



February 24, 2016

Sahara Development, LLC
299 South Main Street, Suite #2200
Salt Lake City, Utah 84111

**RE: RQR-62293 - ADMINISTRATIVE REQUIRED REVIEW - SITE
DEVELOPMENT PLAN REVIEW
2427 South Las Vegas Boulevard, Suite #100 (APN 162-03-422-001)**

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

Dear Applicant:

Your required one-year administrative review of an approved Special Use Permit (SUP-57686) FOR A PROPOSED RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN A PROPOSED 17,238 SQUARE-FOOT GENERAL RETAIL STORE at 2427 South Las Vegas Boulevard, Suite #100 (APN 162-03-422-001), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-57615], has been considered administratively by the Department of Planning Staff.

The Department of Planning has administratively **APPROVED** your request subject to the following:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-57686) shall be required.
2. No further reviews shall be required.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Department of Planning staff on February 24, 2016 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,

Andrew P. Reed, AICP
Planning Supervisor
Case Planning Division

AR:clb

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

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

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

*City of Las Vegas***AGENDA MEMO - PLANNING**

ADMINISTRATIVE REVIEW DATE: MARCH 2016

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: WALGREENS COMPANY - OWNER: SAHARA
DEVELOPMENT, LLC**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
RQR-62293	Staff APPROVES, subject to conditions.	

**** CONDITIONS ****

RQR-62293 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-57686) shall be required.
2. No further reviews shall be required.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Staff Report Page One
March 2016 - Administrative Review Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is an administrative required review of an approved Special Use Permit (SUP-57686), which permitted a Retail Establishment with Accessory Package Liquor Off-Sale within a 17,238 square-foot General Retail Store at 2427 South Las Vegas Boulevard, Suite #100. Condition Number 1 of Special Use Permit (SUP-57686) requires an administrative required review to ensure the applicant is in compliance with all Conditions of Approval of Special Use Permit (SUP-57686). The subject site has the appropriate business licenses and has incurred no alcohol related complaints; therefore, staff is approving this required review with no further reviews required.

ISSUES

- Condition Number 1 of Special Use Permit (SUP-57686) required a one-year administrative review.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
11/03/04	The City Council approved a petition to Vacate (VAC-5029) Cincinnati Avenue east of Las Vegas Boulevard.
03/02/05	The City Council approved a petition to Vacate (VAC-5030) a 20-foot wide public alley generally located north of Sahara Avenue, west of Paradise Road.
08/05/09	The City Council approved a Waiver (WVR-34311) of Title 18.12.130 to allow Cincinnati Street to not terminate in a cul-de-sac east of Las Vegas Boulevard.
	The City Council approved a request for a Variance (VAR-34308) to allow a 98-foot tall, 11,210 square-foot roof sign where a maximum of eight feet in height and 150 square feet in area is permitted; and to allow the combined area of wall and roof signage to be 79 percent, 23 percent, and 101 percent of the south, east, and west elevations respectively, where a maximum of 20 percent per elevation is permitted at 2427 South Las Vegas Boulevard.
	The City Council approved a request for a Site Development Plan Review (SDR-34306) for a proposed two-story, 37,100 square-foot non-restricted gaming (casino) and retail establishment with a Waiver of the Downtown Centennial Plan streetscape standards on Cincinnati Street at the northeast corner of Sahara Avenue and Las Vegas Boulevard.

Staff Report Page Two
March 2016 - Administrative Review Meeting

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
06/04/10	Staff administratively approved a Minor Site Development Plan Review (SDR-38274) to an approved Site Development Plan Review (SDR-34306) for façade modifications and a construction phasing plan at 2427 South Las Vegas Boulevard.
09/07/11	The City Council approved a request for an Extension of Time (EOT-42603) of a previously approved Waiver (WVR-34311) of Title 18.12.130 to allow Cincinnati Street to not terminate in a cul-de-sac east of Las Vegas Boulevard.
	The City Council approved a request for an Extension of Time (EOT-42605) of a previously approved Variance (VAR-34308) to allow a 98-foot tall, 11,210 square-foot roof sign where a maximum of eight feet in height and 150 square feet in area is permitted; and to allow the combined area of wall and roof signage to be 79 percent, 23 percent, and 101 percent of the south, east, and west elevations respectively, where a maximum of 20 percent per elevation is permitted at 2427 South Las Vegas Boulevard.
	The City Council approved a request for an Extension of Time (EOT-42606) for a Site Development Plan Review (SDR-34306) for a proposed two-story, 37,100 square-foot non-restricted gaming (casino) and retail establishment with a Waiver of the Downtown Centennial Plan streetscape standards on Cincinnati Street at the northeast corner of Sahara Avenue and Las Vegas Boulevard.
07/18/12	The City Council approved a request for an Extension of Time (EOT-45559) of an approved Minor Amendment (SDR-38274) to an approved Site Development Plan Review (SDR-34306) for façade modifications and a construction phasing plan at 2427 South Las Vegas Boulevard.
08/07/13	The City Council approved a request for an Extension of Time (EOT-49678) of an approved Minor Amendment (SDR-38274) to an approved Site Development Plan Review (SDR-34306) for façade modifications and a construction phasing plan at 2427 South Las Vegas Boulevard.
	The City Council approved a request for an Extension of Time (EOT-49995) of a previously approved Variance (VAR-34308) to allow a 98-foot tall, 11,210 square-foot roof sign where a maximum of eight feet in height and 150 square feet in area is permitted; and to allow the combined area of wall and roof signage to be 79 percent, 23 percent, and 101 percent of the south, east, and west elevations respectively, where a maximum of 20 percent per elevation is permitted at 2427 South Las Vegas Boulevard.
	The City Council approved a request for an Extension of Time (EOT-49998) of a previously approved Waiver (WVR-34311) of Title 18.12.130 to allow Cincinnati Street to not terminate in a cul-de-sac east of Las Vegas Boulevard.

