

# CITY OF NORTH LAS VEGAS

## INTEROFFICE MEMORANDUM

---

To: Robert Eastman, Planning Manager, Land Development & Community Services Dept.  
From: Duane McNelly, Land Development Coordinator, Department of Public Works  
Subject: T-MAP-15-2022      **215 & Pecos**  
Date: July 13, 2022

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 any preliminary development plans and civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
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 applicable *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers.
5. The roadway section geometrics depicted on the Tentative Map are incorrect. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
6. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
  - a. Rome Blvd.
  - b. Palmer St.
  - c. Pecos Rd.
  - d. Deer Springs Way
7. Full intersection improvements, including pavement transitions, are required at the intersection of Pecos Road and Deer Springs Way (Shelley Berkley Way).
8. Construction of a RTC bus turn-out is required on Pecos Road per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.

9. Right of way dedication and construction of a RTC bus turn-out is required on Deer Springs Way east of Palmer Street per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 234.1*.
10. Construction of a right turn lane is required on Deer Springs Way at Pecos Road.
11. 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.
12. When submitting the final map and associated civil improvement plans to the Department of Public Works for review, 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 and utilities crossing property lines, development and maintenance of the property and improvements. The document must be recorded upon approval of the final map.
13. The property owner is required to grant a roadway easement for commercial driveway(s).
14. A revocable encroachment permit for landscaping within the public right of way is required.
15. Prior to any onsite development, 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.

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>.



---

Duane McNelly, Land Development Coordinator  
Department of Public Works



# TANEY ENGINEERING

6030 SOUTH JONES BLVD. #100

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

June 28, 2022

PCG-22-001

City of North Las Vegas  
Planning Department  
2250 Las Vegas Boulevard  
North Las Vegas, Nevada 89030

RE: 215 & Pecos  
(APN 124-24-701-005 & 006)  
Tentative Map

To Whom It May Concern:

We are submitting a two-lot tentative map over a total 20.84 acres located on the APN's listed above. The two-lot Commercial Subdivision will allow the owner of the Commercial Subdivision to sell individual buildings by record of survey with the greatest amount of flexibility.

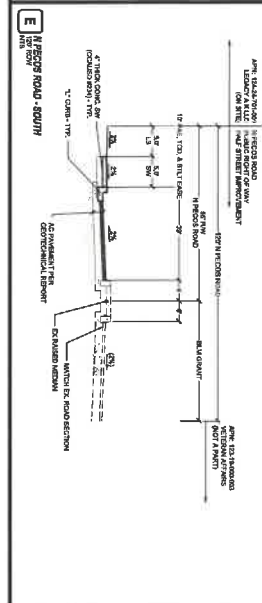
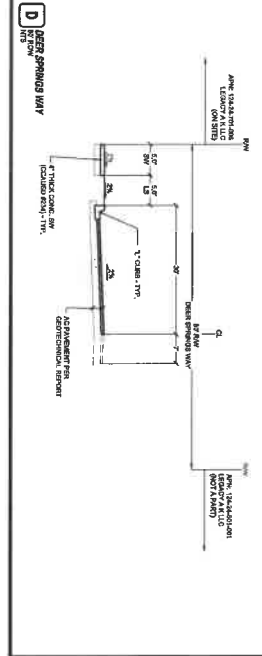
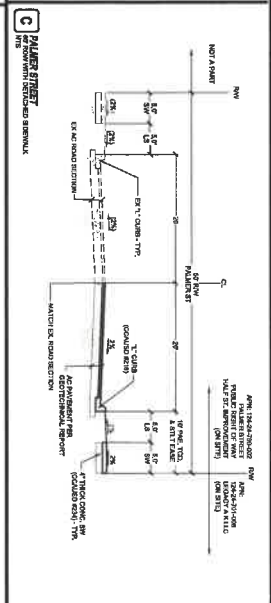
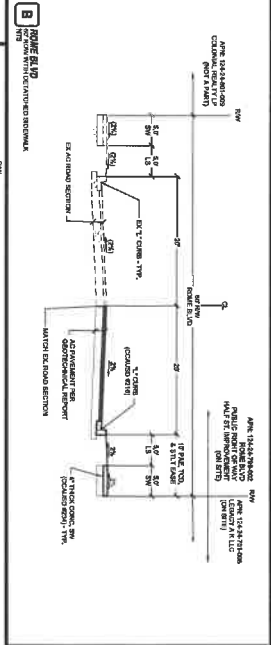
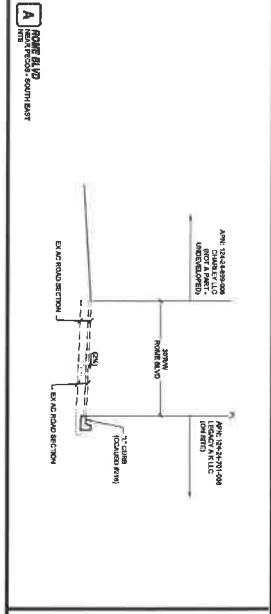
Note that all offsite improvements will be designed and processed for the 20.84 acres all at once. We do not envision phasing these improvements. There will be a master hydrology study and master traffic study prepared for not only the 20.84 acres but for the 114.52 acres as well (property due north of this project). It is anticipated that all offsites will be bonded for and approved by third quarter of next year. A single lot Commercial Subdivision for the 114.52 acres due North of this project, will be submitted concurrently.

