

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Sharianne Dotson, Planner, Land Development & Community
From: Duane McNelly, Land Development Coordinator, Department of Public Works
Subject: SUP-52-2021 **Contour**
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. 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 will require modifications to the site. The proposed driveways on Lone Mountain do not meet these criteria and shall not be permitted as shown.
5. All driveway geometrics shall be in compliance with the applicable *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers 222.1 and 225.
6. 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. La Madre Way (half street improvements)
 - b. Lone Mt. Way (sidewalk, street lights)
 - c. Decatur Blvd. (sidewalk, street lights)
7. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
8. Right of way dedication and construction of a bus turn-out and right turn lane is required on Decatur Boulevard per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.4.
9. Additional ROW along Lone Mountain Road is required per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1.
10. ROW dedication and construction of a right turn lane along Lone Mountain Road is required.
11. A raised median shall be constructed along Lone Mountain to extend 50 feet east of the existing parcel line (approximately 525' from the Decatur intersection).
12. Any proposed driveway on Lone Mountain Road shall be right in – right out only.

13. The proposed driveway on La Madre Way shall be gated and shall only be exit only.
14. No proposed driveway shall be permitted on the south side of Villa Madre Way.
15. A raised median shall be constructed on Decatur Boulevard south of Villa Madre Way.
16. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way. (Granted per separate document using a Sidewalk Easement).
17. The property owner is required to grant a roadway easement for commercial driveway(s).
18. When submitting the project's civil improvement plans to the Department of Public Works for review, 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 and utilities crossing property lines, development and maintenance of the property and improvements. The document must be recorded prior to approval of the plans.
19. 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*.
20. Prior to submitting traffic and drainage studies for review, the applicant must acquire approval from the Traffic Division of an updated, conforming site plan that depicts the new driveway locations per the Traffic Division conditions listed herein.
21. 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.

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.



Duane McNelly, Land Development Coordinator
Department of Public Works



DLR Group

Architecture Engineering Planning Interiors

8275 S. Eastern Ave. #110

Las Vegas, Nevada 89123

August 31, 2021

Letter of Intent APN: 124-31-401-003

To Whom it may concern

The proposed project along N. Decatur between W. Lone Mountain and W La Madre Way is a mixed-use commercial development. The project will have 4 separate buildings over a 7.223 Acres site. The majority of the project proposed uses that are principally permitted on the site. Two of the uses, a 176,646 sf self-storage building (mini warehousing establishment) and a 5,187 sf convenience store with gas pumps are also proposed, which require a Special Use permit. The buildings labeled A, B and SB (on the site plan) are being proposed as Fast Food establishments with drive-throughs which are principally permitted. The development proposes two new driveway access off Lone Mountain and one new along N. Decatur. There is an existing driveway access Villa Madre Way. An additional driveway entry point is going added onto W. La Madre Way exclusively for the use of the mini warehouse establishment.

The pads parcel have all been designed with ample parking with ratios of 10.3/1000 and 12.5/1000. All the new entry driveways as well existing should provide easy ingress and egress from the site and the overall site design should provide a smooth flow through the site. We should also point out that it should primarily be the mini warehousing establishment that would have the most access to Villa Madre way. This use has a low vehicle trip generation rate and we don't anticipate impacting the residences to the north.

