

LAS Consulting
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Las Vegas, NV. 89134
(702) 499-6469-cell
(702) 946-0857

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.

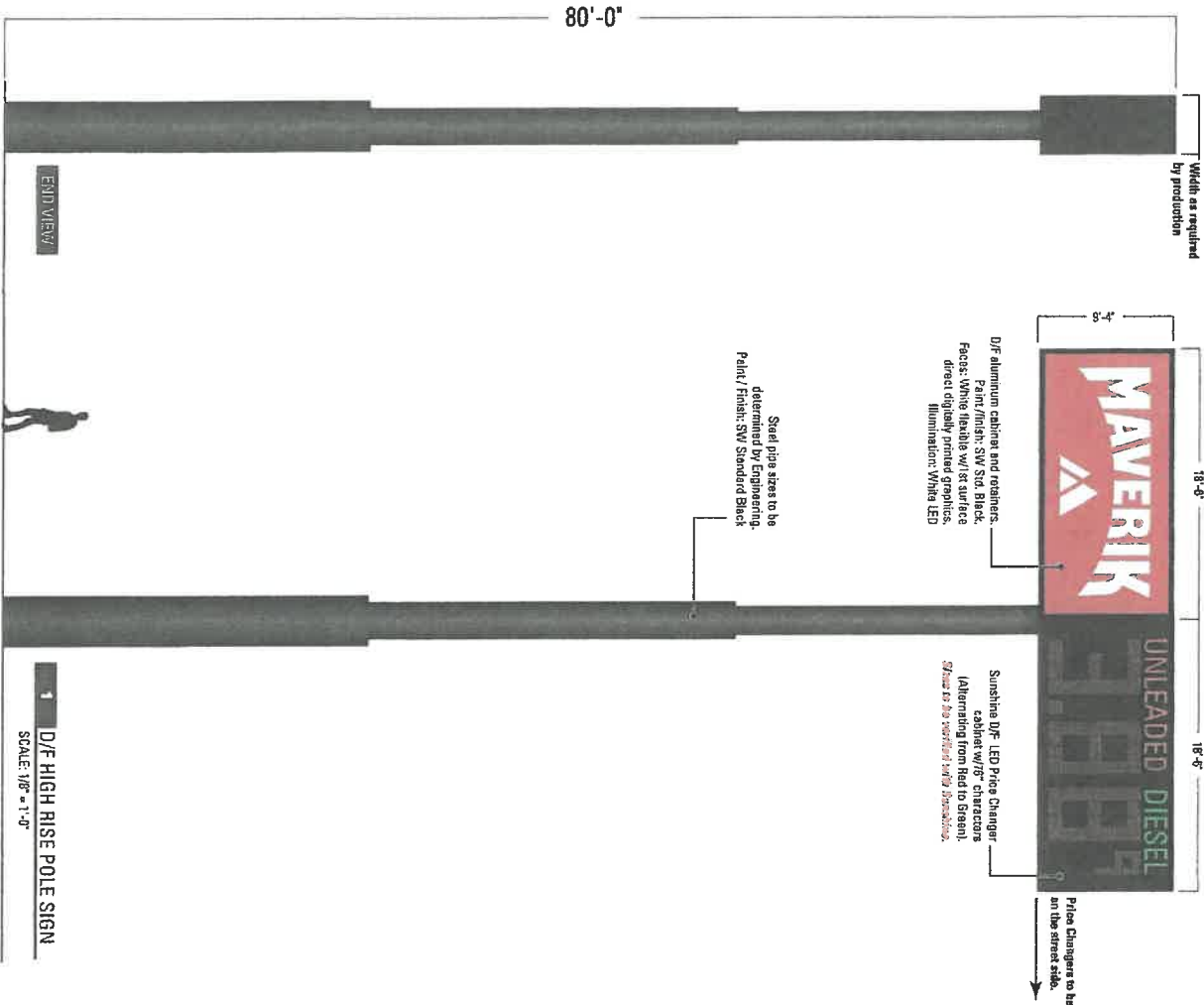
Granting this SUP will allow Maverik to post their gas process. Sign visibility (increased height and sign square footage) is critical for motorist decision making while on these rights-of-ways (fast moving highway). The proposed sign will allow motorists to make safe turning movements to access the 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



Total Sign Area: 345.3 s.f.

