

CITY OF NORTH LAS VEGAS INTEROFFICE MEMORANDUM

To: Sharienne Dotson, Planner, Land Development & Community Services
From: Robert Weible, Land Development Project Leader, Department of Public Works
Subject: SUP-37-2022 **Circle K @ Craig & Lamb**
Date: August 16, 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. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
6. 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 will be required. NDOT concurrence is required.
7. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
 - a. Craig Rd.
 - b. Lamb Blvd. (sidewalk & streetlights)
8. Right-of-way dedication and construction of a RTC bus turn-out and exclusive right turn lane is required on Lamb Blvd. per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.4.

9. Adjacent to any eighty (80) foot right-of-way, a common lot and/or landscape and pedestrian access easement, with a minimum width of five (5) feet, shall be provided behind the required bus turn-out.
10. A revocable encroachment permit for landscaping within the public right of way is required, if applicable
11. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way.
12. Appropriate mapping is required to combine the parcels. All mapping shall be in compliance with NRS Chapter 278 and the City of North Las Vegas Municipal Code, and associated Master Plans in effect at the time of subdivision and/or parcel map approval.
13. 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.

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>.

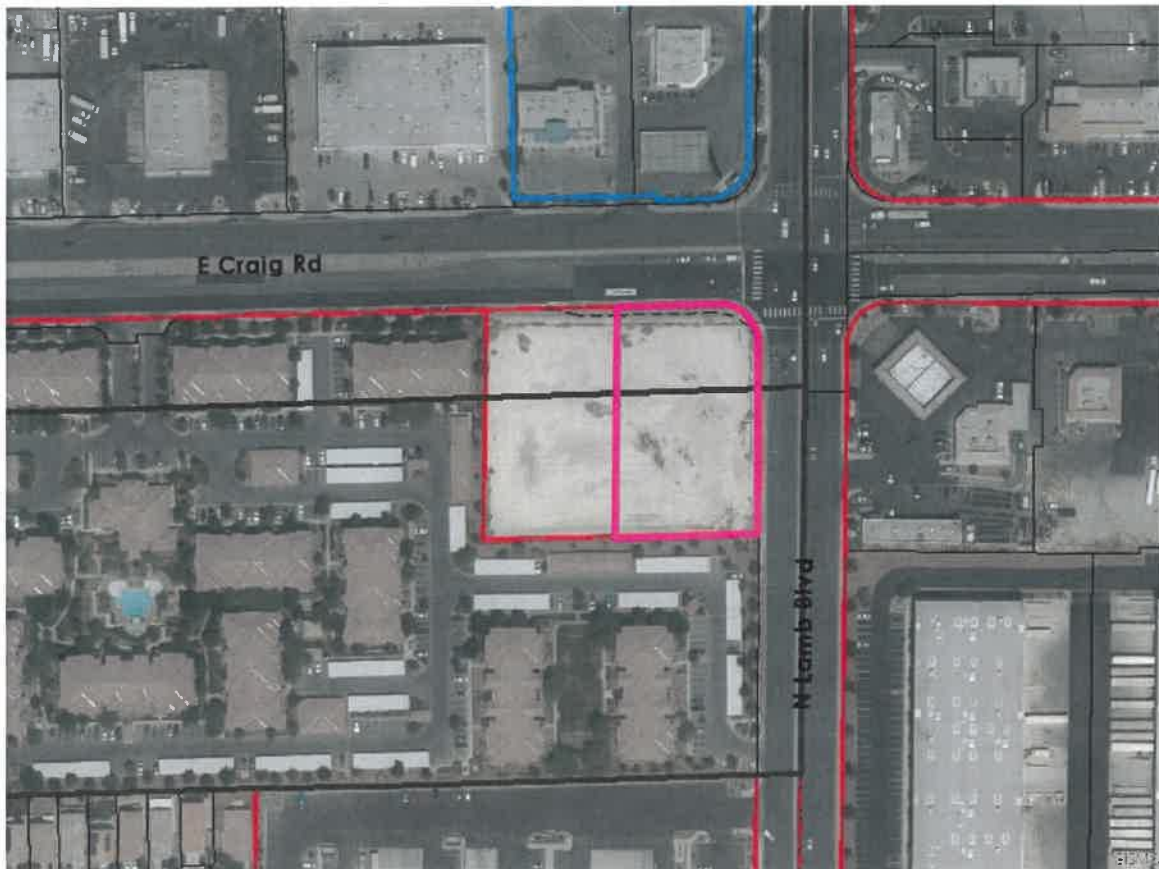


Robert Weible, Land Development Project Leader
Department of Public Works

Letter of Intent

**Circle K Store
SWC Craig Rd and Lamb Blvd
North Las Vegas, Nevada**

This application is a request for a Special Use Permit for a proposed 5,200 square foot convenience store with 6 gas pumps, and beer, wine and spirit-based Off-Sale. The proposed project is located at the southwest corner of Craig Road and Lamb Boulevard as shown in the aerial photo below and more specifically identified as APNs #140-06-611-006, & 140-06-714-006. The property is zoned C-2, General Commercial with a land use designation of Community Commercial.



Project Site

The proposed development is a combination of four parcels, however, the Circle K will be primarily developed over the two eastern parcels, thus the Building Application only lists APNs 140-06-611-006 & 140-06-714-006. Landowner has completed a Record of Survey which has been Recorded, Rec No. 20220118, File 225, Page 89, dated January 18, 2022. A copy of the Recorded Survey is provided for reference.

Project Description

Circle K Stores Inc. proposes the construction of a new 5,200 square foot retail convenience grocery store with 6 gasoline dispensing pumps. The proposed Circle K facility will be operated 24 hours a day, 7 days a week. The project site is located adjacent to Craig Road with existing multi-family residential development to the west and south, and to the north and east are developed commercial services.

Four existing parcels will be combined into one lot, and then split with Circle K on the eastern portion of the parcel, and the western portion proposed as a future quick-serve restaurant, which will be under separate application.

Site Access

The proposed development is anticipated to receive a significant volume of vehicular traffic. To accommodate the consumers anticipated to visit the facility, access to the Circle K will be provided by two shared access drives, a right-in/right-out drive on Craig Road and a right-in/right-out drive on Lamb Boulevard.