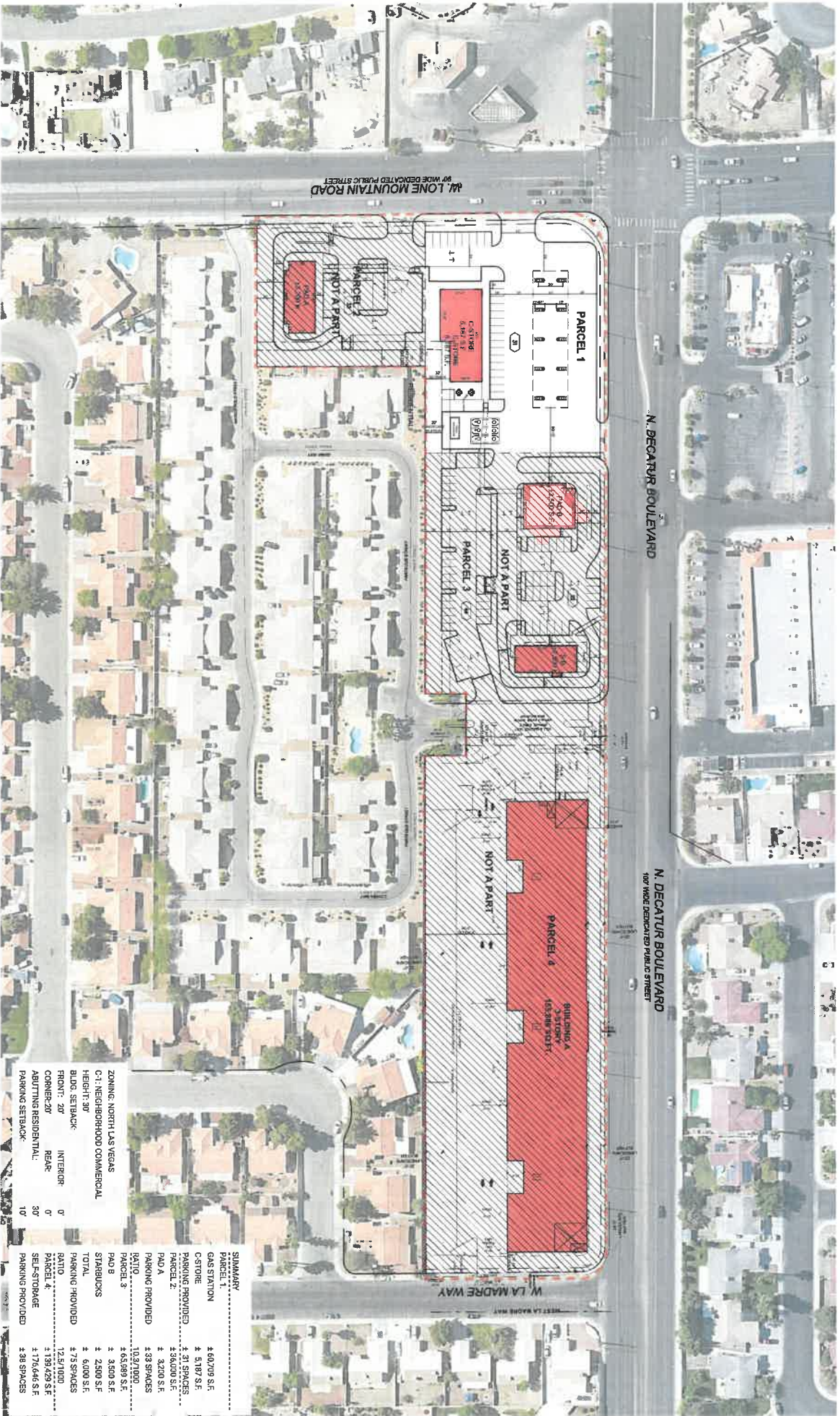
This new development will benefit the surrounding community by providing different dining options to the residents. The convenience store will stock everyday items which the average person uses. It may range from snack foods to toiletries as well as will have a gas station component. This uses and services provided a positive impact to the surrounding neighbors / communities.

The timetable for this development should be a 10-12 months for the site development.

