

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: SUP-34-2022 **Terrible Herbst**
Date: July 13, 2022

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 and *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1. Conformance may require modifications to the site.
4. All driveway geometrics shall be in compliance with the applicable *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers.
5. 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.
6. The property owner is required to grant a roadway easement for commercial driveway(s).

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.

SUP-34-2022 **Terrible Herbst**

Page 2

July 13, 2022

- Coordination with NDOT is required to determine access locations and offsite improvement requirements.

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>.



Duane McNelly, Land Development Coordinator
Department of Public Works

John David Burke, Architect

a Professional Corporation

June 28, 2022

City of North Las Vegas
Department of Planning & Zoning
2250 Las Vegas Boulevard North
North Las Vegas, NV 89030

Re: Letter of Intent for Special Use Permit
Terrible Herbst Travel Center
APN #: 122-09-210-002

The applicant is seeking a special use permit to allow him to build a new travel center that has a "Convenience Food Store with Gas Pumps/ Off-Sale Beer, Wine, Liquor/ Restricted Gaming" at the NEC of I-15 & Las Vegas Boulevard North.

The project will be very similar (but larger) to the newly opened Terribles Travel Center at the Moapa Exit (Lewis Ranch Road) just north on the I-15. Herbst Development's commitment to the excellence of their built projects and quality of their customer service speaks for itself. The applicant feels that this will be a much needed amenity to serve the travelers coming into and leaving the City of North Las Vegas.

