

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Sharianne Dotson, Planner, Land Development & Community Services Dept.
From: Jimmy Love, Major Projects Coordinator, Department of Public Works
Subject: FDP-02-2024 **Proposed Tropical And Lamb Final Development Plan**
Date: March 12, 2024

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 preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards, and must be approved by the City of Las Vegas Central Fire Alarm Office.
4. The property owner is required to grant roadway easements where public and private streets intersect.
5. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way.
6. If the property is subdivided in the future, the applicant must submit a commercial subdivision map.
7. A revocable encroachment permit for landscaping within the public right-of-way is required, if applicable.
8. 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.
9. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers 222.1 and 222.
10. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and/or Highways* and *City of North Las Vegas Municipal Code* section 16.24.100:
 - a. Lamb Boulevard (sidewalk)
 - b. Azure Avenue
 - c. Tropical Boulevard
9. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.

Proposed Tropical And Lamb Final Development Plan

10. 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.
11. 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.
12. All offsite improvements must be complete prior to final inspection of the first home/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: cn=US, e=jimmy@cityofnorthlasvegas.com,
o=City of North Las Vegas, ou=Development
& Flood Control, cn=Jimmy Love
Reason: I am the author of this document
Date: 2024.03.12 16:03:31 -0700

Jimmy Love, Major Projects Coordinator
Department of Public Works



March 13, 2024
City of North Las Vegas
Department of Comprehensive Planning
2250 Las Vegas Boulevard North, Ste. 114
North Las Vegas, NV 89030

RE: Final Development Plan – PUD ZN-27-2020

Doumani Development, LLC is proposing a Final Development Site Plan for a Retail Center on a 7.96 acres site with APN 123-306-01-018, zoned PUD located at Tropical Parkway and Lamb Blvd. North Las Vegas, NV 89031.

The proposed Retail Center looks to submit the following information for the proposed Starbucks and Chipotle QSR tenants. The developer is concurrently working with McDonalds QSR and north corner pad for future tenants for the location as sell, with lease negotiations in the final phases prior to signature. Proposed Carwash building to be submitted as a "Special Use Permit".

For Retail Center total building area of 22,396 SF GFA parking requirements per Title 17.24.040 requires 1 per 250 SF where 90 parking spaces required and 147 spaces have been provided.

The developer sees this being a successfully tenanted site with variety of tenants to support the local community.

The exterior elevations and landscape appearance of the center were consistent with what is being proposed for the Terrible Herbst C-Store and Carwash as this will be carried forward for the balance of the tenants.

There is no plan for any residential use to support our application.

We feel that this is an appropriate use for the land and will be a welcomed addition to the surrounding area. We are requesting the support of staff on this application.

Please contact me for any additional information or if you have any questions.

Thanks,

A handwritten signature in blue ink, appearing to be "B Girardin".

Benjamin Girardin, AIA, NCARB, LEED AP

Principal Architect

PGAL, LLC
7373 Peak Dr., Suite 170
Las Vegas, NV 89128

T 702 435 4448
F 702 435 4470

Jeffrey P. Gerber, AIA | Ken Brown, AIA | Paul D. Bonnette, AIA | Queen Chevis | Carl J. Conner, AIA | Matthew Ellis, AIA | Samuel J. Ferreri, AIA
Beth Funk | Cheryl Gajdoske, AIA | Costas Georghiou, PE | Benjamin J. Girardin, AIA | Tim Konganda, AIA | Ryan Josefovsky, PE | Sharon Lang
Michael H. Lloyd, AIA | Levi McKee, AIA | Eric Miller, AIA | David F. Moss, AIA | Greg Mullin, AIA | Ian A. Nestler, AIA | Diana Payne | Iván Pire, AIA
Cris Ruebush, AIA | Derron S. Vincik, PE | Jeffrey A. Weiner, AIA

ORDINANCE NO. 3063

AN ORDINANCE RELATED TO ZONING; RECLASSIFYING APPROXIMATELY 28.6+ ACRES IN THE ZONING MAP OF NORTH LAS VEGAS FROM A C-2, GENERAL COMMERCIAL DISTRICT TO A PUD, PLANNED UNIT DEVELOPMENT DISTRICT (ZN-27-2020, ORCHARD CANYON) CONSISTING OF APPROXIMATELY 19 ACRES, FOR A 98-LOT SINGLE-FAMILY SUBDIVISION AND APPROXIMATELY 9.6 ACRES FOR A COMMERCIAL DEVELOPMENT CONTAINING A CONVENIENCE FOOD STORE WITH GAS PUMPS FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF TROPICAL PARKWAY AND LAMB BOULEVARD AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

WHEREAS, the rezoning is consistent with the Comprehensive Plan; and

WHEREAS, the Council determines that the amendment will not adversely affect the health and general welfare; and,

WHEREAS, according to Paragraph B of Section 70 of Chapter 12 of Title 17 of the North Las Vegas Municipal Code, the City Council may, by ordinance, reclassify property.

