



# 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) 2300 E. Bonanza Road

**Project Name** SuperPawn 2300 E. Bonanza **Proposed Use** Pawn Shop

**Assessor's Parcel #(s)** 139-35-501-001 **Ward #** 3

**General Plan:** Existing IOD-2 Proposed IOD-2 **Zoning:** Existing C-1 Proposed C-1

**Additional Information** \_\_\_\_\_

**Property Owner** C Eagle Spirit, LLC **Contact** Matt Connolly  
**Address** 952 School Street #284 **City** Napa **State** CA **Zip** 94559  
**E-mail** matt@connollyproperties.net **Phone** 707-477-6189

**Applicant** Cash America West, Inc dba SuperPawn **Contact** Bill Curran - Ballard Spahr LLP  
**Address** 1980 Festival Plaza Drive, Suite 900 **City** Las Vegas **State** NV **Zip** 89135  
**E-mail** parrym@ballardspahr.com **Phone** 702-471-7000

**Representative** Ballard Spahr LLP **Contact** Maren Parry  
**Address** 1980 Festival Plaza Drive, Suite 900 **City** Las Vegas **State** NV **Zip** 89135  
**E-mail** parrym@ballardspahr.com **Phone** 702-471-7000

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)** \_\_\_\_\_

State of Nevada **Partner(s)** \_\_\_\_\_  
County of Washoe

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** Mary Connolly

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

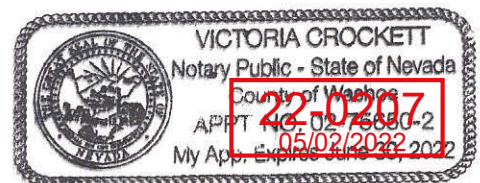
**Print Name** MARY Connolly

Subscribed and sworn before me

