

LAS Consulting
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Las Vegas, NV. 89134
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June 26, 2023

Mr. Robert Eastman, Planning Manager
2250 Las Vegas Boulevard North
North Las Vegas, NV 89030

RE: Letter of Intent, APN 139-06-615-005, 4040 W. Craig Road, Suite 107-110

Dear Mr. Eastman:

Please accept this as our letter of intent for a Special Use Permit for the "On-Sale" of alcohol in conjunction with a banquet facility (Category -community center and meeting hall) located within a shopping center. In addition, we are requesting a waiver to reduce the separation for alcohol sales in conjunction with a banquet facility, located on the north side of Craig, 1100 +/- feet east of Valley Drive. The commercial center where the proposed banquet facility was purchased last year. The new center's owners have been working diligently to lease the center with quality tenants. They have cleaned the buildings, provided maintenance to the parking lot, and cleaned up the landscape areas. The banquet facility is an allowed use within the C-2 district, however, they would like to be able to serve alcohol during events, which requires a use permit.

The banquet facility would like to offer the following services: Baby showers, Baptisms, Weddings, Quinceañera, Prom, Birthdays, and typical celebrations. The proposed banquet facility is 8232 square feet in size. Because there are residences immediately to the north, the landlord has placed restrictions on the facility. They intend on sound proofing the north wall, adjacent to the residences, the doors along the north side of the building to remain closed at all times, and any speakers within the facility to face the parking lot to the south.

There is an existing church located within the shopping center, in the building perpendicular to Craig Road. While the separation request is zero since the church and banquet facility are on the same parcel and the distance is measured from the main entrance of the banquet

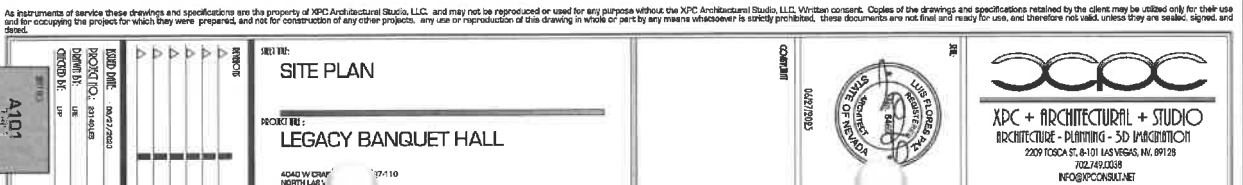
facility and the nearest property line of the protected use. However, the physical separation between the two entrances is about 195 feet. We are requesting a waiver to reduce the separation between the banquet facility to the church, located within the required 400-foot separation. The church window indicates the churches' hours are: Tuesday 7:00 PM- Bible Study, Saturday prayer- 8:00 AM, Sunday Christian Education at 9:30 before their only service at 11:00 AM. Because every event will be a private event open only to the person/group that has rented the space and their guests, there will be no interaction between the church and the banquet facility. In addition, a day care is located on the south side of Craig Road, within the 400-foot separation, approximately 372 feet. Craig Road, a six-lane divided roadway with heavy traffic, separates the day care from the banquet facility.

