

SUP-36779
01/14/10 PC

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October 28, 2009

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VIA FACSIMILE & HAND DELIVERY

**Planning and Development Department
City of Las Vegas
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101**

Re: *Application for Special Use Permit & Waiver*

To Whom It May Concern:

I am writing on behalf of Nevada City Partners, LLC (the "Applicant"), in support of the application for a special use permit and waiver of the distance restrictions to allow beer/wine off-sale, in addition to fuel sales and restricted gaming, at a proposed City Stop convenience store to be located at 4401 East Bonanza (APN # 140-32-101-014). This location previously operated as a convenience store, but the previous land use entitlements have since expired.

This location is zoned C-1, Limited Commercial. The proposed sale of packaged beer, wine, and spirits-based products will not adversely affect surrounding properties, as this store is located adjacent to a grocery store that sales alcoholic beverages and a convenience store previously operated at this exact location. The site is surrounded by numerous commercial properties, so the offer of packaged beer, wine, and spirits-based products is compatible with the area. The location meets the size and parking requirements required for a convenience store.

However, the Applicant understands that there may be two child-care facilities within 400 feet of the location. Accordingly, the Applicant hereby respectfully requests a waiver of the distance restrictions since the proposed convenience store has less than 20,000 square feet of retail floor space and is separated from the two child-

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care facilities by rights-of-way that are at least 100 feet in width. As both Bonanza and Lamb are major thoroughfares, these two streets adequately buffer the convenience store and off-sale alcohol sales from the two child-care facilities. The location complies with all other requirements of the City of Las Vegas Municipal Code.

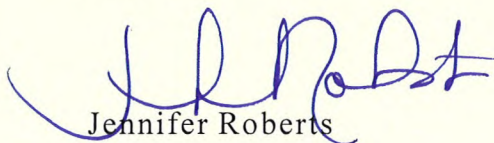
With this special use permit and waiver, the Applicant is proposing to operate a business that will assist with the local economy, provide employment, and stimulate growth in the area, as opposed to having a vacant lot. Since this use is appropriate for the area, which is a large commercial zone on two major cross-streets, there would be no variable impact on other businesses by allowing the Applicant to sell beer, wine, and spirits-based products for the convenience of its customers.

The Applicant operates several other City Stop locations throughout southern Nevada and will continue to maintain its high-level standard of operations, and the design, hours of operation, traffic generation, lighting, and noise at this location will be consistent with the surrounding area upon issuance of a special use permit and waiver to allow for off-sale alcohol sales.

As location previously operated as a convenience store and the addition of packaged beer, wine, and off-sale alcohol sales is compatible with the surrounding area, we respectfully request a special use permit with a waiver of the distance restrictions, as allowed by the Code, for beer, wine, and spirits-based off-sale.

Please call me if you have any questions or need additional information.

Sincerely,


Jennifer Roberts

cc: Mr. Bruce Familian

* PLEASE NOTE: Hours of operation will be 24/7

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