

# CITY OF NORTH LAS VEGAS

## INTEROFFICE MEMORANDUM

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To: Sharienne Dotson, Principal Planner, Land Development & Community Services  
From: Jimmy Love, Major Projects Coordinator, Department of Public Works  
Subject: SUP-51-2024 **Pilot Travel Centers**  
Date: October 17, 2024

In addition to the requirement to comply with the *City of North Las Vegas Municipal Code* - Titles 15 and 16, the *Development Standards for the Villages at Tule Springs*, 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. NDOT concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
4. 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.
5. 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.
6. The applicant is responsible for acquiring any easements needed to construct the project.
7. All off-site improvements must be completed prior to final inspection of the first building.

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.

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>.

 Digitally signed by Jimmy Love  
DN: C=US,  
E=lovej@cityofnorthlasvegas.com, O=City of  
North Las Vegas, OU=Development & Flood  
Control, CN=Jimmy Love  
Reason: I am the author of this document  
Date: 2024.10.17 10:13:52-07'00'

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Jimmy Love, Major Projects Coordinator  
Department of Public Works

September 16, 2024

City of North Las Vegas  
Department of Planning & Zoning  
2250 Las Vegas Boulevard North  
North Las Vegas, NV 89030

**RE: Letter of Intent for Special Use Permit  
Pilot Travel Center @ SWC I-15 & Las Vegas Blvd. (APN: 122-09-401-001)**

To Whom It May Concern,

Please be advised that CIVIL 360 Planning & Engineering is representing the Applicant, Pilot Companies, and is seeking a Special Use Permit to allow the development of a new Pilot Travel Center with Convenience Food Store (C-store) and fuel stations (7 fuel stations for vehicles / 8 fuel stations for trucks) located at the SWC of I-15 & Las Vegas Boulevard North.

The proposed development is located on a portion of parcel with APN 122-09-401-001; the parcel is currently undeveloped with an M-1 (General Industrial) zoning designation. The existing parcel has a total acreage of 16.51-acres; however, a tentative map being prepared and submitted by Horizon Surveys will split the parcel into two (2) separate lots with the north 8.40 acres for the Pilot development.

The Pilot Companies are committed to customer service excellence for all patrons but are particularly known for and take pride in providing additional facilities specifically designed for the trucking community. While there are proposed convenience store projects in the area, none of them are travel facilities providing special services for the trucking community. We feel this project provides much needed services and amenities for the trucking community and all travelers entering and leaving the City of North Las Vegas and Clark County area.

The Apex Waterline Project, CNLV #410-2021 will be constructing the water facility in Las Vegas Boulevard adjacent to the project site and the service lateral. SNWA has a sanitary sewer project and will install the sewer facilities in Las Vegas Boulevard adjacent to the project site. This project is not intended to begin construction until early 2026 when the SNWA sewer line is anticipated to be nearing in-service and ready for connection, estimating a project completion of late 2026.

Thank you in advance for your time and consideration of this new development project and we look forward to receiving the City's feedback regarding this application. If you have any questions or require additional information, please contact me direct at (702) 940-6942 or via email [jescobedo@civil360lv.com](mailto:jescobedo@civil360lv.com).

