

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Sharianne Dotson, Planner, Land Development & Community Services
From: Robert Weible, Land Development Project Leader, Department of Public Works
Subject: SUP-34-2020 **Circle K at Centennial & N. 5th**
Date: October 15, 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. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040. Conformance may require modifications to the site.
4. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1 and 225.
5. The property owner is required to grant a roadway easement for commercial driveways.
6. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
7. Dedication and construction of the following streets and/or half streets is required per the Master Plan of Streets and Highways and/or City of North Las Vegas Municipal Code section 16.24.100:
 - a. Centennial Parkway
 - b. North 5th Street
8. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.
9. Approval of a traffic study 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>.

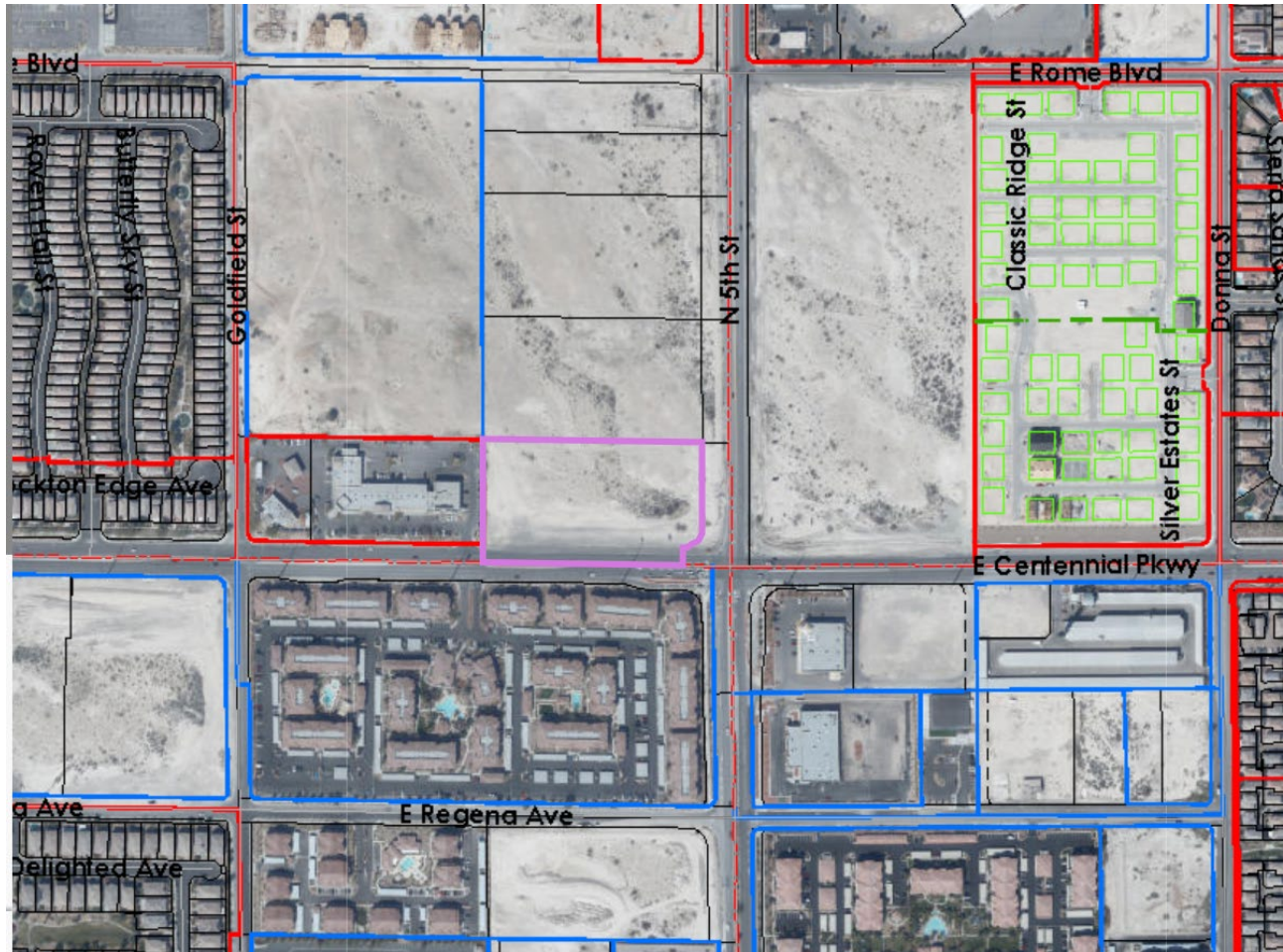
Robert Weible, Land Development Project Leader
Department of Public Works

Letter of Intent

Circle K Store NWC Centennial Parkway and 5th Street North Las Vegas, Nevada

Special Use Application

This application is a request for a Special Use Permit for a convenience store with gas pumps. The proposed project is located at the northwest corner of Centennial Parkway and 5th Street as shown in the aerial photo below and more specifically identified as APN #124-22-801-026. The property is currently zoned C-1, Neighborhood Commercial with a land use designation of Mixed-Use Commercial.



Project Description: Circle K Stores Inc. proposes the construction of a new 5,187 square foot retail convenience grocery store with 7 gasoline dispensing pumps. The proposed Circle K facility will be operated 24 hours a day, 7 days a week. The project site is located adjacent to Centennial Parkway with existing commercial development to the west, and to the south is developed multi-family. The parcels to the north and east of the site are undeveloped.

