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January 24, 2013

City of Las Vegas, Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

RE: 1000 Torrey Pines

Dear Sir or Madam:

Please accept this letter as our justification for a Special Use Permit (SUP) for the above referenced property. We are requesting a permit to allow the sale of liquor in conjunction with an existing convenience store. Title 19.12 requires:

– *“Minimum Special Use Permit Requirements:*

** 1. Except as otherwise provided, no package liquor off-sale establishment (hereinafter “establishment”) shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than 12 children, or City park.*

** 2. Except as otherwise provided in Requirement 3 below, the distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term “property line” refers to property lines of fee interest parcels and does not include the property line of:*

- a. Any leasehold parcel; or*
- b. Any parcel which lacks access to a public street or has no area for on site parking and which has been created so as to avoid the distance limitation described in Requirement”*

This property meets the separation requirements. Across Charleston, approximately a quarter mile is a high school. Charleston provides a natural barrier to the high students

SUP-48178

and this store. The store currently sells beer and wine and the owner has cameras installed in the store and outside the store. The cameras allow him to police activities in the parking lot. The owner has a policy that if it appears a customer is attempting to purchase beer or wine for a minor, they are permanently banned from the store.

Many of the current clientele walk to the store and have asked about the ability to purchase liquor at this location (see attached supporting petitions). Lee's Liquor, at Oakey and Rainbow, is the nearest location for liquor and is not convenient to the patrons who are walking.

By including liquor sales as part of the service provided to its customers, the convenience store can only display 10% of its display area as alcohol sales, including beer and wine. The square footage of the convenience store would allow for 234 square feet of display area. The display area that is shown is 217 square feet. The liquor display will be behind the counter, behind the glass so a customer will have to request their liquor and purchase it before they take possession of it.

We believe this to be a good use of the property and provide an additional service to our customers. Thank you for your consideration in this matter; please do not hesitate to contact me with any questions.

Yours truly,



Lucy Stewart

SUP-48178