

# CITY OF NORTH LAS VEGAS

## INTEROFFICE MEMORANDUM

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To: Johanna Murphy, Principal Planner, Land Development & Community Services Dept.  
From: Robert Weible, Land Development Project Leader, Department of Public Works  
Subject: SUP-36-2022 **Terrible Herbst @ Ann & Valley Convenience Store**  
SUP-38-2022 **Terrible Herbst @ Ann & Valley Car Wash**  
Date: August 17, 2022

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. Conformance may require modifications to the site plan.
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 property owner is required to grant a roadway easement for commercial driveway(s).
5. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way and a minimum width of five (5) feet shall be provided behind the required bus turn-out.
6. When submitting the 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/reciprocal parking, 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 civil improvement plans.

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.

SUP-36-2022 **Terrible Herbst @ Ann & Valley Convenience Store**

SUP-38-2022 **Terrible Herbst @ Ann & Valley Car Wash**

Page 2

August 16, 2022

For more information regarding the land development process and other associated requirements in the City of North Las Vegas, please visit the City's website and find the **Land Development Guide**: <http://www.cityofnorthlasvegas.com/Departments/PublicWorks/PublicWorks.shtm>.



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Robert Weible, Land Development Project Leader  
Department of Public Works



July 28, 2022

City of North Las Vegas  
Department of Comprehensive Planning  
2250 Las Vegas Boulevard North, Ste. 114  
North Las Vegas, NV 89030

**RE: Terrible Herbst (C-Store, Fuel Station)– APN # 124-30-401-021**

Doumani Development, LLC is requesting a SUP for a Terrible Herbst/C-store with fuel dispensers on a portion of 3.88 acres site, zoned C-1 located at 4318 W. Ann Road North Las Vegas, NV 89031 (that will include an offsite sale Liquor License).

The proposed convenience store is approximately 3,043 SF of floor space with 16 fueling dispensers and canopies in the forecourt.

This application was previously approved under SUP-51-2019 7-11 Ann & Valley. Due to COVID19, there was a delay in the project. The developer is now ready to restart the project.

We feel that this is an appropriate use for the land and will be a welcomed addition to the surrounding area. We are requesting the support of staff on this application.

Please contact me for any additional information or if you have any questions.

Thanks,

A handwritten signature in black ink, appearing to be "B Girardin".

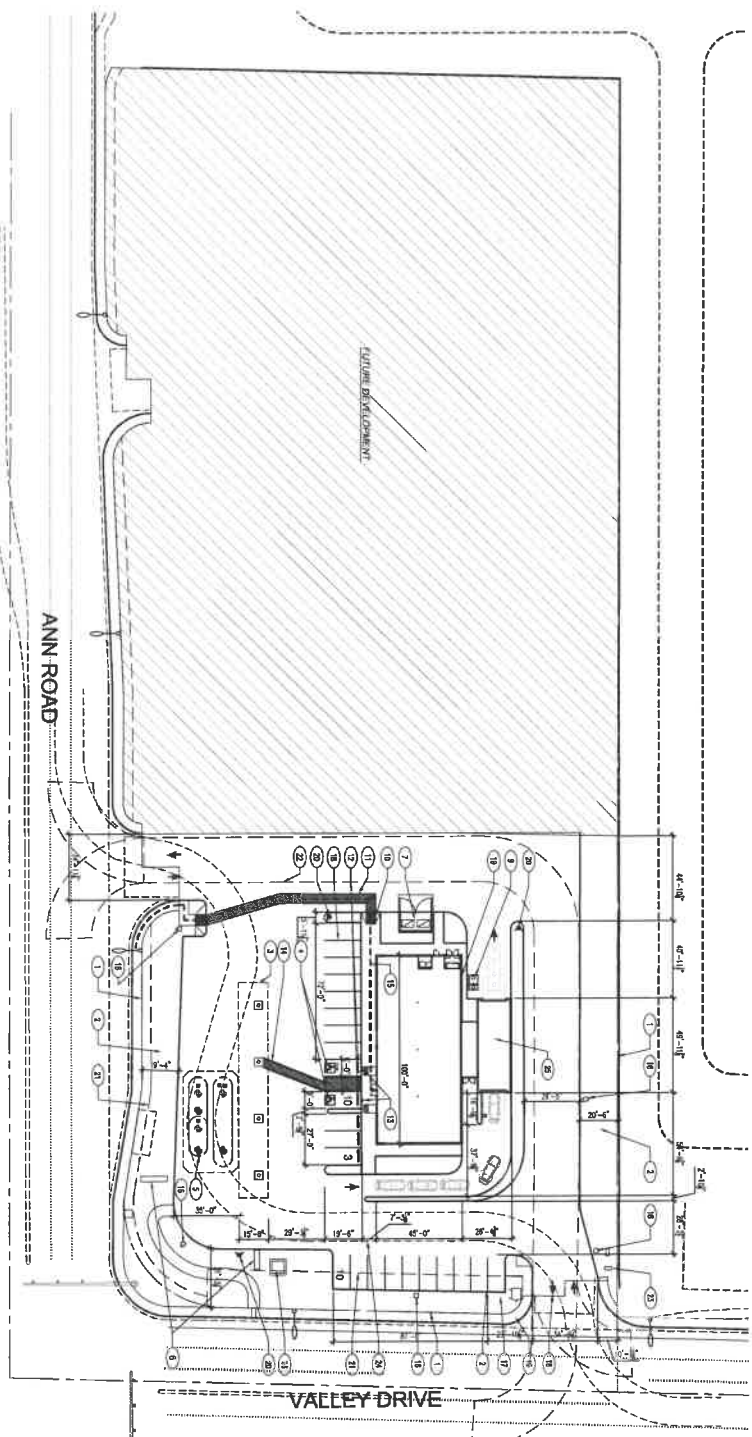
Benjamin Girardin, AIA, NCARB, LEED AP

Principal Architect

PGAL, LLC  
3379 W. Oquendo Rd.  
Las Vegas, NV 89118

t 702 435 4448  
f 702 435 4470

Jeffrey P. Gerber, AIA | Ken Brown, AIA | David L. Andrews, AIA | Paul D. Bonnette, AIA | Jefferson D. Bulla III, AIA | Dennis M. Comiskey, PE | Matthew Ellis, AIA  
Samuel J. Ferreri, AIA | Beth Funk | Cheryl Gajeske, AIA | Benjamin Girardin, AIA | Costas Georghiou, PE | Christopher W. Larsen, AIA | Michael H. Lloyd, AIA  
David F. Moss, AIA | Greg Mullin, AIA | Ian A. Nestler, AIA | Iván Pire, AIA | Cris Ruebush, AIA | Derron S. Vincik, PE | Jeffrey A. Weiner, AIA