Staff Report Page Three

March 2016 - Administrative Review Meeting

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
08/13/13	The Planning Commission approved a request for a Tentative Map (TMP-50088) for a one-lot commercial subdivision on 2.04 acres at the northeast corner of Sahara Avenue and Las Vegas Boulevard.
03/31/14	Staff administratively approved a Minor Amendment (SDR-52994) of an approved Site Development Plan Review Plan (SDR-34306) for a proposed 2,211 square-foot addition to an approved 37,100 square-foot General Retail and Non-restricted Gaming Establishment at 2427 South Las Vegas Boulevard.
08/19/14	The Downtown Design Review Committee (DDRC) denied a request for a Master Sign Plan design review (ARC-55371) for an approved commercial development with Waivers to allow no exposed neon where a minimum of 75 percent is required at 2427 South Las Vegas Boulevard.
10/21/14	The Downtown Design Review Committee (DDRC) approved a request for a Master Sign Plan design review (ARC-55371) for an approved commercial development with Waivers to allow no exposed neon on a portion of the proposed signage where a minimum of 75 percent is required at 2427 South Las Vegas Boulevard.
02/04/15	A Final Map (FMP-53654) was recorded for one-lot commercial subdivision on 2.05 acres at the northeast corner of Sahara Avenue and Las Vegas Boulevard.
03/10/15	The Planning Commission approved a request for a Special Use Permit (SUP-57686) for a proposed retail establishment with accessory package liquor off-sale use within a proposed 17,238 square-foot general retail store at 2427 South Las Vegas Boulevard.
03/31/15	Business Licensing Enforcement processed a case (BLE6400) for the issuance of a 90-day temporary liquor license at 2427 South Las Vegas Boulevard, Suite #100. The case was resolved on 04/30/15.
10/29/15	Code Enforcement processed a complaint (#160693) for an electronic sign doing off-premise advertising at 2427 South Las Vegas Boulevard, Suite #100. The case was resolved on 11/09/15.
12/29/15	Business Licensing Enforcement (BLE27040) delivered a letter to 2427 South Las Vegas Boulevard, Suite #100 reminding the establishment of the New Year's eve ordinance that prohibits the sales of alcohol in glass and metal containers.

<i>Most Recent Change of Ownership</i>	
05/16/14	A deed was recorded for a change in ownership.

Staff Report Page Four
March 2016 - Administrative Review Meeting

<i>Related Building Permits/Business Licenses</i>	
09/24/14	A building permit (#264313) was issued for a tenant improvement at 2427 South Las Vegas Boulevard. The permit received its final inspection on 04/14/15.
12/11/14	A building permit (#273722) was issued for a fire sprinkler system at 2427 South Las Vegas Boulevard. The permit received its final inspection on 03/27/15.
	A building permit (#274572) was issued for a fire alarm system at 2427 South Las Vegas Boulevard. The permit received its final inspection on 03/26/15.
03/09/15	A business license (#G63-01291) was issued for cigarettes/tobacco sales at 2427 South Las Vegas Boulevard. The license is currently active.
03/09/15	A business license (#G63-01292) was issued for a drug store at 2427 South Las Vegas Boulevard. The license is currently active.
03/09/15	A business license (#G63-01293) was issued for a pharmacy at 2427 South Las Vegas Boulevard. The license is currently active.
03/11/15	A mechanical building permit (#281636) was issued for 2427 South Las Vegas Boulevard. The permit is currently open.
03/19/15	A building permit (#281580) was issued for a commercial permit at 2427 South Las Vegas Boulevard. The permit is currently open.
03/24/15	A business license (#P63-00085) was issued for packaged liquor at 2427 South Las Vegas Boulevard. The license is currently active.
03/24/15	A business license (#L63-00048) was issued for packaged liquor at 2427 South Las Vegas Boulevard. The license is currently active.
09/14/15	A business license (#G63-06313) was issued for an ATM at 2427 South Las Vegas Boulevard. The license is currently active.

<i>Pre-Application Meeting</i>
A pre-application meeting was not required, nor was one held.

<i>Neighborhood Meeting</i>
A neighborhood meeting was not required, nor was one held.

Field Check	
02/11/16	Staff conducted a routine field check where staff observed a security guard posted at the entrance of the building and well maintained grounds that were litter free.

