

## CITY OF NORTH LAS VEGAS INTEROFFICE MEMORANDUM

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To: Bryan Saylor, Planner, Land Development & Community Services  
From: Jimmy Love, Land Development Project Leader, Department of Public Works  
Subject: WAV-06-2024 **Centennial Center**  
Date: October 17, 2024

The Department of Public Works has no comment to the requested waiver for the amount of proposed parking by the proposed site located at the intersection of Centennial Parkway and Donna St.

Jimmy Love

Digitally signed by Jimmy Love  
DN: C=US, E=jlovej@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 09:38:38-07'00'

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Jimmy Love, Major Projects Coordinator  
Department of Public Works



2525 W. Horizon Ridge Parkway, Suite 230,  
Henderson, NV 89052  
Tel.: (702) 719-2020 Fax: (702) 269-9673  
Sheldon Colen, Architect (License No. 7701)

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September 25, 2024

City of North Las Vegas  
Land Development and Community Service Department  
2250 Las Vegas Blvd., North  
North Las Vegas, NV 89030

**RE: Letter of Intent for In-Line Retail Building at Centennial Pkwy & Donna St.**

Please accept this letter of intent for a proposed In-Line Retail building located west of the southwest corner of Centennial Pkwy. and Donna St. (APN: 124-26-101-019). We respectfully ask for your approval of the following waivers of development standards.

- 1) Waiver #1 – Reduce parking to allow 24 parking spaces where 38 are required.
  - The restaurant's use will be geared towards drive-thru, which will help with the reduction in parking.
- 2) Waiver #2 – Reduce Driveway Throat Depth to 18'-6" where 25'-0" is required.
  - Providing the 25-foot throat depth would have a negative impact on the flow of traffic within the site.

The In-Line Retail building will be 5,577 sq. ft. and stand 26'-0" tall. The site is accessible from two existing driveways along Centennial Pkwy. and ADA compliant pedestrian walkway. A total of 24 parking spaces are provided including 1 car and 1 van accessible spaces. A total of 2 new bicycle spaces are provided. All parking can be easily accessed by customers and employees via walkways located at building entrances.

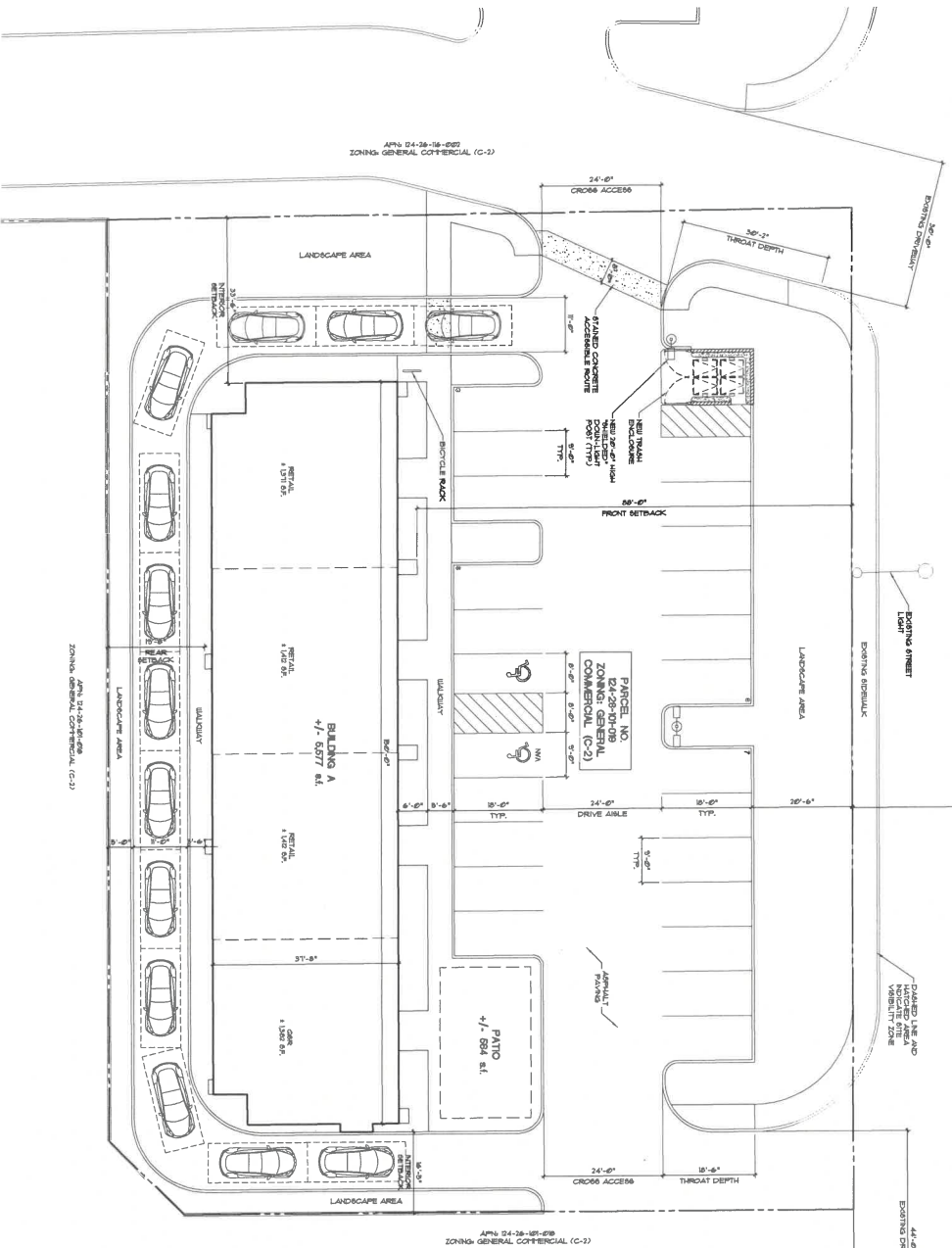
Landscape will be provided in the form of terminal islands, landscape fingers, and landscape buffers where parking occurs. All plants being used are low maintenance, low water, and native to Southern Nevada, complying with the regional SNRPC plant list. The proposed trash enclosure is to comply with City of North Las Vegas design standards. Landscaping will be provided surrounding the enclosure for screening purposes, although still illuminated by a light pole to keep it safe for employees and away from vandalism.

