

**CITY OF NORTH LAS VEGAS**  
**INTEROFFICE MEMORANDUM**

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To: Sharianne Dotson, Planner, Land Development & Community Services  
From: Robert Weible, Land Development Project Leader, Department of Public Works  
Subject: UN-20-21-22-19 **Centennial & Lamb Retail Center – Extension of Time**  
Date: March 22, 2021

The Department of Public Works has no objection to the extension of time.

A handwritten signature in black ink, appearing to read "Robert Weible", is written over a horizontal line.

Robert Weible, Land Development Project Leader  
Department of Public Works

## CITY OF NORTH LAS VEGAS

### INTEROFFICE MEMORANDUM

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To: Sharianne Dotson, Planner, Land Development & Community Services Dept.  
From: Robert Weible, Land Development Project Leader, Department of Public Works  
Subject: UN-20-21-22-19 **Centennial & Lamb Retail Center**  
Date: February 19, 2019

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 the civil improvement plans. Subsequent identification of additional hazards may substantially alter proposed site plans not containing this information.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
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 proposed access on Centennial Parkway shall be right in-right out only.
7. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and/or Highways* and *City of North Las Vegas Municipal Code* section 16.24.100:
  - a. Centennial Parkway
  - b. Lamb Boulevard (sidewalk)
8. The developer must provide a copy of the Covenants, Conditions, Restrictions and Easements that will establish the provisions for cross access, surface and/or underground drainage facilities, utilities crossing property lines, and the development and maintenance of the property improvements.
9. 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.

10. 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>.

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Robert Weible, Land Development Project Leader  
Department of Public Works



January 26, 2021

City of North Las Vegas  
Community Planning  
2250 Las Vegas Blvd North  
North Las Vegas, NV 89030

RE: Extension of Time for UN-21-19 Special Use Permit for a Convenience Store with Car Wash at the Southwest Corner of Centennial and Lamb, APN 123-30-501-009

Dear Planner,

We respectfully submit this request for an extension of time for UN-20-19. The project is moving through the CNLV process and has obtained approval of drainage and traffic studies. The civil improvement plans are now in process and once a grading permit can be obtained the building permit for the C-Store will be processed.

The original approval is for special use permit for a convenience store with car wash at the southwest corner of Centennial Parkway and Lamb Boulevard. The convenience store will have an automatic car-wash with vacuums. The site is zoned C-2, and formerly was planned for a large casino. We believe this is an appropriate use for a site at the intersection of two section line streets, with nearby connections to both 1-15 and the 215 freeways.

We are planning a retail center with other uses on the remainder of the site and are submitting concurrent applications. We are planning for a tavern and three fast food restaurants. The center will have similar architecture throughout, creating an attractive destination. We believe this retail will fill a missing niche for neighbors and the industrial in the area and that these are appropriate uses for a high traffic corner.

Please feel free to contact me with any questions or concerns.