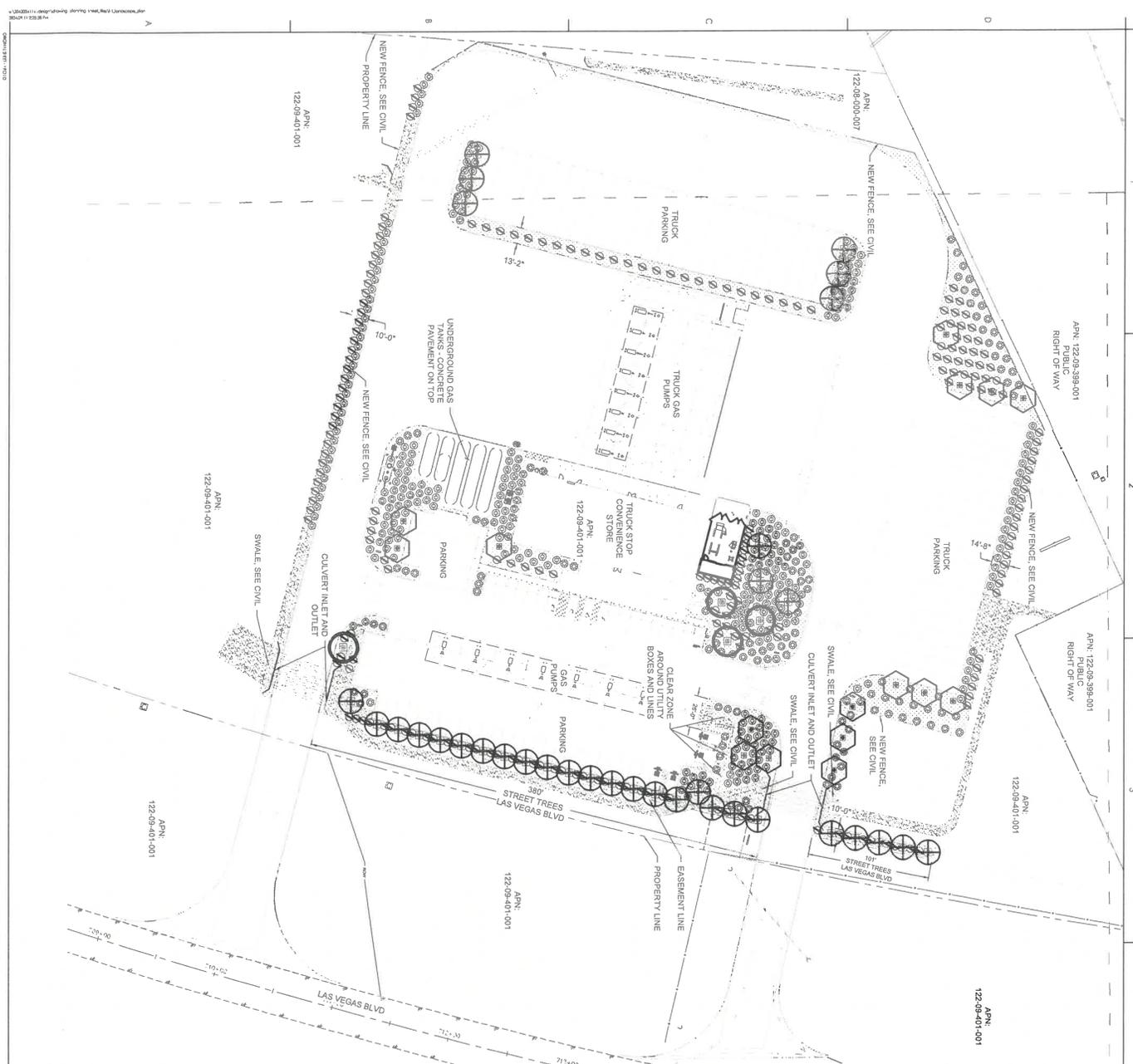
Respectfully Submitted,

**CIVIL 360 LLC**



Jennifer L. Escobedo, P.E.  
Principal





PLANT SCHEDULE		TREES		SHRUBS	
SYMBOL	QTY / BOTANICAL NAME / COMMON NAME	CONTAINER SIZE	MINIMUM SIZE (HT X WD)	MINIMUM SIZE (HT X WD)	MATURE SIZE (HT X WD)
16	ACACIA STENOPIPHYLLOIDES 'BURBANK' / CHILIPESIS LINEARIS 'BURBANK' / PROSOPIUM X SEEDLESS 'AZT' / SEEDLESS HYBRID MESQUITE	24" BOX	1.5" STANDARD	1.5" STANDARD	30' X 30' / 70'
34	ACACIA STENOPIPHYLLOIDES 'BURBANK' / CHILIPESIS LINEARIS 'BURBANK' / PROSOPIUM X SEEDLESS 'AZT' / SEEDLESS HYBRID MESQUITE	24" BOX	1.5" STANDARD	1.5" STANDARD	30' X 30' / 70'
4	ACACIA STENOPIPHYLLOIDES 'BURBANK' / CHILIPESIS LINEARIS 'BURBANK' / PROSOPIUM X SEEDLESS 'AZT' / SEEDLESS HYBRID MESQUITE	24" BOX	1.5" STANDARD	1.5" STANDARD	30' X 30' / 70'
304	EREMOPHILA GLABRA 'MINERNEW GOLD' / OUBAK SAINSE 'EMU'	5 GAL	10" X 10"	10" X 10"	1' X 10' / 7'9"