NOW THEREFORE, the City Council of the City of North Las Vegas does ordain:

SECTION 1: In accordance with the provisions of Ordinance No. 3063, the following described parcel of land shall be reclassified as follows:

FROM C-2, GENERAL COMMERCIAL DISTRICT TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT (ZN-27-2020), THE FOLLOWING PROPERTY DESCRIBED TO WIT:

PARCEL 1:

A PART OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA:

BEGINNING AT A POINT ON THE WEST LINE OF LAMB BOULEVARD AS IT IS DEDICATED AT 50.00 FOOT HALF-WIDTH BEING 971.51 FEET NORTH 0°00'59" WEST ALONG THE SECTION LINE AND 50.01 FEET SOUTH 89°05'32" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 30; AND RUNNING THENCE SOUTH 89°05'32" WEST 193.05 FEET; THENCE SOUTH 0°00'59" EAST, 249.50 FEET; THENCE SOUTH 89°05'32" WEST 455.00 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE NORTH 0°02'41" EAST 595.00 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF AZURE AVENUE AS IT IS DEDICATED AT 30.00 FOOT HALF-WIDTH; THENCE NORTH 89°05'32" EAST 592.57 FEET ALONG SAID SOUTH LINE OF AZURE AVENUE TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 54.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 85.66 FEET (CENTRAL ANGLE EQUALS 90°53'30" AND LONG CHORD BEARS SOUTH 45°27'43" EAST 76.96 FEET) TO A POINT OF TANGENCY ON THE WEST LINE OF LAMB BOULEVARD AS IT IS DEDICATED AT

50.00 FOOT HALF-WIDTH; THENCE ALONG SAID WEST LINE OF LAMB BOULEVARD THE FOLLOWING THIRTEEN COURSES: SOUTH 0°00'59" EAST 0.55 FEET TO A POINT OF CURVATURE; SOUTHWESTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 3.56 FEET (CENTRAL ANGLE EQUALS 10°12'28" AND LONG CHORD BEARS SOUTH 5°05'15" WEST 3.56 FEET) TO A POINT OF TANGENCY; SOUTH 10°11'29" WEST 51.96 FEET TO A POINT OF CURVATURE; SOUTHWESTERLY ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 5.35 FEET (CENTRAL ANGLE EQUALS 10°12'28" AND LONG CHORD BEARS SOUTH 5°05'15" WEST 5.34 FEET) TO A POINT OF TANGENCY; SOUTH 0°00'59" EAST 65.00 FEET; SOUTH 89°59'01" WEST 3.00 FEET; SOUTH 0°00'59" EAST 5.00 FEET; NORTH 89°59'01" EAST 3.00 FEET; SOUTH 0°00'59" EAST 10.00 FEET TO A POINT OF CURVATURE; SOUTHEASTERLY ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 8.96 FEET (CENTRAL ANGLE EQUALS 17°06'52" AND THE LONG CHORD BEARS SOUTH 8°34'25" EAST 8.93 FEET) TO A POINT OF TANGENCY; SOUTH 17°07'51" EAST 26.46 FEET TO A POINT OF CURVATURE; SOUTHEASTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 5.97 FEET (CENTRAL ANGLE EQUALS 17°06'52" AND LONG CHORD BEARS SOUTH 8°34'25" EAST 5.95 FEET) TO A POINT OF TANGENCY; AND SOUTH 0°00'59" EAST 110.09 FEET TO THE POINT OF THE BEGINNING.

