



O (858) 292-7770
4740 Ruffner Street
San Diego, CA 92111
nasland.com

MEMORANDUM

November 21, 2024
NE No. 322-155.2

To: City of North Las Vegas Planning and Zoning
2250 Las Vegas Blvd. North Suite 114
North Las Vegas, NV 89030

From: Michael Nasland, PE

RE: Justification Letter Regarding Application for
Special Use Permit "Convenience Food Store with Gas Pumps" for
The property located at 3950 W Lake Mead Blvd (APN 139-19-510-001)

To Whom It May Concern:

This letter is written on behalf of the applicant, Wal-Mart Real Estate Business Trust, and shall serve as the required justification letter for the Special Use Permit for a new Walmart Gas Station on the property.

The property is located between W Carey Ave and W Lake Mead Blvd at 3950 W Lake Mead Blvd, North Las Vegas, NV 89030 (APN 139-19-510-001). The subject property lies within the Planned Land Use "Community Commercial", Zoning Classification "C-2 General Commercial (C2).

This application is requesting a Special Use Permit for a new Gas Station in a C-2 zone in conjunction with an existing shopping center (south of Walmart Supercenter). Based on Table 17.20-1, Gas Stations are Special Use within C-2 zones with conditions. Those applicable conditions are gasoline pump islands shall be located to the interior of the parcel, away from the right-of-way. Pump islands shall be set back a minimum of fifteen (15) feet from the back of any front or side landscape area and a minimum of forty-five (45) feet from any residential zone district boundary. Interior curbs of not less than six inches in height shall be constructed to separate driving surfaces from sidewalks, landscaped areas, and street rights-of-way. A solid masonry wall or planting screen shall be required between all service station sites and residentially zoned property. Gas pump canopies shall match the primary structure in materials and colors.

The property is currently fully developed with a Walmart Supercenter and parking field. The new Walmart Gas Station is proposed on the existing dirt pad site just south of the store. The Gas Station will provide a 40-foot by 153-foot canopy, ten fuel pumps and a 1,618 square foot convenience food store; one ADA stall and ten standard stalls will also be provided. There are existing utilities running throughout the site limiting the need to disturb the public right-of-way. The kiosk will connect to an existing 2" water stub, 4" sewer stub, communication line and existing storm drain manhole all within the property; a new transformer is also proposed to service the project.

Convenience food stores with or without gas pumps shall be subject to the same limitations and conditions as are specified in Subsection 17.20.020C.25. for automobile service facilities as follows:

1. Gasoline pump islands shall be located to the interior of the parcel, away from the right-of-way. Pump islands shall be set back a minimum of fifteen (15) feet from the back of any front or side landscape area and a minimum of forty-five (45) feet from any residential zone district boundary.
 - a. The proposed canopy and fuel pumps are setback 52 feet along W Lake Mead Blvd; this is over the city requirement. This project is also not adjacent to a residential zone; therefore, this condition is not applicable.
2. Hydraulic hoists, pits, and all lubrication, greasing, washing, repair and diagnostic equipment shall be used and enclosed within a building.
 - a. This project does not include any hoists, pits, lubrication, greasing, washing, repair, and diagnostic equipment; therefore, not applicable.
3. Interior curbs of not less than six inches in height shall be constructed to separate driving surfaces from sidewalks, landscaped areas, and street rights-of-way.
 - a. This project proposes curbs six inches in height that separate driving surfaces from sidewalks, landscape areas, and street rights-of-way.
4. A solid masonry wall or planting screen shall be required between all service station sites and residentially zoned property.
 - a. This project is not adjacent to a residential zone; therefore, this condition is not applicable.
5. Service areas shall be screened from view by a masonry wall. When buildings are located at the front or side setback, all service bay doors shall be located away from the street front and face the interior of the parcel except in cases where it may be approved otherwise by the Planning Commission.
 - a. This project does not include any bay doors; therefore, not applicable.
6. Gas pump canopies shall match the primary structure in materials and color.
 - a. This project's pumps, canopies and convenience food store will match the primary structures materials and colors displayed on the Walmart Supercenter.

