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2011 MAR -9 P 1:20

Todd Kessler
206 N. 3rd St.
Las Vegas, NV 89101
702-296-2600

VIA FACSIMILE ONLY – 702-382-4803

March 9, 2011

City of Las Vegas
City Clerk
Las Vegas, Nevada 89101

Re: **APPEAL REQUEST -SUP 40739**

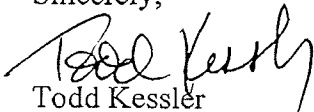
To whom it may concern:

Please accept this as formal appeal of the March 8, 2011 Planning Commission decision to deny SUP-40739 which was an application for a pawn shop located at 519 E. St. Louis Ave, Las Vegas, NV. The Application is FOR A SPECIAL USE PERMIT FOR A PAWN SHOP AND WAIVERS TO ALLOW A 50 FOOT SEPERATION FROM A RESIDENTIAL WHERE A 200 FOOT DISTANCE SEPERATION IS REQUIRED AND TO ALLOW A 20 FOOT SEPERATION FROM AN EXISTING FINANCIAL INSTITUTION WHERE A 1,000 FOOT DISTANCE SEPERATION IS REQUIRED on 0.16 acres at 519 E. St. Louis Ave. zoned C-1 (Limited Commercial).

We strongly believe our waivers are appropriate as the proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, the subject site is physically suitable for this type of use, the access streets to the property are adequate in size to meet the requirements of this use and the approval of this Special Use Permit at this site is not inconsistent with nor compromises the public, health, safety and welfare of the overall objectives of the General Plan.

We request that the item be placed on the April 6, 2011 City Council agenda. In the meantime, if you have any questions and/or concerns, please do not hesitate to contact me.

Sincerely,



Todd Kessler

Representative for the Applicant and Owners