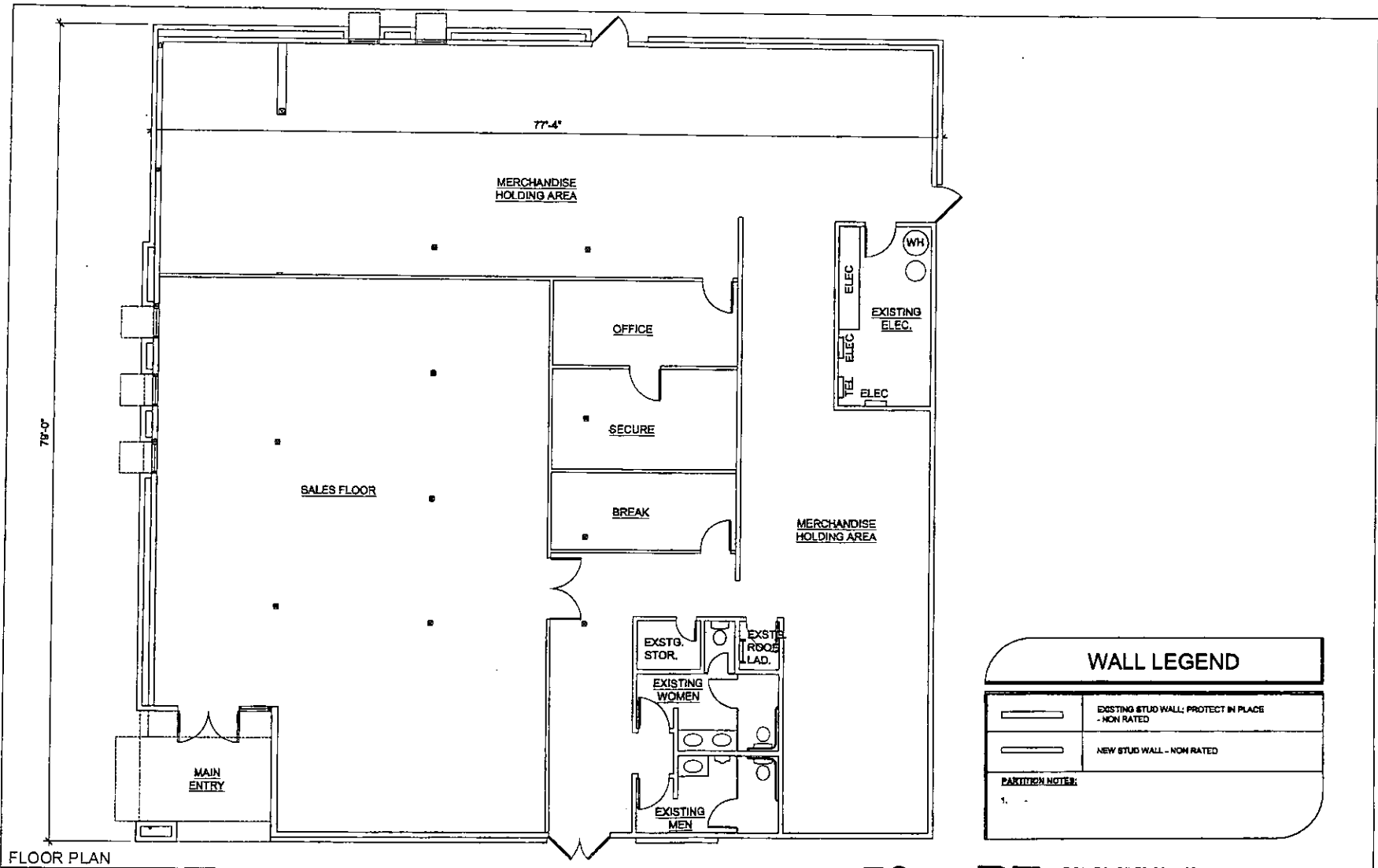
LANDSCAPE LEGEND

SUGGESTED TREE LIST:		SUGGESTED SHRUB LIST:	
SYMBOL	(BOTANICAL/COMMON NAME) SIZE	SYMBOL	(BOTANICAL/COMMON NAME) SIZE
(Tree symbol)	FRONZIOSA DUNALDIA 24" BOX	(Shrub symbol)	CAESIA HELIOPHILA 3 GAL
(Tree symbol)	HONEY MESQUITE 24" BOX	(Shrub symbol)	DESERT GASSIA 3 GAL
(Tree symbol)	EXISTING TREE EXIST.	(Shrub symbol)	CAESALPINA GULFISH 3 GAL
(Tree symbol)	EXISTING PALM TREE EXIST.	(Shrub symbol)	YELLOW BIRD OF PARADISE 3 GAL

