



**LAS VEGAS  
CITY COUNCIL**

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*Mayor*

STAVROS S. ANTHONY  
*Mayor Pro Tem*

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JORGE CERVANTES  
*City Manager*

OFFICE OF THE  
CITY CLERK

**LUANN D. HOLMES**  
CITY CLERK

**CITY HALL**

495 S. MAIN ST.  
LAS VEGAS, NV 89101  
702.229.6011 | VOICE  
702.382.4803 | FAX  
711 | TTY



cityoflasvegas  
lasvegasnevada.gov

February 23, 2023

Nick Kosa  
Value Market  
1510 East Sahara Avenue  
Las Vegas, Nevada 89104

RE: Planning Commission Appeal Confirmation  
22-0704-SUP1

Dear Mr. Kosa:

The City of Las Vegas has received your request for appeal to the Planning Commission decision on February 14, 2023. The notification fee of \$750 for the appeal has been collected and the item is scheduled to be heard at the March 15, 2023 City Council Meeting. You will also receive a postcard confirming this date.

Please contact the City Clerk's office at 702-229-6311 or the Community Development Department at 702-229-6301 in the event you have any questions.

Sincerely,

  
for **LUANN D. HOLMES, MMC**  
City Clerk

/cl

cc: Community Development Department

George Garcia  
GC Garcia  
1055 Whitney Ranch Drive, Suite 210  
Henderson, Nevada 89014

Raghid Kosa  
Value LLC  
1510 East Sahara Avenue  
Las Vegas, Nevada 89104

Jim DiFiore  
DiFiore Consulting & Business Services  
8550 West Charleston Boulevard Suite 102 PMB 348  
Las Vegas, Nevada 89117



February 21, 2023

LuAnn Holmes  
City Clerk, City of Las Vegas  
495 S. Main St.  
Las Vegas, NV 89101

via email: ldholmes@lasvegasnevada.gov  
via Fax: 702-382-4803

RE: NWC Sahara & Chapman (1510 E Sahara Ave)  
Request: Appeal of Planning Commission Decision on 22-0704-SUP1  
APN: 162-02-411-019

RECEIVED  
CITY CLERK  
2023 FEB 22 10:58 AM

Dear LuAnn,

On behalf of our client, Value Market, please accept this letter for an Appeal of the Denial by the Planning Commission of the Special Use Permit: 22-0704-SUP1, as it relates to the property located at 1510 E Sahara Ave in Las Vegas, Nevada 89104 (APN# 162-02-411-019.)

**Grounds For Appeal**

***Aggrieved Party:*** Value Market is the applicant/appellant for the subject property located at 1510 E Sahara (NWC of Sahara & Chapman.) As the Applicant, owner and operator of the subject property, it is within the statutory and City Code notification area for this Special Use Permit application. Furthermore, an appearance by the Applicant and his representative was made at the February 14, 2023, Planning Commission meeting regarding the Special Use Permit application with presentations given by the applicant/appellant's representative.

The basis for this Appeal relates to errors and omissions in the Findings and Recommendations of the Planning Commission in voting to Deny the Application request. The Denial also overturned the Findings and Recommendation of City Staff as well as extensive Support of the Neighborhood.

***Planning Commission Erred:***

It is our belief that the Planning Commission erred in the analysis of the application before them, and the errors in their findings lead to flawed conclusions and the recommendation of Denial.

This appeal will allow for the City Council to consider the Special Use Permit to allow an Alcohol, Off-Premise Full Use (Liquor Store). The appeal is based upon a review of this specific request. If evaluated based on its merits with total regards for public health, safety, and general welfare; implementation of the purpose, policies and objectives in the City of Las Vegas Master Land Use Plan and Zoning Ordinance, an approval is fully warranted as outlined in the Staff Report.



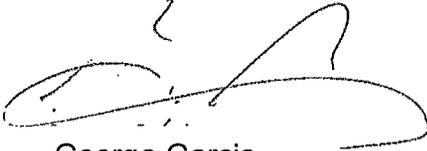
A Planning & Development Services Corporation

1055 Whitney Ranch Dr., Suite 210, Henderson, NV 89014  
Telephone: (702) 435-9909 Facsimile: (702) 435-0457 E-Mail: ggarcia@gcgarciainc.com

We believe, the expressed issues at other locations and with other individuals failed to address the specific circumstances, conditions, support, and 23 years of successful-problem free operation with beer-and-wine at this location. Additionally, information was presented to the Planning Commission and more will be presented in support of this appeal request.

We respectfully request your favorable consideration of our appeal as we believe the project fully meets the Code requirements for the Special Use Permit as recommended by staff and supported by the neighbors. Should you have any questions or concerns regarding this request, please contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read "George Garcia", with a large, sweeping flourish extending to the right.

George Garcia  
Founder



CITY OF LAS VEGAS  
DEPARTMENT OF CITY CLERK

Operator ID: SMAYS

Transaction: 393999

Reference #:

Today's Date: 02/23/2023 11:49:04 AM

Posting Date: 02/23/2023

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Account Description	Account Number	Amount Due
GENERAL FUND.Meeting Management.Miscellaneous Fees.Meeting Services	100000.04401.270100.C21000.000.000	\$ 750.00
	<b>Total Amount Due</b>	<b>\$ 750.00</b>

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Method of Payment	Number	Authorization	Amount Paid
Check	7195		\$ 750.00
		<b>Tendered</b>	<b>\$ 750.00</b>
		<b>Change</b>	<b>\$ .00</b>

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Customer Information:

George Garcia  
GC Garcia  
1055 Whitney Ranch Dr.  
Henderson, NV 89014

Comments:

Appeal From Planning Commission 2/14/23  
Item 27: 22-0704-SUP1  
APPELLANT:  
VALUE MARKET  
1510 E. SAHARA AVENUE  
LAS VEGAS, NV 89104  
(702) 791-0504

INTER-OFFICE MEMORANDUM

TO: DEPARTMENT OF COMMUNITY DEVELOPMENT

FROM: CITY CLERK

SUBJECT: APPEAL OR CITY COUNCIL REVIEW INFORMATION ON PLANNING COMMISSION ACTIONS

COPIES TO:

This is to certify that the following action relative to the Planning Commission decision on the application of:

FILE NO.: 22-0704-SUP1

APPLICANT: APPLICANT: VALUE MARKET - OWNER: VALUE, LLC

WARD: Ward 3 (Diaz)

Appeal by applicant or any other aggrieved person:

Yes

No

Review requested by City Council:

Yes

No

2/23/2023

*Chris Zepher*

DATE

SENIOR DEPUTY CITY CLERK

DEPARTMENT OF COMMUNITY DEVELOPMENT INFORMATION:

Date of Planning Commission Action

February 14, 2023

Last day for filing an appeal by applicant or any other aggrieved person. (Appeal period is 10 days after the date of the PC decision).

February 27, 2023

Last day for a review being requested by the City Council. (Review period is 10 days after the date of the PC decision.)

February 27, 2023

Set date: 3/1/2023

CC date: 3/15/2023