ARCHITECTURAL SITE PLAN | 1 of 1

**GENERAL NOTES**

1. THESE DRAWINGS ARE EXTRACTED FROM THE CONSTRUCTION SET AND SHOULD BE USED IN CONJUNCTION WITH THE FULL SET OF CONSTRUCTION DOCUMENTS.
2. RESERVE CONSTRUCTION ACTIVITIES AND SCHEDULING TO OWNER'S CONTRACTOR UNLESS OTHERWISE APPROVED BY OWNER.
3. PROTECT ALL EXISTING TREES AS INDICATED.
4. THE CONTRACTOR SHALL MAINTAIN EXISTING ACCESS TO ALL ADJACENT PROPERTIES AND TO ALL UTILITIES AND SERVICES. THE CONTRACTOR SHALL MAINTAIN EXISTING ACCESS TO ALL ADJACENT PROPERTIES AND TO ALL UTILITIES AND SERVICES. THE CONTRACTOR SHALL MAINTAIN EXISTING ACCESS TO ALL ADJACENT PROPERTIES AND TO ALL UTILITIES AND SERVICES.
5. EXISTING UTILITIES AND SERVICES SHALL BE MAINTAINED AND PROTECTED. THE CONTRACTOR SHALL MAINTAIN EXISTING ACCESS TO ALL ADJACENT PROPERTIES AND TO ALL UTILITIES AND SERVICES.
6. REFER TO APPROPRIATE SITE REGULATORY AND CITY ORDINANCES FOR ALL SITE REGULATORY REQUIREMENTS.

**PARKING ANALYSIS:**

DATE: 12-20-2017  
 SIZE: 1.00 ACRES ± (264,612 SF)  
 GARAGE ZONING: PLANNED USE DEVELOPMENT (PUD)  
 JURISDICTION: NORTH LAS VEGAS  
 BUILDING AREA: 4,450 SF  
 0-5-STREET (1/100 FPD) 4,450 SF / 200 = 22 (1 MAX)  
 TOTAL PARKING REQUIRED = 22 (1 MAX)  
 23 PARKING SPACES INCLUDING (2) ACCESSIBLE PARKING SPACES (1 MAX & 1 MAX)  
 23 PARKING SPACES INCLUDING (2) ACCESSIBLE PARKING SPACES (1 MAX & 1 MAX)  
 23 PARKING SPACES INCLUDING (2) ACCESSIBLE PARKING SPACES (1 MAX & 1 MAX)

**KEYED NOTES**

1. PROPERTY LINE
2. EXISTING AREA
3. (FUTURE) BLDG. FOOTPRINT
4. EXISTING PARKING SPACES SEE 03/01/10
5. (FUTURE) UNDERGROUND PDL PARKING
6. PROPOSED SIGN UNDER SERVICE FRONT
7. TRUCK BACKSTOP SEE 03/01/10
8. LOT'S (FUTURE) LAYOUT AREA
9. EXISTING UNDERGROUND PARKING TO CIVIL & PLUMBING DRAWING
10. EXISTING ACCESSIBLE PARKING SPACES TO CIVIL DRAWING & SEE 03/01/10
11. ACCESSIBLE PARKING SPACING ROUTE
12. WHEEL STOP SEE 03/01/10
13. SERVICE PARKING SIGN SEE 03/01/10
14. ACCESSIBLE PARKING SIGN TO PARKING USE ONLY
15. NEW ACCESSIBLE ROUTE TO A FUTURE PARKING SPACING ROUTE
16. SEE LANDING STAIRS TO EXISTING PARKING
17. IMPROVEMENTS REFER TO CIVIL & ELECTRICAL DRAWINGS
18. EXISTING SIGNAGE SEE 03/01/10
19. EXISTING SIGNAGE REFER TO PLUMBING DRAWING
20. NEW SIGNAGE REFER TO CIVIL DRAWING
21. EXISTING REFER TO CIVIL DRAWING
22. NEW TRUCK ACCESS BUILDING
23. UTILITY REFER TO CIVIL DRAWING
24. TRUCKS HIGHWAY
25. 18'x30' EXISTING CONCRETE ADJACENT TO MAIN BUILDING

**LEGEND**



**ADA NOTE**

ACCESSIBLE ROUTE THROUGH ALL STAIRS IN THE DIRECTION OF TRAVEL OF 5% MAX WITH CROSS SLOPES OF 2% MAX. ACCESSIBLE PARKING SPACES ACCESS ADJACENT AND ADJACENT LANDING AREAS. THE SPACING SHALL BE 18' MINIMUM FROM 5% IN THE DIRECTION OF TRAVEL.



COUNT

PCAL  
 3700 W. COLLIER ROAD  
 LAS VEGAS, NV  
 (702) 253-7777  
 (702) 253-7778  
 www.pcal.com

