

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

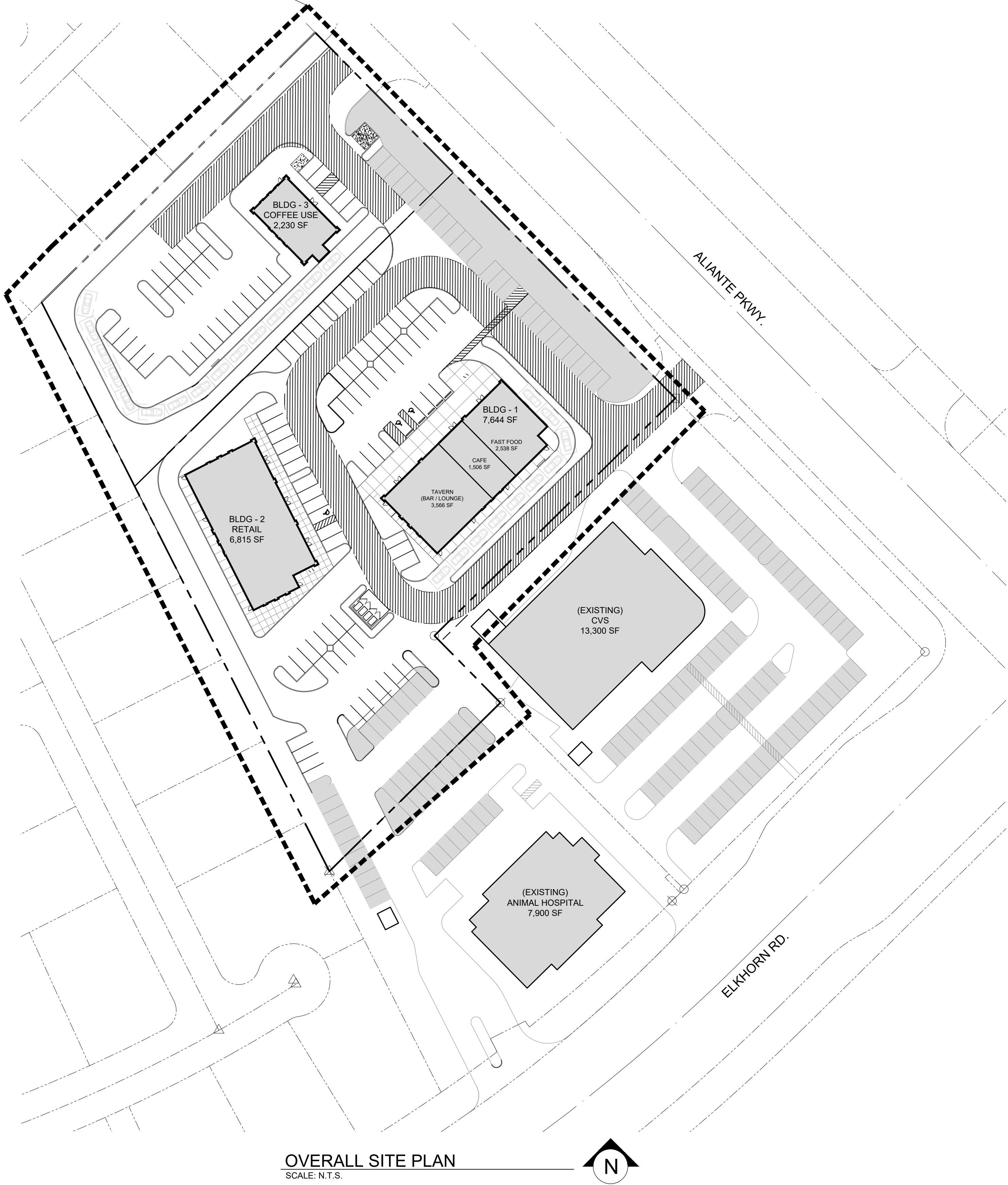


Lexa D. Green

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.



