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City of Las Vegas Planning & Development Department  
333 North Rancho Drive  
Las Vegas, NV 89106

**re: APN 162-04-807-001 Gold & Beyond  
400 West Sahara Avenue**

To Whom It May Concern,

The following request and justification is provided for your consideration and review:

## **Request**

**Special Use Permit** for Pawn Shop use.

**Special Use Permit** to extend the Secondhand Dealer use to the entire building.

## **Project Description**

The project includes an existing 7,982 square foot single-story multi-tenant building developed under application SUP-39471 in 2010 currently with a Secondhand Dealer use and a Retail use. The property characteristics and the building elevations will generally remain as-is.

The minimum Special Use Permit requirements for a Pawn Shop use include that, “no pawn shop use me be located closer than 200 feet from any parcel used or zoned for residential use.” This parcel is within 200 feet of a parcel zoned High-Density Residential (R-4).

A major amendment to the existing Special Use Permit for a Secondhand Dealer use is required to allow the whole building to be included as Secondhand Dealer.

The site is currently parking impaired with 21 spaces total where 31 are required. Due to the unique layout of the parking area, alternative parking options are not proposed.

## **Justification**

A waiver to the minimum proximity requirements for the pawn shop use is appropriate as a majority portion of the facility has operated as a similar use, a

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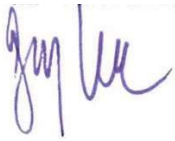
Secondhand Dealer, that had the same separation requirements from residential uses. Additionally, if measured from front door to front door, the location of the proposed pawn shop use exceeds 200 feet from the nearest residential use.

The Pawn Shop use will comply with the applicable requirements of the Las Vegas Municipal Code Chapter 6 relating to pawnbrokers including, but not limited to, licensing, daily operations activities, records, reports, and disclosures to customers.

No outdoor display, sales, or storage of any merchandise is proposed.

We look forward to your review and comments.

Very truly yours,



George M. Rogers, AIA

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