

Carolyn G. Goodman, Mayor (At-Large)  
Brian Knudsen, Mayor Pro Tem (Ward 1)  
Victoria Seaman (Ward 2)  
Olivia Díaz (Ward 3)  
Francis Allen-Palenske (Ward 4)  
Cedric Crear (Ward 5)  
Nancy E. Brune (Ward 6)



City Manager Mike Janssen  
City Attorney Jeff Dorocak  
City Clerk LuAnn D. Holmes

## City Council Agenda

Council Chambers · 495 South Main Street · Phone 702-229-6011  
City of Las Vegas Internet Address: [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

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**October 16, 2024**  
**9:00 AM**

47. 24-0352-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ANALLELY BEDOLLA - OWNER: THE DONALD S. GILDAY REVOCABLE FAMILY TRUST - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,664 SQUARE-FOOT ALCOHOL, OFF-PREMISE FULL USE at 7010 West Charleston Boulevard (APN 138-34-402-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

Minutes:

See Item 44 for related discussion.

Motion made by Brian Knudsen to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Francis Allen-Palenske;  
Excused-Olivia Diaz;



**AGENDA SUMMARY PAGE**  
**City Council**  
**Meeting of: October 16, 2024**

Agenda Item No.:  
**47**

**DEPARTMENT: Community Development**  
**DIRECTOR: Seth Floyd**

**DISCUSSION**

**SUBJECT:**

24-0352-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ANALLELY BEDOLLA - OWNER: THE DONALD S. GILDAY REVOCABLE FAMILY TRUST - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,664 SQUARE-FOOT ALCOHOL, OFF-PREMISE FULL USE at 7010 West Charleston Boulevard (APN 138-34-402-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

City Council Meeting

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

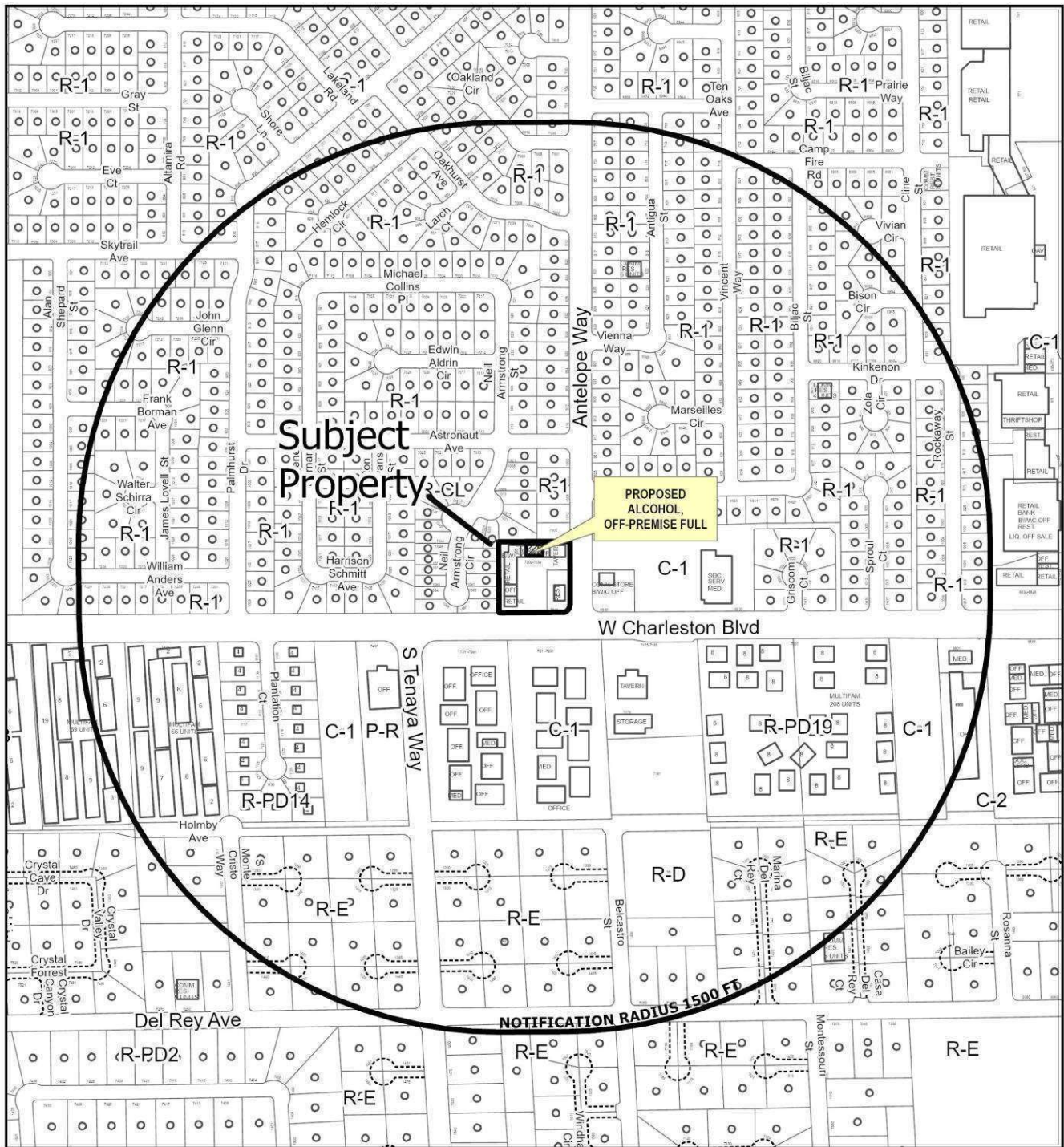
City Council Meeting

**RECOMMENDATION:**

The Planning Commission (7-0 vote) and Staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Special Map for 24-0352-SUP1
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Executed Condition Confirmation Documentation
8. Submitted after Final Agenda - Protest-Support Postcards
9. Backup Documentation Submitted for the September 10, 2024 Planning Commission Meeting