PCAL 1987 REG. INC-F-2782  
 CONSULTANT

REGISTRATION  
 CONTRACTOR  
 No. 5978  
 STATE OF NEVADA  
 BOARD OF ARCHITECTS

PROJECT LOCATION  
 4322 W. AVE RD  
 NORTH LAS VEGAS, NV 89031

PROJECT NUMBER  
 P1004638.02  
 SHEET TITLE  
 S110 P101

SHEET NUMBER  
 AS1.00



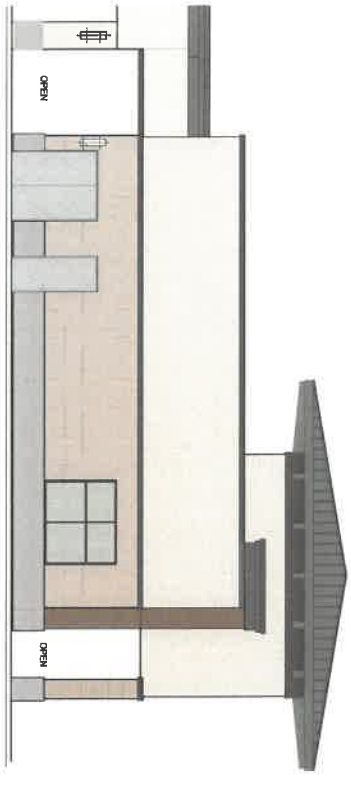
EXTERIOR SOUTH ELEVATION 1

EXTERIOR FINISHES

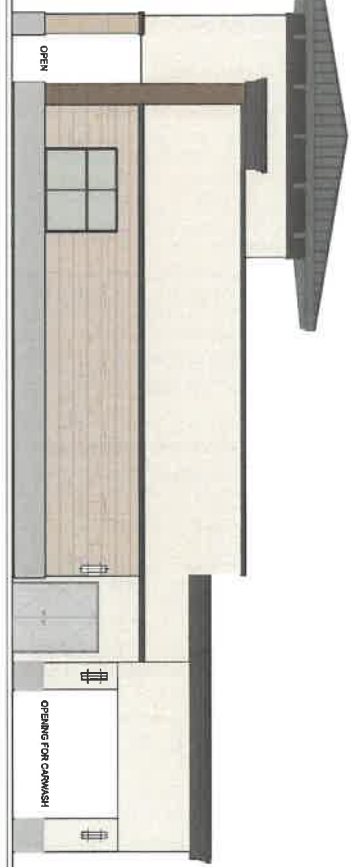
- A FIBER REINFORCED CONCRETE
- B FIBER REINFORCED CONCRETE
- C FIBER REINFORCED CONCRETE
- D BRICK MASONRY: EXTERIOR
- E STONE MASONRY: EXTERIOR
- F EXTERIOR PAINT: ALUMINUM
- G STAINLESS STEEL
- H METAL SPONGE ALUMINUM



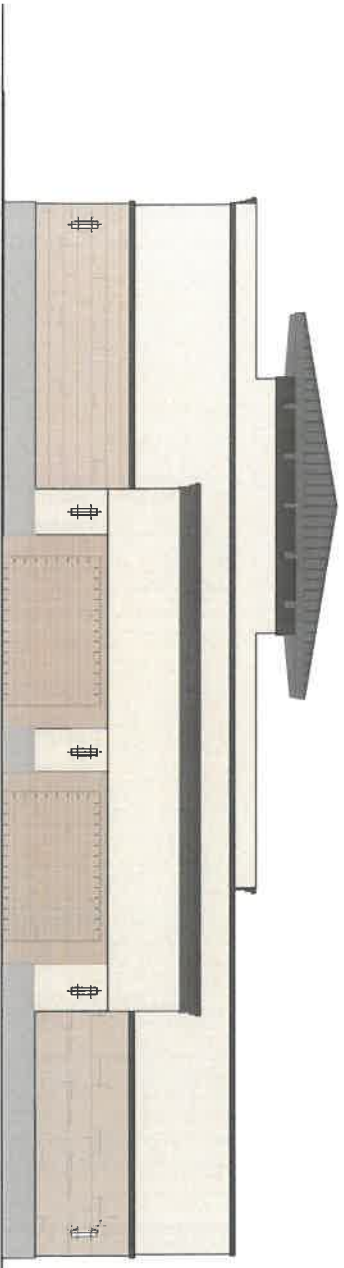
DOMINION HOLDINGS, LLC  
4225 W. Park Rd  
Las Vegas, NV 89119  
P: (702) 251-7779  
F: (702) 251-7778  
www.goldman.com



EXTERIOR WEST ELEVATION 3



EXTERIOR EAST ELEVATION 2



EXTERIOR NORTH ELEVATION 4

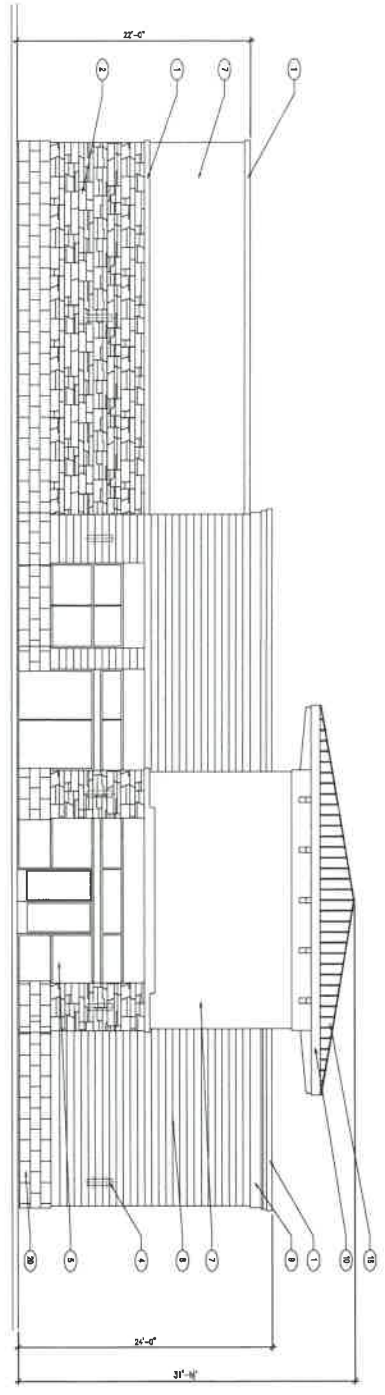
REGISTRATION  
COPYRIGHT © 2018  
No. 5278  
STATE OF NEW YORK  
PLANNING BOARD

