

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Miranda Cain, Planner, Land Development & Community Services Dept.
From: Jimmy Love, Major Projects Coordinator, Department of Public Works
Subject: T-MAP-05-2025 **Walmart Retail Center**
Date: April 17, 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 any preliminary development plans and civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. Clark County Public Works (CCPW) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
4. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
5. 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.
6. The size and number of driveways and their locations are subject to review and approval by the City Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040 and *Clark County Area Uniform Standard Drawing* (CCAUSD) number 222.1, including throat depths. Conformance may require modifications to the site plan.
7. Right-of-way **dedication and construction** of a flared intersection, including a right turn lane, is required on Dorrell Ln. at Revere St. per CCAUSDs 201.1 and 245.1. The Revere Street frontage shall provide flaring for the dual left turn lanes per the same CCAUSDs.
8. Right-of-way **dedication and construction** of a RTC bus turn-out and loading pad and shelter is required on Revere St. north of Dorrell Ln. The applicant shall provide the bus stop placement within the exclusive right turn lane for the property per CCAUSD 234.4.
9. Right-of-way **dedication and construction** of a RTC bus turn-out is required on Revere St. north of Nelson Bay Ave. per CCAUSD 234.1.
10. Adjacent to any eighty (80) foot right-of-way, a common lot and/or landscape and pedestrian access easement, with a minimum width of five (5) feet, shall be provided behind the required bus turn-out.
11. Right-of-way **dedication and construction** of an exclusive right turn lane shall be required at the Dorrell Lane entrance opposite Grand Overlook St.

12. The western most driveway on Dorrell Lane shall be restricted to right in / right out only.
13. The developer shall ensure that the traffic signal at Revere Street and Nelson Bay Avenue is located in the ultimate buildout location, which may require signal relocation and easement dedication for the installation and maintenance of the traffic signal and all appurtenances.
14. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* number 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
15. In order to alleviate sawtooth pavement conditions in otherwise completely improved corridors, the developer is required to construct additional street improvements, from the eastern boundary on Dorrell Lane to the existing development to the east. (Ref: NLVMC 17.24.160.K).
16. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
 - a. Dorrell Ln. (40' ½ street, from Revere St. to the existing development to the east)
 - b. Revere St. (50' ½ street)
17. Roadway improvements, within Clark County right-of-way, requires plan approval from Clark County Public Works.
18. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in compliance with NRS Chapter 278 and the *City of North Las Vegas Municipal Code* and associated Master Plans in effect at the time of subdivision and/or parcel map approval. Conformance may require modifications to the site
19. The 30' right-of-way depicted on the site plan vacation must record concurrently with the final map. Should the Order of Vacation not record within one/two year from the approval date, the vacation shall be deemed null and void.
20. 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.
21. The property owner is required to grant a roadway easement for commercial driveway(s).
22. A revocable encroachment permit for landscaping within the public right of way is required.
23. The Property Owner is required to grant a 5' Public Utility Easement (PUE) along the property boundary adjacent to public right-of-way.
24. All dedications and easements shall be granted per the associated Map.
25. All off-site improvements must be completed prior to final inspection of the first building.

April 17, 2025

26. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

Utilities – For information only:

- This project shall comply with the General Provisions and Conditions of the *City of North Las Vegas Water Service Rules and Regulations* and the *Design and Construction Standards for Wastewater Collection Systems*.
- Submittal of a Hydraulic Analysis per the *Uniform Design and Construction Standards (UDACS) for Potable Water Systems* is required and will be subject to the review and approval of the Utilities Department.

Jimmy Love

Digitally signed by Jimmy Love
DN: C=US, E=jlovej@cityofnorthlasvegas.com,
O=City of North Las Vegas, OU=Development &
Flood Control, CN=Jimmy Love
Reason: I am the author of this document
Date: 2025.04.17 10:12:36-07'00'

Jimmy Love, Major Projects Coordinator
Department of Public Works

April 1, 2025

VIA EMAIL

CITY OF NORTH LAS VEGAS
2250 LAS VEGAS BOULEVARD NORTH
NORTH LAS VEGAS, NV 89030

***Re: Justification Letter – Amendment to the Master Plan from Master Planned Community and Mixed-Use Commercial to Mixed-Use Neighborhood; Zone Change from Planned Community Development District and C-3 to C-2; Special Use Permits to Allow a Convenience Food Store with Gas Pumps, & Restricted Gaming Full On-Sale Liquor Establishment (Tavern); and Tentative Map
APNs: 124-22-101-002, 003, & 019 and 124-15-410-005 (SEC of 215/Revere Street)***

