

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Johanna Murphy, Principal Planner, Land Development & Community Services Dept.
From: Robert Weible, Land Development Project Leader, Department of Public Works
Subject: SUP-36-2022 **Terrible Herbst @ Ann & Valley Convenience Store**
SUP-38-2022 **Terrible Herbst @ Ann & Valley Car Wash**
Date: August 17, 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. 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.
4. The property owner is required to grant a roadway easement for commercial driveway(s).
5. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way and a minimum width of five (5) feet shall be provided behind the required bus turn-out.
6. When submitting the civil improvement plans to the Department of Public Works for review, the developer must provide a copy of the Covenants, Conditions, Restrictions and Easements that will establish the provisions for cross access/reciprocal parking, surface and/or underground drainage facilities and utilities crossing property lines, development and maintenance of the property and improvements. The document must be recorded prior to approval of the civil improvement plans.

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-36-2022 **Terrible Herbst @ Ann & Valley Convenience Store**

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August 16, 2022

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>.

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

Robert Weible, Land Development Project Leader
Department of Public Works



July 28, 2022

City of North Las Vegas
Department of Comprehensive Planning
2250 Las Vegas Boulevard North, Ste. 114
North Las Vegas, NV 89030

RE: Terrible Herbst with Car Wash – APN # 124-30-401-021

Doumani Development, LLC is requesting a SUP for a Terrible Herbst with an attached car wash on a portion of 3.88 acres site, zoned C-1 located at 4318 W. Ann Road North Las Vegas, NV 89031.

The proposed car wash will be attached to the proposed convenience store (SUP-000036-2022) is a drive-thru car wash. It is approximately 1140 SF, with a rollover Single Car bay with mechanical room and two water recovery system tanks. The proposed car wash will be adjacent to the car wash to service multiple vehicles.

This application was previously approved under SUP-51-2019 7-11 Ann & Valley. Due to COVID19, there was a delay in the project. The developer is now ready to restart the project.

We feel that this is an appropriate use for the land and will be a welcomed addition to the surrounding area. We are requesting the support of staff on this application.

Please contact me for any additional information or if you have any questions.

Thanks,

A handwritten signature in black ink, appearing to be 'B Girardin'.

Benjamin Girardin, AIA, NCARB, LEED AP

Principal Architect

PGAL, LLC
3379 W. Oquendo Rd.
Las Vegas, NV 89118

t 702 435 4448
f 702 435 4470

Jeffrey P. Gerber, AIA | Ken Brown, AIA | David L. Andrews, AIA | Paul D. Bonnette, AIA | Jefferson D. Bulla III, AIA | Dennis M. Comiskey, PE | Matthew Ellis, AIA
Samuel J. Ferreri, AIA | Beth Funk | Cheryl Gajeske, AIA | Benjamin Girardin, AIA | Costas Georghiou, PE | Christopher W. Larsen, AIA | Michael H. Lloyd, AIA
David F. Moss, AIA | Greg Mullin, AIA | Ian A. Nestler, AIA | Iván Pire, AIA | Cris Ruebush, AIA | Derron S. Vincik, PE | Jeffrey A. Weiner, AIA



EXTERIOR SOUTH ELEVATION 1 of 1

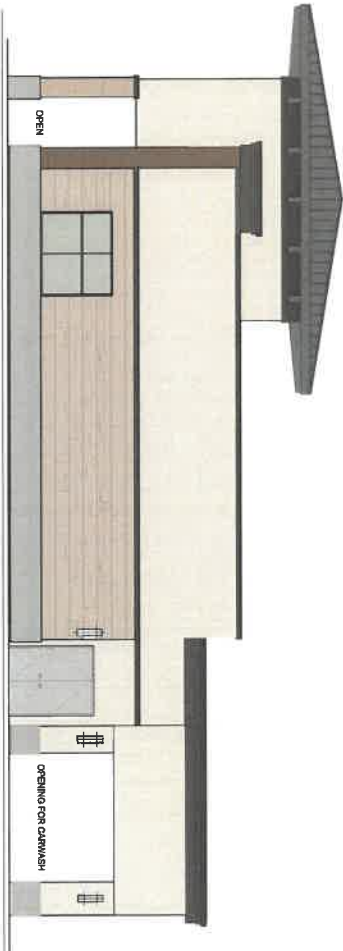
- ### EXTERIOR FINISHES
- A FIELD PAINT FINISHES (MOC-142)
 - B FIELD PAINT II (FOR MUD)
 - C FIELD PAINT - TRIM (SERRAVALLO) (MOC-142)
 - D PAINT WOODS: (SERRAVALLO) (MOC-142)
 - E STONE WOODS: (SERRAVALLO) (MOC-142)
 - F STONE WOODS: (SERRAVALLO) (MOC-142)
 - G STONE WOODS: (SERRAVALLO) (MOC-142)
 - H METAL: (SERRAVALLO) (MOC-142)