Sincerely,
DLR Group Inc.
(a California corporation)



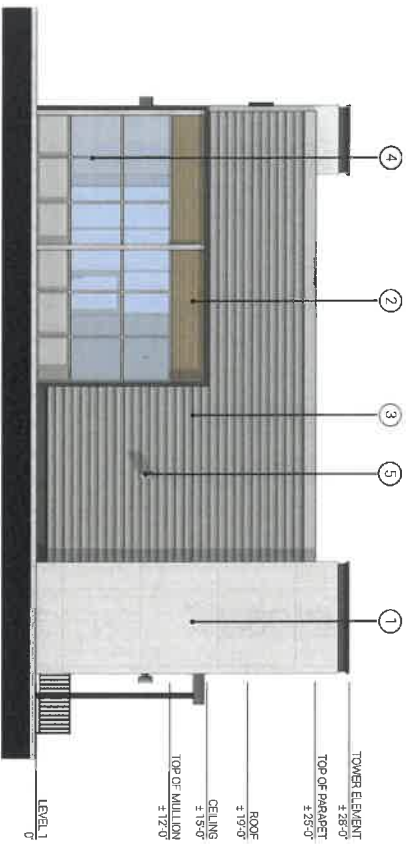
Alexander Catala
Senior Project Manager



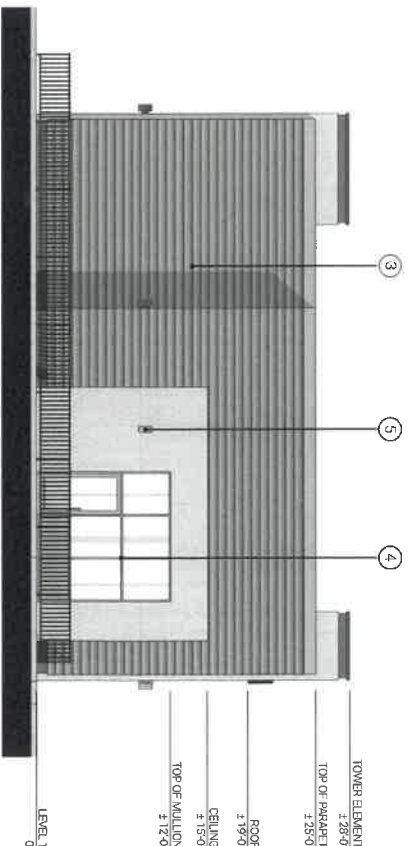
SITE PLAN

SUMMARY	
PARCEL 1	66,719 S.F.
GAS STATION	5,187 S.F.
C-STORE	31 SPACES
PARKING PROVIDED	3,000 S.F.
PARCEL 2	3,200 S.F.
PAD A	33 SPACES
PARKING PROVIDED	10,271,000
PARCEL 3	3,500 S.F.
PAD B	2,500 S.F.
STARBUCKS	6,000 S.F.
TOTAL	75 SPACES
BUILD. PROVIDED	12.5/1000
RATIO	133,429 S.F.
FRONT: 20'	30'
REAR: 0'	30'
ABUTTING RESIDENTIAL:	10'
PARKING SETBACK	10'

