

# CITY OF NORTH LAS VEGAS

## INTEROFFICE MEMORANDUM

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To: Sharianne Dotson, Planner, Land Development & Community Services  
From: Duane McNelly, Land Development Coordinator, Department of Public Works  
Subject: SUP-08-2022 **Tropical Speedway Commerce Center III**  
Date: April 12, 2022

The Department of Public Works has reviewed this application and has no objection to the relocation of the existing transmission line / poles within the property. The following condition of approval shall apply:

- Transmission poles shall not be relocated within the street right-of-way, as depicted on the associated improvement plans titled Tropical Speedway Commerce Center III by VTN Nevada Consulting Engineers.



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Duane McNelly, Land Development Coordinator  
Department of Public Works



February 14, 2022

Marc Jordan, Manager  
City of North Las Vegas Planning and Zoning  
2250 Las Vegas Boulevard North, Ste. 114  
North Las Vegas, NV 89030

Marc:

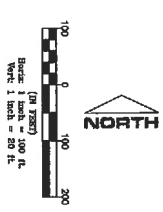

NV Energy has been working to accommodate a customer request to relocate an existing transmission line bisecting their property at 6355 and 6671 E. Tropical Parkway (APN's 123-27-701-001, 123-27-701-002, 123-27-701-003, 123-27-701-004). The property is zoned Industrial (M-2) and according to Title 17, Section 17.20.010, Table 17.20-1 under the Use Category of "Public and Civic Uses" "Electrical Power Transmission Poles and Lines" not identified in the Comprehensive Master Plan require a Special Use Permit. The existing line is not identified in the Comprehensive Master Plan thus requires review and approval by the City Planning Commission. This application doesn't appear to trigger a Project of Regional Significance per City of North Las Vegas Title 17.24.180.

This application is to request the relocation of an existing transmission line on the same parcel(s). The existing line we propose to relocate runs diagonally through the parcel(s), the application proposes relocating the line to the East of the property (for the portion proposed to run North to South) and to the South of the property (for the portion proposed to run East to West) as shown on the attached exhibits.

The project is proposed to be started in fall of 2022 and is expected to be completed by January of 2023. No adverse impacts are anticipated due the line currently exists and we will just be relocated it on the same parcel, the balance of the line will remain in its existing location. No adverse traffic, odor, noise, visual or dust impacts are anticipated that would be disruptive to the neighboring parcels or community as the location of the realignment is in an industrial area that includes intense uses and typically allows for these types of facilities/activities. The transmission line relocation will allow for full utilization of the parcel for the imminent development by the property owners.

Sincerely,

Mark Sullivan  
Land Use Advisor  
NV Energy

[illegible]

Call before you dig  
Underground

**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 (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL.

0 100 200 300 400 500 600 700 800

**MAP LEGEND**

Parcel Boundary  
 Sub-Division Boundary  
 P.M.D. Boundary  
 Road Easement  
 Match/Lot Line  
 Historic Lot Line  
 Historic Sub-Division Boundary  
 Historic P.M.D. Boundary  
 Section Line

Parcel Boundary  
 Sub-Division Boundary  
 P.M.D. Boundary  
 Road Easement  
 Match/Lot Line  
 Historic Lot Line  
 Historic Sub-Division Boundary  
 Historic P.M.D. Boundary  
 Section Line

CONDOMINIUM UNIT  
 AIR SPACE P.C.L.  
 RIGHT OF WAY P.C.L.  
 SUB-SURFACE P.C.L.