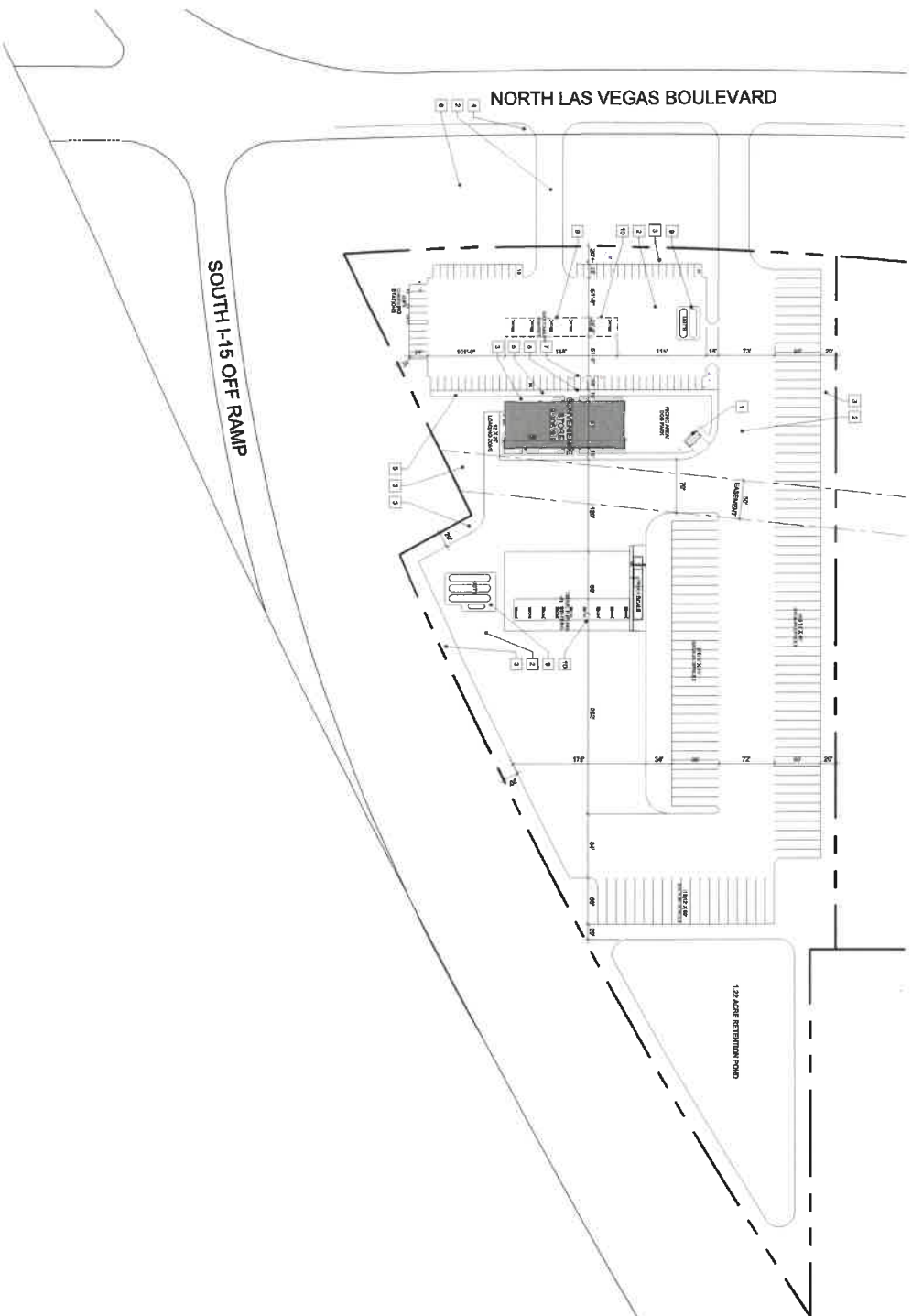
Sincerely,



JOHN DAVID BURKE, Architect

1 Site plan

Scale: 1" = 80'-0"



Keynotes

#	Description
1	6" REINFORCED CONCRETE BLOCK TYPICAL INCLUDING WITH 4# OR 6" REIN. BARS AND WILL BE RECAST WITH 4" THICK EXPOSED TO BE IN ACCORDANCE WITH 101000
2	A.C. FINISH PER SOLA PERMIT - SEE C.O.L. DRAWINGS
3	UNREINFORCED MASONRY
4	REINFORCED CONCRETE WALLS WITH 4# REIN. BARS
5	CONCRETE SIDEWALK
6	CONCRETE SIDEWALK
7	CONCRETE SIDEWALK
8	CONCRETE SIDEWALK
9	CONCRETE SIDEWALK
10	CONCRETE SIDEWALK

Project Data

ESTIMATED ZONING: M2
REQUIRED ZONING: UNREINFORCED MASONRY WITH 4# REIN. BARS
PROPERTY SIZE: 82,491 S.F. (12 ACRES (NET))
CONCRETE: 1.5%
APPLICABLE: A Section of 12-09-15-002

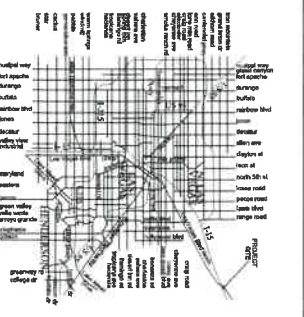
PARKING ANALYSIS

DATE	AREA	NO. OF	PERCENT
CARSPACE	1,500 S.F.	1,000	44.7 PERCENT
		75	3.3 PERCENT

Site Notes

1. SEE C.O.L. FOR ALL NOTES, SPECIFICATIONS, MATERIALS, AND FINISHES.
2. ALL ACCESSIBLE ROUTES, INCLUDING SIDEWALKS, DRIVEWAYS, AND STAIRS, SHALL BE IN ACCORDANCE WITH THE ADA AND THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND BUILDING.
3. SIDEWALKS SHALL BE 48" WIDE AND SHALL BE IN ACCORDANCE WITH THE ADA AND THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND BUILDING.
4. ACCESSIBLE ROUTES TO THE BUILDING SHALL HAVE A MINIMUM CLEARANCE OF 80" OVER THE ROUTE.
5. SEE STRUCTURAL FOUNDATION PLAN FOR ALL STRUCTURAL INFORMATION.
6. TRASH INCLOSURE IS SHOWN - REQUIRES SEPARATE PERMIT.
7. PARKING LOT LIGHTING IS SHOWN - REQUIRES SEPARATE PERMIT.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.

