

June 30, 2022



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 Permits for Convenience Food Store w/ Gas Pumps, & Car Wash and for Full Off-Sale of Beer, Wine & Spirit Based Liquors (Accessory use)  
APN # 124-22-201-004

Dear Marc:

As representatives for B Three LLC., we are requesting Extensions of Time for Special Use Permits for a Convenience Store w/ Gas Pumps, a Car Wash and for Full Off-Sale of Beer, Wine & Spirit Based Liquors (Accessory use) on a 3.41 ± acre parcel of land on the southwest corner of Revere Street and Commerce Street.

The site is zoned C-1 and close to the I-215. The site abuts vacant land to the west, zoned PCD and vacant land to the east, zoned PUD. To the south is Deer Springs Way and south of that the land is developed single family residential, zoned R-CL. The Special Use Permits for the Convenience Store w/ Gas Pumps (UN-23-18) and the Special Use Permit for the Car Wash (UN-22-18) were originally approved at the Planning Commission meeting on March 14, 2018. A first Extension of Time was approved by the Planning Commission on July 8, 2020. A Conditional Use Permit (CUP-07-19) for Full Off-Sale of Beer, Wine & Spirit Based Liquors (Accessory use) was originally approved on February 21, 2019. Extensions of Time for the CUP were approved on February 20, 2020 (1<sup>st</sup>) and March 9, 2021 (2<sup>nd</sup>).

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 food store with fuel pumps and attached car wash, and two restaurants with drive through. 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. From 2020 through most of 2021 the unforeseen pandemic made it difficult to find tenants due to the economic uncertainty. The property owner had found a tenant for this location who then fell out during the past year. This parcel was originally entitled along with the parcel across the road on the northwest corner. A tenant has been found for the parcel on the northwest corner and building permits have been submitted. This extension would allow for the owner to get the new tenant in place on the southwest corner and to start the civil improvement process. The proposed use still meets the previous approval criteria for Special Use Permits and Conditional Use Permit.



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

**SPECIAL USE PERMIT:**

A special use permits are required for the Convenience Food Store with Gas Pumps and the attached Car Wash. There is also a Conditional Use Permit to allow Full Off-Sale of Beer, Wine & Spirit Based Liquors (Accessory use) for the c-store. The project has been designed to minimize impact on existing and future nearby uses.

**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.*

**Summary Justification:**

The request for Extensions of Time for a Special Use Permit for a Convenience Food Store w/ Gas Pumps, Special Use Permit for a Car Wash, and Conditional Use Permit for Full Off-Sale of Beer, Wine & Spirit Based Liquors (Accessory use) remain 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.