We feel that this new In-Line Retail building will create employment opportunities for the community. With these items in mind, we respectfully ask for your approval recommendation for this project.

Thank You,

Sheldon Colen,  
SCA Design

# CENTENNIAL PKWY.



### SITE INFORMATION

APN: 04-26-101-019	APN: 04-26-101-019
CURRENT ZONING: GENERAL COMMERCIAL (C-2)	CURRENT ZONING: GENERAL COMMERCIAL (C-2)
CURRENT LAND USE: THRO-UP COMMERCIAL	CURRENT LAND USE: THRO-UP COMMERCIAL
SITE AREA: 1.8649 AC. ± 10' ACRES	SITE AREA: 1.8649 AC. ± 10' ACRES
BUILDING FOOTPRINT: 1,9371 SQ. FT.	BUILDING FOOTPRINT: 1,9371 SQ. FT.
% OF SITE COVERED BY BUILDING	% OF SITE COVERED BY BUILDING
BUILDING FOOTPRINT BY PROPERTY: 1,9371 SQ. FT.	BUILDING FOOTPRINT BY PROPERTY: 1,9371 SQ. FT.
REAR SETBACK: 20'-0"	REAR SETBACK: 20'-0"
FRONT SETBACK: 24'-0"	FRONT SETBACK: 24'-0"
INTERIOR SETBACK: 10'-0"	INTERIOR SETBACK: 10'-0"
WALK SETBACK: 10'-0"	WALK SETBACK: 10'-0"
BIKE SETBACK: 10'-0"	BIKE SETBACK: 10'-0"
INTERIOR SETBACK: 10'-0"	INTERIOR SETBACK: 10'-0"

### PARKING CALCULATIONS

NET TOTAL OFFICE SPACES: 4,150	NET TOTAL OFFICE SPACES: 4,150
NET TOTAL OFFICE SPACES: 4,150	NET TOTAL OFFICE SPACES: 4,150
REAR SETBACK: 20'-0"	REAR SETBACK: 20'-0"
FRONT SETBACK: 24'-0"	FRONT SETBACK: 24'-0"
INTERIOR SETBACK: 10'-0"	INTERIOR SETBACK: 10'-0"
WALK SETBACK: 10'-0"	WALK SETBACK: 10'-0"
BIKE SETBACK: 10'-0"	BIKE SETBACK: 10'-0"
INTERIOR SETBACK: 10'-0"	INTERIOR SETBACK: 10'-0"

