

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Sharianne 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>.

 Jimmy Love
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'

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.

Respectfully Submitted,

CIVIL 360 LLC



Jennifer L. Escobedo, P.E.
Principal

PUBLIC RIGHT OF WAY
APN: 122-08-09-002

APN: 122-08-000-007
CC UNINCORPORATED-89165

PUBLIC RIGHT OF WAY
APN: 122-09-559-001

UNDEVELOPED
AREA TO REMAIN
(8.11 A.C.)

APN: 122-09-401-001
M M B APEX CORNER LLC

APN: 122-09-499-001
PUBLIC RIGHT OF WAY

SR 604
(LAS VEGAS BLVD.)
PUBLIC RIGHT OF WAY



KEY NOTES

1. SHARED ACCESS DRIVE
2. AC PLANS PER SOIL REPORT
3. VEHICLE PARKING
4. TRUCK/HAULER PARKING
5. ADA PARKING
6. LANDSCAPE PER LANDSCAPE PLAN
7. VEHICLE FUEL CANOPY
8. THICK FUEL CANOPY
9. PROPOSED 6" HIGH CONCRETE BLOCK TRASH ENCLOSURE WITH ROOF
10. SHARED ACCESS DRIVE
11. TRANSPORTER
12. WASH STATION
13. 4" CONCRETE SIDEWALK
14. UNDERGROUND GAS STORAGE TANKS
15. PROPOSED FENCE
16. PROPOSED RETAINING WALL
17. PROPOSED GRADE INTERSECTOR PER USDOCA NO. 225 AND 228.
18. PROPOSED GRADE INTERSECTOR PER USDOCA NO. 225 AND 228.

PROJECT DATA

EXISTING ZONE: M-1 (GENERAL INDUSTRIAL)
RECOMMENDED ZONE: M-2 (GENERAL INDUSTRIAL)
PROPOSED FUEL: TRUCK/HAULER CENTER
PROPERTY SIZE: 6.40 ACRES (11,077) / 11.51 ACRES TOTAL PROJECT AREA
BUILDING: 6,726 SF OF 20,000 SF + 100K (BUILT ON 6.40 AC)
CONCRETE: 2,000 SF OF 20,000 SF + 100K (BUILT ON 6.40 AC)
APN: 122-09-401-001

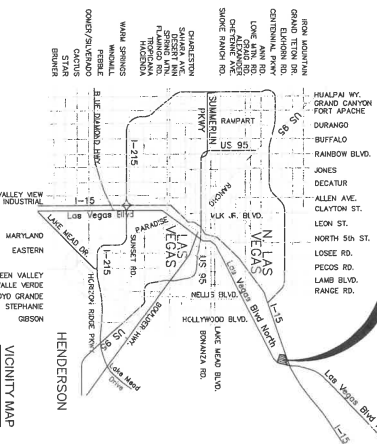
PARKING ANALYSIS

BUILDING: AREA: 6,726 SF
CONCRETE: 2,000 SF
RECOMMENDED: 6 PARKING SPACES (1,400)
PROPOSED: 6 PARKING SPACES (1,400)
PROVIDED: 6 EV PARKING SPACES (1,400)
PROVIDED: 6 EV PARKING SPACES (1,400)

SITE NOTES

1. ALL ACCESS ROADS SHALL BE 10' WIDE AND 4" THICK.
2. ALL ACCESS ROADS SHALL BE 10' WIDE AND 4" THICK.
3. ALL ACCESS ROADS SHALL BE 10' WIDE AND 4" THICK.
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11. ALL ACCESS ROADS SHALL BE 10' WIDE AND 4" THICK.
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13. ALL ACCESS ROADS SHALL BE 10' WIDE AND 4" THICK.
14. ALL ACCESS ROADS SHALL BE 10' WIDE AND 4" THICK.
15. ALL ACCESS ROADS SHALL BE 10' WIDE AND 4" THICK.
16. ALL ACCESS ROADS SHALL BE 10' WIDE AND 4" THICK.
17. ALL ACCESS ROADS SHALL BE 10' WIDE AND 4" THICK.
18. ALL ACCESS ROADS SHALL BE 10' WIDE AND 4" THICK.