**CASE: 24-0352-SUP1**

**RADIUS: 1500 FEET**

**ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)**

0 155 310 620  
Feet





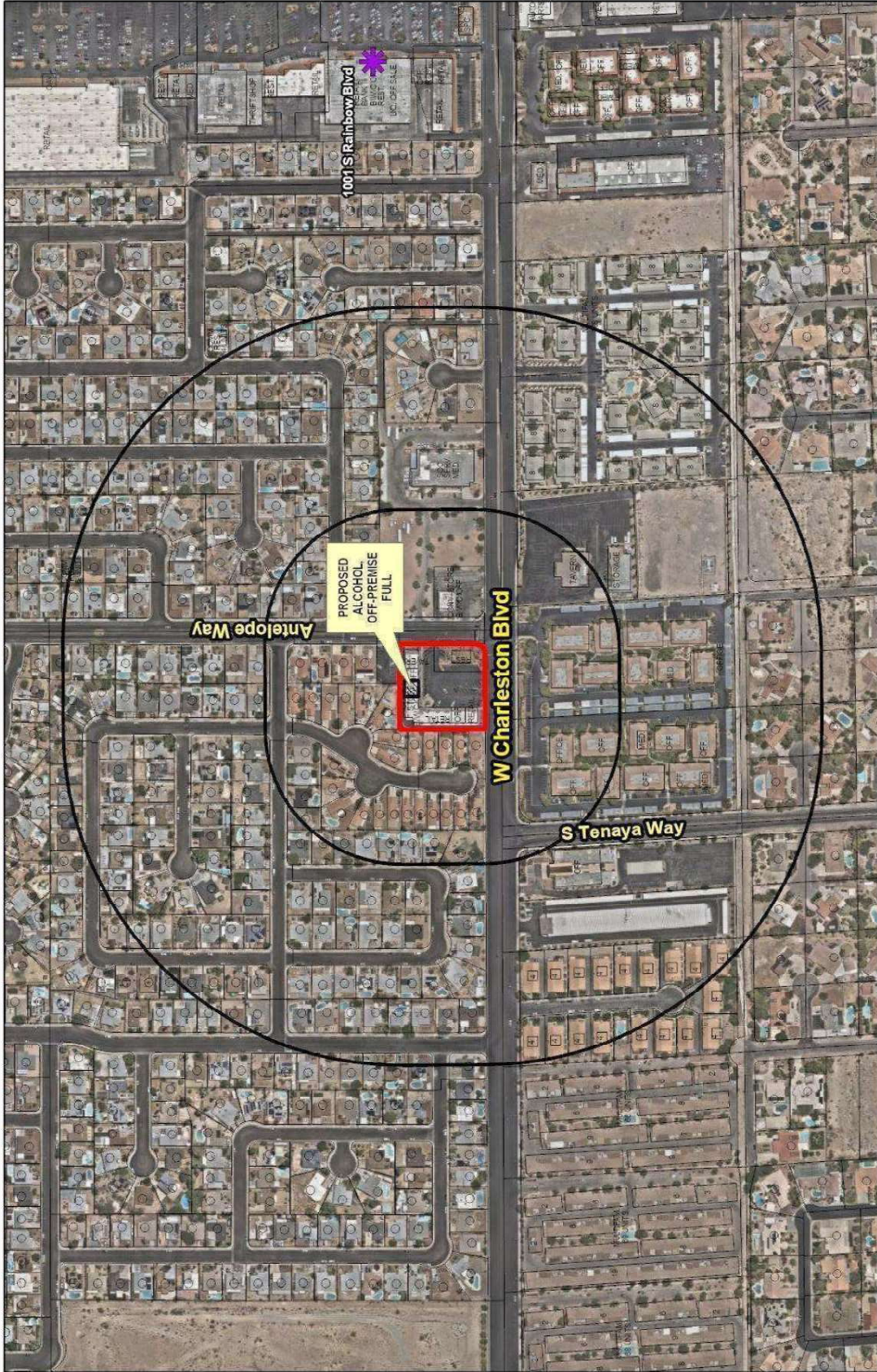


**CASE: 24-0352-SUP1**

**RADIUS: 1500 FEET**

**ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)**





24-0352-SUP1

Alcohol Off-Premise Full

Business Licenses

Package Alcohol

Gaming Location (Non-Restricted)

Protected Uses

RELIGIOUS

CITY PARKS

SCHOOLS

Pedestrian Mall

Child Care/Children Facility

Private Schools

Downtown

Subject Property

400 ft. From Protected uses

1000 ft From Similar Uses

GIS maps are normally prepared for informational purposes only. Due to continuous development activity, this map is for reference only.

Geographic Information System  
 Planning & Development Dept.  
 702-228-3001

Date: Monday, July 29, 2024



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: OCTOBER 16, 2024  
DEPARTMENT: COMMUNITY DEVELOPMENT  
ITEM DESCRIPTION: APPLICANT: ANALLELY BEDOLLA - OWNER: THE DONALD  
S. GILDAY REVOCABLE FAMILY TRUST

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**\*\* STAFF RECOMMENDATION(S) \*\***

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0352-SUP1	Staff recommends APPROVAL, subject to conditions:	

**\*\* NOTIFICATION \*\***

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 593

PROTESTS 2

APPROVALS 2



**\*\* CONDITIONS \*\***

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**24-0352-SUP1 CONDITIONS**

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**Planning**

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Alcohol, Off-Premise Full use.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**Staff Report Page One**  
**October 16, 2024 - City Council Meeting**

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a Special Use Permit request for a 1,664 square-foot Alcohol, Off-Premise Full use in conjunction with a proposed convenience store at 7010 West Charleston Boulevard.