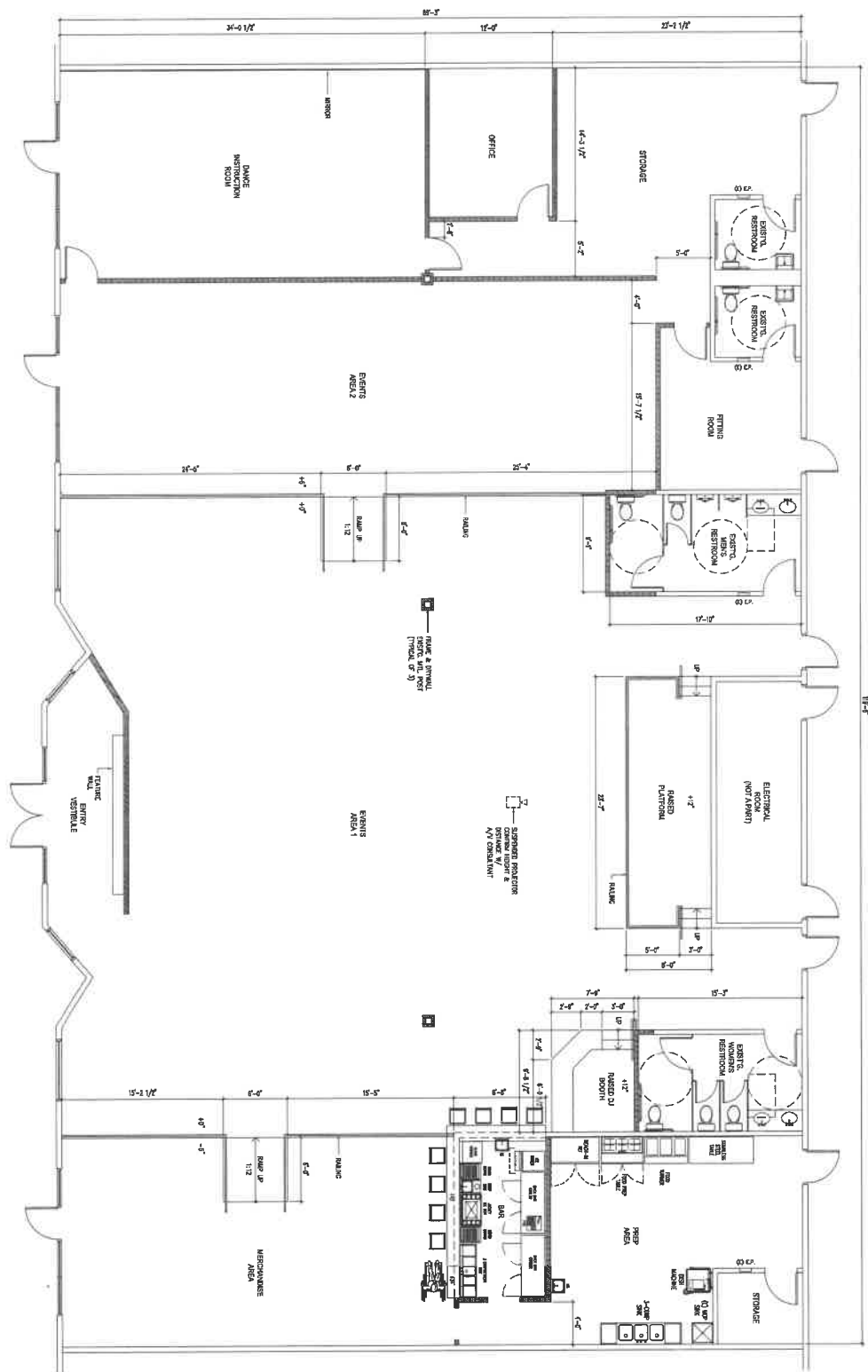
We believe this facility will be a nice addition to the center. There was a banquet space within the center previously, however, they did not have any of the controls proposed by the landlord and threw er some issues with noise. The landlord's office is on-site and will make sure the banquet facility will be a good neighbor. The addition of alcohol sales will make it a viable business, and there should be no impact on the operations of the church. We respectfully request approval of this use permit and reduction of separation between the banquet facility and the church.