To Whom It May Concern:

Please be advised this office represents the Applicant in the above-referenced matter. The proposed Site is located on approximately 24.2 gross acres and generally located on the southeast corner of the 215 and Revere Street. The property is more particularly described as Assessor's Parcel Numbers: 124-22-101-002, 003, & 019 and 124-15-410-005 (collectively the "Site"). The Applicant is proposing a commercial project on the Site. In addition, the Applicant is requesting the following special use permits: convenience food store with gas pumps, a tavern (restricted gaming and liquor), and a conditional use permit for full 'off-sale' of liquor associated with the anchor tenant.

Finally, the Applicant is requesting an amendment to the master plan and zone change for the entire Site to allow for a cohesive commercial development. A separate application for a conditional use permit for full off-sale liquor is submitted herewith.

AMENDMENT TO MASTER PLAN AND ZONE CHANGE

The Site is planned Master Planned Community and Mixed-Use Commercial with an underlying zoning of Planned Community Development District (PCD) and C-3. In order to develop a cohesive commercial development, the Applicant is requesting an amendment to the master plan to Mixed-Use Neighborhood. The Applicant is requesting the corresponding zone change from PCD and C-3 to C-2 for the entire Site. The amendment to the master plan and zone change are appropriate for the following reasons:

- The amendment to the master plan and zone change will allow for a cohesive commercial development.

- The C-2 zoning district is appropriate for this type of commercial development.
- The Site is adjacent to the 215 and is located at the 215/Revere Street interchange. This location makes the Site ideal for commercial development.
- Both the southwest and northwest corners of the 215/Revere Street interchange are planned and zoned for commercial uses.

Therefore, the request to amendment to the master plan to Mixed-Use Neighborhood and zone change to C-2 is harmonious with the area as the proposed master plan and zoning are consistent with the development patterns in the area.

OVERVIEW OF SITE PLAN DESIGN

The Applicant is proposing to develop a 181,120 SF commercial anchor tenant. The commercial shopping center will be located at the corner of Revere Street and Dorrell Lane. There will be multiple entrances to the Site from Revere Street and Dorrell Lane with a signalized entry located off Revere Street. There will be several additional retail/commercial buildings and restaurants with drive-thru, totaling approximately 38,830 SF, located along the Revere Street and Dorrell Lane frontages, respectively. The proposed development has an overall building square footage of 219,950 SF.

The anchor tenant will be set back behind the retail pads and the parking field. The anchor tenant building will be approximately 40-feet in height. The anchor tenant building will be highly articulated with enhanced finishes including plank lap sliding, varying colors of architectural masonry, and stacked stone veneer.

The anchor tenant will include the following uses but not limited to retail and commercial sales, a grocery store with full “off-sale” of liquor, a pharmacy, vision care, and vehicle service. The convenience food store with gas pumps will be located at the southwest corner of the Site at the Dorrell Lane/Revere Street intersection. The Site meets all parking and landscaping requirements. In a C-2 zoned district, many of the uses are permitted; however, special use permits are required for the following:

SPECIAL USE PERMITS

- **Anchor Tenant-Related Special Use Permits**
 - **Convenience Food Store with Gas Pumps** – The proposed fuel canopy is located at the corner of Dorrell Lane and Revere Street. The Revere Street corridor between the 215 and Dorrell Lane on both sides of the street is planned and zoned for commercial uses. An approximate 1,760-square foot convenience food store will be included on-site. Fuels sales will be in conjunction with a

Convenience Food Store with Gas Pumps. Therefore, a special use permit to allow for a Convenience Food Store with Gas Pumps is appropriate and compatible to the area.

- **Restricted Gaming Full On-Sale Liquor (Tavern)**

The Applicant is also proposing a 6,489 SF restricted gaming full on-sale liquor establishment ("Tavern") on the northwest portion of the Site.

