

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Sharianne Dotson, Planner, Land Development & Community Services
From: Duane McNelly, Land Development Coordinator, Department of Public Works
Subject: SUP-39-2021 **Southern Nevada Welding – Office and Workshop**
Date: July 08, 2021

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. 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.
4. 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 will require modifications to the current site plan that was submitted.
5. All driveway geometrics shall be in compliance with the applicable *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers.
6. The property owner is required to grant roadway easement(s) for commercial driveways.
7. 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. Shatz Street
 - b. E. Centennial Pkwy
8. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
9. 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.

Utilities – 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



June 25, 2021

City of North Las Vegas
Land Development and Community Service Department
2250 Las Vegas Blvd., North
North Las Vegas, NV 89030
(702) 633-1537

RE: Letter of Intent
Special Use Permit Application – Manufacturing and Production, Outdoors
Southern Nevada Welding – Office and Workshop (Proposed Improvement)
6425 Shatz St., North Las Vegas, NV 89115

In consideration of the property listed above, we would like to petition for the approval of a Special Use Permit to facilitate the proposed property improvements on behalf of Southern Nevada Welding and Mr. Eric Russ, the property owner. The property is currently zoned M-2 (General Industrial) and has approved uses for the principal functions of "Manufacturing and Production, Indoors" as well as "Exterior Storage of Goods and Materials". The proposed facility is intended to function as new Office and Workshop area for Southern Nevada Welding. Principal work includes the modification and assembly of structural steel members and other miscellaneous metals. Although most of this work is intended to occur indoors in the new workshop, there may arise circumstances where some miscellaneous activities may be required to be performed outdoors in the rear yard area. Therefore, it is requested for your consideration to grant a Special Use Permit for "Manufacturing and Production, Outdoors" for such work to be performed on occasion.

The rear yard will be screened by an 8' tall CMU wall as required and will assist in blocking visibility of any such outdoor work. The site plan provided indicates various areas on the site where such work may occur. The Plasma Cutting Outbuilding is intended to house a CNC controlled robotic plasma cutter. Materials will be fed into one side of the outbuilding and emerge from the other side as it is processed by various cuts and modifications. The actual production work and cutting occurs under cover and enclosed in the outbuilding. The Cambco Camber Machine is used to slightly bend larger structural beams. Other miscellaneous tasks may occur in the yard such as cutting, bolting, and welding various materials as necessary. Site Planning has taken into consideration these tasks and they shall not inhibit site circulation and/or emergency vehicle access.

Please contact me should further information be required regarding the proposed project and intended use. We appreciate your attention to this request.

A handwritten signature in blue ink that reads 'Andrew Hansen'.

Andrew Hansen, AIA
Principal / Architect

(702) 877-6111
ahansen@srdesign-usa.com

A handwritten signature in blue ink that appears to be 'Eric Russ'.