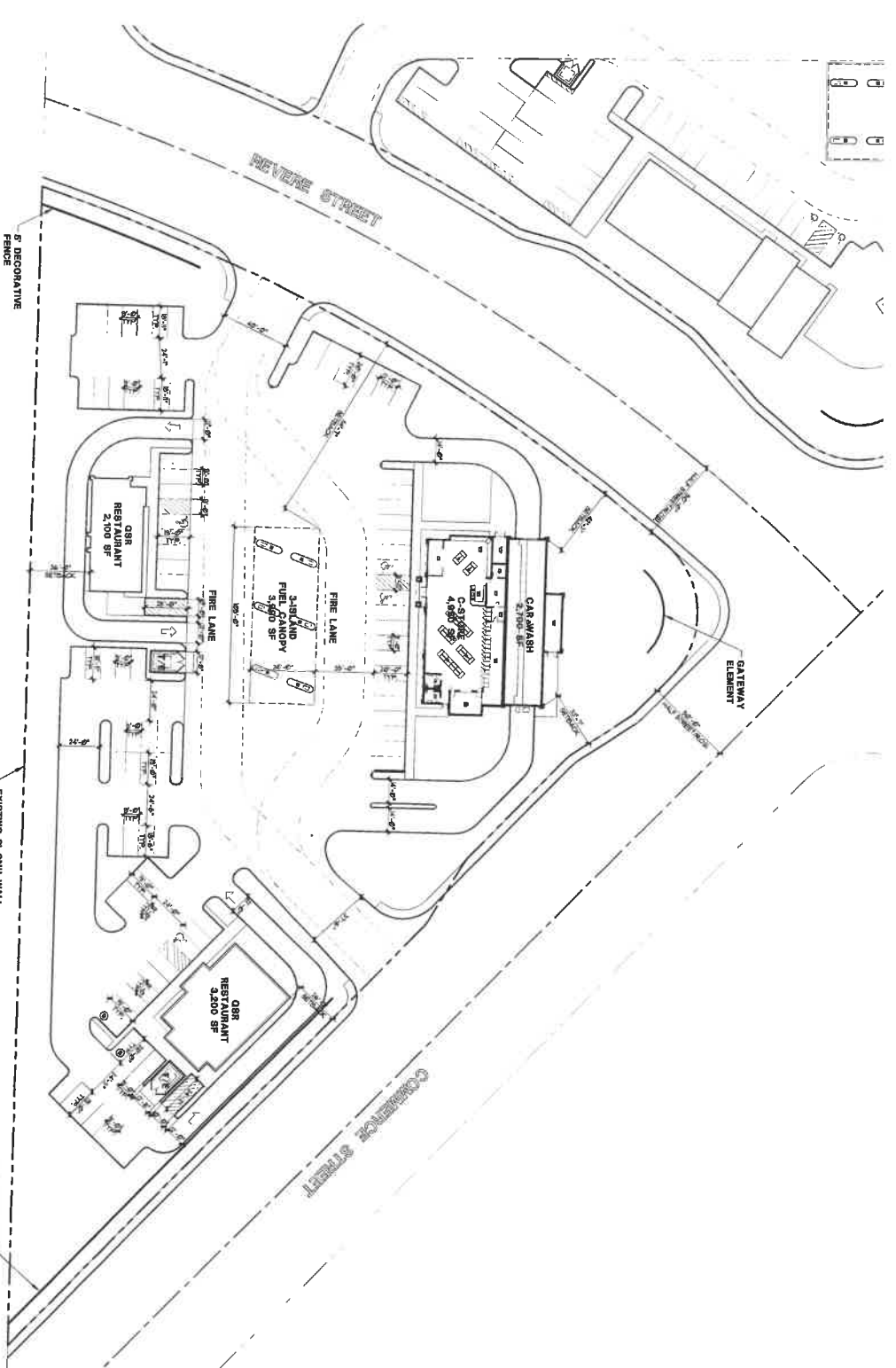
We would greatly appreciate your recommendation for approval of this request. Should you have any questions or concerns, please contact this office.

Sincerely,



Melissa Eure,  
Director of Planning





CONCEPTUAL SITE PLAN  
SCALE: 1/8"=1'-0"

# SWC REVERE / COMMERCE RETAIL CENTER

300 S. Sunset Road  
Suite E-2  
Henderson, NV 89011  
Phone: (702) 882-8222  
http://www.rwa.com

**Richardson Wetzal Architects**

## SITE DATA

ASSESSOR'S PARCEL NUMBER: 134421.201-404  
ZONING: R-6 BRANCH ESTATES (CURRENT)  
C-1 NEIGHBORHOOD COMMERCIAL (PROPOSED)  
PLANNED LAND USE: MIXED-USE COMMERCIAL  
NET: 162,233 (0.50 ACRES)  
SITE AREAS:  
SETBACKS:  
FRONT: 20'-0"  
SIDE: 20'-0"  
REAR: 0  
LOT COVERAGE: PROVIDED 11%

## BUILDING DATA

SPECIAL USE PERMITS:  
CONVENIENCE FOOD STORE  
W/ GAS PUMPS  
VEHICLE WASH (ACCESSORY)  
BUILDING AREAS:  
CONVENIENCE STORE- 4,890SF  
FUEL STATION CANOPY- 3,890SF  
RESTAURANT- 5,300SF  
TOTAL- 15,340SF  
BUILDING HEIGHTS:  
CONVENIENCE STORE- 20'-0" MAX.  
CAR WASH- 19'-0" TYP.  
FUEL STATION CANOPY- 19'-0"  
RESTAURANT- 22'-0"  
20'-0"

