

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-18-2022 **Sedona Ranch Commercial**
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. 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/reciprocal parking, 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.
2. All existing easements shall be shown on the final map.

Utilities – For information only:

- The civil improvement plans for this development have been previously approved. The Department of Public Works recommends that this item comply with the approved plans on file #19-2019 and #93-2021. Any changes to those plans will require the engineer to submit a formal revision.



Robert Weible, Land Development Project Leader
Department of Public Works



July 28, 2022

City of North Las Vegas – Planning Department

RE: Sedona Ranch Commercial

Dear Planning Staff,

Please accept this tentative map application for a one-lot commercial subdivision, located on vacant land at the Northwest corner, E. Ann Road, and North 5th Street specifically, APN 124-27-801-009 and is approximately 4.01 acres. The purpose of this application is to create a tentative map to ultimately subdivide the parcel out.

If you have any questions or require additional information, please do not hesitate to give me a call,

Thank you,

A handwritten signature in black ink, appearing to read 'Eric Rietz', is written over a faint, light-colored signature line.

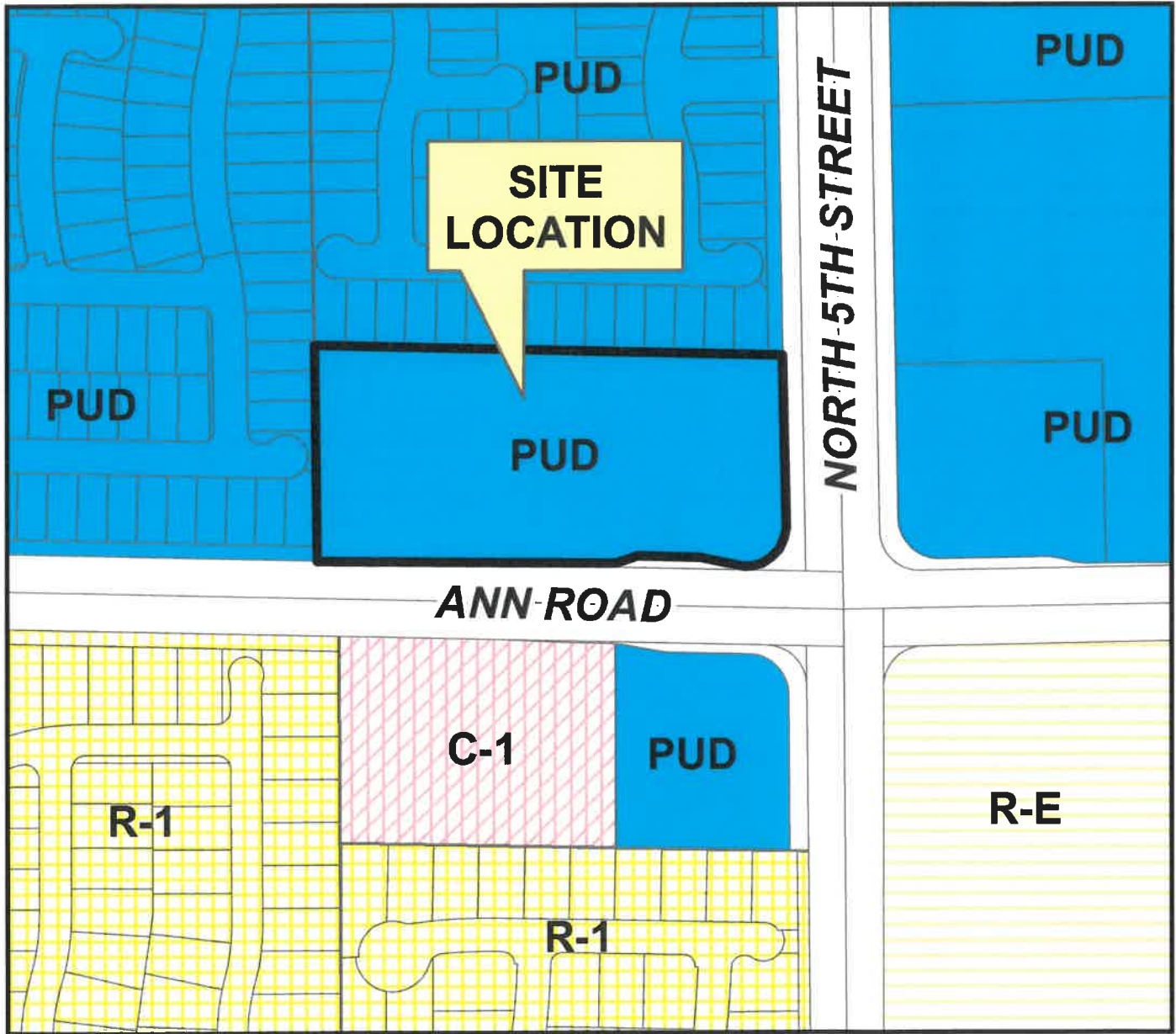
Eric Rietz, P.E., P.L.S.
President

3203 E. Warm Springs Rd # 400 Las Vegas, NV 89120 (702) 521-3355



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: MEQ-SEDONA, LLC
Application: Tentative Map
Request: To Allow a Single-Lot, Commercial Subdivision
Project Info: Northwest Corner of North 5th Street and Ann Road
Case Number: T-MAP-000018-2022

8/18/2022

