

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-35-2020 **Circle K at Craig and N. 5th Street**
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. 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.
7. 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.
8. The applicant shall remove the existing driveway on Craig Road and provide a bus turn-out with an exclusive right turn lane into the development per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.4.

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.

Robert Weible, Land Development Project Leader
Department of Public Works

CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Planning Commission
From: Johanna Murphy, Principal Planner, Advanced Planning Division
Subject: SUP-35-2020
Date: October 19, 2020

The Las Vegas Wash Regional Trail extends from the Northern 215 Beltway to the Clark County Wetlands Park, approximately 18 miles. The regional trail serves as both a recreational amenity and an alternative mode of transportation connecting North Las Vegas, Las Vegas and Clark County. During the last trail-use count performed by the Southern Nevada Health District, the regional trail system had more than 10,000 trips per week with approximately 1,000 of those trips occurring along the North Las Vegas segment of the Las Vegas Wash Regional Trail.

The majority of the Las Vegas Wash Regional Trail has been constructed, however there is a gap commencing at the southeast corner of Craig Road at North 5th Street extending east approximately 1,200 feet to the intersection with the flood control channel. The Las Vegas Wash Regional Trail route primarily follows the Lower Las Vegas Wash Channel except in certain locations due to various constraints.

Within North Las Vegas, the trail deviates from the channel alignment along Valley Drive north of Tropical Parkway; along Camino Al Norte south of Washburn Road; and along a portion of North 5th Street and Craig Road. In an effort to eliminate two mid-block crossings of major arterials (Craig Road and North 5th Street) and increase safety for the trail user, the trail alignment deviates from the flood control channel to utilize the traffic signal at the intersection of North 5th Street and Craig Road. In addition, this route will also connect trail users to the future North Fifth Street Shared-Use Trail. The trail along North Fifth Street will provide access to Downtown North Las Vegas, the Deer Springs District, Tule Springs Fossil Beds National Monument and various other community and employment destinations.

In addition to completing an integral component of the Las Vegas Wash Regional Trail, construction of this portion of the trail will provide pedestrians and cyclists access to the commercial services requested as part of SUP-35-2020.

Johanna Murphy, PLA, CLARB, ASLA

**City of North Las Vegas
Parks, Trails, and Amenities**

1. Nature Discovery Park
2627 Nature Park Dr
 2. Aviary Park
6750 Aviary Wy
 3. Deer Springs Park
6550 Aviary Wy
 4. James K. Seastand Park
6330 Canino Eldorado Blvd
 5. Eldorado Park
5900 Canino Eldorado Blvd
 6. Sandstone Ridge Park
1661 West Hammer Ln
 7. Theron H. Goynes Park
3909 West Washburn Rd
 8. Monte Vista Park
4911 Scott Robinson Blvd
 9. Richard Tam Park
4631 Rockpine Dr
 10. Craig Ranch Regional Park
628 West Craig Rd (Future)
 11. Gold Crest Park
714 Craig Creek Ave
 12. Nicholas E. Flores Jr. Park
4133 Allen Ln
 13. Desert Horizons Park
3750 Simmons St
 14. Cheyenne Ridge Park
3814 Scott Robinson Blvd
 15. City View Park
101 East Cheyenne Ave
 16. Brooks Tot Lot
1421 East Brooks Ave
 17. Hebert Memorial Park
2701 Basswood Ave
 18. Cheyenne Sports Complex
3500 East Cheyenne Ave
 19. Windsor Park
2227 West Evans Ave
 20. Prentiss Walker Memorial Park & Pool
1509 June Ave
 21. Pettitt Park & Pool
2505 North Bruce St
 22. Boris Terrace Park
2200 East Cartier Ave
 23. Rotary Tot Lot
2600 Magnet St
 24. Joe Kneip Park
2800 Judson Ave
 25. Valley View Park
2000 Bennett St
 26. Tropical Breeze Park
1505 East Tropical Pkwy

Historic Park

 - Kiel Ranch Historic Park
 2465 Kiel Way (Future)

Trailhead

 - Centennial and Lawrence
6350 Lawrence St
 - Hammer Ln Trailhead
2200 Hammer Ln
 - Coleman St. Trailhead
5348 Coleman St
 - Washburn Ln Trailhead
4500 W. Washburn Ln



UNDERGROUND DRAINAGE EASEMENT

THIS INDENTURE, MADE AND ENTERED INTO BETWEEN Mendenhall Legacy Limited Partnership hereinafter referred to as Party(ies) of the First Part, and the City of North Las Vegas, Nevada, a municipal corporation organized and existing under and by virtue of its charter and the general laws of the State of Nevada, hereinafter referred to as Party of the Second Part,

WITNESSETH

That the Party of the First Part, for a good and sufficient consideration, the receipt of which is hereby confessed and acknowledged by the said Party of the First Part, does hereby grant and convey an Easement to the said City of North Las Vegas, Nevada, for drainage purposes under that certain parcel of real property situate within the corporate City limits of the City of North Las Vegas, in the County of Clark, State of Nevada, more particularly described as follows:

See attached Exhibit "B"

APN 139-02-401-003

to have and hold the said Easement for underground drainage purposes, and hereby waive all claims for damages for or on account of the same.

IN WITNESS WHEREOF, the undersigned have hereunto set their hand and seal this 15th day of November, 2000.

Menenhall Legacy Limited Partnership

[Signature] (Signature)

By: Robert L. Mendenhall Print name

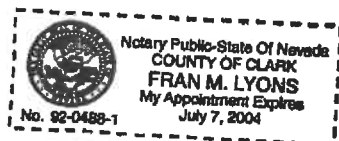
its Partner Print title

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

This instrument was acknowledged before me on November 15,, 2000 by Robert L. Mendenhall as Partner of Mendenhall Legacy Limited Partnership.

[Signature]

Notary Public in and for said County and State
My Commission Expires on July 7, 2004



Mayor
Michael L. Montandon

Council Members
William E. Robinson
John K. Rhodes
Stephanie S. Smith
Shari Buck



City Manager
Kurt Fritsch

Assistant City Manager
Michele F. Richardson

Your Community of Choice

Public Works Department • James A. Bell, P.E., Director
50 East Brooks Avenue • North Las Vegas, Nevada 89030-3959
Telephone: (702) 633-1306 • Fax: (702) 642-2633
www.cityofnorthlasvegas.com

EXPLANATION: This description represents a portion of the "Mendenhall Legacy LP" property (A.P.N. 139-02-401-003), located in the Southwest Quarter (SW 1/4) of Section 2, Township 20 South, Range 61 East, M.D.M., City of North Las Vegas, Clark County, Nevada, and is intended to be used for the acquisition of a Permanent Easement for Flood Control Purposes.