According to the distance separation requirements, the Tavern is within 2,500-feet of another tavern. Specifically, the Tavern is 1,178.28 feet away from an existing tavern. The Tavern does however meet the requirement for an adequate barrier since Revere Street is a 100-foot-wide right-of-way. An additional waiver is requested for the reduced separation of the Tavern to the nearest park. As designed, the Tavern is approximately 1,134.5 feet away from the nearest park where 1,500 feet is required.

A special use permit to allow for a Tavern is appropriate for the following reasons:

- (1) The Tavern will be located within a larger commercial shopping center.
- (2) The Tavern is near other intense commercial planned and zoned properties.
- (3) The Tavern is located along the 215 and at the 215/Revere Street interchange.

Based on the above reasons, we are respectfully requesting approval of both the use permit and waivers.

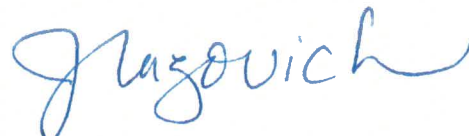
TENTATIVE MAP

The Site is composed of several parcels. The Applicant is requesting a tentative map to consolidate the parcels into one property. By consolidating the parcels into one property, the tentative map allows the Applicant to develop one, cohesive project.

We thank you in the advance for your time and consideration. Should you have any questions or concerns, please feel free to contact me.

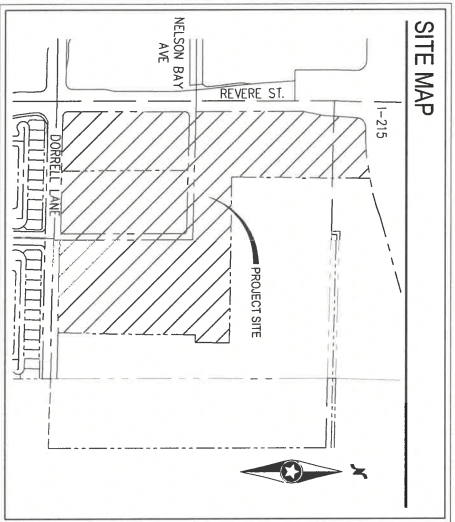
Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc/amp/mtf

[illegible]

SITEMATA	
PROPOSED DOWNS	11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100
PROPOSED DOWNS	101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200
PROPOSED DOWNS	201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300
PROPOSED DOWNS	301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400
PROPOSED DOWNS	401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500
PROPOSED DOWNS	501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600
PROPOSED DOWNS	601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700
PROPOSED DOWNS	701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800
PROPOSED DOWNS	801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900
PROPOSED DOWNS	901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-9

[illegible]

BENCHMARK

PROCESOR MODEL: MCV772M

TEST FILE: 2000 ALUMINA 500, STAFFED NORTH LAS VEGAS RM NO. MCV772M 2007,
SET IN THE TOP OF CASE, LOCATED 5001E451 OF THE CONTRAST ELEMENT.

ELEVATION = 21X399 FT, 651.18 METERS

MADE: 68 0000

PER THE CITY OF NORTH LAS VEGAS VIRTUAL CONTROL V2015

BASIS OF BEARING

SOUTH DIRECTION, WEST 51, BEARING THE NEARBY OF THE WEST LINE OF THE NORTHWEST QUARTER (TWP. 4) OF THE NORTHWEST QUARTER (TWP. 4) OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 61 EAST, N.D.B., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP 7102 OF IN BOOK 170, PAGE 54 OF PLATS IN THE CLARK COUNTY RECORDS OFFICE, NEVADA.

UTILITY SERVICES BY	
WATER:	CITY OF NORTH LAS VEGAS
SEWER:	CITY OF NORTH LAS VEGAS
SOLID WASTE:	REPUBLIC SERVICES OF SOUTHERN NEWDA
POWER:	PG&E ENERGY
TELEPHONE:	AT&T
NATURAL GAS:	SOUTHWEST GAS COMPANY

OWNER/DEVELOPER

WORTH, R.D. PROPERTY HOLDINGS, LLC
7081 W. HIGHLAND AVE., SUITE 100-302
LAS VEGAS, NV 89103
PH: 702-776-2400
CONTACT: BECKHAM 00805