Eric Russ
Property owner

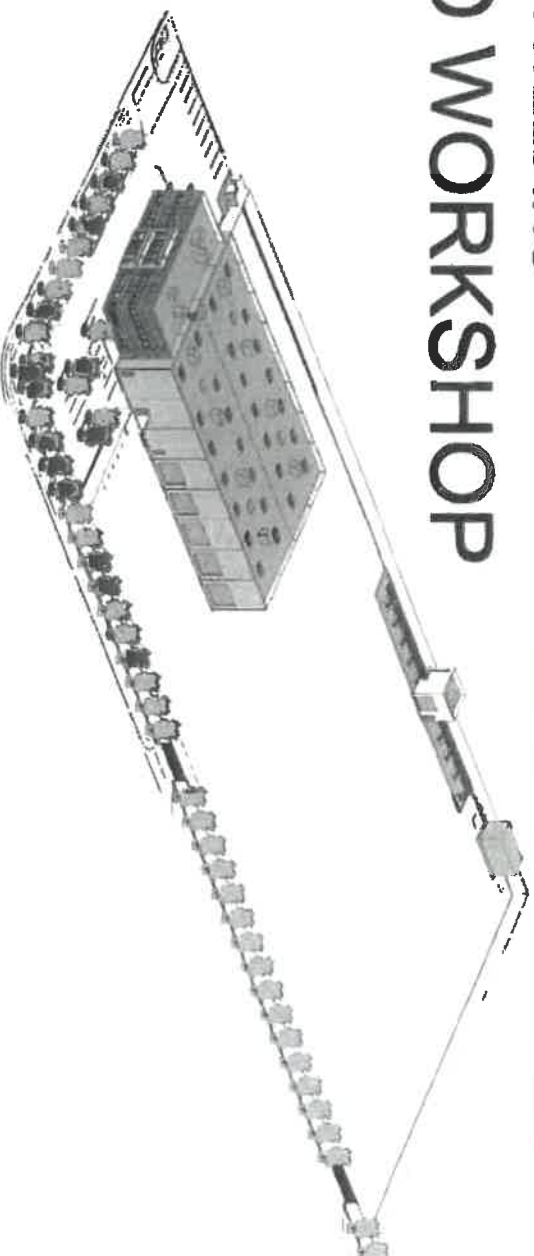
REVISED
7/15/2021

6425 Shatz St.

North Las Vegas, NV 89115

21-01-1641

LIST OF DRAWINGS

[illegible]

CONSULTANTS

STANDARD COMMERCIAL
221 Conception, Inc.
2201 South Blvd. N.
Las Vegas, NV 89102
(702) 467-0411

STANDARD
USA

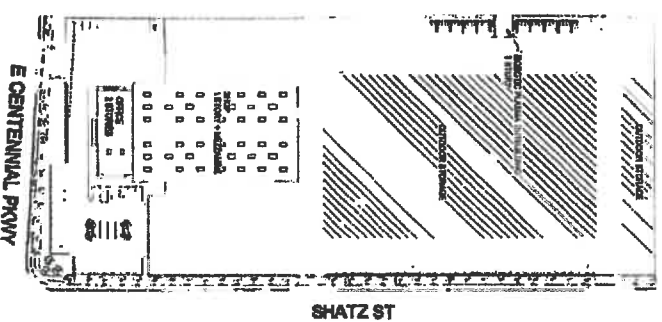
STANDARD
USA

Stimulus	Response	Goal
Positive Reinforcement	Engage	Goal
Negative Reinforcement	Engage	Goal
Extinction	Engage	Goal
Punishment	Engage	Goal