**ISSUES**

- An Alcohol, Off-Premise Full use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit. Staff supports the request.

**ANALYSIS**

The subject site is zoned C-1 (Limited Commercial) with a TOD-1 (Transit Oriented Development – High) General Plan land use designation and is subject to Title 19 development standards.

Previously entitlement history indicates on February 07, 2001 the City Council approved a request for a Special Use Permit (U-0193-00) for Packaged Liquor Sales in conjunction with an existing convenience store (Fiesta Discount Market) at 7010 West Charleston Boulevard. Pursuant to Condition #1 of the approved Special Use Permit, the sale of alcoholic beverages was limited to the sale of beer and wine only. On June 04, 2008 the City Council accepted a request to withdraw without prejudice Special Use Permit (SUP-25259) for a proposed Package Liquor Off-Sale Establishment at the subject site. Also, on June 15, 2011 the City Council approved a request for a Review of Condition (ROC-41544) of a previously approved Special Use Permit (U-0193-00) to delete Condition #2 that states, "The sale of individual containers of any size beer, wine coolers, or screw cap wine is prohibited".

Business license history for the tenant space indicates that the license to operate a tobacco dealer, convenience store and beer/wine off-premise sales associated with the convenience store (Fiesta Discount Market) were marked out of business on September 15, 2020. The applicant has requested a Special Use Permit (24-0325-SUP1) to reestablish the convenience store use within the tenant space with an Alcohol, Off-Premise Full use. An Alcohol, Off-Premise Full use is described in Tile 19.12 as "An establishment licensed to sell alcoholic beverages, not limited to the sale of beer, wine and coolers, to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where the same are sold."



**Staff Report Page Two**  
**October 16, 2024 - City Council Meeting**

This use requires approval of a Special Use Permit within a C-1 (Limited Commercial) zoning district pursuant to Title 19.12.

**The Minimum Special Use Permit Requirements for this use include:**

\*1. Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by generally requiring a minimum distance separation between an Alcohol, Off-Premise Full establishment and certain other uses that should be protected from the impacts associated with that establishment, or that otherwise should be separated so as to minimize impacts on surrounding areas. Therefore, except as otherwise provided in these Requirements, no Alcohol, Off-Premise Full establishment may be located:

- a. Within 400 feet of any of the following uses:
  - I. Church/House of Worship
  - II. School
  - III. Individual Care Center licensed for more than 12 children; or
  - IV. City Park
- b. Within 1,000 feet of another Alcohol, Off-Premise Full establishment

*This requirement has been met as there are no protected land uses within 400 feet of the subject site. Also, there is not another Alcohol, Off-Premise Full establishment within 1,000 feet of the subject site.*

- 2. The distance separation requirement set forth in Requirement 1 does not apply to:
  - a) An establishment which has a non-restricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or
  - b) A Grocery Store with greater than 50,000 square feet of gross floor area.

*This requirement is not applicable, as the proposed land use is not associated with a non-restricted gaming license with a hotel having more than 200 rooms or a grocery store having more than 50,000 square feet of gross floor space.*

3. The minimum distance separation requirements set forth in Requirement 1, which are otherwise nonwaivable under the provisions of LVMC 19.12.050(C), may be waived in connection with an Alcohol, Off-Premise Full establishment located within a Grocery Store:

- a) In accordance with the provisions of of LVMC 19.12.050(C) for a location within the Downtown Casino Overlay District;

**Staff Report Page Three**  
**October 16, 2024 - City Council Meeting**

- b) In accordance with the applicable provisions of the “Town Center Development Standards Manual” for a location within the T-C (Town Center) Zoning District that is designated MS-TC (Main Street Mixed Use) in the Town Center Land Use Plan;
- c) Having between 20,000 square feet and 50,000 square feet of retail floor space; or
- d) Having less than 20,000 square feet of retail floor space, if the area to be used for the sale, display or merchandising of alcoholic beverages and each use to be protected are separated by a highway or a right-of-way with a width of at least 100 feet.

*This requirement is not applicable, as the proposed land use is not located within the Downtown Casino Overlay District or within the Town Center Land use plan. Also, the use is not associated with an establishment having between 20,000 square feet and 50,000 square feet of retail gross floor space or associated with a retail establishment having less than 20,000 square feet separated by a highway or right-of-way with a width of at least 100 feet.*

\*4. The establishment shall not be located on or adjacent to the Pedestrian Mall, as defined in LVMC Chapter 11.68.

*The subject site is not located on or within a Pedestrian Mall as defined by LVMC Chapter 11.68.*

Staff finds that the proposed Alcohol, Off-Premise Full use can be conducted in a manner that is harmonious and compatible with the existing surrounding commercial land uses that surround subject site. Therefore, staff recommends approval of the Special Use Permit, subject to conditions.

**FINDINGS (24-0352-SUP1)**

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

- 1. The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The proposed Alcohol, Off-Premise Full use land use can be conducted in a harmonious and compatible manner with the existing commercial developments that are in close proximity to the subject site.



**Staff Report Page Four**  
**October 16, 2024 - City Council Meeting**

- 2. The subject site is physically suitable for the type and intensity of land use proposed.**

The subject site is physically suitable for the intensity of the proposed Alcohol, Off-Premise Full use.

- 3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

The subject site is accessed by Antelope Way, an 80-foot Collector Street and Charleston Boulevard, a 100-foot Primary Arterial, as defined by the Master Plan of Streets and Highways and is adequate in size to meet the requirements of the proposed use.