PARCEL 2:

A PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA:

BEGINNING AT A POINT ON THE WEST LINE OF LAMB BOULEVARD AS IT IS DEDICATED AT 50.00 FOOT HALF-WIDTH BEING 971.51 FEET NORTH 0°00'59" WEST ALONG THE SECTION LINE AND 50.01 FEET SOUTH 89°05'32" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 30; AND RUNNING THENCE ALONG SAID WEST LINE OF LAMB BOULEVARD THE FOLLOWING SIX COURSES: SOUTH 0°00'59" EAST 367.17 FEET; SOUTH 1°15'24" WEST 225.06 FEET; SOUTH 0°00'59" EAST 87.55 FEET TO A POINT OF CURVATURE; SOUTHWESTERLY ALONG THE ARC OF A 95.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 30.17 FEET (CENTRAL ANGLE EQUALS 18°11'41" AND LONG CHORD BEARS SOUTH 9°04'52" WEST 30.04 FEET) TO A POINT OF REVERSE CURVATURE; SOUTHWESTERLY ALONG THE ARC OF A 105.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 33.34 FEET (CENTRAL ANGLE EQUALS 18°11'41" AND LONG CHORD BEARS SOUTH 9°04'52" WEST 33.20 FEET) TO A POINT OF TANGENCY; AND SOUTH 0°00'59" EAST 121.46 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 54.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 83.95 FEET (CENTRAL ANGLE EQUALS 89°04'42" AND LONG CHORD BEARS SOUTH 44°31'22" WEST 75.75 FEET) TO A POINT OF TANGENCY ON THE NORTH LINE OF TROPICAL PARKWAY AS IT IS DEDICATED AT 55.00 FOOT HALF-WIDTH; THENCE ALONG SAID NORTH LINE OF TROPICAL PARKWAY THE FOLLOWING FIFTEEN COURSES: SOUTH 89°03'43" WEST 1.46 FEET TO A POINT OF CURVATURE; NORTHWESTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 3.56 FEET (CENTRAL ANGLE EQUALS 10°12'28" AND LONG CHORD BEARS NORTH 85°50'03" WEST 3.56 FEET) TO A POINT OF TANGENCY; NORTH 80°43'49" WEST 51.96 FEET TO A POINT OF CURVATURE; NORTHWESTERLY ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 5.35 FEET (CENTRAL ANGLE EQUALS 10°12'28" AND LONG CHORD BEARS NORTH 85°50'03" WEST 5.34 FEET) TO

A POINT OF TANGENCY; SOUTH 89°03'43" WEST 65.00 FEET; NORTH 0°56'17" WEST 3.00 FEET; 89°03'43" WEST 5.00 FEET; SOUTH 0°56'17" EAST 3.00 FEET; SOUTH 89°03'43" WEST 10.00 FEET TO A POINT OF CURVATURE; SOUTHWESTERLY ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE IF 8.96 FEET (CENTRAL ANGLE EQUALS 17°06'52" AND LONG CHORD BEARS SOUTH 80°30'17" WEST 8.93 FEET) TO A POINT OF TANGENCY; SOUTH 71°56'51" WEST 26.46 FEET TO A POINT OF CURVATURE; SOUTHWESTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 5.97 FEET (CENTRAL ANGLE EQUALS 17°06'52" AND LONG CHORD BEARS SOUTH 80°30'17" WEST 5.95 FEET) TO A POINT OF TANGENCY; SOUTH 89°03'43" WEST 90.00 FEET; SOUTH 87°47'20" WEST 225.06 FEET; AND SOUTH 89°03'43" WEST 403.02 FEET; THENCE NORTH 0°06'20" EAST 623.79 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30; THENCE NORTH 89°04'37" EAST 321.11 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30; THENCE NORTH 0°02'41" EAST 48.70 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30; THENCE NORTH 89°05'32" EAST 455.00 FEET; THENCE NORTH 0°00'59" WEST 249.50 FEET; THENCE NORTH 89°05'32" EAST 193.05 FEET TO THE WEST LINE OF LAMB BOULEVARD AND THE POINT OF BEGINNING.

PARCEL 3:

A PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA:

BEGINNING AT A POINT ON THE NORTH LINE OF TROPICAL PARKWAY AS IT IS DEDICATED AT 50.00 FOOT HALF-WIDTH BEING 1020.65 FEET SOUTH 89°03'43" WEST ALONG THE QUARTER SECTION LINE AND 50.01 FEET NORTH 0°06'20" EAST FROM THE EAST QUARTER CORNER OF SAID SECTION 30; AND RUNNING THENCE SOUTH 89°03'43" WEST 377.00 FEET ALONG SAID NORTH LINE OF TROPICAL PARKWAY TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30; THENCE NORTH 0°06'20" EAST 623.89 FEET ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30; THENCE NORTH 89°04'37" EAST 377.00 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30; THENCE SOUTH 0°06'20" WEST 623.79 FEET TO THE NORTH LINE OF SAID TROPICAL PARKWAY AND THE POINT OF BEGINNING.

