

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Johanna Murphy, Principal Planner, Land Development & Community Services
From: Duane McNelly, Land Development Coordinator, Department of Public Works
Subject: T-MAP-13-2022 **Grand Teton – Decatur Retail**
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. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plan when developing the property.
3. The property owner is required to grant a roadway easement for commercial driveway(s).
4. The size and number of driveways and their locations are subject to review and approval by the City Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040 and *Clark County Area Uniform Standard Drawing* number 222.1, including throat depths.
5. When submitting the final map 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.



Duane McNelly, Land Development Coordinator
Department of Public Works

LAS Consulting
1930 Village Center Circle 3 #577
Las Vegas, NV. 89134
(702) 499-6469-cell
(702) 946-0857

June 24, 2022

Mr. Robert Eastman, Planning Manager
City of North Las Vegas
2250 Las Vegas Blvd.
North Las Vegas, NV 89030

RE: Letter of Intent- Tentative Map- APN: 124-18-110-009

Dear Mr. Eastman:

Please accept this as our letter of Intent requesting approval for a tentative map for a commercial subdivision located on the southeast corner of Grand Teton and Decatur. This parcel is a portion of the Valley Vista Master Planned Community. The subject parcel is zoned Neighborhood Commercial, MP-C-C-1. The overall development is a retail center with restaurants, a convenience store with gas pumps, and various other retail uses. These uses were approved with the development agreement (DA-02-21). A car wash was not included in the list of uses in the development agreement and however a use permit for a car wash was approved in March of this year.

The parcel is 4.8 acres. The proposed uses on the property are a C-Store with gas pumps, a car wash, a supper club, a couple of pad sites with drive-thrus and freestanding retail buildings. The intent is to record a commercial subdivision and if any of the retail uses need separate parcels than they can be created more easily.

We believe this is a compatible use with area and respectfully request your approval. Please contact me with any questions you may have.

Yours truly,

Lucy Stewart

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 WHEN MAP REDUCED FROM 1:1000 ORIGINAL

MAP LEGEND

- PARCEL BOUNDARY
- ROAD BOUNDARY
- ROAD EASEMENT
- MATCH/LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PLMD BOUNDARY
- SECTION LINE
- CONDITIONAL UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUBSET NUMBER
- PB 24-6 PLAT RECORDING NUMBER
- 5 LOT NUMBER
- 0.5 GOV. LOT NUMBER

BOOK

T19S R61E	18
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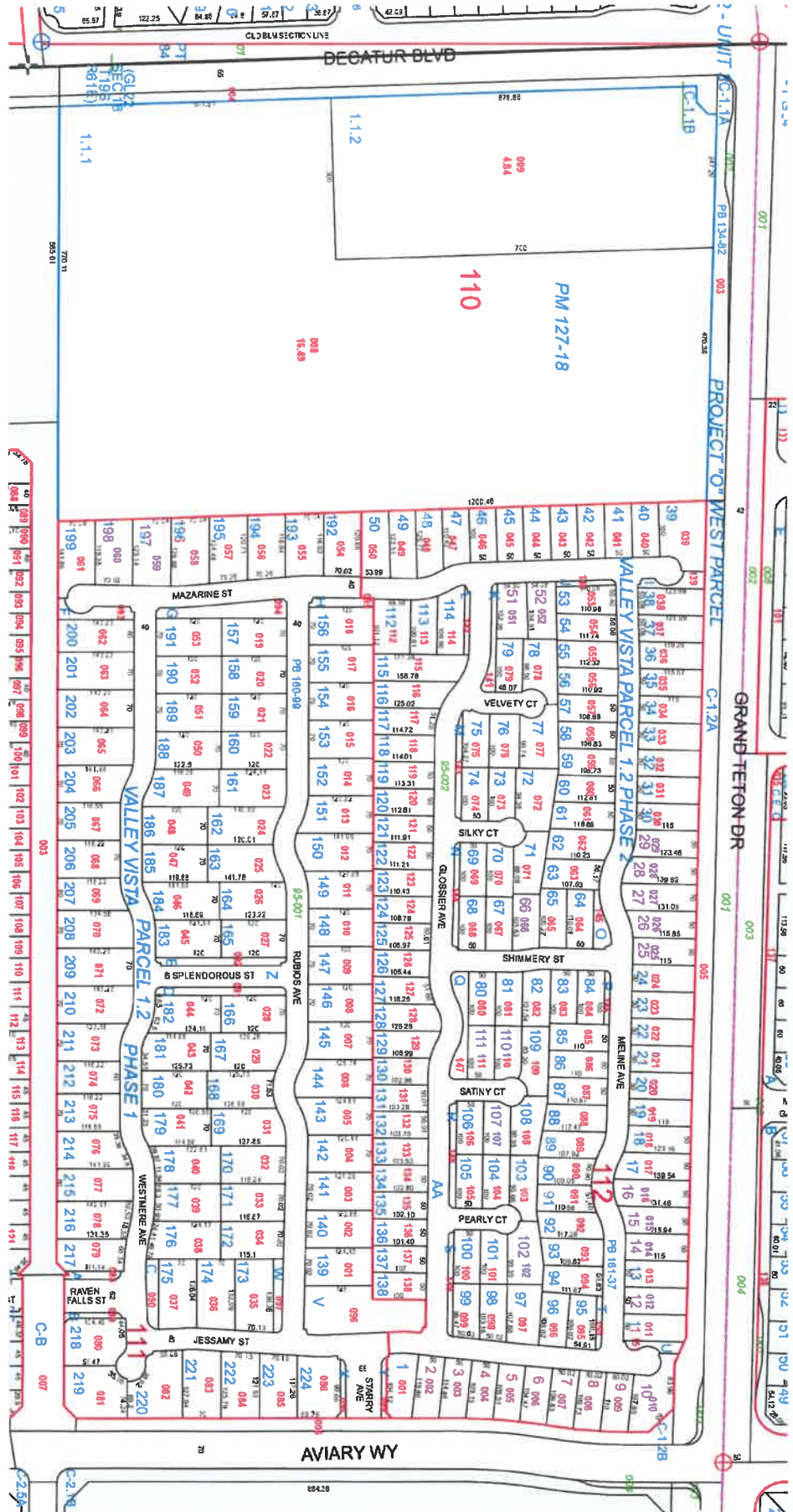
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124-18-1



