

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Duane McNelly, Principal Planner, Land Development & Community Services Dept.
From: Robert Weible, Land Development Project Leader, Department of Public Works
Subject: T-MAP-17-2022 **Link Logistics Gowan @ Commerce**
Date: August 16, 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 Number 222.1.
5. 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. Gowan Road (sidewalk/streetlights)
 - b. Commerce Street
 - c. Gilmore Avenue
 - d. Goldfield Street
6. 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.
7. Right of way dedication and construction of a RTC bus turn-out is required on Commerce Street north of Gowan Road per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.

8. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
9. The property owner is required to grant a roadway easement for commercial driveway(s).
10. Any existing roadway easements not needed for the project may be vacated.
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.

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*.
- Dedication and construction of the west half of Goldfield St may be required
- 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>.



Robert Weible, Land Development Project Leader
Department of Public Works



July 28, 2022

City of North Las Vegas Planning
2250 N. Las Vegas Blvd., Suite 200
North Las Vegas, NV 89030

RE: *Letter of Intent for Tentative Map Submittal for Link Logistics Gowan and Commerce*

On behalf of the applicant, Link Logistics Real Estate, we hereby respectfully request review of the attached Tentative Map to combine two (2) existing lots (APN's 139-10-601-001; -002) into one (1) single lot.

We look forward to working with your team during this process, thank you in advance for your time and consideration. Please contact me at (702) 786-1832 or matt.mcauley@kimley-horn.com should you have any questions or concerns.

Kind regards,

A handwritten signature in black ink, appearing to read "Matt McAuley".

Matt McAuley, P.E.

TENTATIVE MAP

FOR

LINK LOGISTICS - GOWAN ROAD & COMMERCE STREET

APN: 139-10-601-001, 139-10-601-002

CITY OF NORTH LAS VEGAS, NEVADA

PROJECT CONTACTS

ENGINEERING: KIMLEY-HORN AND ASSOCIATES, INC.
 1727 W. WASHINGTON, SUITE 200
 LAS VEGAS, NV 89102
 CONTACT: CINDY RUSSELL
 PHONE: 702-799-1822

PLANNING: KIMLEY-HORN AND ASSOCIATES, INC.
 1727 W. WASHINGTON, SUITE 200
 LAS VEGAS, NV 89102
 CONTACT: CINDY RUSSELL
 PHONE: 702-799-1822

CONSTRUCTION: KIMLEY-HORN AND ASSOCIATES, INC.
 1727 W. WASHINGTON, SUITE 200
 LAS VEGAS, NV 89102
 CONTACT: CINDY RUSSELL
 PHONE: 702-799-1822

FLOOD ZONE NOTE

THE CITY ENGINEER HAS REVIEWED THE SUBJECT SITE AND HAS DETERMINED THAT THE SUBJECT SITE IS NOT IN A FLOOD HAZARD ZONE. THE SUBJECT SITE IS NOT IN A FLOOD HAZARD ZONE.

