

*LAS Consulting
1930 Village
Center Circle 3
#577 Las Vegas,
NV. 89134
(702) 499-6469-cell
(702) 946-0857*

January 2, 2024

Mr. Robert Eastman,
Planning Manager 2250 Las
Vegas Boulevard North
North Las Vegas, NV 89030

RE: Letter of Intent, APN 139-06-615-005, 4040 W. Craig Road, Suite 107-110

Dear Mr. Eastman:

Please accept this as our letter of intent for a Special Use Permit for the full alcohol sales in conjunction with a banquet facility (Category -community center and meeting hall) located within a shopping center. In addition, we are requesting a waiver to reduce the separation for full alcohol sales in conjunction with a banquet facility, located on the north side of Craig, 1100 +/- feet east of Valley Drive. The commercial center where the proposed banquet facility was purchased last year. The new center's owners have been working diligently to lease the center with quality tenants. They have cleaned the buildings, provided maintenance to the parking lot, and cleaned up the landscape areas. The banquet facility is an allowed use within the C-2 district, however, they would like to be able to serve full alcohol during events, which requires a use permit. They wish to serve full alcohol (beer, wine, mixed drinks- gin, vodka, tequilla, etc). This request is to clarify their request.

The banquet facility would like to offer the following services: Baby showers, Baptisms, Weddings, Quinceañera, Prom, Birthdays, and typical celebrations. The

proposed banquet facility is 8232 square feet in size. Because there are residences immediately to the north, the landlord has placed restrictions on the facility. They intend on sound proofing the north wall, adjacent to the residences, the doors along the north side of the building to remain closed at all times, and any speakers within the facility to face the parking lot to the south.

There is an existing church located within the shopping center, in the building perpendicular to Craig Road. While the separation request is zero since the church and banquet facility are on the same parcel and the distance is measured from the main entrance of the banquet facility and the nearest property line of the protected use. However, the physical separation between the two entrances is about 195 feet. We are requesting a waiver to reduce the separation between the banquet facility to the church, located within the required 400-foot separation. The church window indicates the churches' hours are: Tuesday 7:00 PM- Bible Study, Saturday prayer- 8:00 AM, Sunday Christian Education at 9:30 before their only service at 11:00 AM. Because every event will be a private event open only to the person/group that has rented the space and their guests, there will be no interaction between the church and the banquet facility. In addition, a day care is located on the south side of Craig Road, within the 400-foot separation, approximately 372 feet. Craig Road, a six-lane divided roadway with heavy traffic, separates the day care from the banquet facility.

