

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Bryan Saylor, Planner, Land Development & Community Services
From: Jimmy Love, Major Projects Coordinator, Department of Public Works
Subject: T-MAP-03-2025 **Apex Corners**
Date: March 10, 2025

In addition to the requirement to comply with the *City of North Las Vegas Municipal Code* - Titles 15 and 16, the *Development Standards for the Villages at Tule Springs*, NRS 278 and accepted *Clark County Area Uniform Standard Drawings*, the Department of Public Works recommends the following conditions of approval:

1. The offsite improvements, for the full parcel frontage, shall be constructed with the first phase of development.
2. All known geologic hazards shall be shown on the civil improvement plans. Subsequent identification of additional hazards may substantially alter proposed site plans not containing this information. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. NDOT concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
4. 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
5. NDOT concurrence with the results of the traffic study is required prior to approval of the civil improvement plans.
6. An NDOT Encroachment Permit is required for any work within NDOT right-of-way.
7. The size and number of driveways and their locations are subject to review and approval by the City Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040 and *Clark County Area Uniform Standard Drawing* number 222.1, including throat depths. Conformance may require modifications to the site plan.
8. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* number 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
9. 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. North Las Vegas Blvd.
10. 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.

11. Prior to the installation of any subgrade street improvements, all required underground utilities (i.e. telephone, power, water, etc.) located within public rights-of-way, shall be extended a minimum of ten (10) feet beyond the project boundary.
12. 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.
13. The property owner is required to grant a roadway easements for commercial driveways.
14. The property owner is required to sign a restrictive covenant for utilities (commercial subdivision final maps).
15. A 5' Public Utility Easement (PUE) is required adjacent to the public right-of-way.
16. Label and depict all existing easements and reservations per PM 97-20.
17. All off-site improvements must be completed prior to final inspection of the first building.

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>.

Jimmy Love

Digitally signed by Jimmy Love
DN: C=US,
E=lovej@cityofnorthlasvegas.com, O=City
of North Las Vegas, OU=Development &
Flood Control, CN=Jimmy Love
Reason: I am the author of this document
Date: 2025.03.11 14:06:44-07'00'

Jimmy Love, Major Projects Coordinator
Department of Public Works



February 19, 2025

City of North Las Vegas
Land Development and Community Services Department
Planning and Zoning Division
2250 Las Vegas Blvd. North
North Las Vegas, NV 89030

Subject: 1-Lot Commercial Subdivision Tentative Map for Apex Corners
APN #: 122-09-401-001 Section 9; Township 19S; Range 63E

On behalf of the property owner, MMB Apex Corner, LLC, we respectfully submit for your consideration this request for a 1-Lot Commercial Subdivision Tentative Map. This vacant, 16.51+/- acre site is located on North Las Vegas Boulevard and the I-15.

At the present time, the owner is interested in developing only approximately eight (8) acres of the 16-acre site. The owner is entering into a lease agreement with an outside party for the development of those eight acres as a truck stop and gas station. The remaining eight acres will be developed as a commercial/retail site sometime in the future.

The development of this site will not impact traffic conditions, nor will it adversely affect the surrounding neighborhood, as it is situated in the Apex Industrial Park area. The addition of this proposed truck stop/gas station will have a positive impact for anyone finding it necessary to travel through that section of North Las Vegas and unincorporated Clark County.

The property owner's engineer has consulted with pertinent City of North Las Vegas departments who agreed that civil engineering plans and technical studies will not be required at this time. Engineering plans and studies will be submitted when development is ready to proceed.

If you need additional information from us, we would be happy to provide what we can.

Thank you.

Terri Pastorelli

Terri Pastorelli
Project Coordinator

Copy: Greg Wells, Marnell Companies
Jennifer Escobedo, Civil 360
Ryan Sligar, Horizon Surveys, LLC

ASSESSORS PARCEL NUMBER: 122-09-401-001

SURVEY OF _____

HORIZON SURVEYS, LLC
7674 W. LAKE MEAD BLVD - SUITE 108

LAS VEGAS, NEVADA 89128
(702) 228-5066

NO. OF LOTS:

APN:	122-09-401-001
SITE AREA (GROSS):	16.51 ACRES
ZONING:	GENERAL INDUSTRIAL (M-2)
PROPOSED USE:	GENERAL INDUSTRIAL (M-2)