Site Access: The proposed development is anticipated to receive a significant volume of vehicular traffic. To accommodate the consumers anticipated to visit the facility, access to the Circle K will be provided by the full access drive on Centennial Parkway. There will also be access provided on 5th Street via a shared vehicular access driveway with the adjoining property to the north.

Parking and Circulation: The design of the site provides for ample on-site circulation as well as space for vendor and fuel delivery parking. To avoid onsite vehicle congestion and provide a safe environment for customers, the project offers additional parking spaces beyond the requirement.

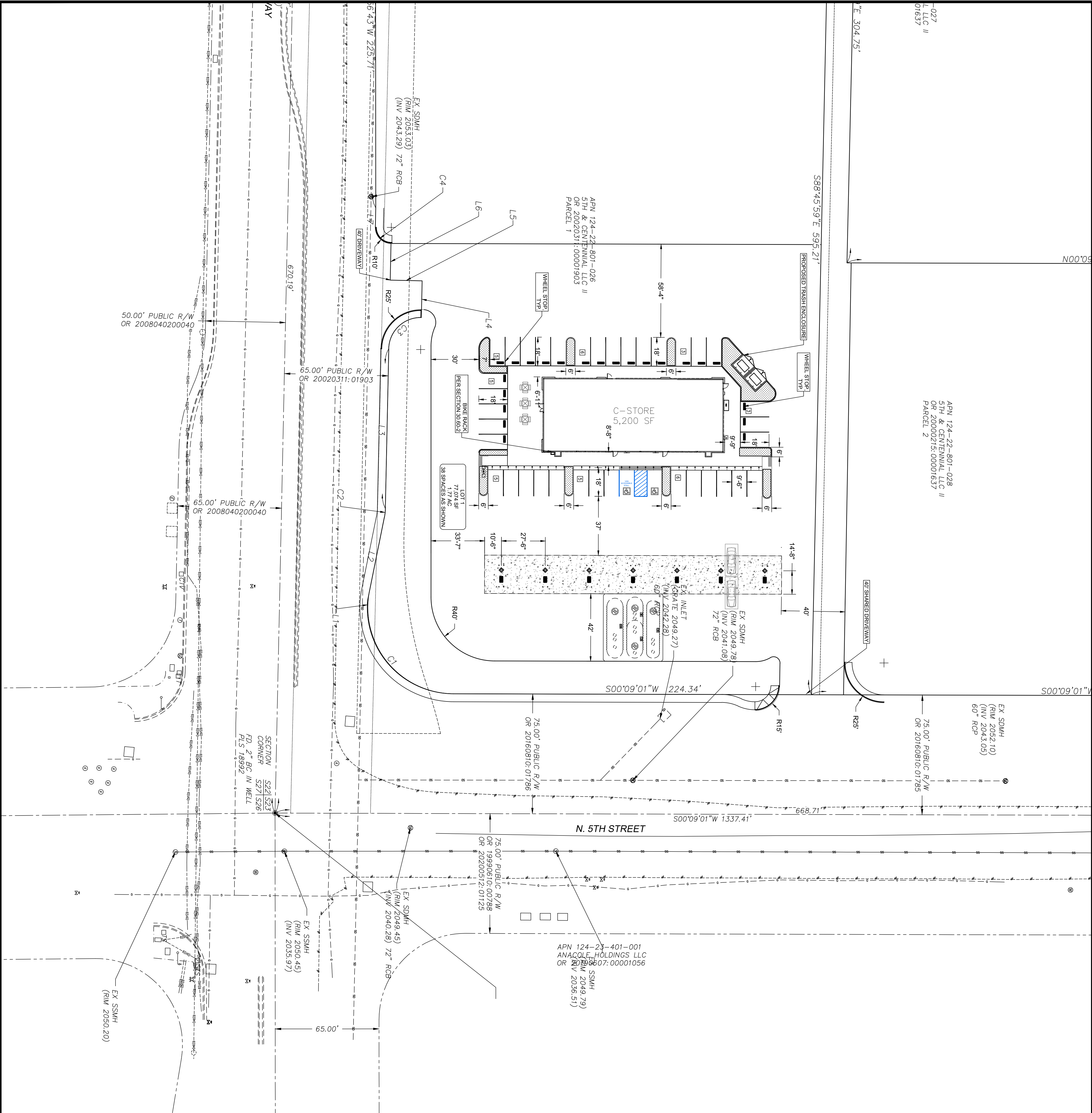
Landscaping: The site will be very well landscaped especially along the southern portion of the site in an effort to visually buffer the project while maintaining the openness and continuity of existing landscaping in the area.

Architectural Design: The proposed building will be one (1) story with a maximum height of twenty three (23) feet, eight (8) inches. The store will include enhanced architectural elements and the use of a variety of materials and colors. The materials and colors will feature a range of tans and browns in the color palette, accented with the use of CMU split-face block and stone. The architectural theme is continued on the fuel canopy and monument signs to provide a consistent architectural theme for the development project.

Site Lighting: The Site Lighting will conform to the requirements of the City and will be located in strategic locations throughout and along the perimeter of the project to provide sufficient illumination while not impacting any of the adjoining properties. All lights within the building façade and fuel canopy are flush mounted so as not to cause light spillage. All other site fixtures provide for screening or shielding of the illumination source to further prevent light spillage.