001 PARCEL NUMBER  
 1.00 ACRES  
 202 PARCEL, SUBSECT NUMBER  
 FB 24-45 PLAY RECORDING NUMBER  
 5 BLOCK NUMBER  
 1 LOT NUMBER  
 61.5 GOV. LOT NUMBER

**ASSESSOR'S PARCELS - CLARK COUNTY, NV.**  
 Briana Johnson - Assessor

199S R62E  
 27

N 2 SE 4

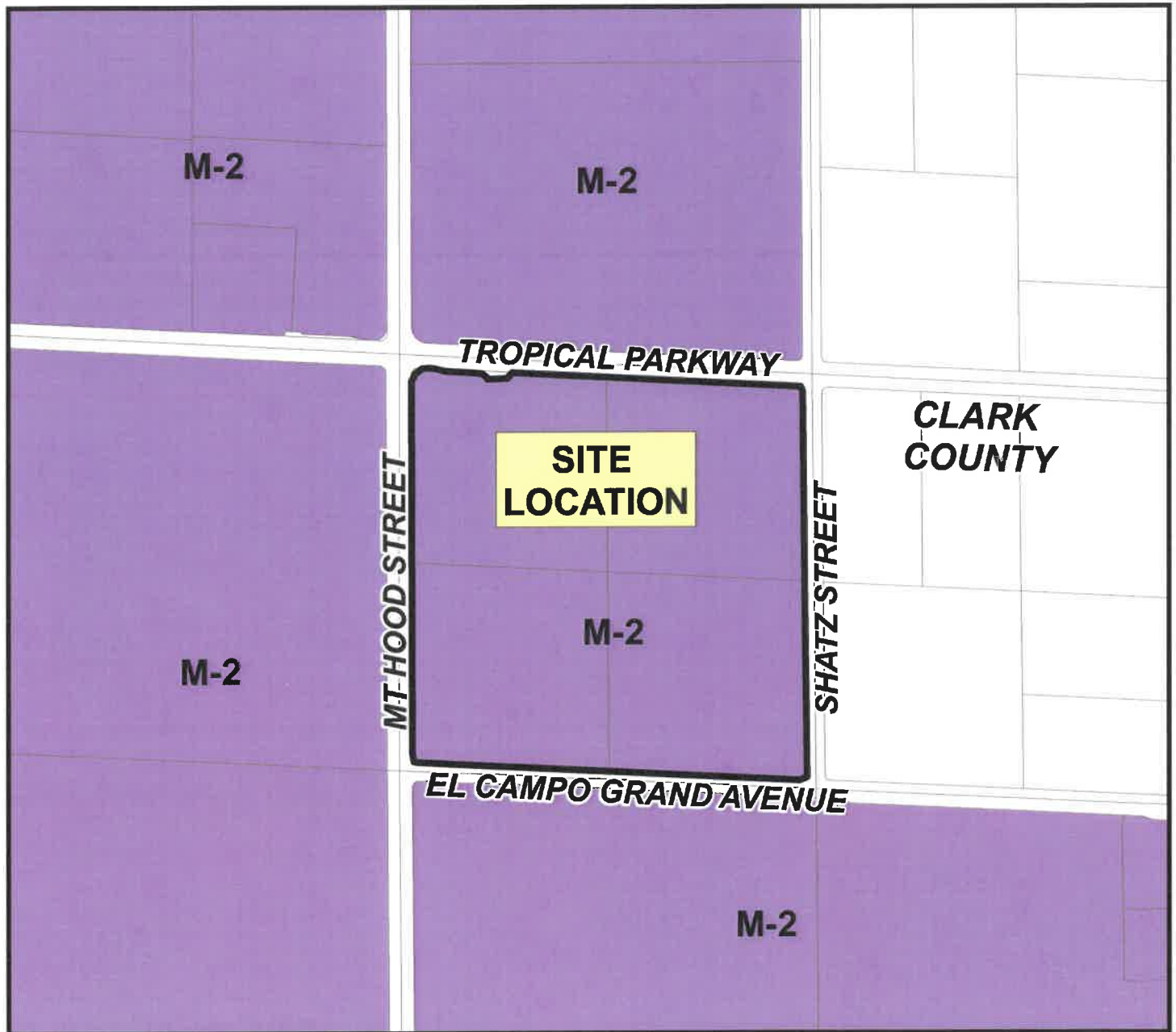


TAX DIST 125.250



# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: NV Energy dba Nevada Power  
Application Type: Special Use Permit  
Request: To Allow the Relocation of Existing Transmission  
Lines on the Same Parcels  
Project Info: Southwest corner of Tropical Parkway and Shatz Street  
Case Number: SUP-08-2022

3/10/2022

