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April 4, 2024

City of North Las Vegas
Planning & Zoning Department
2250 Las Vegas Blvd North, Suite 114
North Las Vegas, NV 89030

RE: Special Use Permit (SUP) request for a free-standing sign for Maverik at Lake Mead Blvd. and Losee Road-Revised Letter of Intent

Maverik, Inc., respectfully submits this Special Use Permit request for additional heights and sign area for a freestanding sign.

Project Description

The convenience store with fuel dispensers is located on the southeast corner of Lake Mead Boulevard and Losee Road. The property is currently zoned M-3 which allows a convenience store with fuel sales. The convenience store is approximately 6,489 sf of floor space with twelve (12) fueling dispensers and canopy in the forecourt and an additional six (8) high flow dispensers and canopy for larger vehicles. The development will provide fueling, packaged beer and wine sales, as well as fresh food items. Public restrooms will be open to the public. The store will be open 24 hours, seven days a week.

Maverik would like to request a Special Use Permit (SUP) for a taller highway sign with an additional sign area than what the code currently allows.

Maverik would like to have an 80' tall sign with 345.3 square feet of sign area in order to properly display their fuel signs, and Brand ID (Maverik).

Sign Description

Sign #1 will be located at the northeast portion of the site and be oriented to I-15 traffic.

Proposed Height: 80 ft.

Proposed Sign Area: 345.3 s.f.

Special Use Permit- Circumstances and Conditions-section 17.24.150 G.1, deviations from the stipulations for freestanding or wall signs can be sanctioned by the Planning Commission upon obtaining a special use permit. This request is for increased sign heights and sign areas.

Exceptional and extraordinary circumstances and conditions applicable to the property involved and that such circumstances and conditions do not apply generally to other properties in the same vicinity and zoning district.

Topography and slope from the adjacent Lake Mead Boulevard freeway create inferior visibility for the signs if constructed at the allowed sign heights and sign areas. The existing railroad overpass will block sign visibility for westbound Lake Mead Blvd motorists, as well as I-15 north and south bound motorists. Also, the speeds along I-15 require a larger sign for motorists to make safe vehicular movements when identifying store location and ingress/egress to the freeway and site. Topography and adjacency to I-15 are not factors to surrounding properties.

This SUP is necessary for the preservation and enjoyment of a substantial property right which is possessed by property in the same vicinity and zoning district and denied to the property in question;

This SUP allows Maverik to provide signage on a commercially zoned property. Not granting this SUP will require Maverik to construct signage that cannot be viewed by potential customers until unsafe turning distances and movements occur. Please see attached pictures of the view of the site a from I-15.

That granting of such SUP will not be materially detrimental to the public safety and welfare or injurious to other property or improvements in the same vicinity and zoning district.

Granting this SUP will allow Maverik to post their gas process. Sign visibility (increased height and sign square footage) is critical for motorist decision making while on these rights-of-ways (fast moving highway). The proposed sign will allow motorists to make safe turning movements to access the property. This request and proposed use do not adversely affect the master plan.

We believe this is a reasonable request and respectfully request approval of this SUP. Please contact me with any questions you may have.

