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006222

CITY of LAS VEGAS

March 9, 1999

Mr. Hank Gordon
Parkway Retail Centre, Limited Liability Company
2500 West Sahara Avenue, Suite #211
Las Vegas, Nevada 89102

RE: U-171-98 - SPECIAL USE PERMIT [Related to Z-131-94(5), U-168-98 & U-169-98]

Dear Mr. Gordon:

The City Council at a regular meeting held February 22, 1999 APPROVED the request for a Special Use Permit on property located on the south side of Washington Avenue, approximately 230 feet east of Buffalo Drive, FOR A PAWN SHOP (SUPERPAWN) AND SECOND-HAND DEALER IN CONJUNCTION WITH A PROPOSED 135,172 SQUARE FOOT COMMERCIAL RETAIL CENTER, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) The Notice of Final Action was filed with the Las Vegas City Clerk on February 23, 1999. This approval is subject to:

1. Approval of this request does not constitute approval of a Pawn Broker, Auto Pawn or Secondhand Sales license.
2. The hours of operation shall be from 9:00 a.m. to 7:00 p.m., and may be extended to 9:00 p.m. during the Thanksgiving through Christmas holidays from November 1st through January 1st.
3. A statistical report regarding transaction ratios shall be submitted by the applicant to the Planning and Development Department staff after six months of operation.
4. The sale of weapons shall be prohibited.
5. No outdoor display, sales, or storage of any merchandise shall be permitted.
6. The roll-down metal door proposed for the Pawn Shop shall be deleted, hinged swing style doors shall be allowed


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7. All buildings in the commercial center shall have a unified architectural design and color scheme, the pawn shop building panel walls shall not be teal, blue or any other shades of blue.
8. There shall be no drive through lane associated with the Pawn Shop building.
9. The use shall comply with the applicable requirements of Title 6 of the Las Vegas Municipal Code.
10. Site development to comply with all applicable Conditions of Approval for Zoning Reclassification Z-131-94, the Washington/Buffalo Commercial Subdivision, and all subsequent site-related actions as required by the Planning and Development Department and the Department of Public Works.
11. Unless already constructed by the Master Developer, construct all incomplete half-street improvements (sidewalk, Streetlights and the full-width of the driveway accessing this site) on Washington Avenue adjacent to this site as required by the Department of Public Works. Construct sidewalk on at least one side of the driveway connecting this site to Washington Avenue; such sidewalk shall extend from the sidewalk on Washington Avenue to the first intersection of the on-site roadway network, and shall be terminated on-site with a handicap ramp.
12. All City Code requirements and design standards of all City departments must be satisfied.

Sincerely,


BARBARA JO RONEMUS
City Clerk

/ac

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

Mr. Chris Kaempfer
Kummer Kaempfer Bonner & Renshaw
3800 Howard Hughes Pkwy, Suite 700
Las Vegas, Nevada 89109

Ms. Sherri Hughes
Camco, Inc. DBA Superpawn
302 Business Lane
Las Vegas, Nevada 89103