

CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Sharianne Dotson, Planner, Land Development & Community Services
From: Duane McNelly, Land Development Coordinator, Department of Public Works
Subject: UN-22-19 (PZ-67477) **Centennial & Lamb Retail Center – Extension of Time**
Date: April 12, 2022

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



Duane McNelly, Land Development Coordinator
Department of Public Works

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

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>.

Robert Weible, Land Development Project Leader
Department of Public Works

Lewis Investment Company of Nevada, LLC

Street Address: 5240 Polaris Avenue, Las Vegas NV 89118-1737

Telephone: 702.891.5260 Fax: 702.891.5286

March 24, 2022

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

RE: UN-22-19 Extension of Time for Special Use Permit for Tavern ("On-Sale" liquor license with Restricted Gambling) and Residential Distance Waiver at the Southwest Corner of Centennial and Lamb Letter of Intent, APN 123-30-516-003

Dear Planner,

We respectfully submit this letter of intent for an extension of time for the special use permit for on-sale liquor and restricted gaming as part of a tavern use on the southwest corner of Centennial Parkway and Lamb Boulevard. The improvement plans are completed, with a bond posted.

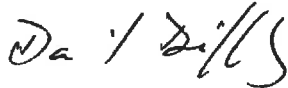
Because there are homes to the west of the site, we are also requesting an extension for the waiver to reduce the 500-foot separation from residential. The site is zoned C-2, and formerly was planned for a large casino. We believe this is an appropriate use for a site at the intersection of two section 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 working with tenants; the offsite improvement work is out for bid. 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,

Lewis Investment Company of Nevada, LLC



David Diffley
Vice President

REVISED
4/07/2022

Site Data:

ASSESSING PARCEL NUMBER (APN)	131-30-501-009
CURRENT ZONING	(C-3) CENTRAL COMMERCIAL ZN-CT-30
PARCEL AREA	~7.419 ACRES GROSS 181,516 S.F.
TOTAL SITE GROSS	

PARKING REQUIRED	
BUILDING A (AUTO) (7,181 S.F.)	1/900 S.F. - 11 SPACES
TAKEN (4,000 S.F.)	1/775 S.F. - 51 SPACES
RESTAURANT BLDG. C (14,000 S.F.)	4+1/160 S.F. SERVICE AREA - 2X SPACES
SERVICE AREA (1,000 S.F.)	
RESTAURANT BLDG. D (12,100 S.F.)	4+1/160 S.F. SERVICE AREA - 16 SPACES
SERVICE AREA (600 S.F.)	
C-STORE (4,100 S.F.)	1/200 S.F. - 21 SPACES
TOTAL PARKING REQUIRED	128 SPACES
PROVIDED	160 SPACES

Vicinity Map:



Owner/Developer:

Lewis Management Corp.
3240 S. Polaris Avenue
Las Vegas, Nevada 89118
CONTACT: David Dillrey
(702) 262-7315

Project No. Misc 2021

Centennial & Lamb
Retail Center
North Las Vegas, Nevada
© Copyright AVARUS Inc. 2012

