

CITY OF NORTH LAS VEGAS INTEROFFICE MEMORANDUM

To: Robert Eastman, Planning Manager, Land Development & Community Services
From: Robert Weible, Land Development Project Leader, Department of Public Works
Subject: SUP-48-2020 **Aliante Parcel 40**
Date: December 16, 2020

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. Approval of a traffic study or traffic study waiver 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>.

Robert Weible, Land Development Project Leader
Department of Public Works

November 23, 2020

Marc Jordan
Director Land Development & Community Services
2250 Las Vegas Boulevard North, Ste. 114
North Las Vegas, NV 89030

RE: APN 124-20-813-008 – Juan's Flaming Fajitas Restaurant in Aliante Master Plan

Mr. Jordan:

We respectfully request a special use permit for a supper club at the NEC of Aliante & Centennial to allow a 6,792 SF restaurant for a "Juan's Flaming Fajitas" within the Aliante Master Planned Community. The site is zoned MPC C-1, Master Planned Community Neighborhood Commercial District. The Comprehensive Plan, Land Use Element, identifies this site as Neighborhood Commercial. We ask that staff limit the approval to 5 gaming machines. Developer shall also place a deed restriction on this parcel to limit gaming to 5 machines.

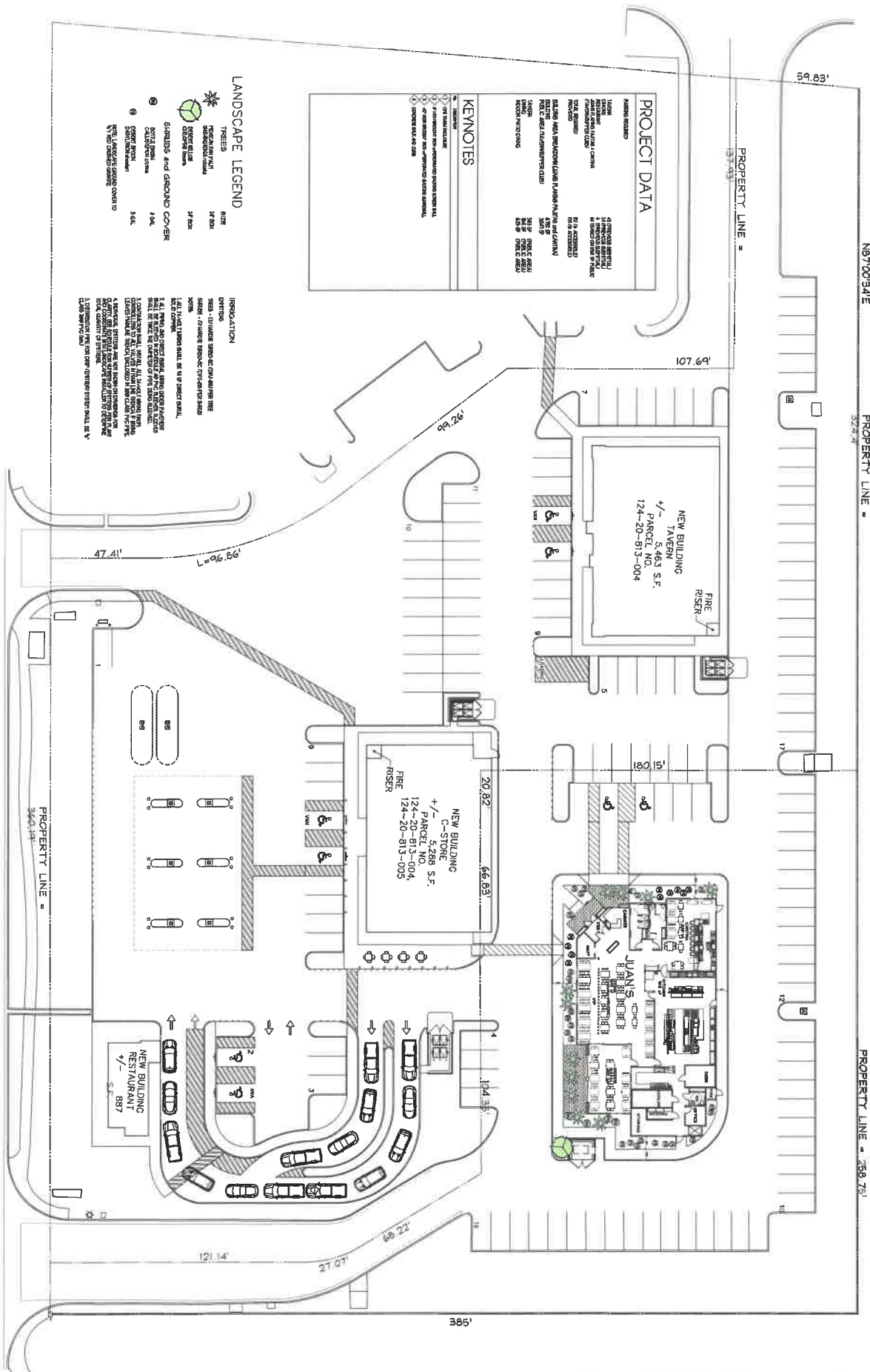
The proposed use is part of a multi-building commercial center with an existing Nevada State Bank, and the following all under construction: Dutch Bros Coffee, Green Valley Grocery Gas Station, and Village Pub.

