

CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Robert Eastman, Planning Manager, Land Development & Community Services Dept.
From: Duane McNelly, Land Development Coordinator, Department of Public Works
Subject: SUP-14-2020 **MLK & Alexander**
Date: May 10, 2022

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



Duane McNelly, Land Development Coordinator
Department of Public Works

MK ARCHITECTURE, LLC

April 18, 2022

**City of North Las Vegas
Land Development and Community Service Department
2240 Civic Center Drive
North Las Vegas, NV 89030**

**Re: Letter of intent
SUP-14-2020 Extension of Time
For a Convenience Food Store with Gas Pumps Located at the N. Martin Luther King
Blvd. and Alexander Road, APN: 139-04-818-003**

On behalf of our client (MLK EURO PROPERTIES LLC), we have prepared this letter of intent in support of a request for SUP-14-2020 Extension of Time application for a convenience food store with gas pumps at the above-mentioned location.

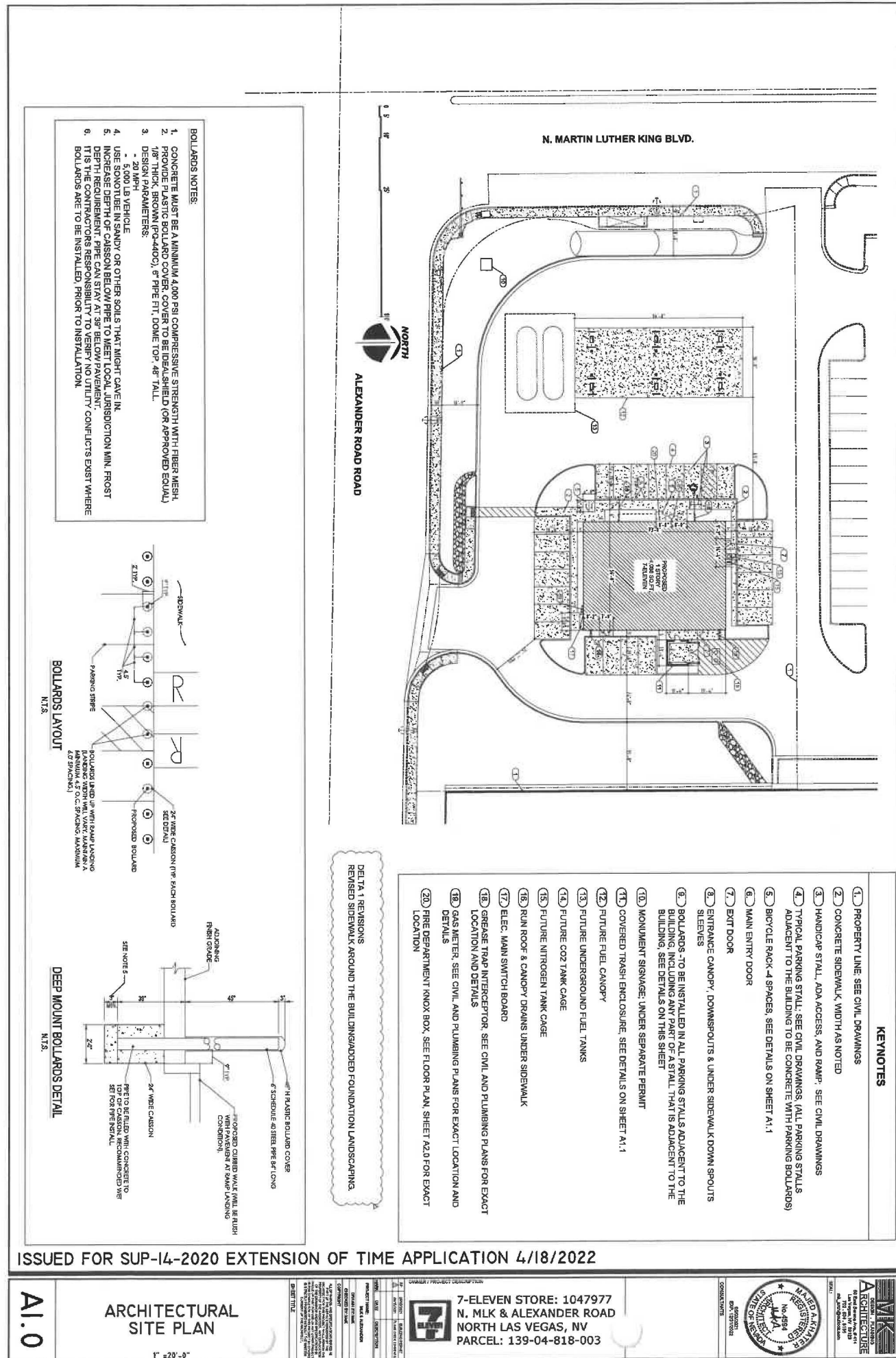
The Planning Commission approved our application on June 10, 2020. Since then, we have completed the design work and the building permit review. Due to some delays in finalizing the agreements with the operators of this site (7-eleven), the developer will not be able to pull the building permit or start the construction process by June 10, 2022. Therefore, we are requesting this extension of time.

