

## CITY OF NORTH LAS VEGAS

### INTEROFFICE MEMORANDUM

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To: Duane McNelly, Principle Planner, Land Development & Community Services  
From: Jimmy Love, Major Projects Coordinator, Department of Public Works  
Subject: T-MAP 22-2023      **The Village At NLV Gateway**  
Date: November 16, 2023

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. 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. 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. A queuing analysis may be required.
4. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040; Conformance may require modifications to the site.
5. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
6. 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.
7. The Developer is solely responsible for the design and construction of a traffic signal at the intersection of Bruce Street and Las Vegas Blvd.
8. The property owner is required to grant a roadway easement for commercial driveway(s).
9. A revocable encroachment permit for landscaping within the public right of way is required, if applicable.
10. Appropriate mapping is required to combine the parcels. 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.
11. The **vacation** must record concurrently with the **final map**. Should the Order of Vacation not record within one/two year from the approval date, the vacation shall be deemed null and void.

12. The property owner is required to grant a sidewalk easement for sidewalk located on private property when that sidewalk is providing public access adjacent to the right-of-way, if applicable.
13. All off-site improvements must be completed prior to final inspection of the first building.
14. 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.

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=jlove@cityofnorthlasvegas.com, O=City  
of North Las Vegas, OU=Development &  
Flood Control, CN=Jimmy Love  
Reason: I am the author of this document  
Date: 2023.11.16 08:56:45-08'00'

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Jimmy Love, Major Projects Coordinator  
Department of Public Works



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October 24, 2023

City of North Las Vegas  
Planning Department  
2250 Las Vegas Blvd North, 1st Floor  
North Las Vegas, NV 89030

**RE: Letter of Intent – City of North Las Vegas Gateway  
Commercial Subdivision Tentative Map**

On behalf of our client, Agora Realty and Management Inc, we have prepared the following letter of intent in support of a Commercial Subdivision Tentative Map.

#### **Background**

The proposed development site consists of a 20.90-acres and consists of 31 parcels, 139-23-201-007, 010, 013, 014, 017, & 021, 139-23-211-022, 029 through 041, 055 through 062 & 067. The subject land holding is located on the west side of Las Vegas Boulevard, north side of Lake Mead Boulevard and is bound of the north by Lola Avenue and on the west by Donna Street. This land holding is part of a City of North Las Vegas redevelopment project.

#### **Project Description**

The applicant intends to develop the site as a phased commercial development. The proposal is planned to contain a mix of experiential commercial and restaurant uses.

#### **Commercial Subdivision Tentative Map**

The subject application is for a one lot commercial subdivision tentative map. This is the next step to move the development forward. As is typical with most commercial developments the site will be subdivided so that fee simple ownership can be provided to the various end users.

Thank you for your consideration of this request. The applicant is confident that this development will create a vibrant addition to the community and help attract new businesses to the area, which in return will create employment opportunities for the community. as well as create much needed housing. With these items in mind we respectfully ask for your approval.



Should you have any questions or wish to further discuss this application please contact me at (702) 453-0800.

Sincerely,  
RCI Engineering

A handwritten signature in black ink, consisting of several overlapping loops and a final horizontal stroke.

Chris Thompson, P.E.  
Principal

 **Agora Realty & Management, Inc.**  
breeding, developing, and building since 1966  
4764 PIER BOULEVARD SUITE 200, CULVERSVILLE, IL 61230  
PH. 815-455-0305 FAX: 815-768-4337

## DESIGN ENGINEER



**RCI ENGINEERING**  
800 SOUTH BANCROFT COURT, SUITE 17, LOS ANGELES, CA 90017  
PHONE: 702-633-0000 FAX: 702-633-0001

## LEGAL DESCRIPTION

SCE SHEET TM-3

## BASIS OF BEARINGS

THE BEARING RELATIONSHIP FOR THIS PLACETYP WOULD BE THE SOUTH LINE OF THE NEIGHBORING QUARTER 16 (1/4) OF SECTION 14, TOWNSHIP 30 SOUTH, RANGE 101 EAST, N.M. CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, HAVING A BEARING OF S 69° 51' 42" W. ALSO BEING 5.40' ± 1.3' AS SHOWN ON MAP HEREIN AND FILE IN FILE 185 OF SURVEIL PLAT 7, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

## BENCHMARK

CITY OF NORTH LAS VEGAS BEGINNING "NAD1983" BEING A BOUNDARY SURVEY OF THE CITY OF NORTH LAS VEGAS, BEING A BOUNDARY AND 2" ROUND ALUMINUM BOLT STAMPED NORTH LAS VEGAS NV AND NAD1983, SET IN THE TOP OF CURB, LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF BRIDGE ST. AND HORNINGS DR.

