

CITY OF NORTH LAS VEGAS

MEMORANDUM

TO: Planning Commission

FROM: Land Development and Community Services Department

SUBJECT: **SUP-18-2024 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 shall be positioned to provide as much distance as possible from the existing residential to the west of the proposed site.
3. Intense landscaping shall be installed with large format shrubbery within five (5) feet of the ordering speaker and menu board to help mitigate sound transmission to the nearby residences.
4. Signage will not be illuminated if facing the existing residential to the west and north of the proposed site.
5. 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 10:10:27 AM

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KAEMPFER

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 3's convenience food restaurant with a drive-thru. Pad 3, situated near the northeast corner of the Site, is a 2,230 square-foot fast convenience food restaurant with a drive-thru. The drive-thru has a vehicle stacking capacity of 15 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.
- A solid masonry wall and planting screen will separate Pad 3 from the use from residentially zoned property to the north.
- The drive-thru lane for Pad 3 abuts one (1) side (the south side) of the building.

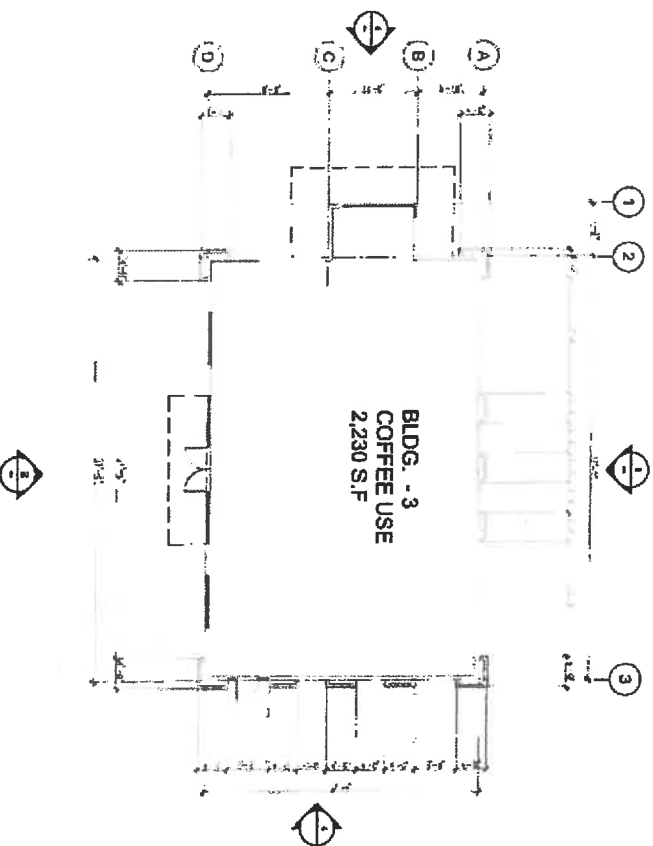
The Applicant respectfully requests your consideration of this application and approval of the same. Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL



Lexa D. Green



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

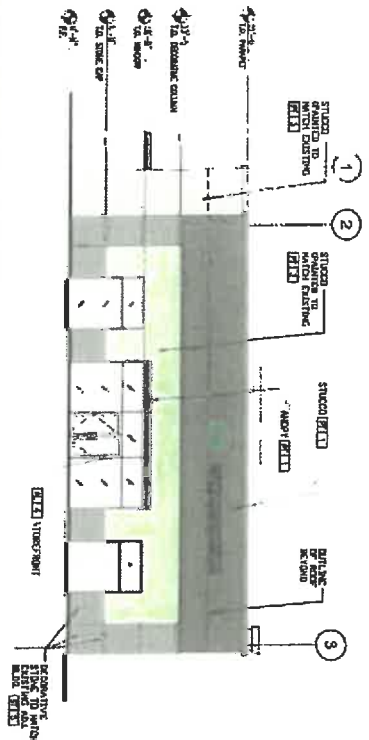


ALIANTE / ELKORN RETAIL - BLDG 3

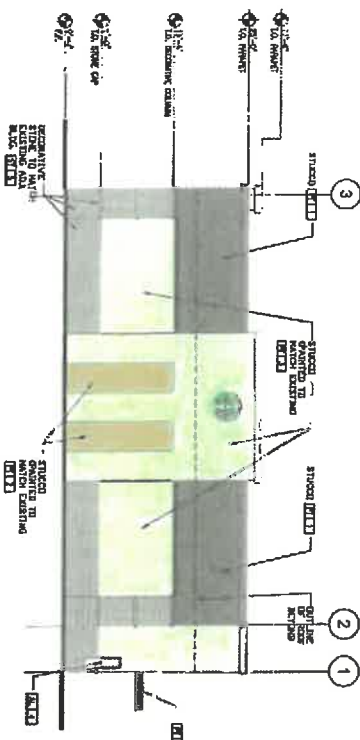


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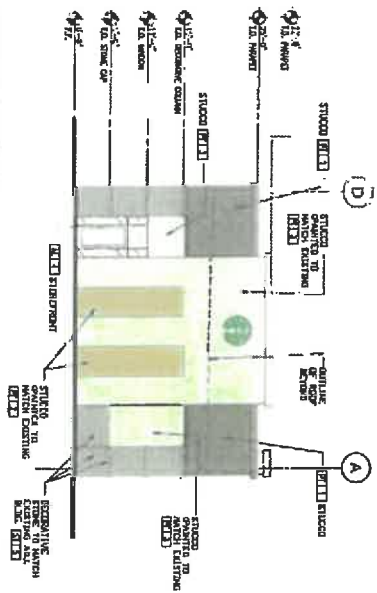
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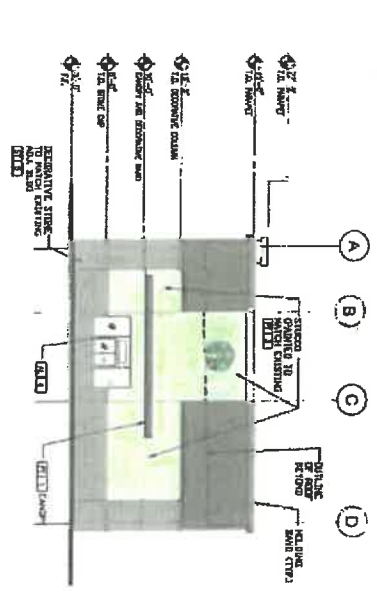
1) EXTERIOR ELEVATIONS, SOUTH EAST



2) EXTERIOR ELEVATIONS



3) EXTERIOR ELEVATIONS



4) EXTERIOR ELEVATIONS

ALIANTE / ELKORN RETAIL - BLDG 3

Revised
03/12/2024 10:11:03 AM



No liability is assumed for the accuracy of the data delineated herein. Information on roads and other not-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

USE THIS SCALE EFFECT WHEN MAP REDUCED FROM 1:100,000 ORIGINAL



T195 R61E

S2SW4

124-17-4

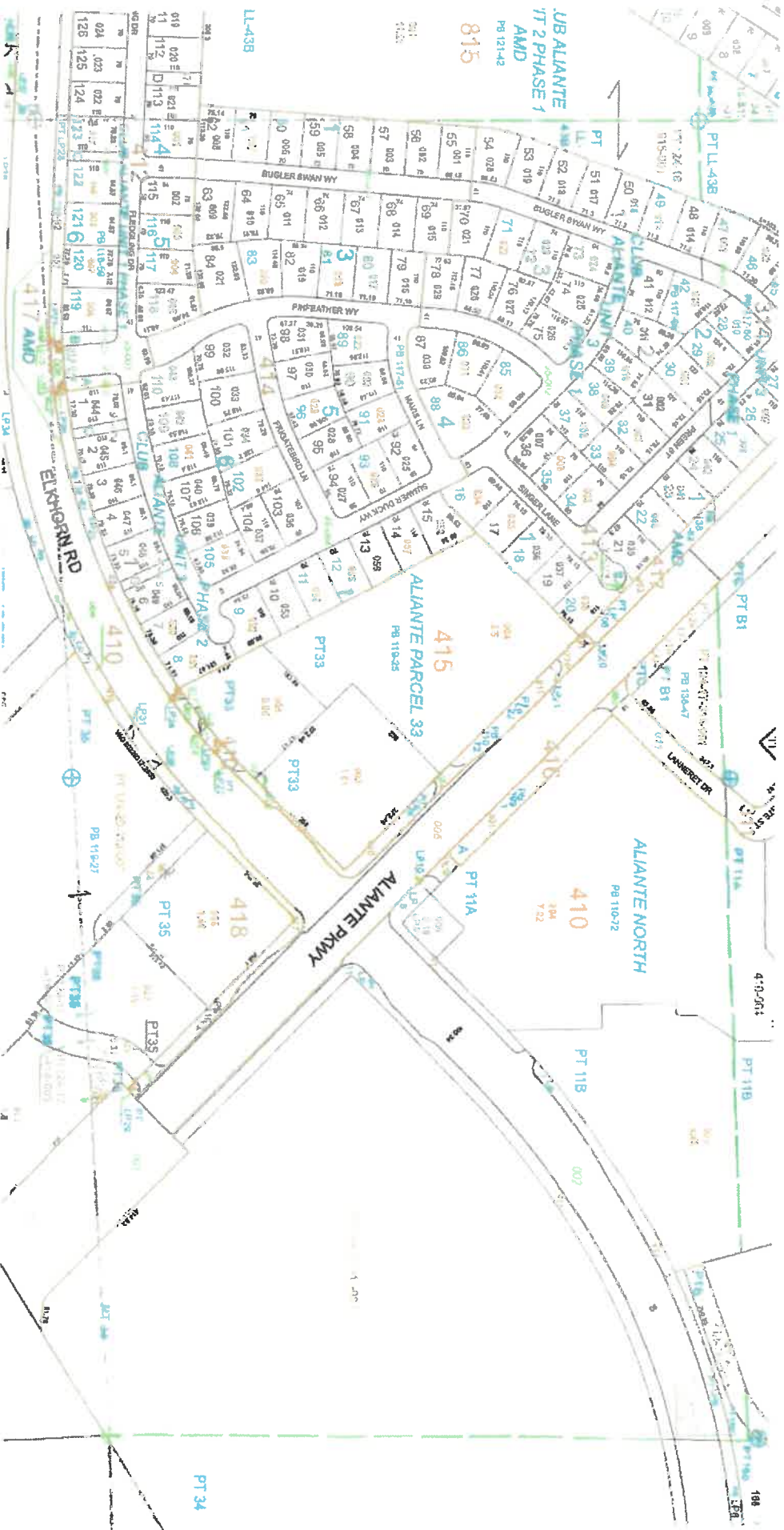
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7138	139	140

