

Revised

03/12/2024 9:33:59 AM

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CROWELL

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March 7, 2024

VIA ELECTRONIC UPLOAD

City of North Las Vegas
Planning Department
2250 North Las Vegas Boulevard
Las Vegas, Nevada 89030

Re: *Justification Letter – Special Use Permit for a Convenience Food Restaurant*
APN: 124-17-415-004

To Whom It May Concern:

Please be advised this firm represents the Applicant, Aliante Med, LLC, in the above referenced matter. The Applicant is requesting approval of a special use permit to allow for a convenience food restaurant with a drive-thru within a commercial shopping center generally located near the northwest corner of Aliante Parkway and Elkhorn Road (the “Site”), within the Aliante Master Planned Community. The Site is more particularly described as Assessor’s Parcel Number 124-17-415-004 and is approximately 3.5 acres. Companion special use permits for a second convenience food restaurant with a drive-thru and a tavern have been submitted.

The Site is accessible from two driveways on Aliante Parkway and two driveways on Elkhorn Road, through cross access with the adjacent parcels to the south. The proposed commercial shopping center consists of three (3) pads. This letter of intent is related to the special use permit for Pad 1’s convenience food restaurant with a drive-thru. Pad 1, situated in the southeast portion of the Site, consists of a convenience food restaurant with a drive-thru (2,538 square feet), a cafe (1,506 square feet), and a tavern (3,566 square feet), totaling 7,644 square feet. The drive-thru has a vehicle stacking capacity of 10 cars measured from the pick-up windows. Additionally, the speaker box at the drive-thru is positioned at least 99 feet away from neighboring residential uses, exceeding the 50-foot separation requirement.

The Site is zoned C-1 MPC and sits just northwest of the Aliante Parkway and Elkhorn Road intersection. The C-1 neighborhood commercial district was established to provide goods and services for the convenience of the residents of the adjacent neighborhoods. Currently, there is a lack of convenient restaurant options in the area along Aliante Parkway, north of the 215. As the Tule Springs development is planned to be built to the east on Elkhorn Road, there will be a need for additional commercial services and fast food restaurants to support the neighborhoods north of the 215. Title 17.20.100, as of December 1, 2001, requires special use permits for the proposed convenience food restaurant.

Title 17.24.020.C.9 (a) and (b), as of December 1, 2001, set forth the special use conditions for convenience food restaurant with a drive-thru, all of which are met:

- The parking areas for the convenience food restaurant is set back a minimum of ten (10) feet from the residential zones to the north and west.
- Proposed interior curbs separating driving surfaces from sidewalks, landscaped areas and street right-of-ways are a minimum of six (6) inches high.
- The residentially zoned property to the west of the property and the convenience food restaurant use on Pad 1 is separated by a café, tavern, parking area, landscaping and a solid masonry wall.
- The drive-thru lane on for Pad 1 abuts two sides (the east and south side) of the building.

The Applicant respectfully requests your consideration of this application and approval of the same. Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL

