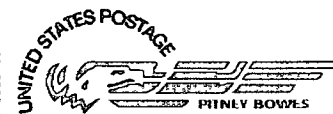
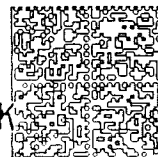


City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

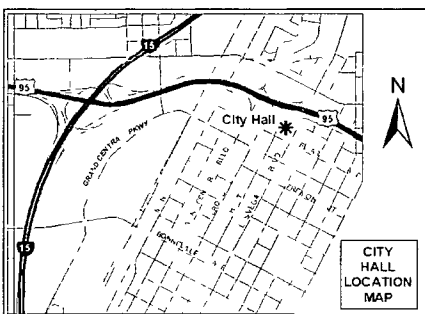
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2007 SEP -5 A 10: 57



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I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments

SUP-22703

RABUSE REINFRIED & YOLANDA
10433 VILLA RIDGE DR
LAS VEGAS NV 89134-7419

Submitted after final agenda

Date 9-5-07 Item 150

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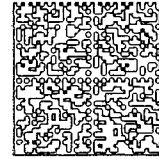
Submitted after final agenda
Date 9-5-07 Item 150

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Office Of The City Clerk
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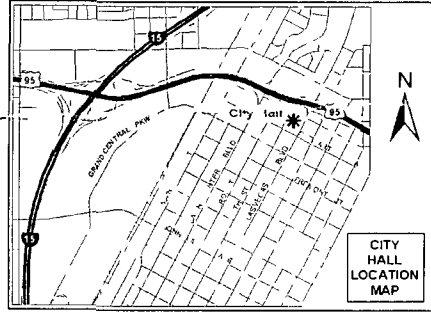
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I SUPPORT
this Request

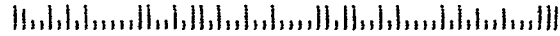
I OPPOSE
this Request

Please use available blank space on card for your comments

HERRERA JOSE D & MARIA A
3424 SUN RHYTHM ST
LAS VEGAS NV 89129-8169

SUP-22703

52 42-8169 1100

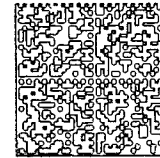


City of Las Vegas
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Las Vegas, Nevada 89101

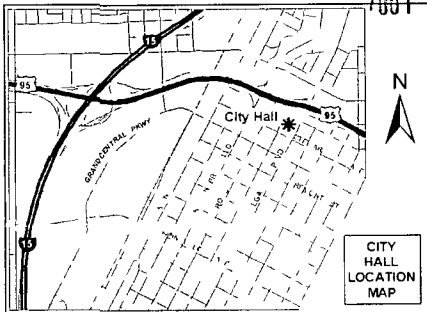
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I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments

I AM OPPOSED IN ALLOWING
MONEYTREE INC, OR ANY OTHER
FINANCIAL ESTABLISHMENT, TO
ESTABLISH BUSINESS IN THE
PROPOSED LOCATION.

GIANNANTONIO GINA MARIE
10417 NATURAL SPRINGS AVE
LAS VEGAS NV 89129-8153

SUP-22703

Submitted after final agenda

Date 8-30-07 Item 150

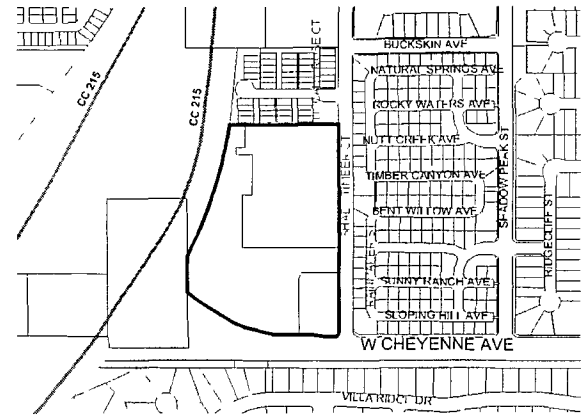
52 42-8169 1100



Application Information

SUP-22703 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT MONEYTREE, INC - OWNER SHADOW HILLS PLAZA, LLC - Request for a Special Use Permit TO ALLOW A PROPOSED FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A DISTANCE SEPARATION OF APPROXIMATELY 60 FEET FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND TO ALLOW A DISTANCE SEPARATION OF APPROXIMATELY 875 FEET FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED WHERE 1,000 FEET IS THE MINIMUM REQUIRED at 10490 West Cheyenne Avenue (APN 137-12-817-006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain Special Land Use Designation], Ward 4 (Brown)

