

LAS Consulting
1930 Village Center Circle 3 #577
Las Vegas, NV. 89134
(702) 499-6469-cell
(702) 946-0857

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, 3960 W. Craig Road, Suite 116- 117

Dear Mr. Eastman:

Please accept this as our letter of intent for a Special Use Permit for the "On-Sale" of Beer & Wine in conjunction with a restaurant, located within a shopping center. In addition, we are requesting a waiver to reduce the separation for a restaurant with beer & wine in conjunction with a restaurant, located on the north side of Craig, 1300 +/- feet east of Valley Drive. The commercial center where the proposed restaurant is in 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 restaurant will be called El Ancla (The Anchor). It is proposed to be a Mexican seafood restaurant. Attached is the draft/proposed menu.

They would like the hours of operation to be 10:00AM to 11:00 PM, 7 days a week. There is a breezeway between the two buildings and the applicant is adding a fenced, outside dining area for the restaurant. Another restaurant, MyGarage, located in the suite to the west of these suites, was approved in June of this year, adding an outside patio in the breezeway and beer and wine sales. The restaurant square footage is 2617 square feet in size.

The outside dining for El Ancla will be a mirror image of the outside dining shown for MyGarage. There is still adequate space between the buildings and the outside dining areas to allow the fire department to walk through to the rear of the center.

There is a church located to the west of this suite. A waiver for separation was granted

between MyGarage and the church, which is located closer to the church than the proposed El Ancla space.

Shopping centers typically have restaurants located within them while churches are located within centers until they build up a larger congregation and can purchase a building or build a church. While the separation request is zero since the church and restaurant are on the same parcel and the distance is measured from the main entrance of the restaurant and the nearest property line of the protected use. However, the physical separation between the two entrances is about 400 feet. We are requesting a waiver to reduce the separation between the restaurant (serving beer and wine) to the church, located within the required 400-foot separation. The church window 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. There are limited times parishioners will be there at the same time as the restaurant will be open.

