

**CITY OF NORTH LAS VEGAS**  
**INTEROFFICE MEMORANDUM**

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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.

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

Robert Weible, Land Development Project Leader  
Department of Public Works

## CITY OF NORTH LAS VEGAS

### INTEROFFICE MEMORANDUM

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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.

February 19, 2019

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>.

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Robert Weible, Land Development Project Leader  
Department of Public Works

# Lewis Investment Company of Nevada, LLC

Street Address: 5240 Polaris Avenue, Las Vegas NV 89118-1737  
Telephone: 702.891.5260 Fax: 702.891.5286

March 10, 2021

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

**REVISED**

**03/11/2021**

**UN-22-19 EOT  
(PZ67477)**

RE: Extension of Time for Special Use Permit for Tavern ("On-Sale" liquor license with Restricted Gambling) and Residential Distance Waiver at the Southwest Corner of Centennial and Lamb Letter of Intent, APN 123-30-516-001

Dear Planner,

We respectfully submit this letter of intent for an extension of time for the special use permit for on-sale liquor and restricted gaming as part of a tavern use on the southwest corner of Centennial Parkway and Lamb Boulevard. We have been diligently working with City staff to process drainage study, traffic study, and improvement plans. The improvement plans are currently in for second plan check.

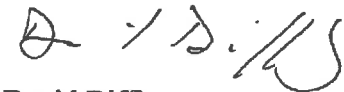
Because there are homes to the west of the site, we are also requesting an extension to the reduction to the 500-foot separation requirement. The site is zoned C-2, and formerly was planned for a large casino. We believe this is an appropriate use for a site at the intersection of two section line streets, 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 requests for extensions on those applications. We are planning for a convenience store with car wash and gas pumps and three fast food restaurants. 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,

