



**185 South State Street, Suite 800
Salt Lake City, Utah 84111
801.936.5557 | maverik.com**

June 28, 2021

City of North Las Vegas
Planning & Zoning Department
2250 Las Vegas Blvd North, Suite 114
North Las Vegas, NV 89030

RE: Use Permit request for two free standing signs for Maverik at Tropical Parkway and I-15

Maverik, Inc., respectfully submits this variance request for additional heights and sign area for two freestanding signs.

Project Description

The proposed convenient store with fuel dispensers is located on the north-east corner of I-15 and Tropical Parkway. The property is currently zoned C2 which allows a convenience store with fuel sales. The site will develop on the south-east portion of the overall parcel (assessor's parcel number is 123-28-201-011). The proposed convenience store is approximately 6100 sf of floor space with twelve (12) fueling dispensers and canopy in the forecourt and an additional six (8) high flow dispensers and canopy for larger vehicles. The development will provide fueling, packaged beer and wine sales, as well as fresh food items. Public restrooms will be open to the public. The store will be open 24 hours, seven days a week.

Sign Descriptions

Sign #1 will be located along Tropical Parkway. Proposed height is 26 ft. with a total sign area 136.66 square.feet.

Sign #2 will be located at the NW corner of the site, adjacent to I-15, and will be oriented to the freeway. Proposed height is 80ft. with a total sign area of 345.3 square.feet.

Variance Circumstances and Conditions

This variance request for increased sign heights and sign areas addresses Title 15:68.100 code requirements:

Exceptional and extraordinary circumstances and conditions applicable to the property involved and that such circumstances and conditions do not apply generally to other properties in the same vicinity and zoning district.

Topography and slope from the adjacent Tropical Parkway and I-15 freeway create inferior visibility for the signs if constructed at the allowed sign heights and sign areas. The proposed I-15 overpass will totally block sign visibility for southbound vehicles. Also, the speeds along Tropical Parkway as well as the grade require a larger sign for motorists to make correct vehicular movements. Road configuration of Tropical requires motorists to see signage equal to similar uses in the area. Topography and adjacency to I-15 are not factors to surrounding properties.

That such use permit is necessary for the preservation and enjoyment of a substantial property right which is possessed by property in the same vicinity and zoning district and denied to the property in question.

This use permit allows Maverik to provide similar signage that occurs along I-15 and commercially zoned properties within the city. Not granting this variance will require Maverik to construct signage that cannot be viewed by potential customers until unsafe turning distances and movements occur.

That granting of such use permit will not be materially detrimental to the public safety and welfare or injurious to other property or improvements in the same vicinity and zoning district.

Granting this use permit will improve motorist decisions on both I-15 and Tropical Parkway. Sign visibility (increased height and sign square footage) is critical for motorist decision making while on these rights-of-ways. The proposed signs will allow motorists to make safe turning movements to access the property.

4.