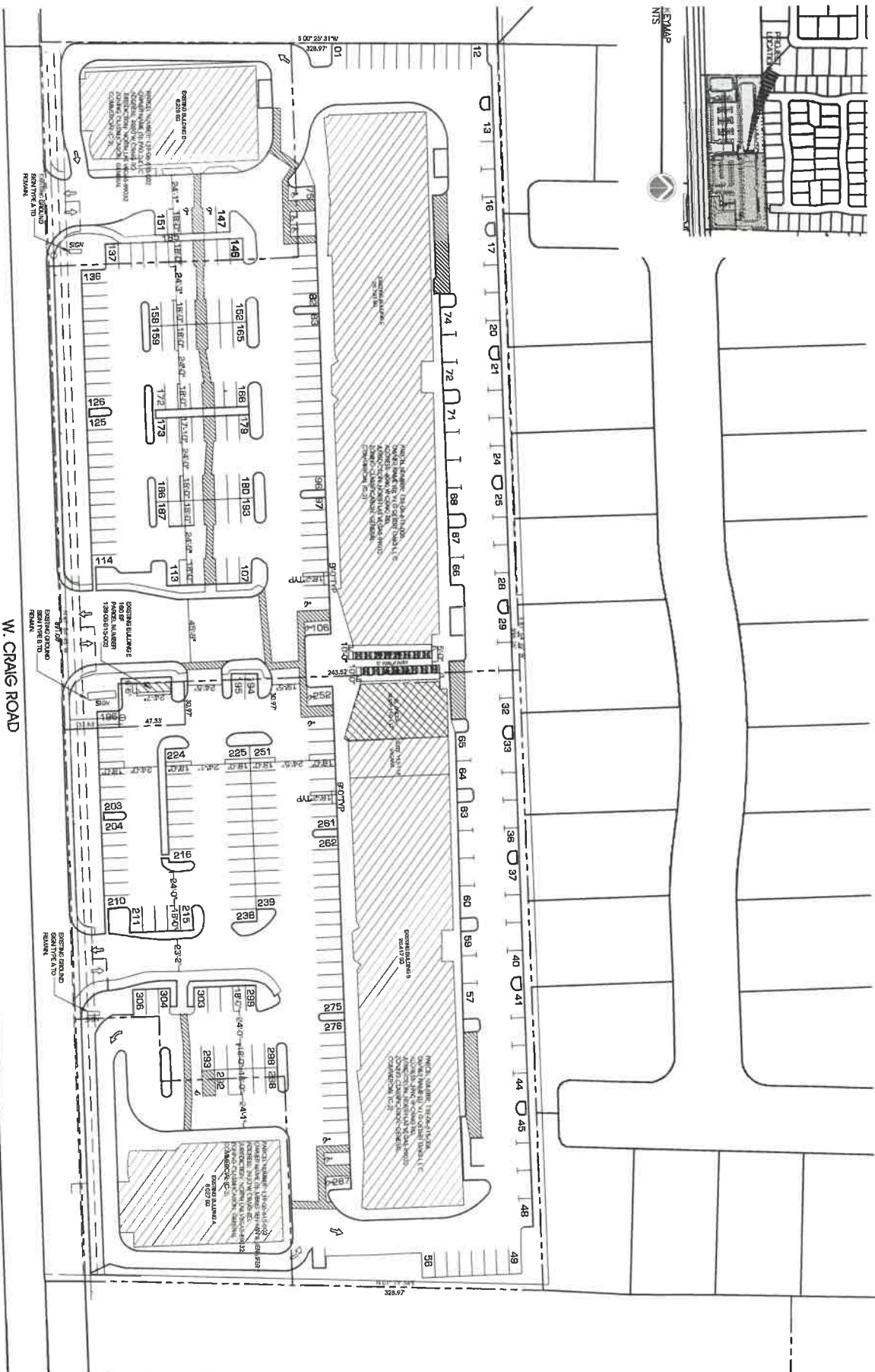
We believe this restaurant will be a nice addition to the center. The addition of beer & wine sales will make it a viable business, and there should be no impact on the operations of the church. We respectfully request approval of this use permit and reduction of separation between the restaurant and church.

