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May 16, 2022

By Electronic Filing

Peter Lowenstein
City of Las Vegas Planning Department
495 South Main Street
Las Vegas, NV 89101

Re: Revised Justification Letter – Pawnshop Special Use Permit Application
APN: 139-35-501-001- Project # 22-0207
2300 East Bonanza Road, Las Vegas, NV 89101

Dear Mr. Lowenstein:

My firm represents Cash America West, Inc. doing business in Nevada as SuperPawn. SuperPawn has been a member of the Las Vegas business community for over 30 years, operating 23 stores in Southern Nevada and ten stores within the City of Las Vegas. SuperPawn was the successful bidder at the City's recent auction for a new Pawn Shop license within the City's jurisdiction, and has demonstrated its commitment to continue its business relationship with and in the City through its payment of \$1.9 million to allow it to establish a new store. Please accept this letter as the Justification Letter related to a submission for a Special Use Permit for a Pawn Shop in a C-1 Zone.

The existing building proposed for the new Pawn Shop is generally located within a large shopping center at the southwest corner of East Bonanza Road and North Eastern Avenue. The existing, stand-alone building of approximately 4,844 square feet will be remodeled from its prior use as a Koster's Loan Center to accommodate both the secured storage area and public-facing retail operations associated with a SuperPawn store. All loans offered at the store will be non-recourse loans based on the marketability and sales value of goods pledged by a customer as part of the pawn transaction, and SuperPawn stores offer no other financial services. The location will not accept automobiles in pawn or offer check cashing, deferred deposit, or auto title loans.

The Minimum Special Use Permit Requirements for a Pawn Shop include that, "No pawn shop shall be located closer than 200 feet from any parcel used or zoned for residential use. In addition, no pawn shop use may be located closer than 1000 feet from any other pawn shop use or specified financial institution use." Although the use is proposed within a stand-alone building, the building sits at the far corner of an overall parcel of almost 9 acres.

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measures almost 900 feet from its northwest to its southeast corner. Using the measurement methodology of Title 19, the larger parcel is within 200 feet of a parcel zoned R-1, and is also within 1,000 feet of another specified financial institution and pawn shop. A waiver of these minimum requirements is appropriate under the circumstances as the immediately preceding use was itself a specified financial institution use that had these same separation requirements from residential and other specified financial institutions. In addition, if measured from front door to front door, the location of the stand-alone building for the proposed use exceeds 1,000 from the nearest pawn shop use located to the southeast of the larger parcel, across Eastern Avenue.

If you have any questions regarding this request or any of the materials we have provided, please feel free to call.

Sincerely,

A handwritten signature in black ink that reads "Maren Parry". The signature is fluid and cursive, with the first name "Maren" and last name "Parry" clearly distinguishable.

Maren Parry

MP/cnw

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