Scale: 1" = 200'

Rev: 4/27/2022

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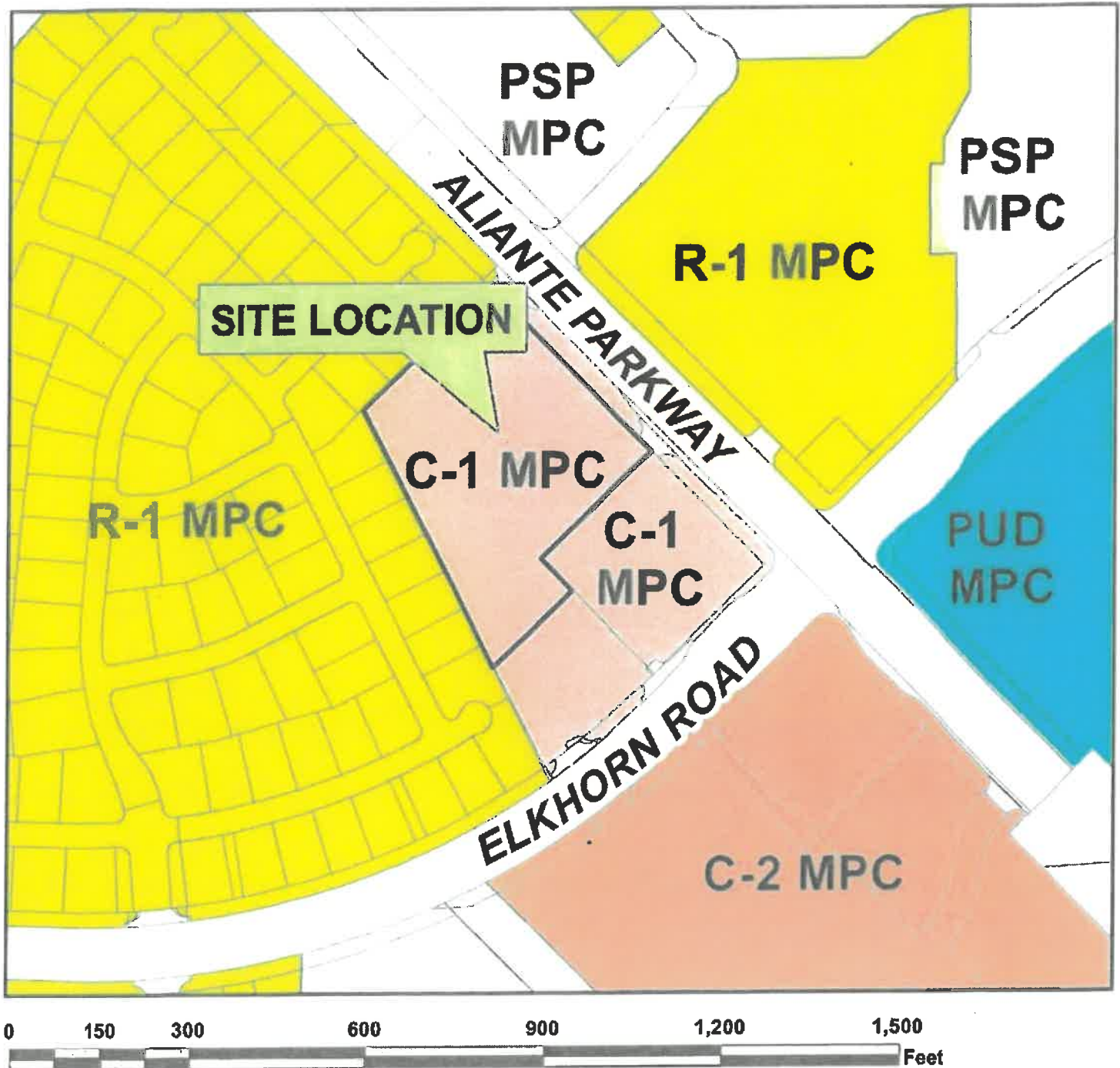


TAX DIST 250



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-18-2024

03/05/2024