PROJECT NAME:  
TERMINI PERU  
Airi & Valley

PROJECT LOCATION:  
4222 W. Park Rd  
North Las Vegas, NV 89001

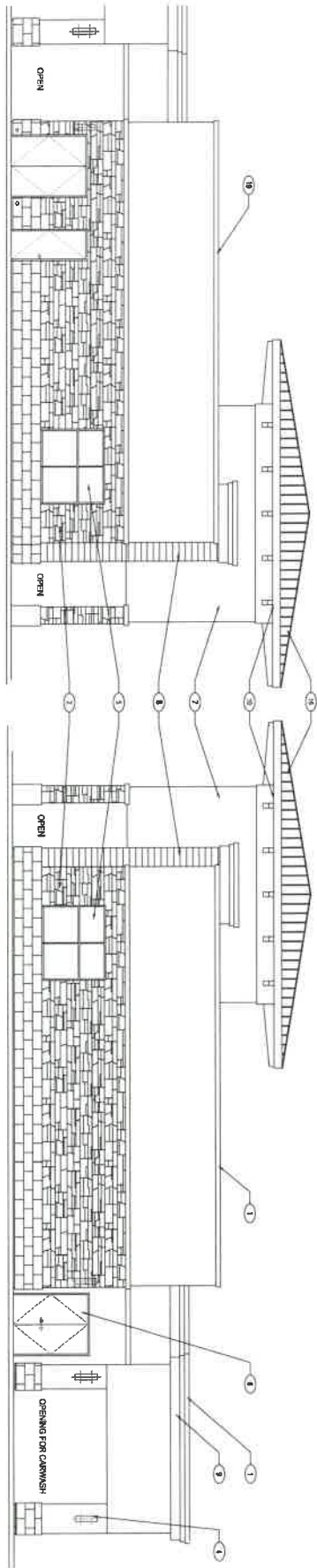
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P100453102

SHEET TITLE:  
Exterior Colored Elevations



EXTERIOR SOUTH ELEVATION 1

- KEYED NOTES**
1. FINISH STUCCO OVER OPEN WEATHERING
  2. STONE VENEER, SEE 3/16/10 & 3.11/10/10
  3. SPONGE BRICKS, SPONGE FINISH
  4. LIGHT FINISH, REFER TO ELECTRICAL DRAWINGS
  5. TYPICAL CLASS ALUMINUM FRAME STATIONARY DOOR/PARTITION
  6. HOLLOW METAL DOOR
  7. DIVISION 3-04/10 STUCCO SYSTEM
  8. METAL SIDING
  9. STUCCO FINISH OVER BRICK OR MASONRY
  10. METAL FINISH
  11. CONCRETE JOINT, SEE 1/16/10
  12. LIGHT FINISH, REFER TO ELECTRICAL DRAWINGS
  13. BRICK SILL, REFER TO DWG. & PLUMBING DRAWINGS
  14. DOOR & WINDOW SILL DOWNSPOUT NOZZLE
  15. STAINLESS STEEL METAL ROOFING
  17. FINISH OF ROOF
  18. EXCESSIVE WATER BEING REFER TO PLUMBING DRAWINGS
  19. FINISH OF WALL, SEE ALIAS, REFER TO MECHANICAL & STRUCTURAL DRAWINGS
  20. BRICK MASONRY
  21. FINISH STUCCO OVER CONCRETE W/ LUMBER WALL



EXTERIOR EAST ELEVATION 2

PROJECT #  
Tombola I  
Ayn & Valley

REGISTRATION  
COPYRIGHT © 2018  
ARCHITECT  
No. 5078  
STATE OF NEVADA  
BOARD OF ARCHITECTS

PROJECT LOCATION  
4522 W. Ayn Rd  
North Las Vegas, NV 89031

PROJECT NUMBER  
P1004630.02

SHEET TITLE  
Exterior Elevations

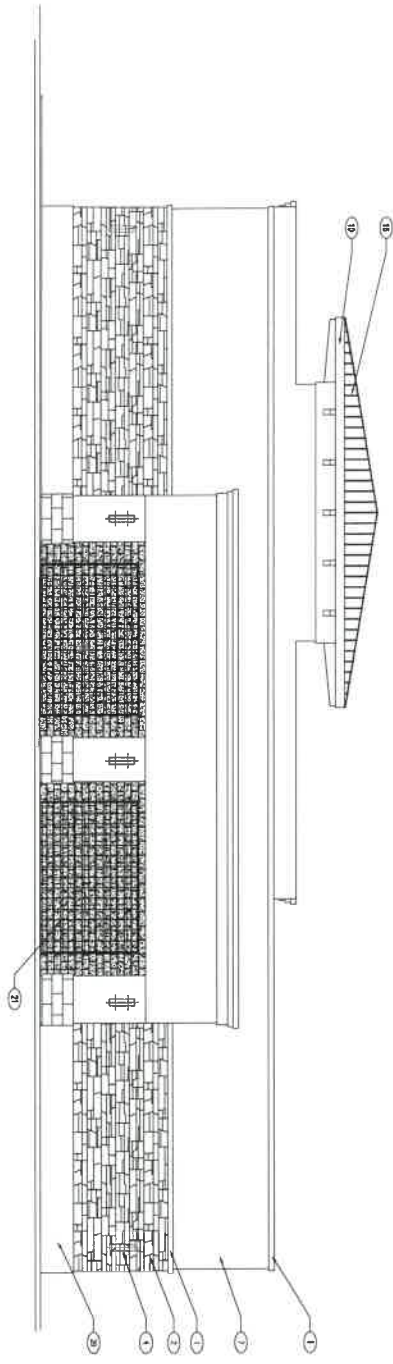
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**PCAL**

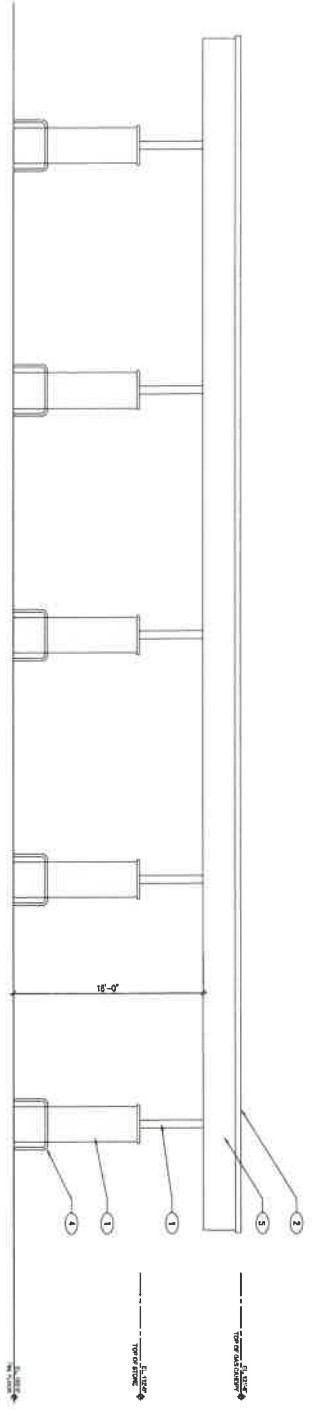
DOMINIAN HOLDINGS, LLC  
3375 W. OGDEN ROAD  
LAS VEGAS, NV 89119  
TEL: (702) 251-7779  
FAX: (702) 251-7778

