

## CITY OF NORTH LAS VEGAS

### INTEROFFICE MEMORANDUM

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To: Bryan Saylor, Planner, Land Development & Community Services  
From: Jimmy Love, Major Projects Coordinator, Department of Public Works  
Subject: SUP-60-2024 **California Fish Grill**  
Date: December 11, 2024

In addition to the requirement to comply with the *City of North Las Vegas Municipal Code – Titles 15 and 16, NRS 278* and accepted *Clark County Area Uniform Standard Drawings*, the Department of Public Works recommends the following conditions of approval:

1. All known geologic hazards shall be shown on any preliminary development plans and civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
3. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040. Conformance may require modifications to the site.
4. When submitting the civil improvement plans to the Department of Public Works for review, the developer must provide a copy of the Covenants, Conditions, Restrictions and Easements that will establish the provisions for cross access/reciprocal parking, surface and/or underground drainage facilities and utilities crossing property lines, development and maintenance of the property and improvements. The document must be recorded prior to approval of the civil improvement plans.
5. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.
6. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.



Utilities – For information only:

- This project shall comply with the General Provisions and Conditions of the *City of North Las Vegas Water Service Rules and Regulations* and the *Design and Construction Standards for Wastewater Collection Systems*.
- Submittal of a Hydraulic Analysis per the *Uniform Design and Construction Standards (UDACS) for Potable Water Systems* is required and will be subject to the review and approval of the Utilities Department.

For more information regarding the land development process and other associated requirements in the City of North Las Vegas, please visit the City's website and find the **Land Development Guide**:

<http://www.cityofnorthlasvegas.com/Departments/PublicWorks/PublicWorks.shtm>.

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Jimmy Love, Major Projects Coordinator  
Department of Public Works





# SALTZMAN MUGAN DUSHOFF

ATTORNEYS AT LAW

1835 VILLAGE CENTER CIRCLE, LAS VEGAS, NEVADA 89134

MAIN (702) 405-8500 • FAX (702) 405-8501

October 7, 2024

City of North Las Vegas  
Planning and Zoning Department  
2250 Civic Center Drive  
North Las Vegas, NV 89030

**Re: Application for Special Use Permit for Full On-Sale in Conjunction with Restaurant**

**Applicant:** California Fish Grill, LLC  
**Project:** California Fish Grill  
**APN:** 139-04-201-026  
**Address:** 1930 W. Craig Rd. North Las Vegas, NV 89032

Dear Sir/Madam:

This firm represents California Fish Grill, LLC (the “Applicant”) regarding liquor licensing matters in Nevada.

Enclosed, please find a Special Use Permit Application (the “Application”) to allow for the operation of a restaurant with a Full On-Sale liquor license and outdoor service at the above-referenced location (the “Premises”).

The Applicant operates casual seafood kitchens and expects to open its first location in North Las Vegas in February 2025. The Premises is located approximately 280 feet east of the northeast corner of Craig Road and Clayton Street, and is located in C-2 (General Commercial District).

The Premises already obtained a special use permit, SUP-09-2023, to allow for beer-wine-spirit based products “on-sale” but would like to upgrade to full liquor. The Premises will include approximately 2,465 square feet of indoor space and an additional 532 square feet of patio space.

The Applicant is committed to ensuring compliance with all local and State laws regarding the sale of alcoholic beverages for on-premise consumption. Please note that, per Section 17.20.020 of the North Las Vegas Municipal Code, the Business satisfies the separation requirements between churches, schools, parks and daycares. The Application includes a notarized statement certifying compliance with the distance requirements.

The sale of alcohol at the Business will also be compatible with other uses in the immediate community and will not have a detrimental impact on adjacent properties, or other tenants located near the Premises.



Page 2  
October 7, 2024

There will be adequate employee and customer parking available, and the site provides adequate pedestrian and vehicle ingress/egress to and from the Premises from Craig Road to the north. The Business intends to operate 7 days a week, from 11am to 9:30 pm on Thursdays, Fridays, and Saturdays, and 11am – 9pm on Sundays through Wednesdays.

