



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Special Use Permit

Project Address (Location) 400 West Sahara Avenue

Project Name Gold & Beyond **Proposed Use** Pawn Shop

Assessor's Parcel #(s) 162-04-807-001 **Ward #** 3

General Plan: Existing FBC Proposed FBC **Zoning:** Existing C-1 Proposed C-1

Additional Information _____

Property Owner Gold & Beyond Pawn 1 LLC **Contact** _____

Address 400 West Sahara Avenue **City** Las Vegas **State** NV **Zip** 89102

E-mail _____ **Phone** _____

Applicant Gold & Beyond Pawn 1 LLC **Contact** _____

Address 400 West Sahara Avenue **City** Las Vegas **State** NV **Zip** 89102

E-mail _____ **Phone** _____

Representative GMRA **Contact** George Rogers

Address 6325 South Jones Boulevard, Suite 100 **City** Las Vegas **State** NV **Zip** 89118

E-mail pac@gmralv.com **Phone** 702-894-5027

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

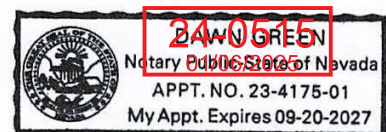
Print Name ROI ZALACH

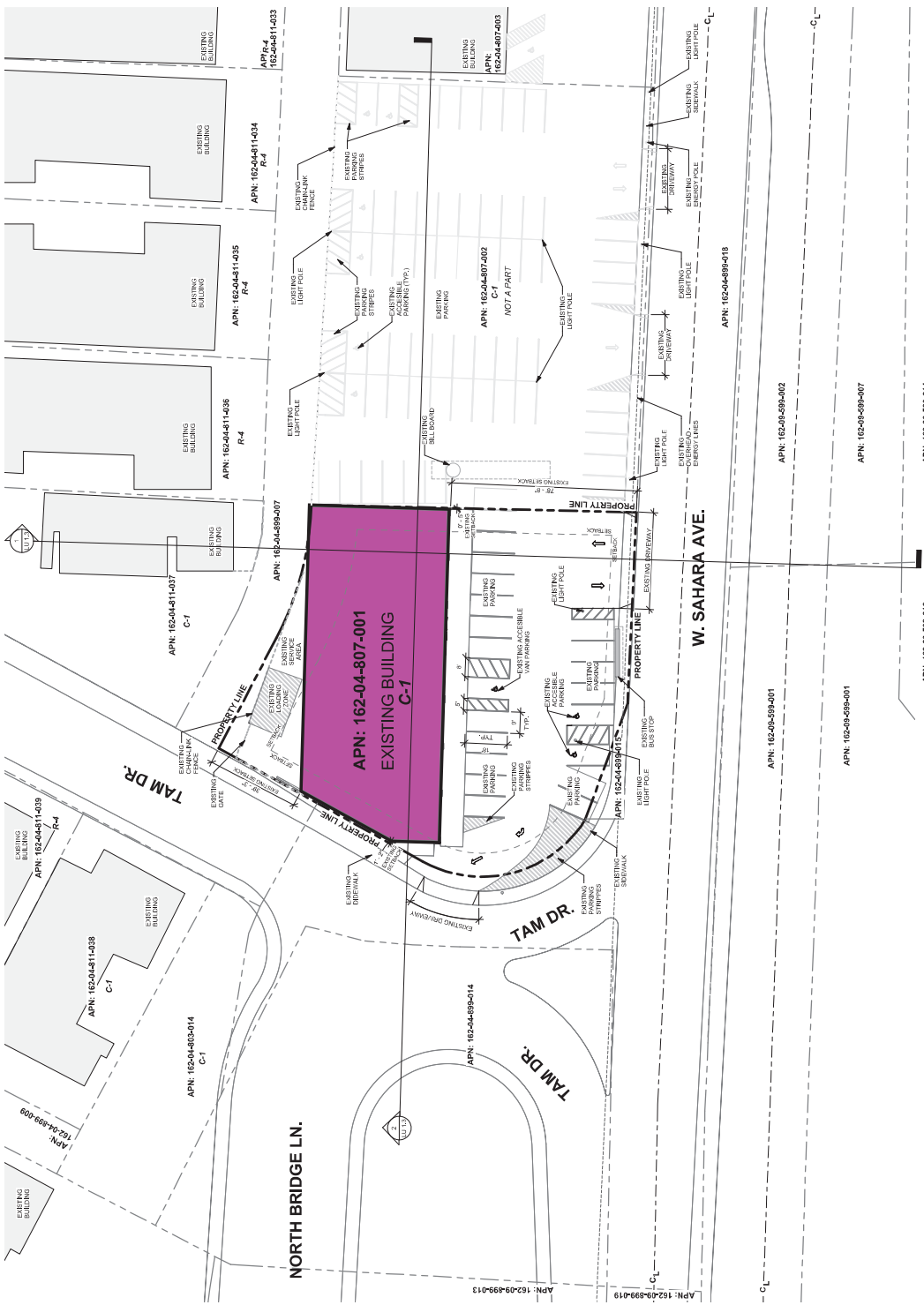
Subscribed and sworn before me

This 25th day of October, 2024

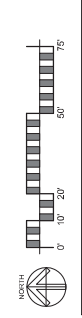
Dawn Green Clark Nevada

Notary Public in and for said County and State





PROJECT DATA			
CITY OF LAS VEGAS INCORPORATED CLARK COUNTY RECORDS			
ASSessor'S PARCEL NUMBER (APN)	CURRENT ZONING	DEVELOPER	