CONTRACTOR
PCAL
 3275 W. OCEANVIEW
 LAS VEGAS, NV 89102
 (702) 251-7178
 www.pcal.com



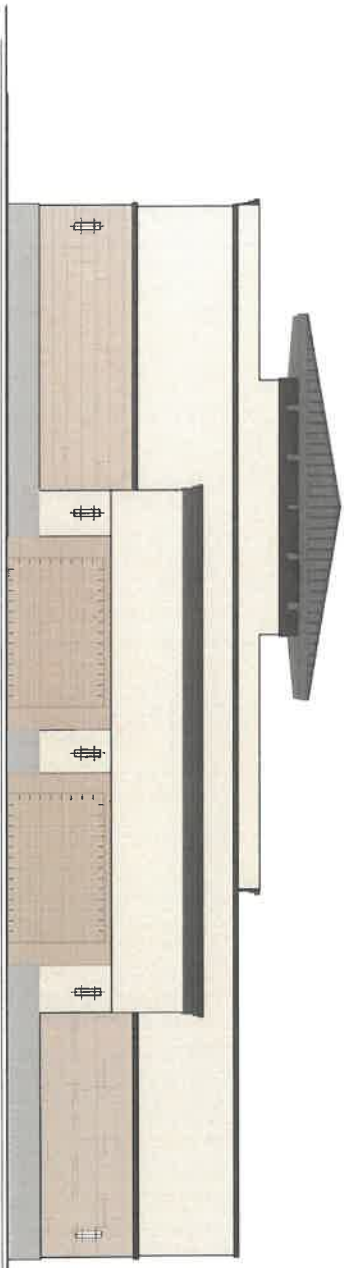
EXTERIOR WEST ELEVATION 3 of 3



EXTERIOR EAST ELEVATION 2 of 2

2025 OCT 22 AM 10:18
 TERRACE TERRACE
 ANN & VALLEY

REGISTRATION
 CONTRACTOR
 STATE OF NEVADA
 No. 0478
 EXPIRES 10/22/2020



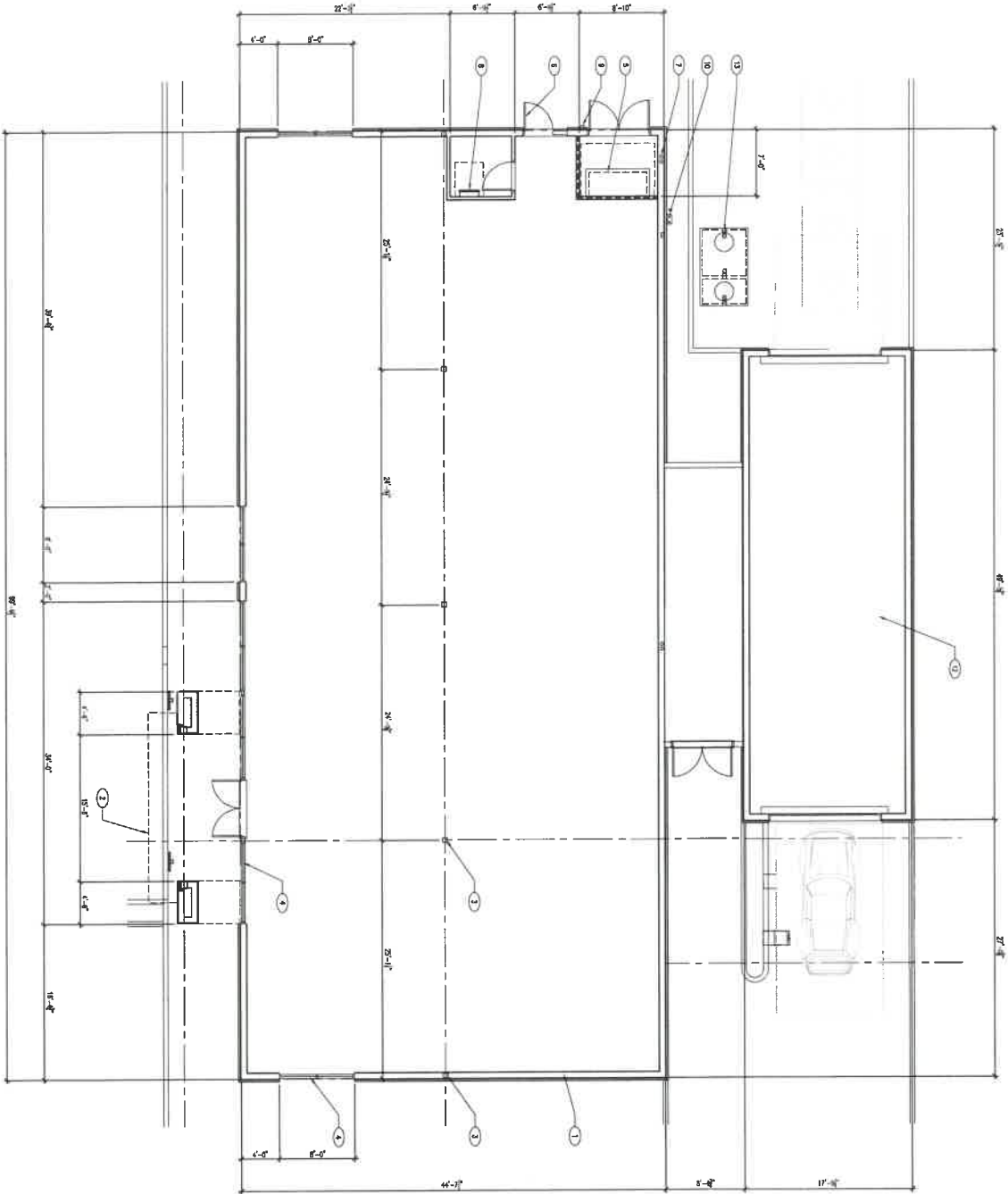
EXTERIOR NORTH ELEVATION 4 of 4

2025 OCT 22 AM 10:18
 EXTERIOR ELEVATION
 A6.10

PROJECT LOCATION
 4322 W. ANN RD
 NORTH LAS VEGAS, NV 89103

PROJECT NUMBER
 P1004838.02

SHEET TITLE
 Exterior Elevation Drawings



FLOOR PLAN 1



CLIENT

GENERAL NOTES

- A. REFER TO SHEET CAD FOR PROJECT INFORMATION
- B. REFER TO SHEET AS101 FOR THE PLAN
- C. REFER TO SHEET ALSO FOR EXTERIOR ELEVATIONS
- D. ALL DIMENSIONS ARE TO FACE OF FRAME UNLESS NOTED OTHERWISE

KEYED NOTES

- 1. NEW WOOD STUD FRAMED WALL REFER TO STRUCTURAL DRAWING
- 2. OUTLINE OF CONCRETE FOUNDATION REFER TO STRUCTURAL DRAWING
- 3. CEILING, FLOORING & FINISHES REFER TO STRUCTURAL DRAWING
- 4. ALUMINUM STRUCTURED GLASS DOOR & WINDOW SEE SCHEDULE
- 5. ELECTRICAL SYMBOLS ON 4 CONCRETE FOUNDATION DRAWING REFER TO ELECTRICAL & STRUCTURAL DRAWING
