

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Sharienne Dotson, Planner, Land Development & Community Services
From: Robert Weible, Land Development Project Leader, Department of Public Works
Subject: T-11-2020 **Craig & Clayton Commercial Center** (Lot 3 of PM File 126 Page 50)
Date: November 10, 2020

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. When submitting the final map to the Department of Public Works for review, the owner/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, utilities crossing property lines, and the development and maintenance of the property improvements. The document must be recorded prior to the recordation of the final map.

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.
- All known geologic hazards shall be shown on the civil improvement plans. Subsequent identification of additional hazards may substantially alter proposed site plans not containing this information.
- 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.
- At the time of development, dedication and construction of the following streets and/or half streets is required per the Master Plan of Streets and/or Highways and City of North Las Vegas Municipal Code section 16.24.100:
 - Clayton Street (sidewalk)

Robert Weible, Land Development Project Leader
Department of Public Works

T 702-365-9312 | F 702-365-9317
6345 S Jones Blvd, Suite 100
Las Vegas, NV 89118



October 19, 2020

City of North Las Vegas
Dept. of Land Development and Community Service
2250 Las Vegas Blvd.
North Las Vegas, NV 89030

**Re: Craig and Clayton Commercial Center
Lochsa Project No. 201123**

To Whom It May Concern:

Lochsa Engineering is submitting an application for a Tentative Map for parcel 139-04-201-017 located on the northeast corner of Clayton Street and Craig Road. The purpose of the Tentative Map is to create a commercial subdivision for the LOT 3, 8.42-acre lot as shown on Parcel Map: Book No. 20201014; File 126 Page 50.

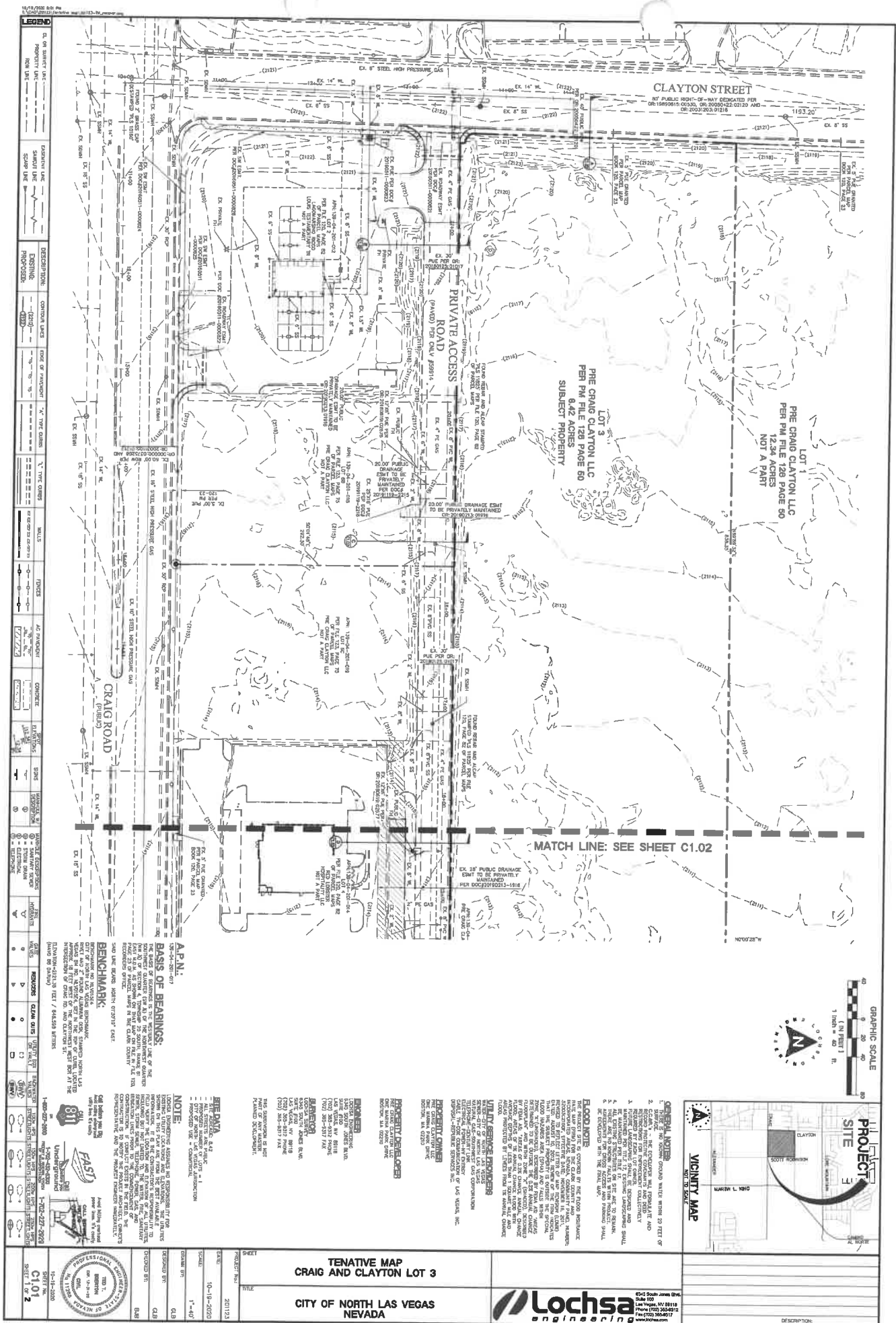
A copy of the recorded Parcel Map is being included with this submittal for reference.