Yours truly,

Lucy Stewart

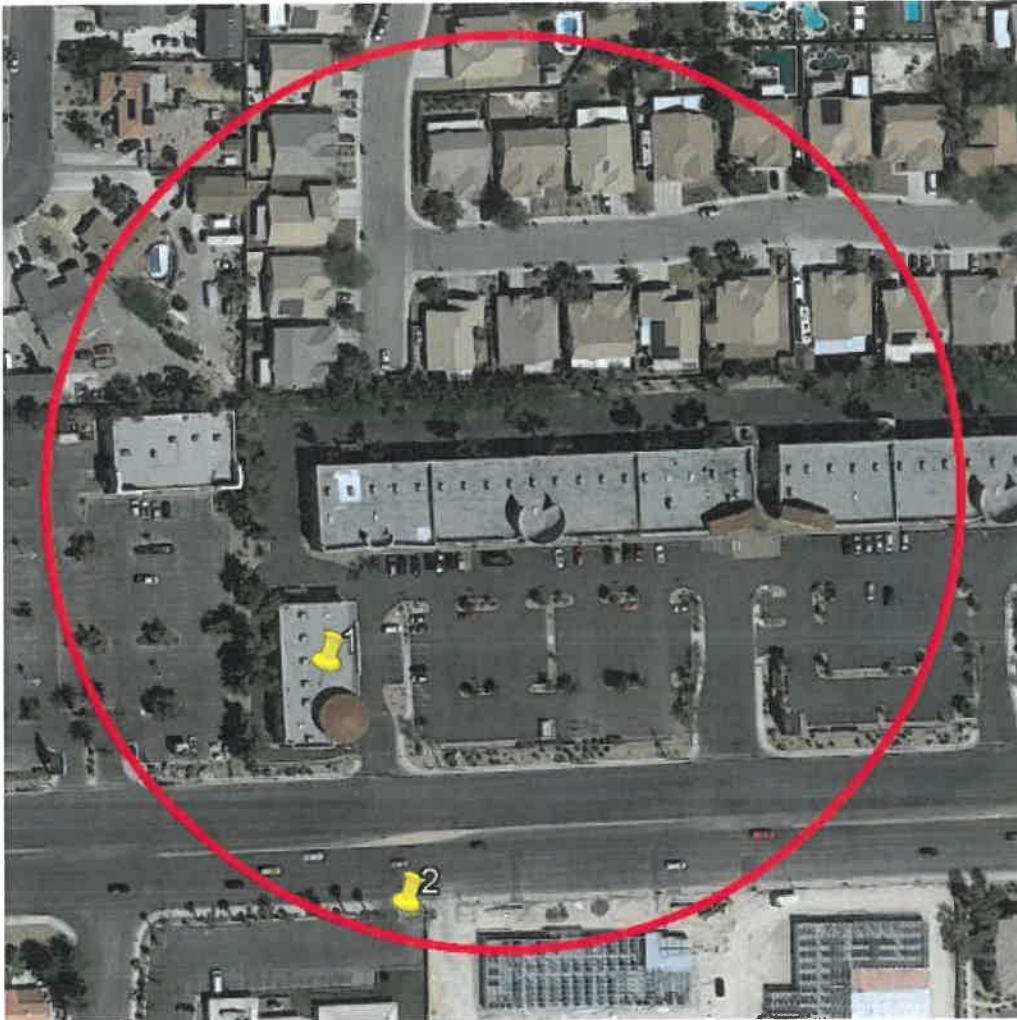
Lucy Stewart



[illegible]



**AREA MAP OF RESTRICTIVE BUSINESSES WITHIN 400 FOOT
RADIUS**



As indicated by the red (400) foot radius circle in the photo above, there are churches, schools, and/or youth facilities.

See page 5 for corresponding Business & Address Information



BUSINESS & ADDRESS INFORMATION LIST FOR PAGE 4

1. Lighthouse Global Word Ministry
Church
4090 W. Craig Road, Suite 104, North Las Vegas, NV, 89032
Distance: +/- 115 Feet

2. Watch Me Grow Las Vegas
School and/or Youth Facilities
4095 W Craig Road, North Las Vegas, NV, 89032
Distance: +/- 340 Feet

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.

