

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Amy Michaels, Principal Planner, Land Development & Community Services
From: Duane McNelly, Land Development Coordinator, Department of Public Works
Subject: SUP-43-2021 **Born and Raised**
Date: July 08, 2021

The Department of Public Works has no objection to the proposed use. The following comment is for information only.

- The civil improvement plans for this development have been previously approved. The Department of Public Works recommends that this item comply with the approved plans on file #206-2020. Any changes to those plans will require the engineer to submit a formal revision.


Fot Duane McNelly, Land Development Coordinator
Department of Public Works



Jeff Donato
Director of Licensing & Regulatory Compliance
Phone: (702) 997-0063
Fax: (702) 997-0038
Email: jeff@argentumnv.com

Law Offices
Las Vegas (702) 997-0066
Reno (775) 473-7444

June 28, 2021

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

Re: Special Use Permit for "On-Sale" Restricted Gaming Liquor Use

To Whom It May Concern:

This law firm represents Town Lounge North Las Vegas, LLC, a Nevada limited liability company (the "**Applicant**"), with regard to its request for a Special Use Permit to allow an "On-Sale" Restricted Gaming Liquor use (the "**Proposed Use**"), upon a portion of that certain real property located at the SWC of Craig Road and Arcata Way, more particularly described as a portion of Assessor's Parcel Number 139-02-302-009 (the "**Subject Property**"). The Subject Property is zoned General Commercial (C-2).

In particular, the Applicant is requesting a Special Use Permit to allow an approximate 4,750 square foot on-sale restricted gaming liquor use to be conducted wholly within one of the buildings to be constructed on the Subject Property. No one under the age of 21 will be permitted within the establishment. The proposed floor plan includes, among other things, a lounge area, hi-top seating areas, a physical bar containing no more than fifteen gaming devices embedded into the bar top, private room/bungalow area that can be used for private parties or events, and a full commercial kitchen area. The proposed hours of operation will be 24 hours a day with a kitchen that will offer a full menu of food the entire time the Proposed Use is open. The Proposed Use would employ approximately 20 full-time employee and 20 part-time employees. Whether patrons want to watch a sporting event on one of the many televisions that will be located in and around the establishment, or play the gaming devices, or just sit down to enjoy an alcoholic beverage and/or hot meal, the establishment will provide the surrounding community with a safe environment to unwind and relax while being close to home.

The Applicant is not requesting any waivers to reduce the distance separation requirements between like uses, schools, daycares, churches, parks or developed residential. As shown on the Radius Map as prepared by a licensed land surveyor and submitted with the application, the Proposed Use is not located within: (1) 500 feet of any developed residential; (2) 1,500 feet of any schools, daycares, churches or parks; and (3) 2,500 feet of any like uses. As a

ARGENTUM LAW

North Las Vegas Planning & Zoning

June 28, 2021

Page 2

result, the Proposed Use meets all the proximity distance requirements as set forth in North Las Vegas Municipal Code, Table 17.20-2.

The Proposed Use will be located within a proposed commercial center that has ample parking. Furthermore, the Subject Property has access to both Craig Road and Arcata Way, 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 an "On-Sale Restricted Gaming Liquor use upon a portion of the Subject Property.

If you should have any questions, please do not hesitate to contact me. Thank you for your consideration.