**CITY OF NORTH LAS VEGAS MUNICIPAL CODE INFORMATION**

**LANDSCAPE ROCK SCHEDULE**

**KEY:**  
 LANDSCAPE GROUNDCOVER: 1"-3" DECOMPOSED GRANITE ROCK  
 COLOR: "DESERT GOLD" BY ROCK PROS USA WWW.ROCKPROSUSA.COM  
 5,100 SF (TOTAL LANDSCAPE AREA)

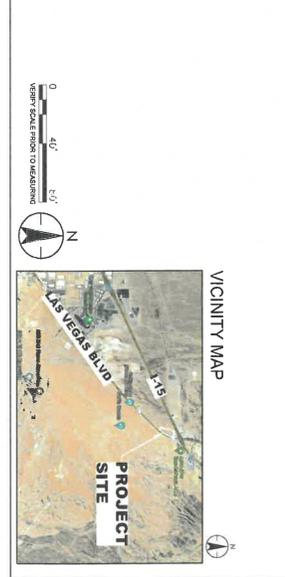
**LANDSCAPE REQUIREMENTS PER TITLE 17**

**ZONING:** ONLY GENERAL INDUSTRIAL (M-2) REQUIRED.

**STREET TREES - LAS VEGAS BLVD (49712):** (25) 24" BOX (25) 24" BOX

**ADDITIONAL SITE LANDSCAPING FOR 50% GROUND COVER:** WITHIN 2 YEARS: 25,524 SF 33,032 SF

**ADDITIONAL INFO:**  
 • TOTAL LANDSCAPE PLANTERS: 51,048 SF WITH D.G. ROCK  
 • ALL PLANTS ARE LOW WATER USE DROUGHT TOLERANT ON SNRPO PLANT LIST  
 • ALL PARKING LOT PLANTERS WITH D.G. WITH F.G. 2' BELOW TOP OF CURB-1/4".



Client/Project: PILOT FLYING J

Project No.: 20230114

Scale: SEE PLAN

Drawn: [Name]

Checked: [Name]

Reviewed: [Name]

DATE: 08/20/23

PROJECT: PILOT FLYING J TRUCK STOP AT APEX

LOCATION: LAS VEGAS, NEVADA

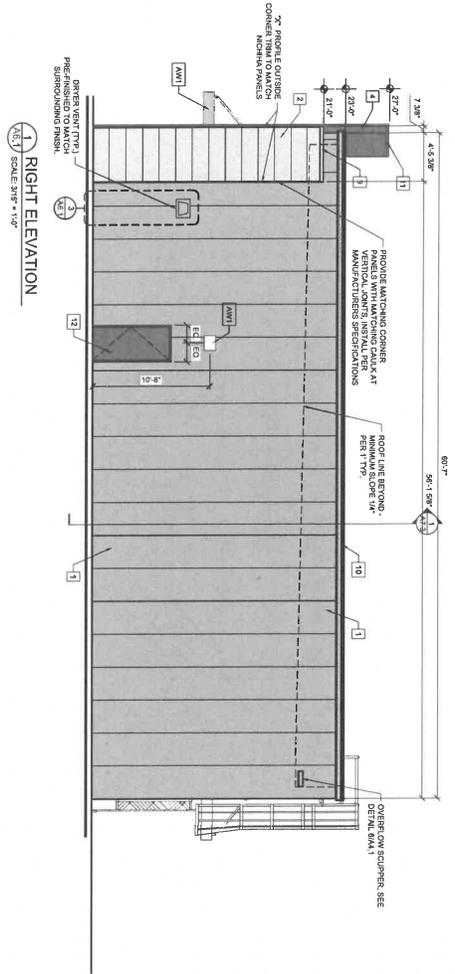
Consultant: **Stantec**

Stantec Consulting Services Inc.  
 1115 S. Las Vegas Blvd., Suite 200  
 Las Vegas, NV 89113  
 Tel: (702) 678-6000  
 www.stantec.com