Application Location



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

Public Hearing Information

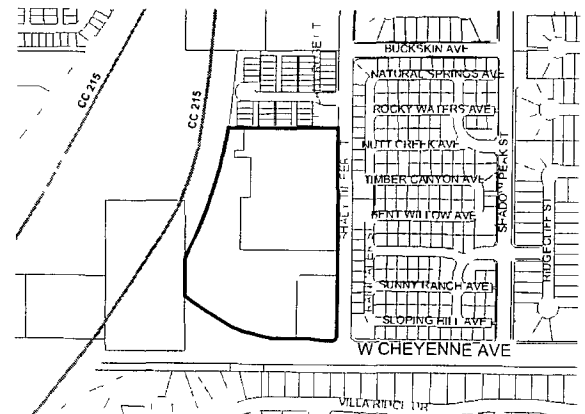
Meeting	City Council
Date	<i>September 5, 2007</i>
Time	1:00 P M
Location	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

Any and all interested persons may appear and be heard at said meeting, or may prior thereto file written objections thereto or approvals thereof with the City Clerk, 1st Floor, City Hall, 400 Stewart Avenue, Las Vegas, Nevada 89101. For further information please call (702) 229-6311 (TDD 386-9108).

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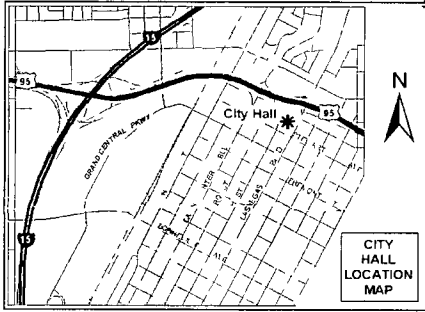
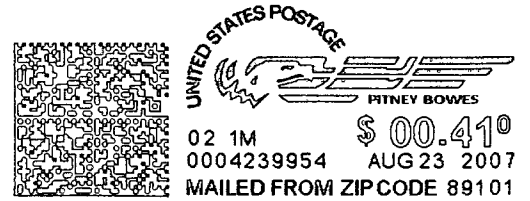
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I SUPPORT
this Request

I OPPOSE
this Request

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HANNIG BRET L & GENA S
10369 SANTA CRESTA AVE
LAS VEGAS NV 89129-8172

SUP-22703

89-10-8-1072-108



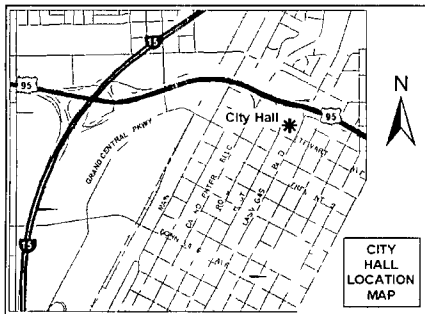
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this Request

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MENNEAR HALEE & ANDREW
10405 NUTT CREEK AVE
LAS VEGAS NV 89129-8159

SUP-22703

89-10-8-1072-108



Application Information

SUP-22703 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT MONEYTREE, INC - OWNER SHADOW HILLS PLAZA, LLC - Request for a Special Use Permit TO ALLOW A PROPOSED FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A DISTANCE SEPARATION OF APPROXIMATELY 60 FEET FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND TO ALLOW A DISTANCE SEPARATION OF APPROXIMATELY 875 FEET FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED WHERE 1,000 FEET IS THE MINIMUM REQUIRED at 10490 West Cheyenne Avenue (APN 137-12-817-006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain Special Land Use Designation], Ward 4 (Brown)

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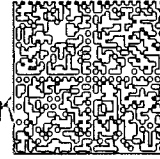
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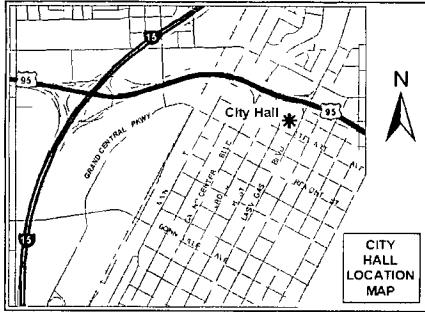
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I SUPPORT
this Request

I OPPOSE
this Request

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KLEMMER RICHARD A & JENNIFER J
3417 SUN RHYTHM ST
LAS VEGAS NV 89129-8169

SUP-22703

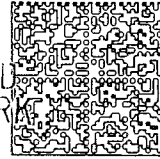
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Las Vegas, Nevada 89101