Parking and Circulation

The design of the site provides for ample on-site circulation as well as space for fuel delivery parking. To avoid onsite vehicle congestion and provide a safe environment for customers, the project offers additional parking spaces beyond the requirement and will provide a clearly marked access path to Craig Road.

Landscaping

The site will be very well landscaped especially along the western and southern portion of the site in an effort to visually buffer the project from adjacent apartments while maintaining the openness and continuity of existing landscaping in the area.

Architectural Design

The proposed building will be one (1) story with a maximum height of twenty-three (23) feet, eight (8) inches. The store will include enhanced architectural elements and the use of a variety of materials and colors. The materials and colors will feature a range of tans and browns in the color palette, accented with the use of CMU split-face block and stone. The architectural theme is continued on the fuel canopy and monument signs to provide a consistent architectural theme for the development project.

Site Lighting

The Site Lighting will conform to the requirements of the City and will be located in strategic locations throughout and along the perimeter of the project to provide sufficient illumination while not impacting any of the adjoining properties. All lights within the building façade and fuel canopy are flush mounted so as not to cause light spillage. All other site fixtures provide for screening or shielding of the illumination source to further prevent light spillage.

Impact Assessment

The project location is 50 feet from Clark County's jurisdiction and the below Impact Assessment is provided.

Lot Size: 1.2 acres

Store Size: 5,200 square feet

Occupancy: 54

Vehicle Trips: A convenience store with gas pumps is anticipated to generate an increase of 345 average peak day trips.

Educational Services: Project is non-residential. No additional students will be added as a result of this project.

Fire Protection Services Proximity:

- Clark County Fire Station 23 – Approximately 1 mile south
- North Las Vegas Fire Station 52 – Approx 2.5 miles west with a 4-minute response time
- Nellis AFB Fire Preparedness – Approx 2.4 miles east with a 6-minute response time

Police Services Proximity:

- NLV Police Headquarters, 2250 Las Vegas Blvd. North - Approx 4 miles southwest
- Las Vegas Police Department, 3750 Cecile Ave – Approx 4 miles southwest
- Northwest Area Command, 3755 W. Washburn Rd – Approx 7.4 miles west

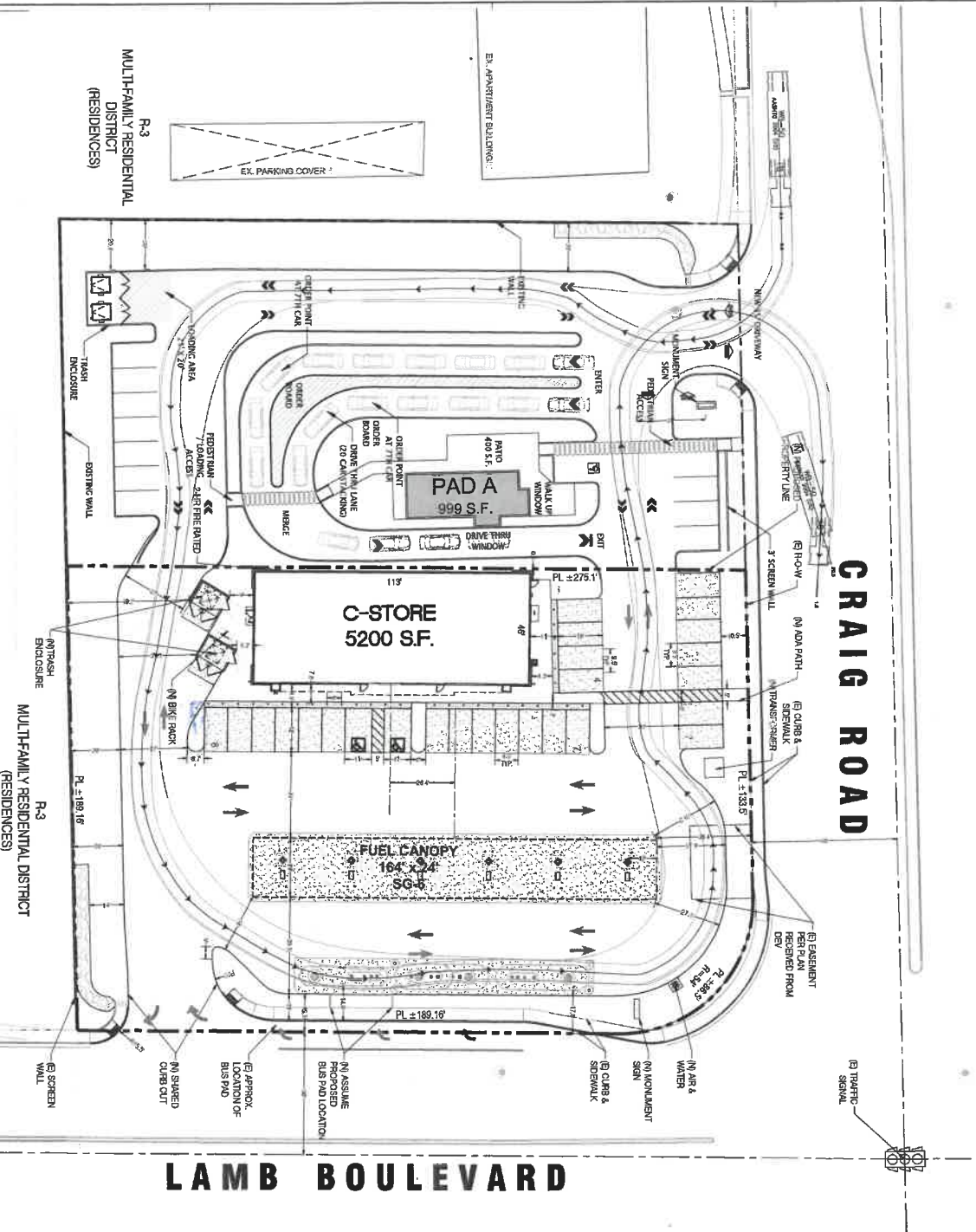
Effect on Housing, Mass Transit, Open Space & Recreation:

- Project will not generate housing needs.
- Sidewalks and roadways are fully developed adjacent to this project.
- Project will provide a designated path from the public transportation/sidewalk to the storefront for the safety of pedestrian consumers.
- Project will not impact open space or recreational areas in the vicinity.