ENGINEER

WESTCOAST PROFESSIONAL SERVICES
5252 W. BROADWAY, SUITE 100
LAS VEGAS, NV 89113
PH: 702-244-5500
CONTACT: PAUL 1004, PE

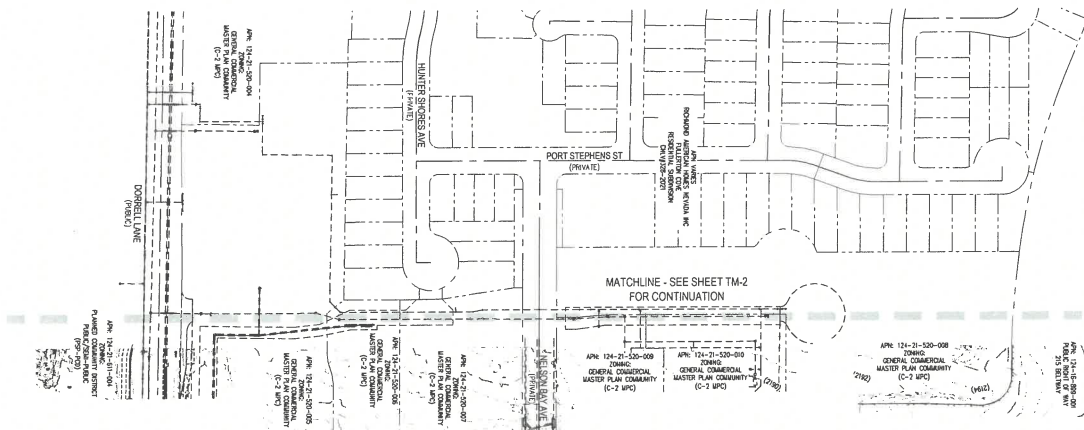
PARCEL INFO	
Year	Acres (±)
1914-21-01-003	3.95
1914-21-01-002	4.24
1914-21-01-001	4.18
1914-21-01-005	1.09
	Platted Countywide District (PDD) District 10 (Countywide)
	ESTIMATED ZONE & LAND USE
1914-21-01-003	GENERAL ZONE C-21 LAND COVERED CRACKED CRACKED
1914-21-01-002	GENERAL ZONE C-21 LAND COVERED CRACKED CRACKED
1914-21-01-001	GENERAL ZONE C-21 LAND COVERED CRACKED CRACKED
1914-21-01-005	GENERAL ZONE C-21 LAND COVERED CRACKED CRACKED

1. EVIDENCES REQUIRED FOR STODOL GRAIN, DRY CLUSTERS, SANDIER SOILS, AND POTABLE WATER SHALL BE OBTAINED ON THE CONTROLLED SUBDIVISION MAP.
2. ONLY 1/4-1/4-1/4-1/4 IS PART OF A MASTER PLAN.
3. UTILITIES AND UTILITY PROVISIONS SHOWN (WATERS, SEWER, ETC.) ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE BASED ON TECHNICAL STUDIES.
4. THE PROJECT LIES WITHIN THE 220 PERCENT ZONE.
5. THERE ARE NO PROPOSED RESTRICTIONS OR DEDICATIONS FOR PAVES, SIDEWALKS, OR PUBLIC UTILITY-PAVE USES.

