

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Bryan Saylor, Planner, Land Development & Community Services Dept.
From: Jimmy Love, Major Projects Coordinator, Department of Public Works
Subject: T-MAP-20-2024 **Crown Transfer Center**
Date: January 13, 2025

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 the civil improvement plans. Subsequent identification of additional hazards may substantially alter proposed site plans not containing this information.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
4. 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.
5. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222.1, including throat depths, and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
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.
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. Tropical Parkway (sidewalk & street lights)
 - b. Beesley Dr.
 - c. Mt Hood St.
8. Right-of-way **dedication and construction** of a **RTC bus** turn-out is required on Mt Hood ST. near Tropical Parkway per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
9. Right-of-way **dedication and construction** of an exclusive right turn lane, is required on Tropical Parkway at Mt Hood St. per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1 and 245.1.
10. The property owner is required to grant a roadway easement for commercial driveway(s).

11. The Applicant is responsible for acquiring any easements needed to construct the project.
12. Adjacent to any eighty (80) foot right-of-way, a common lot and/or landscape and pedestrian access easement, with a minimum width of five (5) feet, shall be provided behind the required bus turn-out.
13. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in compliance with NRS Chapter 278 and the *City of North Las Vegas Municipal Code* and associated Master Plans in effect at the time of subdivision and/or parcel map approval. Conformance may require modifications to the site.
14. 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.
15. All off-site improvements must be completed prior to final inspection of the first building.
16. 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.

Jimmy Love, Major Projects Coordinator
Department of Public Works



November 8th, 2024

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 Crown Transfer Center

On Behalf on the owner, Crown Enterprises LLC, we hereby respectfully request the review of the attached Tentative Map. It is the owner's wish to make this parcel a commercial subdivision for the owner to be able to subdivide this parcel in accordance with future industrial tenants' needs.

We look forward to working with your team during this process, and we thank you in advance for your time and consideration. Should you have any questions, please don't hesitate to contact me at 702.763.8566 or Emily.Kohut@kimley-horn.com.

Sincerely,
KIMLEY-HORN & ASSOCIATES, INC.

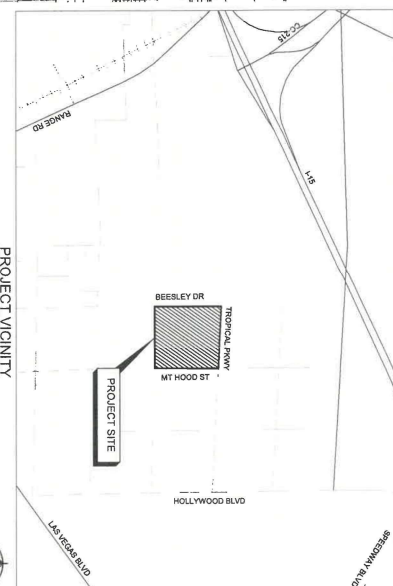
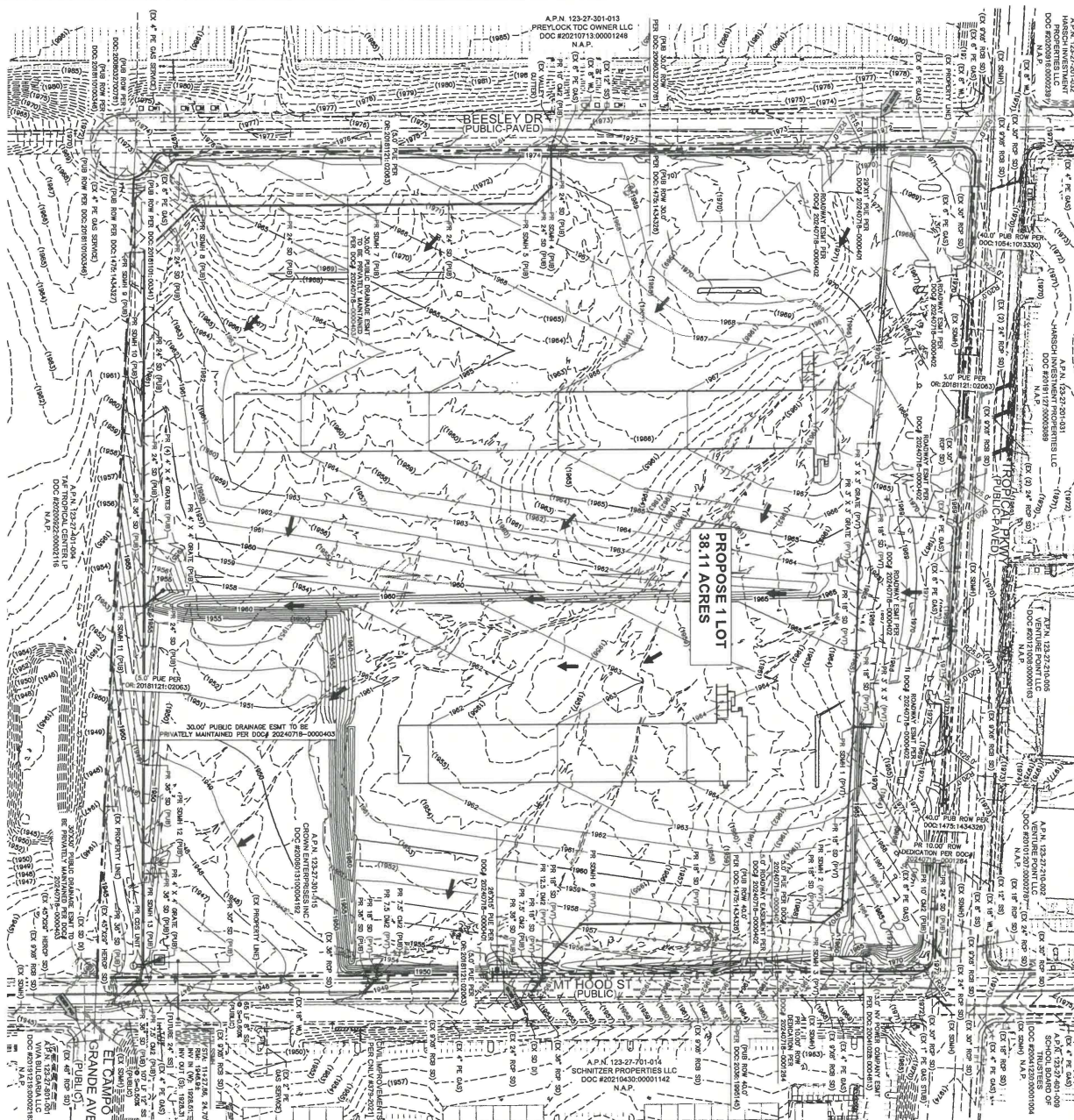
A handwritten signature in black ink that reads "Emily Kohut".