Staff Report Page Five
March 2016 - Administrative Review Meeting

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.87

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	General Retail	C (Commercial)	C-2 (General Commercial)
	Casino		
North	Motel	C (Commercial)	C-2 (General Commercial)
South	Hotel and Casino	CT (Commercial Tourist – Clark County)	H-1 (Limited Resort and Apartment - Clark County)
East	Shopping Center	C (Commercial)	C-2 (General Commercial)
West	General Retail	C (Commercial)	C-2 (General Commercial)
	Tavern		

<i>Master Plan Areas</i>	<i>Compliance</i>
Beverly Green / Southridge Neighborhood	Y
Downtown Centennial Plan – Northern Strip Gateway	Y
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
G-O (Gaming Enterprise Overlay) District	Y
SB-O (Scenic Byway Overlay) District	Y
A-O (Airport Overlay) District – 175 Feet	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area – Downtown Redevelopment Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Las Vegas Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y
Sahara Avenue	Primary Arterial	Planned Streets and Highways Map	115	Y

NE

Staff Report Page Six

March 2016 - Administrative Review Meeting

Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	28,100 SF	1:250	113				
TOTAL SPACES REQUIRED			113			Y	
Regular and Handicap Spaces Required			108	5	155	7	Y

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.

ANALYSIS

This is a required administrative review of Special Use Permit (SUP-57686) that permitted a retail establishment with accessory package liquor off-sale use within a proposed 17,238 square-foot general retail store at 2427 South Las Vegas Boulevard, Suite #100. Per Condition Number 1 of Special Use Permit (SUP-57686) a one-year administrative review was required by the Planning Commission to ensure that the applicant remains in compliance with all Conditions of Approval of Special Use Permit (SUP-57686). The subject site has the appropriate business licenses and has incurred no alcohol related complaints; therefore, staff is approving this required review with no further reviews required.

FINDINGS

Staff finds the subject site to be operating in conformance to the Conditions of Approval of Special Use Permit (SUP-57686) therefore; staff is approving this review with no further reviews being required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

NOTICES MAILED

N/A

APPROVALS

0

PROTESTS

0

NE

MODULUS ARCHITECTS
 220 COPPER AVE. N.W. SUITE 350
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE (505) 338-1499 FAX (505) 338-1498

