

# CITY OF NORTH LAS VEGAS

## INTEROFFICE MEMORANDUM

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To: Miranda Cain, Planner, Land Development & Community Services Dept.  
From: Jimmy Love, Major Projects Coordinator, Department of Public Works  
Subject: T-MAP-22-2024 **Sloan & Fisher**  
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 preliminary street section(s) shown on the plans shall be used for planning purposes only; the geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
4. Fisher Ave shall not be designed to the existing temporary asphalt. The temp AC shall be removed, and Fisher Ave shall be designed and constructed as a 30' ½ street with a 9' overpave.
5. 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.
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. 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.
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. Sloan Lane (50' ½ street)
  - b. Fisher Ave (30' ½ street w/ 9' overpave)
9. The property owner is required to grant a roadway easement for commercial driveway(s).
10. The Applicant is responsible for acquiring any easements needed to construct the project.
11. A revocable encroachment permit for landscaping within the public right of way is required, if applicable.

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. 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. 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.
16. All off-site improvements must be completed prior to final inspection of the first building.
17. 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: C=US,  
E=jlove@cityofnorthlasvegas.com, O=City of  
North Las Vegas, OU=Development & Flood  
Control, CN=Jimmy Love  
Date: 2025.01.13 15:53:55-08'00'

Jimmy Love, Major Projects Coordinator  
Department of Public Works

CITY OF NORTH LAS VEGAS  
MEMORANDUM

TO: Jessica Calma, Real Property Services

FROM: Robert Eastman, AICP, Planning & Zoning Manager

SUBJECT: **Annexation 176 - APN 123-34-201-007, 123-34-201-008 & 123-34-201-009**

DATE: May 15, 2024

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Thank you for allowing our division the ability to review proposed Annexation 176.

The properties currently have the zoning designations: IH, Heavy Industrial within the County's jurisdiction. The equivalent zoning for the City of North Las Vegas will be M-2, General Industrial District. Therefore, I would recommend the following sections be added to the ordinance for annexation.

SECTION (Number): Said described territory (123-34-201-007, 008, & 009) which is currently zoned IH, Heavy Industrial Zoning District within the jurisdiction of Clark County shall be given its equivalent zoning of M-2, General Industrial District when officially annexed into the City of North Las Vegas.

SECTION (Number): Said described territory shall be given the Comprehensive Plan, Land Use Designation of Heavy Industrial when officially annexed into the City of North Las Vegas.

It should also be noted that after review of the annexation package it does not appear there are any current entitlements for the City to accept with this annexation.



## TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118

PHONE: (702) 362-8844 | FAX: (702) 362-5233

TANEYCORP.COM

November 20, 2024

City of North Las Vegas  
Planning and Zoning Department  
2250 Las Vegas Boulevard North  
North Las Vegas, NV 89030

**Re: Sloan & Fisher**  
**APN: 123-34-201-007, -008, -009**  
**Letter of Intent**

To whom it may concern:

Taney Engineering, on behalf of MIP Sloan LLC., is respectfully submitting a Letter of Intent for a Tentative Map for a proposed 1-lot industrial development.

**Tentative Map:**

The proposed 1-lot industrial development is 15.96 gross acres and located on the southeast corner of North Sloan Lane, west of Beesley Drive, and south of Fisher Avenue. All parcels are zoned Industrial, and we are not requesting any changes to the current property classification.