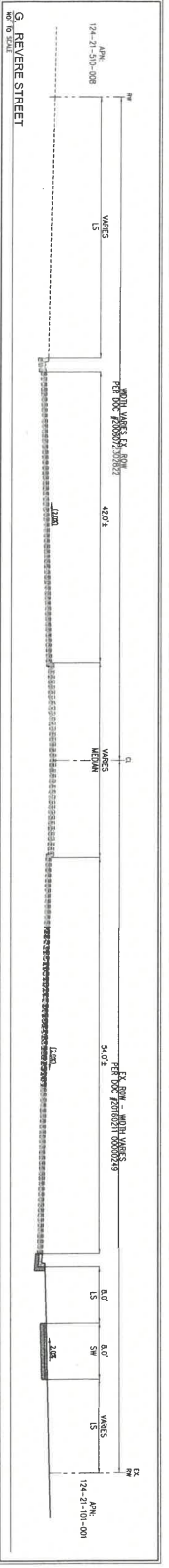
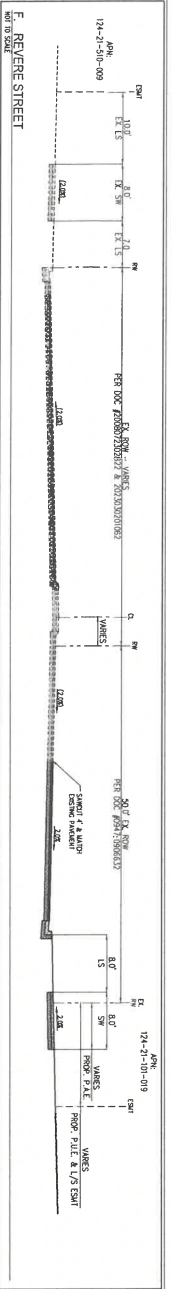
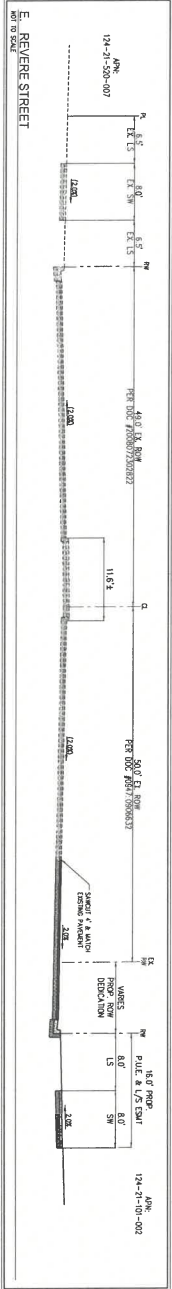
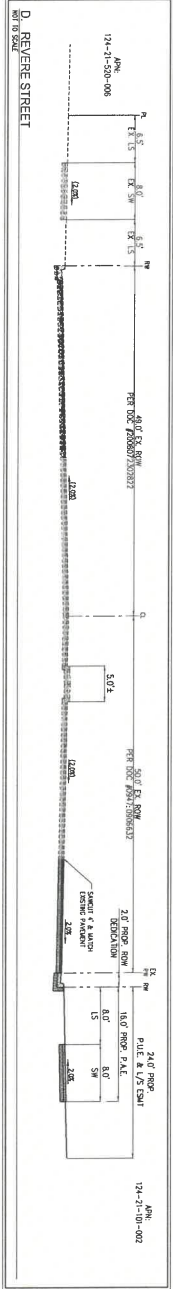
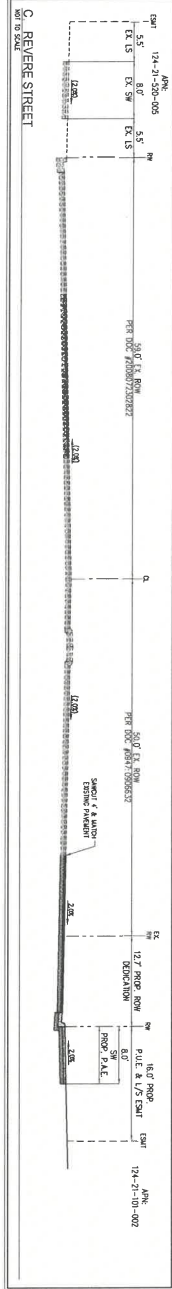
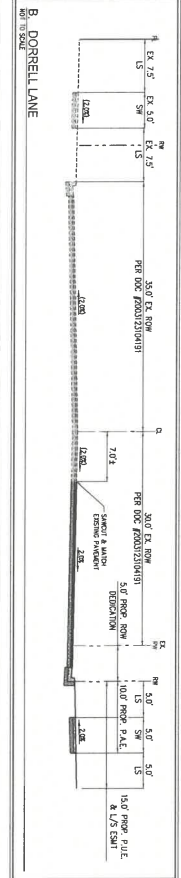
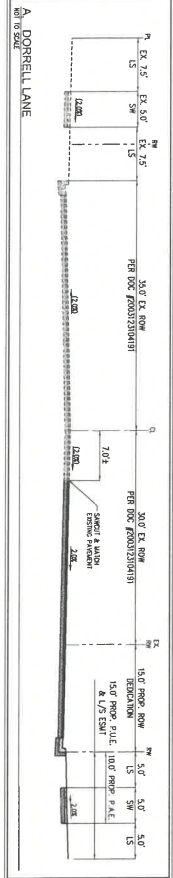
[illegible]

**215 & REVERE COMMERCIAL
TENTATIVE MAP**





Westwood
Phone (702) 284-5300 5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
westwoodpa.com
Westwood Professional Services, Inc.