Yours truly,

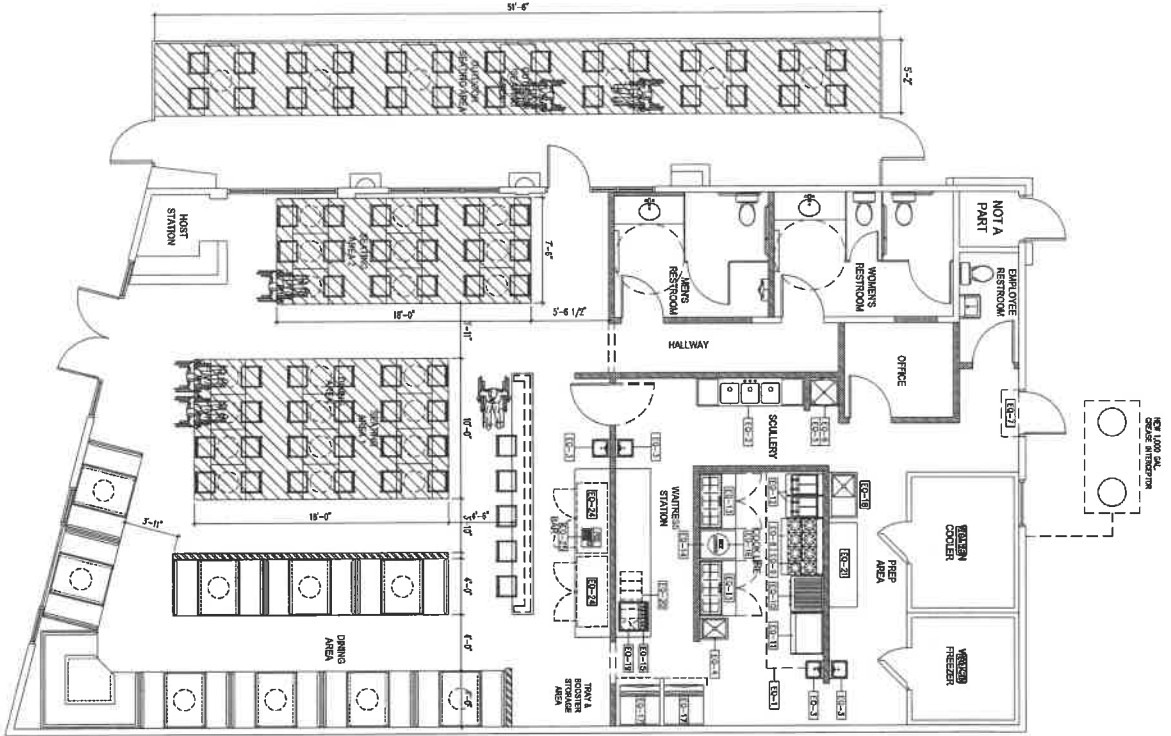
Lucy Stewart

Lucy Stewart

Revised
07/06/2023 10:02:41 AM



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<p>PROJECT NO. 2209 KSCA ST. 8-101 846 VEGAS, NV. 89128 702.740.0008 INFO@XPCOKSLT.NET</p>	<p>XPC + ARCHITECTURAL + STUDIO ARCHITECTURE - PLANNING - 3D VISUALIZATION 2209 KSCA ST. 8-101 846 VEGAS, NV. 89128 702.740.0008 INFO@XPCOKSLT.NET</p>
<p>SITE PLAN PROJECT NO. 2209 KSCA ST. 8-101 846 VEGAS, NV. 89128 702.740.0008 INFO@XPCOKSLT.NET</p>	<p>EL ANCLA 3000 W. CRAIG RD. SUITE 116-117 NORTH LAS VEGAS, NV 89102 APR 15/2023 10:02:41 AM</p>
<p>DATE: 07/06/2023 DRAWN BY: JMM CHECKED BY: JMM</p>	<p>DATE: 07/06/2023 DRAWN BY: JMM CHECKED BY: JMM</p>



1 Equipment / Seating Plan
Scale: 1/8" = 1'-0"



EQUIPMENT SCHEDULE				
SYM	DESCRIPTION	MANUF.	INCHES	QTY.
EQ-1	Type I Hood	TBD	TBD	1
EQ-2	Compartment Sink	TBD	TBD	1
EQ-3	Hand Sink	TBD	TBD	4
EQ-4	Prep Sink	TBD	TBD	1
EQ-5	Wash Sink	TBD	TBD	1
EQ-6	Water Heater	TBD	TBD	1
EQ-7	Air Curtain	TBD	TBD	1
EQ-8	Range	TBD	TBD	1
EQ-9	Storage Cabinet	TBD	TBD	1
EQ-10	Griddle	TBD	TBD	1
EQ-11	Deep Fryer	TBD	TBD	1
EQ-12	Stainless Prep Table	TBD	TBD	2
EQ-13	Stainless Prep Table	TBD	TBD	2
EQ-14	Stainless Prep Table	TBD	TBD	2
EQ-15	Hot Dispenser	TBD	TBD	1
EQ-16	Hot Dispenser	TBD	TBD	1
EQ-17	Ice Machine	TBD	TBD	1
EQ-18	Prep Sink	TBD	TBD	1
EQ-19	Prep Sink	TBD	TBD	1
EQ-20	Prep Sink	TBD	TBD	1
EQ-21	Prep Sink	TBD	TBD	1
EQ-22	Prep Sink	TBD	TBD	1
EQ-23	Prep Sink	TBD	TBD	1
EQ-24	Prep Sink	TBD	TBD	1
EQ-25	Prep Sink	TBD	TBD	1

