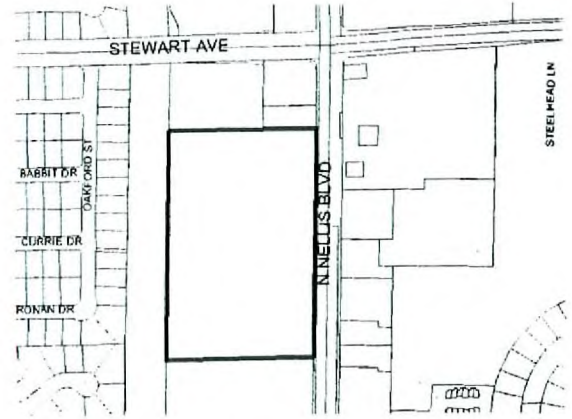


Application Information

SUP-29450 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WAL-MART STORES, INC. - OWNER: WRI CHARLESTON COMMONS, LLC - Request for a Special Use Permit FOR A 129,515 SQUARE-FOOT RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE at 201 North Nellis Boulevard (APN 140-32-701-003), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

We believe there is enough alcohol sold & drunk in this neighborhood as it is.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: *October 09, 2008*
Time: 6:00 P.M.
Location: City Council Chambers
 400 Stewart Avenue
 Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.

City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986

Return Service Requested Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

I SUPPORT
 this Request

I OPPOSE
 this Request

Please use available blank space on card for your comments.

SUP-29450

Planning Commission Meeting of 10/9/2008

14032711044 Case: SUP-29450
 GROOM E REBECCA & C BRYANT
 4937 RONAN DR
 LAS VEGAS NV 89110-4755

Submitted after final agenda

Date *P* Item *#36*



City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986

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I SUPPORT
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I OPPOSE
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Please use available blank space on card for your comments.

SUP-29450

Planning Commission Meeting of 10/9/2008



RESORTED
 FIRST CLASS



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 MAILED FROM ZIP CODE 89101

WE DON'T NEED ANOTHER LIQUOR
 STORE, THERE IS ONE DOWN THE
 STREET AND LIQUOR IS
 AVAILABLE AT THE GROCERY STORE
 PLEASE KEEP THIS OUT OF OUR
 NEIGHBORHOOD.

THANK YOU.

Case: SUP-29450
 14033414085
 COPSEY CLAYTON S & ZELANNA
 193 N BETTY LN
 LAS VEGAS NV 89110-4848

GAUDES11 89110

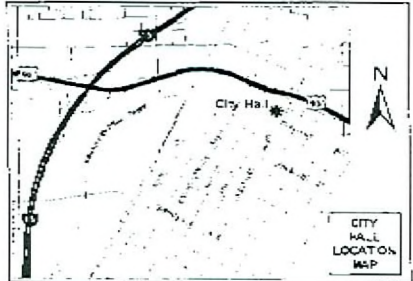


Submitted after final agenda

Date **P** Item **#360**

City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
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I SUPPORT this Request I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-29450
 Planning Commission Meeting of 10/9/2008



Case SUP-29450
 14032711053
 DUPALO MARTIN DEAN
 209 OAKFORD ST
 LAS VEGAS NV 89110-4729

Date **P**
 Submitted after final agenda
 Item # **30**

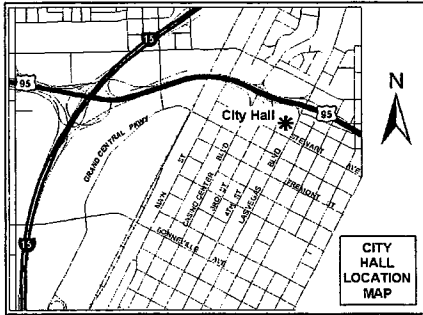
GAUDE11 89110 0004239954



Martin D. Dupalo
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 Las Vegas, NV 89154-5029
 (702) 895-5245 Fax: (702) 895-1065
 Dean.Dupalo@UNLV.edu

City of Las Vegas
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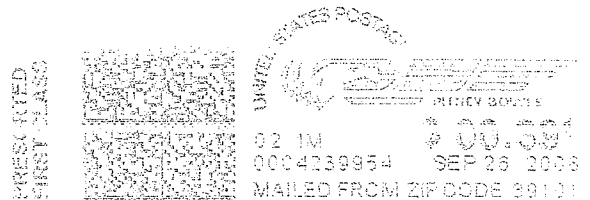
I SUPPORT
 this Request

I OPPOSE
 this Request

Please use available blank space on card for your comments.