This project also complies with Table 17.24.040-4 Minimum off-street parking standards for Gas Stations as follows:

1. Vehicle Parking: 1 per 200 sf. Ft, GFA
 - a. The convenience food store is 1,618 sf which requires 8 parking spaces. The project will provide 11 parking spaces.

The addition of a new Gas Station can be effectively managed to ensure minimal impact on adjacent properties while enhancing the overall character of the community. Through careful planning and design, we aim to create a facility that integrates seamlessly into the surrounding development.

Actions to Minimize Negative Impacts

1. Buffer Zones and Landscaping:

- **Landscape Barriers:** We will establish landscaped buffer zones with trees, shrubs, and native plants to create a visual barrier and reduce noise pollution. These green spaces will enhance aesthetics and only provide plants on the SNWA/SNRPC Regional Plant List.
- **Screening Fences:** Where necessary, we will install fence enclosures and parapets that align with community standards to further shield adjacent properties from the gas station's equipment.

2. Controlled Access:

- **Traffic Flow Management:** The project will utilize existing entry and exits that minimizes disruption on local roads and adjacent developments. Clear signage and striping will guide drivers, ensuring smooth access and egress.

3. Sustainable Practices:

- **Environmental Considerations:** The gas station will adhere to stringent environmental standards to manage runoff and prevent contamination. This includes using existing storm drain facilities onsite and maintaining proper drainage systems efficiently.
- **Energy Efficiency:** Implementing energy-efficient lighting will not only lower the facility's carbon footprint but also mitigate any concerns about energy consumption and pollution. Also, the convenience food store windows and door will be underneath a proposed canopy reducing the amount of direct sunlight the interior of the building receives which will lower the amount of electricity the store needs for HVAC.

Design Compatibility with Community Character

1. Architectural Aesthetics:

- **Community-Inspired Design:** The gas station's architecture will reflect the local style, incorporating elements such as brick, a flat roof, and decorative signage that are consistent with the existing Walmart Supercenter.
- **Scale and Proportion:** We will ensure that the building's height and canopy are in compliance with the municipal code, avoiding overwhelming the streetscape by providing larger setbacks from the right-of-way.



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2. Collaboration with Community:

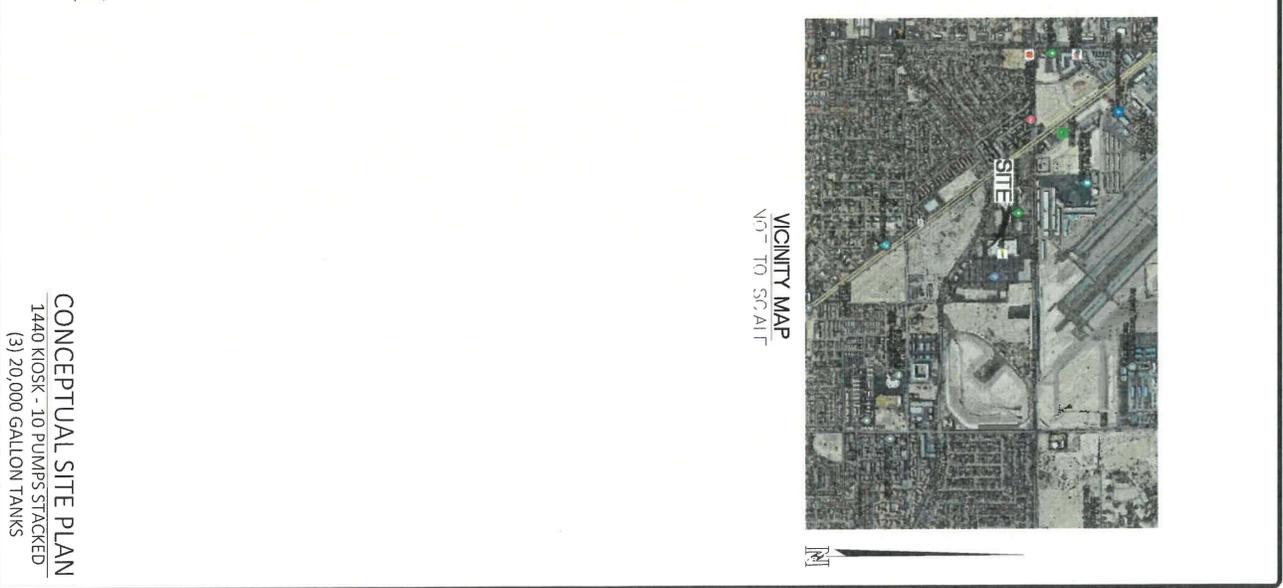
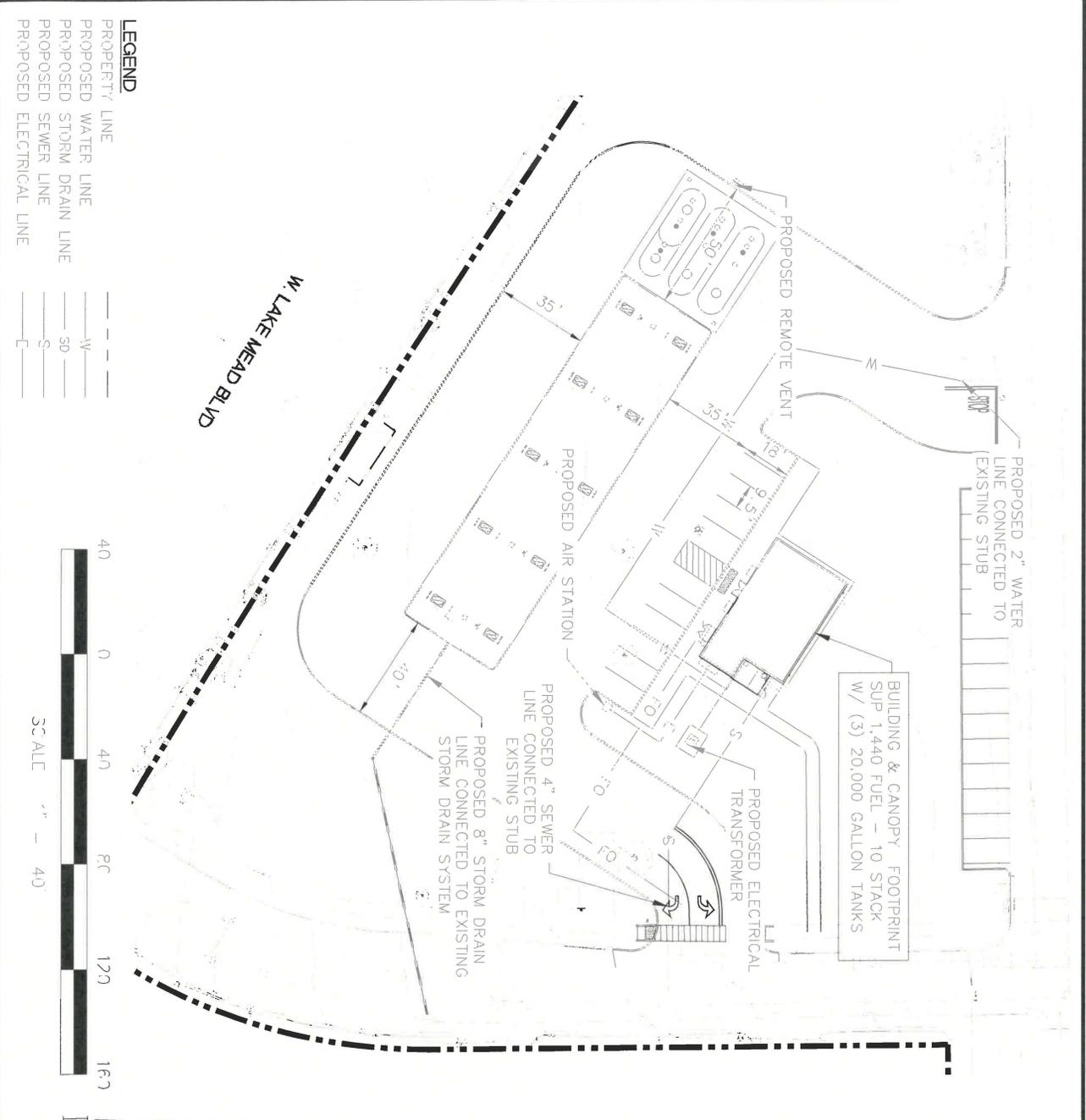
- **Community Input:** We will actively engage with the City of North Las Vegas, community members and local organizations throughout the planning process, seeking input on design and operational aspects to ensure alignment with community values and needs are met.

