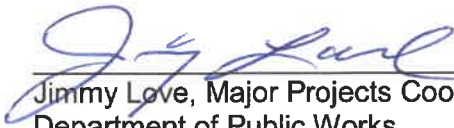


CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Sharianne 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

a member of the Lewis group of companies

1. FRANCHISES ARE ALSO REQUIRED AT PORTIONS OF INSIDE FACE OF PARAPET

- [illegible]

MATERIAL

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| 415 | REFER TO ELECTRICAL FOR MORE INFORMATION |

⑤

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NADEL NEVADA INC

178 E. WASH. ST. PHOENIX, AZ 85004
SUITE 100
LAS VEGAS, NV 89118
T. 702.696.2000
F. 702.696.7170
WWW.MADELARC.COM

PROFESSIONAL STAMP(S)

1000

CONSULTANT(S)

LEWIS RETAIL

1156 NORTH MOUNTAIN AVE
UPLAND CA 91781

PROJECT RETAIL BUILDING

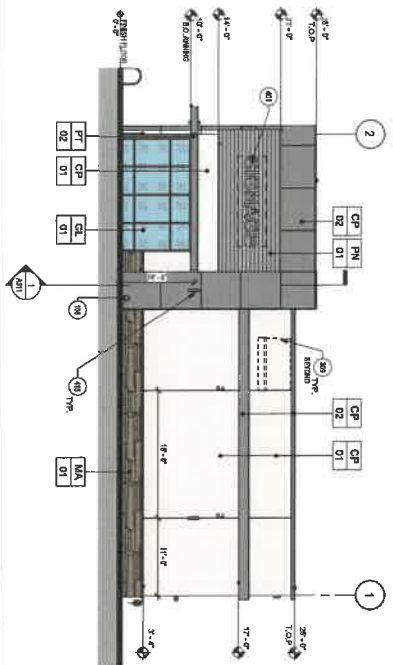
SWC OF E CENTENNIAL PKWY &
N LAMB BLVD
NORTH LAS VEGAS, NV 89008

NO.	DESCRIPTION	DATE
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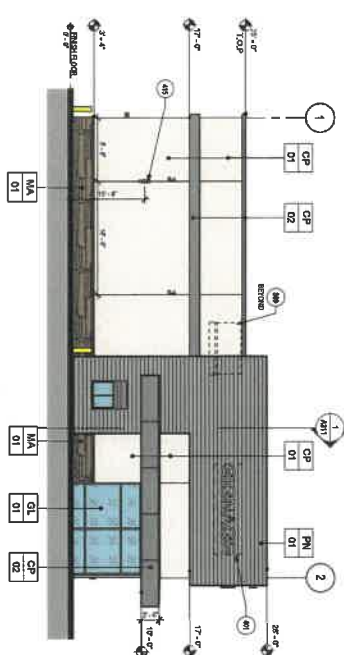
PROGRESS

