

PLANNING & DEVELOPMENT



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07101-001-06-07

October 12, 2007

Mr. Mark Janz, Longford Properties
Buffalo Washington LLC
3077 Warm Springs Road
Las Vegas, Nevada 89120

RE: SUP-24251 - SPECIAL USE PERMIT

Dear Mr. Janz:

Your Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED AND AUTO TITLE LOAN AND A WAIVER TO ALLOW A DISTANCE SEPARATION OF ZERO FEET FROM AN EXISTING PAWN, AUTO USE WHERE 1,000 FEET IS THE MINIMUM SEPARATION REQUIRED at 7591 West Washington Avenue, Suites 140 and 150 (APN 138-27-301-015), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on October 11, 2007.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

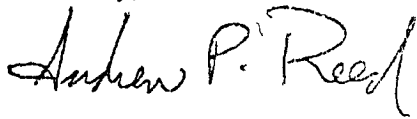
Planning and Development

1. Conformance to all minimum requirements under LVMC Title 19.04.010 for the Financial Institution, Specified and Auto Title Loan uses, including parking requirements, except where waived herein.
2. Conformance to the conditions for Variance (VAR-5531) and Site Development Plan Review (SDR-5393).
3. A Waiver of Title 19.04.010 to allow a distance separation of zero feet from an existing Pawn, Auto use where 1,000 feet is the minimum separation required is hereby approved.
4. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Mr. Mark Janz, Longford Properties
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This item will be considered by the City Council on **November 7, 2007**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:dm

cc: Jim/Ryan Marchesi
Check City
2640 Crimson Canyon Drive
Las Vegas, Nevada 89128

Ms. Lucy Stewart
LAS Consulting, Incorporated
856 East Sahara Avenue, #201
Las Vegas, Nevada 89104