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"

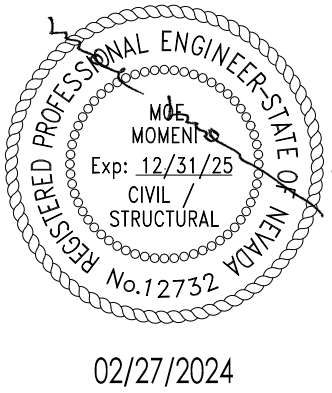
LOT AREA	152,759 SF	3.5 ACRES
BLDG. 1	7,644 S.F.	
BLDG. 2	6,815 S.F.	
BLDG. 3 PROPOSED COFFEE USE	2,230 SF	

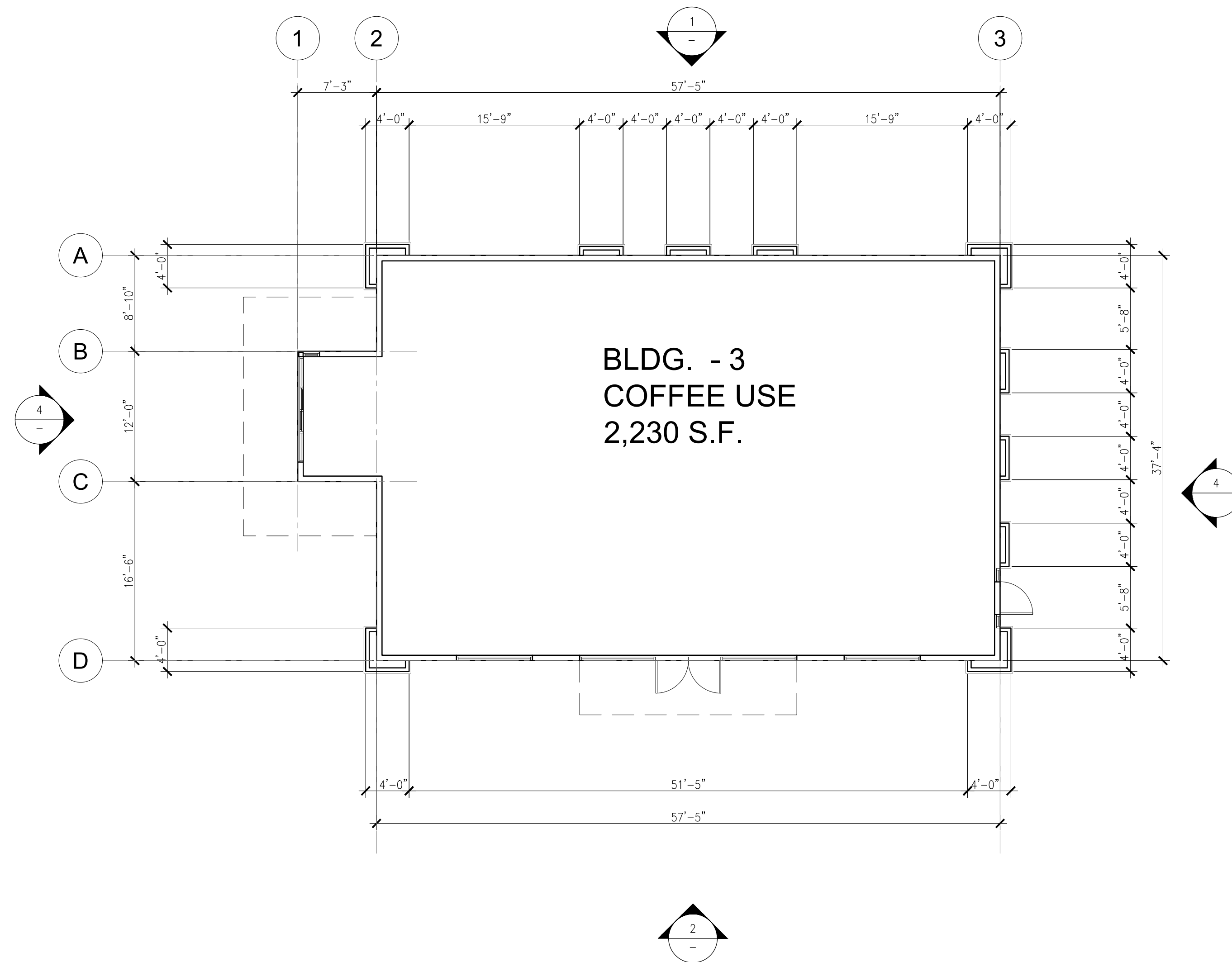
PARKING:	
BUILD 1	
VEHICLE STACKING REQUIRED:(CONVENIENCE FOOD RESTAURANT)	8
PROVIDED:	10
REQUIRED PARKING:	
PROPOSED BAR/LOUNGE	3,566 SF (4+ 1/50 PUBLIC FLOOR AREA)
	3,566 SF x .6 = 2139 /50 = 43 + 4 =
PROPOSED FAST FOOD CAFE	1,506 SF (1/100 PUBLIC FLOOR AREA)
	1506 SF x .6 = 903 1/100 =
PROPOSED FAST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

