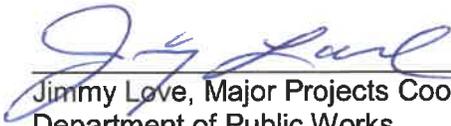


CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Sharienne Dotson, Planner, Land Development & Community Services
From: Jimmy Love, Major Projects Coordinator, Department of Public Works
Subject: UN-20-21-22-19 **Centennial & Lamb Retail Center – Extension of Time**
Date: February 7, 2023

The Department of Public Works has no objection to the extension of time.



Jimmy Love, Major Projects Coordinator
Department of Public Works

CITY OF NORTH LAS VEGAS INTEROFFICE MEMORANDUM

To: Sharianne Dotson, Planner, Land Development & Community Services Dept.
From: Robert Weible, Land Development Project Leader, Department of Public Works
Subject: UN-20-21-22-19 **Centennial & Lamb Retail Center**
Date: February 19, 2019

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 the civil improvement plans. Subsequent identification of additional hazards may substantially alter proposed site plans not containing this information.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040. Conformance may require modifications to the site.
4. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1 and 225.
5. The property owner is required to grant a roadway easement for commercial driveways.
6. The proposed access on Centennial Parkway shall be right in-right out only.
7. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and/or Highways* and *City of North Las Vegas Municipal Code* section 16.24.100:
 - a. Centennial Parkway
 - b. Lamb Boulevard (sidewalk)
8. The developer must provide a copy of the Covenants, Conditions, Restrictions and Easements that will establish the provisions for cross access, surface and/or underground drainage facilities, utilities crossing property lines, and the development and maintenance of the property improvements.
9. 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.

10. 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. A queuing analysis may be required.

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>.

Robert Weible, Land Development Project Leader
Department of Public Works

Lewis Investment Company of Nevada, LLC

Street Address: 5240 Polaris Avenue, Las Vegas NV 89118-1737
Telephone: 702.891.5260 Fax: 702.891.5286

January 23, 2023

City of North Las Vegas
Community Planning
2250 Las Vegas Blvd North
North Las Vegas, NV 89030

RE: UN-22-19 Extension of Time for Special Use Permit for Tavern ("On-Sale" liquor license with Restricted Gambling) and Residential Distance Waiver at the Southwest Corner of Centennial and Lamb Letter of Intent, APN 123-30-516-003

Dear Planner,

We respectfully submit this letter of intent for an extension of time for the special use permit for on-sale liquor and restricted gaming as part of a tavern use on the southwest corner of Centennial Parkway and Lamb Boulevard. We are finalizing a lease with a tenant. The improvement plans are completed, with a bond posted. Utilities are currently being installed for the project.

Because there are homes to the west of the site, we are also requesting an extension for the waiver to reduce the 500-foot separation from residential. The site is zoned C-2, and formerly was planned for a large casino. We believe this is an appropriate use for a site at the intersection of two section line streets, with nearby connections to both 1-15 and the 215 freeways.

We are planning a retail center with other uses on the remainder of the site and are working with tenants. We believe this retail will fill a missing niche for neighbors and the industrial in the area and that these are appropriate uses for a high traffic corner.

Please feel free to contact me with any questions or concerns.