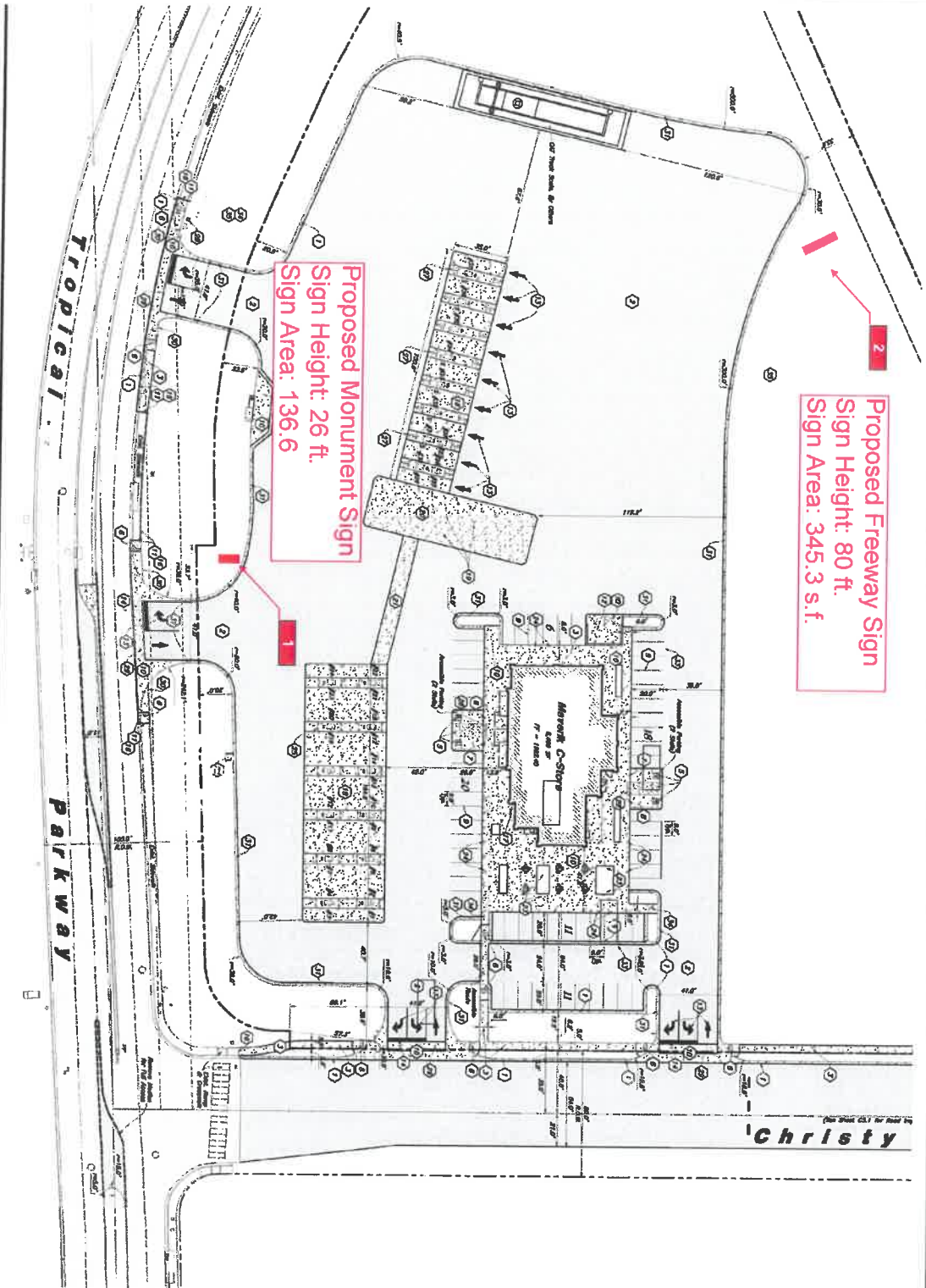
That the granting of such use permit will not adversely affect the master plan.

This request and proposed use do not adversely affect the master plan and will allow the property owner to exercise commercially zoned property rights equal to surrounding uses.

Thank you for your consideration.

Regards,
Maverik, Inc.

Joe Turberg
Sr. Manager, Engineering & Entitlements



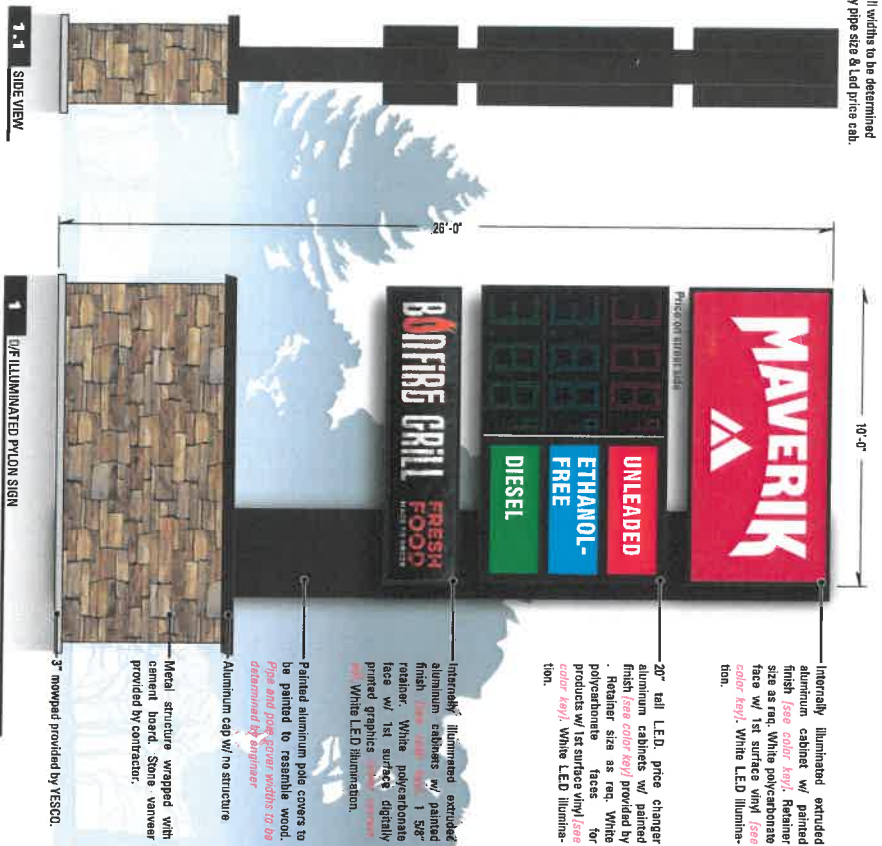
Proposed Monument Sign
Sign Height: 26 ft.
Sign Area: 136.6

Proposed Freeway Sign
Sign Height: 80 ft.
Sign Area: 345.3 s.f.





