

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Sharianne Dotson, Principal Planner, Land Development & Community Services Dept.
From: Jimmy Love, Major Projects Coordinator, Department of Public Works
Subject: T-MAP-01-2025 **Palmdale Center**
Date: March 11, 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. 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.
4. When submitting the 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, surface and/or underground drainage facilities and utilities crossing property lines, development and maintenance of the property and improvements. The document must be recorded prior to approval of the civil improvement plans.
5. The Developer is required to grant any easements needed to construct the project.
6. 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.

 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: 2025.03.11 14:53:53-07'00'

Jimmy Love

Jimmy Love, Major Projects Coordinator
Department of Public Works

RIETZ CONSULTING



January 28, 2025

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

RE: Palmdale Center

Dear Planning Staff,

Please accept this letter of intent for a one-lot commercial subdivision, located at the Northwest Corner of Nature park Drive and Aliante Parkway on APN 124-20-501-008, and is approximately 6.16 acres. There is currently two existing buildings located on this parcel and will remain there.

The purpose of this tentative map application is to create a tentative map to ultimately subdivide the parcel out. The purpose of this tentative map will not have an adverse effect on the surrounding streets. Once the permit has been obtained, construction will commence immediately. If you have any questions or require additional information, please do not hesitate to give me a call.

Thank you,

A handwritten signature in black ink, appearing to read 'Eric Rietz', is written over a faint, large watermark of the Rietz Consulting logo.

Eric Rietz, P.E., P.L.S.
President



VACINITY MAP

DATE: 11/15/2025	PROJECT: ALIANTE TRU
DATE: 11/15/2025	PROJECT: ALIANTE TRU
DATE: 11/15/2025	PROJECT: ALIANTE TRU

SCOPE OF WORK
 HIGH RISE BUILDING, RESIDENTIAL, HOTEL USE GROUP BUILDING,
 BASIS FOR CONSTRUCTION

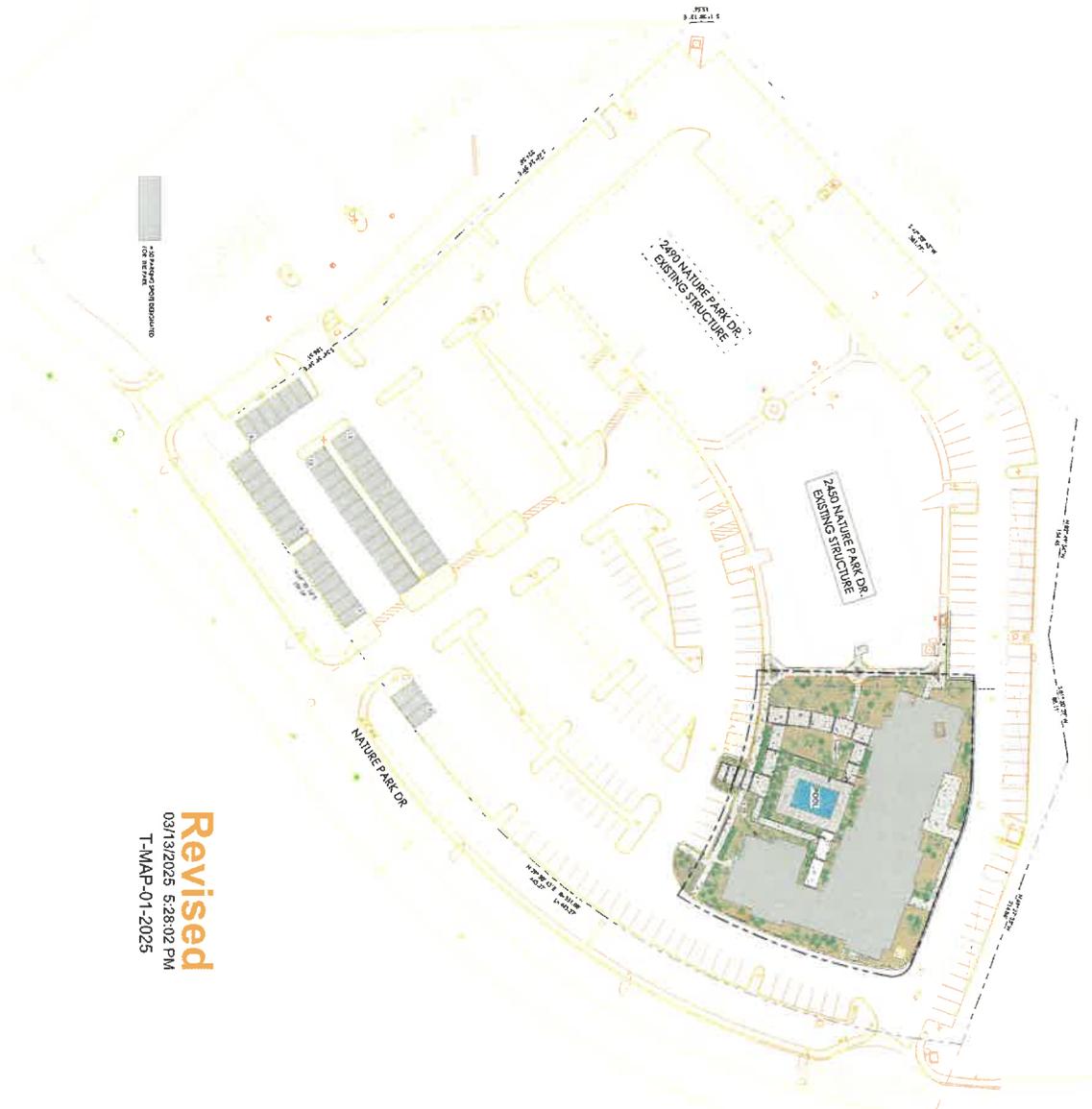
ZONING
 MASTER PLAN COMPLIANT PRO OFFICE DOWM (C-P-M)C1
 REC - VA