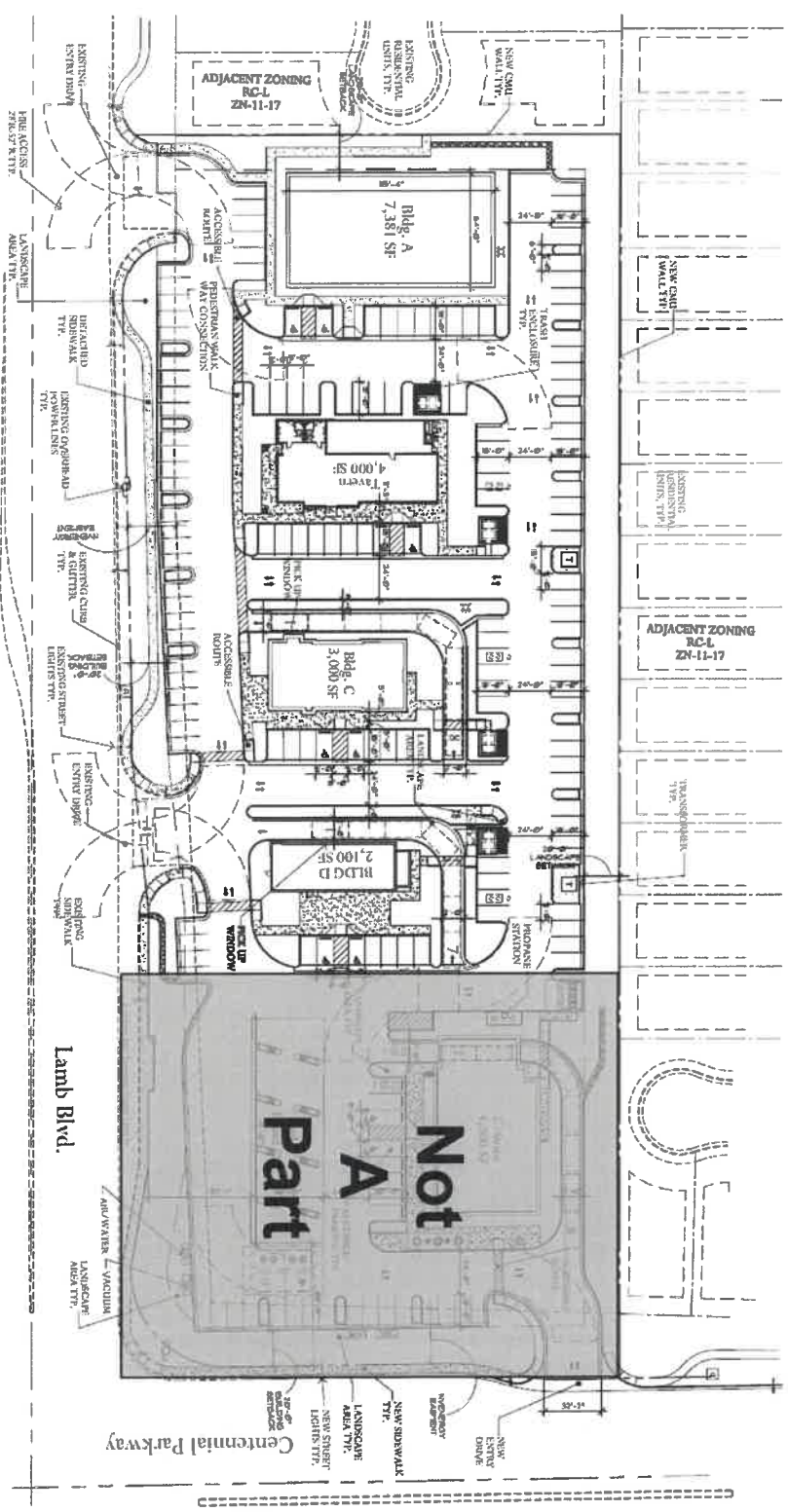
March 10, 2022

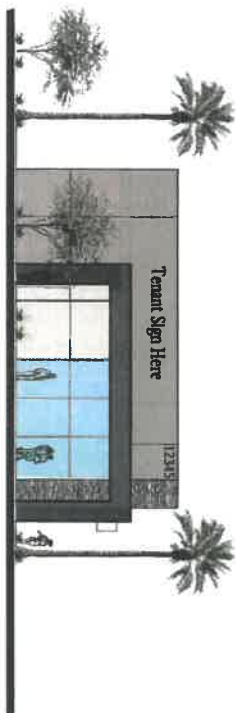


Site Plan #4
Scale: 1" = 30'-0"

North

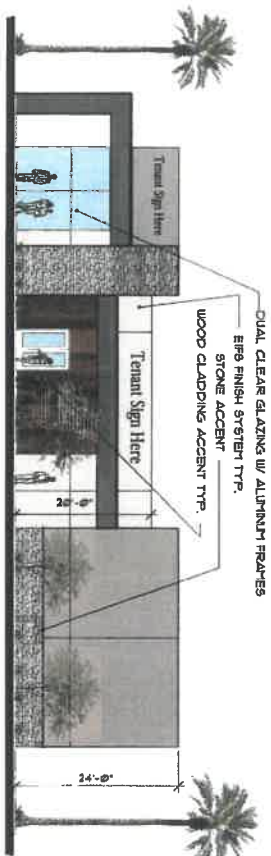
This design is intended to inform and to illustrate the intent of the project. It is not a final plan and is subject to change.





