

CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Amy Michaels, Principal Planner, Land Development & Community Services
From: Robert Weible, Land Development Project Leader, Department of Public Works
Subject: VAC-13-2020 **Cheyenne & Valley**
Date: December 16, 2020

The Department of Public Works has reviewed the subject application and has no objection to the vacation.

Robert Weible, Land Development Project Leader
Department of Public Works



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANAYCORP.COM

December 1, 2020
LGH-19-038

City of North Las Vegas
Planning and Zoning Department
2250 Las Vegas Blvd N.
North Las Vegas, NV 89030

**Re: Cheyenne & Valley
Vacation Letter of Intent (APN: 139-07-417-015 & 139-07-417-016)**

To Whom It May Concern:

On behalf of our client, LGI Homes – Nevada LLC, Taney Engineering is respectfully submitting a letter of intent letter for a Vacation. The vacation will accompany our other submitted entitlements: Comprehensive Plan Amendment, Tentative Map and Property Reclassification/Rezoning.

Driveway Easement Vacation:

The purpose is to vacate driveway easements granted per that final map of Cheyenne and Valley 30 acre commercial on file in the Office of the Clark County, Nevada recorder in Book 115, Page 52 of Plats.

These three driveway easements are protruding into the proposed lots/common elements along Cheyenne. The proposed driveway entrance on our site plan does not line up with any of these three easements so it is necessary that these existing easements be vacated.

Sidewalk Easement Vacation:

The purpose is to vacate a sidewalk easement granted per Book 20061002, Instrument No. 01381 of Official Clark County, Nevada records.

This sidewalk easement is 19.5' wide and it too is protruding into our proposed lots along Cheyenne. This easement has no use for our proposed development so it is necessary that the easement be vacated.