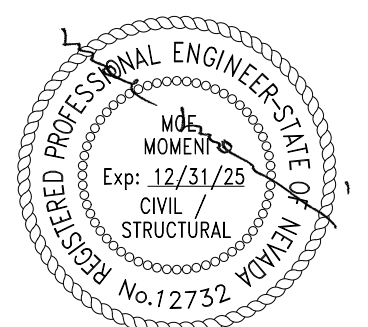
BLDG. 3	
VEHICLE STACKING REQUIRED: (CONVENIENCE FOOD RESTAURANT)	
PROVIDED:	8
	15
REQUIRED PARKING:	
PROPOSED COFFEE USE	2,230 SF (4 + 1/50 PUBLIC FLOOR AREA)
	2,230 SF x .6 = 1338 / 50 = 27 + 4 =
	31

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



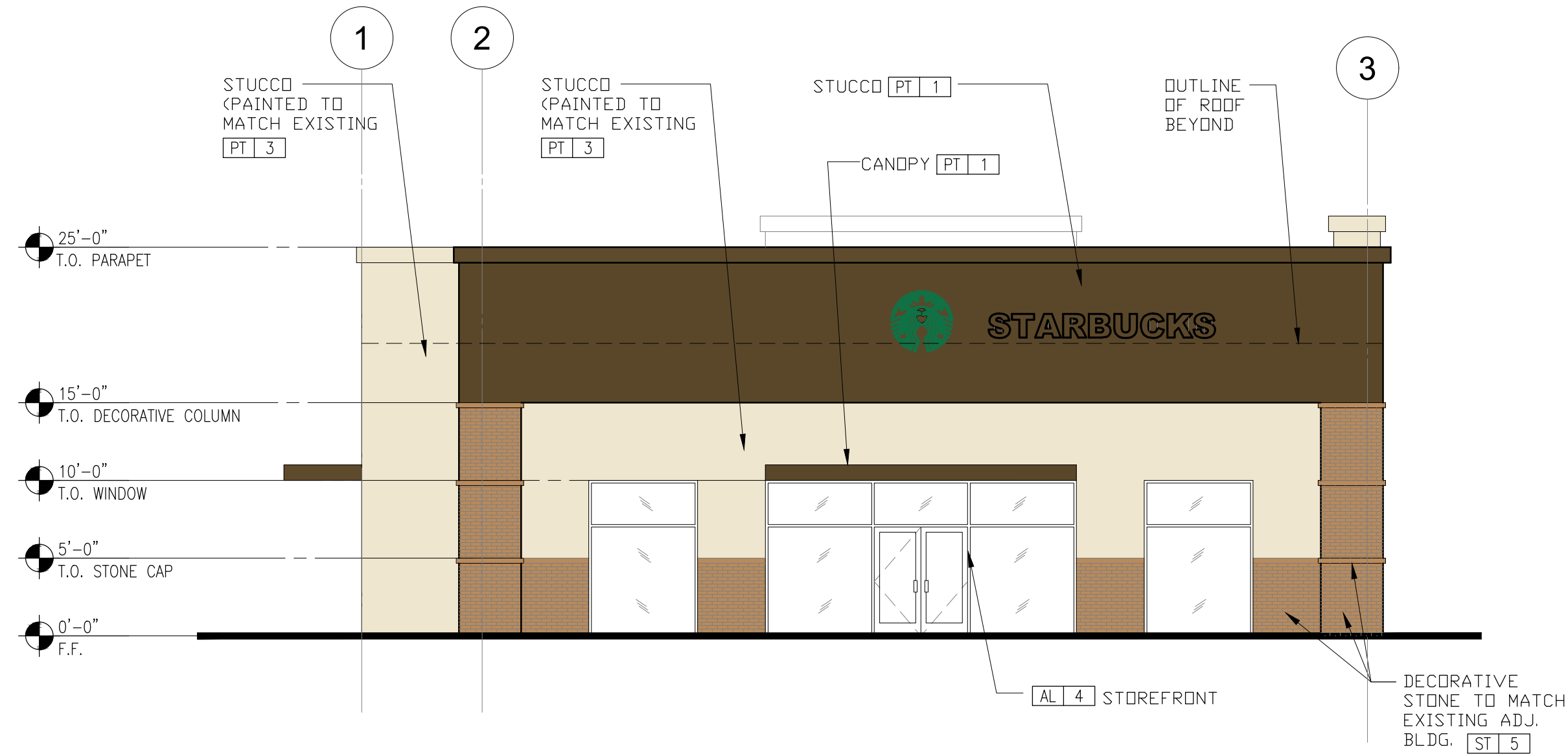


FLOOR PLAN
SCALE: 1/8" = 1'-0"