Summary

Circle K believes the proposed project will bring a new and aesthetically pleasing facility to the City of North Las Vegas along the highly travelled Lamb Boulevard. The project will complement other retail developments in this area, providing enhanced consumer products and services to the surrounding residential community. The fueling facility is designed with state-of-the-art containment and vapor recovery systems to ensure protection of the environment and is not detrimental to the public health, safety or welfare, nor cause damage or nuisance arising from noise, smoke, odor, dust vibration or illumination. Through the use of landscaping and building design, we believe that the proposed development mitigates any adverse impacts on the natural environment. Furthermore, we believe that the project meets the general intent and purpose of the City of North Las Vegas Zoning Code. Thank you for your interest and feedback on this proposed project.

**CIRCLE K STORE
SITE PLAN**
SWC CRAIG ROAD & LAMB BOULEVARD, NORTH LAS VEGAS, NV



VICINITY MAP

OWNER:
CIRCLE K STORES INC.
10000 W. LAS VEGAS BLVD.
LAS VEGAS, NV 89135

OWNER REPRESENTATIVE:
LAMB REALTY CONSULTANTS, LLC
10000 W. LAS VEGAS BLVD.
LAS VEGAS, NV 89135

ARCHITECT:
GREENBERG FAWCETT
1000 W. LAS VEGAS BLVD.
LAS VEGAS, NV 89102

PROJECT INFORMATION
PROJECT NAME: CIRCLE K STORES
PROJECT ADDRESS: SWC CRAIG ROAD & LAMB BOULEVARD, NORTH LAS VEGAS, NV
PROJECT DESCRIPTION: PER PLAN RECEIVED FROM DEV. AND WALKWAY PER PLAN RECEIVED FROM DEV.

ZONING INFORMATION
ZONING DISTRICT: CITY OF NORTH LAS VEGAS, NV
ZONING CODE: OCCASIONAL COMMERCIAL
ZONING REGULATIONS: CITY OF NORTH LAS VEGAS, NV
ZONING MAP REFERENCE: 279

SITE DATA
APPROXIMATE AREA: 11,120 SQ FT (1,280 SQ M)
TOTAL AREA: 1,280 SQ M (13,900 SQ FT)
TOTAL AREA: 1,280 SQ M (13,900 SQ FT)

BUILDING AREA
COMMERCE STORE: 5,200 SF
FUEL CANOPY: 3,696 SF
TOTAL: 8,896 SF

PARKING REQUIREMENTS
CIRCLE K REQUIREMENTS: 28 SP
COMMERCE STORE: 1,200 SF
CIRCLE K REQUIREMENTS: 14 SP
TOTAL: 29 SP

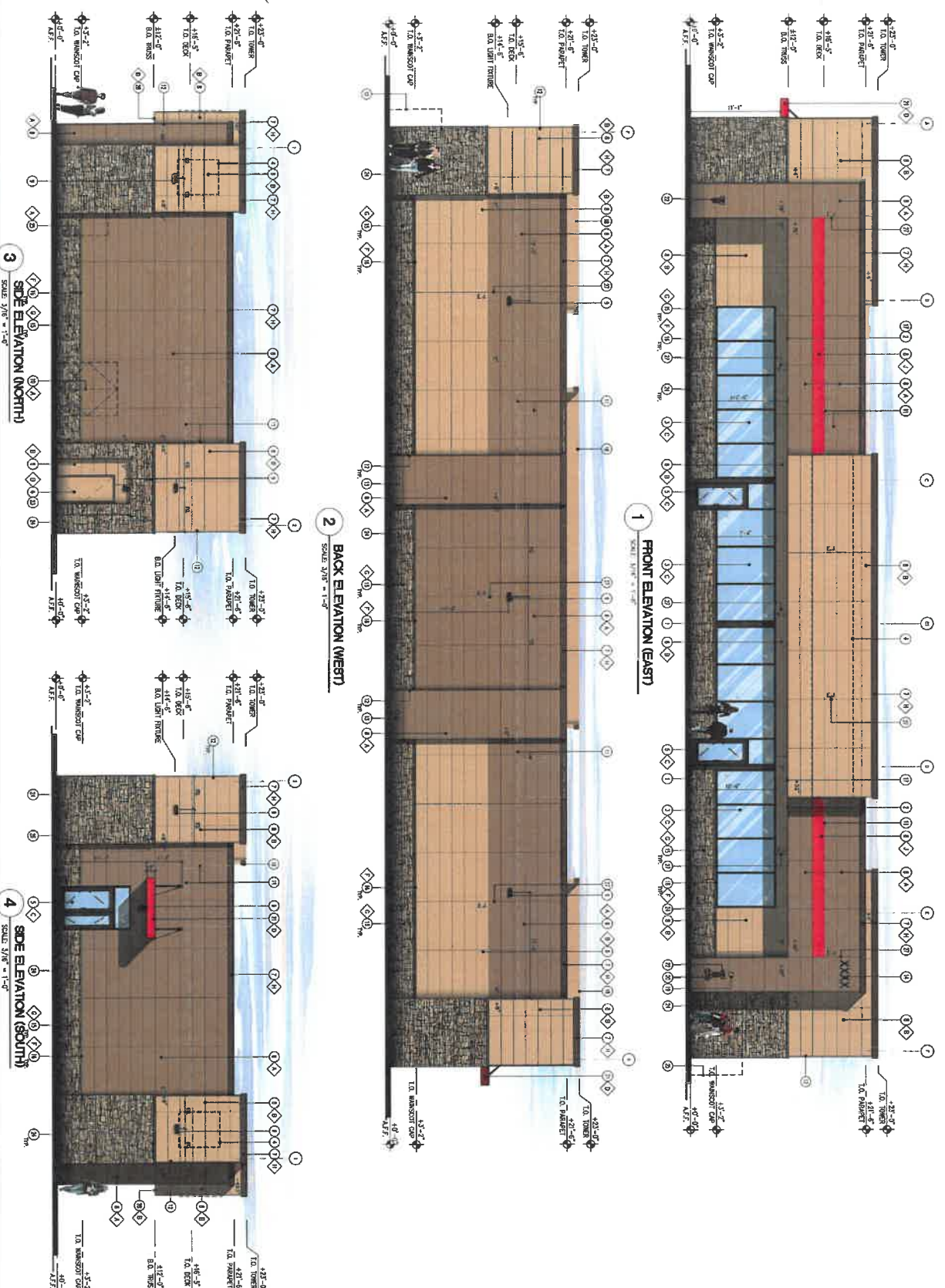
GENERAL NOTES
1. THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSES ONLY.
2. THIS SITE PLAN IS BASED ON A SITE PLAN PREPARED BY SCA DESIGN, RECEIVED VIA CLIENT DATED 11-02-2018, AND AN AERIAL PHOTO DATED 11-02-2018.



