

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way, Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riekkilä, Survey (FM, PM, & A's only)
Date: April 17, 2012
Re: **EOT-45124** Walgreen's Co. 451 S. Decatur Blvd.
Request for an Extension of Time for a previously approved Special Use Permit (SUP-37376)

COMMENTS:

We have no comment on the Request for an Extension of Time application for a previously approved Special Use Permit (SUP-37376) for a 48 square-foot accessory package liquor off-sale within an existing 15,070 square-foot retail establishment at 451 South Decatur Boulevard.

PLANT SCHEDULE

SYMBOL	DESCRIPTION	QTY	SIZE	REMARKS
1	ACACIA SORORILLA	6	24" DIA	
2	PROPERA GARDENIA WANDER	4	24" DIA	
3	DOUGLAS TREES	4	24" DIA	
4	PRUNUS	0		
5	PRUNUS	0		
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100	PRUNUS	0		

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY.

2. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON OR OF TOTAL QUANTITY OF EACH SPECIES.

3. PROVIDE MATCHING SIZES AND FORMS OF LIKE SHRUB SPECIES AS SHOWN ON DRAWINGS.

4. CONTRACTOR SHALL GUARANTEE 100% SURVIVAL OF ALL PLANTS FOR 1 YEAR AFTER PLANTING.

5. CONTRACTOR SHALL MAINTAIN ALL PLANTS FOR 1 YEAR AFTER PLANTING.

6. CONTRACTOR SHALL MAINTAIN ALL PLANTS FOR 1 YEAR AFTER PLANTING.

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37. CONTRACTOR SHALL MAINTAIN ALL PLANTS FOR 1 YEAR AFTER PLANTING.

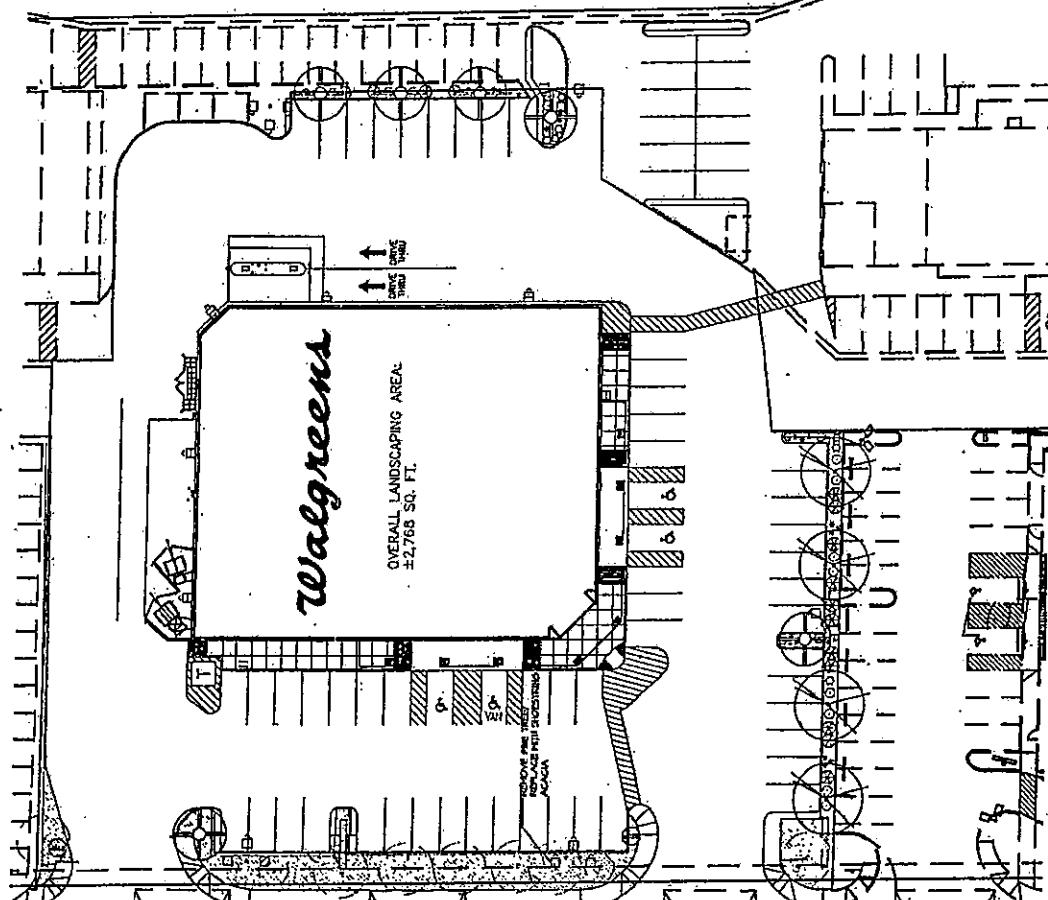
38. CONTRACTOR SHALL MAINTAIN ALL PLANTS FOR 1 YEAR AFTER PLANTING.