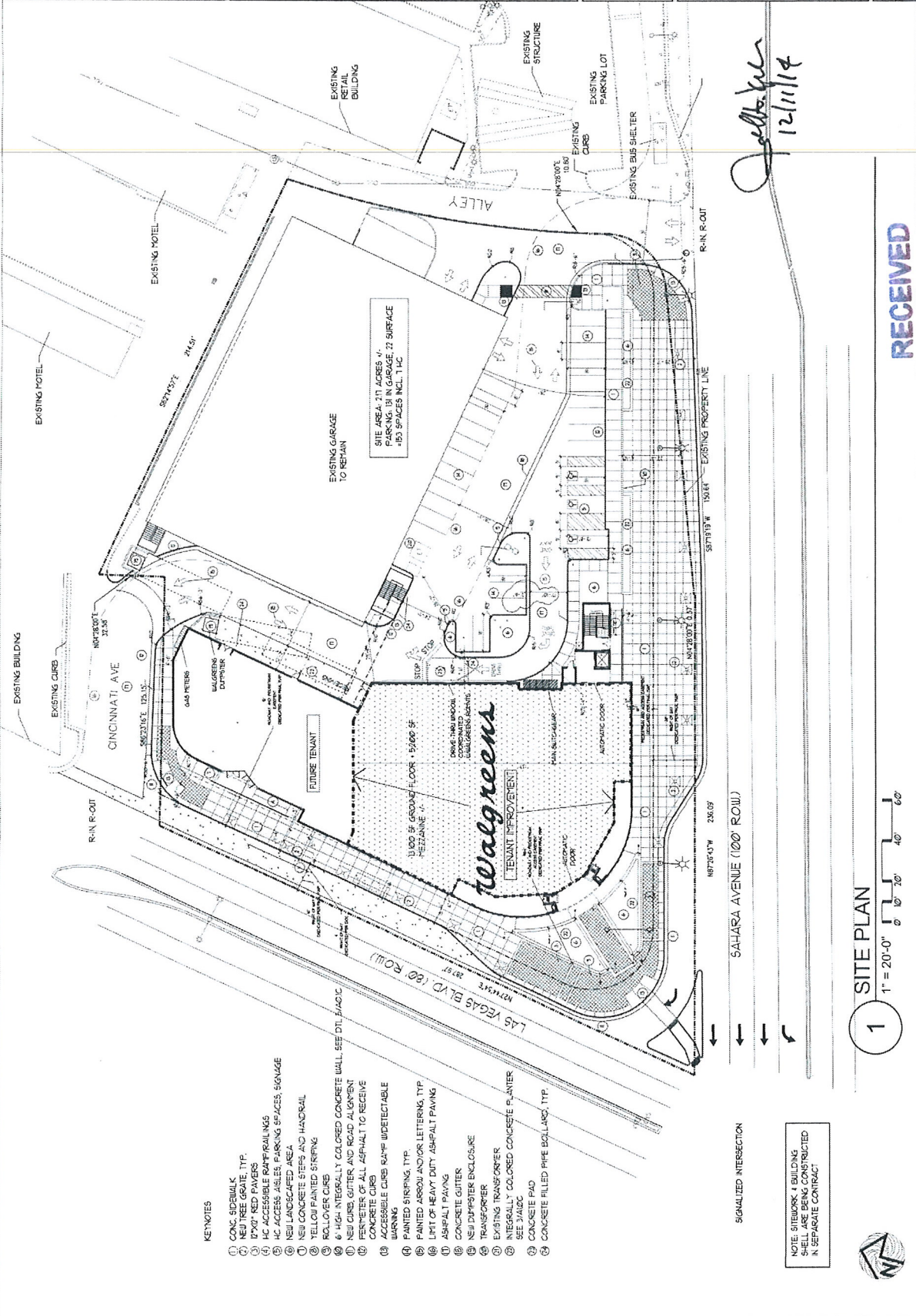
RETAIL & CASINO SHELL
 247 SOUTH LAS VEGAS BLVD
 LAS VEGAS, NEVADA
 89101

SITE PLAN
 12/11/14

DATE: 12/11/14
 BY: [Signature]
 CHECKED: [Signature]
 APPROVED: [Signature]

SCALE: 1" = 20'-0"