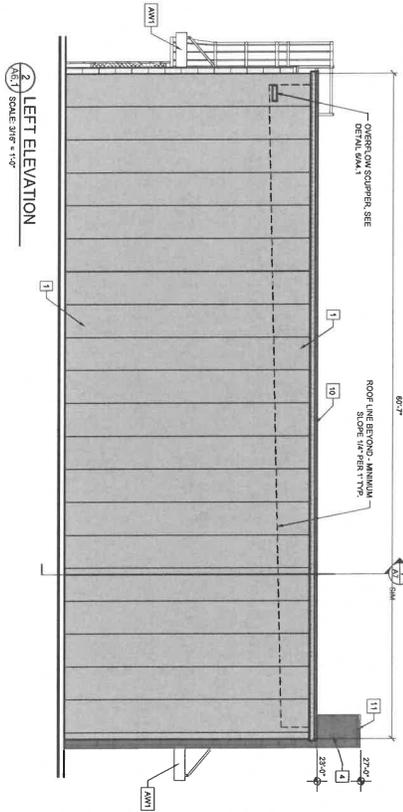
The Contract and all other documents are the property of Stantec. No part of this document may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Stantec.



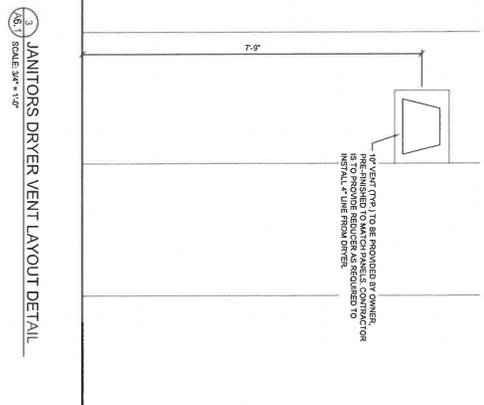




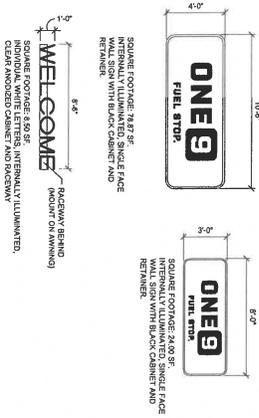
1.1 RIGHT ELEVATION  
SCALE: 3/8" = 1'-0"



1.1 LEFT ELEVATION  
SCALE: 3/8" = 1'-0"



1.1 JANITORS DRYER VENT LAYOUT DETAIL  
SCALE: 3/4" = 1'-0"



WELGOME  
SQUARE FOOTAGE: 21.93 SF  
INTERNALLY ILLUMINATED,  
CLEAR ANODIZED CABINET AND BLACK  
PANELS

RECEIVE BEAM  
SQUARE FOOTAGE: 21.93 SF  
INTERNALLY ILLUMINATED,  
CLEAR ANODIZED CABINET AND BLACK  
PANELS

**WALL TEXTURE LEGEND**

1	7" INSULATED WALL PANEL SYSTEM ZINC DRAVY 458195A*	2	NOCHIA WALL SYSTEM TITRILCOK STEEL SYSTEM
3	NOCHIA WALL SYSTEM INDUSTRIAL EPOXY* CONCRETE	4	NOCHIA WALL SYSTEM INDUSTRIAL EPOXY* CONCRETE

**NOTE**  
CONTRACTOR IS TO INSTALL ALL COMPONENTS IN STUDIO, TILE, AND NOCHIA ONLY IN THE LOCATIONS SHOWN AND DIMENSIONED ON THE CENTER'S CORPORATE ARCHITECT. FAILURE TO FOLLOW THIS WILL RESULT IN THE JOBS BEING REMOVED, REINSTALLED PROPERLY AND THAT AREA RETURNED TO THE ORIGINAL CONDITION.