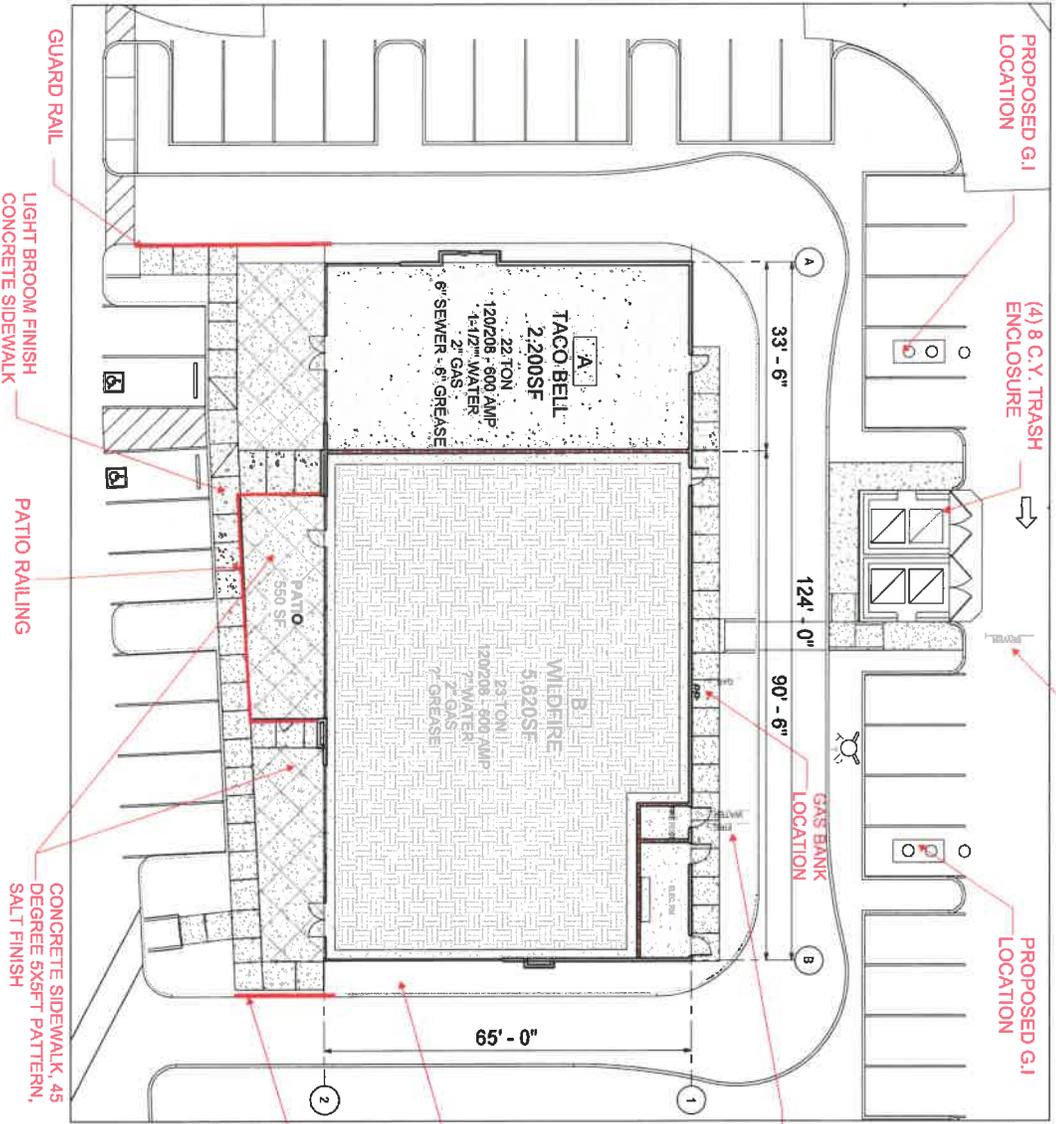
Sincerely,

Lewis Investment Company of Nevada, LLC



Jennifer Lewis
Vice President

RETAIL BUILDING FLOOR PLAN
RETAIL BUILDING
 SMC OF E CENTENNIAL PKWY & N LAMB BLVD
 NORTH LAS VEGAS, NV 89081



DATE: 11/16/22
 NADEL JOB #: 22093



NADEL NEVADA, INC
 175 E. VANDERBILT ROAD
 SUITE 1100
 LAS VEGAS, NV 89101
 T. 702.256.5300
 WWW.NADEL.COM

ALL BUILDING, STRUCTURE, TRAFFIC OCCUPANCY AND UTILITIES ARE SHOWN ON THIS PLAN AND SUBJECT TO MODIFICATION AT THE DISCRETION OF THE ARCHITECT. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE A PLAN THAT IS ACCORDING TO THE CITY OF LAS VEGAS, NV, AND TO BE SUBJECT TO THE CITY OF LAS VEGAS, NV, AND TO BE SUBJECT TO THE CITY OF LAS VEGAS, NV, AND TO BE SUBJECT TO THE CITY OF LAS VEGAS, NV. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE A PLAN THAT IS ACCORDING TO THE CITY OF LAS VEGAS, NV, AND TO BE SUBJECT TO THE CITY OF LAS VEGAS, NV, AND TO BE SUBJECT TO THE CITY OF LAS VEGAS, NV. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE A PLAN THAT IS ACCORDING TO THE CITY OF LAS VEGAS, NV, AND TO BE SUBJECT TO THE CITY OF LAS VEGAS, NV, AND TO BE SUBJECT TO THE CITY OF LAS VEGAS, NV.