BENCHMARK

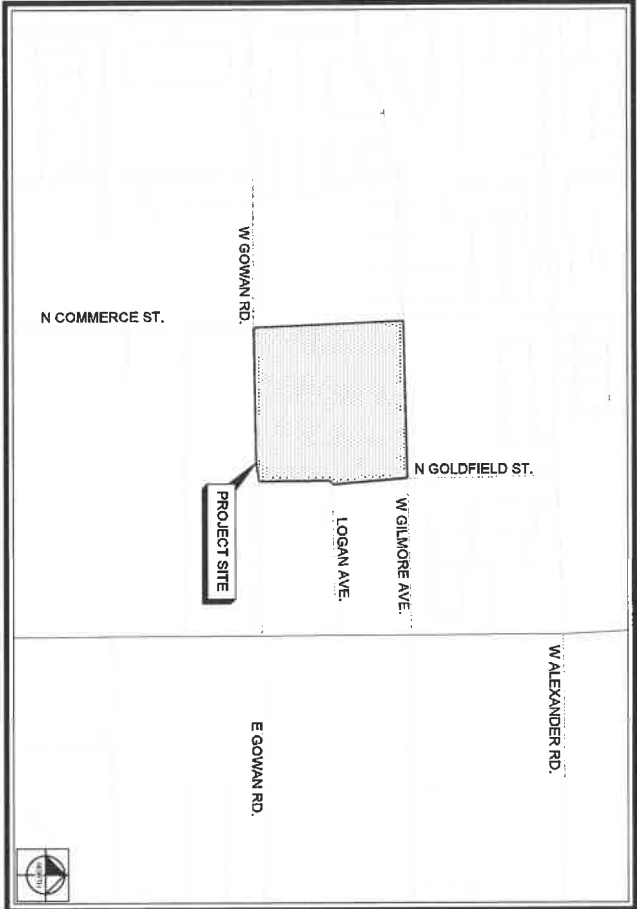
CITY OF NORTH LAS VEGAS VERTICAL CONTROL BENCHMARK NO. "NAVD83" IS LOCATED AT THE CORNER OF THE INTERSECTION OF W. WASHINGTON AND W. WASHINGTON, SUITE 200, LAS VEGAS, NV 89102.

UTILITY NOTE

THE CITY ENGINEER HAS REVIEWED THE SUBJECT SITE AND HAS DETERMINED THAT THE SUBJECT SITE IS NOT IN A UTILITY HAZARD ZONE. THE SUBJECT SITE IS NOT IN A UTILITY HAZARD ZONE.

UTILITY PROVIDERS

WATER: CITY OF NORTH LAS VEGAS
SEWER: CITY OF NORTH LAS VEGAS
ELECTRICITY: NV ENERGY
TELEPHONE: SBC COMMUNICATIONS
CABLE: COMCAST



LEGAL DESCRIPTION AND PROJECT INFORMATION

THE CITY ENGINEER HAS REVIEWED THE SUBJECT SITE AND HAS DETERMINED THAT THE SUBJECT SITE IS NOT IN A FLOOD HAZARD ZONE. THE SUBJECT SITE IS NOT IN A FLOOD HAZARD ZONE.

SHEET INDEX

Sheet Number	Sheet Title
1	COVER SHEET
2	DETAILED MAP



LINK LOGISTICS - GOWAN ROAD AND COMMERCE STREET PREPARED FOR LINK LOGISTICS REAL ESTATE MANAGEMENT, LLC NORTH LAS VEGAS NEVADA	COVER SHEET	RHA PROJECT 152282002 DATE JULY 28 2022 SCALE AS SHOWN DESIGNED BY CVA DRAWN BY MVA CHECKED BY MVA			© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 6877 LAS VEGAS BLVD S., SUITE 350, LAS VEGAS, NV 89119 PHONE: 702-792-2600 WWW.KIMLEY-HORN.COM	No. _____ REVISIONS DATE _____ BY _____
		SHEET NUMBER 1			No. _____ REVISIONS DATE _____ BY _____	
		SHEET NUMBER 1			No. _____ REVISIONS DATE _____ BY _____	

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/FREE DIMENSION MAP REDUCED FROM 11x17 ORIGINAL