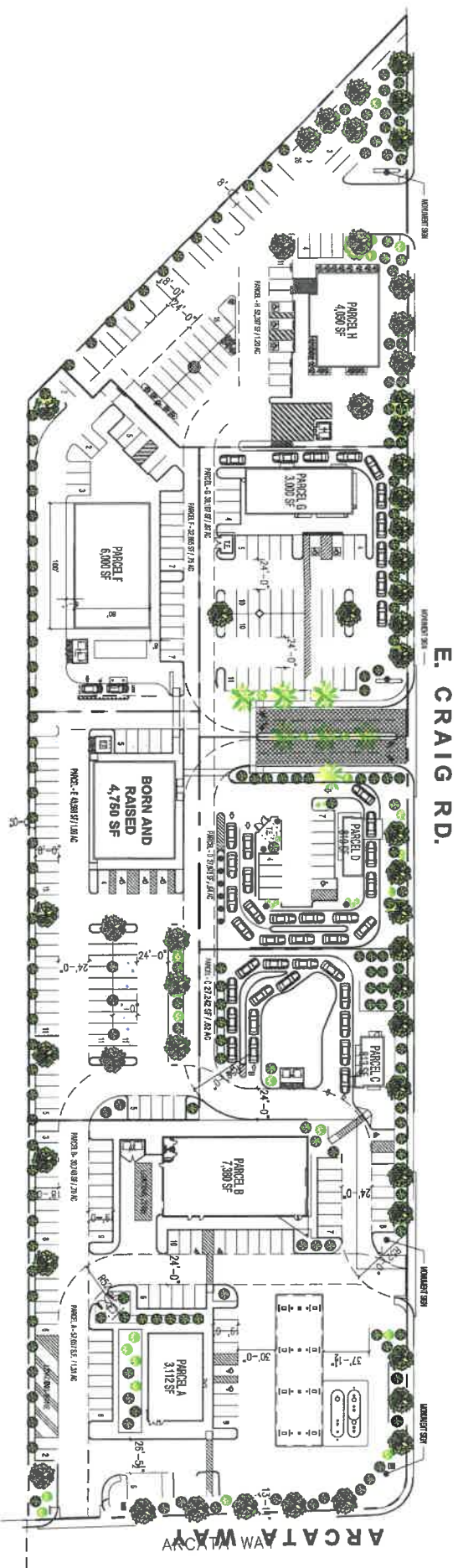
Sincerely,

ARGENTUM LAW


Jeff Donato

JDON/jjd

Enclosures



SITE PLAN



VICINITY MAP

(Not to Scale)



LOCATION MAP

(Not to Scale)

SITE SUMMARY

Parcel ID:	139-02-302-009
Land	± 7.13 AC
	± 310,582 SF
ZONING:	
The Property shown hereon is zoned "C-2"	
Overlay District: AE-70	



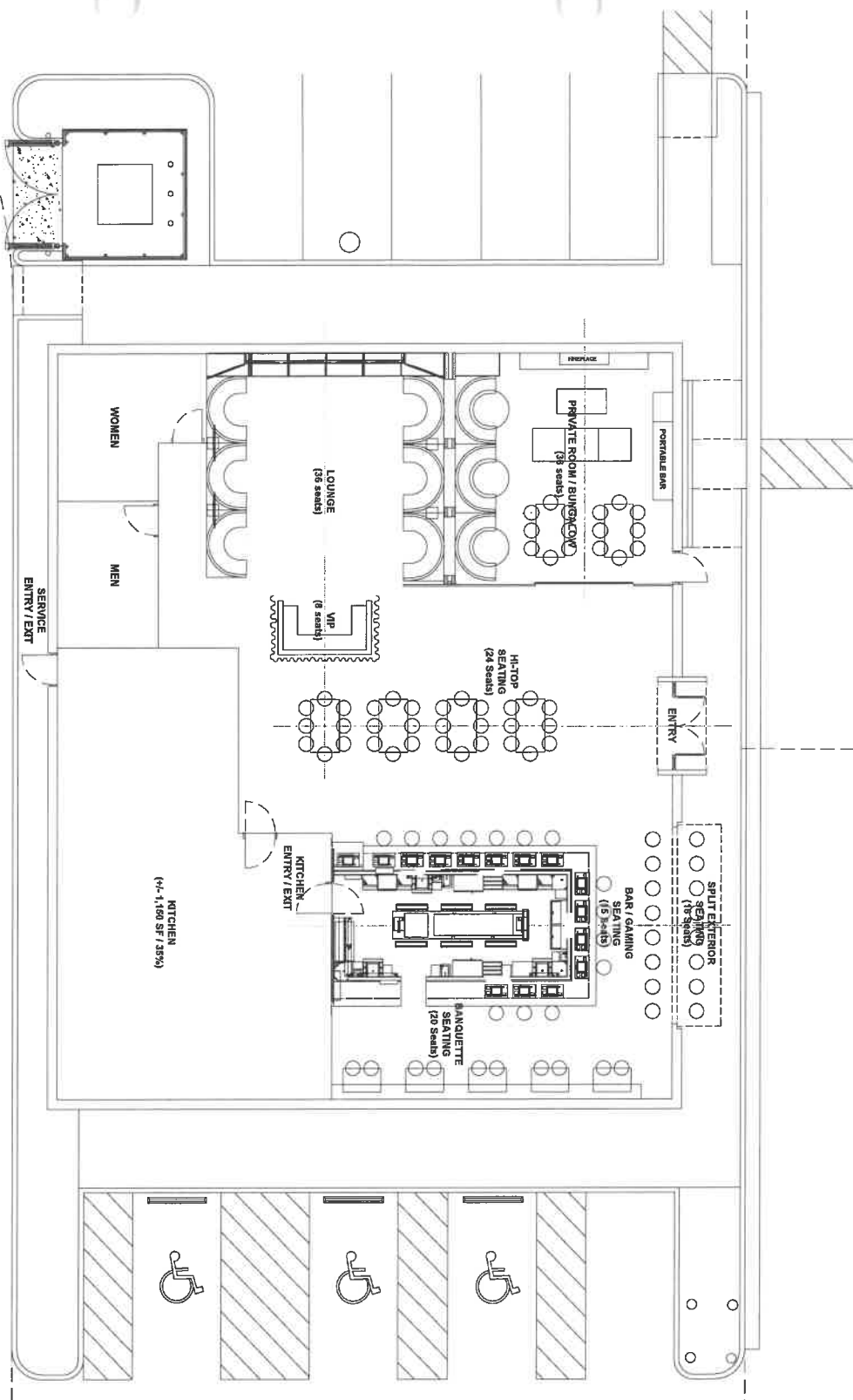
Born And Raised - CRAIG / ARCATATA
North Las Vegas, NV

ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE ARCHITECT'S DISCRETION WITHOUT NOTICE.
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED
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DATE: JUNE 23, 2021
JOB#: 21-05-003

PROJECT SUMMARY

BUILDING AREA:	+/- 4,750 SF
SEATING	+/- 980 SF
BUNGALOW	+/- 575 SF
LOUNGE	+/- 725 SF
BAR	+/- 650 SF
KITCHEN	+/- 1,150 SF
SEATING:	147 SEATS
INDOOR	139 SEATS
OUTDOOR	8 SEATS



PRELIMINARY PLANNING DIAGRAM



B.A.R. - CRAIG / ARCATATA
Las Vegas, NV

ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE ARCHITECT'S DISCRETION WITHOUT NOTICE.
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DATE: NOVEMBER 20, 2020
JOB#: 2000004

[illegible]

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NOTE:
SECURE UNDER 18-4-271, REPEALED, § 80093
TO BE PLACED AT FUTURE EDITION LOCATIONS.

STW 7006
Alabaster
Height 12.5 cm
Location Number 215-02

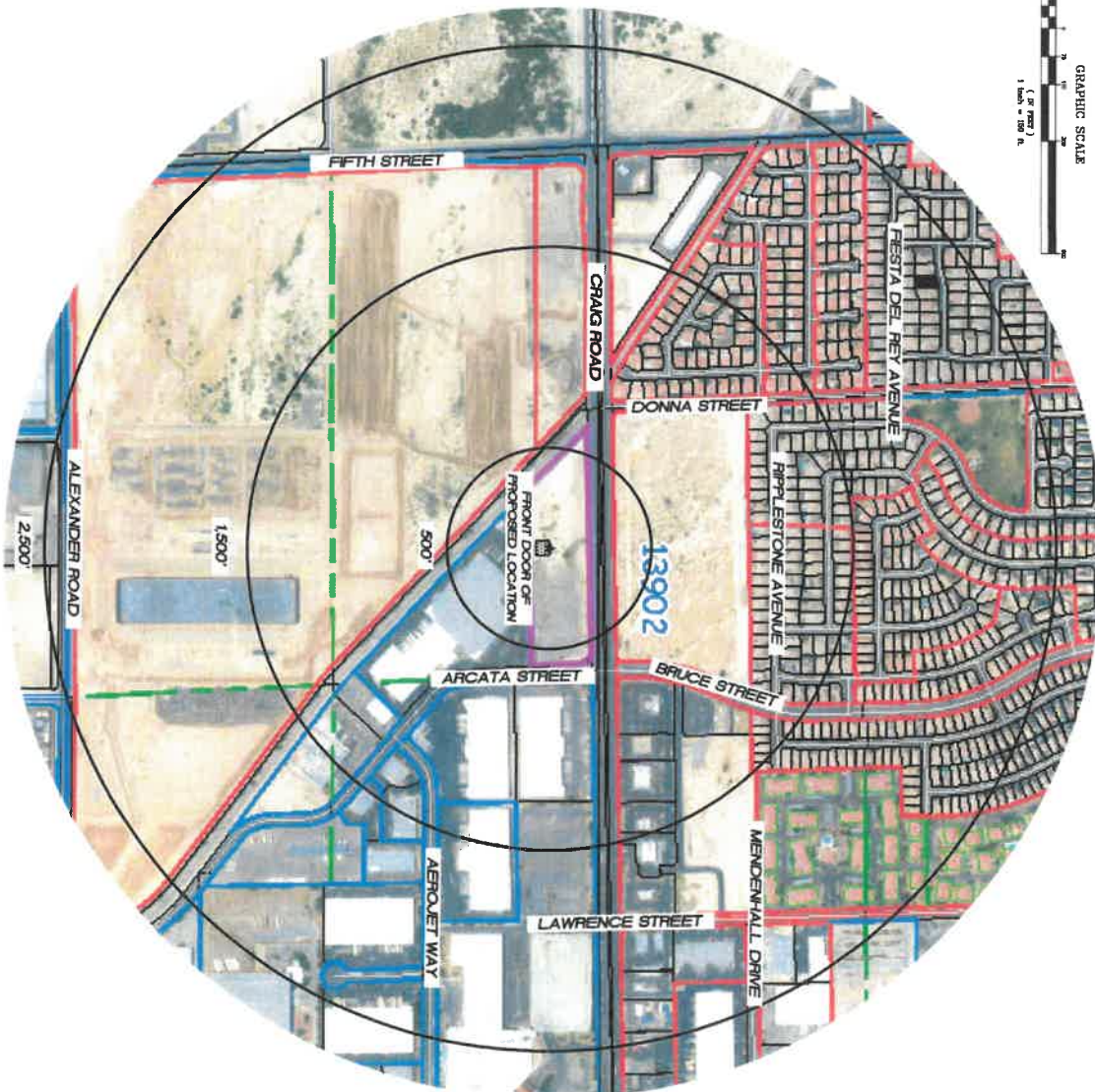
574 6254
Larry Arroy
Manager / Editor
Phone Number 334-631

James D. King

SAV 1015
Sea Serpent
10-15-15