MADEL NEVADA INC
 175 E. MAIN STREET, SUITE 200
 LAS VEGAS, NV 89101
 WWW.NRDEL.COM
 PROFESSIONAL STAMPS

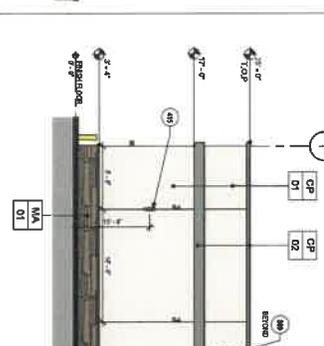
- GENERAL NOTES:**
1. FINISHES ARE SHOWN IN PICTURES OF FINISHES AND MATERIALS.
 2. FINISHES ARE TO BE USED UNLESS OTHERWISE NOTED.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS AND APPROVED BY THE AFFECTED AGENCIES.
 4. PROVIDE SCHEDULES FOR ALL WORK TO BE PERFORMED.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS AND APPROVED BY THE AFFECTED AGENCIES.
 6. CONTRACTOR SHALL VERIFY ALL EXISTING MATERIALS, CONDITIONS AND DIMENSIONS BEFORE COMMENCING WORK.
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS AND APPROVED BY THE AFFECTED AGENCIES.

EXTERIOR MATERIALS

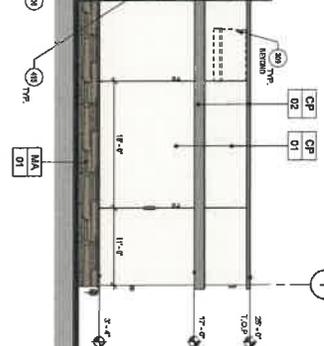
CP	01	CONCRETE
CP	02	CONCRETE
PN	01	PAINT
MA	01	METAL
GL	01	GLASS
CP	02	CONCRETE



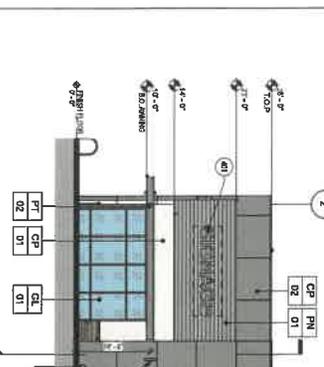
SOUTH ELEVATION SCALE 1/8" = 1'-0"



NORTH ELEVATION SCALE 1/8" = 1'-0"



EAST ELEVATION SCALE 1/8" = 1'-0"



WEST ELEVATION SCALE 1/8" = 1'-0"

- KEYNOTES**
- 033 FACE METERS REFER TO ONE AND NOT TWO'S.
 - 100 FACE OF BUILDING FINISH REFER TO FINISHES.
 - 300 FINISHES, REFER TO FINISHES TO BE INSTALLED ON FACE OF BUILDING AND PAINTED WITH 2 COATS OF PRIMER, BEHIND GLASS TO WHICH ADJACENT FINISHES SHALL BE APPLIED.
 - 410 LOCATION FOR ELEVATED ALUMINUM ADDRESS. FINISHES TO BE INSTALLED ON FACE OF BUILDING AND PAINTED WITH 2 COATS OF PRIMER, BEHIND GLASS TO WHICH ADJACENT FINISHES SHALL BE APPLIED.
 - 415 DEPARTMENT FINISH TO BE INSTALLED ON FACE OF BUILDING AND PAINTED WITH 2 COATS OF PRIMER, BEHIND GLASS TO WHICH ADJACENT FINISHES SHALL BE APPLIED.

