CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Sharianne Dotson, Planner, Land Development & Community Services
From: Robert Weible, Land Development Project Leader, Department of Public Works
Subject: UN-20-21-22-19 **Centennial & Lamb Retail Center – Extension of Time**
Date: March 22, 2021

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

Robert Weible, Land Development Project Leader
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

THOMASON
CONSULTING
ENGINEERS

January 26, 2021

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

RE: Extension of Time for UN-20-19 Special Use Permit for a Vehicle Washing Establishment at the Southwest Corner of Centennial and Lamb, APN 123-30-501-009

Dear Planner,

We respectfully submit this request for an extension of time for UN-20-19. The project is moving through the CNLV process and has obtained approval of drainage and traffic studies. The civil improvement plans are now in process and once a grading permit can be obtained the building permit for the C-Store and car wash will be processed.

The original approval is for special use permit for a vehicle washing establishment at the southwest corner of Centennial Parkway and Lamb Boulevard. The proposed use is in conjunction with a convenience store and will provide for an automatic car-wash with vacuums. 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 submitting concurrent applications. We are planning for a tavern and three fast food restaurants. The center will have similar architecture throughout, creating an attractive destination. 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.

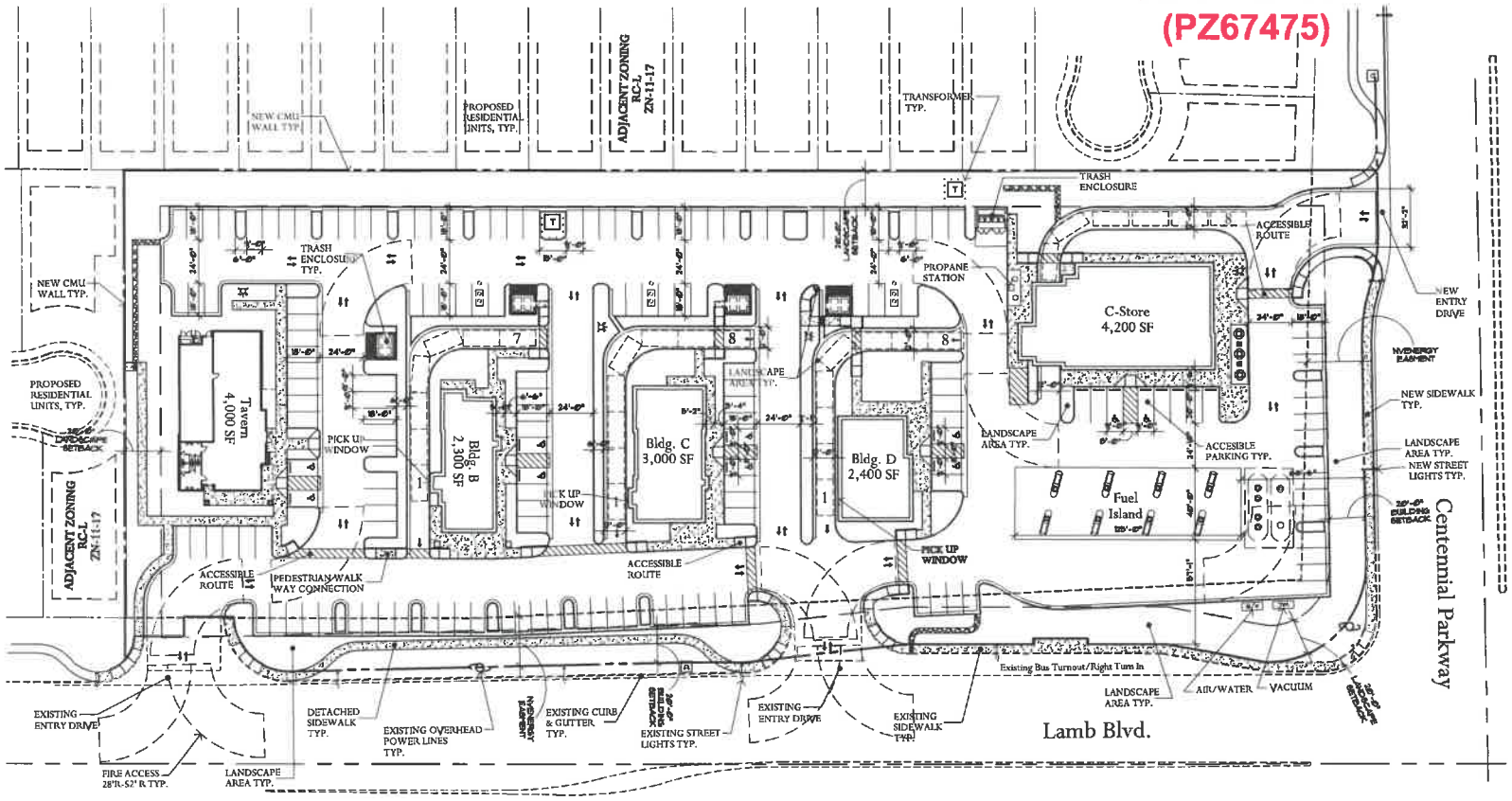
Sincerely,

Thomason Consulting Engineers

Sonia Macias
Project Coordinator

7080 La Cienega Street, Suite 200
Las Vegas, Nevada 89119
Phone (702) 932-6125 • Fax (702) 932-6129

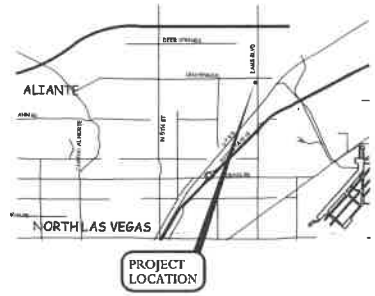
REVISED
03/15/2021
UN-21-19 EOT
(PZ67475)



Site Data:

ASSESSORS PARCEL NUMBERS (APN)	123-30-501-009
CURRENT ZONING	(C-2) GENERAL COMMERCIAL ZN-37-03
PARCEL AREA	
TOTAL SITE GROSS	+/- 4.19 ACRES GROSS 182,516 S.F.
PARKING REQUIRED	
TAVERN (4,000 S.F.)	1/75 S.F. - 53 SPACES
RESTAURANT BLDG. B (2,300 S.F.) CUST. SERVICE AREA (760 S.F.)	4+1/50 S.F. SERVICE AREA - 19 SPACES
RESTAURANT BLDG. C (3,000 S.F.) SERVICE AREA (1,000 S.F.)	4+1/50 S.F. SERVICE AREA - 24 SPACES
RESTAURANT BLDG. D (2,400 S.F.) SERVICE AREA (800 S.F.)	4+1/50 S.F. SERVICE AREA - 20 SPACES
C-STORE (4,200 S.F.)	1/200 S.F. - 21 SPACES
TOTAL PARKING REQUIRED	137 SPACES
PROVIDED	165 SPACES

Vicinity Map:



Owner/Developer:

Lewis Management Corp.
5240 S. Polaris Avenue
Las Vegas, Nevada 89118
CONTACT: David Diffley
(702) 262-7315

0' 30' 60' 120'
Scale: 1" = 30'-0"

Site Plan #3

Scale: 1" = 30'-0"

Project No. Misc 2019

North

Centennial & Lamb
Retail Center
North Las Vegas, Nevada

The design is conceptual in nature and no guarantee of its accuracy is implied.
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March 15, 2021

AVARUUS STUDIOS
(702) 776-7774

EXIT DOOR CAPACITY

EXIT DOOR NUMBER	EXIT DOOR WIDTH (INCHES)	EXIT DOOR CAPACITY (OCCUPANTS)	ACTUAL USE (OCCUPANTS)
EXIT 1	72	360	36
EXIT 2	48	200	36

EGRESS ANALYSIS

TOTAL AREA= 8,143 S.F. (APPROX.)