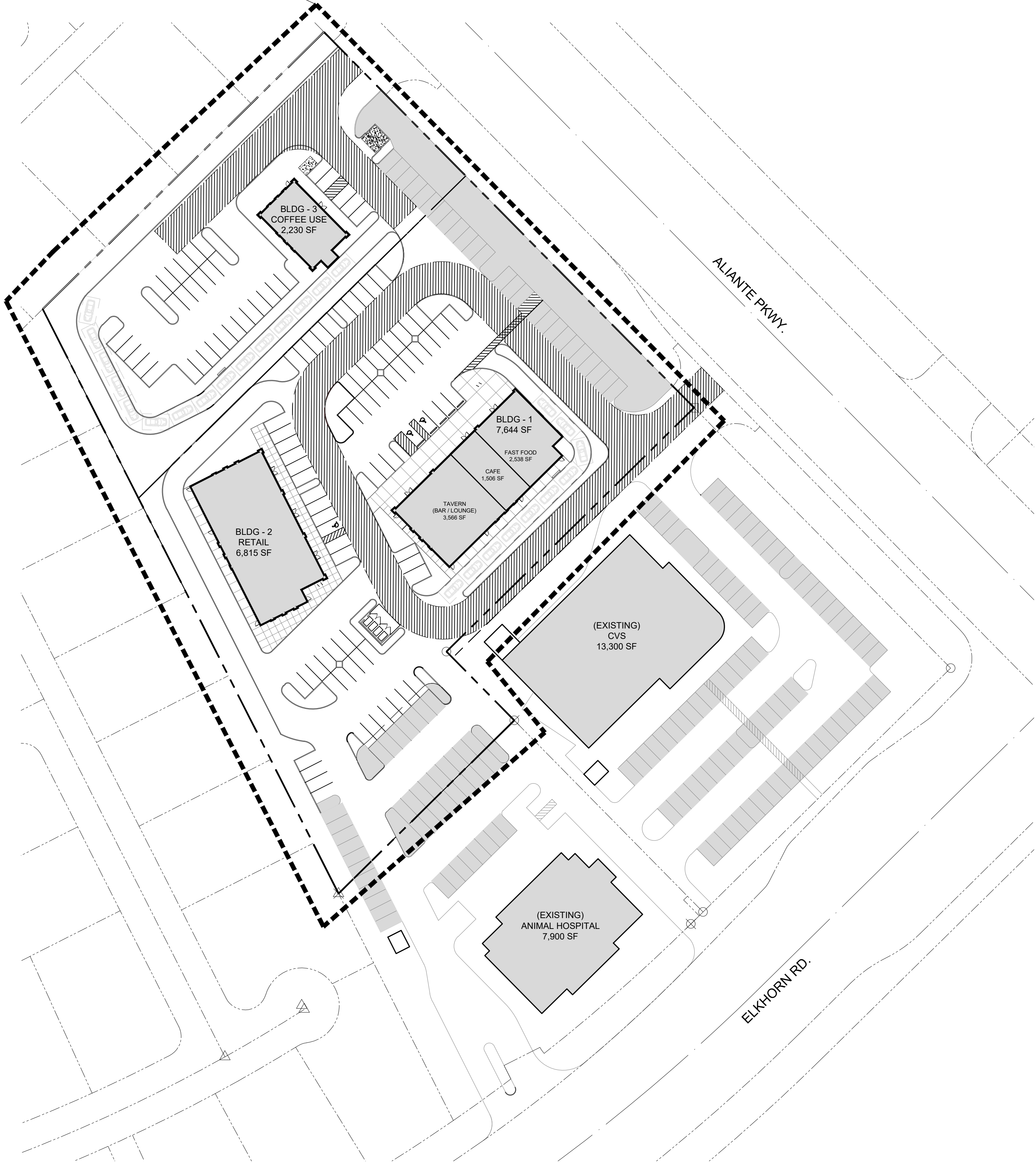


Lexa D. Green

NOT FOR CONSTRUCTION

LIMITS OF CONSTRUCTION
(BUILDING 1, 2 AND 3)

SCOPE OF WORK DOES NOT AFFECT EXISTING SITE GRADES, ACCESSIBILITY WITHIN SITE, PARKING, ACCESSIBLE PARKING, LANDSCAPING, OR IRRIGATION SYSTEMS. VERIFY PLUMBING SEWER, DOMESTIC WATER, AND FIRE SPRINKLER WATER POC WITH SHELL CIVIL AND PLUMBING PLANS.



OVERALL SITE PLAN
SCALE: N.T.S.



ALIANTE / ELKORN RETAIL BLDG 1 2 AND 3

PROJECT DATA:	
JURISDICTION:	NORTH LAS VEGAS
PARCEL NO:	124-17-415-004
ZONING	C-1 (NEIGHBORHOOD COMMERCIAL DISTRICT)

REQ'D BUILDING SETBACKS	
FRONT	20'-0"
INTERIOR SIDE	0
CORNER SIDE	20'-0"
RESIDENTIAL	30'-0"

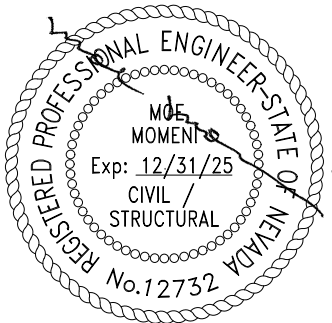
LOT AREA	152,759 SF	3.5 ACRES
BLDG. 1	7,644 S.F.	
BLDG. 2	6,815 S.F.	
BLDG. 3 PROPOSED COFFEE USE	2,230 SF	

PARKING:	
BUILD 1	
VEHICLE STACKING REQUIRED:(CONVENIENCE FOOD RESTAURANT)	8
PROVIDED:	10
REQUIRED PARKING:	
PROPOSED BAR/LOUNGE	3,566 SF (4+ 1/50 PUBLIC FLOOR AREA)
	3,566 SF x .6 = 2139 /50 = 43 + 4 =
PROPOSED FAST FOOD CAFE	1,506 SF (1/100 PUBLIC FLOOR AREA)
	1506 SF x .6 = 903 1/100 =
PROPOSED FAST FOOD	2,538 SF (4+ 1/50 PUBLIC FLOOR AREA)
	2,538 SF x .6 = 1519 / 50 = 31 + 4 =
TOTAL	35
	91

