

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-16-2022 **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. Statz St.
 - 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 Deer Springs Way west of 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 west 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 Pecos Road at Deer Springs Way.
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.

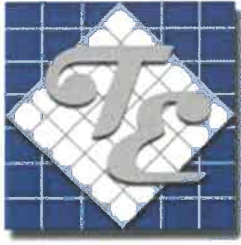
Utilities – For information only:

- 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



TANEY ENGINEERING

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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 124-24-601-001)
Tentative Map

To Whom It May Concern:

We are submitting a single lot tentative map over a total 114.52 acres located on the APN listed above. The single 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 114.52 acres over an approximate time period of 5 years (+ or -). There will be a master hydrology study and master traffic study prepared for not only the 114.52 acres but for the 20.84 acres as well (property due South of this project). A single lot Commercial Subdivision for the 20.84 acres due South 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

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 11X17 ORIGINAL

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

MAP LEGEND

- Parcel Boundary
- Sub Boundary
- Road Boundary
- Road Easement
- Match/Leader Line
- Historic Lot Line
- Historic PMLD Boundary
- Section Line
- Condominium Unit
- Air Space PCL
- Right of Way PCL
- Sub-Surface PCL

001 ROAD PARCEL NUMBER
 001 PARCEL NUMBER
 100 ACREAGE
 202 PARCEL SUBSEQ NUMBER
 PB 24-45 PLAT RECORDING NUMBER
 5 BLOCK NUMBER
 5 LOT NUMBER
 GL 5 GOV LOT NUMBER

T19S R61E

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

Scale: 1" = 200'

24


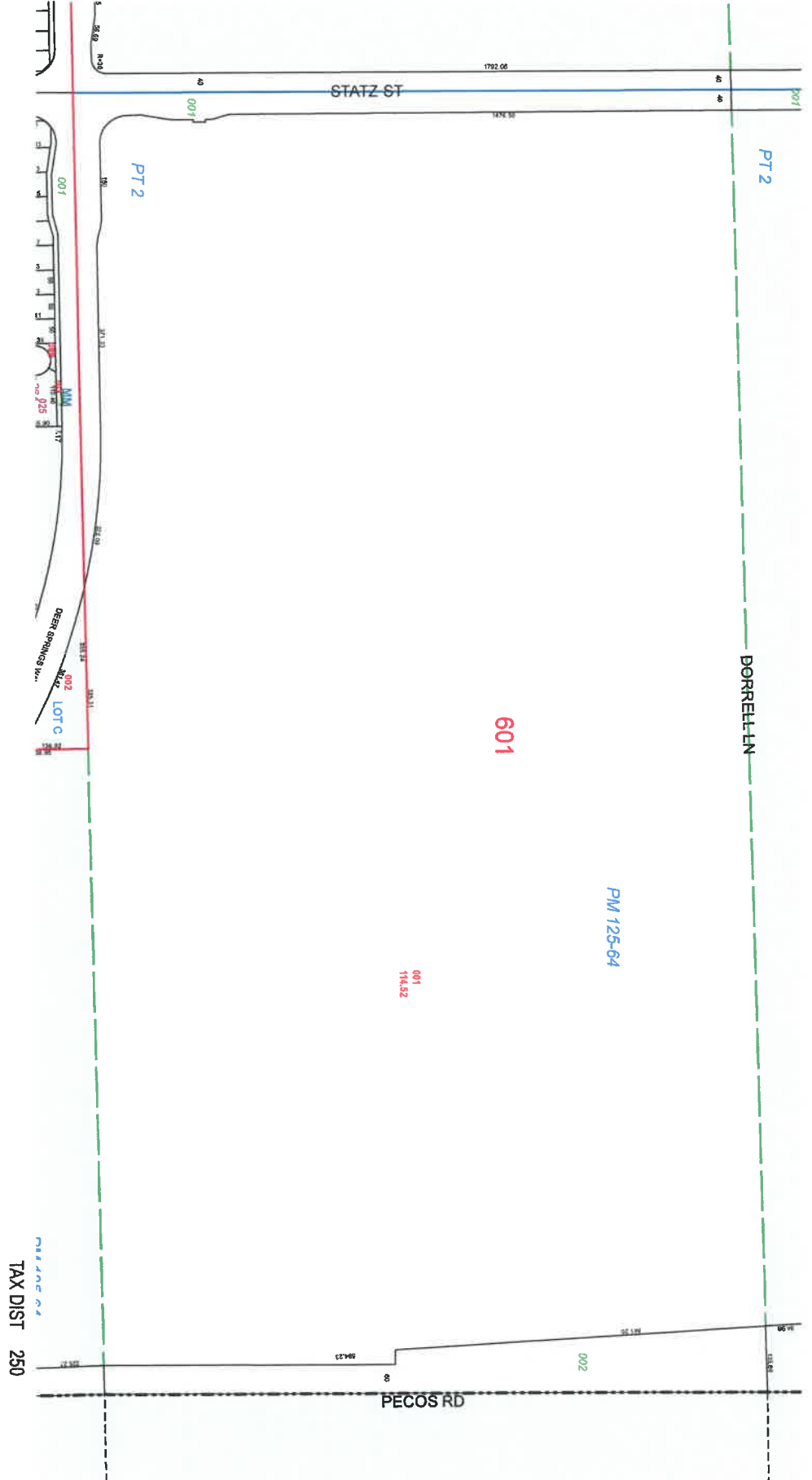
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11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40