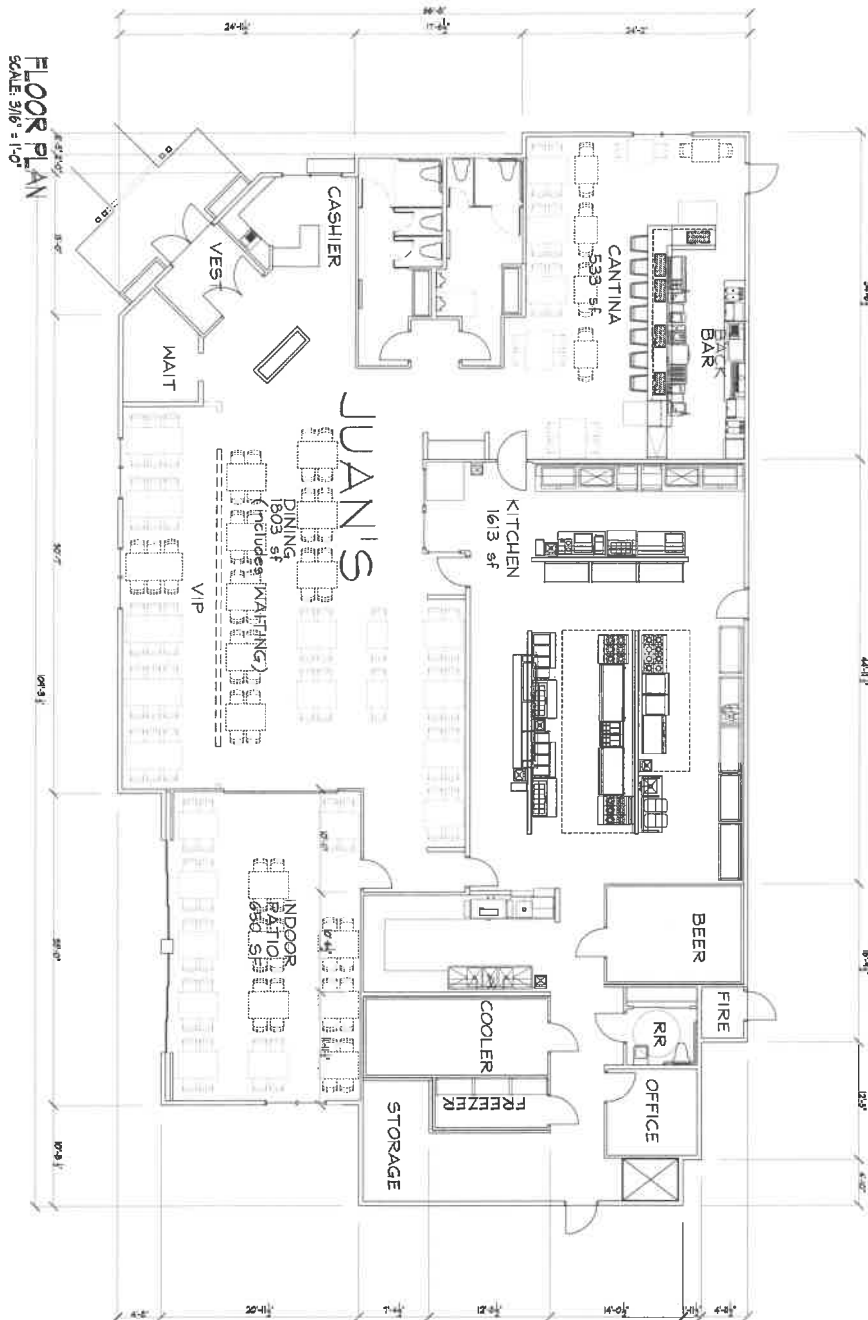
Respectfully,



Nason Khomassi
All Day, LLC
703-627-8093
nason@standardnevada.com

SITE PLAN
SCALE: 1" = 20'-0"





A2.00
SHEET

NOT TO SCALE
THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
ALL FINISHES ARE TO BE DETERMINED BY THE CLIENT AND THE ARCHITECT.

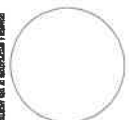