02/27/2024

NOT FOR CONSTRUCTION



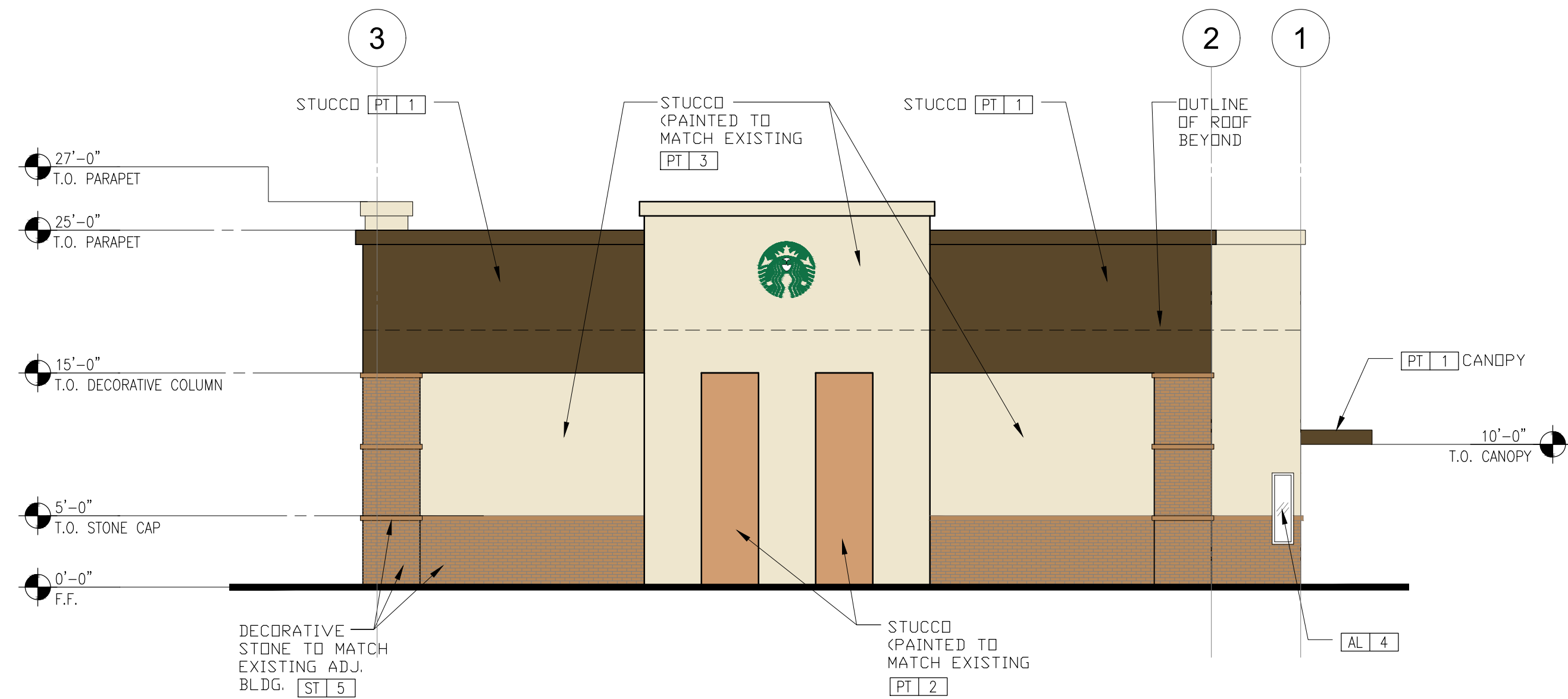
EXTERIOR ELEVATION COLOR LEGEND

NO.	DESCRIPTION
PT 1	DUNN-EDWARDS - DE6130 WOODED ACRE
PT 2	DUNN-EDWARDS - DE5261 CASHEW NUT
PT 3	DUNN-EDWARDS - DE6197 MODERN IVORY
AL 4	ANODIZED ALUMINUM - STOREFRONT
ST 5	CORONADO STONE - 'IDAHO DRYSTACK - CARMEL MOUNTAIN'