Sincerely,

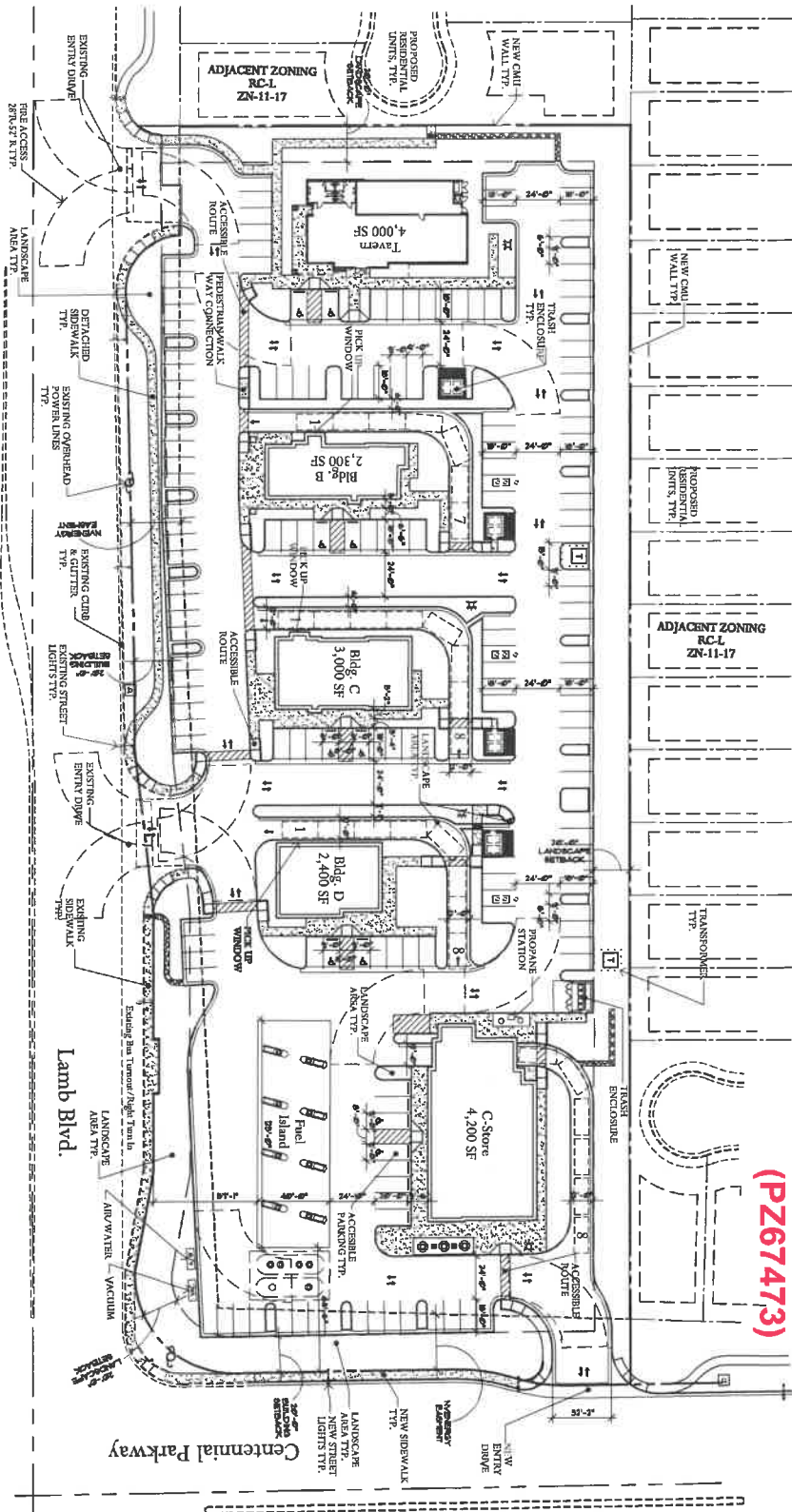
Thomason Consulting Engineers

  
Sonia Macias  
Project Coordinator

7080 La Cienega Street, Suite 200  
Las Vegas, Nevada 89119  
Phone (702) 932-6125 • Fax (702) 932-6129

**REVISED**  
03/15/2021

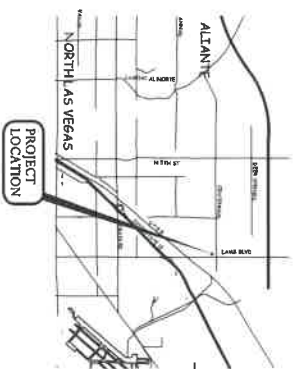
**UN-20-19 EOT**  
**(P267473)**



**Site Data:**

ASSESSORS PARCEL NUMBER (APN)	121-30-501-009
CURRENT ZONING	(C-2) GENERAL COMMERCIAL ZN-35-03
PARCEL AREA	+/- 4.19 ACRES GROSS 182,116 S.F.
TOTAL SITE GROSS	
PARKING RE. (UNBED)	
TAVERN (4,000 S.F.)	1/75 S.F. - 53 SPACES
BEST ADJACENT BLDG. B (2,300 S.F.)	
CUST. SERVICE AREA (760 S.F.)	+/- 1/50 S.F. SERVICE AREA - 19 SPACES
RESTAURANT BLDG. C (3,000 S.F.)	
SERVICE AREA (1,000 S.F.)	+/- 1/50 S.F. SERVICE AREA - 24 SPACES
RESTAURANT BLDG. D (2,400 S.F.)	
SERVICE AREA (800 S.F.)	+/- 1/50 S.F. SERVICE AREA - 20 SPACES
C-STORE (4,200 S.F.)	1/200 S.F. - 21 SPACES
TOTAL PARKING REQUIRED	137 SPACES
PROVIDED	165 SPACES

**Vicinity Map:**



**Owner/Developer:**

Lewis Management Corp.  
5240 S. Polaris Avenue  
Las Vegas, Nevada 89118  
CONTACT: David Dillrey  
(702) 262-7315

Project No. Misc 2019

**Site Plan #3**

Scale: 1" = 30'-0"

North

This drawing is preliminary in nature and no representation of the accuracy is implied.

