

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

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To: Robert Eastman, Planning Manager, Land Development & Community Services  
From: Robert Weible, Land Development Project Leader, Department of Public Works  
Subject: UN-31-19 **Revere & Commerce NWC – Extension of Time**  
Date: March 22, 2021

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



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Robert Weible, Land Development Project Leader  
Department of Public Works



February 5, 2021

Marc Jordan, Director  
Planning & Development Services  
City of North Las Vegas  
2250 Las Vegas Boulevard North  
North Las Vegas, NV 89030

RE: Letter of Intent for Extension of Time for Special Use Permit for a Vehicle Wash (Accessory Use) (APN # 124-22-201-003)

Dear Marc:

As representatives for B Three LLC., we are requesting a first Extension of Time for a Special Use Permit for a Vehicle Wash that is an Accessory Use to an approved convenience store with gas pumps on a 2.71 + acre parcel of land on the northwest corner of Revere Street and Commerce Street. Needless to say, COVID has caused further delay.

The site is zoned C-1 and close to the I-215. The site abuts vacant land to the west, zoned PCD. The land to the east across Revere is zoned PUD and currently being developed by Pardee. To the south is Deer Springs Way and south of that the land is developed single family residential, zoned R-CL. The Special Use Permit for the Convenience Store w/ Gas Pumps (UN-23-18) was originally approved at the Planning Commission meeting on March 14, 2018 and an Extension of Time for it was approved at the July 8, 2020 Planning Commission. The Vehicle Wash (Accessory Use) (UN-31-19) was originally approved at the April 10, 2019 Planning Commission.

The City's land use designation for the property is Mixed Use Commercial. This is a small irregular shaped parcel and will provide complementary uses to nearby residential.

The project consists of three buildings for a convenience store with gas pumps and attached, and a retail building. The project has been designed with the gas pumps and canopy interior to the lot, reducing the impact on adjacent parcels. The project meets or exceeds the required setbacks and parking requirements. The project meets the landscape requirements and has provided landscape buffers along all property lines.

Per section 17.12.060.C Lapse of approval Provisions/ Extension of Approval Period, an Extension of Time may be granted up to 1 year for good cause. The areas to the north and west of the parcel were and are still undeveloped. To the east, across Commerce, residential is nearing completion of the development. Due to the continuing COVID-19 pandemic it has taken longer than usual to find a tenant for the convenience store use which the Vehicle Wash is accessory to; however, a tenant has been secured for the convenience store on the NWC and it is anticipated that civil improvements plans for the convenience store and accessory vehicle wash will be submitted in the next couple of months. The proposed use still meets the previous approval criteria for Special Use Permit.

**SPECIAL USE PERMIT:**

A special use permit is required for the Vehicle Wash as an Accessory use to the Convenience Store with Gas Pumps. The project has been designed to minimize impact on existing and future nearby uses.



A Planning & Development Services Corporation

1055 Whitney Ranch Dr., Suite 210, Henderson, NV 89014  
Telephone: (702) 435-9909 Facsimile: (702) 435-0457 E-Mail: ggarcia@gcgarciainc.com

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### **Approval Criteria**

After the public hearing, the Planning Commission may, by motion, grant a special use permit if the Planning Commission finds from the evidence presented that all of the following facts exist:

- (1) The proposed use is consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable state and federal regulations;

*The proposed use is still consistent with the Comprehensive Master Plan and applicable provisions of the Development Code and applicable state and federal regulations.*

- (2) The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards and criteria in Chapter 17.20 of this Code;

*The proposed use is still consistent with purpose and intent of the C-1 zoning district and any applicable use-specific standards and the criteria found in Chapter 17.20 of the Development Code.*

- (3) The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);

*The proposed use is still compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts). The project has been designed with single story buildings with fuel internal to the site to minimize the impact. The development of this long vacant property will reduce dust and improve the air quality of the area.*

- (4) Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and

*The project is still designed to mitigate any significant adverse impacts to the maximum extent practicable.*

- (5) Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.

*The project has facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) available to serve the subject property while maintaining adequate levels of service for the existing, nearby development.*

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**Summary Justification:**

The request for an Extension of Time for a Special Use Permit for a Vehicle Wash as an Accessory use to an approved Convenience Store with Gas Pumps remains in keeping with the intent of the Comprehensive Master Plan and its underlying Principles. This is in keeping with the City's goals to create a well-balanced community in land uses that are compatible in appearance, impacts, job creation, provision of good and services, diversity of places to live in order to provide for long term appreciation of property values, overall quality of life and fiscal health.

