

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Miranda Cain, Planner, Land Development & Community Services
From: Jimmy Love, Major Projects Coordinator, Department of Public Works
Subject: FDP-12-2024 **Quick Quack Car Wash**
Date: November 18, 2024

The Department of Public Works recommends that this item comply with the conditions of approval for ZN-27-2020.

Jimmy Love



Digitally signed by Jimmy Love
DN: C=US, E=lovej@cityofnorthlasvegas.com,
O=City of North Las Vegas, OU=Development &
Flood Control, CN=Jimmy Love
Reason: I am the author of this document
Date: 2024.11.18 10:24:49-08'00'

Jimmy Love, Major Projects Coordinator
Department of Public Works



BARGHAUSEN

Project Narrative

Final Development Project

QQ 61-041

PREPARED BY

Barghausen Consulting
Engineers, Inc

PREPARED FOR

Quick Quack Car Wash

CLIENT ADDRESS

6020 West Oaks Boulevard, Suite 300
Rocklin, CA 95765

SITE ADDRESS

East Tropical Parkway
and North Lamb Blvd
Las Vegas, NV 89081

PROJECT NO.

23026

DATE

08/13/2024

JURISDICTION

City of Las Vegas

Project Overview

The scope of the project includes the development of a Quick Quack Car Wash that features a 108-foot tunnel with two (2) vehicle queuing lanes. The proposed site improvements will also include 19 vacuum stalls, two (2) standards parking stalls, and one (1) ADA stall, trash and vacuum enclosures, utility connections, exterior lot lighting, and landscaping.

The project site is a 1.03-acre (44,867 square feet) commercial pad within a commercial development that is located at the northwest corner of the East Tropical Parkway and North Lamb Boulevard intersection (Parcel No. 12330614001). The overall commercial development will have other commercial businesses including a convenience store, quick service restaurants, and retail stores. The project site is zoned Planned Unit Development (PUD), and the City's Commercial General (C-2) development standards apply to the project site.

Surrounding Uses

Surrounding the project site to the north and south are vacant commercial pads in the same commercial development as the proposed Quick Quack Car Wash. To the east and west are detached single-family homes.

Quick Quack Business Model

Quick Quack is a well-established business with 200 successful stores and one million loyal members. At Quick Quack, it is believed that one "Quack" of kindness can help make someone's day. From hosting fundraisers to support the community, to granting wishes through the Make-A-Wish foundation, Quick Quack has a mission to change lives for the better. Their charitable efforts raised funds to support families that lost their homes to fires, community members that needed money for medical expenses, and even provided a miniature car wash for a child with a neurological disorder to support their sensory needs. Quick Quack continues to spread kindness and smiles in every new location proposed.

Operational Measures

The vehicle wash will include a conveyor belt or motorized track that routes vehicles through the showroom. In the showroom, vehicles are rinsed and washed utilizing a combination of spinning wraps, reclaimed water, and biodegradable and environmentally friendly soaps. Payment kiosks are provided within the stacking lanes to allow for point-of-sale transactions prior to vehicles entering the wash cycle. Quick Quack has the capacity to run up to 155 cars an hour through the wash, loading one (1) car every 24 seconds onto the conveyor. Once on the conveyor, the average wash is approximately 2 minutes 10 seconds before discharge at the front of the showroom. The business will have approximately 18 employees and will be open daily between 7 a.m. and 9 p.m.

Quick Quack has a membership program that utilizes license plate readers, so when members arrive, there is no wait, the gate will open automatically, and they can drive straight into the wash without stopping. This technology significantly increases the efficiency and throughput of the Quick Quack queue lines. The queuing process allows for rapid processing of vehicles that minimizes on-site idling.

The Quick Quack locations utilize a water reclamation process and reverse osmosis chambers to lighten the environmental footprint and reuse water. The car wash utilizes 65 percent less water than the average person does washing their vehicle at home. In addition, the water from the vehicle wash will go directly to the sewer system, as opposed to the storm drain when the average person washes their vehicle at home. On top of the energy efficient processes, the proposed car wash only uses detergents and soaps that are considered environmentally safe and biodegradable.

Site Characteristics

The project will utilize shared drive aisles within the overall commercial development that will provide right in/out access to North Lamb Boulevard and East Tropical Parkway. The entrance to the vehicle queue lanes starts at the northwest corner of the project site and the queue lanes extend along the site's west and south boundaries to maximize queuing for up to 19 vehicles without spillover. The showroom is located within the center of the project site and is oriented perpendicular to North Lamb Boulevard. Customers will enter the showroom building on the building's east side and exit on the west side. Parking spaces with vacuums are located within the northern portion of the project site, in-between the showroom tunnel and the project site's northern boundary. Customers will exit the project site near the site's northwest corner.

Architecture

The proposed building will have neutral toned finishes and roof color that is consistent with building colors and materials used on the other buildings within the overall development. The building features modulation with a tower element near the showroom entrance, building wall and roofline articulation, and building materials that are aesthetic and compatible with other newer developments in the community. Articulated parapets heights and material changes are integrated to break up the vertical massing. Decorative but functional architectural elements are included, like the yellow arched entrance and exit, and yellow pilasters flanking the entry tower.