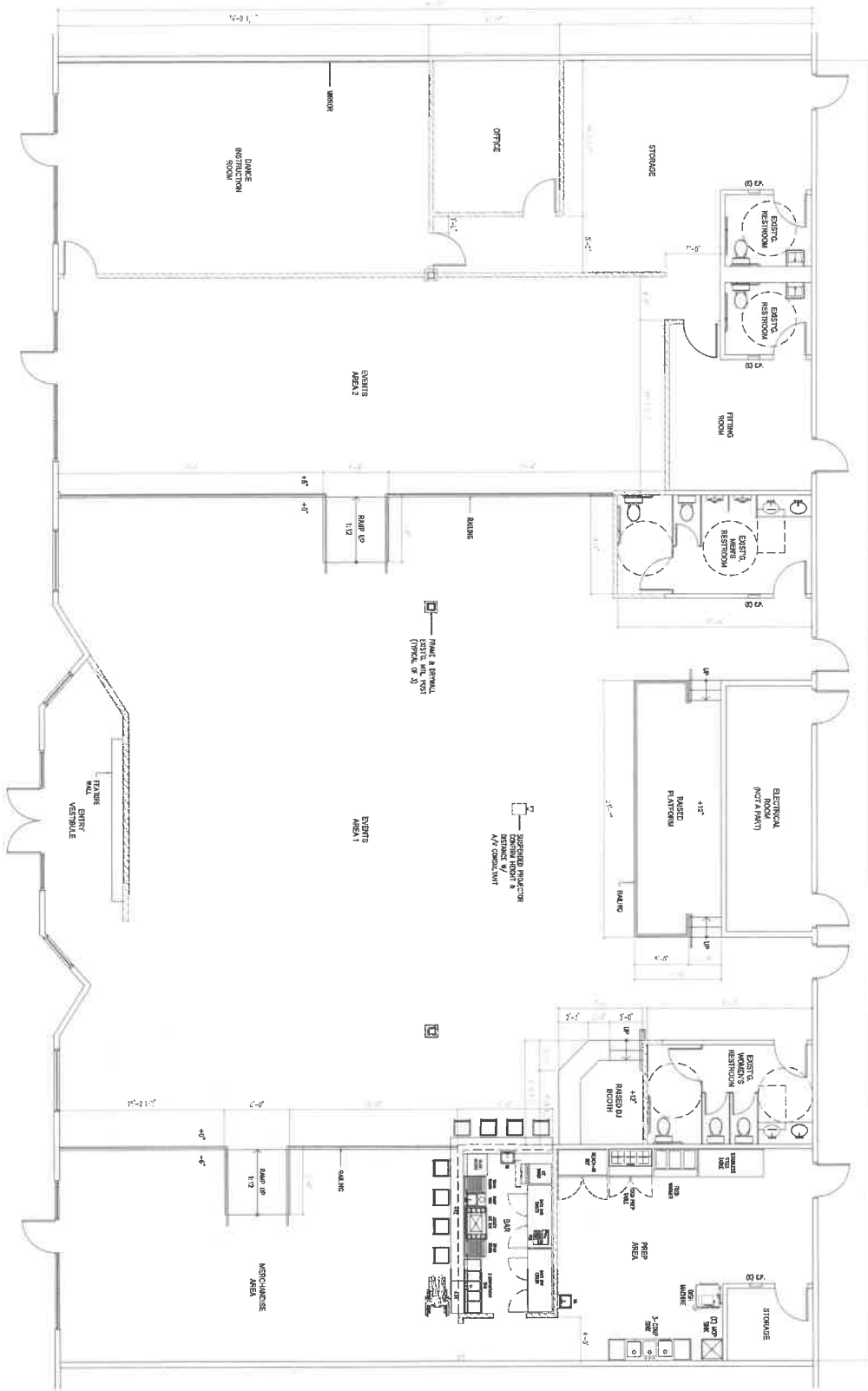
We believe this facility will be a nice addition to the center. There was a banquet space within the center previously, however, they did not have any of the controls proposed by the landlord and threw er some issues with noise. The landlord's office is on-site and will make sure the banquet facility will be a good neighbor. The addition of full alcohol sales will make it a viable business, and there should be no impact on the operations of the church. We respectfully request approval of this use permit and reduction of separation between the banquet facility and the church.

Yours truly,

Lucy Stewart

1 Floor Plan
SCALE: 1/4" = 1'-0"

1/8" = 1'-0"