SYMBOLS & LEGEND

FINISH	FINISH
CONCRETE	CONCRETE
PAINT	PAINT
METAL	METAL
GLASS	GLASS
ALUMINUM	ALUMINUM
STEEL	STEEL
WOOD	WOOD
BRICK	BRICK
STONE	STONE
ROOF	ROOF
FOUNDATION	FOUNDATION
FOUNDATION	FOUNDATION
FOUNDATION	FOUNDATION

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT INFORMATION

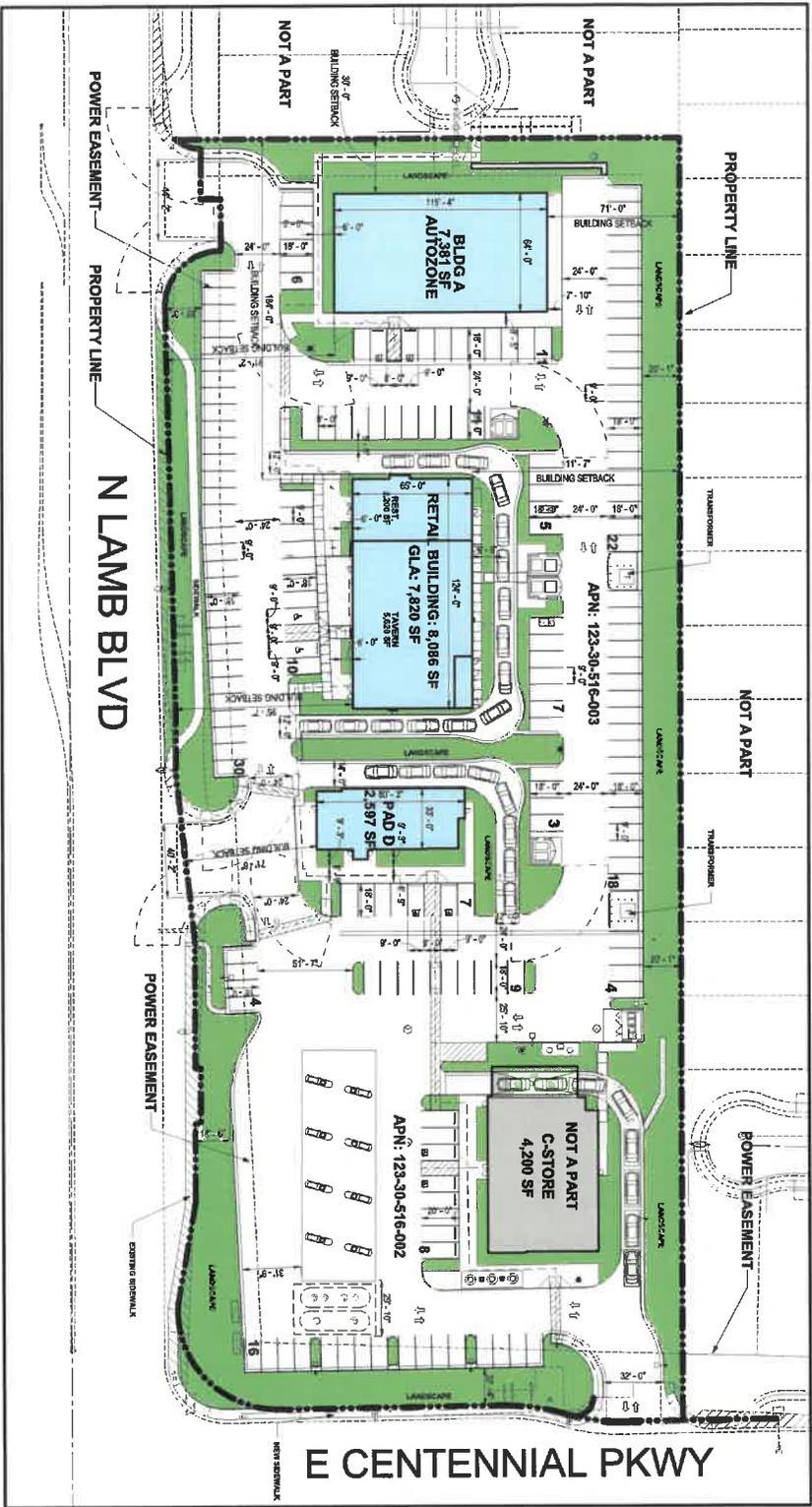
CLIENT: LEWIS RETAIL
 1156 NORTH MOUNTAIN AVE
 UPLAND CA 91785

