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JANUARY 14, 2010

JUSTIFICATION LETTER

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT DEPARTMENT

PROJECT: GOLD AND SILVER PAWN SHOP

LOCATION: 709 / 713 LAS VEGAS BLVD.SOUTH

A.P.N. - 139-34-410-178 / 179

APPLICATION: SITE DESIGN REVIEW

This application is submitted to allow for the construction of a new storage building in conjunction with an existing pawn shop. The proposed storage building will be 48' x 62' in size (2976 s.f.) on the ground level ,with future plans to construct a second story for office space. The first phase (single story building) will be 25 feet in height with stucco finished walls to match the existing building. The height of the future second story will add an additional 10 ft. to the building for a total height of 35 ft. The new storage building will be constructed to match the existing buildings and finishes.

The proposed storage building will be located in the rear (northeast) portion of the 709 Las Vegas Blvd. S. parcel that is currently being used to store merchandise in an outside enclosure. The construction of the new storage building will allow the owners to expand the existing sales area which is very much needed. Relocating existing outdoor storage to the new indoor storage area will be a benifit to the neighborhood.

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FEB 03 2010

SDR-37326
03/25/10 PC