Impact Assessment: The project location is more than 500 feet from another jurisdiction and an Impact Assessment is not required.

Circle K believes the proposed project will bring a new and aesthetically pleasing facility to the City of North Las Vegas along the highly travelled Centennial Parkway. The project will complement other retail developments in this fast-growing area near the County Road 215 corridor, providing enhanced consumer products and services to the surrounding community. The fueling facility is designed with state-of-the-art containment and vapor recovery systems to ensure protection of the environment and is not detrimental to the public health, safety or welfare, nor cause damage or nuisance arising from noise, smoke, odor, dust vibration or illumination. Through the use of landscaping and building design, we believe that the proposed development mitigates any adverse impacts on the natural environment. Furthermore, we believe that the project meets the general intent and purpose of the City of North Las Vegas Zoning Code. Therefore, we request that the Special Use Permit be approved



PROJECT INFORMATION

PROJECT NAME:	CIRCLE K CENTENNIAL @ 5TH ST.
PROJECT ADDRESS:	NWC OF CENTENNIAL PARKWAY AND 5TH
PROJECT DESCRIPTION:	PROPOSAL FOR A NEW CONVENIENCE STORE W ASSOCIATED FUEL SALES CONSISTING OF A 5,200 SF CONVENIENCE STORE AND A FUEL CANOPY WITH 7 FUEL PUMPS
ZONING INFORMATION	
JURISDICTION:	NORTH LAS VEGAS
ZONING CLASSIFICATION:	NEIGHBORHOOD COMMERCIAL (C-1)
PLANNED LAND USE:	NORTHEAST COUNTY
TOWNSHIP:	

SITE DATA:

APN:	124-22-801-014
GROSS PARCEL AREA:	195,353 sf (4.48 ac)
RIGHT OF WAY DEDICATION:	26,965 sf (0.62 ac)
CIRCLE K NET SITE AREA:	76,419 sf (1.75 ac)
EXCESS PROPERTY:	91,969 sf (2.11 ac)

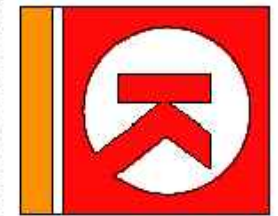
BUILDING AREA

CONVENIENCE STORE BLDG AREA:	5,200 SF
FUEL CANOPY AREA:	3,140 SF
CIRCLE K LOT COVERAGE:	6.78%*

PARKING AND SITE REQUIREMENTS

PARKING REQ'D:	REQUIRED	PROVIDED
	1 SPACE/ 200 SF	35
ADA PARKING:	26	OK
LOADING SPACES	1 (1 VAN STALL)	OK
YARD SETBACK	0	OK
FRONT	REQUIRED	20'
INTERIOR SIDE	20'	OK
REAR:	0'	OK
HEIGHT:	10'	OK
LOT COVERAGE:	50'	25' MAX
	60%	14.08%