CASH AMERICA SUPER PAWN
 307 S. DECATUR BLVD. LAS VEGAS, NV 89107

PROJECT NO: 09 068
 DATE: 3/23/10
 SCALE: 1"=20'-0"

SHEET NO: DR 01
designcell
 10777 W. TAIN AVENUE, SUITE 125, LAS VEGAS, NV 89135
SUP-37576
REVISED



FLOOR PLAN

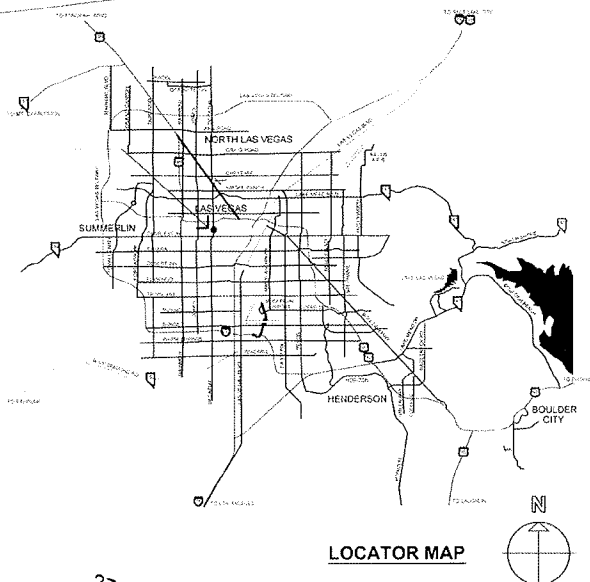
CASH AMERICA SUPER PAWN
 307 S. DECATUR BLVD. LAS VEGAS, NV 89107

SUP-37576
REVISED

DECEIVED designcell
 SHEET NO. DR-02
 DATE: 1:AR 04 2010
 10077 W. TRAVIS AVE. SUITE 125, LAS VEGAS, NV 89135 T 702-403-1879 WWW.DESIGNCELL.COM

MEADOWS LANE

PROJECT SITE



LOCATOR MAP

PROJECT DESCRIPTION

THIS PROJECT IS A REMODEL OF AN EXISTING COMMERCIAL BUILDING CONVERTING A RESTAURANT INTO A PAWN SHOP USE. THE BUILDING IS EXISTING AND WILL HAVE SIGNIFICANT UPGRADES TO THE EXTERIOR FACADE. THE BUILDING'S EXTERIOR IS DESIGNED TO HAVE A DESERT CONTEMPORARY THEME THAT IS CONSISTENT WITH THE SURROUNDING AREAS. ARCHITECTURAL PLANS DEPICT AN EXISTING SINGLE STORY BUILDING THAT IS APPROXIMATELY 6,000 SF.

SITE DATA

SITE DATA:

APN # 159-31-201-093
 SITE AREA 0.83 ACRES
 CURRENT ZONING C-2 GENERAL COMMERCIAL DISTRICT

PARKING CALCULATION:

TEENANT NAME	USE	AREA (SF)	PARKING RATIO	PARKING REQUIRED
SUPER PAWN	PAWN SHOP	6,000	1/250	24
TOTAL PARKING REQUIRED				24
TOTAL PARKING PROVIDED				58
ACCESSIBLE PARKING REQUIRED				3
ACCESSIBLE PARKING PROVIDED				3

GENERAL NOTES

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

LANDSCAPE NOTES

- DECOMPOSED GRANITE (DG) - INSTALL A 2" LAYER OF 3/4" MINUS DECOMPOSED GRANITE CONTINUOUS IN PLANTER UNDER ALL TREES AND SHRUBS. BEFORE PLACING GRANITE, COMPACT SUB-GRADE TO 85%. AFTER PLACING GRANITE, RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY. APPLY PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. KEEP TOP OF GRANITE 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY PLANT. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.
- PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES, WALKS, AND WALLS.
- SUGGESTED SHRUB MATERIAL TO BE PLANTED IN LANDSCAPE AREA TO PROVIDE A MINIMUM OF 60% COVERAGE AT 2 YEAR'S GROWTH.
- ALL LANDSCAPE IMPROVEMENTS FOR THIS PARCEL TO COMPLY WITH CLV - TITLE 18.

LANDSCAPE LEGEND

SUGGESTED TREE LIST:			SUGGESTED SHRUB LIST:		
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SYMBOL	BOTANICAL/COMMON NAME	SIZE
	PROSOPIS GLANDULOSA	24" BOX		CASSIA NEMOPHILA	5 GAL
	HONEY MESQUITE	U N O		DESERT CASSIA	5 GAL
	EXISTING TREE	EXISTG		CASALPIA GILLESII	5 GAL
	EXISTING PALM TREE	EXISTG		YELLOW BIRD OF PARADISE	5 GAL

**SUP-37576
 REVISED**

ADJACENT ZONING
C-2

DECATUR BLVD.