SUP-29450

Planning Commission Meeting of 10/9/2008



14032711053
 DUPALO MARTIN DEAN
 209 OAKFORD ST
 LAS VEGAS NV 89110-4729

Case: SUP-29450

Submitted after final agenda

Date 10/9/08 Item #36



Martin Dean Dupalo
209 Oakford Street
Las Vegas, NV 89110-4729
(702) 449-8065
Dean.Dupalo@UNLV.edu

October 9, 2008

Planning Commissioners Chair Byron Goynes,
Vice Chair Glenn E. Trowbridge,
Richard Truesdell,
Steven Evans,
David W. Steinman,
Sam C. Dunnam,
Vicki Quinn

My name is Martin Dean Dupalo and I request that all or part of the following letter be read into the minutes. If possible, the bolded areas are more pertinent – most of the letter. I am unable to attend because of a PhD course at UNLV with no absences or exceptions permitted.

I oppose the issuance of a special use permit for Wal-Mart for package liquor at 201 North Nellis Boulevard.

I have lived in the same residence in East Las Vegas since 1980 (Las Vegas since 1974) minus military service and graduate school.

My neighborhood experiences numerous challenges.

Our neighborhood, primarily Stewart Place, has a disproportionately high number of bars, liquor outlets, markets that sell liquor, restaurants that sell liquor and convenience stores that sell liquor. Our housing development, Stewart Place – from Lamb to Stewart to Nellis and back to Charleston is surrounded by them or adjacent to them.

There are thieves, drug dealers, gangs, taggers, methamphetamine homeless groups, an on-again, off-again homeless encampment under the adjoining bridge, aggressive panhandlers and numerous foreclosed homes, high occupancy homes, high level of month-by-month renters, party-homes, curbed vehicles, roving garbage (metal) collectors, stolen vehicles, etc. And to boot, every 2-3 weeks I observe another wall destroyed by a drunk driver (single-car alcohol-related).

I myself was a victim of a drunk driver.

According to the limited available statistics available to the public, recently CrimeView states that there are over 600 reported crimes every two months around Wal-Mart. I have personally witnessed that number at 1,300 during a previous two-month time frame.

This Wal-Mart suffers nearly a million dollars in annual losses due to theft, experiences drug deals in the parking lot, has aggressive panhandlers located on property, and some of the thieves depart and come through my home property or my neighbors houses in the middle of the night. It has been very daunting for my family and many of my neighbors.

Wal-Mart is directly behind my home, approx 100 feet across the wash area, and they are seeking a liquor license. I oppose it. I sent in a Planning Commission response card indicating 'No.' That negative response does not appear in the supporting documents.

Two months ago, Fresh and Easy sought a liquor license across the street. I opposed it for the same reasons.

There is an over-saturation of liquor establishments in my neighborhood and surrounding area.

Planning is decision-making, so how do you as a Board determine whether this additional site of likely high-volume liquor sales will have a positive or negative affect? I understand there is an application process, background check of the applicants, and compliance with zoning. I am confident those are acceptable but that does not determine the affect on my neighborhood.

What tools allow you to assess whether my neighborhood has an over-saturation of liquor outlets? How many liquor stores are too many?

How do you determine the correlation of high-volume liquor sales and crime rates? What tools are used?

How many liquor stores are within a 1-mile radius?

Has the City of Las Vegas ever turned down a license for a social-related impact? If so, using what facts and figures?

How many alcohol-related problems occur locally? Annually?

Do they consider across the street, Clark County, in the figures used to evaluate?

Planning that does not take into account important factors and responsible safeguards is flawed at a broader level. I have no intention of demonizing Wal-Mart. I do appreciate their safeguards. It is nonetheless too much for our neighborhood.

Basically, I have limited public access to better evaluate other than personal observations if yet another alcohol outlet will have a negative impact on my neighborhood.

In accomplishing my limited and imperfect research, I called the Planning Department for information to evaluate this request and it was stated there was no such information. I went to the City website to obtain further information and it was lacking any substantive facts and figures I could utilize to evaluate this request. I was referred to speak with Metro and the operator was unfamiliar as to who I should talk with and eventually referred me to the City Business Department. I spoke with Special Investigations finally - they do a thorough job of vetting applicants. But that is not the issue here. The local LVMPD substation Law Enforcement Tech said "pretty much ... Crimeview is what we have." But I believe there is more and this was just someone who didn't know. I called again and a Community Outreach individual informed me that DUIs are always a problem (ugh). I spoke with LVMPD Traffic and a representative there did not have any additional answers. I also spoke with communications and no answers. Apparently, there may be some information that exists but then there was the question as to whether a civilian like myself was allowed to see that information.

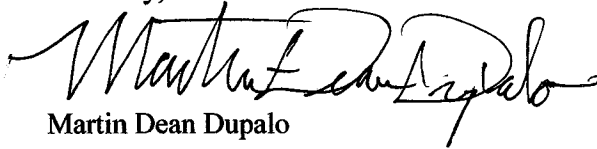
It is not a matter of allowing alcohol; it is socially acceptable to many, particularly when at eating establishments. It is a matter of a broader picture, being socially responsible and not allowing an overabundance of alcohol-related outlets. What are the impacts? There is a correlation - that is broadly known and accepted. The question again is when is it too much and how do you evaluate it.