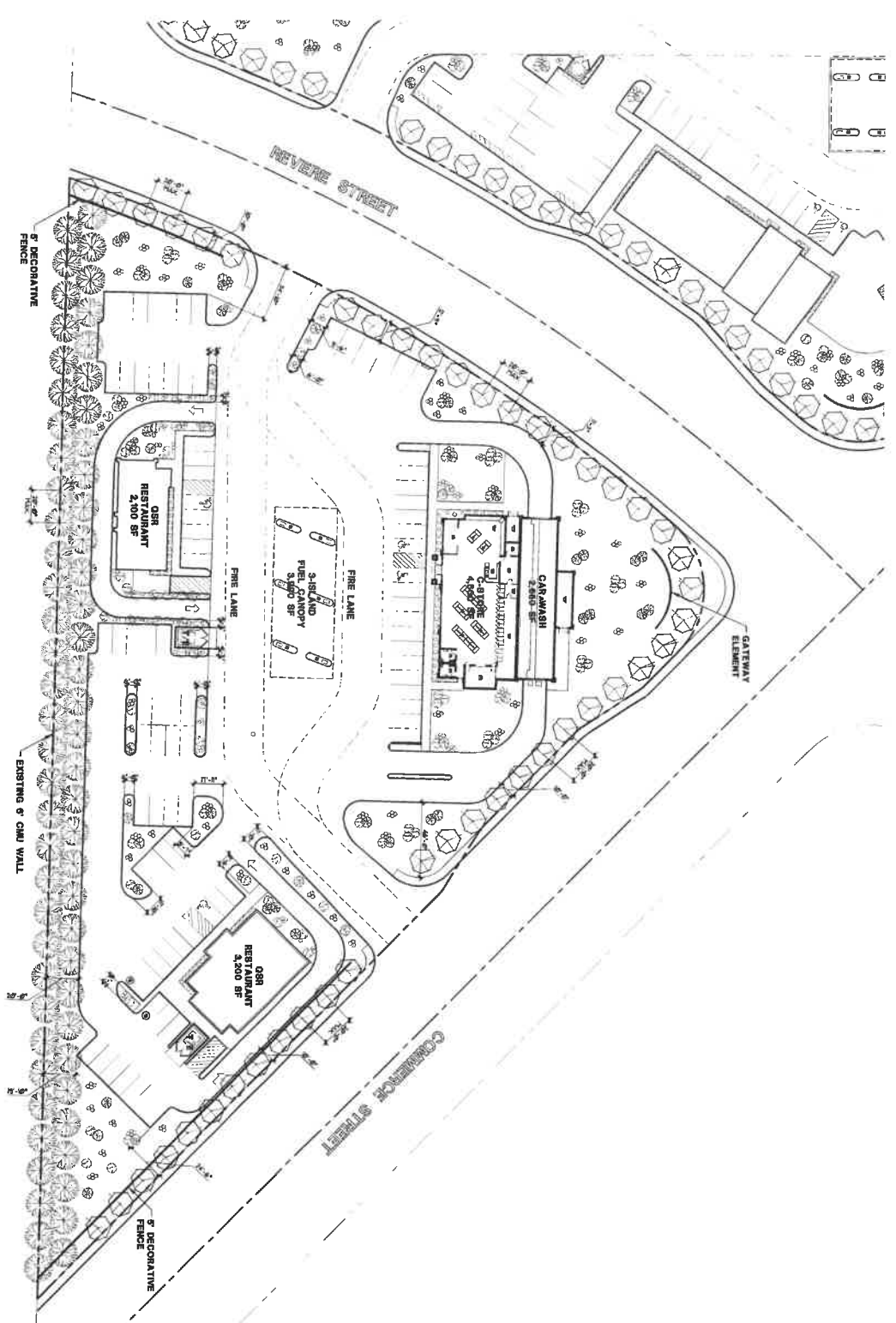
## PARKING DATA

PARKING REQUIREMENTS:  
CONVENIENCE STORE - 1200SP  
CAR WASH- 0  
RESTAURANT - 45  
TOTAL REQUIRED: 87  
TOTAL PROVIDED: 87  
ACCESSIBLE PARKING REQUIREMENTS:  
CONVENIENCE STORE - 4  
RESTAURANT - 8  
TOTAL PROVIDED: 12  
ACCESSIBLE PARKING PROVIDED: 12

## VICINITY MAP



OWNER: PROJECT #:  
B THREE, LLC 18-001  
ADDRESS: DATE:  
SWC REVERE / COMMERCE 23 JAN 19  
NORTH LAS VEGAS, NV 89084  
SUBDIVISION:  
NORTH LAS VEGAS, NV 152-2601-004



CONCEPTUAL LANDSCAPE PLAN  
SCALE: 1/8" = 1'-0"

# SWC REVERE / COMMERCE RETAIL CENTER

1001 E. Quaker Road  
Suite 104  
Henderson, NV 89014  
Phone: (702) 735-8822  
FAX: (702) 735-8822  
richardson@swc.com  
Richardson Weizel Architects