PROJECT SITE



UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY.
THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE
EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING
CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY
FOR THE ACCURACY OF THE UTILITIES NOT SHOWN OR UTILITIES NOT
SHOWN IN THEIR PROPER LOCATION.

CALL BEFORE YOU DIG
1-800-277-7600

CALL BEFORE YOU DIG
1-702-277-7529

CALL BEFORE YOU DIG
1-702-277-7529

LEGEND	SYMBOL
EXISTING ROAD	SOLID LINE
EXISTING DRIVE	DASHED LINE
EXISTING SIDEWALK	DOTTED LINE
EXISTING CURB	SOLID LINE
EXISTING FENCE	DASHED LINE
EXISTING WALL	SOLID LINE
EXISTING LIGHT	CIRCLE
EXISTING SIGN	SQUARE
EXISTING TREE	CIRCLE
EXISTING SHrub	SQUARE
EXISTING FENCE	DASHED LINE
EXISTING WALL	SOLID LINE
EXISTING LIGHT	CIRCLE
EXISTING SIGN	SQUARE
EXISTING TREE	CIRCLE
EXISTING SHrub	SQUARE

SHEET NUMBER
SP-1

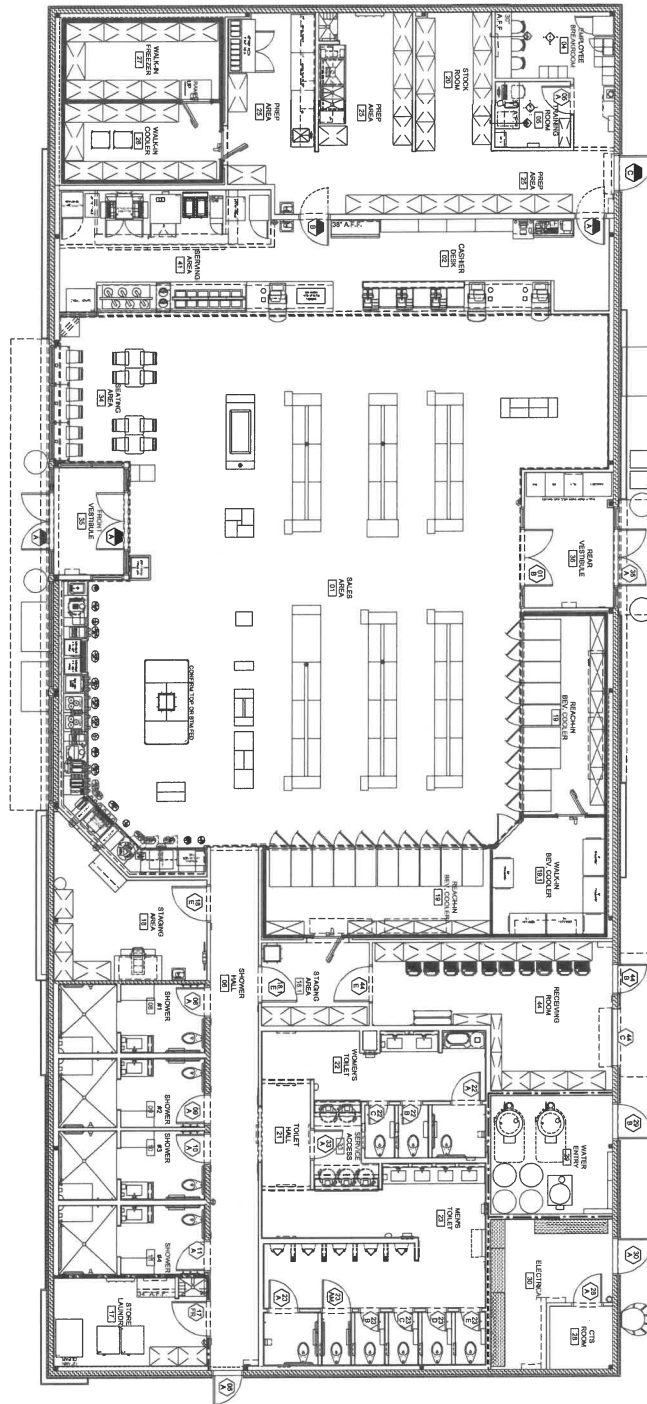
SITE PLAN
PILOT TRAVEL CENTER
SWC OF I-15 & LAS VEGAS BLVD.
APN: 122-09-401-001
NORTH LAS VEGAS, NEVADA



