

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Amy Michaels, Principal Planner, Land Development & Community Services
From: Duane McNelly, Land Development Coordinator, Department of Public Works
Subject: SUP-60-2021 **TEC Equipment @ 5th and Brooks**
Date: September 16, 2021

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.
3. 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.
4. Any gated entrances shall be required to open during business hours or shall have the gate located a distance far enough away from the adjacent roadway so as no vehicles queue onto the public R.O.W.
5. 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. Brooks Ave
 - b. N. 5th St
6. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
7. All off-site improvements must be completed prior to final inspection of the first building.
8. All driveway geometrics shall be in compliance with the Uniform Standard Drawings for Public Works Construction Off-Site Improvements Drawing Number 225.
9. The property owner is required to grant a roadway easement for commercial driveway(s).
10. If the property is intended to be subdivided, appropriate subdivision or parcel mapping must comply with NRS Chapter 278 and the *City of North Las Vegas Municipal Code*.
11. The property owner is required to sign a restrictive covenant for utilities.

September 16, 2021

12. The property owner is required to grant a 5' public utility easement within the property line adjacent to the right of way.
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.

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.
- Flood control improvements will need to be designed and constructed in order to construct the required roadway improvements at N. 5th Street. The applicant must meet the following requirements prior to issuance of permits and certificate(s) of occupancy:
 - Grading and off-site construction permits may be issued by the City of North Las Vegas once the drainage study and civil improvement plans have been approved and a copy of the Conditional Letter of Map Review (CLOMR) application has been submitted to FEMA for processing.
- The City of North Las Vegas does not permit the construction of any buildings within a Federal Emergency Management Agency (FEMA) designated Special Flood Hazard Area (SFHA). Under this policy, the applicant must meet the following requirements prior to issuance of permits and certificates of occupancy:
 - Grading and off-site construction permits may be issued by the City of North Las Vegas once the drainage study and civil improvement plans have been approved and a copy of the Conditional Letter of Map Review (CLOMR) application has been submitted to FEMA for processing.
 - Building permits may be issued once a favorable CLOMR has been obtained from FEMA.
 - Certificates of Occupancy can be issued once a Letter of Map Revision (LOMR) has been obtained from FEMA.



Duane McNelly, Land Development Coordinator
Department of Public Works



August 31, 2021

City of North Las Vegas / City Hall
2250 Las Vegas Boulevard North, Suite 114
North Las Vegas, NV 89030

RE: *Special Use Permit - Letter of Intent*
North 5th & Brooks
APN: 139-15-603-006

Dear Staff,

On behalf of our client TEC Equipment, LLC, we are pleased to provide information regarding the proposed industrial development on a 13.58-acre piece on the listed above parcel. This proposed development is located on the southwest corner of Brooks Avenue and North 5th Street.

Special Use Permit – Vehicle Sales

This proposed Industrial development is being constructed for the sales and servicing of semi-trucks and trailers. We are respectfully requesting a Special Use Permit to allow vehicle sales on this site. This request is allowable on the site with a special use permit; therefore we are requesting your favorable consideration/recommendation for this use.

If you have any further questions, or desire any additional information, please feel free to contact our office at your earliest convenience.

Sincerely,

Mark Bangan
Planning Department Manager
The WLB Group, Inc.



DEVELOPMENT



September 1, 2021

TEC Equipment, N. Las Vegas Dealership

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

Attn: City Staff

Project Description

TEC Equipment is seeking approval for a Special Use Permit (SUP) allowing the site development, construction, and operation of a Commercial Vehicle Dealership. The approximately 8.5 acre development is located on the Southwest corner of Brooks and 5th Ave.

Activities at the proposed dealership include Commercial Truck and Trailer Equipment Leasing, Sales, Parts Sales and Service of brands represented by TEC Equipment; Mack, Volvo Trucks, Wabash Trailers and their subsidiaries. While all 65 commercial truck/trailer display spots will be outside, all service activities will occur within a conditioned shop. Access to the service area will be through high-speed automated doors, screened from the public Right-of-Way. The shop will house (22) Trucks and (4) trailers for general repair and maintenance. Supporting services such as parts storage and shipping/receiving activities will be screened from the Right-of-Way. The primary building proposed under this application is a 2-story, 46,000 SF (footprint) steel structure to be 100% occupied by TEC Equipment, employing employ 60 Full Time Equivalent (FTE) Employees over (2) shifts. Proposed hours: 6am – 8pm Monday through Friday and 8am-1pm Saturday and Sunday.