Please feel free to contact me with any questions at (702) 365-9312. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ted T. Egerton', is written over a horizontal line.

Ted T. Egerton; P.E.
Principal



THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 81 EAST, 104th E.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

LOT 2 AS SHOWN BY MAP THEREOF IN TITLE 122 OF PARCEL MAP, PAGE 55 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

SUBJECT PROPERTY BOUNDARY LINE
 STREET CONTINUING
 JACKSON'S PROPERTY LINE
 EASIMENT LINE
 STREET RIGHT-OF-WAY LINE
 LOT LINE
 PHASED, THE LINE
 FOUND MONUMENT AS SHOWN
 PUBLIC UTILITY EASEMENT
 SET THE NE CORNER STATED PLS 11223 PER THIS MAP

NO SCALE

[illegible]

CLAYTON STREET
80' PUBLIC RIGHT-OF-WAY DEDICATED PER
OR: 19890815: 00530, CR: 20050422: 02120 AND
OR: 20031203: 01216

[illegible]

1. $\lambda_{\text{max}} = 100 \text{ nm}$

① PARCEL MAP FILE 120 PAGE 2
② AMENDED PARCEL MAP FILE 120 PAGE 2

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WESTERLY LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 61 EAST M.D.M. AS SHOWN ON THAT MAP ON FILE IN FILE 120, PAGE 23 OF PARCEL MAPS IN THE CLARK COUNTY RECORDERS OFFICE.

[illegible]

CLAY L. DAVIS
NATIONAL ASSOCIATION
RENEWAL CERTIFICATE NO. 11123
CERTIFICATE EXPIRES: DECEMBER 31, 2000

CLAY L. DAVIS
PROFESSIONAL
ON 11-21-00
STATE OF NEVADA
No. 11123

09/23/2000

STATE OF NEWMEXICO }
COUNTY OF CLARK } SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON OCTOBER 1 2020
BY DAVID L. SULLIVAN AS AUTHORIZED AGENT

THIS IS TO CERTIFY THAT THE DEPARTMENT OF PUBLIC WORKS FOR NORTH LAS VEGAS, NEVADA, DO APPROVE FOR THE PURPOSES OF LAND DIVISION AND ACCEPT IN BEHALF OF THE PUBLIC, THIS MAP AND ANY PARCELS OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION PER NEVADA REVENUE STATUTES AND ANY APPLICABLE LOCAL ORDINANCES.

4. I AM HEREBY CERTIFYING THAT THE CITY OF NORTH OGS WEDS, CLARK COUNTY, MISSOURI, DOES NOT RECENTLY CARRY THAT I DO EXAMINE THIS PARCEL, AND THAT IT IS TECHNICALLY CORRECT AND THAT ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER SHOWN.