### PLANTING LEGEND

- TREES:**
- CERIODIA FLORIDANA BLUE PALM VERBEEF 24"BOX 46
  - ACACIA STENOPHYLLA/BLACKSTING ACACIA 24"BOX 98
- SHRUBS:**
- MUELENBERGIA CAESALPINIODES GRASS 6 GAL. 66
  - CASBA MEMPHALDOESERT CASBA 6 GAL. 70
  - HYMENOXYS ACALUISANGALITIA DABBY 1 GAL. 349

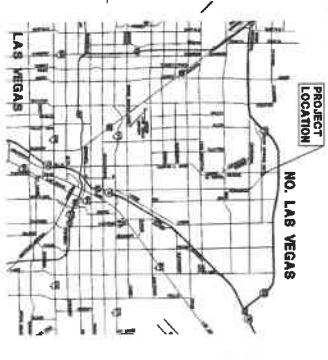
### LANDSCAPE MATERIAL

- ROCK MULCH:**
- GOLD D.G. AT 2" DEPTH IN ALL PLANTING AREAS UNLESS NOTED ON PLAN 3/4"
  - SCREENED

**LANDSCAPE NOTES**

ALL TREES/SHRUBS TO BE PLANTED IN ACCORDANCE WITH THE CITY OF NORTH LAS VEGAS DEVELOPMENT CODE (TTL) E 17, CHAPTER 17.24 (ROOSTER LANDSCAPE AND STANDARDS). LANDSCAPE DESIGN IS TO MEET DEVELOPMENT CODE MINIMUMS.

### VICINITY MAP



**PROJECT #**  
18-001

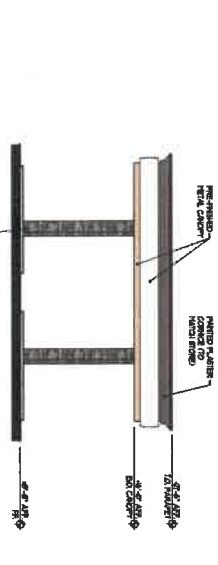
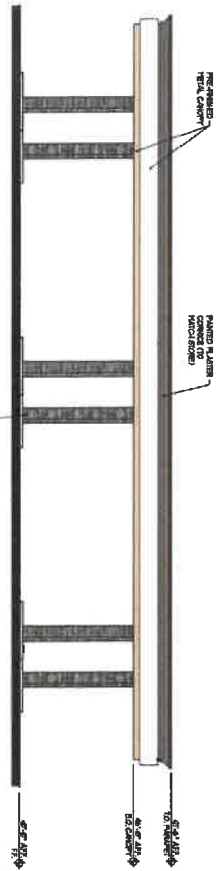
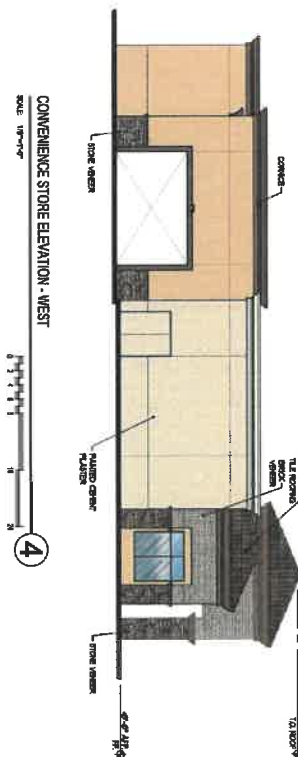
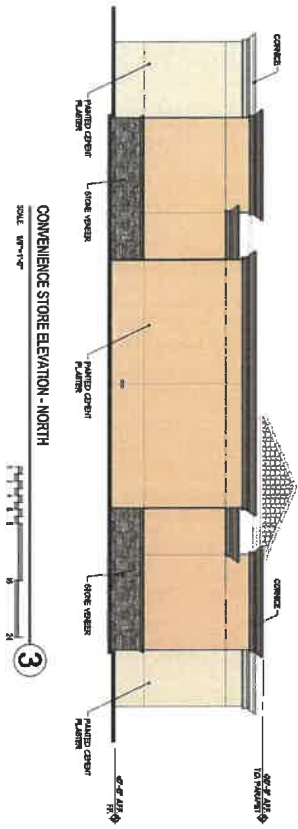
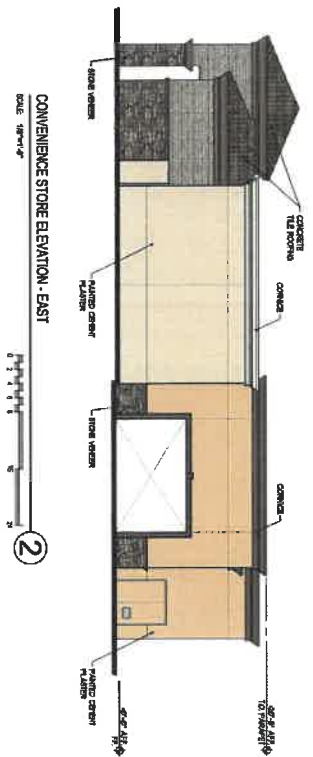
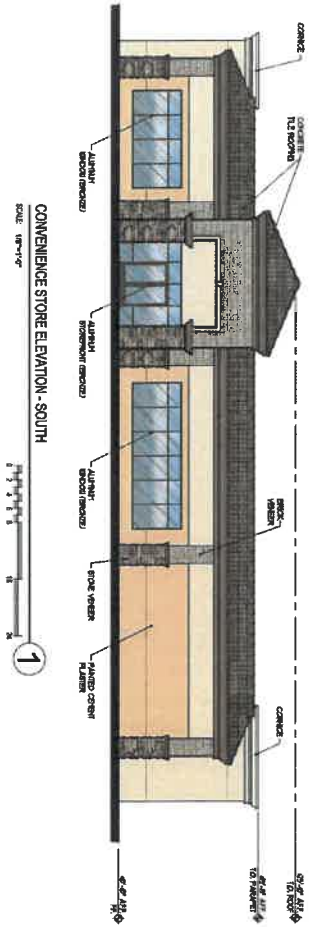
**DATE:**  
29 JAN 18