DRAWING TITLE

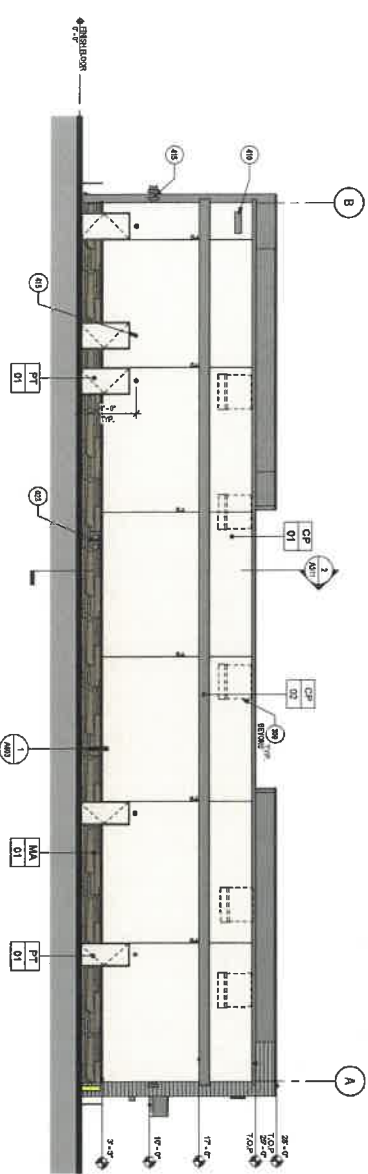
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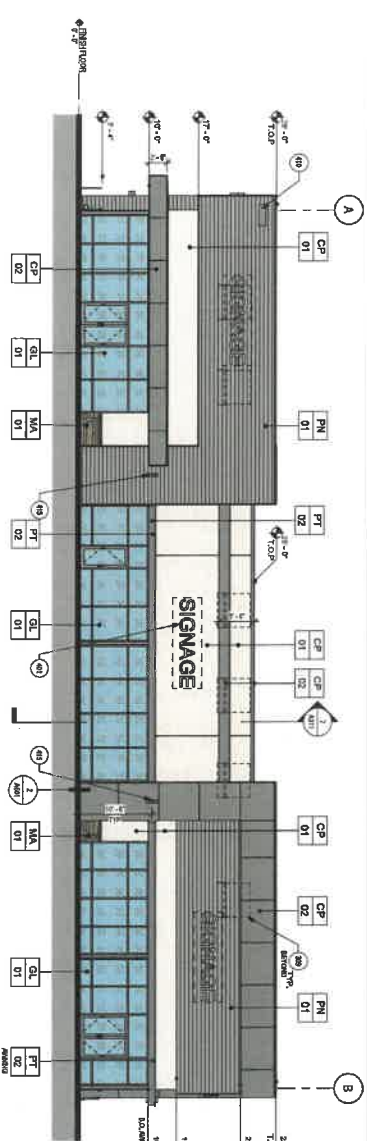
NORTH ELEVATION	SCALE 1/8" = 1'-0"	4
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SOUTH ELEVATION	SCALE	3
	1" = 1'-0"	



WEST ELEVATION



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

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND SHALL NOT BE REPRODUCED, COPIED, OR IN ANY MANNER USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. Copyright © 2014, MUSEN & MUSE, INC. ALL RIGHTS RESERVED.

SITE SUMMARY:

LEGAL DESCRIPTION
 PARCEL: 123-30-516-002, 123-30-516-003
 AML: NORTH LAS VEGAS

TOTAL LAND: 4.19 ACRES 162,518 S.F.

ZONING: C-2

LANDSCAPE AREA: 45,282 S.F. 28.5 %

C-STORE: 4,200 S.F.
PAD D: 2,597 S.F.
RETAIL BUILDING: 8,086 S.F.
RETAIL A: 7,381 S.F.
TOTAL: 22,264 S.F.

