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April 12, 2023

Chetak Development  
820 Rancho Lane Suite 85  
Las Vegas, Nevada 89106

**RE: 23-0087-SUP1  
PLANNING COMMISSION MEETING OF APRIL 11, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *April 11, 2023* voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED PAWN SHOP USE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A PARCEL ZONED FOR RESIDENTIAL USE WHERE 200 FEET IS REQUIRED at 2206 Paradise Road (APN 162-03-411-009), C-2 (General Commercial) Zone, Ward 3 (Diaz)

This approval is subject to the following conditions:

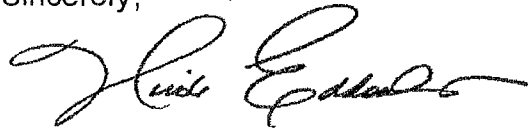
**Planning**

1. The approved Special Use Permit (SUP-15440) at 2230 Paradise Road shall be expunged upon exercising of this Special Use Permit (23-0087-SUP1).
2. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Pawn Shop use, except as waived herein.
3. A Waiver from Title 19.12.070 for the Pawn Shop use is hereby approved, to allow a zero-foot distance separation from a parcel zoned for residential use where 200 feet is required.
4. Conformance to the approved conditions for Plot Plan Review (Z-0020-77).
5. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on April 11, 2023 is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after April 24, 2023. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:ew

cc:

Jennifer Lazovich  
Kaempfer Crowell  
1980 Festival Plaza Drive Suite 650  
Las Vegas, Nevada 89135