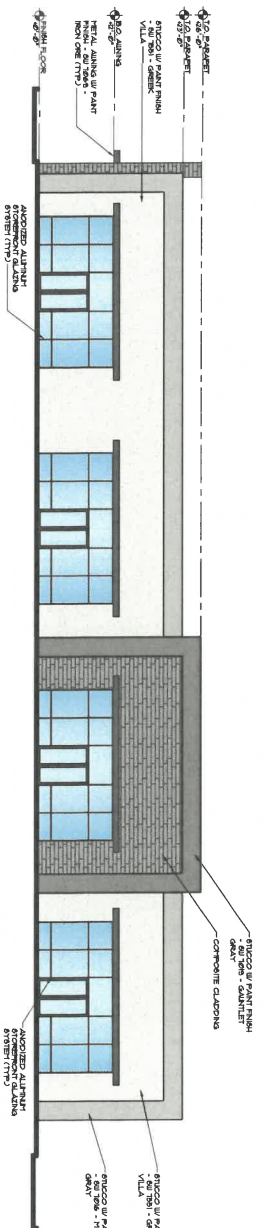
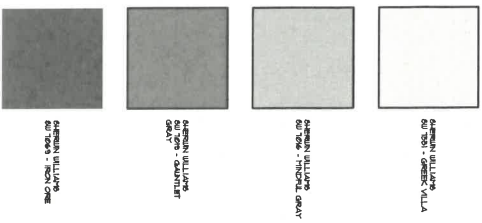
### VICINITY MAP



## EXTERIOR ELEVATIONS

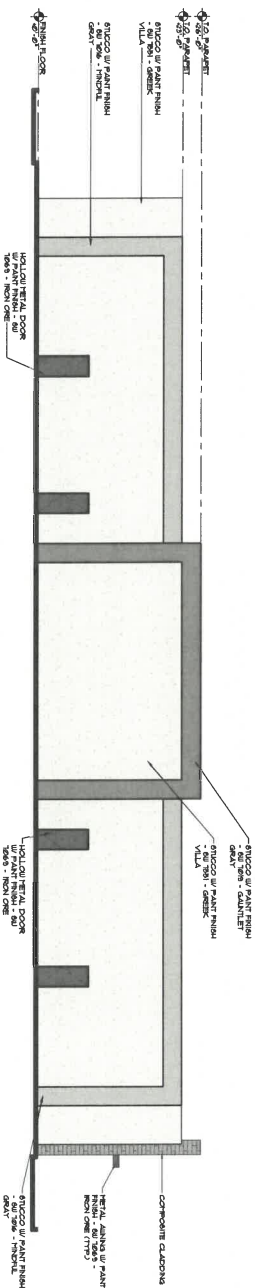
SCALE: 1/8"=1'-0"  
09.25.2024  
24053

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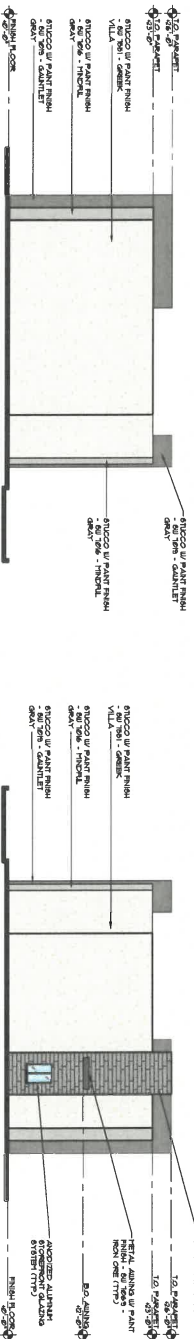


BUILDING A  
NORTH EXTERIOR ELEVATION

SCALE 1/4" = 1'-0"

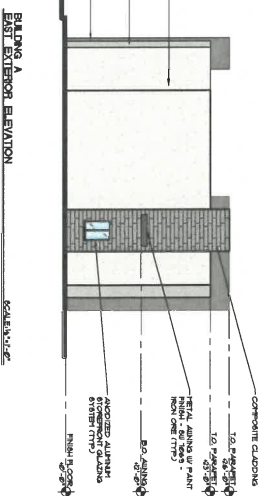


BUILDING A  
SOUTH EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"



BUILDING A  
WEST EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"



BUILDING A  
EAST EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"



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.