SHEET INFO <div style="float: right; font-size: 2em; font-weight: bold;">A5.01</div> <div style="clear: both;"></div>		PROJECT INFO <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;"> PERMIT NO.: PROJECT NAME: PROJECT NO.: DATE: </td> <td style="width: 50%;"> 2011.03 NORTH LAS VEGAS APRIL 2, 2011 030 </td> </tr> </table>		PERMIT NO.: PROJECT NAME: PROJECT NO.: DATE:	2011.03 NORTH LAS VEGAS APRIL 2, 2011 030	REVISIONS <table border="1" style="width: 100%;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION				PROJECT TITLE PROJECT NAME: BORN AND RAISED S.E. OF CHAM ROAD AND ARCADIA WAY NORTH LAS VEGAS, NEVADA, 89030 JURISDICTION: CITY OF NORTH LAS VEGAS APP#: 1306232009		STAMP 		CLIENT CHECK: FORZA MANAGEMENT CO. 10000 PARK BLVD. SUITE 400 NORTH LAS VEGAS, NV 89134 PHONE: 702.735.1100 FAX: 702.735.1101 E-MAIL: info@forzadesign.com		DESIGN NAME DRAWN BY: CHECKED BY:		 ARCHITECTURE PLANNING INTERIORS	
PERMIT NO.: PROJECT NAME: PROJECT NO.: DATE:	2011.03 NORTH LAS VEGAS APRIL 2, 2011 030																						
NO.	DATE	DESCRIPTION																					

RADIUS MAP FOR ON-SALE RESTRICTED GAMBLING LIQUOR LICENSE SWC OF CRAIG RD. AND ARCATA WAY NORTH LAS VEGAS, NV APN: 139-02-302-009