39. CONTRACTOR SHALL MAINTAIN ALL PLANTS FOR 1 YEAR AFTER PLANTING.

40. CONTRACTOR SHALL MAINTAIN ALL PLANTS FOR 1 YEAR AFTER PLANTING.

41. CONTRACTOR SHALL MAINTAIN ALL PLANTS FOR 1 YEAR AFTER PLANTING.

42. CONTRACTOR SHALL MAINTAIN ALL PLANTS FOR 1 YEAR AFTER PLANTING.



PLANTING PLAN



SCALE 1"=30'-0"

RECEIVED

APR 11 2012

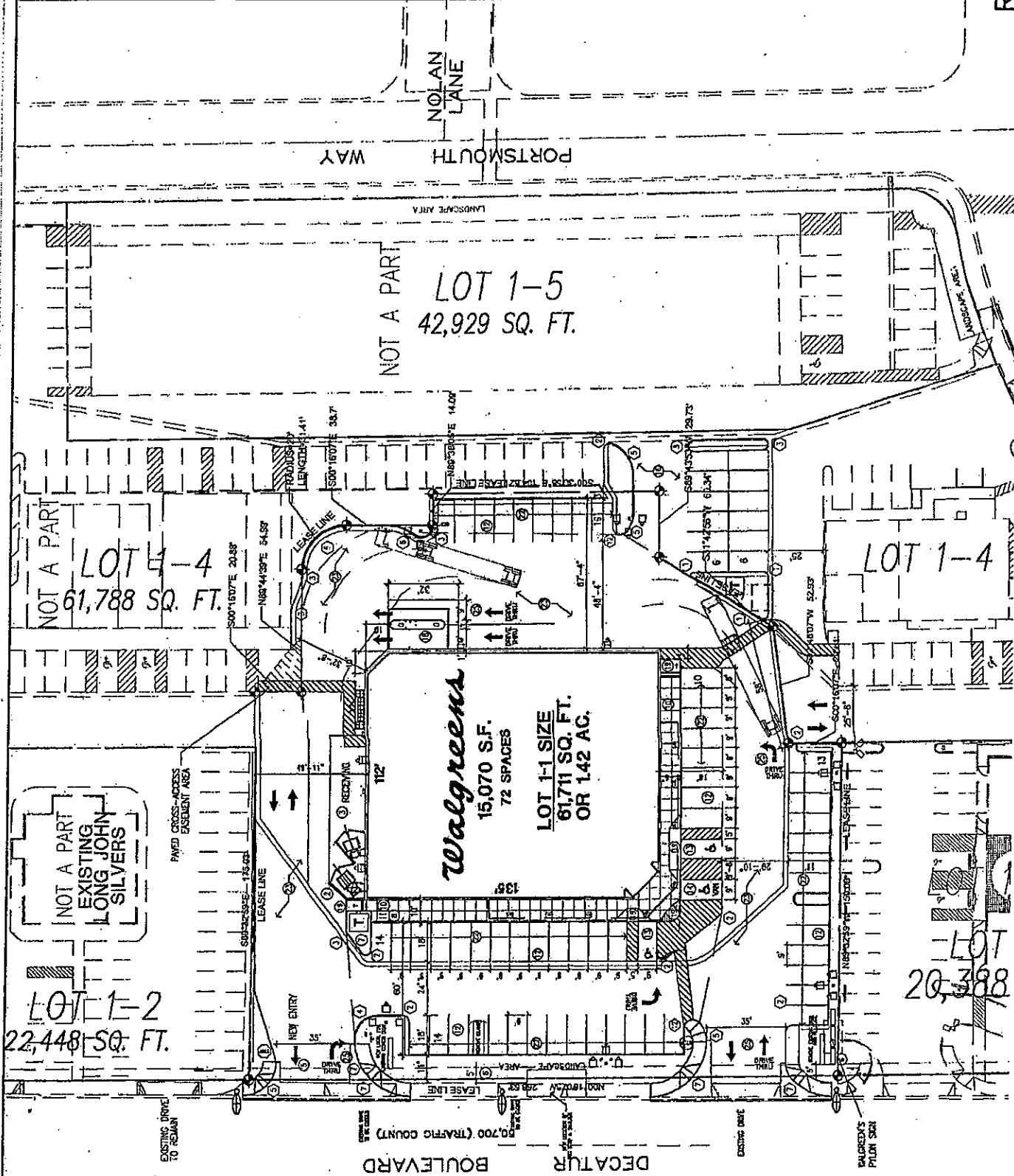
EOT-45124

ZONING: E-1
 OCCUPANT LOAD: 361 OCCUPANTS
 TOTAL ACREAGE: 1.42 ACRES
 CONSTRUCTION TYPE: V N SPRINKLERED
 TOTAL BUILDING AREA: 15,070 SQUARE FEET
 PARKING ANALYSIS:
 61 REQUIRED PARKING SPACES
 72 PROVIDED PARKING SPACES
 (69 STANDARD AND 3 ACCESSIBLE SPACES)

[illegible]

APR 11 2012

EOT-45124



EOT-45124



June 7, 2012

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS

RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

Mr. Barry W. Becker
ADSC, LLC
50 South Jones Boulevard, Suite #100
Las Vegas, Nevada 89107

RE: EOT-45124 – EXTENSION OF
CITY COUNCIL MEETING OF JUNE 6, 2012

Dear Mr. Becker:

The City Council at a regular meeting held June 6, 2012, APPROVED the request for an Extension of Time of an approved Special Use Permit (SUP-37376) FOR A 48 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN AN EXISTING 15,070 SQUARE-FOOT RETAIL ESTABLISHMENT at 451 South Decatur Boulevard (APN 139-31-221-003), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 7, 2012. This approval is subject to:

Planning

1. This Special Use Permit (SUP-37376) shall expire on April 21, 2013 unless another extension of time is approved by the City Council.
2. Conformance to the conditions of approval of the Special Use Permit (SUP-37376) and all other site related actions as required by the Department of Planning and Department of Public Works.

Sincerely,

A handwritten signature in cursive script, reading "Angela Crolli".

Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Erin L. Neff
Walgreen Company
104 Wilmot Road, MS #1434
Deerfield, Illinois 60015

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Mr. Benjamin Volmer
Kolesar & Leatham
400 South Rampart Boulevard, Suite #400
Las Vegas, Nevada 89145





LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

BOB COFFIN

BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

May 24, 2012

Mr. Barry W. Becker
ADSC, LLC
50 South Jones Boulevard, Suite #100
Las Vegas, Nevada 89107

**RE: EOT-45124 - EXTENSION OF TIME - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF JUNE 6, 2012**

Dear Mr. Becker:

Please be advised the City Council at its regular meeting on **June 6, 2012** as referred to above, will consider your request. This meeting will be held at 1:00 P. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Thursday, May 31, 2012** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor to request your copies.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

Flinn Fagg, AICP
Director
Department of Planning

FF:clb

cc: Mr. Erin L. Neff
Walgreen Company
104 Wilmot Road, MS #1434
Deerfield, Illinois 60015

Mr. Benjamin Volmer
Kolesar & Leatham
400 South Rampart Boulevard, Suite #400
Las Vegas, Nevada 89145

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov



CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



**Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax**

EOT-45124 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT: WALGREENS CO. - OWNER: ADSC, LLC - For possible action on a request for an Extension of Time of a previously approved Special Use Permit (SUP-37376) FOR A 48 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN AN EXISTING 15,070 SQUARE-FOOT RETAIL ESTABLISHMENT at 451 South Decatur Boulevard (APN 139-31-221-003), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

CITY COUNCIL: **JUNE 6, 2012**

CASE PLANNER: **DEBBIE SULLIVAN**



PUBLIC HEARING

Comments Due: **MAY 2, 2012**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney** (cburney@lasvegasnevada.gov) and **Deborah Sullivan** (dsullivan@lasvegasnevada.gov). If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Report Date 04/12/2012 10:59 AM

Submitted By

Page 1

A/P # 45124 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	04/11/2012 15:35	984548	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

EOT-45124 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT: WALGREENS CO. - OWNER: ADSC, LLC - For possible action on a request for an Extension of Time of a previously approved Special Use Permit (SUP-37376) FOR A 48 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN AN EXISTING 15,070 SQUARE-FOOT RETAIL ESTABLISHMENT at 451 South Decatur Boulevard (APN 139-31-221-003), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

Parent A/P # 37376
Project # 45124 Project/Phase Name WALGREENS Phase #
Size/Area 1.42 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13931221003

Location

Owner/Tenant

Contact ID AC1410976 Name ADSC LLC
Mailing Address 50 S JONES BLVD #100 Organization
City LAS VEGAS State/Province NV
ZIP/PC 89107-2672 Country ☐ Foreign
Day Phone (702)878-1903 x Evening Phone
Fax (702)878-1057 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