162-04-807-001 - 0.44 ACRES	C-1 LIMITED COMMERCIAL	C-1 LIMITED COMMERCIAL	
MINIMUM BUILDING SETBACKS:			
FRONT YARD	10' - 0"	REAR YARD	10' - 0"
SIDE YARD	5' - 0"	REAR CORNER	5' - 0"
REAR CORNER	25' - 0"	REAR CORNER	25' - 0"
BUILDING STANDARDS:			
MAXIMUM HEIGHT - 35' - 0"	MAXIMUM HEIGHT - 35' - 0"	MAXIMUM HEIGHT - 35' - 0"	MAXIMUM HEIGHT - 35' - 0"
TOTAL BUILDING AREA - 7,882 SF	TOTAL BUILDING AREA - 7,882 SF	TOTAL BUILDING AREA - 7,882 SF	TOTAL BUILDING AREA - 7,882 SF
PARKING REQUIREMENTS:			
REQUIRED: 11 SPACES / TABLE 19.02.020 / PARKING SPACES = 150 SF / 11 SPACES			
REQUIRED ACCESSIBLE: 2 SPACES			
PROVIDED: 3 SPACES			
PARKING TOTAL: 21 PARKING SPACES			
11 REGULAR SPACES			
2 ACCESSIBLE SPACES (ADA)			
LOADING ZONE REQUIRED: 1 SPACE			
LOADING ZONE: 1 SPACE (15,000 SF LESS THAN 10,000 SF = 1 / MINIMUM)			
REQUIREMENTS: 1			
(TABLE C-1A BICYCLE PARKING REQUIREMENTS / RETAIL TRAILER 1 PER 10,000 GFA)			
PROVIDED: 8			



1 EXISTING SITE PLAN
1" = 20'-0"

George M. Rogers, Architect
Architecture - Interiors

6025 South Jones Boulevard
Suite 100
Las Vegas, Nevada 89131
Tel: 702-594-5227
Fax: 702-594-5028
http://gmra.com

GOLD & BEYOND
400 W. SAHARA AVE.
LAS VEGAS - 89102

EXISTING SITE PLAN
DATE: 09/09/2024
JOB NO.: 24-194

LU 0.0

24-0515
10/25/2024 20'

OWNER:

DATE: 06/30/2022
JOB NO.: 24-194
LU 1.0