

August 10, 2010

Dear Madam or Sir,

On behalf of my client, Roi Zalach, I am requesting a Special Use Permit to allow a Secondhand Dealer at 376 West Sahara Avenue. The Assessors Parcel Number is 162-04-807-001.

The store would be located within an existing retail center which is zoned C-1. Because the property has been utilized over the years by several businesses with the same parking requirements, we are asking that a determination of Parking-Impaired Development be made for this site, as per Title 19.10.010(C)(1).

Other existing C-1 businesses are located to the north and east of the site. On the west are C-M uses and the south side of Sahara, located in unincorporated Clark County, is vacant land planned as Commercial Tourist.

My client intends to operate a jewelry store and, in order to be competitive with similar businesses, wishes to be able to take in previously owned jewelry as trade for new items and to upgrade or repair his customer's stones or settings with replacements which may have originally been utilized in other pieces.

Because the property is situated in a long established retail area with a variety of uses, including convenience stores, restaurants, taverns and other shops, we believe a jewelry store with a Secondhand Dealer's license is appropriate at this location and will be a welcome addition to the shopping choices available to the nearby residents.

Yours truly,



Leni Skaar

RECEIVED

SEP 07 2010

City of Las Vegas

SUP-39471