We would greatly appreciate your recommendation for approval of this request and extending this Use Permit for an additional two years or until April 10, 2023. Should you have any questions or concerns, please contact this office.

Sincerely,

A handwritten signature in black ink, appearing to read "Melissa Eure", written in a cursive style.

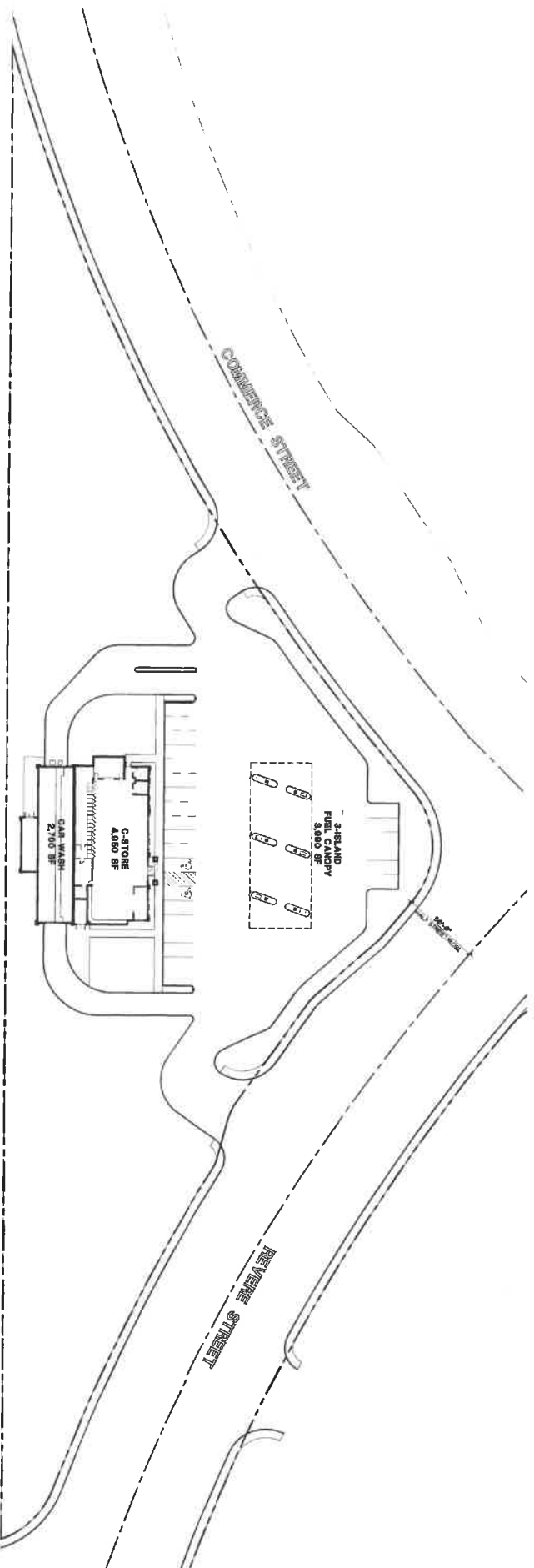
Melissa Eure,  
Director of Planning

SITE DATA

BUILDING DATA

PARKING DATA

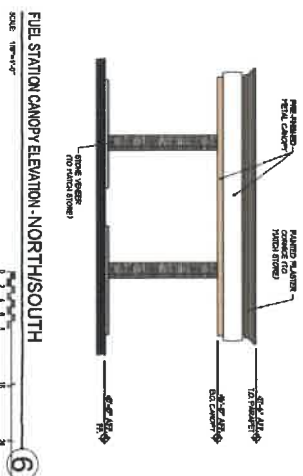
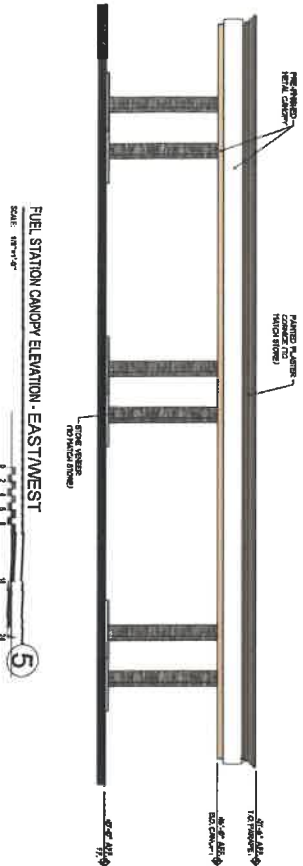
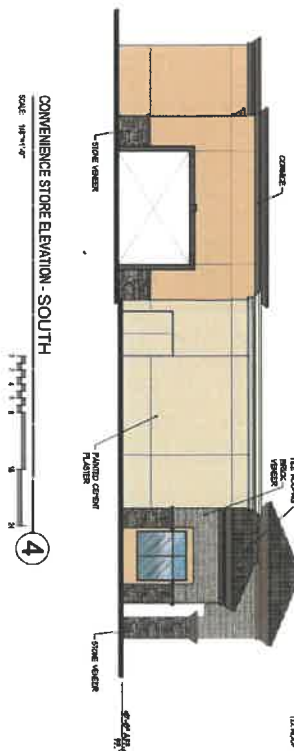
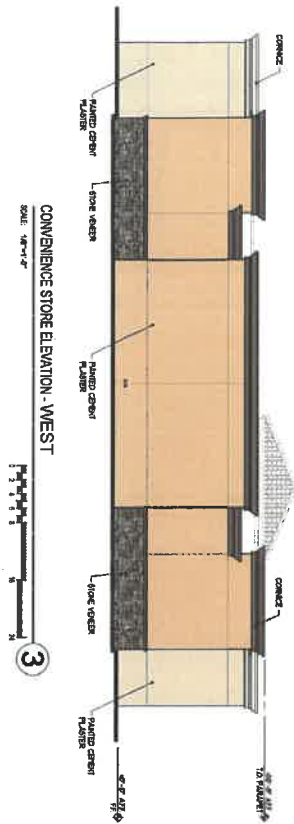
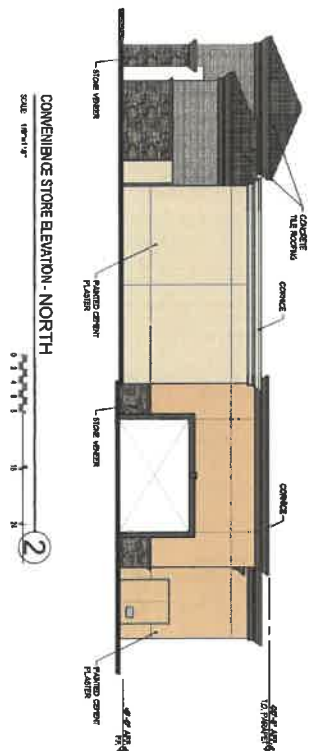
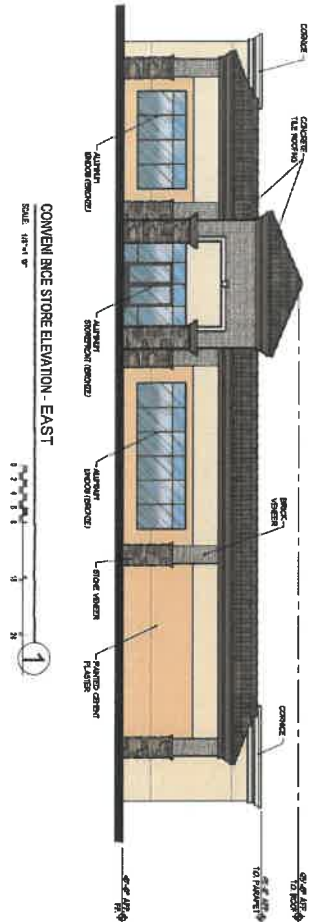
VICINITY MAP



400 E. Sunset Road  
Suite 63  
Henderson, NV 89014  
Phone: (702) 886-8222  
info@rwa.com  
**Richardson Wezael Architects**

# NWC REVERE / COMMERCE RETAIL CENTER

OWNER:  
S THREE, LLC  
PROJECT #:  
18-001  
ADDRESS:  
NWC REVERE / COMMERCE  
NORTH LAS VEGAS, NV 89084  
DATE:  
07 AUG 18  
JURISDICTION:  
NORTH LAS VEGAS, NV  
APR 18  
12752-201-403



- PAINT 1 OR PAINT 4  
TRIM ELEMENTS
- PAINT 2  
FIELD/ACCENT
- PAINT 3  
FIELD/ACCENT
- PAINT 4  
ACCENT

420 E. Grand Blvd  
Suite 6-3  
Henderson, NV 89014  
Phone: 702.282.8822  
info@rwa.com

# NWC REVERE / COMMERCE RETAIL CENTER

OWNER:  
B THREE, LLC

PROJECT #:  
18400

DATE:  
05 FEB 19

ADDRESS:  
NWC REVERE / COMMERCE  
NORTH LAS VEGAS, NV 89044

JURISDICTION:  
NORTH LAS VEGAS, NV

APP:  
1202-287-003

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.