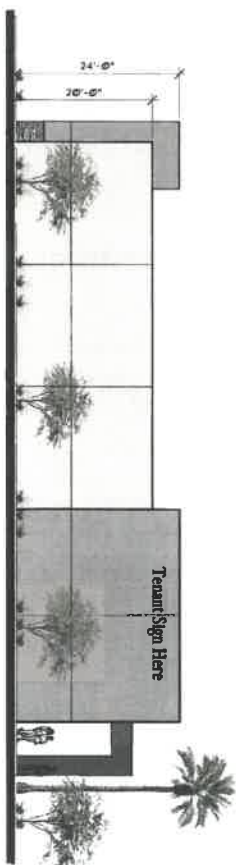
East Elevation Tavern

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



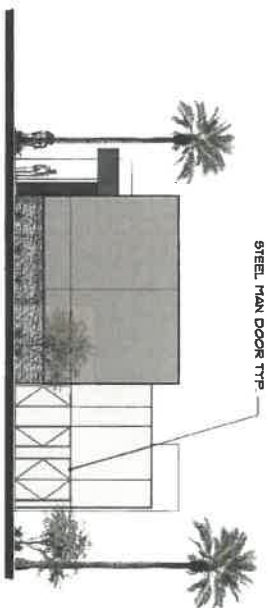
North Elevation Tavern

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



South Elevation Tavern

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



West Elevation Tavern

Owner/Developer:

Lewis Management Corp.
3240 S. Polaris Avenue
Las Vegas, Nevada 89118
CONTACT: David Duffley
(702) 262-7315

Project No. Misc 2019

**Centennial & Lamb
Retail Center**

Clark County, Nevada
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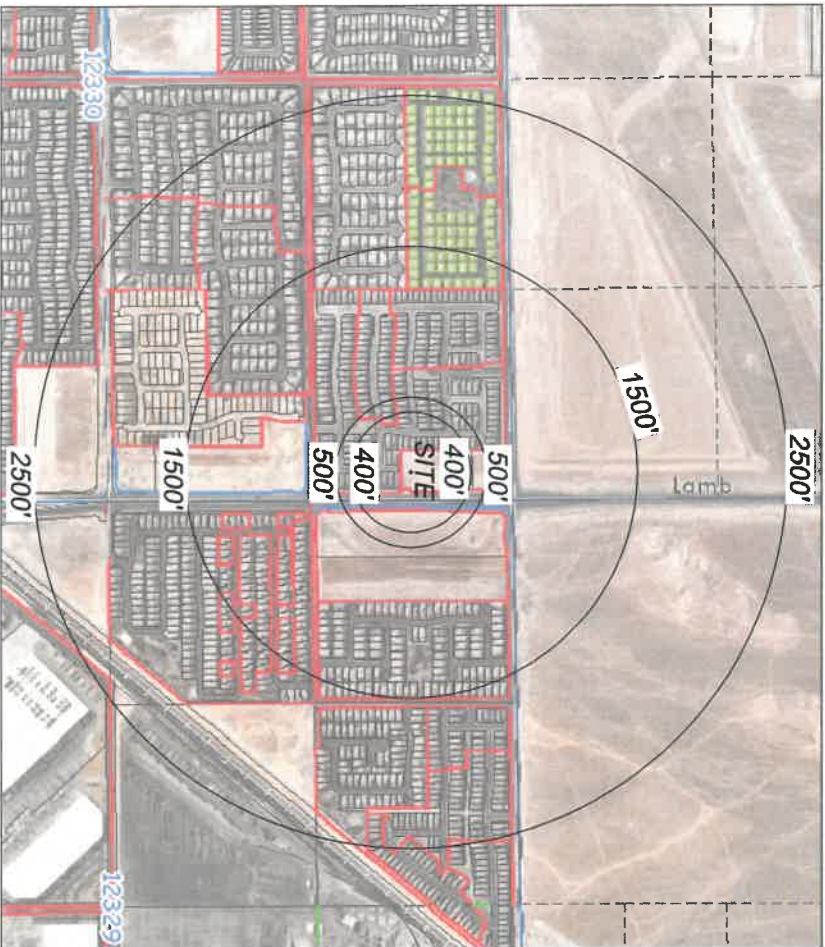
January 27, 2019