**TRAVEL CENTER EXTERIOR LEGEND**

1	FINISH A160 EXTERIOR METAL WALL PANEL SYSTEM COLOR: ZINC DRAVY 458195A* INSTALLED BY CONTRACTOR	9	PAINTED METAL CORNER PANELS TO BE PAINTED WITH SAME FINISH AS WALL PANELS INSTALLED BY ROOFING CONTRACTOR
2	NOCHIA WALL SYSTEM CENTER EPOXY* FINISHED AND INSTALLED BY CONTRACTOR	10	STANDARD COLOR FINISH ZINC DRAVY 458195A* INSTALLED BY ROOFING CONTRACTOR
3	NOCHIA WALL SYSTEM INDUSTRIAL EPOXY* CONCRETE NOT USED	11	PAINTED METAL CORNER PANELS TO BE PAINTED WITH SAME FINISH AS WALL PANELS INSTALLED BY ROOFING CONTRACTOR
4	NOCHIA WALL SYSTEM INDUSTRIAL EPOXY* CONCRETE NOT USED	12	PAINTED METAL CORNER PANELS TO BE PAINTED WITH SAME FINISH AS WALL PANELS INSTALLED BY ROOFING CONTRACTOR
5	WALL PACK LIGHT CENTER FINISHED BY OWNER	13	PAINTED METAL CORNER PANELS TO BE PAINTED WITH SAME FINISH AS WALL PANELS INSTALLED BY ROOFING CONTRACTOR
6	WALL PACK LIGHT CENTER FINISHED BY CONTRACTOR	14	PAINTED METAL CORNER PANELS TO BE PAINTED WITH SAME FINISH AS WALL PANELS INSTALLED BY ROOFING CONTRACTOR
7	WALL PACK LIGHT CENTER FINISHED BY OWNER	15	PAINTED METAL CORNER PANELS TO BE PAINTED WITH SAME FINISH AS WALL PANELS INSTALLED BY ROOFING CONTRACTOR
8	WALL PACK LIGHT CENTER FINISHED BY CONTRACTOR	16	PAINTED METAL CORNER PANELS TO BE PAINTED WITH SAME FINISH AS WALL PANELS INSTALLED BY ROOFING CONTRACTOR

**NOTE**  
ALL FINISHES SHALL BE COMPLEX, HIGH-BUILD ELASTOMERIC COATING SPECIFICATION.

A6.1

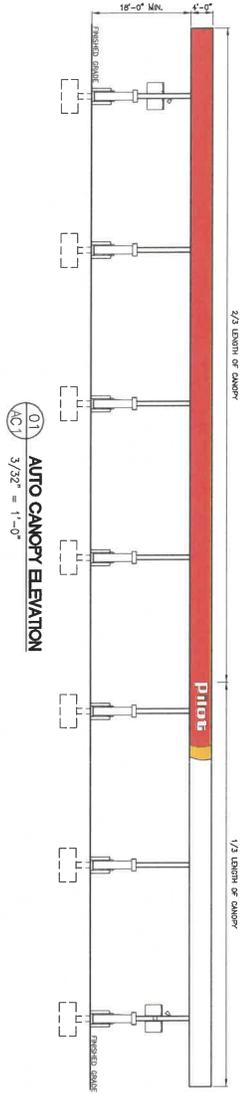
DATE: 7/25/24 DRAWN BY: VAB PROJECT: 1437-01

DATE	REV.	REVISION DESCRIPTION	INT.

