



ENGINEERING

SOUTHWEST

LAND PLANNING • MAPPING • DEVELOPMENT

August 4, 2008

Mr. Larry Harala
City of Las Vegas Planning Department
731 South Fourth Street
Las Vegas, NV

Re: Craig and 95 - Special Use Permit – and Waiver EZ Pawn

Dear Larry:

On behalf our client, Craig 95, LLC, we respectfully request the City of Las Vegas accept a Special Use Permit for property located on 3.53 acres on the south side of Craig Road, west of U.S. 95. The original Site Development Plan Review (SDR-19643) and Zone Change (ZN-19647) were submitted to the City of Las Vegas for a 39,305 square foot commercial center.

According to Title 19 a Pawn Shop is allowed within a C-2 zoning with the approval of a Special Use Permit.

EZ Pawn requires a total area of no less than 6435 square feet and will be located at the north end of Retail Building #2. The original conditions of approval with regards to traffic, ingress, egress, parking etc. will remain the same.

We are also requesting a Waiver of the minimum separation distance between a Pawn Shop and a specified financial institution. Title 19 requires 400' minimum separation between uses and the parcels these two uses sit on show a common property line, thus making the distance between the two business "0" feet. However, the physical separation of these two uses will be over 600'.

Thank you for your consideration in the above matter.

Sincerely,

SOUTHWEST ENGINEERING

Sally I. Pelham
Director of Processing

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