451 S DECATUR BLVD
LAS VEGAS, 89107-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13931221003

Report Date 04/12/2012 10:59 AM

Submitted By

Page 2

Applicant/Contact

Primary N Capacity OWNER Contact ID AC1410976 ☐ Foreign
Effective Expire
Name A D S C L L C
Day Phone (702)878-1903 x Eve Phone Organization
Pager PIN # Position
Fax (702)878-1057 Mobile Profession
E-Mail
Address 50 S JONES BLVD #100
LAS VEGAS, NV 89107-2672
Seasonal Addr

Valid From To
Comments Barry W Becker

CONTACT ADDITIDNAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Cert Director Letter Original Transmittal
Orientation Attended

There are no items in this list

Primary N Capacity OTHER Other REP Contact ID AC766714 ☐ Foreign
Effective Expire
Name KOLESAR & LEATHAM CHTD
Day Phone (702)362-7800 x Eve Phone Organization
Pager PIN # Position
Fax (702)362-9472 Mobile Profession
E-Mail
Address 400 S. RAMPART
SUITE 380
LV, NV 89145
Seasonal Addr

Valid From To
Comments No Comments

Report Date 04/12/2012 10:59 AM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Orientation Attender

There are no items in this list

Primary Y Capacity APPL Contact ID AC1751052 ☐ Foreign
Effective Expire
Name WALGREEN CO
Day Phone (847)315-2698 x Eve Phone Organization
Pager PIN # Position % TAX DEPT MS #1435
Fax (847)315-4660 Mobile Profession
E-Mail
Address 104 WILMOT RD
DEERFIELD, IL 60015-5121
Seasonal Addr
Valid From To
Comments Erin L. Nrf 847-315-2698

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Orientation Attender

There are no items in this list

Report Date 04/12/2012 10:59 AM

Submitted By

Page 4

Confirmation

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
PROCESSING FEE (\$300.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
492771 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Failed
(AT-COMPLETE DRT PROCESS)	
(AT-ROUTE PLANS FOR REVIEW)	
(PT-NOTIFICATION MAP DATE)	
(STAFF RECOMMENDATION)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Item	Status	Date	Amount
PROCESSING FEE	P	04/11/2012 16:01	300.00
Total Unpaid	0.00	Total Paid	300.00

Inspection

There are no inspections for this Report

Review Activity
Review
Comments

Review Type

9

Status

Waiver

Amount

Status

Completed

Review By

492771	DEVCO	1	Incomplete ☐	04/12/2012 10:39
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Activity Review Detail

Detail SUBMITTAL CHECKLIST (EOT)

Modified By JGRIDER

Modified Date/Time 04/11/2012 15:35

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Application/Petition Form

Y Justification Letter

Y Laser Print Site Plan

Y Laser Print Floor Plan

Y Laser Print Elevation

Y Statement of Financial Interest

Y Copy of Approval Letter

Y Business Licensing Requirements Met

N Business License Exempt

Report Date 04/12/2012 10:59 AM

Submitted By

Page 5

Current Condition Condition Approval Required	Approved Comments	Approved By Comments	Approved Date	Applied By	Applied Date	Comments
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No Conditions

Project #	AP Type	Status	Stage	Relation
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No children exist for this project

Planning Condition	Description	Effective	Expires	Comment
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There is no planning condition for this project.

EXTENSION OF TIME

Y Will this go to the City Council?

Hearing Type

Y Will this go DIRECTLY to City Council?

Public, Non-Public or Admin? NON-PUBLIC

Parent Application Type SUP

Is this an Alcohol related Case? Y

Parent Project # 37376

Staff Recommendation

Entitlement Exercised?

Meeting Information

Meeting Date Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES/NO	NO/NO	YES/NO
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06/06/2012 CC SCHEDULED

0

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0

JGRIDER 04/11/2012

Template Type/AP #	AP Type	Status	Stage
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No children exist for this project

Employee ID	Last	First	J	Comments
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984478 SULLIVAN DEBORAH J Planning x6895

Log Action Comments	Description	Entered By	Start	Stop	Hours
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PAYMNT CO NAME WHO PICKED UP CONTACT# 984728 04/11/2012 16:02 0.00
CONNER WHITE; KOLESAR & LEATHAM, CK#52370; 702.362.7800

No Model Home Details



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP: Retail Establishment with Accessory Package Liquor Off-Sale
 Project Address (Location) 451 S. Decatur Blvd., Las Vegas, Nevada
 Project Name Walgreens Proposed Use Drug Store (existing)
 Assessor's Parcel #(s) 139-31-221-003 Ward # 1
 General Plan: existing _____ proposed _____ Zoning: existing C-2 proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 1.42 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER A D S C LLC Contact Barry W. Becker
 Address 50 S. Jones Blvd #100 Phone: 702-878-1903 Fax: 702-878-1057
 City Las Vegas State NV Zip 89107
 E-mail Address _____