CIVIL 360
Planning & Engineering
6490 WEST DESERT INN.
LAS VEGAS, NV, 89146
PHONE: (702) 899-6068
WWW.CIVIL360LV.COM

DESIGNED	TP1
DRAWN	TP1
CHECKED	JLE
APPROVED	JLE
DATE	9/17/2024
SCALE	1"=40'

NO.	REVISIONS	DESCRIPTION	DATE	BY



A5

SHEET:

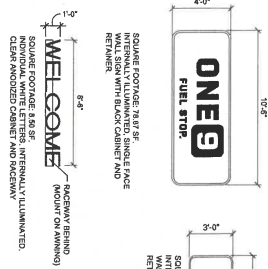
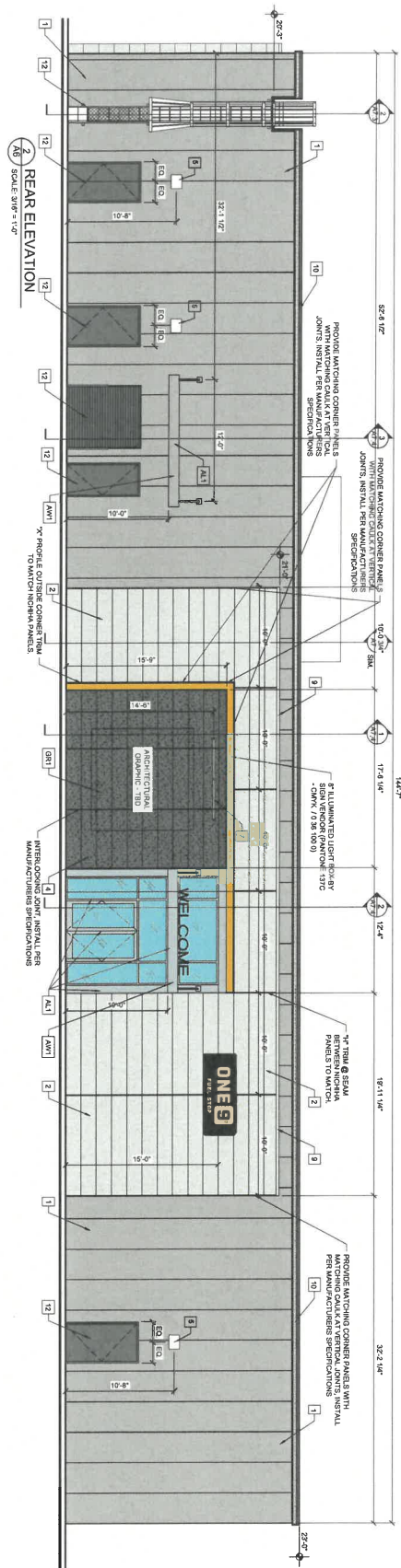
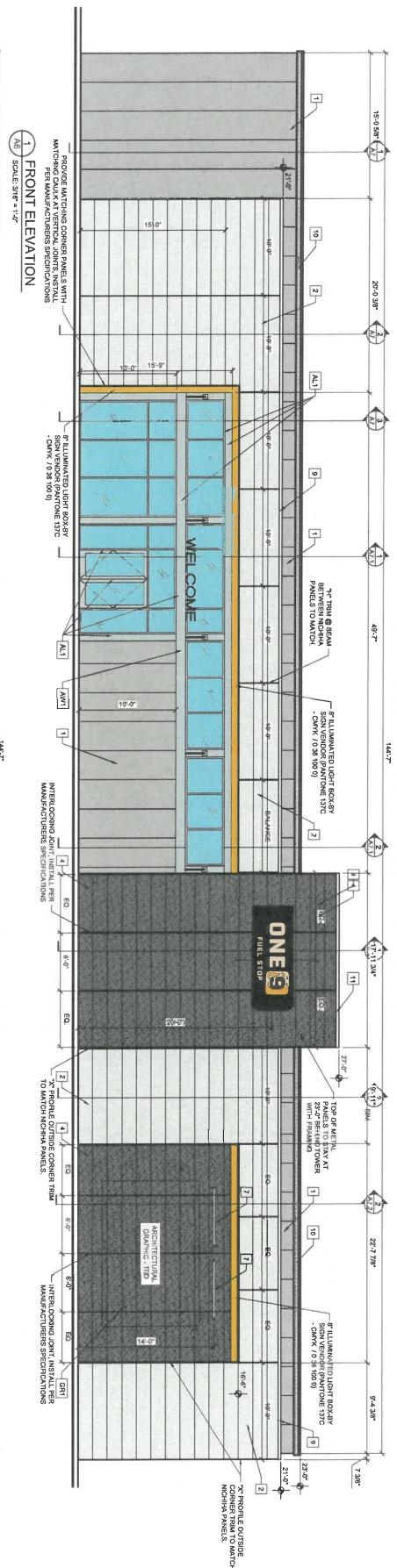
DATE: 01/12/24 DRAWN BY: SMS PROJECT: 1208-02