- 4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

The proposed use will be subject to business license review and periodic inspection, thereby safeguarding the public health, safety and general welfare.

- 5. The use meets all of the applicable conditions per Title 19.12.**

The proposed Alcohol, Off-Premise Full use meets the minimum requirements set forth by Title 19.12.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
01/13/72	The City Planning Commission approved a Rezoning and Plot Plan Review (Z-0079-71) from R-E (Residence Estates) to C-1 (Limited Commercial) for a proposed commercial development at the northwest corner of Charleston Boulevard and Antelope Way.
03/02/77	The Board of City Commissioners approved Rezoning (Z-0005-77) from R-1 (Single Family Residential) to C-1 (Limited Commercial) for a proposed parking lot on the west side of Antelope, 250 feet north of Charleston Boulevard.
04/13/00	The Planning Commission was scheduled to hear Special Use Permit (U-0037-00) for the off-premise sale of beer and wine in conjunction with a convenience store at 7010 west Charleston Boulevard. *This item was pulled from the agenda*

**Staff Report Page Five**  
**October 16, 2024 - City Council Meeting**

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc., (cont.)</i></b>	
02/07/01	The City Council approved a request for a Special Use Permit (U-0193-00) for Packaged Liquor Sales in conjunction with an existing convenience store at 7010 West Charleston Boulevard. The Planning Commission and Staff recommended approval of the request.*Per Condition #1 "Sale of alcoholic beverages shall be limited to the sale of beer and wine only."
03/19/03	The City Council approved a request for an Extension of Time (EOT-1518) of an approved Special Use Permit (U-0193-00) to allow the sale of Packaged Liquor for Off-Premises Consumption in conjunction with an existing market (Fiesta Discount Market) at 7010 West Charleston Boulevard. Staff recommended approval of the request.
06/04/08	The City Council accepted a request to withdraw without prejudice Special Use Permit (SUP-25259) for a proposed Package Liquor Off-Sale Establishment at 7010 West Charleston Boulevard. The Planning Commission and Staff recommended denial of the request.
06/15/11	The City Council approved a request for a Review of Condition (ROC-41544) of a previously approved Special Use Permit (U-0193-00) to delete Condition #2 that states, "The sale of individual containers of any size beer, wine coolers, or screw cap wine is prohibited" at 7010 West Charleston Boulevard. Staff recommended denial of the request.
08/19/20	The City Council approved a request for a Special Use Permit (SUP-78818) for a proposed 1,465 square-foot Beer/Wine/Cooler On- and Off-Sale Establishment use at 7018 West Charleston Boulevard Suite #1. The Planning Commission and Staff recommended approval of the request.
02/17/21	The City Council approved a request for a Major Amendment (20-0290-SUP1) to a previously approved Special Use Permit (SUP-78818) for a proposed 1,654 square-foot expansion of a previously approved Beer/Wine/Cooler On- and Off-Sale Establishment use at 7018 West Charleston Boulevard, Suite's #1 and #2. The Planning Commission and Staff recommended approval of the request.
06/02/21	The City Council approved a request for a General Plan Amendment (21-0029-GPA1) to adopt the City of Las Vegas 2050 Master Plan and amend the City of Las Vegas General Plan from various categories to TOD-1 (Transit Oriented Development-1), TOD-2 (Transit Oriented Development-2), TOC-1 (Transit Oriented Corridor-1), TOC-2 (Transit Oriented Corridor-2), or NMUX (Neighborhood Center Mixed Use) within the City of Las Vegas.

**Staff Report Page Six**  
**October 16, 2024 - City Council Meeting**

***Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc., (cont.)***

09/10/24	The Planning Commission voted (7-0) to recommend APPROVAL on the following Land Use Entitlement project request FOR A PROPOSED 1,664 SQUARE-FOOT ALCOHOL, OFF-PREMISE FULL USE at 7010 West Charleston Boulevard (APN 138-34-402-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).
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***Most Recent Change of Ownership***

03/18/24	A deed was recorded for a change in ownership.
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***Related Building Permits/Business Licenses***

12/03/03	A business license (G01-02152) was issued for Gaming Restricted (Fiesta Discount Market) at 7010 West Charleston Boulevard. The license was marked out of business on 09/15/20.
04/09/03	A business license (C05-02235) was issued for a Tobacco Dealer (Fiesta Discount Market) at 7010 West Charleston Boulevard. The license was marked out of business on 09/15/20.
	A business license (C15-00307) was issued for a Convenience Store (Fiesta Discount Market) at 7010 West Charleston Boulevard. The license was marked out of business on 09/15/20.
	A business license (L10-00236) was issued for a Beer and Wine Off-Premise (Fiesta Discount Market) at 7010 West Charleston Boulevard. The license was marked out of business on 09/15/20.
04/14/09	A business license (W10-00226) was issued for a Wire Service (Western Union Financial Services) at 7010 West Charleston Boulevard. The license was marked out of business on 02/23/21.
11/07/16	A business license (G64-06891) was issued for an Automated Teller Operator (ATM Providers, Inc.) at 7010 West Charleston Boulevard. The license was marked out of business on 001/24/18.
11/16/21	A business license (G69-07425) was issued for an Automated Teller Operator (247 ATM Providers) at 7010 West Charleston Boulevard. The license is still active.