EASEMENT DESCRIPTION

That portion of the Southwest Quarter (SW 1/4) of Section 2, Township 20 South, Range 61 East, M.D.M., City of North Las Vegas, Clark County, Nevada described as follows:

Commencing at the northwest corner of the Southwest Quarter (SW 1/4) of said Section 2; thence South 02°30'56" East along the west line of the Southwest Quarter (SW 1/4) of said Section 2, a distance of 107.63 feet; thence departing said west line North 89°29'04" East, 67.64 feet to the Point of Beginning and a point on a non-tangent curve on the east right-of-way line of North Fifth Street (width varies); thence departing said east line South 89°59'49" East, 1025.27 feet; curving to the right along the arc of a 655.00 foot radius curve, being concave southwesterly, through a central angle of 43°37'21", an arc length of 498.69 feet to a point to which a radial line bears North 43°37'32" East; thence along the prolongation of the said radial line North 43°37'32" East, 2.49 feet to a point on the southwesterly right-of-way line of an existing flood control channel; thence North 46°22'28" West along the said southwesterly right-of-way line, 192.18 feet to a point on a non-tangent curve; thence departing said southwesterly right-of-way line from a tangent bearing North 62°40'05" West, curving to the left along the arc of a 685.00 foot radius curve, being concave southwesterly, through a central angle of 27°19'44", an arc length of 326.73 feet; thence North 89°59'49" West, 1003.96 feet to a point on a non-tangent curve on the aforementioned east right-of-way line of North Fifth Street (width varies); thence from a tangent bearing South 55°19'23" West, curving to the left along the arc of a 54.00 foot radius curve on the said easterly right-of-way line of said North Fifth Street, being concave southeasterly, through a central angle of 39°50'48", an arc length of 37.55 feet to the Point of Beginning to which a radial line bears South 88°55'19" West.

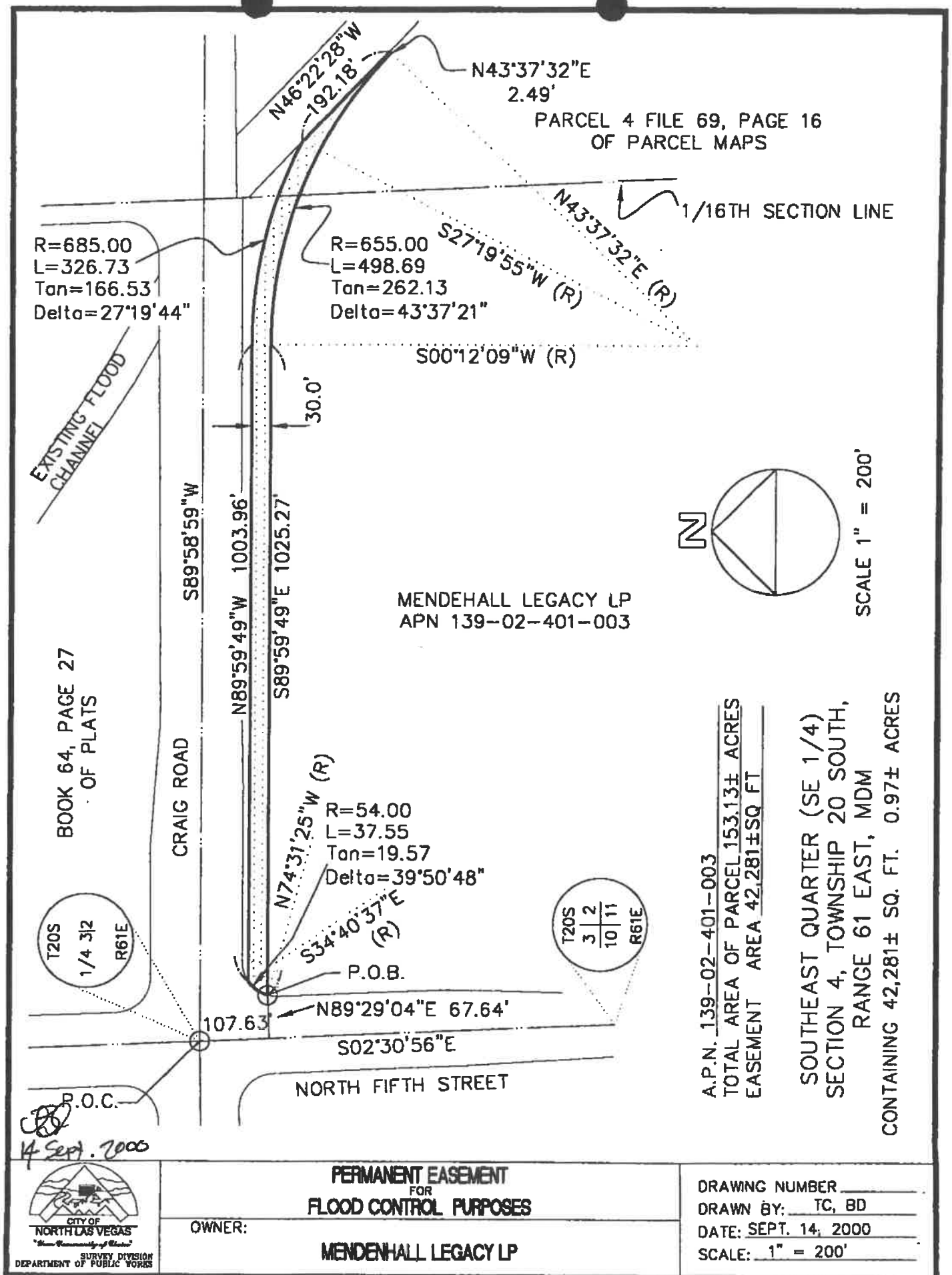
Containing 42,281 square feet or 0.97 acres, more or less.

Prepared by:

Bartlett C Dalton, PLS
City Surveyor

EXHIBIT "B"
PAGE 1 of 2





CITY OF NORTH LAS VEGAS

AFFIDAVIT OF CITY COUNCIL ACCEPTANCE

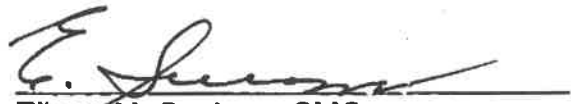
I hereby certify that this Underground Drainage Easement was accepted by the North Las Vegas City Council at a meeting held on the 7th day of March, 2001.

In witness thereof, I have affixed the seal of the City of North Las Vegas, Nevada this 8th day of March, 2001.

MENDENHALL LEGACY LIMITED PARTNERSHIP

RN 07-01

139-02-401-003


Eileen M. Sevigny, CMC
City Clerk

When recorded, please mail to:

City Clerk
City of North Las Vegas
P. O. Box 4086
North Las Vegas, Nevada 89030

CLARK COUNTY, NEVADA			
JUDITH A. VANDEVER, RECORDER			
RECORDED AT REQUEST OF:			
NORTH LAS VEGAS CITY			
03-20-2001	08:32	BJB	4
BOOK: 20010320	INST:	00292	
FEE:	EASEMENT	00 RPTT:	00
CONFORMED COPY HAS NOT BEEN COMPARED TO THE ORIGINAL			



September 22, 2020

City of North Las Vegas
2250 Las Vegas Blvd.
North Las Vegas, NV 89030

RE: Circle K, SEC of Craig Road and 5th Street
APN#139-02-302-011

To whom it may concern,

On behalf of Land Development consultants, we are pleased to submit the attached Special Use Permit for a "Convenience Food Store with Gas Pumps. Circle K Stores intends to construct a 5200 sf convenience store on the vacant parcel (No. 011) located at the SEC of Craig Road and 5th Street. The Convenience store will have (7) fueling dispensers with (14) fueling positions.

The current land owner intends to develop the remainder of the parcels surrounding the use.

We are happy to discuss the project with you further.