**PROPOSED RESTAURANT
BAR and TASTING ROOM**
FLAMING PAJITAS and CANTINA
CITY OF NORTH LAS VEGAS NEVADA

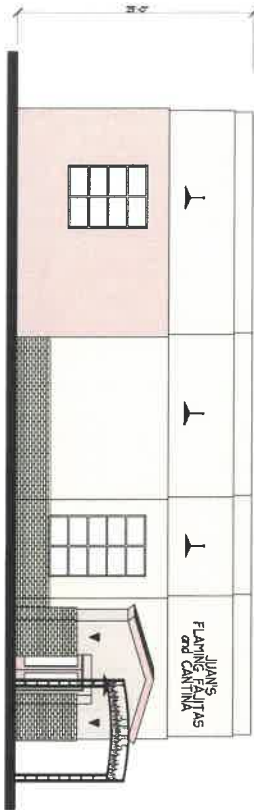
JOB:
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DATE:

REVISIONS

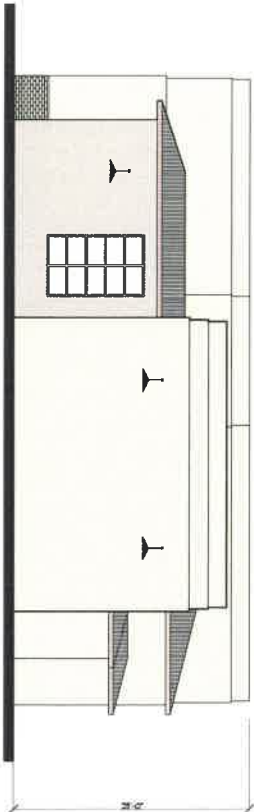
**KC CAMIG
ARCHITECT**
BECAUSE ARCHITECTURE
CAN...
601 N. LAS VEGAS BLVD. SUITE 5
NORTH LAS VEGAS, NV 89101