DATE: 02/25/2023
DRAWN BY: STAFF
SCALE: AS NOTED

Legacy Banquet Hall
4040 W. Craig Rd., Suite 107-110
North Las Vegas, NV 89032

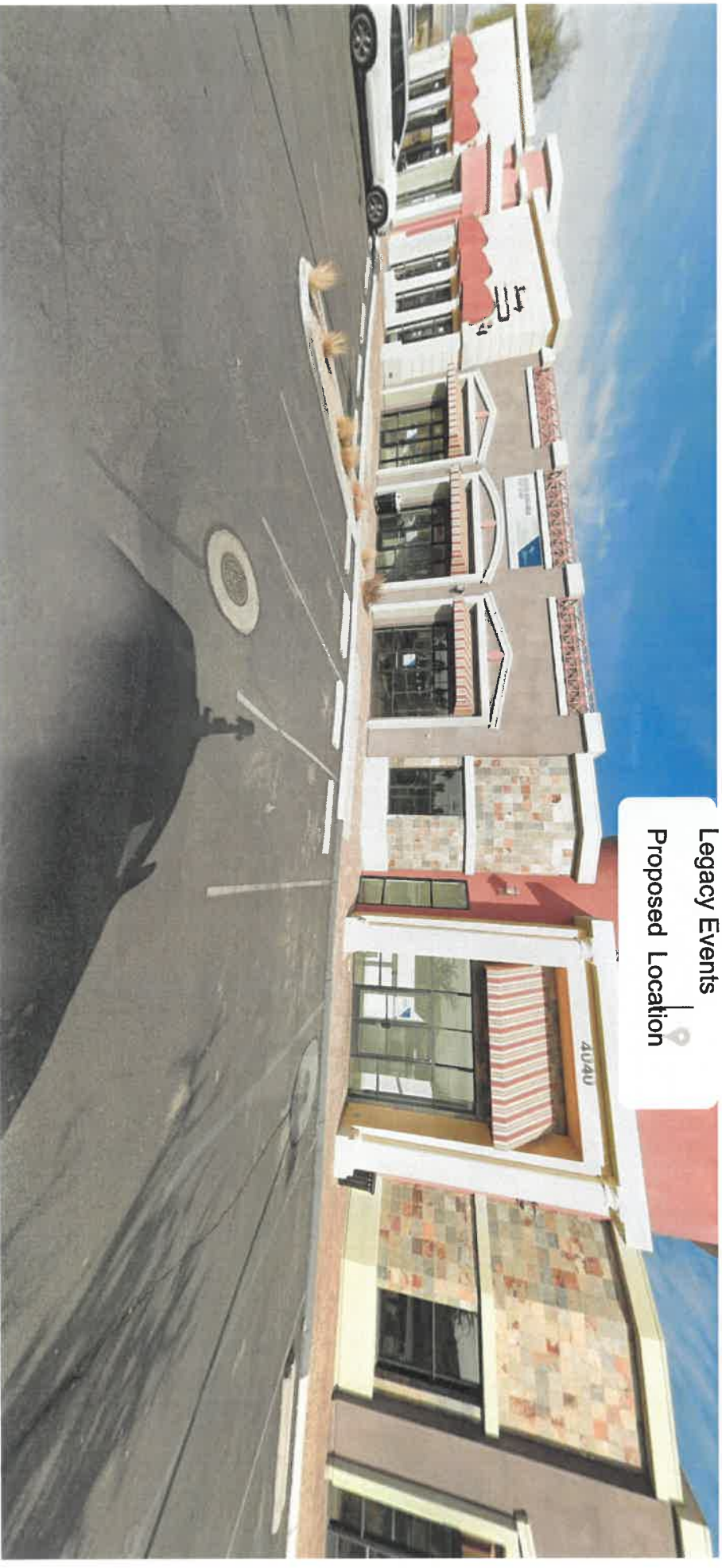
FLOOR PLAN

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE LIMITED TO THE PROJECT AND THE USER SHALL BE RESPONSIBLE FOR ANY MODIFICATIONS OR CHANGES TO THE PLANS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONTRACTS AND AGREEMENTS FROM THE APPROPRIATE VENDORS AND SUPPLIERS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULING AND TIMING INFORMATION FROM THE APPROPRIATE VENDORS AND SUPPLIERS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LOGISTICS AND TRANSPORTATION INFORMATION FROM THE APPROPRIATE VENDORS AND SUPPLIERS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SECURITY AND SAFETY INFORMATION FROM THE APPROPRIATE VENDORS AND SUPPLIERS. 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CREATIVE BUILDERS INC.
3395 S. JONES BLVD., #123
LAS VEGAS, NEVADA 89146
Ph.: (702) 354-8132
LICENSE #: 60836

#	REVISED	BY
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Legacy Events
Proposed Location





December 26, 2023

Vail Commercial Group
ATTN: Jon Jamison
3690 W Craig Road, Suite 106
North Las Vegas, Nevada 89032

Via Email: jon@valicommercialgroup.com

RE: Distance Certification for Legacy Events Hall
- Address: 4040 W Craig Road, Suite #107-110

The Proposed Legacy Event Hall is located in North Las Vegas, Nevada and was prepared and reviewed by Smith & Associates Land Surveying, LLC, and Vail Commercial Group.

Methods used to investigate: field observation, zoning information and aerial maps.

Based on the methods mentioned above, we found that there **NO** schools or parks within 400 feet of the proposed building location, however **THERE IS** a church and daycare located within 400 feet of the proposed building location.

Please see the following pages for site area maps with 400-foot (sheet 2-5) radius shown around the subject property. The addresses and Assessor Parcel Numbers of the residences and businesses within the 400 ft radius are attached.

Michael G. Smith, PLS
Professional Land Surveyor
Nevada License No. 16201



12/26/2023

AREA MAP OF 400 FOOT RADIUS



As indicated by the red (400) foot radius circle in the photo above, there is a church, and a daycare within 400 feet of the Proposed Project Area.

See page 3 for corresponding Business & Address Information.
See pages 4 and 5 for the corresponding church and daycare within 400 feet of the Proposed Project Area.