PROJECT: RETAIL BUILDING

DATE: 2/20/20

DRAWING TITLE: BUILDING ELEVATIONS

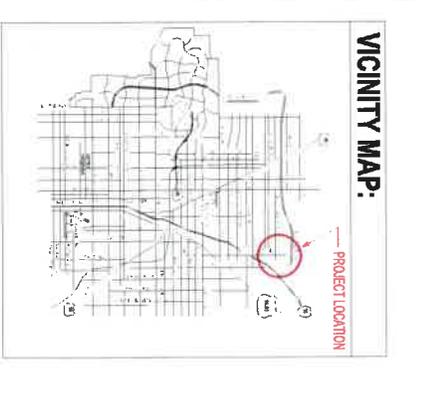
PROJECT NO.: A301



SITE SUMMARY:

LEGAL DESCRIPTION	123-30-516-002, 123-30-516-003
PARCEL	APN: 123-30-516-003
APN:	NORTH LAS VEGAS
TOTAL LAND:	4.19 ACRES 182,518 S.F.
ZONING:	C-2
LANDSCAPE AREA:	45,282 S.F. 24.8%
C-STORE:	4,200 S.F. 2.3%
PAD D:	2,897 S.F. 1.6%
RETAIL BUILDING:	8,086 S.F. 4.4%
BUILDING A:	7,330 S.F. 4.0%
TOTAL:	22,284 S.F.
BUILDING TO LAND RATIO:	0.12

PARKING CALCULATION:		
C-STORE - 4,200 SF	EXCLUDE WASH AREA	1,200 SF
BUILDING A - AUTOZONE - 7,330 SF		28 SPACES
BUILDING B - RETAIL - 8,086 SF		44,130 SF
FASTFOOD - 1,000 SF INDOOR SERVING		172 SPACES
TAVERN - 5,620 SF		172 SPACES
PAD D - 2,897 SF		25 SPACES
FASTFOOD - 1,000 SF INDOOR SERVING		44,130 SF
		172 SPACES
REQUIRED PARKING		172 SPACES
PROVIDED PARKING		172 SPACES
ADA PARKING PROVIDED		8 SPACES
		(4 VAN SPACES)



North
 0' 15' 30' 45' 60'
 SCALE: 1" = 30'