I request the Planning Commission make a responsible, informed decision for my neighborhood. I would like this to be a proactive decision – not a reactive decision once there are too many liquor establishments and increased social problems in my neighborhood – which is now.

I would hope at some point there would be a simple, publicly accessible online database that reveals the clustering of liquor licenses/outlets and broader crime statistics so the public can make a better informed decision.

An estimate from observations and scanning online search engines is appended. (It is not all-inclusive). Thank you for your time and consideration in this important matter.

Cordially,



Martin Dean Dupalo

Addendum:

Bars/Saloons in the immediate area

- 1) Foxfire Bar 348 N Nellis Blvd # J, Las Vegas, NV - (702) 452-4979
- 2) PT'S Place 347 N. Nellis Blvd., Las Vegas, NV - (702) 452-9555
- 3) Loose Caboose Saloon 15 N Nellis Blvd, Las Vegas, NV - (702) 452-4500
- 4) Whiskey Creek 4741 E Charleston Blvd, Las Vegas, NV - (702) 431-8805
- 5) Inn Zone 1288 S Nellis Blvd, Las Vegas, NV - (702) 438-4667
- 6) Dylans Sports Pub 40 N Nellis Blvd, Las Vegas, NV - (702) 438-9712
- 7) Jack's Place 5067 E Bonanza Rd, Las Vegas, NV - (702) 453-4333
- 8) Fred's Tavern 4425 Stewart Ave, Las Vegas, NV - (702) 459-8835
- 9) PT's Pub 2280 S Nellis Blvd, Las Vegas, NV - (702) 432-3348
- 10) Brass Rail Saloon 1000 N Nellis Blvd # D, Las Vegas, NV - (702) 453-5572
- 11) Duffey's Tavern 4420 E Charleston Blvd, Las Vegas, NV - (702) 531-1211
- 12) Big Dog's Bar & Grill 1511 N Nellis Blvd, Las Vegas, NV - (702) 459-1099
- 13) Off Ramp Lounge 3935 E Charleston Blvd # A, Las Vegas, NV - (702) 438-4565
- 14) Esmeralda Cafe 714 N Nellis Blvd, Las Vegas, NV - (702) 438-5171
- 15) Buck's Tavern 1204 N Nellis Blvd, Las Vegas, NV - (702) 452-3246
- 16) Bonanza Lounge 4301 E Bonanza Rd, Las Vegas, NV - (702) 452-7955
- 17) Maddy's 865 N Lamb Blvd # 7, Las Vegas, NV - (702) 437-9674
- 18) PT's Pub 2875 S Nellis Blvd # B, Las Vegas, NV - (702) 641-1750

* - possibly another pending

Liquor Stores in the immediate area

- 1) Las Palmas Liquors 714 N Nellis Blvd, Las Vegas, NV 702-453-8311
- 2) Liquor Outlet 789 N Nellis Blvd, Las Vegas, NV 702-459-2200
- 3) Liquor Stop 1 865 N Lamb Blvd # 2, Las Vegas, NV 702-438-9802
- 4) X O Liquor 3915 E Charleston Blvd, Las Vegas, NV 702-641-7576
- 5) B & S Liquor 2645 S Nellis Blvd, Las Vegas, NV 702-457-0056
- 6) Drinks R US Liquor Catering 4250 E Bonanza Rd # 12, Las Vegas, NV 702-457-1149

Convenience stores in the immediate area

- multiple corners

- o several 7-Eleven stores and gas stations
- o several Rebel stores and gas stations
- o several Terrible Herbst stores and gas stations
- o additional gas stations

Restaurants that serve liquor with only a few listed

- 1) Applebee's Neighborhood Grill 500 N Nellis Blvd, Las Vegas, NV - (702) 452-7155
- 2) Lone Star Steakhouse & Saloon 210 N Nellis Blvd, Las Vegas, NV - (702) 453-7827
- 3) Peter Piper Pizza 350 N Nellis Blvd # 1, Las Vegas, NV - (702) 459-1200
- 4) Olive Garden Italian Restaurant 80 N Nellis Blvd, Las Vegas, NV - (702) 438-0082
- 5) China Olive 151 N Nellis Blvd, Las Vegas, NV - (702) 438-5558

Retail grocery markets in the immediate area

- 6) Smith's
 - 7) Albertsons
 - 8) Vons
 - 9) Fresh and Easy (several)
 - 10) (pending) now Wal-Mart
 - 11) incoming Liborio Supermarket
- * this does not include some of the local Mexican markets

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I SUPPORT
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I OPPOSE
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SUP-29450

Planning Commission Meeting of 10/9/2008

GAUDDP11 89110



PRESORTED
FIRST CLASS



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 LAS VEGAS NV 89110-4817

Submitted after final agenda

Date: A Item: #36