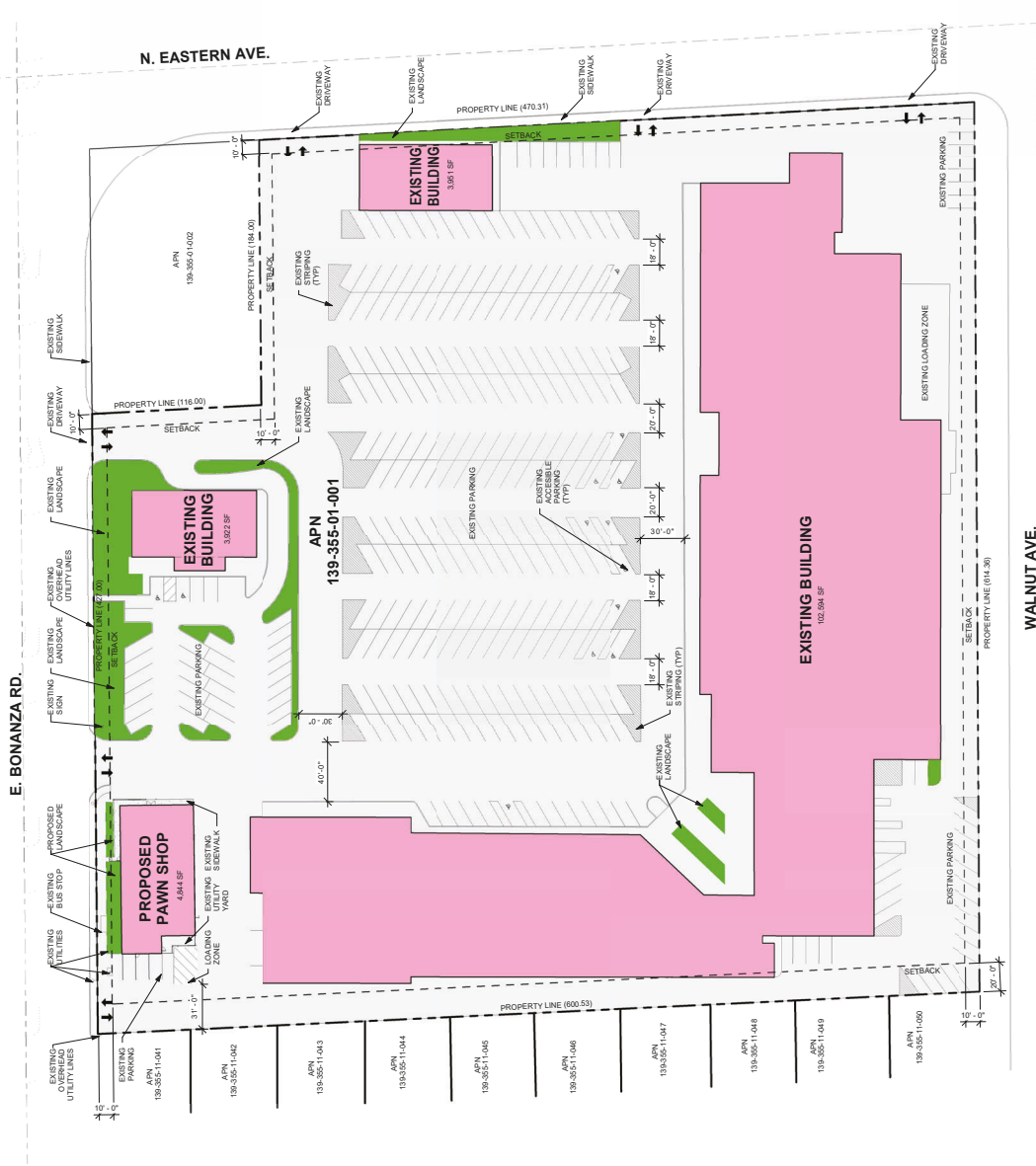
This 2nd day of may, 2022

Victoria Crockett

Notary Public in and for said County and State by Mary Elizabeth Connolly



E. BONANZA RD.

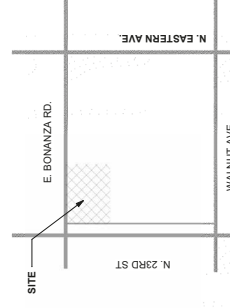


1 PROPOSED SITE  
1" = 40'-0"



WALNUT AVE.

PROJECT DATA		
ASSESSOR'S PARCEL NO.: 139-355-01-001	CITY OF LAS VEGAS	
CURRENT ZONING: LIMITED COMMERCIAL - C1	DESIRED ZONING: LIMITED COMMERCIAL - C1	
MINIMUM BUILDING SETBACKS:	REQUIRED:	PROVIDED:
FRONT (NORTH): 10'-0"	10'-0"	10'-0"
REAR (WEST): 10'-0"	10'-0"	10'-0"
SIDE (EAST): 10'-0"	10'-0"	10'-0"
SIDE (SOUTH): 10'-0"	10'-0"	10'-0"
BUILDING STANDARDS:		
MAXIMUM HEIGHT = NA - PER 19.08.070 C-1		
TOTAL BUILDING AREA* 115,311 SF		
PAWN SHOP BUILDING AREA = 4,844 SF		
LOT COVERAGE = 30.19%		
OFF-STREET PARKING REQUIREMENTS:		
PARKING REQUIRED: 19.12.070 ON SITE PARKING REQUIREMENT		
PAWN SHOP = 1,090 SF OF GROSS FLOOR AREA		
PARKING REQUIRED: 1,090 SF		
ACCESSIBLE PARKING REQUIRED = 1		
PARKING PROVIDED: 340		
ACCESSIBLE PARKING PROVIDED: 1		
OFF-STREET PARKING REQUIRED: TABLE 19.7.4.D.2		
15'W X 25' L X 15' H (MINIMUM) REQUIRED		
1 - PROVIDED		



VICINITY MAP  
NTS

22-0207  
05/19/2022

OWNER:

SUPERPAWN



6325 South Jones Boulevard  
Suite 100  
Las Vegas, Nevada 89118  
Tel: 702-894-5027  
Fax: 702-894-5028  
https://gmraiv.com

