

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Amy Michaels, Principal Planner, Land Development & Community Services
From: Duane McNelly, Land Development Coordinator, Department of Public Works
Subject: SUP-50-2021 **125 Miller Industrial Project**
Date: August 09, 2021

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. 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.
2. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works Construction Off-Site Improvements* Drawing Number 225.
3. The property owner is required to grant a roadway easement for commercial driveways.
4. The proposed driveway on Losee Road shall be right in – right out only.
5. 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.



Duane McNelly, Land Development Coordinator
Department of Public Works



July 22, 2021

City of North Las Vegas
Land Development and Community Service Dept.

RE: APN: 139-22-604-001
125 Miller Avenue
Special Use Permit

Dear Planning Staff,

We are requesting a Special Use Permit for a wood pallet manufacturing facility located at 125 Miller, North Las Vegas, Nevada to encompass the following uses:

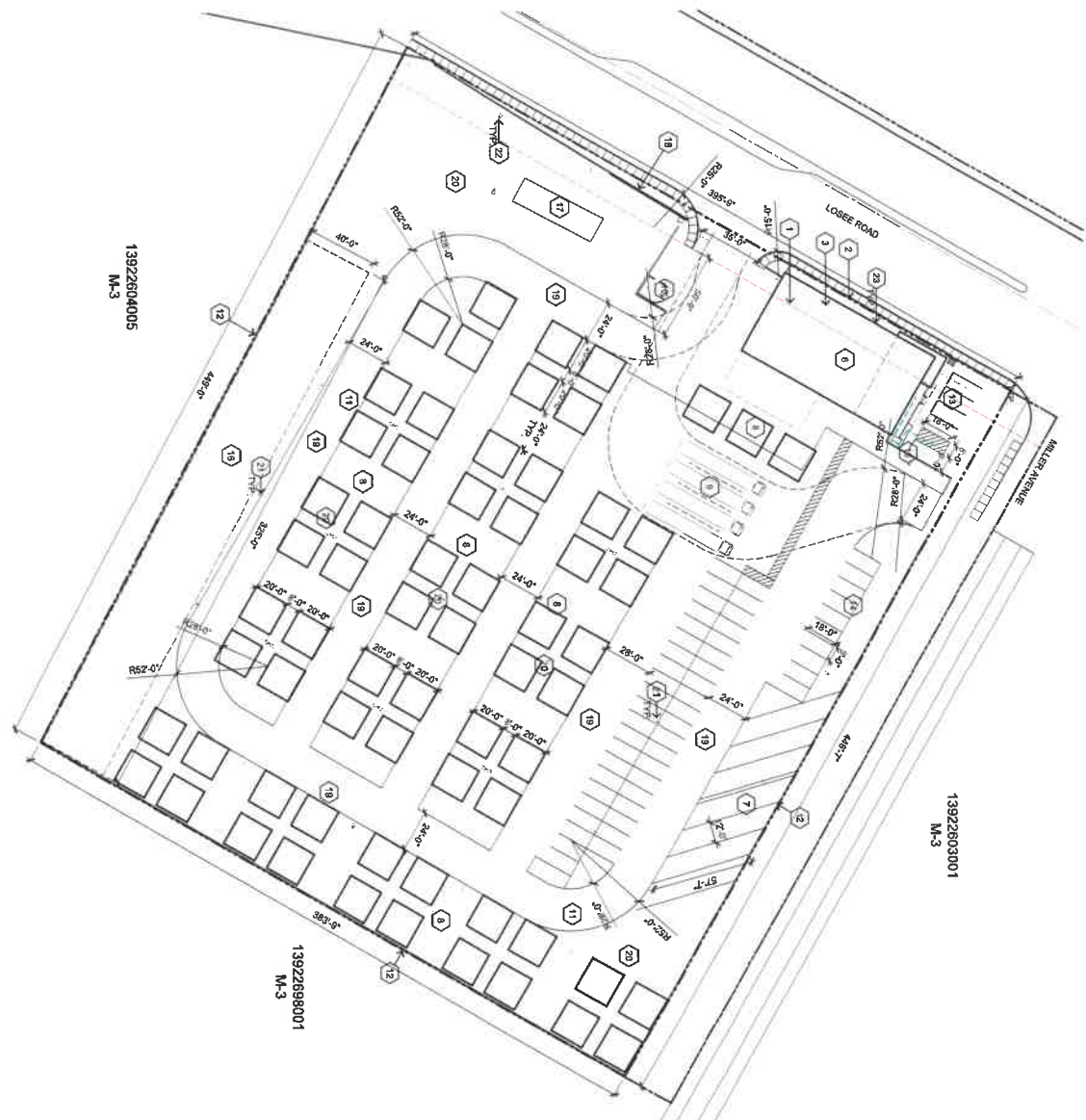
- Outdoor manufacturing
- Heat treating
- Outdoor Recycling

This development is on a 4.12 acre parcel, which is zoned as Heavy Industrial (M-3) and the site is currently developed. The site will be utilized for outdoor storage, truck parking and the manufacturing facility uses we are requesting under this SUP. The manufacturing and/or recycling process will take place 24-hours with personnel always on-site. There will be area lighting on the interior of the property and security lighting around the exterior.