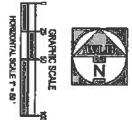
Under this application, TEC Equipment proposes development of approximately 8.5 Acres of the 13.6 acres site. Per the City of North Las Vegas zoning map, the site zoning is M-2. The site layout depicted in this application balances zoning code requirements with natural features, including fault lines and a FEMA floodway.

Thank you for your consideration.

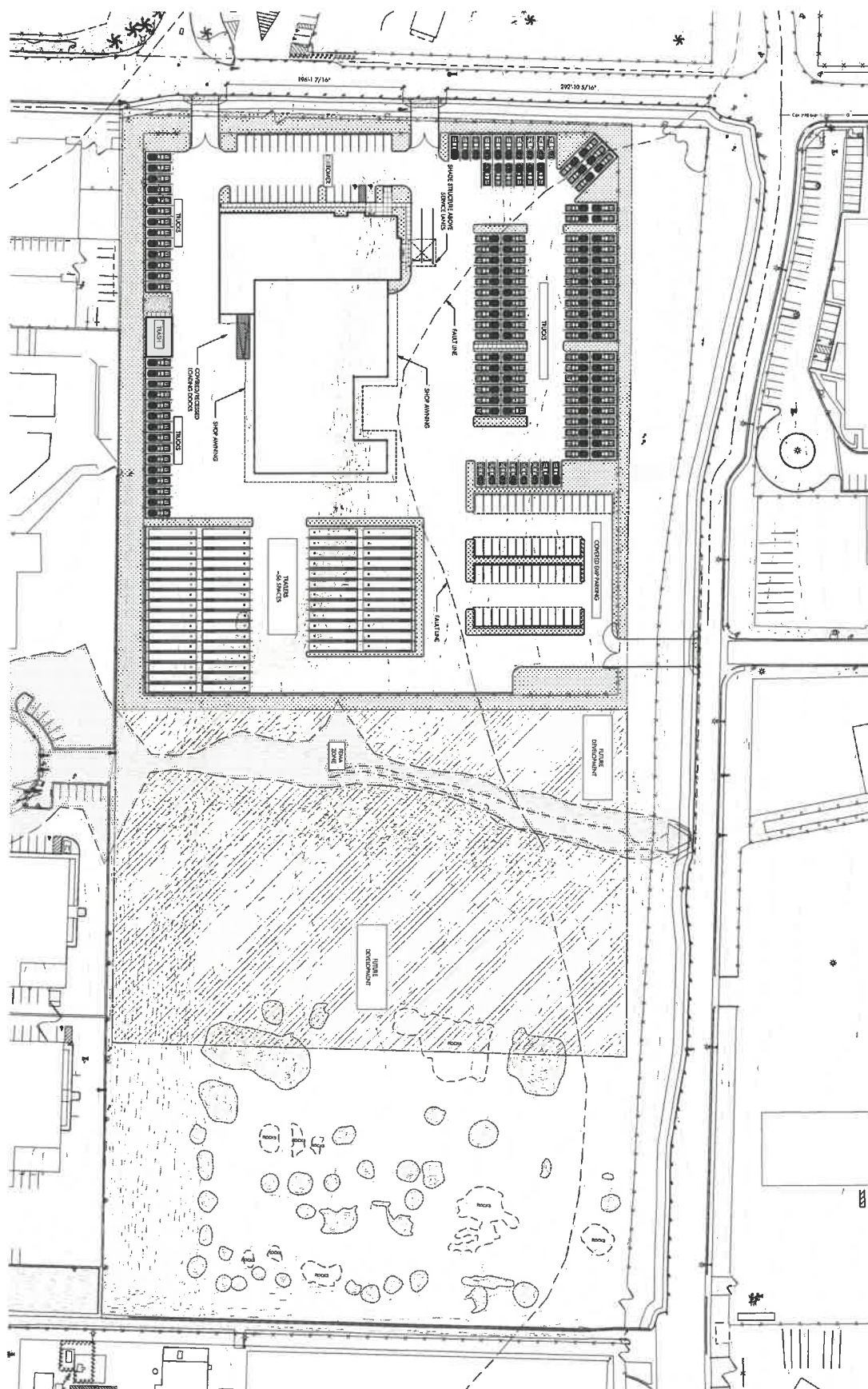
Sincerely,

David O. Thompson

TEC Development, Division of TEC Equipment, Inc,
750 NE Columbia Blvd.
Portland, OR 97211



