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KAEMPFER

CROWELL

ANTHONY J. CELESTE
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D: 702.693.4215

March 25, 2024

VIA ELECTRONIC UPLOAD

COMPREHENSIVE PLANNING DEPARTMENT
2250 Las Vegas Blvd. North
North Las Vegas, Nevada 89106

***Re: Justification Letter – Special Use Permit to Reduce Separation Requirement to allow Beer-Wine “Off-Sale” Liquor for an Approved Convenience Store/Gas Station
Kingbarn Realty – Craig/Valley
APN: 139-06-201-003***

To Whom It May Concern:

This firm represents Kingbarn Realty (the “Applicant”) in the above referenced matter. The Applicant is developing a commercial retail center on property located on approximately 5.49 acres on the northwest corner of Valley Drive and Craig Road (the “Property”). The Property is more particularly described as Assessor’s Parcel Number 139-06-201-003.

By way of background, on January 10, 2024, the North Las Vegas Planning Commission approved SUP-69-2023 allowing for the development of a drive-thru vehicle wash and a convenience store with gas pumps as well as three restaurants with drive thru locations and one sit down restaurant. The Applicant is now requesting a special use permit for beer-wine “off-sale” liquor for the convenience store.

The Applicant is requesting to reduce the 400-foot separation requirement from a church to 155-feet and school to 168-feet, respectively. A special use permit reducing the respective distances to allow beer-wine “off-sale” liquor is appropriate for the following reasons:

- The Property is zoned Neighborhood Commercial (C-1).
- Commercial uses are to the east, west, and south of the Property.
- The Property is located on Craig Road and Valley Drive, a busy commercial intersection.
- The church and school uses are located in the commercial shopping center on the east side of Valley Road.

Therefore, the beer-wine “off-sale” liquor uses is compatible with the area.

Thank you in advance for your consideration. We look forward to discussing this application with you in more detail at the task force meeting. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL

A handwritten signature in blue ink, appearing to read "Anthony J. Celeste", with a long horizontal flourish extending to the right.

Anthony J. Celeste



Craig & Valley
Retail Center
North Las Vegas, Nevada

AVARUUS
STUDIOS
(702) 776-7774

Scale: 1" = 30'-0"

KB ACQUISITIONS, LLC
1645 VILLAGE CENTER CIRCLE, SUITE 200
LAS VEGAS, NEVADA 89134

Site Data

Site Data

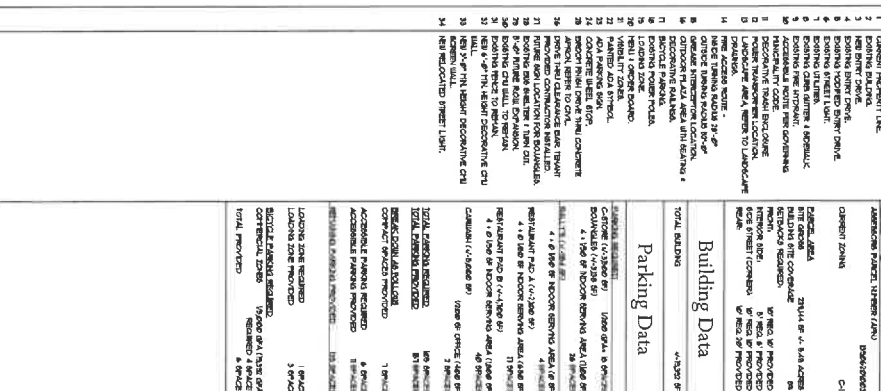
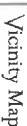
ADDITIONAL PAGE NUMBER(S)	
CURRENT ZONING	ZU-60 B & S.A.S.
DISTRICT AREA	
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PAID IN FULL CONSIDERED	
KITCHENS REQUIRED	
WOMEN	
INTERIOR SIDE	
EYES OF STREET CORNER	
REMARKS	BY REC'D BY PM BY REC'D BY PM

Building Data	4
TOTAL BUILDING	4
Parking Data	

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BOWLING (4-1-2000 BY)	
4-1-2000 BY NOON SERVING AREA	
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RESTAURANT PAID B (4-1-2000 BY)	
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CANTON (4-1-2000 BY)	
1200 GALL. B.	