SCALE OF WORK

MANUFACTURE & INSTALL ONE (1) DOUBLE FACE, INTERNALLY ILLUMINATED HIGH RISE POLE SIGN.

PERMITTING Logo cab= 172.6 ft
Lod cab= 172.6 ft
Tall= 345.3 ft

CLIENT TO PROVIDE POWER TO SIGN LOCATION
YESCO TO PROVIDE FINAL CONNECTION

COLORS - MAVERIK SIGNAGE - 34711366

PAINT SW STD. BLACK

ACQUIC 34723 08 208
PAINT PMS 4 42C

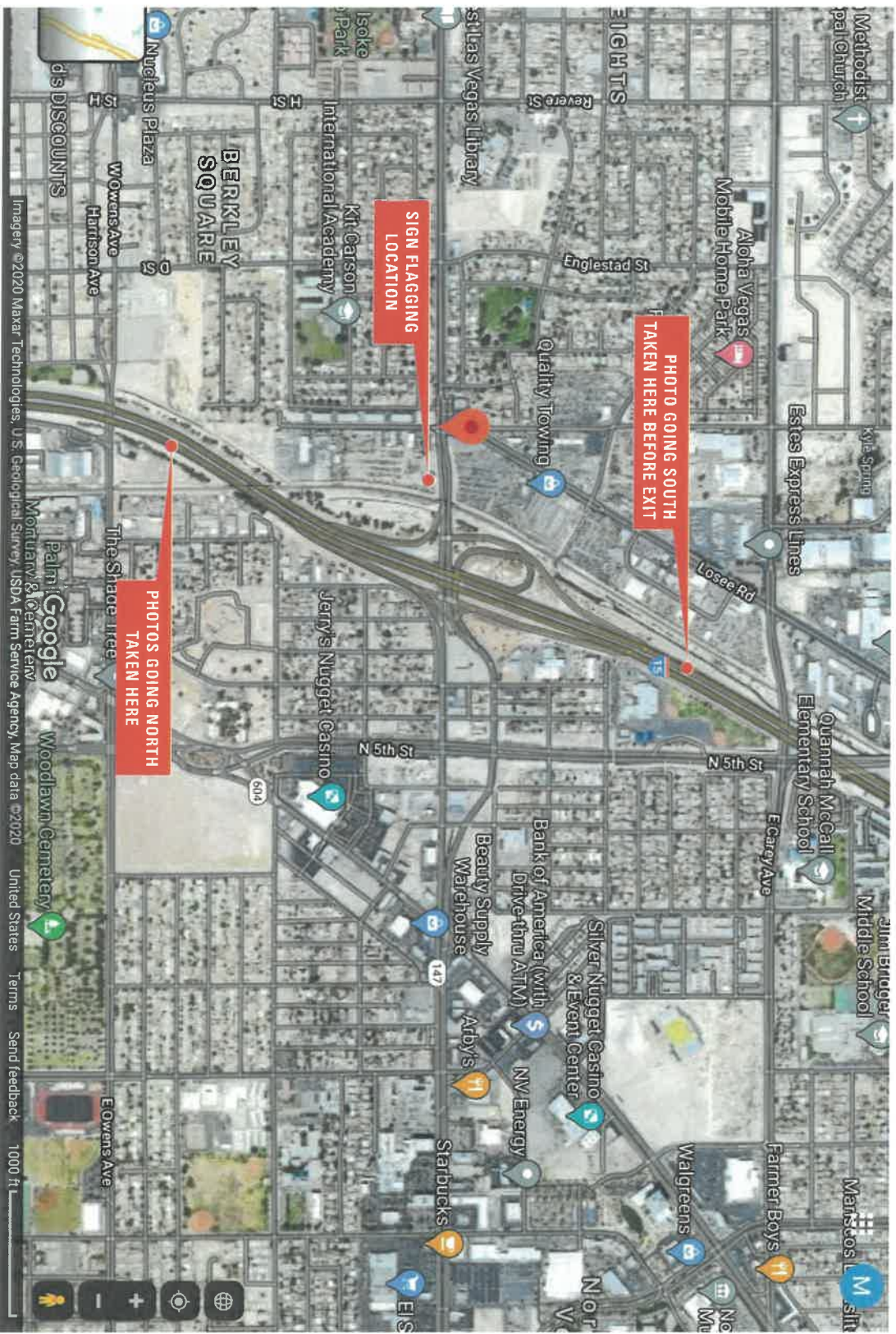
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This design does not constitute production ready artwork and is to be used exclusively for preling and review purposes only.

