

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 Riekk, Survey (FM, PM, & A's only)
Date: April 17, 2012
Re: **EOT-45127** Walgreen's Co. 8633 W. Charleston Blvd.
Request for an Extension of Time for a previously approved Special Use Permit (SUP-37377)

COMMENTS:

We have no comment on the Request for an Extension of Time application for a previously approved Special Use Permit (SUP-37377) for a 47 square-foot accessory package liquor off-sale within an existing 14,715 square-foot retail establishment at 8633 West Charleston Boulevard.

25'-0" TALL Pylon SIGN PER
WALGREENS LAS VEGAS
PROTOTYPE SEE SHEET A31.
PROVIDE CONCRETE PAVERS
AROUND Pylon SIGN FOR
ACCESS/MAINTENANCE.

EXISTING
SERVICE
STATION

DRIVEWAY TO BE
CONSTRUCTED BY LAND ORO

DRIVEWAY TO BE
CONSTRUCTED BY LANDLORD

[illegible]

THESE CHANGES WILL BE MADE TO THE
PLAN AND SPECIFICATIONS
AND REVISOR BY THE
ENGINEER IN CHARGE
OF THE PROJECT.

STONE NUMBER 00572

WALGREENS STORE
NEED A CHARGER? STOP BY US

LAS VEGAS, NV

SCALE: 1"=25'

DEALING BY:
IN YOUR INTERESTS

DATE: 11-2-81

RECEIVED BY

.....

APR 17 2012

EOT-45127

APR 11 2012

[illegible]

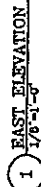
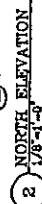
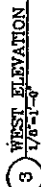
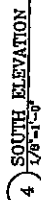
EOT-45127

[illegible][illegible]

LEGEND		BEER AND WINE STORAGE
		BEER AND WINE SALES
COMMERCIAL LOTS		
TOTAL OCCUPANCY: 40		
TOTAL BEER AND WINE SALES: 47 SQ. FT.		
TOTAL BEER AND WINE STORAGE: 47 SQ. FT.		
TOTAL SALES: 8997 SQ. FT.		
TOTAL SALES: 10000 SQ. FT.		

A key plan of the building showing the layout of the rooms. The rooms are labeled: "DRESSING ROOM", "BATH", "KITCHEN", "LIVING ROOM", "BED ROOM", and "HALL". A north arrow is located in the upper right corner. A line points to the "BED ROOM" with the text "EVIDENCE FOUND IN BED ROOM".

FOR RENTON: DR. W. ETC. CONTACT
MEMBERS FOR SCALAR: 215. PLAN

[illegible][illegible]

NOTARY CERTIFY THAT THE PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DAILY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF MONTANA AS INDICATED BY MY HAND AND

STORRE NUMBER 03672

PROJECT NAME
WALGREENS STORE
4833 W CHARELSTON BLVD
LAS VEGAS, NV

ORGANIZATION TITLE

EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0" GRADING NO.

Small Park & Drive

K. T. HALL CO.

[illegible]

DATE	TEST
10/10/10	10/10/10

REVIEWED BY:

Page 10	Page 10
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7/1/20

DATA

•

2.495

3107-1

DOI: 10.1002/for

EOT-45127

APR 11 2012

RECEIVED



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

Peccole Enterprises
Three Bs, Inc.
8689 West Charleston Boulevard, Suite #109
Las Vegas, Nevada 89117

RE: EOT-45127 – EXTENSION OF
CITY COUNCIL MEETING OF JUNE 6, 2012

Dear Applicant:

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-37377) FOR A 47 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN AN EXISTING 14,715 SQUARE-FOOT RETAIL ESTABLISHMENT at 8633 West Charleston Boulevard (APN 163-05-517-003), C-1 (Limited 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-37377) 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-37377) 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

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

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov





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

Peccole Enterprises
Three Bs, Inc.
8689 West Charleston Boulevard Suite #109
Las Vegas, Nevada 89117

**RE: EOT-45127 - EXTENSION OF TIME - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF JUNE 6, 2012**

Dear Applicant:

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 FLDR
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-45127 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT: WALGREENS CO. - OWNER: THREE BS, INC. - For possible action on a request for an Extension of Time of a previously approved Special Use Permit (SUP-37377) FOR A 47 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN AN EXISTING 14,715 SQUARE-FOOT RETAIL ESTABLISHMENT at 8633 West Charleston Boulevard (APN 163-05-517-003), C-1 (Limited Commercial) Zone, Ward 2 (Beers).