**OWNER:**  
B THREE, LLC

**ADDRESS:**  
SWC REVERE / COMMERCE  
NORTH LAS VEGAS, NV 89034

**JURISDICTION:**  
NORTH LAS VEGAS, NV

**PROJECT #**  
27N-252-531-004

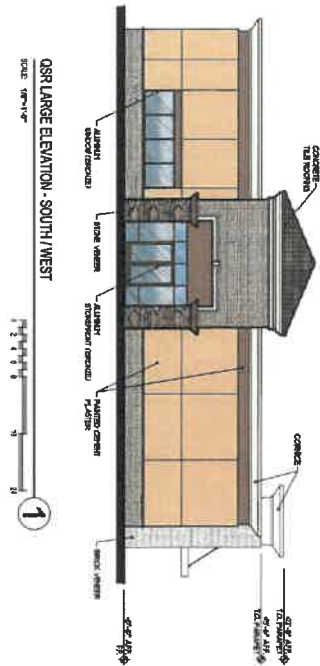


	PANT 1 OR PANT 4 TRIM ELEMENTS
	PANT 2 FIELD/ACCENT
	PANT 3 FIELD/ACCENT
	PANT 4 ACCENT

  
 400 E. Summit Road  
 Suite E3  
 Henderson, NV 89002  
 PH: 702.251.2822  
 FX: 702.251.2822  
 WWW: RWA.ARCHITECTS.COM

# SWC REVERE / COMMERCE RETAIL CENTER

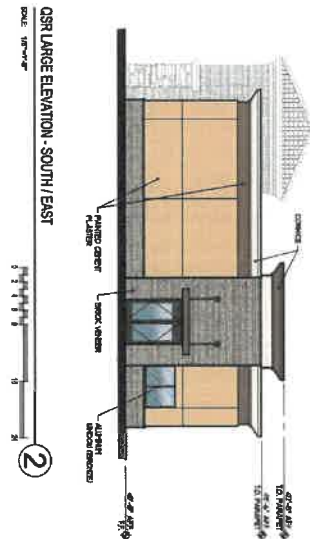
**OWNER:** B TRINER, LLC  
**ADDRESS:** SWC REVERE / COMMERCE  
 NORTH LAS VEGAS, NV 89004  
**JURISDICTION:** NORTH LAS VEGAS, NV  
**PROJECT #:** 19-007  
**DATE:** 06 FEB 18  
**SCALE:** 1/8" = 1'-0"