SECTION 2: The Planned Unit Development District (PUD) herein is subject to the development standards and requirements of the North Las Vegas Municipal Code as well as the following conditions of approval:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

2. Amenities shall be provided within the open space areas; at a minimum the following amenities shall be provided: age appropriate playground equipment with EPDM surfacing; turf open play areas; shaded picnic areas; and dog stations.
3. Final Development Plans are required for the residential and commercial components.
4. C-2, General Commercial District uses for the commercial portion of the PUD, Planned Unit Development are allowed with approval of a Final Development Plan.
5. All known geologic hazards shall be shown on the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
6. Approval of a drainage study is required prior to submittal of the civil improvement plans.
7. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards, and must be approved by the City of Las Vegas Central Fire Alarm Office.
8. The property owner is required to grant roadway easements where public and private streets intersect.
9. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way.
10. 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.
11. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers 222.1 and 222.
12. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and/or Highways* and *City of North Las Vegas Municipal Code* section 16.24.100:
 - a. Lamb Boulevard (sidewalk)
 - b. Azure Avenue

c. Tropical Boulevard

13. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
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.
15. 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.
16. All offsite improvements must be complete prior to final inspection of the first home/building.

SECTION 3: NON-INFRINGEMENT OF RIGHTS. The City Council of the City of North Las Vegas has been informed by the City Attorney as to the constitutionality of this ordinance and based upon such information we are adopting this ordinance in good faith with a reasonable belief that the actions taken by the City of North Las Vegas are not in violation of any rights, privileges, or immunities secured by the laws providing for equal rights of citizens or persons.

SECTION 4: SEVERABILITY. If any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall in no way affect the validity and enforceability of the remaining provisions of this Ordinance.

SECTION 5: EFFECTIVE DATE. This Ordinance shall become effective after its passage by the City Council of the City of North Las Vegas and, after such passage by the City Council, publication once by title in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

SECTION 6: PUBLICATION. The City Clerk shall cause this Ordinance, immediately following its adoption, to be published once by title, together with the names of the Councilmen voting for or against passage, in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

PASSED AND ADOPTED THIS 17th day of March, 2021.

AYES: Mayor Lee, Mayor Pro Tempore Barron, Council Members Black, Cherchio, and Goynes-Brown

NAYS: None

ABSTAIN: None

ABSENT: None

APPROVED:

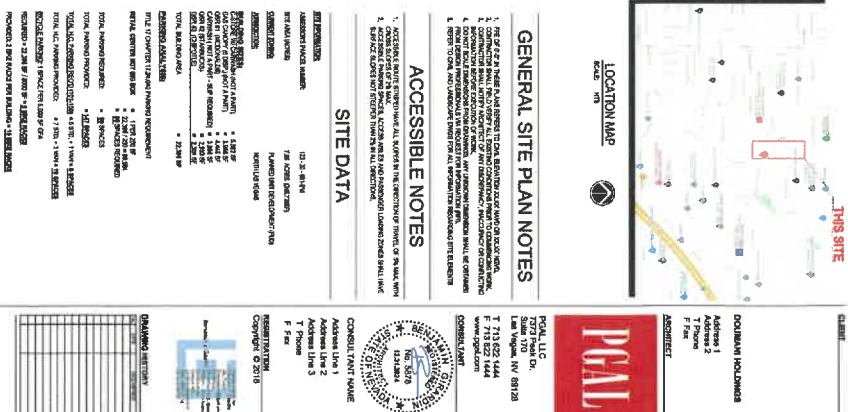


JOHN J. LEE, MAYOR

ATTEST:



CATHERINE A. RAYNOR, MMC
CITY CLERK



Front Elevation



Rear Elevation



Non-Drive-Thru Elevation



Drive-Thru Elevation



4597 Prototype

Fiber Cement Siding

Scheme: Desert

Materials Legend

- | | | | |
|-------------------------------|-------------------------------|-------------------------------|-------------------------------|
| Hardie Plank Siding | Timber Bark | Weathered Zinc | Aluminum Cherry (Metal) |
| by Arma Plank | by Arma Plank | by Metal Era | by Benjamin Moore |
| RAL 7022 | RAL 7022 | RAL 7022 | RAL 7022 |
| EIFS/Stone | EIFS/Stone | EIFS/Stone | EIFS/Stone |
| by Metal Era | by Metal Era | by Metal Era | by Metal Era |
| 2x2 Aluminum Balustrade | 2x2 Aluminum Balustrade | 2x2 Aluminum Balustrade | 2x2 Aluminum Balustrade |
| Aluminum Cherry (Metal) | Aluminum Cherry (Metal) | Aluminum Cherry (Metal) | Aluminum Cherry (Metal) |
| Quartz | Quartz | Quartz | Quartz |
| (Midwest + Southwest) | (Midwest + Southwest) | (Midwest + Southwest) | (Midwest + Southwest) |
| Old Underlayment | Old Underlayment | Old Underlayment | Old Underlayment |
| Service Doors and Frames: | Service Doors and Frames: | Service Doors and Frames: | Service Doors and Frames: |
| Paint: "MC-66 Fabulous Tempa" | Paint: "MC-66 Fabulous Tempa" | Paint: "MC-66 Fabulous Tempa" | Paint: "MC-66 Fabulous Tempa" |
| by Benjamin Moore | by Benjamin Moore | by Benjamin Moore | by Benjamin Moore |
| Stone Veneer | Stone Veneer | Stone Veneer | Stone Veneer |
| Model: Baseline | Model: Baseline | Model: Baseline | Model: Baseline |
| Manufacturer: Colorado | Manufacturer: Colorado | Manufacturer: Colorado | Manufacturer: Colorado |

