



November 6th, 2023

**City of North Las Vegas Planning Department**  
2250 Las Vegas Blvd  
North Las Vegas, Nevada 89030

Attn: Planning Staff

**Re: Letter of Intent – USA Auto / Diversified Partners LLC**  
Parcel No: 12429802013  
KGA Project Number: 23773.00

To Whom It May Concern:

Please accept this document as the letter of intent for the above-referenced project.

**Application Overview**

We are requesting a Special Use Permit for a vehicle service facility (Per Title 17.12-1).

The project site is on parcel 12429802013 totaling approximately 0.84 gross acres and is currently zoned C-1.

**Project Overview**

On behalf of our team, the following letter details a new commercial development located at the northwest corner of W. Ann Road and Clayton Street in North Las Vegas, Nevada.

This commercial development consists of two buildings:

Building “A” on the north part of the site will be 4,750 sq. ft. and be used as a vehicle service facility (per Title 17.20.010 – Vehicle, Boat, and RV Service facility).

Hours of operation will be the following:

Monday: 8am to 6pm.  
Tuesday: 8am to 6pm.  
Wednesday: 8am to 6pm.  
Thursday: 8am to 6pm.

Friday: 8am to 6pm.  
Saturday: 8am to 6pm.  
Sunday: Closed.

The offered services will be as follows:

- Fast oil and filter change
- Transmission oil, filter & gasket change
- Transmission drain & refill
- Transmission flush
- Differential drain and refill
- Replacement of air filter, crankcase filter fuel filter, and pcv valve
- Wiper blade replacement
- Radiator drain and refill and other repairs to the cooling system
- Belts and hoses
- Tune ups, distributor caps/rotors, ignition wire sets, timing belts
- 30K/60k/90k/120k/150k mile services
- Valve cover gaskets
- Complete brake service
- Air conditioning recharge and repairs
- Smog inspection and related repairs including oxygen sensors, egr valves, tps switches, etc.
- Engine performance diagnostic
- Suspension repairs such as shocks, struts, steering columns, axles, etc.
- Other general repair such as clutches, water pumps, alternators, fuel pumps, etc.

Building "B" on the south portion of the site will be 2,750 sq.ft. and used for future commercial use.

The architecture will incorporate a contemporary design aesthetic, with neutral colors, glass storefronts, and desert-conscious landscape design. The two buildings will be built adjacent to each on a north to south axis and will feature a central exterior courtyard between the two. Areas facing Ann Road to the south, and neighboring properties to the north and east will also be landscaped to provide natural buffers and increased curb appeal.

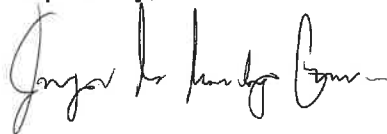
### **Parking and Waste Disposal**

Parking and waste disposal requirements will be fully provided for on-site. Additionally, vehicles accepted for USA Auto Service will not be stored or serviced outside of building "A".

The development, through agreements between the developer Diversified Partners LLC and the landowning entity, will be developed on a parcel presently owned by WNDG Holdings LLC.

We appreciate any comments you may have regarding this proposed development. Please let us know if you need further information to complete your review of this project.