C-STORE= 4,181 S.F. (APPROX.)

CARWASH= 963 S.F. (APPROX.)

MEANS OF EGRESS - C-STORE

OCCUPANT LOAD TOTAL = 76 OCCUPANTS

TOTAL EGRESS WIDTH REQUIRED= 63 x .76 = 48.3 INCHES

TOTAL EGRESS WIDTH PROVIDED= 168 INCHES

(PER 2015 IBC SECTION 1005.3.3, EGRESS WIDTH OF DOORS = 60)

MAXIMUM LENGTH OF EXIT TRAVEL = 250'-0" (2015 IBC TABLE 1017.2)

MINIMUM NUMBER OF EXITS REQUIRED= 2 (2015 IBC TABLE 1021.2.2)

MINIMUM WIDTH OF HALLS= 44" (2015 IBC SECTION 1020.2)

MINIMUM DOOR WIDTH= 32" (2015 IBC SECTION 1010.1.1)

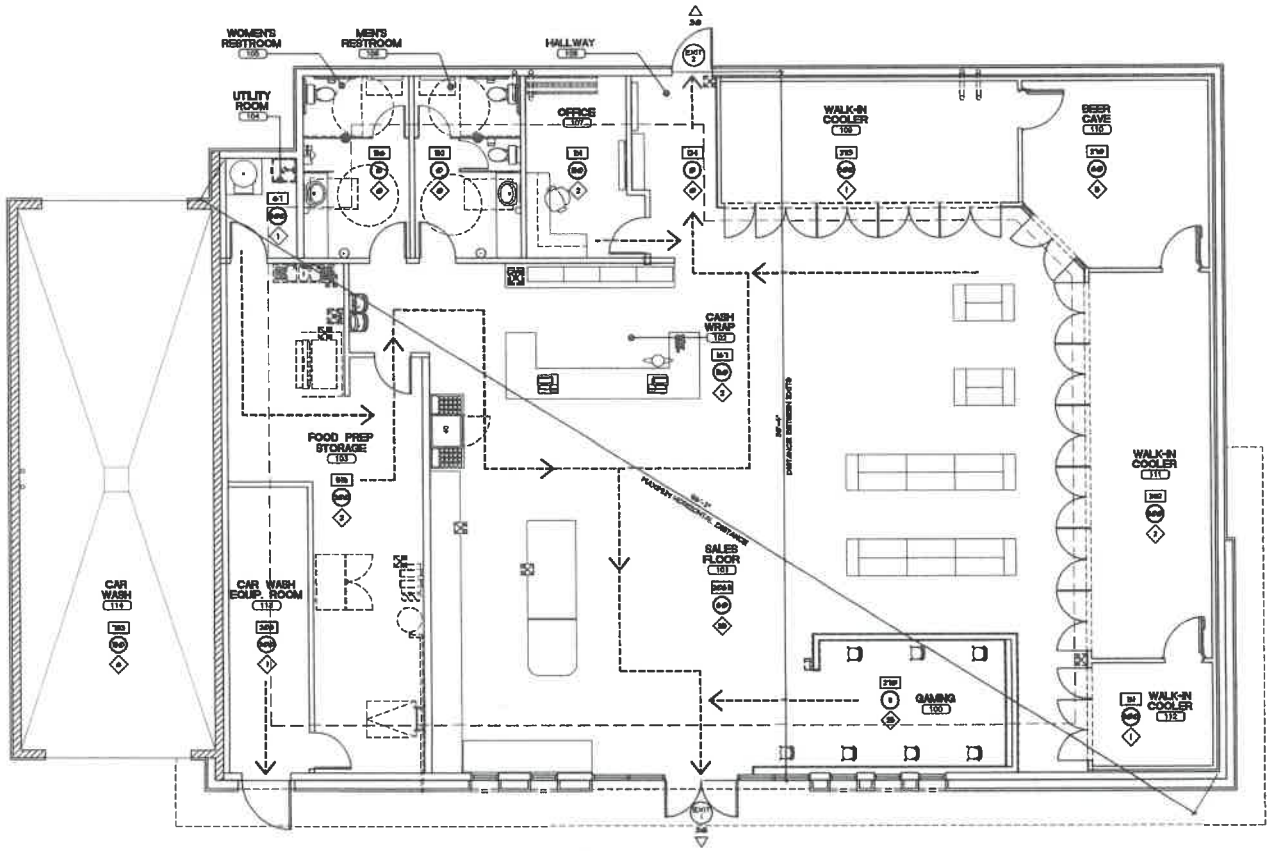
REQUIRED EXITS= 2

PROVIDED EXITS= 2

EGRESS LEGEND

OCCUPANCY GROUP "M", C-STORE

- 3000 — AREA
- 300 — OCCUPANT LOAD
- 4 — NUMBER OF OCCUPANTS
- 1 — EXITING QUANTITY
- 250'-0" MAXIMUM — DENOTES PATH TO EXIT
- EXIT 1 — EXIT DOOR NUMBER



EGRESS PLAN

SCALE: 1/4"=1'-0" (1)

NORTH

Self Certification Statement