Lewis Investment Company of Nevada, LLC

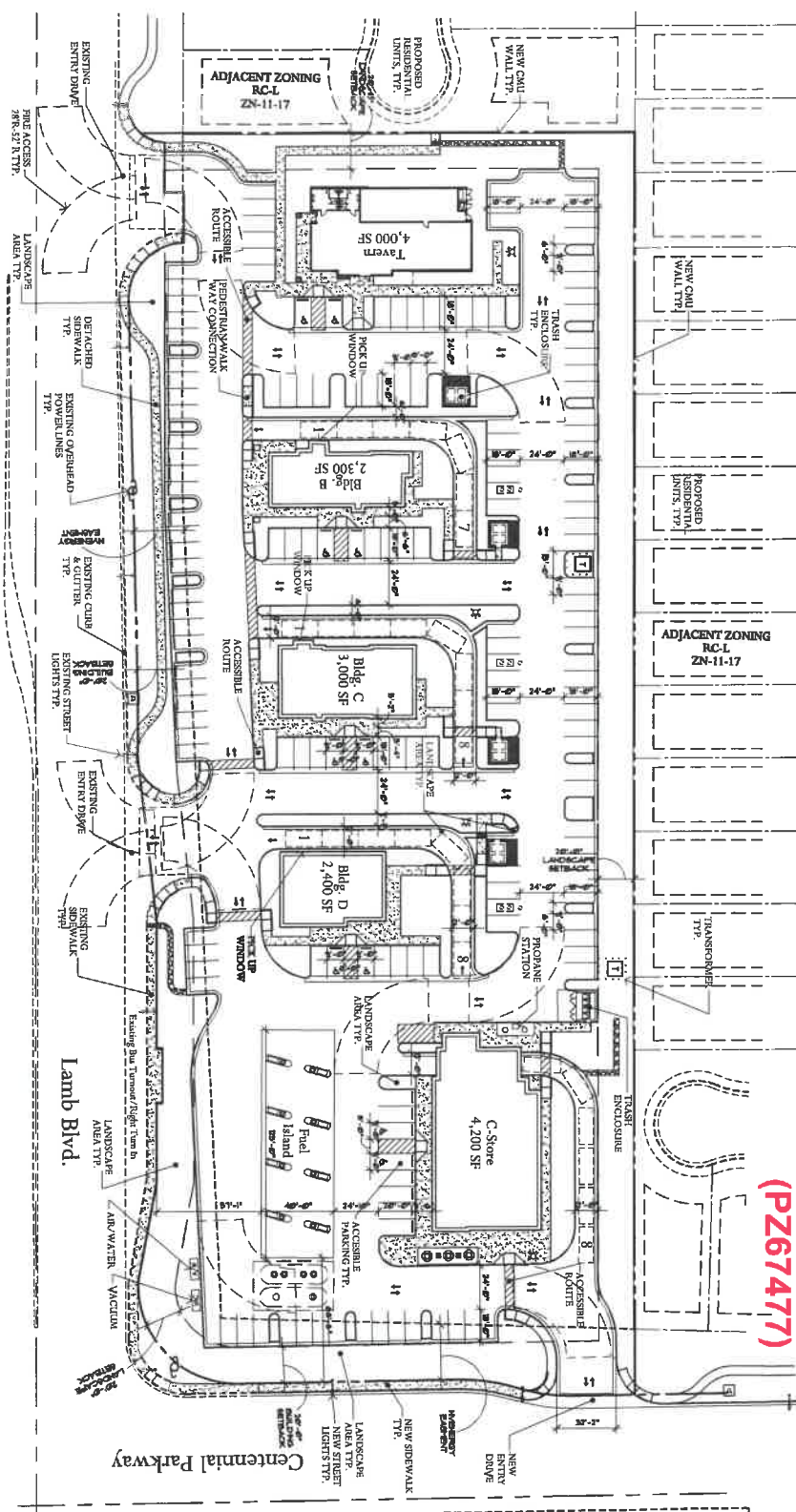


David Diffley  
Vice President

*a member of the Lewis group of companies*

**REVISED**  
03/15/2021

**UN-22-19 EOT  
(PZ67477)**



**Site Data:**

ASSESSORS PARCEL NUMBER (APN)	123-30-501-009
CURRENT ZONING	(C-2) GENERAL COMMERCIAL ZN-37-03
PARCEL AREA	47.419 ACRES GROSS 182,316 S.F.
TOTAL SITE GROSS	
PARKING REQUIRED	1/75 S.F. = 33 SPACES
TANAGER (4,200 S.F.)	
RESTAURANT BLDG. B (2,300 S.F.)	441/20 S.F. SERVICE AREA - 19 SPACES
CLST. SERVICE AREA (700 S.F.)	
RESTAURANT BLDG. C (3,000 S.F.)	441/20 S.F. SERVICE AREA - 24 SPACES
SERVICE AREA (1,000 S.F.)	
RESTAURANT BLDG. D (2,400 S.F.)	441/20 S.F. SERVICE AREA - 20 SPACES
SERVICE AREA (800 S.F.)	
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 Duffley  
(702) 262-7315

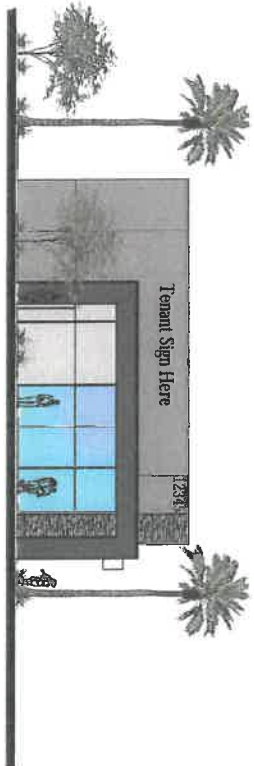
**Site Plan #3**

Scale: 1" = 30'-0"



**Centennial & Lamb  
Retail Center**  
North Las Vegas, Nevada  
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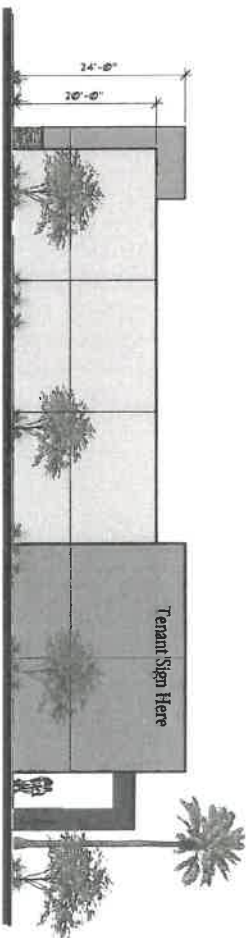
East Elevation Tavern

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



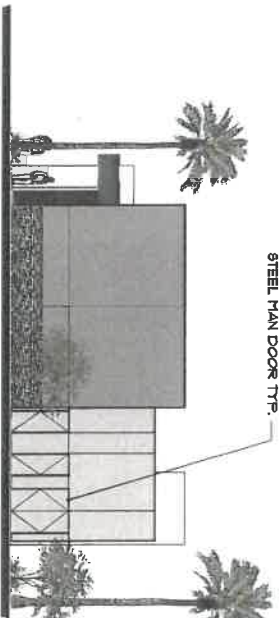
North Elevation Tavern

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



South Elevation Tavern

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



West Elevation Tavern

Owner/Developer:

Lewis Management Corp.  
5240 S. Towns Avenue  
Las Vegas, Nevada 89118  
CONTACT: David Diney  
(702) 262-7313

Project No. Misc 2019

Centennial & Lamb

Retail Center

Clark County, Nevada

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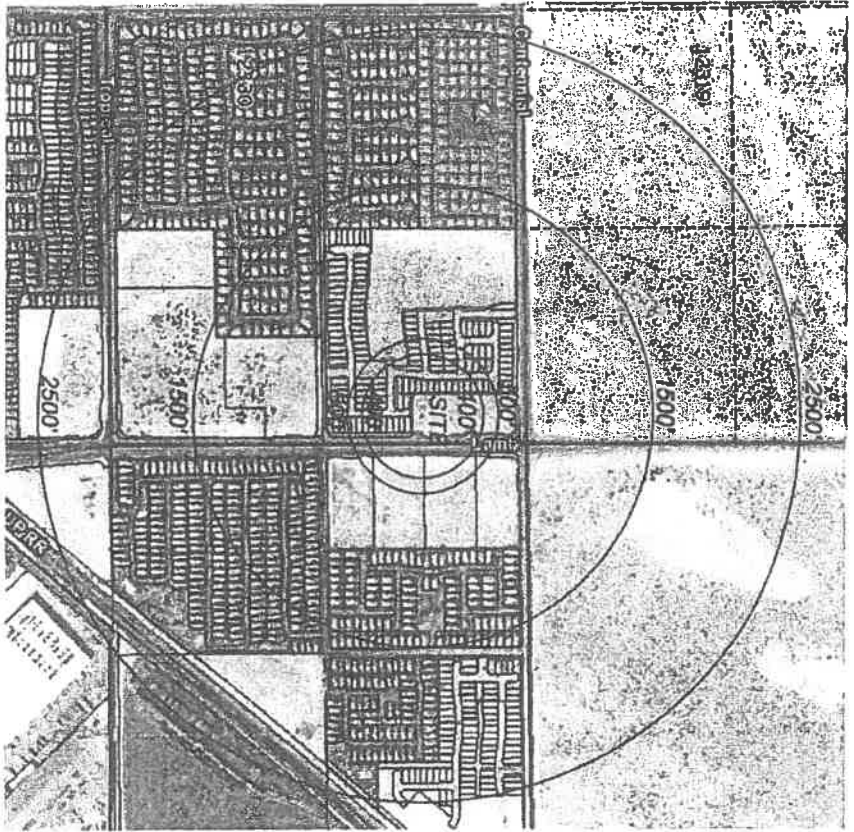
January 22, 2019



This design is conceptual in nature and no  
responsibility of its accuracy is implied.



# EVIDENCE OF SEPARATION CERTIFICATE



**NOTE**  
RADIUS DISTANCES SHOWN ON EXHIBIT ARE FOR INFORMATIONAL PURPOSES ONLY. RADIUS DISTANCES ARE MEASURED FROM A DIRECT LINE BETWEEN THE PRIMARY AND SUBJECT PROPERTY TO THE PROPOSED LOCATION AND THE NEAREST PROPERTY TO WHICH IT MUST BE SEPARATED.



## SURVEYOR'S CERTIFICATE

1. JERRY A. COOK, JR., A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF NEVADA, AS AGENT FOR THOMASON CONSULTING ENGINEERS, DO HEREBY CERTIFY THAT:
2. THIS EXHIBIT REPRESENTS THE RESULT OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION FOR THE PROPERTY LOCATED AT THE SOUTHWEST CORNER OF LAMB BLVD. AND CENTENNIAL PKY., NORTH LAS VEGAS, NEVADA 89081 (APN 123-30-501-008)
3. THERE ARE NO SCHOOLS, DAYCARES, CHURCHES AND PARKS LOCATED WITHIN 1500 FEET OF THE SUBJECT PROPERTY.
4. THERE IS DEVELOPED RESIDENTIAL ADJACING THE SUBJECT PROPERTY.
5. THERE ARE NO EXISTING TOWERNS LOCATED WITHIN 2500 FEET OF THE SUBJECT PROPERTY
6. THIS SURVEY WAS COMPLETED ON JANUARY 17, 2019.