***Pre-Application Meeting***

07/03/24	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Special Use Permit.
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**Staff Report Page Seven**  
**October 16, 2024 - City Council Meeting**

<b><i>Neighborhood Meeting</i></b>
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A neighborhood meeting was not required, nor was one held.
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<b><i>Field Check</i></b>
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07/24/24	Staff conducted a field check of the subject site and observed well maintained commercial development.
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<b><i>Details of Application Request</i></b>
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<b><i>Site Area</i></b>
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Gross Acres	1.21
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<b><i>Surrounding Property</i></b>	<b><i>Existing Land Use Per Title 19.12</i></b>	<b><i>Planned or Special Land Use Designation</i></b>	<b><i>Existing Zoning District</i></b>
Subject Property	General Retail	TOD-1 (Transit Oriented Development - High)	C-1 (Limited Commercial)
	Liquor Establishment (Tavern)		
	Restaurant		
North	Parking Lot	TOD-1 (Transit Oriented Development - High)	C-1 (Limited Commercial)
	Residential, Single-Family Detached	ML (Medium-Low Density Residential)	R-CL (Single Family Compact-Lot)
South	Office, Other than Listed	TOD-1 (Transit Oriented Development - High)	C-1 (Limited Commercial)
	Office, Medical or Dental		
East	Convenience Store	TOD-1 (Transit Oriented Development - High)	C-1 (Limited Commercial)
	Social Service Provider		
West	Residential, Single-Family Detached	ML (Medium-Low Density Residential)	R-CL (Single Family Compact-Lot)

Staff Report Page Eight  
October 16, 2024 - City Council Meeting

<b><i>Master and Neighborhood Plan Areas</i></b>	<b><i>Compliance</i></b>
Las Vegas 2050 Master Plan Area: Charleston	Y
<b><i>Special Area and Overlay Districts</i></b>	<b><i>Compliance</i></b>
No Applicable Special Area or Overlay Districts	N/A
<b><i>Other Plans or Special Requirements</i></b>	<b><i>Compliance</i></b>
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

## DEVELOPMENT STANDARDS

<b><i>Street Name</i></b>	<b><i>Functional Classification of Street(s)</i></b>	<b><i>Governing Document</i></b>	<b><i>Actual Street Width (Feet)</i></b>	<b><i>Compliance with Street Section</i></b>
Charleston Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Antelope Way	Major Collector	Title 13	80	Y

Staff Report Page Nine  
October 16, 2024 - City Council Meeting

***Pursuant to Title 19.08 and 19.12, the following parking standards apply:***

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
General Retail	12,217 SF	1:250	70				
Restaurant	2,250 SF	1:50 public waiting and seating; 1:200 gross remaining	33				
Liquor Establishment (Tavern)	2,484 SF	1:50 public waiting and seating; 1:200 gross remaining	47				
Previously Fiesta Market - General Retail	1,664 SF	1:175	10				
TOTAL SPACES REQUIRED			160				

<b><i>Parking Requirement</i></b>						
<b>Regular and Handicap Spaces Required</b>	154	6	46	3	Y*	

\*As Per Title 19.18 - The existing commercial center is considered a "Parking Impaired Development." It complied with the applicable parking standards at the time the use or building was established, but does not comply with the current parking requirements. The proposed use of Alcohol Off-Premise Full establishment does not require additional parking beyond that which is required for the primary use(s) on the site.





# DEPARTMENT OF PLANNING

## Application / Petition Form & Statement of Financial Interest

### Department Use

Case #
Meeting Date
Total Fee
Received By/Date

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) \_\_\_\_\_

Project Address (Location) 7010 West Charleston Blvd

Project Name Alcohol Off-Premise Full

Proposed Use \_\_\_\_\_

Assessor's Parcel #(s) 138-34-402-001

Ward # 1

General Plan: Existing \_\_\_\_\_ Proposed \_\_\_\_\_

Zoning: Existing \_\_\_\_\_ Proposed \_\_\_\_\_

Additional Information \_\_\_\_\_

Property Owner

The Donald S. Gilday REVOCABLE FAMILY TRUST

Contact Julie Gilday-Shaffer

Address 4405 S. JONES BLVD

City LAS VEGAS State NV Zip 89103

E-mail julie@thejagsgroup.com

Phone 702-349-5509

Applicant Anallely Bedolla

Contact 702-918-8055

Address 213 Thurston St

City Henderson State NV Zip 89074

E-mail Bedollaanallely@gmail.com

Phone 702-918-8055

Representative \_\_\_\_\_

Contact \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

E-mail \_\_\_\_\_

Phone \_\_\_\_\_

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official \_\_\_\_\_ Partner(s) \_\_\_\_\_

Partner(s) \_\_\_\_\_

\* I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

\* Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature

Grace Brackett

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name

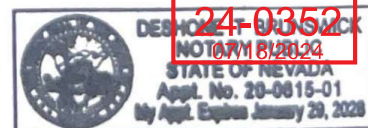
Grace Brackett

Subscribed and sworn before me

This 17<sup>th</sup> day of July, 20 24

Notary Public in and for said County and State

STATE OF NEVADA  
COUNTY OF CLARK



satellite parking



24-0352  
07/18/2024

# 7010 W Charleston

REAR  
EXIT

46

COOLERS / REFRIGERATOR

RESTROOM

COOLER

cigarettes/cigars  
magazine  
COUNTER/CASHIER

COOLERS / REFRIGERATORS

FOOD SHELVES

FOOD SHELVES / MISC ITEMS

FOOD SHELVES

Front entrance

WINDOW

NORTH

24-0352  
07/18/2024

Total 1664 sf -





**24-0352-SUP1 - APPLICANT: ANALLELY BEDOLLA - OWNER: THE DONALD S. GILDAY  
REVOCABLE FAMILY TRUST  
7010 WEST CHARLESTON BOULEVARD**

07/24/24

July 10, 2024  
City of Las Vegas  
Planning Department  
495 Main St  
Las Vegas, NV 89101

**RE: SUP for Alcohol, Off-Premise Full - APN #13834402001**

**To the respectable members of the planning commission:**

Please accept this as an official justification letter regarding a Special Use Permit for an Alcohol, Off-Premise Full, in Fiesta Square Shopping Center at 7010 W Charleston Blvd

I, Anallely Bedolla, requesting for approval of this Special Use Permit to allow Alcohol Off-Premise full at 7010 W Charleston Blvd Ste 7010 - Authorizes the sale (to consumer only and not for resale) of alcoholic beverages, in original sealed or corked containers, for consumption off the premises only.