122.262-4475
FAX 225-1122

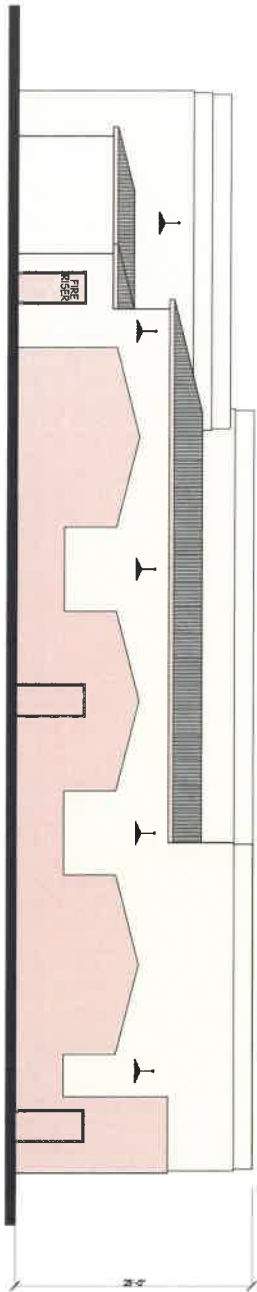




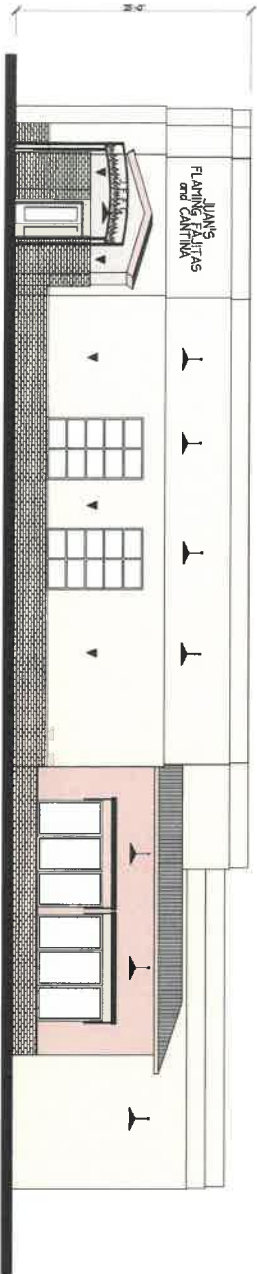
ELEVATION (FACING WEST)
SCALE: 3/16" = 1'-0"



ELEVATION (FACING EAST)
SCALE: 3/16" = 1'-0"



ELEVATION (FACING NORTH)
SCALE: 3/16" = 1'-0"



ELEVATION (FACING SOUTH)
SCALE: 3/16" = 1'-0"

COLORS

(A)	BRICK MANGOCOT
(B)	ACRE BRICK
(C)	ACRE BRICK
(D)	ACRE BRICK
(E)	ACRE BRICK
(F)	ACRE BRICK
(G)	ACRE BRICK
(H)	ACRE BRICK
(I)	ACRE BRICK
(J)	ACRE BRICK
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(P)	ACRE BRICK
(Q)	ACRE BRICK
(R)	ACRE BRICK
(S)	ACRE BRICK
(T)	ACRE BRICK
(U)	ACRE BRICK
(V)	ACRE BRICK
(W)	ACRE BRICK
(X)	ACRE BRICK
(Y)	ACRE BRICK
(Z)	ACRE BRICK

PROPOSED RESTAURANT BAR and TASTING ROOM

JOE FLAMING FAJITAS and CANTINA
CITY OF NORTH LAS VEGAS NEVADA

**KC CAMIS
ARCHITECT**
BECAUSE ARCHITECTURE
SHOULD BE TASTY
102 363-4475
102 255-1102



A3.00
SHEET

NOTES

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.

