

GROCERY STORE  
(TITLE 30)

LEWIS RANCH RD/I-15  
(MOAPA)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-20-400162 (WS-18-0812)-SHERREL KIRK, INC.:**

**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).

**DESIGN REVIEW** for a grocery store and a gasoline station on a portion of 9.3 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Lewis Ranch Road and the south side of I-15 within Moapa.  
MK/jor/jd (For possible action)

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RELATED INFORMATION:

**APN:**

042-01-101-008 ptn

**LAND USE PLAN:**

NORTHEAST COUNTY (MOAPA) - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

General Summary

- Site Acreage: 9.3 (portion)
- Project Type: Grocery store and gasoline station
- Number of Stories: 1
- Building Height (feet): 28 feet 6 inches
- Square Feet: 14,900 (grocery store)/5,800 (fuel canopy)/2,000 (truck fuel canopy)
- Parking Required/Provided: 60/61

**Site Plans**

The site plan was originally approved for a grocery store and a gasoline station on the northern half of the site. The applicant is proposing a fueling station with 16 gasoline pumps for vehicles on the west side of the subject property. Abutting the grocery store to the east will be a fueling station for trucks which will include 6 gasoline pumps. RV and truck parking is located east of the truck fueling station. The site includes pedestrian walkways, bicycle parking, 61 vehicle stalls, and a trash enclosure. Access to the site is via a 50 foot driveway from Lewis Ranch Road.

In February 2019, revised plans were submitted and the following changes are depicted on the new plans: the grocery store overall building area was reduced to 7,469 square feet (originally 14,900 square feet) and the building aesthetics remain the same, 2 fuel pumps were removed from the west fuel canopy, a drainage culvert was required along the north property line, and the leach field and septic system will be located south of the grocery store building.

#### Landscaping

WS-20-0024 was approved to allow attached sidewalks with the required street landscaping along Lewis Ranch Road. The applicant is proposing 24 inch box trees which include Escarpment Oak, Mondell Pine, and Holly Oak trees throughout the site. Five gallon Coyote Brush and New Gold Lantana are proposed to be planted in between the trees. The landscape fingers will also be embellished with the proposed landscaping and meet the parking lot landscaping requirements.

#### Elevations

The elevation plan depicts a single story building with neutral colored exterior finishes that include sanded stucco, stone veneer, painted concrete panels, decorative foam rafters, horizontal metal siding, metal awnings, wall sconces, and decorative foam trim. The vehicle and truck fuel canopies are constructed of aluminum composite, which are supported by columns with stone veneer.

#### Floor Plans

The floor plan depicts a grocery store with a sales area of 7,469 square feet (per revised plans dated February 2019). The ancillary spaces to the grocery store include a cashier station, restrooms, back of house area, office, cooler/freezer space, beverage area, gaming area, electrical room, and a storage room.

#### Previous Conditions of Approval

Listed below are the approved conditions for WS-18-0812:

#### Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

#### Public Works - Development Review

- Full off-sites along the developed portion of Lewis Ranch Road;
- 5 year review on the remaining off-sites or construct off-sites with future development, whichever comes first;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Drainage study and compliance;
- Traffic study and compliance;
- Right-of-way dedication to include 30 feet for the unnamed street along the east side of the site.

#### Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available and none are planned within the next 5 years.

#### Applicant's Justification

Per the submitted justification letter, the building permits are ready to be issued by the Clark County Building Department and construction is scheduled for the beginning of 2021. Similarly, the required drainage study, traffic study, construction bonds, and other Public Works related requirements have already been approved. The applicant is requesting an extension so that construction can commence, and the land use approvals can still be active.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-20-0024	Allowed an attached sidewalk in conjunction with a grocery store and gas station	Approved by BCC	March 2020
WS-18-0812	Waived full off-site improvements (partial paving, curb, gutter, sidewalk and streetlights) and a design review for a grocery store and a gasoline station	Approved By BCC	December 2018
ZC-0412-02	Reclassified 10 acres to C-2 zoning with a use permit for a truck stop, and a design review for commercial uses	Approved by BCC	June 2002

#### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North*	Commercial General	C-1, C-2, & R-T	Undeveloped
South	Public Facilities	R-U	Undeveloped
East & West	Commercial Tourist	R-U	Undeveloped

\*Immediately to the north is Interstate 15.

#### **STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

#### **Analysis**

##### **Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. Staff finds that the applicant has made significant progress towards completing the project. Building Permits (BD19-43580, BD19-43582, BD19-43583, BD19-43584, and BD19-43588) have been approved through the Clark County Building Department and are ready to be issued. The applicant has

also completed the necessary drainage study (PW19-14532), traffic study (PW19-14546), off-site permits (PW19-17637), and active bonds have been posted (PW19-17637-B01). Staff is in support of this extension.

#### **Public Works - Development Review**

A drainage study and traffic study have been approved for the proposed development and an off-site improvement permit has been issued. Additionally, the required right-of-way and easement dedications have been completed. As such, staff has no objection to this extension of time.

#### **Staff Recommendation**

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Current Planning**

- Until December 5, 2022 to commence.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

##### **Public Works - Development Review**

- Compliance with previous conditions.

##### **Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** GEMIE KNISELY

**CONTACT:** GEMIE KNISELY, GK3 ARCHITECTURE, 2111 EDGEWOOD AVENUE,  
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