ELEVATION: 1,470.81 (AS SURVEY FEET)

570.221 (MILLIERS)

BASED ON NORTH AMERICAN VERTICAL DATUM OF 1980 (NAVD 80)

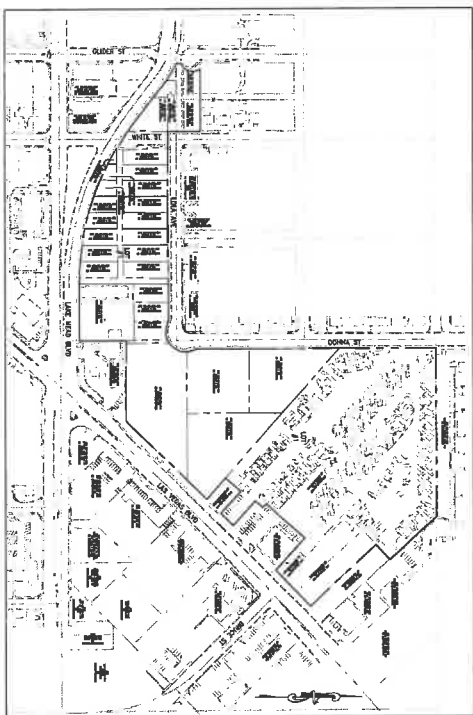
## LEGEND

[illegible]

TENTATIVE MAP FOR  
THE VILLAGE AT NLY GATEWAY  
A COMMERCIAL SUBDIVISION  
APN. 139-23-201-007, 010, 013, 014, 017 AND 021  
APN. 139-23-211-022, 029 THRU 041, 055 THRU 062 AND 067  
CITY OF NORTH LAS VEGAS, NEVADA  
20.9+/- ACRES  
1 LOT



VICINITY MAP



**SITE PLAN**  
NOT TO SCALE

## GENERAL NOTES

- [illegible]

## DISCLAIMER NOTE

ONLY LOCATIONS SHOWING HORIZONTAL ARE APPROPRIATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE CONTRACTOR ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THE CORRECT LOCATION. COORDINATE TO THE NORTH CORNER OF THE LOT CORNER OF THE SUBDIVISION.

## LAND USE INFORMATION

AFN	=	138-423-261-007, 010, 015 014, 017, AAO 021 138-23-211-022, 138-23-211-041, 005 PABO 061 AND 067
CAMBERT ZONHO	=	R-4 / PC
PERFECTED ZONHO	=	PUBO
TOTAL CROSS AREA/AC	=	220K ACRES
R-4 / DC ZONHO AREA	=	20,718 ACRES
R-4 / DC ZONHO VACANT	=	6,776 ACRES

## SHEET INDEX

SPR No.	PRO ID	CLAWING DO
1	TR-1	CORIN SHULT
2	TR-2	TERENTIE WAP
3	TR-3	USUAL POCPOBPTOM



**Agora Realty & Management, Inc.**  
Investing, Developing, and Building since 1986  
4764 PARK GRAMADA SUITE 200, CALABASAS, CA 91392  
TEL. 800-455-0005 FAX. 800-708-8777



**RCI ENGINEERING**  
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 891  
MAIN: 702.453.0800 FAX: 702.453.0801

DATE: October 24, 2023  
HORIZ. SCALE: N/A  
VERT. SCALE: N/A  
DRAWN BY: DJ  
DESIGNED BY: BR  
CHECKED BY: CLT  
APPROVED BY: CLT  
PROJECT #: 22010100