APPLICANT Walgreen Co. Contact Erin L. Neff, Esq.
 Address 104 Wilmot Rd., MS #1434 Phone: 847-315-2698 Fax: 847-315-4660
 City Deerfield State IL Zip 60015
 E-mail Address erin.neff@walgreens.com

REPRESENTATIVE Kolesar & Leatham Contact Benjamin J. Volmer, Esq.
 Address 400 S. Rampart Blvd., Ste 400 Phone: 702-362-7800 Fax: 702-362-9472
 City Las Vegas State NV Zip 89145
 E-mail Address _____

Property Owner Signature* [Signature]

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

Print Name Barry W. Becker, Manager

Subscribed and sworn before me

This 26th day of March, 20 12

[Signature]

Notary Public in and for said County and State



NOTARY PUBLIC
 BUNNY J. REIMAN
 STATE OF NEVADA - COUNTY OF CLARK
 MY APPOINTMENT EXP. APRIL 25, 2012
 No: 08-6529-1

FOR DEPARTMENT USE ONLY

Case #	<u>EOT-45124</u>
Meeting Date:	<u>6/6/12</u>
Total Fee: \$	<u>300.00</u>
Date Received:*	<u>4/11/12</u>
Received By:	<u>[Signature]</u>

RECEIVED
 The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-45124** APN: 139-31-221-003

Name of Property Owner: A D S C LLC

Name of Applicant: Walgreen Co.

Name of Representative: Kolesar & Leatham

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): _____

APN: _____

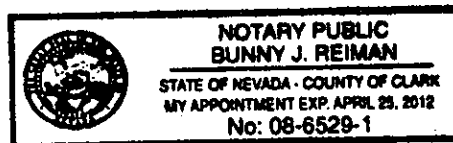
Signature of Property Owner: By: [Signature]

Print Name: Barry W. Becker, Manager

Subscribed and sworn before me

This 20th day of March, 2012

[Signature]
Notary Public in and for said County and State



RECEIVED

KOLESAR & LEATHAM

ATTORNEYS AT LAW

400 SOUTH RAMPART BLVD., SUITE 400
LAS VEGAS, NEVADA 89145
702.362.7800
klnevada.com

April 11, 2012

Via Hand-Delivery

City of Las Vegas
Department of Planning & Development
333 North Rancho Drive
Las Vegas, NV 89106

Re: Justification Letter for Extension of Time of Special Use Permit (SUP #37376)

Applicant: Walgreen Co. d/b/a Walgreens #06227
APN: 139-31-221-003
Business Address: 451 S. Decatur Blvd.
Las Vegas, NV 89107

Dear Sir/Madam:

This firm represents Walgreen Co. dba Walgreens #06227 (the "Applicant") at the above-referenced business location (the "Business"). Enclosed for processing, please find the Applicant's Extension of Time Application for Special Use Permit #37376 (the "SUP"), which includes the following:

- 1) Application/Petition Form;
- 2) Statement of Financial Interest;
- 3) Grant, Bargain and Sale Deed and Legal Description;
- 4) Copies of Approval Letters;
- 5) Copy of Floor Plan and Site Plan; and
- 6) Check in the amount of \$300 in payment of the required filing fees.

The Applicant respectfully requests an Extension of Time of the SUP for the addition of accessory "off-sale" package liquor at the Business. The SUP was originally approved by the Las Vegas City Council on April 21, 2010, subject to a one-year expiration unless the use was exercised. The Las Vegas City Council subsequently granted an Extension of Time of the SUP on May 4, 2011 which expires on April 21, 2012 unless another Extension of Time is granted by the City Council.

The Applicant is currently in the process of preparing an application to add a Package Liquor License at the Business. As such, the Applicant requests an extension of the approval of the SUP for one additional year to allow adequate time to obtain the Package Liquor License.

RECEIVED

APR 11 2012

EOT-45124

City of Las Vegas Department of Planning and Development
April 11, 2012
Page 2

The Business is currently operating and licensed as a drug store in a C-2 Commercial zoning district. The Business will continue to provide a benefit to the community and the neighboring businesses in the surrounding area. As an anchor tenant and national retail brand, the Business draws customer traffic to the neighboring businesses in the community.