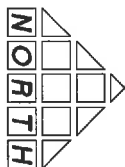
(702) 776-7774

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

EVIDENCE OF SEPARATION CERTIFICATE



NOTE
RADIUS DISTANCES SHOWN ON EXHIBIT ARE FOR INFORMATIONAL PURPOSES ONLY. CERTIFIED DISTANCES ARE MEASURED FROM A DIRECT LINE BETWEEN THE PRIMARY PUBLIC ENTRANCE OF THE PROPOSED LOCATION (148' EAST OF OF THE SITE'S WEST PROPERTY LINE AND 48' NORTH OF THE SITE'S SOUTH PROPERTY LINE) AND THE NEAREST PROPERTY TO WHICH IT MUST BE SEPARATED.



SURVEYOR'S CERTIFICATE

1. ERIC T. PHAN, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF NEVADA, AS AGENT FOR THOMASON CONSULTING ENGINEERS, DO HEREBY CERTIFY THAT:

1. THIS EXHIBIT REPRESENTS THE RESULT OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION FOR THE PROPERTY LOCATED AT THE SOUTHWEST CORNER OF LAMB BLVD. AND CENTENNIAL PRKY., NORTH LAS VEGAS, NEVADA 89081 (APN 123-30-516-001)
2. THERE ARE NO SCHOOLS, DAYCARES, CHURCHES AND PARKS LOCATED WITHIN 1500 FEET RADIUS OF THE SUBJECT PROPERTY.
3. THERE IS DEVELOPED RESIDENTIAL ADJOINING THE SUBJECT PROPERTY.
4. THERE ARE NO EXISTING TAVERNS LOCATED WITHIN 2500 FEET OF THE SUBJECT PROPERTY
5. THIS SURVEY OBSERVANCE WAS COMPLETED ON MARCH 23, 2022.

ERIC T. PHAN, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 22408



03/23/2022

LEWIS INVESTMENT COMPANY OF NEVADA
CENTENNIAL AND LAMB

EVIDENCE OF SEPARATION

☐ THOMASON
☐ CONSULTING
☐ ENGINEERS

7080 LA CIENEGA STREET, SUITE 200
LAS VEGAS, NEVADA 89119
702-932-6125 FAX: 702-932-6129

NOTES

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 WHEN MAP IS REDUCED FROM 11X17 ORIGINAL.

- MAP LEGEND**
- PARCEL BOUNDARY
 - SUB BOUNDARY
 - PAVED BOUNDARY
 - ROAD EASEMENT
 - MATCH / LEADER LINE
 - HISTORIC LOT LINE
 - HISTORIC SUB BOUNDARY
 - HISTORIC PAVED BOUNDARY
 - TAX DISTRICT LINE
- CONDOMINIUM UNIT
 - AIR SPACE PCL
 - RIGHT OF WAY PCL
 - SUB-SURFACE PCL
- 007 ROAD PARCEL NUMBER
100 PARCEL NUMBER
202 PARCEL SUBSEQUENCE NUMBER
24-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
6 LOT NUMBER
6.5 COL. LOT NUMBER