We are hopeful that this letter satisfactorily describes our intent. If you have any questions or need any additional information please do not hesitate to contact this office.

Sincerely,

Edward F. Taney, P.E.  
President  
Taney Engineering





NO.	DESCRIPTION	BY	DATE	APPR.	DATE

LEGACY AK, LLC

**ZANER ENGINEERING & LAND SURVEYING, INC.**  
 1000 S. JONES BLVD  
 SUITE 200  
 DENVER, CO 80202  
 PHONE: 303.755.1111  
 WWW.ZANERENGINEERING.COM

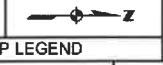
**215 & PECOS**  
**A COMMERCIAL MASTER PLAN PROJECT**  
**CROSS SECTION DETAILS**



**GD**  
 PROJECT NO: **02 OF 02**  
 DATE: **02/02/2017**  
 DRAWN BY: **GD**  
 CHECKED BY: **GD**  
 SCALE: **AS SHOWN**  
 SHEET NO: **02 OF 02**  
 TOTAL SHEETS: **02**



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 IS ENLARGED FROM 11x17 ORIGINAL



**MAP LEGEND**

	PARCEL BOUNDARY		CONDOMINIUM UNIT
	SUB BOUNDARY		AIR SPACE PCL
	FIND BOUNDARY		RIGHT OF WAY PCL
	ROAD EASEMENT		SUB-SURFACE PCL
	MATCH / LEADER LINE		001 PARCEL NUMBER
	HISTORIC LOT LINE		1.00 ACREAGE
	HISTORIC SUB BOUNDARY		202 PARCEL SUBSERIES NUMBER
	HISTORIC PLIND BOUNDARY		Pg 24-6 PLAT RECORDING NUMBER
	SECTION LINE		5 LOT NUMBER
			5 GOV. LOT NUMBER