We thank you in advance for your consideration of this project. Should you have any questions or wish to further discuss this application please feel free to contact me.

Sincerely,

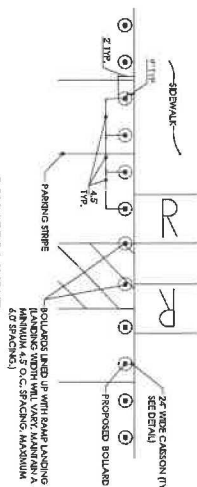
Majed A Khater

Majed A. Khater, AIA, Architect
MK ARCHITECTURE, LLC

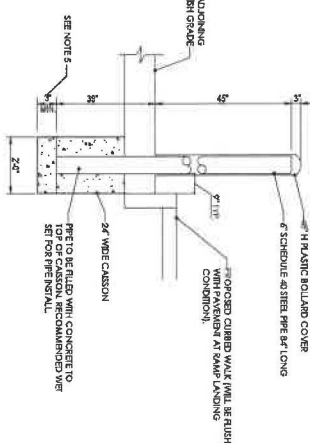


- BOLLARDS NOTES:**
1. CONCRETE MUST BE A MINIMUM 4,000 PSI COMPRESSIVE STRENGTH WITH FIBER MESH.
 2. PROVIDE PLASTIC BOLLARD COVER, COVER TO BE IDEAL SHIELD (OR APPROVED EQUAL), 1/8" THICK, BROWN (PO-4400), 6" PIPE FIT, DOME TOP, 48" TALL.
 3. DESIGN PARAMETERS:
 - 20 MPH
 - 5,000 LB VEHICLE
 4. USE SONOTUBE IN SANDY OR OTHER SOILS THAT MIGHT CAVE IN.
 5. INCREASE DEPTH OF CAISSON BELOW PIPE TO MEET LOCAL JURISDICTION MIN. FROST DEPTH.
 6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY NO UTILITY CONFLICTS EXIST WHERE BOLLARDS ARE TO BE INSTALLED, PRIOR TO INSTALLATION.

BOLLARDS LAYOUT
N.T.S.



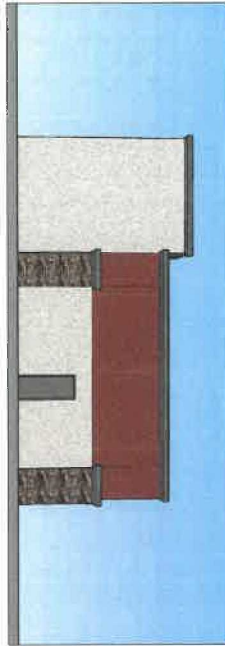
DEEP MOUNT BOLLARDS DETAIL
N.T.S.



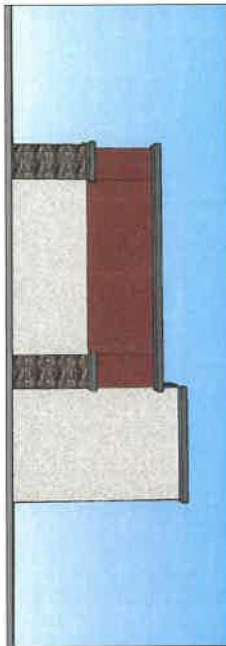
DELTA 1 REVISIONS
REMOVED SIDEWALK AROUND THE BUILDING ADJACENT FOUNDATION LANDSCAPING.