SHEET SP-01 SHEET 1 OF 1 DRAWING		CONSTRUCTION DESIGNED BY RBC DATE AUGUST 31, 2021 TNS-01 NO.		PROJECT TEC EQUIPMENT @ BROOKS		SHEET TITLE SITE PLAN		<div>  <p> The WLB Group Engineers • Landscape Architects Planning • Urban Design • Surveying Offices located in Las Vegas, Nevada and Tucson, Phoenix, and Flagstaff, Arizona 3663 EAST SUNSET ROAD, SUITE 204 LAS VEGAS, NV, 89120 (702)458-2551 </p> </div>		NO. DATE REVISION BY APPROVAL	



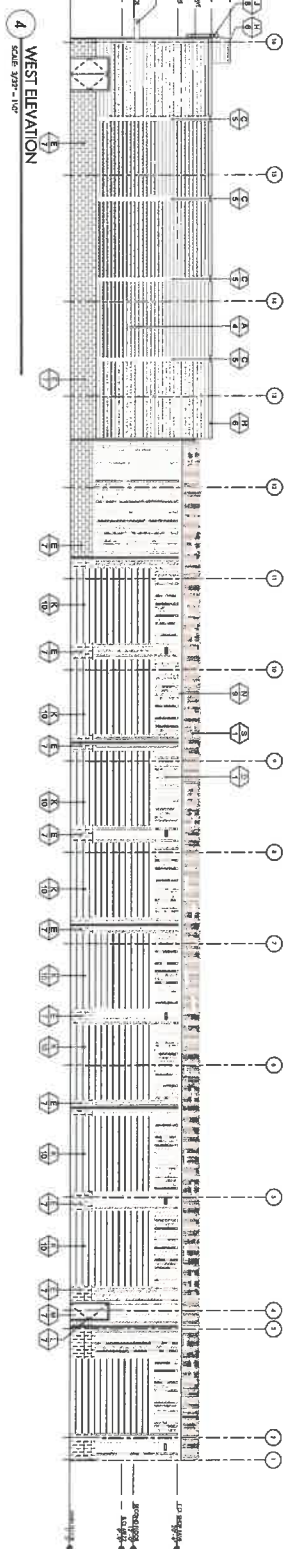
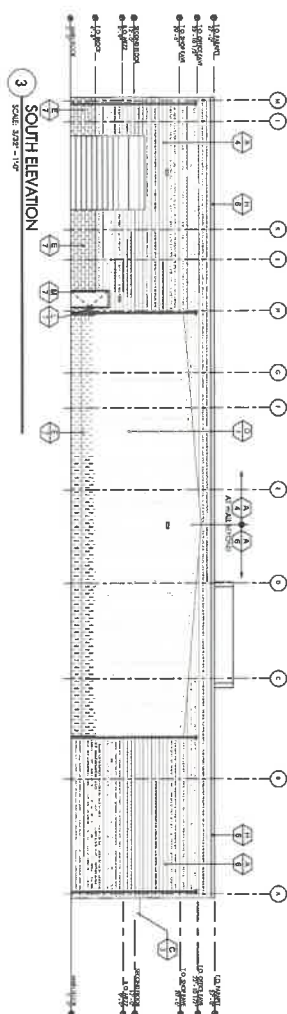
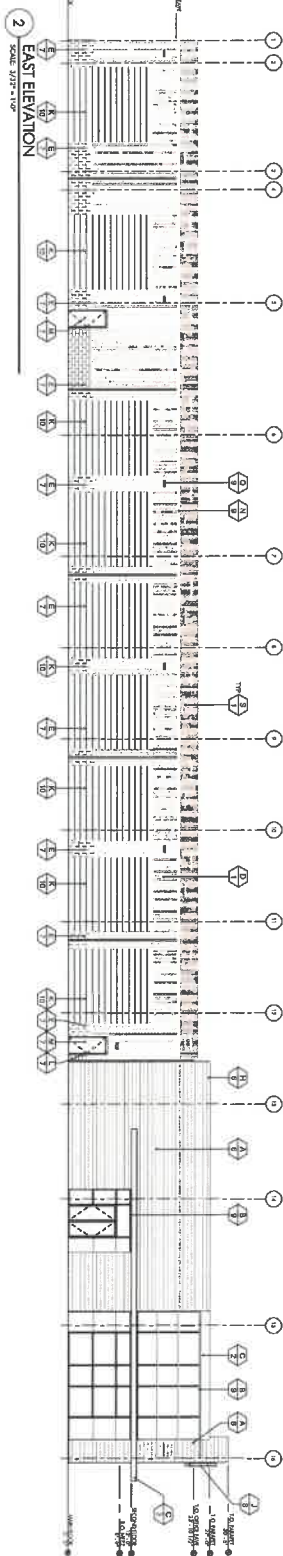
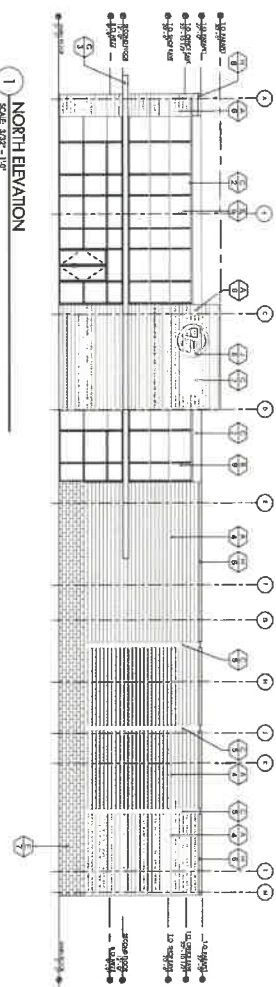
PRELIMINARY SITE PLAN	
PROJECT #: 21021NYSGAS	SCALE: A
DATE: 08.19.2021	DRAWN