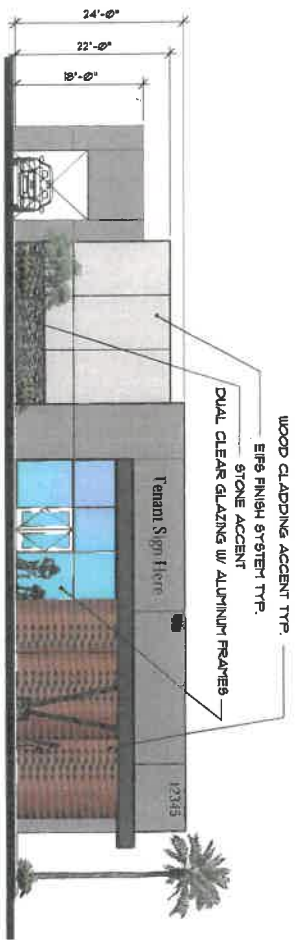
**Centennial & Lamb**  
**Retail Center**

North Las Vegas, Nevada  
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March 11, 2021

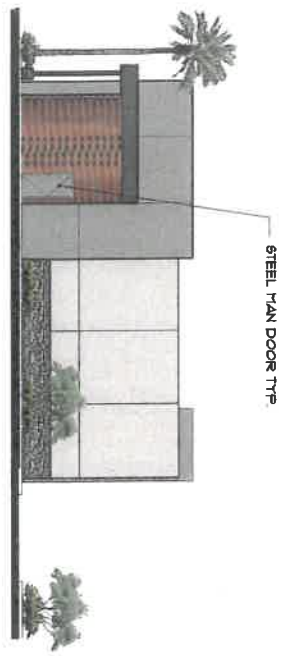
**AVARUUS**  
STUDIO

(702) 776-7774



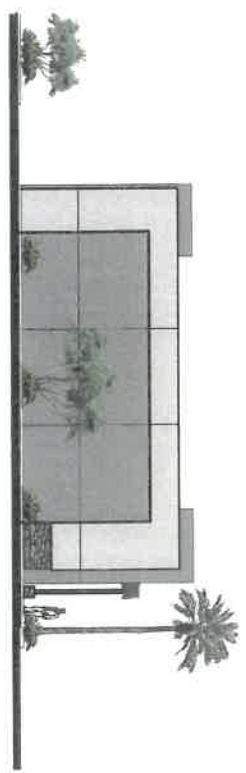
**East Elevation C-Store**

Scale: 1/8" = 1'-0"



**North Elevation C-Store**

Scale: 1/8" = 1'-0"



**South Elevation C-Store**

Scale: 1/8" = 1'-0"



**West Elevation C-Store**

**Owner/Developer:**

Lewis Management Corp.  
5240 S. Polaris Avenue  
Las Vegas, Nevada 89118  
CONTACT: David Duffley  
(702) 262-7313

Project No. Misc 2019

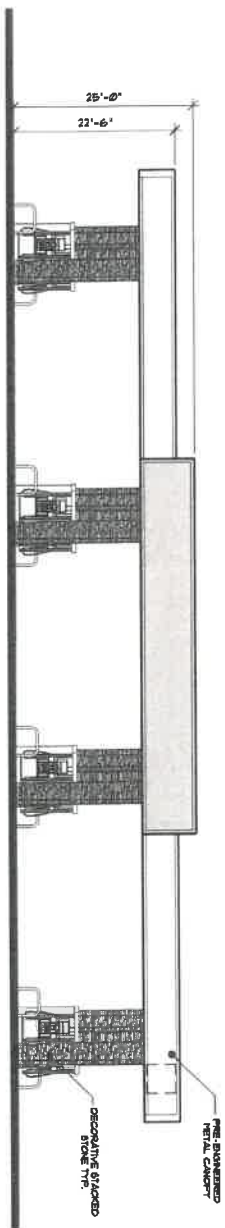
**Centennial & Lamb  
Retail Center**

Clark County, Nevada  
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January 22, 2019

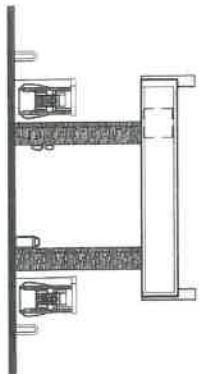


This design is conceptual in nature and no  
guarantee of its accuracy is implied.