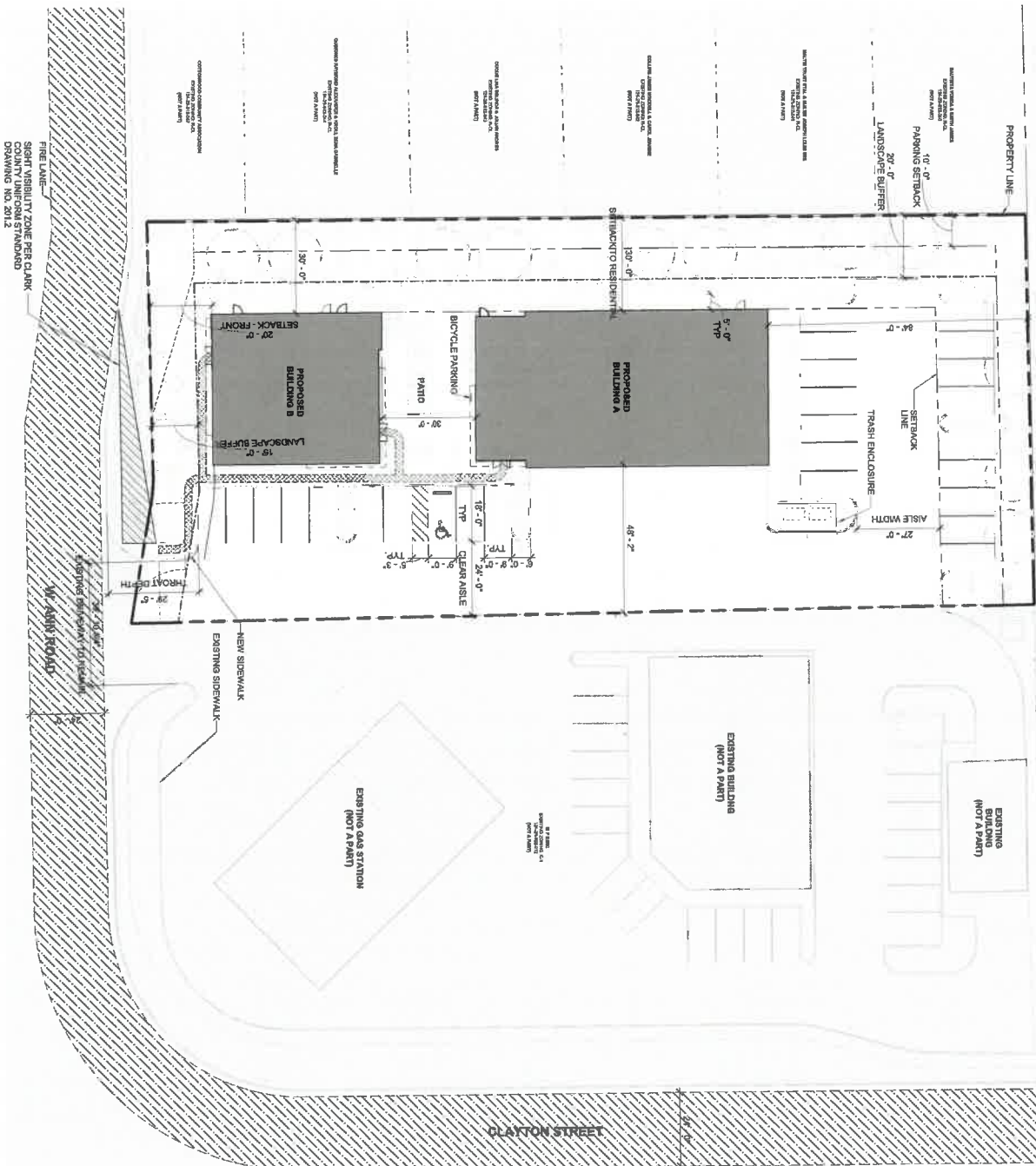
Respectfully,



Jorge A. Hernandez Castro

Senior Designer

# MYSTIC WAVE ROAD



OVERALL SITE PLAN



## PROJECT OWNER

DIVERSIFIED PARTNERS, LLC  
7700 E. MC DONALD DR. #100A  
SCOTTSDALE, AZ 85258

## CONTACT

NOVA  
8005 WEST DIABLO DRIVE, SUITE 300  
LAS VEGAS, NV 89148

## SITE ANALYSIS

APN #:

124-23-962-913

CURRENT ZONING:

C-1

LOT AREA:

0.84 ACRES

LOT COVERAGE:

13.88%

## BUILDING ANALYSIS

OCCUPANCY: S-1 - AUTO REPAIR SHOP (BUILDING A)  
OCCUPANCY: M - TOWNHOME (BUILDING B)

TOTAL FLOOR AREA:

7,280 S.F.

## PARKING ANALYSIS

PARKING REQUIRED:

16 SPACES

VEHICLE & SALES SERVICES - VEHICLE REPAIR FACILITY (BUILDING A)  
RETAIL SALES & SERVICE - RETAIL SALES - MAX (BUILDING B)

TOTAL REQUIRED PARKING (INCLUDING ACCESSIBLE):

25 SPACES

ACCESSIBLE PARKING REQUIRED:

1 SPACES

PARKING PROVIDED:

25 SPACES

ACCESSIBLE PARKING PROVIDED:

1 SPACE

TOTAL PARKING PROVIDED (INCLUDING ACCESSIBLE):

26 SPACES

BIKE PARKING PROVIDED:

2 SPACES

PARKING PROVIDED:

2 SPACES

## PLAN LEGEND

7/2' 7/2' FIRE ACCESS LINE

PROPERTY LINE

SETBACK LINE

EXPOSED LINE

ACCESSIBLE ROUTE

LANDSCAPE BUFFER

NOT TO SCALE

SITE LOCATION

NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

NOT TO SCALE



## DIVERSIFIED PARTNERS - USA AUTO SERVICE

2024 W. ANN ROAD  
NORTH LAS VEGAS, NV 89031



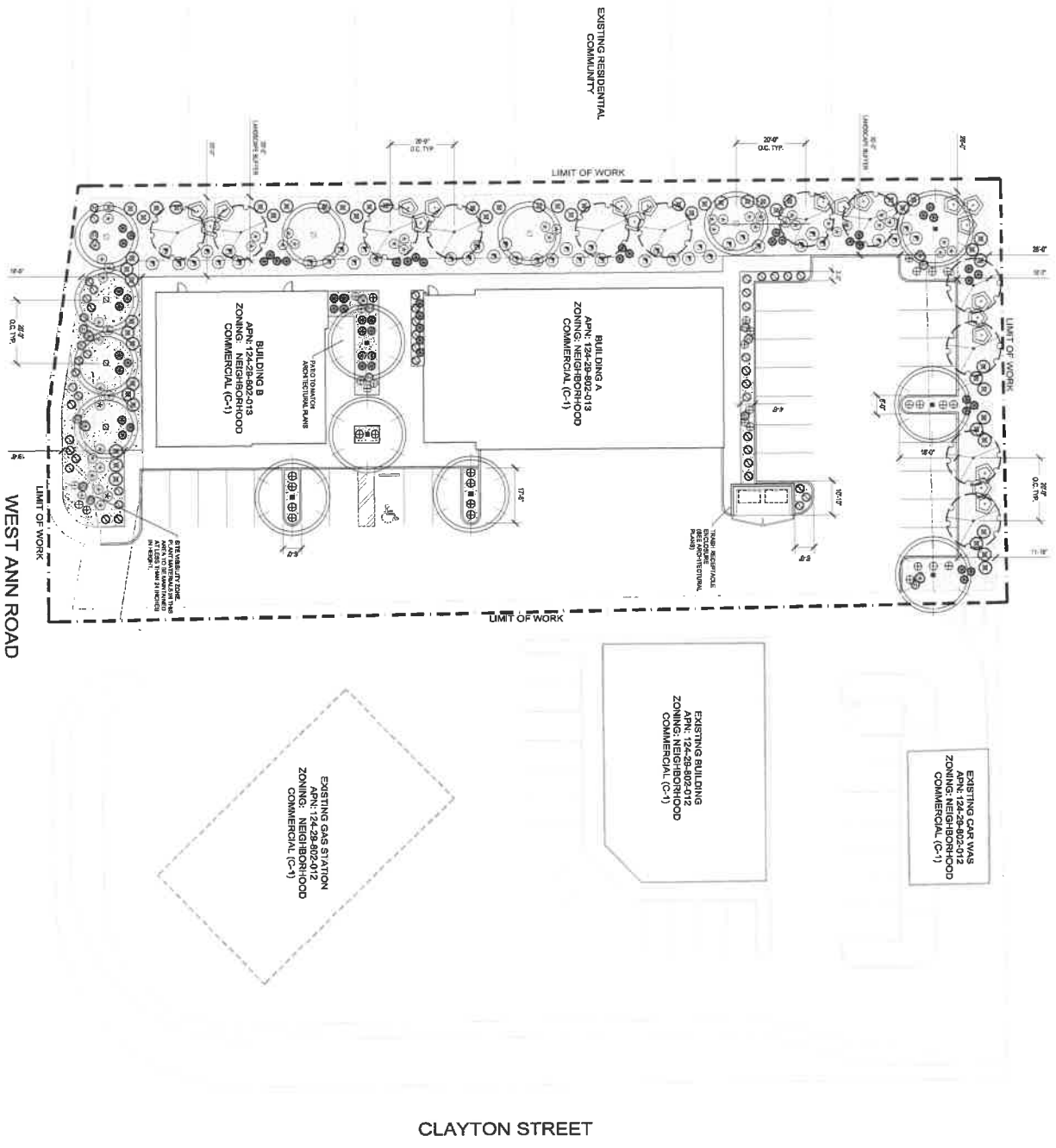
Las Vegas  
6075 W. Diablo Dr., Suite 300  
Las Vegas, NV 89148  
702.397.6500  
www.kyadesign.com

Architect  
1701 Division Blvd., Suite 770  
Las Vegas, NV 89102  
www.kyadesign.com

