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September 21, 2020

City of Las Vegas Planning and Zoning  
333 North Rancho Drive  
Las Vegas, Nevada 89106

RE: Review of Conditions PRJ68190 Herbst Market 10591 West Lone Mountain Road

Dear Ms. Eddowes:

On behalf of Herbst Market we respectfully request reconsideration of the following conditions placed on the development and operation of the market with auxiliary fueling station.

- 1) Review of condition number one of SUP-68413 (attached). The business owner would like your consideration to install an additional fuel dispenser. The new total would be three dispensers for a total of six fueling nozzles.
- 2) Review of Condition two of SDR-68410 (attached). The grocery store and fueling pumps would like to remain open 24 hours daily.

Herbst Market has been in operation for approximately one year. The intent of this development is to bring a variety of amenities to the Cliff Shadows Neighborhood. Such amenities include a 12,000 square foot grocery store that stocks several varieties of fruits, vegetables, dressings meats, deli items, milk and many varieties of cheeses, yogurts. The project incorporates outdoor dog area, outdoor shaded seating and indoor table seating with televisions a coffee station and more to maintain a community gathering space.

After a year of operation, management has noted that the fueling pumps often have queuing that could be mitigated by adding another dispenser. The canopy is sufficiently large and the site has enough unused space that this addition can be incorporated into the existing structure without changes to the layout.

As the business becomes more established and the neighborhood is more familiar with the market, management has found sufficient interest to warrant expanded business hours.

We respectfully submit that Herbst Market has proven to be an asset to this community and, with the proposed modifications, will be compatible and harmonious with the surrounding neighborhood.

Very truly yours,



Lora Dreja  
Land Entitlements  
Law Offices of Jay Brown

20-0193  
09/21/2020