BUILDING TO LAND RATIO: 0.12

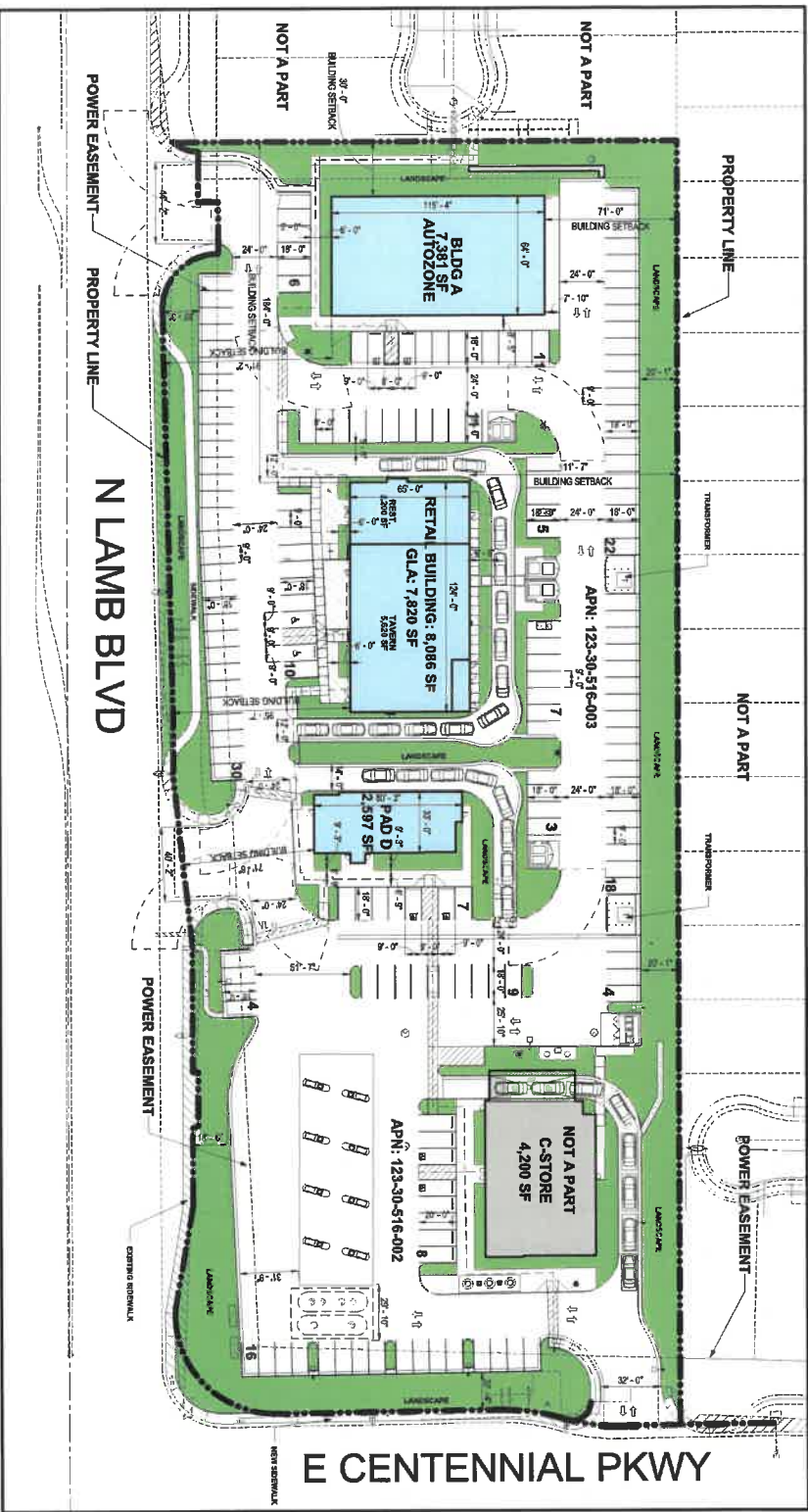
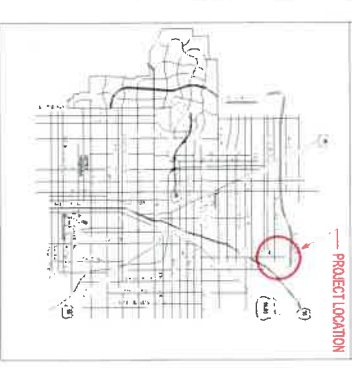
PARKING CALCULATION:

C-STORE - 4,200 SF	1:200 SF	19 SPACES
BUILDING A - AUTOZONE - 7,381 SF	EXCLUDE WASH AREA	28 SPACES
RETAIL BUILDING - 8,086 SF	1:200 SF	24 SPACES
FASTFOOD - 1,000 SF INDOOR SERVING	44:150 SF	1:75 SF
TANTRN - 5,620 SF	INDOOR	75 SPACES
PAD D - 2,597 SF	1:75 SF	25 SPACES
FASTFOOD - 1,000 SF INDOOR SERVING	44:150 SF	INDOOR

REQUIRED PARKING

PROVIDED PARKING	172 SPACES
ADA PARKING PROVIDED	8 SPACES
	(4 VAN SPACES)

VICINITY MAP:



OVERALL SITE PLAN - OPTION 14

SITE DEVELOPMENT

SWC OF E CENTENNIAL PKWY & N LAMB BLVD
 NORTH LAS VEGAS, NV 89081

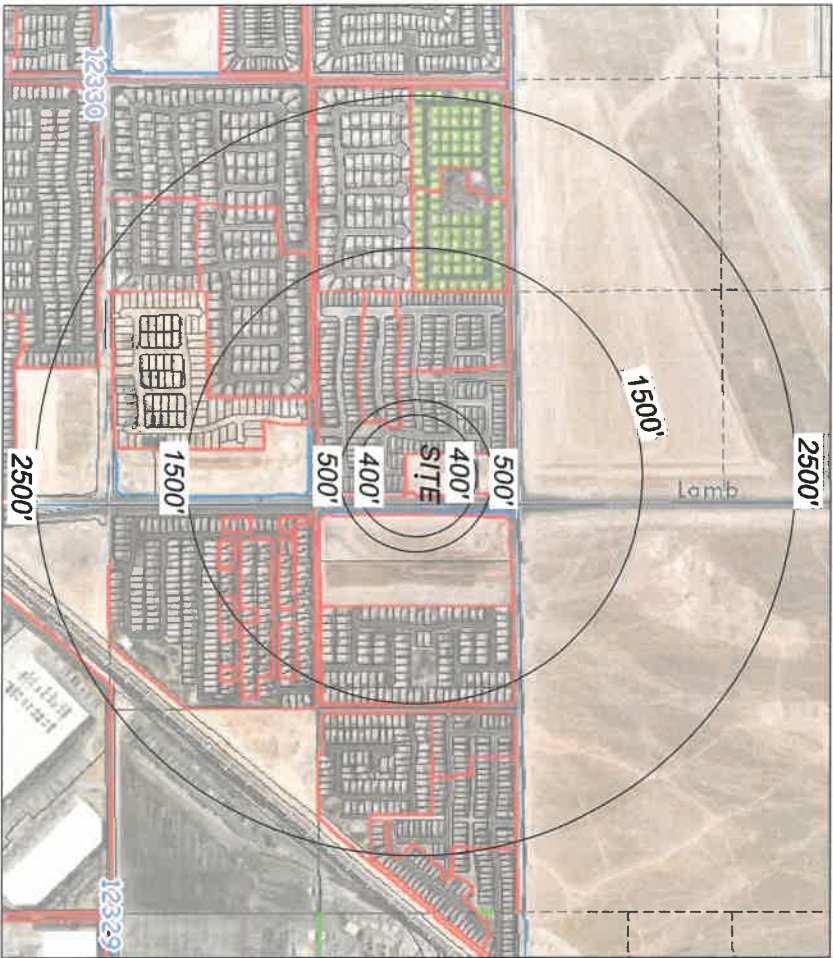
DATE: 02/06/2023
 MODEL JOB #: 22093

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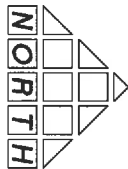
ALL BUILDINGS, IMPROVEMENTS, TREES, OCCUPANCIES AND USES ARE SHOWN ON THIS PLAN AS PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION WITHIN THE
 THIS PRELIMINARY PLAN IS BASED ON INFORMATION OBTAINED FROM PUBLIC RECORDS, AND IS SUBJECT TO VERIFICATION BY LOCAL, STATE AND FEDERAL AGENCIES ETC. THIS PLAN IS NOT
 NECESSARILY A REPRESENTATION AS TO THE EXISTING TYPE, SIZE, LOCATION, NUMBER OF OCCUPANCIES OR ANY BUILDING WITHIN THIS PROJECT.

175 E. WYOMING SPRINGS ROAD
 LAS VEGAS, NV 89119
 TEL: 702.888.7770
 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

- I, ERIC T. PHAN, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF NEVADA, AS AGENT FOR THOMASON CONSULTING ENGINEERS, DO HEREBY CERTIFY THAT:
1. 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 PKTY., NORTH LAS VEGAS, NEVADA 89081 (APN 123-30-516-001)
 2. THERE ARE NO SCHOOLS, DAYCARES, CHURCHES AND PARKS LOCATED WITHIN 1500 FEET RADIUS OF THE SUBJECT PROPERTY.
 3. THERE IS DEVELOPED RESIDENTIAL ADJONG THE SUBJECT PROPERTY.
 4. THERE ARE NO EXISTING TAVERNS LOCATED WITHIN 2500 FEET OF THE SUBJECT PROPERTY
 5. 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

1 or 1

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 REDUCED FROM 11X17 ORIGINAL.