In the event you have any questions with regard to the foregoing, please do not hesitate to contact us. Thank you.

Very truly yours,

**SALTZMAN MUGAN DUSHOFF**



Eric J. Beal, Esq.

EJB:

Enclosures – as stated.

cc: Matthew D. Saltzman, Esq.  
Danielle Tuohy

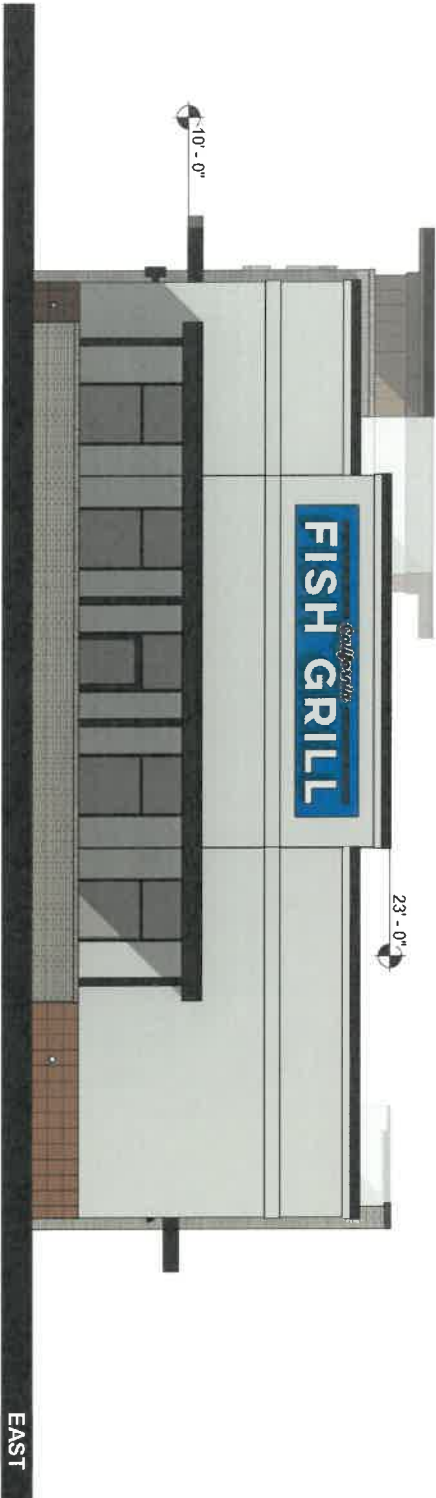
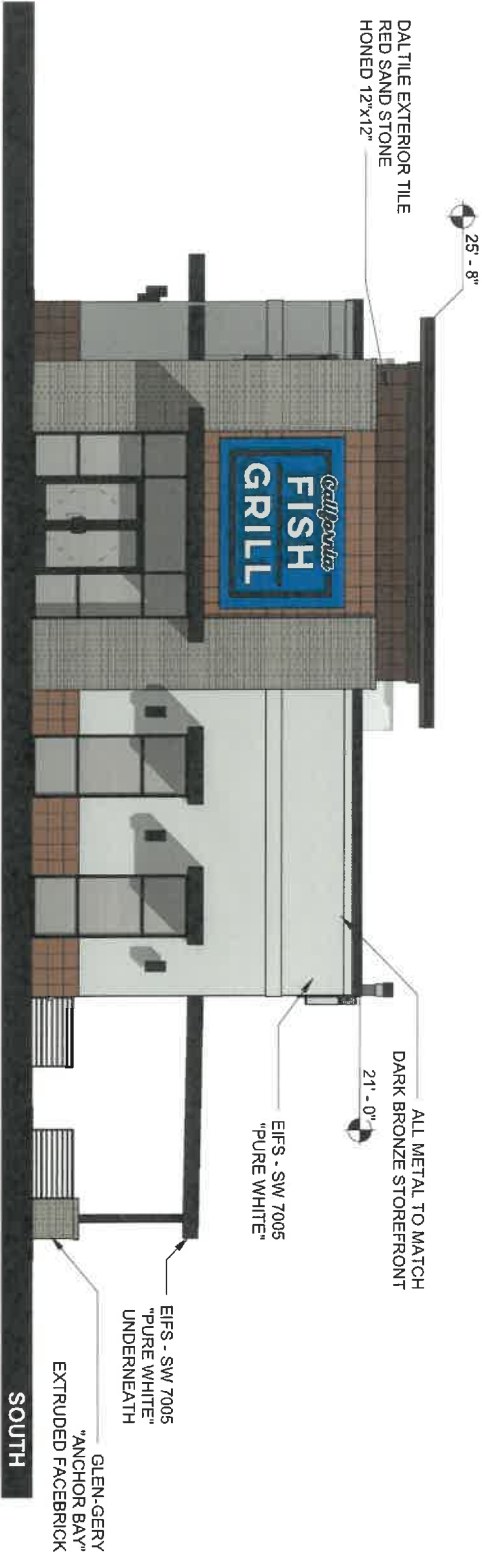
