DATE: 02/08/2023
 MODEL JOB #: 22093

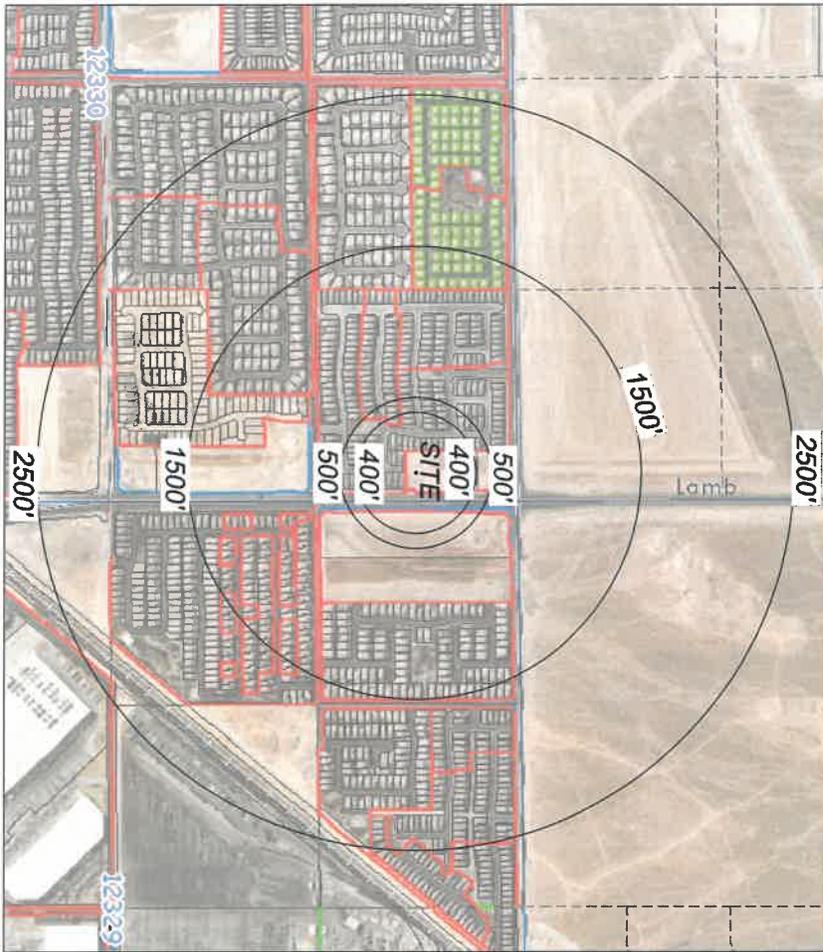
MODEL

OVERALL SITE PLAN - OPTION 14
SITE DEVELOPMENT
 SMC OF E CENTENNIAL PKWY & N LAMB BLVD
 NORTH LAS VEGAS, NV 89081

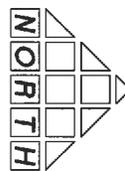
ALL LANDS, IMPROVEMENTS, RIGHTS ACQUIRED AND INTERESTS ARE SHOWN ON THIS PLAN AS THE PLANNED DEVELOPMENT AND SUBJECT TO THE CONDITIONS AND RESTRICTIONS OF THE APPLICABLE ZONING ORDINANCES AND ANY OTHER APPLICABLE REGULATIONS. THIS REPRESENTATION IS FOR INFORMATION PURPOSES ONLY AND IS NOT A GUARANTEE OF ACCURACY. THE CLIENT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

175 E. WILLOW SPRINGS ROAD
 LAS VEGAS, NV 89119
 TEL: 702.886.2770
 WWW.MODELINC.COM

EVIDENCE OF SEPARATION CERTIFICATE



NOTE
 RADIUS DISTANCES SHOWN ON EXHIBIT ARE FOR INFORMATIONAL PURPOSES ONLY. CERTIFIED DISTANCES ARE MEASURED FROM A DIRECT LINE BETWEEN THE PRIMARY PUBLIC ENTRANCE OF THE PROPOSED LOCATION (148' EAST OF OF THE SITE'S WEST PROPERTY LINE AND 48' NORTH OF THE SITE'S SOUTH PROPERTY LINE) AND THE NEAREST PROPERTY TO WHICH IT MUST BE SEPARATED.



SURVEYOR'S CERTIFICATE

1. I, ERIC T. PHAN, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF NEVADA, AS AGENT FOR THOMASON CONSULTING ENGINEERS, DO HEREBY CERTIFY THAT:
2. THIS EXHIBIT REPRESENTS THE RESULT OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION FOR THE PROPERTY LOCATED AT THE SOUTHWEST CORNER OF LAMB BLVD. AND CENTENNIAL PRKT., NORTH LAS VEGAS, NEVADA 89081 (APN 123-30-516-001)
3. THERE ARE NO SCHOOLS, DAYCARES, CHURCHES AND PARKS LOCATED WITHIN 1500 FEET RADIUS OF THE SUBJECT PROPERTY.
4. THERE IS DEVELOPED RESIDENTIAL ADJOINING THE SUBJECT PROPERTY.
5. THERE ARE NO EXISTING TAVERNS LOCATED WITHIN 2500 FEET OF THE SUBJECT PROPERTY
6. THIS SURVEY OBSERVANCE WAS COMPLETED ON MARCH 23, 2022.