[illegible]

Vicinity Map



PROFESSIONAL SALESMAN
 LICENSED
 1066 MICHEL WAY
 LAS VEGAS, NEVADA 89109
 PHONE (702) 477-8281
 RICHARD@TRF.NET.COM

SCALE (N) AS NOTED
 SCALE (Y) NA

PRELIM. NAME: Gary Wayne Richard Tracy
 JOB NUMBER: 22306-1

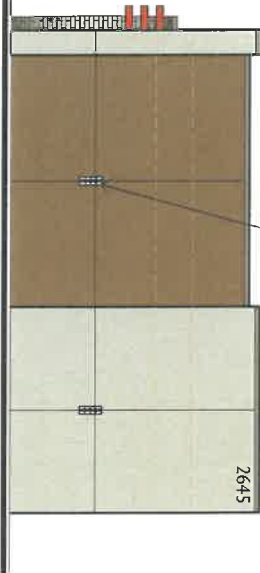
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100 - STATE OF NEVADA
 PROFESSIONAL
 CALLER
 EXP. 12-31-04
 NO. 1511089



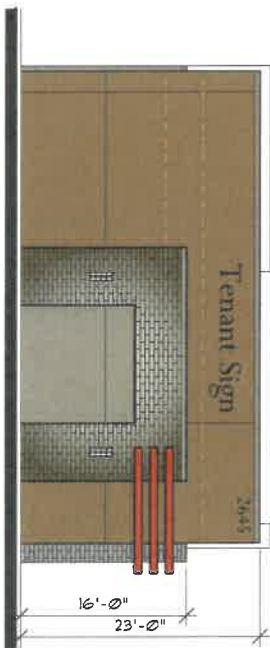
North Elevation

Scale: 3/16" = 1'-0"



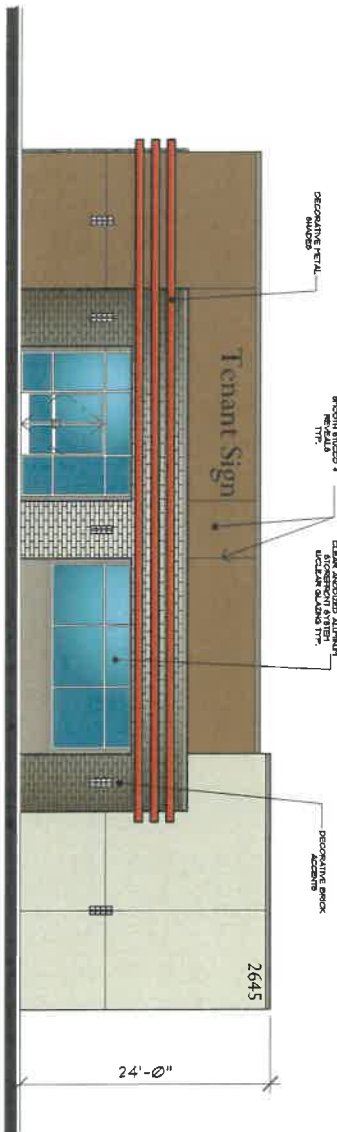
East Elevation

Scale: 3/16" = 1'-0"



West Elevation

Scale: 3/16" = 1'-0"



South Elevation

Scale: 3/16" = 1'-0"

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 - COLOR 15
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Craig & Valley
Retail Center
North Las Vegas, Nevada
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Project No. Misc 2023

November 14, 2023

AARUUS
STUDIOS
(702) 776-7774

Owner / Developer:
KJ ACQUISITIONS, LLC
1645 VILLAGE CENTER CIRCLE, SUITE 200
LAS VEGAS, NEVADA 89134

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/SET WHEN MAP REDUCED FROM 1:117 ORIGINAL.