BLDG 2	
REQUIRED PARKING:	
PROPOSED RETAIL	6,815 SF (1/250 FLOOR AREA)
	6,815 SF /250 =
	28

BLDG. 3	
VEHICLE STACKING REQUIRED: (CONVENIENCE FOOD RESTAURANT)	
PROVIDED:	8
	15
REQUIRED PARKING:	
PROPOSED COFFEE USE	2,230 SF (4 + 1/50 PUBLIC FLOOR AREA)
	2,230 SF x .6 = 1338 / 50 = 27 + 4 =
	31

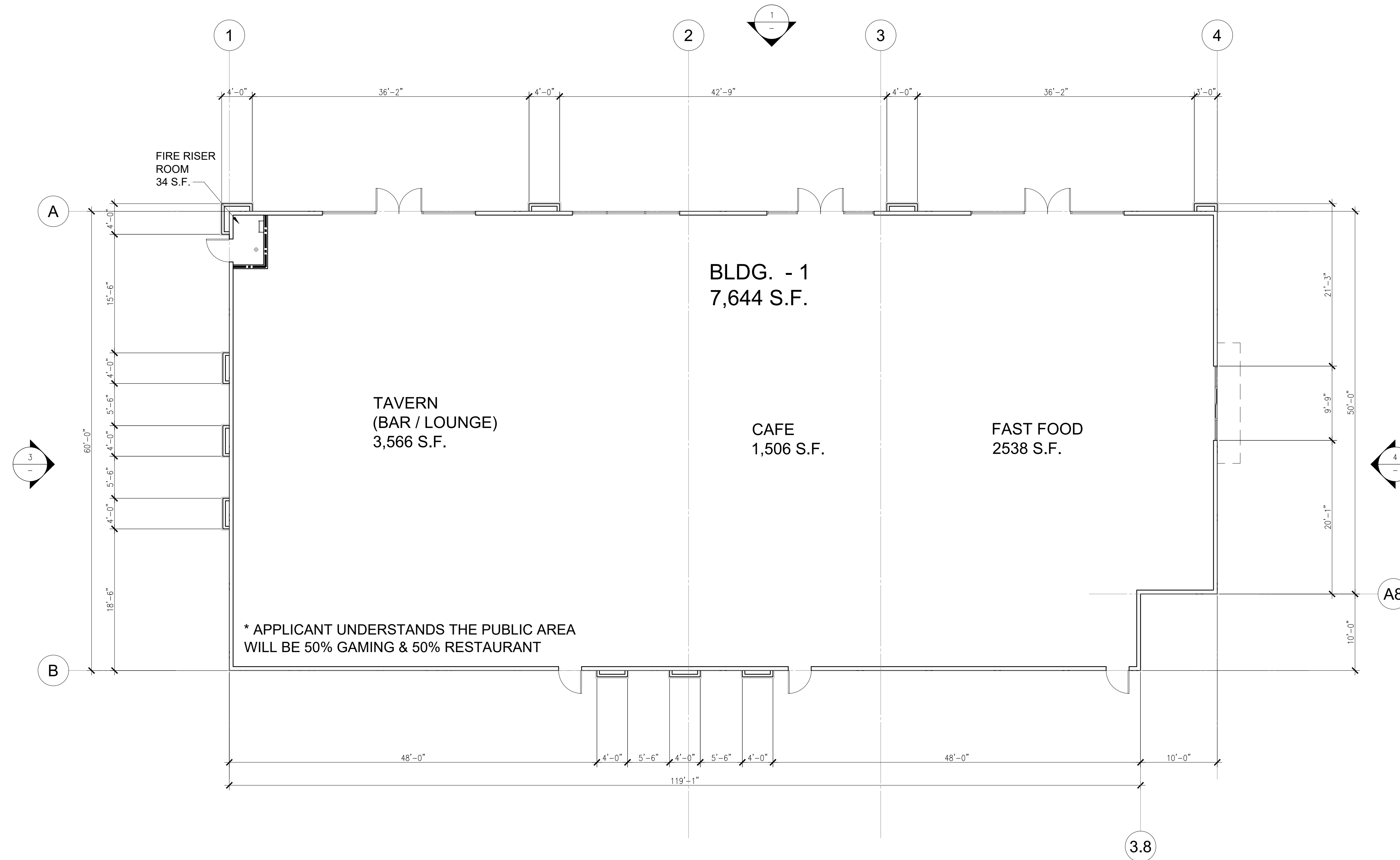
TOTAL REQUIRED (WITHOUT STACKING)	
TOTAL PARKING REQUIRED	150
TOTAL PARKING PROVIDED	159