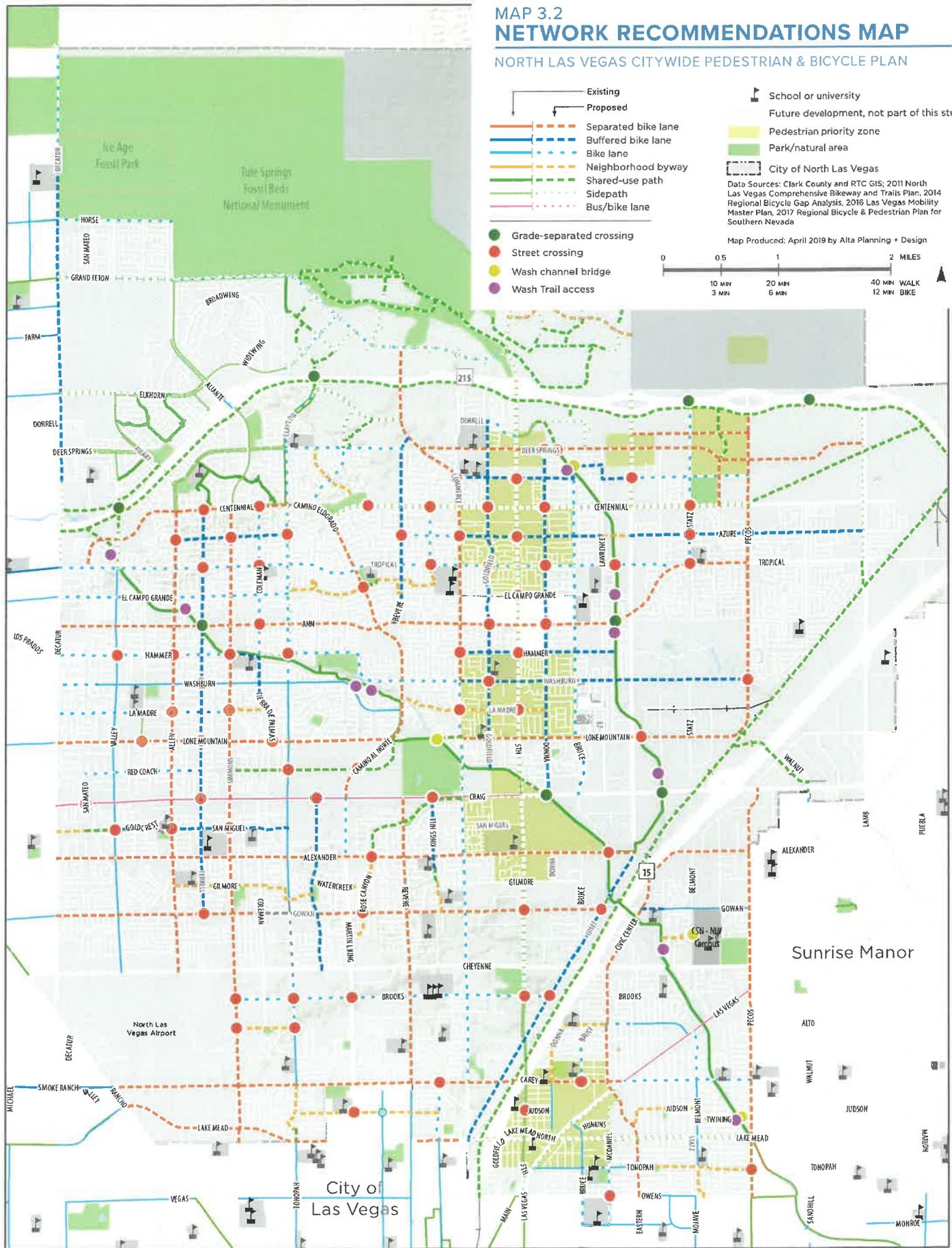
Yours truly,

Lucy Stewart

Lucy Stewart

MAP 3.2 NETWORK RECOMMENDATIONS MAP

NORTH LAS VEGAS CITYWIDE PEDESTRIAN & BICYCLE PLAN



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/EFFECT WHEN MAP REDUCED FROM 11X17 ORIGINAL.

- MAP LEGEND**
- Parcel Boundary
 - Sub Boundary
 - PM/D Boundary
 - Road Easement
 - Match/Leader Line
 - Historic Lot Line
 - Historic Sub Boundary
 - Historic PM/D Boundary
 - Section Line
 - Condominium Unit
 - Air Space PCL
 - Right of Way PCL
 - Sub-Surface PCL
 - 001 Road Parcel Number
 - 001 Parcel Number
 - 100 Acreage
 - 202 Parcel Subseq Number
 - PM 24.45 Plat Recording Number
 - 5 Block Number
 - Lot Number
 - 0.5 Govt Lot Number

BOOK

125	124	123
138	139	140
163	162	161

SEC.