- KEYNOTES**
- (1) PROPERTY LINE, SEE CIVIL DRAWINGS
 - (2) CONCRETE SIDEWALK, WIDTH AS NOTED
 - (3) HANDICAP STALL, ADA ACCESS, AND RAMP, SEE CIVIL DRAWINGS
 - (4) TYPICAL PARKING STALL, SEE CIVIL DRAWINGS (ALL PARKING STALLS ADJACENT TO THE BUILDING TO BE CONCRETE WITH PARKING BOLLARDS)
 - (5) BICYCLE RACK, 4 SPACES, SEE DETAILS ON SHEET A1.1
 - (6) MAIN ENTRY DOOR
 - (7) EXIT DOOR
 - (8) ENTRANCE CANOPY, DOWNSPOUTS & UNDER SIDEWALK DOWN SPOUTS SLEEVES
 - (9) BOLLARDS TO BE INSTALLED IN ALL PARKING STALLS ADJACENT TO THE BUILDING, INCLUDING ANY PART OF A STALL THAT IS ADJACENT TO THE BUILDING, SEE DETAILS ON THIS SHEET
 - (10) MONUMENT SIGNAGE, UNDER SEPARATE PERMIT
 - (11) COVERED TRASH ENCLOSURE, SEE DETAILS ON SHEET A1.1
 - (12) FUTURE FUEL CANOPY
 - (13) FUTURE UNDERGROUND FUEL TANKS
 - (14) FUTURE CO2 TANK CAGE
 - (15) FUTURE NITROGEN TANK CAGE
 - (16) RUN ROOF & CANOPY DRAINS UNDER SIDEWALK
 - (17) ELEC. MAIN SWITCH BOARD
 - (18) GREASE TRAP INTERCEPTOR, SEE CIVIL AND PLUMBING PLANS FOR EXACT LOCATION AND DETAILS
 - (19) GAS METER, SEE CIVIL AND PLUMBING PLANS FOR EXACT LOCATION AND DETAILS
 - (20) FIRE DEPARTMENT KNOX BOX, SEE FLOOR PLAN, SHEET A2.0 FOR EXACT LOCATION

ISSUED FOR SUP-14-2020 EXTENSION OF TIME APPLICATION 4/18/2022



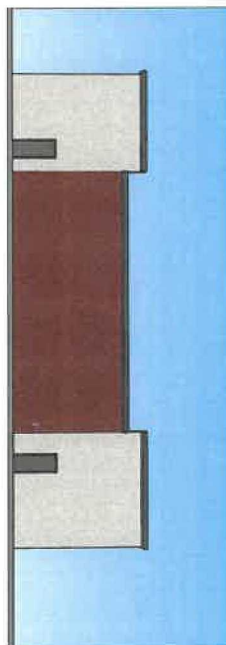
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

ISSUED FOR SUP-14-2020 EXTENSION OF TIME APPLICATION 4/18/2022

A4.2

COLORED EXTERIOR
ELEVATIONS

NOT TO SCALE

OWNER PROJECT DESCRIPTION			
PROJECT NAME	7-ELEVEN STORE: 1047977	PROJECT NO.	
OWNER	N. MLK & ALEXANDER ROAD	DATE	
DESIGNED BY	NORTH LAS VEGAS, NV	SCALE	
DRAWN BY	PARCEL: 139-04-818-003		



7-ELEVEN STORE: 1047977
N. MLK & ALEXANDER ROAD
NORTH LAS VEGAS, NV
PARCEL: 139-04-818-003

DATE: 4/18/2022
DRAWN BY: [Signature]
CHECKED BY: [Signature]



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.