PROPERTY OWNER & APN LIST FOR PAGE 2

1.) APN 139-06-615-005
VIG Desert Oaks LLC.
4040 W Craig Road, North Las Vegas, NV, 89032

2.) APN 139-06-615-006
VIG Desert Oaks LLC.
3960 W Craig Road, North Las Vegas, NV, 89032

3.) APN 139-06-701-006
GSN Craig Road LP.
4031 W Craig Road, North Las Vegas, NV, 89032

4.) APN 139-069-701-005
SIGMAN Leasing LLC.
4095 W Craig Road, North Las Vegas, NV, 89032

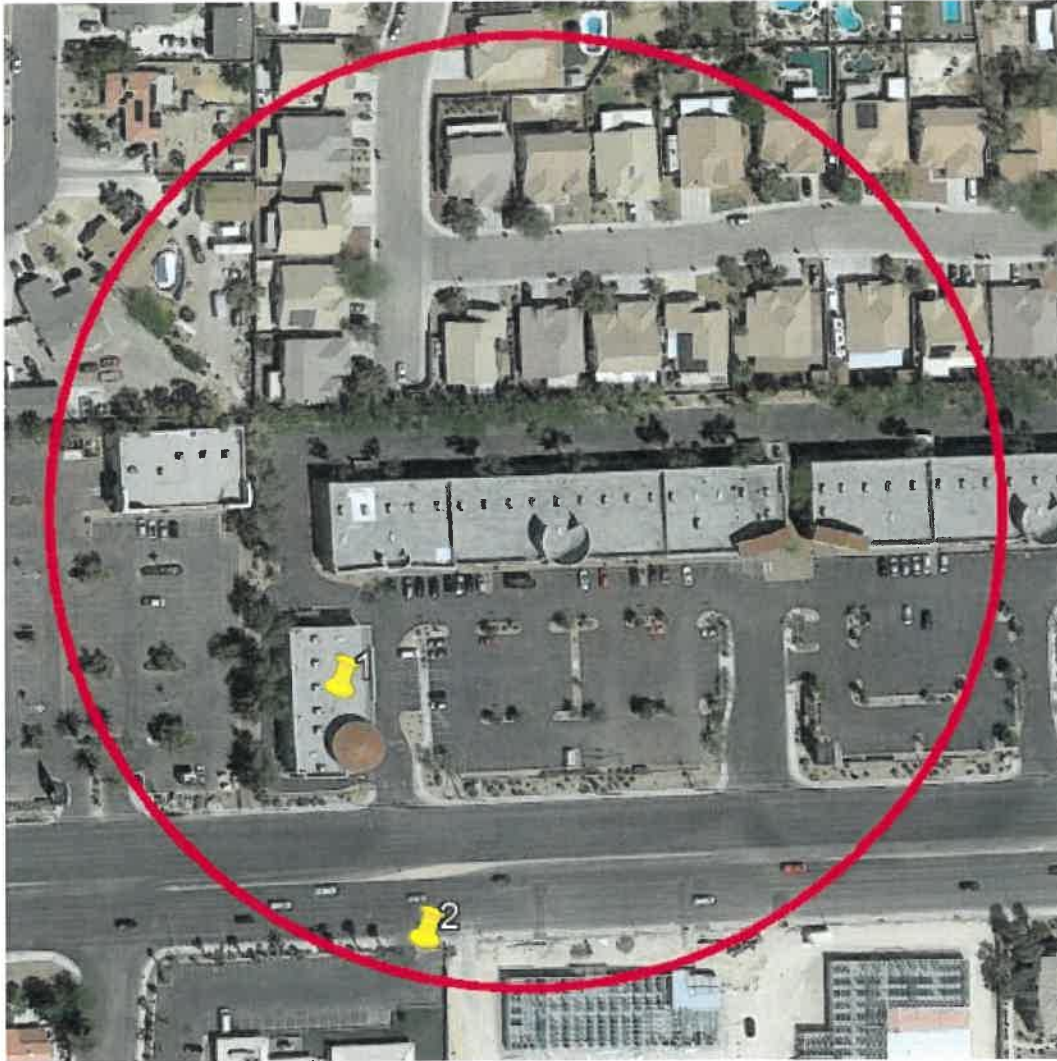
5.) APN 139-06-615-002
PADD LLC.
4090 W Craig Road, North Las Vegas, NV, 89032

6.) APN 139-06-613-003
4116 West Craig Road TIC, LLC.
4180 Craig Road, North Las Vegas, NV, 89032

7.) APN American County – Unit 1
Per Book 32 of Plats at Page 4
North Las Vegas, NV, 89032

8.) Craig Road 95
Per Book 103 of Plats at Page 3
North Las Vegas, Nevada, 89032

**AREA MAP OF RESTRICTIVE BUSINESSES WITHIN 400 FOOT
RADIUS**



As indicated by the red (400) foot radius circle in the photo above, there is a church and daycare.