September 30, 2024

**ATTN: LAND DEVELOPMENT AND COMMUNITY SERVICE DEPARTMENT  
CITY OF NORTH LAS VEGAS  
2250 LAS VEGAS BLVD N  
NORTH LAS VEGAS, NV 89030**

**RE: CALIFORNIA FISH GRILL, NORTH LAS VEGAS  
APN 139-04-201-026  
LIQUOR LICENSE UPGRADE**

Our firm has drawn a 400-FT Radius from the exterior boundaries of the subject parcel for the proposed California Fish Grill of North Las Vegas (APN139-04-201-026). On **September 30, 2024** we pulled all current ownership records for properties located within the above-mentioned radius.

We found that a majority of surrounding properties are commercial retail centers. There is a large adjacent parcel of currently undeveloped land, and a residential community of single-family homes to the north (that is partially constructed).

Through reviewing the ownership records, and current business listings on Google Maps we have concluded that there are not any schools, daycares, parks or churches within 400 feet of the subject property. Attached to this letter is a radius map and ownership list illustrating these findings.

Further, the ownership information is based upon the most up-to-date records available from the Clark County Assessor's office and is deemed reliable but is not guaranteed.

If you have any questions regarding this package, please contact us.

Sincerely,

Katie Newman  
Ownership Listing Solutions

SEE CALIFORNIA  
ACKNOWLEDGMENT  
DATE 10/1/24 INTL OK



## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Orange )

On October 1, 2024 before me, Sian Shank, Notary Public  
(insert name and title of the officer)

personally appeared Katie Newman,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