Sincerely,
Valley Civil Design Group

Matt Loser, PE, LEED AP
Managing Member
512.954.8883
Matthew.w.loser@valley-cdg.com

OWNER



CIRCLE K STORES INC.
1700 W. SHARPER RD.
TEMPE, AZ 85284

PROJECT INFORMATION

PROJECT NAME: CIRCLE K CRAIG RD

PROJECT ADDRESS: @ 5TH ST.
200 E CRAIG RD

PROJECT DESCRIPTION: IMPROVEMENT PLANS FOR CRAIG RD AND 5TH STREET

ZONING INFORMATION

JURISDICTION: NORTH LAS VEGAS

ZONING CLASSIFICATION: GENERAL COMMERCIAL (C-2)

PLANNED LAND USE: COMMERCIAL

WARD: 2

SITE DATA:

APN: 139-02-302-011

GROSS PARCEL AREA: 310,000 sf (7.11 ac)

RIGHT OF WAY DEDICATION: 0 sf (0 ac)

CIRCLE K NET SITE AREA: 67,708 sf (1.55 ac)

EXCESS PROPERTY: 0 sf (0 ac)

BUILDING AREA

CONVENIENCE STORE BLDG AREA: 5,187 SF

FUEL CANOPY AREA: 4,464 SF

CIRCLE K LOT COVERAGE: 14.08%*

*FUEL CANOPY + C-STORE

PARKING AND SITE REQUIREMENTS

PARKING REQ'D:

REQUIRED 5 SPACE/ 1000 SF

ADA PARKING: 26

LOADING SPACES 1 (1 VAN STALL)

YARD SETBACK 0

FRONT 10'

INTERIOR SIDE 0'

REAR: 0'

HEIGHT: 50'

LOT COVERAGE: 60%

PROVIDED

48

2 (1 VAN STALL)

1

REQUIRED

10'

5'

0'

25 MAX

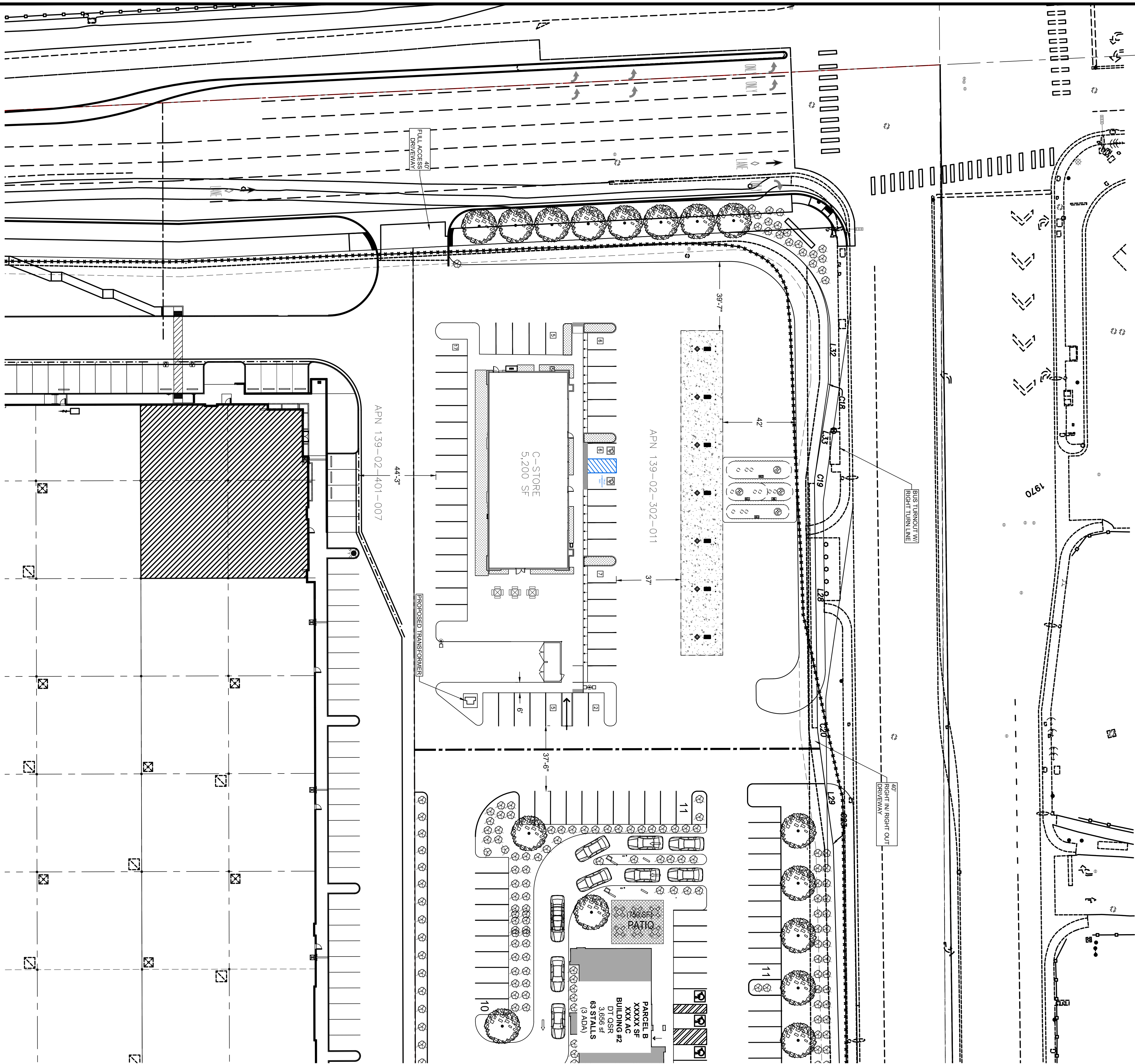
14.08%

OCCUPANCY CLASSIFICATION:

GROUP M - MERCANTILE

TYPE OF CONSTRUCTION

VB



PLOTTED: Tuesday, September 22, 2020

FILE: X-PLAN3.DWG

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HEIGHT: 50'

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2 (1 VAN STALL)

1

REQUIRED

10'

5'

0'

25 MAX

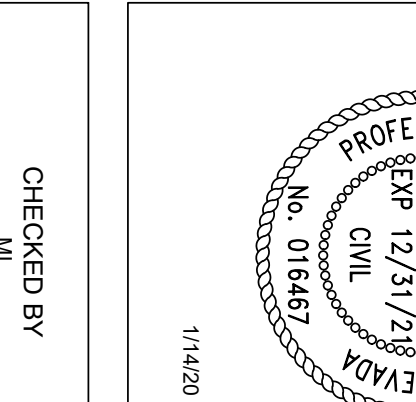
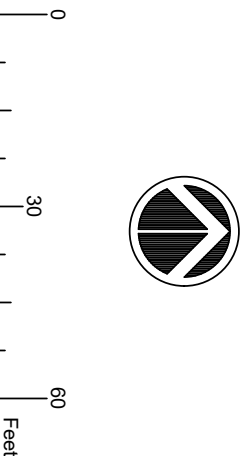
14.08%

OCCUPANCY CLASSIFICATION:

GROUP M - MERCANTILE

TYPE OF CONSTRUCTION

VB

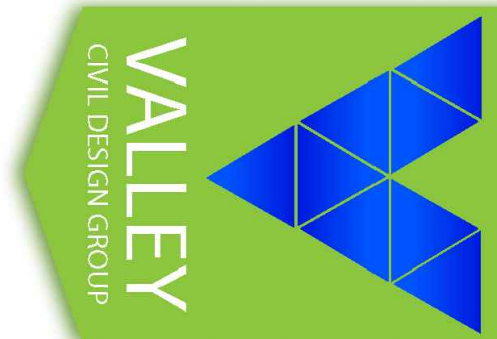


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LAS VEGAS, NV

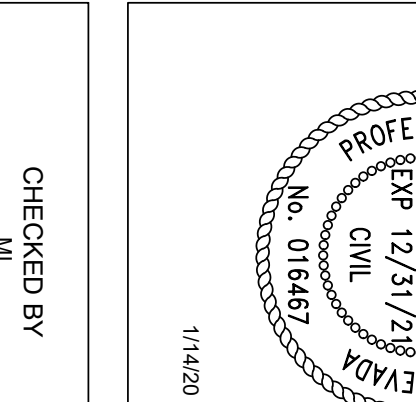
CONCEPTUAL SITE PLAN

8075 S. EASTERN AVE.
SUITE 200
LAS VEGAS, NV 89123
702.551.2005
www.valley-civil.com



LAND DEVELOPMENT
CONSULTANTS, LLC
11871 N. TATUM BLVD.
SUITE 100
PHOENIX, AZ 85028
602.860.8101

No.	Revision/Issue	Date

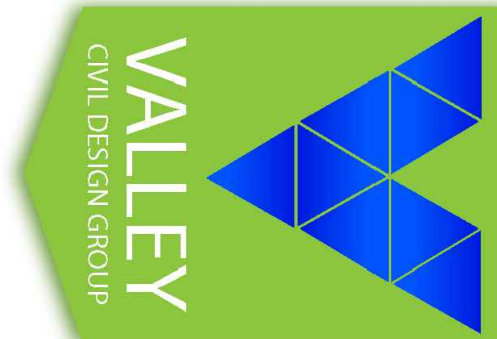


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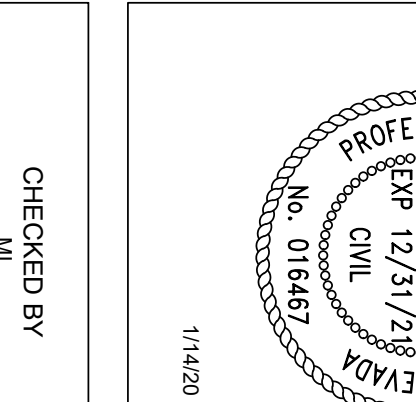
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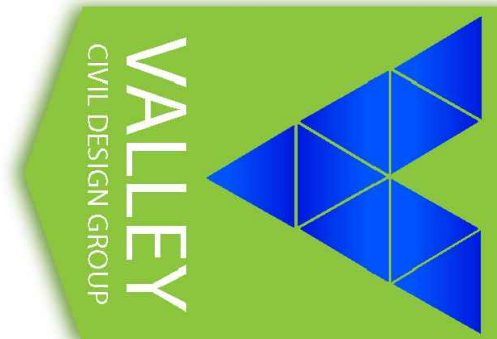


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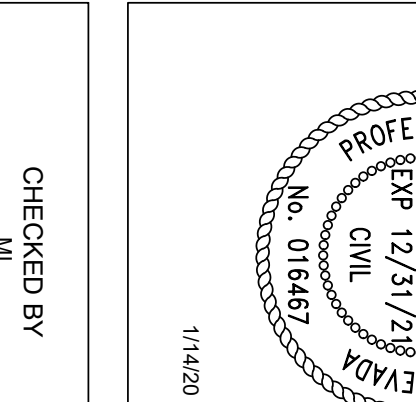
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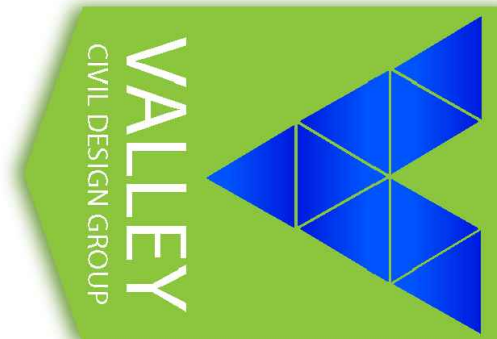


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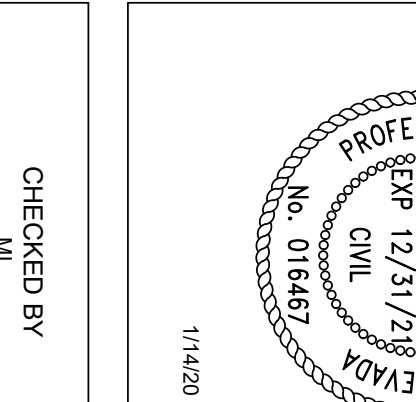
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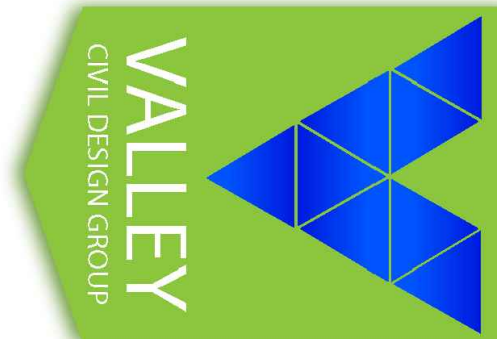


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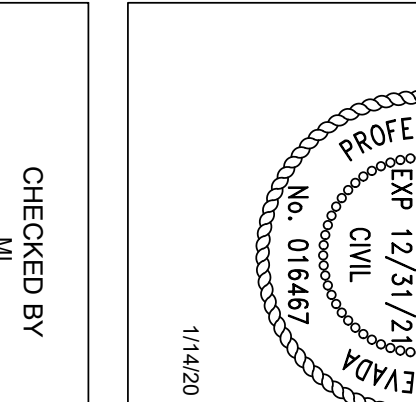
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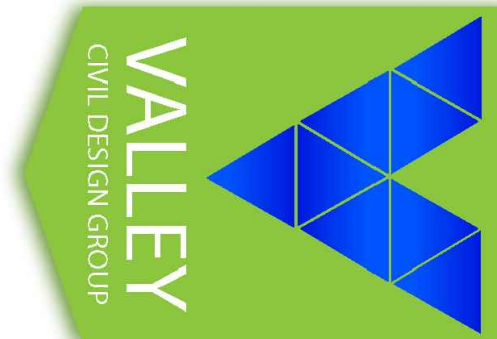


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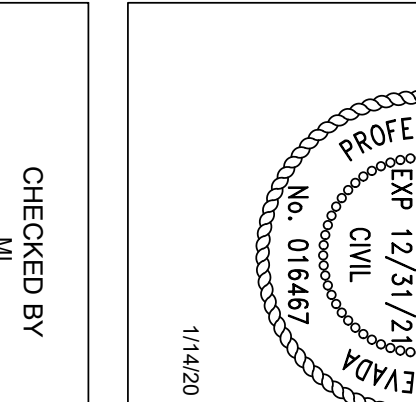
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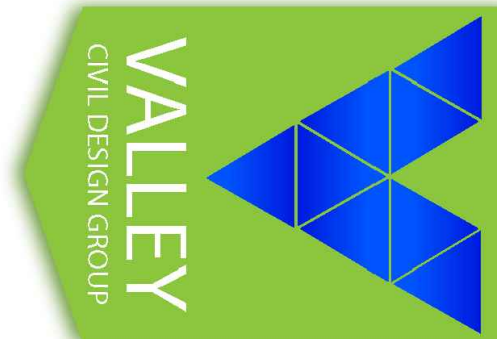