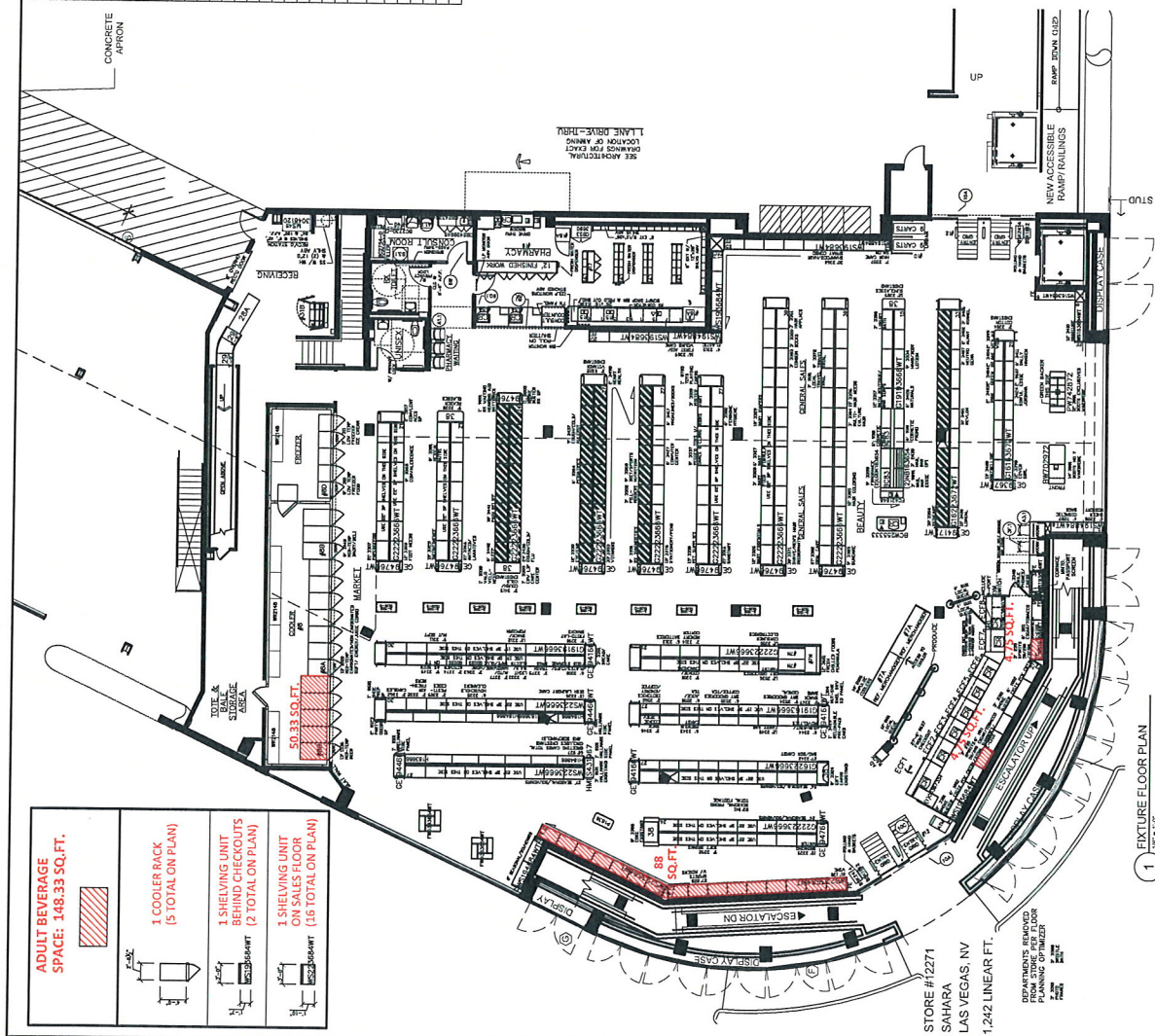
AS NOTED



RQR-62293
RECEIVED
JAN 21 2016



NOTE: SITEWORK & BUILDING SHELL ARE BEING CONSTRUCTED IN SEPARATE CONTRACTS



ADULT BEVERAGE SPACE: 148.33 SQ. FT. 	1 COOLER RACK (5 TOTAL ON PLAN) 	1 SHELVING UNIT BEHIND CHECKOUTS (2 TOTAL ON PLAN) 	1 SHELVING UNIT ON SALES FLOOR (16 TOTAL ON PLAN) 
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[illegible][illegible][illegible]

FILE NAME	FILE EXTENSION	DATE	TIME	FILE SIZE	FILE TYPE
WALGREENS		07/19/2011	11:11	10,488,832	Image
STORE NUMBER 12271		07/19/2011	11:11	10,488,832	Image
WALGREENS		07/19/2011	11:11	10,488,832	Image
INVOIC 549845 & LAS VEGAS		07/19/2011	11:11	10,488,832	Image
LAS VEGAS, NEVADA		07/19/2011	11:11	10,488,832	Image
REVISIONS		07/19/2011	11:11	10,488,832	Image
NO. DATE REV.		07/19/2011	11:11	10,488,832	Image
1 11/27/11 1		07/19/2011	11:11	10,488,832	Image
2 07/19/11 1		07/19/2011	11:11	10,488,832	Image

[illegible]

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*

ROR-62293 - REQUIRED REVIEW - ADMINISTRATIVE REVIEW - APPLICANT: WALGREENS COMPANY - OWNER: SAHARA DEVELOPMENT, LLC - *For a required one-year administrative review of an approved Special Use Permit (SUP-57686) FOR A PROPOSED RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN A PROPOSED 17,238 SQUARE-FOOT GENERAL RETAIL STORE at 2427 South Las Vegas Boulevard, Suite #100 (APN 162-03-422-001), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-57615].*

MINOR REVIEW ADMINISTRATIVE MEETING: **MARCH 15, 2015**

PLANNING SUPERVISOR: **ANDY REED**



ADMINISTRATIVE

Comments Due: **ASAP**

*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), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.*

LIST COMMENTS BELOW:

THIS ITEM WILL BE CONSIDERED
ADMINISTRATIVELY AND WILL NOT
APPEAR ON A PLANNING COMMISSION
AGENDA



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Accessory Package Liquor
Project Address (Location) 2427 S. Las Vegas Blvd., Las Vegas, NV 89104
Project Name Walgreens #12271 Proposed Use Retail Establishment with Accessory Package Liquor off-sale
Assessor's Parcel #(s) 162-03-410-008, 162-04-813-070 and 162-04-813-071 Ward # 3
General Plan: existing _____ proposed _____ Zoning: existing C-2 proposed C-2
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres _____ Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER Sahara Development, LLC Contact _____
Address 299 S. Main St., #2200 Phone: _____ Fax: _____
City Salt Lake City State UT Zip 84111
E-mail Address _____

APPLICANT Walgreen Co. Contact Rebecca Lidskin, Esq.
Address 104 Wilnot Rd. Phone: 847-315-4651 Fax: 847-315-4825
City Deerfield State IL Zip 60015
E-mail Address rebecca.lidskin@walgreens.com

REPRESENTATIVE Kolesar & Leatham Contact Jonathan J. Winn, Esq.
Address 400 S. Rampart Blvd., Suite 400 Phone: 702-362-7800 Fax: 702-362-9472
City Las Vegas State NV Zip 89145
E-mail Address jwinn@klnevada.com

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 this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* [Signature]

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

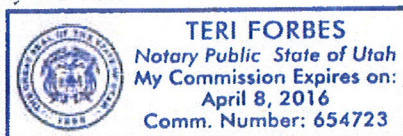
Print Name JAMES SORENSON

Subscribed and sworn before me

This 13th day of January, 2015

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # RQR-62293

Meeting Date: -

Total Fee: 300.00

Date Received: 1-21-16

Received By: [Signature]

* 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.

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-62293** APN: 162-03-410-008, 162-04-813-070 and 162-04-813-071

Name of Property Owner: Sahara Development, LLC

Name of Applicant: Walgreen Co.

Name of Representative: Jonathan J. Winn, Esq.