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

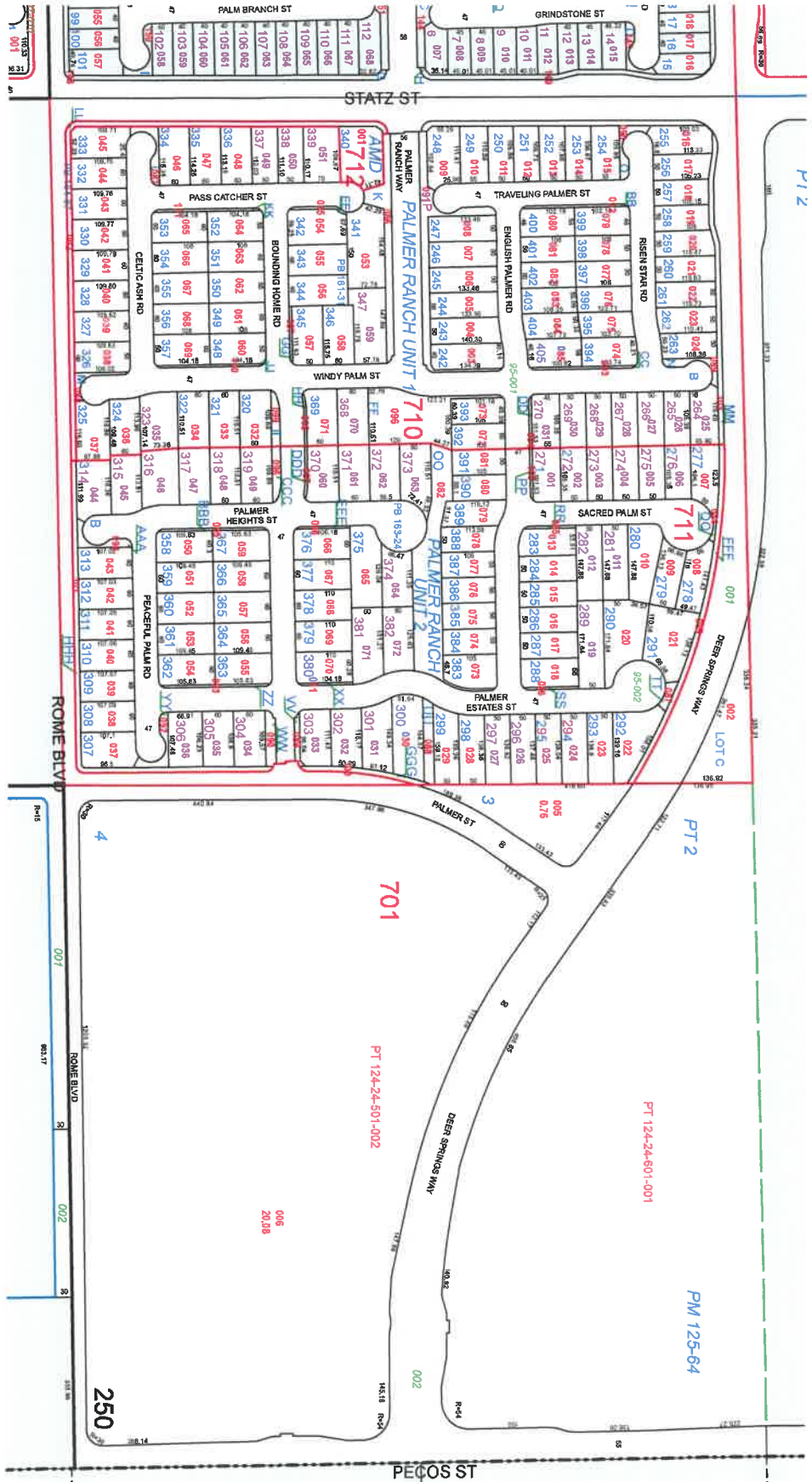
008	100 101	102 10
009	125 124	123 12
010	138 139	140 14

008	009	010	011	012	013	014	015	016	017	018	019	020
021	022	023	024	025	026	027	028	029	030	031	032	033
034	035	036	037	038	039	040	041	042	043	044	045	046
047	048	049	050	051	052	053	054	055	056	057	058	059
060	061	062	063	064	065	066	067	068	069	070	071	072
073	074	075	076	077	078	079	080	081	082	083	084	085
086	087	088	089	090	091	092	093	094	095	096	097	098
099	100	101	102	103	104	105	106	107	108	109	110	111
112	113	114	115	116	117	118	119	120	121	122	123	124
125	126	127	128	129	130	131	132	133	134	135	136	137
138	139	140	141	142	143	144	145	146	147	148	149	150

008	009	010	011	012	013	014	015	016	017	018	019	020
021	022	023	024	025	026	027	028	029	030	031	032	033
034	035	036	037	038	039	040	041	042	043	044	045	046
047	048	049	050	051	052	053	054	055	056	057	058	059
060	061	062	063	064	065	066	067	068	069	070	071	072
073	074	075	076	077	078	079	080	081	082	083	084	085
086	087	088	089	090	091	092	093	094	095	096	097	098
099	100	101	102	103	104	105	106	107	108	109	110	111
112	113	114	115	116	117	118	119	120	121	122	123	124
125	126	127	128	129	130	131	132	133	134	135	136	137
138	139	140	141	142	143	144	145	146	147	148	149	150

Scale: 1" = 200'