HORIZON PARTNERS, LLC, TAKES NO RESPONSIBILITY FOR EXISTING UTILITIES SHOWN HEREIN. THE EXISTING UTILITIES SHOWN ARE BASED ON INFORMATION PROVIDED BY OTHER PARTIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY THE LOCATION AND DEPTHS OF THE EXISTING UTILITIES WITHIN THE MONITOR OF CONSTRUCTION ACTIVITIES. IF A CONFLICT IS FOUND TO EXIST, THE CONTRACTOR SHALL CONTACT AND COORDINATE WITH THE PROJECT ENGINEER, PROJECT ARCHITECT, AND THE OWNER IMMEDIATELY.

WATER: CITY OF NORTH LAS VEGAS REAL PROPERTY

WATER: CITY OF NORTH LAS VEGAS REAL PROPERTY SERVICES
ELECTRIC: NV ENERGY
GAS: SOUTHWEST GAS
SEWER: CITY OF NORTH LAS VEGAS REAL PROPERTY SERVICES
TELEPHONE: EBARD D/B/A CENTURULINK
SOLID WASTE DISPOSAL: REPUBLIC SERVICES
COMMUNICATIONS: COX COMMUNICATIONS

THE REARST WATERS AND SEWER UTILITY DISTRIBUTION SYSTEMS PROPOSED TO BE USED AND CURRENTLY BEING UTILIZED ARE LOCATED ON LAS VEGAS BOULEVARD

COVENANTS, CONDITIONS, AND RESTRICTIONS, WHICH THE SUBMITTER INTENDS TO ENFORCE, WILL BE RECORDED WITH THIS PROPOSED COMMERCIAL DEVELOPMENT. LANDSCAPE MAINTENANCE TO BE INCLUDED WITH COVENANTS, CONDITIONS & RESTRICTIONS.

FROM ON-SITE OBSERVATION THERE WERE NO OBSERVED OR DETECTED FAULTS OR FISSURES ON THIS SITE.

FROM ON-SITE OBSERVATION AND SOILS TESTING THERE WAS NO GROUND WATER DETECTED ON THIS SITE.

SOUTHWEST CORNER OF INTERSTATE ROUTE 15 AND NORTH LAS VEGAS BOULEVARD
APEX, CLARK COUNTY, NEVADA.



SHEET 1 COVER SHEET
SHEET 2 TENTATIVE MAP

BASIS OF BEARINGS
SOUTH 89°40'42" WEST BEING THE BEARING OF THE SOUTH LINE
OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, TOWNSHIP 19
N SOUTH, RANGE 63 EAST, ALBUQUERQUE DISTRICT, NEVADA, AS
SHOWN ON THE PLAT OF THE CLARK COUNTY, NEVADA, ASSAY
IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY,
NEVADA.

BENCHMARK
CNLY BENCHMARK NLV9317NE

2 1/2" BRASS CAP SET ON AN IRON PIPE STAMPED U.S. GENERAL LAND OFFICE SURVEY WITH A 2" ROUND DISK ATTACHED STAMPED NORTH LAS VEGAS BLV 93712ES. LOCATED BETWEEN I-15 AND LAS VEGAS BLVD. SOUTHWEST OF THE APEX INTERCHANGE.

MANDBERG ELEVATION: 2302.32 FEET

FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 32002C01825E, EFFECTIVE SEPTEMBER 27, 2002 INDICATED THAT THE SUBJECT SITES WITHIN UNSHADED ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, AND A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 63 EAST, M.D.M., CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT NO. (2), AS SHOWN BY MAP THEREOF IN FILE 97, PAGE 20 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF LAND LING WITHIN US HWY NO 91-83 (LAS VEGAS BLVD.).



CITY OF NORTH LAS VEGAS CLARK COUNTY NEVADA

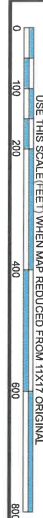
[illegible]

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.



MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PMLD 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
- FB 24-46 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GL5 GOV LOT NUMBER

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

BOOK
 T19S R63E

SEC.
 9

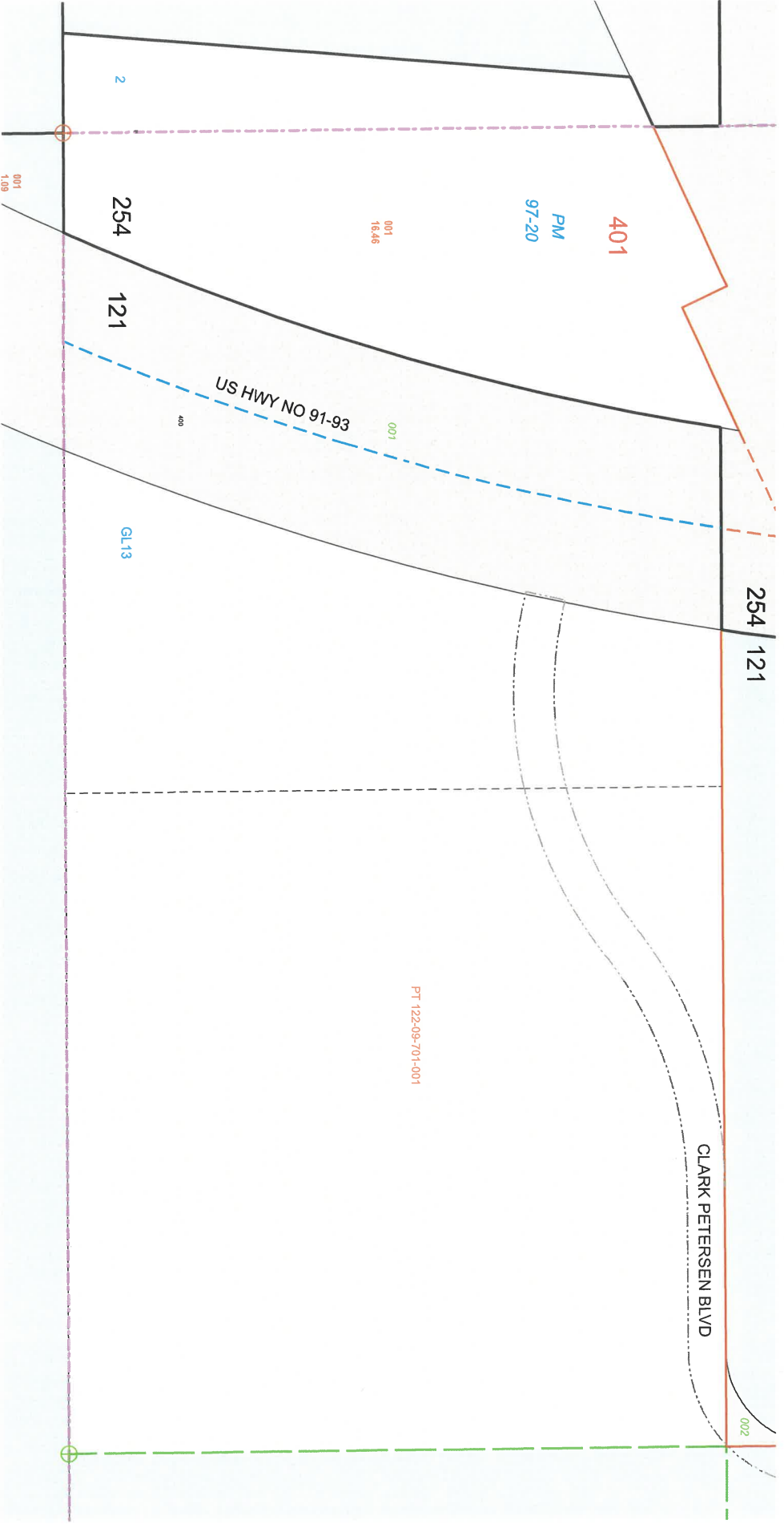
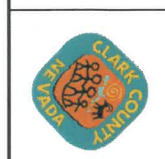
MAP
 S 2 SW 4

