



PLANNING & DEVELOPMENT DEPARTMENT

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JUN 14 2010

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38533** APN: 163-01-602-005

Name of Property Owner: Decatur - Oakley Plaza, L.P.

Name of Applicant: Loanex

Name of Representative: Bob Gronauer - Kaempfer Crowell Renshaw Gronauer & Fiorentino

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes

No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

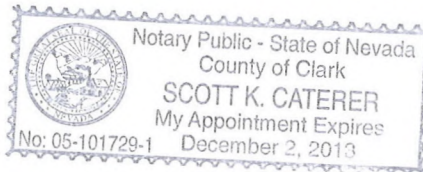
X Signature of Property Owner: Joseph Vranesh

Print Name: Joseph VRANESH

Subscribed and sworn before me

This 10 day of June, 2010

SC
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Auto Title Loans
Project Address (Location): 1620 S. Decatur Boulevard Suite A
Project Name: Loanex **Proposed Use:** Auto Title Loans
Assessor's Parcel #(s): 163-01-602-005 **Ward #:** 1
General Plan: existing _____ proposed N/A **Zoning:** existing C-1 proposed N/A
Commercial Square Footage: _____ **Floor Area Ratio:** _____
Gross Acres: _____ **Lots/Units:** _____ **Density:** _____
Additional Information: See attached justification letter

PROPERTY OWNER: Decatur-Oakey Plaza, L.P. **Contact:** John Grewell
Address: 1700 S. 8th Street **Phone:** (702) 856-7419 **Fax:** _____
City: Las Vegas **State:** NV **Zip:** 89104
E-mail Address: johngrewell@gmail.com

APPLICANT: Loanex **Contact:** John Grewell
Address: 71 Marsh Harbor Court **Phone:** (702) 856-7419 **Fax:** _____
City: Las Vegas **State:** NV **Zip:** 89148
E-mail Address: johngrewell@gmail.com

REPRESENTATIVE: Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact:** Bob Gronauer
Address: 8345 W. Sunset Road, Suite 250 **Phone:** (702) 792-7000 **Fax:** (702) 796-7181
City: Las Vegas **State:** NV **Zip:** 89113
E-mail Address: rjg@kcrlaw.com

Property Owner Signature* Joseph Vranesh

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

Print Name JOSEPH VRANESH

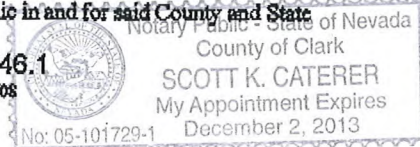
Subscribed and sworn before me

This 10 day of June, 20 10.

K Ct

Notary Public in and for said County and State

893746.1
Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>SWP 38533</u>
Meeting Date:	<u>7.29.10</u>
Total Fee:	<u>\$1,030.-</u>
Date Received:	<u>6.14.10</u>
Received By:	<u>JFA</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.

E:\depot\Application Packet\Application Form.pdf

AMP

JUN 14 2010

15919.4

SITE INFORMATION

ZONING-Clark County, NV

APN#: 163-01-402-005

Zoning-C-1

AREA (Approximate, to be verified)

Gross Area 13,000 Sq. Ft. 0.30 - Acres

Net Area 189,423 Sq. Ft. 4.14 - Acres

Let Coverage 24 %

SETBACKS REQUIRED PROVIDED

Front: 20 ft. 90 ft. Existing

Side: 10 ft. 0 ft. Existing

Corner Side: 15 ft. 90 ft. Existing

Rear: 20 ft. 19 ft. Existing

BUILDING HEIGHT

Allowed: 35 ft.

Provided: N/A Existing

H.C. PARKING

Required:

Provided:

2 Spaces

2 Spaces Existing

PARKING

Suite # Name of Business

A Loanex

B Vacant

D Sam Smiths Shop

E Vacant

F Calozuma Income Tax

G PC Development Inc.

H Sixteen Twenty

J Stone Age Concrete

Type of Use

Financial Institution, Specified

Vacant

General Retail

Vacant

Office

Office

Beauty Salon

Parking Requirements

1 space per 250 SF

1 space per 175 SF

1 space per 175 SF

1 space per 175 SF

1 space per 300 SF

1 space per 300 SF

3 spaces per station (per business license 5 Stations)

1 space per 300 SF

Tenant Space

750 GSF

750 GSF

750 GSF

750 GSF

750 GSF

750 GSF

750 GSF

750 GSF

Parking Required

3 Spaces

5 Spaces

5 Spaces

5 Spaces

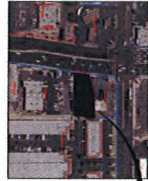
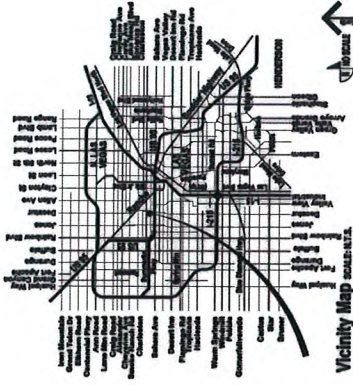
3 Spaces

