

ARGENTUM LAW

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January 26, 2022

North Las Vegas Planning & Zoning
2250 N. Las Vegas Blvd.
N. Las Vegas, NV 89030

Re: Special Use Permit for Full "On-Sale" Liquor License with Waiver to Reduce Distance Separation to a Park

To Whom It May Concern:

This law firm represents NLV Seafood Group LLC, a Nevada limited liability company (the "**Applicant**"), with regard to its request for a: (1) Special Use Permit for a Full "On-Sale" Liquor License (the "**Proposed Use**"); and (2) Waiver to reduce the distance separation to a park (the "**Waiver**"). The Proposed Use would be conducted upon that certain real property located at 865 W. Craig Road, N. Las Vegas, NV, more particularly described as Assessor's Parcel Number 139-04-713-010 (the "**Property**"). The Property is zoned General Commercial (C-2).

The Applicant is in the process of completing its tenant improvements and will operate an approximate 4,600 square foot restaurant use known as "Pier 88 Boiling Seafood and Bar" (the "**Restaurant**") on the Property. As shown on the floor plan submitted herewith, the Restaurant will have a physical bar area, dining area with approximately 196 seats, full kitchen, two restrooms, and office area. The proposed hours of operation for the Restaurant will be daily from 11:00 am to 10:00 pm. In conjunction with the Restaurant, the Applicant desires to offer the on-premises consumption of full liquor for its customers.

Pursuant to Title 17, an establishment requiring an "on-sale" liquor license is permitted on the Property with the approval of a Special Use Permit, subject to a full "on-sale" liquor license having a minimum separation of 400 feet from schools, daycares, churches and parks (the "**Protected Uses**"). Since the Craig Ranch Skate Park/Craig Ranch Regional Park is within 400 feet of the primary public entrance of the Restaurant, the Applicant is requesting a waiver to reduce the distance separation to a park to approximately 234 feet where 400 feet is required by Title 17. Although the Applicant is requesting a waiver to reduce the distance separation to a park, Craig Road, a roadway with a minimum width of 100 feet, separates and is an adequate barrier between the two uses. Furthermore, the location was previously approved, developed, and operated as a full liquor "on-sale" establishment known as "Ruby Tuesday" and had a special use permit, business license, and certificate of occupancy for the use and no other use occupied the

location upon termination of the special use permit through business closure and the new use is the same and occupies the same space as the previous use. Pursuant to Title 17, a waiver may be granted by the Planning Commission or City Council, as appropriate, under one or both of the foregoing circumstances (an adequate barrier exists between the two uses and the location was previously licensed for the same use). Since this location meets both circumstances, it would be appropriate to approve such waiver to reduce the distance separation from the Proposed Use to a park.

The Proposed Use is located within a commercial center that has ample parking. Furthermore, the Property has access to both Craig Road and Revere Street which are sufficient size to accommodate traffic for the Proposed Use. Accordingly, the Proposed Use can be conducted in a harmonious manner with surrounding land uses and will not compromise the public health, safety or welfare.

Based upon the foregoing, the Applicant hereby respectfully requests the City's approval of its application for a Special Use Permit to allow the Proposed Use to be conducted upon the Property and the approval of the Waiver related thereto.

If you should have any questions, please do not hesitate to contact me.

Sincerely,

ARGENTUM LAW



Jeff Donato

JDON/jjd

Enclosures

The site plan shows a central building labeled "PIER 88 685 CRAIG". To the left of the building is a large parking lot with several rows of spaces. To the right of the building is another parking area with fewer spaces. A road labeled "W CRAIG RD" runs along the top edge of the site. The plan includes various symbols for landscaping, such as trees and shrubs, and a north arrow pointing towards the bottom-left corner.