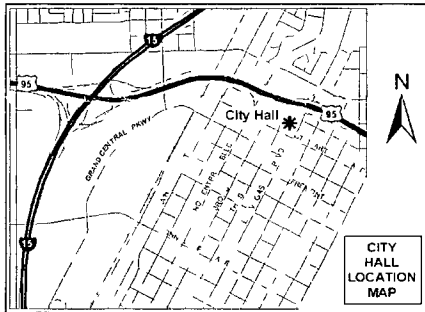
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I SUPPORT
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I OPPOSE
this Request

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KITCHIN NORMAN E & TOSHIKO
10505 LINDEN WOOD CT
LAS VEGAS NV 89134-7493

SUP-22703

00123456789



Application Information

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Public Hearing Information

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Time	1 00 P M
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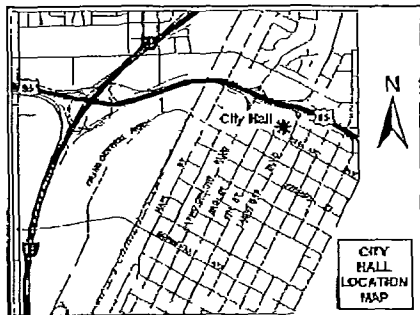
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I SUPPORT
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I OPPOSE
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HARRISON VALERIE
3416 BEARPIN GAP LN
LAS VEGAS NV 89129-8697

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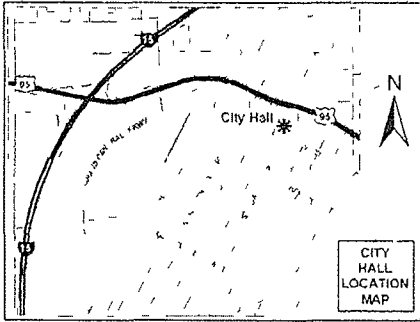
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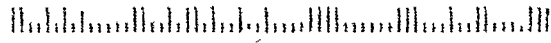
I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments

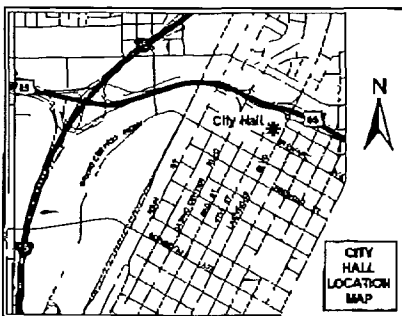
MASERANG TERRY L & WILHELMINA J
10373 SLOPING HILL AVE
LAS VEGAS NV 89129-8101

SUP-22703



City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

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I SUPPORT
this Request

I OPPOSE
this Request

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SUP-22703

See attached

89130+3221 0064



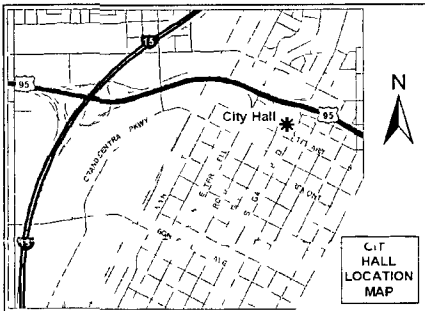
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ZARNDT ANNAJANE & LENNARD
4917 GOWAN RD
LAS VEGAS NV 89130-3221



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Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

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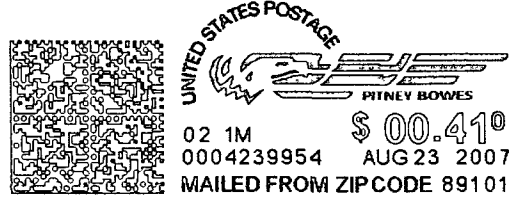
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I SUPPORT
this Request

I OPPOSE
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SUP-22703



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2007 SEP -4 A 11 11

CHAPMAN BOBBIE
10365 SLOPING HILL AVE
LAS VEGAS NV 89129-8100

Submitted after final agenda

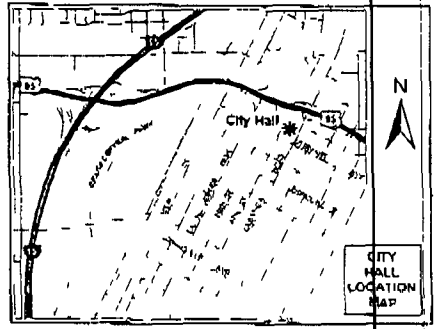
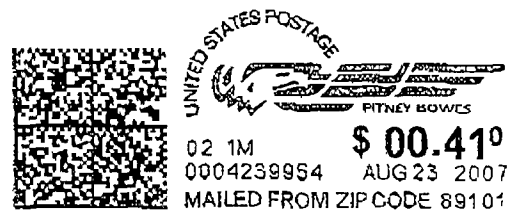
Date 9-4-07 Item 150