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

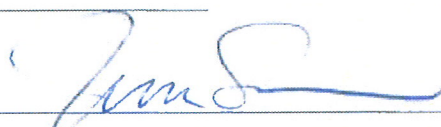
☒ No

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): _____

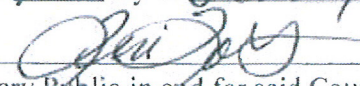
APN: _____

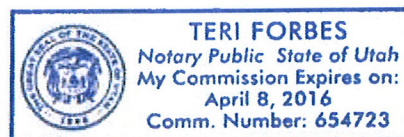
Signature of Property Owner: 

Print Name: JAMES SORENSON

Subscribed and sworn before me

This 13th day of January, 2015


Notary Public in and for said County and State



RECEIVED

JAN 21 2016
f:\depot\Application Packet\Statement of Financial Interest.pdf



March 11, 2015

Sahara Development, LLC
299 South Main Street, Ste. 2200
Salt Lake City, Utah 84111

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

**RE: SUP-57686 [PRJ-57615] - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF MARCH 10, 2015**

Dear Applicant:

Your request for a Special Use Permit FOR A PROPOSED RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN A PROPOSED 17,238 SQUARE-FOOT GENERAL RETAIL STORE at 2427 South Las Vegas Boulevard, Suite #100 (APNs 162-03-410-008, 162-04-813-070 and 071), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-57615], was considered by the Planning Commission on March 10, 2015.

The Planning Commission voted to **APPROVE** of your request, subject to the following amended conditions:

Planning

1. A one year administrative review from the date of final approval shall be required.
2. No sales of alcohol shall be premitted through the drive thru.
3. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Retail Establishment with Accessory Package Liquor Off-Sale use.
4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

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 7-1-1

www.lasvegasnevada.gov



/city of las vegas

2014 WINNER OF THE U.S. CONFERENCE OF MAYORS CLIMATE PROTECTION AWARD

RQR-62293



7. Approval of this Special Use Permit does not constitute approval of a liquor license.
8. All beer and wine coolers shall remain in the original manufacturer's configuration intended for off-sale resale.
9. All proposed signage must comply with the Scenic Byway Overlay District and approved Master Sign Plan (ARC-56113).
10. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
11. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **March 10, 2015** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **March 23, 2015**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:nl

cc:

Ms. Rebecca Lidskin, Esq.
Walgreen Co.
Deerfield, IL 60015

Jonathan J. Winn, Esq.
Kolesar & Leatham
400 South Rampart Boulevard, Ste. 400
Las Vegas, Nevada 89145

RQR-62293

KOLESAR & LEATHAM

ATTORNEYS AT LAW

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

klnevada.com

January 21, 2016

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

Re: Administrative Review of Special Use Permit – RQR-62293

Applicant: Walgreen Co.
Approved Use: Retail Establishment with Accessory Package Liquor
Business Name: Walgreens #12271
Business Address: 2427 S. Las Vegas Blvd., Las Vegas, NV 89104
APN: 162-03-422-001

Dear Sir/Madam:

This firm represents Walgreen Co. (the “Applicant”) at the above-referenced business location (the “Business”) with respect to business and liquor licensing matters in Nevada. This correspondence requests final approval of the accessory package liquor use at the Premises.

The Las Vegas Planning Commission originally approved Special Use Permit SUP-57686 [PRJ-57615] (“the “SUP”) on March 10, 2015 for an accessory package liquor use at the Premises. The SUP contained a condition for a one year administrative review from the date of approval.

The Business is currently operating and licensed as a retail drug store and pharmacy offering a variety of household items, health and beauty products and food and beverage selections, including a small selection of alcoholic beverages. The Applicant has an outstanding track-record of alcohol compliance in Nevada and we are unaware of any compliance issues related to alcohol sales at the Business.

The Business provides a benefit to the community by offering a variety of household and pharmacy products to customers at competitive prices. As an anchor tenant and national retail brand, the Business draws vital customer traffic to the neighboring businesses in the community. The package liquor off-sale establishment use is harmonious and compatible with adjacent development and with existing land uses in the immediate vicinity. We do not believe that any additional public services, utilities or parking accommodations are necessary to accommodate the use at the Business.

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RQR-62293

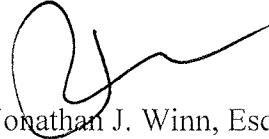
City of Las Vegas Department of Planning and Development
January 21, 2016
Page 2

The site provides adequate pedestrian and vehicle ingress/egress to and from the Retail Center in which the Business is located, from South Las Vegas Boulevard and Sahara Avenue. Please note that the hours of operation and number of employees at the Business will be commensurate with other Walgreens locations in the area.

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



Jonathan J. Winn, Esq.

JJW

Enclosures - as stated

cc: Rebecca Lidskin, Esq. (w/o encls.)
Matthew D. Saltzman, Esq. (w/o encls.)

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JAN 21 2016

APN: 162-03-410-008,
162-04-813-071
162-04-813-070

WHEN RECORDED MAIL TAX
AND MAIL TAX STATEMENTS TO:
Sahara Development, LLC
299 S. Main Street, Suite 2200
Salt Lake City, UT 84111

Inst #: 20140516-0002223
Fee: \$21.00 N/C Fee: \$0.00
RPTT: \$183600.00 Ex: #
05/16/2014 02:36:33 PM
Receipt #: 2027613
Requestor:
NEVADA TITLE LAS VEGAS
Recorded By: ECM Pgs: 6
DEBBIE CONWAY
CLARK COUNTY RECORDER

(Space Above For Recorder's Use)

GRANT, BARGAIN AND SALE DEED

For the consideration of Ten and 00/100 Dollars, and other valuable consideration, FNBN ASPEN, LLC, a Delaware limited liability company, having an address at 299 South Main Street, Suite 2200, Salt Lake City, Utah 84111 ("Grantor"), does hereby grant, bargain, sell and convey, to SAHARA DEVELOPMENT, LLC, a Utah limited liability company ("Grantee"), whose address is listed above, the real property situated in Clark County, Nevada, described on Schedule "A" attached hereto together with all rights and privileges appurtenant thereto ("Property"):

See legal description on Exhibit "A" attached hereto and incorporated by reference herein.

