

## CITY OF NORTH LAS VEGAS

### INTEROFFICE MEMORANDUM

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To: Bryan Saylor, Planner, Land Development & Community Services Dept.  
From: Jimmy Love, Major Projects Coordinator, Department of Public Works  
Subject: SUP-05 thru 09-2024     **Losee & Deer Springs**  
Date: February 20, 2024

In addition to the requirement to comply with the *City of North Las Vegas Municipal Code – Titles 15 and 16, 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. 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.
4. The size and number of driveways and their locations are subject to review and approval by the City Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040 and *Clark County Area Uniform Standard Drawing* number 222.1, including throat depths. Conformance may require modifications to the site plan.
5. Commercial driveways are to be constructed in accordance with Clark County Area Uniform Standard Drawing numbers 222.1, including throat depths, and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
6. The developer is required to construct a raised median along Deer Springs Way to 50-foot east of the westernmost driveway. The median shall be constructed per Clark County Area Uniform Standard Drawing numbers 218 and 219 "A" type island curb. A thirteen (13) foot wide permanent travel lane with four foot wide Type II shoulder shall be constructed south of the median.
7. The property owner is required to grant a roadway easement for commercial driveway(s).
8. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way.
9. A revocable encroachment permit for landscaping within the public right of way is required if applicable.
10. If the property is subdivided in the future, the applicant must submit a commercial subdivision map.

11. The applicant is responsible for acquiring any easements needed to construct the project.
12. All off-site improvements must be completed prior to final inspection of the first building.
13. 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.

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=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: 2024.02.20 16:17:05-08'00'

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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)

January 18, 2024

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

**RE: Letter of Intent for a Commercial Development at Losee Rd. & Deer Springs Way.**

Please accept this letter of intent for the proposed construction of a new commercial development located on the northeast corner of N. Losee Rd. & Deer Springs Way (APN: 124-24-201-005). On behalf of our client, we respectfully request your approval recommendation for this Design Review, special use permits, and waiver of development standards listed below.

- Special Use Permit "Convenience Food Store with Gas Pumps".
- Special Use Permit for Vehicle Wash in connection with proposed Convenience Store
- Special Use Permit for a Vehicle Wash (Drive-Through or Non-Self-Service)
- Special Use Permit for Restricted Gaming Establishment with On-Sale Liquor.
  - Request Waiver of Development Standards 17.20-2 to allow a 231'-9" separation from residential where 500' is required. To help mitigate this request, we are proposing to have the tavern placed behind the storage building.
- Special Use Permit for a Mini-Warehousing Establishment.

The proposed commercial development consists of a storage facility, tavern, big box retail building, 2 in-line retail buildings, 3 quick-serve restaurants (QSR), convenience with carwash and fueling station, and a stand-alone carwash building. The storage facility will be approximately 111,000 sq. ft. and stands 40'-0" tall. The tavern will be 6,000 sq. ft. and stand 23'-8" tall. The big box retail building will be 24,500 sq. ft. and stand 32'-4" tall. The Retail 1 building will be 7,200 sq. ft. and stand 23'-10" tall. The Retail 2 building will be 9,300 sq. ft. and stand 26'-6". Quick-Serve Restaurant 1 will be 1,400 sq. ft. each and stand 22'-6" tall. Quick-Serve Restaurants 2 & 3 will be 2,400 sq. ft. each and stand 22'-6" tall. The Convenience Store with Carwash will be 5,500 sq. ft. (4,300 sq. ft. of C-Store) and stand 24'-6". The stand-alone carwash will be 4,000 sq. ft. and stand 30'-9" tall. The site is accessible from Losee Rd. and Deer Springs Way via driveways, as well as ADA compliant pedestrian walkways.