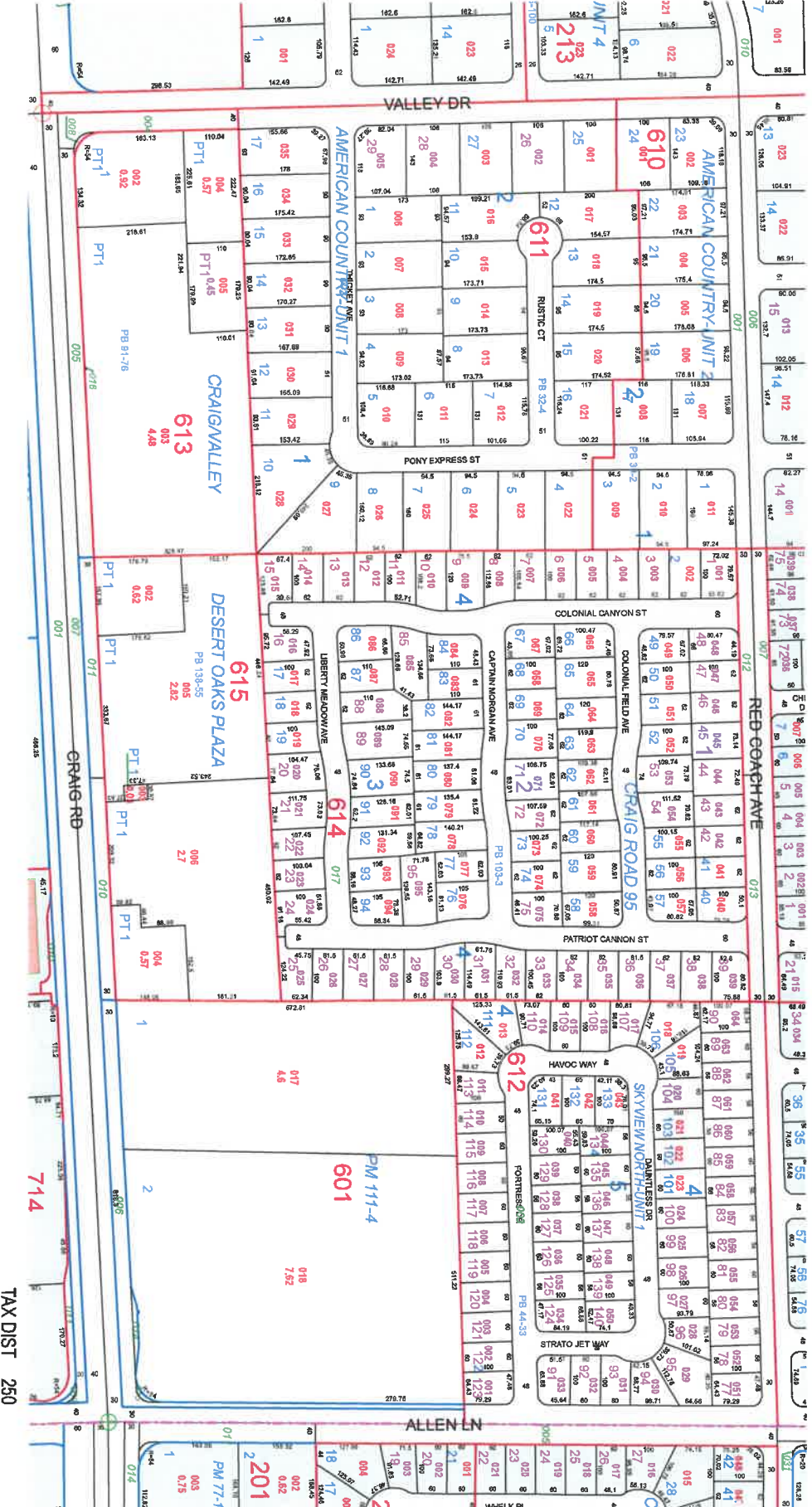


- MAP LEGEND**
- PARCEL BOUNDARY
 - SUB BOUNDARY
 - PAID BOUNDARY
 - ROAD EASEMENT
 - MATCH / LEADER LINE
 - HISTORIC LOT LINE
 - HISTORIC SUB BOUNDARY
 - HISTORIC PAID BOUNDARY
 - SECTION LINE
 - CONDOMINIUM UNIT
 - AIR SPACE PCL
 - RIGHT OF WAY PCL
 - SUBSURFACE PCL
 - 007 ROAD PARCEL NUMBER
 - 001 PARCEL NUMBER
 - 1.00 ACREAGE
 - 202 PARCEL SUBSIDIARY NUMBER
 - PB 24-45 PLAT RECORDING NUMBER
 - 5 BLOCK NUMBER
 - 5 LOT NUMBER
 - 615 GOV. LOT NUMBER

