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March 8, 2010

VIA HAND DELIVERY

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT
731 S. Fourth St.
Las Vegas, NV 89101

Re: REVISED Justification Letter – Site Development Plan Review, Special Use Permit to Allow for a Pawn Shop & Waiver of Separation Requirements Accessory uses include: payday loans/check cashing and second hand dealer 307 S. Decatur Boulevard (APN: 139-21-201-003)

To Whom It May Concern:

Please be advised this office represents Cash America/SuperPawn (the "Applicant"). The Applicant is seeking a site development plan review and special use permit for a pawn shop in the above referenced location (the "Site"). The Site is zoned C-2. Pawn shops are allowed in a C-2 zone with the approval of a special use permit. Additionally, the Applicant is seeking a waiver for: (i) the 200 foot distance requirement to a residential use and (ii) the 1000 foot distance requirement from any other pawn shop use or specified financial institution use.

The Applicant is a well established and highly regarded pawn shop operator throughout the Las Vegas valley. The Applicant is proposing to transform an existing vacant building, formerly occupied by Sizzler which has been vacant for some time, into an attractive location for SuperPawn. The current building is 6000 square feet and has been vacant for some time. The Applicant plans to significantly upgrade the façade of the building and the landscaping along Decatur Boulevard. As part of the upgrade to the building, the Applicant will be adding exterior architectural enhancements which will slightly increase the height of the parapet from approximately 22' to approximately 27' Additionally, the inside of the existing building will be substantially upgraded.

In addition to the site development plan review, the Applicant is requesting a use permit to allow for a pawn shop. In conjunction with the pawn shop use, the Applicant will provide accessory uses such as payday loans/check cashing, jewelry sales and second hand sales. Since the Applicant is proposing to locate in an existing building, waivers of the distance requirements are necessary. The property line of the existing building is 162 feet from a residential use. However, the distance of the existing building exceeds the distance requirement and is actually 336 feet from the residential use. Between the existing building and the residential use is: (i) a lengthy parking lot, (ii) a block wall and (iii) a street, Portsmouth Way. Additionally, the

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Applicant is seeking a waiver from the required distance to a specified financial institution use. The property line of the existing building is 250 feet away from the property line of the existing specified financial institution use. However, from the proposed SuperPawn building to the existing building with a specified financial institution, the distance is actually 819 feet. Five existing buildings plus a public street, Mayflower Lane, separate the two uses. There are no existing pawn shops within the required distance separation.

The proposed improvements to the Site include, but are not limited to: desert contemporary architecture, new entrance canopy, enhanced landscaping, dark sky lighting, upgraded mechanical systems and reduced cooling loads. The entrance into the building would face south, toward an existing commercial building and not toward the residential homes to the east. The upgrades to the façade of the building and the upgrades on the interior of the building will be an enhancement to the area. Additionally, the proposed use would be located on Decatur Boulevard and Meadows Lane just south of US 95 in an area that is heavily commercial with C-1 and C-2 uses. The hours of operation would be 9:00 a.m. to 7:00 p.m. Monday through Saturday. On Sunday, the hours of operation would be noon to 5:00 p.m. Therefore, the limited hours of operation would not be detrimental to the residential uses. Finally, the overall enhancements to the building and landscaping would be a complement to the area.

Thank you, in advance, for your consideration of this request. If you need any additional information, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

Anthony J. Celeste

AJC/

Cc: Jennifer Lazovich
Caroline Ciocca

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