**GMRA**  
George M. Rogers, Architect  
Architecture - Interiors

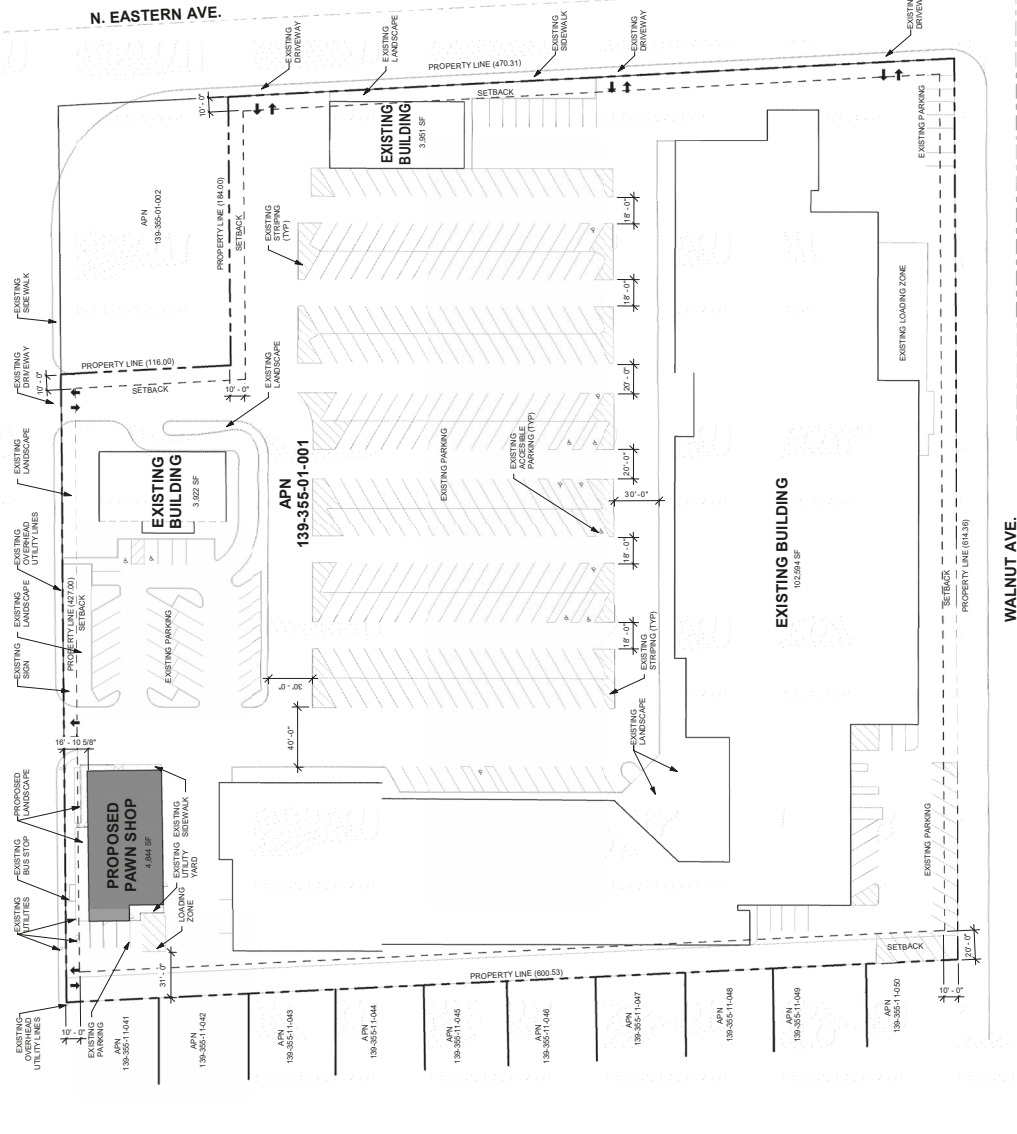
2300 E. BONANZA ROAD  
LAS VEGAS, NV 89101

SITE PLAN - COLOR

DATE: MAY 12, 2022  
JOB NO.: 22-068

LU1.0

E. BONANZA RD.

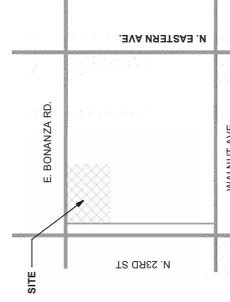


1 SITE PLAN  
1" = 40'-0"

WALNUT AVE.



PROJECT DATA			
ASSESSOR'S PARCEL NO.	CURRENT ZONING	DESIRED ZONING	(CITY OF LAS VEGAS)
139-355-01-001	LIMITED COMMERCIAL - C1	LIMITED COMMERCIAL - C1	
MINIMUM BUILDING SETBACKS:			
FRONT (NORTH)	REQUIRED	PROVIDED	
REAR (WEST)	10'-0"	EXISTING	
REAR (EAST)	10'-0"	EXISTING	
SIDE (WEST)	20'-0"	EXISTING	
SIDE (EAST)	10'-0"	EXISTING	
BUILDING STANDARDS:			
MAXIMUM HEIGHT	NA - PER 19.06.00 C-1		
TOTAL BUILDING AREA*	115,311 SF		
PAWN SHOP BUILDING AREA*	4,844 SF		
LOT COVERAGE	30.221 SF		
LOT SIZE	8.77 ACRES - 382,021 SF		
LOT COVERAGE	30.19%		
OFF-STREET PARKING REQUIREMENTS:			
PARKING REQUIRED	19,120 ON SITE PARKING REQUIREMENT		
PAWN SHOP	1,128 SF OF GROSS FLOOR AREA		
4 MINIMUM REQUIRED STALLS			
ACCESSIBLE PARKING REQUIRED	+1		
PARKING PROVIDED:			
EXISTING	15		
PROPOSED	15		
TOTAL	30		
OFF-STREET LOADING REQUIRED	TABLE 19.740-2		
10'W X 231' X 15'1" MINIMUM REQUIRED			
1 - PROVIDED			



VICINITY MAP  
NTS

22-0207  
05/19/2022

SUPERPAWN

6325 South Jones Boulevard  
Suite 100  
Las Vegas, Nevada 89118  
Tel: 702-894-5027  
Fax: 702-894-5028  
https://gmraiv.com

**GMRA**  
George M. Rogers, Architect  
Architecture - Interiors

OWNER:

2300 E. BONANZA ROAD  
LAS VEGAS, NV 89101

SITE PLAN

DATE: MAY 12, 2022  
JOB NO.: 22-088

LU  
1.0.1



22-0207  
04/28/2022