

It's Mine Now

KIDS RESALE

3966 Empress Charm Ct. Las Vegas, NV 89129 ♦ Las Vegas, NV 89129 ♦ Ph. (702) 202-0727

October 1, 2009

City of Las Vegas
Planning and Development Department
731 S. 4th Street
Las Vegas, NV 89101

R.E.: Justification Letter for Special Use Permit (Secondhand Dealer Class II) – Kids Resale Store
7450 W. Cheyenne Ave., Ste. 104; Las Vegas, NV 89129

Dear Sir/Ma'am:

This justification letter is submitted for the purpose of obtaining a Special Use Permit approval for a Secondhand Dealer (Class II), a kids resale store, on the subject property above.

Nature of project: A resale store that sells new and gently used children's merchandise that includes but not limited to clothing, accessories, toys, baby gears and baby/kids furniture. The name of the store is "It's Mine Now" and it will be open to the public. Merchandise items will be sold at prices 40% to 80% below retail prices.

Use of space: We will use the said premises located on 7450 W. Cheyenne Ave., Ste. 104; Las Vegas, NV 89129 - as a children's resale store. Majority of the space will be used as store space to display and sell merchandise.
There are 2 separate areas in the back of the store that will be used to store merchandise inventory items and to conduct office and other paperwork-related activities, as part of maintaining the store operation.
There is a restroom inside the space that will be made accessible to customers and employees.

Hours of operation: Proposed hours of operations will be Monday to Friday 10AM to 6PM and Saturday 10AM to 5PM. Hours of operations may be adjusted slightly to fulfill customers' demand if necessary.

Development data: In the current economic situation, consumers are making wiser decisions on their spending. Shopping at a resale/thrift store like It's Mine Now is one great answer to shop for great kids products at bargain prices.
Our store will be advertised through flyers, kids magazines, and other local advertising publications.
Due to the merchandise mix that will be offered for sale in our store, we anticipate that majority of our customers will consist of adults who have young children (up to age 6). The presence of It's Mine Now kids resale store on subject property will be beneficial to the community as families will have a one-stop-shop where they get paid simply by selling their children's outgrown items (that are still in good conditions) and at the same time, get other quality stuff for their kids at a bargain.
We have filed all required paperwork for the store per information obtained from different state and local government agencies.

SUP-36242
11/19/09 PC

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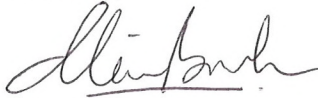
Store Operation: Store will be managed and operated by owners, Mira & Jeffrey Burhan. There may also be 1 or 2 part time employees in the store during our hours of operation.

We have completed the Pre-Application meeting and were informed of the SUP Application submittal requirements. All required documentations have been included in this application packet.

We strongly hope your review on this application will grant us the SUP approval. Should you need any additional information, we can be reached at (702) 202-0727 or cell. (808) 383-5377 or by e-mail miraburhan@gmail.com

Thank you for your time and we look forward to hear from you soon.

Sincerely,



Mira Burhan
Managing Member
It's Mine Now, LLC



Jeffrey Burhan
Managing Member,
It's Mine Now, LLC.

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Cheyenne Fountains
7440/7450 W. Cheyenne Avenue
Las Vegas, Nevada 89128

UPDATED: 6/25/2009

SUITE	TENANT	RENTABLE
NO.	NAME	SQ. FT.
7450-113	Vacant	1,140
7450-100	Occupied	2,000
7440-101	Occupied	1,555
7450-102	Occupied	1,600
7450-103	Vacant	1,200
7450-104	Vacant	1,200
7440-10 4 5	Occupied	3,400
7450-10 5 6	Occupied	1,200
7450-10 6 7	Occupied	2,400
7450-108	Vacant	2,400
7450-110	Occupied	2,000
7450-112	Vacant	1,600
7450-114	Occupied	1,260
7450-115	Occupied	2,400
7450-117	Occupied	1,000
7450-118	Occupied	2,000
	Total SF	28,355

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