MAP LEGEND

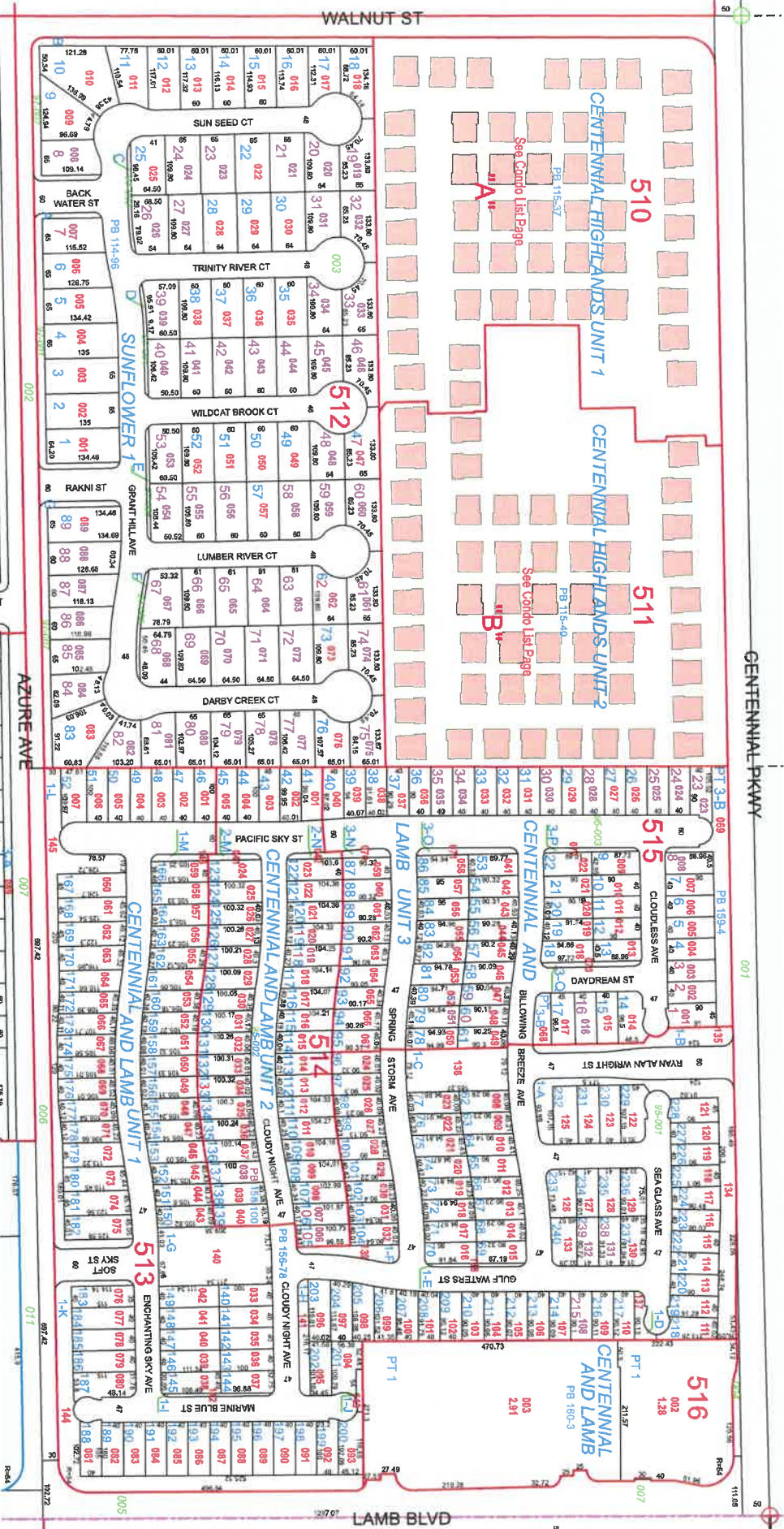
- PARCEL BOUNDARY
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- PMD BOUNDARY
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- RIGHT OF WAY POL