BUILDING INFORMATION
ADDRESS : 865 W CRAIG RD
N LAS VEGAS , NEVADA 89032
APN : 139 - 04 - 713 - 006 (011)
LOT SIZE: 1.06 AC
ZONING: C-2
OWNER : LAS VEGAS ADVENTURE LLC
C/O VIRTUS COMMERCIAL
1333 N BUFFALO DR #120
LAS VEGAS , NV 89128
PARKING ANALYSIS: 52 PARKING SPACES

SITE PLAN

20 FT _____

ADDRESS : 865 W CRAIG RD

N LAS VEGAS , NEVADA 89032

APN: 139-04-713-006 (011)

LOT SIZE: 1.06 AC

ZONING: C-2

OWNER: LAS VEGAS ADVENTURE LLC

C/O VIRTUS COMMERCIAL
4000 N BULFALO DR #400

1333 N BUFFALO DR #1
LAS VEGAS NV 89128

PARKING ANALYSIS: 52 PARKING SPACES

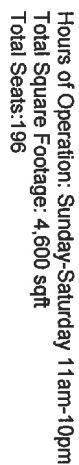
20 FT

PIER 88
865 W CRAIG RD
N LAS VEGAS , NEVADA 89032

S-1

CHARGE
CHICAGO
CLEAR BY C.A.
DATE 1-20-68
B/CAL 147 - 1
AIR MO.

865 W. Craig Rd.
North Las Vegas, NV 89032



PANDA CONSTRUCTION
NCL # 39554 - B2
PH # 702-334-0560

A-5

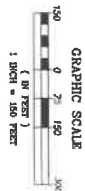
NLV Seafood Group LLC d/b/a Pier 88 Boiling Seafood and Bar
865 W Craig Rd
North Las Vegas, NV 89032



NLV Seafood Group LLC d/b/a Pier 88 Boiling Seafood and Bar
865 W Craig Rd
North Las Vegas, NV 89032



APN: 139-04-713-010



★

- 400' RADIUS LINE
ASSESSOR'S PARCEL NUMBER
NEAREST PROPERTY LINE

SURVEYOR'S CERTIFICATE

1. DENNIS W. AUSTON, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF NEVADA,
AS AN AGENT OF HERITAGE SOLUTIONS NEVADA, INC. CERTIFY THAT:

DIRECT SUPERVISION

1. HERITAGE SOLUTIONS NEVADA, INC. HAS CONDUCTED A FIELD INVESTIGATION UNDER MY
DIRECT SUPERVISION.

2. EXCEPT AS NOTED HEREON AND TO THE BEST OF MY KNOWLEDGE AND BELIEF PER VISUAL
OBSERVATION, THERE ARE NO OTHER EXISTING CHARACTERISTICS, PLANTS, SPECIES, OR BATCHES
WITHIN THE SECTORED CLEAR HAZARDOUS (A60) FOOT RADIUS PER THE CITY OF KENTZ LAS VEGAS
MUNICIPAL CODE, CHAPTER 17.0000 LOCAL ORDINANCE AS OF JANUARY 28, 2023

DENNIS W. LAYTON, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 11820



- [illegible]

NOTE:

THIS RADURS MAP DOES NOT REPRESENT ZONING INFORMATION OR LEGAL LAND USE PERMISSIONS CONTROLLED BY THE APPLICABLE GOVERNING AUTHORITY, DUE TO THE EVER CHANGING NATURE OF REAL PROPERTY AND ITS USES, THE RADURS MAP REPRESENTS HERITAGE SURVEYING'S FINDINGS ON THE DATE THAT THE MAP WAS SETTLED AND CERTIFIED.

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 11X17 ORIGINAL

MAP LEGEND

- PARCEL BOUNDARY
- CONDOMINIUM UNIT
- SUB BOUNDARY
- AIR SPACE POL.
- RIGHT OF WAY POL.
- ROAD EASEMENT
- WATER / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC FLOOD BOUNDARY
- SECTION LINE