[Signature] W/12/2020

ANY SUGGESTED CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX. NRS 27A.0695

1/4 SECTION 34, T4N, R3E, E2
 CLARK COUNTY, NEVADA
 CLARK COUNTY, NEVADA RECORDS
 20120119

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 (EVEN WHEN MAP REDUCED FROM 11X17 ORIGINAL)

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PMAD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PMAD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 001 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACRES
- 202 PARCEL SUBSECT NUMBER
- 202 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- 5 GOV LOT NUMBER

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

T20S R61E

4

S 2 NW 4

139-04-2

100	101	102
125	124	123

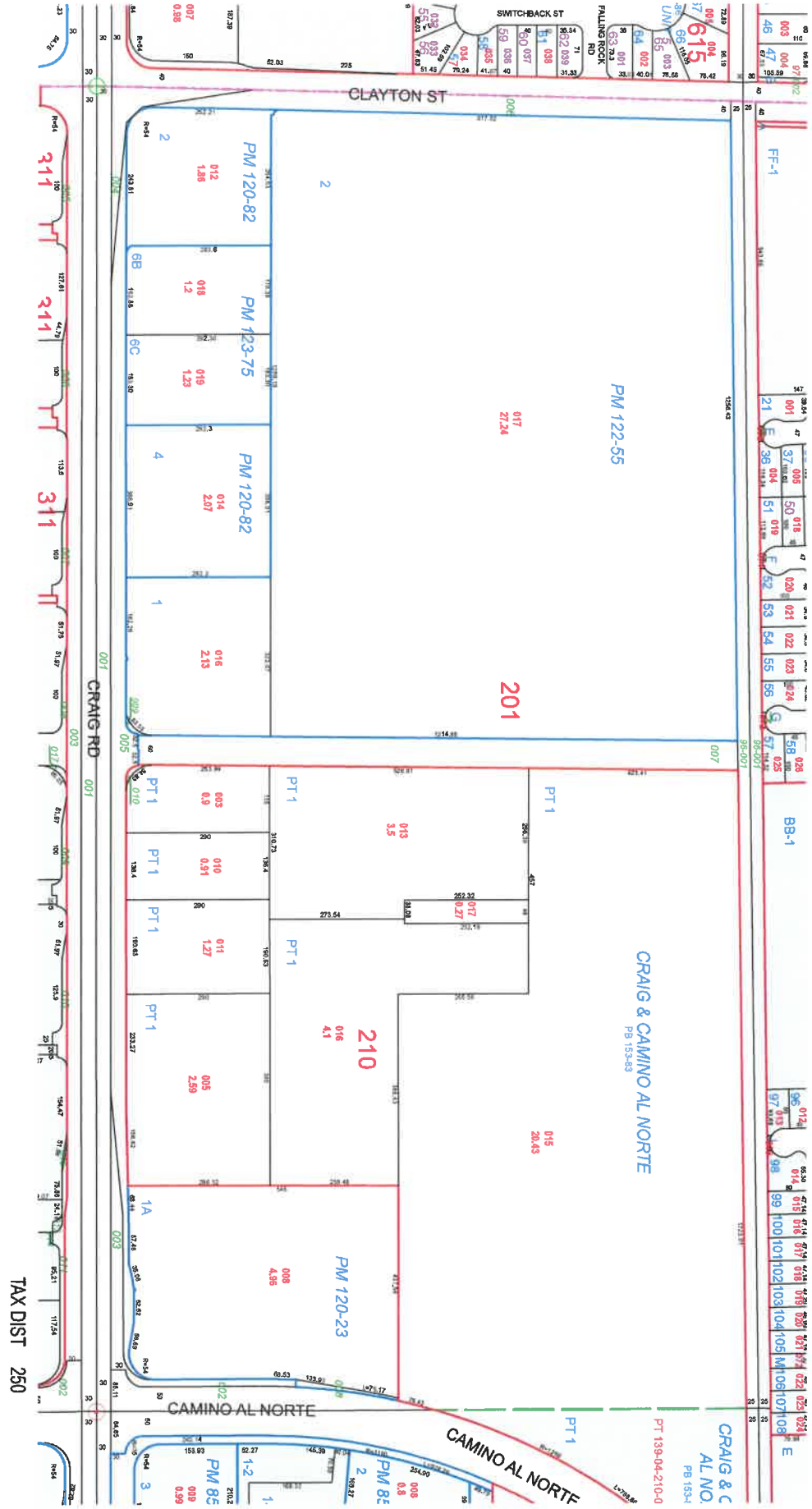
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Scale: 1" = 200'

