

**I RENT B & E, LLC dba:
PIONEER BUY & SELL**
3500 W. SAHARA, LAS VEGAS, NEVADA
APN: 163-05-402-9700

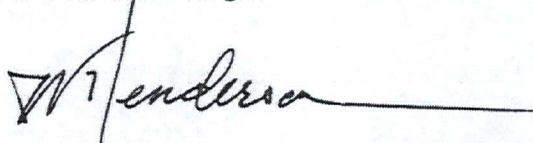
JUSTIFICATION LETTER

This request is for the approval of a Special Use Permit for the designation & operation of a "Loan Center & Pawn Shop" in a C-1 Zone area as allowed under City of Las Vegas Title 19 / UDC 19.12.010 in an existing building formally operated as a Bank under the use of "Financial Institution w/o a Drive Thru", also per UDC 19.12.010. The building will also contain a secondary business of the same nature.

We are requesting a waiver to allow distance separation of approximately ~~65~~7 feet from a Financial Institution specified where 1000 Feet is required.

Per City of Las Vegas Planning Staff, the existing legal Non-Conforming parking designation shall remain in place.

The pawn shop proposes to upgrade the exterior appearance of the building with new paint, signage and non-structural fascia repairs. The existing landscape and parking lot will remain unchanged.



Winston Henderson
Representative

RECEIVED
JUL 11 2011

**SUP-42225
REVISED**