Site lighting will be provided at the project site for the safety and security of all customers, pedestrians, and employees. Outdoor lighting and illumination at the site will include parking lot security lighting and exterior building lighting will be installed on the building façade. All lights will include shields to direct light toward the project site and keep glare away from the adjacent land uses and rights-of-way.

Special Use Approval Criteria

NLVMC 17.12.020 identifies the criteria for the Planning Commission to grant a Special Use Permit. Below are answers to how the proposed Quick Quack Car Wash is consistent with the City's Special Use Permit approval criteria.

1. The proposed use is consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable state and federal regulations;

Response: The proposed project has been designed to be consistent with the City's Comprehensive Master Plan, Municipal Code, and state and federal regulations. The proposed project will provide a new standalone car wash service to the surrounding residents and businesses. In addition, the provided car wash service is a more environmentally friendly option than if a vehicle owner chose to wash their vehicle at home. Quick Quack Car Washes utilizes 65 percent less water than the average person does washing their vehicle at home. Also, the water from the vehicle wash will go directly to the sewer system, as opposed to the storm drain when the average person washes their vehicle at home. On top of the energy efficient processes, the proposed car wash only uses detergents and soaps that are considered environmentally safe and biodegradable.

2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards and criteria in Chapter 17.20 of this Code.

Response: The proposed Quick Quack Car Wash has been designed to be consistent with the purpose and intent of the PUD and C-2 zone and to comply with the use-specific standards for a Vehicle Wash Establishment. Below are the applicable development standards and responses to how the project complies with those standards.

Requirement	Proposal
Table 17.24.010-4 Building Setback and Height Requirements For Business And PSP Zone Districts	
Front Building and Structure Setback: 20'	67 feet
Front Parking Lot Setback: 25'	25 feet
Interior Side Building and Structure Setback: 0'	43 feet
Rear Building and Structure Setback: 0'	27 feet
Residential District or Subdistrict Boundary Building and Structure Setback: 30'	57 feet
Residential District or Subdistrict Boundary Parking Setback: 10'	108 feet
Maximum Building Height: 60'	29 feet
Table 17.24.040-4: Minimum Off-Street Parking Standards	
1.0 stall per 200 sq. ft. GFA of building area (excluding car wash area) and required stacking spaces	19 parking spaces with vacuums 2 standard parking stalls 1 ADA parking stall
17.20.020(26)(a) Vehicle Washing Establishment (Self-Service)	
(i) All wash-water disposal facilities shall conform to all City ordinances regarding sewage and health, and shall be designed so as not to detrimentally affect the City sewer system.	The proposed Quick Quack Car Wash will be designed to comply with all sewage and health requirements to ensure that the project is not detrimental to the City's sewer system.
(ii) Automobile washing establishments that have drive-through bays and are located on corner lots shall provide a minimum three foot high landscaped berm or decorative masonry wall along any property line where the bays face a street.	Not applicable, the project site is not located on a corner lot.
17.20.020(26)(b) Vehicle Washing Establishments (Drive-Through or Non-Self-Service).	
(i) Automobile washing establishments shall be subject to the same limitations and conditions as are specified in automobile washing establishments (self-service), Section 17.20.020.C.26.a., above.	See answers above.
(ii) In no manner shall on-site employee parking interfere with or utilize the space requirements specified in automobile washing establishments (self-service).	The project's site plans have been designed to include 19 parking stalls with vacuums for customers and two standard parking stalls and one ADA parking stall for employee parking. The proposed vacuum parking stalls exceed the required parking for a vehicle washing establishment.

3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts)

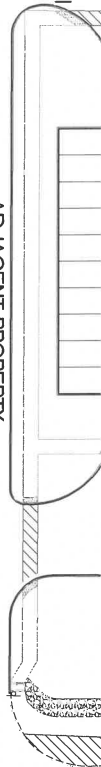
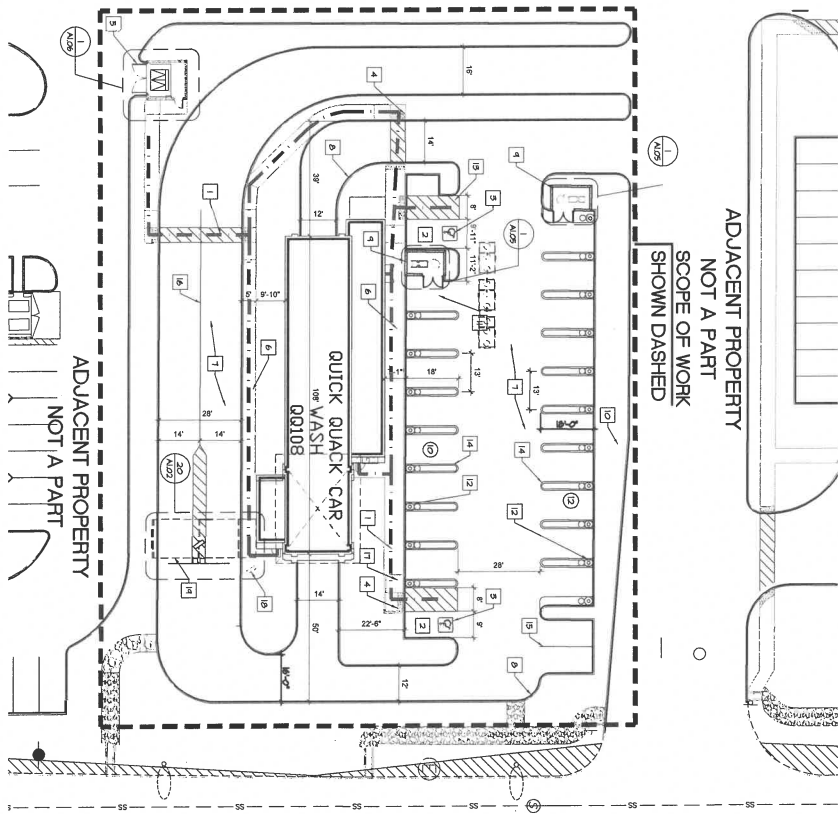
Response: The proposed Quick Quack Car Wash has been designed to be consistent with the City's developments standards, noise ordinance, engineering standards, stormwater requirements, and state and federal requirements. The commercial development includes a landscape buffer along its western boundary, which will screen the proposed Quick Quack Car Wash from the adjacent residential properties to the west. The Quick Quack Car Wash has also been designed to have similar building materials and colors as the other buildings in the overall commercial development.