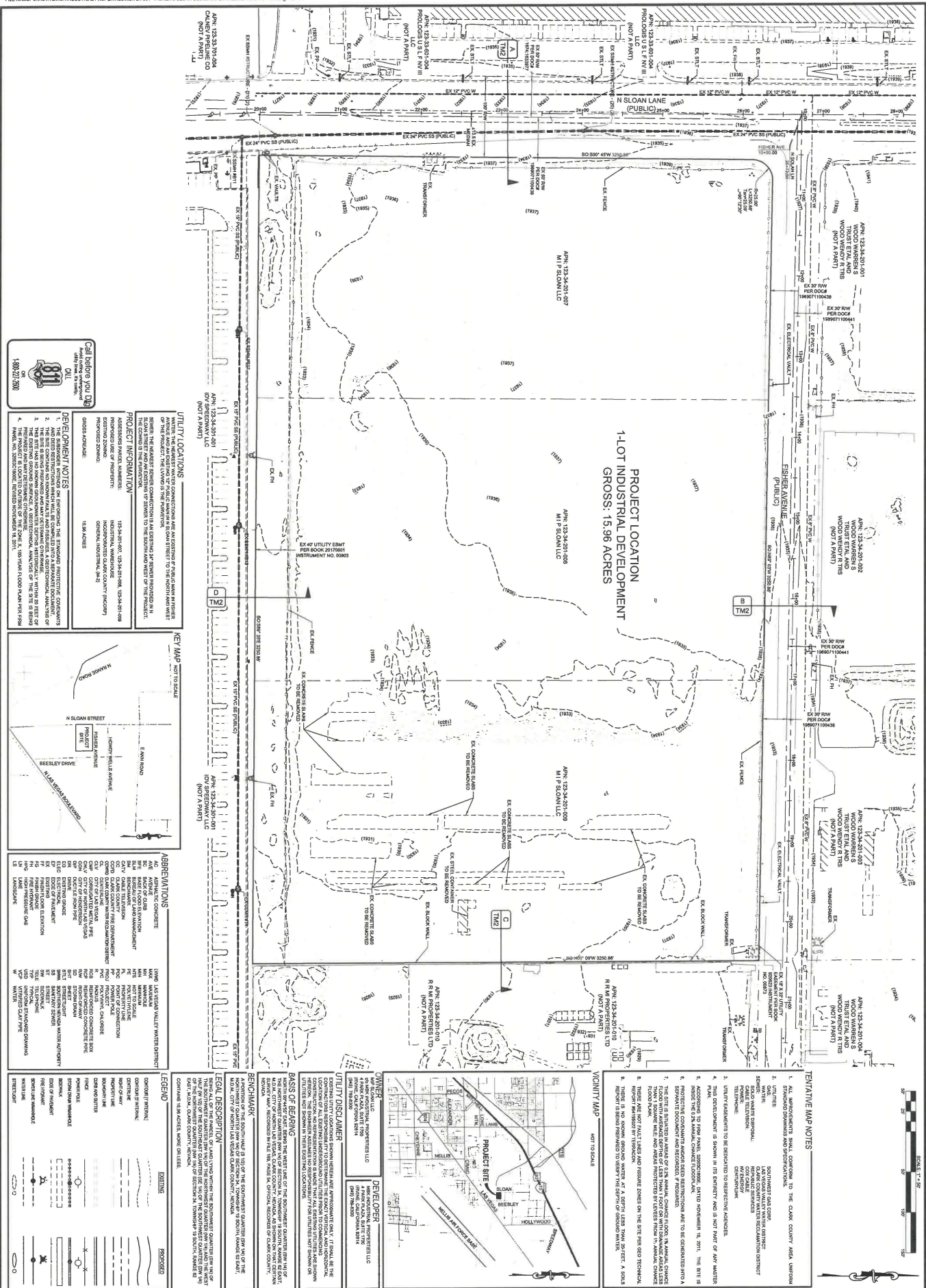
The proposed industrial development, Sloan & Fisher, is still under design.