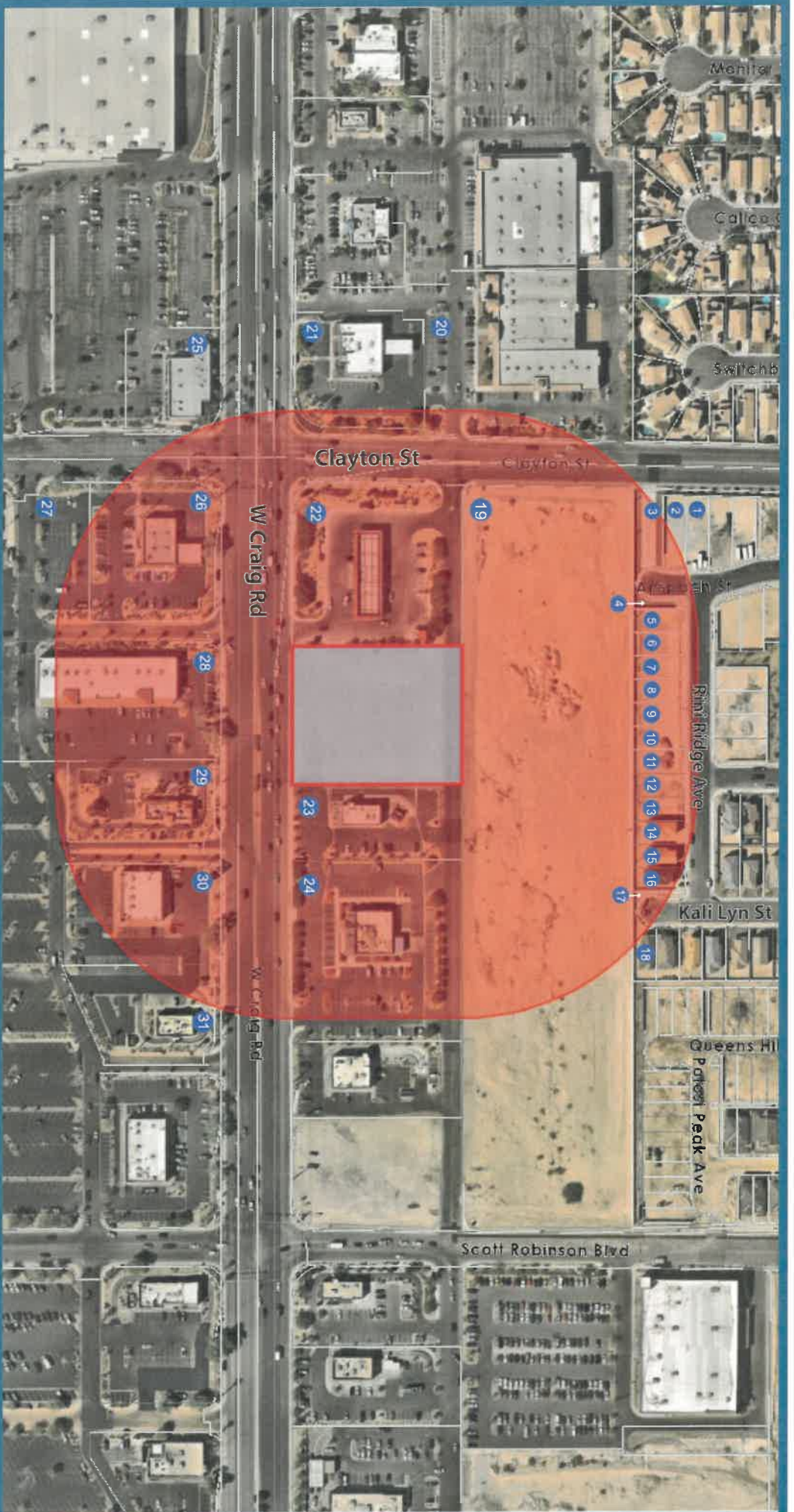
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)







● 400-FOOT RADIUS FROM EXTERIOR BOUNDARIES OF SUBJECT PARCEL

■ SUBJECT PARCEL (APN 139-04-201-026)

# MAP ID NUMBER



**California Fish Grill, North Las Vegas**

Property Owners Located within 400-FT Radius of the Subject Property (APN 139-04-201-026)