122-09-4

102	103	104
123	122	121
140	141	142

6	5	4	3	2	1
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

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

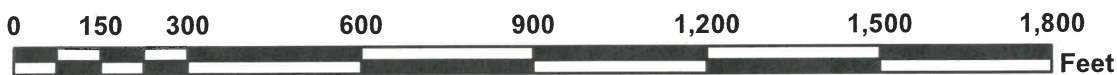
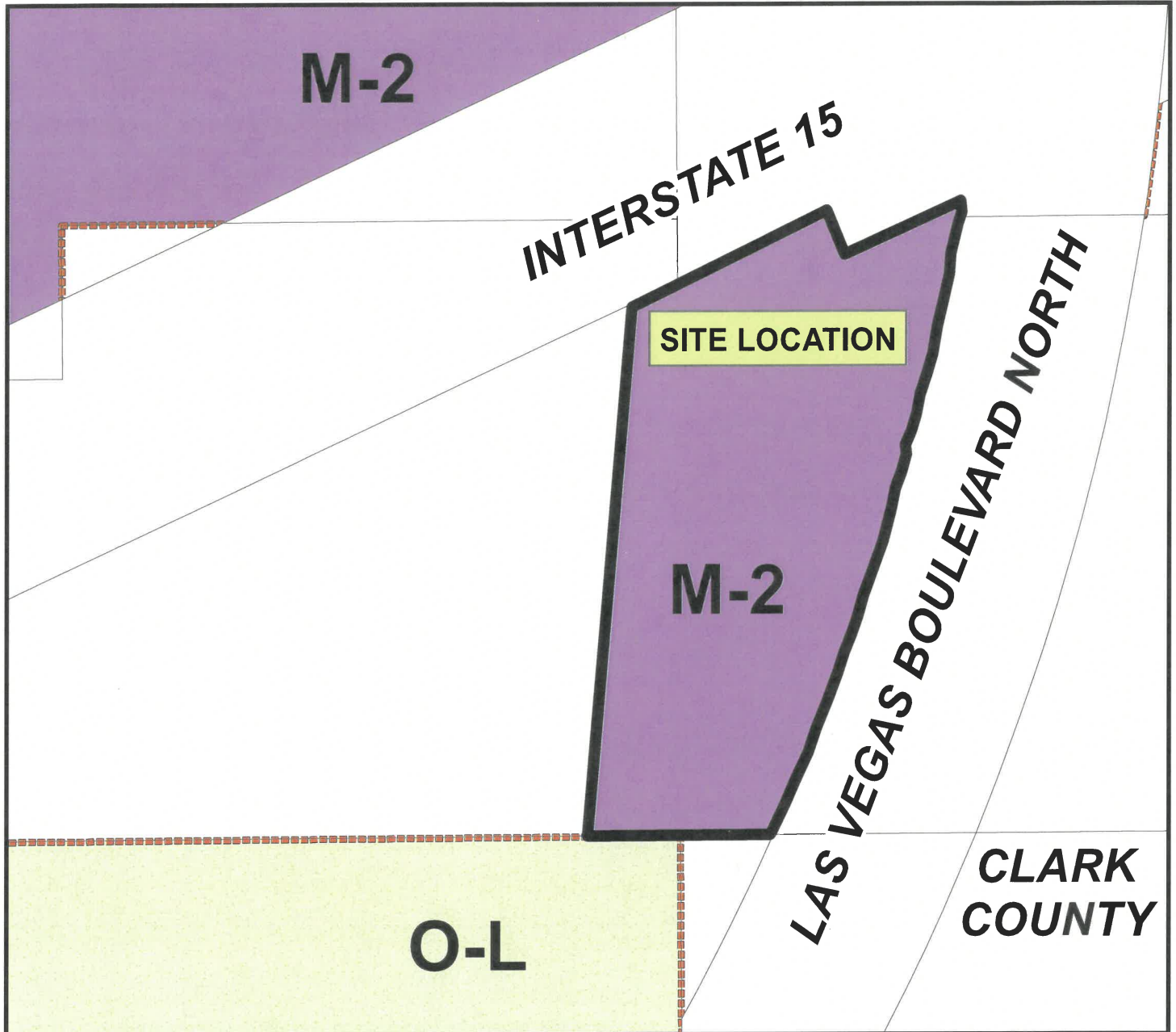


TAX DIST 254,121



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: MMB Apex Corners LLC
Application Type: Tentative Map
Request: To Allow a One-Lot
Commercial Subdivision
Project Info: Approximately 300 feet from the Southeast Corner
of Interstate 15 and Las Vegas Boulevard North
Case Number: T-MAP-03-2025

03/04/2025