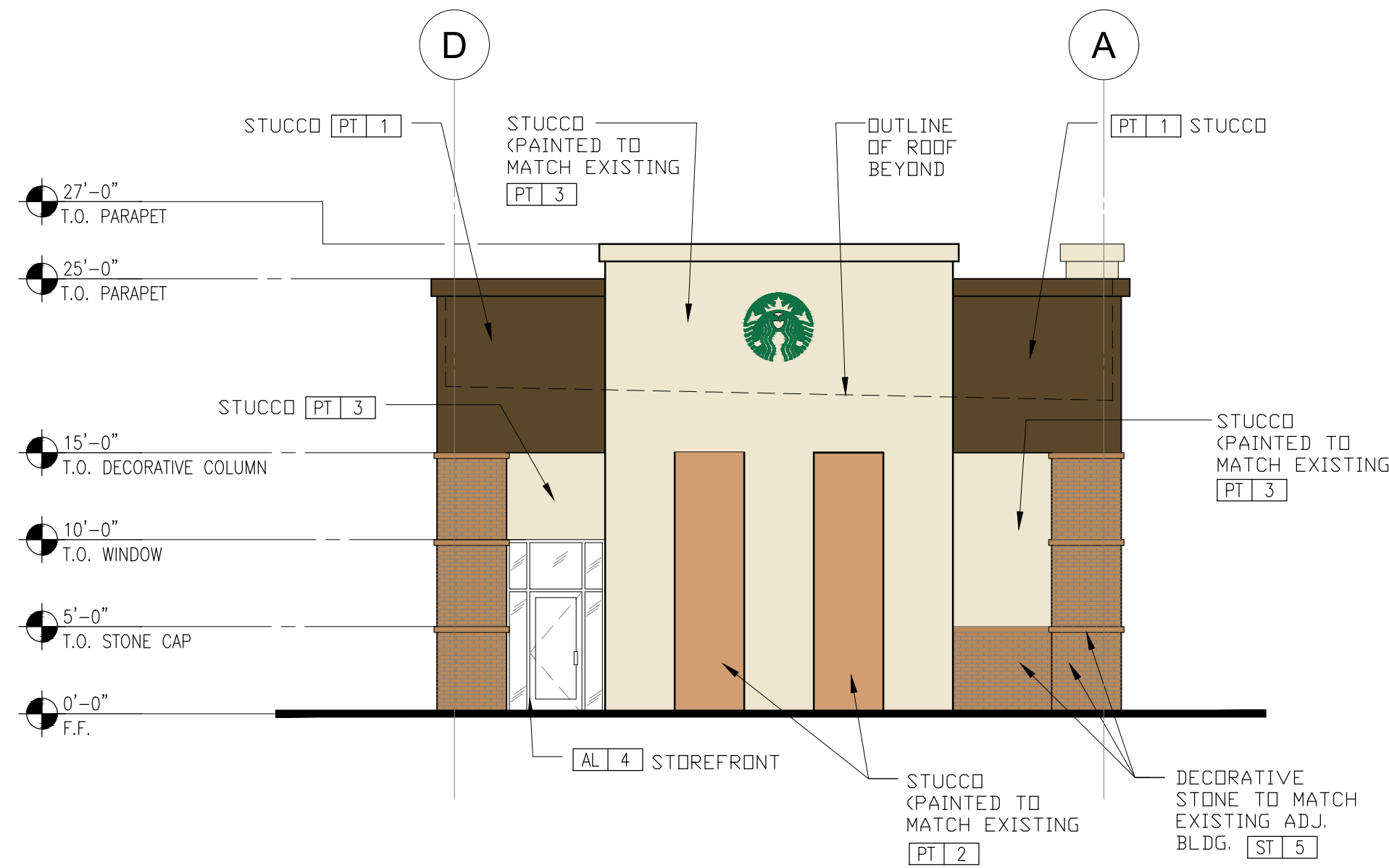
1 EXTERIOR ELEVATIONS (SOUTH EAST)

