

Justification Letter

The proposed Special Use Permit (“SUP”) concerns one parcel of land (.52 net acres) located at the southeast corner of Charleston Boulevard and Hinson (APN: 162-06-502-001). The property currently consists of one building, which is leased to an auto title loan company. Scope Development LLC (the “Applicant”) is seeking an SUP allowing pawn use in place of the existing auto title loan use.

The application and supporting site plan, elevations and floor plan, submitted with the SUP Application contemplate the demolition of the existing structure and construction of a new 10,000 square foot two-story structure with a 5,000 square foot footprint. The bottom floor will house a 3,000 square foot pawn showroom and a separate 2,000 square foot retail suite unrelated to the pawn use (retail suite use has not been determined at this time). The top floor will consist solely of office/storage space for the pawn showroom below.

The Applicant believes that approval of the SUP is appropriate because locating such a use in a high-traffic, commercial location supports the City of Las Vegas development policies. The application also meets all of the requirements for SUP except for separation from specified financial institutions:

- There will be no outdoor display, sales or storage of merchandise;
- The subject parcel is not located in the prohibited Fremont Street or Las Vegas Boulevard zones; and
- The subject parcel is not within 200 feet of any residential parcel.

While this SUP application does not satisfy the 1000’ separation from specified financial institutions, it should be noted that the auto title loan business currently occupying the site is also subject to the same distance requirements as the proposed pawn use. The specified financial institutions in question have operated in the vicinity of the existing auto title loan business on the property for some time without any known adverse effects to the surrounding area. As stated above, if this SUP is approved, the existing building will be demolished and the existing auto title loan use will be discontinued at this location in favor of the pawn use. This SUP simply contemplates exchanging one similar use that has operated in this location without incident with another more desirable use that is subject to the same approval guidelines and criteria.

More importantly, the current building housing the auto title loan business is aging, unattractive and does not fit with the City’s goals for redeveloping and improving the Charleston Boulevard corridor. Nor does the existing building fit current City of Las Vegas or Nevada Department of Transportation (“NDOT”) design standards. Redevelopment of the site as proposed will greatly enhance the off site improvements to bring them in line with current NDOT standards (improving traffic flow and safety in the area) as well as enhance the surrounding area without any detrimental effects.

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