DESIGNED BY  
DIVERSIFIED PARTNERS -  
USA AUTO SERVICE  
OVERALL SITE PLAN

DATE  
OCTOBER 30, 2023  
23.03.10

PROJECT  
ZS1.00



# PLANT SCHEDULE

| TREES | QTY | SO. JARDIN / COMMON NAME | CONTAINER | CALL  |
|-------|-----|--------------------------|-----------|-------|
| 12    | 12  | LEAFY LINDEN             | 24" BOX   | 1.00" |
| 13    | 13  | STANDARD TRUNK           | 24" BOX   | 1.00" |
| 14    | 14  | RED ACACIA               | 24" BOX   | 1.00" |
| 15    | 15  | RED PINE                 | 24" BOX   | 1.00" |
| 16    | 16  | RED PINE                 | 24" BOX   | 1.00" |
| 17    | 17  | RED PINE                 | 24" BOX   | 1.00" |
| 18    | 18  | RED PINE                 | 24" BOX   | 1.00" |
| 19    | 19  | RED PINE                 | 24" BOX   | 1.00" |
| 20    | 20  | RED PINE                 | 24" BOX   | 1.00" |
| 21    | 21  | RED PINE                 | 24" BOX   | 1.00" |
| 22    | 22  | RED PINE                 | 24" BOX   | 1.00" |
| 23    | 23  | RED PINE                 | 24" BOX   | 1.00" |
| 24    | 24  | RED PINE                 | 24" BOX   | 1.00" |
| 25    | 25  | RED PINE                 | 24" BOX   | 1.00" |
| 26    | 26  | RED PINE                 | 24" BOX   | 1.00" |
| 27    | 27  | RED PINE                 | 24" BOX   | 1.00" |
| 28    | 28  | RED PINE                 | 24" BOX   | 1.00" |
| 29    | 29  | RED PINE                 | 24" BOX   | 1.00" |
| 30    | 30  | RED PINE                 | 24" BOX   | 1.00" |
| 31    | 31  | RED PINE                 | 24" BOX   | 1.00" |
| 32    | 32  | RED PINE                 | 24" BOX   | 1.00" |
| 33    | 33  | RED PINE                 | 24" BOX   | 1.00" |
| 34    | 34  | RED PINE                 | 24" BOX   | 1.00" |
| 35    | 35  | RED PINE                 | 24" BOX   | 1.00" |
| 36    | 36  | RED PINE                 | 24" BOX   | 1.00" |
| 37    | 37  | RED PINE                 | 24" BOX   | 1.00" |
| 38    | 38  | RED PINE                 | 24" BOX   | 1.00" |
| 39    | 39  | RED PINE                 | 24" BOX   | 1.00" |
| 40    | 40  | RED PINE                 | 24" BOX   | 1.00" |
| 41    | 41  | RED PINE                 | 24" BOX   | 1.00" |
| 42    | 42  | RED PINE                 | 24" BOX   | 1.00" |
| 43    | 43  | RED PINE                 | 24" BOX   | 1.00" |
| 44    | 44  | RED PINE                 | 24" BOX   | 1.00" |
| 45    | 45  | RED PINE                 | 24" BOX   | 1.00" |
| 46    | 46  | RED PINE                 | 24" BOX   | 1.00" |
| 47    | 47  | RED PINE                 | 24" BOX   | 1.00" |
| 48    | 48  | RED PINE                 | 24" BOX   | 1.00" |
| 49    | 49  | RED PINE                 | 24" BOX   | 1.00" |
| 50    | 50  | RED PINE                 | 24" BOX   | 1.00" |
| 51    | 51  | RED PINE                 | 24" BOX   | 1.00" |
| 52    | 52  | RED PINE                 | 24" BOX   | 1.00" |
| 53    | 53  | RED PINE                 | 24" BOX   | 1.00" |
| 54    | 54  | RED PINE                 | 24" BOX   | 1.00" |
| 55    | 55  | RED PINE                 | 24" BOX   | 1.00" |
| 56    | 56  | RED PINE                 | 24" BOX   | 1.00" |
| 57    | 57  | RED PINE                 | 24" BOX   | 1.00" |
| 58    | 58  | RED PINE                 | 24" BOX   | 1.00" |
| 59    | 59  | RED PINE                 | 24" BOX   | 1.00" |
| 60    | 60  | RED PINE                 | 24" BOX   | 1.00" |
| 61    | 61  | RED PINE                 | 24" BOX   | 1.00" |
| 62    | 62  | RED PINE                 | 24" BOX   | 1.00" |
| 63    | 63  | RED PINE                 | 24" BOX   | 1.00" |
| 64    | 64  | RED PINE                 | 24" BOX   | 1.00" |
| 65    | 65  | RED PINE                 | 24" BOX   | 1.00" |
| 66    | 66  | RED PINE                 | 24" BOX   | 1.00" |
| 67    | 67  | RED PINE                 | 24" BOX   | 1.00" |
| 68    | 68  | RED PINE                 | 24" BOX   | 1.00" |
| 69    | 69  | RED PINE                 | 24" BOX   | 1.00" |
| 70    | 70  | RED PINE                 | 24" BOX   | 1.00" |
| 71    | 71  | RED PINE                 | 24" BOX   | 1.00" |
| 72    | 72  | RED PINE                 | 24" BOX   | 1.00" |
| 73    | 73  | RED PINE                 | 24" BOX   | 1.00" |
| 74    | 74  | RED PINE                 | 24" BOX   | 1.00" |
| 75    | 75  | RED PINE                 | 24" BOX   | 1.00" |
| 76    | 76  | RED PINE                 | 24" BOX   | 1.00" |
| 77    | 77  | RED PINE                 | 24" BOX   | 1.00" |
| 78    | 78  | RED PINE                 | 24" BOX   | 1.00" |
| 79    | 79  | RED PINE                 | 24" BOX   | 1.00" |
| 80    | 80  | RED PINE                 | 24" BOX   | 1.00" |
| 81    | 81  | RED PINE                 | 24" BOX   | 1.00" |
| 82    | 82  | RED PINE                 | 24" BOX   | 1.00" |
| 83    | 83  | RED PINE                 | 24" BOX   | 1.00" |
| 84    | 84  | RED PINE                 | 24" BOX   | 1.00" |
| 85    | 85  | RED PINE                 | 24" BOX   | 1.00" |
| 86    | 86  | RED PINE                 | 24" BOX   | 1.00" |
| 87    | 87  | RED PINE                 | 24" BOX   | 1.00" |
| 88    | 88  | RED PINE                 | 24" BOX   | 1.00" |
| 89    | 89  | RED PINE                 | 24" BOX   | 1.00" |
| 90    | 90  | RED PINE                 | 24" BOX   | 1.00" |
| 91    | 91  | RED PINE                 | 24" BOX   | 1.00" |
| 92    | 92  | RED PINE                 | 24" BOX   | 1.00" |
| 93    | 93  | RED PINE                 | 24" BOX   | 1.00" |
| 94    | 94  | RED PINE                 | 24" BOX   | 1.00" |
| 95    | 95  | RED PINE                 | 24" BOX   | 1.00" |
| 96    | 96  | RED PINE                 | 24" BOX   | 1.00" |
| 97    | 97  | RED PINE                 | 24" BOX   | 1.00" |
| 98    | 98  | RED PINE                 | 24" BOX   | 1.00" |
| 99    | 99  | RED PINE                 | 24" BOX   | 1.00" |
| 100   | 100 | RED PINE                 | 24" BOX   | 1.00" |