QSR LARGE ELEVATION - SOUTH / WEST

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

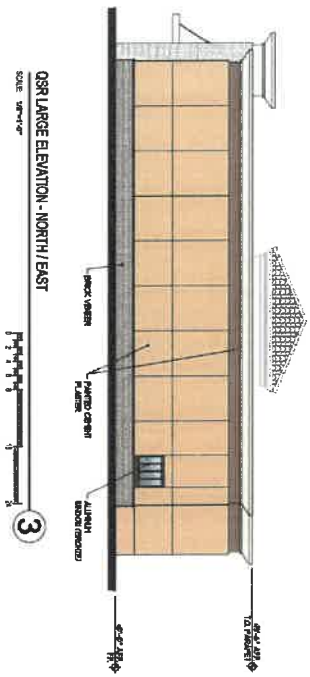
1



QSR LARGE ELEVATION - SOUTH / EAST

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

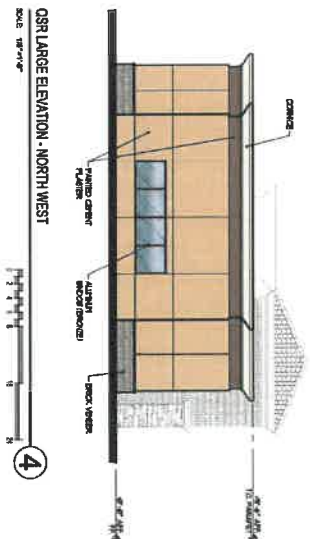
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QSR LARGE ELEVATION - NORTH / EAST

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

3



QSR LARGE ELEVATION - NORTH / WEST

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

4

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

**Richardson Wezai Architects**  
 1001 E. Grand Blvd  
 Suite E3  
 Henderson, NV 89014  
 Phone: 702.732.8122  
 Fax: 702.732.8122

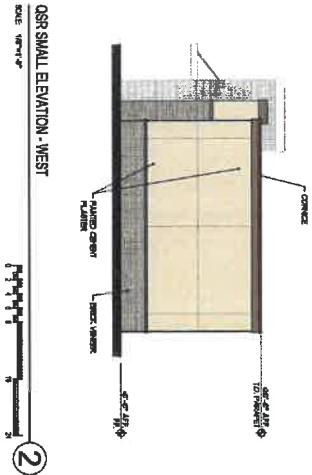
# SWC REVERE / COMMERCE RETAIL CENTER

OWNER:  
 S THREE, LLC  
 ADDRESS:  
 SWC REVERE / COMMERCE  
 NORTH LAS VEGAS, NV 89044  
 JURISDICTION:  
 NORTH LAS VEGAS, NV

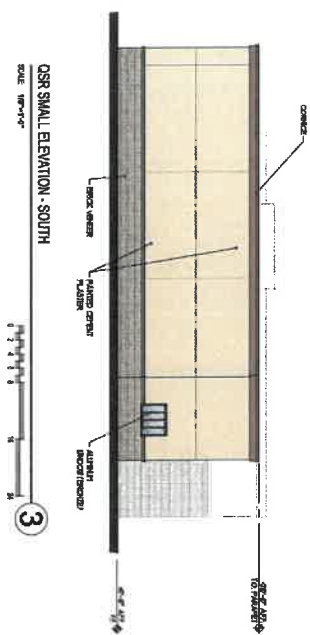
PROJECT #:  
 18-001  
 DATE:  
 09 FEB 18  
 ARCH:  
 15242501-004



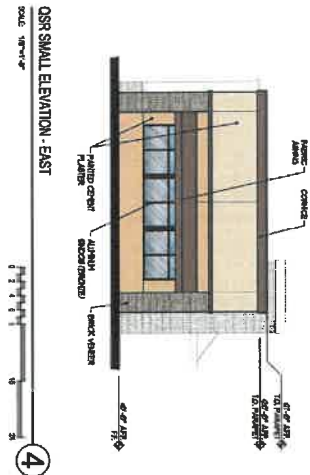
QSR SMALL ELEVATION - NORTH



QSR SMALL ELEVATION - WEST



QSR SMALL ELEVATION - SOUTH



QSR SMALL ELEVATION - EAST



- PAINT 1 OR PAINT 4  
TRIM ELEMENTS
- PAINT 2  
FIELD ELEMENTS
- PAINT 3  
FIELD ELEMENTS
- PAINT 4  
ACORN

**Richardson Weikel Architects**  
 400 E. Grand Blvd.  
 Suite 63  
 Henderson, NV 89001  
 702.253.2222  
 rich@rwk.com

# SWC REVERE / COMMERCE RETAIL CENTER

**OWNER:**  
 B THREE, LLC

**PROJECT #:**  
 19-001

**ADDRESS:**  
 SWC REVERE / COMMERCE  
 NORTH LAS VEGAS, NV 89044

**DATE:**  
 09 FEB 18

**JURISDICTION:**  
 NORTH LAS VEGAS, NV

**DATE:**  
 02 FEB 2018-04



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 (EVEN WHEN MAP REDUCED FROM 1:12.5 ORIGINAL)