By implementing these strategies, the new gas station will not only minimize any potential negative impacts on adjacent properties but also enhance the character of the community and existing development. Our commitment to thoughtful design and sustainable practices ensures that the gas station will harmoniously coexist with its surroundings, benefiting both residents and customers alike.

Sincerely,

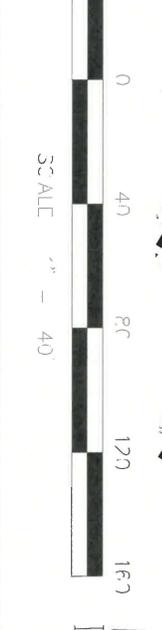
A handwritten signature in blue ink, appearing to read "Michael Nasland", is written over a horizontal line.

Michael Nasland, PE



LEGEND

- PROPERTY LINE
- PROPOSED WATER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED SEWER LINE
- PROPOSED ELECTRICAL LINE



CONCEPTUAL SITE PLAN
 1440 KIOSK - 10 PUMPS STACKED
 (3) 20,000 GALLON TANKS

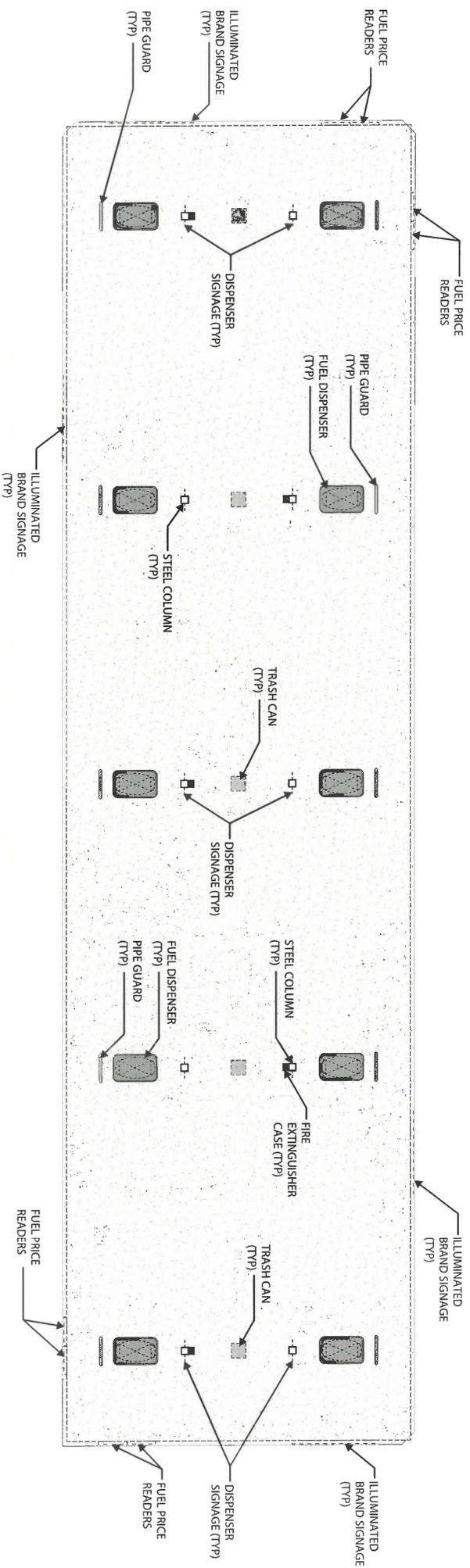


HHA Elevation Package - Walmart Fuel Station

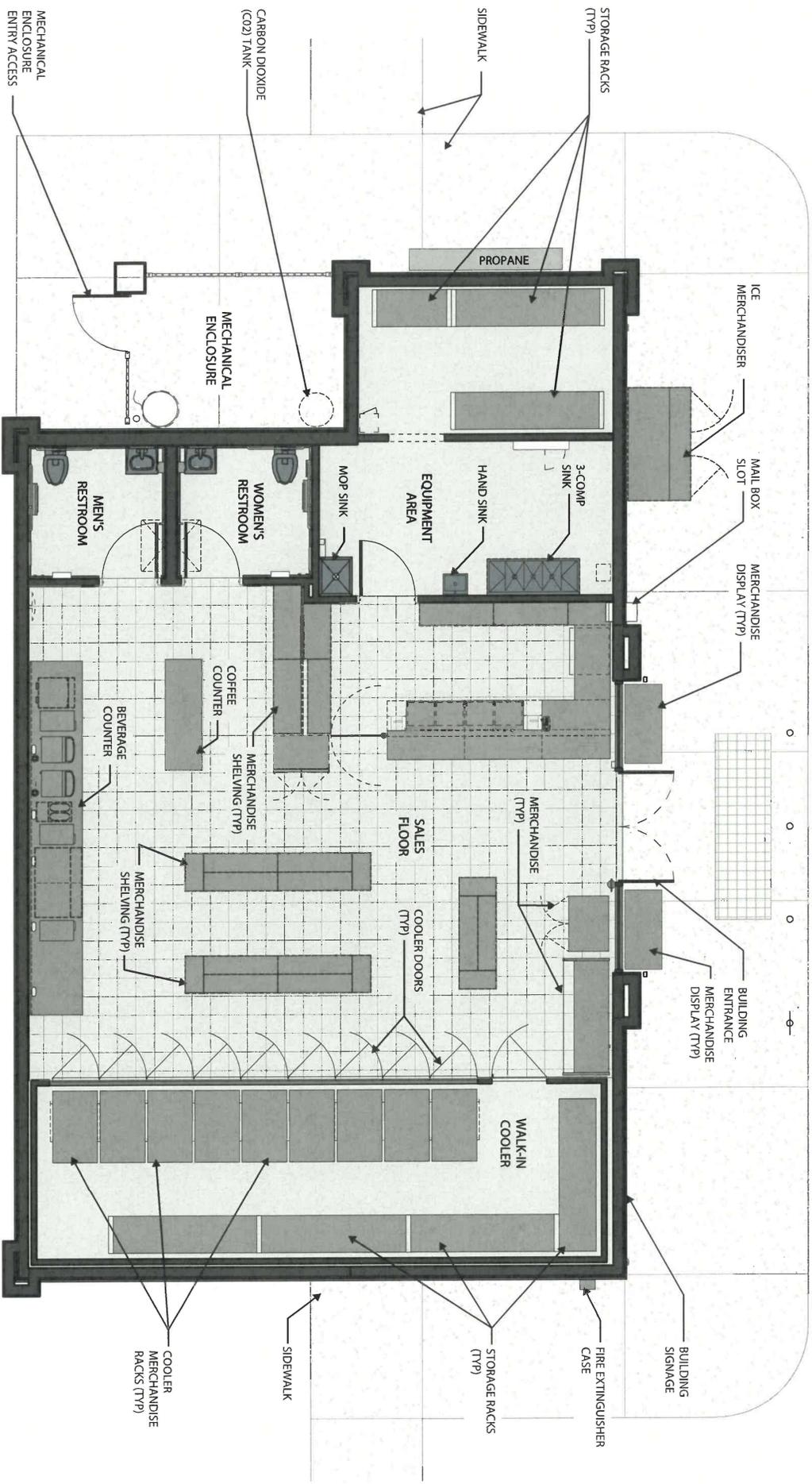
Las Vegas, NV #3728

Issued: September 17, 2024

CANOPY LAYOUT: 2x5
 DISPENSERS: 10 DISPENSERS



KIOSK SIZE: 1,515 SF
 RESTROOMS: 2 (MEN'S/ WOMEN'S)



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 WAS REDUCED FROM 1:137 ORIGINAL