Fixed Seating	47
Non-fixed Seating	20
Seating Area 1 @ 180 sf / 7 =	20
Seating Area 2 @ 180 sf / 7 =	20
Seating Area 3 @ 180 sf / 7 =	20
Bar @ 36 sf / 7 =	5
Total	112

Accessible Seating	3
Bar	1

El Ancla
3960 W. Craig Rd., Suite 116-117
North Las Vegas, NV 89032

EQUIPMENT / SEATING PLAN
EXITING PLAN

DATE: 05/18/2023
DRAWN BY: STAFF
SCALE: AS NOTED

SHEET
A3.00

#	REVISED	BY
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June 27, 2023

Vail Commercial Group
ATTN: Jon Jamison
3690 W Craig Road, Suite 106
North Las Vegas, Nevada 89032

Via Email: jon@valicommercialgroup.com

RE: Distance Certification for Mariscos Mexican Restaurant
- Address: 3960 W Craig Road, North Las Vegas, 89032

The Proposed Mariscos Mexican Restaurant is located in North Las Vegas, Nevada and was prepared and reviewed by Smith & Associates Land Surveying, LLC, and Vail Commercial Group.

Based on the methods mentioned above, we found that there **ARE** churches, parks schools and/or youth facilities located within 400 feet of the proposed building location.

Please see the following pages for site area maps with 400 foot (sheet 2 and 3) radius shown around the subject property.

Michael G. Smith, PLS
Professional Land Surveyor
Nevada License No. 16201



06/28/2023

AREA MAP OF 400 FOOT RADIUS



As indicated by the red (400) circle in the photo above, there are NO, hospitals, public playgrounds, within 400 feet of the closest edge of the Proposed Project Area.

See page 3 for corresponding Business & Address Information.
See pages 4 and 5 for the corresponding churches, school, and/or youth facilities within 400 feet of the Proposed Project Area.



PROPERTY OWNER & APN LIST FOR PAGE 2

1.) APN 139-06-615-005
VIG Desert Oaks LLC.
4040 W Craig Road, North Las Vegas, NV, 89032

2.) APN 139-06-615-006
VIG Desert Oaks LLC.
3960 W Craig Road, North Las Vegas, NV, 89032

