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December 30, 2008

VIA HAND DELIVERY

City of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
731 So. Fourth Street
Las Vegas, NV 89101

**Re: Amended Justification Letter – Cash America
Special Use Permit for Pawn Shop & Waiver of Separation Requirement
APN: 138-08-801-019**

To Whom It May Concern:

Please be advised this office represents Cash America (the "Applicant"), in the above referenced matter. The Applicant is requesting a special use permit to allow for a pawn shop and a waiver for distance separation requirement to residential for property generally located on the north side of Cheyenne and just west of Durango, more particularly known as assessor's parcel number 138-08-801-019 (the "Site").

The Site is zoned C-1. A pawn shop is permitted in a C-1 zoned district with a special use permit. In conjunction with the pawn shop use, the Applicant is also requesting a financial institution, specified, as an accessory use. In addition to the special use permit, the Site is located within 200 feet of a residential use. The code measures the distance separation from property line to property line. In this case, the entire Site is one assessor's parcel number and borders a residential development. As a result, the Applicant is seeking a zero foot (0') separation where 200 feet is required.

However, the Applicant will be operating the pawn shop in Building A on the Site. Building A is more than 450 feet from the nearest residential use to the west. Additionally, the residential use to south is buffered by Cheyenne, a 100 foot right-of-way and major traffic corridor between US 95 and the 215. Therefore, the actual use on the Site, the pawn shop, is sufficiently buffered from any residential use.

We thank you in advance for your consideration and respectfully request your recommendation of approval. Should you need any additional information or have any questions, please feel free to contact me.

Sincerely,

KUMMER KAEMPFER BONNER RENSCHAW & FERRARIO



Anthony J. Celeste

AJC/dmf

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