4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and

Response: To ensure that the posed Quick Quack Car Wash will not adversely impact the surrounding development and the City's infrastructure, the project has been designed to be consistent with the City's development standard, noise ordinance, engineering standards, stormwater requirements, and state and federal requirements.

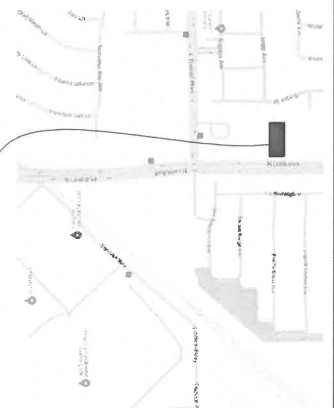
5. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.

Response: The existing facilities and services have enough capacity to serve the proposed project. The project will pay all applicable impact fees and connections charges.



ADJACENT PROPERTY

NOT A PART
SCOPE OF WORK
SHOWN DASHED



PROJECT LOCATION

0 1 MILE

SCALE: NTS

VICINITY MAP

PARKING ANALYSIS	
NEW 4'-0" X 14'-0" STANDARD STALL	2 STALLS
NEW 4'-0" X 14'-0" ADA STALL	2 STALLS
NEW 13'-0" X 14'-0" VACUUM STALLS	22 STALLS
EXISTING ASSELED PARKING	0 STALLS
NEW TOTAL PARKING STALLS	26 STALLS
NEW BIKE PARKING SPACES	0 SPACES
NEW LONG TERM BIKE PARKING SPACES	0 SPACES