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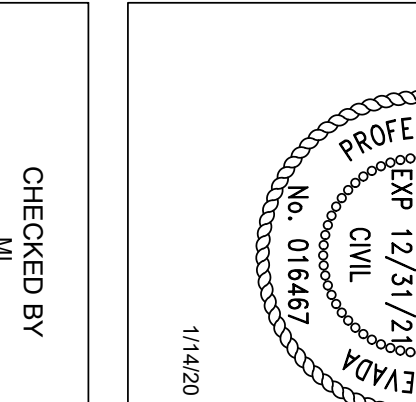
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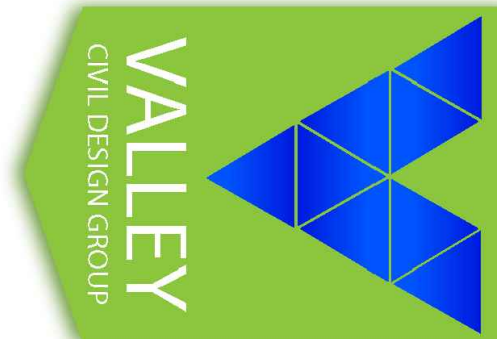


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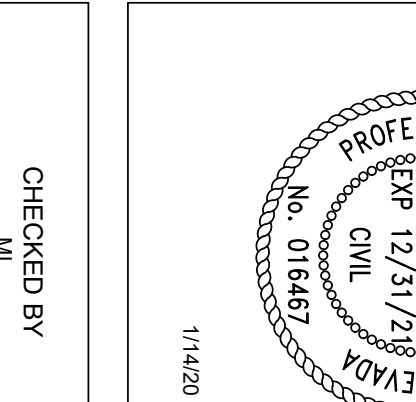
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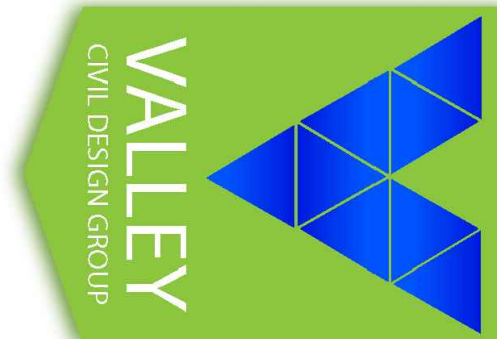


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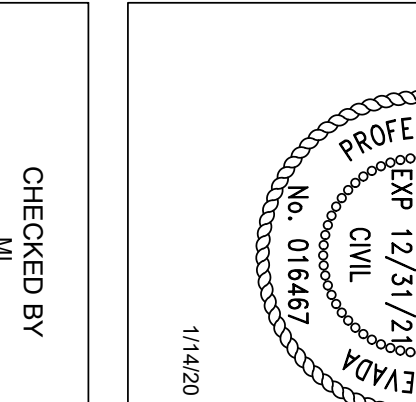
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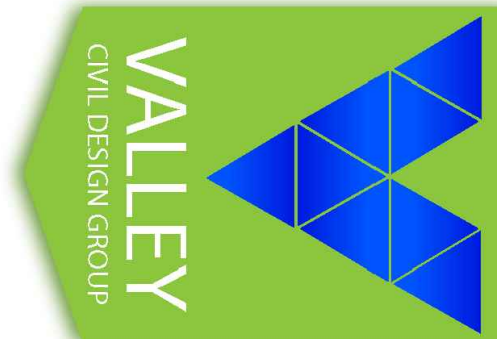


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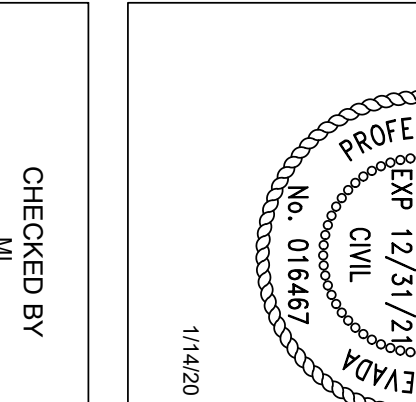
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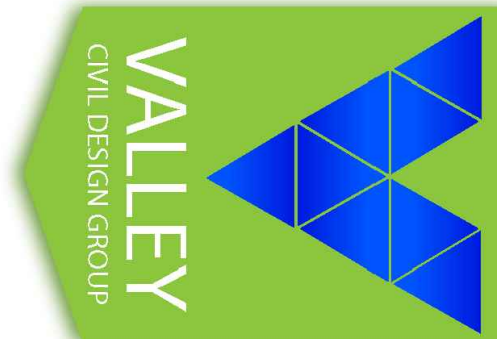


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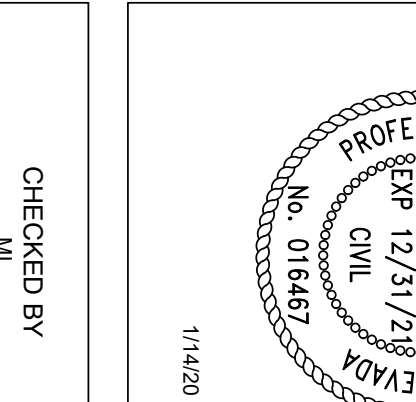
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LAND DEVELOPMENT
CONSULTANTS, LLC
11871 N. TATUM BLVD.
SUITE 100
PHOENIX, AZ 85028
602.860.8101

No.	Revision/Issue	Date

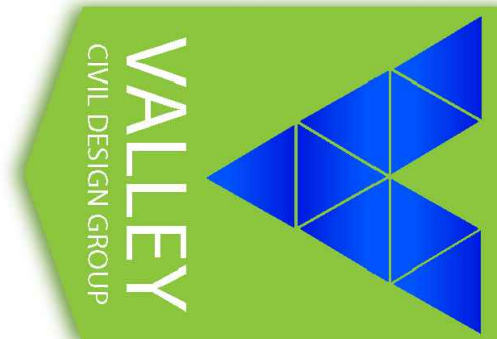


11/14/20

CIRCLE K CRAIG RD
@ 5TH ST.
LAS VEGAS, NV

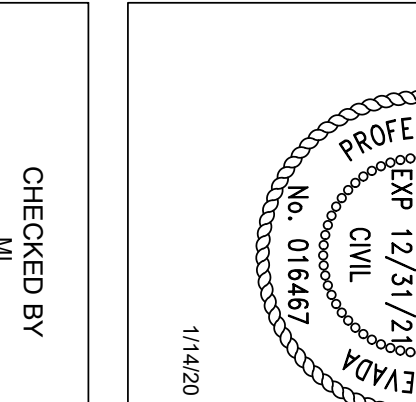
CONCEPTUAL SITE PLAN

8075 S. EASTERN AVE.
SUITE 200
LAS VEGAS, NV 89123
702.551.2005
www.valley-civil.com



LAND DEVELOPMENT
CONSULTANTS, LLC
11871 N. TATUM BLVD.
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PHOENIX, AZ 85028
602.860.8101

No.	Revision/Issue	Date



- [illegible]

KEY NOTES (X)