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 10:58 AM

Submitted By

Page 1

A/P # 45127 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	04/11/2012 15:41	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-45127 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT: WALGREENS CO. - OWNER: THREE BS, INC. - For possible action on a request for an Extension of Time of a previously approved Special Use Permit (SUP-37377) FOR A 47 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN AN EXISTING 14,715 SQUARE-FOOT RETAIL ESTABLISHMENT at 8633 West Charleston Boulevard (APN 163-05-517-003), C-1 (Limited Commercial) Zone, Ward 2 (Beers).

Parent A/P # 37377
Project # 45127 Project/Phase Name WALGREENS Phase #
Size/Area 1.50 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 16305517003

Location

Owner/Tenant

Contact ID AC1501262 Name THREE BS INC
Mailing Address 104 WILMOT RD Organization WALGREEN CO LEASE
City DEERFIELD State/Province IL
ZIP/PC 60015-5121 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

8633 W CHARLESTON BLVD
LAS VEGAS, 89117-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcel

16305517003

Report Date 04/12/2012 10:58 AM

Submitted By

Page 2

Applicant/Contact

Primary N Capacity OWNER Contact ID AC1501282 ☐ Foreign
Effective Expire
Name THREE BS INC
Day Phone Eve Phone Organization WALGREEN CO LEASE
Pager PIN # Position % TAX DEPT MS #1435
Fax Mobile Profession
E-Mail
Address 104 WILMOT RD
% STORE #3872
DEERFIELD, IL 60015-5121
Seasonal Addr

Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Care Director Letter Original Training PD
Orientation Attended

There are no items in this list

Primary N Capacity OTHER Other REP Contact ID AC768714 ☐ Foreign
Effective Expire
Name KOLESAR & LEATHAM CHTD
Day Phone (702)362-7800 x Eve Phone Organization
Pager PIN # Position
Fax (702)382-9472 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 10:58 AM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

Licenses: Percent Owned Waiver Health Care Director Letter Original Transcription
Orientation Attended

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 No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

Licenses: Percent Owned Waiver Health Care Director Letter Original Transcription
Orientation Attended

There are no items in this list

Report Date 04/12/2012 10:58 AM

Submitted By

Page 4

Contractors

No Contractors

Item	Status	Start Date	Amount
PROCESSING FEE	P	04/11/2012 15:59	300.00
Total Unpaid		0.00	Total Paid 300.00

Inspections

There are no inspections for this Report

Review Activity
Review #
Comments

Review Type	Q	Status	Notes	Created	Assigned	Submitted	Completed
492764	DEVCO	1	Incomplete ☐	04/12/2012 10:35			

Activity, Review Details

Detail SUBMITTAL CHECKLIST (EOT) Modified By JGRIDER Modified Date/Time 04/11/2012 15:41

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

Check Conditions
Condition
Superior Required

Approval

Approved By
Comments

Approved Date

Applied By

Applied Date

Assigned

No Conditions

Project	AP Type	Status	Stage	Relation
---------	---------	--------	-------	----------

No children exist for this project

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

Report Date 04/12/2012 10:58 AM

Submitted By

Page 5

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 # 37377

Staff Recommendation

Entitlement Exercised?

