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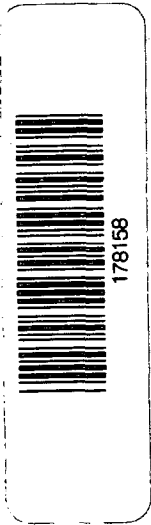
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FM-0044-08-09

July 2, 2010

Mr. Barry Becker
Fremont West, LLC
50 South Jones Boulevard
Las Vegas, Nevada 89107

RE: SUP-37576 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF JUNE 16, 2010

Dear Mr. Becker:

The City Council at a regular meeting held June 16, 2010, APPROVED the request for a Special Use Permit FOR A PAWN SHOP WITH WAIVERS TO ALLOW A 154-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PROPERTY AND A 250-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED WHERE 200 FEET AND 1000 FEET, RESPECTIVELY, ARE REQUIRED at 307 South Decatur Boulevard (APN 139-31-201-003), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 17, 2010. This approval is subject to:

Added Conditions

- A. There shall be security cameras and security lighting on the exterior of the building and signs shall be posted regarding the presence of those cameras.
- B. The applicant shall remove the existing grease trap and wooden fence in the parking lot.
- C. The applicant shall replace landscaping materials in the existing parking lot planters to meet the number of trees and shrubs approved in the existing approved landscape plan of 8/29/79 within 90 days of issuance of the building permit and maintain the landscaping.
- D. The landscape materials shall be approved by the Planning and Development Department.

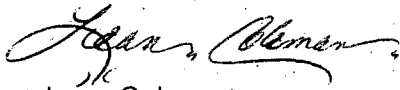
Planning and Development

1. The hours of operation shall be Monday through Saturday, 9:00 a.m. to 7:00 p.m., and Sunday, noon to 5:00 p.m.
2. There shall be no firearm sales.
3. There shall be no check cashing or payday loan services provided on-site.

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4. There shall be no banner signs or temporary signage allowed on the building or premises.
5. There shall be a one-year administrative review regarding compliance with conditions of approval after the issuance of a business license.
6. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Pawn Shop use.
7. Conformance to the approved conditions for Site Development Plan Review (SDR-37577).
8. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
9. Prior to occupancy, 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 Department.
10. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Ms. Caroline Ciocca
Cash America/Super Pawn
3021 Business Lane
Las Vegas, Nevada 89103

Ms. Jennifer Lazovich
KCRGF
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113