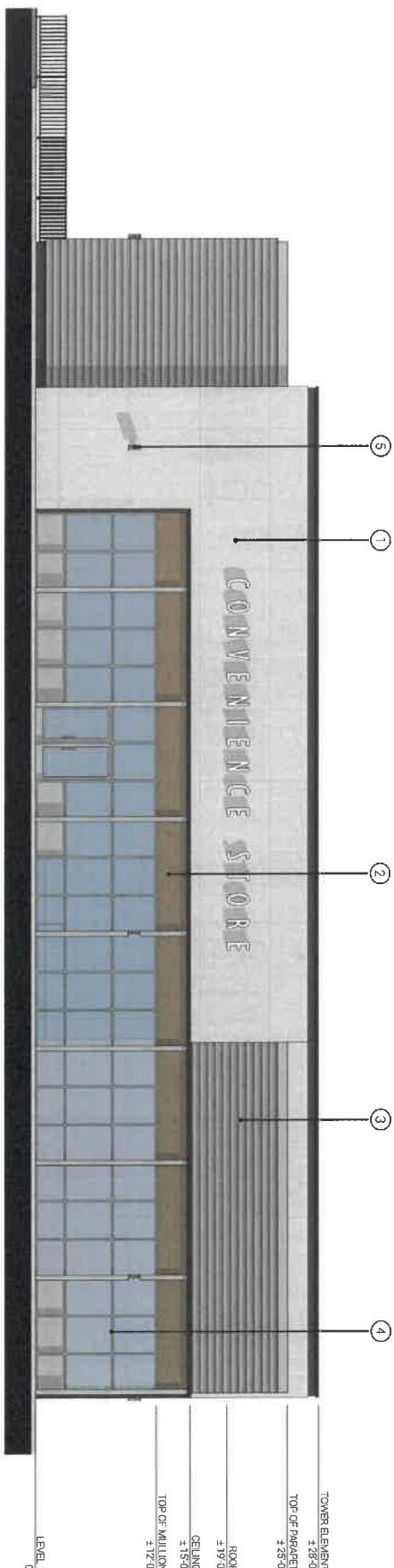




SOUTH ELEVATION
SCALE: 1" = 5'-0"
0' 5' 10' 20'

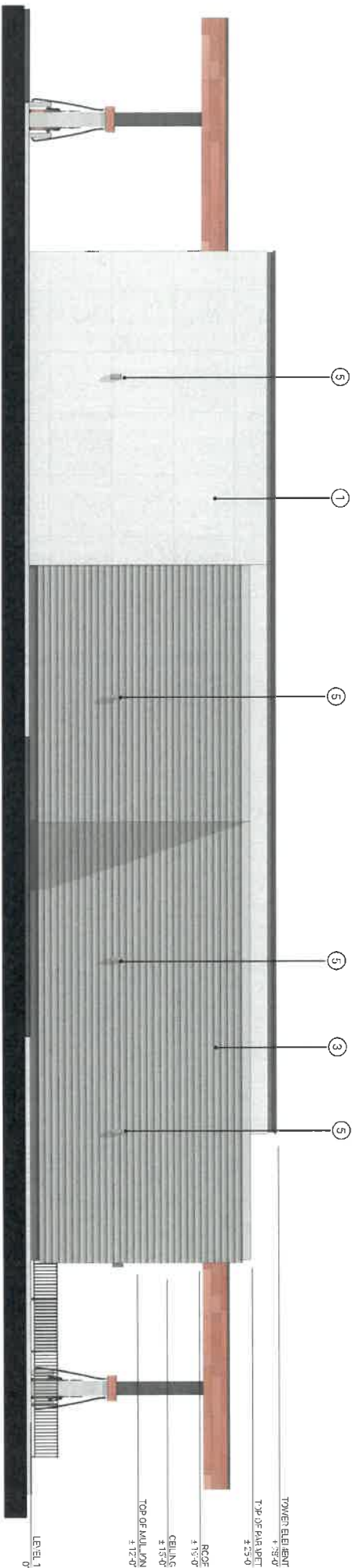


NORTH ELEVATION
SCALE: 1" = 5'-0"
0' 5' 10' 20'



WEST ELEVATION
SCALE: 1" = 5'-0"
0' 5' 10' 20'

CONVENIENCE STORE BUILDING ELEVATIONS



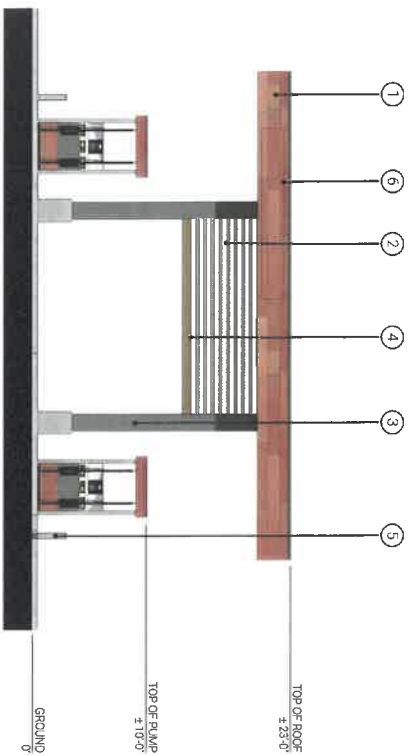
EAST ELEVATION

SCALE: 1" = 5'-0"