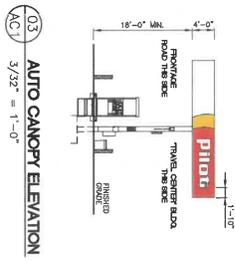
EXTERIOR ELEVATIONS  
**ONE-9 FUEL STOP**  
N. LAS VEGAS, NEVADA



PILOT COMPANY  
DESIGN DEPARTMENT  
5508 LONAS ROAD  
KNOXVILLE, TENNESSEE 37909  
(865) 588-7488



01  
AC1 AUTO CANOPY ELEVATION  
3/32" = 1'-0"



03  
AC1 AUTO CANOPY ELEVATION  
3/32" = 1'-0"

AC1

SHEET:

DATE:	REV:	REVISION DESCRIPTION:	INT.:
02/09/24			

AUTO CANOPY  
PLAN AND ELEVATIONS  
PILOT TRAVEL CENTER



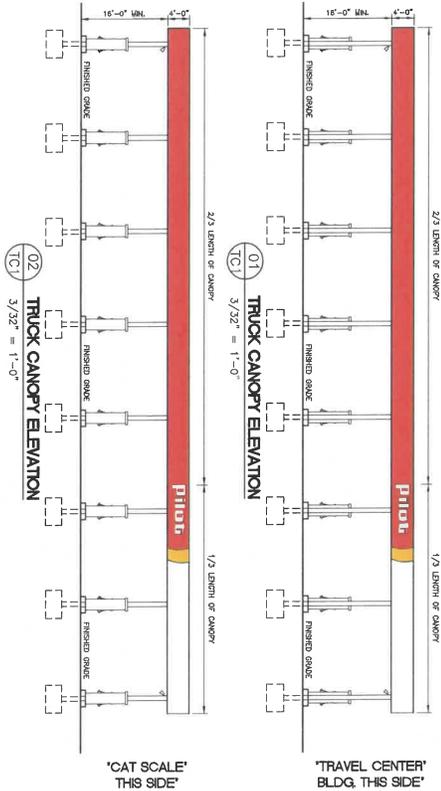
PILOT COMPANY  
DESIGN DEPARTMENT  
5508 LONAS ROAD  
KNOXVILLE, TENNESSEE 37909  
(865) 588-7488



1/8" SCALE  
 THIS SIDE

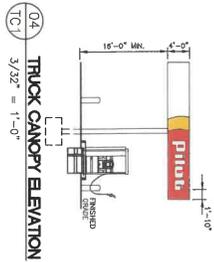
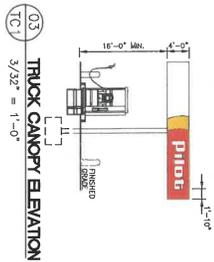
'TRAVEL CENTER'  
 BLDG. THIS SIDE

'CAT SCALE'  
 THIS SIDE



'CAT SCALE'  
 THIS SIDE

'TRAVEL CENTER'  
 BLDG. THIS SIDE



**TC1**

SHEET:  
 1 OF 1

DATE: 3/29/21	DRAWN BY: VAB	PROJECT: 149-07
DATE:	REV:	REVISION DESCRIPTION:
		INT.:

TRUCK CANOPY  
 PLAN AND ELEVATIONS  
**PILOT TRAVEL CENTER**



**PILOT COMPANY**  
 DESIGN DEPARTMENT  
 5508 LONAS ROAD  
 KNOXVILLE, TENNESSEE 37909  
 (865) 588-7465



**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 (FEET) WHEN MAP REDUCED FROM 1:1217 ORIGINAL

**MAP LEGEND**

	PARCEL BOUNDARY		CONDOMINIUM UNIT
	SUB BOUNDARY		AIR SPACE PCL
	FIELD BOUNDARY		RIGHT OF WAY PCL
	ROAD EASEMENT		SUB-SURFACE PCL
	MATCH / LEADER LINE		001 ROAD PARCEL NUMBER
	HISTORIC LOT LINE		001 PARCEL NUMBER
	HISTORIC SUB BOUNDARY		100 ACREAGE
	HISTORIC FIELD BOUNDARY		202 PARCEL SUBSEQ NUMBER
	SECTION LINE		FB 2445 PLAT RECORDING NUMBER
			5 BLOCK NUMBER
			5 LOT NUMBER
			GL 5 GOV LOT NUMBER