The introduction of package alcoholic beverage sales at the Business will not adversely affect the environment or character of the immediate community, nor will it have a detrimental impact on adjacent properties. As a retail drug store and pharmacy, the proposed use is harmonious and compatible with adjacent development and with existing land uses in the immediate vicinity. There are other businesses in the general area that sell alcoholic beverages and, as such, the proposed use is not unique to the area.

We do not believe that any additional public services, utilities, parking or waivers will be necessary to accommodate the proposed use at the Business. Further, the approval of the request for an Extension of Time will not be inconsistent with or compromise the public health, safety and welfare of the overall objectives of the General Plan. There is adequate employee and customer parking available at the Business and the site provides adequate pedestrian and vehicle ingress/egress to and from the Business from Decatur Boulevard.

In the event you have any questions with regard to the foregoing, please do not hesitate to contact us. Thank you.

Very truly yours,

KOLESAR & LEATHAM



Benjamin J. Volmer, Esq.

BJV:klm

Enclosures - as stated

cc: Erin L. Neff, Esq. (w/encls.)
Matthew D. Saltzman, Esq. (w/o encls.)
Dianne M. Sheridan, Paralegal (w/o encls.)

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EOT-45124



May 5, 2011

A D S C, LLC
50 South Jones Boulevard, Suite #100
Las Vegas, Nevada 89107

RE: EOT-41276 - EXTENSION OF TIME
CITY COUNCIL MEETING OF MAY 4, 2011

Dear Applicant:

The City Council at a regular meeting held May 4, 2011, **APPROVED** the request for an Extension of Time of a previously approved Special Use Permit (SUP-37376) **FOR A 46 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN AN EXISTING 15,070 SQUARE-FOOT RETAIL ESTABLISHMENT** at 451 South Decatur Boulevard (APN 139-31-221-003), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on May 5, 2011. This approval is subject to:

Planning

1. This Special Use Permit (SUP-37376) shall expire on April 21, 2012 unless another extension of time is approved by the City Council.
2. Conformance to the conditions of approval of the Special Use Permit (SUP-37376) and all other site related actions as required by the Department of Planning and Department of Public Works.

Sincerely,

Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Ms. Rebecca Lidskin
Walgreen Company
104 Wilmot Road, MS #1420
Deerfield, Illinois 60015

Ms. Jennifer Roberts
Lionel Sawyer & Collins
300 South Fourth Street, Suite #1700
Las Vegas, Nevada 89101

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LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN

STEVEN D. ROSS
RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

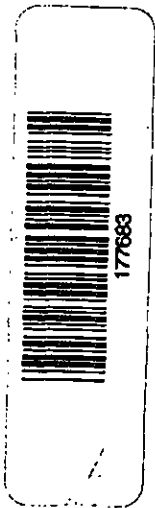
LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER



CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09

April 22, 2010

Mr. Barry Becker
ADSC, LLC
50 South Jones Boulevard, Suite #100
Las Vegas, Nevada 89107

RE: SUP-37376 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF APRIL 21, 2010

Dear Mr. Becker:

The City Council at a regular meeting held April 21, 2010, APPROVED the request for a Special Use Permit FOR A 48 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN AN EXISTING 15,070 SQUARE-FOOT RETAIL ESTABLISHMENT at 451 South Decatur Boulevard (APN 139-31-221-003), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 22, 2010. This approval is subject to:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Retail Establishment with Accessory Package Liquor Off-Sale use.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Approval of this Special Use Permit does not constitute approval of a liquor license.
4. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
5. The sale of alcoholic beverages is ancillary to the retail use and in which no more than 48 square feet of the retail floor space is devoted to the display or merchandising of alcoholic beverages as shown in the floor plan date stamped on 02/9/10.
6. All beer and wine coolers shall remain in their original manufacturer's configuration of four- or six-packs.

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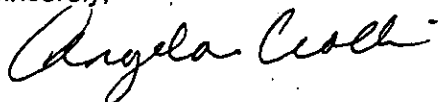
EOT-45124

Printed with environmentally friendly soy ink.

Mr. Barry Becker
SUP-37376 – Page Two
April 22, 2010

7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Ms. Rebecca Lidskin
Walgreen Company
104 Wilmot Road, MS#1420
Deerfield, Illinois 60015

Ms. Jennifer Roberts
Lionel Sawyer & Collins
1700 Bank of America Plaza
300 South Fourth Street
Las Vegas, Nevada 89101

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EOT-45124

GENERAL INFORMATION

PARCEL NO. 139-31-221-003
OWNER AND MAILING ADDRESS A D S C L L C
50 S JONES BLVD #100
LAS VEGAS NV 89107-2672

LOCATION ADDRESS 451 S DECATUR BLVD
CITY/UNINCORPORATED TOWN LAS VEGAS
ASSESSOR DESCRIPTION BECKER ENTERPRISES DECATUR &
ALTA COML CENTER
PLAT BOOK 102 PAGE 91
PT LOT 1