These plans prepared by or under the Self-Certified Professional, Pete Lamb, are complete, the plans comply with the Clark County, Nevada Building Code, and all other applicable laws, codes, ordinances, and all other applicable laws.

PLEASE RECYCLE

SELF-CERTIFIED BY:
SCA design (1965-1991)
SHELDON COLEN
2580 St. Rose Parkway, Ste. 305
Henderson, Nevada 89074
T 702.798.0020 F 702.798.0073

DATE

NOT FOR CONSTRUCTION

Project: GREEN VALLEY GROCERY CENTENNIAL AND LAMB

Sheet Title: EGRESS PLAN AND ANALYSIS

No. | Revision | Date

Dwg. Scale: AS SHOWN

Drawn By: NJD

Checked By: SLC

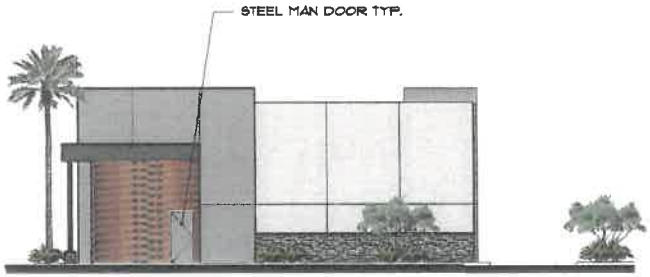
Sheet No.

AC2

Project No. 8932

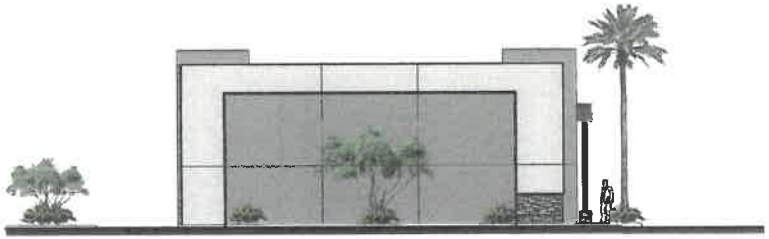
East Elevation C-Store

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



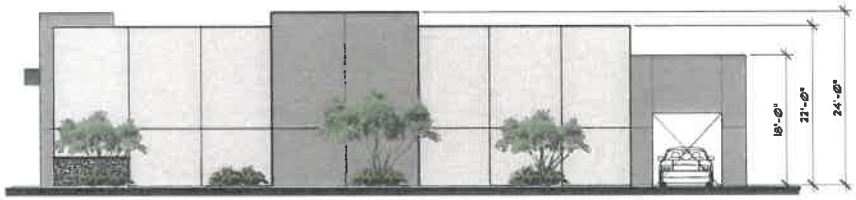
North Elevation C-Store

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



South Elevation C-Store

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



West Elevation C-Store

Owner/Developer:

Lewis Management Corp.
5240 S. Polaris Avenue
Las Vegas, Nevada 89118
CONTACT: David Diffley
(702) 262-7315

Project No. Misc 2019

Centennial & Lamb Retail Center

Clark County, Nevada

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January 22, 2019

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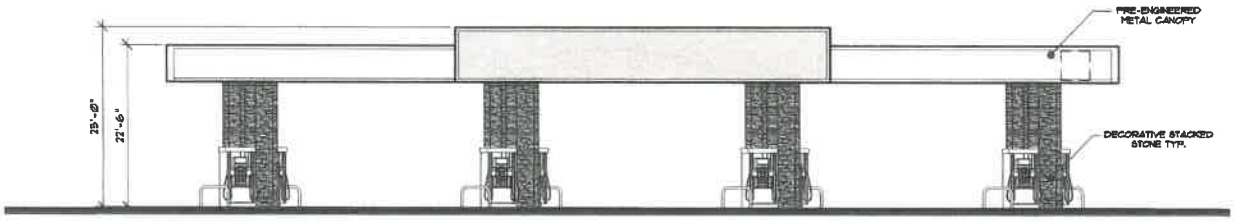
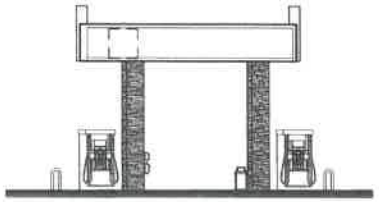


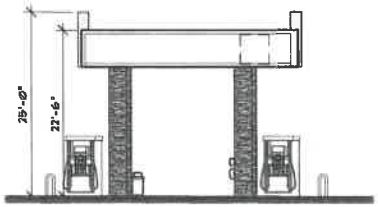
East Elevation Gas Island

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



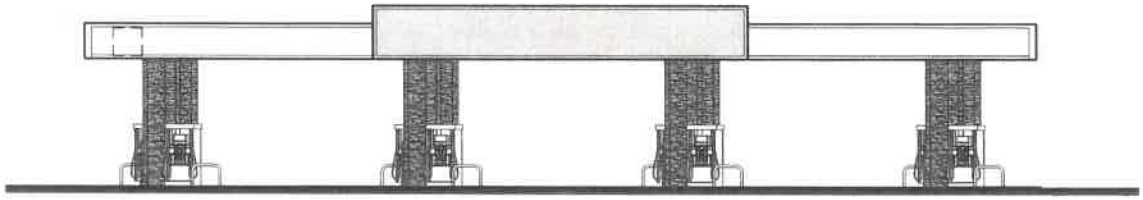
North Elevation Gas Island

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



South Elevation Gas Island

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



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January 22, 2019

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(702) 776-7774

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data deliniated 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 (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 100 200 400 600 800

ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PM/LD BOUNDARY
- ROAD EASEMENT
- 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

001 ROAD PARCEL NUMBER
001 PARCEL NUMER
1.00 ACREAGE
202 PARCEL SUB/SEQ NUMBER
PB 24-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
GL5 GOV. LOT NUMBER

BOOK T19S R62E

00 101	102	103
25 124	123	122
36 139	140	141

Scale: 1" = 200'