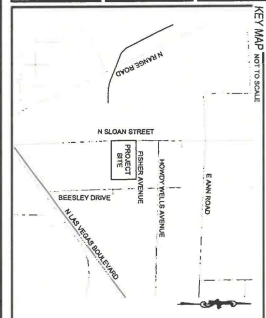
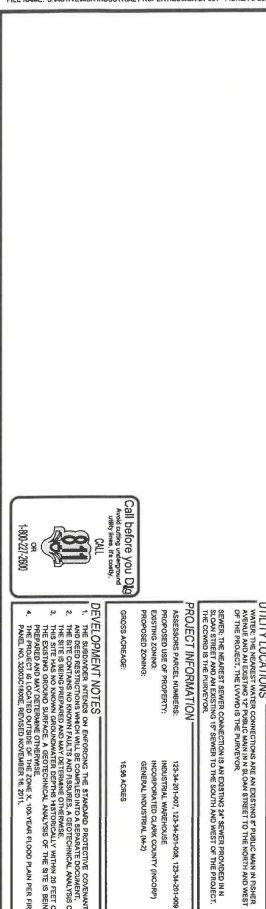
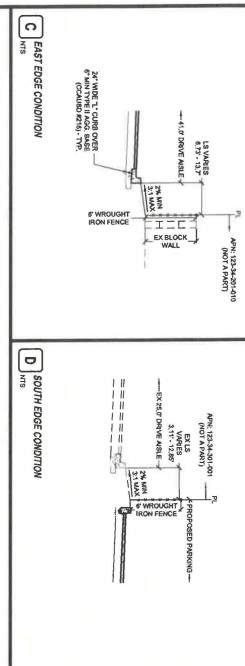
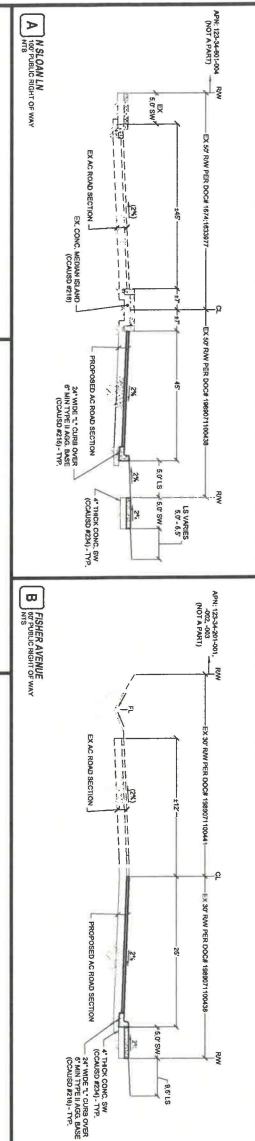
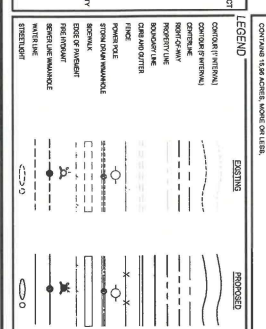
Properties to the east, south, and west are zoned Incorporated Clark County (INCORP) & Business Employment (BE) and are similarly developed to our proposed industrial development. Due to this, we believe that the addition of this facility is appropriate for the area.

We are hopeful that this letter clearly describes the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

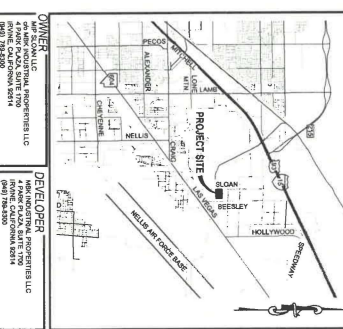
Sincerely,

Shannon Cooper  
Senior Project Coordinator  
**Taney Engineering**



[illegible]

DATE:	12/12/2004
	SCALE: 1:4000
200 NO:	MBK-24-001
EXEMPTED BY:	DL: C/2002/271; 2004
SHEET NAME:	TM2
SHEET 1 PLANNED:	
02 OF 02	
CALV	00000000

[illegible]

MBK INDUSTRIES

EST. 2000

TANET ENGINEERING  
CIVIL ENGINEERING  
& LAND SURVEYING

6030 S. JONES BLVD  
LAS VEGAS, NV 89118  
INFO@TANETCORP.COM

[illegible]

BY SHTS. APPR. DATE

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 SCALED/PRINTED MAP REDUCED FROM 11X17 ORIGINAL.