McDonald's Corporation

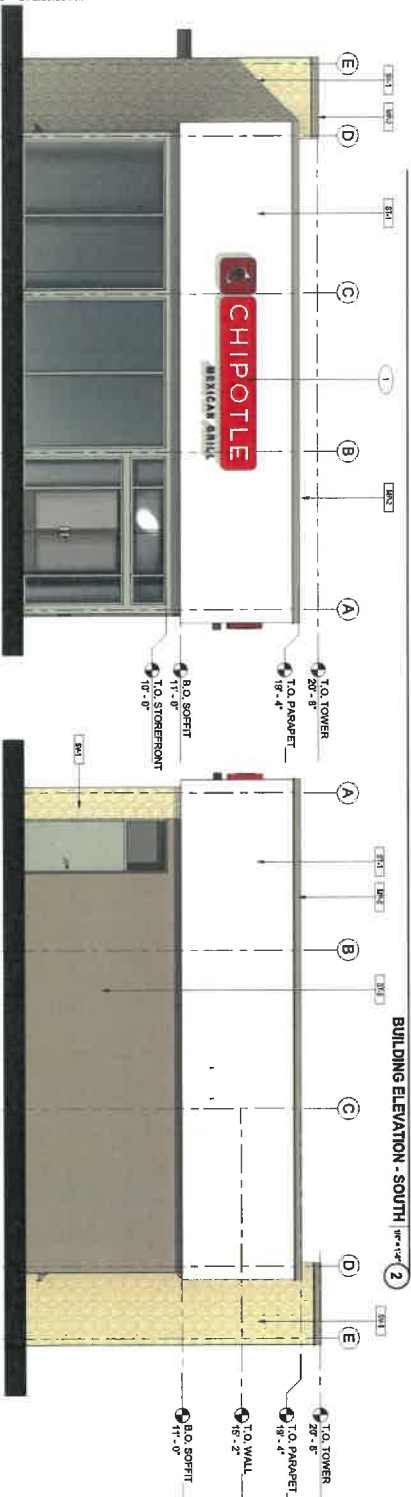


DESCRIPTION
WOOD BEARING WALLS / FIBER CEMENT SIDING & C
WOOD FLOOR / FIBER CEMENT SIDING & C

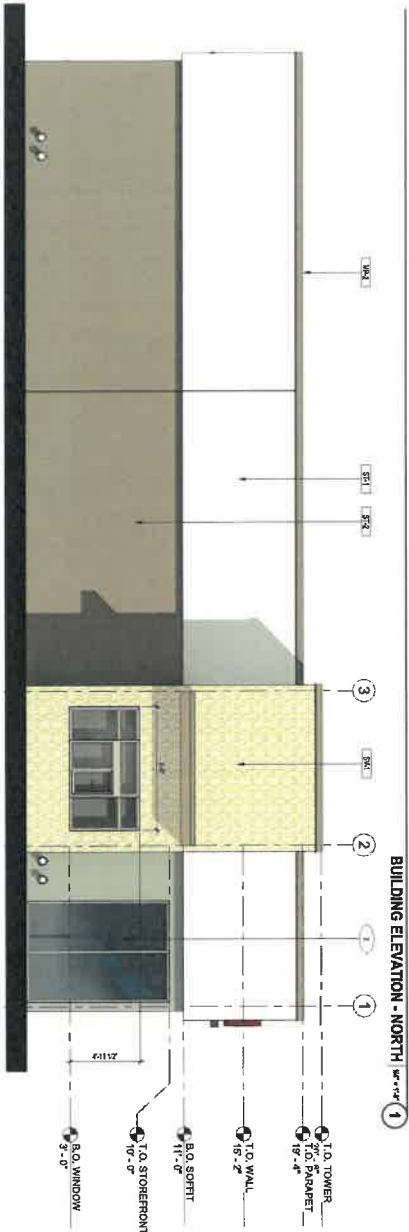
A2.C

BUILDING ELEVATION - EAST

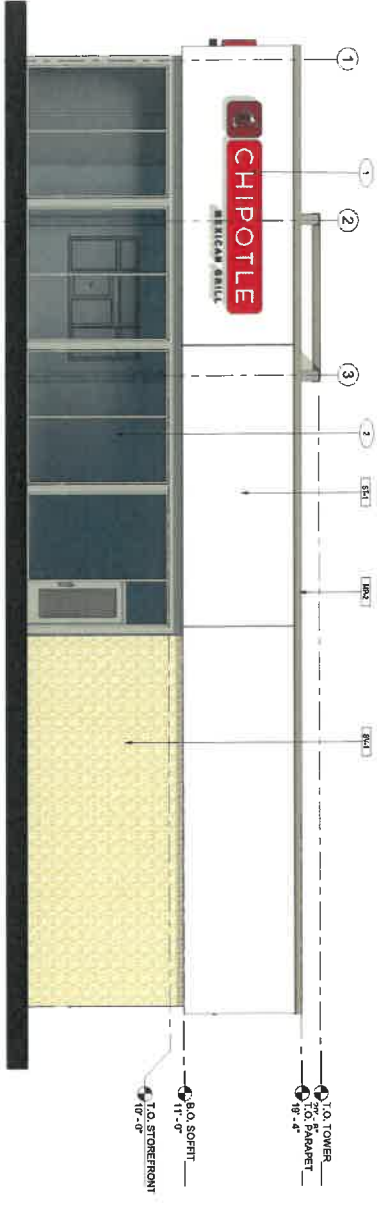
BUILDING ELEVATION - WEST



BUILDING ELEVATION - SOUTH



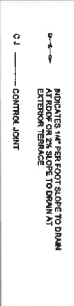
BUILDING ELEVATION - NORTH



GENERAL EXT. ELEV. NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCY, INADEQUACY OR CONFLICTING INFORMATION BEFORE DESCRIPTION OF WORK.
- DO NOT SCALE DIMENSIONS FROM DRAWINGS. ALL DIMENSIONS SHOWN ON DRAWINGS SHALL BE USED TO DETERMINE THE EXACT LOCATION AND TYPE OF WORK.
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EXT. ELEV. GRAPHICS LEGEND



KEYNOTES

NUMBER	DESCRIPTION
1	CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
2	CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCY, INADEQUACY OR CONFLICTING INFORMATION BEFORE DESCRIPTION OF WORK.

EXTERIOR WALL FINISHES

FINISH	DESCRIPTION
1	7' FIBER REINFORCED POLYMER CONCRETE, LIGHT GRAY, WITH FINISH TEXTURE.
2	CONCRETE, LIGHT GRAY, WITH FINISH TEXTURE.
3	CONCRETE, LIGHT GRAY, WITH FINISH TEXTURE.
4	CONCRETE, LIGHT GRAY, WITH FINISH TEXTURE.
5	CONCRETE, LIGHT GRAY, WITH FINISH TEXTURE.
6	CONCRETE, LIGHT GRAY, WITH FINISH TEXTURE.
7	CONCRETE, LIGHT GRAY, WITH FINISH TEXTURE.
8	CONCRETE, LIGHT GRAY, WITH FINISH TEXTURE.
9	CONCRETE, LIGHT GRAY, WITH FINISH TEXTURE.
10	CONCRETE, LIGHT GRAY, WITH FINISH TEXTURE.