PCAL, TIRE REG. INC-F-2/12  
CONSULTANT

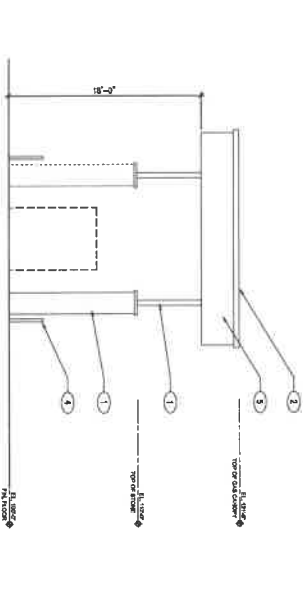
EXTERIOR NORTH ELEVATION 4



EXTERIOR WEST ELEVATION 3



GAS CANOPY ELEVATION (1)



GAS CANOPY ELEVATION (2)

- KEYED NOTES**
1. STEEL WARE
  2. METAL ROOFING
  3. CANOPY COLUMN, PAINTED
  4. BOLTS
  5. METAL FRAMING, PAINTED

DOMINANT HOLDINGS, LLC  
 6225 W. PAINT RD  
 SUITE 100  
 FT. WORTH, TEXAS 76116  
 (817) 792-2511  
 (817) 792-2511  
 ARCHITECT

3200 W. COLLIER RD  
 LAS VEGAS, NV  
 (702) 633-5444  
 (702) 633-5440  
 www.pgal.com

PG&AL TYPE REG. NO. F-212  
 CONSULTANT

REGISTRATION  
 CONTRACTOR 22018  
 No. 5378  
 STATE OF NEVADA  
 PROFESSIONAL ENGINEERING

PROJECT TALK  
 FERRIS HB  
 Ann & Valley

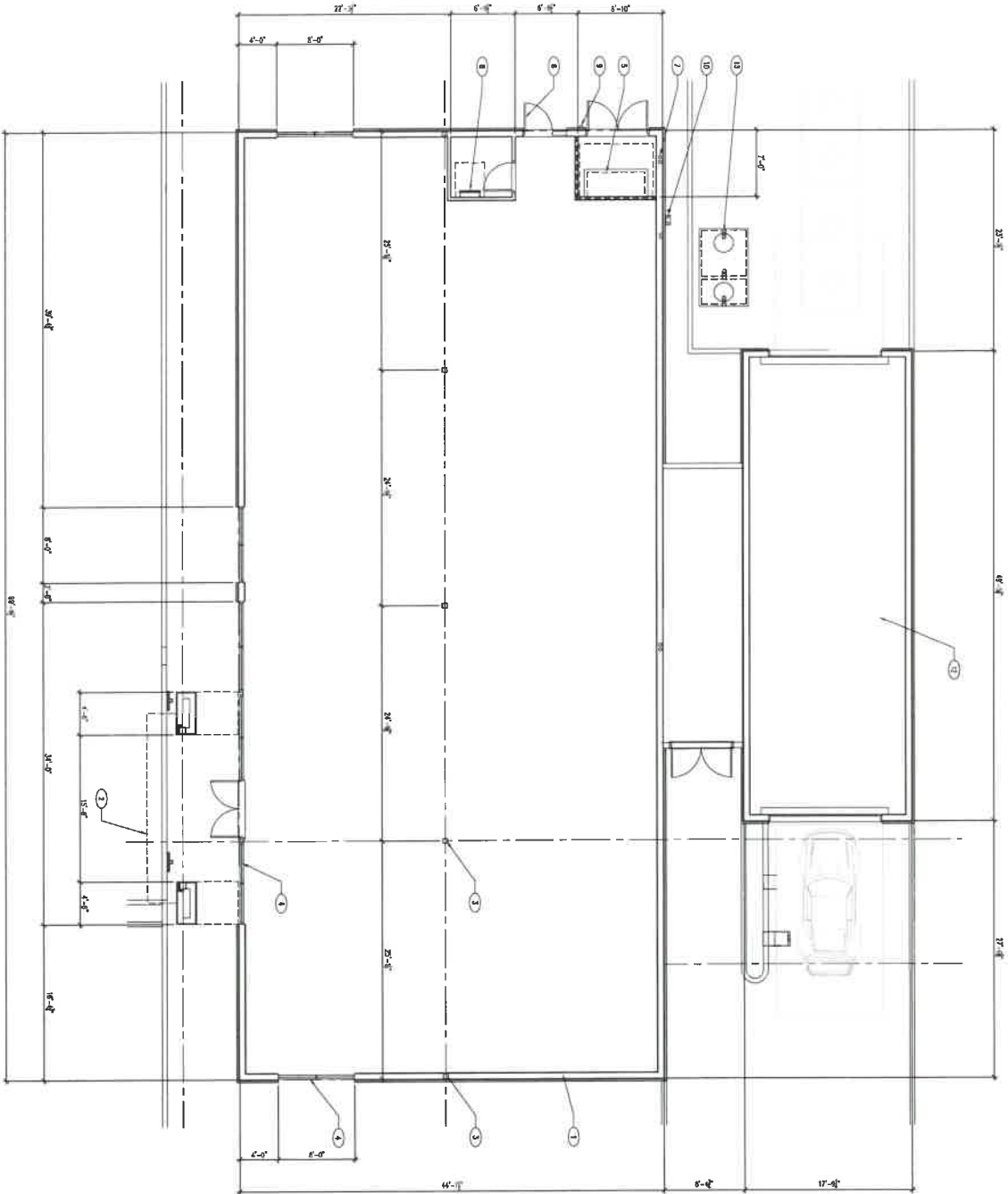
PROJECT LOCATION  
 4322 W. Ann Rd  
 North Las Vegas, NV 89031