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

**MAP LEGEND**

- Parcel Boundary
- Sub Boundary
- Wild Boundary
- Road Easement
- Match / Leader Line
- Historic Lot Line
- Historic Sub Boundary
- Historic Wild Boundary
- Section Line
- 007 Road Parcel Number
- 001 Parcel Number
- 100 Acreage
- 202 Parcel Subseq Number
- PB 24-44 Plat Recording Number
- 5 Block Number
- 5 Lot Number
- 6.5 Gov Lot Number

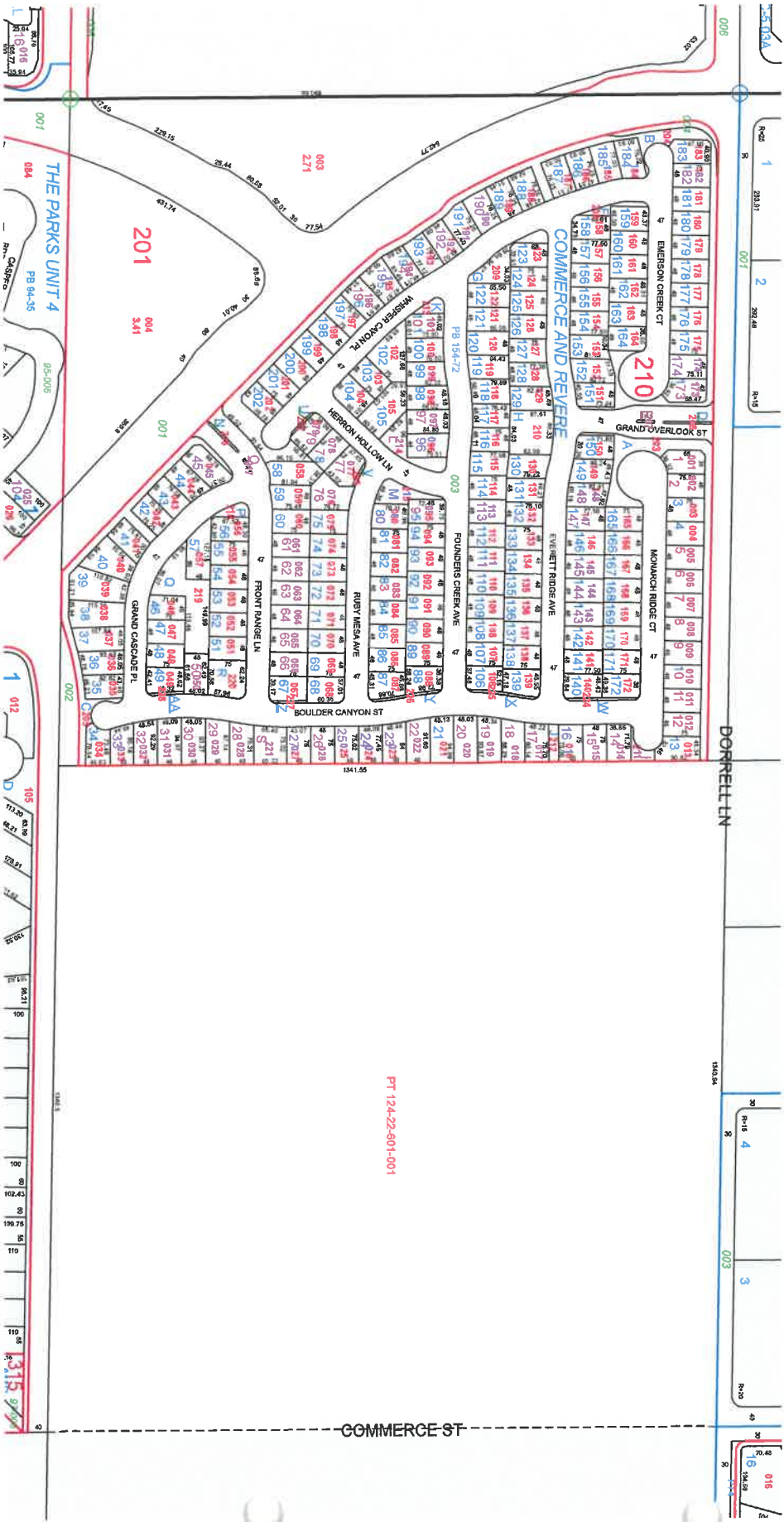
T19S R61E			
100	101	102	
125	124	123	
138	139	140	

