

CITY OF NORTH LAS VEGAS

MEMORANDUM

TO: Planning Commission

FROM: Land Development and Community Services Department

SUBJECT: **SUP-16-2024 Aliante Med LLC Commercial**

DATE: April 18, 2024

The item was continued at the April 10, 2024, Planning Commission at the request of the Planning Commission. The Planning Commission requested to hold this item so that the applicant and the neighbors could meet to discuss the layout of the site. Staff has added a condition based on the discussion at the April 10 Planning Commission meeting. Planning and Zoning conditions or approval will now read as follows:

CONDITIONS:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. Menu board and ordering speaker must be positioned to provide as much distance as possible from the existing residential to the west of the proposed site.
3. Signage will not be illuminated if facing the existing residential to the west and north of the proposed site.
4. A double row of offset trees will be required along the north and west property boundaries to help mitigate noise from the adjacent residential development.

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.

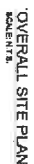
Sincerely,

KAEMPFER CROWELL



Lexa D. Green

SCOPE OF WORK DOES NOT AFFECT EXISTING SITE GRAD, ACCESSIBILITY WITHIN SITE, PARKING, ACCESSIBLE PARKING, LANDSCAPING, OR PREPARATION STRIPES. VERIFY PLUMBING, SEWER, DOWNSIDE VALVE, AND FIRE SPRINKLER WATER PDS WITH SHELL CIVIL AND PLUMBING PLANS.

