





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 # 5UP-37576
 Meeting Date: 4/22/10
 Total Fee: \$1,030.00
 Date Received: 3/4/10
 Received By: B. S.

*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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ADJACENT ZONING
C-2

DECATUR BLVD.

EXISTING
SITE PLAN &
LANDSCAPE

MEADOWS LANE

ADJACENT ZONING
C-2

ADJACENT ZONING
C-2

PROJECT SITE

LOCATOR MAP

PROJECT DESCRIPTION

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

SITE DATA

SITE DATA:

APN # 130-31-201-003
SITE AREA: 0.83 ACRES
CURRENT ZONING: C-2 GENERAL COMMERCIAL DISTRICT

PARKING CALCULATION:

TENANT NAME	USE	AREA (SF)	PARKING RATIO	PARKING REQUIRED
SUPER PAWN	PAWN SHOP	6,000	1/250	24
TOTAL PARKING REQUIRED:				24
TOTAL PARKING PROVIDED:				56
ACCESSIBLE PARKING REQUIRED:				3
ACCESSIBLE PARKING PROVIDED:				3

GENERAL NOTES

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 ADJOINING PROPERTY.
5. LIVE LANDSCAPING WITH AUTOMATIC IRRIGATION IS REQUIRED.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT BUILDING CODES AND LOCAL ORDINANCES.

LANDSCAPE NOTES

- 1) DECOMPOSED GRANITE (DG) - INSTALL A 2" LAYER OF 3/4" MINUS DECOMPOSED GRANITE CONTINUOUS IN PLANTER UNDER ALL TREES AND SHRUBS BEFORE PLACING GRANITE. COMPACT SUB-GRADE TO 8%. AFTER PLACING GRANITE, RAKE SMOOTH W/TO ENTIRE DEPTH, ALLOW TO DRY. APPLY PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. KEEP TOP OF GRANITE 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW GRANITE TO TOUCH THE BARK OF ANY PLANT. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.
- 2) PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES, WALKS, AND WALLS.
- 3) SUGGESTED SHRUB MATERIAL TO BE PLANTED IN LANDSCAPE AREA TO PROVIDE A MINIMUM OF 50% COVERAGE AT 2 YEARS GROWTH.
- 4) ALL LANDSCAPE IMPROVEMENTS FOR THIS PARCEL TO COMPLY WITH CLV - TITLE 15.

LANDSCAPE LEGEND

SUGGESTED TREE LIST:

SYMBOL	BOTANICAL/COMMON NAME	SIZE
⊗	PROSOPIS GLANDULOSA HONEY MESQUITE	24" BOX U/N/O
○	EXISTING TREE	EXISTG.
★	EXISTING PALM TREE	EXISTG.

SUGGESTED SHRUB LIST:

SYMBOL	BOTANICAL/COMMON NAME	SIZE
⊗	CASSIA NEROPHILA DESERT CASSIA	5 GAL
⊗	CAESALPINIA GIESSEI YELLOW BIRD OF PARADISE	5 GAL

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

PROJECT NO: 09 069
DATE: 3/23/10

SCALE: 1"=20'-0"



SHEET NO:

DR-01

designcell

10777 W. THORN AVE, SUITE 125, T. 702-403-1575
DESIGN@CELL.CC

SUP-37576
REVISED