Briana Johnson - Assessor

100	107	102
125	124	123
138	139	140
163	162	161

Scale: 1" = 200'

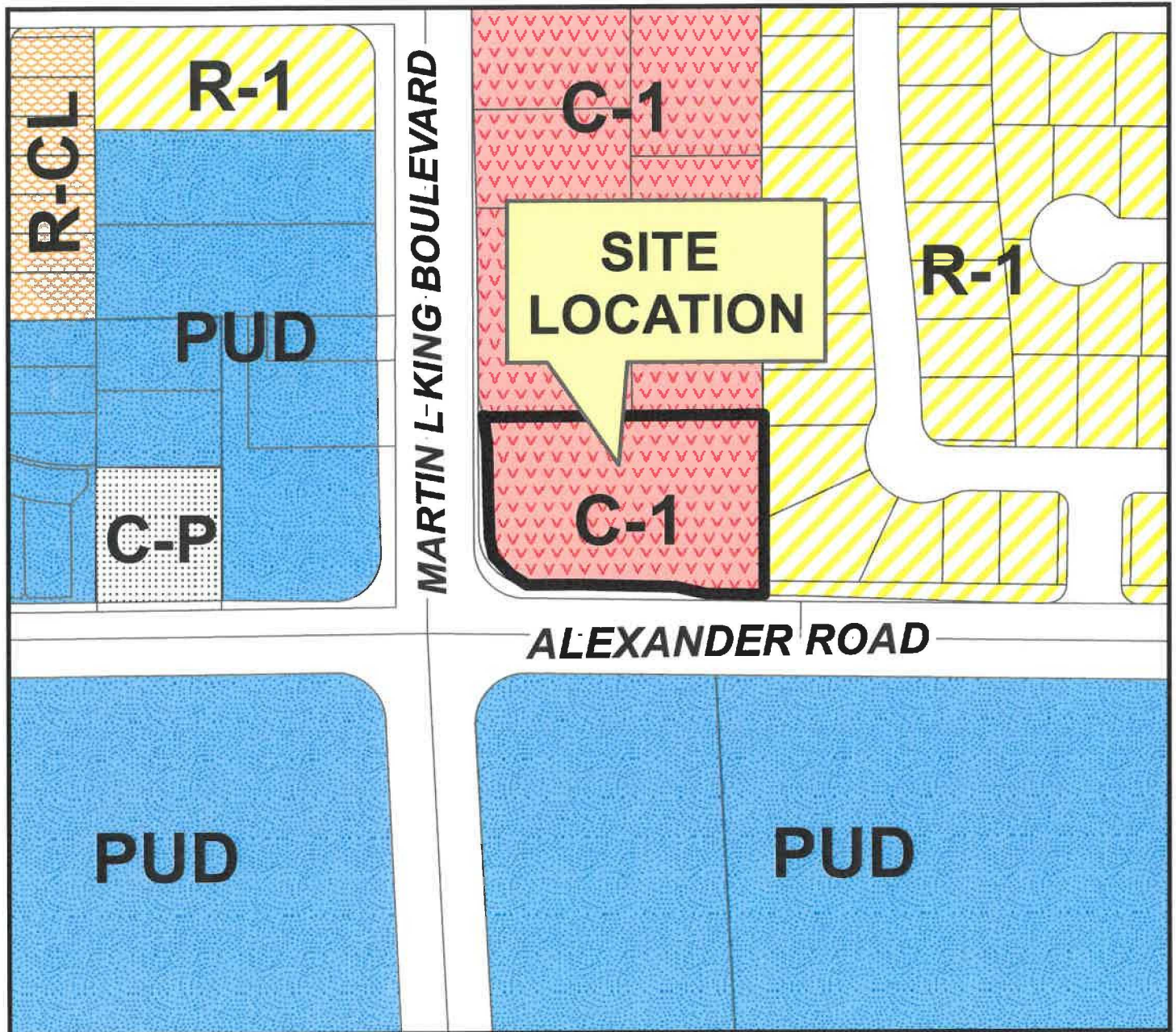
0	4	0	8
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
9	5	9	5





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Majed Khater / MK Architecture LLC.
Application Type: Special Use Permit
Request: An Extension of Time for a Special Use Permit in a C-1 (Neighborhood Commercial District) to Allow a Convenience Food Store with Gas Pumps
Project Info: Northeast corner of Martin L. King Boulevard and Alexander Road
Case Number: SUP-14-2020 5/17/2022