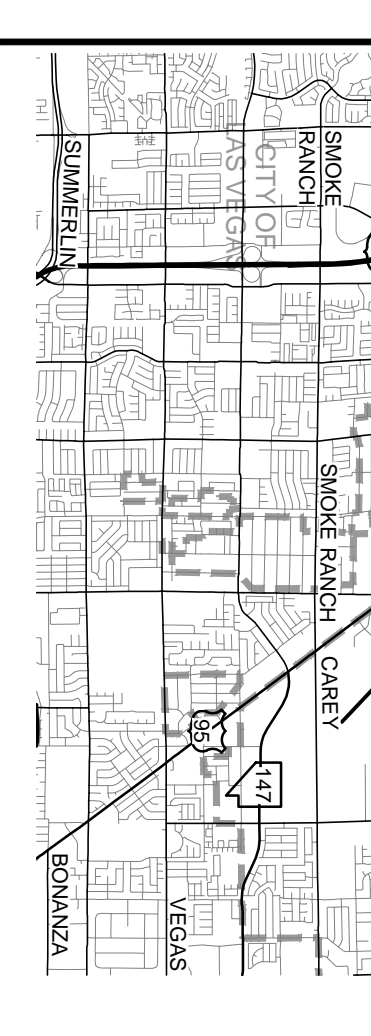
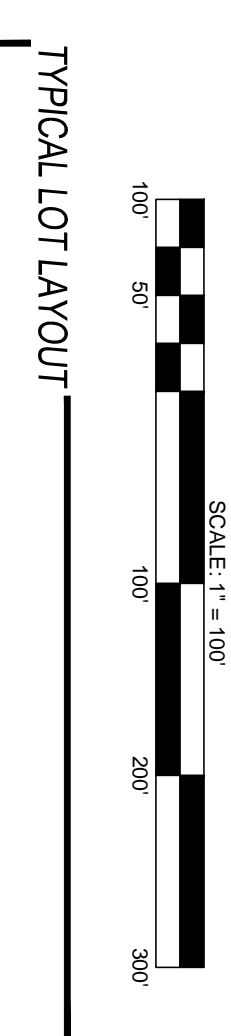
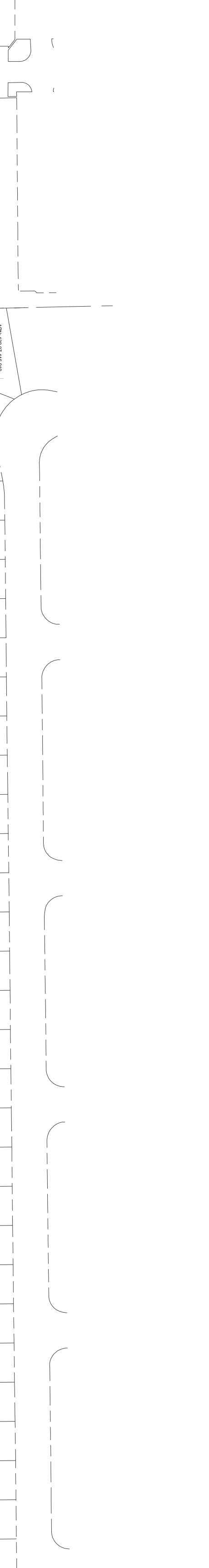
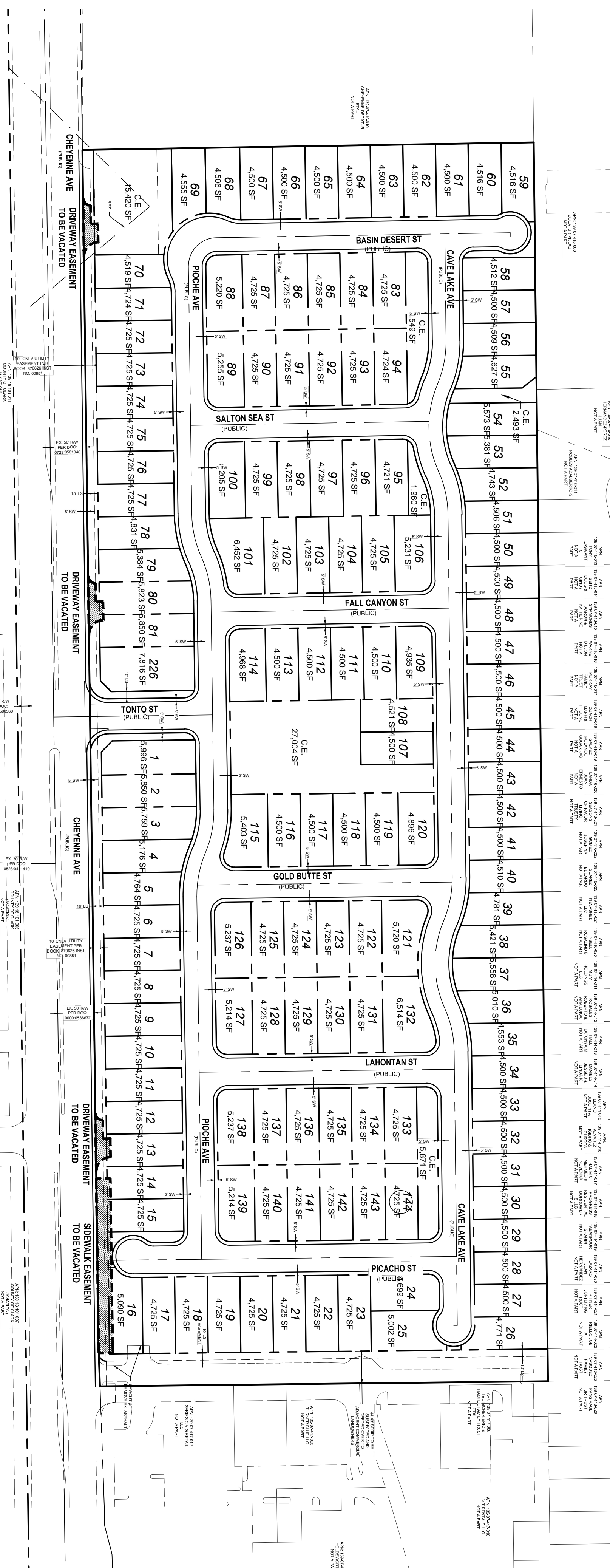
A legal description and exhibit have been provided, as part of this package, for your review. If you have any questions or require any additional information please call (702)362-8844.