89129-8100



City of Las Vegas
Office Of The City Clerk
100 Stewart Avenue
Las Vegas, Nevada 89101

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I SUPPORT this Request

I OPPOSE this Request

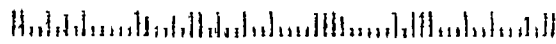
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ARMENTA SCOTT A
PINAMONTE SHAWN L
10408 SLOPING HILL AVE
LAS VEGAS NV 89129-8102

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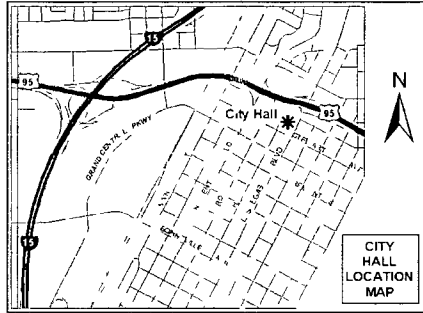


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Date 9/4/09 Item #150

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Office Of The City Clerk
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I SUPPORT
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Date 9-4-07 Item 150

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Anna Jane I Zarndt
10361 Natural Springs Ave. 2007 AUG 28 P 1:43
Las Vegas, NV 89129

To Councilman Larry Brown
Re Special Use Permit (Applicant Moneytree, Inc)
Public Hearing September 5, 2007

Honorable City Council,

This letter summarizes my concerns with the aforementioned special use permit application. As you know, Moneytree is a "retail financial services center"- offering payday loans, check cashing services, ATM, and wire-transfers. What you may not know is that the proposed site is located in a residential area, the shopping center is a small neighborhood center, surrounded by homes on three sides. Services similar to those offered by Moneytree are already offered within the same shopping center as Wal-Mart offers payroll check cashing, money orders and an ATM and Wells Fargo is a full service banking center. Moreover, there is another "check cashing center" right across the street.

It is my feeling that the design of the shopping center as a whole is such that it serves the needs of the surrounding neighborhood. The center is small, it has only a few parking spaces, it is well landscaped, there are no bright lights and even the Wal-Mart Neighborhood Market is subtle and set back far from the surrounding streets so as to not disturb the residential setting.

I believe that a Moneytree is entirely incompatible with this neighborhood shopping center because of both the services it offers and the overall design of the business and its signage. Our city planners agree. As stated in the City's Zoning Ordinances, ch 19 04, this "financial institution" must be at least 1000 feet from another financial institution AND it must be at least 200 feet from residential use. The proposed site is a *mere 60 feet from residential use* and 875 feet from another financial institution.

The proposed Moneytree does not conform to the City's own zoning ordinance. Furthermore there are no unique or compelling circumstances present that would warrant this esteemed Council to grant this special use permit. For these and the following reasons I respectfully request that the City deny petitioner's application.

- **Compatibility** The proposed use is not compatible with the surrounding neighborhood, nor is it suitable in the proposed shopping center. As stated, the small neighborhood shopping center is surrounded by homes on three sides. There are few parking spaces and only a few dim lights so as to not disturb the nearby homes. The shopping center clearly exists solely to serve the needs of the neighborhood. There is no need for a Moneytree in this neighborhood as similar services are offered nearby.
- **Signs and Lighting** The Moneytree signage itself poses a problem in this shopping center. The sign is lit and brightly colored, in direct contrast to the subtleness of the shopping center. The shopping center itself is set back far from

the street and, as stated, has few parking spaces and only a few dim lights so as to not disturb the residential setting. Moreover, the proposed location is surrounded by homes on three sides, meaning that the sign itself is sure to pose a nuisance to nearby homes. As you know, there are residential homes merely 60 feet from the proposed site.

- **No Special Circumstances Warranting Special Use Permit** Aside from the fact that the proposed use and signage is incompatible with the residential setting of the neighborhood, there are simply no special circumstances present which would warrant the City to grant the application for a special use permit. Within the shopping center itself, both Wal-Mart and Wells Fargo offer ATM, check cashing and money order services. Moreover, another similar "check cashing center" is located across the street in a shopping center more appropriate for this use. The similar check cashing center is located in a shopping center that is not surrounded by homes on three sides, but it is close enough to the proposed Moneytree that anyone wishing to seek those services could cross the street to get there. Simply put, there is no special need for this business and as such, the application for a special permit should be denied.

I sincerely appreciate the City's time and consideration of these concerns.

Thank you,



Anna Jane I. Zarndt
10361 Natural Springs Avenue

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