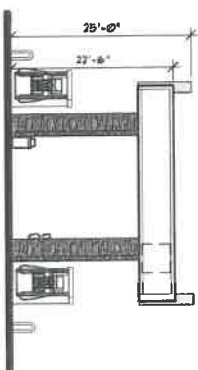
**East Elevation Gas Island**

Scale: 1/8" = 1'-0"



**North Elevation Gas Island**

Scale: 1/8" = 1'-0"



**South Elevation Gas Island**

Scale: 1/8" = 1'-0"



**West Elevation Gas Island**

Project No. Misc 2019

**Centennial & Lamb  
Retail Center**

Clark County, Nevada

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January 22, 2019

**Owner/Developer:**

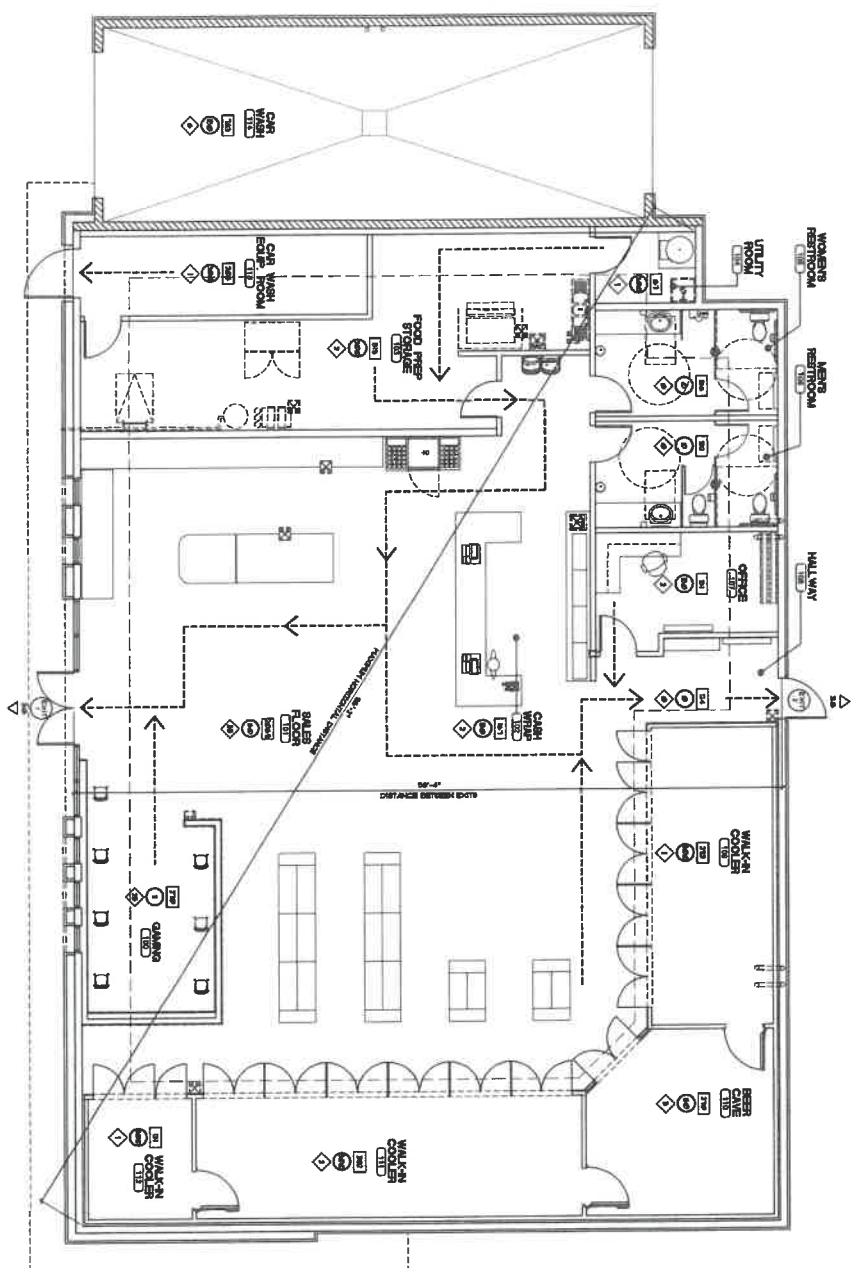
Lewis Management Corp.  
5240 S. Polaris Avenue  
Las Vegas, Nevada 89118  
CONTACT: David Duffley  
(702) 262-7315

**AVARIUS**  
STUDIOS

(702) 776-7774

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 PLEASE RECYCLE



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 Assessors' Office.

USE THIS SCALE FEE WHEN MAP REDUCED FROM 11X17 ORIGINAL



PARTICLE BOUNDARY	CONDOMINIUM UNIT	007	PARTICLE NUMBER
SUB-BOUNDARY	AIR SPACE POL.	001	PARTICLE NUMBER
PALMD BOUNDARY	RIGHT OF WAY POL.	1.00	ACREAGE
POLY ESTABLISHMENT	SUB-SURFACE POL.	202	PARTICLE, SUBSEID NUMBER
HISTORIC LOT LINE		PA 24-5	PLAT RECORDING NUMBER
HISTORIC SUB BOUNDARY		5	LOT NUMBER
HISTORIC PALMD BOUNDARY		CL 5	GOV. LOT NUMBER
SECTION LINE			

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SECTION LINE			

SEC.