Location Map



sheet no.	date
ST1	6/29/2022
proj. no.	2822-21
drawn by	
checked by	

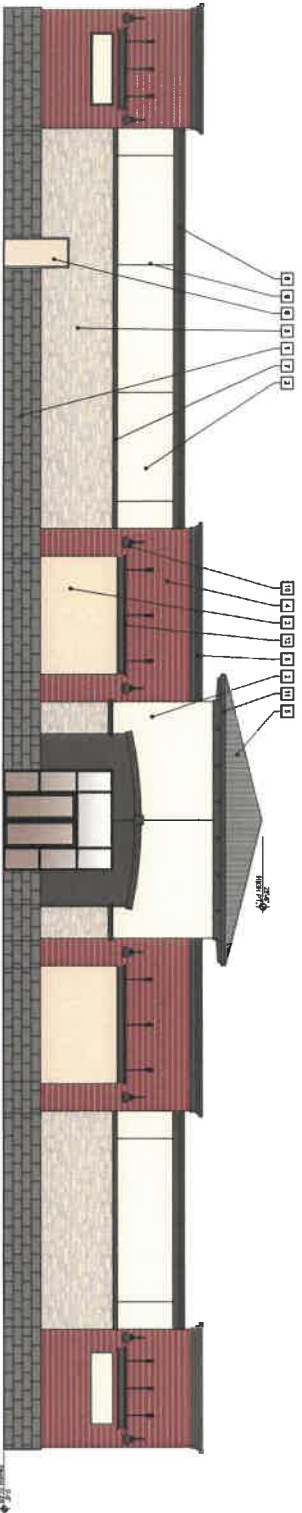
Terrible Herbst
 NEC I-15 & North Las Vegas
 for: Herbst Development
 North Las Vegas Nevada



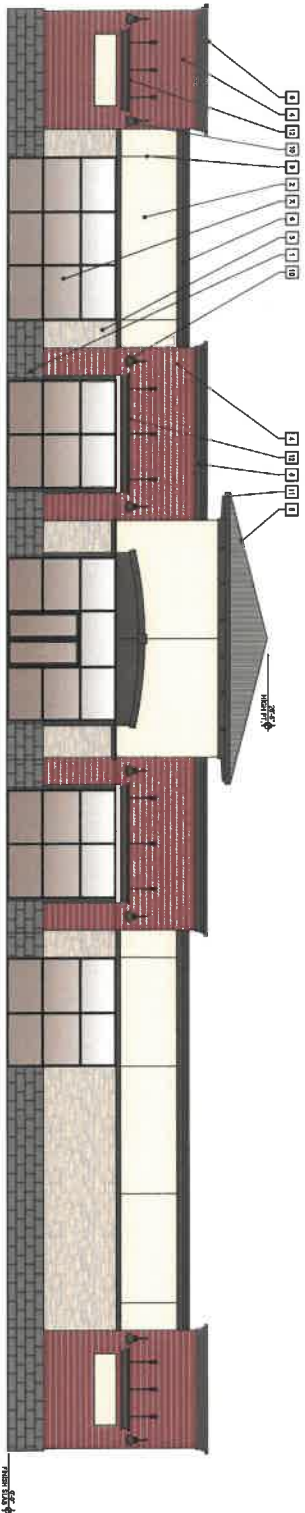
John David Burke, Architect, 8700 S. Fort Apache Rd., #110, Las Vegas, NV 89148 (702) 796-4363, john@terribleherbst.com