PROJECT NUMBER  
 P100639.02

SHEET TITLE  
 Gas Canopy Elevation

SHEET NUMBER  
 A6.01





FLOOR PLAN 1



**GENERAL NOTES**

- A. REFER TO SHEET C00 FOR PROJECT INFORMATION
- B. REFER TO SHEET A101 FOR SITE PLAN
- C. REFER TO SHEET A102 FOR EXISTING CONDITIONS
- D. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE

**KEYED NOTES**

1. 2x4 WOOD STUD FRAMED WALL, REFER TO STRUCTURAL DRAWING
2. CURB OF CONCRETE DRIVE, REFER TO STRUCTURAL DRAWING
3. CONCRETE, FINISH & PAINTED, REFER TO STRUCTURAL DRAWING
4. ALUMINUM STRENGTH GLASS DOOR & WINDOW, SEE SCHEDULE
5. ELECTRICAL, STRUCTURE ON 4" CONCRETE, INTERLOCKING JOINTS, REFER TO ELECTRICAL & STRUCTURAL DRAWINGS
6. HALL DOOR & FRAME, FINISH & PAINTED
7. ROOF & OVERFLOW DRAIN PIPE & TERMINATION, REFER TO PLUMBING DRAWING
8. ROOF ACCESS LADDER
9. HOOK BOX
10. GAS WATER, REFER TO CIVIL & PLUMBING DRAWING
11. ACCESS HOSE ROLL, REFER PLUMBING DRAWING
12. WINDOW EXHAUST CHIMNEY ADJACENT TO MAIN BUILDING
13. GARAGE INTERIOR

**WALL LEGEND**

- NEW WOOD STUD WALL, TYPE B, AS SHOWN ON PLAN
- NEW WOOD STUD - 1" (102) (MIN.) PER FINISH WALL TYPE

CLIENT

DOMINIAN HOLDINGS, LLC  
 3379 W. COLEBROOK ROAD  
 LAS VEGAS, NV 89119  
 (702) 254-7779  
 (702) 254-7778  
 ARCHITECTS



3379 W. COLEBROOK ROAD  
 LAS VEGAS, NV  
 (702) 493-4444  
 (702) 493-4444  
 www.pcal.com

PCAL 70001 REG. NO. 142762  
 CONSULTANT

REGISTRATION  
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 ARCHITECTS  
 STATE OF NEVADA  
 PROFESSIONAL BOARD  
 REGISTERED ARCHITECTS  
 10/08/2016  
 10/08/2016

DRAWING HISTORY

NO.	DATE	BY	CHKD.	APP.	DESCRIPTION
1	10/08/2016				CONCEPTUAL

PROJECT Mgr  
 Tomislav  
 Ann & Valley

PROJECT LOCATION  
 4522 W. 50TH RD  
 NORTH LAS VEGAS, NV 89031

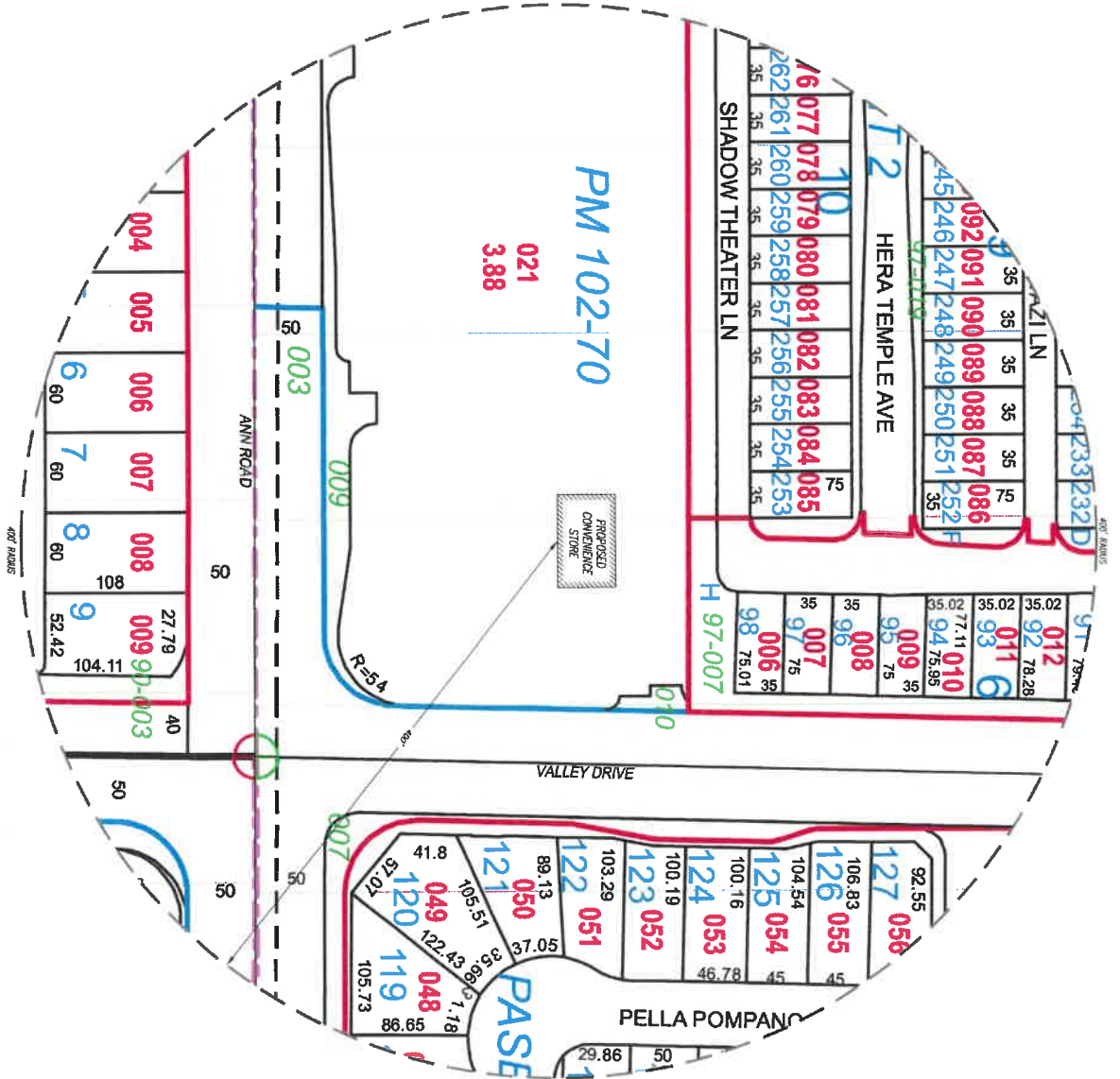
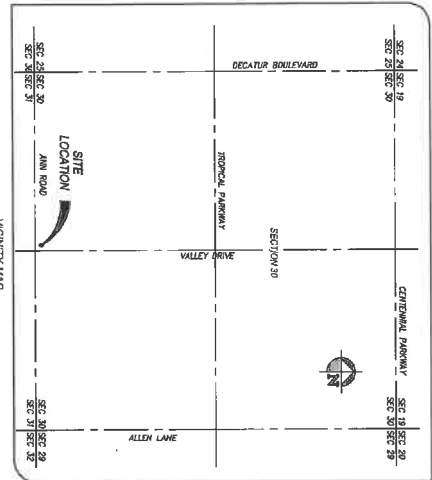
PROJECT NUMBER  
 P1004538.02