MAP LEGEND

- PARCEL BOUNDARY
- CONDOMINIUM UNIT
- SUB BOUNDARY
- AIR SPACE PCL
- ROAD BOUNDARY
- RIGHT OF WAY PCL
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE

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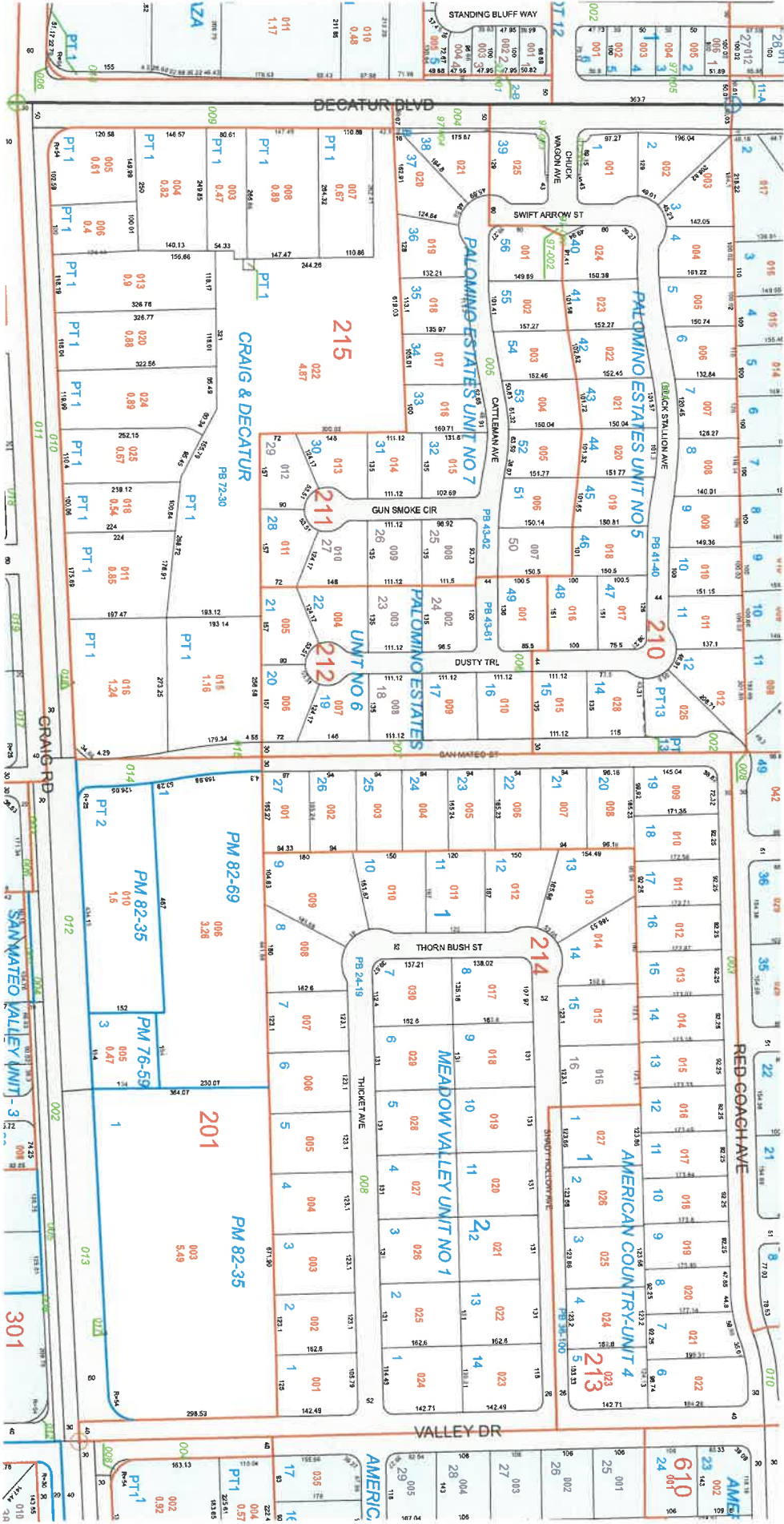
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ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