Respectfully,
Taney Engineering

Janna Felipe
Project Coordinator

Revised

12/10/2020 VAC-13-2020



OWNER
 CHEYENNE & VALLEY
 1546 Foothills Village Dr.
 Henderson, NV 89112

DEVELOPER
 LGI Homes, LLC
 2500 S. Tropic Parkway, #201
 Henderson, NV 89074
 (702) 488-8889

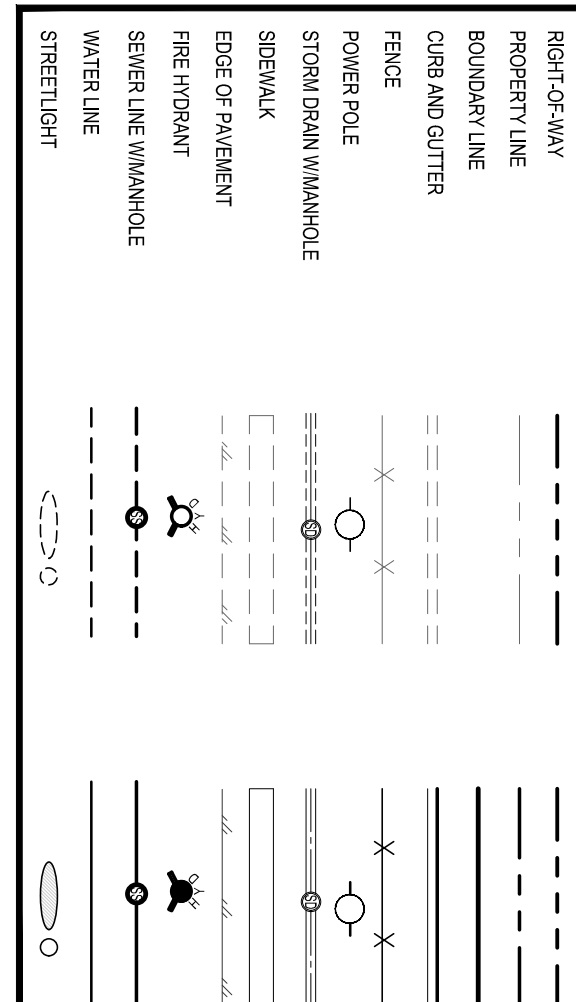
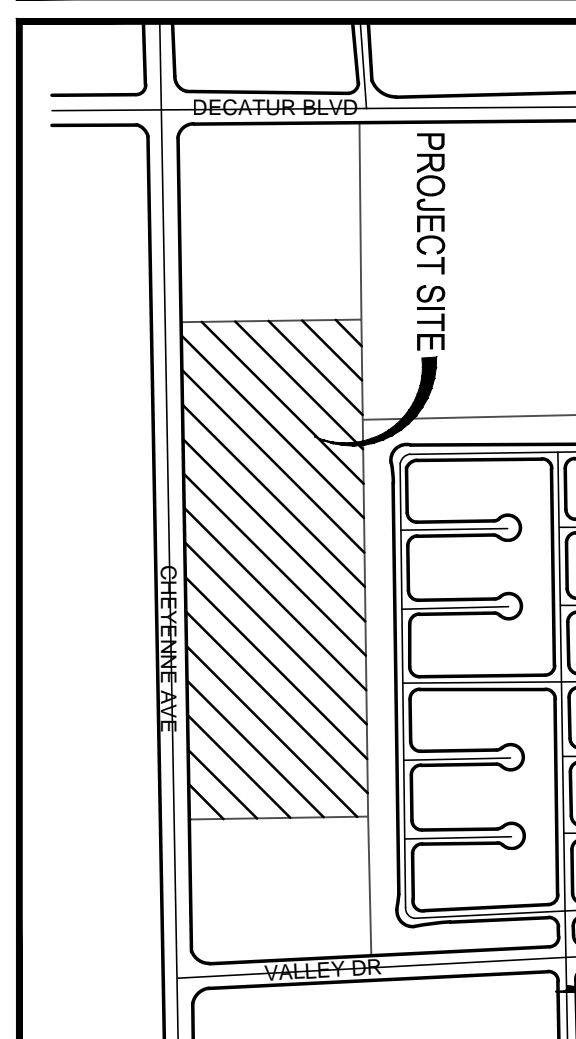
UTILITIES
 GAS: SOUTHWEST GAS CORP.
 WATER: NV ENERGY
 SOLID WASTE DISPOSAL: REPUBLIC SERVICES
 CITY OF NORTH LAS VEGAS
 TELEVISION: CENTURIALINK
 TELEPHONE:

