



August 31, 2006

Planning & Development Department
City of Las Vegas
731 South Fourth Street
Las Vegas, NV 89101

RE: Special Use Permit for APN: 139-19-301-005

We are requesting a SUP for a pawn shop use at the 1940 N. Decatur Boulevard location. We realize that staff's recommendation for approval will require applying the waiver option to the separation requirements from other finance businesses and residential zoned parcels.

We have enclosed an exhibit that maps the location of the finance businesses in Las Vegas that are covered by the separation requirement. This exhibit displays the proliferation of these types of businesses and the difficulty in finding locations that will meet the separation requirements. We have put forth an extremely large amount of time to identify a location that meets the City's separation requirements before presenting this location.

The request for staff approval and waiver of separation requirements is based on the following points:

- This is not a new business but the moving of an existing pawn shop currently located at 2416 Tam Drive. The move is necessary due to the landlord not being willing to provide lease extensions in light of condominium development potential on or near the existing location.
- The proliferation of the finance businesses makes meeting the distance requirements extremely difficult.
- Finding a location for a pawnshop is further challenged by the fact this business needs significant space for storage of collateral. Our standard store size is 6,000 square feet.
- There are not any pawn shops within the distance requirement of the proposed location.
- Pawn shops interest rates are regulated by state law unlike the other financial institutions in the area. This results in loans being available at a lower interest rate for those people in the neighborhood who need short term loans.

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- The vacancy rate for retail buildings in this part of the Las Vegas valley is 1.6% according to the survey by Restrepo Consulting and Colliers Real Estate Co. effective June 30, 2006. This limited availability certainly contributes to the difficulty in finding locations that meet separation requirements and still enable the business to succeed.

Our hours of operation are as follows: Monday through Saturday 9:00 a.m. – 7:00 p.m. and Sunday 10:00 a.m. – 5:00 p.m.

Enclosed is the staff report pertaining to the building's approval for construction in 2002. The report indicates "Total Parking Provided: 150 spaces. Total Parking Required: 143 spaces". In addition the building was built for general retail use with a parking requirement of 1 space for every 175 square feet. The pawn shop requirement for parking is 1 space for every 250 feet. Although we will initially only use the 3000 square feet that is currently vacant, we have made arrangements to occupy the remaining 3000 square feet as the respective lease agreements expire. This will eventually result in a net reduction in required spaces of ten parking spaces.

This property is zoned commercial which is the appropriate zoning for a pawnshop use. We believe the unique circumstances associated with this request warrant the staff's application of the waiver option to recommend approval for this special use permit. If you have any questions please call me at 497-1226 or our contact person Bill Curran, Curran & Parry, at 471-7000

Thank you,



Craig McCall

cc Bill Curran

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