KEYNOTES

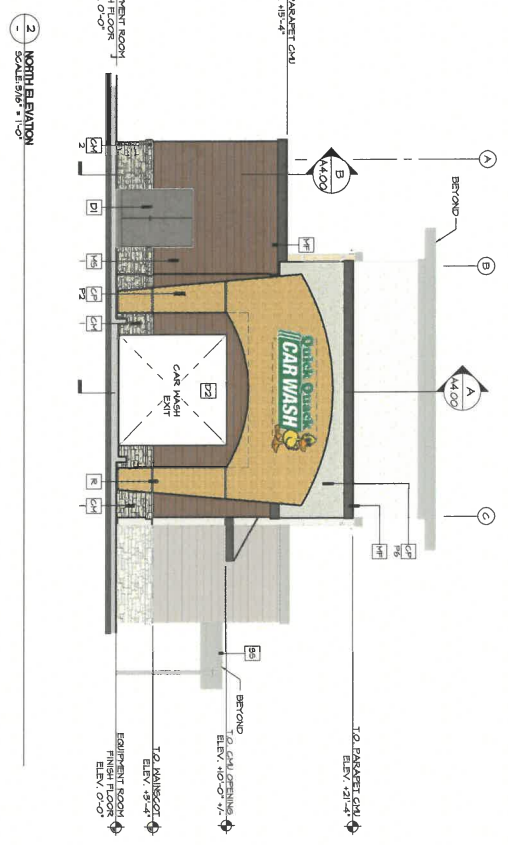
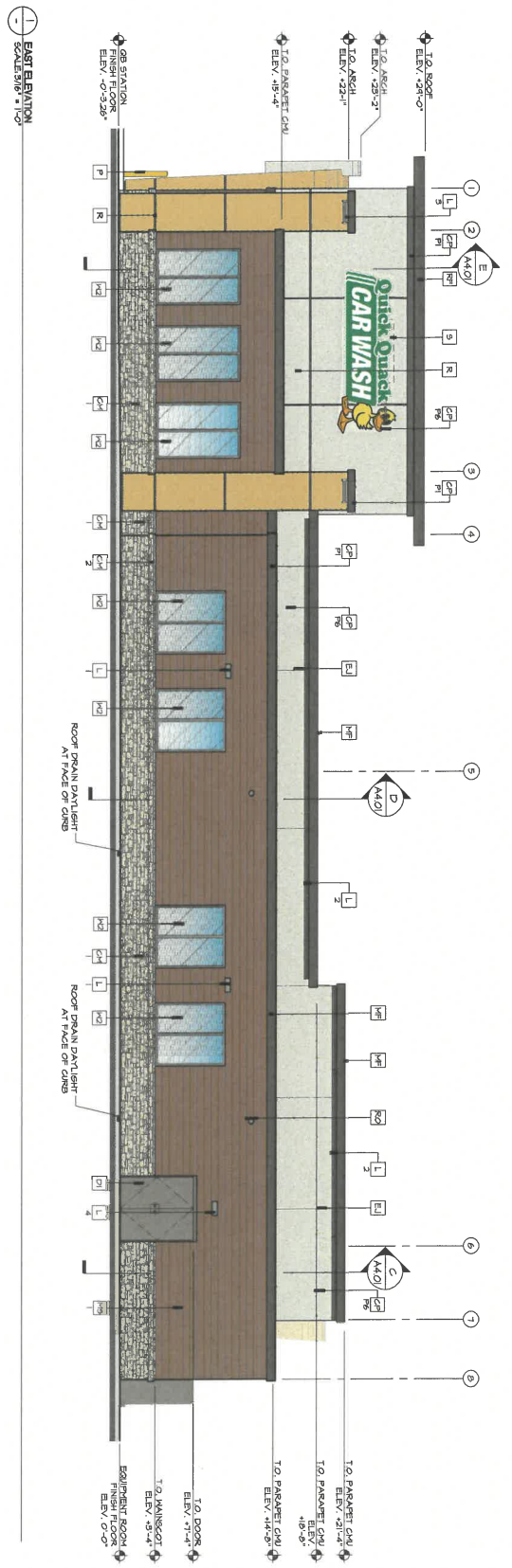
1. MEN VAN OF TRAVEL SHOWN DASHED.
2. MEN VAN ACCESSIBLE PARKING STALL - PAINT ACCESSIBLE LOADING ZONE WITH THE WORDS "ACCESSIBLE LOADING ZONE" IN WHITE OR BLUE PAINTING. PAINT THE WORDS "NO PARKING" IN 12" HIGH LETTERS WITHIN THE LOADING ZONE.
3. MEN INTERPRETATIONAL SYMBOL, AT PARKING STALL (TYP. 2 PLACES).
4. MEN RELOCATED DOORS (TYPICAL XX PLACES).
5. MEN 4" THICK CONCRETE WALL, MEDIUM BROOK FISH PERPENDICULAR TO PATH NOT TO EXCEED 36" IN DIRECTION OF TRAVEL. GROSS SLOTE NOT TO EXCEED 36".
6. MEN CONCRETE DRIVE. SEE CIVIL DRAWINGS.
7. MEN 6" CONCRETE CURB (TYPICAL).
8. MEN 6" CONCRETE CURB (TYPICAL).
9. MEN VACUUM EQUIPMENT ENCLOSURE.
10. MEN LANDSCAPING, SEE LANDSCAPE DRAWINGS.
11. MEN INTERPRETATIONAL RECLAM PARKS. SEE CIVIL AND PLUMBING DRAWINGS.
12. MEN TRUCK RECEPTACLES (TYPICAL XX PLACES).
13. MEN PEDESTRIAN STRIPING (TYPICAL 2 PLACES).
14. MEN VACUUM PARKING STRIPING.
15. MEN PARKING STRIPING PER CITY STANDARDS (TYP).
16. MEN DOWNHILL LAKE STRIPING.
17. MEN CURB AT RAMP. PAINT CAUTION YELLOW.
18. MEN MEN BOARD.
19. MEN PANT CANOPY.



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| Number |  | Barghausen
Consulting Engineers, Inc.

18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com |
| 0026 | | |
| Sheet | | |

Title: **EXTERIOR ELEVATIONS**
QUICK QUACK CAR WASH NO. 61-041
N. LAMB BLVD. & E. TROPICAL PKWY
NORTH LAS VEGAS, NV 89081

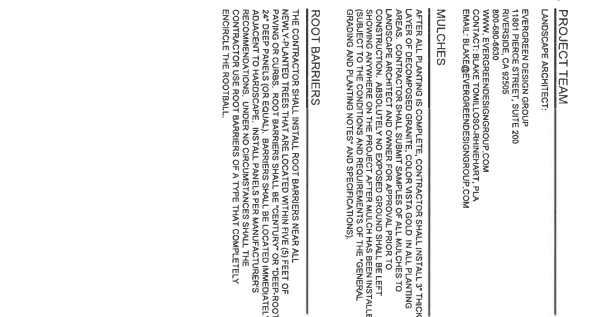


COLOR LEGEND

P1	SHERMAN WILLIAMS BLACK FOX	CAH	STONE KESLER - SHACKET STONE SUBSTIT
P2	NAVYBUCKET DUNE SW 7527	P6	SAIL CLOTH BRICK - 142
P3	SNOWBOUND SW 7004	WS1	METAL SIDING - 8" ANODIZED ALUMINUM MATCH T.S.
P4	BACKDROP SW 7030	W1 & W2	CLEAR ANODIZED ALUMINUM
P5	SWEET YELLOW SW 4064		