PROJECT INFORMATION

ASSESSORS PARCEL NUMBERS:	199-07-417-015 & 199-07-417-016
PROPOSED ZONING:	R-CL
EXISTING ZONING:	SINGLE-FAMILY MEDIUM
TOTAL PROPOSED LOTS:	144 LOTS (TYPE) / 2 LOTS (COMMON LOTS)
GROSS ACREAGE:	24.30 ACRES
NET ACREAGE:	24.30 ACRES
DEVELOPMENT STANDARDS:	REQUIRED
DESIGN (PER TITLE 17, SECTION 17.24 FOR R-CZ ZONING):	5.83 LOTS/ACRE
DESIGN (PER SECTION 17.24 FOR R-CZ ZONING):	5.83 LOTS/ACRE
LARGEST LOT SIZE:	6,514 SF
MINIMUM LOT SIZE:	4,725 SF
MAXIMUM HEIGHT ALLOWED:	35 FT
OPEN SPACE:	58,297 SF
PARKING:	288 SF

ABBREVIATIONS

AC ASPHALTIC CONCRETE	LWWD LAS VEGAS VALLEY WATER DISTRICT
AVE AVENUE	MAX MAXIMUM
BE BACK OF CURB ELEVATION	MM MANHOLE
BLM BUREAU OF LAND MANAGEMENT	NTS NOT TO SCALE
BM BENCHMARK	PE POLYETHYLENE
CC CLARK COUNTY	PCC POINT OF CONNECTION
CCFD CLARK COUNTY FIRE DEPARTMENT	PP PROJECT
CCWD CLARK COUNTY WATER DISTRIBUTION	PRO PROJECT CHAIRSIDE
CDP CORRUGATED METAL PIPE	RCB REINFORCED CONCRETE BOX
CLV CITY OF LAS VEGAS	ROW RIGHT-OF-WAY
COM CITY OF HENDERSON	SD STORM DRAIN
DIP DUCTILE IRON PIPE	SHT SHEET
DR DRAINAGE GRADE	SIL SOUTHERN NEVADA WATER AUTHORITY
ELEC ELECTRICAL	SS SANITARY SEWER
EP EDGE OF PAVEMENT	SW SW
EPK FINISH FLOOR ELEVATION	SIV SIDEWALK
FG FINISH GRADE	TDP TELEPHONE
FIN FINE FINISH GRADE	TEL TELEPHONE
FG FINISH GRADE	TEP TELEPHONE
FIN FINE FINISH GRADE	VCP VITRIFIED CLAY PIPE
FIN FINE FINISH GRADE	W WATER
FIN FINE FINISH GRADE	
FIN FINE FINISH GRADE	
FIN FINE FINISH GRADE	
FIN FINE FINISH GRADE	



LEGAL DESCRIPTION

BEING A PORTION OF LOT 1 OF CHEYENNE & VALLEY 30 ACRE COMMERCIAL, BEING ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 115, PAGE 82 OF PLATS, LYING WITHIN QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 81 EAST, 11 D.M., AS SHOWN ON A MAP ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE AS FILE 76, PAGE 20 SOUTH, RANGE 81 EAST, AND 11 D.M., OFFICE OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, ELEVATION 869.03 METERS (NAV D 88 V 2018) 2,194.98 FEET

BENCHMARK
 CLARK COUNTY BENCHMARK
 ID: N120775
 CITY OF NORTH LAS VEGAS SHEET AND 7' ROUND ALUMINUM DISK STAMPED "NORTH LAS VEGAS, NEVADA, JANUARY 1995, WEST CORNER OF THE INTERSECTION OF CHEYENNE AVE. AND VALLEY DR. 2,194.98 FEET"

UTILITY DISCLAIMER

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN ON LINES OR SHOWN IN THE REVISIONS.

BASIS OF BEARING

NORTH 89° 13' 48" EAST BEING THE BEARING OF THE SOUTHLINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 81 EAST, 11 D.M., AS SHOWN ON A MAP ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE AS FILE 76, PAGE 33 OF PARCEL MAPS