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PAVED BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 202 PARCEL, SUBPLOT NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 LOT NUMBER
- GLS GOV. LOT NUMBER

BOOK	T19S R61E
100	101
125	124
138	139
1401	1401

SEC.	26
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

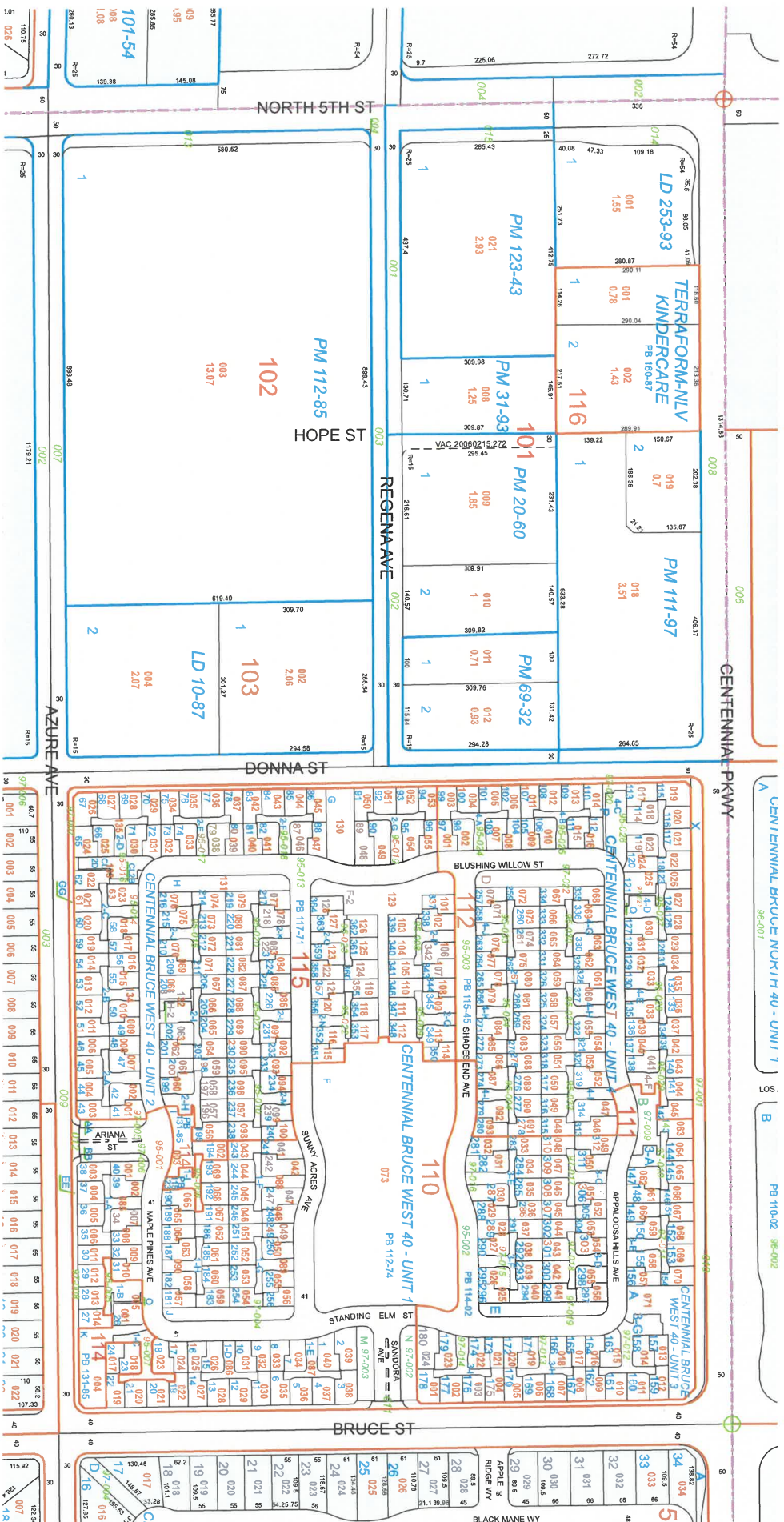
MAP	N 2 NW 4
1	2
3	4
5	6
7	8
9	10
11	12
13	14
15	16
17	18
19	20
21	22
23	24
25	26