BOOK	T205 R61E
100	101-102
125	124 123

SEC.	4
1	2
2	3
3	4
4	5
5	6
6	7
7	8
8	9
9	10

MAP	N 2 SE 4
1	2
2	3
3	4
4	5
5	6
6	7
7	8
8	9
9	10

139-04-7
1
2
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7
8
9
10



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

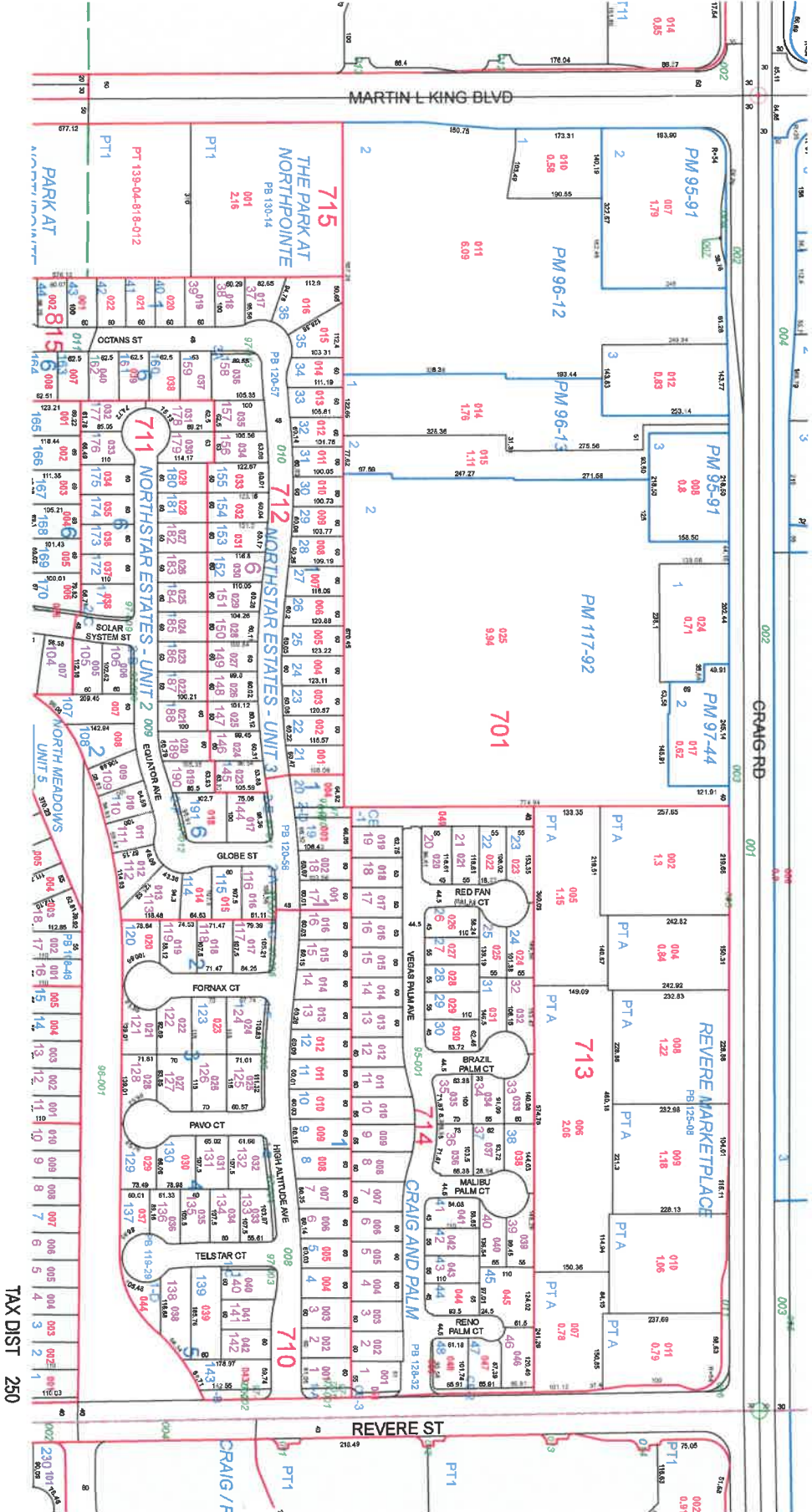
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100	125
101	124
102	123