<p>YESCO. DESIGN</p> <p>1605 South Gramercy Rd. Salt Lake City, UT 84104 801.487.8481</p> <p>www.yesco.com</p> <p>© 2017 YESCO LLC. All rights reserved.</p> <p>This drawing was created to assist you in visualizing our proposal. The original files herein are the property of YESCO LLC. Permission to copy or reuse this drawing can only be obtained through a written agreement with YESCO.</p> <p>The colors shown are only approximate and are not a guarantee of color. The final product may vary slightly in color from your computer monitor or print.</p>		<p>Revisions</p> <p>No. Date Description</p> <table border="1"> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>																														
<p>Approval</p> <p>Art Sign/ Date</p> <p>Client Sign/ Date</p> <p>Landlord Sign/ Date</p>		<p>Maverik Inc.</p> <p>Store #78D</p> <p>Lake Mead Blvd. & Lones Rd. Las Vegas, NV</p> <p>Asst. Exec: Matt Wren Designer: Riley Becerra</p> <p>Orig: 11.03.2020</p>																														
<p>OPV 35655 R0</p> <p>ART 1.0</p>		<p>Scale: as noted</p>																														

NORTH LAS VEGAS CITYWIDE PEDESTRIAN & BICYCLE PLAN





HIGH RISE SIGN - FREEWAY VIEW LOCATIONS



DESIGN

1605 South Gramercy Rd.
Salt Lake City, UT 84104
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This sign is installed in accordance with the
current standards of the International Building
Code and / or other applicable local
codes. This includes proper grounding and
bonding of this sign.

Revisions



No.	Date / Description

Approval

AE Sign / Date

Client Sign / Date

Landed Sign / Date

Maverik Inc.