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



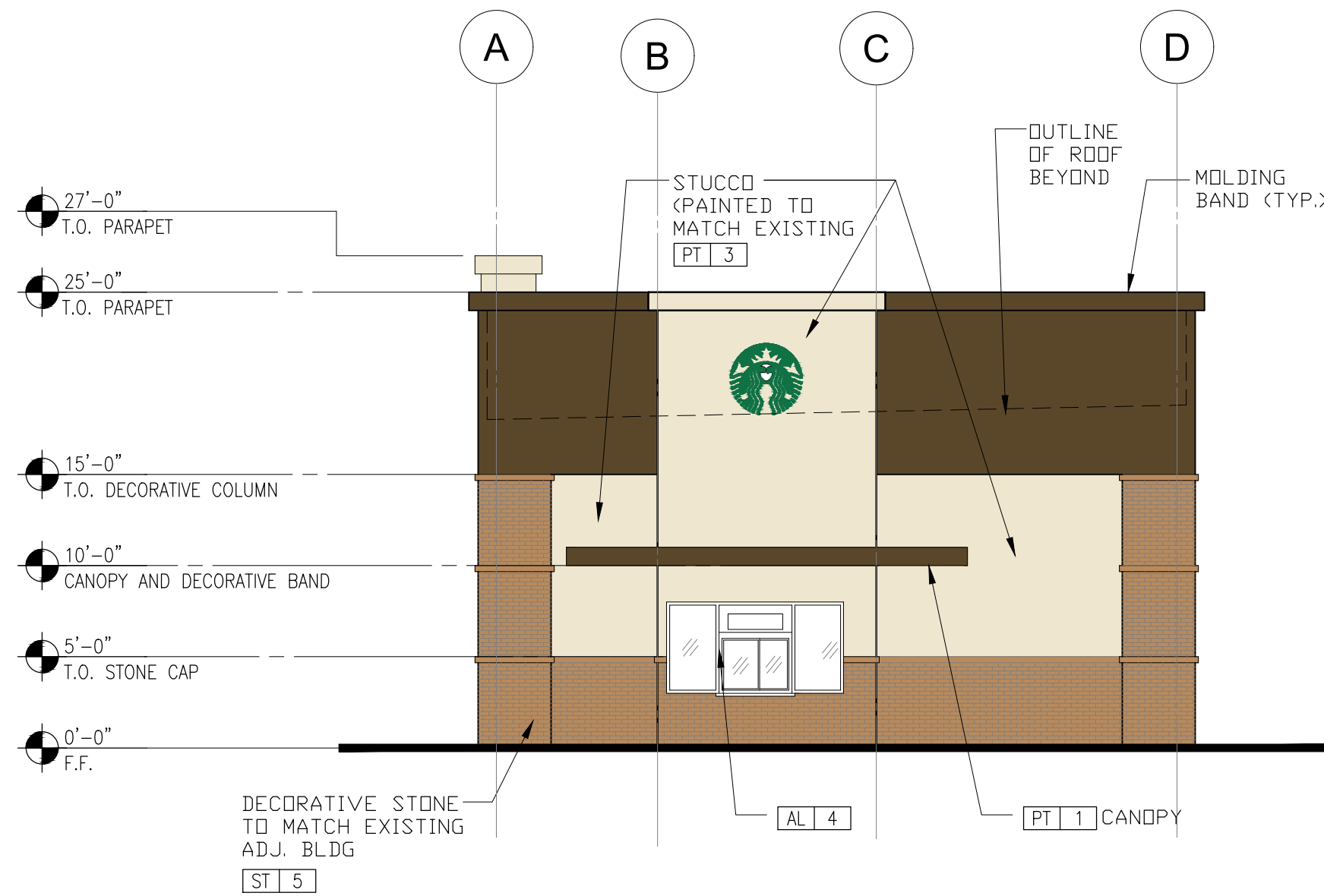
2 EXTERIOR ELEVATIONS

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



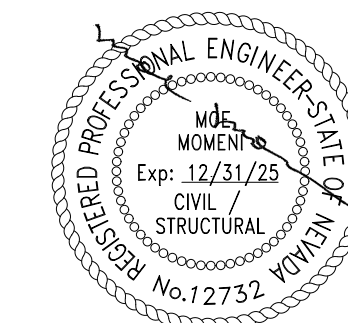
3 EXTERIOR ELEVATIONS

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



4 EXTERIOR ELEVATIONS

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



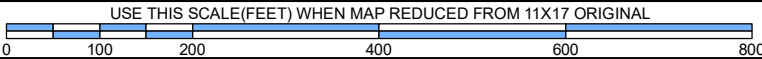
02/27/2024

momeni ENGINEERS, LLC.