My business model is based on professionalism, transparency, and ethical conduct in all aspects of operations. I am committed to upholding the highest standards of integrity and customer service, building trust and loyalty among the community and clientele.

Operation hours will be from 9 AM to 10 PM, All of the employees will be required to have valid credentials to work and operate liquor establishment (i.e. TAM Card). Multiple signs will be posted at the front entrance and the register stating: (NO PERSON UNDER 21 ALLOWED, VALID STATE ID REQUIRED FOR PURCHASES) and (PERSONS THAT ARE INTOXICATED OR UNDER INFLUENCE WILL NOT BE PERMITTED TO PURCHASE ALCOHOLIC BEVERAGES OF ANY KIND.)

My business core model is safety, for the business, the customers, the shopping center community and the community of the city of Las Vegas at large. All persons entering the premise will be required to show valid state issued ID. High quality cameras will be installed inside and outside the premise to monitor and insure that the persons entering the premise are not driving impaired or walking impaired, and when inside the premise they will engage in a conversation with the employees of the proposed establishment and that will confirm that they are coherent or intoxicated. Persons that are intoxicated or under influence will not be permitted to purchase alcoholic beverages of any kind.

I feel that the proposed liquor establishment is compatible with the surrounding neighborhood and will provide an environment of desirable character consistent with the City's policies and regulations. I am respectfully requesting approval.

Please feel free to contact me with any questions you might have.

Sincerely,

Anallely Bedolla  
(702)918-8055

24-0352  
07/18/2024

## CITY OF LAS VEGAS

### ONE MOTION / ONE VOTE



Community Development - Case Planning Division

495 South Main Street, 3rd Floor

Las Vegas, Nevada 89101

(702) 229-6301 Phone (702) 464-7499 Fax

CASE: 24-0352-SUP1

SUBJECT: APPLICANT: ANALLELY BEDOLLA - OWNER: THE DONALD S. GILDAY  
REVOCABLE FAMILY TRUST

The above item has been placed on the One Motion/One Vote portion of the City Council Agenda for the **October 16, 2024 City Council** meeting. All of these items will be placed at the beginning of the agenda. The Mayor will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Brianna Pascual and Jessica Roybal** at (702)464-7499 or e-mail to [bpascual@lasvegasnevada.gov](mailto:bpascual@lasvegasnevada.gov) and [jroybal@lasvegasnevada.gov](mailto:jroybal@lasvegasnevada.gov). If there is no one present at the City Council meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any City Councilperson or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM **TUESDAY, OCTOBER 15, 2024**

A handwritten signature in black ink, appearing to read "Anallely Bedolla".

Signature

09 - 25 - 2024

Date

Anallely Bedolla

Please Print Name

EL RAM LLO

Company Name

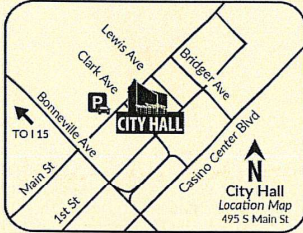
Sincerely,

Seth Floyd  
Director of Community Development  
Department of Planning



City of Las Vegas, Office of The City Clerk  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101

**Return Service Requested**  
**Official Notice of Public Hearing**



Scan or go to:

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For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Office Of The City Clerk at the above address or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT  
this Request



I OPPOSE  
this Request

Please use available blank space on card for your comments.

**24-0352-SUP1**

City Council Meeting of 10/16/2024

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2024 OCT 10 PM 12:02

OFFICE OF THE CITY CLERK

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Las Vegas, NV  
Permit No. 1630

24-0352-SUP1

13834812001

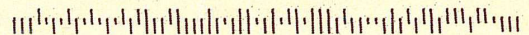
GRAUBERGER FAMILY TRUST ETAL

GRAUBERGER VERLE R & DARLA K TRS

5575 N RILEY ST

LAS VEGAS NV 89149

33 44007471 69149

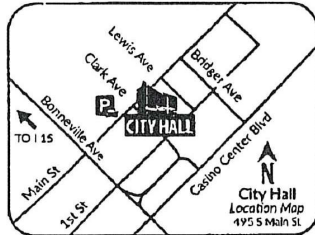


Submitted after final agenda

Item 47

City of Las Vegas, Office of The City Clerk  
 495 South Main Street, 2<sup>nd</sup> Floor  
 Las Vegas, Nevada 89101

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I SUPPORT  
 this Request



I OPPOSE  
 this Request

Please use available blank space on card for your comments.

**24-0352-SUP1**

**City Council Meeting of 10/16/2024**

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 Las Vegas, NV  
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 2024 OCT -8 AM 8:43  
 OFFICE OF THE CITY CLERK

24-0352-SUP1  
 13834414013  
 THOMPSON MAGGY LIVING TRUST  
 7509 PINEDALE AVE  
 LAS VEGAS NV 89145

Submitted after final agenda

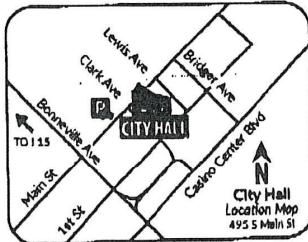
3 442007442 1 03 01 04 05



City of Las Vegas, Office of The City Clerk  
495 South Main Street, 2<sup>nd</sup> Floor

Las Vegas, Nevada 89101

**Return Service Requested**  
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☒ I SUPPORT

this Request

☐ I OPPOSE

this Request

on card for your comments.