ADJACENT ZONING
C-2

ADJACENT ZONING
C-2

ADJACENT ZONING
C-2

EXISTING
 SITE PLAN &
 LANDSCAPE

PROJECT NO: 09 089
 DATE: 3/23/10

SCALE: 1"=20'-0"



SHEET NO:
DR-01

designncell

10777 W. TWAIN AVE, SUITE 125, LAS VEGAS NV 89135 T. 702-403-1575 WWW.DESIGNCELL.CC

CASH AMERICA SUPER PAWN
 307 S. DECATUR BLVD. LAS VEGAS, NV 89107

MEADOWS LANE

ADJACENT ZONING
C-2

DECATUR BLVD.

ADJACENT ZONING
C-2

LOCATOR MAP

ADJACENT ZONING
C-2

ADJACENT ZONING
C-2

PROJECT DESCRIPTION

THIS PROJECT IS A REMODEL OF AN EXISTING COMMERCIAL BUILDING CONVERTING A RESTAURANT INTO A PAWN SHOP USE. THE BUILDING IS EXISTING, AND WILL HAVE SIGNIFICANT UPGRADES TO THE EXTERIOR FACADE. THE BUILDING'S EXTERIOR IS DESIGNED TO HAVE A DESERT CONTEMPORARY THEME THAT IS CONSISTANT WITH THE SURROUNDING AREAS. ARCHITECTURAL PLANS DEPICT AN EXISTING SINGLE STORY BUILDING THAT IS APPROXIMATELY 6,000 SF.

SITE DATA

SITE DATA:

APN # 139-31-201-003
SITE AREA: 0.83 ACRES
CURRENT ZONING: C-2 GENERAL COMMERCIAL DISTRICT

PARKING CALCULATION:

TENANT NAME	USE	AREA (SF)	PARKING RATIO	PARKING REQUIRED
SUPER PAWN	PAWN SHOP	6,000	1/250	24
TOTAL PARKING REQUIRED:				24
TOTAL PARKING PROVIDED:				56
ACCESSIBLE PARKING REQUIRED:				3
ACCESSIBLE PARKING PROVIDED:				3

GENERAL NOTES

- UTILITIES SHALL BE UNDERGROUND.
- AIR CONDITIONING UNITS TO BE CONCEALED OR SCREENED IN A DECORATIVE MANNER FROM PUBLIC RIGHT-OF-WAY.
- SEPARATE PERMIT APPROVAL IS REQUIRED FOR ALL WALLS, FENCES, AND SIGNS.
- ALL EXTERIOR LIGHTS TO BE ARRANGED SO AS TO REFLECT AWAY FROM THE ADJOINING PROPERTY.
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LANDSCAPE NOTES

- DECOMPOSED GRANITE (DG) - INSTALL A 2" LAYER OF 3/4" MINUS DECOMPOSED GRANITE CONTINUOUS IN PLANTER UNDER ALL TREES AND SHRUBS. BEFORE PLACING GRANITE, COMPACT SUB-GRADE TO 85%. AFTER PLACING GRANITE, RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY. APPLY PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. KEEP TOP OF GRANITE 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY PLANT. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.
- PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES, WALKS, AND WALLS.
- SUGGESTED SHRUB MATERIAL TO BE PLANTED IN LANDSCAPE AREA TO PROVIDE A MINIMUM OF 60% COVERAGE AT 2 YEAR'S GROWTH.
- ALL LANDSCAPE IMPROVEMENTS FOR THIS PARCEL TO COMPLY WITH CLV - TITLE 19.

LANDSCAPE LEGEND

SUGGESTED TREE LIST:

SYMBOL	BOTANICAL/COMMON NAME	SIZE
	PROSOPIS GLANDULOSA	24" BOX
	HONEY MESQUITE	U.N.O
	EXISTING TREE	EXSTG.
	EXISTING PALM TREE	EXSTG.

SUGGESTED SHRUB LIST:

SYMBOL	BOTANICAL/COMMON NAME	SIZE
	CASSIA NEMOPHILA	5 GAL
	DESERT CASSIA	5 GAL
	CAESALPINIA GILLESII	5 GAL
	YELLOW BIRD OF PARADISE	5 GAL

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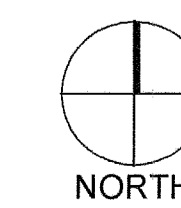
SUP-37576
REVISED

EXISTING
SITE PLAN &
LANDSCAPE

CASH AMERICA SUPER PAWN
307 S. DECATUR BLVD. LAS VEGAS, NV 89107

PROJECT NO: 09 069
DATE: 3/23/10

SCALE: 1"=20'-0"



SHEET NO:
DR-01

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LAS VEGAS NV 89135 WWW.DESIGNCELL.CC