Prepared 09-30-2024

Map #	APN	Street Address	City, State, Zip	Owner Name
1	13904211002	4509 ANSPACH ST	North Las Vegas, NV 89031	TREMILLO MARIVEL & NOE
2	13904211001	4505 ANSPACH ST	North Las Vegas, NV 89031	INGARGIOLA JENNIFER N & BRENDA G
3	13904211095	N/A	North Las Vegas, NV 89031	RICHMOND AMERICAN HOMES NEVADA INC C/O J PRLINA
4	13904211094	N/A	North Las Vegas, NV 89031	RICHMOND AMERICAN HOMES NEVADA INC C/O J PRLINA
5	13904211051	1949 RINI RIDGE AVE	North Las Vegas, NV 89031	CHIVA MARIA SHEILA MINOZA & RENA
6	13904211050	1945 RINI RIDGE AVE	North Las Vegas, NV 89031	GARCIA NORBERTO JR & DAVID
7	13904211049	1941 RINI RIDGE AVE	North Las Vegas, NV 89031	FERIDO TERCY REQUELMAN & MERCY R
8	13904211048	1937 RINI RIDGE AVE	North Las Vegas, NV 89031	LITTLE ANTHONY T JR TATUM TAKEIRAH J
9	13904211047	1933 RINI RIDGE AVE	North Las Vegas, NV 89031	MIDDLETON DEMAREAN & DEMETRIUS
10	13904211046	1929 RINI RIDGE AVE	North Las Vegas, NV 89031	SOWELL BRENDA A
11	13904211045	1925 RINI RIDGE AVE	North Las Vegas, NV 89031	FANIYI KABIR ADESHINA OSUNTOLA AMINAT ABISOLA
12	13904211044	1921 RINI RIDGE AVE	North Las Vegas, NV 89031	SALAZAR EDUARDO & NANCY
13	13904211043	1917 RINI RIDGE AVE	North Las Vegas, NV 89031	BUBAN NOELLE NADELLA PARDINI DOMINIQUE ANTONIO
14	13904211042	1913 RINI RIDGE AVE	North Las Vegas, NV 89031	AVILA ERE S & ERNESTO
15	13904211041	1909 RINI RIDGE AVE	North Las Vegas, NV 89031	LEDFORD NIKKI YU & JUSTIN WAYNE
16	13904211040	1905 RINI RIDGE AVE	North Las Vegas, NV 89031	ASIFOA MIKO J and QUERO JEMELLEANNO C
17	13904211093	N/A	North Las Vegas, NV 89031	RICHMOND AMERICAN HOMES NEVADA INC C/O J PRLINA
18	13904211039	4502 KALI LYN ST	North Las Vegas, NV 89031	DESCHALIT ASHLEY N & ROBLES LUIS
19	13904201022	N/A	North Las Vegas, NV 89031	CRAIG PROPERTY OWNER SPE LLC C/O GENERAL COUNSEL CALIDA RES
20	13905616008	N/A	North Las Vegas - 89032	POPEL PROPERTIES LLC
21	13905616007	2014 W CRAIG RD	North Las Vegas - 89032	PIONEER CITIZENS BANK
22	13904201012	1970 W CRAIG RD	North Las Vegas - 89032	LAGOMARSINO RICCO LOUIS TESTAMENTARY TR and ANGELOT LISA T CO-TRS
23	13904201027	1918 W CRAIG RD	North Las Vegas - 89032	W L 1325 A M H LLC
24	13904201014	1870 W CRAIG RD	North Las Vegas - 89032	W NORTH LAS VEGAS L L C
25	13905703002	2015 W CRAIG RD	North Las Vegas - 89032	JOSLIN PROPERTIES LLC, C/O J GARTMAN
26	13904311004	1933 W CRAIG RD	North Las Vegas - 89032	BANK AMERICA N T & S A C/O CORP REAL EST ASSESSMENTS
27	13904312001	1975 W CRAIG RD	North Las Vegas - 89032	RETAIL CENTER PARTNERS LTD C/O THOMSON REUTERS PPTY TAX SER
28	13904311005	1915 W CRAIG RD	North Las Vegas - 89032	RETAIL CENTER PARTNERS LTD C/O THOMSON REUTERS PPTY TAX SER
29	13904311006	1845 W CRAIG RD	North Las Vegas - 89032	RETAIL CENTER PARTNERS LTD C/O THOMSON REUTERS PPTY TAX SER
30	13904311016	1829 W CRAIG RD	North Las Vegas - 89032	RETAIL CENTER PARTNERS LTD C/O THOMSON REUTERS PPTY TAX SER
31	13904311015	1811 W CRAIG RD	North Las Vegas - 89032	RETAIL CENTER PARTNERS LTD C/O THOMSON REUTERS PPTY TAX SER



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.