- 6. WALL DOOR & FINISHES REFER TO FINISHES DRAWING
- 7. ROOF & GUTTER DRAIN PER 4 TERMINATION REFER TO FINISHES DRAWING
- 8. ROOF ACCESS LADDER
- 9. RAIN BOX
- 10. GAS WATER REFER TO CIVIL & PLUMBING DRAWING
- 11. ACCESSORY HOSE RACK REFER PLUMBING DRAWING
- 12. 18"X24" EXTERIOR CORNER ADJACENT TO MAIN BUILDING
- 13. EXISTING INTERSECTION

WALL LEGEND

- NEW WOOD STUD WALL TYPE B, AS SHOWN ON PLAN
- NEW WOOD STUD 1"-HOLE (DIA) FIRE RATED WALL TYPE

DOMINANT INDUSTRIES, LLC
 4321 W. COLLIER RD
 LAS VEGAS, NV 89119
 TEL: (702) 264-7779
 FAX: (702) 264-7778
 WWW.DOMINANTINDUSTRIES.COM

3371 W. COLLIER RD
 LAS VEGAS, NV
 TEL: (702) 264-7779
 FAX: (702) 264-7778
 WWW.DOMINANTINDUSTRIES.COM

PCAL TYPE REC. NCF-2746
 CONSULTANT

REGISTRATION
 COPYRIGHT © 2018
 REGISTERED ARCHITECT
 No. 5978
 STATE OF NEVADA
 BOARD OF ARCHITECTS

DEVELOPING ARCHITECT
 No. 5978
 STATE OF NEVADA
 BOARD OF ARCHITECTS

PROJECT #4
 Tumble I,
 Ann & Valley

PROJECT LOCATION
 4322 N. Ann Rd
 North Las Vegas, NV 89031

PROJECT NUMBER
 P1004638.02

SHEET TITLE
 FLOOR PLAN

SHEET NUMBER
A2.00

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 FIELD WHEN MAP REDUCED FROM 11X17 ORIGINAL