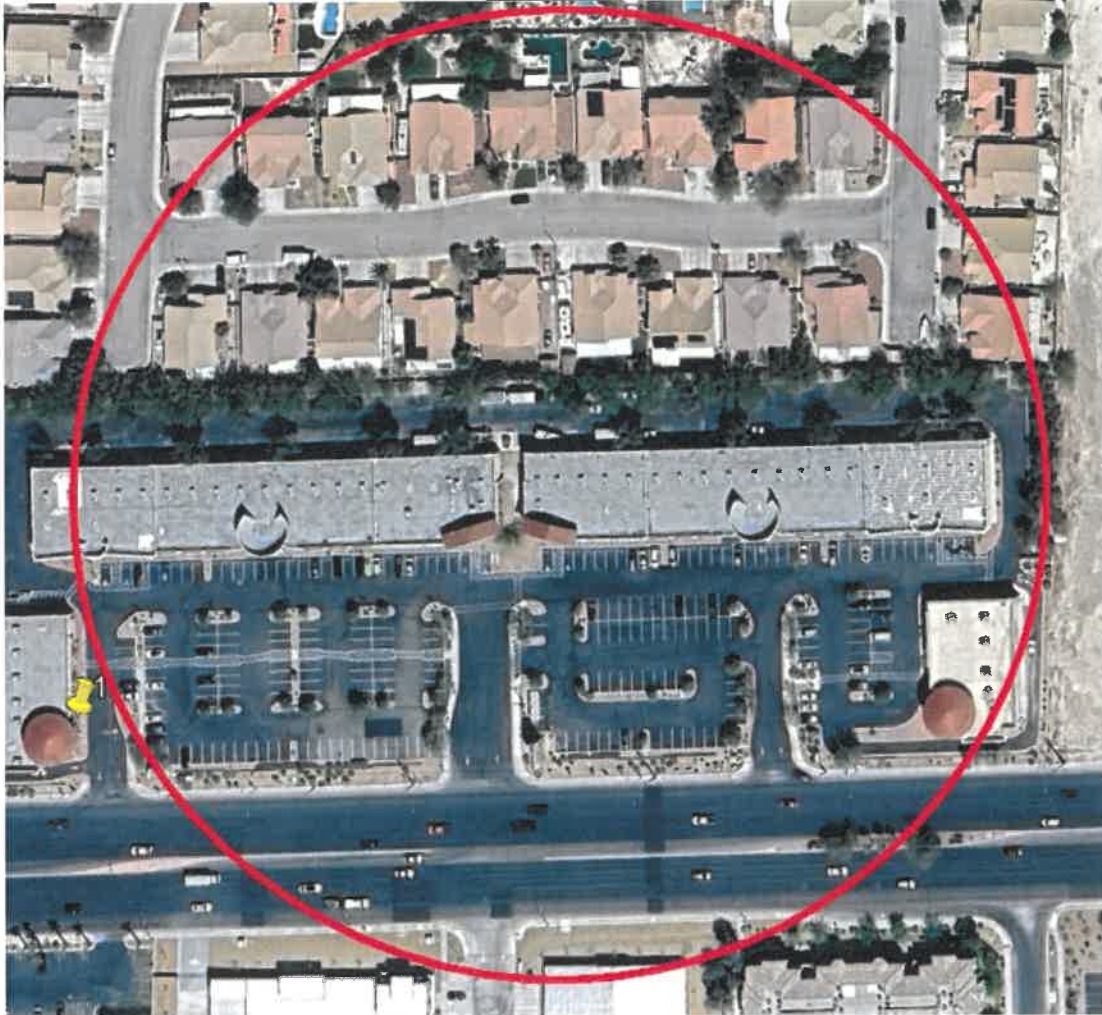
3.) APN 139-06-615-004
Sen-Yan & Jennifer Y Meng
3930 W Craig Road, North Las Vegas, NV, 89032

4.) APN 139-06-701-006
GSN Craig Road LP.
4031 W Craig Road, North Las Vegas, NV, 89032

5.) Craig Road 95
Per Book 103 of Plats at Page 3
North Las Vegas, Nevada, 89032

6.) APN 139-06-615-003
PADD LLC.
4090 W Craig Road, North Las Vegas, NV, 89032

**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.

See page 5 for corresponding Business & Address Information



BUSINESS & ADDRESS INFORMATION LIST FOR PAGE 4

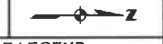
1. Lighthouse Global Word Ministry
Church
4090 W. Craig Road, Suite 104, North Las Vegas, NV, 89032
Distance: +/- 345 Feet

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.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 1:10,000 ORIGINAL



MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PAVED BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC PAVED BOUNDARY
- SECTION LINE
- 001 ROAD PARCEL NUMBER
- 002 PARCEL NUMBER
- 003 AIR SPACE PCL
- 004 RIGHT OF WAY PCL
- 005 SUB-SURFACE PCL
- 006 LOT NUMBER
- 007 PARCEL SUBAREA NUMBER
- 008 PLAY RECORDING NUMBER
- 009 LOT NUMBER
- 010 GOV. LOT NUMBER