- NOTES**
1. THE SHOWN/LOANED FACE CONCRETE MASONRY WITH - INTERIOR COLOR STANDARD SANDERLING FOR WORKING ADHESIVE. MORTAR COLOR TO MATCH.
 2. HONED FACE CONCRETE MASONRY INT. SILL, INTERIOR COLOR TO MATCH SANDERLING MASONRY WITH ADHESIVE. MORTAR TO HAVE "RANDOM" COLOR ADHESIVE. MORTAR COLOR TO MATCH.
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Job Number 23026		Sheet A3.01		Barghausen Consulting Engineers, Inc. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com		Designed: _____ Drawn: <u>MB</u> Checked: <u>MB</u> Approved: <u>MB</u> Date: <u>02</u>	Scale: Horizontal: _____ As Noted Vertical: _____ N/A	For: QUICK QUACK CAR WASH No. 16-029 1380 LEAD HILL BLVD, UNIT #260 ROSEVILLE, CA 95661	Title: EXTERIOR ELEVATIONS QUICK QUACK CAR WASH NO. 61-041 N. LAMB BLVD. & E. TROPICAL PKWY NORTH LAS VEGAS, NV 89081
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PROOFING LOI: SUBMITTED FROM 3 REEVE
PROVIDED

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; turfed 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

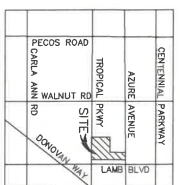
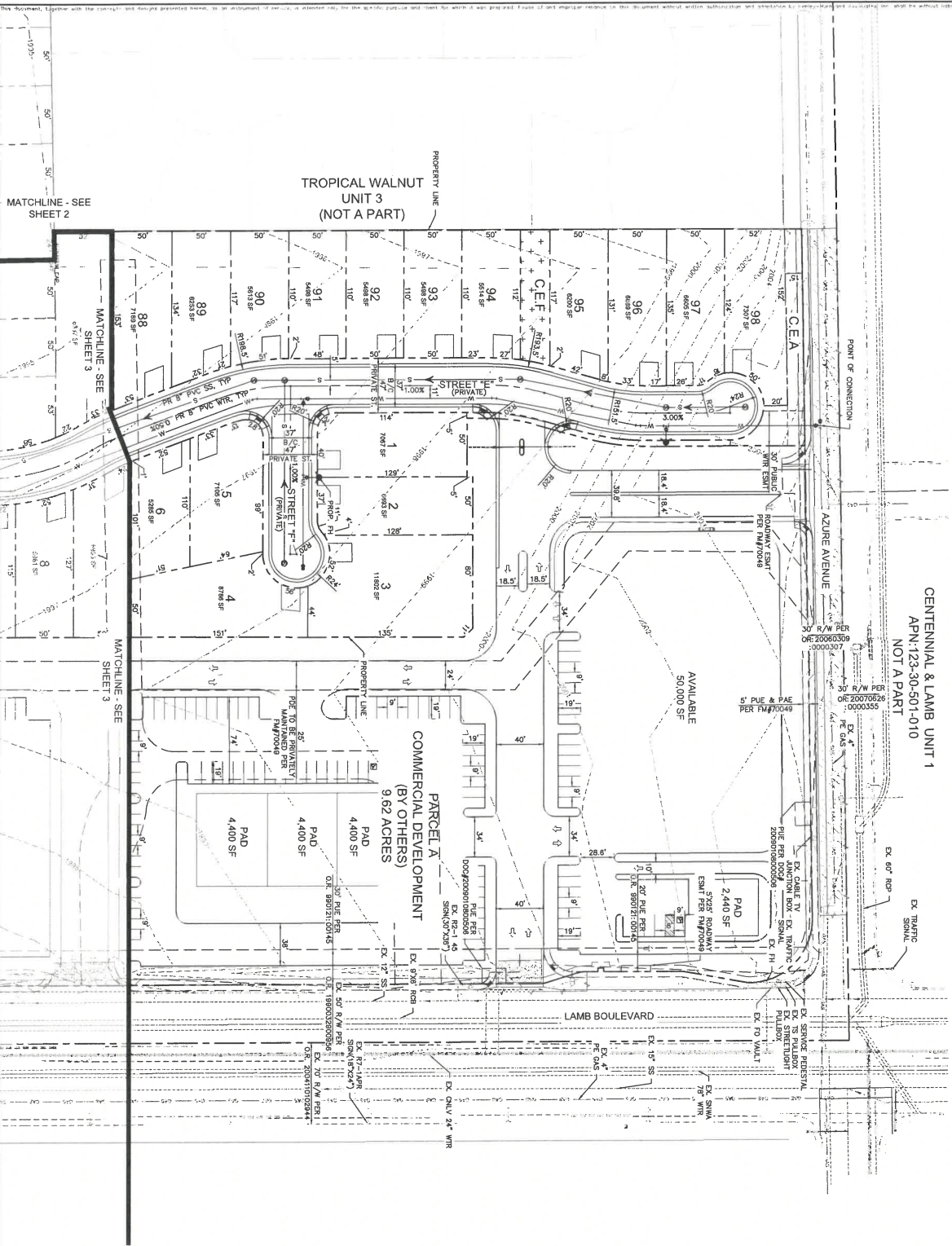
SITE PLAN