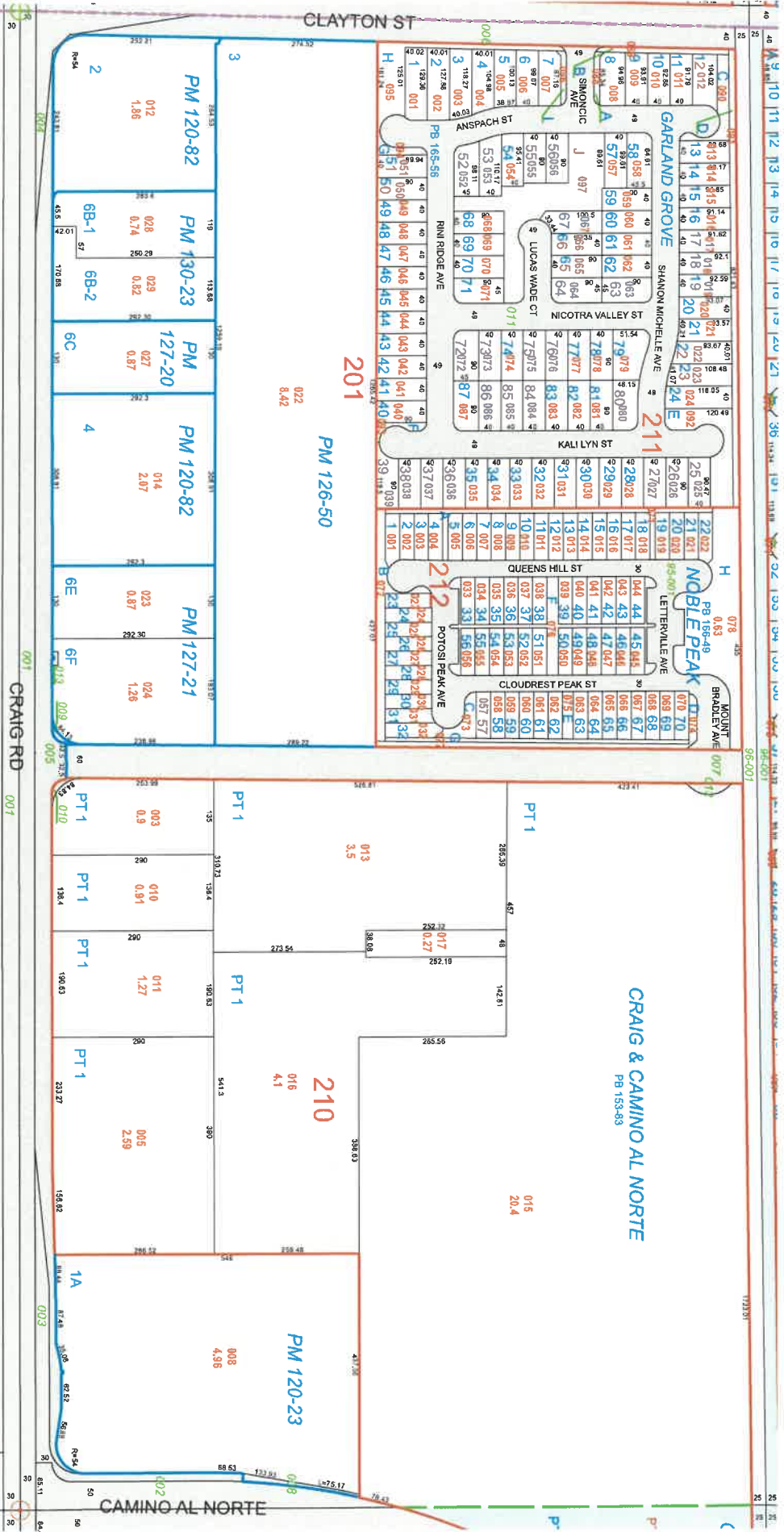
MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PIED BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PIED BOUNDARY
- SECTION LINE
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUBSIDED NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 LOT NUMBER
- GLS GOV. LOT NUMBER