SEC 31 TWP 20 RNG 61
RECORDED DOCUMENT NO. * 20070525:00846
RECORDED DATE 05/25/2007
VESTING NO STATUS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE

TAX DISTRICT 200
APPRAISAL YEAR 2011
FISCAL YEAR 11-12
SUPPLEMENTAL IMPROVEMENT VALUE 0
SUPPLEMENTAL IMPROVEMENT N/A
ACCOUNT NUMBER

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2011-12	2012-13
LAND	129896	129896
IMPROVEMENTS	303025	287939
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	432921	417835
TAXABLE LAND+IMP (SUBTOTAL)	1236917	1193814
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	432921	417835
TOTAL TAXABLE VALUE	1236917	1193814

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION

ESTIMATED SIZE 1.42 Acres
ORIGINAL CONST. YEAR 2003
LAST SALE PRICE 0
MONTH/YEAR
LAND USE 3-58 COMMERCIAL RETAIL STORES AND SHO
DWELLING UNITS 0

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20070525-0000846

Fee: \$17.00 RPTT: EX1009
N/C Fee: \$25.00

05/25/2007 09:33:09
T20070095675

Requestor:
NATIONAL TITLE COMPANY

Debbie Conway ADF
Clark County Recorder Pgs: 5

APN 139-31-221-001, 003, 004
AFFIX RPTT

C5-1

QUITCLAIM DEED

9

THIS INDENTURE WITNESSETH:

ALTA DECATUR, LLC, a Nevada limited liability company

in consideration of \$10.00 the receipt of which is hereby acknowledged, do hereby remise, release and forever quitclaim to

ADSC, LLC

all that real property situate in the County of Clark, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Witness my/our hand(s) on this 22nd day of May, 2007

ALTA DECATUR, LLC

by:

Ernest A. Becker

State of Nevada)
) s.s.

County of Clark)

This instrument was acknowledged before me
on May 22, 2007

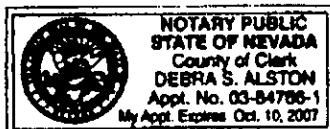
By Ernest A. Becker, Jr.

Escrow No. _____

Send tax stubs to:
When Recorded Please Mail To:

ADSC, LLC, 50 S. JONES
LAS VEGAS, NV 89107

Notary Public in and for said County and State



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EXHIBIT "A"

PARCEL I:

Situate in the City of Las Vegas, Clark County, Nevada, being a portion of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section 31, Township 20 South, Range 61 East, M.D.M., also being a portion of Lot One (1) of Becker Enterprises Decatur and Alta Commercial Center, as shown in the Office of the Clark County, Nevada Recorder in Book 102 of Plats, on Page 91, more particularly described as follows:

COMMENCING at the Southwest corner of said Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section 31;
THENCE along the West line thereof North 00°16'07" West, 142.70 feet;
THENCE North 89°43'53" East, 50.00 feet to a point on the Easterly right-of-way line of Decatur Boulevard as dedicated per Book 699 of Official Records, Instrument Numbers 561647 and 561648;
THENCE along said Easterly right of way line North 00°16'07" West, 86.67 feet, said point also being the POINT OF BEGINNING;
THENCE continuing along said Easterly right of way line North 00°16'07" West, 266.53 feet;
THENCE South 89°32'59" East, 175.03 feet;
THENCE South 00°16'17" East, 20.88 feet;
THENCE North 89°44'39" East, 54.99 feet to a point of curvature;
THENCE along the arc of a curve to the right, having a radius of 20.00 feet, through a central angle of 89°59'42", an arc distance of 31.41 feet;
THENCE South 00°16'07" East, 18.28 feet to a point of curvature;
THENCE along the South 00°16'07" East, 18.28 feet to a point of curvature;
THENCE along the arc of a curve to the right, having a radius of 20.00 feet; through a central angle of 38°07'42"; an arc distance of 13.31 feet to a point of reverse curvature;
THENCE along the arc of a curve to the left, having a radius of 5.00 feet; through a central angle of 128°07'42", an arc distance of 11.18 feet;
THENCE North 89°38'05" East, 14.09 feet;
THENCE South 00°30'58" East, 104.52 feet;
THENCE South 89°43'53" West, 29.73 feet; thence South 31°42'56" West, 60.34 feet;
THENCE South 82°46'07" West, 52.93 feet;
THENCE South 00°16'17" East, 24.51 feet;
THENCE North 89°32'59" West, 150.00 feet to the Point of Beginning.