EXHIBIT

SHEET NUMBER: 1 OF 1

SHEET NAME: DMW / CHEYENNE & VALLEY / BEM

CHEYENNE & VALLEY A RESIDENTIAL SUBDIVISION

VACATION EXHIBIT

EST. 2000

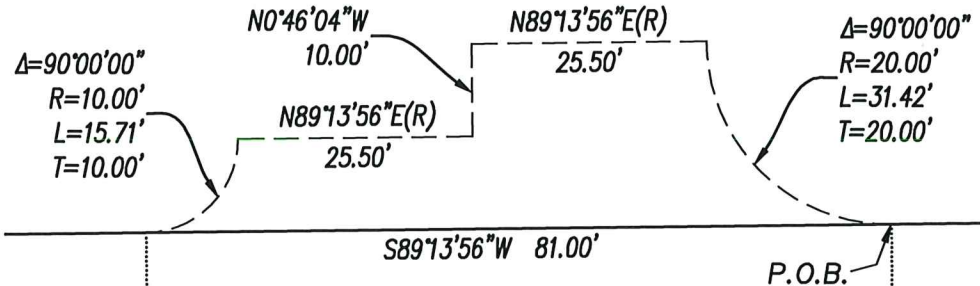
TANEY ENGINEERING
 6030 S. JONES BOULEVARD
 LAS VEGAS, NV 89118
 (702) 362-8844 EMAIL: INFO@TANEYCORP.COM

NO.	DESCRIPTION	BY	SHTS.	APPR.	DATE
REVISIONS					

EXHIBIT B



139-07-417-015
PT LOT 1 OF CHEYENNE &
VALLEY 30 ACRE COMMERCIAL
BOOK 115, PAGE 52 OF PLATS



S0°46'04"E(R)

N0°46'04"W(R)
50.00'

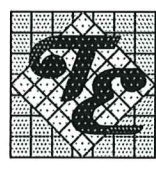
CHEYENNE AVENUE

P.O.C.

N89°13'56"E
882.28'



EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION



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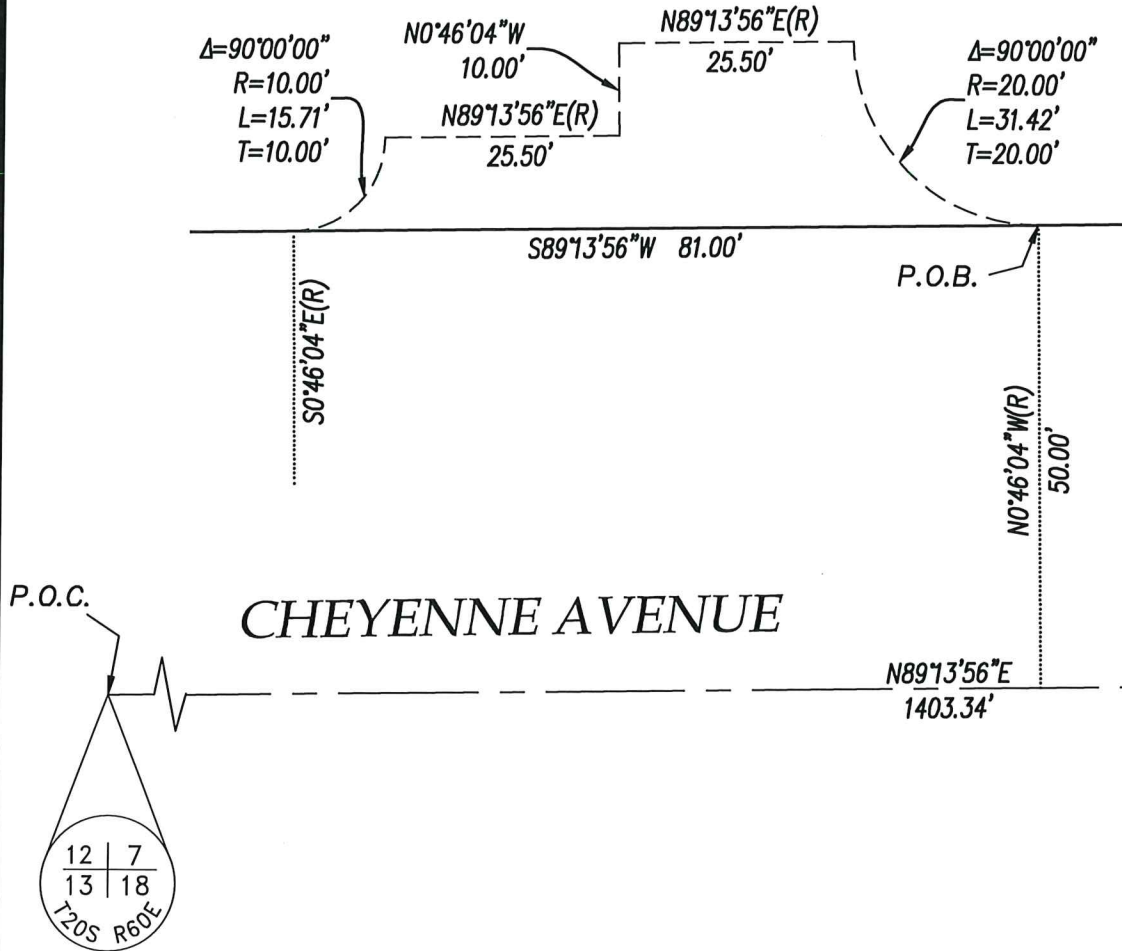


EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION

SHT 1 OF 1

DATE: 12/01/2020



TANEY **E**NGINEERING
6030 S. JONES BOULEVARD
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EXHIBIT B



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BOOK 115, PAGE 52 OF PLATS

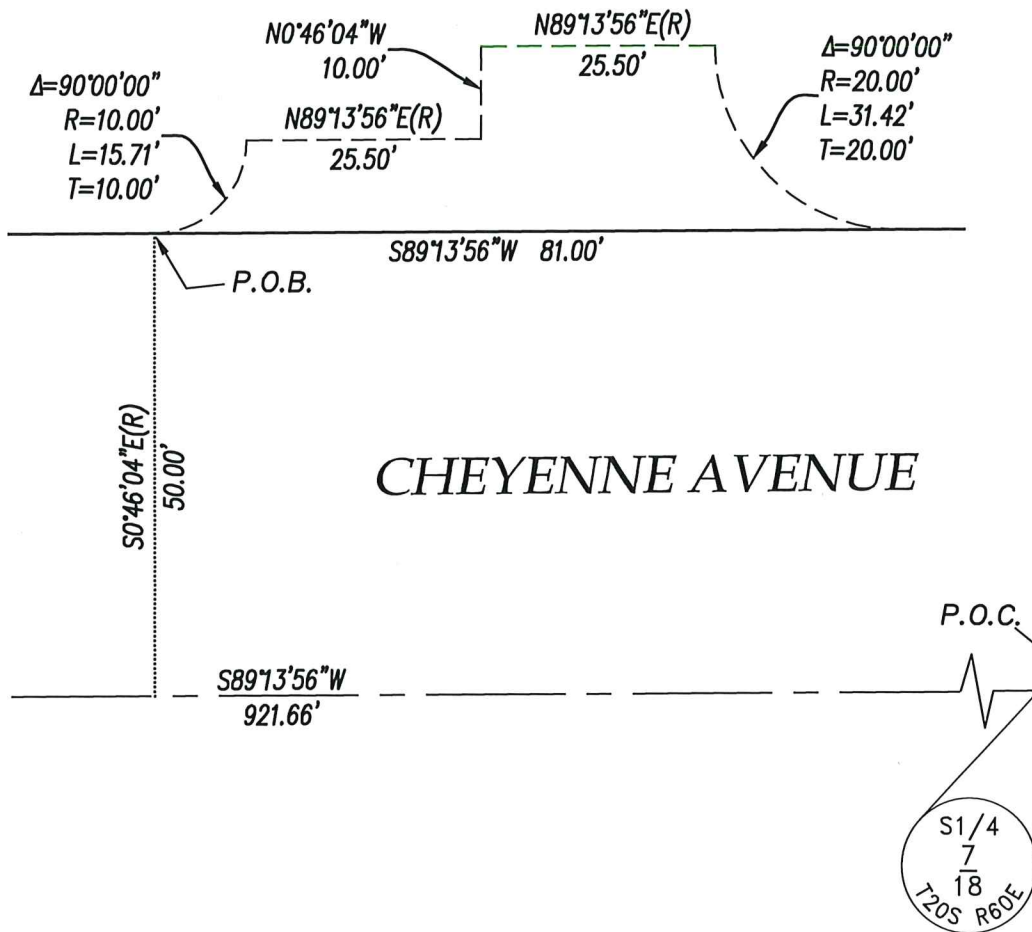
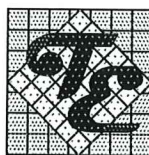


EXHIBIT TO ACCOMPANY
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This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document 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 1:1X7 ORIGINAL