See page 5 for corresponding Business & Address Information



BUSINESS & ADDRESS INFORMATION LIST FOR PAGE 4

1. Lighthouse Global Word Ministry
Church

4090 W. Craig Road, Suite 104, North Las Vegas, NV, 89032

Distance: +/- 115 Feet to property line

2. Watch Me Grow Las Vegas
School and/or Daycares

4095 W Craig Road, North Las Vegas, NV, 89032

Distance: +/- 340 Feet to property line

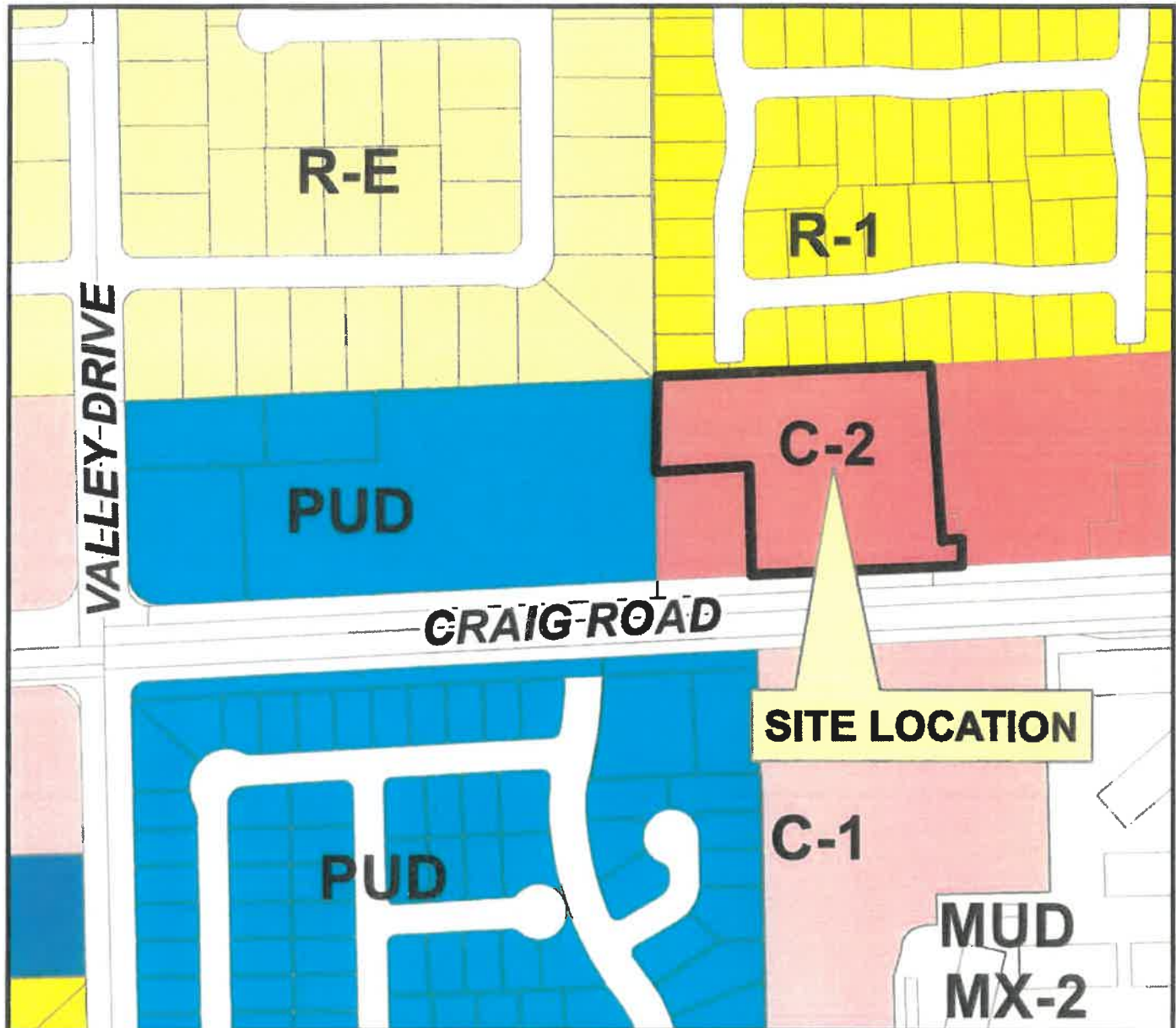
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THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Legacy Events, LLC
Application Type: Special Use Permit
Request: To Allow Full "On-Sale" Liquor License in Conjunction with a Community Center or Meeting Hall (Banquet Hall) and a Request for a Waiver from the Required 400-Foot Separation From a Church and Daycare.
Project Info: 4040 West Craig Road, Suites 107-110
Case Number: SUP-01-2024

01/04/2024

