

LAW OFFICE

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November 27, 2007

City of Las Vegas Planning Department.
731 South Fourth Street
Las Vegas, NV, 89101

Re: Review of Condition # 7 of SUP-8433-05

Dear Sir / Madam,

Please be advised that this firm represents Sam Faranesh, dba Cabana Food Market in connection with this application to allow for sale of individual containers of beer, wine and wine coolers. This use is within the C-1 district where the property is located. The subject retail store obtained a Special Use Permit allowing off-site sales of beer/wine/cooler in December 2005. A condition of this use permit (attached) is that single containers not be offered for sale.

The property is a 3000 square foot retail unit located at 3965 East Owens Ave. The business is considered a General Retail Store. This market differs from a traditional convenience store in that approximately half of the floor area is used for family sized packages of traditional groceries as well as unique ethnic foods. Another large portion of the floor area is used as a deli that carries several meats, cheeses and fresh produce. Several customers shop daily for fresh foods. The request to sell single sales of beer, wine and wine coolers is in response to customers that prefer to buy small amounts of alcohol to accompany their daily meal order.

The store and building are impeccably maintained and have operated without incident since the original Special Use Permit was granted. Appropriately, we request that this store be permitted to sell single containers of wine/beer/coolers permitted by code.

Thank you for your consideration. If you have questions or concerns, please contact me at (702) 598-1408


Lora Dreja
Land Planner

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