DATE: REV: REVISION DESCRIPTION: INT:

EQUIPMENT
PLAN
PILOT TRAVEL CENTER



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



<p>2" INSULATED EXTERIOR METAL CLADDING ZINC GRAY 45891837</p> 	<p>NICHIA WALL SYSTEM TYPICAL STEEL EPDM[®]</p> 	<p>NICHIA WALL SYSTEM INDUSTRIAL EPDM[®] WHITE</p> 
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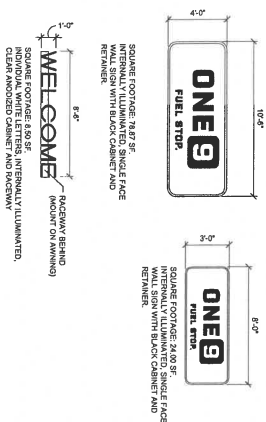
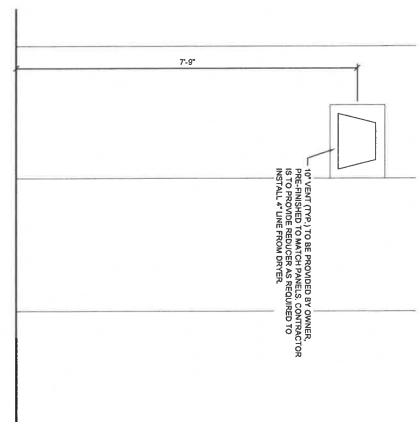
NOTE

CONTRACTOR IS TO INSTALL ALL JOINTS/SEALS IN STUCCO, TILE, AND NICHEA ONLY, IN THE LOCATIONS SHOWN AND DIMENSIONED ON THE PLANS. ANY DEVIATION MUST BE PRE-APPROVED IN WRITING BY TRAVEL CENTERS CORPORATE ARCHITECT. FAILURE TO FOLLOW THIS WILL RESULT IN THE JOINTS BEING REMOVED, REINSTALLED PROPERLY AND THAT AREA REFINISHED AT THE CONTRACTORS EXPENSE.

[illegible]

NOTE

ALL EXTERIOR PAINT TO BE "CON-FLEX XL" HIGH-BUILD ELASTOMERIC COATING SPECIFICATION.

TRAVEL CENTER EXTERIOR LEGEND

9 PARAPET METAL COPING
PAINT SHERWIN WILLIAMS "DOORAN
GRAY" SWATCH, IN A SATIN FINISH.
FURNISHED AND INSTALLED BY
ROOFING CONTRACTOR.