FIRE SPRINKLERS
 NFPA 13 (2013.1.1)

SPECIAL DETAILED REQUIREMENTS
 OCCUPANCY REQ. BETWEEN SLEEPING UNITS & OTHER
 OCCUPANCY REQ. BETWEEN SLEEPING UNITS &
 OTHER OCCUPANCIES ON CONTIGUOUS LEVELS.

OCCUPANCY
 RESIDENTIAL, HOTEL, ON PRO-FIT/IVA, LIMITED USE @ 1ST FLR,
 (LIMITED USE AND RES. OCCUPANCY AREAS SEPARATED BY 1
 FLOOR HEIGHT)

- APPLICABLE CODES**
- 2018 INTERNATIONAL BUILDING CODE (IBC)
 - 2018 INTERNATIONAL PLUMBING CODE (IPC)
 - 2018 INTERNATIONAL MECHANICAL CODE (IMC)
 - 2018 INTERNATIONAL FIRE CODE (IFC)
 - 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
 - 2018 INTERNATIONAL FIRE CODE (IFC)
 - 2018 ASHRAE 90.1-2018 (ENERGY EFFICIENCY)
 - 2018 ASHRAE 189.1-2018 (HIGH PERFORMANCE GREEN BUILDING)
 - 2018 ASHRAE 155-2018 (HOTEL AND MOTEL)
 - 2018 ASHRAE 188-2018 (LABORATORY-BASED DESIGN)
 - 2018 ASHRAE 189.2-2018 (LABORATORY-BASED DESIGN)
 - 2018 ASHRAE 189.3-2018 (LABORATORY-BASED DESIGN)
 - 2018 ASHRAE 189.4-2018 (LABORATORY-BASED DESIGN)
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Revised
 03/13/2025 5:28:02 PM
 T-MAP-01-2025

SITE PLAN
 SCALE: 1" = 30'-0"

SHEET NO. 1
 A1.00

PROJ. NO.: 2305C
 REVISION DATE: 01/02/24
 DRAWN BY: TAW
 CHECKED BY: CHM/HR

REVISIONS

ALIANTE TRU

APN: 124-20-501-008
 2470 NATURE PARK DR.
 NORTH LAS VEGAS, NV 89084

304 WEST CENTRAL AVENUE
 SUITE 100
 LAS VEGAS, NV 89102
 TEL: 702.735.1111
 WWW.THEMILLERGROUP.COM



NOTES

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/FREE WHEN MAP REDUCED FROM 1:4317 ORIGINAL.