ERIC T. PHAN, PLS
 PROFESSIONAL LAND SURVEYOR
 NEVADA LICENSE NO. 22408



T THOMASON
 C CONSULTING
 E ENGINEERS

7080 LA CIENEGA STREET, SUITE 200
 LAS VEGAS, NEVADA 89119
 702-932-6125 FAX: 702-932-6129

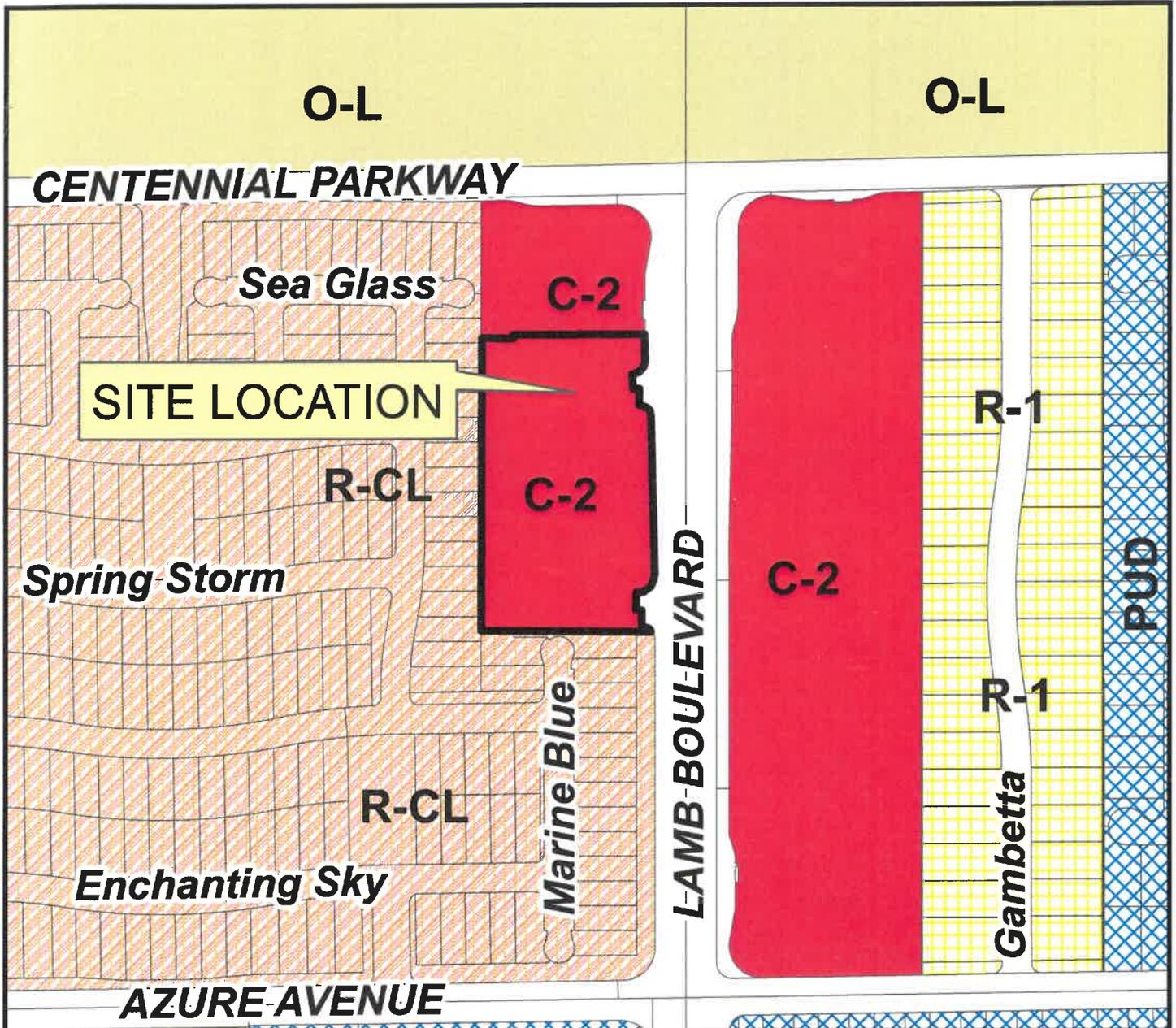
LEWIS INVESTMENT COMPANY OF NEVADA
 CENTENNIAL AND LAMB

EVIDENCE OF SEPARATION



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Centennial and Lamb Commercial, LLC
 Application Type: Special Use Permit
 Request: An Extension of Time to Allow a Restricted Gaming "On-Sale" Liquor License with a request for a waiver from the Required 500 Foot Separation from Developed Residential
 Project Info: South of the southwest corner of Centennial Parkway and Lamb Boulevard
 Case Number: UN-22-19 (PZ67477)

2/09/2023