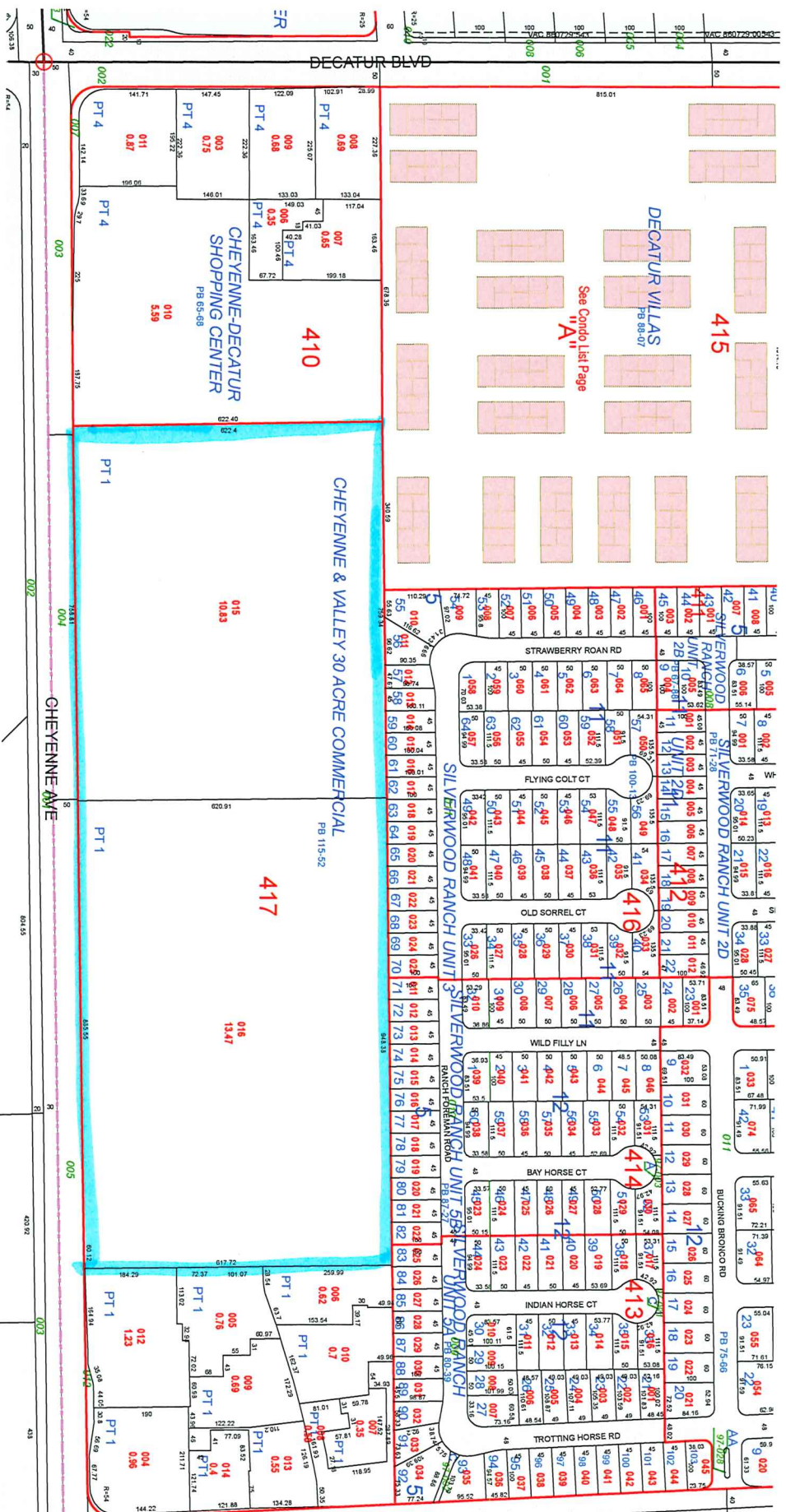
MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PAVD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PAVD BOUNDARY
- CONDOMINIUM UNIT
- AIR SPACE PCL.
- RIGHT-OF-WAY PCL.
- SUB-SURFACE PCL.
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUB/SERIES NUMBER
- PB 24-45-PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- LOT NUMBER
- SEC. GOV. LOT NUMBER