CONTRACTOR IS TO INSTALL ALL JOINTS/REVEALS IN STUCCO, TILE, AND NICHIA, ONLY IN THE LOCATIONS SHOWN AND DIMENSIONED ON THE PLANS. ANY DEVIATION MUST BE PRE-APPROVED IN WRITING BY TRAVEL CENTERS CORPORATE ARCHITECT. FAILURE TO FOLLOW THIS WILL RESULT IN THE JOINTS BEING REMOVED, REINSTALLED PROPERLY AND THAT AREA REFINISHED AT THE CONTRACTORS EXPENSE.

NOTE

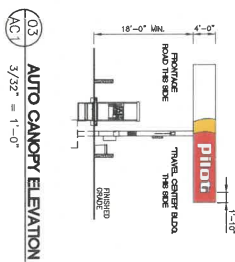
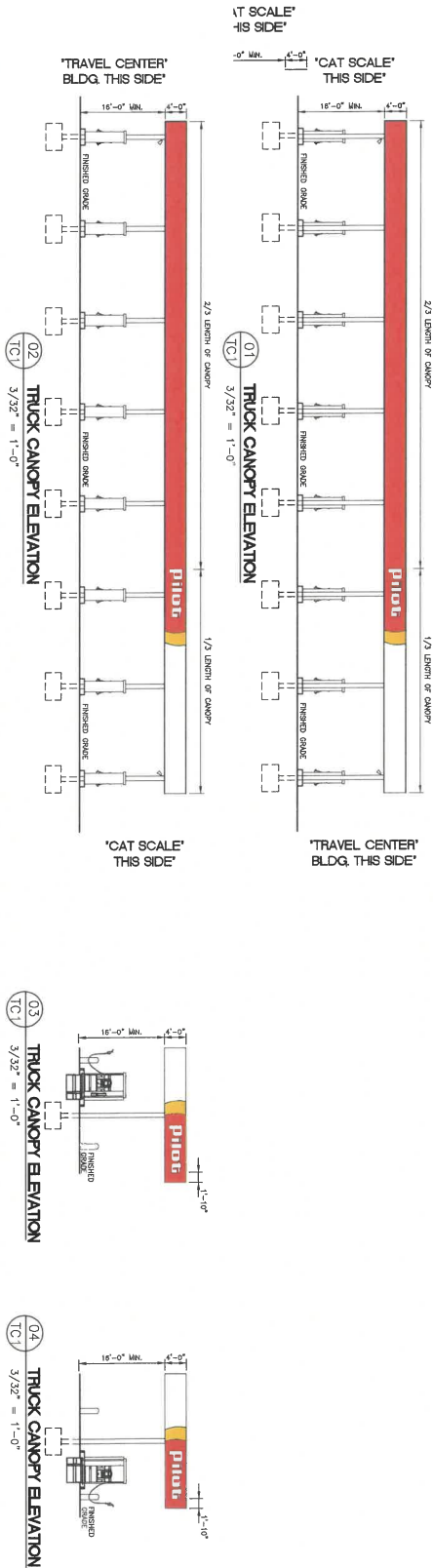


Diagram illustrating the layout of a vehicle (labeled "Pilot") relative to a road intersection. The vehicle is positioned 18'-0" W.N. (West North) from the frontage road and 4'-0" from the travel center line. The road is labeled "FRONTAGE ROAD THIS SIDE" and "TRAVEL CENTER ROAD THIS SIDE". The vehicle is also labeled "Pilot".

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



TC1

SHEET:

DATE: 3/29/21

DRAWN BY: VAB

PROJECT: 149-07

DATE: REV.

REVISION DESCRIPTION:

INT.0

TRUCK CANOPY
PLAN AND ELEVATIONS
PILOT TRAVEL CENTER



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



This map is an 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.