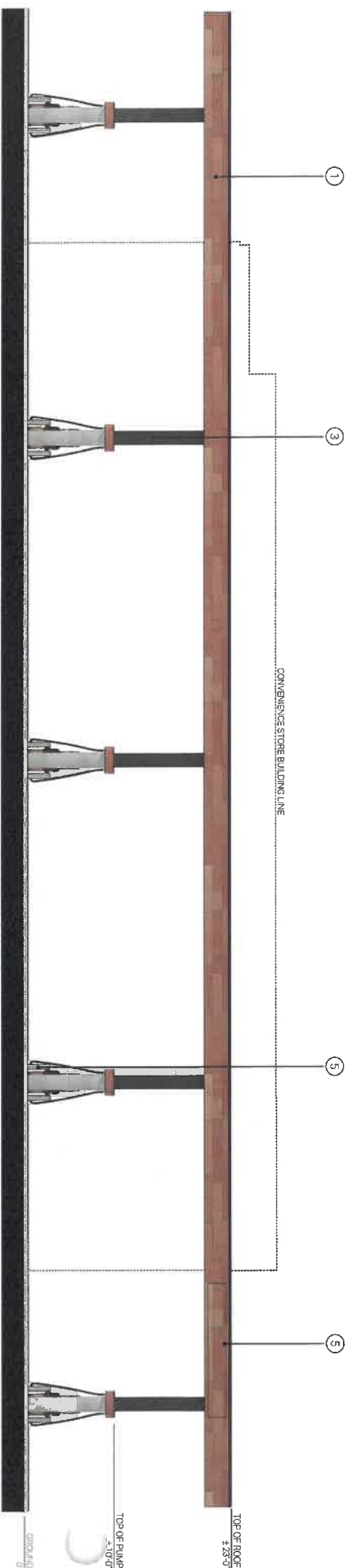
- MATERIALS
- 1 GRAY SLIVER
 - 2 WOOD PANEL
 - 3 FIBER GRANITE PANELS
 - 4 ALUMINUM SIDING
 - LIGHT STONE

CONVENIENCE STORE BUILDING ELEVATIONS



NORTH / SOUTH ELEVATIONS

SCALE: 1" = 5'-0"
0" 5' 10' 20'



WEST ELEVATION

SCALE: 1" = 5'-0"
0" 5' 10' 20'

GAS STATION PUMP ELEVATIONS

- MATERIALS**
- 1 TERRACOTTA PANELS
 - 2 METAL LOUVERS
 - 3 METAL COLUMN WRAP
 - 4 WOOD
 - 5 METAL BOLLARD
 - 6 SQUARE

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 REDUCED FROM 11X17 ORIGINAL