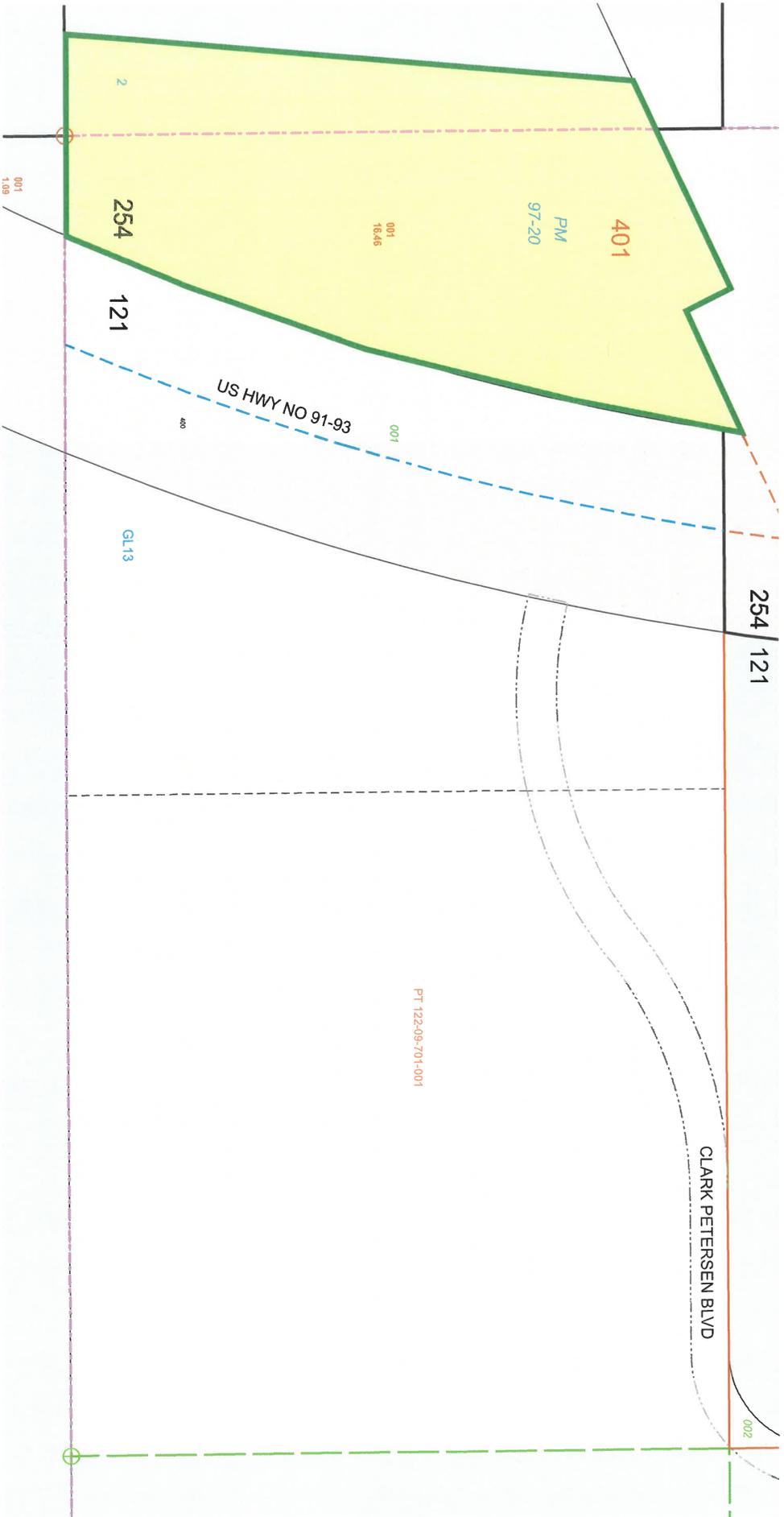
**ASSESSOR'S PARCELS - CLARK COUNTY, NV.**  
Briana Johnson - Assessor

