



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for a Pawn Shop
Project Address (Location) 307 Decatur Blvd.
Project Name Super Pawn Proposed Use Pawn Shop
Assessor's Parcel #(s) 139-31-201-003 Ward # 1
General Plan: existing C proposed N/A Zoning: existing C-2 proposed N/A
Commercial Square Footage 6,000 + Floor Area Ratio _____
Gross Acres .83 +/- Lots/Units 1 Density _____
Additional Information See attached justification letter

PROPERTY OWNER Fremont West, LLC Contact Barry Becker
Address 50 S. Jones Blvd. Phone: N/A Fax: N/A
City Las Vegas State NV Zip 89107
E-mail Address N/A

APPLICANT Cash America/Super Pawn Contact Caroline Ciocca
Address 3021 Business Lane Phone: 735-4444 Fax: 739-7888
City Las Vegas State NV Zip 89103
E-mail Address cciocca@casham.com

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer Fiorentino Contact Jennifer Lazovich
Address 3800 Howard Hughes Parkway Phone: 792-7000 Fax: 796-7181
City Las Vegas State NV Zip 89169
E-mail Address jlazovich@kcnvlaw.com

Property Owner Signature* [Signature]

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Barry W. Becker

Subscribed and sworn before me

This 26 day of OCTOBER, 20 09.

Melissa Hamilton

STATE OF NEVADA

COUNTY OF CLARK

Notary Public in and for said County and State

Revised 10/27/08

839159.1



FOR DEPARTMENT USE ONLY

Case #	<u>SUP-37576</u>
Meeting Date:	<u>4/22/10</u>
Total Fee:	<u>\$1,030.00</u>
Date Received:*	<u>3/4/10</u>
Received By:	<u>B. S.</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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THIS PROJECT IS A REMODEL OF AN EXISTING COMMERCIAL BUILDING CONVERTING A RESTAURANT INTO A PAVN SHOP USE. THE BUILDING IS EXISTING, AND WILL HAVE SIGNIFICANT UPGRADES TO THE EXTERIOR FACADE. THE BUILDINGS EXTERIOR IS DESIGNED TO HAVE A DESERT CONTEMPORARY THEME THAT IS CONSISTANT WITH THE SURROUNDING AREAS. ARCHITECTURAL PLANS DEPICT AN EXISTING SINGLE STORY BUILDG THAT IS APPROXIMATELY 6,000 SF.

SITE DATA:

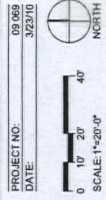
APN #	139-31-201-000
SITE AREA:	0.83 ACRES
CURRENT ZONING:	C-2 GENERAL COMMERCIAL DISTRICT

TENANT NAME	USE	AREA (SF)	PARKING RATIO REQUIRED
SUPER PAWN	PAWN SHOP	6,000	1:250
TOTAL PARKING REQUIRED			24
TOTAL PARKING PROVIDED			58
ACCESSIBLE PARKING REQUIRED			3
ACCESSIBLE PARKING PROVIDED			3

1. UTILITIES SHALL BE UNDERGROUND.
2. AIR CONDITIONING UNITS TO BE CONCEALED OR SCREENED IN A DECORATIVE MANNER FROM PUBLIC RIGHT-OF-WAY.
3. SEPARATE PERMIT APPROVAL IS REQUIRED FOR ALL WALLS, FENCES, AND SIGNS.
4. ALL EXTERIOR LIGHTS TO BE ARRANGED SO AS TO REFLECT AWAY FROM THE ADJACENT PROPERTY.
5. LIVE LANDSCAPING WITH AUTOMATIC IRRIGATION IS REQUIRED.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT BUILDING CODES AND LOCAL ORDINANCES.

- 1) DISCOMPOSED GRANITE (UNDER INSTANT 4") LAYERS OF 3" MINUS RECYCLED GRANITE CONTINUOUS IN PLANTER UNDER ALL TREES AND SHRUBS. BEFORE PLACING GRANITE, COMPACT BUMP GRADE TO 85% OF PRE-EXISTING GRANITE. MAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY. APPLY PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. KEEP TOP OF GRANITE 2" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW GRANITE TO TOUCH THE WORK OF ANY PAINT. INSTANT AFTER INSTALLATION OF PLANT MATERIAL.
- 2) PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES, WALLS AND WALLS
- 3) SELECTED SHRUB MATERIAL TO BE PLANTED IN LANDSCAPE AREA TO PROVIDE A MINIMUM OF 85% COVERAGE AT 2 YEARS GROWTH.
- 4) ALL LANDSCAPE IMPROVEMENTS FOR THIS PARCEL TO COMPLY WITH C.V. - TITLE 19.