PROFESSIONAL SEAL
LAND DESIGN CONSULTANTS, LLC
1871 N. TAYLOR BLVD. #100
PHOENIX, AZ 85028

PROJECT NUMBER: 202001016.0
SHEET TITLE: SITE PLAN
BRIEF NUMBER: SP-4

SCALE: 1" = 20'

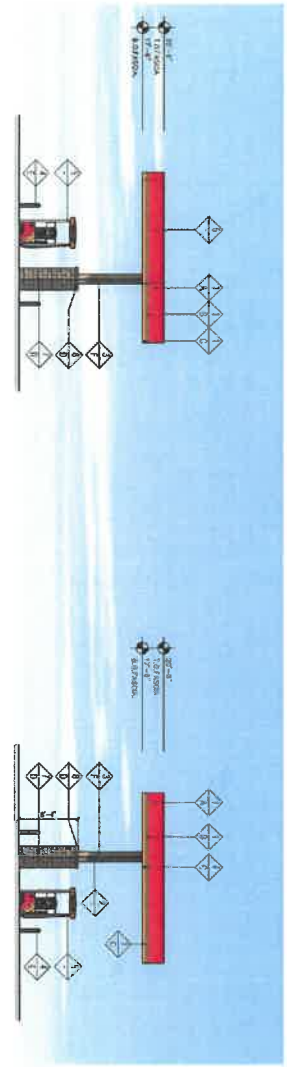


KEY NOTES

1. STAIR COULTER PER PERM. STAIR DATA.
2. USE OF GLASS / SPIDER
3. EXTERIOR FINISH SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
4. FINISHING SHALL BE ACCORDING TO THE PERMITS AND LOCAL CODES.
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FINISH SCHEDULE

NO.	DESCRIPTION
1	CONCRETE
2	PLASTER
3	PAINT
4	GLASS
5	SPIDER
6	WOOD
7	STONE
8	METAL
9	BRICK
10	TILE
11	CERAMIC
12	CEILING
13	FLOORING
14	MECHANICAL
15	ELECTRICAL
16	TELEPHONE
17	DATA
18	PLUMBING
19	HEATING
20	Cooling
21	Exterior
22	Interior
23	Roof
24	Foundation
25	Structural
26	Architectural
27	Site
28	Landscaping
29	Signage
30	Security
31	Accessibility
32	Energy
33	Green
34	Historic
35	Seismic
36	Wind
37	Fire
38	Life
39	Health
40	Other

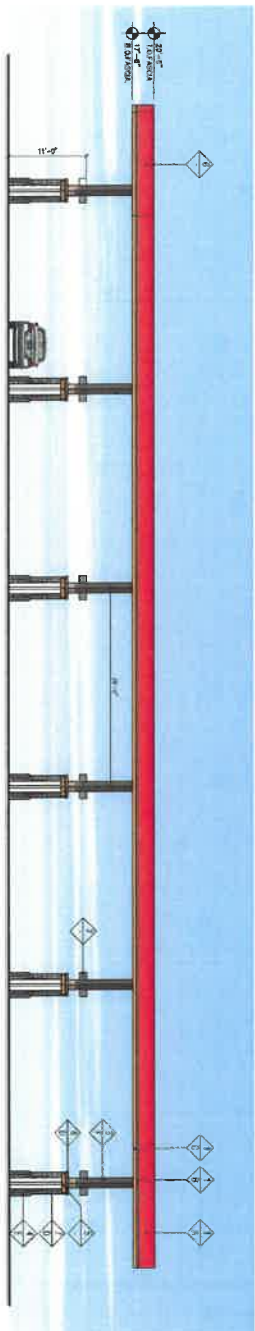


3 SIDE ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"

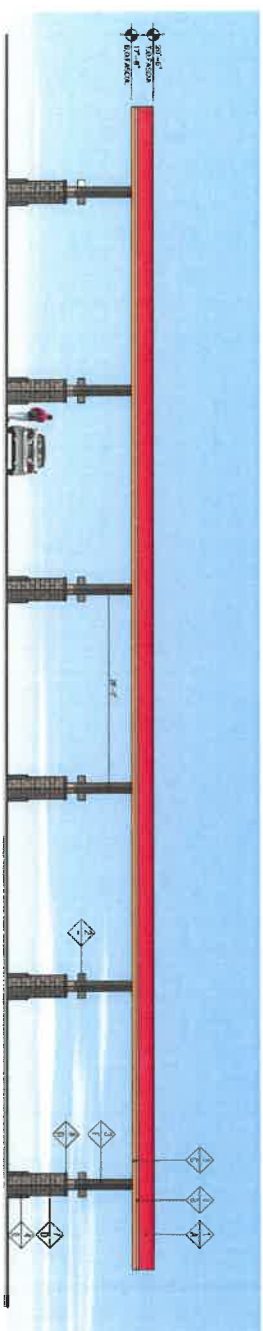
4 SIDE ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"

FINISH SCHEDULE	
1	ACRYLIC PAINT, LIGHT GREY
2	CONCRETE BASE OF CANOPY, FORMER
3	CONCRETE BASE OF CANOPY, FORMER
4	OP. GR. EXTERIOR, 3/8" THICK
5	FIELD - ASP
6	POTENTIAL SIGN LOCATION FINISHES (SEE FINISH SCHEDULE)
7	WOOD CANOPY MATERIAL, SIGN (SEE FINISH SCHEDULE) TO MATCH CANOPY
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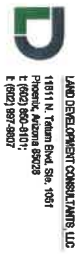
Note: 1. All materials and finishes are to be installed in accordance with the manufacturer's instructions. 2. All materials and finishes are to be installed in accordance with the manufacturer's instructions. 3. All materials and finishes are to be installed in accordance with the manufacturer's instructions. 4. All materials and finishes are to be installed in accordance with the manufacturer's instructions.



