

LAW OFFICE

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

Re: Use Permit to allow sale of off-sale beer, wine and cooler

Dear Sir / Madam,

On behalf of our client, La Lupita Meat Market, we respectfully request a Special Use Permit review to allow off-sale beer wine and coolers. The existing meat market is located within a C-1 zone which allows beer and wine sales in conjunction with a specialty retail store with a Special Use Permit.

The specialty retail store occupies +/- 4200 square feet within a strip mall at 6430 West Lake Mead. The only protected use within a 400 foot radius is a church located on the south side of Lake Mead Boulevard. Because Lake Mead Blvd is wider than 100 feet, Chapter 19.04, Off-sale Establishments, part 7.d deems that the separation requirement may be waived.

The La Lupita market has sold meat and produce from this location since October 2005. Since this time, the management has received several requests for beer and coolers during the summer barbeque season. Many customers assume beer and coolers are a compatible product to the large meat and produce based orders bought from the market. Based on the three years of operation the La Lupita management is confident that the off-sale products will be purchased in conjunction with groceries in contrast to a convenience store where off-sale products are typically sold individually.

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



Lora Dreja
Land Entitlements
Brown, Brown and Premsrut

SUP-35731
10/08/09 PC