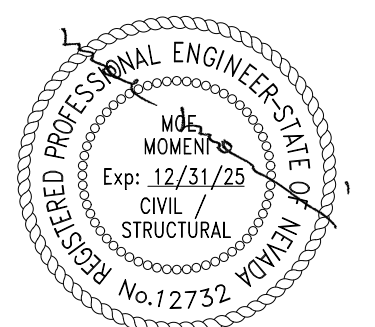
02/27/2024

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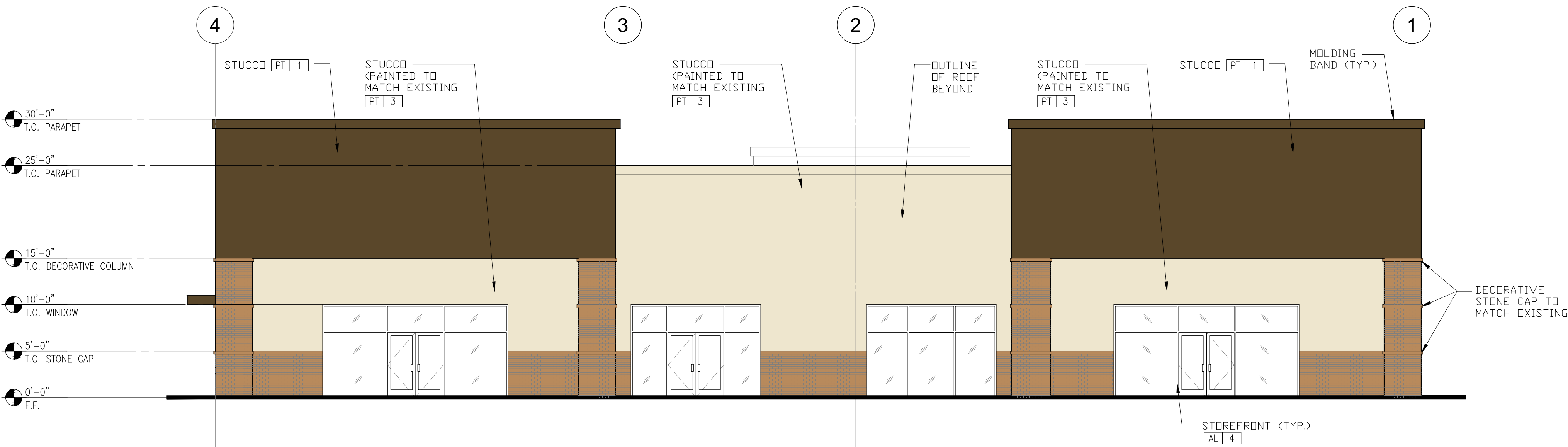


FLOOR PLAN
SCALE: 1/8" = 1'-0"