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6125	124	123
7138	139	140

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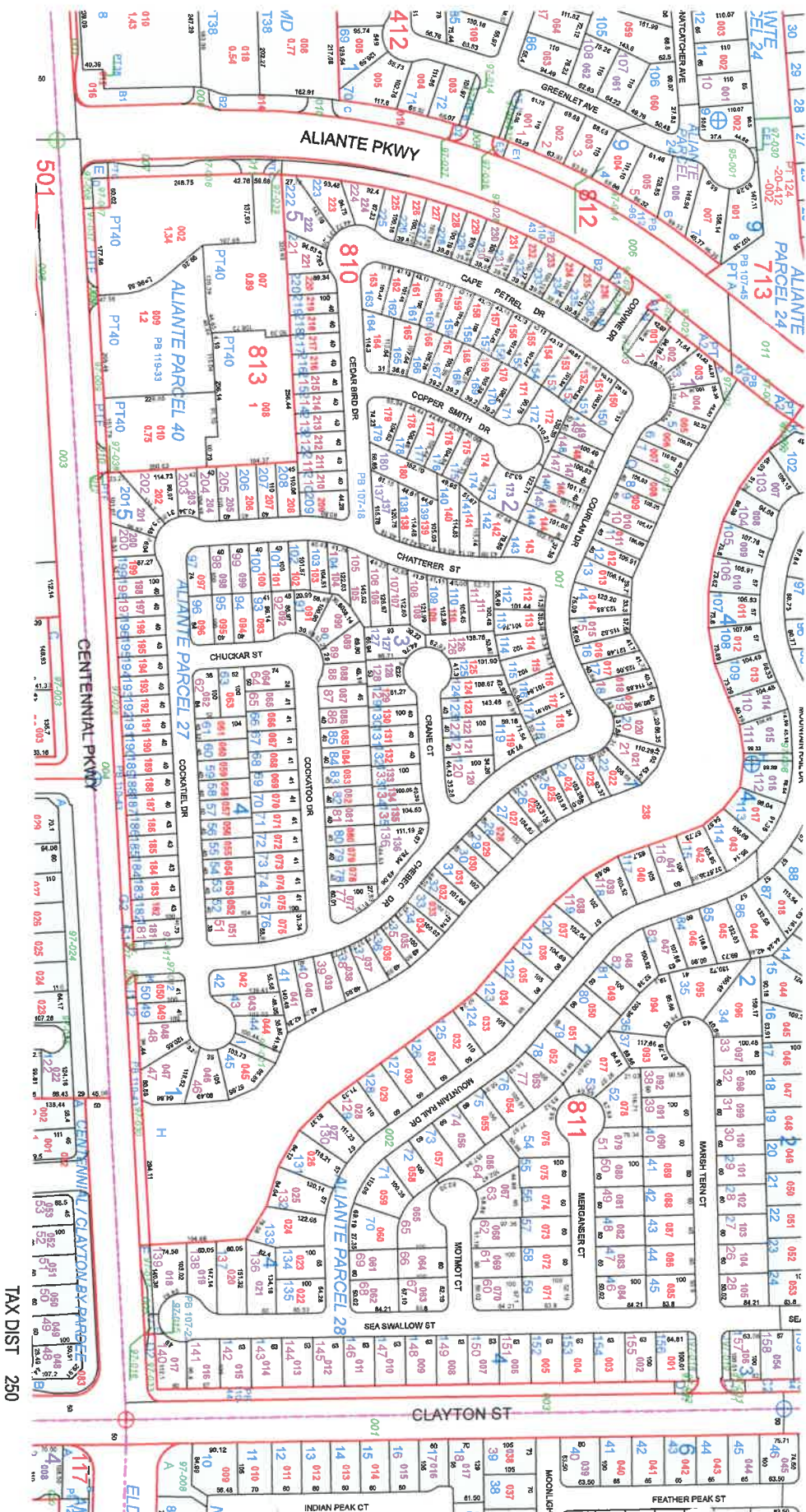
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8	4	8	4
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6	2	6	2
7	3	7	3
6	4	6	4
5	1	5	1



Scale: 1" = 200'