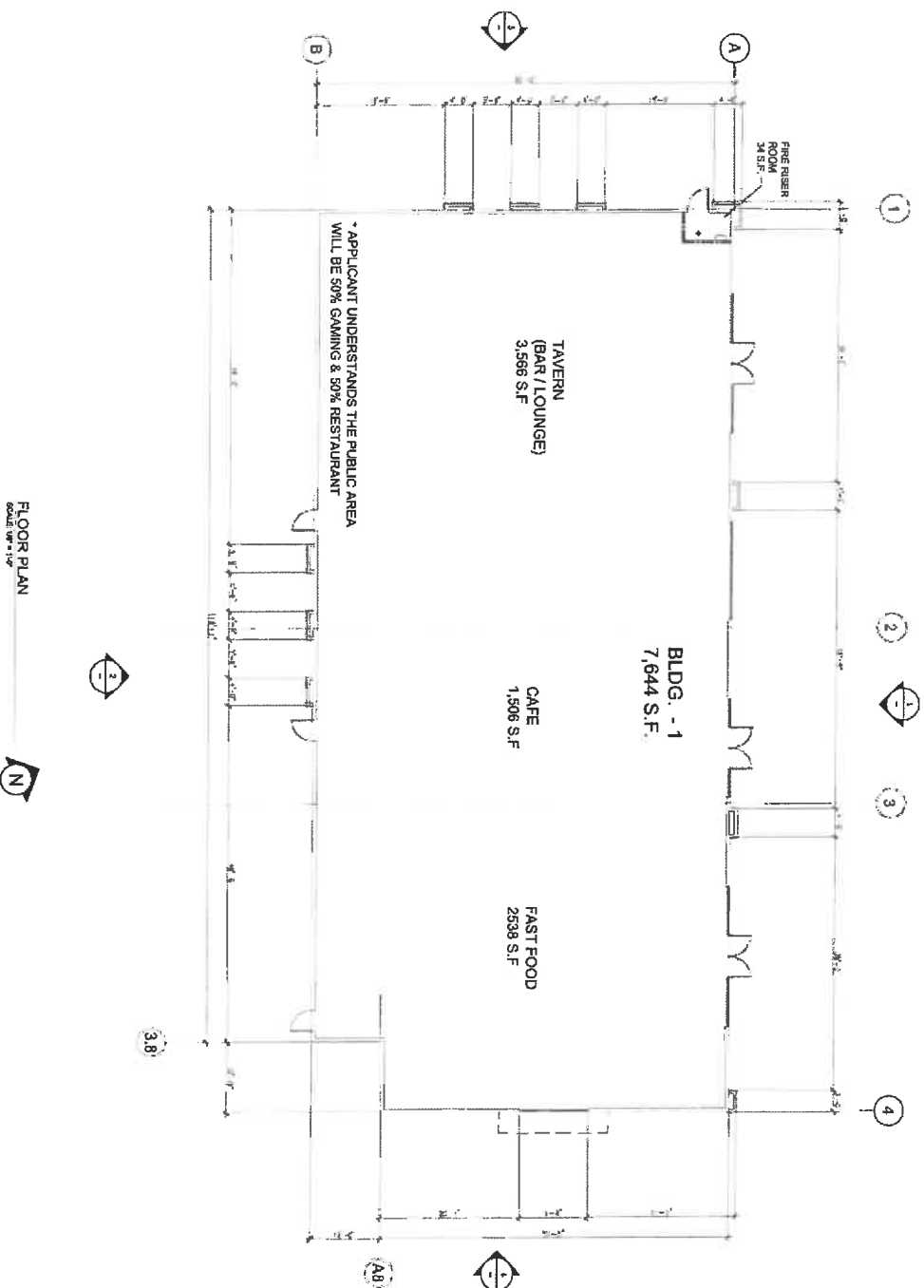


moment ENGINEERS, LLC
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DALLAS, TEXAS 75246
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PROJECT DATA:		NORTH LAG ZEALS	
APPROXIMATE DRAINAGE UNIT		12-17-14-15-04	
ZONING		C-1 (NEIGHBORHOOD COMMERCIAL DISTRICT)	
REAR BUILDING SETBACKS			
FRONT	20' 0"		
REAR	20' 0"		
CONCRETE SIDE	20' 0"		
RESIDENTIAL	30' 0"		
LOT AREA			
BLDG. 1	182,719 SF	3.5 ACRES	
BLDG. 2	7,418 SF		
BLDG. 3	6,418 SF		
BLDG. 3 PROPOSED COFFEE USE: 2,295 SF			
PARKING:			
BLDG. 1			
REQUIRED STAMPMING REQUIRED (CONVENIENCE FOOD RESTAURANT)			
PROPOSED:			
PROPOSED PARKING			
PROPOSED BAY/CARPOUSE			
PROPOSED PART FOOD CAFE			
PROPOSED PART FOOD			
	3,668 SF (+/- 749 PUBLIC FLOOR AREA)		3
	3,668 SF +/- 8, 2193.65 +/- 43 +/- 4		47
	1,904 SF +/- 1,403.1700		8
	2,253 SF (+/- 150 PUBLIC FLOOR AREA)		5
	2,253 SF +/- 3,179.97 +/- 53 +/- 4 +/-		20
	TOTAL		83
BLDG. 2			
REQUIRED PARKING			
PROPOSED RETAIL			
	6,418 SF (1420 FLOOR AREA)		28
	6,418 SF RETAIL		
BLDG. 3			
REQUIRED STAMPMING REQUIRED (CONVENIENCE FOOD RESTAURANT)			
PROPOSED:			
PROPOSED PARKING			
PROPOSED COFFEE USE			
	2,295 SF (+/- 149 PUBLIC FLOOR AREA)		8
	2,295 SF +/- 3,179.97 +/- 53 +/- 4 +/-		15
	TOTAL		31
TOTAL REQUIRED (WITHOUT STAMPMING)			
	150		
	150		
	150		
	150		

Revised

03/12/2024 9:34:18 AM



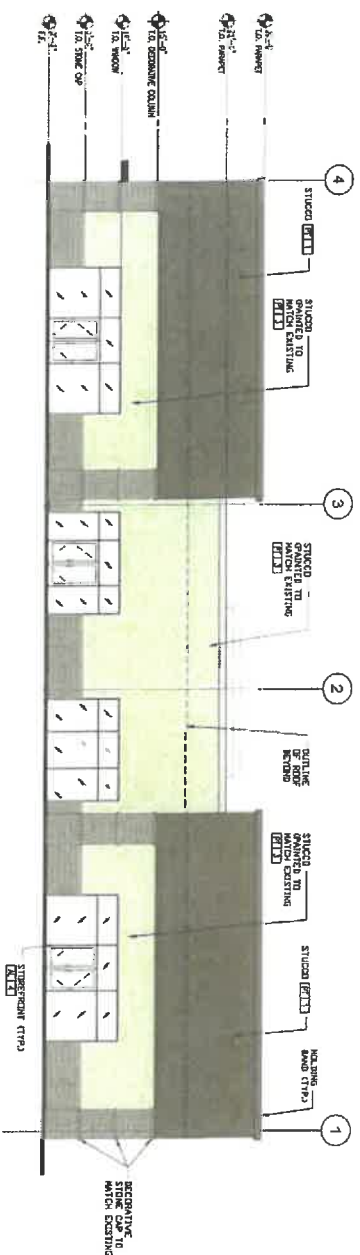
FLOOR PLAN
SCALE: 1/8" = 1'-0"