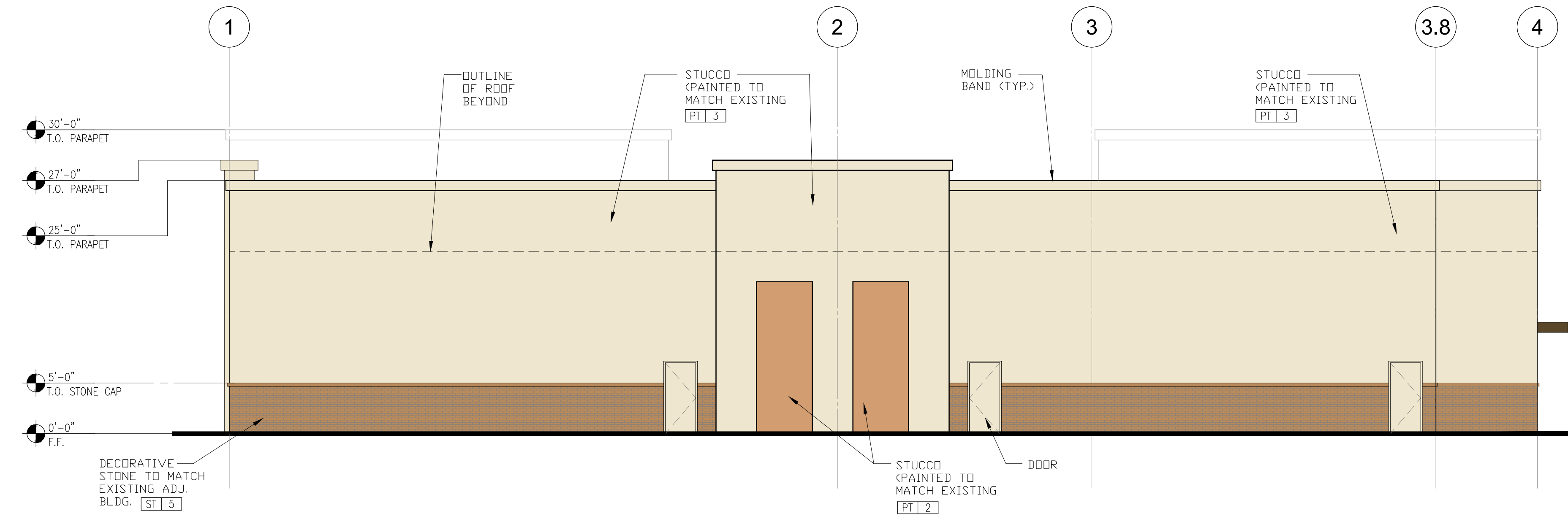


02/27/2024

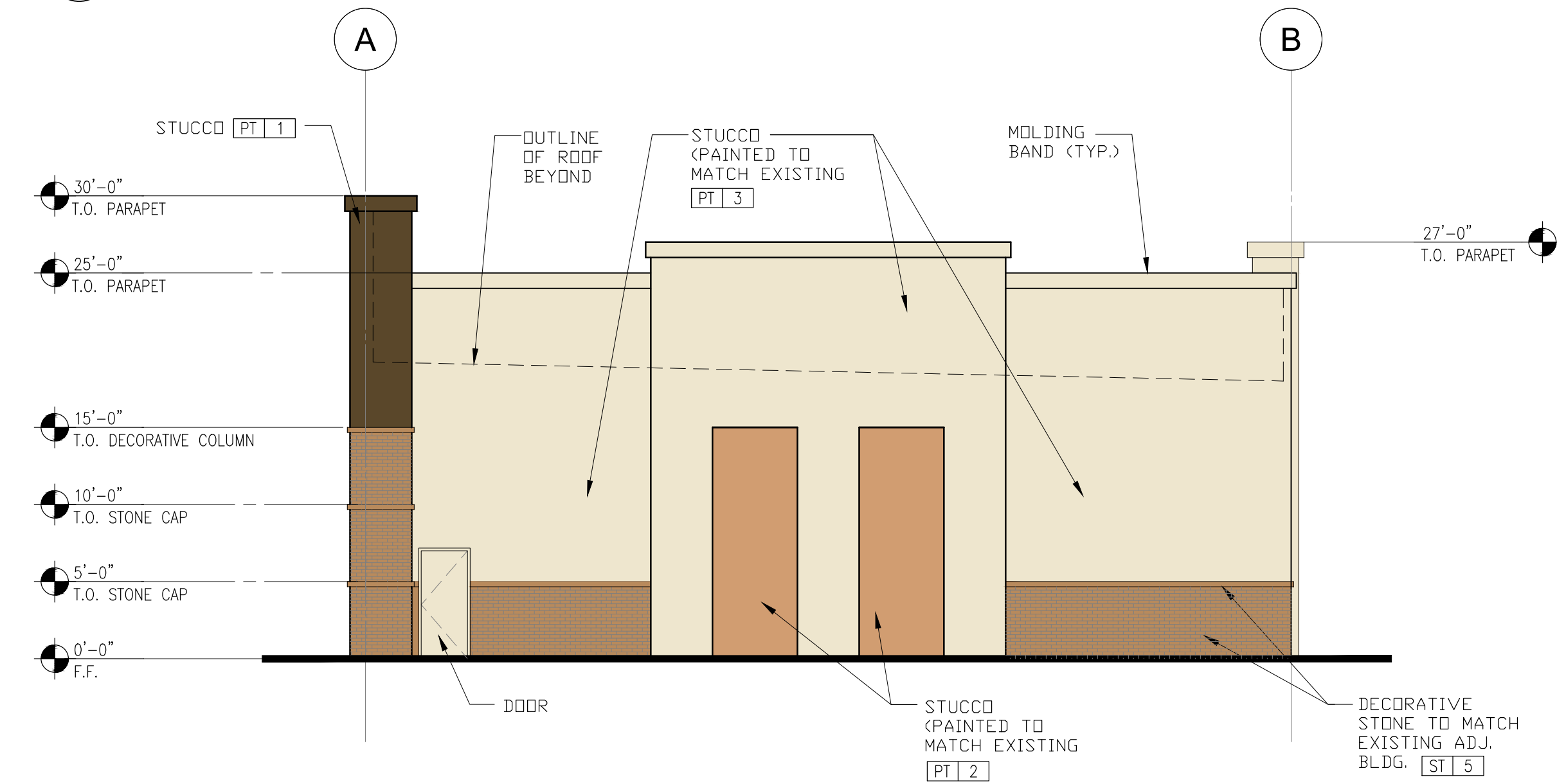
NOT FOR CONSTRUCTION



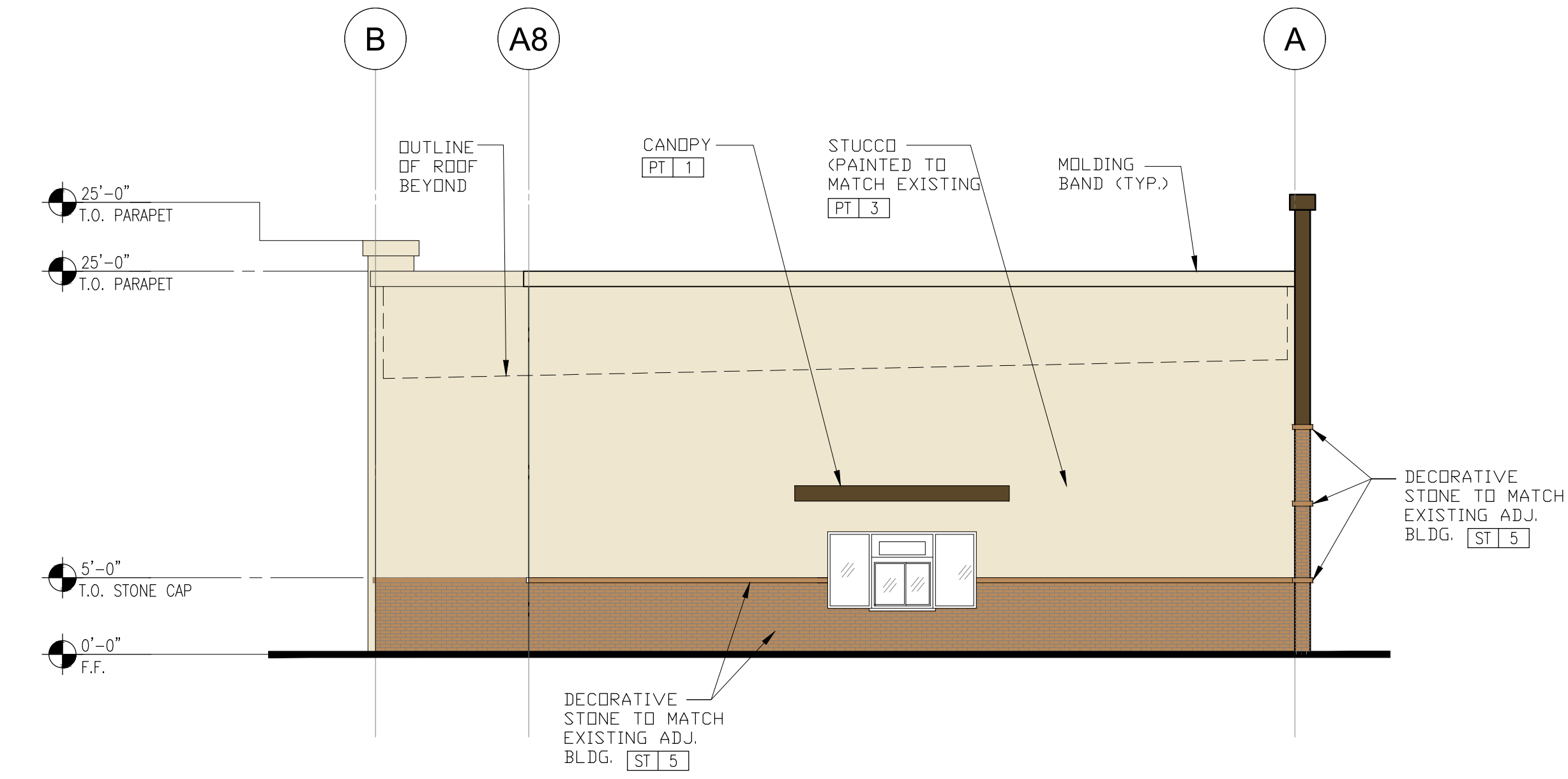
1 EXTERIOR ELEVATIONS
SCALE: 1/8"=1'-0"



2 EXTERIOR ELEVATIONS
SCALE: 1/8"=1'-0"



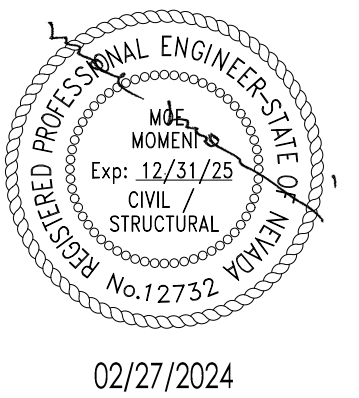
3 EXTERIOR ELEVATIONS
SCALE: 1/8"=1'-0"



