

CITY OF NORTH LAS VEGAS
MEMORANDUM

TO: Planning Commission
FROM: Land Development
SUBJECT: **T-MAP-03-2025 APEX CORNERS**
DATE: May 14, 2025

The item was continued at the April 9, 2025, Planning Commission at the request of the applicant. No additional information was provided or required.

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: 122-08-401-00

PROPERTY ADDRESS:

SURVEYOR

NO. OF LOTS: 1

SITE AREA (GROSS): 16.51 ACRES

PROPOSED USE: GENERAL INDUSTRIAL (M-2)

HORIZON SURVEYS, LLC, TAKES NO RESPONSIBILITY FOR EXISTING UTILITIES SHOWN HEREIN. THE EXISTING UTILITIES SHOWN ARE BASED ON THE RECORD DRAWINGS PROVIDED BY THE CLIENT.

BASED ON INFORMATION PROVIDED BY OTHER PARTIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY THE LOCATIONS AND INERTS OF THE EXISTING UTILITIES WITHIN THE VICINITY 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 SERVICES

WAVELENGTH

ELECTRIC:

NV ENERGY

SEWER:
CITY OF NORTH LAS VEGAS REAL PROPERTY SERVICES

SOLID WASTE
MICROCAL

THE NEAREST WATER AND SEWER UTILITY

PROPOSED TO BE USED AND CURRENTLY BEING UTILIZED ARE LOCATED ON LAS VEGAS BOULEVARD

INTENDS TO ENFORCE, WILL BE RECORDED WITH THIS PROPOSED COMMERCIAL DEVELOPMENT, LANDSCAPE MAINTENANCE TO BE MAINTAINED

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
SHEET 2

BASIS OF BEARINGS
SOUTH 89.94°42' WEST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 8, TOWNSHIP 19 S, RANGE 63 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE 97, PAGE 20 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

SOUTH 89°40'42" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 63 EAST, M.D.M., CLARK COUNTY, NEVADA AS

ONLY A BENCHMARK NLV9317NES

1/2" BRASS CAP SET ON AN IRON PIPE STAMPED U.S. GENERAL LAND OFFICE SURVEY WITH A 7" ROUND DISK ATTACHED. STAMPED NORTH LAS VEGAS BLVD. 11/25/37. LOCATED BETWEEN I-15 AND LAS VEGAS BLVD. SOUTHWEST OF THE APEX INTERCHANGE.

FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 32003C01825E, 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 8 AND A PORTION OF

THE LANDS OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 63 EAST, M.O.M., CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