revisions

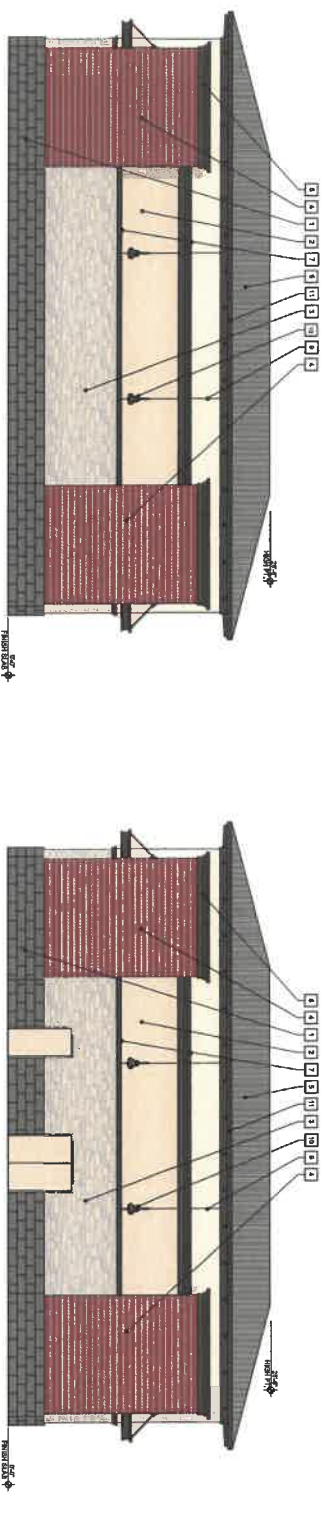




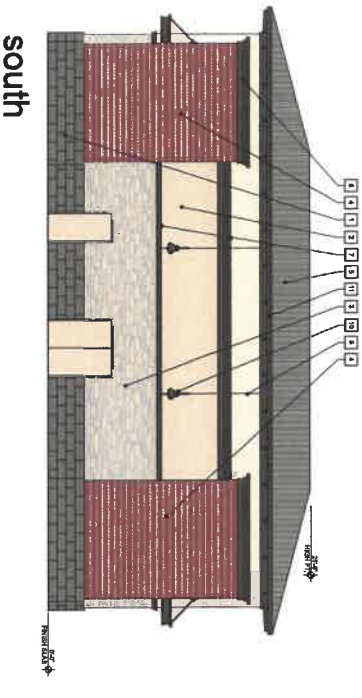
east



west



north



south

Keynotes

#	Description
1	BASE FINISH - SEE EXTERIOR FINISH SCHEDULE
2	1 COAT STUCCO IN STRIP WITH FINISH TO FINISH
3	STONE COURSE - VIGERS TO CORNER VERT. SECTION UNLESS OTHERWISE NOTED
4	ALUMINUM METAL SIDING - SEE EXTERIOR FINISH SCHEDULE
5	STAINLESS STEEL METAL SIDING
6	STAINLESS STEEL CORNER OR SILLING WITH FINISH TO FINISH, CAP & SILLING
7	STAINLESS STEEL TRIM OVER MULLING
8	DOOR - SEE EXTERIOR FINISH AND DOOR SCHEDULE
9	STUCCO COURSE, JAMB - PROVIDE JAMB OR MOGS NOT SHOWN AT CALL WALL
10	WALL SCORING
11	METAL FINISH - REFER TO EXTERIOR METAL DETAIL BOOK

Notes

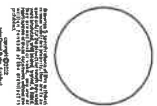
1. ALL CONDITIONS TO HAVE RED-BRAND STUCCO CORNER BEADS
2. STUCCO FINISH TO BE OVER FINISH WITH TWO COATS OF ELASTOMERIC
3. SEE ELECTRICAL SCHEDULES FOR ALL WALL MOUNTED LIGHT FIXTURES
4. LUMBER OR STUCCO ADD TO BE USED IDENTICAL HORIZONTAL STUCCO APPLICABLE LOCATIONS
5. USE HIGH RESOLUTION @ ALL STUCCO DETAIL LOCATIONS
6. STUCCO IF BEING LEFT AS PART OF THIS SHEET, PROVIDE TO SHOW FOR ELECTRICAL, REFER TO SHEET 02-10
7. PROVIDE TO BE OF CORNER, JAMB, AND SILLING
8. ALL VERTICAL FASAD MOGS TO HAVE STUCCO FINISH
9. DIMENSIONS FOR WINDOW CORNER BEADS SHOWN AND TRIM PROFILES - FINISHES INDICATED ON SHEET 11-0

Exterior Finishes

1	FIELD PAINT RT. CASH WASH - BRONZE 112
2	FIELD PAINT RT. CASH WASH - WINDY WINDY 0202
3	FIELD PAINT - TRIM - BRONZE W/ALUMINUM BRONZE 112 - 11200
4	BRONZE 112 - 11200
5	BRONZE 112 - 11200
6	BRONZE 112 - 11200
7	BRONZE 112 - 11200
8	BRONZE 112 - 11200
9	BRONZE 112 - 11200
10	BRONZE 112 - 11200
11	BRONZE 112 - 11200

1 Exterior elevations

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



revision

© 2022 jdBitect
 1000 West 10th Street, Suite 100, Las Vegas, NV 89102
 Tel: 702.735.1111 | Fax: 702.735.1112
 www.jdbitect.com