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor

1720S R61E	6	S 2 NE 4	139-06-6
97-400	101-102	1	1
26-125	124-123	6	1
37-138	139-140	2	2
62-163	182-161	7	3
		8	4
		5	5

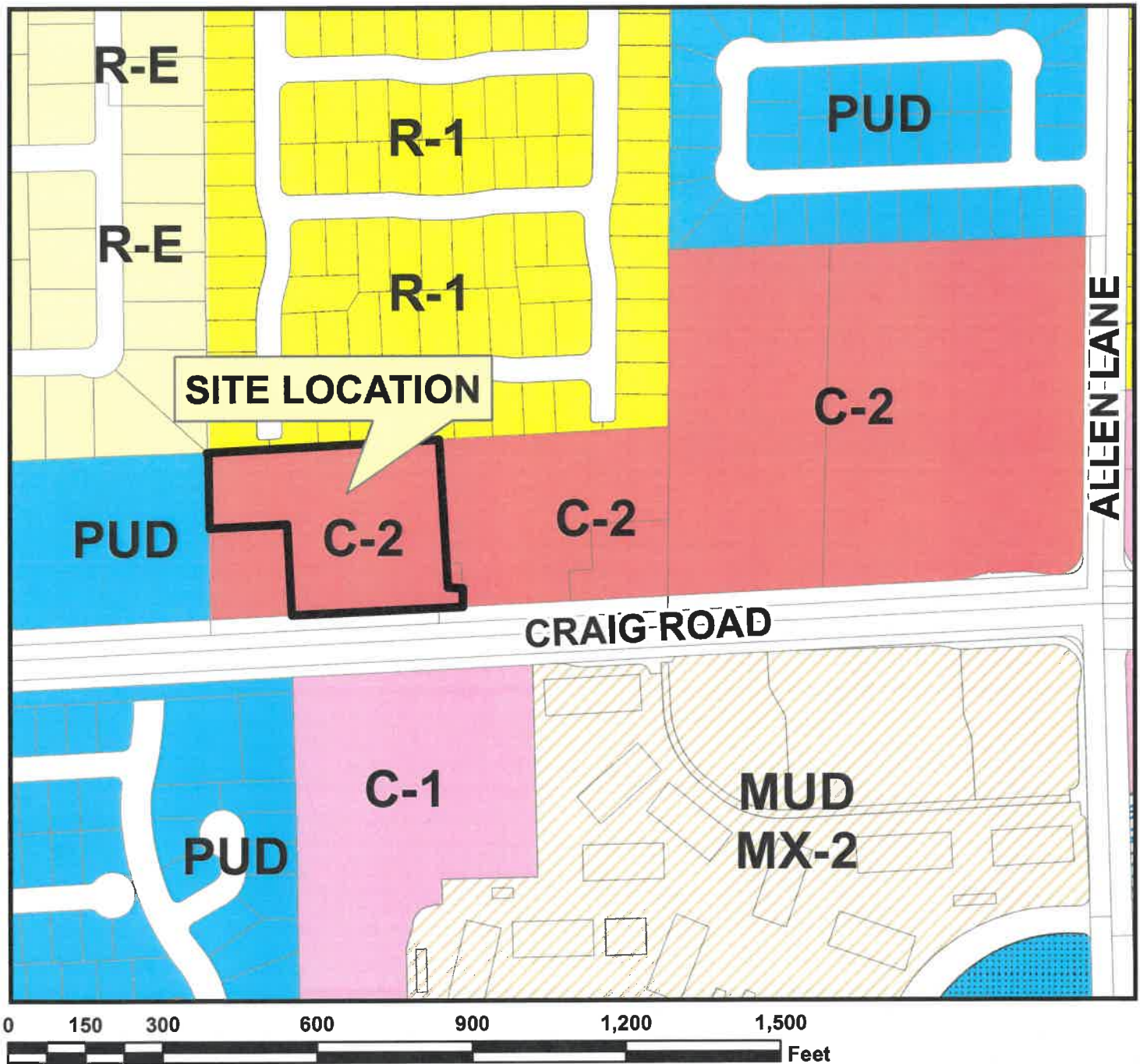
Scale: 1" = 200'
 Rev: 1/8/2019





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Legacy Events, LLC
Application Type: Special Use Permit
Request: C-2 (General Commercial District) to allow a Beer-Wine-Spirit based product "On-Sale" liquor license in conjunction with a community center or meeting hall (banquet hall) and a request for a waiver from the required 400-foot separation from a church and daycare
Project Info: 4040 West Craig Road, Suite #107-110
Case Number: SUP-40-2023

07/05/2023

