



2-11-2008

City of Las Vegas
Planning & Development Department

Re: Justification Letter

The following is a request for a Special Use Permit to be granted for the purposes of Operating a pawnshop located at 7960 W. Sahara Blvd^{Sr 120}, in the City of Las Vegas. The existing building was previously a health food store. The pawn operation will be complimentary and compatible with surrounding businesses, some of which include fast food restaurants, 24 Hour Fitness, an adjacent Suntan business, and a variety of retail stores. The pawn operation will include collateralized loan transactions, and new and pre-owned merchandise. The project meets the C-1 zoning requirement, and is consistent with the current commercial and retail complexion of the surrounding neighborhood. In addition, the store is located outside of 200 feet from any residential use, outside of 1,000 feet from any Pawn Shop or Specified Financial Institution, therefore meeting the Conditional Use Regulations as required for acquiring a Special Use Permit.

Kindest Regards,

M. Neil Duxbury

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04/24/08 PC