

# CITY OF NORTH LAS VEGAS

## INTEROFFICE MEMORANDUM

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To: Bryan Saylor, Planner, Land Development & Community Services Dept.  
From: Jimmy Love, Major Projects Coordinator, Department of Public Works  
Subject: T-MAP-04-2024 **Losee Plaza**  
Date: April 10, 2024

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.
3. Clark County Public Works (CCPW) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
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. Losee Road (curb & gutter, and sidewalk)
8. Dedication of right-of-way for the existing sidewalk from the beltway right-of-way to the south.
9. The property owner is required to grant a roadway easement for commercial driveway(s) and an existing bus stop loading pad.
10. A revocable encroachment permit is required for any landscaping within the public right-of-way is required if applicable.
11. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way.

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.

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

Digitally signed by Jimmy Love  
DN: G=US, E=jlovej@cityofnorthlasvegas.com,  
O=City of North Las Vegas, OU=Development &  
Flood Control, CN=Jimmy Love  
Reason: I am the author of this document  
Date: 2024.04.10 13:10:45-07'00'

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Jimmy Love, Major Projects Coordinator  
Department of Public Works



March 4, 2024

City of North Las Vegas  
Planning and Zoning  
2250 Las Vegas Blvd. North  
Suite 114  
North Las Vegas, NV 89030

Attn: Planning and Zoning

Subject: **LOSEE AND DEER SPRINGS  
ZENITH ENGINEERING PROJECT No. 231018**

Please accept this letter as a letter of intent to file a One-Lot Tentative Map, for a One-Lot Commercial Subdivision Map.

The subject property is comprised of two parcels, Assessor's Parcel Numbers 124-24-201-005 and 124-24-201-006. This application is being requested to combine the two parcels into a One-Lot Commercial Subdivision for development.

If you have any questions or require additional information, please feel free to contact me at (702) 835-3496.

Sincerely,  
Zenith Engineering

A handwritten signature in black ink, appearing to read 'Julia', is written over the printed name.

Julia L. Izzolo, P.E.  
Principal



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
- PAID 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.

**BOOK T19S R61E**

**MAP S 2 NW 4**

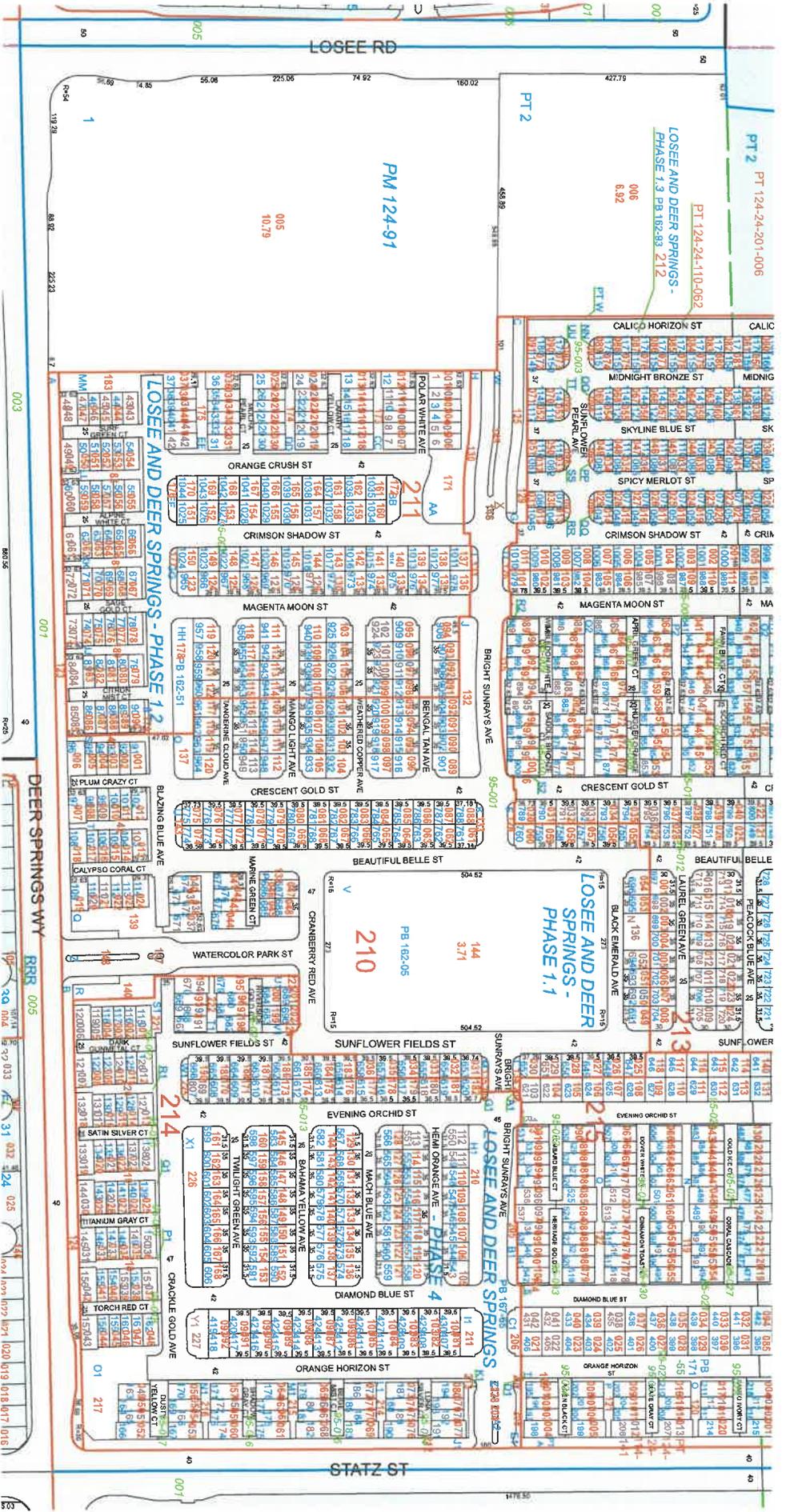
**124-24-2**

Scale: 1" = 200'