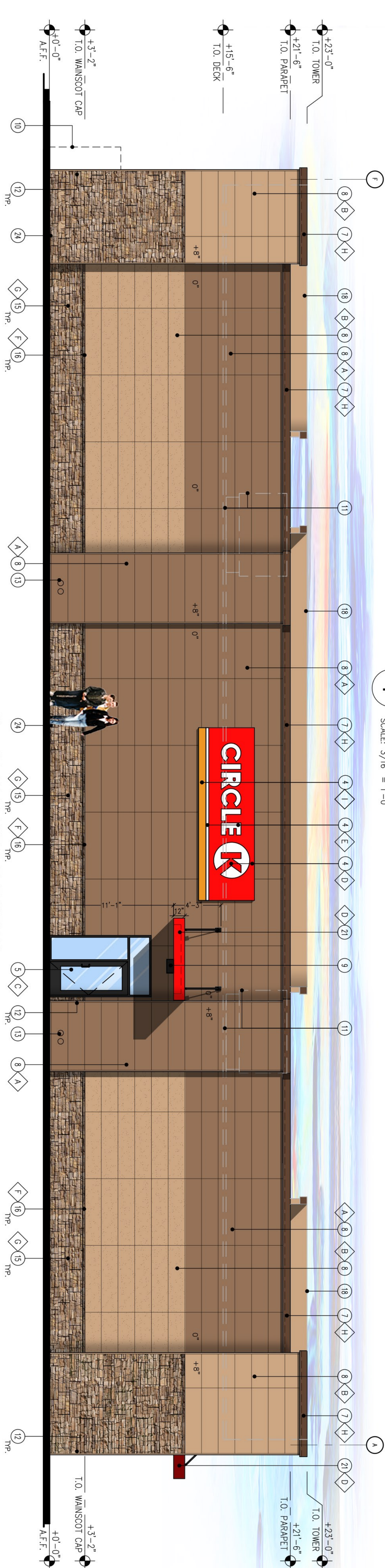
- STEEL COLUMN WRAP WITH BREAK METAL
- LINE OF CANOPY/SHEET
- DARK BRONZE ANODIZED WINDOW FRAME W/CLEAR GLASS WINDOW SYSTEM
- INTERIALLY ILLUMINATED SIGN (UNDER SEPARATE PERMIT)
- DARK BRONZE ANODIZED DOOR W/CLEAR GLASS STOREFRONT SYSTEM
- SERVICE DOOR, PAINT TO MATCH SURROUNDING WALL
- PRE-FINISHED METAL CORNER
- 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 KEY EDGE, TYP. TO ALL CORNERS
- ROOF DRAIN LEADER AND TAIL OVERFLOW DRAIN TO DRAINAGE AT SIDEWALK CURB
- ADDRESSING LOCATION, 8" TALL HIGH BLACK NUMBERS
- FINAL AREA LOCATION TO BE DETERMINED BY FIRE DEPARTMENT
- 1 3/8" THK. X 6" NICHIA KIBORSTONE HIGH FIBER CEMENT WAINSCOT
- 1-1/2" HIGH NICHIA FIBER CEMENT CAP INSTAL PER MFR. SPECS.
- NICHIA ESSENTIAL "OVERHANG" FLASHING
- PARAPET WALL BEYOND
- (KNOX KEY-BOX AT 6'-0" AFF (IF REQUIRED BY FIRE DEPARTMENT)
- FIRE DEPARTMENT CONNECTION (IF REQUIRED)
- ALUMINUM AWNING WITH SUPPORT ROOS ABOVE THE SIDE ENTRY DOOR BY SHIPPERS
- EXTERIOR FINISH TO EXTEND ABOVE SIDEWALK/BOULE
- ACM BOARD PANELS PROVIDED & INSTALLED BY SOURCE VENDOR

FINISH SCHEDULE (X)

- | | |
|---|---|
| A | ***NICHIA TUFF BLOCK |
| | - COLOR TO MATCH #SW 6095 TONSLY |
| B | ***NICHIA TUFF BLOCK |
| | - COLOR TO MATCH #SW 6115 TOTALLY TAN |
| C | - 1" INSULATED, DOUBLE PANELED CLEAR GLASS |
| D | ***SHERWIN WILLIAMS #SW 4081 |
| | - ***SHEVET RED |
| E | ***SHERWIN WILLIAMS #SW 7005 |
| | - CIRCLE K WHITE |
| F | ***NICHIA CHISELED SIL. TAN |
| G | ***NICHIA LEDGESTONE BLUFF |
| H | ***SHERWIN WILLIAMS #SW 6090 |
| | - FIRESTONE WAINSCOT BROWN SR (USE FOR PRE-FINISHED METAL CORNER) |
| I | - CIRCLE K ORANGE #PMS 114 |
- * USE SHERWIN WILLIAMS WAINSCOTED ONLY
** COLOR TO BE PRE-ORDERED TO ENSURE AVAILABILITY AT TIME OF CONSTRUCTION
*** CORRELATE WITH OWNER'S REP

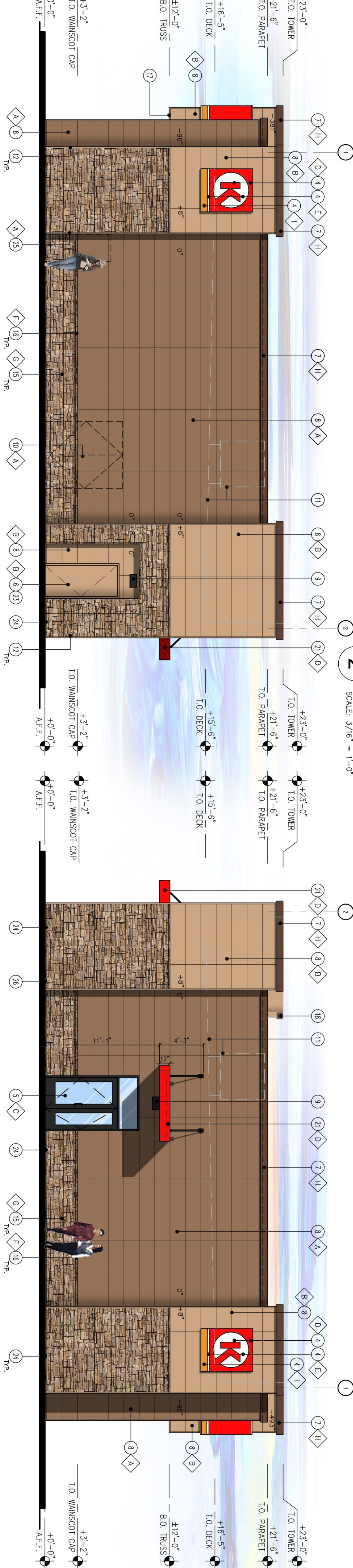
FRONT "NORTH" ELEVATION

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



BACK "SOUTH" ELEVATION

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



SIDE "WEST" ELEVATION

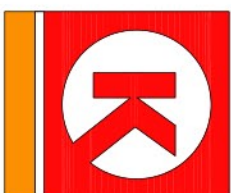
SCALE: 3/16" = 1'-0"

SIDE "EAST" ELEVATION

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



CIRCLE K STORES INC.
1120 W. Warner Road
Tempe, Arizona 85284
t: (602) 728-4860 f: (602) 307-4860
Irvine, CA 92614



LAND DEVELOPMENT CONSULTANTS, LLC
11811 N. Tatum Blvd. Ste. 1051
Phoenix, Arizona 85028
Phone: (602) 860-8101; Fax: (602) 997-9807