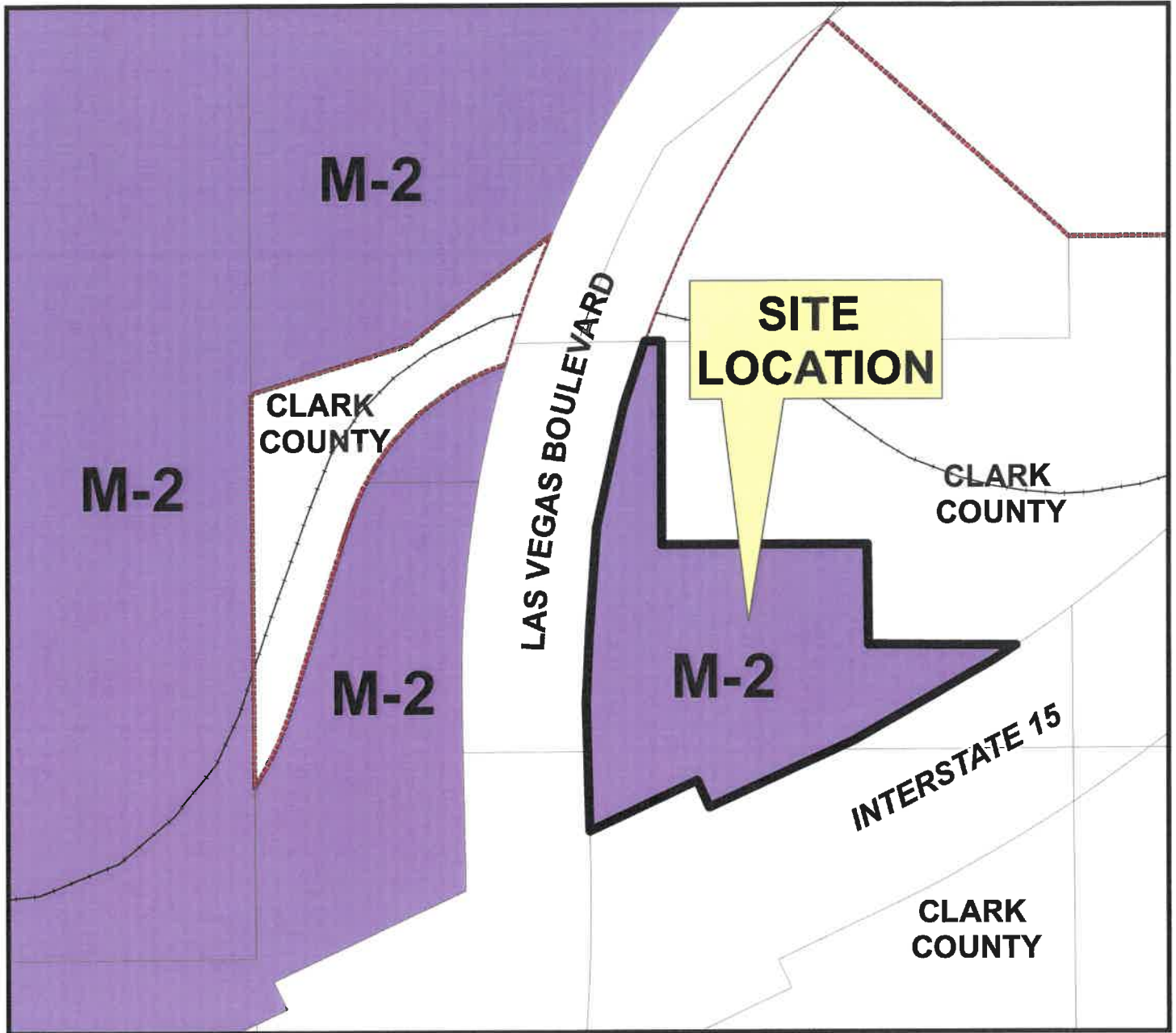
Terrible Herbst
 NEC 1-15 & North Las Vegas Blvd.
 for: Herbst Development
 North Las Vegas Nevada

sheet no.	A2
date	07/2022
proj. no.	2022-01
drawn by	
chgd. by	



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Herbst Development
Application Type: Special Use Permit
Request: To Allow a Convenience Food Store with Gas Pumps with an "Off-Sale" Beer-Wine-Spirit Based Products License
Project Info: Northeast corner of Interstate 15 and Las Vegas Boulevard North
Case Number: SUP-34-2022

7/14/2022