ITEMS	DESCRIPTION	DATE



TEC
Equipment
Your Best Business Partner

DEVELOPMENT

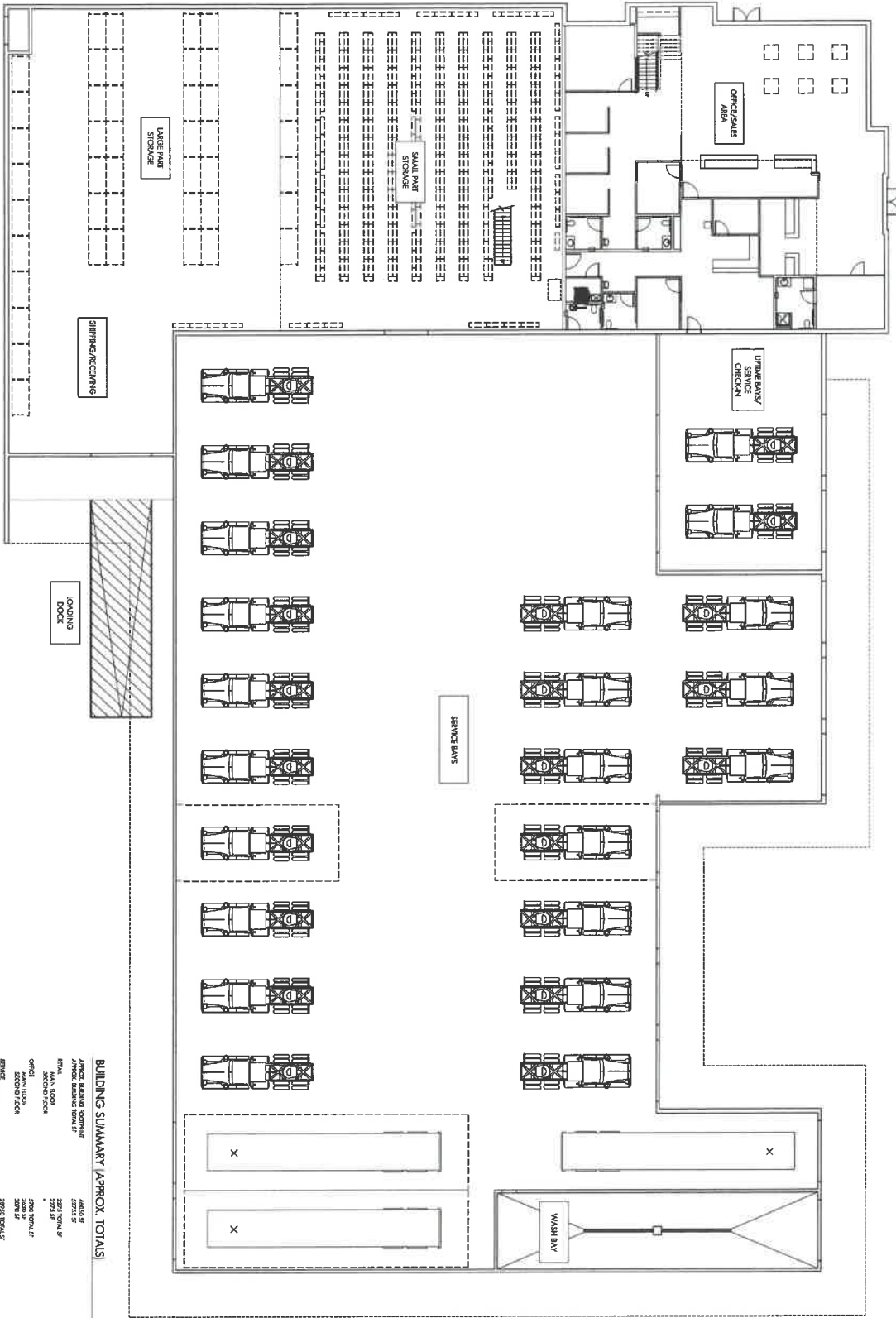


MATERIAL & FINISH LEGEND

[illegible]

1 MAIN FLOOR PLAN

SCALE 3/32" = 1'-0"



BUILDING SUMMARY (APPROX. TOTALS)

APPROX. BUILDING FOOTPRINT	44,000 SF
APPROX. BUILDING TOTALS	57,000 SF
RETAIL TOTALS	22,000 SF
SECOND FLOOR	2,000 SF
OFFICE	1,000 SF
SECOND FLOOR	2,000 SF
SERVICE	2,000 SF
MAIN FLOOR	2,000 SF
MAIN FLOOR	2,000 SF
MAIN FLOOR	2,000 SF
OTHER	1,000 SF
LOADING DOCK	1,000 SF