0 100 200 400 600 800

MAP LEGEND

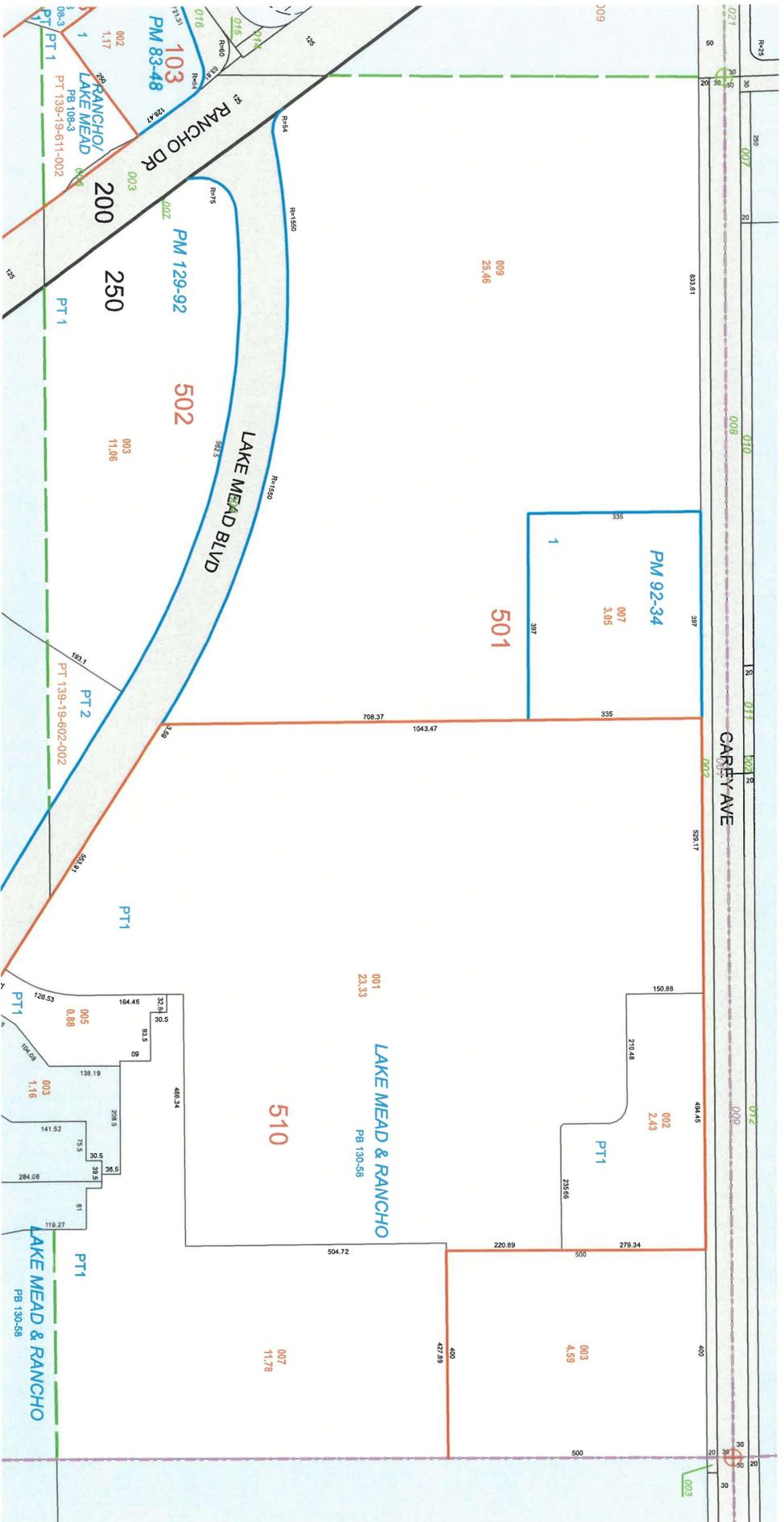
- PARCEL BOUNDARY
- SUB BOUNDARY
- PAVLD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUB/SEQ NUMBER
- PB 24493 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GL 5 GOV. LOT NUMBER

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

BOOK	120S R61E
26 125	124 123
37 138	139 140
54 163	162 161

SEC.	19
8 5 4 3 2 1	8 4 1 5 4
7 8 10 11 12	5 1 1 5 1
16 17 18 19 20 21 22 23 24	6 2 1 6 2
30 31 32 33 34 35 36	7 3 1 7 3
37 38 39 40 41 42 43 44 45 46	8 4 1 8 4