SUBJECT TO: (1) all zoning regulations, restrictions, rules and ordinances, land use regulations, building restrictions, and other laws and regulations now in effect or hereafter adopted by any governmental authority having jurisdiction; (2) any real property taxes and assessments not yet due and payable; and (3) any and all recorded reservations, easements, rights-of-way, declarations, covenants, conditions, restrictions, and encroachments.

15th IN WITNESS WHEREOF, Grantor has executed this Grant, Bargain and Sale Deed as of the day of May, 2014.

GRANTOR:
FNBN ASPEN, LLC, a Delaware Limited Liability
Company

BY: FNBN-CMLCON I, LLC, a Delaware Limited
liability Company, its Manager

BY: SGH FNB VENTURES, LLC, a Delaware Limited
liability Company, its Manager

BY: SORENSON GROUP MANAGEMENT, LLC, a
Delaware limited liability Company, Its Manager

Donald E. Wallace,
Chief Operating Officer

By: Donald E. Wallace, Chief Operating Officer

RQR-62293

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JAN 21 2016

STATE OF UTAH

COUNTY OF SALT LAKE

On May 16, 2014, before me, TERI FORBES, a Notary Public, personally appeared Donald E. Wallace, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of UTAH that the foregoing paragraph is true and correct.

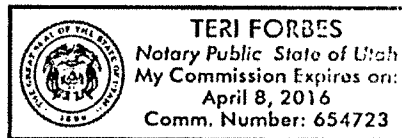
WITNESS my hand and official seal.

Signature



(Seal)

Teri Forbes
Notary Public - State of Utah
Expires 4/8/2016 - NO. 654723



Escrow No.: 14-04-0930-BB

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL I:

THOSE LOTS AND PORTIONS OF LOTS TWELVE (12) TO TWENTY-EIGHT (28) INCLUSIVE IN BLOCK ONE (1) OF MEADOWS ADDITION TO LAS VEGAS, AS SAID LOTS ARE DELINEATED ON THE PLAT OF SAID LAND ON FILE IN BOOK 1 OF PLATS, PAGE 43 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, LYING EAST OF THE EASTERLY LINE OF SOUTH FIFTH STREET, NOW KNOWN AS LAS VEGAS BOULEVARD SOUTH, AND AS DELINEATED ON THE MAP OF THE RESUBDIVISION OF PORTIONS OF BLOCKS ONE (1) AND NINE (9) MEADOWS ADDITION, ON FILE IN BOOK 3 OF PLATS, PAGE 40, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

TOGETHER WITH THAT PORTION OF THE EAST-WEST ALLEY IN SAID BLOCK ONE (1) OF THE MEADOWS ADDITION TO LAS VEGAS, LYING EAST OF THE EAST RIGHT OF WAY LINE OF FIFTH STREET, NOW KNOWN AS LAS VEGAS BOULEVARD SOUTH, AS VACATED BY ORDER OF VACATION OF THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS MARCH 18, 1953, A CERTIFIED COPY OF WHICH WAS RECORDED APRIL 9, 1953 IN BOOK 35 OF MISCELLANEOUS RECORDS, PAGE 77 AS DOCUMENT NO. 403202, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED APRIL 23, 2014 IN BOOK 20140423 AS DOCUMENT NO. 0001405, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL II:

THAT PORTION OF LOT TEN (10) IN BLOCK TWO (2) OF SOUTH FIFTH STREET TRACT, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 2 OF PLATS, PAGE 72, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

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JAN 21 2016

BEGINNING AT A POINT IN THE WEST LINE OF SAID LOT TEN (10),
DISTANT THEREON SOUTH 4°37'36" WEST 208.85 FEET FROM THE
NORTHWEST CORNER THEREOF;

SAID POINT OF BEGINNING FURTHER DESCRIBED AS BEING THE
INTERSECTION OF THE NORTH LINE OF CINCINNATI AVENUE WITH THE
WEST LINE OF SAID LOT TEN (10);

THENCE SOUTH 62°05'24" EAST PARALLEL WITH THE NORTH LINE OF
SAID LOT TEN (10), A DISTANCE OF 217.74 FEET TO A POINT IN THE WEST
LINE OF THE ALLEY;

THENCE SOUTHERLY ALONG THE LAST MENTIONED WEST LINE, A TOTAL
DISTANCE OF 217.20 FEET TO A POINT IN THE NORTH LINE OF SAN
FRANCISCO AVENUE;

THENCE SOUTH 87°29'06" WEST ALONG THE LAST MENTIONED NORTH
LINE, A DISTANCE OF 150.64 FEET TO THE SOUTHWEST CORNER OF SAID
LOT TEN (10);

THENCE NORTH 4°37'36" EAST ALONG THE WEST LINE OF SAID LOT TEN
(10), A DISTANCE OF 306.30 FEET TO THE POINT OF BEGINNING.

