

PLANNING &  
DEVELOPMENT



Development  
Services Center  
731 S Fourth Street  
Las Vegas, NV 89101

TDD 702-386-9108  
Voice  
Administration 229-6353  
Comd Planning 229-6022  
Current Planning 229-6301  
www.ci.las-vegas.nv.us



006106

**C O R R E C T E D L E T T E R**

February 11, 1999

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

**RE: ABEYANCE - U-171-98 - SPECIAL USE PERMIT**

Dear Mr. Gordon:

Your 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), Ward 2 (Adamsen), APN: 138-27-312-002 and 003, was considered by the Planning Commission on January 28, 1999.

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

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.
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.

Mayor  
Jan Lavery Jones

Councilmen  
Arnie Adamsen  
Michael J McDonald  
Gary Reese  
Larry Brown

City Manager  
Virginia Valentine



Mr. Gordon  
U-171-98 - Page Two - CORRECTED LETTER  
February 11, 1999

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.

This item will be considered by the City Council on February 22, 1999 at 2:00 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 choose not to attend, the City Council may act in your absence without your input.

Sincerely,



Kira Wauwie, Senior Planner  
Current Planning Division

KW:cl

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

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