DATE



DOLAN HOLDINGS, LLC
6231 W. Paul Road
L.V., NV 89118
T (702) 246-7773

ARCHITECT



PGAL, LLC
7373 PEAK DR. SUITE 170
LAS VEGAS, NV 89128
T 702 435 4448
F 702 435 4470
TYPED REC. NO. F-2742
www.pgal.com

REGISTRATION



DRAWING HISTORY

PROJECT NAME
Proposed Chipotle
Shell Building

PROJECT LOCATION
Tropical Pkwy & Lamb
Bldg. LV, NV

PROJECT STATUS

DATE OF ISSUE

03/15/2024

PROJECT NUMBER

1007549.00

SHEET TITLE

EXTERIOR
BUILDING
ELEVATIONS -
CHIPOTLE

SHEET NUMBER

A6.01

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(FEET) WHEN MAP REDUCED FROM 1:1X1 ORIGINAL.

0 100 200 300 400 500 600 700 800 900 1000

- MAP LEGEND**
- PARCEL BOUNDARY
 - SUB BOUNDARY
 - CONDOMINIUM UNIT
 - AIR SPACE PCL
 - RIGHT OF WAY PCL
 - SUB-SURFACE PCL
 - HISTORIC LOT LINE
 - HISTORIC SUB BOUNDARY
 - HISTORIC PMLD BOUNDARY
 - SECTION LINE
 - TAX DISTRICT LINE

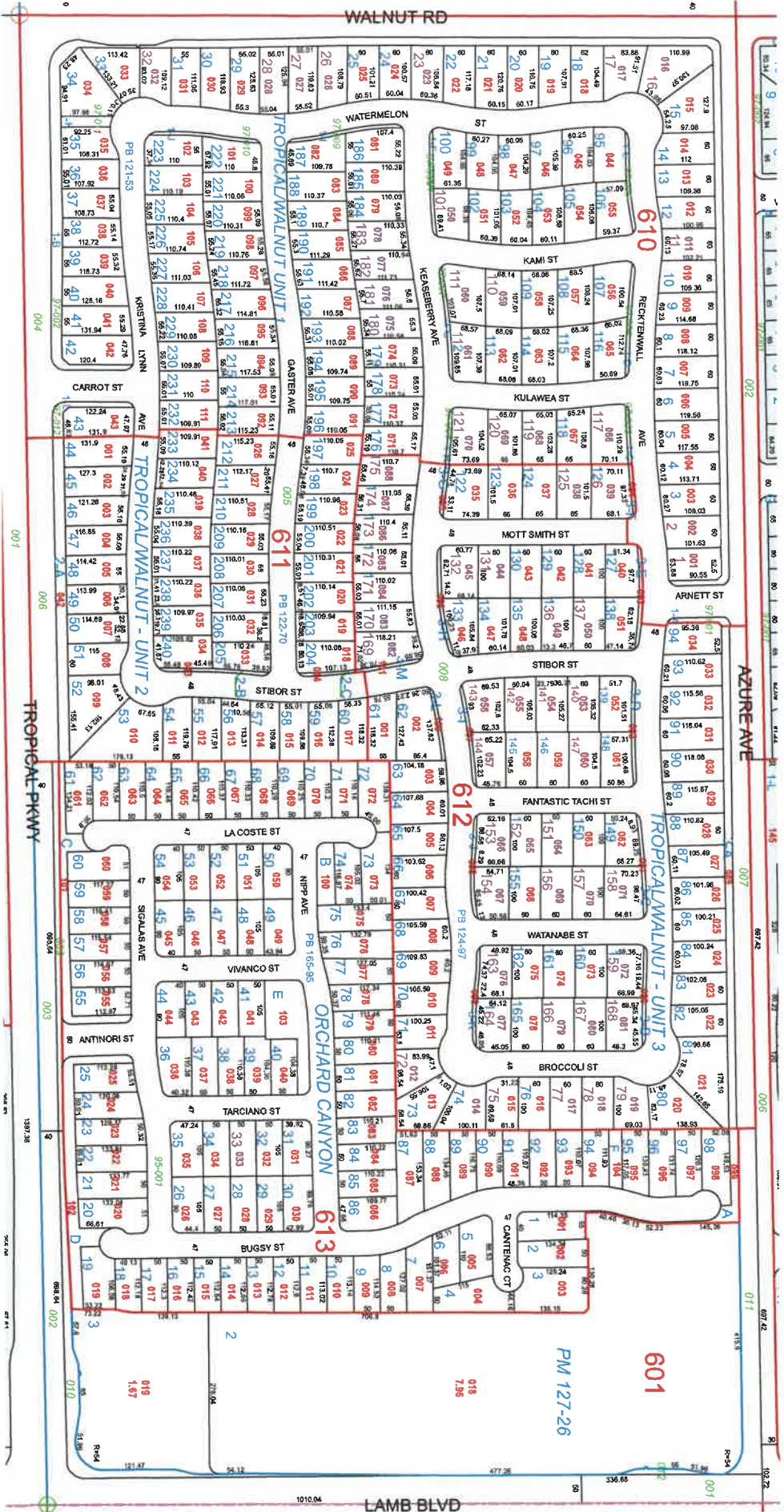
ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