BOOK	102	103	104
T19S R63E	123	122	121
	140	141	142

SEC.	9
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9

MAP	S 2 SW 4
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9

122-09-4

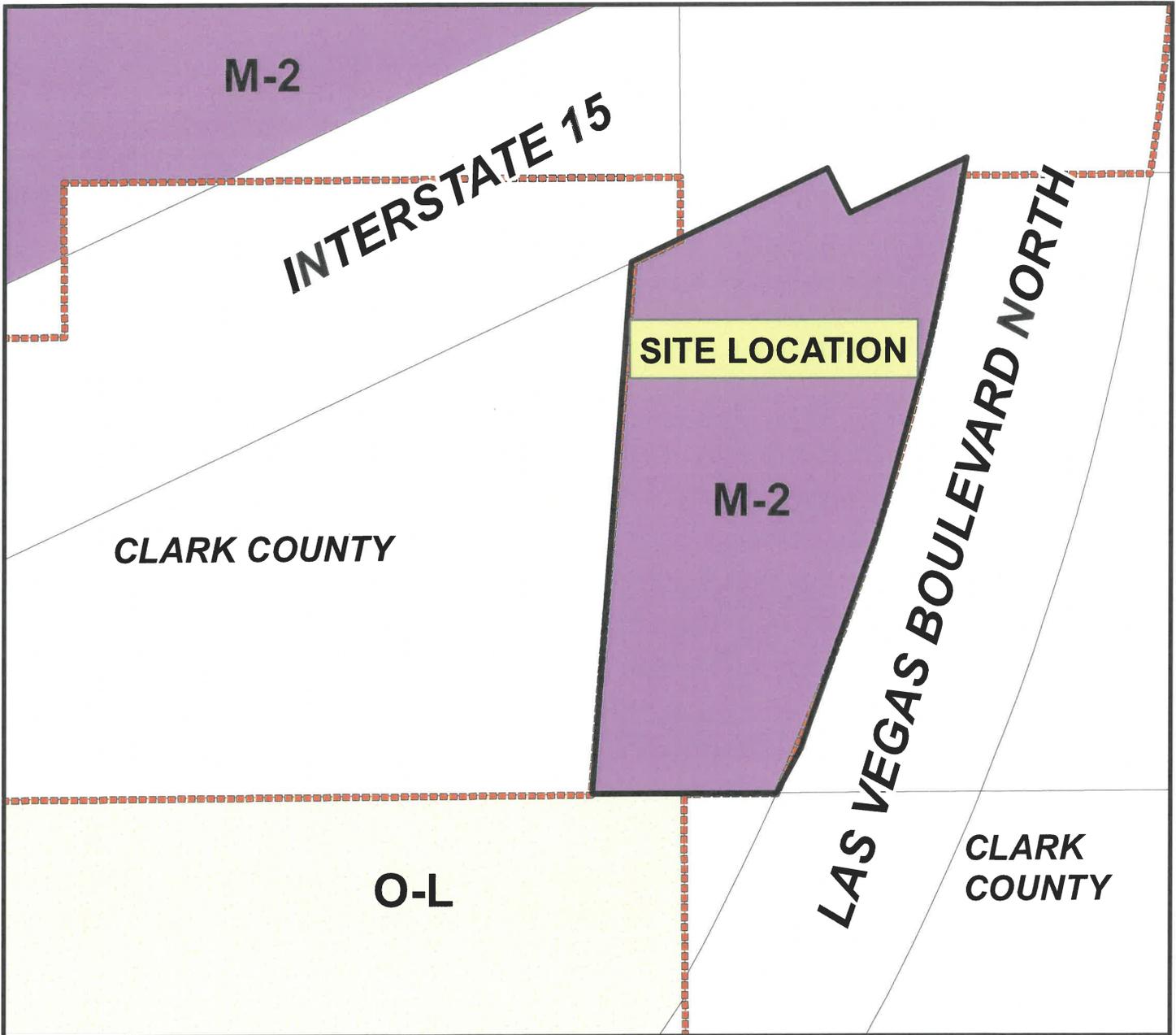


TAX DIST 254,121



# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: Pilot Company  
Application Type: Special Use Permit  
Request: To Allow a Convenience Food Store with Gas Pumps  
Project Info: Southwest Corner of Interstate 15 and  
Las Vegas Boulevard North  
Case Number: SUP-51-2024

10/09/2024