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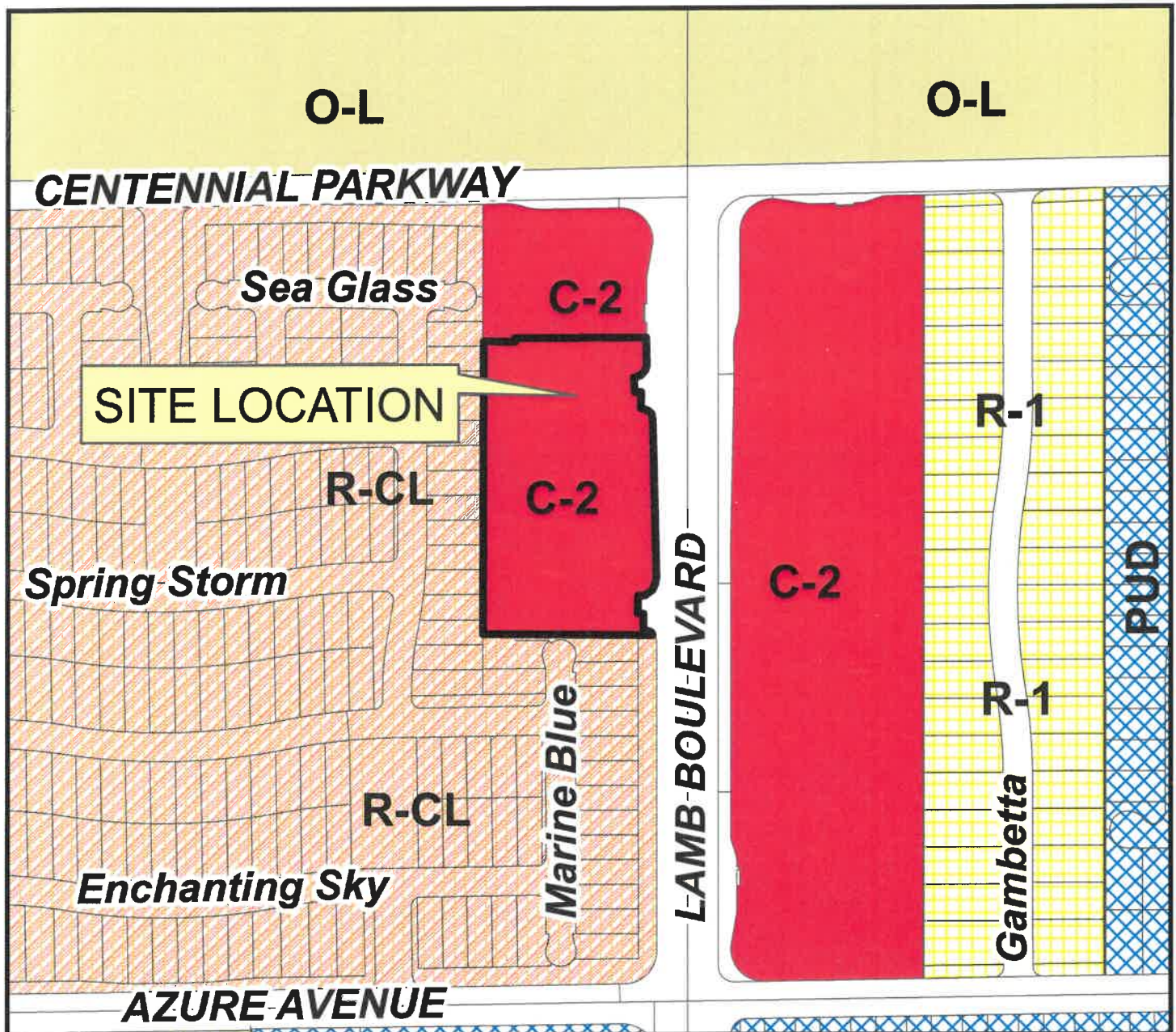


TAX DIST 254



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