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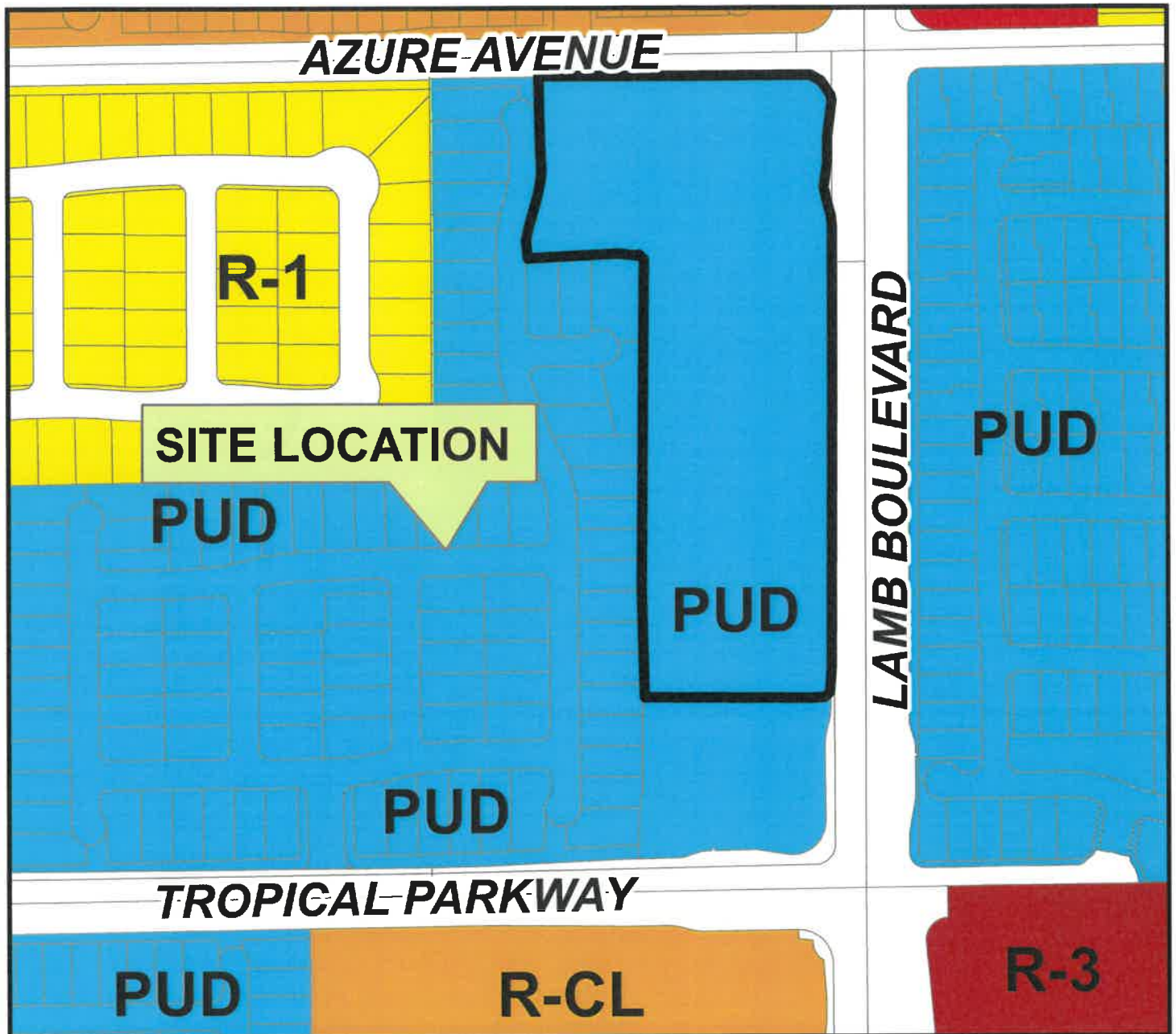
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THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Tropical Lamb Series of Doumani Dev, LLC
Application: Final Development Plan
Request: To develop a commercial center, on 9.63 acres
Project Info: Southwest corner of Lamb Boulevard and Azure Avenue
Case Number: FDP-02-2024

03/12/2024