SEC. 30

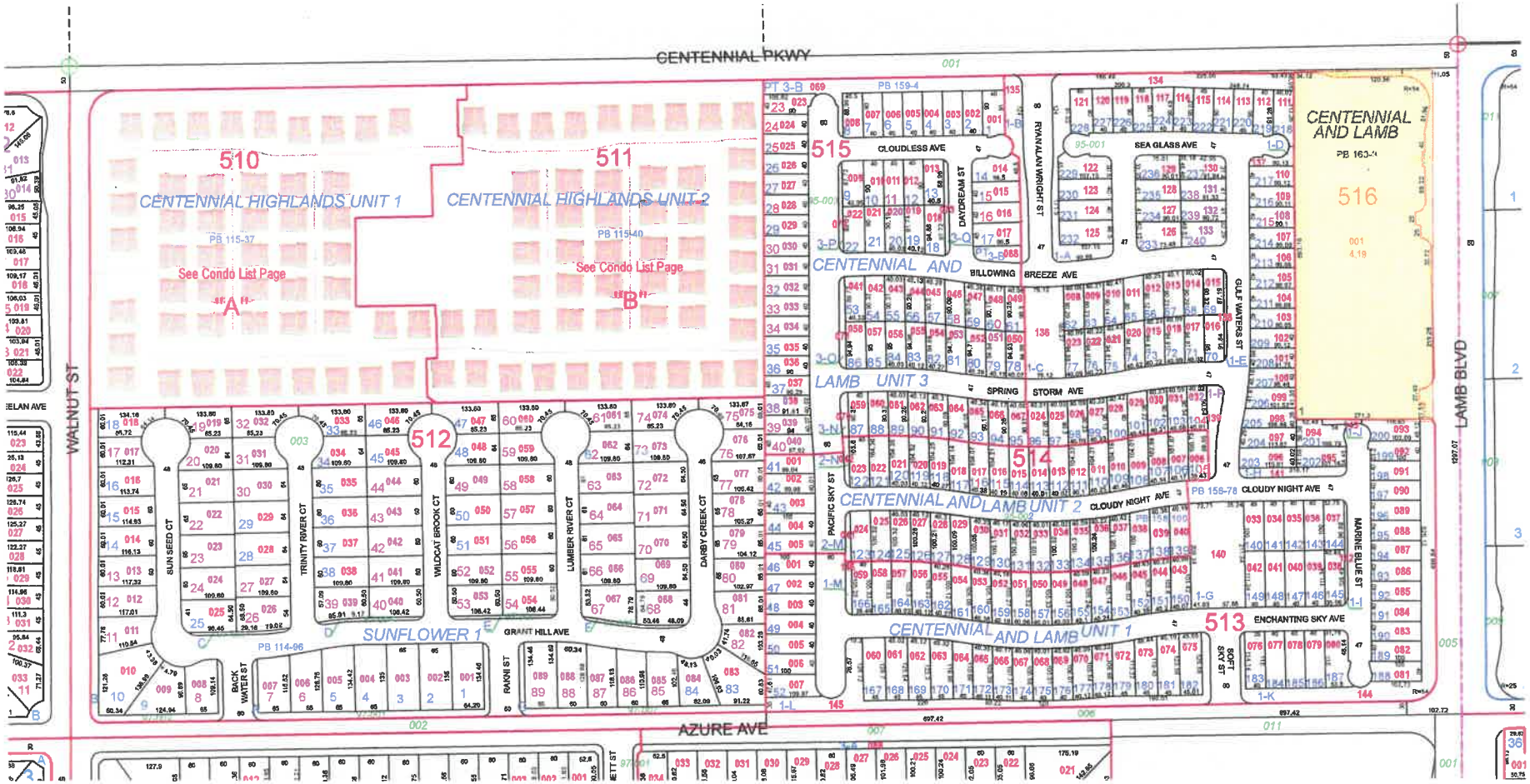
6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

