

SUP-36779
01/14/10 PC

LIONEL SAWYER & COLLINS

ATTORNEYS AT LAW

**1700 BANK OF AMERICA PLAZA
300 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101**

(702) 383-8888

FAX (702) 383-8845

lsc@lionsawyer.com

www.lionsawyer.com

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**SAMUEL S. LIONEL
GRANT SAWYER
(1918-1996)**

**JON R. COLLINS
(1923-1987)**

**RICHARD H. BRYAN
JEFFREY P. ZUCKER
PAUL R. HEJMANOWSKI
ROBERT D. FAISS
DAVID N. FREDERICK
RODNEY M. JEAN
HARVEY WHITTEMORE
TODD TOUTON
CAM FERENBACH
LYNDA S. MABRY
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KIRBY J. SMITH
COLLEEN A. DOLAN
JENNIFER A. SMITH
DAN R. REASER
PAUL E. LARSEN
ALLEN J. WILT**

**LYNN S. FULSTONE
RORY J. REID
DAN C. MCGUIRE
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FRED D. "PETE" GIBSON, III
CHARLES H. McCREA JR.
GREGORY E. SMITH
MALANI L. KOTCHKA
LESLIE BRYAN HART
CRAIG E. ETEM
TODD E. KENNEDY
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WILLIAM J. McKEAN
ELIZABETH BRICKFIELD
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BRENT HEBERLEE
LAURA J. THALACKER
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MAXIMILIANO D. COUVILLIER III**

**MICHAEL D. KNOX
ERIN FLYNN
JENNIFER ROBERTS
MEREDITH L. STOW
DOUGLAS A. CANNON
RICHARD T. CUNNINGHAM
MATTHEW R. POLICASTRO
TREVOR HAYES
JENNIFER J. DIMARZIO
PEARL L. GALLAGHER
CHRISTINE D. SMITH
SUSAN L. MYERS
BRIAN S. PICK
JENNIFER L. BRASTER
LUCAS J. TUCKER
CHRISTOPHER WALTHER**

**KEVIN J. HEJMANOWSKI
KETAN D. BHIRUD
LAUREN D. CALVERT-ARNOLD
ROBERT W. HERNQUIST
CHRISTIAN HALE
TIMOTHY R. MULLINER
COURTNEY MILLER O'MARA
BRIAN H. SCHUSTERMAN
MOHAMED A. IQBAL, JR.
KELLY R. KICHLINE
MARK J. GARDBERG
ELIZABETH A. HIGH
JAMES B. GIBSON
GREG J. CARLSON
ABIGAYLE F. DANG**

**OF COUNSEL
RICHARD J. MORGAN*
ELLEN WHITTEMORE
BRIAN HARRIS
CHRISTOPHER MATHEWS
MARK A. CLAYTON**

***ADMITTED IN CA ONLY
WRITER'S DIRECT DIAL NUMBER:
(702)-383-8946
jroberts@lionsawyer.com**

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-

RENO OFFICE: 1100 BANK OF AMERICA PLAZA, 50 WEST LIBERTY STREET • RENO, NEVADA 89501 • (775) 788-8666 • FAX (775) 788-8682

CARSON CITY OFFICE: 410 SOUTH CARSON STREET • CARSON CITY, NEVADA 89701 • (775) 841-2115 • FAX (775) 841-2119

WASHINGTON, DC OFFICE: 101 CONSTITUTION AVENUE NW, SUITE 800 • WASHINGTON, DC 20001 • (202) 742-4264 • FAX (202) 742-4265



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.

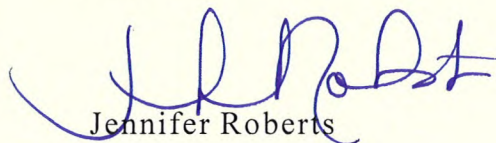
With this special use permit and waiver, the Applicant is proposing to operate a business that will assist with the local economy, provide employment, and stimulate growth in the area, as opposed to having a vacant lot. Since this use is appropriate for the area, which is a large commercial zone on two 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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