A total of 323 parking spaces are provided including 17 accessible spaces and 21 vacuum spaces. All parking can be easily accessed by customers and employees via walkways located at building entrances. Landscape is being 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. There are 10 proposed trash enclosures, which will have 6-foot-high split-face CMU walls and open lattice to comply with CNLV 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 Commercial Development will attract new businesses to the area, which in return 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



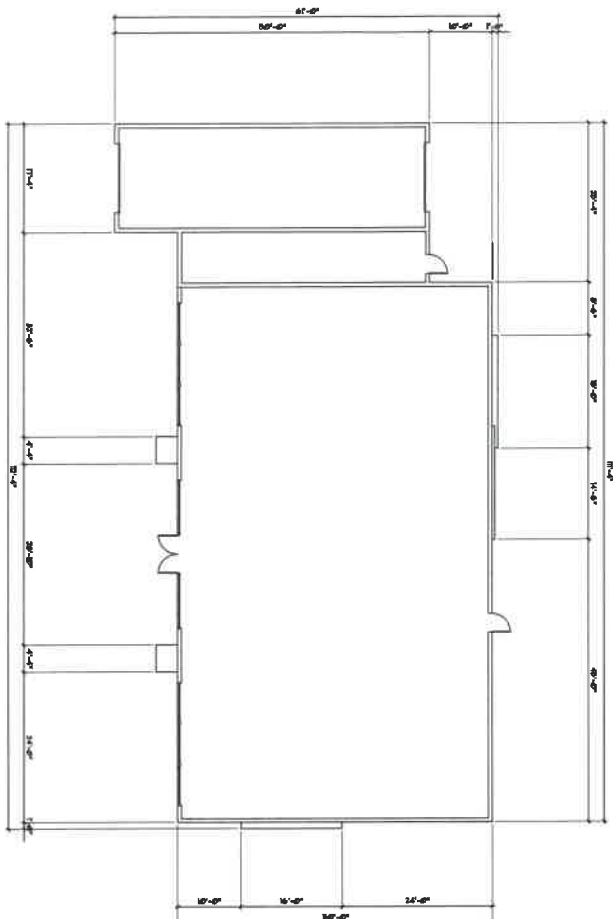


2525 W. HORIZON RDGE PKWY.  
SUITE 230  
HENDERSON, NEVADA 89052  
PH (702) 778-2020 FX (702) 269-9673

# LOSEE & DEER SPRINGS - SOUTH

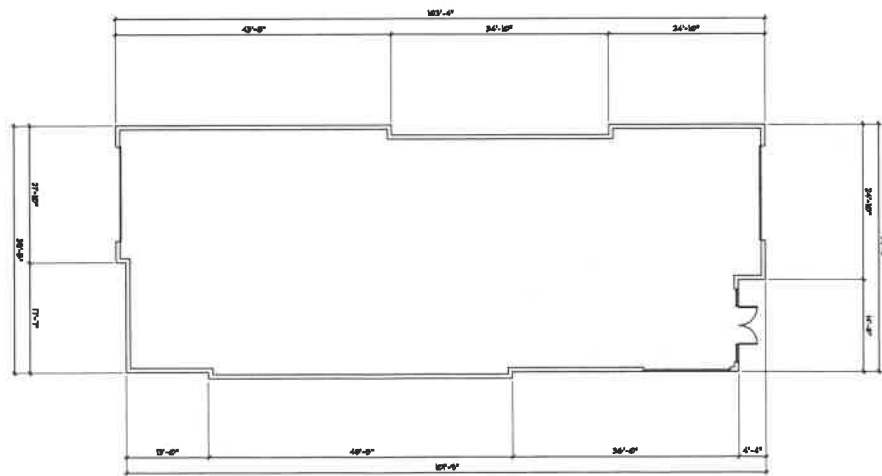
APN: 124-24-201-005

A1.5



C-STORE WITH CARWASH FLOOR PLAN

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



CARWASH FLOOR PLAN

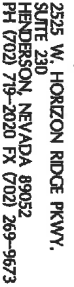
SCALE: 1/8" = 1'-0"