SAVE AND EXCEPT A STRIP OF LAND 16.00 FEET IN WIDTH, BEING A
PORTION OF LOT 10 IN BLOCK 2 OF SOUTH FIFTH STREET TRACT, AS
SHOWN BY MAP THEREOF ON FILE IN BOOK 2 OF PLATS, PAGE 72, IN THE
OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA
DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF LOT 10 WITH
THE NORTH LINE OF CINCINNATI AVENUE;

THENCE SOUTH 04°37'36" WEST ALONG SAID WEST LINE OF LOT 10 A
DISTANCE OF 17.42 FEET;

THENCE SOUTH 62°05'24" EAST A DISTANCE OF 214.71 FEET TO A POINT IN
THE EAST LINE OF LOT 10 SAID POINT BEING A NON-TANGENT CURVE
CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 514.81 FEET, A
RADIAL LINE TO SAID POINT BEARS NORTH 68°45'34" WEST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE
EAST BOUNDARY OF LOT 10 THROUGH A CENTRAL ANGLE OF 01°47'24"
AND ARC LENGTH OF 16.03 FEET;

THENCE NORTH 62°05'24" WEST A DISTANCE OF 219.98 FEET TO THE TRUE
POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF LAS
VEGAS BY DEED RECORDED APRIL 23, 2014 IN BOOK 20140423 AS
DOCUMENT NO. 0001405, OF OFFICIAL RECORDS, CLARK COUNTY,
NEVADA.

RECORDED
APR 23 2014
CLARK COUNTY
NEVADA

**State of Nevada
Declaration of Value Form**

1. Assessor Parcel Number(s)

- a) 162-03-410-008
b) 162-04-813-070
c) 162-04-813-071
d) _____

2. Type of Property:

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

**FOR RECORDER'S OPTIONAL USE
ONLY**

Book: _____ Page _____
Date of Recording: _____
Notes: _____

3 a. Total Value/Sales Price of Property

\$36,000,000.00

b. Deed in Lieu of Foreclosure Only (value of property)

\$36,000,000.00

c. Transfer Tax Value:

\$183,600.00

d. Real Property Transfer Tax Due

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per NRS 375.090, Section: _____

b. Explain Reason for Exemption: _____

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: GRANTOR/SELLER

Signature: _____ Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: FNBN Aspen, LLC, a Delaware
limited liability company
Address: 299 South Main Street, Suite
2200
City: Salt Lake City
State: UT Zip: 84111

Print Name: Sahara Development, LLC, a Utah
limited liability company
Address: 299 South Main Street
City: Salt Lake City
State: UT Zip: 84111

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

Print Name: Nevada Title Company Esc. #: 14-04-0930-BB
Address: 3993 Howard Hughes Parkway, Suite 120
City: Las Vegas State: NV Zip: 89169

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

January 7, 2016

Sahara Development, LLC
299 South Main Street, Suite #200
Salt Lake City, Utah 84111

**RE: RQR-62293 - ADMINISTRATIVE REQUIRED REVIEW - SPECIAL
USE PERMIT
PREVIOUS CASE: SUP-57686 [PRJ-57615]
2427 South Las Vegas Boulevard, Suite #100
(APN 162-03-410-008, 162-04-813-070 and 071)**

Dear Applicant:

Our records indicate the above referenced action will be scheduled for an administrative review on **March 1, 2016**, at which time staff may recommend that the use be discontinued.

Provide two (2) 24" x 36" site plans, two (2) 8½" x 11" site plans, and two (2) 8½" x 11" floor plans and/or elevations depicting the site. In addition to the plans required, we also need a justification letter, current deed, the enclosed Statement of Financial Interest form and Application completed and notarized. Please come to our offices at 333 North Rancho Drive no later than **February 1, 2016** to pay the application fee of \$300.00 and submit the required documents. You also have the option to submit and pay fees online, for online submittal instructions please call Steve Gebeke or Peter Lowenstein at (702) 229-6301. Failure to submit the above mentioned items **may** result in immediate discontinuance of the **use** for this site.

If you have any questions, please feel free to contact me at (702) 229-6301.

Sincerely,

Carman Burney, Agenda Technician
Department of Planning
Long Range Planning Division

cc: Mr. Jonathan J. Winn, Esq.
Kolesar & Leatham
400 South Rampart Boulevard, Suite #400
Las Vegas, Nevada 89145

Ms. Rebecca Lidskin, Esq.
Walgreen Company
300 Wilmot Road
Deerfield, Illinois 60015

2014 WINNER OF THE U.S. CONFERENCE OF MAYORS CLIMATE PROTECTION AWARD

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 7-1-1
www.lasvegasnevada.gov



/city of las vegas