4 EXTERIOR ELEVATIONS
SCALE: 1/8"=1'-0"

EXTERIOR ELEVATION COLOR LEGEND	
NO.	DESCRIPTION
[PT 1]	DUNN-EDWARDS - DE6130 WOODED ACRE
[PT 2]	DUNN-EDWARDS - DE6261 CASHEW NUT
[PT 3]	DUNN-EDWARDS - DE6197 MODERN IVORY
[AL 4]	ANODIZED ALUMINUM - STOREFRONT
[ST 5]	CORONADO STONE - IDAHO DRYSTACK - CARMEL MOUNTAIN

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NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

0100200400600800

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

MAP LEGEND

—

PARCEL BOUNDARY

—

SUB BOUNDARY

—

PM/LD BOUNDARY

—

ROAD EASEMENT

—

MATCH / LEADER LINE

—

HISTORIC LOT LINE

—

HISTORIC SUB BOUNDARY

—

HISTORIC PM/LD BOUNDARY

—

SECTION LINE

□

CONDOMINIUM UNIT

□

AIR SPACE PCL

□

RIGHT OF WAY PCL

□

SUB-SURFACE PCL

001

ROAD PARCEL NUMBER

001

PARCEL NUMBER

1.00

ACREAGE

202

PARCEL SUB/SEQ NUMBER

PB 24-45

PLAT RECORDING NUMBER

5

BLOCK NUMBER

5

LOT NUMBER

GL5

GOV. LOT NUMBER

BOOK

T19S R61E

99100101102

26125124123

37138139140

Scale: 1" = 200'

Rev: 4/27/2022

SEC.

17

MAP

S 2 SW 4

8484


5151

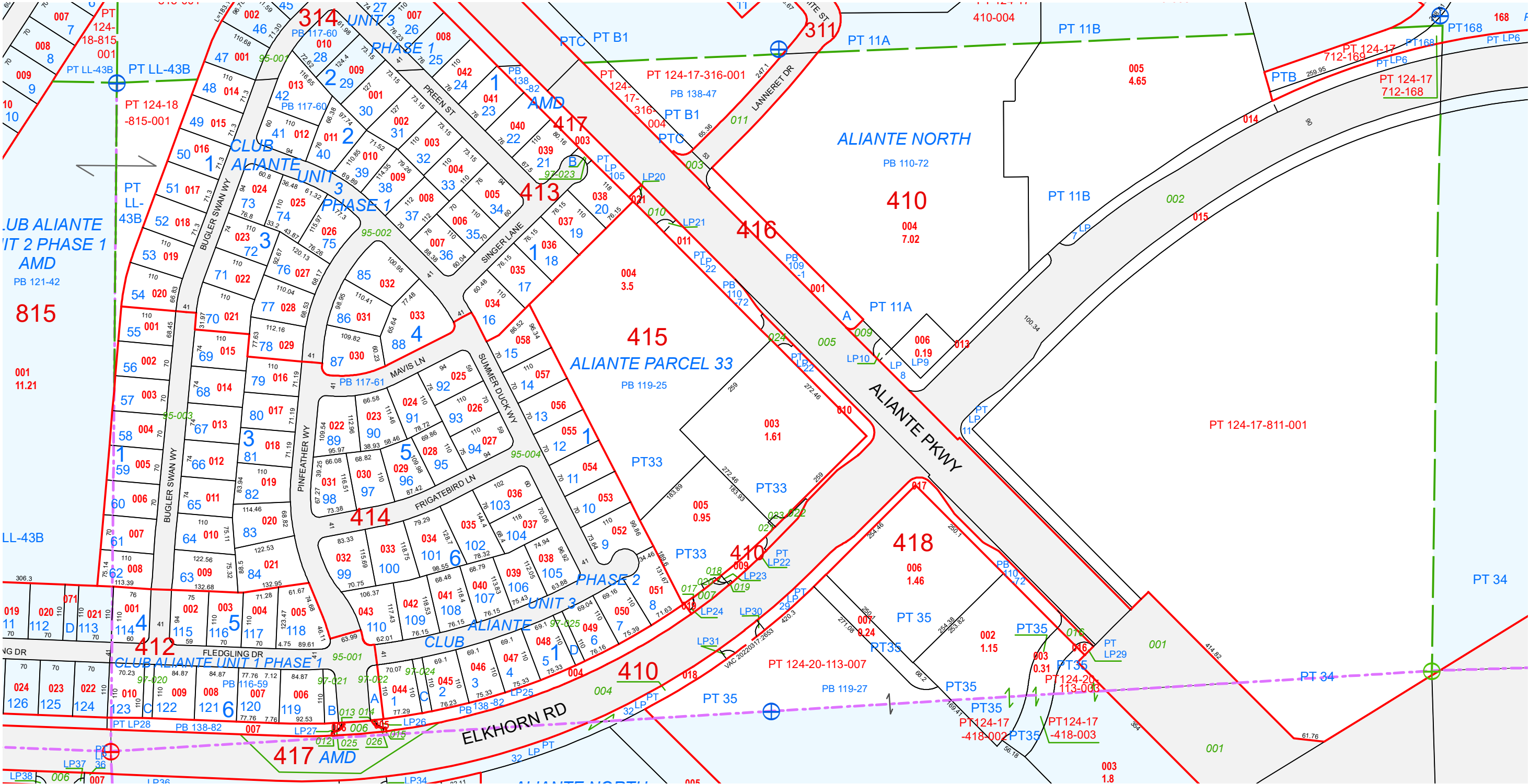
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7373