MAP LEGEND

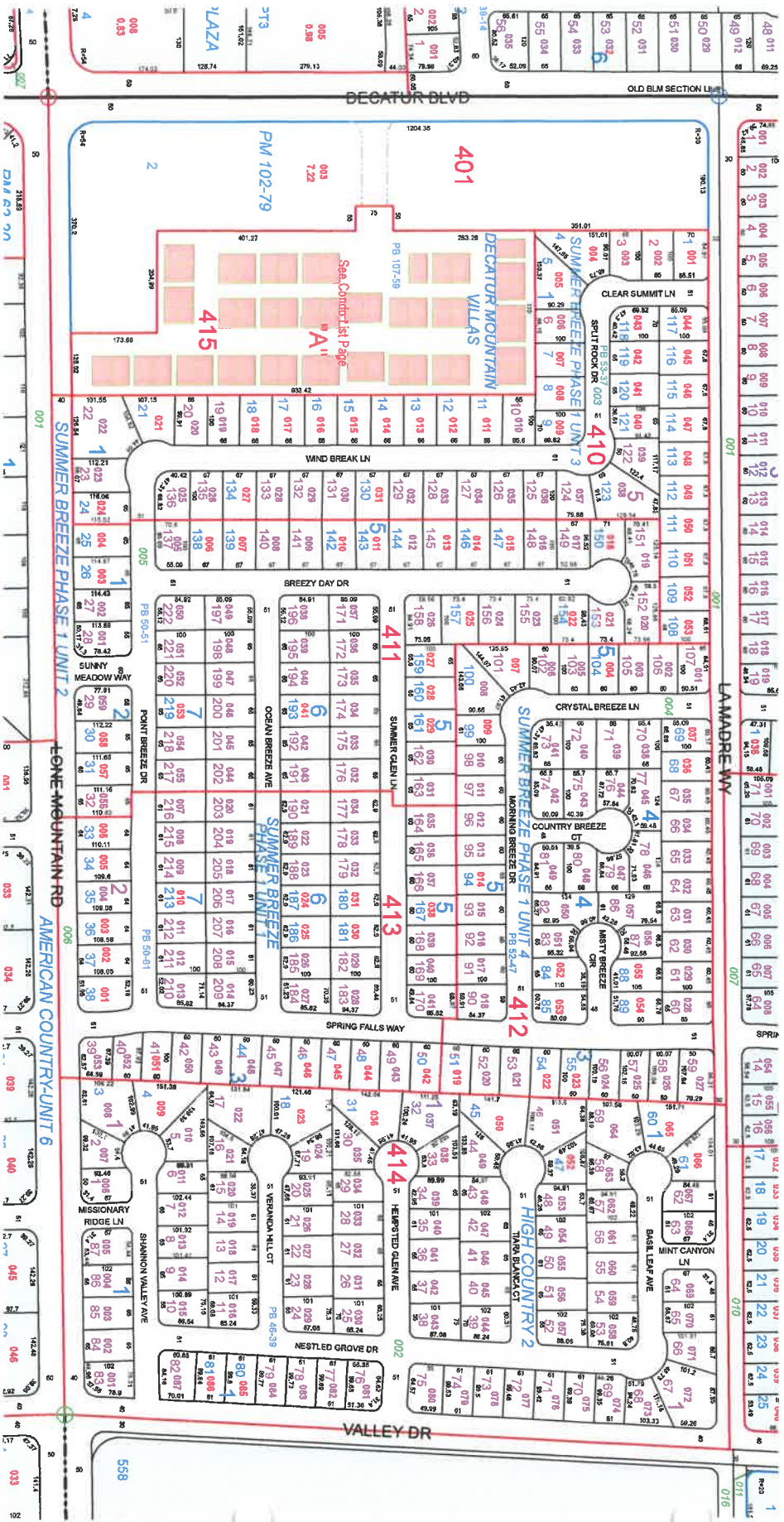
- PARCEL BOUNDARY
- SUB BOUNDARY
- CONDOMINIUM UNIT
- ROAD PARCEL NUMBER
- PAID BOUNDARY
- PAID EASEMENT
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PAID BOUNDARY
- SECTION LINE