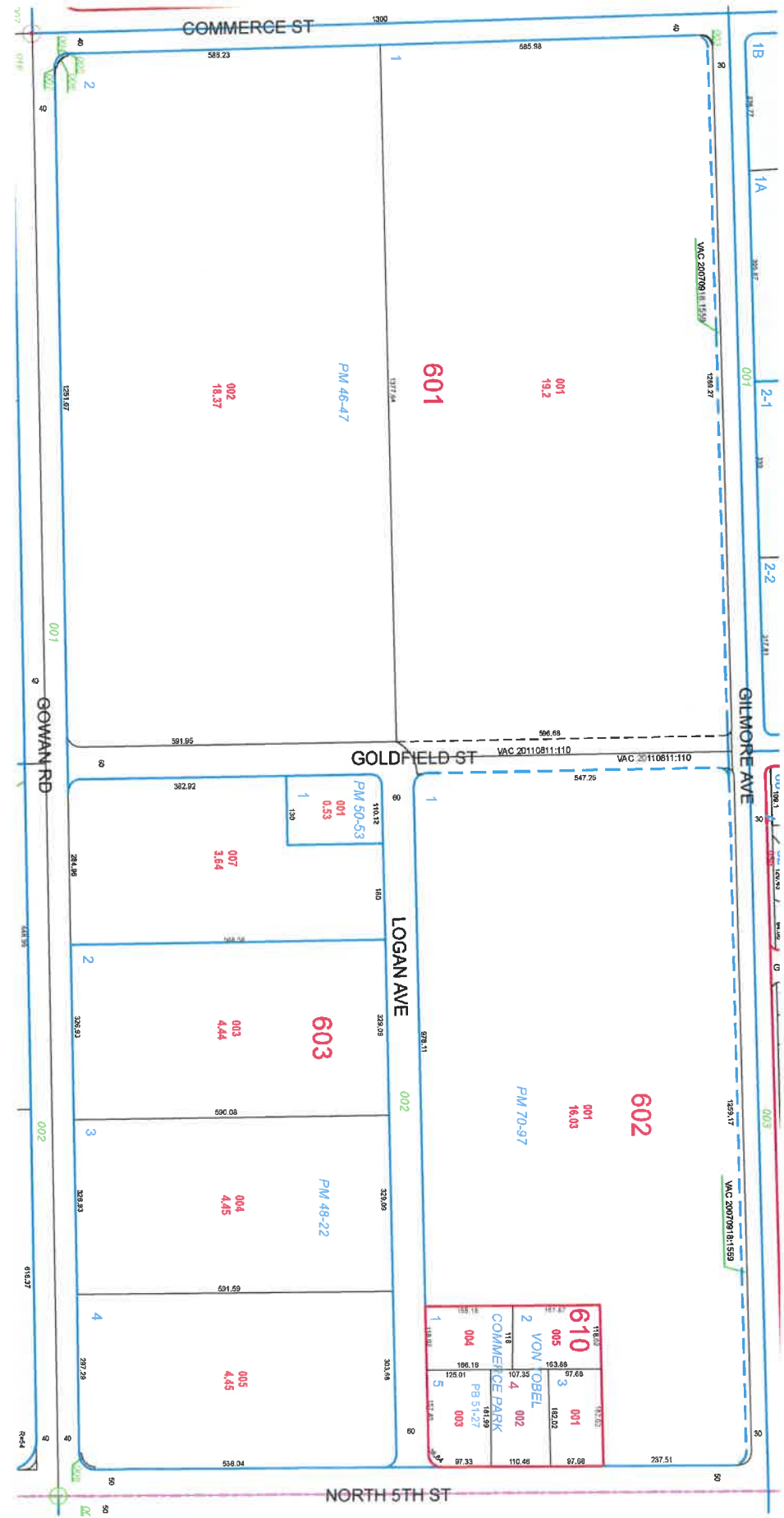
MAP LEGEND

- Parcel Boundary
- Sub Boundary
- PM/D Boundary
- Road Easement
- Match/Leader Line
- Historic Lot Line
- Historic Sub 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 Subseq Number
- PG 24-45 Plat Recording Number
- 5 Block Number
- 5 Lot Number
- 5 Gov Lot Number

BOOK	120S R61E
SECTION	10
TOWNSHIP	S 2 NE 4
RANGE	139-10-6

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

1	2	3	4	5	6	7	8	9	10
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31	32	33	34	35	36	37	38	39	40