2 FRONT ELEVATION (EAST)
SCALE: 1/8" = 1'-0"



1 REAR ELEVATION (WEST)
SCALE: 1/8" = 1'-0"



CIRCLE K
FUEL CANOPY EXTERIOR ELEVATIONS - VS06
SCALE: AS NOTED
A-4

SWC CRAIG ROAD & LAMB BOULEVARD
NORTH LAS VEGAS, NEVADA
20201016.00

CIRCLE K STORES, INC.
11201 W. Warner Road
Tempe, Arizona 85284
T: (602) 739-4500
F: (602) 361-4800

LAND DEVELOPMENT CONSULTANTS, LLC
18111 N. Tatum Blvd., Ste. 101
Phoenix, Arizona 85028
T: (602) 960-9101
F: (602) 987-4807

30 Executive Park
Suite 100
Las Vegas, NV 89134
T: 702 258 6800



32 Executive Park
Sunnyvale, CA 94085
C 950 261 0500



CIRCLE K STORES, INC.
1720 W. Warner Road
Troy, AZ 85354
T 602 397 4850



LAND DEVELOPMENT CONSULTANTS, LLC
11811 N. Tatum Blvd., Ste. 1051
Phoenix, AZ 85028
T 602 972 4907

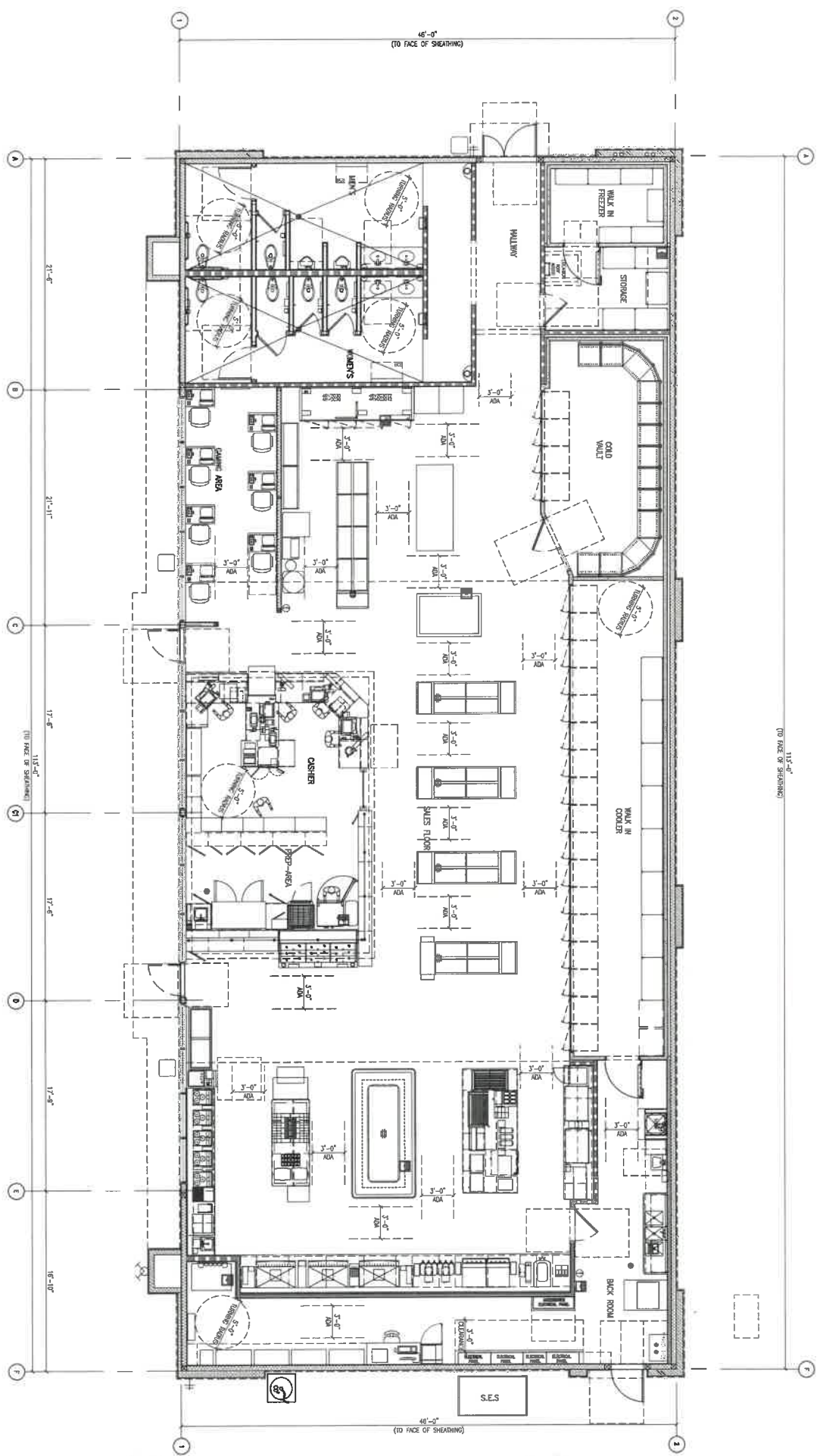
1 BUILDING FLOOR PLAN
SCALE: 1/8" = 1'-0"



SWC CRAIG ROAD & LAMB BOULEVARD
NORTH LAS VEGAS, NEVADA
722010103

CIRCLE K | BUILDING FLOOR PLAN - 5200 ER
SCALE: AS NOTED
A-1

10/01/2021



117'-0"
(TO FACE OF SHEATHING)

45'-0"
(TO FACE OF SHEATHING)

45'-0"
(TO FACE OF SHEATHING)

21'-4"

21'-11"

17'-6"

11'-5"
(TO FACE OF SHEATHING)

17'-6"

17'-6"

16'-10"

THIS PLAT REPRESENTS THE RESULTS OF A 'CERTIFIED EVIDENCE OF SEPARATION DISTANCE SURVEY'. THE SURVEY WAS PERFORMED ON JULY 28, 2022. SEPARATION MEASUREMENTS WERE MADE RADIIALLY IN ALL DIRECTIONS AS SHOWN ON THIS EXHIBIT FROM THE PROPOSED FRONT DOOR OF A FUTURE CIRCLE K STORE AT SWC E CRAIG ROAD AND N. LAMB BOULEVARD APN 140-06-611-006 / 140-06-714-006 TO PROPOSED LINES OF ANY EXISTING GAMING LICENSES, LIQUOR LICENSES, APPROVED GAMING LOCATION SUITABILITIES, APPROVED LIQUOR LOCATION SUITABILITIES, SCHOOLS, PAKS, CHURCHES OR CHILD CARE CENTERS.