1720S R61E

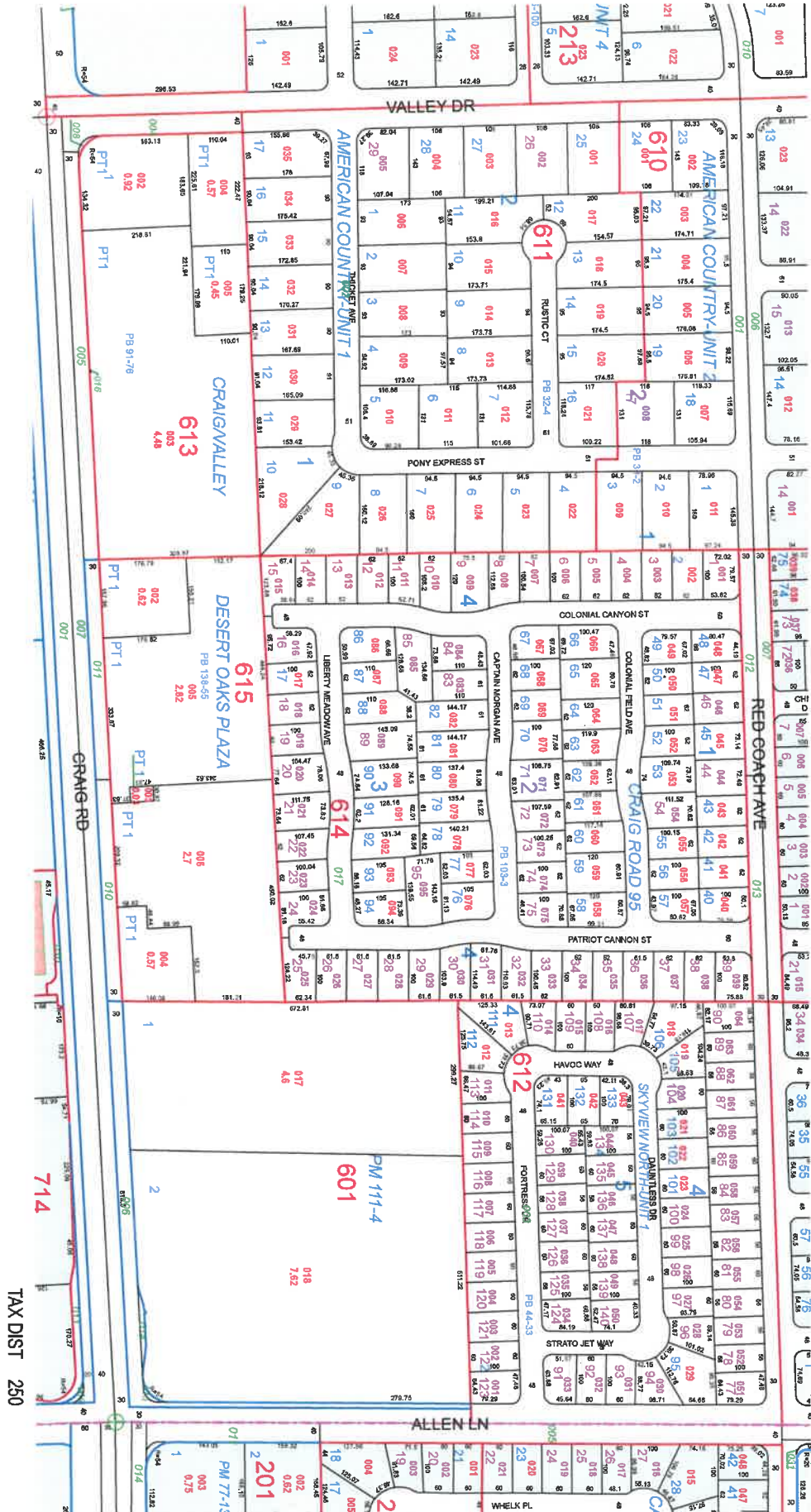
101	102	103	104	105	106	107	108	109	110
111	112	113	114	115	116	117	118	119	120