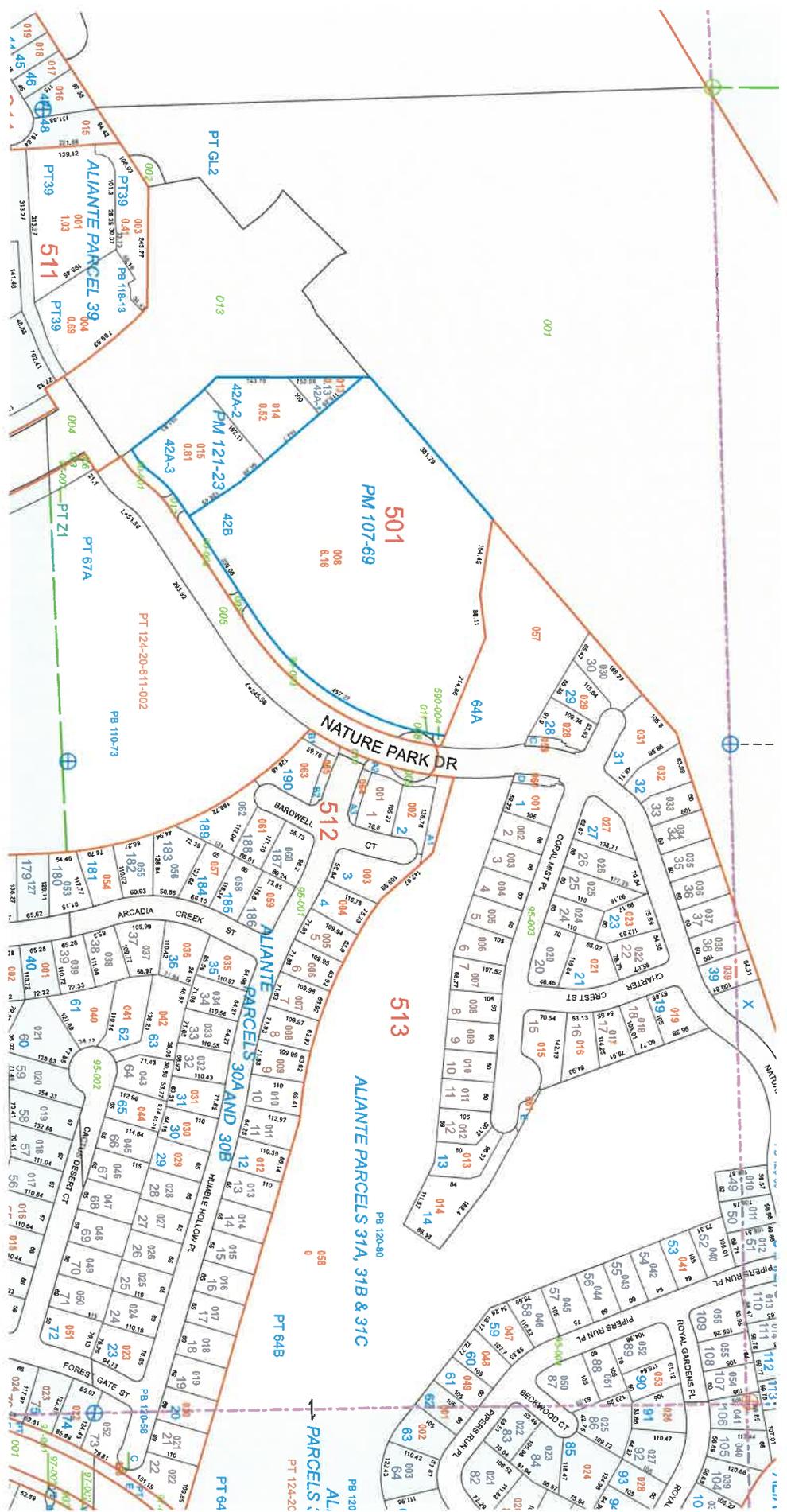
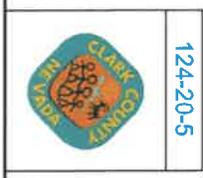
- MAP LEGEND**
- PARCEL BOUNDARY
 - ROAD BOUNDARY
 - ROAD EASEMENT
 - MATCH/LEADER LINE
 - HISTORIC LOT LINE
 - HISTORIC SUB BOUNDARY
 - HISTORIC P&D BOUNDARY
 - SECTION LINE
 - CONDOMINIUM UNIT
 - AIR SPACE PCL
 - RIGHT OF WAY PCL
 - SUBSURFACE PCL
 - 007 ROAD PARCEL NUMBER
 - 001 PARCEL NUMBER
 - 100 ACREAGE
 - 202 PARCEL SUBSEQ NUMBER
 - 5 BLOCK NUMBER
 - 5 LOT NUMBER
 - 65 GOV. LOT NUMBER