FOR

ORCHARD CANYON

APN: 123-30-601-013, 014 & 015
CITY OF NORTH LAS VEGAS, NEVADA

CENTENNIAL & LAMB UNIT 1
APN: 123-30-501-010
NOT A PART



LEGEND

- LOT LINE
- CENTENNIAL PARKWAY
- PROPERTY BOUNDARY
- PROG. RIGHT OF WAY
- PROG. WATER LINE
- PROG. STORM LINE
- EX. WATER LINE
- EX. STORM LINE
- EX. CONTOUR
- FIRE HYDRANT
- LOT NUMBER
- CONCRETE PAVEMENT
- OPEN SPACE
- USABLE OPEN SPACE

OWNER

DOUGLASS HOLDINGS, LLC
6235 WEST POST ROAD
SUITE 118
LAS VEGAS, NEVADA 89130
CONTACT: SHANNON NIPP
EMAIL: SHANNON@DOUGLASSHOLDINGS.COM

DEVELOPER

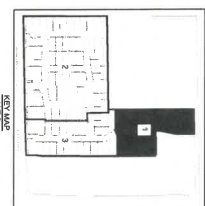
RENOVATION AMERICAN HOMES OF NEVADA, INC.
7700 S. LAS VEGAS AVENUE, SUITE 200
LAS VEGAS, NEVADA 89130
CONTACT: RICHARD HORN
EMAIL: RICHARD@AMERICANHOMES.COM

ENGINEER

KIMLEY-HORN & ASSOCIATES
6871 LAS VEGAS BLVD. SUITE 320
LAS VEGAS, NEVADA 89130
CONTACT: RICHARD HORN
TELEPHONE: (702) 622-7223
FAX: (702) 622-7223
EMAIL: RICHARD@KIMLEY-HORN.COM

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE NORTH-EAST QUARTER (NE1/4) OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 48 EAST, MERIDIAN 11 WEST, DECEMBER 19, 2003. THAT PORTION OF THE SOUTH-EAST QUARTER (SE1/4) OF THE NORTH-EAST QUARTER (NE1/4) OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 48 EAST, MERIDIAN 11 WEST, DECEMBER 19, 2003, AS SHOWN BY MAP HERETOIN, AND IS DESCRIBED AS FOLLOWS: COMMUNITED FILE NO. NCS-1027916-NH-VI EFFICIENT AS OF: AUGUST 18, 2020



Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
6871 LAS VEGAS BOULEVARD S., SUITE 320
LAS VEGAS, NV 89130
WWW.KIMLEY-HORN.COM
PHONE: 702-882-3600