BOOK	T20S R61E
100	101
125	124
138	139
163	162

SEC.	4
6	7
8	9
10	11
12	13
14	15
16	17
18	19
20	21
22	23
24	25

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

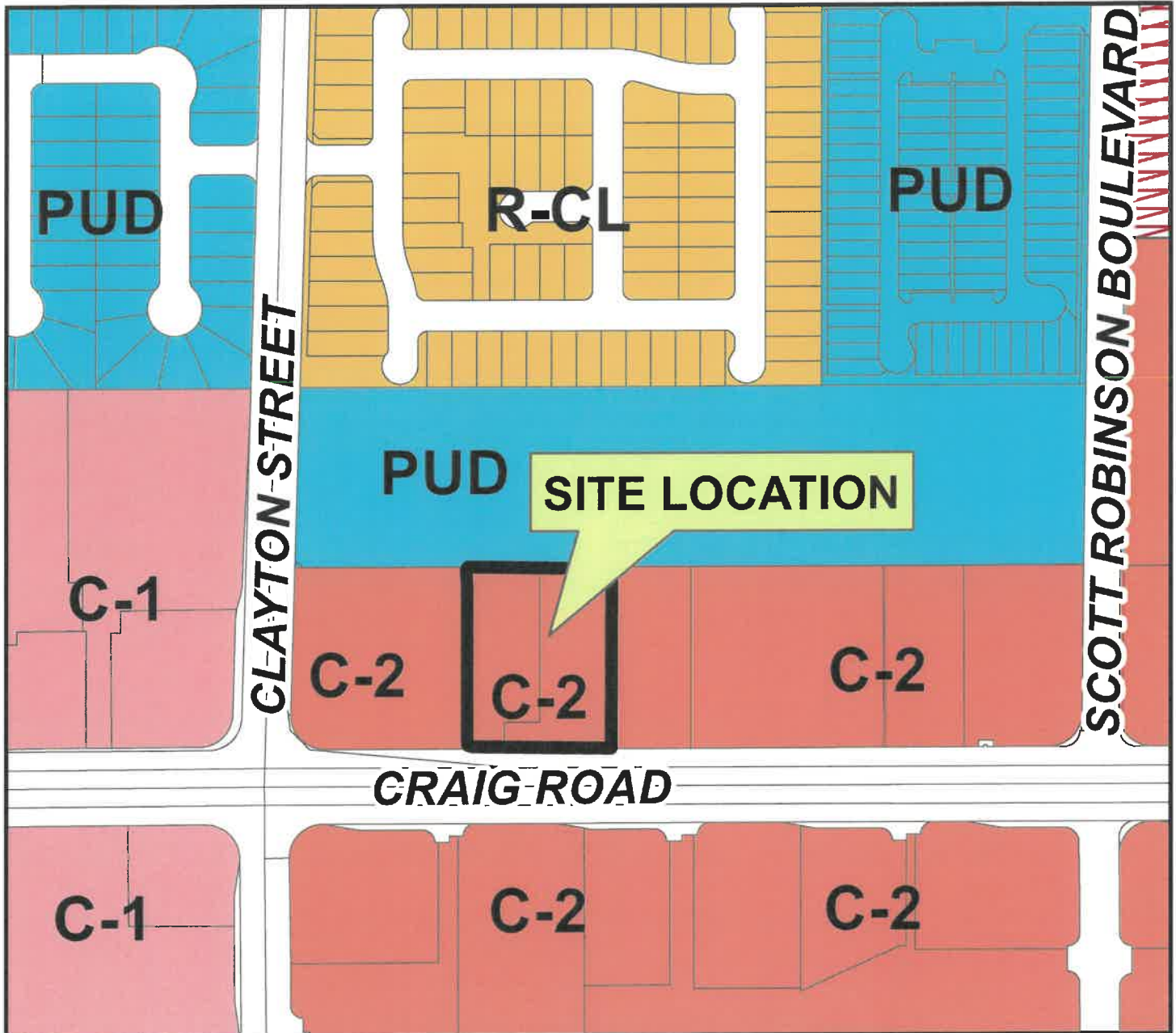






# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: California Fish Grill  
Application Type: Special Use Permit  
Request: To allow a Full "On-Sale" Liquor License in Conjunction with a Restaurant  
Project Info: North of Craig Road and Approximately 280 Feet East of Clayton Street  
Case Number: SUP-60-2024

12/04/2024