Meeting Information

Meeting Grid
Meeting Date
Comments
Added By

Meeting Type
Add Date

Meeting Status
Modified by

Modified Date

YES votes

NO votes

ABSTENTIONS

06/06/2012

CC

SCHEDULED

0

0

0

JGRIDER

04/11/2012

Template Type A/P

A/P Type

Status

Start

No children exist for this project

Employee
Employee ID

ATT

NAME

J

Comments

984478

SULLIVAN

DEBORAH

J

Planning x6895

Log
Action
Comments

Description

Entered By

Start

Stop

Hours

PAYMNT CO NAME WHO PICKED UP CONTACT# 984728
CONNER WHITE; KOLESAR & LEATHAM, CK#52371; 702.362.7800

04/11/2012 15:59

0.00

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) 8633 W. Charleston Blvd., Las Vegas, Nevada
Project Name WALGREENS Proposed Use Drug Store (existing)
Assessor's Parcel #(s) 163-05-517-003 Ward # 2
General Plan: existing _____ proposed _____ Zoning: existing C-1 proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 1.5 Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER THREE BS INC. Contact Peccole Enterprises
Address 8689 W. Charleston Blvd., #109 Phone: 702-366-9140 Fax: _____
City Las Vegas State NV Zip 89117
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* Robert N. Peccole

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

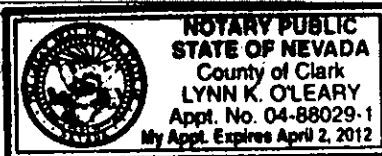
Print Name Robert N. Peccole

Subscribed and sworn before me

This 26th day of March, 2012

Lynn K. O'Leary

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>EOT-45127</u>
Meeting Date:	<u>6/6/12</u>
Total Fee:	<u>\$ 300.00</u>
Date Received:	<u>4/11/12</u>
Received By:	<u>AF</u>

*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.

f:\depot\Application Packet\Application Form.pdf



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-45127, APN: 163-05-517-003

Name of Property Owner: THREE BS INC.

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: _____

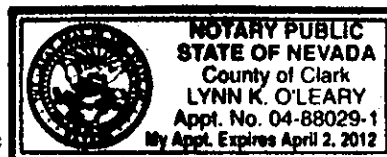
Signature of Property Owner: _____

Print Name: Robert N Peccole

Subscribed and sworn before me

This 26th day of March, 2012

Lynn K. O'Leary
Notary Public in and for said County and State



RECEIVED

APR 11 2012

KOLESAR & LEATHAM

ATTORNEYS AT LAW

400 SOUTH RAMPART BLVD., SUITE 400
LAS VEGAS, NEVADA 89145
702.362.7800
knevada.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 #37377)

Applicant: Walgreen Co. d/b/a Walgreens #03872
APN: 163-05-517-003
Business Address: 8633 W. Charleston Blvd.
Las Vegas, NV 89117

Dear Sir/Madam:

This firm represents Walgreen Co. dba Walgreens #03872 (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 #37377 (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.

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-1 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.

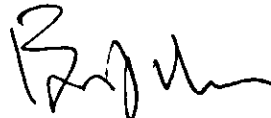
The introduction of package alcoholic beverage sales at the Business will not adversely affect the environment or character of the immediate community, nor will it have a detrimental impact on adjacent properties. As a retail drug store and pharmacy, the proposed use is harmonious and compatible with 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 used 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 Charleston 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.)



May 5, 2011

Three B's, Inc.
8689 West Charleston Boulevard
Suite No. 109
Las Vegas, Nevada 89117

RE: EOT-41170 - 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-37377) FOR A 47 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN AN EXISTING 14,715 SQUARE-FOOT RETAIL ESTABLISHMENT at 8633 West Charleston Boulevard (APN 163-05-517-003), C-1 (Limited 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-37377) shall expire on April 21, 2012 unless another Extension of Time request is approved by the City council.
2. Conformance to the conditions of approval of the Special Use Permit (SUP-37377) 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 Wilnot Road, MS #1420
Deerfield, Illinois 60015

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

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

RECEIVED

APR 11 2012

EOT-45127

Printed on recycled paper by Hendry Dry Ink



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

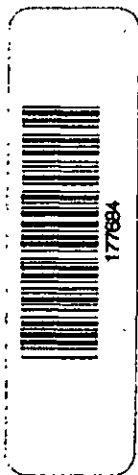
LOIS TARKANIAN

STEVEN D. ROSS

RICKY 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 0044-08-00

April 22, 2010

Three B's, Inc.
8981 West Sahara Avenue, Suite #120
Las Vegas, Nevada 89117

RE: SUP-37377 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF APRIL 21, 2010

Dear Applicant:

The City Council at a regular meeting held April 21, 2010, APPROVED the request for a Special Use Permit FOR A 47 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN AN EXISTING 14,715 SQUARE-FOOT RETAIL ESTABLISHMENT at 8633 West Charleston Boulevard (APN 163-05-517-003), C-1 (Limited 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 47 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.