BOOK	MAP
T20S R61E	S 2 SW 4

SEC.	MAP
7	S 2 SW 4

REV.	MAP
18/2019	S 2 SW 4

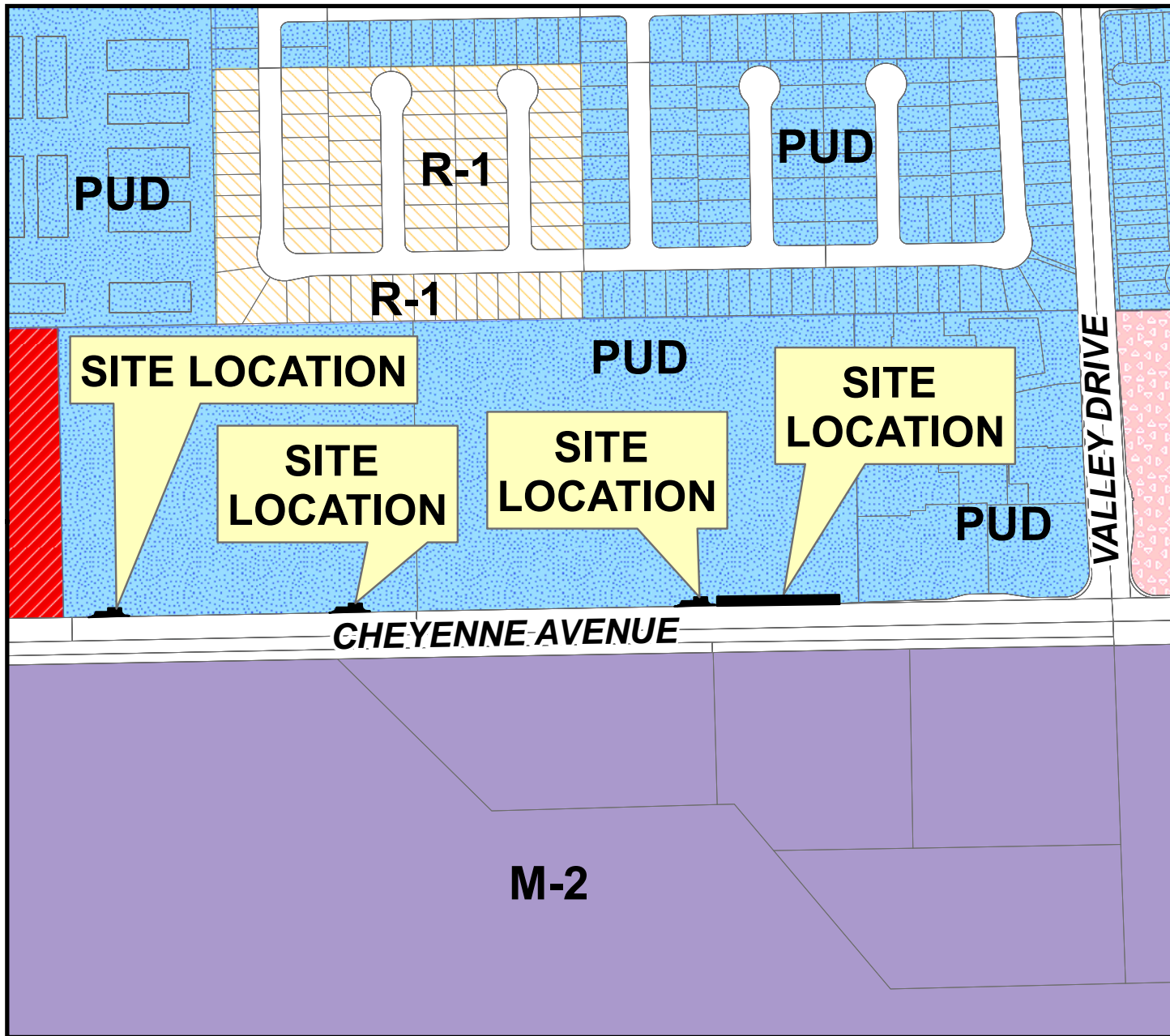


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: LGI Homes - Nevada, LLC
Application Type: Vacation
Request: To vacate an approximate 226 feet long sidewalk easement north of Cheyenne Avenue and approximately 546 feet west of Valley Drive, a driveway easement north of Cheyenne Avenue and approximately 815 feet west of Valley Drive, a driveway easement north of Cheyenne Avenue and approximately 1,623 feet west of Valley Drive, and a driveway easement north of Cheyenne Avenue and approximately 2,105 feet west of Valley Drive
Case Number: VAC-13-2020

12/9/2020