Emily Kohut, P.E.
Project Manager

123-27-301-015
CITY OF NORTH LAS VEGAS, NEVADA



[illegible]



EXISTING FEATURES LEGEND

PROJECT CONTACTS

[illegible]

PROPOSED FEATURES LEGEND

PROPOSED PROPERTY LINE	_____
EASEMENT	_____
CONTRAIL ALARM	2000
CONTRAIL SLOPE	5000
LIMIT OF CONSTRUCTION	_____
RIGHT OF WAY/PROPERTY LINE	_____
CONTRAIL	_____
TURNING	_____
TURNING WALL	_____
REINFORCED CONCRETE PIPE STORM DRAIN	_____
GRADE EXIST	_____
ROAD LINE	_____
STREETLIGHT (CROWN)	5
POCKETING (CROWN WITH LINE)	W
POCKETING (CROWN WITHOUT SLOPE)	50
PIPE (HORIZONTAL)	_____
STORM DRAIN (VERT)	_____
REINFORCED CONCRETE PIPE (FOR SECTION)	①
STORM DRAIN (HORIZONTAL)	②
STORM DRAIN (HORIZONTAL)	③
STREETLIGHT	④
STREETLIGHT (POCKET)	⑤
STREETLIGHT (HORIZONTAL)	⑥

CROWN
TRANSFER CENTER
PREPARED FOR
KIRCO MANIX

TENTATIVE MAP

KHA PROJECT 092582001	
DATE 12/10/2024	
SCALE AS SHOWN	
DESIGNED BY	EK
DRAWN BY	EK
CHECKED BY	MH



Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
6671 LAS VEGAS BLVD S., SUITE 320, LAS VEGAS, NV 89119
PHONE: 702-852-3600
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 100 200 400 600 800

