

**LICENSES AND CONSUMER SERVICES  
LICENSE INSPECTOR'S REPORT**

**License Number:** L173-50040      **Police File Number:** 13185

**Date of Application:** November 1, 2011

**Inspector:** Michele Olds

**Applicant/Legal Entity:** Mourado's Liquors, Inc.

**DBA/Trade Name:** Mourado's Liquors

**Complete Address:** 2426 2<sup>nd</sup> Street Northeast, Minneapolis, MN 55418

**Responsible person within 75 miles of Minneapolis City Hall:** Roger Mourad

**Public Hearing Requirement:** Not required for an internal expansion of premises.

**License Conditions:** None

**License Requested:** Off-Sale Liquor – Permanent Expansion of Premises

**Current License Type:** Off-Sale Liquor

**Neighborhood/Ward:** Bottineau / 3

**Zoning:** C2 – Neighborhood Corridor Commercial District

**5 acre requirement:** Met

**Off- Street Parking:** Net parking requirement, met on-site, is nine (9) stalls.

**Churches or schools within 300 feet of the proposed premises:** None

**Metropolitan Council Service Availability Charges:** A SAC determination letter dated October 25, 2011 advised that there is no SAC due for this expansion.

**HISTORY OF LOCATION**

Mourado's Liquors has operated with an Off-Sale Liquor License at this location since 2003. Lowry Liquor Store operated with an Off-Sale Liquor License at this location from 1981 to 2003.

**POLICE LICENSING REVIEW**

Police Licensing and this Inspector have reviewed the expenses and source of funds reported in this application. The applicant has provided documentation showing adequate legal and traceable funding for this venture. The applicant has also passed a criminal background check.

## **PREMISES**

The applicant owns the entire building that occupies 2426 2<sup>nd</sup> Street Northeast and 100 Lowry Avenue Northeast. The applicant intends to add a walk-in cooler, storage and an office by expanding the existing store at 2426 2<sup>nd</sup> Street Northeast into the 100 Lowry Avenue Northeast space (that was previously a laundry-mat). This new space will have approximately 1350 square feet for the office and storage, and approximately 1350 square feet for the walk-in cooler area. This is in addition to the existing approximately 2300 square feet of approved licensed premises. This space is all on the main street level. This space is compact and contiguous. The basement level will only have storage and customers will not have access to it. Minneapolis Development Review will have appropriate staff perform inspections of the buildouts to assure health and safety.

## **BUSINESS PLAN/OPERATIONS**

The applicant intends to operate the business in the same manner as since 2003 with no changes.

## **CONDITIONAL USE PERMIT**

A new land use application was submitted to the Community Planning and Economic Development Department in regard to this proposed expansion of premises. It was approved at the Minneapolis City Planning Commission on September 19, 2011 with conditions. Those conditions are listed on permit number BZZ-5264.

## **RECOMMENDATION**

The Licenses and Consumer Services Division recommends approving this application for a permanent expansion of premises of an Off-Sale Liquor License.