USE THIS SCALE PEE WHEN MAP REDUCED FROM 11A1/ ORIGINAL



**Briana Johnson - Assessor**

[illegible]

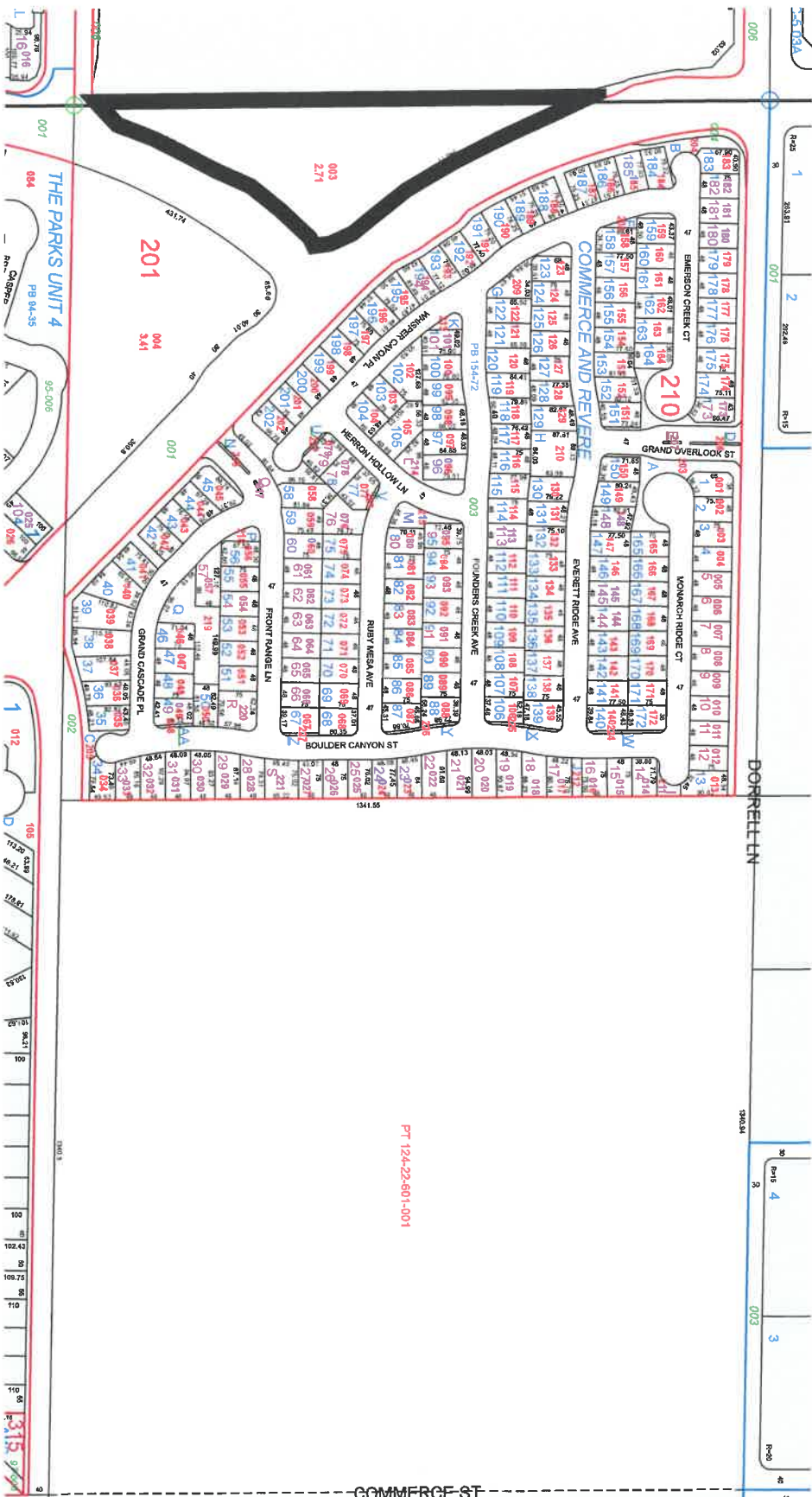
BOOK		
T19S R61E		
100	101	102
125	124	123
138	139	140