## C-STORE & CARWASH FLOOR PLANS

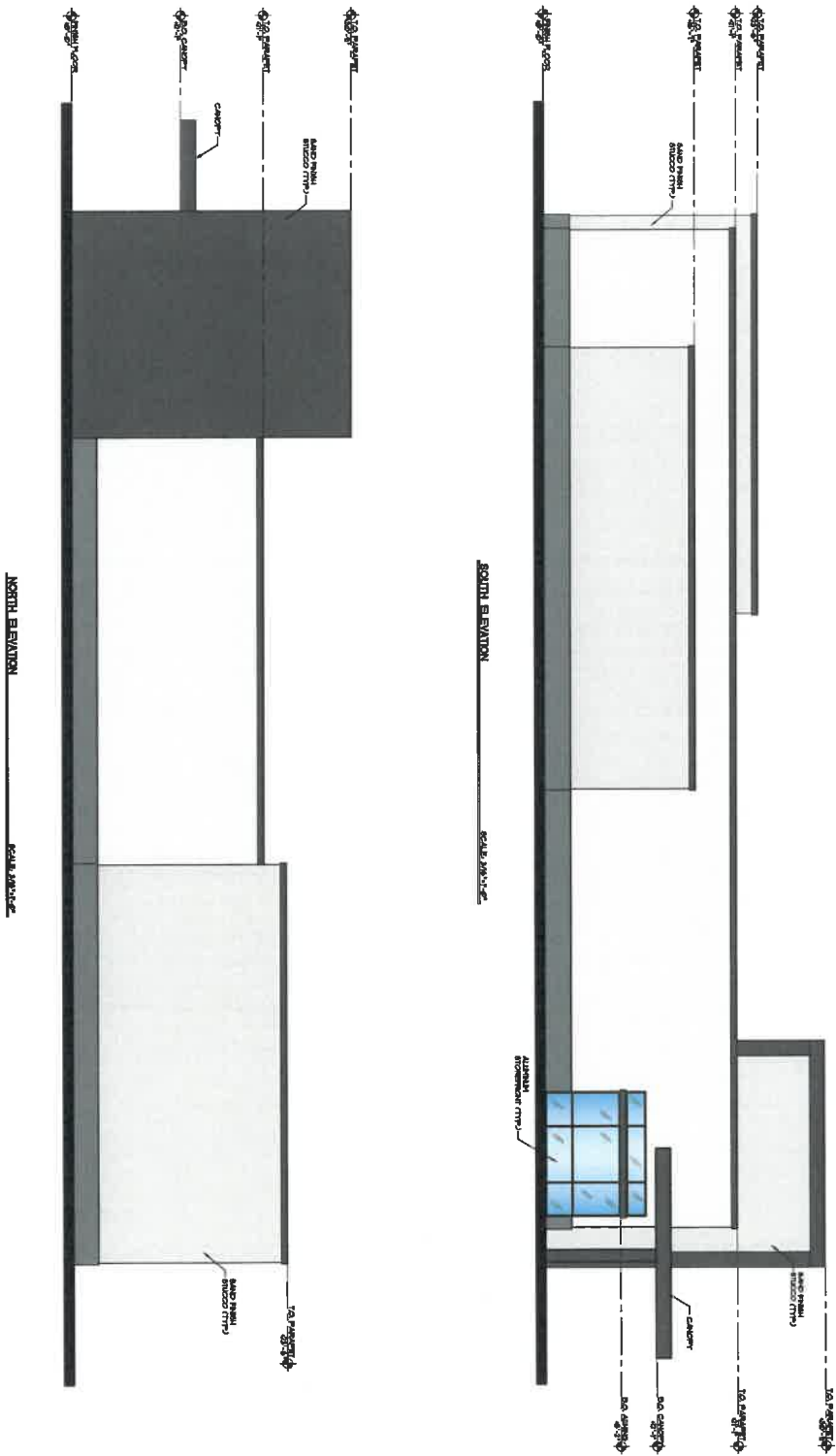
SCALE AS SHOWN  
01.18.2024  
23332

These drawings are representations only and do not constitute a contract. The client is responsible for providing all necessary information and for verifying the accuracy of the information provided. The client is also responsible for obtaining all necessary permits and approvals. The client is further responsible for ensuring that the drawings are used only for the purposes intended and for not reproducing or distributing them without the written consent of SCA design.