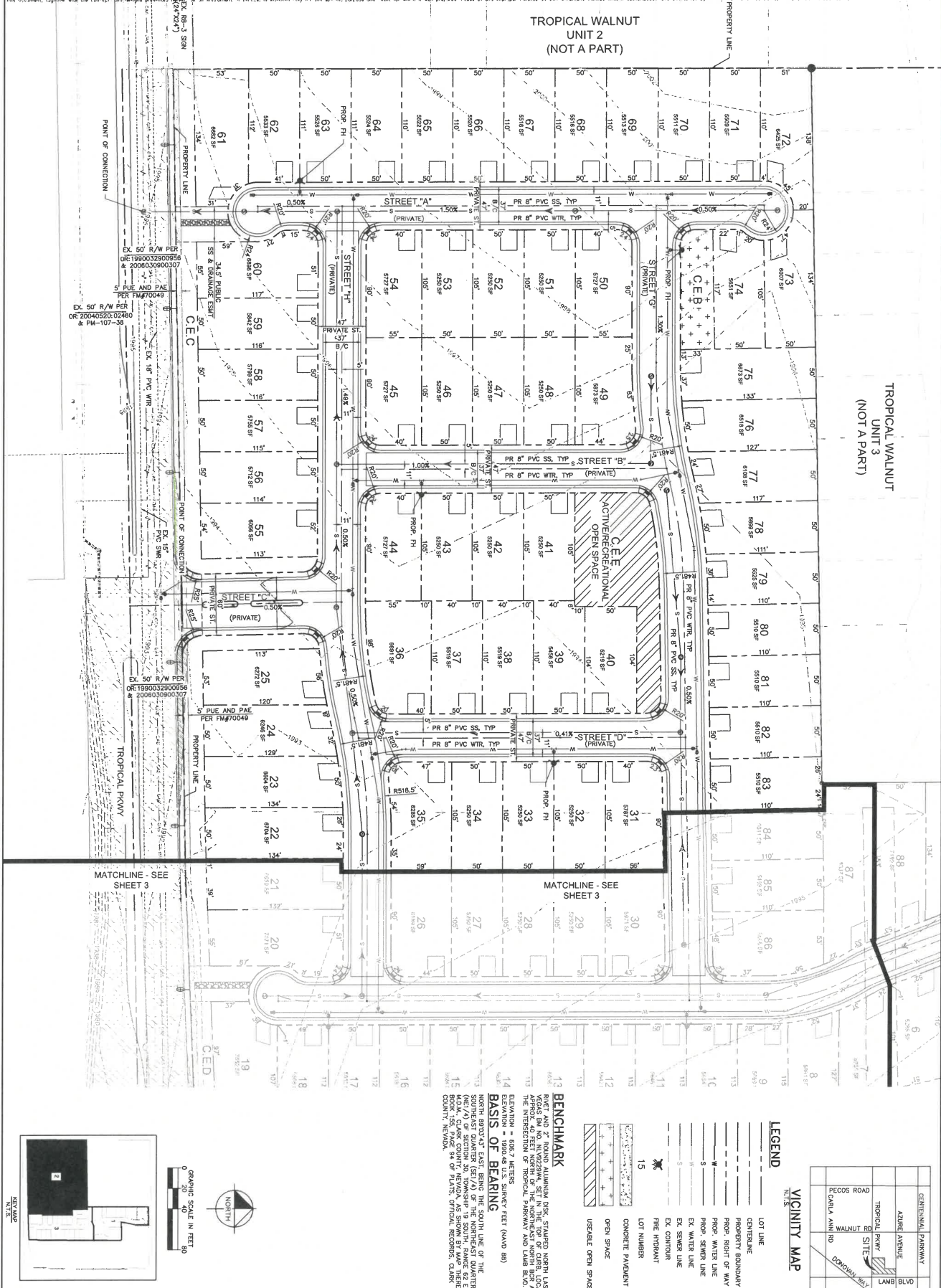


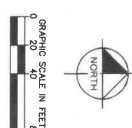
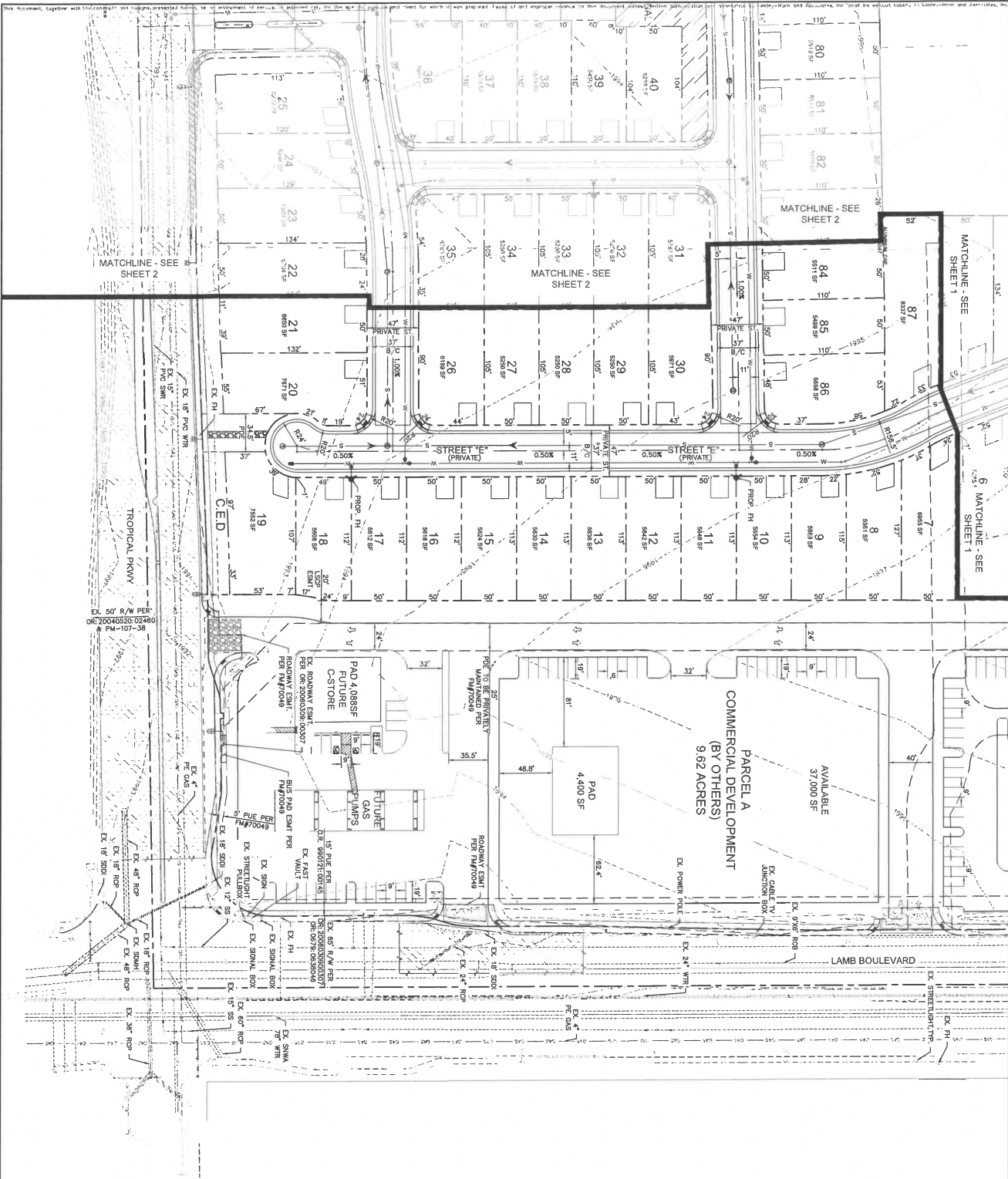
RHA PROJECT
291400015
DATE
12/01/2020
SCALE AS SHOWN
DESIGNED BY: EH
DRAWN BY: IC
CHECKED BY: EH