We respectfully request your consideration and approval of this request as the proposed use meets the current zoning requirements and is consistent with other industrial and commercial uses in the area. The project will be designed in a manner to blend in the with the surrounding community. The 24-hour use will provide needed security for the site and surrounding community.

Sincerely,

Kip Barton
Principal



site plan
SCALE: 1"=30'-0"

0 15 30 60 08-12-21

SHT A1.1

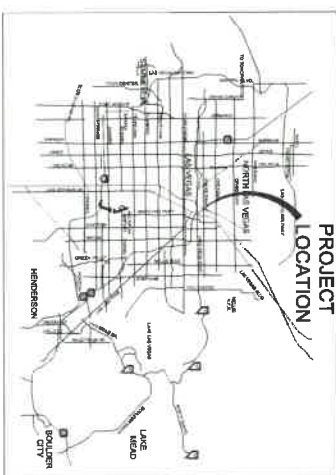
KEYNOTES

- | | |
|--|---------------------------------------|
| 1 BLDG. SETBACK | 13 EXIST. PARKING |
| 2 PROPERTY LINE | 14 NEW PARKING |
| 3 LINE OF LANDSCAPE BUFFER | 15 ACCESSIBLE ROUTE |
| 4 EXISTING VEHICULAR ACCESS / DRIVEWAY | 16 CANOPY |
| 5 SITE VISIBILITY ZONE | 17 HEAT TREATING EQUIPMENT |
| 6 EXISTING WAREHOUSE / OFFICE BUILDING (16'-4" HIGH) | 18 6'-4" TO 7'-4" HIGH CMU WALL |
| 7 TRUCK PARKING | 19 ASPHALT DRIVE |
| 8 PALETTE STORAGE | 20 RECAIMED ASPHALT PAVEMENT SURFACE |
| 9 LOADING | 21 POLE MOUNTED AREA LIGHTING |
| 10 TRASH ENCLOSURE | 22 BUILDING MOUNTED SECURITY LIGHTING |
| 11 FINE TRUCK ACCESS ROAD | 23 BUILDING MOUNTED SECURITY LIGHTING |
| 12 8'-2" HIGH CMU WALL | |

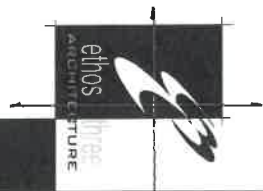
PROJECT DATA

LOCATION: NORTH LAS VEGAS
ADDRESS: 125 MILLER AVENUE
LOT: M-3
NET AREA LOT SIZE: 4.0 ACRES
BUILDING SIZE: 174,468 SF
OFFICE: 1,482 SF
WAREHOUSE: 3,178 SF
COVERAGE: 77%
REAR BUILDING SETBACKS: FRONT 20'-0" SIDE 0'-0" REAR 5'-0"
PARKING REQUIREMENTS: 16 SPACES
EXISTING PARKING: 16 SPACES
NEW PARKING: 16 SPACES
WAREHOUSE: 16 SPACES
PALETTE STORAGE AREA (16,000 SF): 11,000 SF
TRUCK: 16 SPACES
TOTAL PROVIDED HANDICAPPED PARKING INCLUDED: 75 SPACES

VICINITY MAP:



site plan
Industrial Site
125 Miller Avenue



JOB NUMBER - 2021129

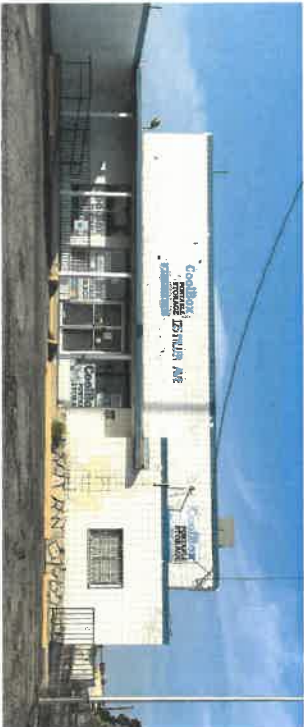
49045 S. 6034TH
 Suite 270
 Las Vegas, NV 89123
 P 702.458.1070
 F 702.458.7020



WEST ELEVATION



SOUTH / EAST ELEVATIONS



NORTH ELEVATION



WEST WALL ELEVATION

elevations

SCALE : N.T.S.