OCCUPANCY CLASSIFICATION:
GROUP M - MERCANTILE
TYPE OF CONSTRUCTION
VB

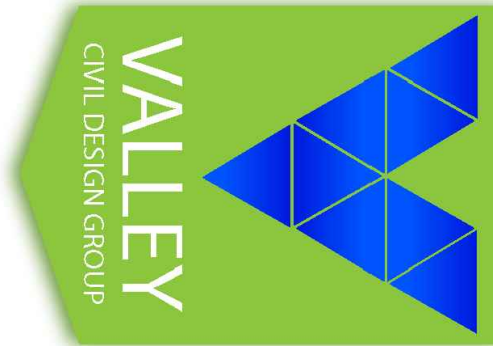


OWNER
CIRCLE K STORES INC.
1130 WEST WARNER RD.
BUILDING B
TEMPE, AZ 85284

No.	Revision/Issue	Date

OWNERS
REPRESENTATIVE
LAND DEVELOPMENT
CONSULTANTS, LLC

LAND DEVELOPMENT
CONSULTANTS, LLC
11811 N. TATUM BLVD.
SUITE 100
PHOENIX, AZ 85028
602.860.8101



8275 S. EASTERN AVE.
SUITE 200
LAS VEGAS, NV 89123
702.551.2005
www.valley-civil.com

CIRCLE K Centennial
@ 5th St.
LAS VEGAS, NV
CONCEPTUAL SITE LAYOUT



9/21/20

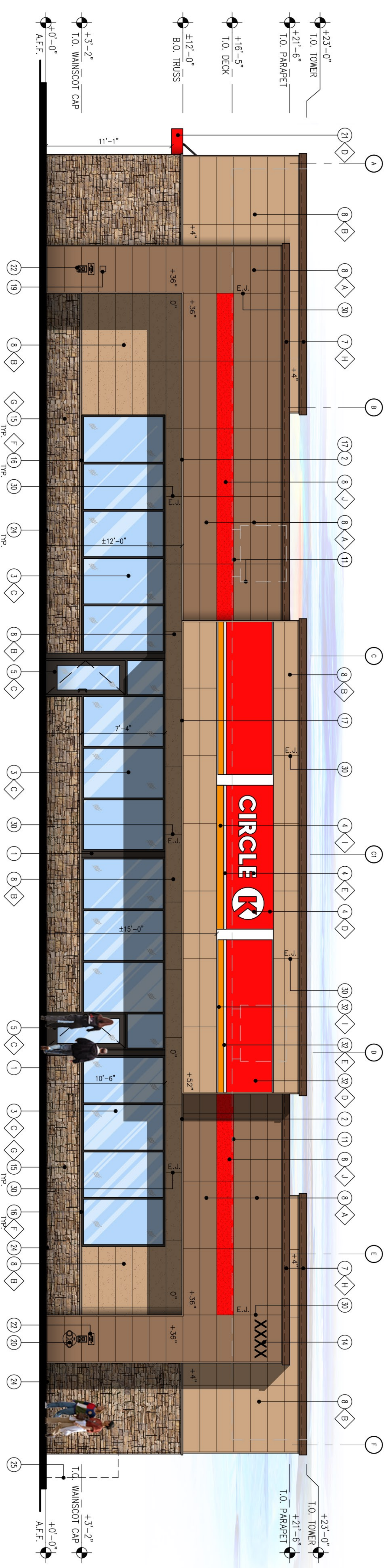
CHECKED BY
ML
VALLEY CIVIL DESIGN JOB NO.
19-541
ISSUE DATE: 09/16/2020
SHEET
SP3

KEY NOTES

- STEEL COLUMN WRAP WITH BREAK METAL
 - LINE OF CANYON / SLOTT
 - DARK BRONZE ANODIZED WINDOW FRAME W/ GRAY TINTED GLASS PER SOLARBAN SQUAREWAY STICS
 - INTERIALLY ILLUMINATED SIGN (UNDER SEPARATE PERMUT)
 - DARK BRONZE ANODIZED DOOR W/ GRAY TINTED GLASS PER SOLARBAN SQUAREWAY STICS
 - SERVICE DOOR: PAINT TO MATCH SURROUNDING WALL
 - PRE-FINISHED METAL CORING
 - NICHIA FIBER CEMENT WALL PANEL SYSTEM
 - WALL MOUNTED LIGHT FIXTURE, COLOR: BLACK
 - SES PANEL LOCATION
 - ROOF LINE AND HVAC UNITS
 - 1-1/2" STAINLESS STEEL CORNER KES EDGE, TYP. TO ALL CORNERS
 - PRIMARY ROOF DRAINS TO CONNECT TO UNDERGROUND STORMWATER SYSTEM
 - ADDRESSING LOCATION: 8" TALL INCH BLACK NUMBERS
 - FINAL AREA LOCATION TO BE DETERMINED BY FIRE DEPARTMENT.
 - 1 3/8" THK. X 6" NICHIA KIRKSTONE HIGH FIBER CEMENT WANSKOT
 - 1-1/2" HIGH NICHIA FIBER CEMENT CAP INSTAL PER MFR. SPECS.
 - NICHIA ESSENTIAL OVERHANG FLASHING
 - PARAPET WALL BEYOND
 - (RHO) KEY-BOX AT 6'-0" AFF (IF REQUIRED BY FIRE DEPARTMENT)
 - FIRE DEPARTMENT CONNECTION (IF REQUIRED)
 - ALUMINUM RAINING WITH SUPPORT ROOS ABOVE THE SIF ENTRY DOOR BY CIRCLE K VENDOR, PROVIDE BLOOMING IN EXTERIOR WALL FOR RAINING AND SUPPORTS
 - EMERGENCY FUEL SHUT-OFF SWITCH, REFER TO SHEET
 - INSULATED METAL DOOR
 - NICHIA ESSENTIAL "STARTER" FLASHING
 - CO2 TANK WITH METAL LOCKERD CONTAINER
 - EXTERIOR FINISH TO EXTEND ABOVE SIDEWALK/GRADE
 - NOT USED
 - NOT USED
 - CONTROL/EXPANSION JOINT "L" LOCATION
 - HANDSCRAFT FIBER CEMENT PANELS
 - ACM BAND PANELS PROVIDED & INSTALLED BY SIGNAGE VENDOR
- NOTE:
EXTERIOR LATH-PROVIDE 2 LAYERS OF GRADE D PAPER OVER ALL WOOD BASE SHEETING.

