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December 31, 2009

John Grider, Planner I
City of Las Vegas, Planning & Development
739 South Fourth Street
Las Vegas, NV. 89101

RE: APN 139-29-301-001, Washington

Dear Mr. Grider:

Please accept this letter as our request for a variance for parking on the above referenced site. We are requesting a Special Use Permit to allow the existing Rapid Cash Payday & Auto Title Loan store to purchase gold on the premises (jewelry store, class III). Recently there have been several commercials on TV for gold purchase where the customer requests an envelope, places their broken or discarded gold jewelry in the envelope and send it to the company. In turn, the company sends the customer a check for approximately 10-15 cents on the dollar.

Rapid Cash would like to do something similar, only with more control and a better situation for the customer. The customer brings the jewelry to the store where it is weighed. The customer walks away with a check for approximately 50-55 cents on the dollar-5 times more than if they mailed it. Also, the customer has control because they actually hand it over to a person, not a post office. Also, every purchase is reported to Metro on a daily basis.

There is no resale of the jewelry; it is not a loan but a purchase of the jewelry for the gold. It will be an incidental use to the main business and is considered just another service for the customer. Rapid Cash believes this to be another service for their existing customers. The parking required for a Class III Jewelry store is 1 space per 175 square feet, requiring an additional 2 parking spaces.

This is an existing building and the size and shape of the property will not allow for additional parking spaces. Because this is a service for existing customers, additional parking will not be necessary.

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In addition, there is a tenant space next to this site with plenty of parking available. Therefore, there should be plenty of parking for any "new" customers that might use this service. Please contact me with any questions regarding this matter. Thank you for your consideration in this matter.

Yours truly,



Lucy Stewart
LA Stewart Consulting

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