Rev: 6/15/2020

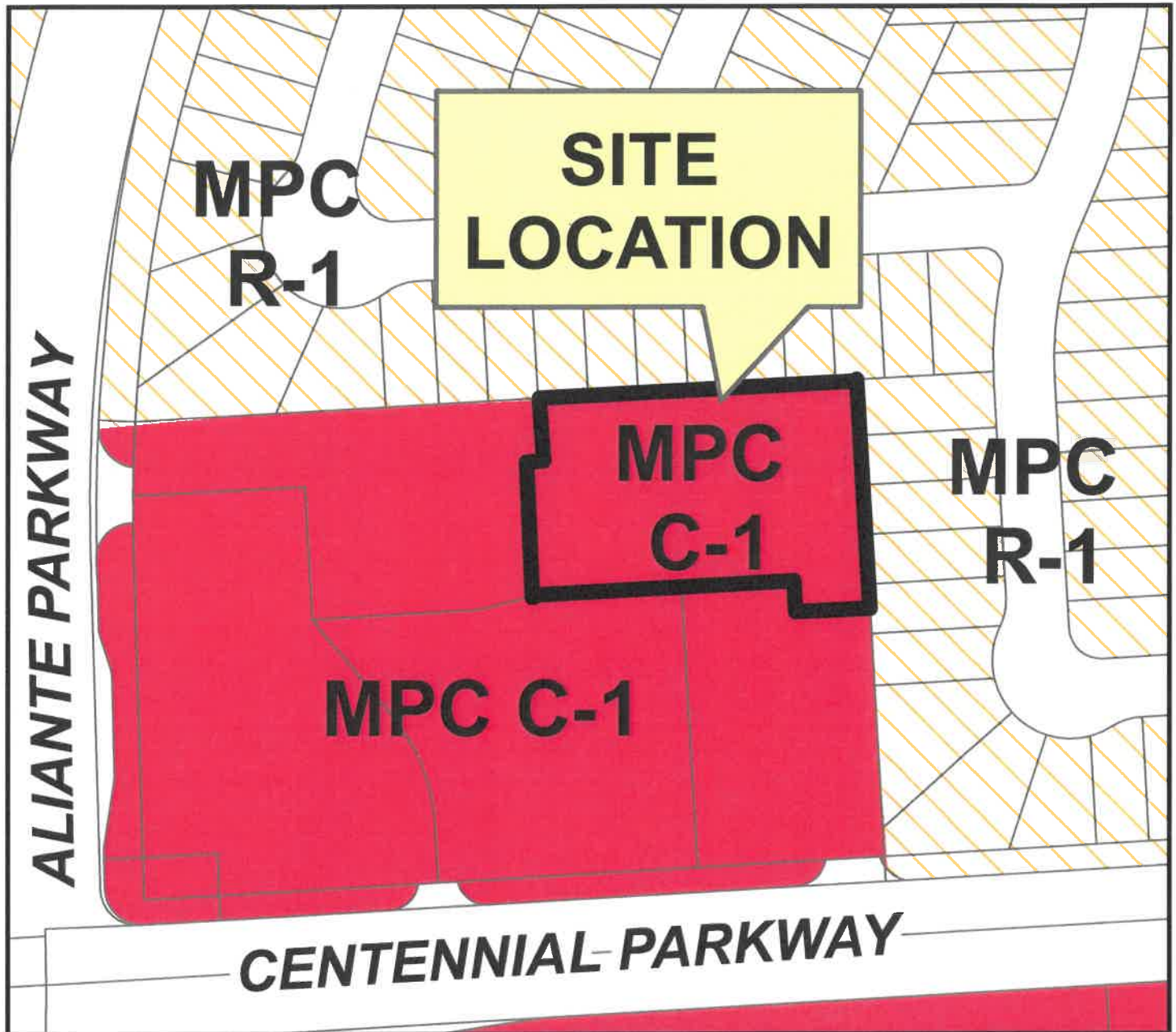
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THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Nason Khomassi
Application Type: Special Use Permit
Request: To Allow a Supper Club
Project Info: Generally the northeast corner of Centennial Parkway and Aliante Parkway
Case Number: SUP-48-2020

12/21/2020