22

MAP

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139-22-7

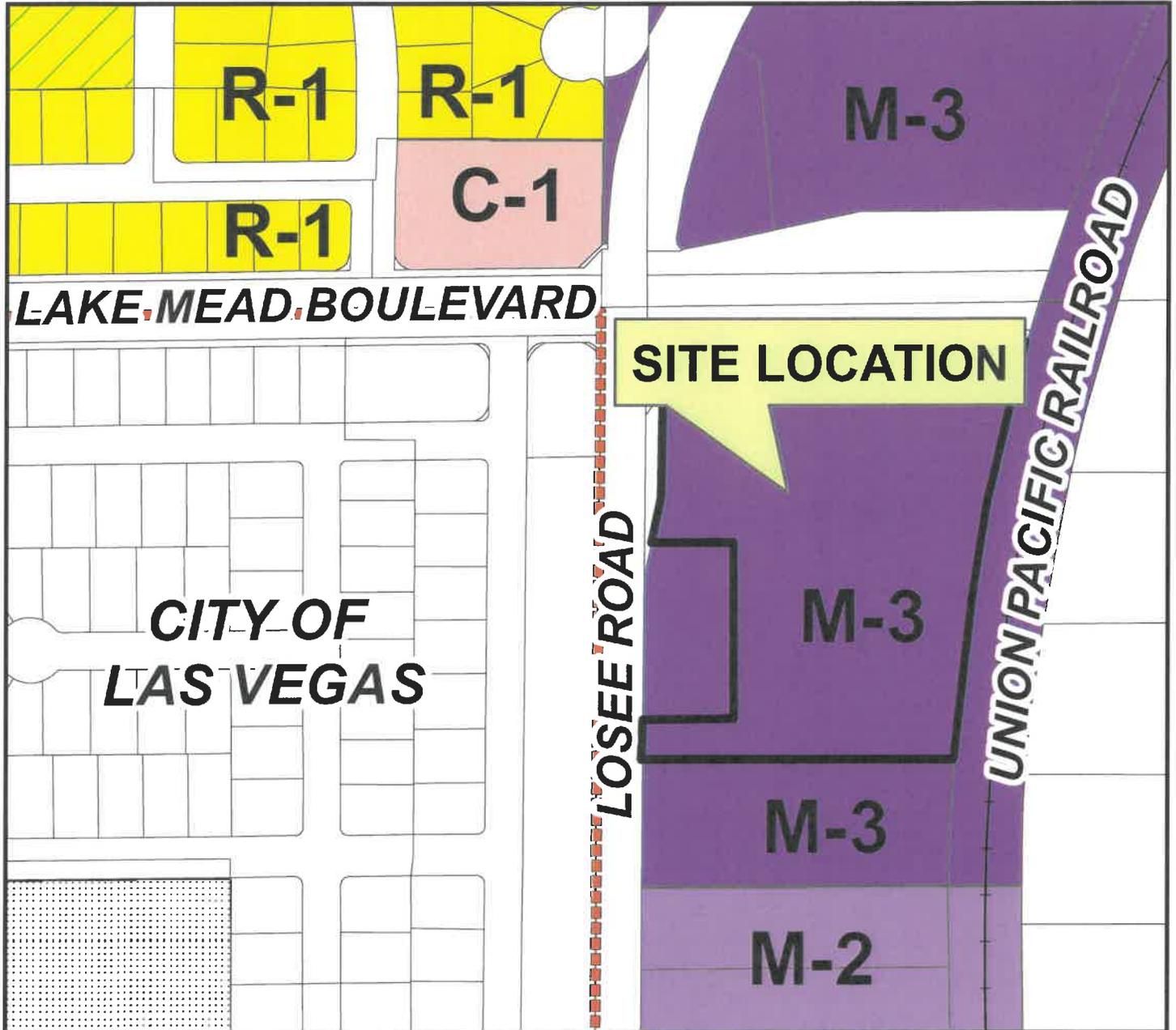


TAX DIST 253,250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Maverik, Inc.
Application Type: Special Use Permit
Request: To Allow a Sign Height of 80 Feet where a Maximum of 45 Feet is Allowed, and a Sign Area of 345 Square Feet where a Maximum of 125 Square Feet is Allowed
Project Info: Southeast Corner of Lake Mead Boulevard and Losee Road
Case Number: SUP-32-2024

03/28/2024