30

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

Rev. 10/18/2019

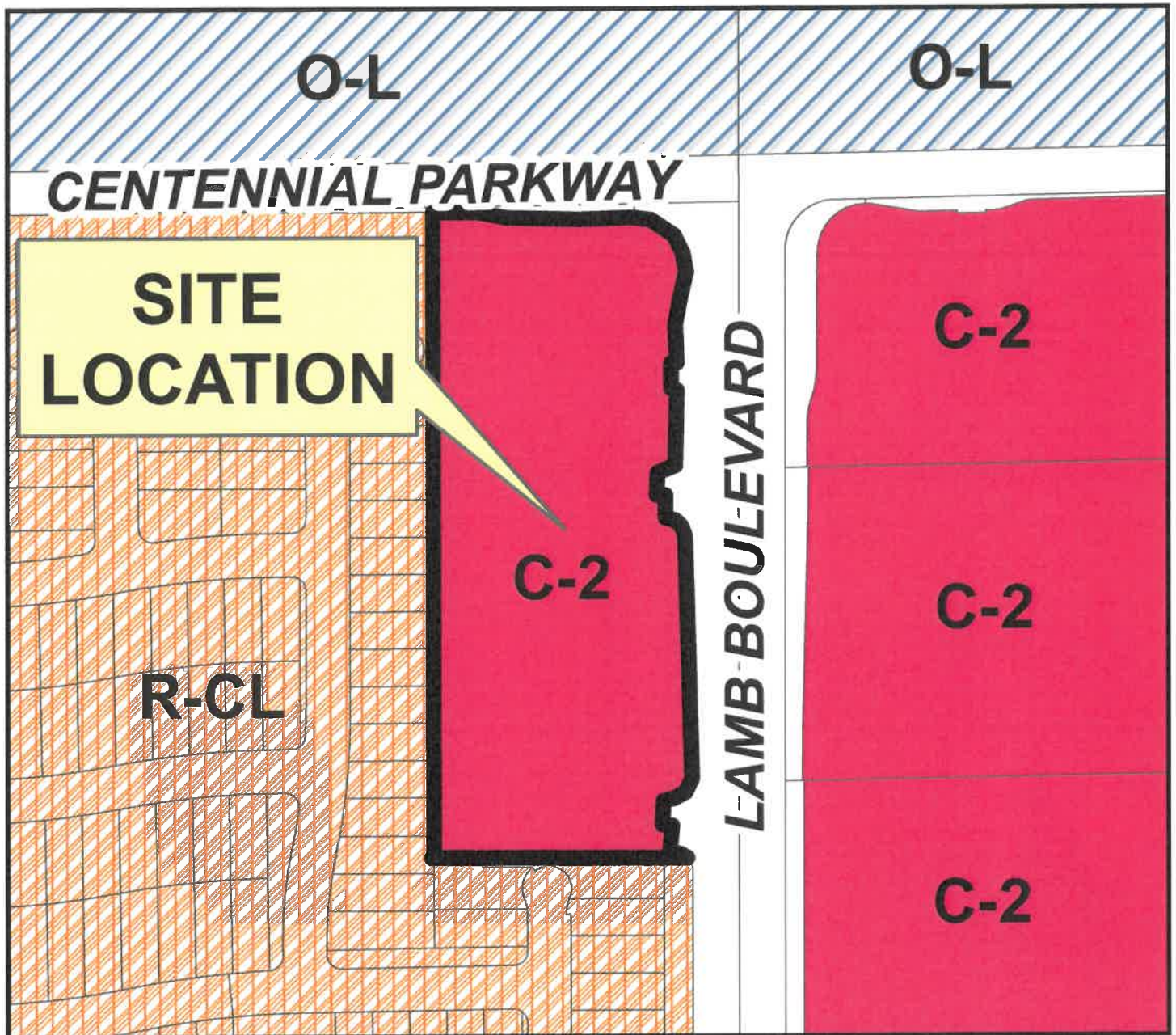






# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: Lewis Investment Company of Nevada, LLC.  
Application Type: Special Use Permit  
Request: An Extension of Time to Allow a Convenience Food Store with Gas Pumps.  
Project Info: Southwest corner of Centennial Parkway and Lamb Boulevard  
Case Number: UN-21-19 (PZ67475)

3/24/2021