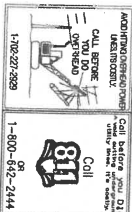
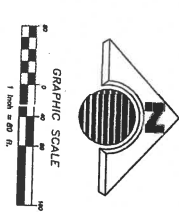
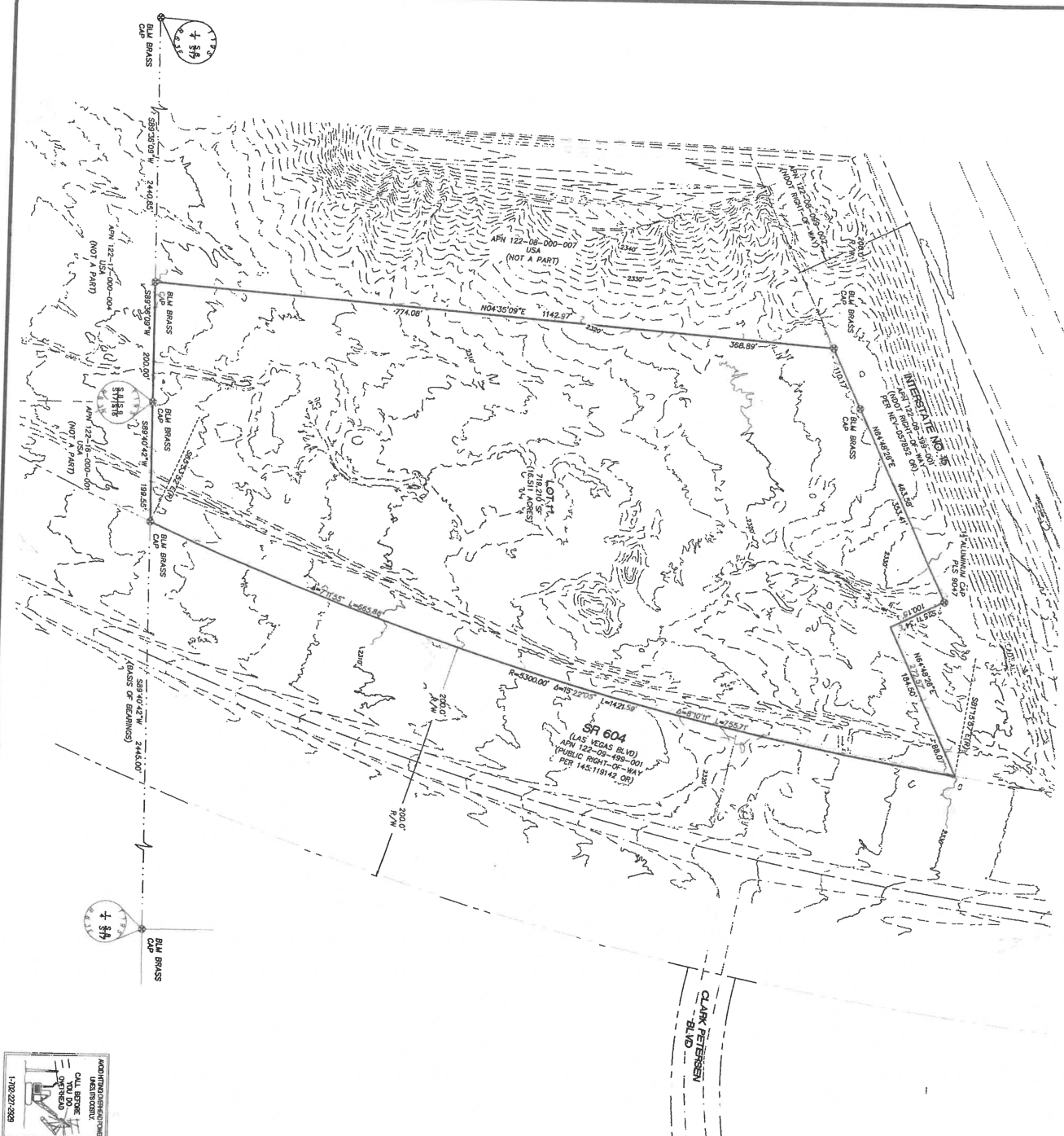
PARCELS (2) AS SHOWN BY MAP THEREOF IN FILE 97, PAGE 20 OF PLAT TWO (2), IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF LAND LYING WITHIN US HAY NO 81-40 (35 ACRES & L.O.).

HORIZON SURVEYS, LLC
7674 W LAKE MEAD BLVD, STE 106
LAS VEGAS, NEVADA 89128
PHONE (702) 228-6066
FAX (702) 228-0677
WWW.HORIZONSURVEYS.COM

CITY OF NORTH LAS VEGAS CLARK COUNTY NEVADA

[illegible]



- LEGEND**
- PROPERTY LINE
 - ADJOINING PROPERTY LINE
 - EXISTING EASEMENT
 - EXISTING RIGHT-OF-WAY
 - SECTION LINE
 - MAJOR CONTIGUOUS LINE
 - ROAD MONUMENT AS SHOWN AND DESCRIBED

REFERENCES
FILE 91, PAGE 20 OF PARCEL MAPS

BASE OF BEARINGS
SOUTH 89°40'42" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE SECTION 8, TOWNSHIP 19 SOUTH, RANGE 63 EAST, MADE 20 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

BENCHMARK
ONLY BENCHMARK ALIQUOTINES
2 1/2" BRASS CAP SET ON AN IRON PIPE STAINED U.S. GENERAL LAND OFFICE SURVEY, WITH A 2" ROUND DISK ATTACHED TO THE SOUTH SIDE OF THE CAP, LOCATED BETWEEN 1-19 AND LAS VEGAS BLVD. MAJOR ELEVATION 2302.32 FEET

HORIZON SURVEYS, LLC
7874 W LAKE MEAD BLVD, STE 100
LAS VEGAS, NEVADA 89128
PHONE (702) 228-0888 FAX (702) 228-0877
WWW.HORIZONSURVEYS.COM

**TENTATIVE MAP FOR
APEX CORNERS
PLAN SHEET**

SCALE 0-0' AS SHOWN
SCALE 1/4" = 100'
DRAWN BY: MCKINSTRABLE
SEC 00, T 19 S, R 63 E, M 10

PROFESSIONAL SEAL
STATE OF NEVADA
JULIA D. SLADE
REGISTERED SURVEYOR
NO. 11758

DATE 02-26-05
JOB NUMBER 1007007
SHEET 2 OF 2

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.