CIVIL & STRUCTURAL ENGINEERING
3110 S. DURANGO DRIVE, SUITE 205
LAS VEGAS, NEVADA 89117
TEL: (702) 902-2444 FAX: (702) 248-8495

ALIANTE / ELKORN RETAIL - BLDG 3

NOTES	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.
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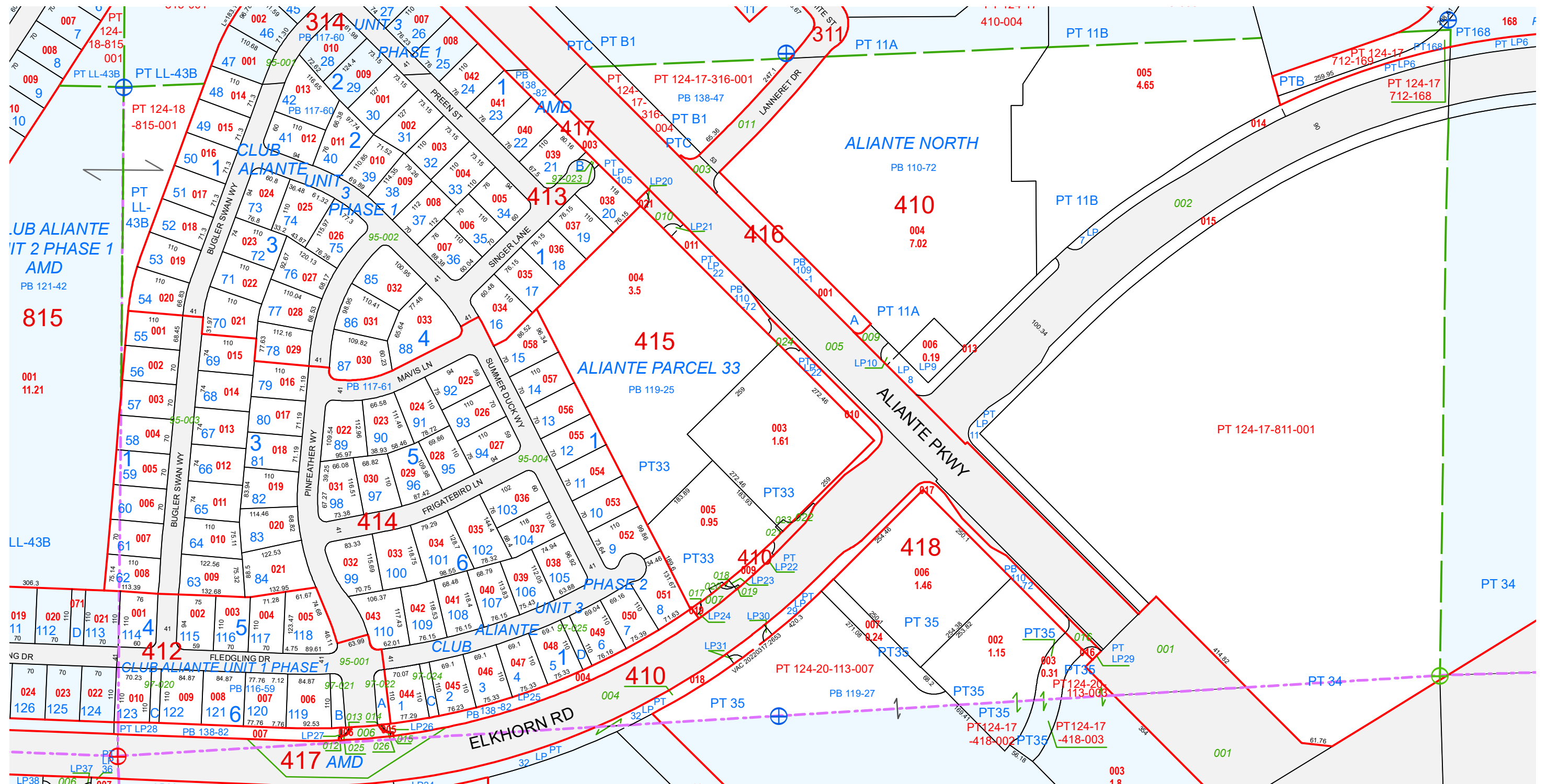
Briana Johnson - Assessor

- | | | | | | |
|--|-------------------------|--|------------------|-----------------|-----------------------|
| | PARCEL BOUNDARY | | CONDOMINIUM UNIT | 001 | ROAD PARCEL NUMBER |
| | SUB BOUNDARY | | AIR SPACE PCL | 001 | PARCEL NUMBER |
| | PM/LD BOUNDARY | | RIGHT OF WAY PCL | 1.00 | ACREAGE |
| | ROAD EASEMENT | | SUB-SURFACE PCL | 202 | PARCEL SUB/SEQ NUMBER |
| | MATCH / LEADER LINE | | | PB 24-45 | PLAT RECORDING NUMBER |
| | HISTORIC LOT LINE | | | 5 | BLOCK NUMBER |
| | HISTORIC SUB BOUNDARY | | | 5 | LOT NUMBER |
| | HISTORIC PM/LD BOUNDARY | | | GL5 | GOV. LOT NUMBER |
| | SECTION LINE | | | | |