AS OF SAID DATE THERE ARE NO SCHOOLS, PARKS, CHURCHES OR CHILD CARE CENTERS, WITHIN 400' OF A PROPOSED FRONT DOOR OF A FUTURE CIRCLE K STORE AT SWC E CRAIG ROAD AND N. LAMB BOULEVARD APN 140-06-611-006 / 140-06-714-006, CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA.

THE FOLLOWING LOCATIONS ARE SPECIFIC ENCROACHMENTS TO THE SEPARATION CRITERIA FOR EXISTING GAMING LICENSES, LIQUOR LICENSES, APPROVED GAMING LOCATION SUITABILITIES, APPROVED LIQUOR LOCATION SUITABILITIES. HOWEVER E. CRAIG ROAD AND N. LAMB BLVD. ARE BOTH 100' (MINIMUM) ARTERIAL ROADS. RIGHT OF WAY WIDTHS VARY ON BOTH STREETS IN THIS AREA.

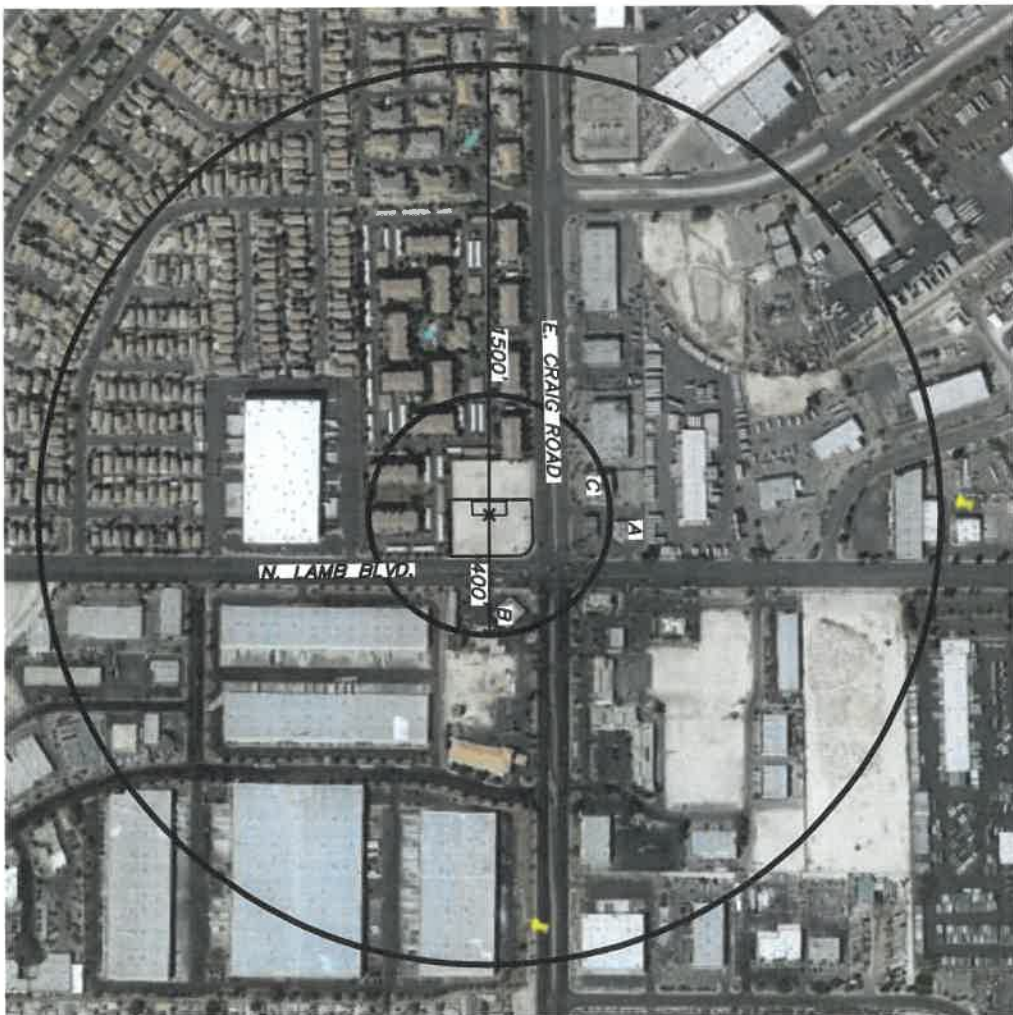
- A. 4240 E. CRAIG ROAD, 7/11 GAS STATION
- B. 4380 N. LAMB BLVD., AM/PM GAS STATION
- C. 4230 E. CRAIG ROAD, CLOSED TAVERN (TEQUILA'S)



Thomas Thomas L. Prewitt
2022.07.29
L. Prewitt 12:11:51 -07'00"



1" = 200'



SEPARATION OF DISTANCE EXHIBIT
APN 140-06-611-006 / 140-06-714-006
CIRCLE K STORE, BEER-WINE OFF SALES & RESTRICTED GAMBLING, SWC E CRAIG ROAD. & N. LAMB BLVD.
CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA

PLS Prewitt Land Surveying
Professional Land Surveying
 803 PEBBLE BEACH DRIVE
 BOULDER CITY, NEVADA, 89005
 (702) 349-8790 (OFFICE)

SHEET NO.: 1

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 THE SCALE/LETTER WHEN MAP REDUCED FROM THIS ORIGINAL.