JERRY A. COOK, JR., PLS  
PROFESSIONAL LAND SURVEYOR  
NEVADA LICENSE NO. 9388



LEWIS INVESTMENT COMPANY OF NEVADA  
CENTENNIAL AND LAMB

EVIDENCE OF SEPARATION

☒ THOMASON  
☒ CONSULTING  
☒ ENGINEERS

7080 LA GENEGA STREET, SUITE 200  
LAS VEGAS, NEVADA 89119  
702-932-6125 FAX: 702-932-6128

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1  
1

**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 (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

**MAP LEGEND**

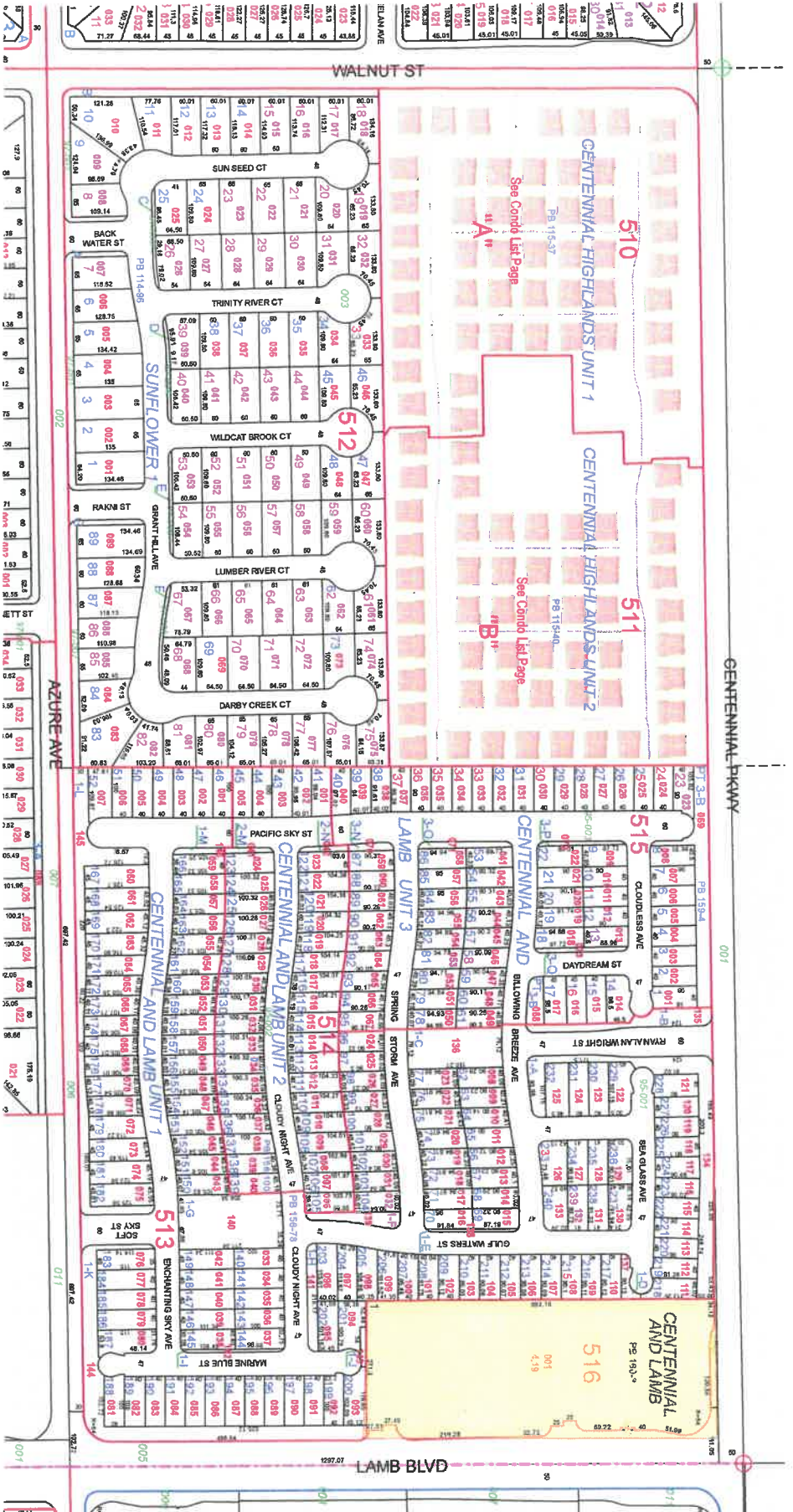
PARCEL BOUNDARY	CONDOMINIUM UNIT
SUB BOUNDARY	AIR SPACE PCL
PAID EASEMENT	RIGHT OF WAY PCL
ROAD EASEMENT	SUB-SURFACE PCL
MATCH / LEADER LINE	
HISTORIC LOT LINE	
HISTORIC SUB BOUNDARY	
HISTORIC PAID BOUNDARY	
SECTION LINE	