SUGGESTED TREE LIST:		SUGGESTED SHRUB LIST:			
SYMBOL	BOTANICAL COMMON NAME	SIZE	SYMBOL	BOTANICAL COMMON NAME	SIZE
	PROSPERO GLANDULOSA	24" BOX		CASSIA NEMOPHILA	5 GAL
	HONEY MESQUITE	UNO		DESERT CASSIA	5 GAL
	EXISTING TREE	EXISTG		CALSAUPINA GLEBOSA	5 GAL
	EXISTING PALM TREE	EXISTG		YELLOW BIRD OF PARADISE	5 GAL



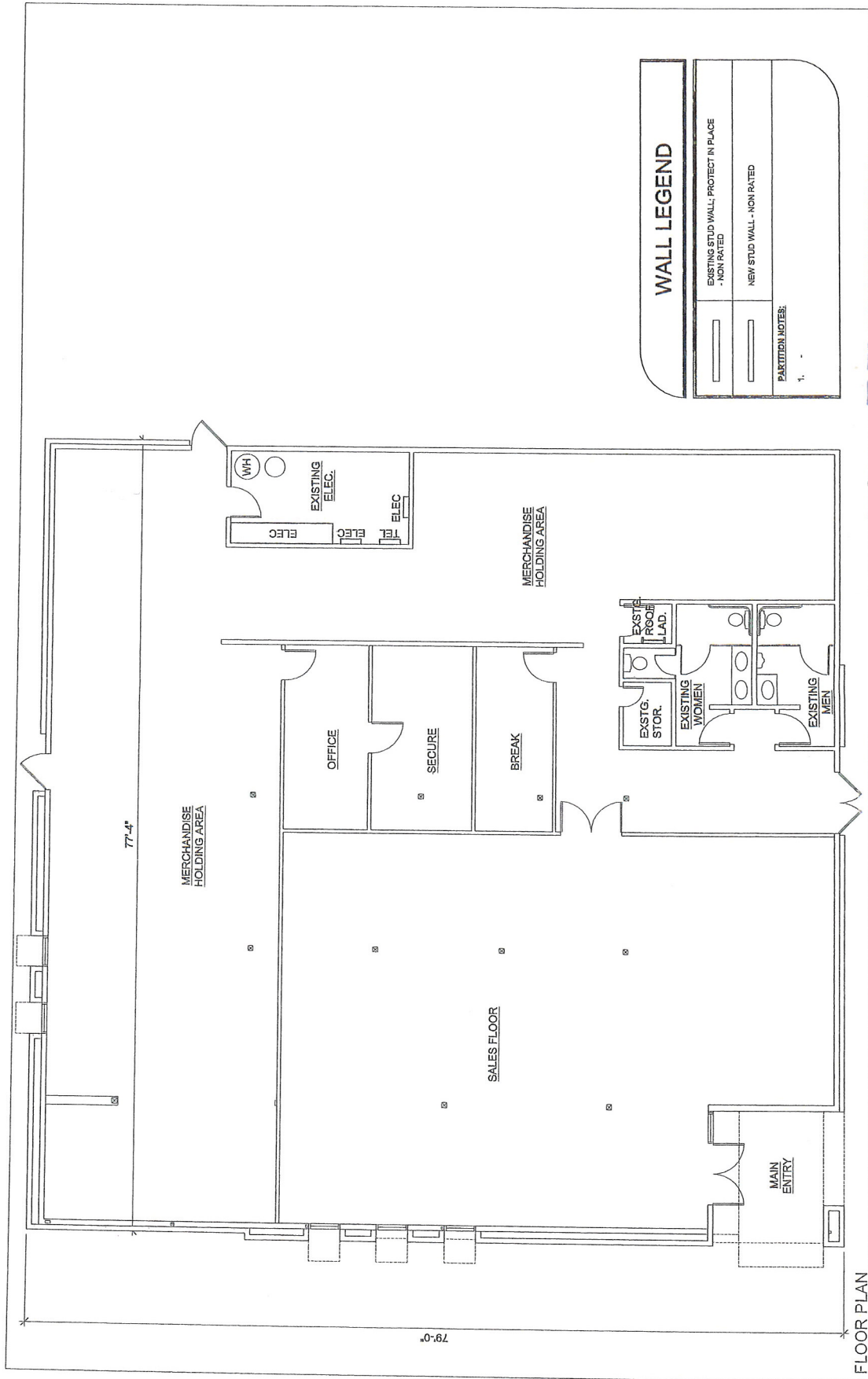
DR-91

10777 W. TWAIN AVE, SUITE 125, T 702-403-1575
LAW OFFICES OF JAMES W. DESIGNECC

301
SUP-37576
10777 W. TWIN AVE., SUITE 125, T
LUGGAGE

REVISED

307 S. DECATUR BLVD. LAS VEGAS, NV 89107



FLOOR PLAN

WALL LEGEND	
	EXISTING STUD WALL - PROTECT IN PLACE - NON RATED
	NEW STUD WALL - NON RATED
PARTITION NOTES:	
1. .	

DETECTIVE designcell
 PROJECT NO. 015
 SHEET NO. DR-02
 DATE 04-2010
 1077 WYOMING AVE. SUITE 125, LAS VEGAS NV 89135
 T 702-400-1575
 WWW.DESIGNCELL.CC

SUP-37576
REVISED

CASH AMERICA SUPER PAWN
 307 S. DECATUR BLVD. LAS VEGAS, NV 89107