SITE PLAN

ORCHARD CANYON
PREPARED FOR
RICHMOND AMERICAN

CITY OF NORTH LAS VEGAS NEVADA





LEGEND

LOT LINE	—
CENTERLINE	—
PROPERTY BOUNDARY	—
PROP. RIGHT OF WAY	—
PROP. WATER LINE	—
PROP. SEWER LINE	—
EX. WATER LINE	—
EX. SEWER LINE	—
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EX. FENCE	—
EX. CONDUIT	—
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EX.	

MAP LEGEND

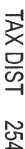
Briana Johnson - Assessor

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25 124	123 122
38 139	140 141

Scale: 1" = 200'

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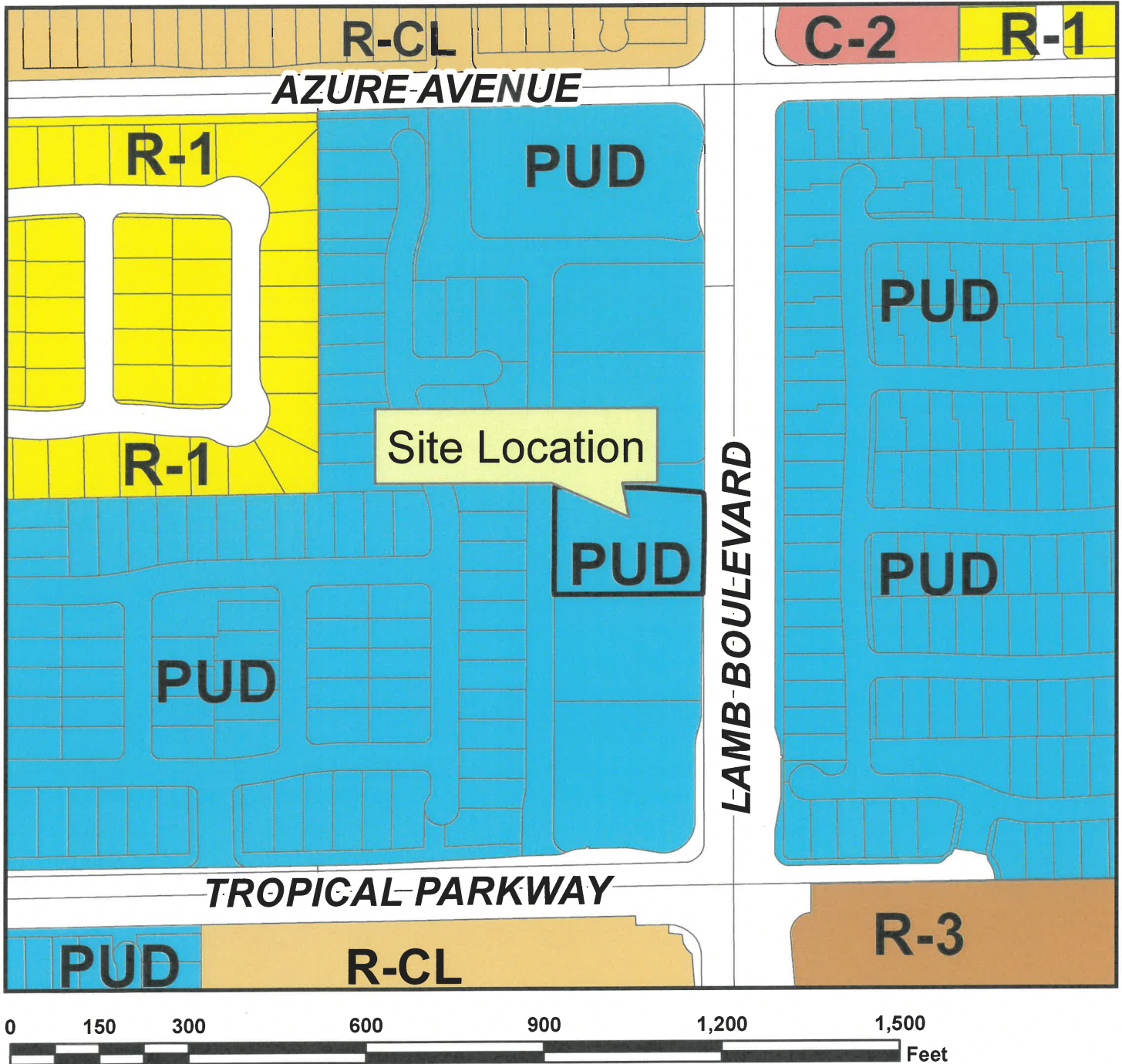
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7	3	7	3
8	4	8	4
5	1	5	1





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Vance Shannon
Application: Final Development Plan
Request: To Allow A Vehicle Washing Establishment
Project Info: Approximately 460 Feet North of the Northwest Corner
of Tropical Parkway and Lamb Boulevard
Case Number: FDP-12-2024

11/12/2024