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

BOOK	SECTION	MAP
T19S R61E	20	N 2 NE 4

Scale: 1" = 200'	Rev: 1/8/2019
9100	101 102
6125	124 123
7138	139 140

Scale: 1" = 200'	Rev: 1/8/2019
124-20-5	

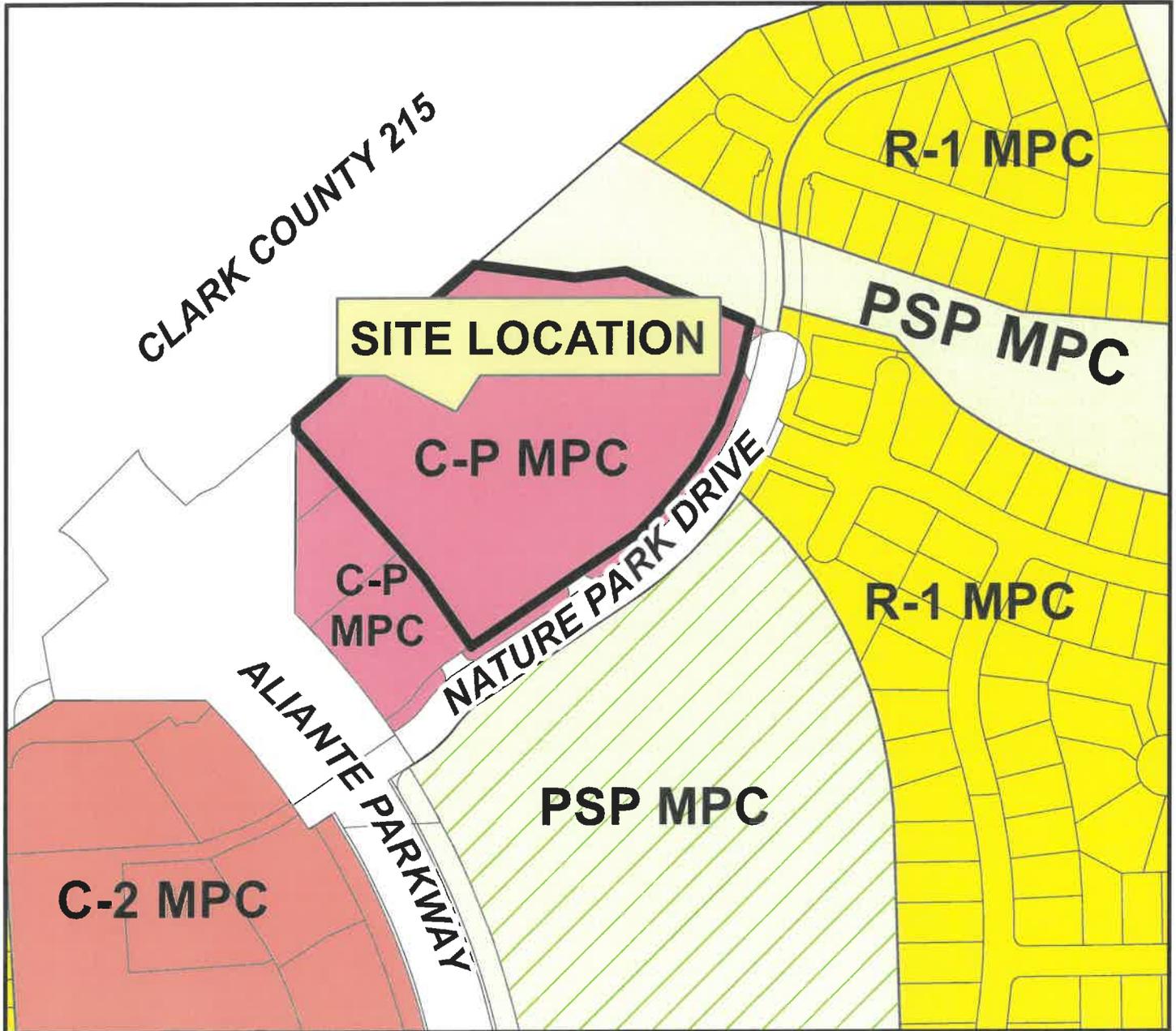


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Sun West Commercial LLC
Application Type: Tentative Map
Request: To Allow a One-Lot Commercial Subdivision
Project Info: North of Nature Park Drive, Approximately
200 Feet East of Aliante Parkway
Case Number: T-MAP-01-2025

03/04/2025