Rev: 5/22/2020

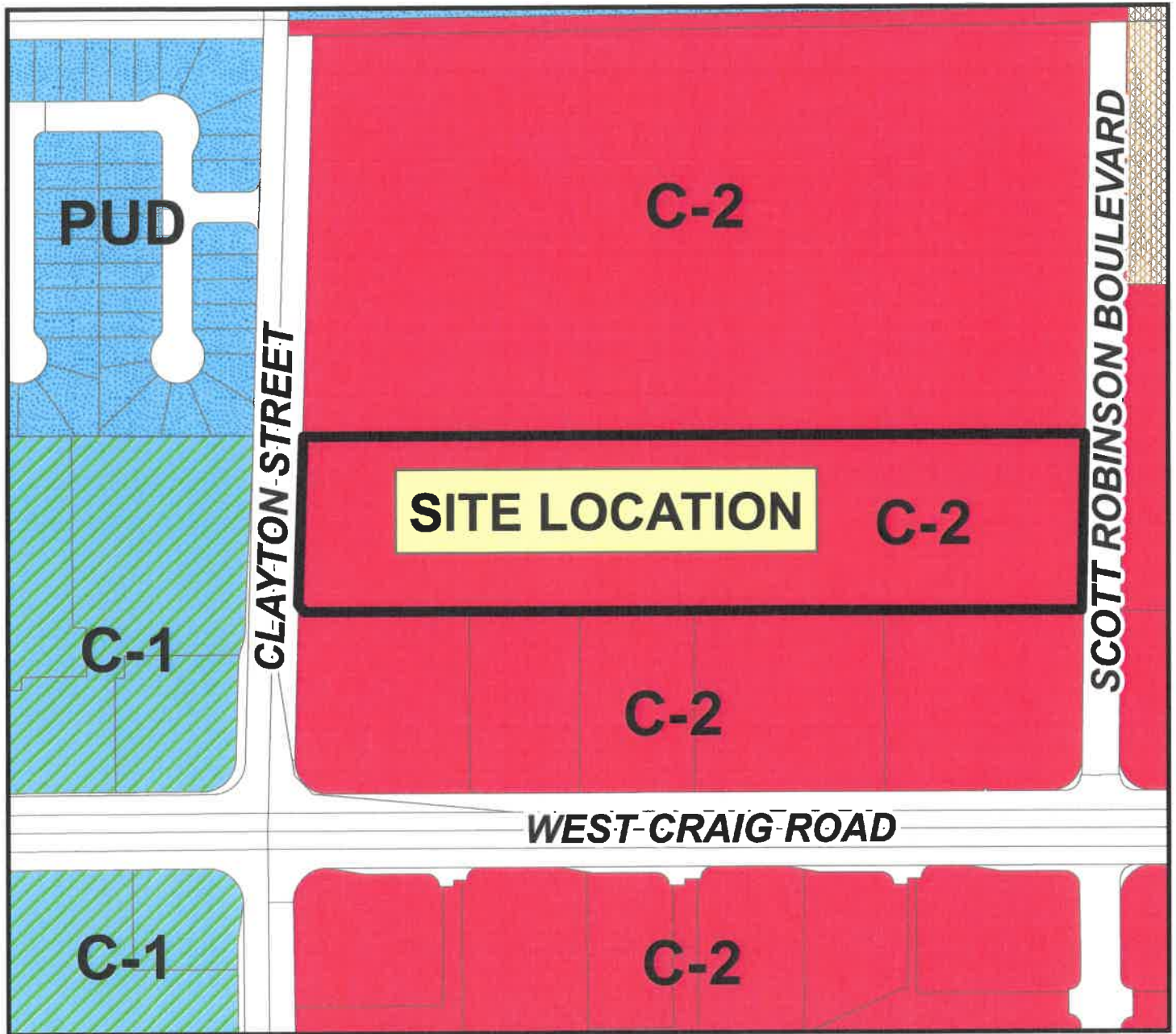


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Pre Craig Clayton LLC
Application Type: Tentative Map
Request: To Allow a One-Lot Commercial Subdivision
Project Info: East of Clayton Street and approximately 292 feet north of
Craig Road
Case Number: T-MAP-11-2020

11/4/2020