# LANDSCAPE ELEMENTS

## REFERENCE NOTES

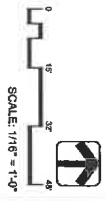
| SYMBOL | DESCRIPTION                | QTY       |
|--------|----------------------------|-----------|
| 1      | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 2      | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 3      | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 4      | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 5      | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 6      | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 7      | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 8      | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 9      | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 10     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 11     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 12     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 13     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 14     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 15     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 16     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 17     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 18     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 19     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 20     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 21     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 22     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 23     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 24     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 25     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 26     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 27     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 28     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 29     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 30     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 31     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 32     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 33     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 34     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 35     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 36     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 37     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 38     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 39     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 40     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 41     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 42     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 43     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 44     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 45     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 46     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 47     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 48     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 49     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 50     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 51     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 52     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 53     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 54     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 55     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 56     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 57     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 58     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 59     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 60     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 61     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 62     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 63     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 64     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 65     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 66     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 67     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 68     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 69     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 70     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 71     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 72     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 73     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 74     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 75     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 76     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 77     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 78     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 79     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 80     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 81     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 82     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 83     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 84     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 85     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 86     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 87     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 88     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 89     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 90     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 91     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 92     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 93     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 94     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 95     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 96     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 97     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 98     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 99     | DECORATIVE ROCK & BOLLARDS | 11,000 SF |
| 100    | DECORATIVE ROCK & BOLLARDS | 11,000 SF |

## PLANTING NOTES

1. THE QUANTITIES ON LEGEND ARE PROVIDED FOR REFERENCE ONLY. CONTRACTOR TO VERIFY TOTAL QUANTITIES.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL STANDARD SPECIFICATIONS FOR PLANTING" PUBLISHED BY THE NATIONAL ASSOCIATION OF PLANTING CONTRACTORS.
3. DECORATIVE ROCK SHALL BE INSTALLED IN ALL LANDSCAPE AREAS WITHIN THE PROJECT LIMITS.
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL STANDARD SPECIFICATIONS FOR PLANTING" PUBLISHED BY THE NATIONAL ASSOCIATION OF PLANTING CONTRACTORS.
5. ANY TREE PLANTED WITHIN A STREET OR PARKWAY SHALL BE PLANTED WITH A ROOT GUARD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.
6. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
7. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL STANDARD SPECIFICATIONS FOR PLANTING" PUBLISHED BY THE NATIONAL ASSOCIATION OF PLANTING CONTRACTORS.
8. BRING RESPONSIBILITIES TO THE IMMEDIATE ATTENTION OF THE OWNER'S REPRESENTATIVE.

## SITE ANALYSIS:

|                        |           |
|------------------------|-----------|
| TOTAL LANDSCAPE AREA   | 11,000 SF |
| TOTAL GREEN SPACE AREA | 11,000 SF |
| TOTAL AREA             | 11,000 SF |



1116  
State of Texas  
Professional Engineer  
Exp. 12/31/2023

**LAND ARCHITECTS**

1000 W. 10th Street, Suite 100  
Fort Worth, TX 76102  
Phone: 817.335.1116  
www.landarchitects.com

**DIVERSIFIED PARTNERS - USA AUTO**

2024 W. ANN ROAD  
NORTH LAS VEGAS, NV 89103

**kya**

Las Vegas  
8075 W. Derek Dr., Suite 300  
Las Vegas, NV 89148  
702.581.8800  
1770 Directors Blvd., Suite 77  
Austin, TX 78744  
512.441.8800  
www.kya-design.com



LANDSCAPE ARCHITECTURE  
124-28-802-013  
BULFINCH AND ASSOCIATES  
1000 W. 10th Street, Suite 100  
Fort Worth, TX 76102  
Phone: 817.335.1116  
www.landarchitects.com

**DIVERSIFIED PARTNERS - USA AUTO LANDSCAPE ARCHITECTURE**

1000 W. 10th Street, Suite 100  
Fort Worth, TX 76102  
Phone: 817.335.1116  
www.landarchitects.com

**L1.00**

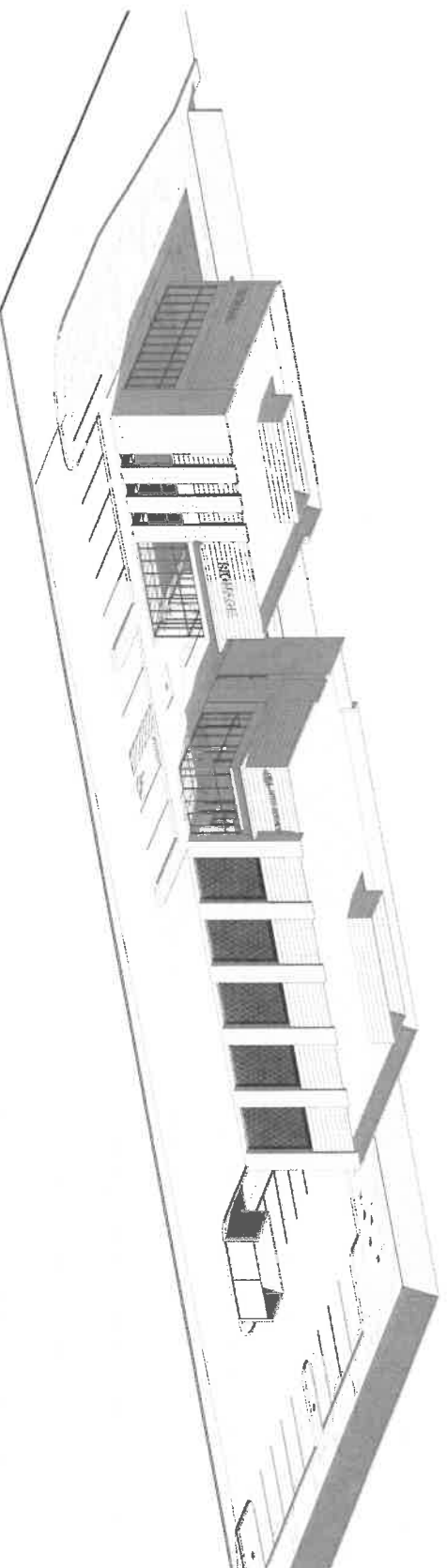
# DIVERSIFIED PARTNERS - USA AUTO SERVICE