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PMLD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL.
- RIGHT OF WAY PCL.
- SUBSURFACE PCL.
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUBSEQ NUMBER
- PG 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GLS GOV LOT NUMBER

ASSESSOR'S PARCELS - CLARK COUNTY, NV.  
Briana Johnson - Assessor

BOOK	199S R62E
101	102
103	124
123	122
139	140
141	141
162	161
160	

SEC	34
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MAP	S 2 NW 4
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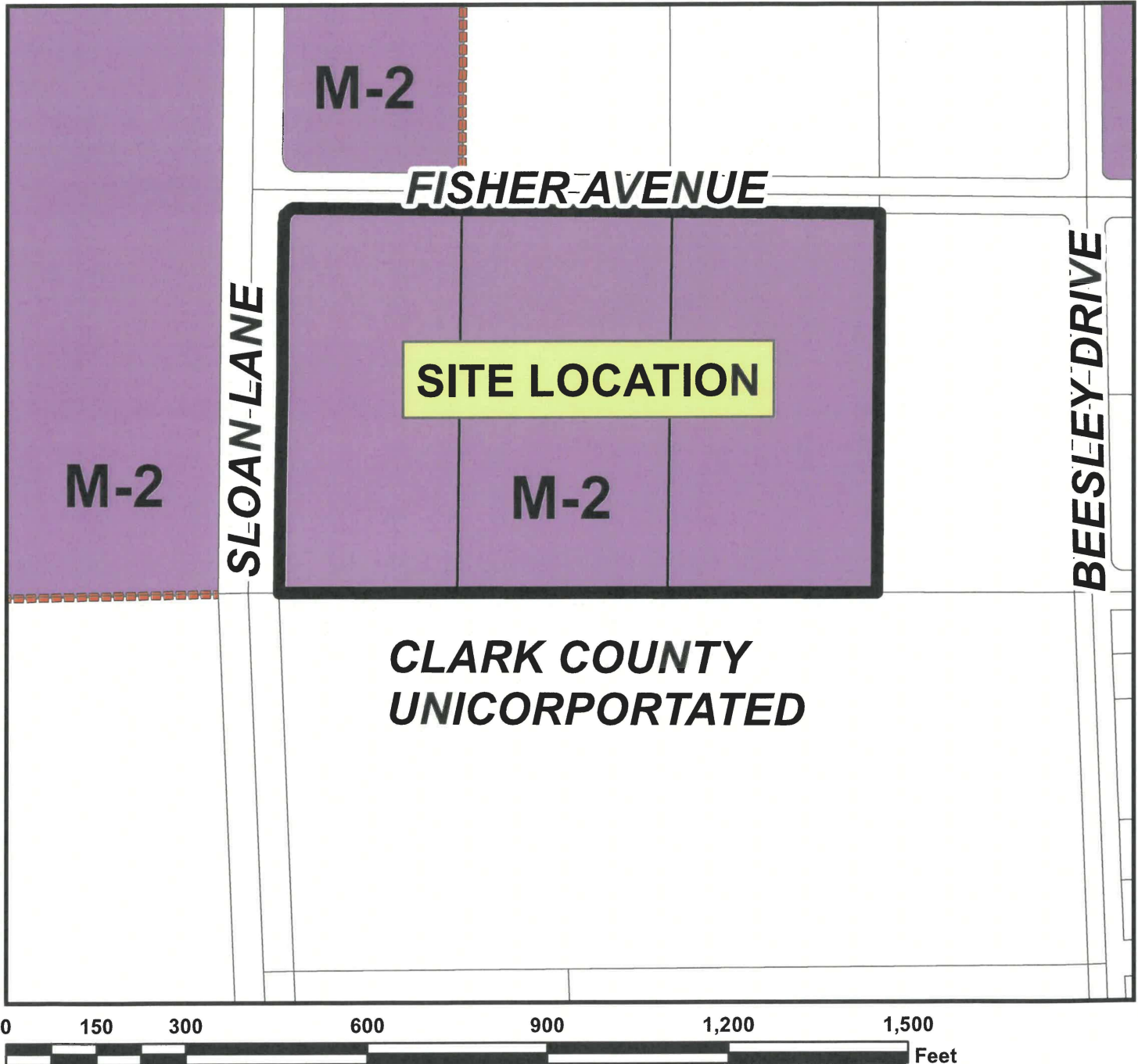


TAX DIST 125.254



# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: MIP Sloan LLC  
Application Type: Tentative Map  
Request: To Allow a Single-Lot Commercial Subdivision  
Project Info: Southeast Corner of Sloan Lane and Fisher Avenue  
Case Number: T-MAP-22-2024

1/13/2025