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

MAP LEGEND

- Parcel Boundary
- Sub Boundary
- Road Boundary
- Match/Leader Line
- Historic Lot Line
- Historic Sub Boundary
- Historic PM/LD Boundary
- Section Line
- Condominium Unit
- Air Space PCL
- Right of Way PCL
- Sub-Surface PCL
- 007 Road Parcel Number
- 001 Parcel Number
- 100 Acreage
- 202 Parcel Subseq Number
- PB 24-45 Plat Recording Number
- 6 Block Number
- 5 Lot Number
- 00, 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

BOOK T19S R61E

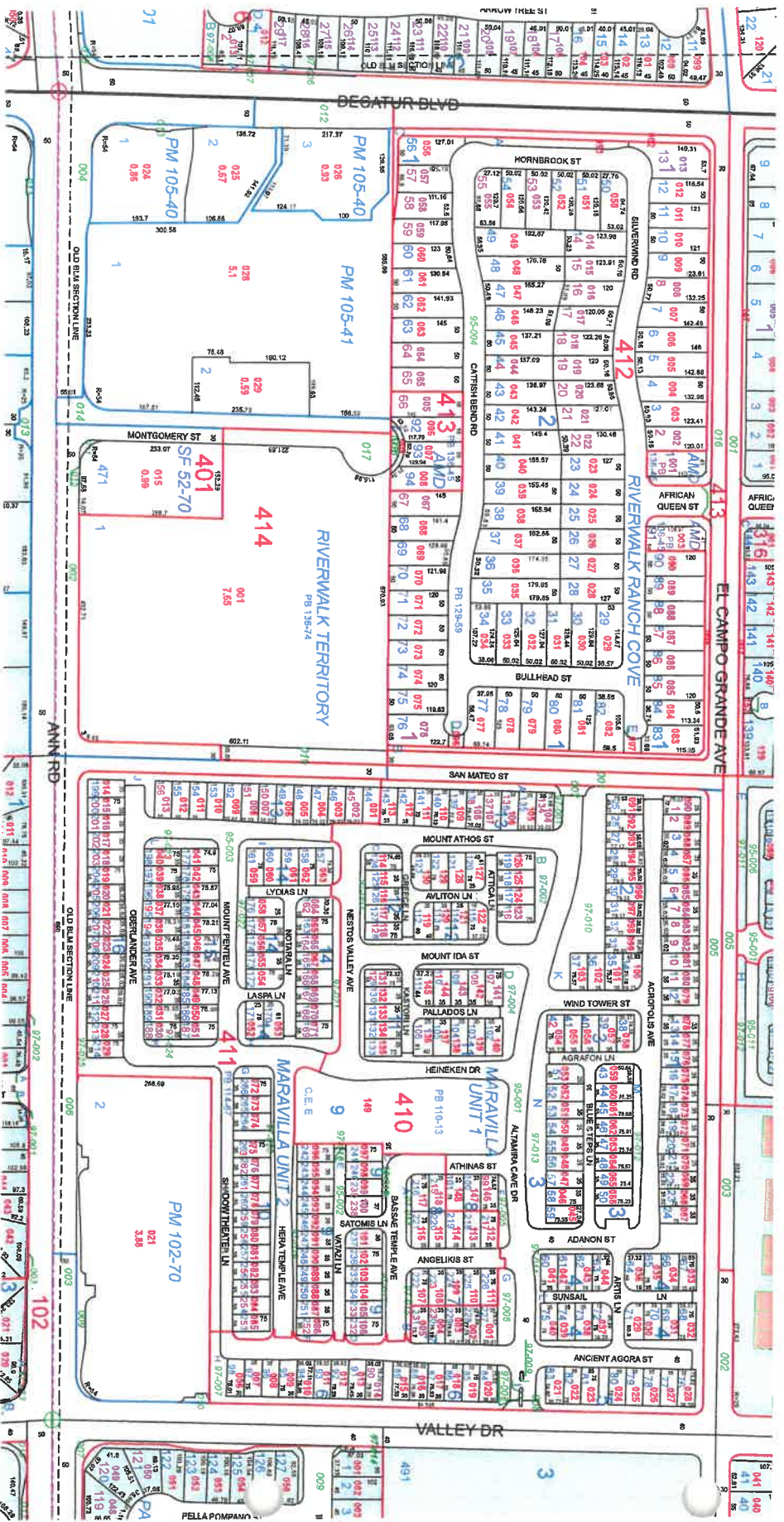
SEC 30

MAP S 2 SW 4

124-30-4

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28	125	124	123
37	138	139	140
163	162	161	