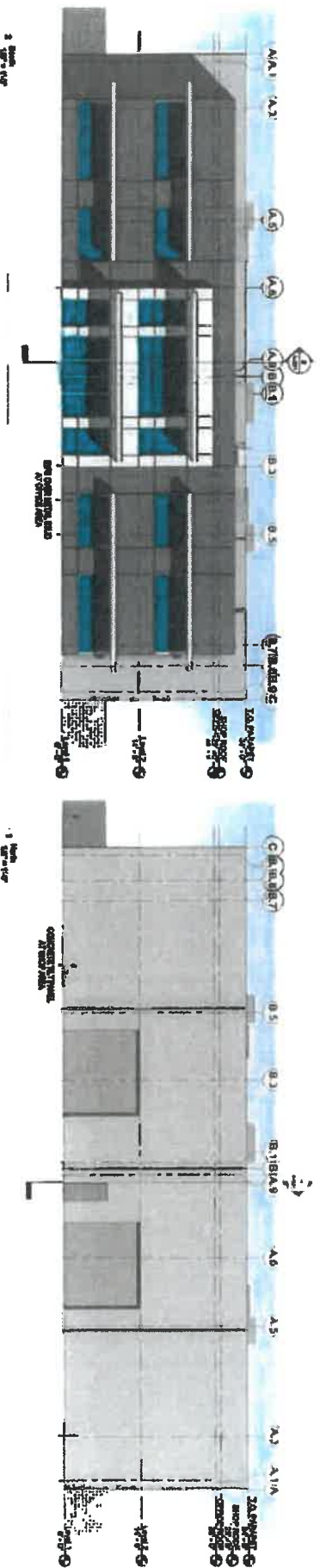
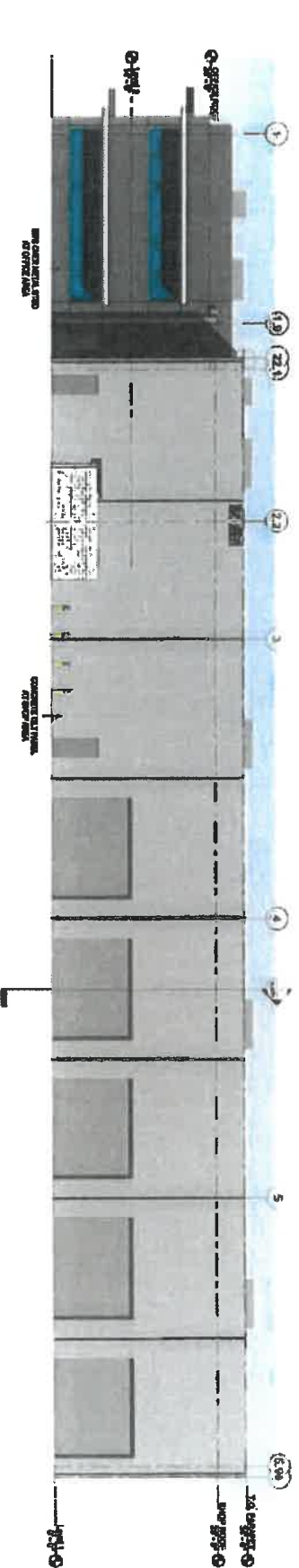
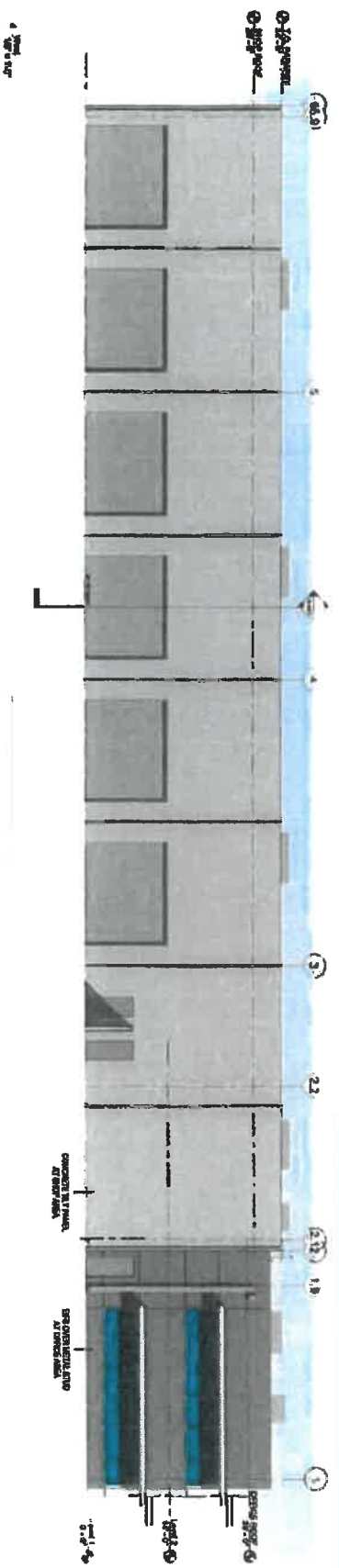
GENERAL INFO

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SITE PLAN

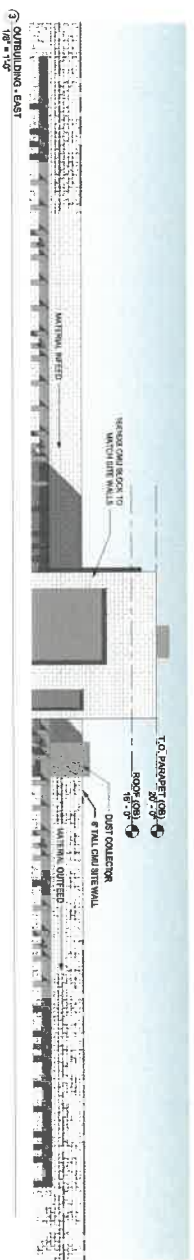
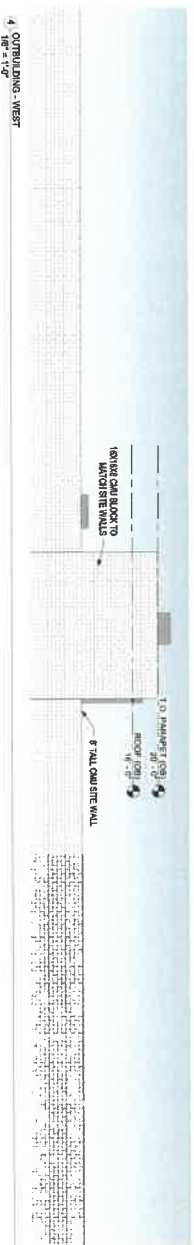


REVISED
7/15/2021



COLOR
ELEVATIONS

24-01-1641
A-701



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 1:12.7 ORIGINAL.