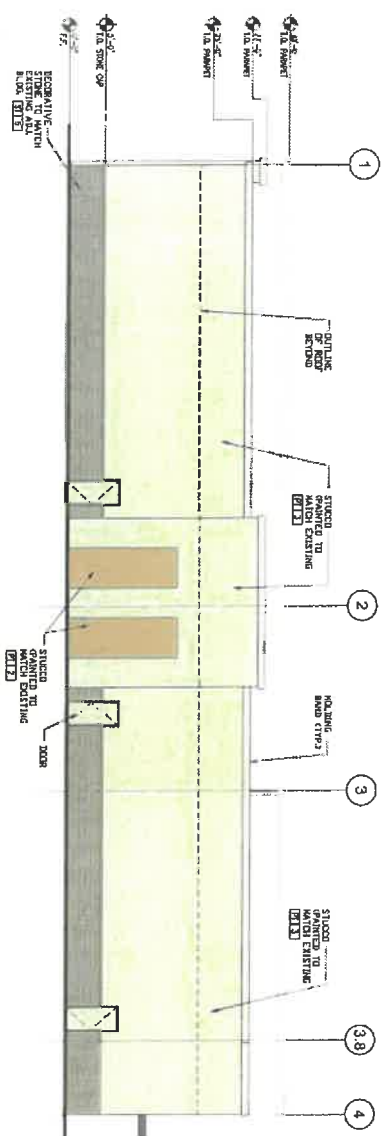
momeni ENGINEERS, LLC.

CIVIL & STRUCTURAL ENGINEERING
3115 S. DIAMOND DRIVE, SUITE 200
LAS VEGAS, NEVADA 89117
TEL: (702) 336-4444 FAX: (702) 336-4445