3 Spaces

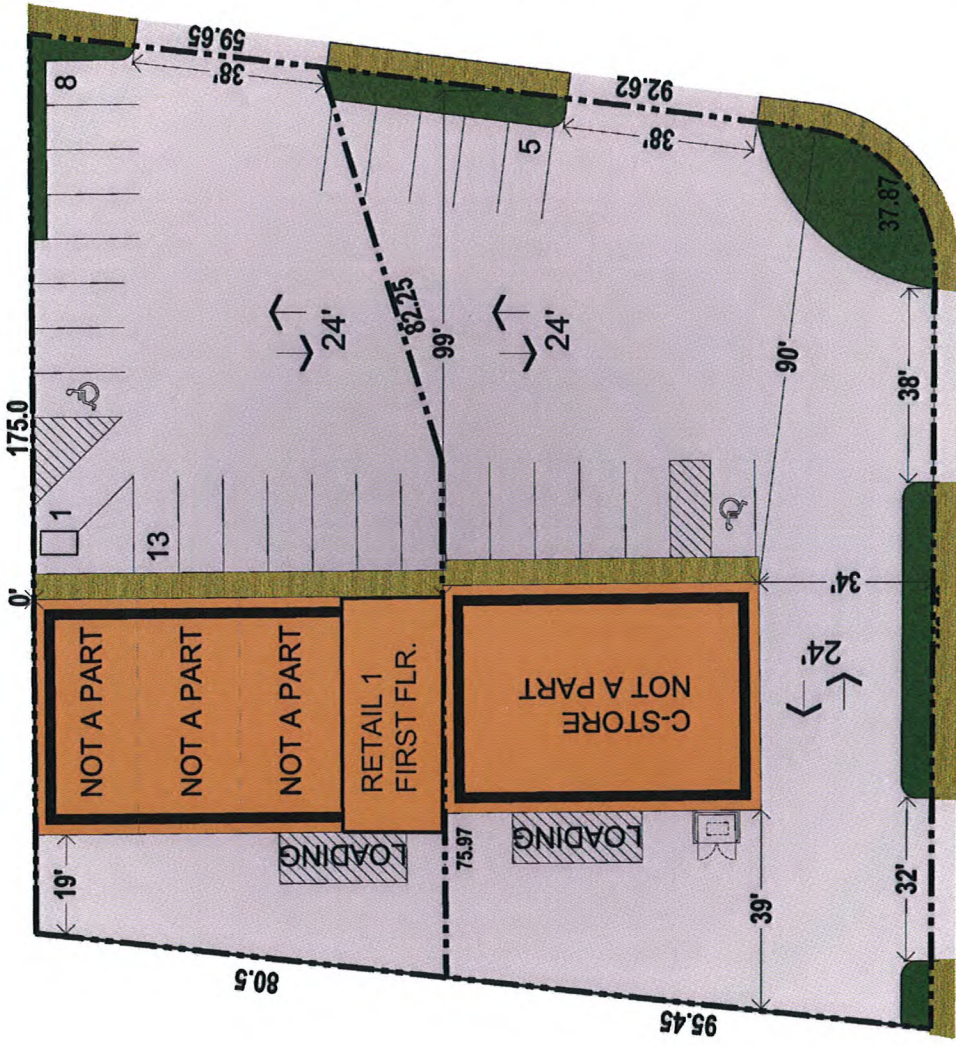
15 Spaces

3 Spaces

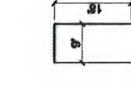
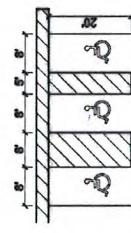
Total 42 Spaces 16 Spaces Existing



Location Map



1 SITE PLAN
SCALE: 1" = 15'



Typical Loading Spaces
Standard
Handicapped

Fire Turning Radius



SUP-38533

SUP-38534

LOANEX

1620 S. Decatur, City of Las Vegas, NV

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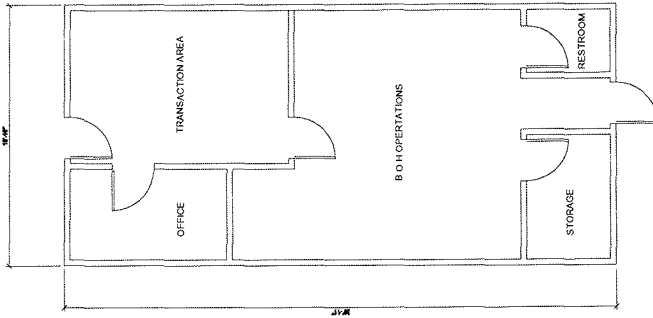
FRONTLINE

Scale: 1:15

group
MOSER

architecture studio

Conceptual Site Plan : Sheet Title
16/000 : Project Number
06/15/2010 (Revised 02/2010) : Date



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

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Floor Plan : Sheet Title
10-018 : Project Number
05/12/2010 : Date

NORTH
Scale:  **FRONTLINE GROUP**

SUP-38533 **OSER architecture studio**

SUP-38534

LOANEX

1620 S. Decatur, City of Las Vegas, NV