Rev: 10/18/2019

MAP N 2 NE 4

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

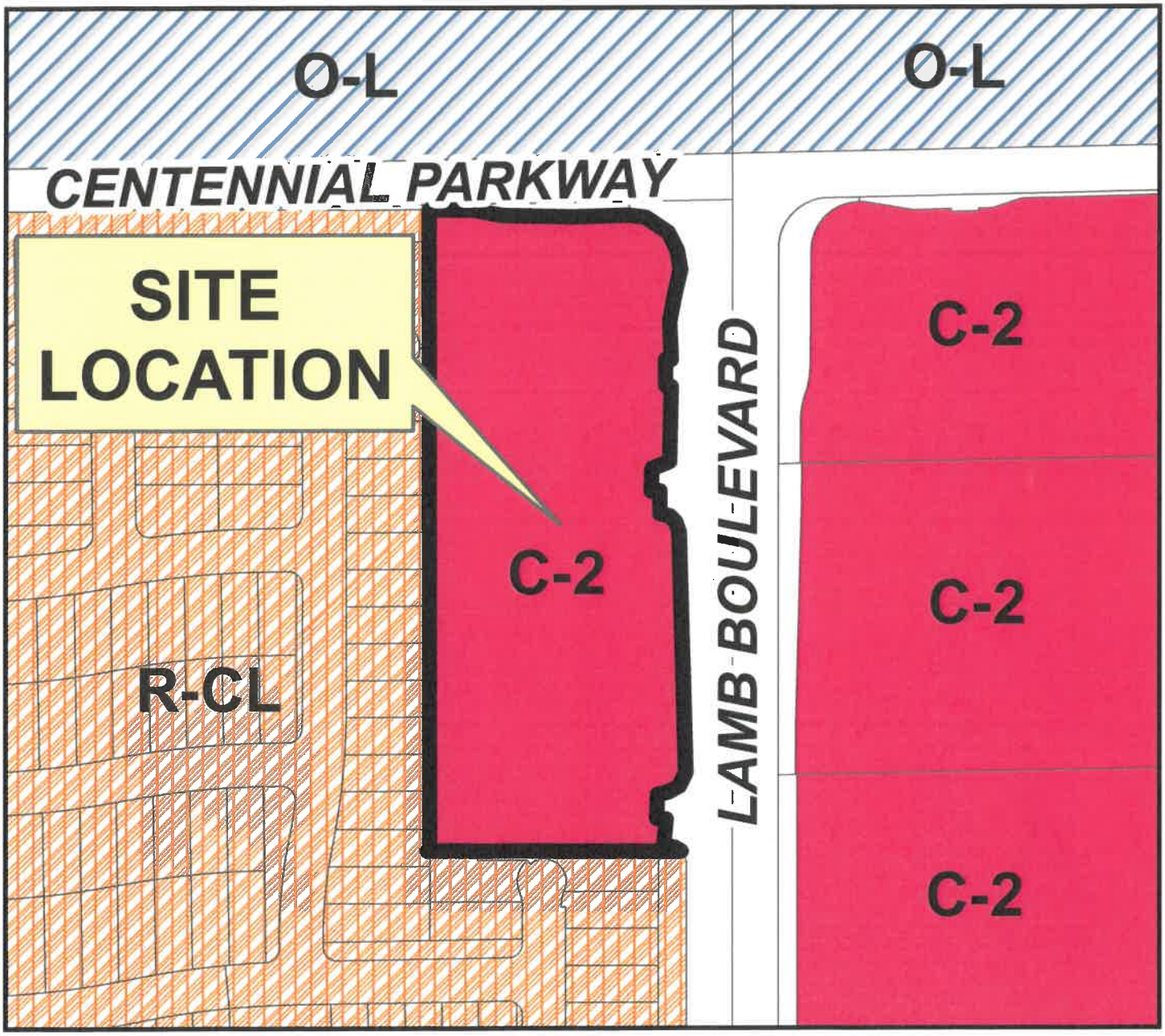
123-30-5



TAX DIST 254

THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



0 150 300 600 900 Feet

Applicant: Lewis Investment Company of Nevada, LLC.
Application Type: Special Use Permit
Request: An Extension of Time to Allow a Vehicle Washing Establishment.
Project Info: Southwest corner of Centennial Parkway and Lamb Boulevard
Case Number: UN-20-19 (PZ67473)

3/24/2021

N W E S