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OCT -9 PM 1:29  
OFFICE OF THE CITY CLERK

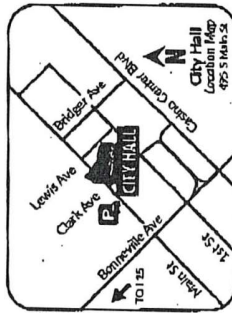
24-0352-SUP1  
16303501035  
ROBERTS WILLIAM & LORI LIVING TRUST  
ROBERTS WILLIAM & LORI TRS  
7160 DEL REY AVE  
LAS VEGAS NV 89117

Submitted after final agenda



OFFICE OF THE CITY CLERK


# Official Notice of Public Hearing



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**I OPPOSE**  
**this Request**

Please use available blank space on card for your comments.

24-0352-SUP1

City Council Meeting of 10/16/2024

24-0352-SUP1  
I6303503011

SAYCICH JAMES E & ROSANNE C  
1301 ROSANNA ST  
LAS VEGAS NV 89117

Submitted after final agenda

[illegible]



**NOTE: THE FOLLOWING DOCUMENTATION  
WAS SUBMITTED FOR THE RECORD BEFORE  
OR AT THE PLANNING COMMISSION HEARING  
ON THIS ITEM WHICH IS NOW APPEARING  
BEFORE THE CITY COUNCIL**

**CITY OF LAS VEGAS**  
**ONE MOTION / ONE VOTE**



**Community Development**  
**Case Planning Division**  
**495 South Main Street, 3rd Floor**  
**Las Vegas, Nevada 89101**  
**(702) 229-6301 Phone (702) 464-7499 Fax**

**CASE: 24-0352-SUP1**

**SUBJECT: APPLICANT: ANALLELY BEDOLLA - OWNER: THE DONALD S. GILDAY  
REVOCABLE FAMILY TRUST**

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **SEPTEMBER 10, 2024** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Brianna Pascual** at **(702)464-7499** or e-mail to [bpascual@lasvegasnevada.gov](mailto:bpascual@lasvegasnevada.gov) and **Jessica Roybal** to [jroybal@lasvegasnevada.gov](mailto:jroybal@lasvegasnevada.gov). If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-2569.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM **MONDAY, SEPTEMBER 09, 2024.**

A handwritten signature in black ink, appearing to read "Anallely Bedolla".

Signature

09/04/2024

Date

Anallely Bedolla

Please Print Name

EL RAM LLC

Company Name


Sincerely,

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

Submitted after final agenda

**ITEM 15**  
**RECEIVED 9/9/24**  
**9/10/24 PLANNING**  
**COMMISSION MEETING**



<b>CITY OF LAS VEGAS</b>	
<b>ONE MOTION / ONE VOTE</b>	
	<p style="text-align: center;"><b>Community Development</b>  <b>Case Planning Division</b>  <b>495 South Main Street, 3rd Floor</b>  <b>Las Vegas, Nevada 89101</b>  <b>(702) 229-6301 Phone (702) 464-7499 Fax</b></p>

**CASE:** 24-0352-SUP1

**SUBJECT:** APPLICANT: ANALLELY BEDOLLA - OWNER: THE DONALD S. GILDAY  
 REVOCABLE FAMILY TRUST

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Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM **MONDAY, SEPTEMBER 09, 2024.**


9/9/24  
 Signature Date

Julie A. Gilday Shaffer  
 Please Print Name  
The Donald S. Gilday Revocable Family Trust  
 Company Name

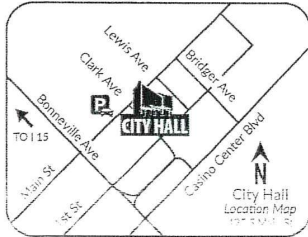
Sincerely,

Nicole Eddowes  
 Community Development Coordinator  
 Case Planning Division

ITEM 15  
 RECEIVED 9/9/24  
 9/10/24 PLANNING  
 COMMISSION MEETING

City of Las Vegas, Department of Community Development  
495 South Main Street  
Las Vegas, Nevada 89101

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I SUPPORT  
this Request



I OPPOSE  
this Request

Please use available blank space on card for your comments.

**24-0352-SUP1**

Planning Commission Meeting of 09/10/2024

35 FRDFNP1 89149

702-382-4803

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SEP 10 2024

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Department of Planning

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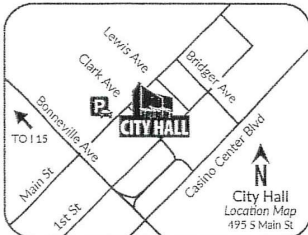
24-0352-SUP1  
13834812001  
GRAUBERGER FAMILY TRUST ETAL  
GRAUBERGER VERLE R & DARLA K TRS  
5575 N RILEY ST  
LAS VEGAS NV 89149

Item 15  
P



City of Las Vegas, Department of Community Development  
495 South Main Street  
Las Vegas, Nevada 89101

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I SUPPORT  
this Request



I OPPOSE  
this Request

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**24-0352-SUP1**

Planning Commission Meeting of 09/10/2024

143 FRDFNP1 89117

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SEP 09 2024

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Department of Planning

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24-0352-SUP1  
16303502004  
SANCHEZ 2017 TRUST  
SANCHEZ RODOLFO O & LUCIA R TRS  
1320 S TENAYA WAY  
LAS VEGAS NV 89117-1503