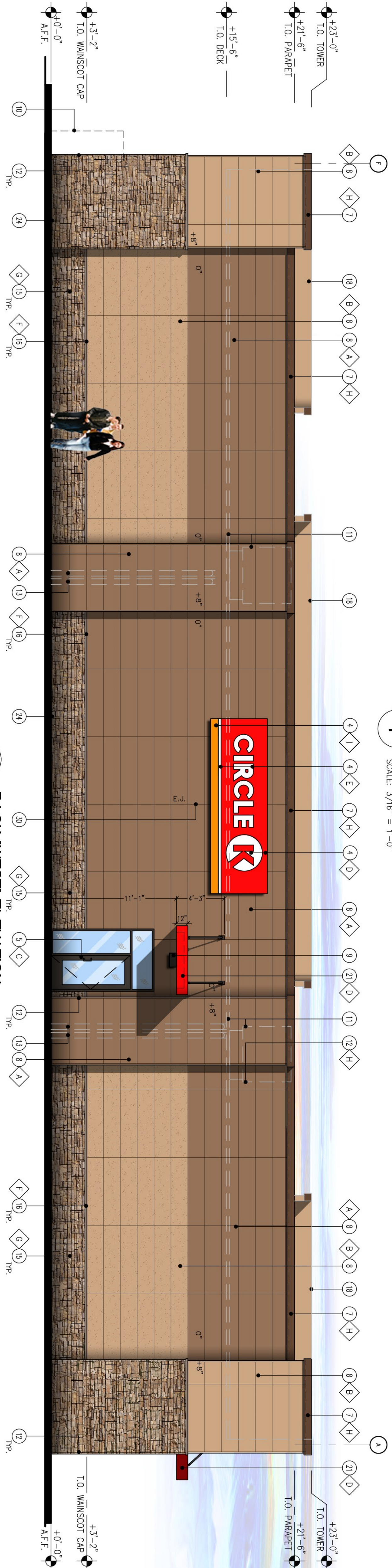
FINISH SCHEDULE

- 1. NICHIA TUFF BLOCK
 - COLOR TO MATCH #5W 6995 TONSTY
 - 2. NICHIA TUFF BLOCK
 - COLOR TO MATCH #5W 6115 TOTALLY TAN
 - 3. 1" INSULATED, DOUBLE PANELED GRAY TINTED GLASS
 - COLOR TO MATCH #5W 4081
 - 4. CHERWIN WILLIAMS #5W 7005
 - CIRCLE K WHITE
 - 5. NICHIA CHISELED SILL TAN
 - 6. NICHIA LEDGESTONE BLUFF
 - COLOR TO MATCH #5W 144
 - 7. CHERWIN WILLIAMS #5W 6990 - JAM
 - PRESTONE MANSARD BROWN SR (USE FOR PRE-FINISHED METAL CORING)
 - 8. CIRCLE K ORANGE #M6 144
 - 9. NICHIA TUFF BLOCK
 - COLOR TO MATCH #5W 4081
- * USE CHERWIN WILLIAMS MANUFACTURER ONLY
* COLOR TO BE PRE-CONSIDERED TO ENSURE AVAILABILITY
* PURCHASED BY CIRCLE K/INSTALLED BY C.C. G.C. TO COORDINATE WITH CK PM AND OWNER'S REP
cck@nichiausa.com



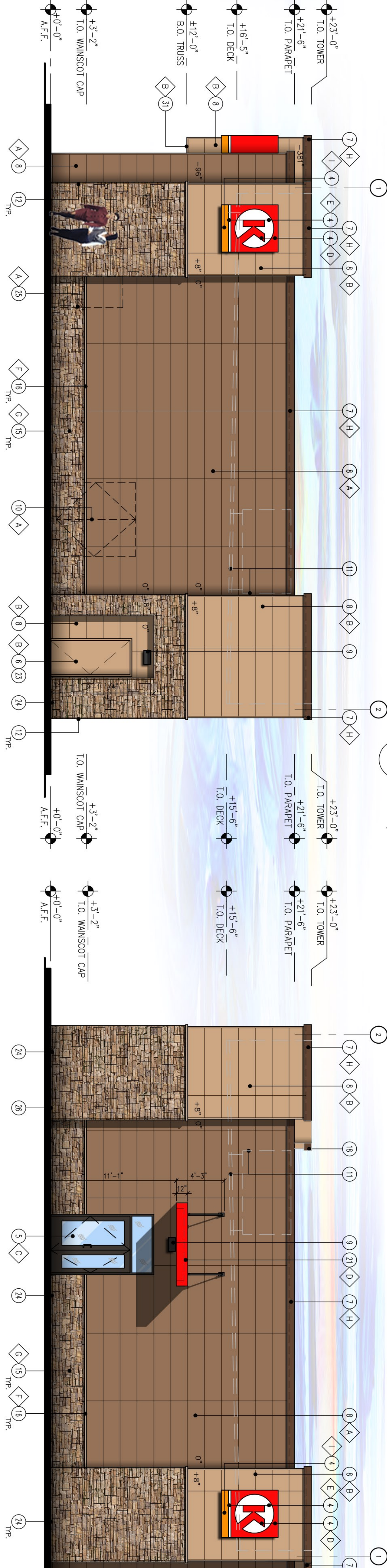
FRONT 'EAST' ELEVATION

SCALE: 3/16" = 1'-0"



