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005854

CITY of LAS VEGAS

October 20, 1998

Ms. Ellie Lamonte
Matthew and Shirley Trotta Family Trust
1725 South Rainbow Boulevard, Suite #7
Las Vegas, Nevada 89102

RE: U-91-98 - SPECIAL USE PERMIT

Dear Ms. Lamonte:

The City Council at a regular meeting held September 28, 1998 APPROVED the request for a Special Use Permit on property located west of Rancho Drive, approximately 675 feet north of Alexander Road, FOR A PROPOSED 5,443 SQUARE FOOT PAWN SHOP, SECONDHAND SALES, AND CHECK CASHING, C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 29, 1998. This approval is subject to:

1. The architectural detailing and colors shall be compatible with the larger shopping center of which this site is a part.
2. Approval of this request does not constitute approval of a Pawn Broker, Auto Pawn or Secondhand Sales license.
3. 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 holidays.
4. A statistical report regarding transaction ratios shall be submitted by the applicant to the Department of Planning and Development staff after six months of operation.
5. The use of this site as an Auto Pawn is prohibited.
6. The sale of weapons is prohibited.
7. No outdoor display, sales, or storage of any merchandise shall be permitted.
8. The use shall comply with the applicable requirements of Title 6 of the Las Vegas Municipal Code.
9. Conformance to all applicable Conditions of Approval for SD-10-98, the Rancho Town & Country Shopping Center commercial subdivision, all other applicable site-related actions, and all ordinance amendments enacted subsequent to the original approval as required by the Department of Public Works and the Planning and Development Department.



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10. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
11. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved Drainage Plan/Study.
12. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
13. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
14. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
15. All City Code requirements and design standards of all City departments must be satisfied.
16. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
17. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
18. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

Sincerely,


BARBARA JO RONEMUS
City Clerk

/ac

cc: See Attached List

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

Mr. Sherri Hughes
Camco, Inc.
3021 Business Lane
Las Vegas, Nevada 89103

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

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