S 2 NW 4			
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

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124-22-2

CLARK COUNTY  
 NEVADA



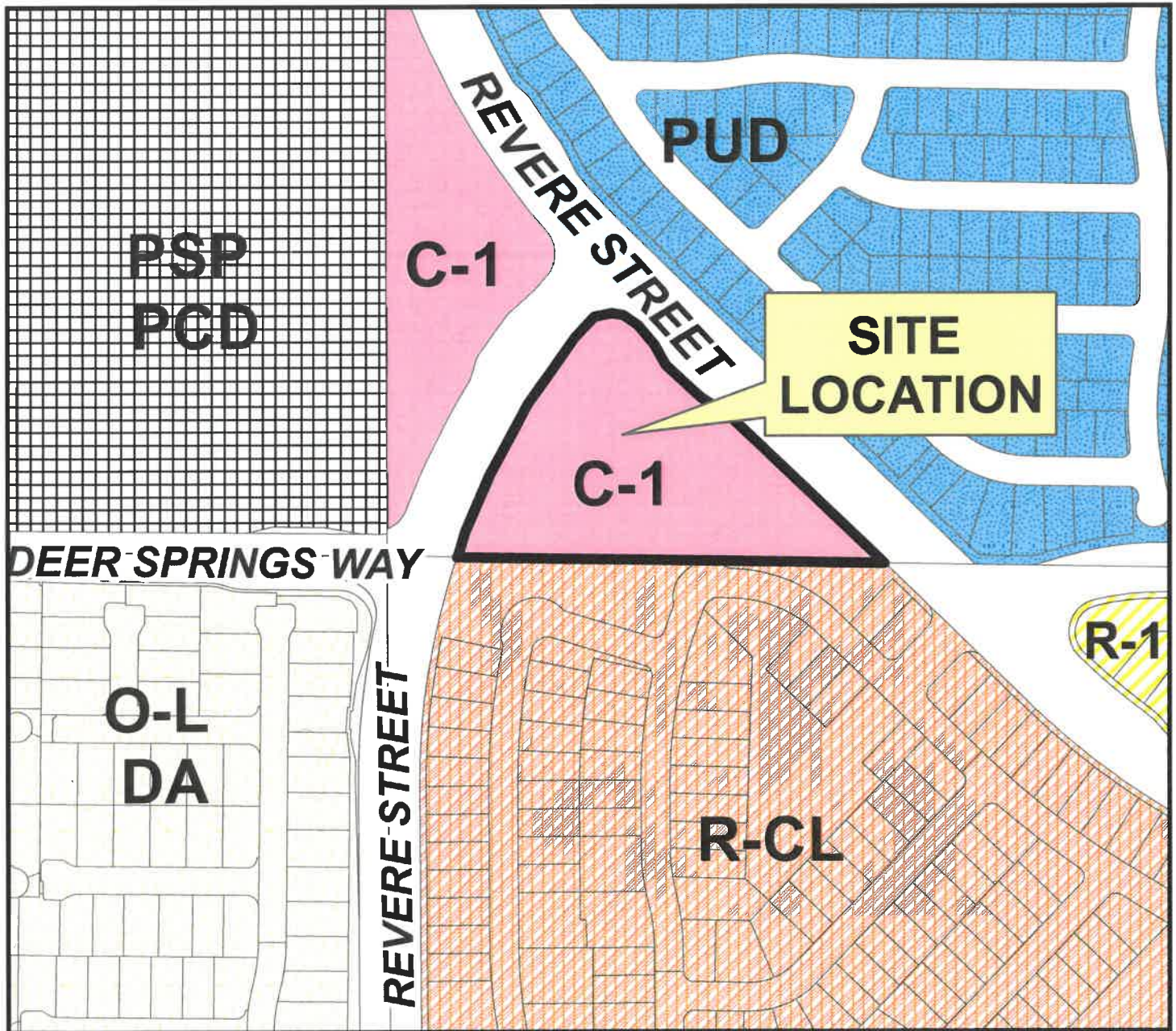
TAX DIST 254

PT 124-22-601-001



# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: Randy Black Jr.  
Application Type: Special Use Permit  
Request: An Extension of Time for a Special Use Permit in a C-1 (Neighborhood Commercial District) to Allow a Convenience Food Store with Gas Pumps  
Project Info: Southwest Corner of Commerce Street and Revere Street  
Case Number: UN-23-18 (PZ62008)

8/09/2022