SHEET TITLE  
 Floor Plan

SHEET NUMBER  
 A200







TITLE 17.262  
 USE: CONVENIENCE STORE  
 400 FEET FROM SCHOOLS AND DAYCARE  
 400 FEET FROM CHURCHES AND PARKS

SURVEYOR'S OBSERVATIONS:  
 SURVEYOR HAS OBSERVED WITHIN 400 FEET OF THE PROPOSED FACILITY  
 THERE WERE NO PARKS OBSERVED WITHIN 400 FEET OF THE PROPOSED FACILITY  
 THERE WERE NO CHURCHES OBSERVED WITHIN 400 FEET OF THE PROPOSED FACILITY



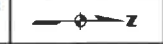
	<b>GEO</b> PROFESSIONALS LIMITED 1885 MICHELLE HWY LAS VEGAS, NEVADA 89108 PHONE (702) 457-5391 RDSMEDLEY@GEO.COM	SEPERATION STUDY 4318 ANN ROAD APN 124-30-401-021 BEER-WINE OFF SALE		SCALE (H): SCALE (V): N/A
		NORTH LAS VEGAS CLARK COUNTY NEVADA	DRAWN BY: R.D. Smedley	CHECKED BY: R.D. Smedley

**NOTES**

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/ELEVATION WHEN MAP REDUCED FROM 11X17 ORIGINAL.



**MAP LEGEND**

- PARCEL BOUNDARY
- SUB BOUNDARY
- PAID BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PAID BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE POL.
- RIGHT OF WAY POL.
- SUB-SURFACE POL.
- 202 PARCEL SUBSEGA NUMBER
- PG 24-46 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 9 LOT NUMBER
- PG 5 GOV. LOT NUMBER

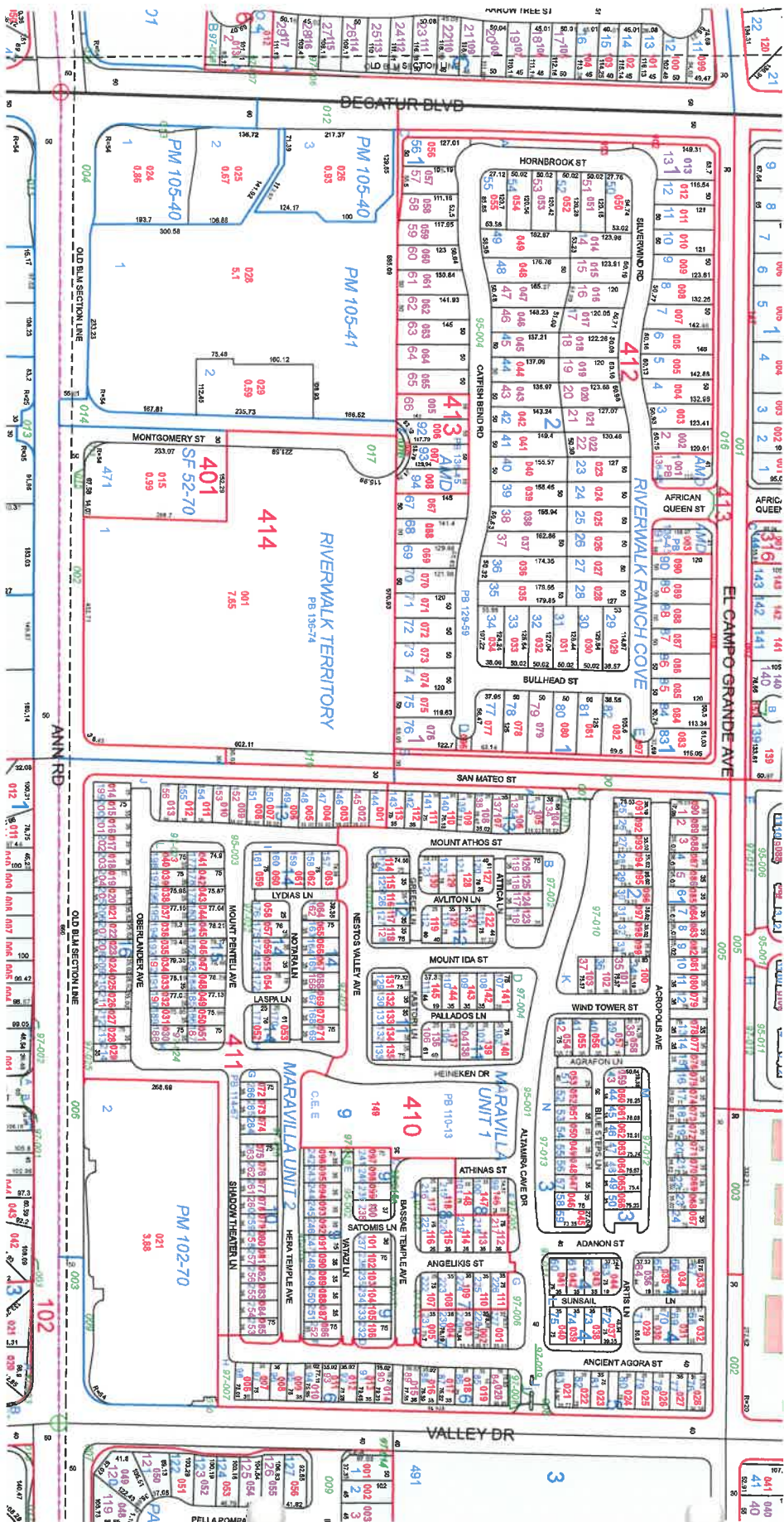
**ASSESSOR'S PARCELS - CLARK COUNTY, NV.**  
 Briana Johnson - Assessor