1.3 TOP VIEW



1.1 SIDE VIEW

1 ILLUMINATED Pylon SIGN

1.2 REVERSE VIEW



Total Sign Area: 136.66 s.f.

ELECTRICAL	
POWER TO DISPLAY LOCATION: BY OTHERS OR EXISTING	
HOOKUP AT DISPLAY: BY YESCO	
EQUIP. L.E.S. - MAVERIK 3 STACKS 2000 - NEW 1000	
1	PAINT SHERWIN WILLIAMS# 7020 "BLACK FOX"
VINYL	3M 3500-99 DUPONTDC
PMS	PANTONE# 186C
2	VINYL 3M 3500-33 "RED"
3	PAINT MATCH PMS 386C/SYVALS-5074896-38604-A
VINYL	3M 3500-26 "GREEN"
4	PAINT DUPONT #K 9441
VINYL	3M 3500-26 "LT EUROPEAN BLUE"
5	PAINT SHERWIN WILLIAMS TO MATCH "PMS 427C"
VINYL	AVENUE UC 800-811 "PANTONE 427C"
PMS	PANTONE# 2995c
VINYL	3M 3500-167 "BRIGHT BLUE"
NOTE: JALISS INTERVIEW INTERVIEW, THE COLOR SPECIFIED ON THIS DRAWING MAY VARY FROM THE ACTUAL COLOR OF THE PRODUCT. YESCO WILL ATTEMPT TO MATCH THE COLOR OF THE PRODUCT TO THE ACTUAL COLOR OF THE PRODUCT.	

SCOPE OF WORK
MANUFACTURE & INSTALL (NEW) POLE SIGN WITH FLAG
MOUNTED CABINETS

DESIGN
1605 South Gramercy Rd.
Salt Lake City, UT 84104
801.487.8481
www.yesco.com

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This drawing was created to assist you in visualizing our proposal. The original design is the property of YESCO LLC. The design is not to be used for any other purpose without the written agreement with YESCO.

The colors shown are only approximations of any computer monitor, inkjet or laser printer. The final product may vary slightly in color from your computer monitor or print.

This sign will be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Revisions

No.	Date / Description
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	

Approvals

YESCO A/E Signature / Date _____

Client Signature / Date _____

Leadwork Signature / Date _____

Maverik #028

Tropical Pkwy & Christy Lane
No. Las Vegas, NV

Acct. Exec: Matt Wren

Designer: Cheryl Lewis

Date: 7-21-2020

OP#30093 R1

JO #

SCALE: AS SHOWN

ART 1.0

This design does not constitute production ready artwork and is to be used exclusively for proofing and review purposes only.



Total Sign Area: 345.3 s.f.

DESIGN

1605 South Garamery Rd.
Salt Lake City, UT 84104
801.487.8481

www.yescsc.com

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The sign is installed in accordance with the requirements of Article 800 of the Utah Uniform Building Code. If other applicable local codes, this includes proper grounding and bonding of this sign.

Revisions

No.	Date / Description
1	06-23-2017 revision added to main board
2	06-23-2017 90.5' x 64.5' revised to 91.0' x 65'

Approval

A/E Sign / Date _____

Client Sign/Date _____

Unaltered Sign / Date _____

Maverik, Inc.

Store # 628
Tropical Pkwy & Christy Ln.
North Las Vegas, NV

Artist/Exec: C.I. Lewis/D. Becerra
Designer: Gary Becerra

Orig: 07/21/2020

Scale: as noted

OPY 30093 R2

ART 2.0



www.yesco.com

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This sign is installed in accordance with the requirements of Article 800 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Revisions

No.	Date / Description
6226	2021 80 h QAM proposed at 16 GB

Approval

AVE Sign / Date

Client Sign / Date

Landlord Sign / Date

Maverik, Inc.