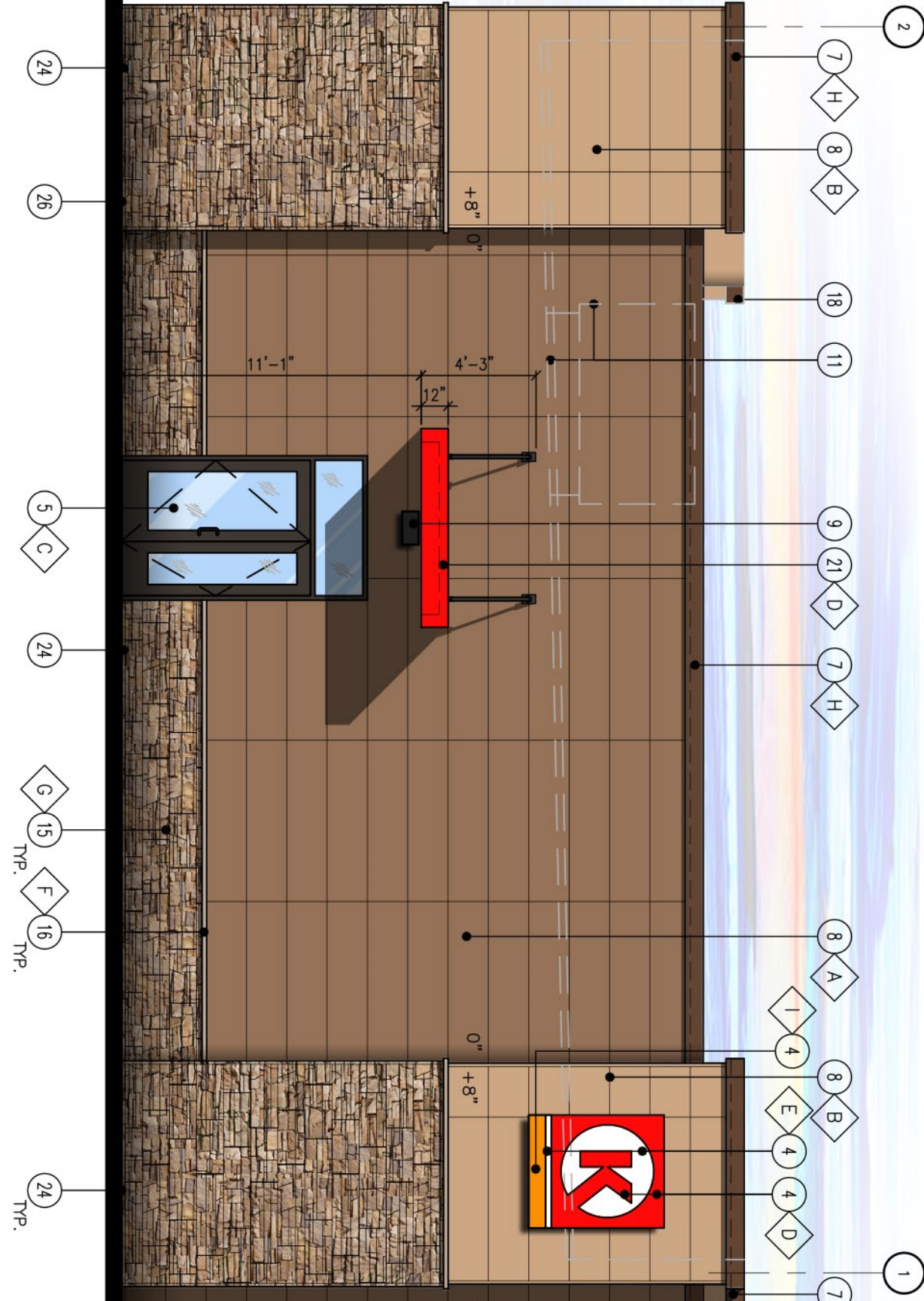
BACK 'WEST' ELEVATION

SCALE: 3/16" = 1'-0"



SIDE 'NORTH' ELEVATION

SCALE: 3/16" = 1'-0"



SIDE 'SOUTH' ELEVATION

SCALE: 3/16" = 1'-0"

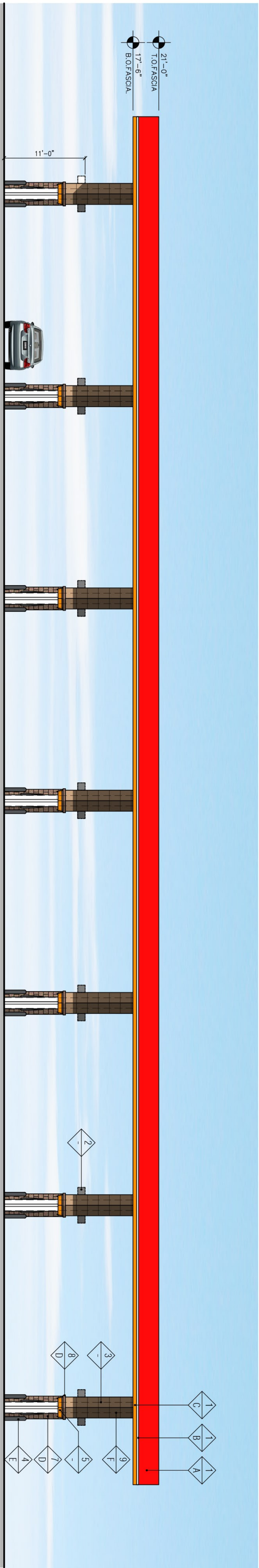
FINISH SCHEDULE	
▲	FINISH MATERIAL
1	ACM PANEL -TEX COTE-
2	COLUMN GLASS BY SIGNAGE VENDOR
3	LINE OF STEEL COLUMN WITHIN
4	6" Ø BOLLARD .36" HIGH
5	FUEL PUMP
6	INTERIALLY ILLUMINATED SIGN UNDER SEPARATE PERMIT
7	40X16 CMU VENEER, SPILT FACE, GROUTED TO MATCH CMU COLOR
8	40X20 SOLID CMU CAP, INSTALL PER MFR. SPECS.
9	NICHIA FIBER CEMENT WALL PANEL SYSTEM
▲	FINISH COLOR
A	CIRCLE K RED #PMS 485
B	CIRCLE K WHITE
C	CIRCLE K ORANGE #PMS 144
D	SUPERLITE BLOCK SPLITFACE CMU - "BOOT BROWN"
E	PVC BOLLARD SLEEVE "DARK GRAY"
F	NICHIA TUFF BLOCK - COLOR TO MATCH SHERWIN WILLIAMS - SW6115 - TOTALLY TAN

