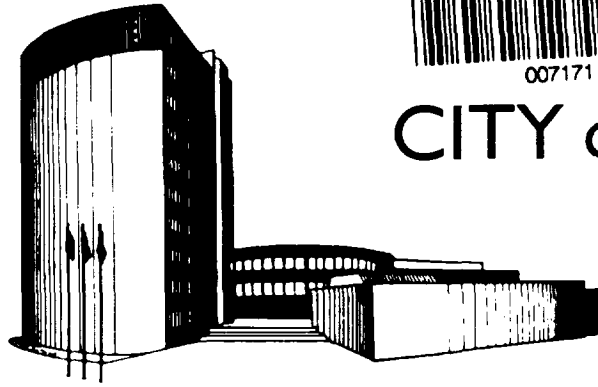


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CITY MANAGER
VIRGINIA VALENTINE



CITY of LAS VEGAS

April 22, 1999

Ms. Kristin Furnish
EZ Pawn Nevada, Inc.
1901 Capital Parkway
Austin, Texas 78746

RE: U-15-99 - SPECIAL USE PERMIT

Dear Ms. Furnish:

The City Council at a regular meeting held April 12, 1999, APPROVED the request for a Special Use Permit on property located at 1501 East Charleston Boulevard FOR A PAWN SHOP, C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 13, 1999. This approval is subject to:

1. This use shall be reviewed in one year.
2. The applicant shall work with staff to determine the maximum amount of landscaping that can be provided along the Charleston Boulevard, 15TH Street and 16TH Street frontages prior to the City Council meeting. An eight foot wide planter with 24 inch box trees spaced 30 feet on center, shrubs and ground cover shall be provided along the remaining property lines.
3. Three of the drive-thru lanes shall be removed, and the canopy modified as required by the Planning and Development Department.
4. There shall be no sales of fire arms or outdoor sales or storage of merchandise at this location.
5. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site as required by the Department of Public Works.
6. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new driveways and modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works. In addition, the proposed driveway on Charleston Boulevard shall comply with the requirements of the Nevada Department of Transportation.

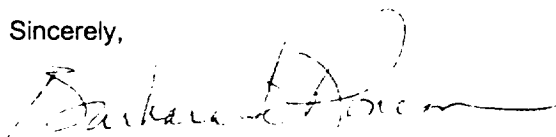
400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)
www.ci.las-vegas.nv.us (WEBSITE)



Ms. Kristin Furnish
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7. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
10. All City Code requirements and design standards of all City departments must be satisfied.
11. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
12. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.
15. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

Sincerely,



BARBARA JO RONEMUS
City Clerk

/gpb

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services
Land Development Services