Store # 628

North Las Vegas, NV

Acct. Exec: C.T. Lewis / G. Bacerra

Designer: Glary Becerra

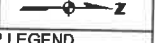
Orig: 07.21.2020

OPY_30093 R2

Scale: as noted

ART 2.1

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 THIS SCALE WHEN MAP REDUCED FROM 11X17 ORIGINAL



MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUBSURFACE PCL
- 2017 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACRES
- 202 PARCEL SUBSECT NUMBER
- 5 BLOCK NUMBER
- 3 LOT NUMBER
- CL5 GOV. LOT NUMBER

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

BOOK T19S R62E

28

S 2 NW 4

123-28-2

101	102	103
124	123	122
139	140	141

6	5	4	3	2	1
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

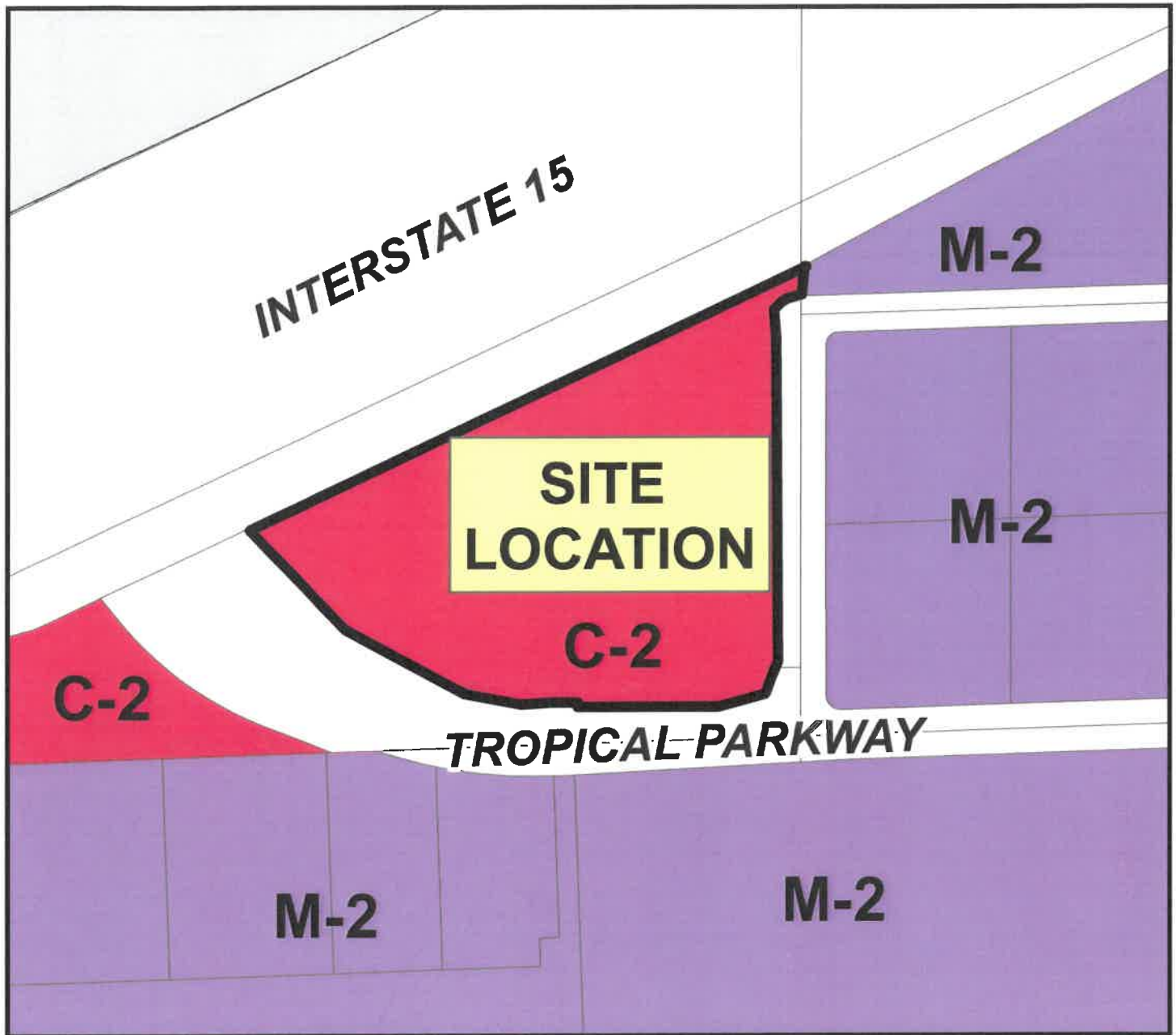
Rev: 3/9/2021

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



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Maverick, Inc. - Joe Ann Terburg, P.E. / Sr. Mgr.
Application Type: Special Use Permit
Request: To allow for increased sign heights and sign areas
Project Info: Northeast corner of I-15 and Tropical Parkway
Case Number: SUP-45-2021

7/08/2021