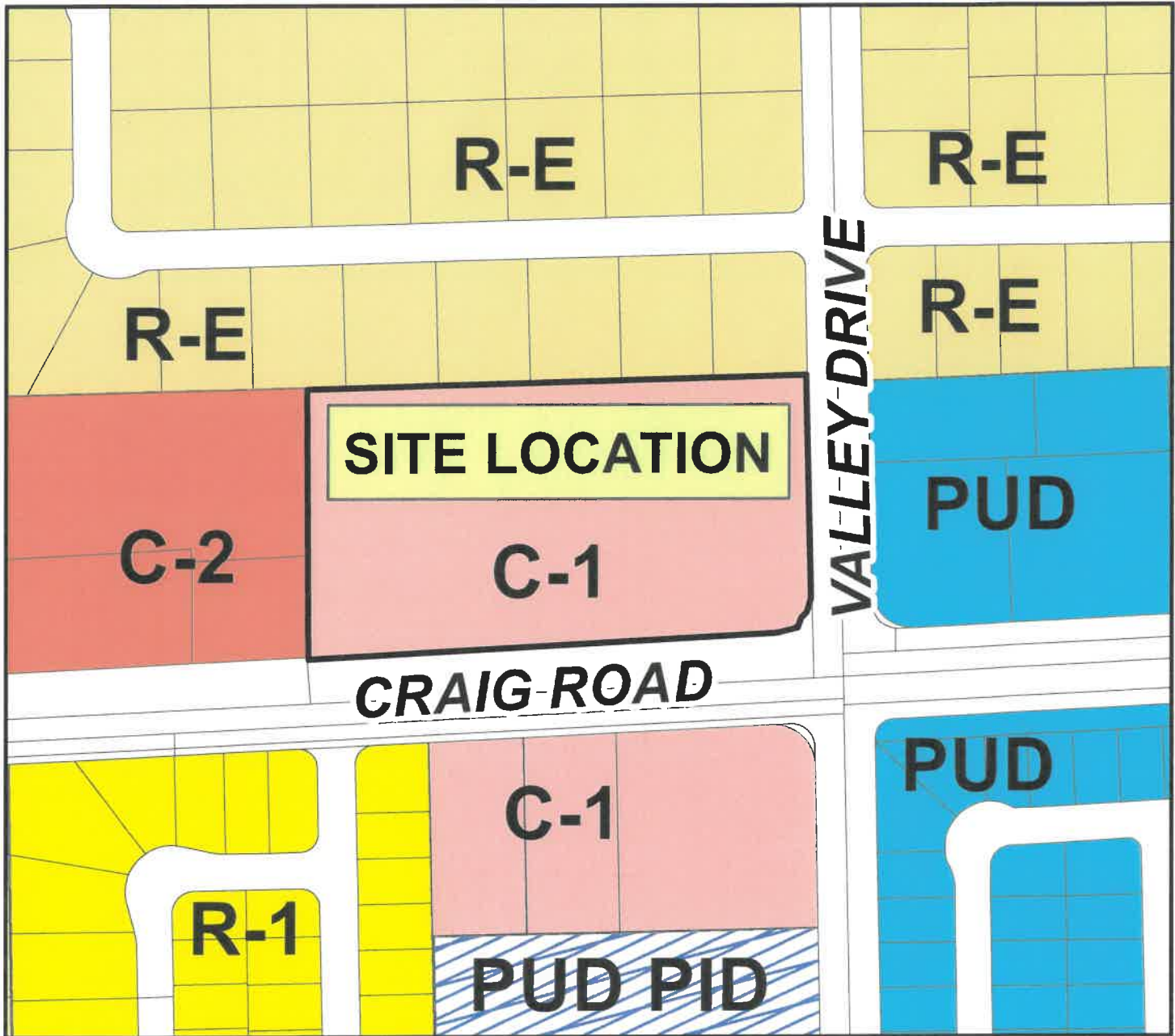


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Kingsbarn Realty Capital
Application Type: Special Use Permit
Request: To Allow an Accessory Beer-Wine "Off-Sale" Liquor License in
Conjunction with an Approved Convenience Food Store with Gas Pumps,
without the Required 400-Foot Separation
from a Church or School
Project Info: Northwest Corner of Craig Road and Valley Drive
Case Number: SUP-26-2024

04/16/2024