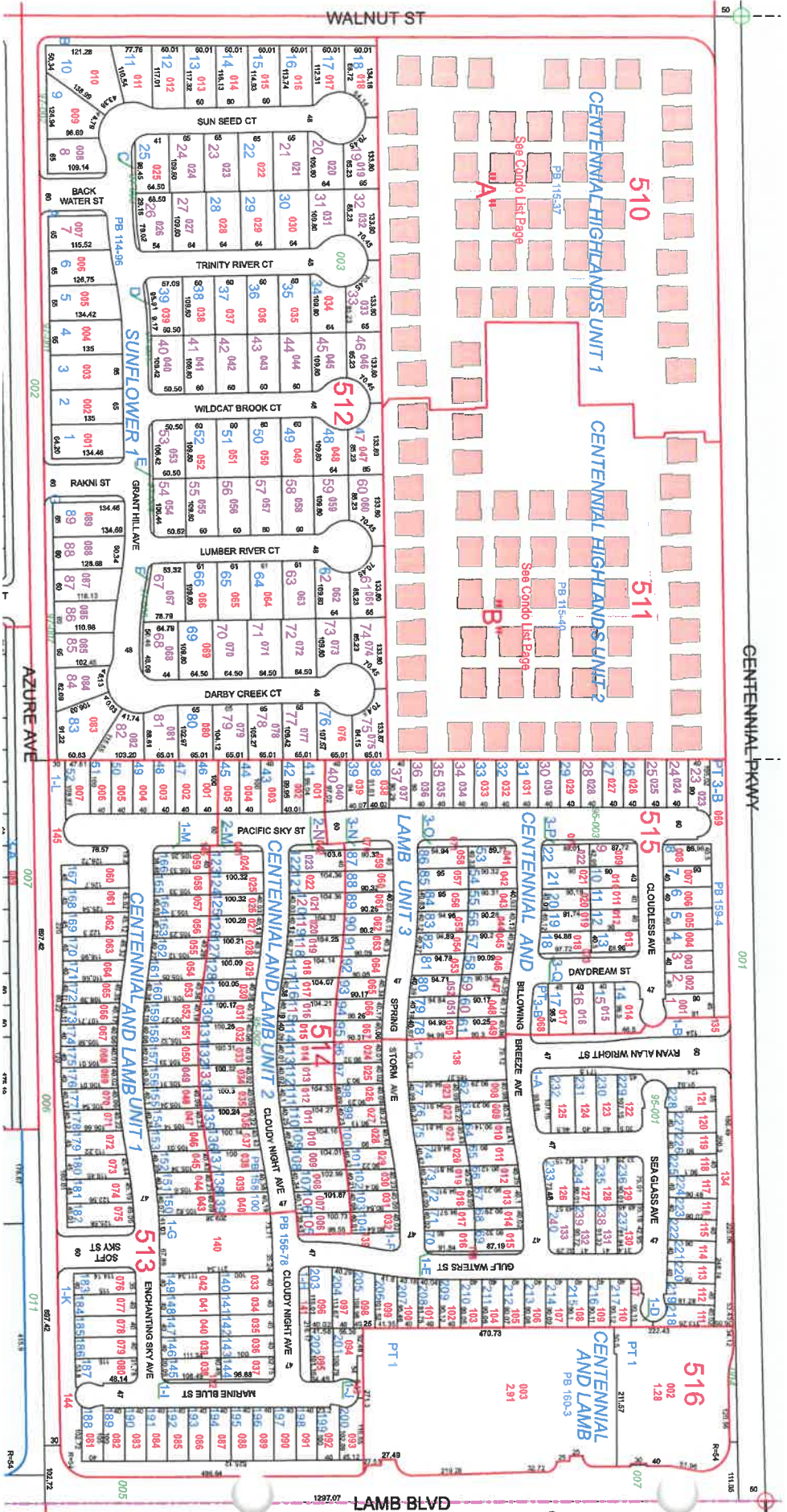
ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor

BOOK	TR9S RAZE	SEC	30	N 2 NE 4
100 101	102 103	1	1	1
25 124	123 122	2	2	2
38 139	140 141	3	3	3

Scale: 1" = 200'

