

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Sharianne Dotson, Planner, Land Development & Community Services
From: Jimmy Love, Major Projects Coordinator, Department of Public Works
Subject: T-MAP 21-2023 **Middle Teton Center**
Date: November 16, 2023

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 Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
4. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
5. 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.
6. 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.
7. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* number 222.1, including throat depths, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
8. 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. Grand Teton Dr (50-feet ½ street)
 - b. Decatur Blvd. (50-feet ½ street)
9. The Decatur Blvd driveway shall include a bus stop with an exclusive right turn lane in accordance with CCAUSD 234.4.
10. The project driveways will be restricted to right-in / right-out movements only.
11. The development shall dedicate additional right-of-way in accordance with CCAUSD 201.1.
12. The property owner is required to grant a roadway easement for commercial driveway(s).

13. 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.
14. A revocable encroachment permit for landscaping within the public right of way is required.
15. Adjacent to an (80) foot right-of-way, a common lot and / or landscape and sidewalk easement, with a minimum width of (5) feet, shall be provided behind the required bus turn-out.
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.
17. The applicant is responsible for acquiring any easements needed to construct the project.
18. 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, Major Projects Coordinator
Department of Public Works



November 6, 2023

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

RE: Tentative Map for Middle Teton Center – 124-07-401-004

Dear Planning Staff,

Please be advised that we plan to submit a Tentative Map application for the aforementioned project, which is located at Grand Teton Drive and Decatur Blvd., for a 1 Lot Commercial Subdivision on approximately 4.35 acres. This is typical for commercial centers with multiple buildings so they can be spit up in the future if desired.

If you should have any questions, please give us a call,

Thank you,

A handwritten signature in black ink, appearing to read 'Eric Rietz', is written over a faint, larger version of the signature.

Eric Rietz PE, PLS
3203 E. Warm Spring Road #400
Las Vegas, NV 89120
Ph: 702.614.9728

3203 E. Warm Springs Road, Suite 400, Las Vegas, NV 89015

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.

USE THIS SCALE IF THE MAP IS REDUCED FROM 11X17 ORIGINAL



1017 0

Briana Johnson - Assessor

GL5 GOV. LOT NUMBER

99 100	101 102
26 125	124 123
37 138	139 140

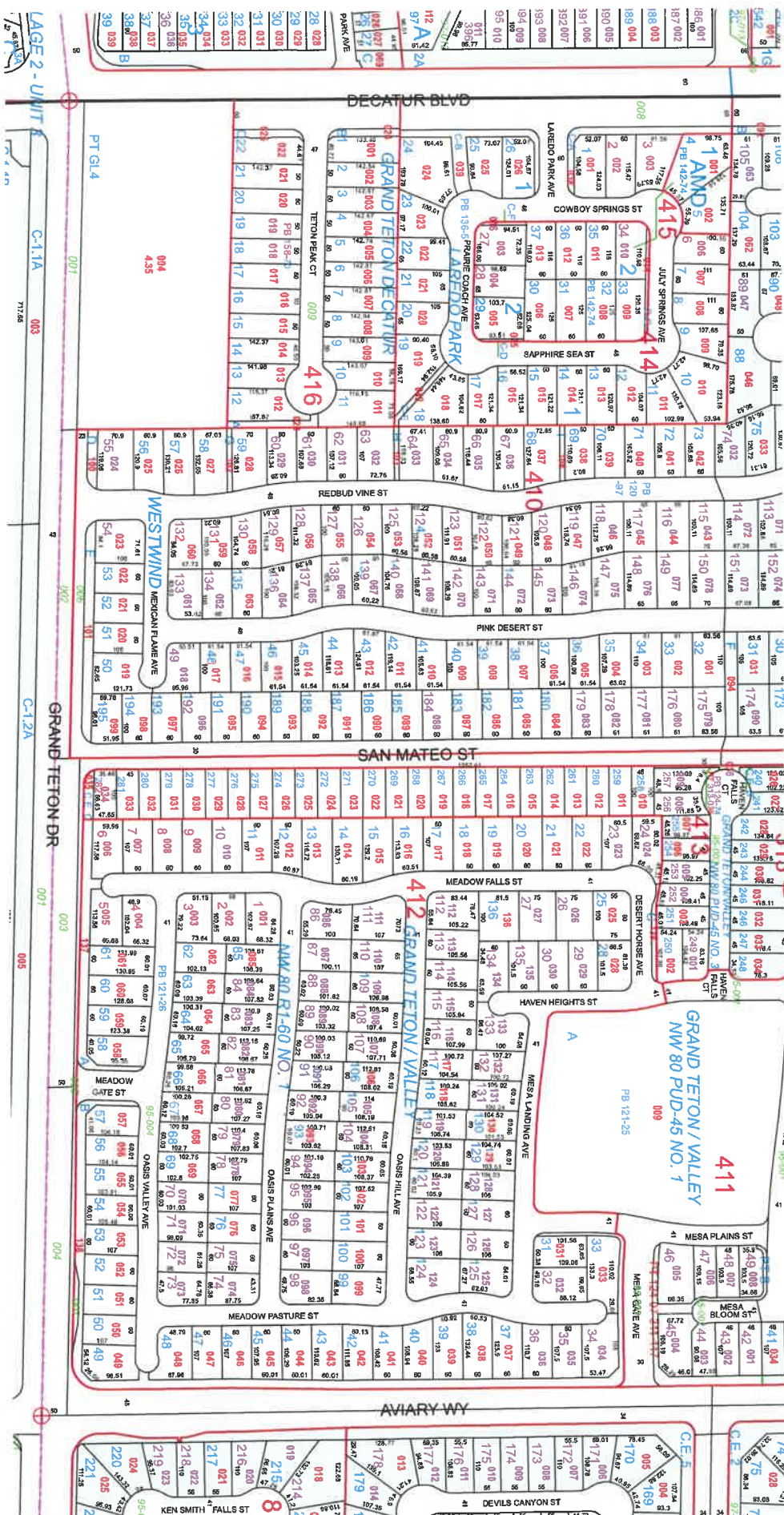
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SEC.	7				
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31	32	33	34	35	36