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

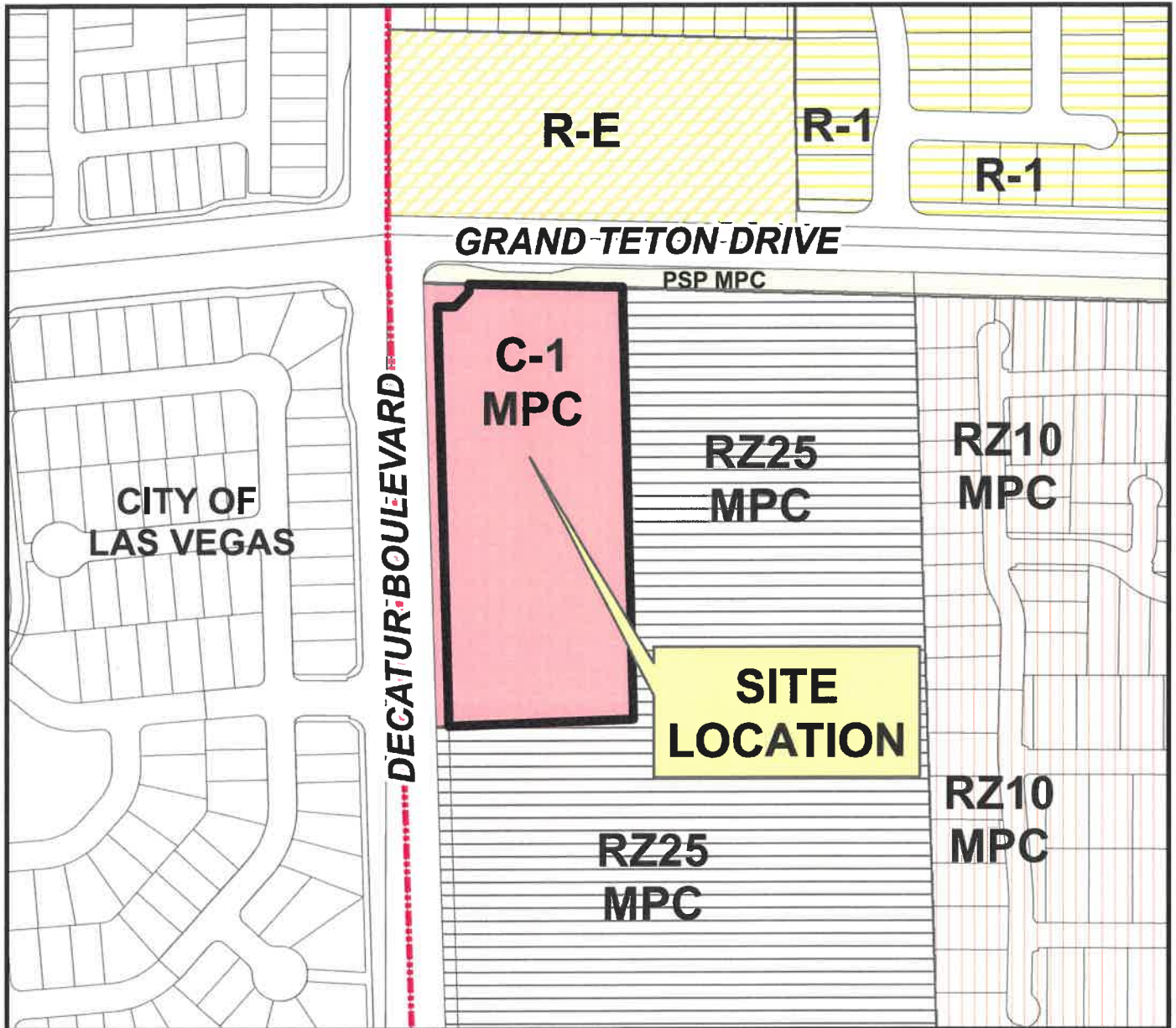


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: InterCapital Asset Management - Stan Wasserkrug
Application: Tentative Map
Request: To Allow a 1-Lot, Commercial Subdivision
Project Info: Southeast Corner of Decatur Boulevard and Grand Teton Drive
Case Number: T-MAP-13-2022

7/14/2022