LEGEND

- RADIUS LINE
- PROPOSED BUILDING LOCATION BASED ON THE CITY OF NORTH LAS VEGAS' PLANNING, DESIGN AND DEVELOPMENT, LLC, B.A.S.-CDA/ARCATA-LAS VEGAS, NV DATED 11/20/20.
- APN

ASSESSOR'S PARCEL NUMBER
FRONT DOOR OF PROPOSED LOCATION AT:
SWC OF CRAIG ROAD AND ARCATA WAY
APN: 139-02-302-009

THE DISTANCE SEPARATION SHALL BE MEASURED FROM THE SHORTEST DIRECT LINE DISTANCE BETWEEN THE PROPOSED BUILDING ENTRANCE OF THE PROPOSED LOCATION AS SHOWN HEREIN TO THE SHORTEST PROPERTY LINE OF THE PROPOSED LOCATION AS SHOWN HEREIN. THE SHORTEST PROPERTY LINE OF THE PROPOSED LOCATION AS SHOWN HEREIN SHALL BE THE SHORTEST PROPERTY LINE OF THE PROPOSED LOCATION AS SHOWN HEREIN. THE SHORTEST PROPERTY LINE OF THE PROPOSED LOCATION AS SHOWN HEREIN SHALL BE THE SHORTEST PROPERTY LINE OF THE PROPOSED LOCATION AS SHOWN HEREIN.

2500'
1500'
500'

SURVEYOR'S CERTIFICATE

I, DENNIS B. LAYTON, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF NEVADA, AS AN AGENT OF HERITAGE SURVEYING NEVADA, INC. CERTIFY THAT:

1. HERITAGE SURVEYING NEVADA, INC. HAS CONDUCTED A FIELD INVESTIGATION UNDER MY DIRECT SUPERVISION.
2. TO THE BEST OF MY KNOWLEDGE AND BELIEF FOR VISUAL RECOGNIZANCE, THERE ARE NO EXISTING RECORDS, DOCUMENTS, CHARTERS, AND PLANS AT OR WITHIN THE SPECIFIED 1720.000' DISTANCE FROM THE PROPOSED LOCATION AS SHOWN HEREIN.
3. TO THE BEST OF MY KNOWLEDGE AND BELIEF FOR VISUAL RECOGNIZANCE, THERE ARE NO EXISTING RECORDS, DOCUMENTS, CHARTERS, AND PLANS AT OR WITHIN THE SPECIFIED 1720.000' DISTANCE FROM THE PROPOSED LOCATION AS SHOWN HEREIN.
4. TO THE BEST OF MY KNOWLEDGE AND BELIEF FOR VISUAL RECOGNIZANCE, THERE ARE NO EXISTING RECORDS, DOCUMENTS, CHARTERS, AND PLANS AT OR WITHIN THE SPECIFIED 1720.000' DISTANCE FROM THE PROPOSED LOCATION AS SHOWN HEREIN.

DENNIS B. LAYTON, P.E.
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 11259



NOTE:
THIS RADIUS MAP DOES NOT REPRESENT DENNIS LAYTON'S OWN FIELD AND VISUAL RECOGNIZANCE OF THE PROPOSED LOCATION AS SHOWN HEREIN. THE RADIUS MAP REPRESENTS HERITAGE SURVEYING NEVADA'S OWN FIELD AND VISUAL RECOGNIZANCE OF THE PROPOSED LOCATION AS SHOWN HEREIN.

ON-SALE RESTRICTED GAMBLING LIQUOR LICENSE
SWC CRAIG ROAD. AND ARCATA WAY
139-02-302-009
ARGENTUM PARTNERS

HERITAGE SURVEYING NEVADA, INC.
1895 VILLAGE CENTER CIRCLE
LAS VEGAS, NEVADA 89134
(702) 212-4018

DATE: 7/26/2023
DRAWN BY: M. GAGLIARDI
CHECKED BY: D. LAYTON
SHEET 1 OF 1

SCALE: 1" = 250'	APN: 139-02-302-009
SCALE: 1" = 100'	APN: 139-02-302-009
DRAWN BY: M. GAGLIARDI	APN: 139-02-302-009
CITY OF NORTH LAS VEGAS	NEVADA

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: 1" = 200' WHEN MAP REDUCED FROM 11X17 ORIGINAL.