OCTOBER 30, 2023

2024 W. ANN ROAD  
NORTH LAS VEGAS, NV 89031

23773.00

## PLANNING PACKAGE



## ARCHITECT

**kg**a

Las Vegas  
9075 W. Dinko Drive, Suite 300  
Las Vegas, Nevada 89148  
702.307.6800

Austin  
1701 Decorum Boulevard, Suite 770  
Austin, Texas 78744  
512.441.8200

www.kga.design  
Contact:  
BRANN HENLEY

## CONSULTANTS

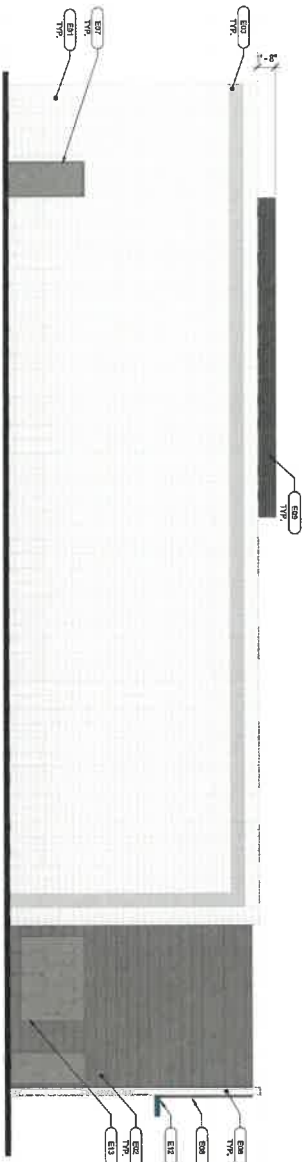
LANDSCAPE DESIGN:  
**SLA LAND ARCHITECTS**  
1700 W. HORIZON RIDGE PKWY  
SUITE #203  
HENDERSON, NV 89012

CONTACT: JACOB HUGHES, PLA

2A0.00



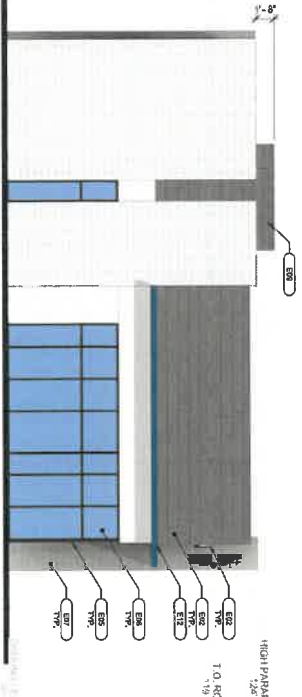
EAST ELEVATION - BUILDING A  
SCALE: 3/8" = 1'-0"



WEST ELEVATION - BUILDING A  
SCALE: 3/8" = 1'-0"



NORTH ELEVATION - BUILDING A  
SCALE: 3/8" = 1'-0"



SOUTH ELEVATION - BUILDING A  
SCALE: 3/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

| KEY | DESCRIPTION                    |
|-----|--------------------------------|
| E01 | CALCULATED - STICKER (TYPICAL) |
| E02 | METAL PANEL SYSTEM             |
| E03 | PAINT - PINK (TYPICAL)         |
| E04 | PAINT - PINK (TYPICAL)         |
| E05 | PAINT - PINK (TYPICAL)         |
| E06 | PAINT - PINK (TYPICAL)         |
| E07 | PAINT - PINK (TYPICAL)         |
| E08 | PAINT - PINK (TYPICAL)         |
| E09 | PAINT - PINK (TYPICAL)         |
| E10 | PAINT - PINK (TYPICAL)         |
| E11 | PAINT - PINK (TYPICAL)         |
| E12 | PAINT - PINK (TYPICAL)         |
| E13 | PAINT - PINK (TYPICAL)         |

EXTERIOR ELEVATION FINISHES

| KEY | DESCRIPTION                    |
|-----|--------------------------------|
| E01 | CALCULATED - STICKER (TYPICAL) |
| E02 | METAL PANEL SYSTEM             |
| E03 | PAINT - PINK (TYPICAL)         |
| E04 | PAINT - PINK (TYPICAL)         |
| E05 | PAINT - PINK (TYPICAL)         |
| E06 | PAINT - PINK (TYPICAL)         |
| E07 | PAINT - PINK (TYPICAL)         |
| E08 | PAINT - PINK (TYPICAL)         |
| E09 | PAINT - PINK (TYPICAL)         |
| E10 | PAINT - PINK (TYPICAL)         |
| E11 | PAINT - PINK (TYPICAL)         |
| E12 | PAINT - PINK (TYPICAL)         |
| E13 | PAINT - PINK (TYPICAL)         |