RECEIVED **EOT-45127**
APR 11 2012

Printed with environmentally friendly soy ink.

Three B's, Inc.
SUP-37377 - 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-45127

GENERAL INFORMATION

<u>PARCEL NO.</u>	163-05-517-003
<u>OWNER AND MAILING ADDRESS</u>	THREE BS INC WALGREEN CO LEASE %STORE #3872 %TAX DEPT MS #1435 104 WILMOT RD DEERFIELD IL 60015-5121
<u>LOCATION ADDRESS</u>	8633 W CHARLESTON BLVD
<u>CITY/UNINCORPORATED TOWN</u>	LAS VEGAS
<u>ASSESSOR DESCRIPTION</u>	CHARLSTON-DURANGO COML CENTER <u>PLAT BOOK 72 PAGE 90</u> PT LOT 1 BLOCK 1
	SEC 05 TWP 21 RNG 60
RECORDED DOCUMENT NO.	* <u>19960326:01382</u>
RECORDED DATE	03/26/1996
VESTING	NO STATUS
<u>COMMENTS</u>	LS 5-99;C-980825:1808,1809

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

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE

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

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2011-12	2012-13
LAND	274428	228690
IMPROVEMENTS	145782	191520
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	420210	420210
TAXABLE LAND+IMP (SUBTOTAL)	1200600	1200600
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	420210	420210
TOTAL TAXABLE VALUE	1200600	1200600

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION

ESTIMATED SIZE	1.50 Acres
ORIGINAL CONST. YEAR	1999
LAST SALE PRICE	0
MONTH/YEAR	
LAND USE	3-58 COMMERCIAL RETAIL STORES AND SHO
DWELLING UNITS	0

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958106.00620

RPTT \$ _____

QUITCLAIM DEED

THIS DEED WITNESSETH: That RICHARD A. PECCOLEin consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby convey, release and forever quitclaim to
THREE Bn. INC., a Nevada Corporation, 4000 West Ogden,
Las Vegas, Clark County, Nevadaall that real property situate in the City of Las Vegas County of CLARK

State of Nevada, bounded and described as follows:

The East 1320 feet of the North 650 feet of the East
Half (E $\frac{1}{2}$) of Section 5, Township 21 South, Range 60
East, M.D.B. & M.

Except the interest in the North 50 feet of said land
as conveyed to the County of Clark for roads, utilities
and other public and incidental purposes by Deeds recorded
February 7, 1964 as Document No. 412324 of Official Records,
and recorded January 7, 1964 as Document No. 405979 of
Official Records, Clark County, Nevada.

And the East 50 feet as conveyed to Clark County, Nevada.

Parcel No. 163-05-503-001

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

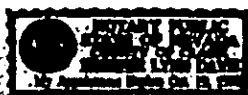
Witness my hand this 30th day of December 1994

Richard A. Peccole
RICHARD A. PECCOLE

STATE OF CLARK }
County of CLARK }
On this 30th day of December 1994
personally appeared before me, a Notary Public in and for said
County and State RICHARD A.
PECCOLE

known to me to be the person described in and who executed
the foregoing instrument, who acknowledged to me that he
executed the same freely and voluntarily and for the uses and
purposes therein contained.

Notary Public in and for said County and State.
Richard A. Peccole



ESCROW NO. _____

WHEN RECORDED MAIL TO: ROBERT N. PECCOLE, 525 South
Sixth Street, Las Vegas, NV 89101

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CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:

R PECCOLE

01-06-95 09:55 JMC 1

BOOK: 958106 OFFICIAL RECORDS 00620

FEE: 7.00 RPTT: E10024

E-11