Store #: TBD
Lake Mead Blvd. & Losee Rd.
Las Vegas, NV

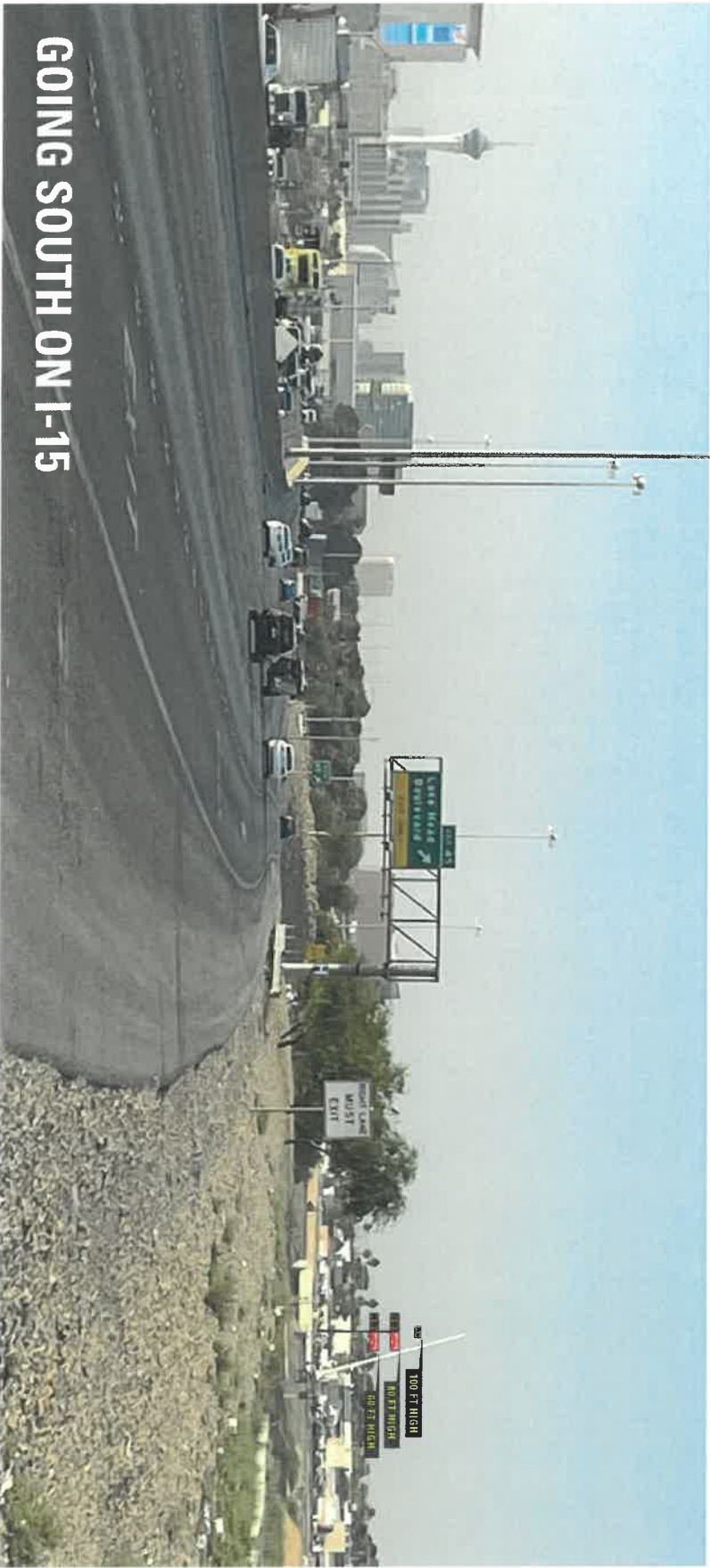
Act. Exec: Matt Wan
Designer: Gary Beerra

Orig: 11.03.2020

OPY 35655 R0

scale: as noted

L0C 9.0



DESIGN

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your computer monitor or print.

This sign is installed in accordance with the
requirements of Article 590 of the National
Electrical Code and / or other applicable local
codes. This includes proper grounding and
bonding of the sign.

Revisions



No.	Date / Description

Approval

AE Sign / Date

Client Sign / Date

Landed Sign / Date

Maverik Inc.
Score #: TBD
Lake Mead Blvd. & Loane Rd.
Las Vegas, NV

Acc. Exec: Matt Wan
Designer: Gary Becerra

Orig: 11.03.2020

OPY 35655 R0

scale: as noted

L0C 10.0



DESIGN

1605 South Gramercy Rd.
Salt Lake City, UT 84104
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This sign is installed in accordance with the requirements of Article 590 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of this sign.

Revisions



No.	Date / Description

Approval

AE Sign / Date

Client Sign / Date

Landed Sign / Date

Maverik Inc.
Store #: TBD
Lake Mead Blvd. & Losee Rd.
Las Vegas, NV

Acct. Exec: Matt Wen
Designer: Gary Beerra

Orig: 11.03.2020

OPY 35655 R0

scale: as noted

L0C 11.0



GOING NORTH ON I-15



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This sign is installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

[illegible]

Approval

A/E Sign / Date

Client Sign / Date

Landlord Sign / Date

Maverik Inc.

Store #: TBD
Lake Mead Blvd. & Losee Rd.
Las Vegas, NV

Acct Exec: Matt Wren
Designer: Gley Bocerra

Orig: 11.03.2020

OPY_35655 R0

scale: as noted

LOG 12.0

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. USE THIS SCALE WHEN MAP REDUCED FROM 11x17 ORIGINAL.