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUBSEQ NUMBER
- PB 24-65 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- GLS 5 GOV LOT NUMBER

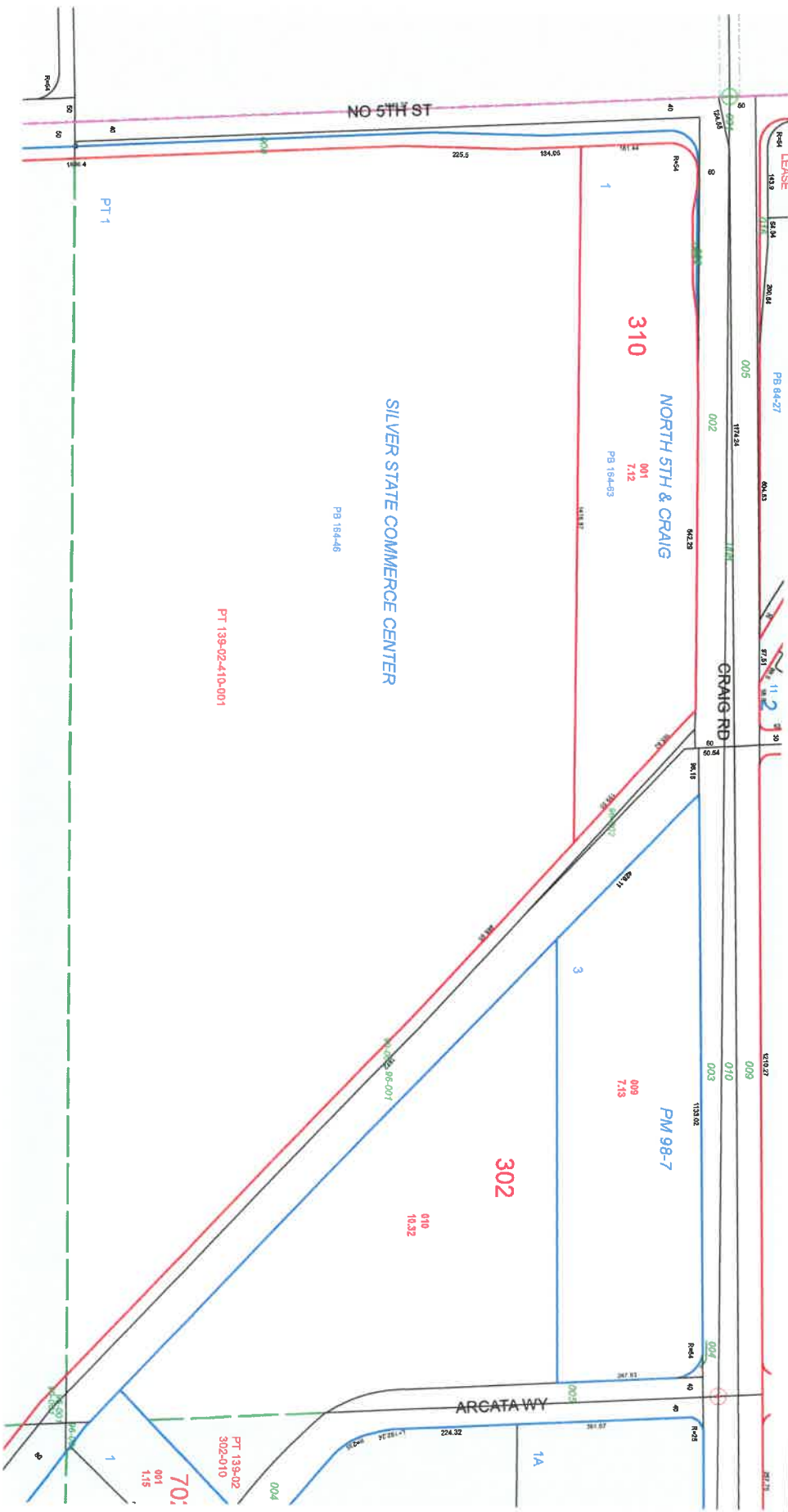
ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor

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139-02-3

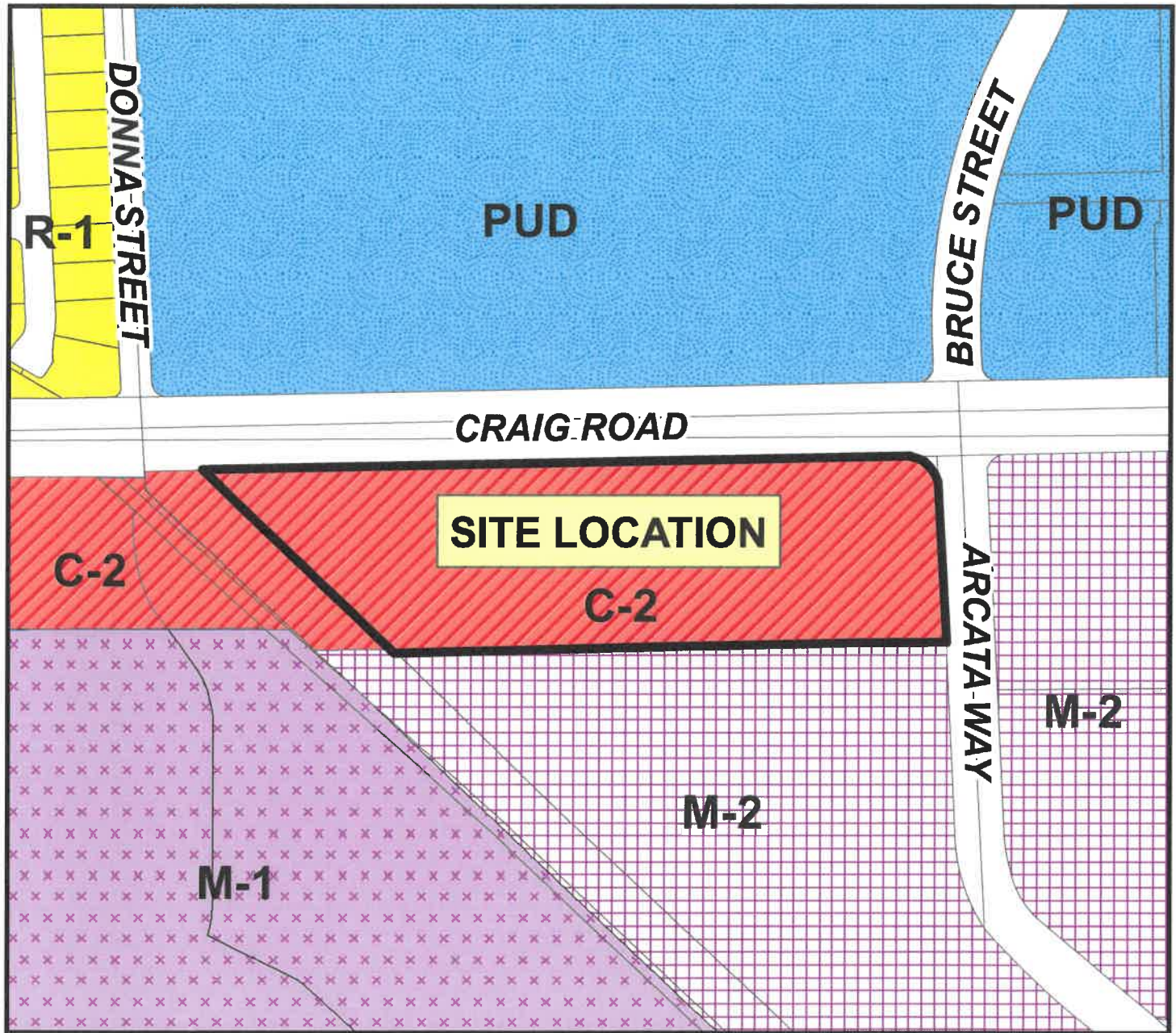



TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Town Lounge North Las Vegas, LLC
Application Type: Special Use Permit
Request: To Allow an "On-Sale" Liquor License (Full On-Sale) with Restricted Gaming
Project Info: Southwest corner of Craig Road and Arcata Way
Case Number: SUP-43-2021

7/8/2021