CIRCLE K BUILDING EXTERIOR ELEVATIONS - 5200

SCALE: AS NOTED

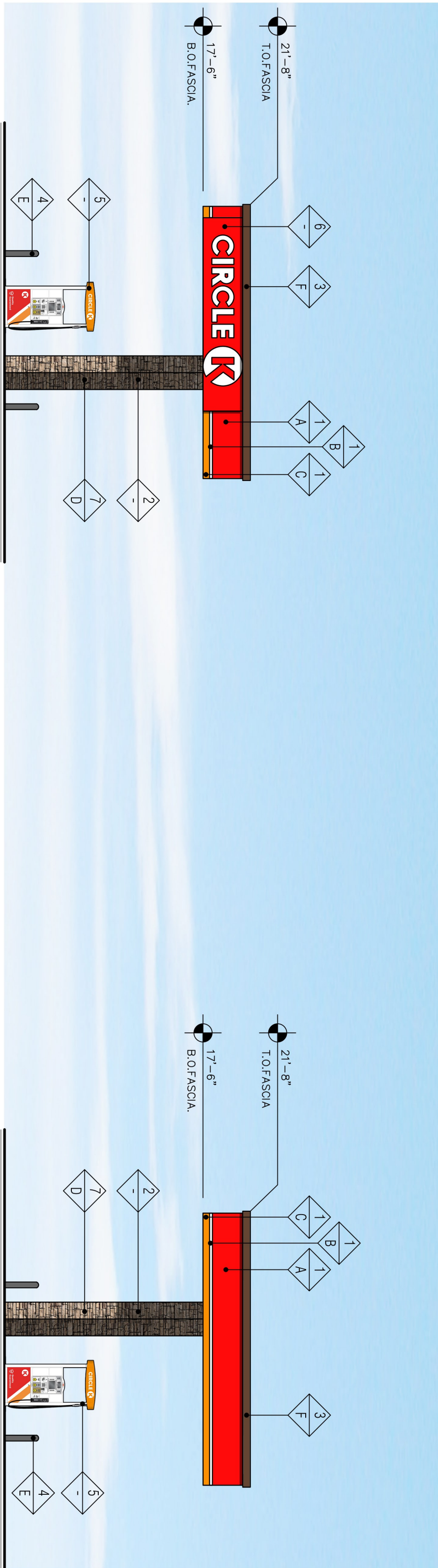
CRAIG RD. & 5TH ST.
NORTH LAS VEGAS, NV
20200062.0

A-2

FINISH SCHEDULE

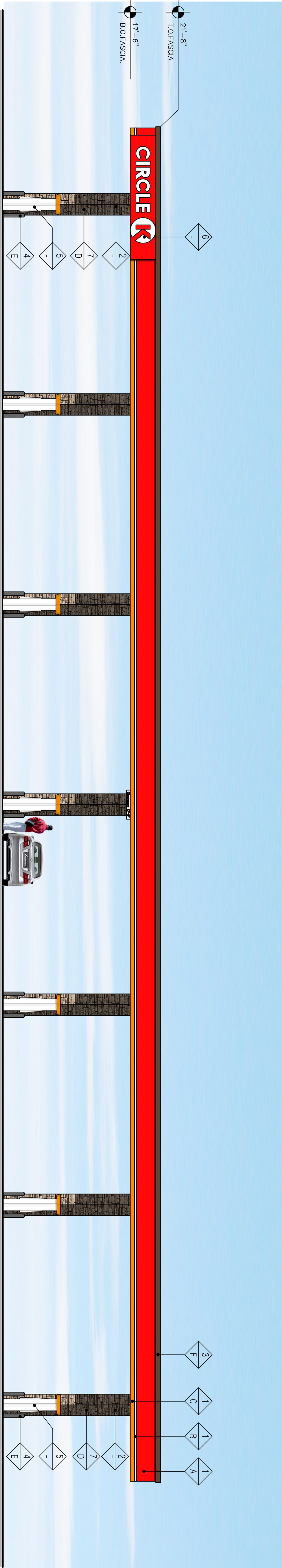
	FINISH MATERIAL
1	ACM PANEL -TEX COTE-
2	STEEL COLUMN WITHIN
3	PRE-FINISHED METAL CORNING
4	6'-0" BOLLARD, 36" HIGH
5	FUEL PUMP
6	INTERNALLY ILLUMINATED SIGN UNDER SEPARATE PERMIT - 36" DIA. BOX
7	NICHIA KLIPASTONE HIGH FIBER CEMENT PANELING SYSTEM TO UNDERSIDE OF CANOPY
FINISH COLOR	
A	CIRCLE K RED #PMS 485
B	CIRCLE K WHITE
C	CIRCLE K ORANGE #PMS 144
D	NICHIA LEDGESTONE BLUE*
E	PVC BOLLARD SLEEVE -DARK GRAY*
F	FIRESTONE MANSARD BROWN SR. MATCH SHERWIN WILLIAMS - SW6090 - JAVA

Notes:
1. Colors shown on these elevations are for illustration purposes only. For actual colors, refer to manufacturer's samples.
2. The finish panels are pre-finished by signage vendor.
3. All signs require a separate submittal.

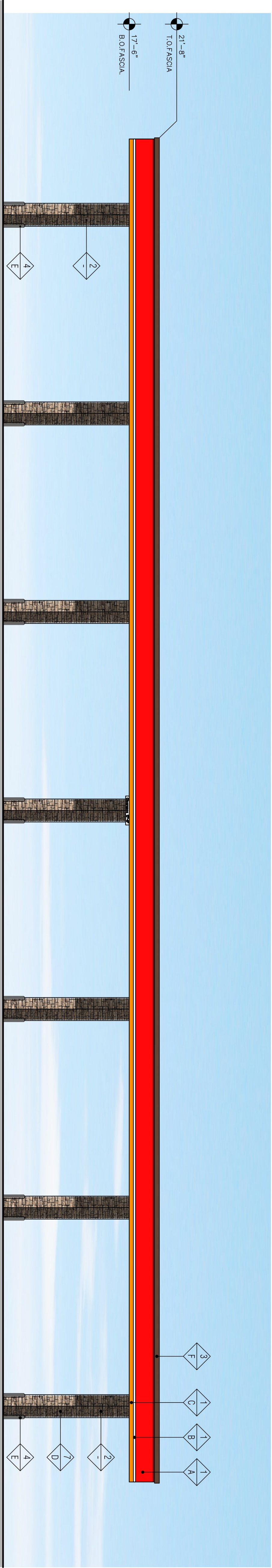


3 SIDE WEST ELEVATION
SCALE: 1/8" = 1'-0"

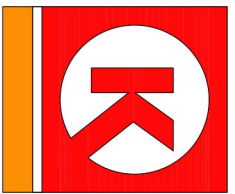
4 SIDE EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



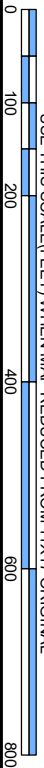
1 REAR SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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.

NOTES
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		CONDOMINIUM UNIT		007 ROAD PARCEL NUMBER
	SUB BOUNDARY		AIR SPACE PCL		001 PARCEL NUMBER
	PM/LD BOUNDARY		RIGHT OF WAY PCL		1.00 ACREAGE
	ROAD EASEMENT		SUB-SURFACE PCL		202 PARCEL SUB/SEQ. NUMBER
	MATCH / LEADER LINE				PB 24-45 PLAT RECORDING NUMBER
	HISTORIC LOT LINE				5 BLOCK NUMBER
	HISTORIC SUB BOUNDARY				5 LOT NUMBER
	HISTORIC PM/LD BOUNDARY				GL5 GOV. LOT NUMBER
	SECTION LINE				

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

BOOK	T20S	R61E
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SEC.	2
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MAP	N 2 SW 4
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139-02-3