0 100 200 400 600 800

MAP LEGEND

PARCEL BOUNDARY
 SUB BOUNDARY
 PM/D BOUNDARY
 ROAD EASEMENT
 MATCH / LEADER LINE
 HISTORIC LOT LINE
 HISTORIC SUB BOUNDARY
 HISTORIC PM/D BOUNDARY
 SECTION LINE

CONDOMINIUM UNIT
 AIR SPACE PCL
 RIGHT OF WAY PCL
 SUB-SURFACE PCL

007 ROAD PARCEL NUMBER
 001 PARCEL NUMBER
 1.00 ACREAGE
 202 PARCEL SUBSERIAL NUMBER
 PB 24-45 PLAT RECORDING NUMBER
 5 BLOCK NUMBER
 5 LOT NUMBER
 63.5 GOV. LOT NUMBER

ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

T19S R62E

22

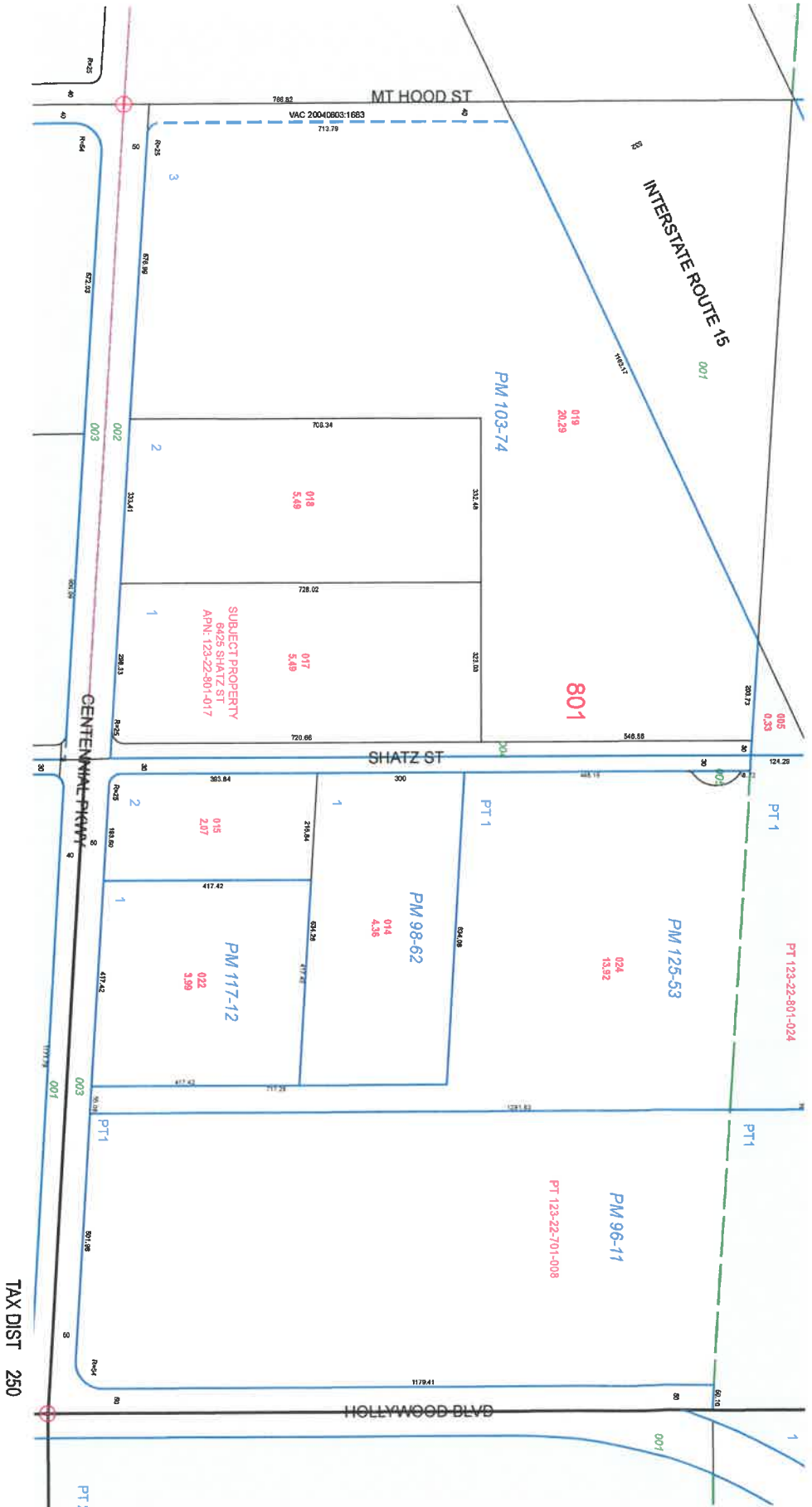
S 2 SE 4

123-22-8

Scale: 1" = 200'