—	PARCEL BOUNDARY	007	PARCEL NUMBER
—	SUB BOUNDARY	001	PARCEL NUMBER
—	AIR SPACE PCL.	100	ACREAGE
—	RIGHT OF WAY PCL		
—	ROAD EMBLEMENT		
—	MATCH / LEADER LINE		
—	SUB-SURFACE PCL		
—	HISTORIC LOT LINE		
—	HISTORIC SUB BOUNDARY		
—	HISTORIC PALMD BOUNDARY		
—	SECTION LINE		
28.45	PLAT RECORDING NUMBER		
5	BLOCK NUMBER		
6	LOT NUMBER		
9.5	GV LOT NUMBER		

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

Scale: 1" = 200'

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

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



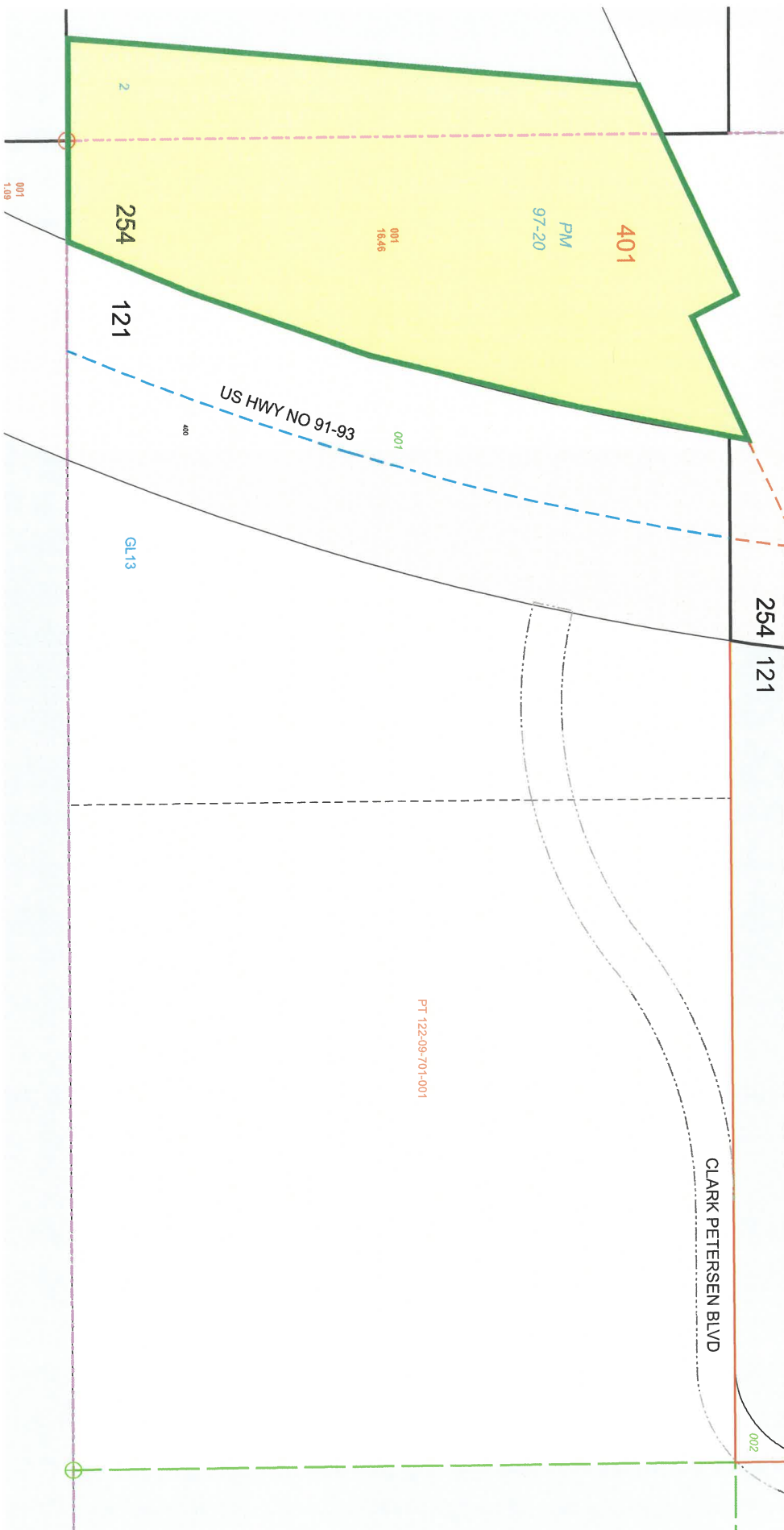
ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor

BOOK
T19S R63E

SEC. 6

MAP
S 2 SW 4

122-09-4

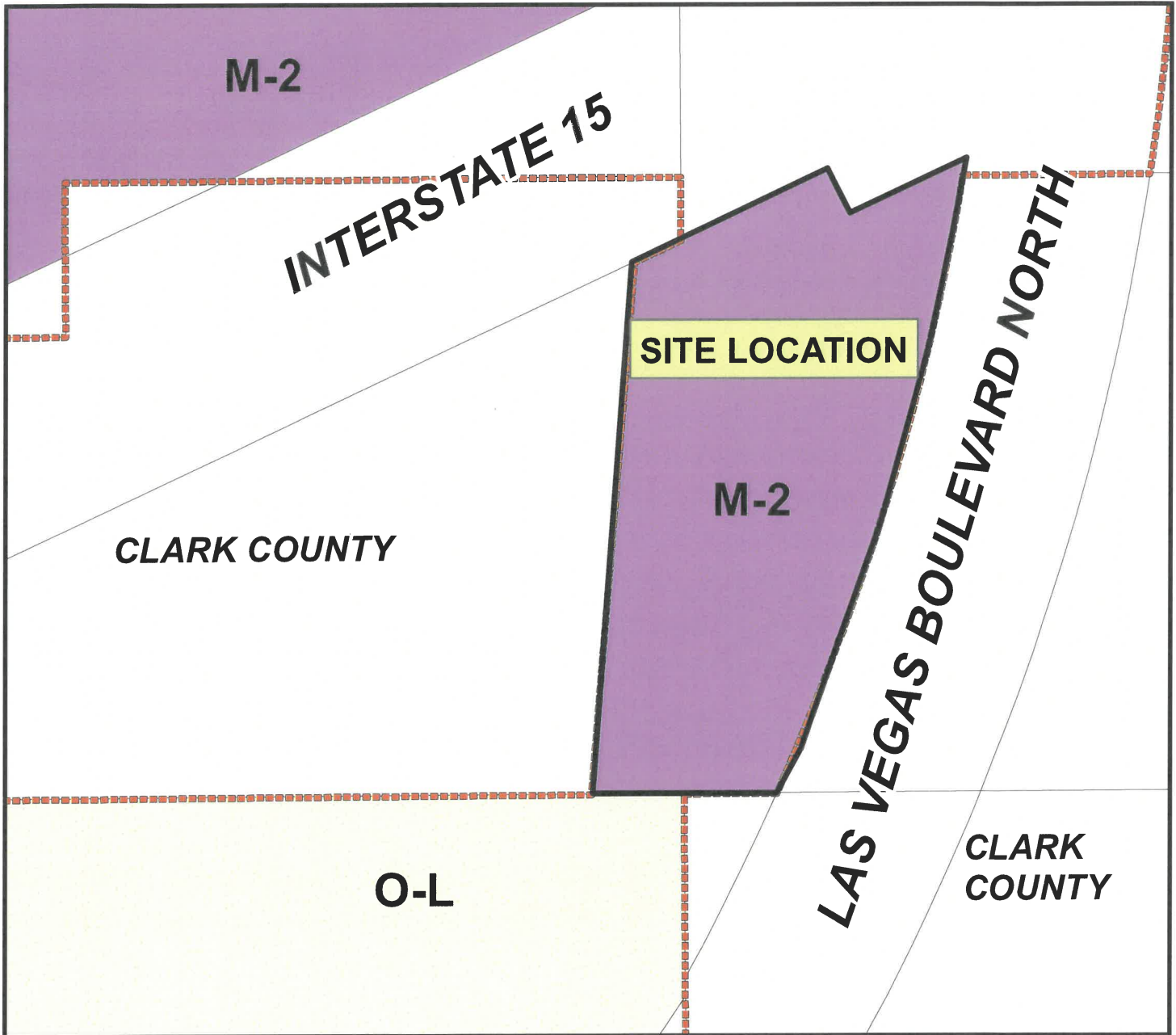


TAX DIST 254,121



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