# LOSEE & DEER SPRINGS - SOUTH

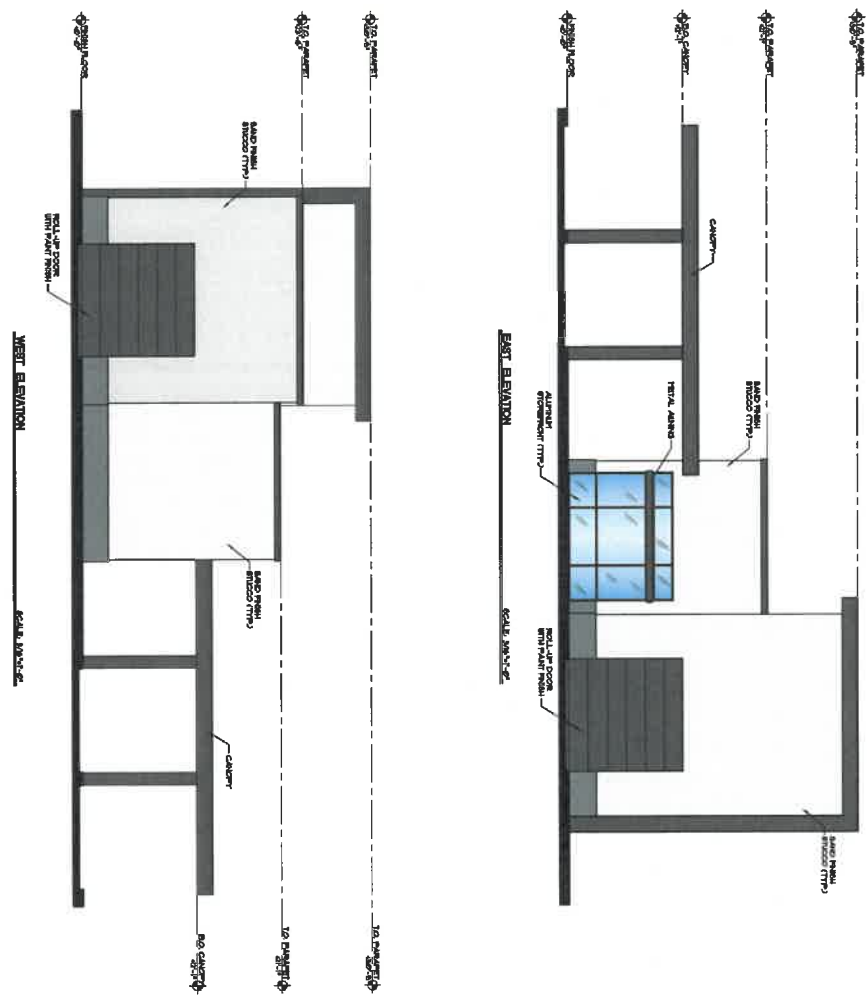
## A2.7-S



## CARWASH EXTERIOR ELEVATIONS

SCALE: 3/16"=1'-0"  
01.18.2024  
23332

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NOTES

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 IS REDUCED FROM 11X17 ORIGINAL

MAP LEGEND

- PARCEL BOUNDARY
  - SUB BOUNDARY
  - PAID BOUNDARY
  - ROAD EASEMENT
  - MATCH / LEADER LINE
  - HISTORIC LOT LINE
  - HISTORIC SUB BOUNDARY
  - HISTORIC PAID BOUNDARY
  - SECTION LINE
- CONDOMINIUM UNIT
- AP SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- PS 24-4-2
- PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- 5 LOT NUMBER

Scale: 1" = 200'

Rev: 1/18/2024

ASSESSOR'S PARCELS - CLARK COUNTY, NV.