A2.0

PROJECT #	2102-VEGAS
DATE	08.19.2001
SCALE	AS NOTED
DRAWN BY	TM

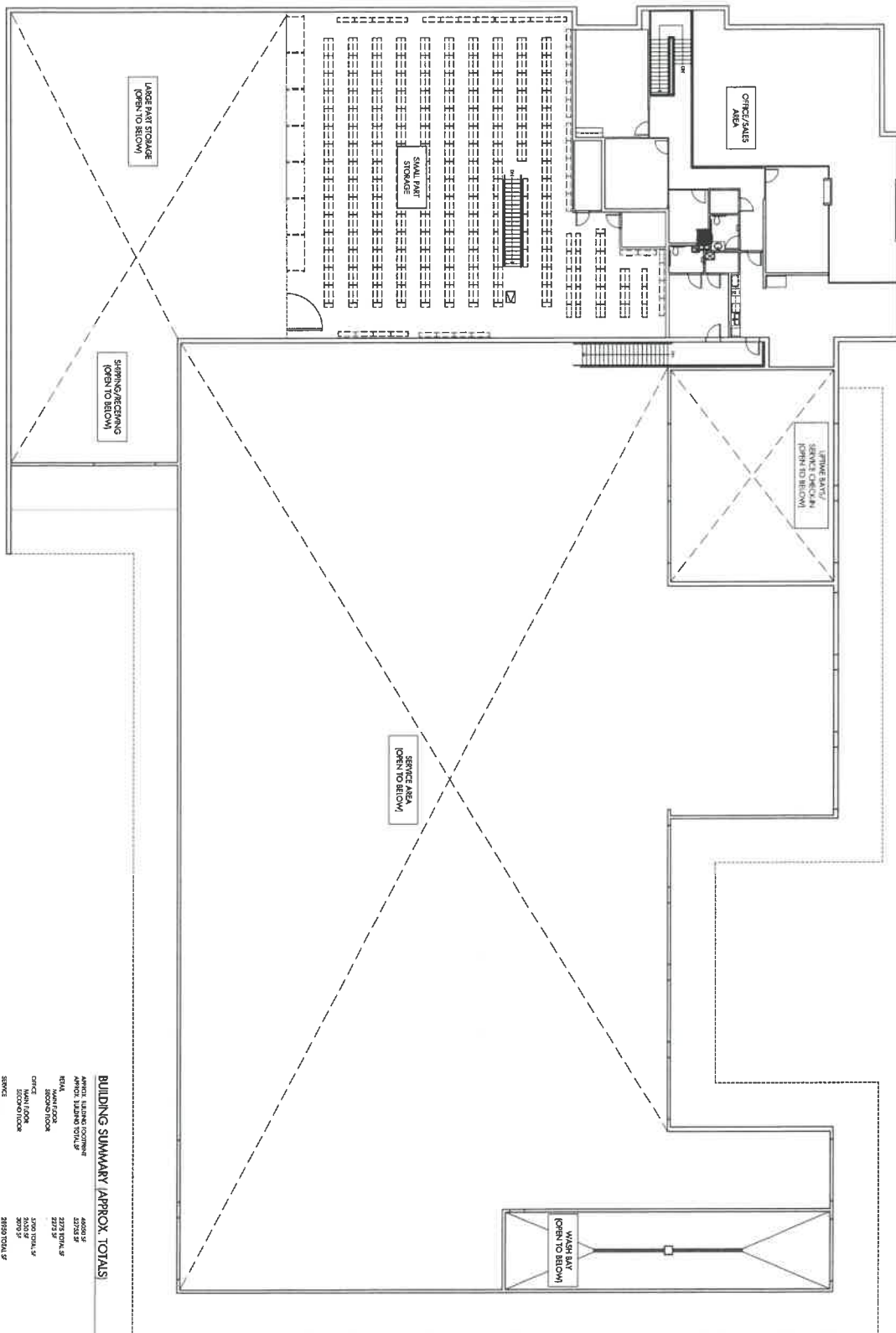
REVISIONS	NUMBER	DESCRIPTION	DATE

TEC EQUIPMENT
NORTH LAS VEGAS, NEVADA
89009



TEC
Equipment

DEVELOPMENT

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APPROX. BUILDING FOOTPRINTS
APPROX. BUILDING TOTALS¹

RETAIL	2275 TOTAL \$
MAIN FLOOR	
SECOND FLOOR	
OFFICE	
MAIN FLOOR	5700 TOTAL \$
SECOND FLOOR	2630 \$
SERVICE	2070 \$
MAIN FLOOR	28930 TOTAL \$
SECOND FLOOR	28750 \$
PAINT	
MAIN FLOOR	13800 TOTAL \$
SECOND FLOOR	10115 \$
	5519 \$
OTHER	1480 \$
LOADING DOCK	