0 100 200 400 600 800

NOTES

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PULD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PULD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACRES
- 202 PARCEL SUBSEQ NUMBER
- Pg 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 3 LOT NUMBER
- GLS 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

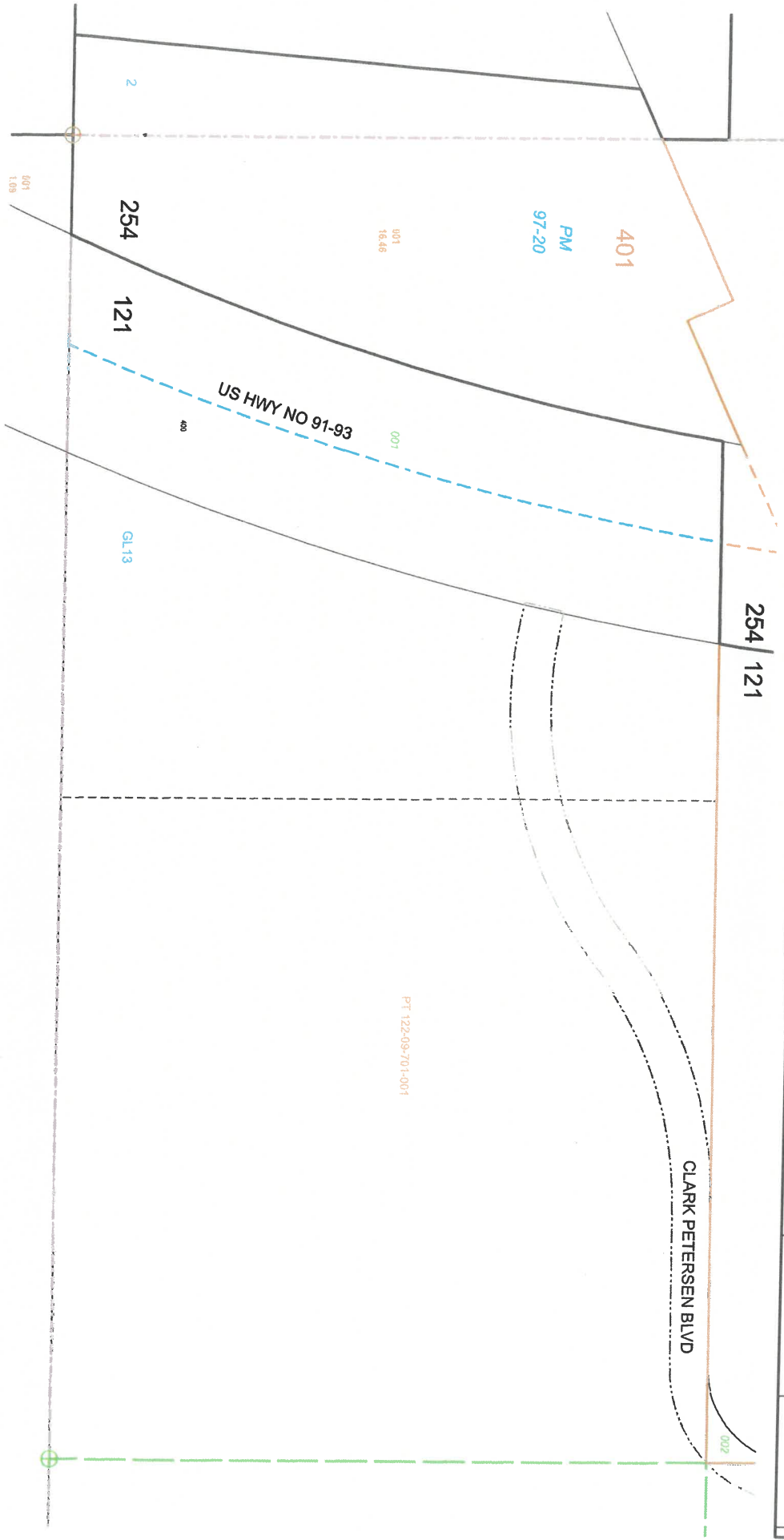
6	5	4	3	2	1
16	15	14	13	12	11
26	25	24	23	22	21
36	35	34	33	32	31