Rev: 5/21/2021

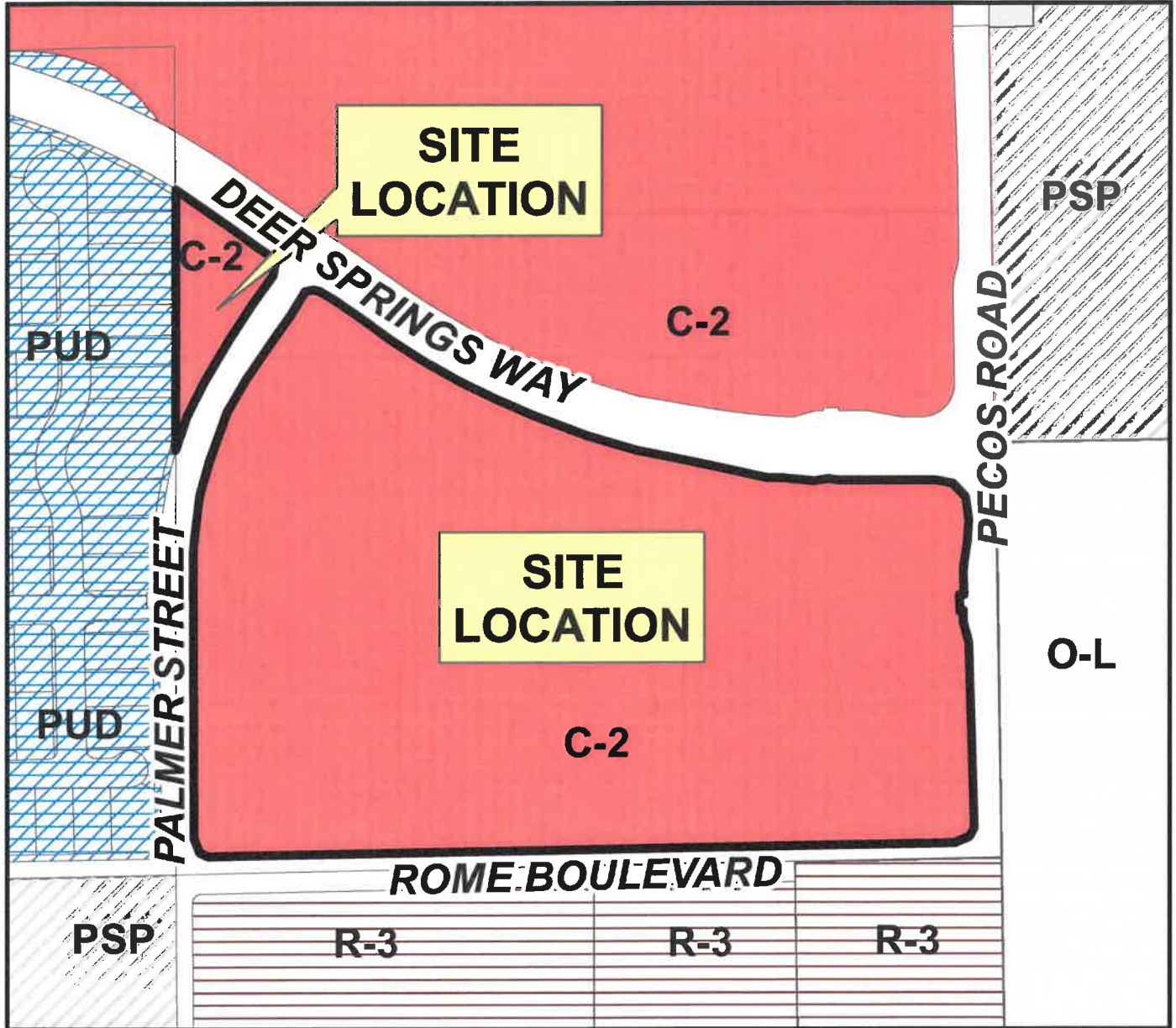


TAX DIST 250



# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: Legacy AK, LLC  
 Application: Tentative Map  
 Request: To Allow a 2-Lot, Commercial Subdivision  
 Project Info: Northwest Corner of Pecos Road and Rome Boulevard  
 Case Number: T-MAP-15-2022

7/14/2022