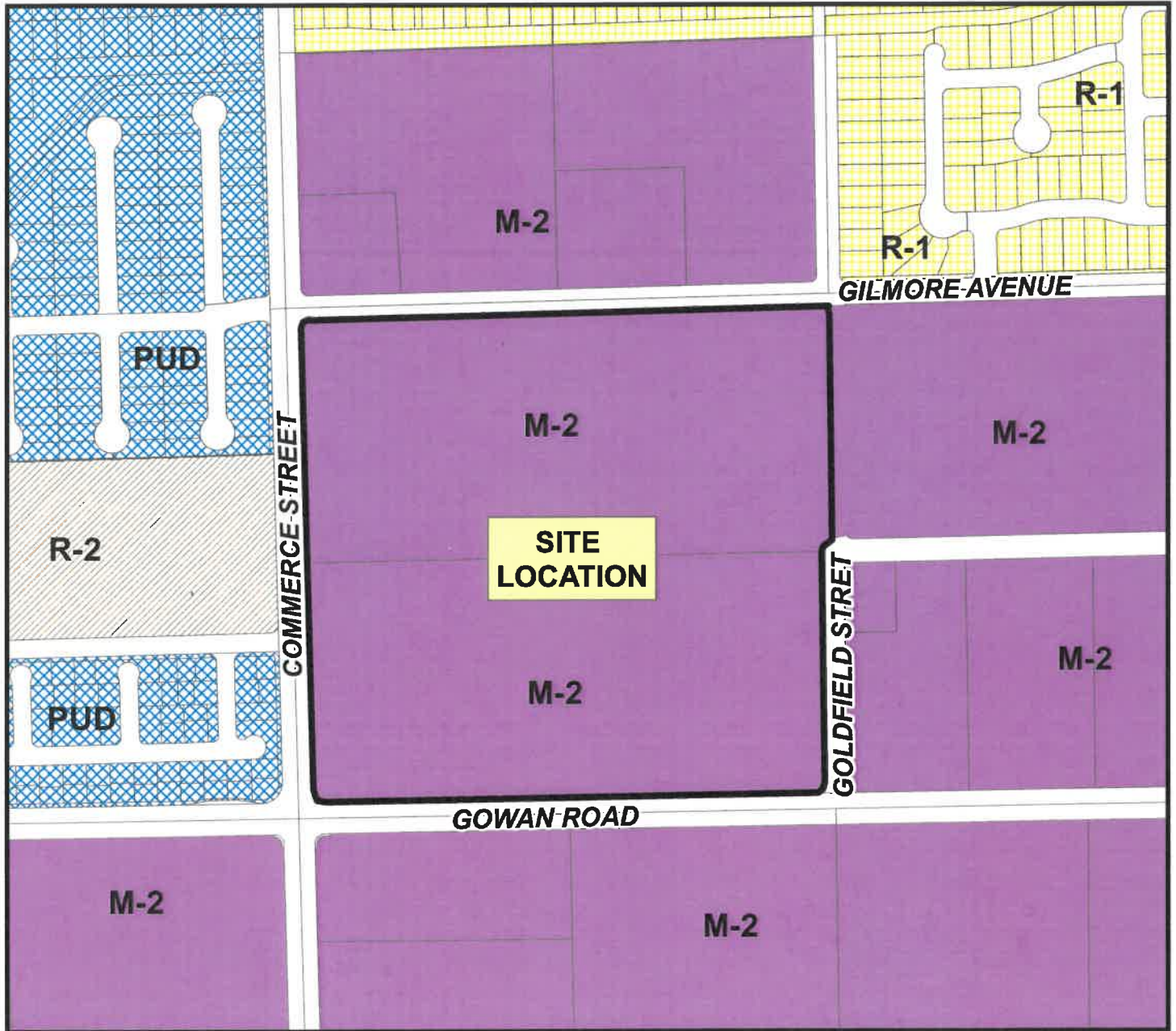


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: B9 Gowan Road Owner LLC c/o Link Logistics Real Estate
 Application: Tentative Map
 Request: To Allow a Single-Lot Commercial Subdivision
 Project Info: Northeast Corner of Commerce Street and Gowan Road
 Case Number: T-MAP-000017-2022

8/18/2022