Scale: 1" = 200'

22

5	1	5	1
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MAP			
S 2 NW 4			
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5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

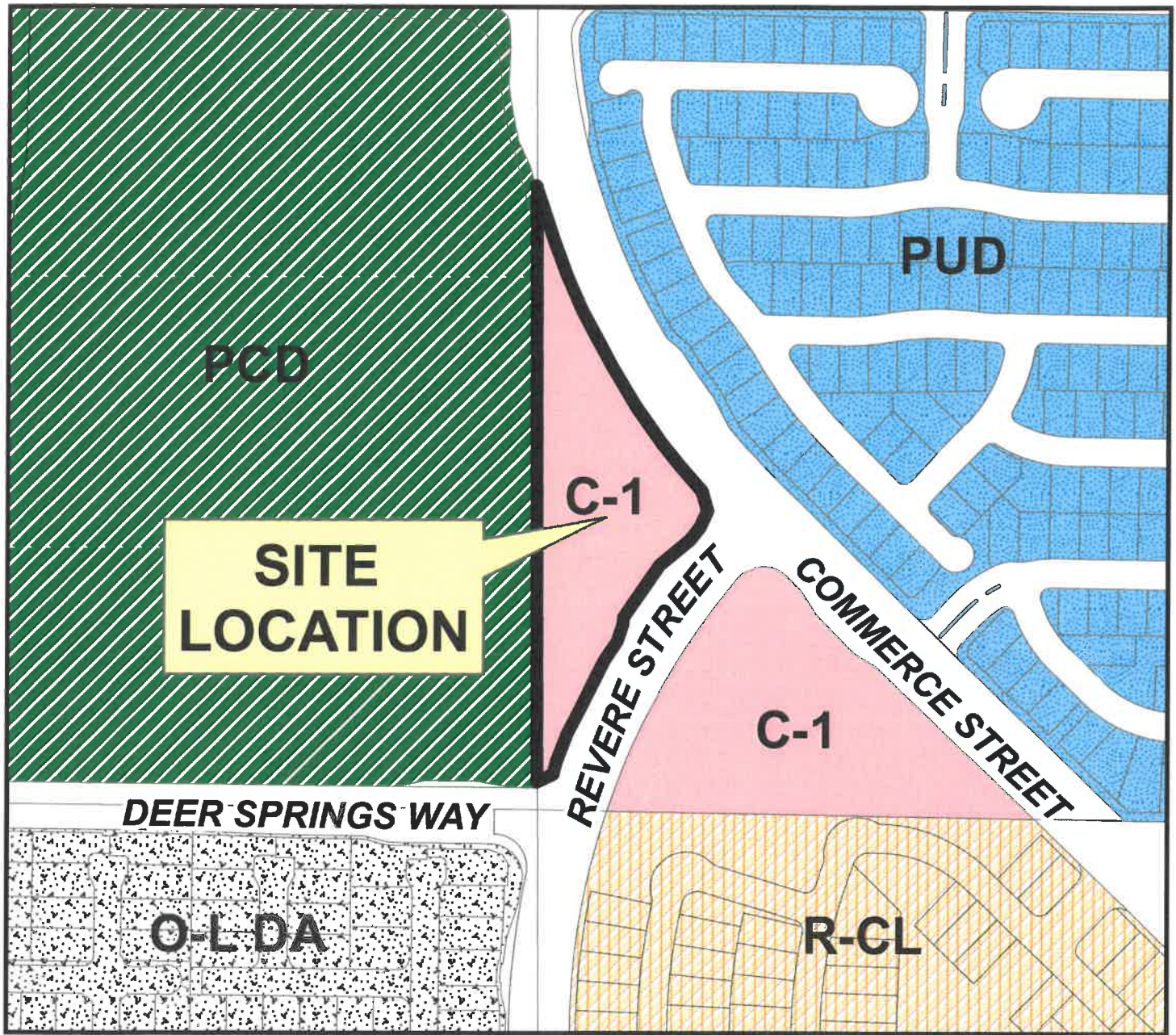
TAX DIST 254





# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: Robert Black Jr.  
Application Type: Special Use Permit  
Request: An Extension of Time to Allow a Vehicle Washing Establishment.  
Project Info: Northwest corner of Commerce Street And Revere Street  
Case Number: UN-31-19 (PZ68074)

3/24/2021