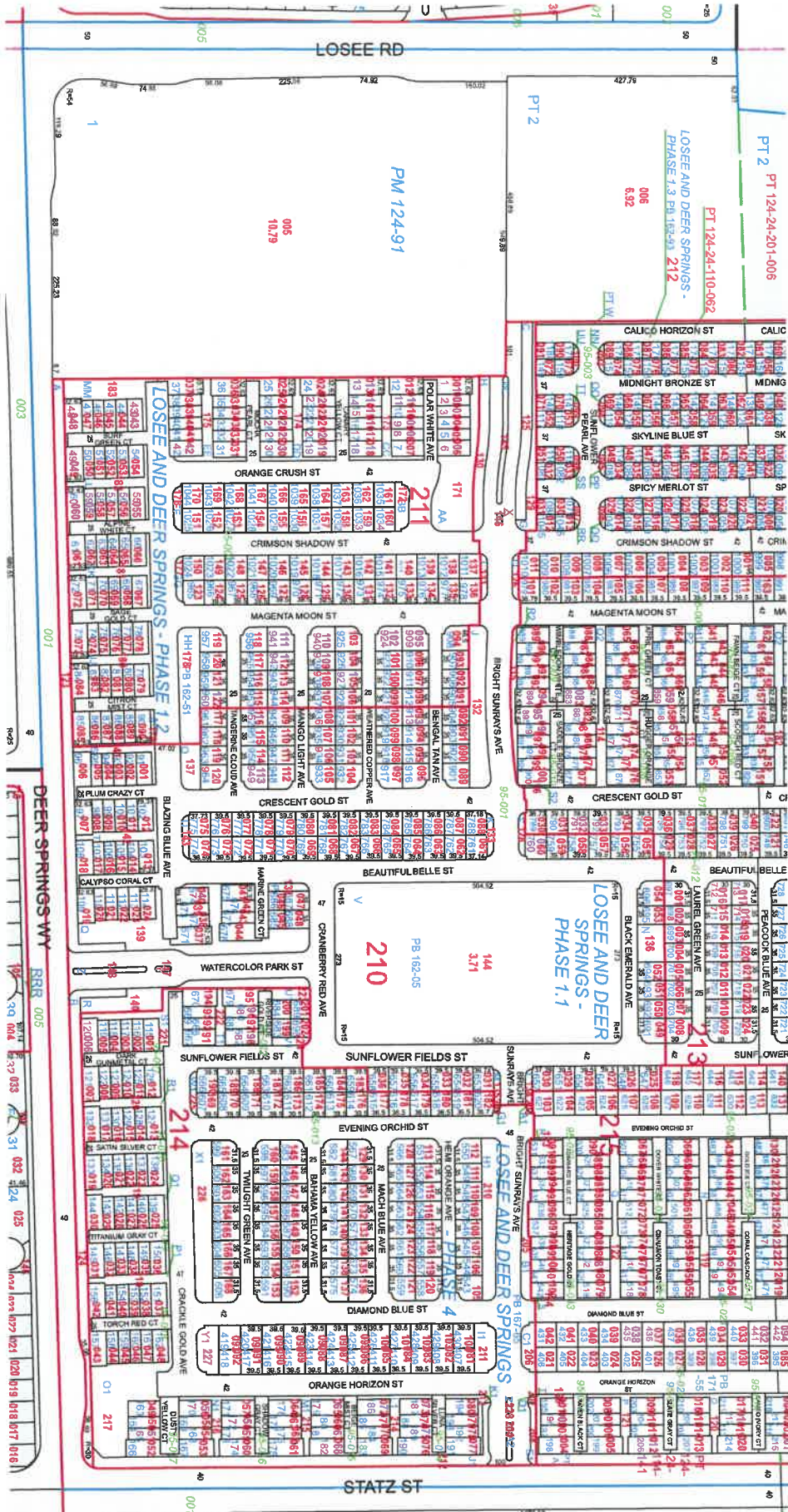
Briana Johnson - Assessor

124-24-2

24

S 2 NW 4

124-24-2



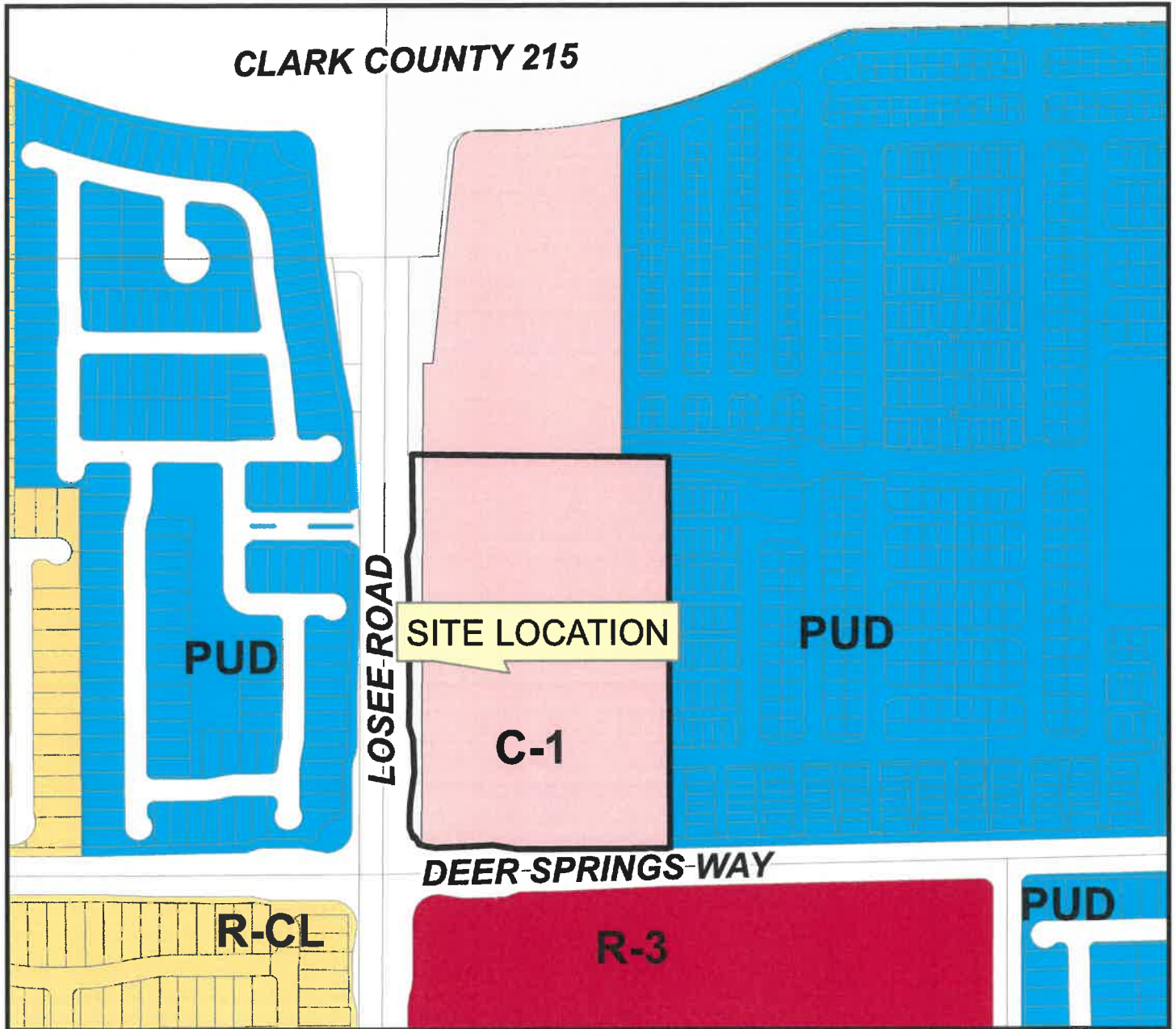
TAX DIST 250





# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: Henry Moradi  
Application Type: Special Use Permit  
Request: To Allow A Vehicle Washing Establishment  
Project Info: Northeast Corner of Losee Road and Deer Springs Way  
Case Number: SUP-07-2024

02/06/2024