007 ROAD PARCEL NUMBER	001 PARCEL NUMBER
100	125
101	124
102	123

007 ROAD PARCEL NUMBER	001 PARCEL NUMBER
100	125
101	124
102	123

007 ROAD PARCEL NUMBER	001 PARCEL NUMBER
100	125
101	124
102	123

007 ROAD PARCEL NUMBER	001 PARCEL NUMBER
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101	124
102	123

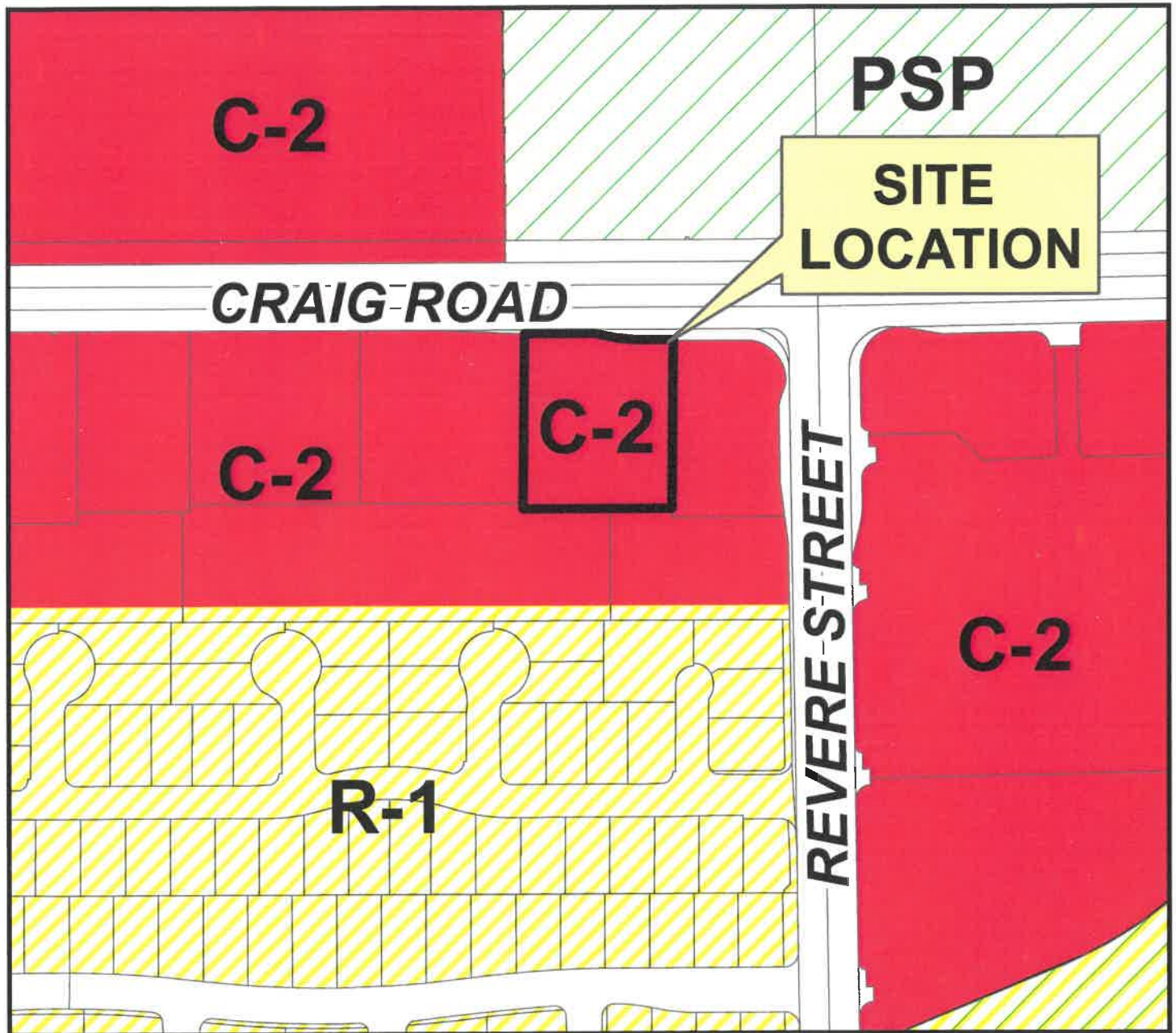


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



0 150 300 600 900 1,200 Feet

Applicant: NLV Seafood Group LLC.
Application Type: Special Use Permit
Request: To Allow a Full "On-Sale" Liquor License in Conjunction with
a Restaurant with a Waiver from the Required 400-Foot Separation from a Park
Project Info: 865 West Craig Road
Case Number: SUP-06-2022

4/19/2022

