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March 9, 2011

Mr. Bill Drobkin
I Rent B&E
2040 Edgewood Avenue
Las Vegas, Nevada 89102

**RE: SUP-40738 - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF MARCH 8, 2011**

Dear Mr. Drobkin:

Your request for a Major Amendment of a previously approved Special Use Permit (U-0119-02) FOR A 5,520 SQUARE-FOOT EXPANSION OF AN EXISTING PAWN SHOP WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED at 520 North Eastern Avenue (APN 139-36-110-004), C-1 (Limited Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on March 8, 2011.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Pawn Shop use.
2. Conformance to the approved conditions for Special Use Permit (U-0119-02), Variance (VAR-29437) and Site Development Plan Review (SD-0041-02), except as amended herein.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. 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.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
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5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **March 8, 2011** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **March 21, 2011**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Winston Henderson
1555 East Flamingo Road, Suite #350
Las Vegas, Nevada 89119