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

BOOK	PAGE	SECTION	TOWNSHIP	RANGE
123-30-5	30	N 2 NE 4	30	4

Scale: 1" = 200'

Rev: 10/18/2019

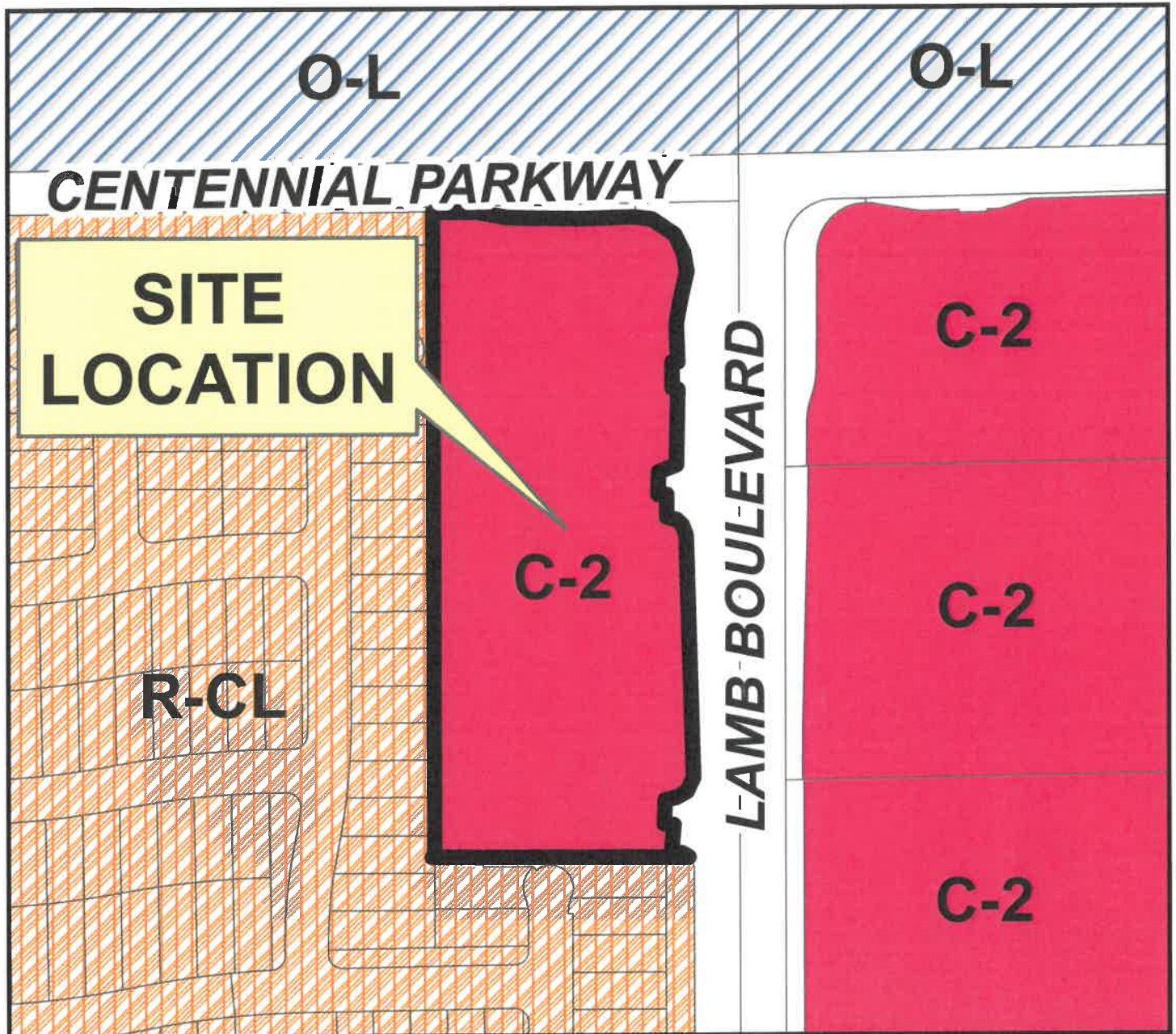






# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: Lewis Investment Company of Nevada, LLC.  
Application Type: Special Use Permit  
Request: An Extension of Time to Allow a Restricted Gaming "On-Sale" Liquor License with a Waiver from the Required 500 Foot Separation from Developed Residential.  
Project Info: Southwest corner of Centennial Parkway and Lamb Boulevard  
Case Number: UN-22-19 (PZ67477)

3/24/2021