6

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20

S 2 NE 4

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20

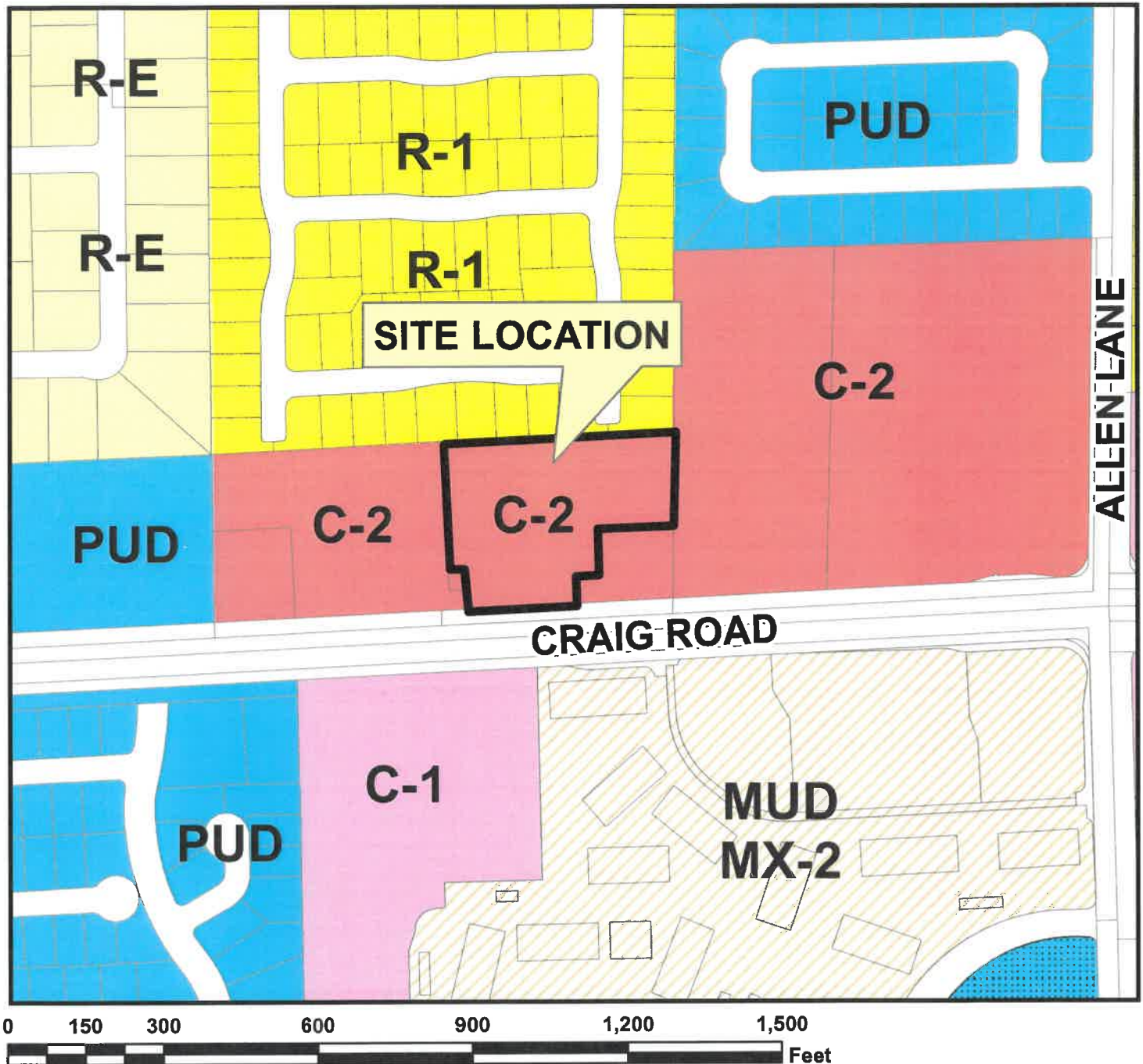


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: El Anca
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 restaurant and a request for a waiver from the required 400-foot separation from a church
Project Info: 3960 West Craig Road, Suite 116-117
Case Number: SUP-39-2023

07/05/2023