Rev: 4/14/2020

S 2 NE 4

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40

124-24-6

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USE THIS SCALE/FEE WHEN MAP REDUCED FROM 11x17 ORIGINAL

MAP LEGEND

- Parcel Boundary
- Sub Boundary
- Condominium Unit
- Right of Way PCL
- Match/Leader Line
- Historic Lot Line
- Historic Sub Boundary
- Historic P/MLD Boundary
- Section Line
- 007 Road Parcel Number
- Parcel Number
- 100 Acreage
- 202 Parcel Subseq Number
- Plat Record Number
- Block Number
- Lot Number
- Gov. Lot Number


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

T19S R61E **24** **N 2 SE 4** **124-24-7**

100 101	102 10	1 1	1 1	1 1	1 1	1 1	1 1	1 1	1 1
125 124	123 12	1 2	1 2	1 2	1 2	1 2	1 2	1 2	1 2
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Scale: 1" = 200'

Rev: 5/21/2021

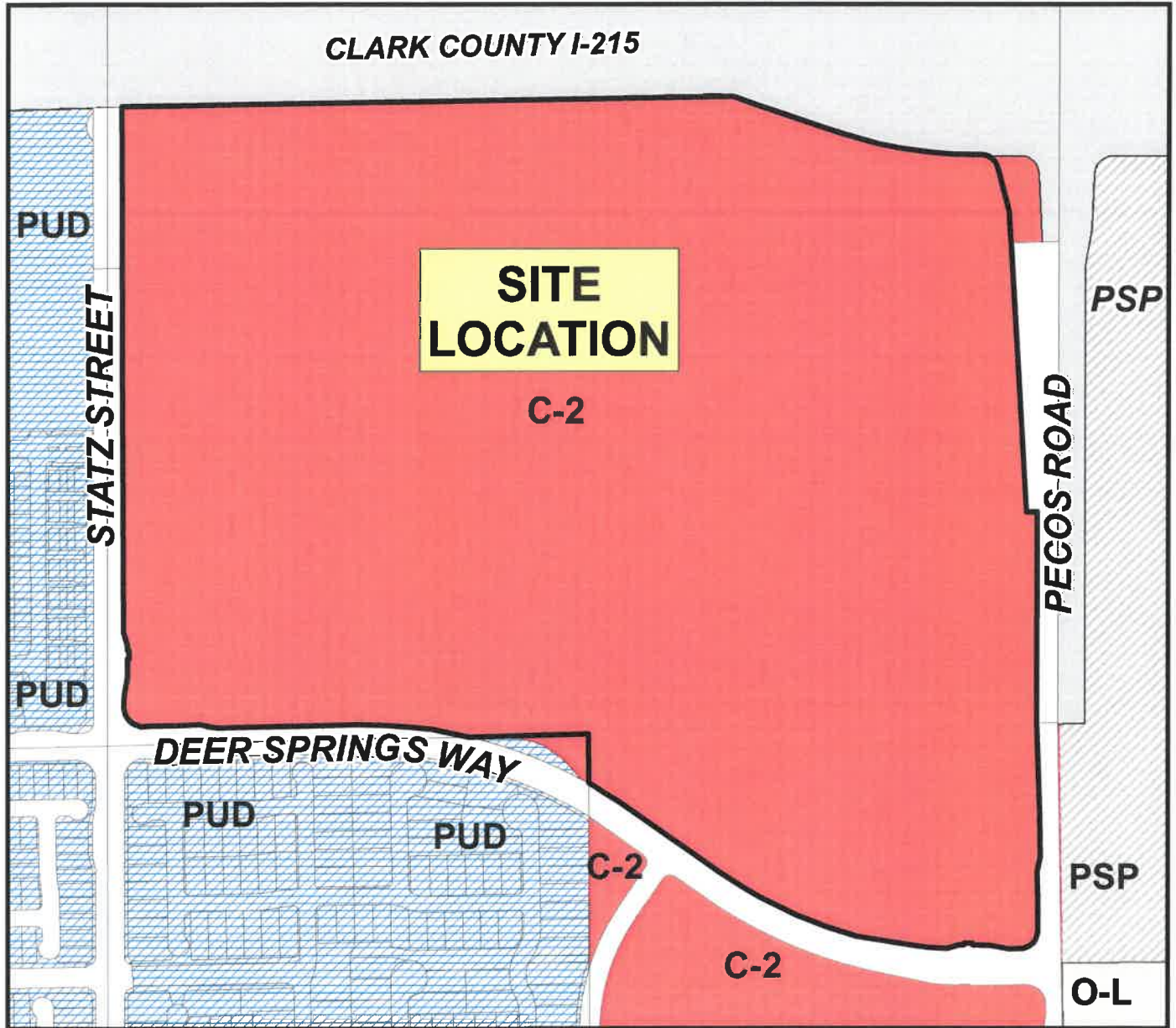



TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Legacy AK, LLC.
Application: Tentative Map
Request: To Allow a 1-Lot, Commercial Subdivision.
Project Info: Northwest Corner of Pecos Road and Deer Springs Way
Case Number: T-MAP-16-2022

7/14/2022