5	4	3	2	1
8	7	6	5	4
11	10	9	8	7
14	13	12	11	10



Scale: 1" = 200'

Rev: 1/8/2019

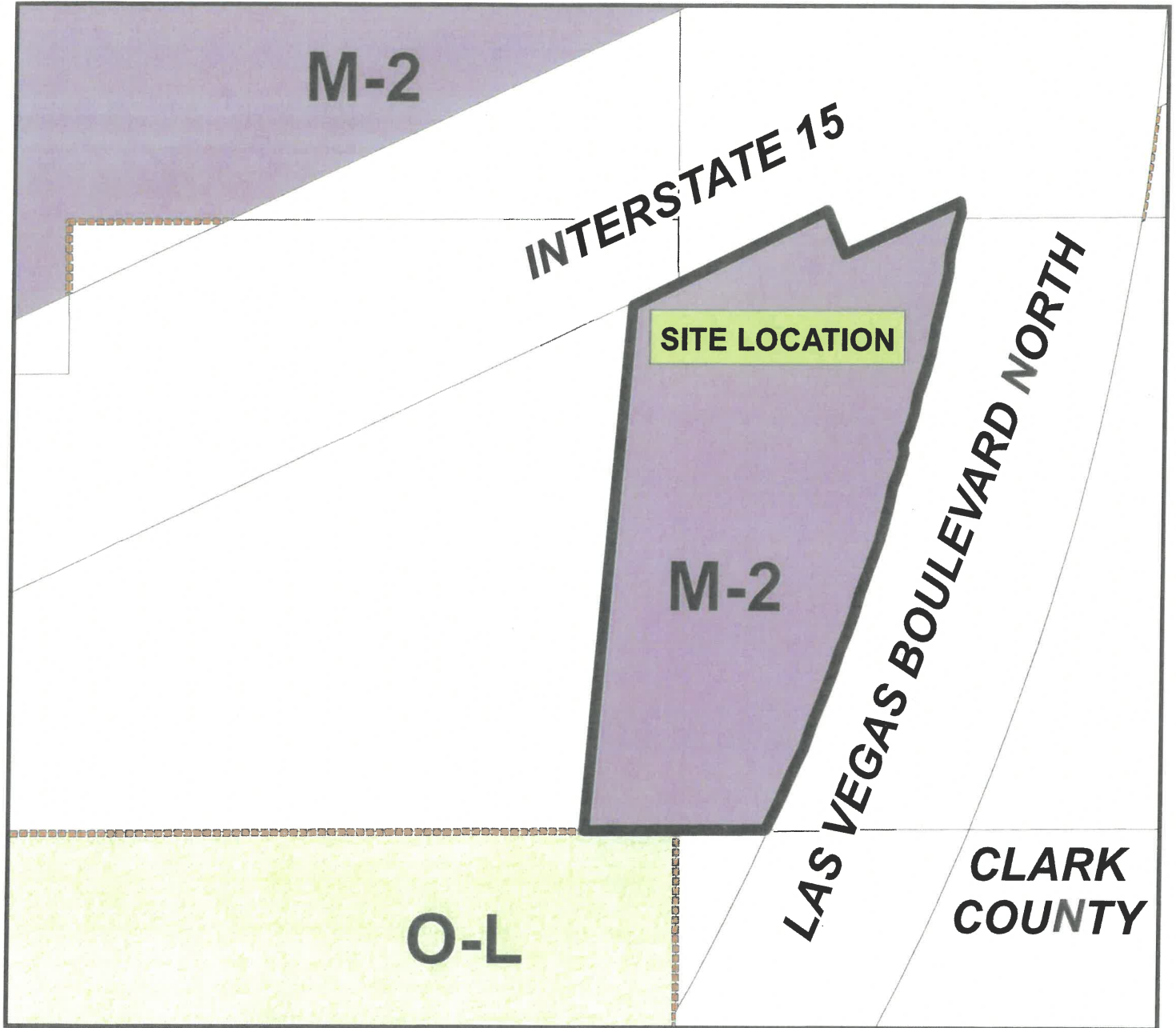


TAX DIST 254,121



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



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

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

