



SALTZMAN MUGAN DUSHOFF

ATTORNEYS AT LAW

1835 VILLAGE CENTER CIRCLE, LAS VEGAS, NEVADA 89134

MAIN (702) 405-8500 • FAX (702) 405-8501

July 10, 2024

City of Las Vegas Department of Planning
495 S. Main Street
Las Vegas, Nevada 89101

Re: Application for Special Use Permit and Waiver of Distance Requirements

Applicant: Super Center Concepts, Inc.
Project: Superior Grocers
APN: 138-36-601-003
Address: 390 S. Decatur Blvd. Las Vegas, NV 89107
Proposed Use: Alcohol, Off-Premise Full

Dear Sir/Madam:

This firm represents Super Center Concepts, Inc. (the "Applicant") regarding liquor licensing matters in Nevada. Enclosed, please find a Special Use Permit Application to allow for an Alcohol, Off-Premise Full Establishment use in conjunction with a grocery store (the "Business").

The Applicant has entered into a Lease Agreement for a 36,800 square foot premises and 24,034 square feet of retail floor space located at 390 S. Decatur Blvd. Las Vegas, NV 89107 (the "Premises"). The Premises is situated within a larger shopping center on the southwest corner of Meadows Lane and South Decatur Boulevard.

The Business is within the C-2 (Limited Commercial) zoning district which allows Alcohol, Off-Premise Full use with an approved Special Use Permit.

The Premises is not located within 400 feet of any church/house of worship, school, individual care center licensed for more than 12 children, or city park. However, the Premises are about 127 feet from an existing Alcohol, Off-Premise Full use located at 451 S Decatur Blvd, Las Vegas, NV 89107. Accordingly, the Applicant seeks a waiver of distance requirements pursuant to Las Vegas Development Code 19.12.070(3)(c), (d) as the Premises has 24,034 square feet of retail floor space and the uses are separated by a 115 foot right of way, Decatur Blvd.

The sale of package alcohol products for off-premises consumption is compatible with other uses in the immediate community and will not have a detrimental impact on adjacent properties or the traffic conditions in the area. No additional public services, utilities or parking accommodation will be necessary to accommodate the proposed use at the Business.

There will be adequate employee and customer parking available, and the site provides adequate pedestrian and vehicle ingress/egress to and from the Premises by way of the shopping center entrances at Meadows Ln. and from S. Decatur Blvd. The Premises are also subject to an

24-0351

City of Las Vegas Department of Planning
July 10, 2024
Page 2


existing variance, VAR-77642, which allows for 407 parking spaces. The Business intends to operate daily from 7 a.m. until 10 p.m., 7 days a week. The Applicant will employ approximately 150 individuals.

The Applicant is committed to complying with all local and State laws regarding the sale of alcoholic beverages for off-premise consumption.

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

Very truly yours,

SALTZMAN MUGAN DUSHOFF



Eric J. Beal, Esq.

EJB:

Enclosures

cc: Matthew D. Saltzman, Esq. (w/o encls.)

24-0351
07/10/2024