Rev: 8/25/2021

123-30-5

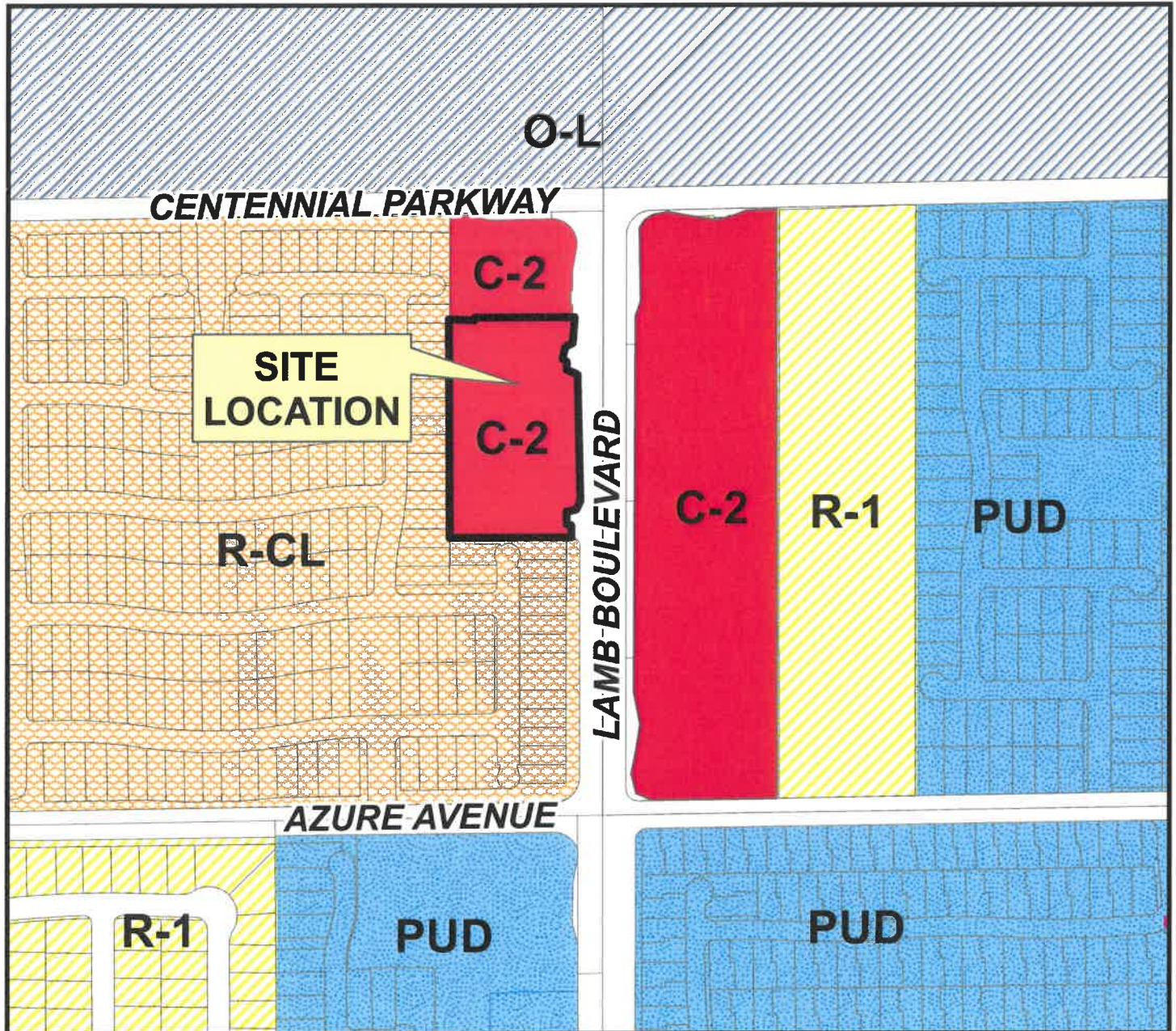


TAX DIST 254



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Centennial & Lamb Retail Center
Application Type: Special Use Permit
Request: An Extension of Time for a Special Use Permit in a C-2 (General Commercial District) to Allow a Restricted Gaming "On-Sale" Liquor License with a Waiver from the Required 500 Foot Separation from Developed Residential
Project Info: Southwest corner of Centennial Parkway and Lamb Boulevard
Case Number: UN-22-19 (PZ67477)

4/07/2022