Rev: 2/26/2024

BLK	LOT	PARCEL NUMBER	2022 PARCEL SUB/SEC NUMBER	2024 PLAT RECORDING NUMBER	5 BLOCK NUMBER	LOT NUMBER
100	101	102	10			
125	124	123	12			
138	139	140	14			

CLARK COUNTY  
Nevada

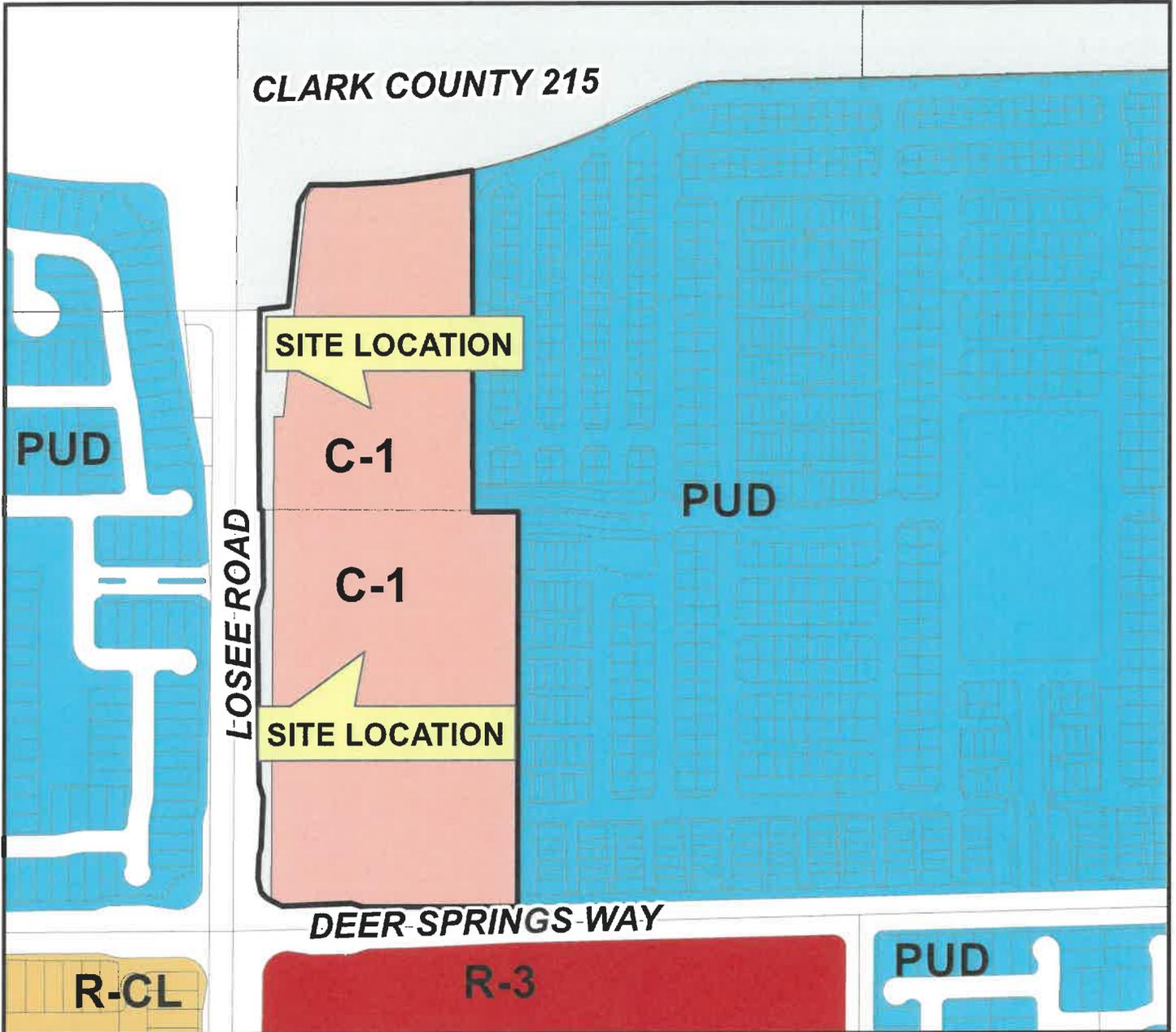


TAX DIST 250



# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: Omni Family Limited Partnership  
Application: Tentative Map  
Request: To Allow a Two-Lot Commercial Subdivision on 17.71 Acres  
Project Info: Northeast Corner of Losee Road and Deer Springs Way  
Case Number: T-MAP-04-2024

04/03/2024