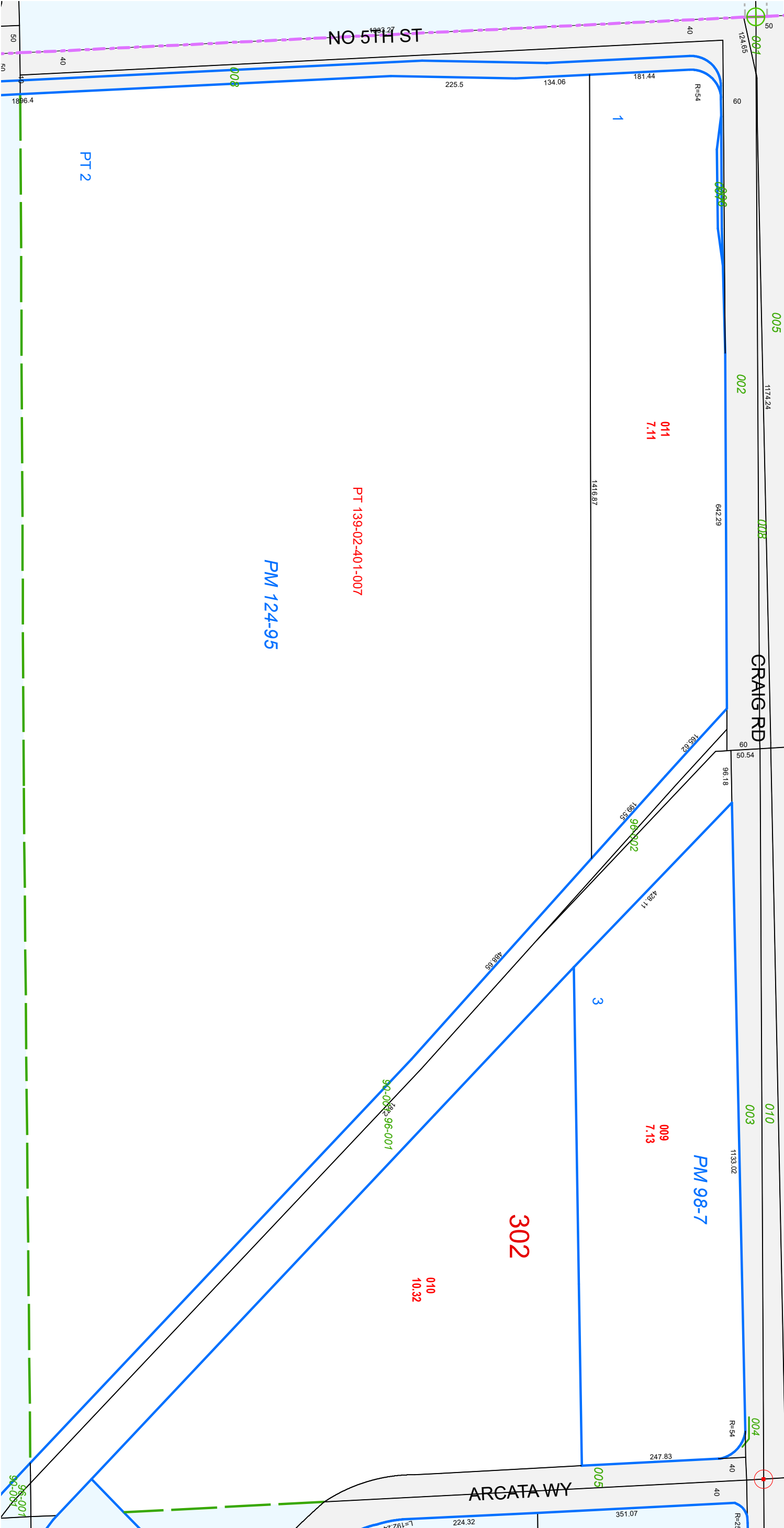
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7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

163	162	161	160
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100	101	102	103
125	124	123	122
138	139	140	141
163	162	161	160

Scale: 1" = 200'

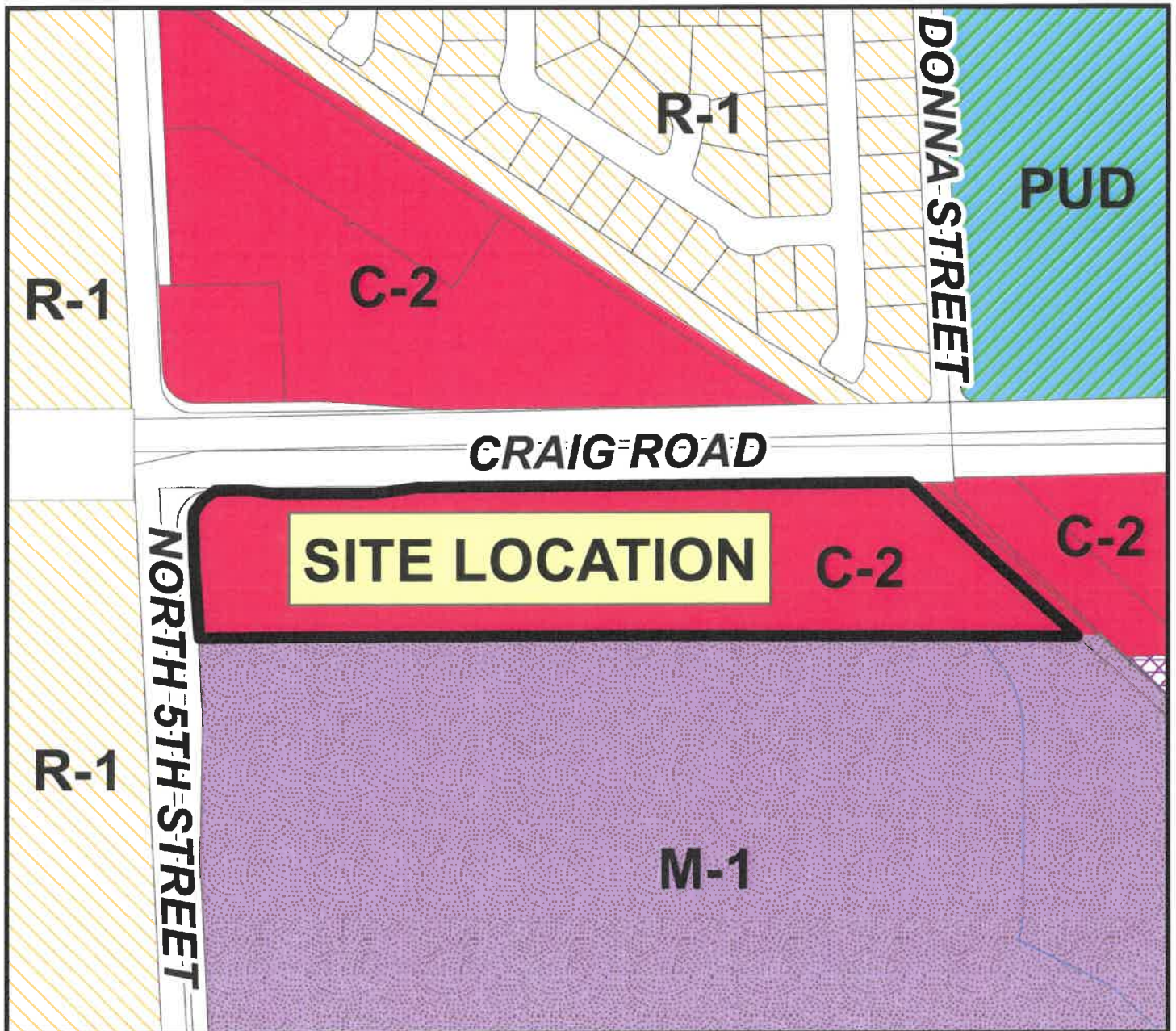
Rev: 9/4/2019





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Land Development Consultants
Application Type: Special Use Permit
Request: To Allow a Convenience Food Store with Gas Pumps
Project Info: Southeast corner of North 5th Street and Craig Road
Case Number: SUP-35-2020

10/21/2020