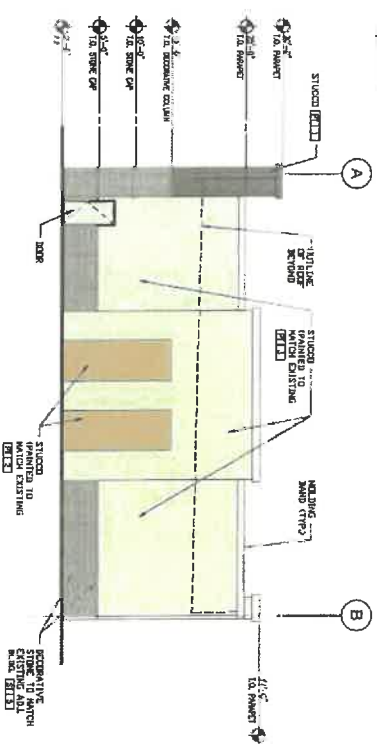
ALIANTE / ELKORN RETAIL BLDG 1



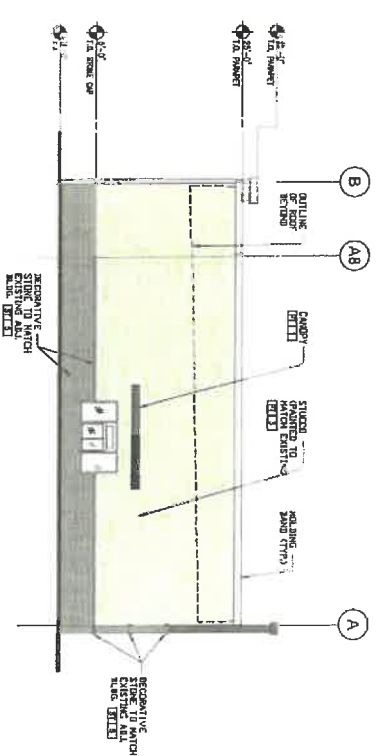
1 EXTERIOR ELEVATIONS



2. EXTERIOR ELEVATIONS



3 EXTERIOR ELEVATIONS



4 EXTERIOR ELEVATIONS

Revised
03/12/2024 9:34:43 AM

03/12/2024 9:34:43 AM



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.
USE THIS SCALE WHEN MAP REDUCED FROM 11X17 OR SMALLER

MAP LEGEND

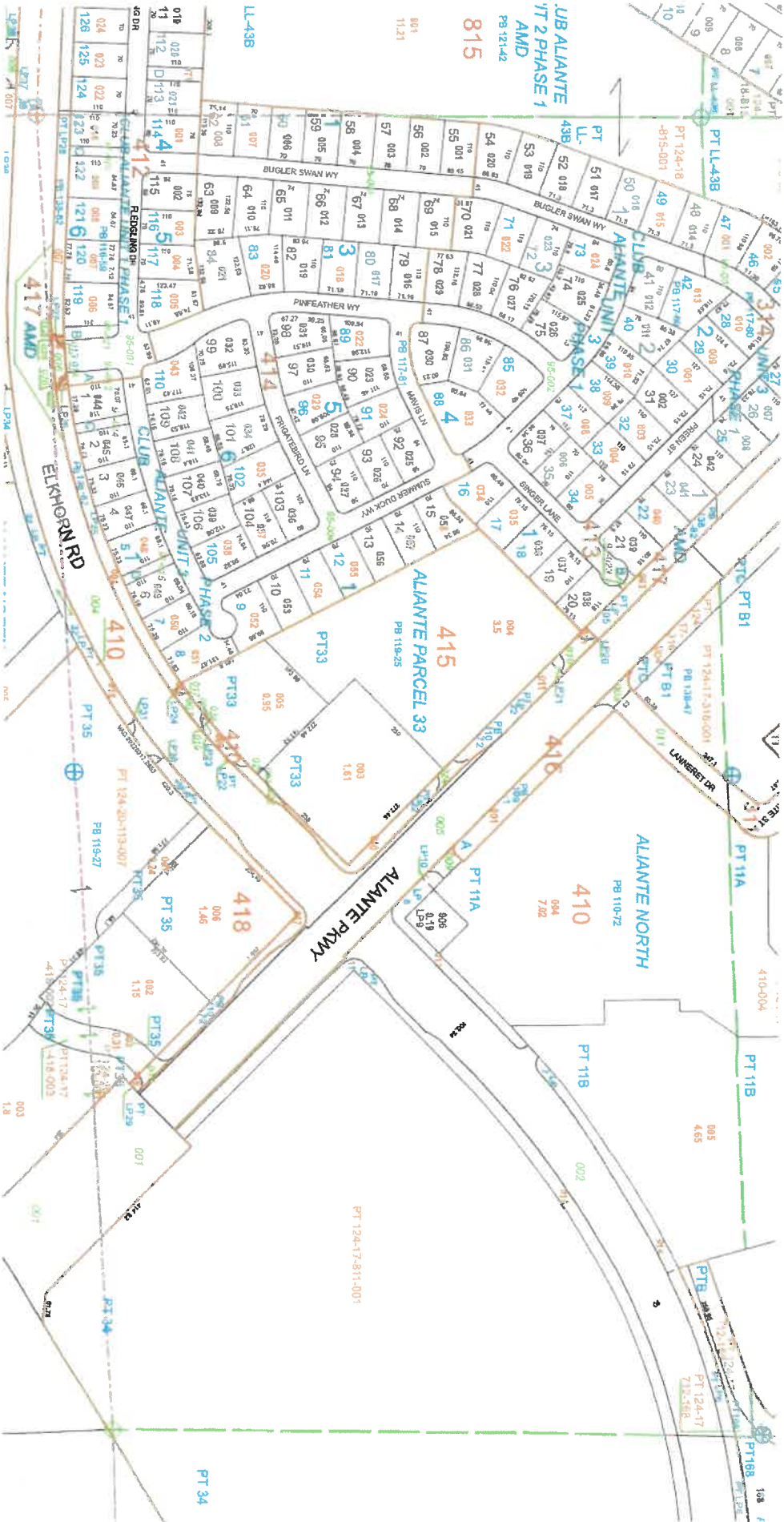
- PARCEL BOUNDARY
- SUB BOUNDARY
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- MATCH/LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUBSECT NUMBER
- PB 24-46 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- 045 GOV LOT NUMBER

