

KOLESAR & LEATHAM

ATTORNEYS AT LAW

400 SOUTH RAMPART BLVD., SUITE 400
LAS VEGAS, NEVADA 89145
702.362.7800
knevada.com

June 2, 2014

City of Las Vegas
Department of Planning & Development
333 North Rancho Drive
Las Vegas, NV 89106

Re: Special Use Permit Application

Applicant: Walgreen Co. d/b/a Walgreens #07864
Proposed Use: Retail Establishment with Accessory Package Liquor
Project Name: Walgreens #07864
Project Address: 7755 N. Durango Dr., Las Vegas, NV 89131
APN: 125-17-611-002

Dear Sir/Madam:

This firm represents Walgreen Co. (the "Applicant") at the above-referenced business location (the "Business") with respect to liquor licensing matters in Nevada. The Applicant currently operates a retail drug store and pharmacy at the Business which offers a variety of household items, food and beverage selections, and health and beauty products.

Like other drug and grocery stores, Walgreens now carries a small selection of alcoholic beverages at numerous locations throughout the valley. The Applicant desires to offer a similar variety of alcoholic beverage products as a convenience to its customers at the Business. It is anticipated that no more than 50 square feet of the Business' 14,820 square feet of floor space would be designated to the display of alcoholic beverages.

The addition of package liquor sales at the Business would demonstrate a uniform presence for Walgreens in the community by providing similar goods that are currently offered at numerous Walgreens locations across the valley. Further, the Business will continue to provide a benefit to the community by offering a variety of household and pharmacy products to customers at competitive prices. As an anchor tenant and national retail brand, the Business draws vital customer traffic to the neighboring businesses in the community.

The Business is committed to ensuring compliance with all local and State laws regarding the sale of alcoholic beverage products for off-premises consumption. The Business has implemented and will adhere to strict internal policies to prevent the sale of alcoholic beverage products to minors and to ensure that alcoholic beverage products are not consumed on the

City of Las Vegas Department of Planning and Development
June 2, 2014
Page 2

premises or in the parking area. The Applicant has an outstanding track-record of alcohol compliance in Nevada and across the Country.

The introduction of package liquor sales to the Applicant's place of business will not affect the environment or character of the immediate community, nor will it have a detrimental impact on adjacent properties. As a national retail drug store and pharmacy, the proposed use is harmonious and compatible with adjacent development and with existing land uses in the immediate vicinity. No additional public services, utilities or parking accommodations will be necessary to accommodate the proposed use at the Business.

The Applicant has enclosed Floor and Site Plans which include an outline of the area dedicated for the display of alcohol beverages. There is adequate employee and customer parking available at the Business and the site provides adequate pedestrian and vehicle ingress/egress to and from Durango Drive and El Capitan Way. The Business operates every day between the hours of 7:00 a.m. and 10:00 p.m. and employs approximately 20-30 employees.

In the event you have any questions with regard to the foregoing, please do not hesitate to contact us. Thank you.

Very truly yours,

KOLESAR & LEATHAM



Benjamin J. Volmer, Esq.

BJV:klm

Enclosures - as stated

cc: Rebecca Lidskin, Esq. (w/o encls.)
Matthew D. Saltzman, Esq. (w/o encls.)
Jonathan J. Winn, Esq. (w/o encls.)
Dianne M. Sheridan, Paralegal (w/o encls.)