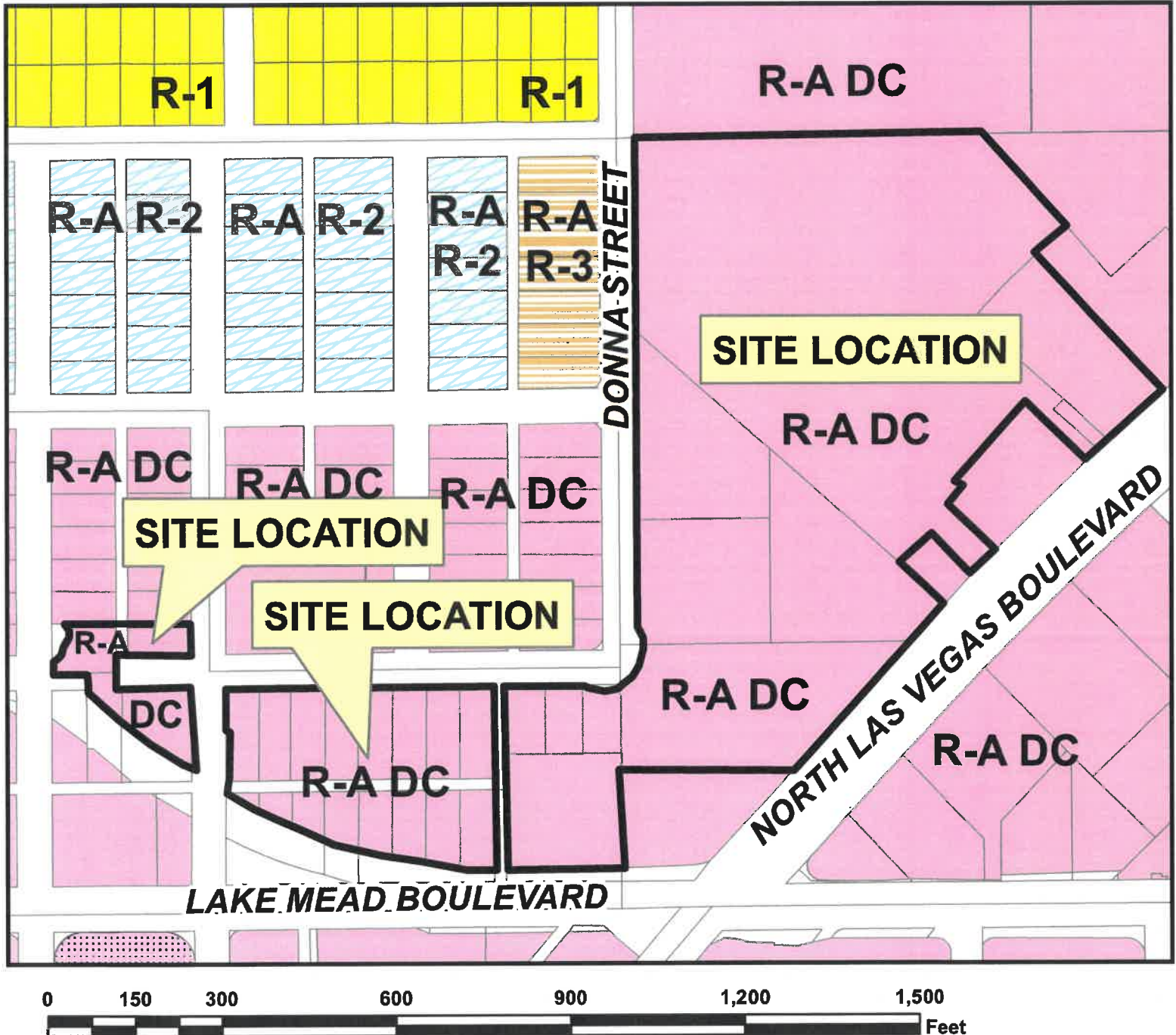






# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: KL QOZB II LLC  
Application: Tentative Map  
Request: A Single-Lot Commercial Subdivision  
Project Info: Generally located around the northwest corner of  
Las Vegas Boulevard and Lake Mead Boulevard  
Case Number: T-MAP-22-2023

11/07/2023