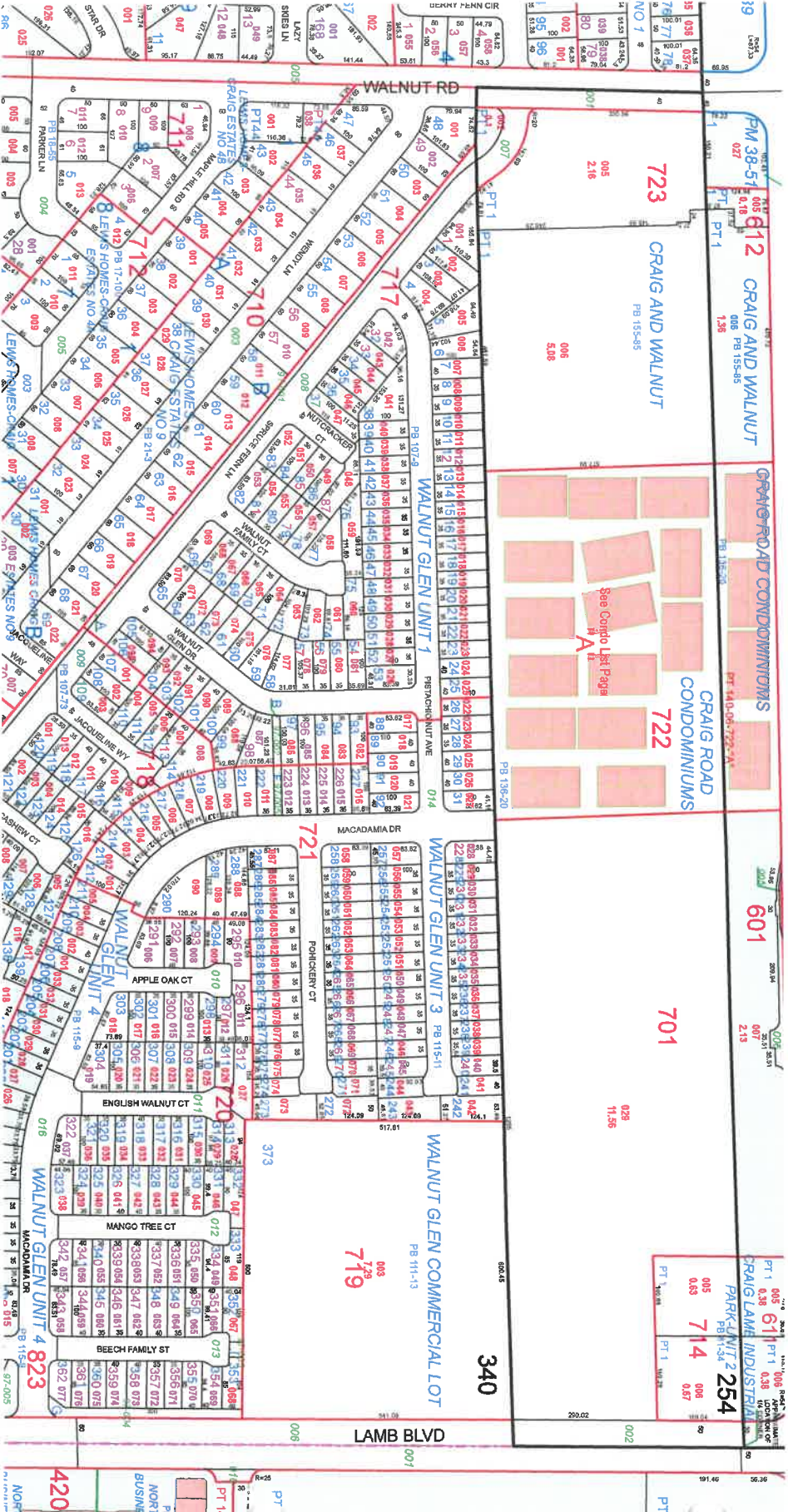
MAP LEGEND

- Parcel Boundary
- Sub Boundary
- PAID BOUNDARY
- ROAD BOUNDARY
- MATCH LEASER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT-OF-WAY PCL
- SUB-SURFACE PCL
- 202 PARCEL SUBSIDY NUMBER
- PB 24-49 PLAT RECORDING NUMBER
- 5 LOT NUMBER
- 615 GOV. LOT NUMBER

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

720S R62E	6	N 2 SE 4	140-06-7
101	102	103	104
124	123	122	121
139	140	141	142
162	161	160	159

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



TAX DIST 254,340

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USE THIS SCALE/PENNY WHEN MAP REDUCED FROM TEXT ORIGINAL.

MAP LEGEND

- Parcel Boundary
- Sub Boundary
- Road Boundary
- Match/Leader Line
- Historic Lot Line
- Historic Sub Boundary
- Historic Plmld Boundary
- Section Line
- Condominium Unit
- Air Space PCL
- Right of Way PCL
- Sub-Surface PCL
- 202 Parcel Subseq Number
- PB 24-45 Plat Recording Number
- 5 Block Number
- 5 Lot Number
- 6.5 Gov. Lot Number
- 007 Road Parcel Number
- 001 Parcel Number
- 100 Acreage
- 202 Parcel Subseq Number
- PB 24-45 Plat Recording Number
- 5 Block Number
- 5 Lot Number
- 6.5 Gov. Lot Number