BOOK T19S R61E
99100 101 102
26125 124 123
37138 139 140

SEC 17
8 4 3 2 1
5 1 6 5 4
6 2 3 2 1
7 3 7 3 3
8 4 8 4 4

MAP S 2 SW 4
5 1 6 5 4
6 2 3 2 1
7 3 7 3 3
8 4 8 4 4

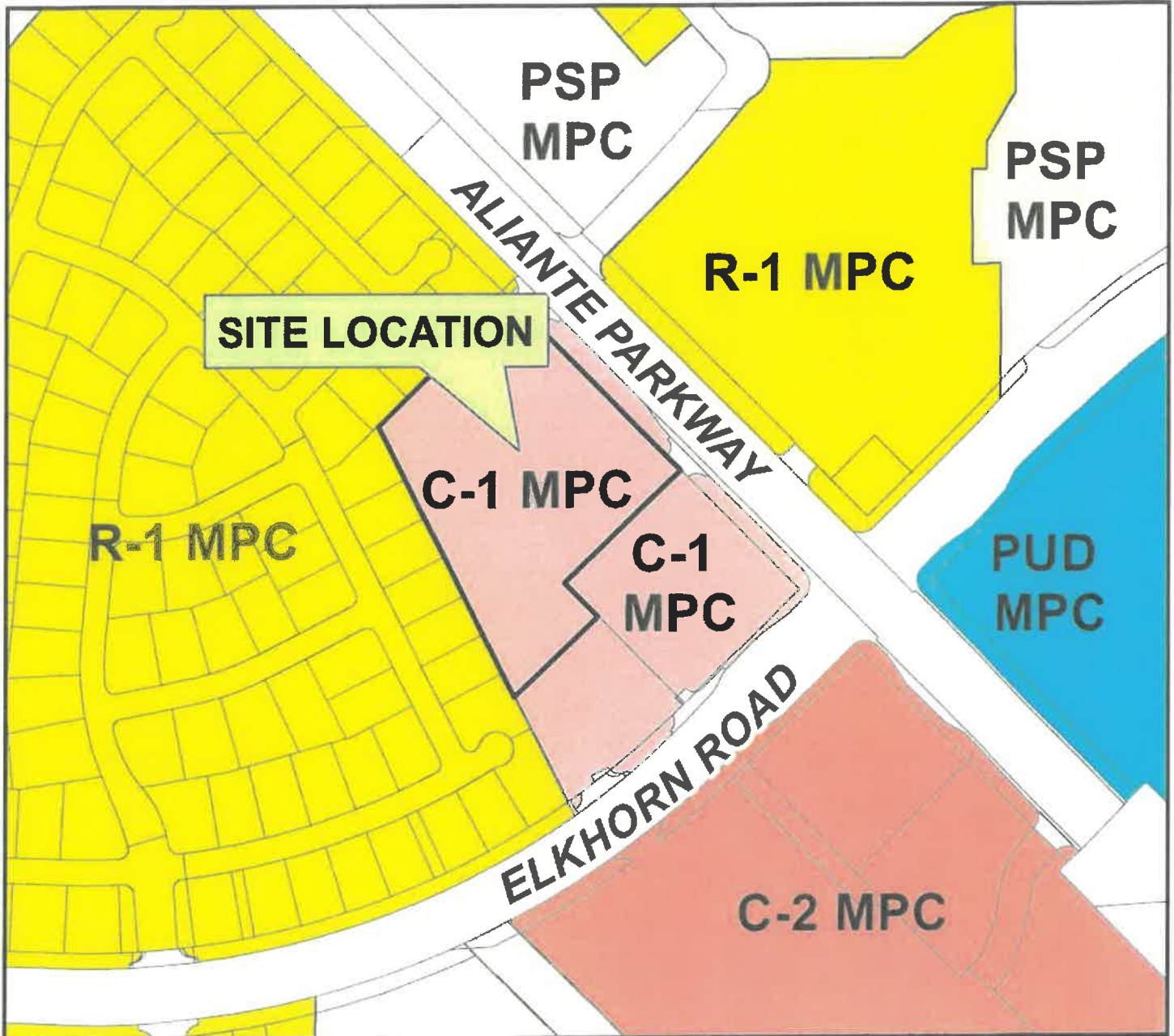
124-174





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