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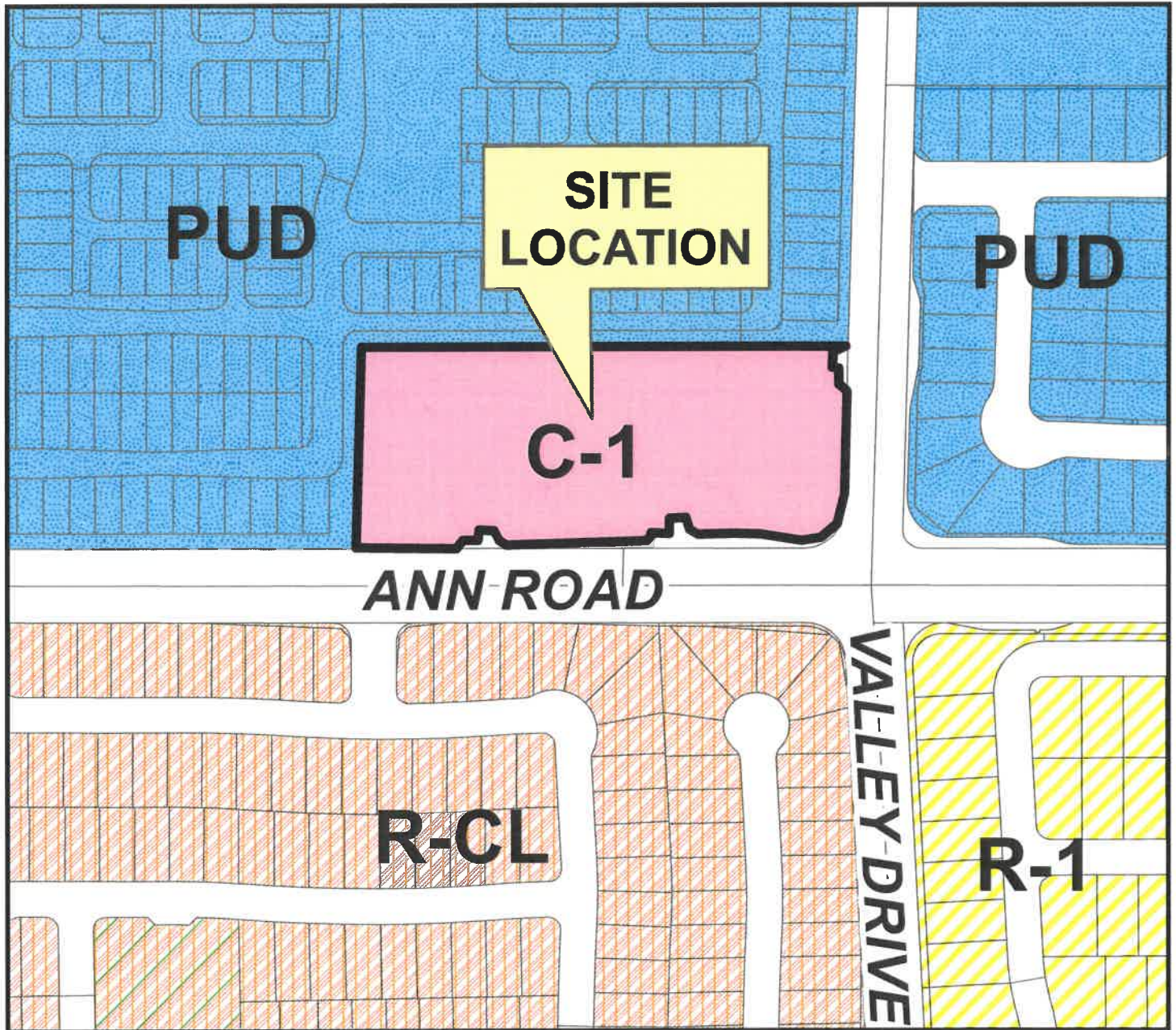


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Dominique Doumani with Doumani Development, LLC.
Application Type: Special Use Permit
Request: To Allow a Vehicle Washing Establishment
Project Info: Northwest corner of Ann Road and Valley Drive
Case Number: SUP-38-2022

8/09/2022