MAP LEGEND

- ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor
- PARCEL BOUNDARY
SUB BOUNDARY
PM/D 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
- 001 PARCEL NUMBER
001 PARCEL NUMBER
100 ACRES
202 PARCEL SUBSEQUENCE NUMBER
PM 24.5 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
6.5 GOV LOT NUMBER

BOOK

T205 R61E	125	124	123
	138	139	140
	163	162	161

SEC

22	8	4	8	4
	5	1	5	1
	6	2	6	2
	7	3	7	3
	8	4	8	4
	5	1	5	1

N 2 SE 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

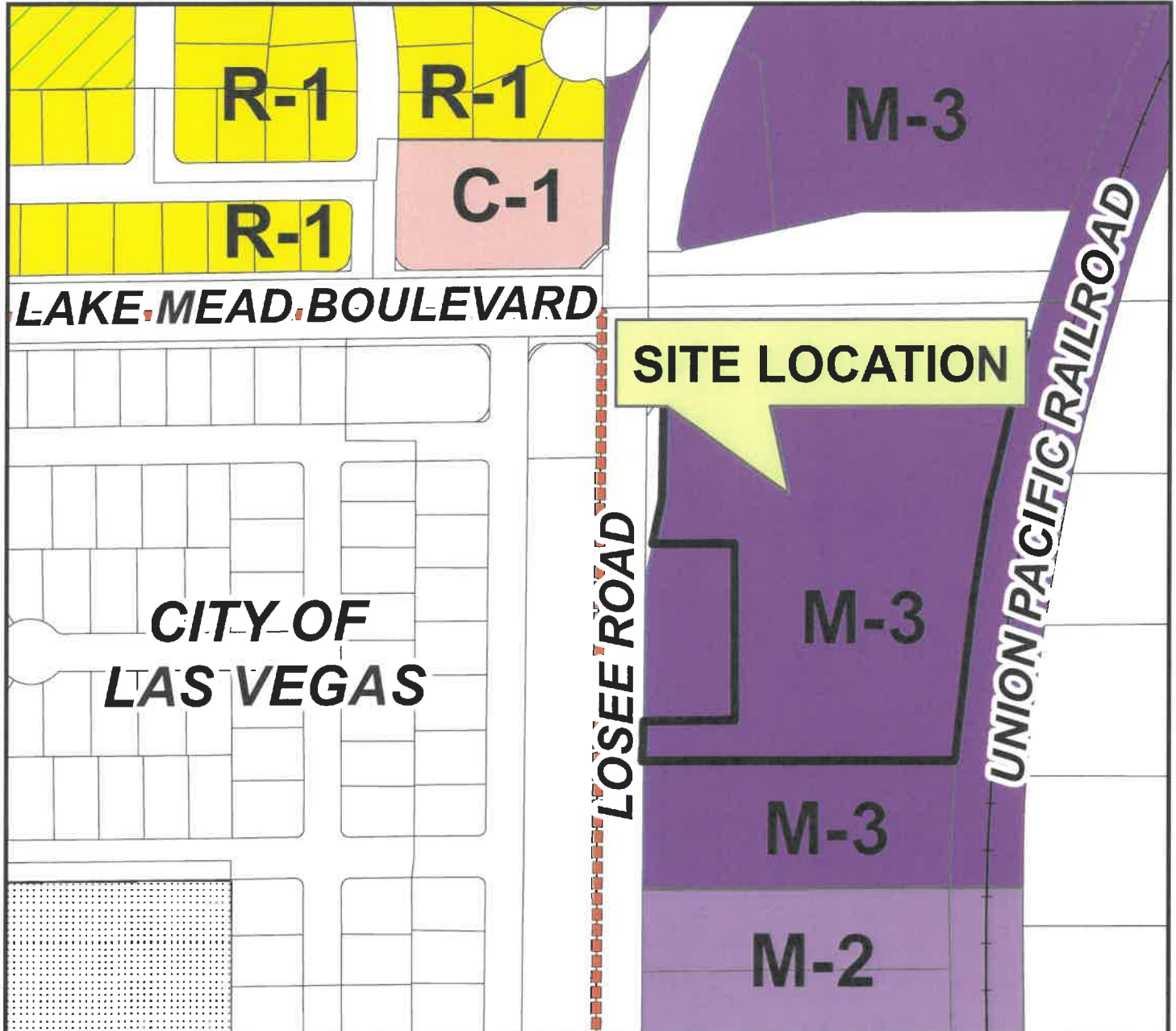


TAX DIST 253,250



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