Rev: 3/3/2020

CLARK COUNTY
NEVADA

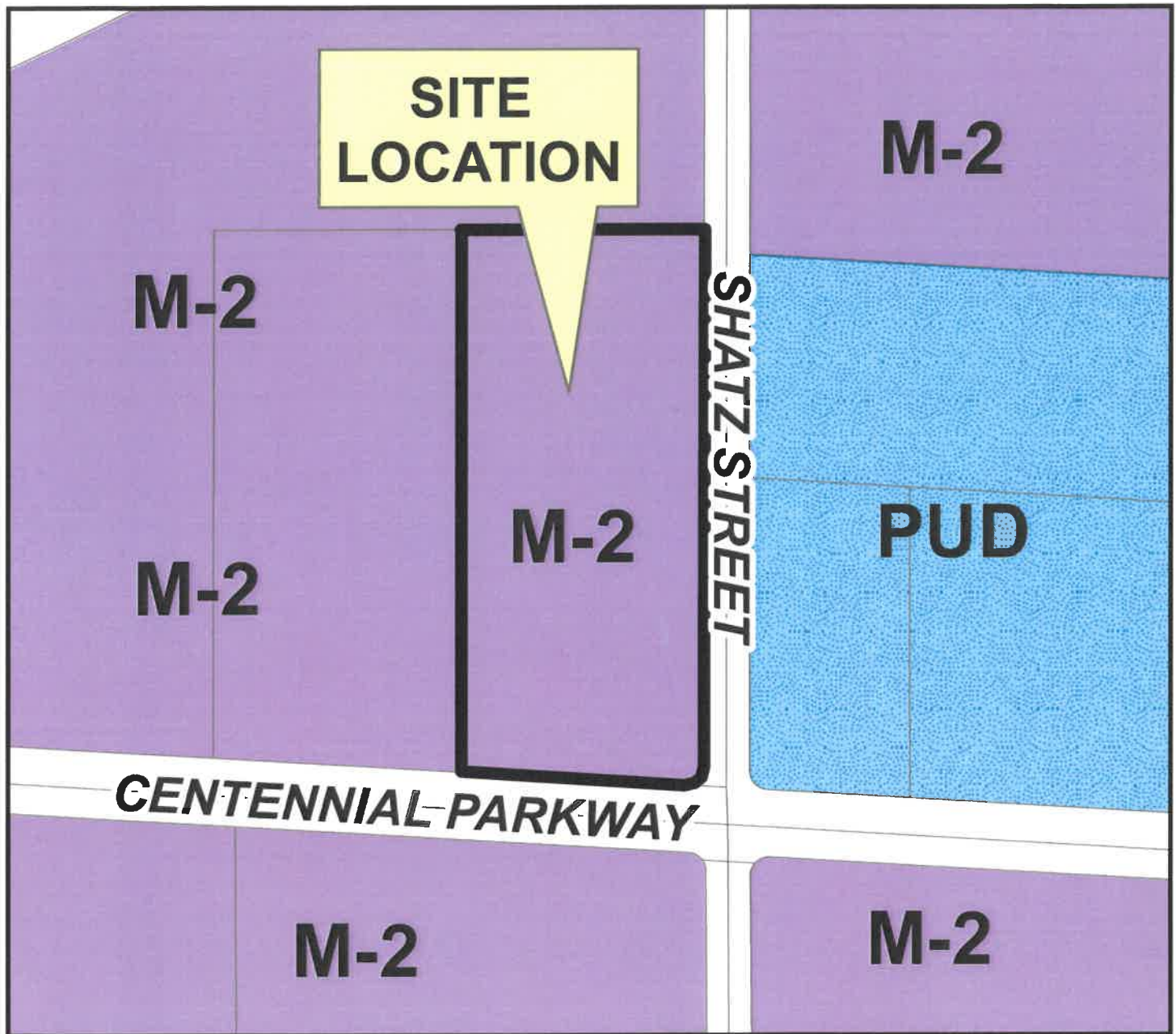


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Eric Russ
Application Type: Special Use Permit
Request: To Allow Outdoor Manufacturing and Production
Project Info: 6525 Shatz Street
Case Number: SUP-39-2021

7/22/2021

