



Land Use Consultants

- Zoning, Planning, Building & Land Use
- Variances, Conditional Use Permits & Waivers
- Permit Tracking
- Property Analysis & Feasibility Studies
- Business, Gaming & Liquor Licensing
- Development Services

November 29, 2007

City of Las Vegas Planning &
Development 739 South Fourth Street
Las Vegas, NV. 89101

APN: 138-15-402-001
RE: 2400 N. Buffalo #140 and #135

Dear Sir or Madam:

Please accept this letter as our request for a special use permit for a financial institution, located at the corner Buffalo and Smoke Ranch. My client would like to start an auto title loan payday loan. The potential site meets all the separation requirements from other similar businesses. Additional parking is not needed for the auto title loan business. They never take possession of the cars because they feel the owner then wouldn't be able to work and wouldn't be able to pay them back. This use will be a welcome addition to the area. We are requesting a waiver for 94 ft where 200 ft is required from residential. The residential property is across Buffalo. Thank you for your consideration in this matter. Please contact me with any questions regarding this matter.

Sincerely,

Sandra Montgomery
Associate Planner
Greater Nevada Planning, Inc.
ph.# 312-2435

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