BEING FURTHER DESCRIBED AS Lot 1-1 as shown by Record of Survey in File 120, Page 54 and recorded January 25, 2002 in Book 20020125 as Document No. 00935 of Official Records.

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PARCEL II:

Situate in the City of Las Vegas, Clark County, Nevada, being a portion of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section 31, Township 20 South, Range 61 East, M.D.M., also being a portion of Lot One (1) of Becker Enterprises Decatur and Alta Commercial Center, as shown in the Office of the Clark County, Nevada recorder in Book 102 of Plats, on Page 91, more particularly described as follows:

COMMENCING at the Southwest corner of said Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section 31;
THENCE along the West line thereof North 00°16'07" West, 142.70 feet;
THENCE North 89°43'53" East, 50.00 feet to a point on the Easterly right-of-way line of Decatur Boulevard as dedicated per Book 699 of Official Records, Instrument Numbers 561647 and 561648;
THENCE along said Easterly right of way line North 00°16'07" West, 353.20 feet to the POINT OF BEGINNING;
THENCE continuing along said Easterly right of way line North 00°16'07" West, 134.82 feet to a point of curvature;
THENCE along the arc of a curve to the right, having a radius of 15.00 feet; through a central angle of 90°43'06", an arc distance of 23.75 feet to a point on the Southerly right of way line of Mayflower Lane as shown in Book 05 of Plats, Page 93, in the Office of the Clark County, Nevada Recorder,
THENCE along the Southerly right of way line South 89°32'59" East, 134.81 feet;
THENCE South 00°16'07" East, 150.00 feet;
THENCE North 89°32'59" West, 150.00 feet to the POINT OF BEGINNING.

BEING FURTHER DESCRIBED as Lot 1-2 as shown by Record of Survey in File 120, Page 54 and recorded January 25, 2002 in Book 20020125 as Document No. 00935 of Official Records.

PARCEL III:

Situate in the City of Las Vegas, Clark County, Nevada, being a portion of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section 31, Township 20 South, Range 61 East, M.D.M., also being a portion of Lot One (1) of Becker Enterprises Decatur and Alta Commercial Center, as shown in the Office of the Clark County, Nevada Recorder in Book 102 of Plats, on Page 91, more particularly described as follows:

COMMENCING at the Southwest corner of said Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section 31;
THENCE along the West line thereof North 00°16'07" West, 142.70 feet;
THENCE North 89°43'53" East, 50.00 feet to a point on the Easterly right-of-way line of

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Decatur Boulevard as dedicated per Book 699 of Official Records, Instrument Numbers 561647 and 561648;

THENCE along said Easterly right of way line North $00^{\circ}16'07''$ West, 86.67 feet;

THENCE South $89^{\circ}32'59''$ East, 150.00 feet;

THENCE South $00^{\circ}16'07''$ East, 140.00 feet to a point on the Northerly right of way line of Alta Drive as dedicated per Book 699 of Official Records, Instrument Numbers 561646 and 561648 and Book 20000202 of Official Records, Instrument No. 00621;

THENCE along the Northerly right of way line North $89^{\circ}32'59''$ West, 96.66 feet to a point of curvature;

THENCE along the arc of a curve to the right having a radius of 54.00 feet, through a central angle of $89^{\circ}16'52''$, an arc distance of 84.14 feet to the Point of Beginning.

BEING FURTHER DESCRIBED as Lot 1-3 as shown by Record of Survey in File 120, Page 54 and recorded January 25, 2002 in Book 20020125 as Document No. 00935 of Official Records.

PARCEL IV:

A non-exclusive easement for ingress, egress, parking and other matter as created by that certain Declaration of Easements, Covenants, Conditions and Restrictions recorded July 24, 2002 in Book 20020724 as Document No. 01323 of Official Records, Clark County, Nevada.

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STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 139-31-221-001
b) 139-31-221-003
c) 139-31-221-004
d) _____

2. Type of Property:

- a) ☐ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg f) ☐ Comm'/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: OK

Date of Recording: _____

Notes: Out of Org. OK

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 9

b. Explain Reason for Exemption: Transfer to business entity of which grantor is 100% owner

5. Partial Interest: Percentage being transferred: 100% %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____

Capacity SELLER/BUYER

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: ALTA DECATH LLC

Address: 50 S JONES #100

City: LAS VEGAS

State: NV Zip: 89107

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: ADSC, LLC

Address: 50 S JONES #100

City: LAS VEGAS

State: NV Zip: 89107

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: National Title

Escrow #: _____

Address: 14 E. Sahara

City: Las Vegas

State: NV Zip: 89104

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

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