8484

124-17-4

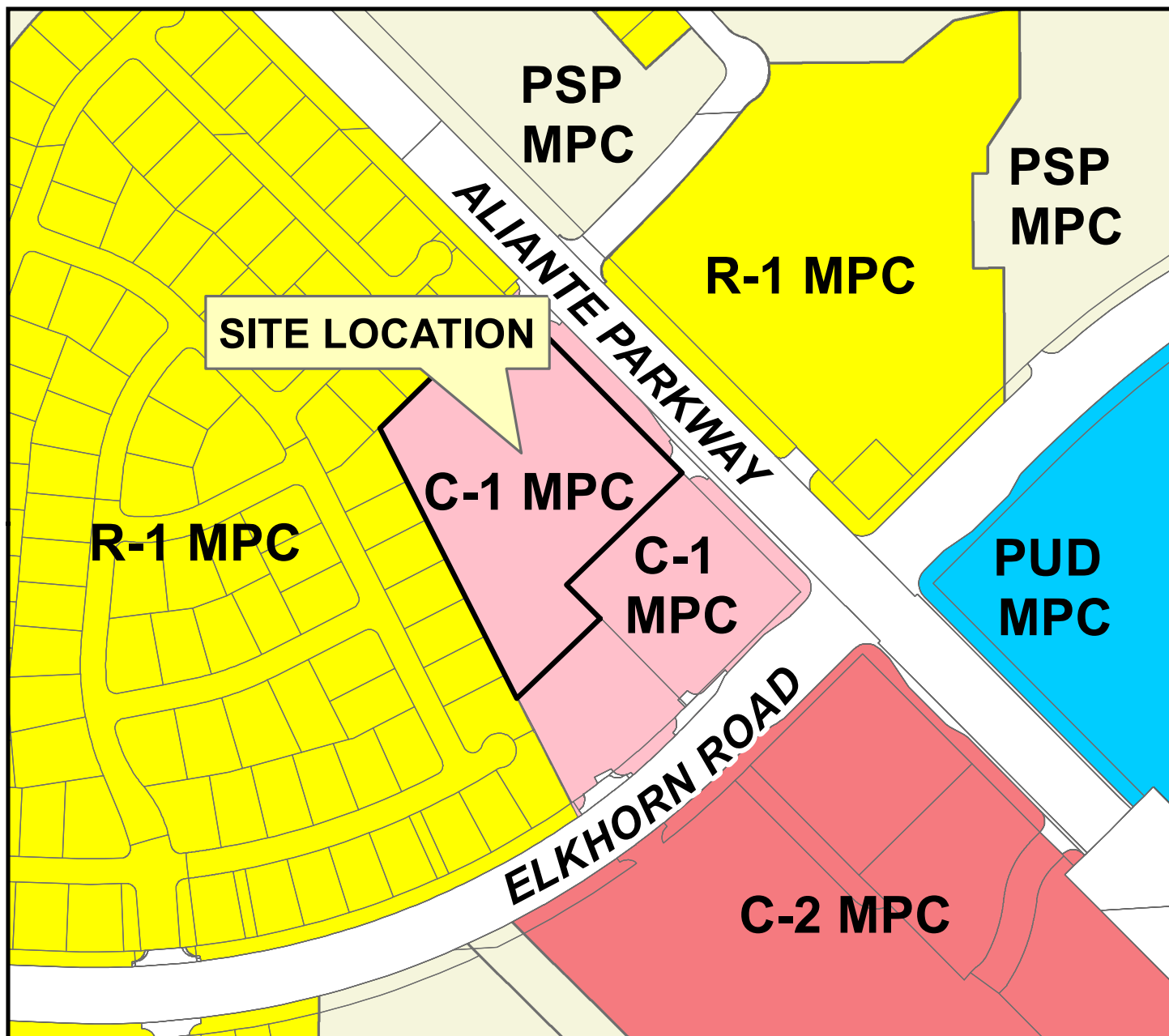






THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Aliante Med LLC
Application Type: Special Use Permit
Request: To Allow a Convenience Food Restaurant (Drive-Thru)
Project Info: West of Aliante Parkway and Approximately 272
Feet Northwest of Elkhorn Road
Case Number: SUP-16-2024

03/05/2024