Scale: 1" = 200'

Rev: 4/27/2022

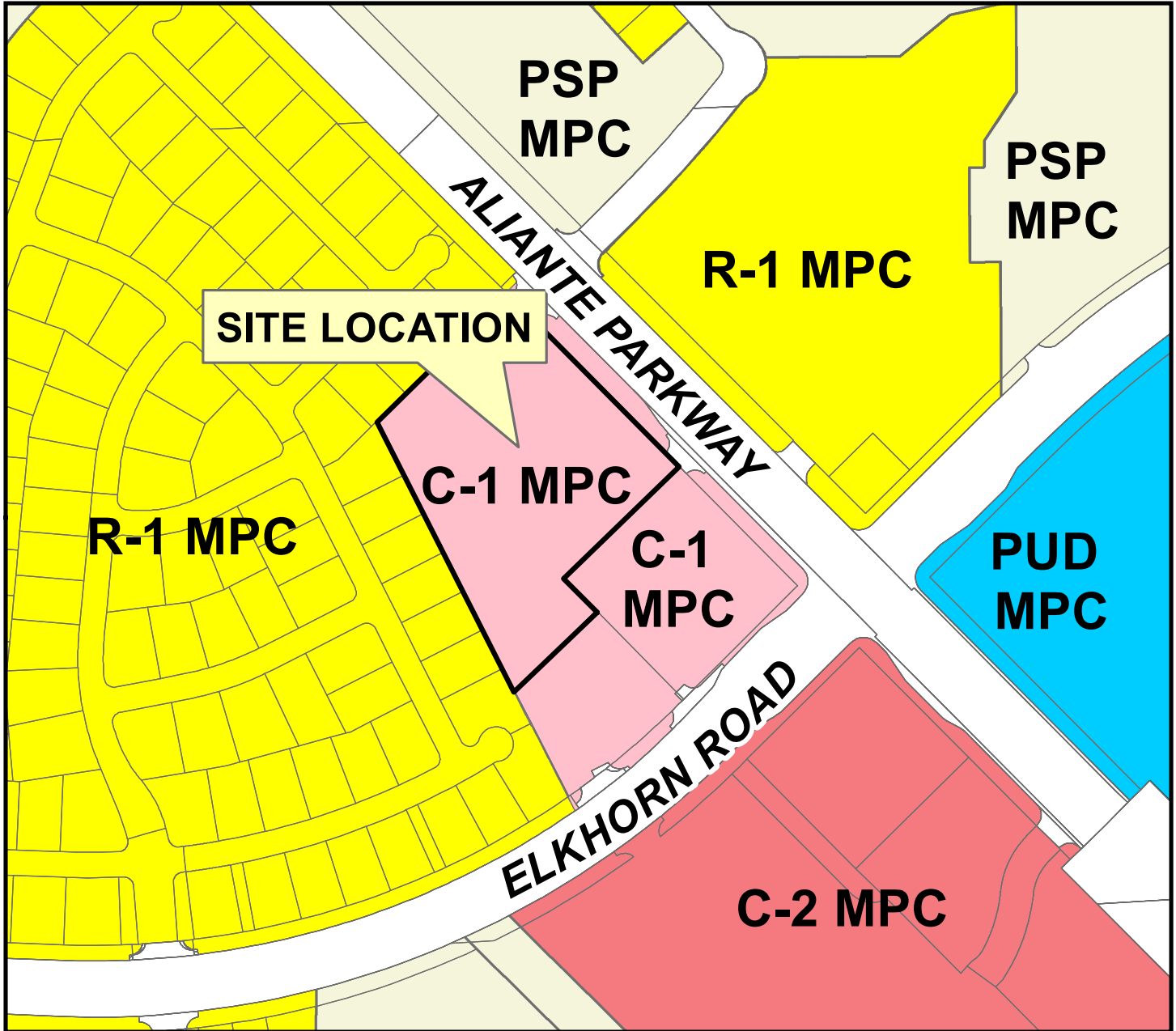
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THE CITY OF NORTH LAS VEGAS

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

