

Public Comment Form

Item Subject SUP-55677 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ACE LOAN COMPANY
- OWNER: B F TRUST, ET AL - For possible action on a request for a Special Use Permit FOR A PAWN
SHOP WITHIN AN EXISTING 1,651 SQUARE-FOOT COMMERCIAL BUILDING WITH WAIVERS TO ALLOW A
50-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND 920
FEET FROM A SIMILAR USE WHERE 1,000 FEET IS REQUIRED at 519 East St. Louis Avenue (APN 162-03-
311-017), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-55676]. Staff recommends DENIAL.

Tracking Number PC10142014-38-1

Name Scott Swank

Address 546 Barbara Way

City Las Vegas

State Nevada

Zip 89104

Comment I respectfully request that staff's recommendation be followed and that this request be
denied, as it was denied previously roughly 3 years ago. The pawn shop location is directly across the
street from residential housing to both the south and the east.

I canvassed residents of both locations and almost every individual I spoke with was opposed to having a
pawn shop open across the street from their apartments. Only one resident was unopposed, and he said
he did not care because he was moving away.

Additionally, this area already has a great number of pawn, title loan and payday loan locations, roughly
12 within a one mile radius. Those operations include The Cash Exchange, Gold & Silver Pawn Shop,
Nevada Title and Payday Loans, TitleMax TitleLoans, EZPawn, Speedee Cash, SuperPawn, Gold &
Beyond, John's Loan & Jewelry Co, Nevada Title and Payday Loans (2 locations), EZPawn (2 locations)
and Rapid Cash. That fact alone precludes the idea that this is the best and highest use for this location.

Further, studies of the addition or removal of pawn shops from an area indicate that "According to this
calculation, the presence of one more pawnshop will stimulate almost \$131,000 in thefts. An additional
\$54,000 of personal harms will attend these crimes." There have been a number of burglaries in our
neighborhood recently and we are staunchly opposed to bringing additional threats to our area.

<http://www.law.umich.edu/centersandprograms/lawandeconomics/workshops/Documents/Winter2008/miles.pdf>

Finally, this specific operator has a particularly bad reputation. Security at both the former Lady Luck and now the Downtown Grand indicated to me personally that they "hate it" when they have to deal with Ace Loan and that the individuals running it are "mean for the sake of being mean".

Again, for all of the above reasons, but most of all the unsuitable location directly across the street from residential both to the east and south, I ask for denial of this item.

Thank you,

Scott Swank

Vote Against

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Tracking Number PC10142014-38-2

Name John Schmitt

Address 572 Bonita Ave

City Las Vegas

State Nevada

Zip 89104

Comment Please do NOT grant this SUP. As a homeowner with a family and a registered voter, I
oppose this encroachment on my residential neighborhood.

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Tracking Number PC10142014-38-3

Name John Delikanskis

Address 548 Barbara Way

City Las Vegas

State Nevada

Zip 89194

Comment i oppose this application. Inappropriate use so close to residential.

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Tracking Number PC10142014-38-4

Name Kyle O. Krone

Address 569 E. St. Louis Ave

City Las Vegas

State Nevada

Zip 89104

Comment To Whom this may concern,

I am against this special permit. I would like my neighborhood to stay historically preserved. Adding this business will take away from our neighborhood and invite unwanted attention to our houses. Thank you for your consideration.

Respectfully,

Kyle Krone

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Tracking Number PC10142014-38-5

Name Jack LeVine

Address 1818 8th Place

City Las Vegas

State Nevada

Zip 89104

Comment The downtown neighborhoods are adamantly opposed to commercial expansion into
the neighborhoods. Pawn Shops and payday/title loan businesses in particular.

This property should never have been zoned commercial in the first place. Please vote to deny

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Tracking Number PC10142014-38-6

Name Jeff Garofalo

Address 805 Cypress Meadows

City Las Vegas

State Nevada

Zip 89144

Comment I own property in John S. Park and have worked hard to improve and maintain it in a
way consistent with a nice neighborhood. The buffers for this type of business are there for a reason,
and I ask that the request for waiver be denied. This is far too close to existing residential.

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Tracking Number PC10142014-38-7

Name michael yunkin

Address 556 ELLEN WAY

City LAS VEGAS

State Nevada

Zip 89104

Comment I live in the neighborhood and am opposed to the pawn shop. We know that the
presence of pawn shops increase crime (
<https://www.law.umich.edu/centersandprograms/lawandeconomics/workshops/Documents/Winter2008/miles.pdf>), and even ignoring that, there is no reason at all that this shop can't find a location that
DOESN'T require a waiver.

There is enough crime in this neighborhood already, and plenty of pawn shops within a short walk (for
which no waiver was needed).

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Tracking Number PC10142014-38-9

Name Nancy Thomas

Address 809 Franklin Ave.

City Las Vegas

State Nevada

Zip 89104

Comment This neighborhood does not need another pawn shop that is so close to homes. There
are several on the Strip that should be sufficient for customers. We need to keep our neighborhood free
of this sort of business close to housing.

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Tracking Number PC10142014-38-10

Name Welthy Silva

Address 1433 Cottonwood Pl

City Las Vegas

State Nevada

Zip 89104

Comment Another Pawn shop in this area is a bad idea!

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Tracking Number

Name Melissa Clary

Address 1431 Sweeney Ave.

City Las Vegas

State Nevada

Zip 89104

Comment Vehemently opposed. Unwanted and unnecessary encroachment on residential
neighborhood.

Vote Against