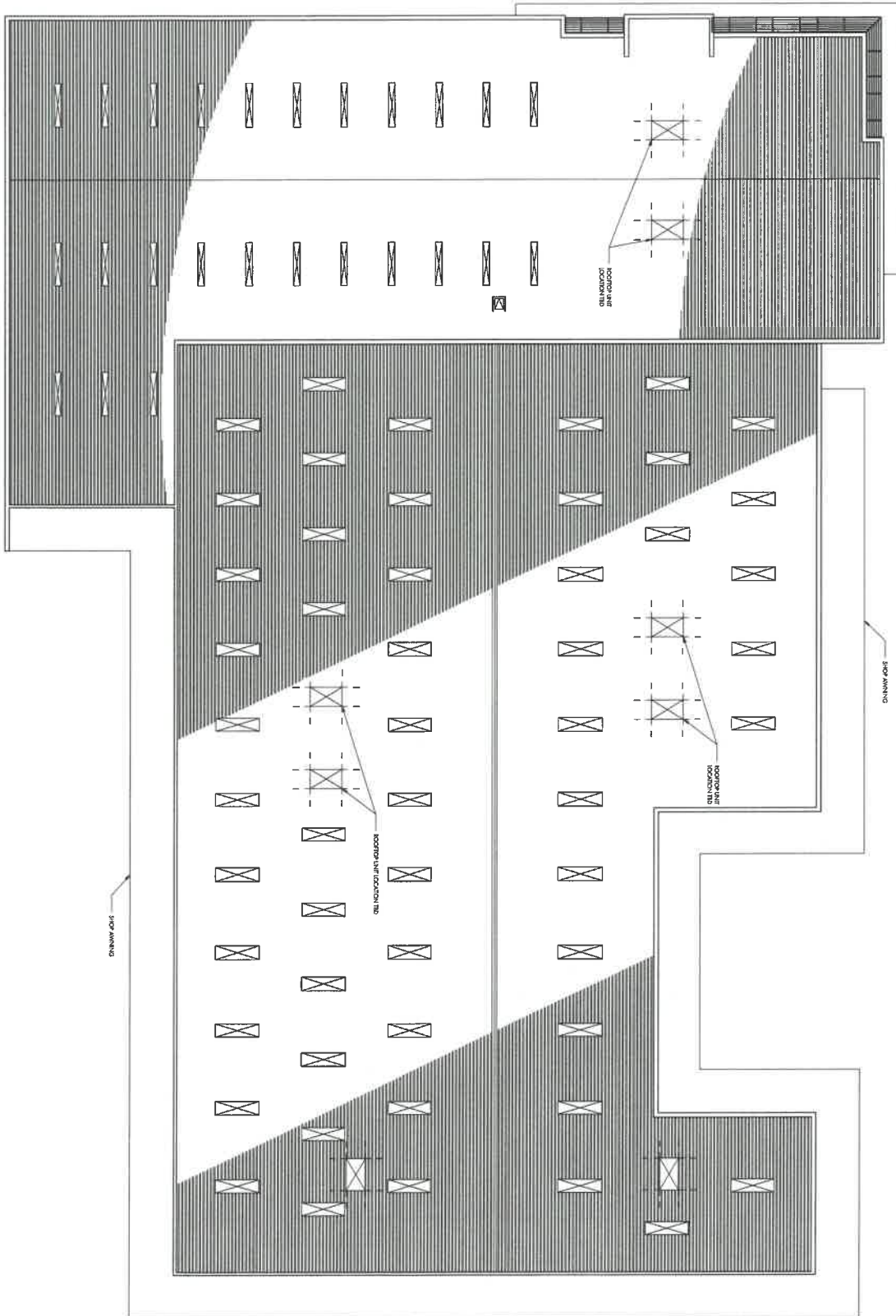
SHEET:	SHEET TITLE:		REVISIONS:		
	PRELIMINARY SECOND FLOOR PLAN		NUMBER	DESCRIPTION	DATE
	PROJECT #:	SCALE:			
2102-NV GAS	AS NOTED				
DATE:	DRAWN BY:				
08.19.2021	TM				

TEC EQUIPMENT
NORTH LAS VEGAS, NEVADA
89030



A2.1

1 ROOF PLAN
SCALE 1/8" = 1'-0"



A2.2

SHEET TITLE	
PRELIMINARY ROOF PLAN	
PROJECT #	SCALE
21-00000000	AS NOTED
DATE	DRAWN BY
08.19.2021	TN

REVISIONS		
NUMBER	DESCRIPTION	DATE

TEC EQUIPMENT
NORTH LAS VEGAS, NEVADA
89000



DEVELOPMENT

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

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

PARCEL BOUNDARY
 SUB BOUNDARY
 AIR SPACE PCL
 ROAD EASEMENT
 RIGHT OF WAY PCL
 MATCH / EASEMENT LINE
 SUB-SURFACE PCL
 HISTORIC LOT LINE
 HISTORIC SUB BOUNDARY
 HISTORIC PHASE BOUNDARY
 SECTION LINE

001 ROAD PARCEL NUMBER
 001 PARCEL NUMBER
 100 AIR SPACE
 202 PARCEL, SUBPARCEL NUMBER
 202 PARCEL, SUBPARCEL NUMBER
 5 BLOCK NUMBER
 6 LOT NUMBER
 6.5 GROW LOT NUMBER

120S R61E
 15
 S 2 NE 4
 139-15-6

125 124 123
 138 139 140
 163 162 161

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 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 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2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: TEC Equipment - David O. Thompso
Application Type: Special Use Permit
Request: To Allow a Vehicle, Boat, or Recreational Vehicle Sales, and Rental Lot (Outdoor)
Project Info: Southwest corner of North 5th Street and Brooks Avenue
Case Number: SUP-60-2021

9/08/2021