BOOK	PAGE	MAP	SECTION
TT19S R61E	30	S 2 SW 4	124-30-4

PARCEL NUMBER	ACREAGE	PG 24-46 PLAT RECORDING NUMBER	BLOCK NUMBER	LOT NUMBER	PG 5 GOV. LOT NUMBER
99 100	101 102	28 125	124 123	1 1	1 1
136 137	138 139	140 141	142 143	1 2	1 2
144 145	146 147	148 149	150 151	1 3	1 3
152 153	154 155	156 157	158 159	1 4	1 4
160 161	162 163	164 165	166 167	1 5	1 5
170 171	172 173	174 175	176 177	1 6	1 6
180 181	182 183	184 185	186 187	1 7	1 7
190 191	192 193	194 195	196 197	1 8	1 8
200 201	202 203	204 205	206 207	1 9	1 9

Scale: 1" = 200'

Rev: 1/8/2019



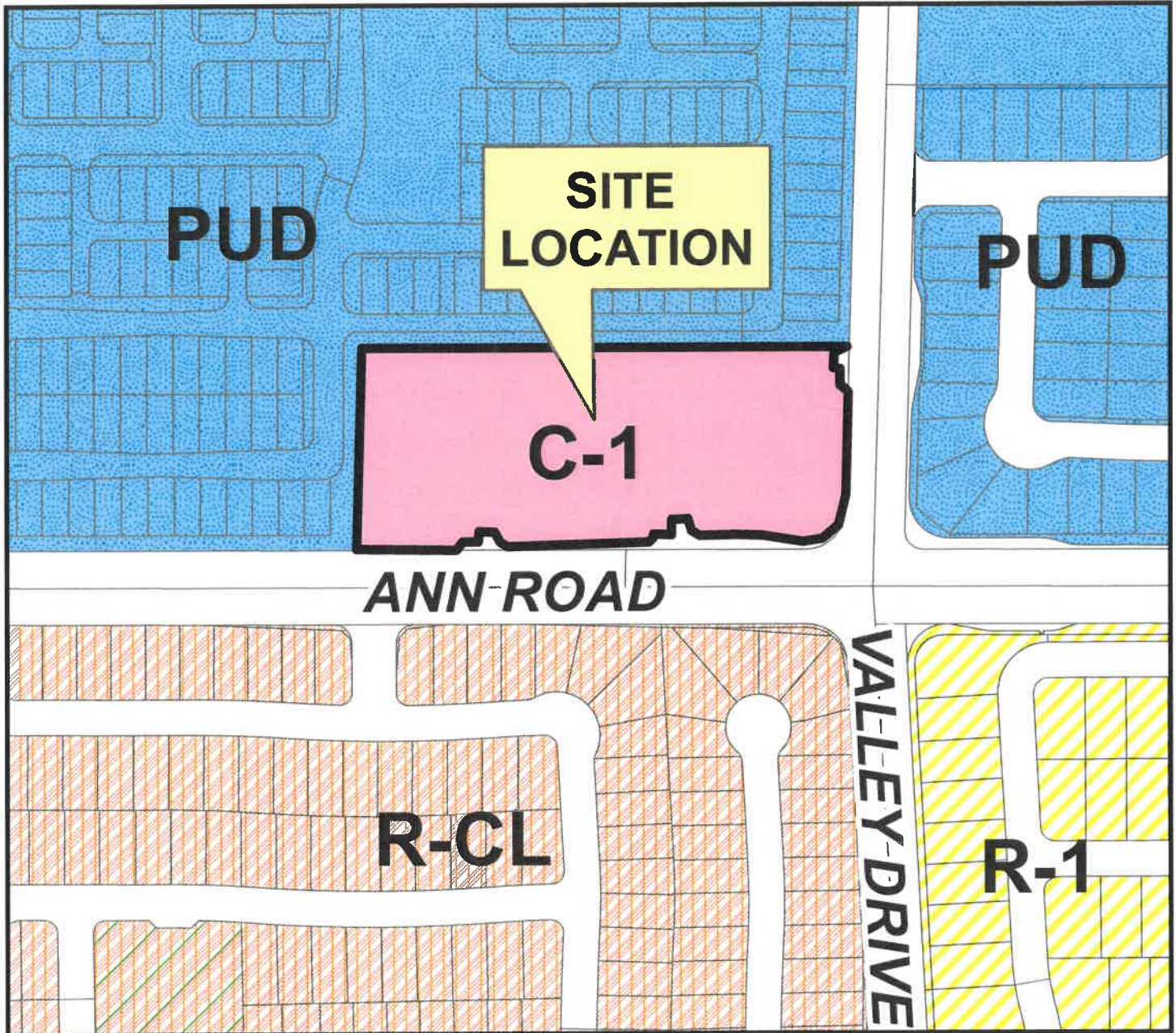
TAX DIST 250





# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: Dominique Doumani with Doumani Development, LLC.  
Application Type: Special Use Permit  
Request: To Allow a Convenience Food Store with Gas Pumps and an "Off-Sale" Beer-Wine-Spirit Based Products License  
Project Info: Northwest corner of Ann Road and Valley Drive  
Case Number: SUP-36-2022

8/18/2022