0 4 8 16 07-21-21

SHT A5.0

elevations

Industrial Site
125 Miller Avenue



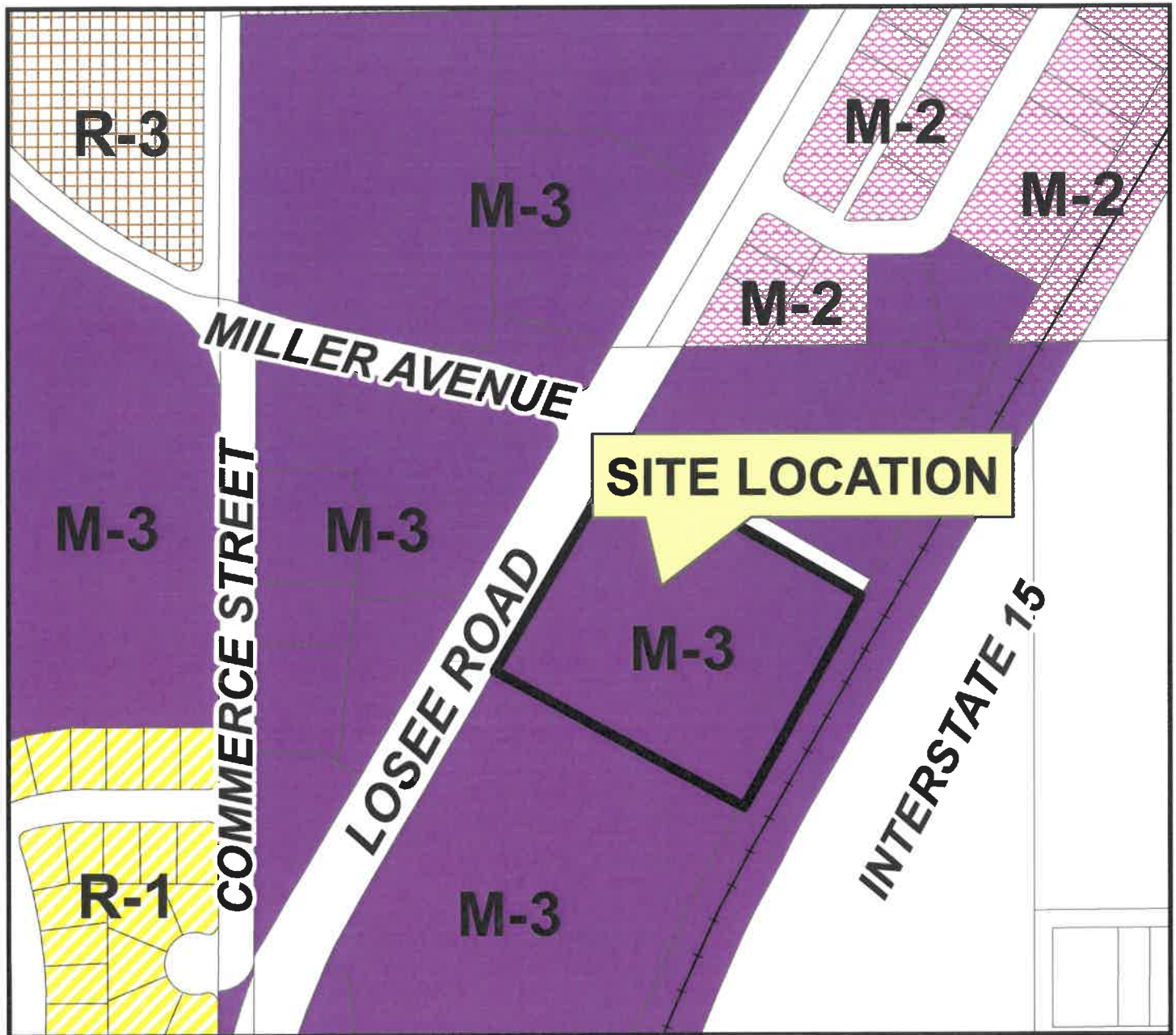
JOB NUMBER - 2021129

4003 S. 250th Ave.
Suite 200
Las Vegas, NV 89123
P 702.406.1070
F 702.406.1010



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Licet Montoya
Application Type: Special Use Permit
Request: To Allow Outdoor Manufacturing and Production
Project Info: Southeast corner of Losee Road and Miller Avenue
Case Number: SUP-50-2021

8/25/2021