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

Scale: 1" = 200'

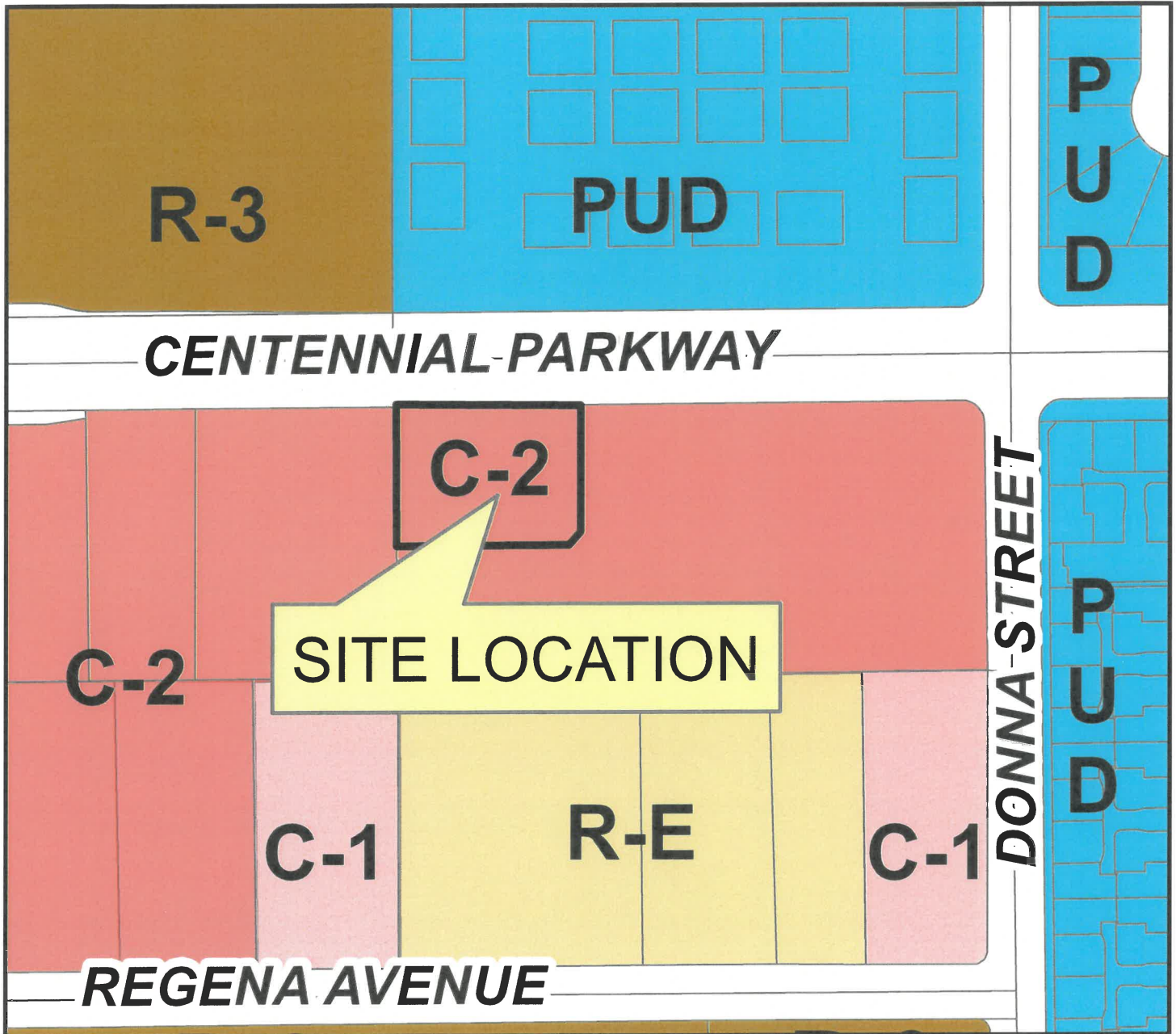
Rev. 1/28/2020





# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: Raymond Kim  
Application: Waiver  
Request: To Allow 26 Parksing Spaces where 31 Spaces are Required  
Project Info: Approximately 447 Feet West of the Southwest Corner of  
Centennial Parkway and Donna Street  
Case Number: WAV-06-2024

10/09/2024