Briana Johnson - Assessor

BOOK	T19S R62E
------	-----------

SEC. 27

MAP
N 2 SW 4

123-27-3



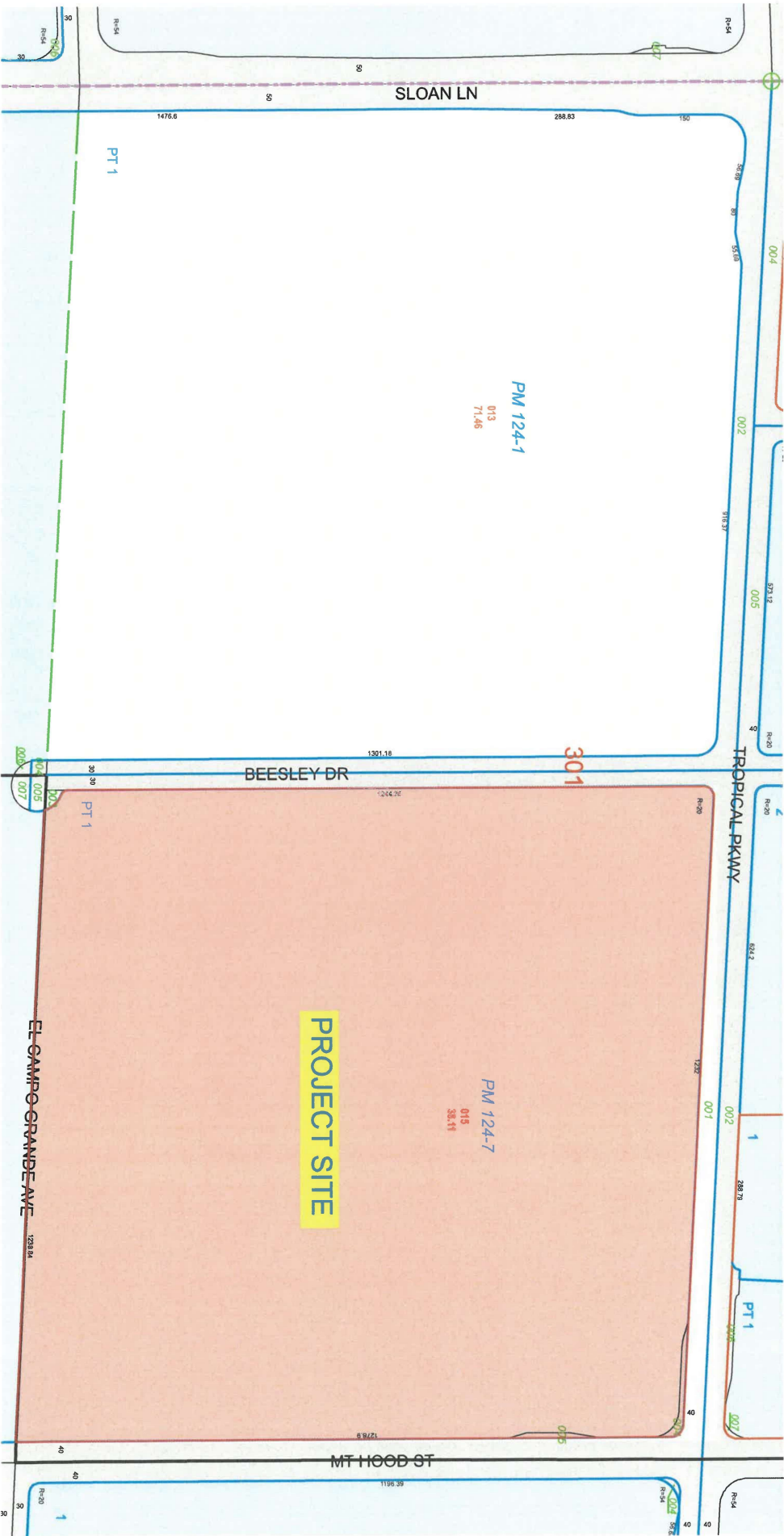
MAP LEGEND

- | | | | | |
|------------------------|--|------------------|------|-----------------------|
| PARCEL BOUNDARY | | CONDOMINIUM UNIT | 007 | RACEL PARCEL NUMBER |
| SUB BOUNDARY | | AIR SPACE POL | 001 | PARCEL NUMBER |
| BOUNDARY | | RIGHT OF WAY POL | 1.00 | ACREAGE |
| MATCH | | SUB-SURFACE POL | 202 | PARCEL, SUB/SO NUMBER |
| LOT BOUNDARY LINE | | | | PLAT/PRECORING NUMBER |
| HISTORIC LOT LINE | | | | LOT NUMBER |
| HISTORIC SUB BOUNDARY | | | | 5 |
| HISTORIC PMLD BOUNDARY | | | | 6 |
| SECTION LINE | | | | CG-5 GOV. LOT NUMBER |

Scale: 1" = 200'

Rev: 9/25/2024

5	1	5	1
---	---	---	---



TAX DIST 254



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



0 150 300 600 900 1,200 1,500 1,800 Feet

Applicant: Kimley-Horn
Application Type: Tentative Map
Request: To Allow a Single-Lot Commercial Subdivision
Project Info: Southeast Corner of Tropical Parkway
and Beesley Drive
Case Number: T-MAP-20-2024

1/14/2025

