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

Re: Use Permit to allow retail use with Off-sale Accessory Packaged Liquor. 162-01-101-004

Dear Madam/Sir:

Please consider this request to sell packaged liquor within a convenience store located at 2212 East Charleston Blvd. The proprietor, Khoshaba Israel has been an owner/manager of this store since 1998. The site currently sells beer and wine and has operated well within the community. The property is currently zoned C-2 which allows the sale of accessory packaged liquor with a use permit. While a business across the street sells beer and wine, there is no identifiable vendor of packaged liquor in the nearby vicinity. At this time there have been no protected uses identified within a 400 foot radius. All constraints in terms of operations and floor area will conform to title 6. For example, less than 10% of retail area will be dedicated to alcohol display.

The site plan indicates the parcel is parking impaired however, this use will not add to the parking requirement.

Please call me at (702) 598-1408 if you have concerns or questions.

Very truly yours,

Lora Dreja
Land Entitlements
Brown, Brown and Premsrirut

SUP-47591