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

BOOK	T19S R6E
99 100	104 103
26 125	124 123
37 138	139 140
64 163	162 161

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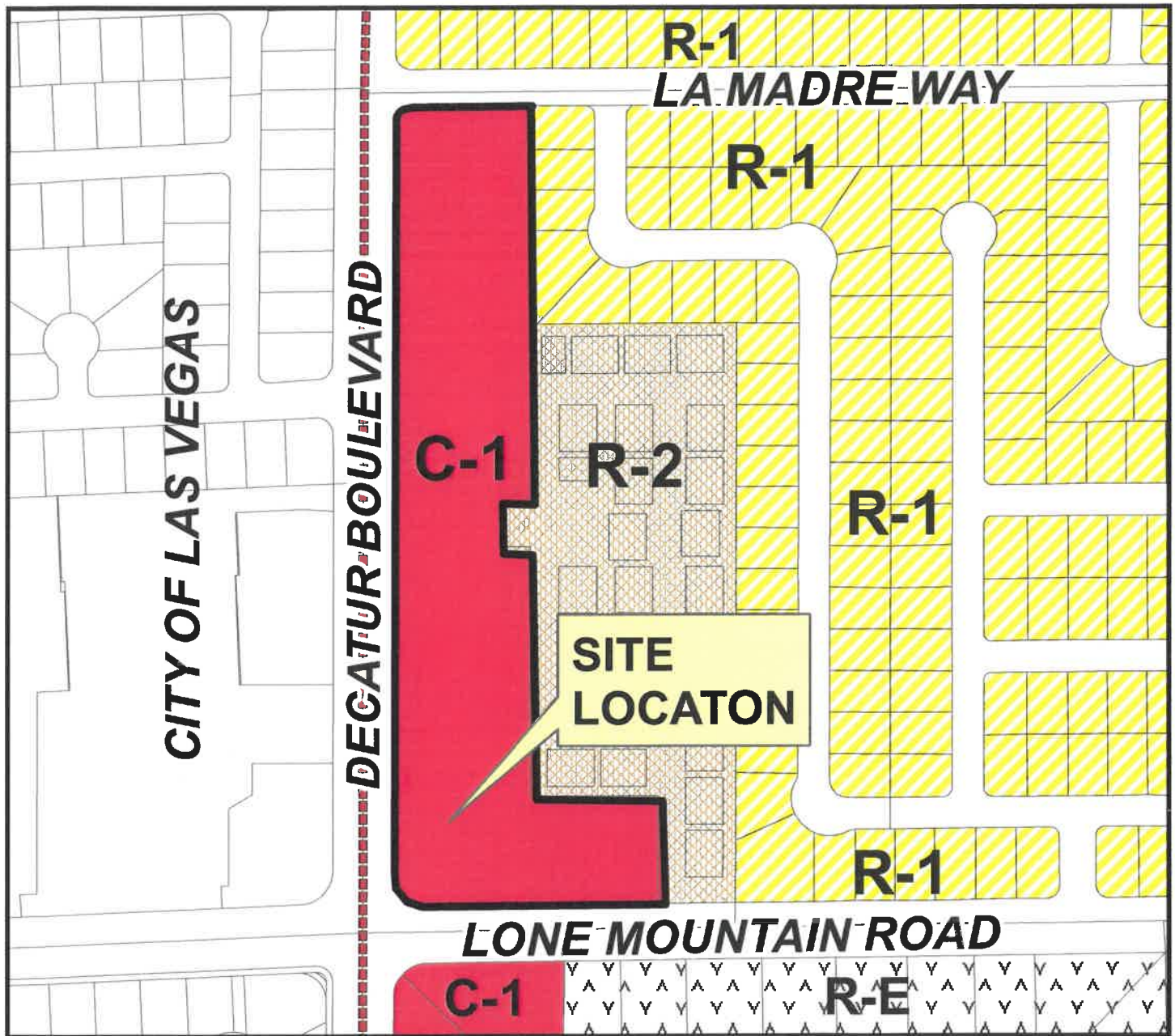


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Mike Bonanni / CONTOUR
Application Type: Special Use Permit
Request: To Allow a Convenience Food Store with Gas Pumps
Project Info: Northeast corner of Decatur Boulevard and Lone Mountain Road
Case Number: SUP-52-2021

9/08/2021

