

**KAEMPFER**

**CROWELL**

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February 13, 2023

**VIA UPLOAD**

CITY OF LAS VEGAS PLANNING & ZONING  
495 S. Main St.  
Las Vegas, Nevada 89101

**Re: Justification Letter –Special Use Permit for Relocation of Pawn  
Shop, and Residential Separation Waiver  
APN: 162-03-411-009**

To Whom It May Concern:

Please be advised this office represents Chetak Development (“the Applicant”) in the above-referenced matter. The Applicant is proposing to relocate one tenant, a pawn shop, to a larger suite within the shopping center located at the northwest corner of East Sahara Avenue and Paradise Road, more particularly described as APN: 162-03-411-009 (the “Site”). The Site is currently zoned C-2, within the TOD-1 general plan. With the proposed relocation, the Applicant is requesting a special use permit and related waiver for the pawn shop’s new suite location.

**Special Use Permit**

The C-2 zoning of the Site allows for a pawn shop with a special use permit. The pawn shop tenant has been operating from its current suite for several years, and is looking to occupy a larger, vacant suite within the same shopping center. The pawn shop currently occupies a 1,950 square foot suite (#2230 as shown on the site plans), and proposes to relocate to a 3,400 square foot suite (#2206 as shown on the site plans). The shopping center provides 137 parking spaces where 131 parking spaces are required. The Applicant’s proposed use of the suite is supported by the nature and character of the Site.

**Waiver of Residential Separation**

With this proposed relocation, the pawn shop tenant will be within 200 feet of the neighboring apartment complex, and as a result, a waiver is requested. Specifically, the pawn shop and apartment share a property line, for a separation of 0 feet. However, the suite’s front door faces the shopping center parking lot, and there is a fence along the shared property line. Therefore, no access is provided from the pawn shop to the apartment complex. The two properties have co-existed for many years, and therefore, the tenant’s relocation to the larger suite along the shared property line is not anticipated to create a significant change in

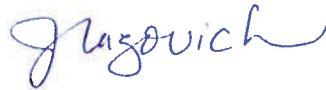
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circumstance with the Site. For these reasons, the Applicant requests consideration of this waiver.

We thank you in advance for your time and consideration of the application. Should you have any questions, please feel free to contact me.

Very truly yours,

**KAEMPFER CROWELL**



Jennifer Lazovich

JJL/mkr