MAP	N 2 NE 4
8 4 1 5 4	8 4 1 5 4
5 1 1 5 1	5 1 1 5 1
6 2 1 6 2	6 2 1 6 2
7 3 1 7 3	7 3 1 7 3
8 4 1 8 4	8 4 1 8 4

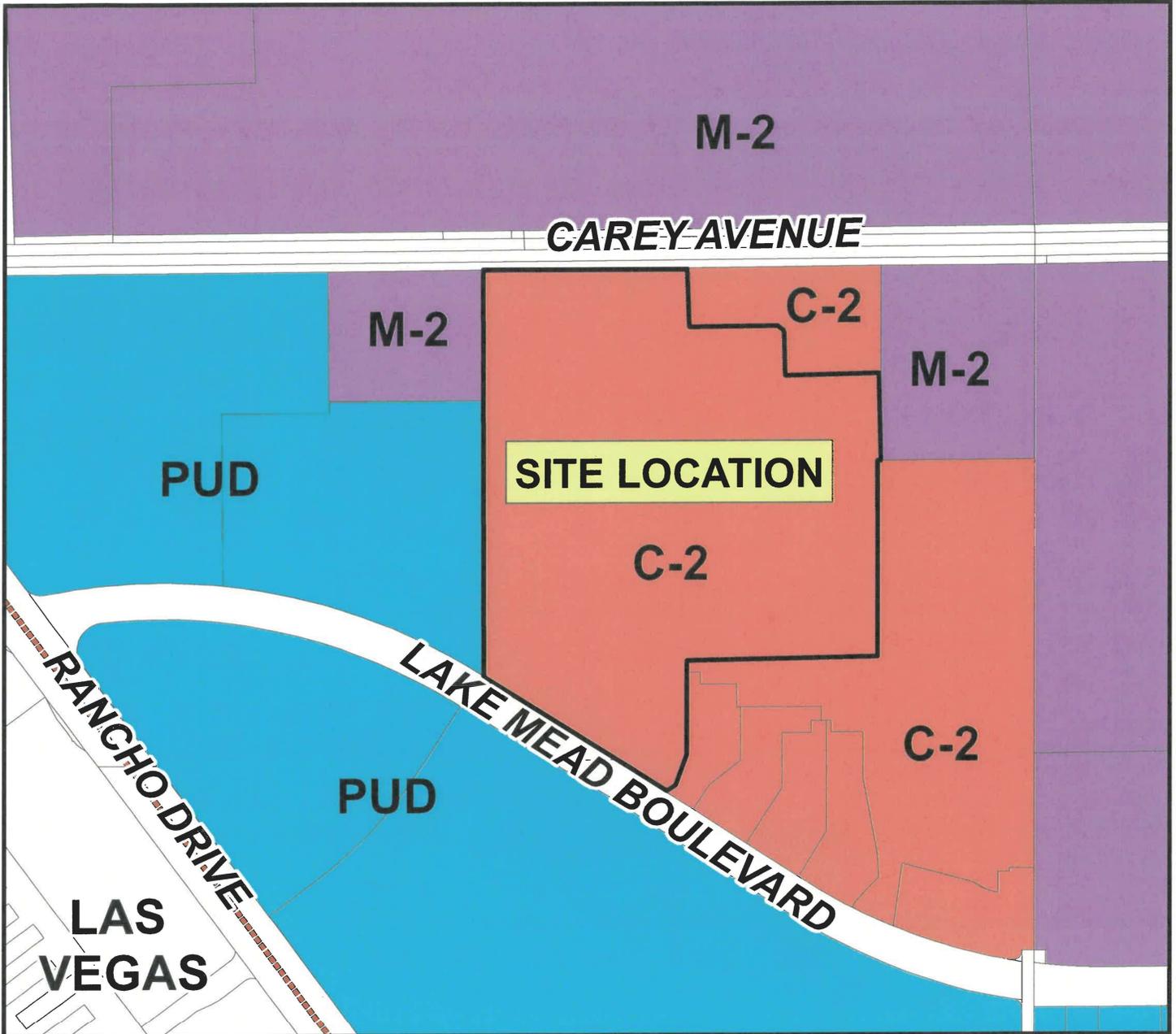


TAX DIST 250.200



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Walmart Real Estate Business Trust
Application Type: Special Use Permit
Request: To Allow a Convenience Food Store with Gas Pumps
Project Info: 3950 West Lake Mead Boulevard
Case Number: SUP-59-2024

12/04/2024