Submitted after final agenda

Item 15  
P



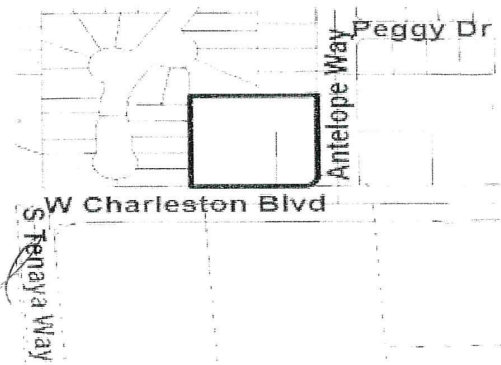


## Application Information

24-0352-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ANALLELY BEDOLLA - OWNER: THE DONALD S. GILDAY REVOCABLE FAMILY TRUST - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,664 SQUARE-FOOT ALCOHOL, OFF-PREMISE FULL USE at 7010 West Charleston Boulevard (APN 138-34-402-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

*Why not make it  
easy to voice disapproval  
by telephone! Less  
Paper work!*

## Application Location



The proposed project may not pertain to the entire highlighted project site.

## Public Hearing Information

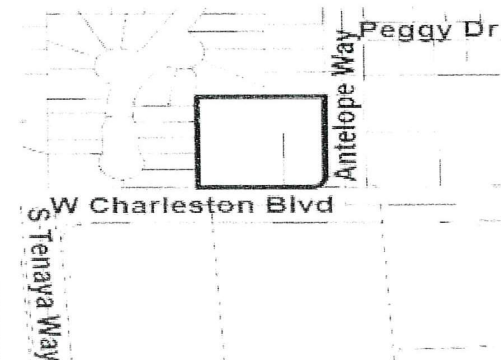
Meeting: Planning Commission  
Date: 09/10/2024  
Time: 6:00 PM  
Location: Council Chambers  
495 South Main St, 2<sup>nd</sup> Fl.  
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Community Development, 495 South Main Street, 3rd Floor, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For more information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to [www.lasvegasnevada.gov/meetings](http://www.lasvegasnevada.gov/meetings).

## Application Information

24-0352-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ANALLELY BEDOLLA - OWNER: THE DONALD S. GILDAY REVOCABLE FAMILY TRUST - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,664 SQUARE-FOOT ALCOHOL, OFF-PREMISE FULL USE at 7010 West Charleston Boulevard (APN 138-34-402-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

## Application Location



The proposed project may not pertain to the entire highlighted project site.

## Public Hearing Information

Meeting: Planning Commission  
Date: 09/10/2024  
Time: 6:00 PM  
Location: Council Chambers  
495 South Main St, 2<sup>nd</sup> Fl.  
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Community Development, 495 South Main Street, 3rd Floor, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For more information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to [www.lasvegasnevada.gov/meetings](http://www.lasvegasnevada.gov/meetings).

Sep 03 24 08:32a

Maggy Thompson

702-254-5024

p.1

City of Las Vegas, Department of Community Development  
495 South Main Street  
Las Vegas, Nevada 89101

**Return Service Requested**  
**Official Notice of Public Hearing**



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I SUPPORT  
this Request



I OPPOSE  
this Request

Please use available blank space on card for your comments.

24-0352-SUP1

Planning Commission Meeting of 09/10/2024

24-0352-SUP1

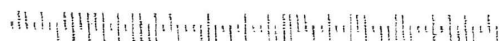
13834414013

THOMPSON MAGGY LIVING TRUST

7509 PINEDALE AVE

LAS VEGAS NV 89145

3 FRDFNP1 89145



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SEP 09 2024

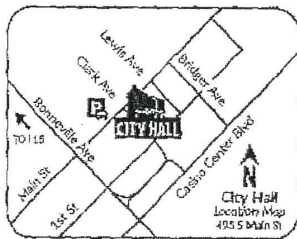
City of Las Vegas  
Department of Planning

Item 15

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City of Las Vegas, Department of Community Development  
495 South Main Street  
Las Vegas, Nevada 89101

**Return Service Requested**  
**Official Notice of Public Hearing**



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☒ I SUPPORT  
this Request

☐ I OPPOSE  
this Request

Please use available blank space on card for your comments.

24-0352-SUP1

Planning Commission Meeting of 09/10/2024

RECEIVED

SEP 09 2024

City of Las Vegas  
Department of Planning

PSRT  
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Las Vegas, NV  
Permit No. 1630

24-0352-SUP1

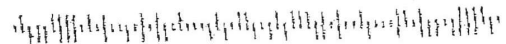
16303503011

SAYCICH JAMES E & ROSANNE C

1301 ROSANNA ST

LAS VEGAS NV 89117

143 PROFP1 09117



Hem 15

A

## Planning Comments

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**From:** noreply@formstack.com  
**Sent:** Saturday, September 7, 2024 2:12 PM  
**To:** Planning Comments  
**Subject:** Planning Application Comments Form

**CAUTION:** This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**



### Formstack Submission For: Planning App Comments Submitted at 09/07/24 2:12 PM

**Meeting Date:** Tuesday, September 10, 2024

**Project Number:** 24-0352

**Position:** I OPPOSE the project and all related applications.

**Name:** mark stadler

**Residential or Business Address:** 7100 astronaut ave  
Las Vegas, NV 89145

**Phone:** 16093382932

**Email:** msstadler09@yahoo.com

**Comments:** I oppose the request

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

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SEP 09 2024

City of Las Vegas  
Department of Planning

Item 15  
P