DIVERSIFIED PARTNERS -  
USA AUTO SERVICE

2024 W. ANN ROAD  
NORTH LAS VEGAS, NV 89031



LAS VEGAS  
8075 W. DUBOIS DR., SUITE 300  
NORTH LAS VEGAS, NV 89148  
TEL: 702.365.8800  
WWW.KGA-DESIGN.COM

ANALYST  
1701 DIRECTOR BLVD., SUITE 770  
ARLINGTON, TX 76010  
TEL: 817.441.1500  
WWW.KGA-DESIGN.COM

DESIGNER  
1701 DIRECTOR BLVD., SUITE 770  
ARLINGTON, TX 76010  
TEL: 817.441.1500  
WWW.KGA-DESIGN.COM

ARCHITECT  
1701 DIRECTOR BLVD., SUITE 770  
ARLINGTON, TX 76010  
TEL: 817.441.1500  
WWW.KGA-DESIGN.COM

DIVERSIFIED PARTNERS -  
USA AUTO SERVICE  
EXTERIOR ELEVATIONS  
- BUILDING A  
OCTOBER 20, 2023  
2023.10.20.13.10  
ZAG.01



| DESCRIPTION | EST |
|-------------|-----|
|-------------|-----|

### EXTERIOR ELEVATION FINISHES

| DESCRIPTION | 66-48 |
|-------------|-------|
|-------------|-------|

## SCALE: 3/16" = 1'-0"



## SCALE: 3/18" = 1'-0"

## SCALE: 3/16" = 1'-0"



## SCALE: 3/16" = 1'-0"

2024 W. ANN ROAD  
NORTH LAS VEGAS, NV 89031

**Lan Vegas**  
9075 W. Diablo Dr., Suite 300  
Las Vegas, NV 89148  
702.367.6900

**Austin**  
1701 Directors Blvd., Suite 77  
Austin, TX 78744  
512.441.8200  
[www.kga.design](http://www.kga.design)

**DESIGNA VANT**  
LAKESIDE ESTATE  
**PISLA LAND ARCHITECTS**  
1770 W. HORIZON RIDGE PKWY  
SUITE 2003  
T: HENDERSON, NV 89012  
Contact: JACOB HUGHES, PIA

**PRODUCT:  
DIVERSIFIED PARTNER  
USA AUTO SERVICE**

**WEEK CONTENT:**  
**EXTERIOR ELEVATION**  
**- BUILDING B**

DATE: OCTOBER 30, 2002  
JOS MCA  
23778 00

ZA6.02

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: 1" = 200' WHEN PLAT REDUCED FROM 11X17 ORIGINAL

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

**MAP LEGEND**

- PARCEL BOUNDARY
- SUB BOUNDARY
- PAID BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE

**BOOK**

|      |     |     |
|------|-----|-----|
| 9100 | 101 | 102 |
| 6125 | 124 | 123 |
| 7138 | 139 | 140 |
| 1163 | 162 | 161 |