T20S R42E

101	102	103
124	123	122
139	140	141
162	161	160

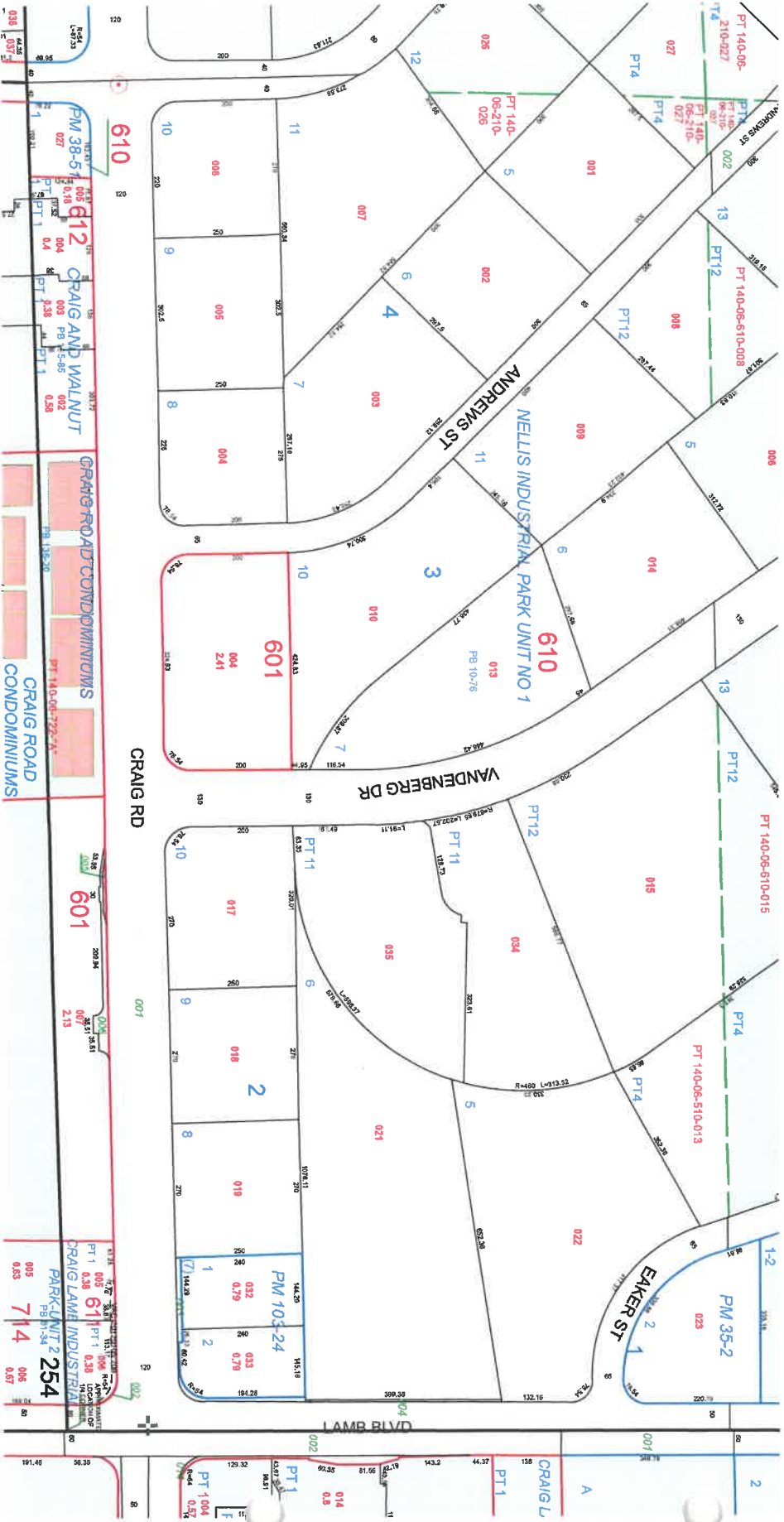
Scale: 1" = 200'

6

1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32

S 2 NE 4

1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32

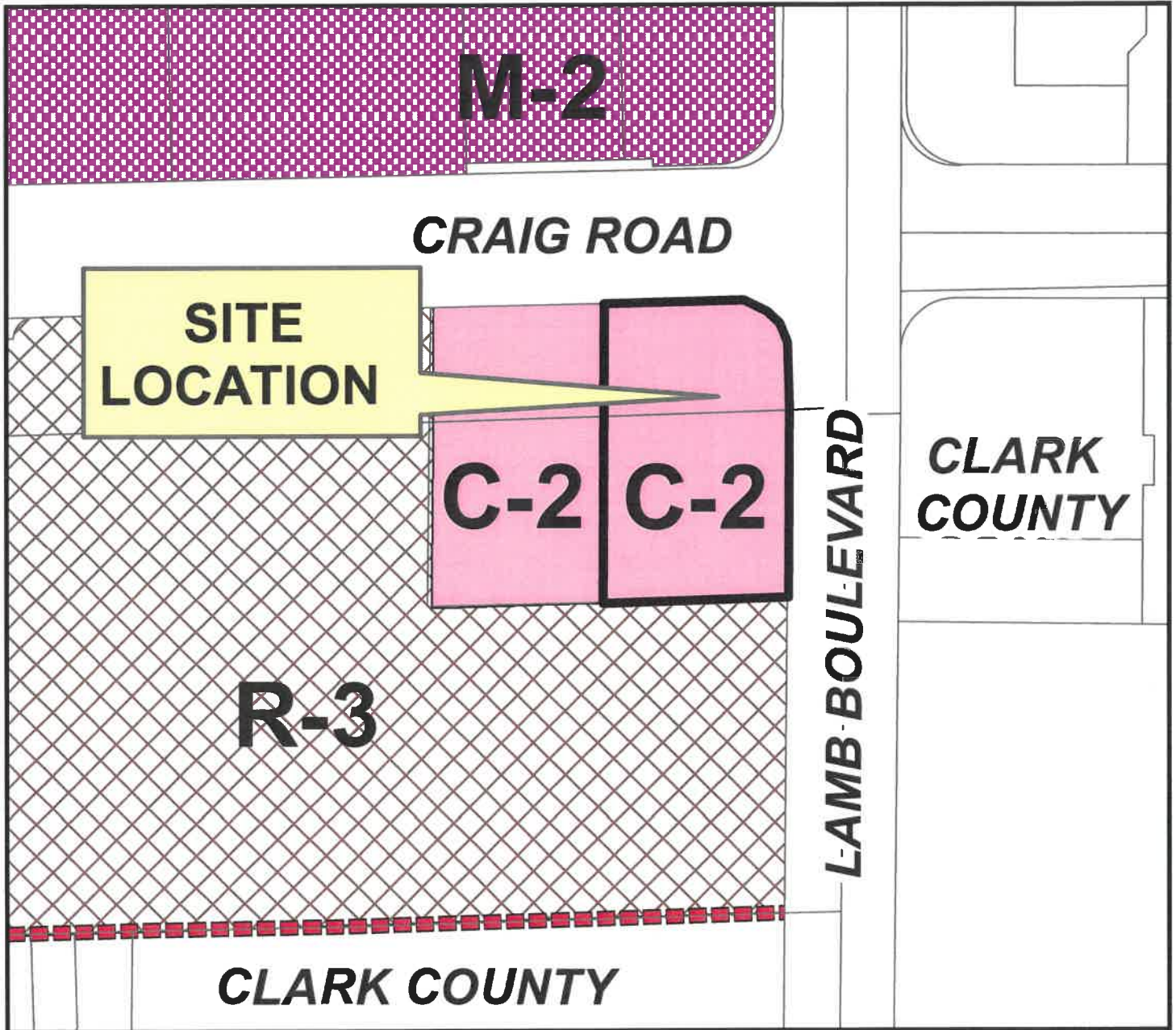


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Circle K Stores Inc.
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: Southwest Corner of Craig Road and Lamb Boulevard
Case Number: SUP-37-2022

8/16/2022