- Note:
- Colors shown on these elevations are for illustration purposes only. For actual colors, refer to manufacturer's samples.
 - The fascia panels are pre-finished by signage vendor
 - All signs require a separate submittal.
 - All lighting on canopy to be flush mounted with fascia

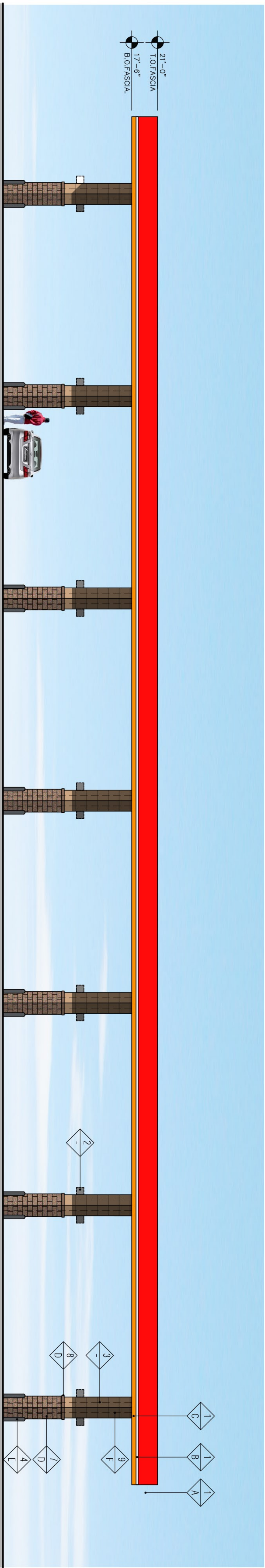


3 'SIDE' NORTH ELEVATION
SCALE: 1/8" = 1'-0"

4 'SIDE' SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 'FRONT' EAST ELEVATION
SCALE: 1/8" = 1'-0"

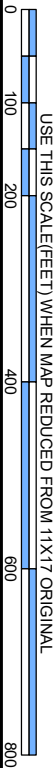


1 'REAR' WEST ELEVATION
SCALE: 1/8" = 1'-0"

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
 - PM/D BOUNDARY
 - ROAD EASEMENT
 - MATCH / LEADER LINE
 - HISTORIC LOT LINE
 - HISTORIC SUB BOUNDARY
 - HISTORIC PM/D 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 SUB/SEQ. NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GL5 GOV. LOT NUMBER

ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

BOOK T199S R61E

SEC. 22

MAP S 2 SE 4

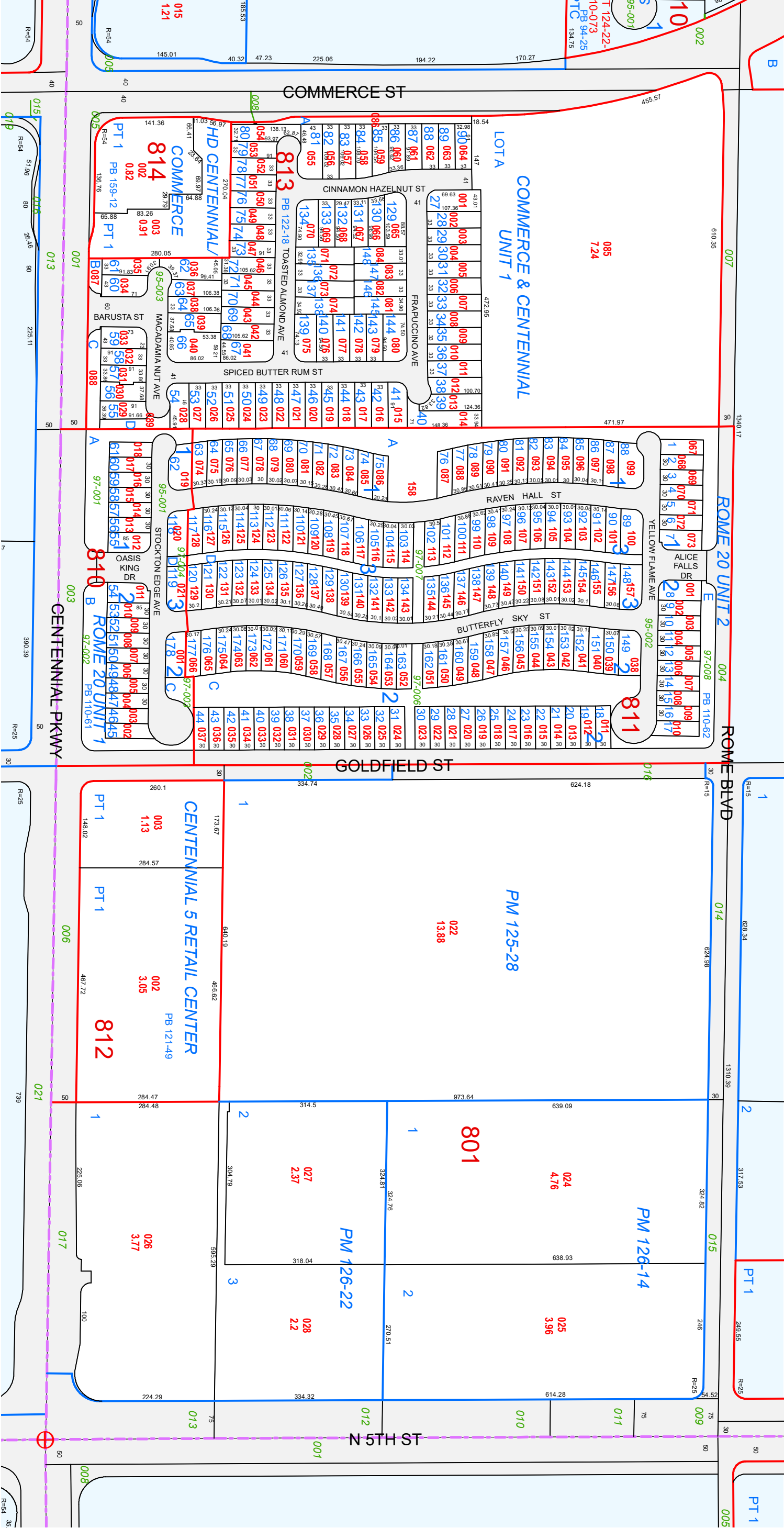
124-22-8

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

Scale: 1" = 200'

Rev: 7/8/2020

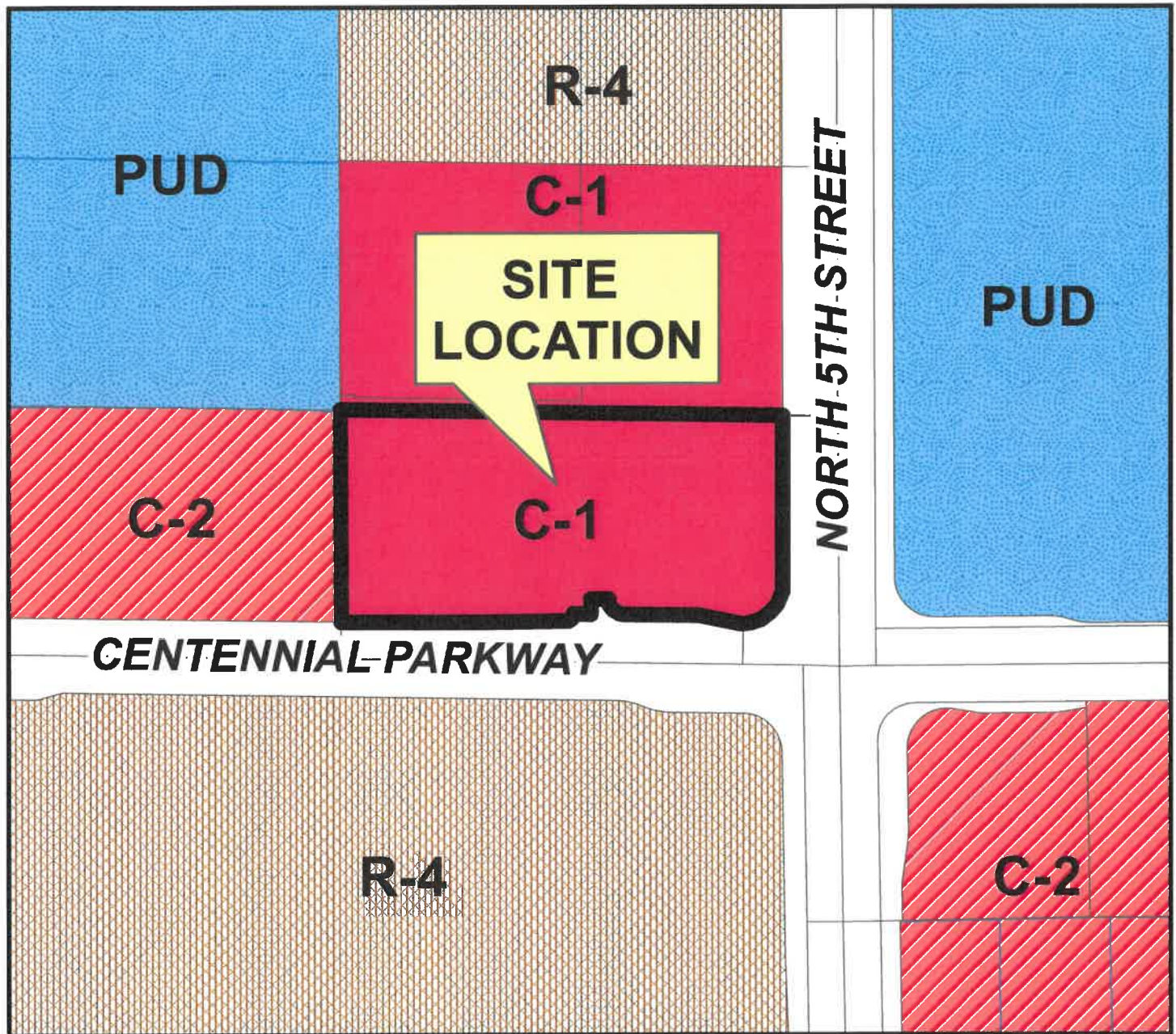
8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Circle K Stores, Inc.
Application Type: Special Use Permit
Request: To Allow a Convenience Food Store with Gas Pumps
Project Info: Northwest corner of North 5th Street and Centennial Parkway
Case Number: SUP-34-2020

10/7/2020