**REC**

|   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|

**Scale: 1" = 200'**

**Rev: 8/9/2019**

**CLARK COUNTY**

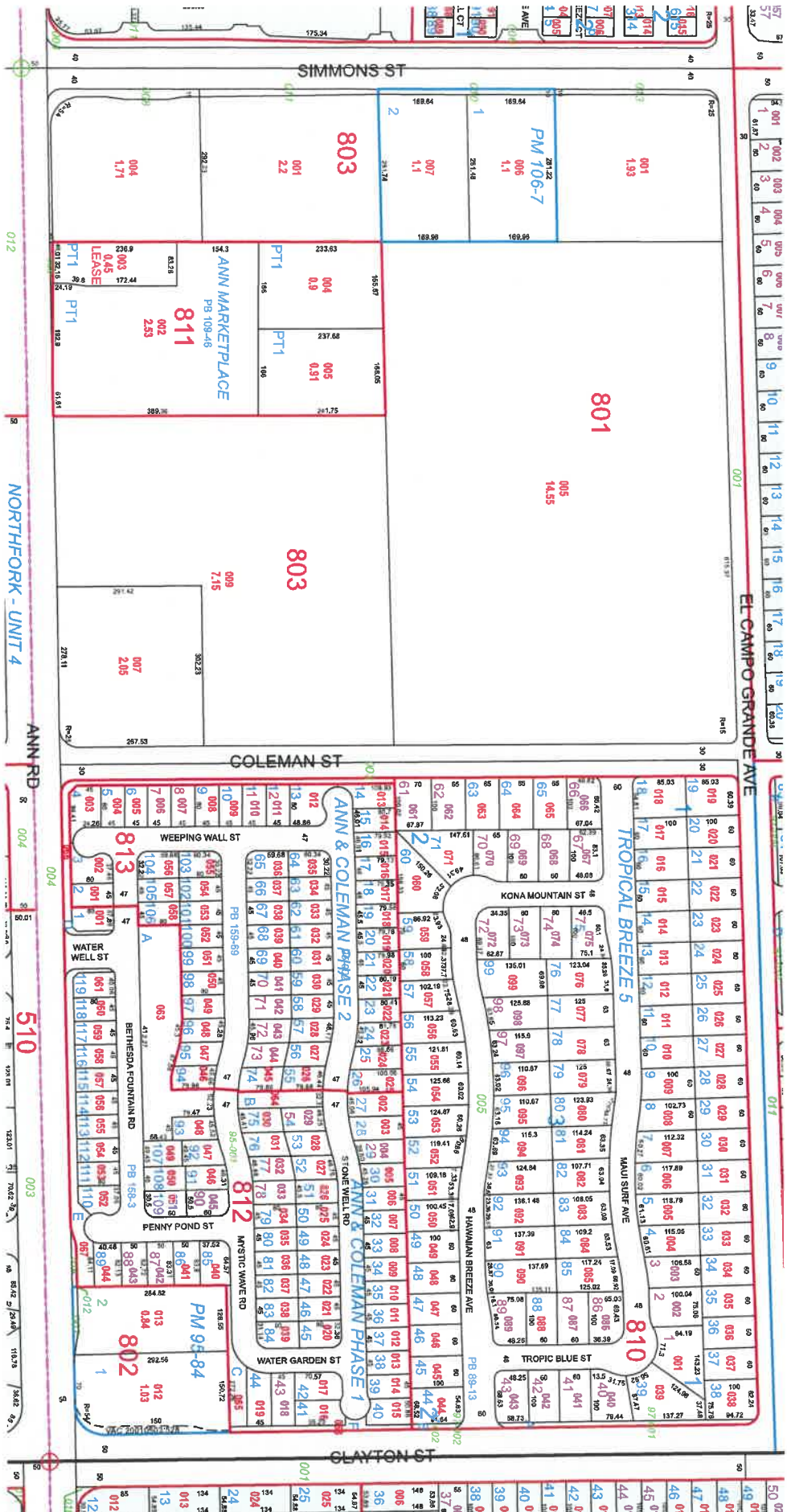
**124-29-8**

**T9S R6E**

**29**

**S 2 SE 4**

**CLARK COUNTY**



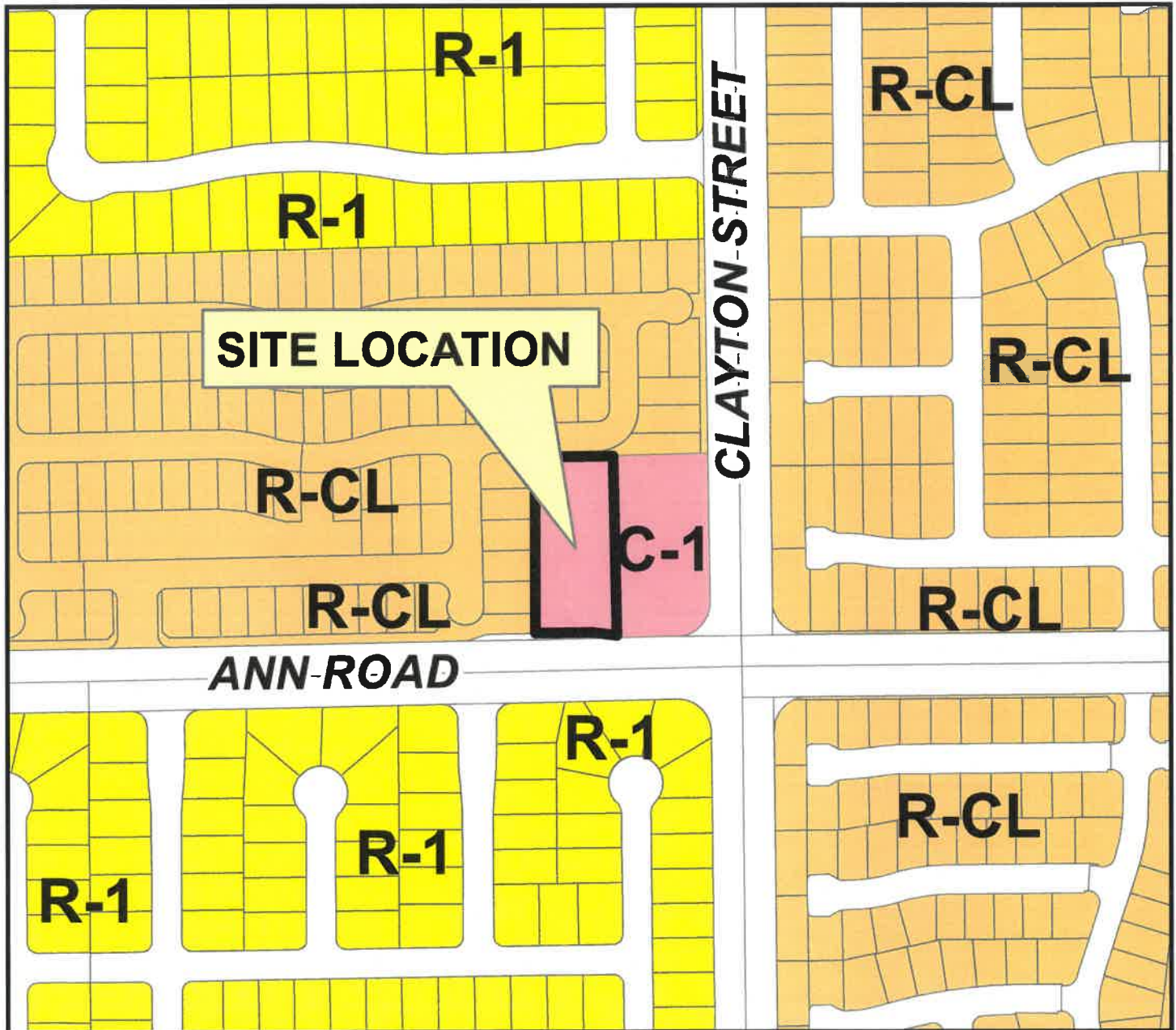
TAX DIST 254





# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: USA Auto Service  
Application Type: Special Use Permit  
Request: To allow vehicle, boat, and recreational vehicle service facility  
Project Info: 2024 West Ann Road  
Case Number: SUP-61-2023

11/08/2023