Rev. 4/22/2019

8	4	8
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5	1	5

124-07-4	CLARK COUNTY HERALD
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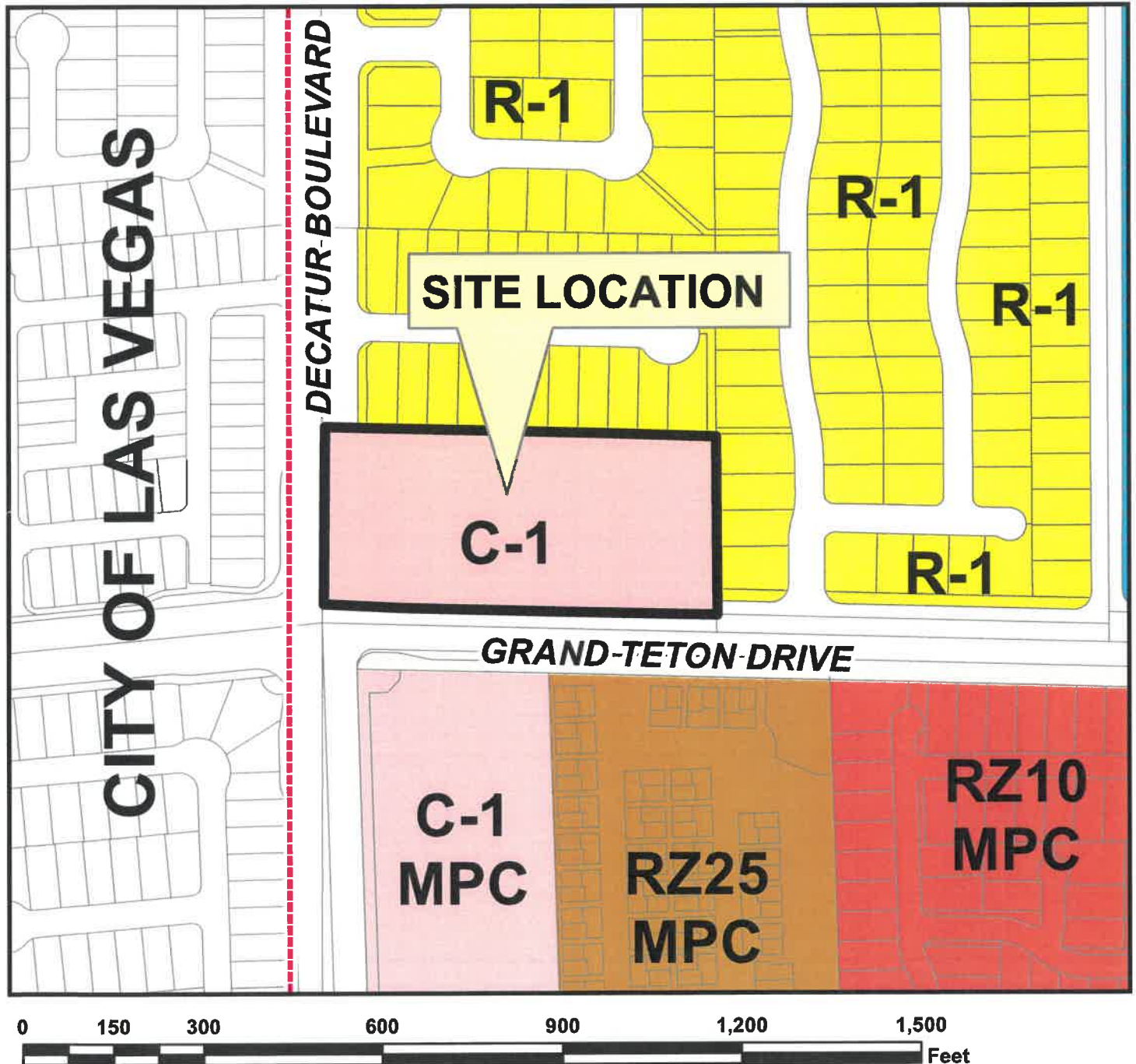


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Middle Teton Capital Management
Application: Tentative Map
Request: A 4.35 acres one-lot commercial subdivision
Project Info: Northeast corner of Decatur Boulevard and Grand Teton Drive
Case Number: T-MAP-21-2023

11/08/2023