Revised
04/16/2025 2:35:49 PM
T-MAP-05-2025



TM-4

















Revised
04/16/2025 1:03:57 PM
T-MAP-05-2025

04/16/2025 1:03:57 PM

LANDSCAPE DESIGN AND COVERAGE SHALL COMPLY WITH NORTH LAS VEGAS, TITLE 17.24.000.

TREES		
SYMBOL	BOTANICAL NAME	COMMON NAME
		SIZE

[illegible]

BIOLOGIA	
	ACQUA E TOBACCIO CAVIAR
	AMALGAMARE GLAZIOLLO E MENTHIS
	LABORANTIA INFERRENTIA
	CAVALIERIA NAUFRAGIA
GEOLOGIA E COCCO	
	POSSIBILITÀ DI INVESTIMENTI
	LAVINIA SANGUINA NEO
	TERAPIA CHIAVERINA
	MAGGIORI SALTIPANCA
MATEMATICA	
	CHIAVERI E TOBACCIO
	BACCHIA NEO LAVINIA
	CERTEZZA CHIAVERINI
	FOCA COCCO
MATEMATICA	
	CHIAVERI E TOBACCIO
	BACCHIA NEO LAVINIA
	CERTEZZA CHIAVERINI
	FOCA COCCO

ATTACHES BROWN BOULDER, AND USE BOTT USED OVERALL. DEF IN

ALL PLANTER AREAS SHALL HAVE SUFFICIENT PLANTING MATERIAL TO COVER 95% OF THE PLANTING AREA AT FULL MATURITY OF THAT PLANTING MATERIAL. SOIL SHALL BE EROSION-RESISTANT.

ALL TREES WITHIN 6' OF WALLS OR SIDEWALKS SHALL HAVE ROOT BARRIERS INSTALLED.

ADJUSTABLE TO PANEL TYPE

20' TYPICAL

**TYPICAL LANDSCAPING
ADJACENT TO RESIDENTIAL PARCEL**

CONCEPTUAL LANDSCAPE SITE PLAN

MARCH 6, 2025

**WALMART
REVERE
NORTH LAS VEGAS L-1**

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

BOOK

T19S R61E

SEC.

15

MAP

S 2 SW 4

124-15-4

CLARK COUNTY
NEVADA

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 11X17 ORIGINAL.

MAP LEGEND

PARCEL BOUNDARY

CONDOMINIUM UNIT

AIR SPACE POL

RIGHT OF WAY POL

ROAD EASEMENT

MATCH / LEADER LINE

HISTORIC SUB BOUNDARY

HISTORIC PLAT BOUNDARY

SECTION LINE

007 ROAD PARCEL NUMBER

001 PARCEL NUMBER

1.00 ACRES

202 PARCEL SUB/SEQ NUMBER

PB 24-45 PLAT RECORDING NUMBER

5 BLOCK NUMBER

5 LOT NUMBER

GLS GOV. LOT NUMBER

Scale: 1" = 200'

Rev: 12/19/2024

The map displays several land parcels with their respective boundaries and identifiers. Key features include:

- VTS VILLAGE 1 PHASE 3**: Includes parcels PT 1.13, PT 124-15-314-001, PT 1.19.1, PT 1.19.2, PT 124-15-314-002, PT 1.21, PT 124-15-315-002, PT 1.22, PT 124-15-315-003, PT 1.25, and PT 124-15-810-001.
- VTS VILLAGE 1 PHASE 4**: Includes parcels PT 1.21, PT 124-15-315-002, PT 1.22, PT 124-15-315-003, PT 1.25, and PT 124-15-810-001.
- PROJECT "O" EAST PARCEL**: Includes parcels PT 1.13, PT 1.19.1, PT 1.19.2, PT 1.21, PT 1.22, PT 1.25, and PT 124-15-810-001.
- PM 131-19**: Includes parcels PT 1.13, PT 1.19.1, PT 1.19.2, PT 1.21, PT 1.22, PT 1.25, and PT 124-15-810-001.

The map also shows various boundary lines, including parcel boundaries, condominium units, air space, right of way, road easements, match/leader lines, historic sub boundaries, historic plat boundaries, and section lines. A north arrow and a scale bar (1" = 200') are provided for reference.

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 11X17 ORIGINAL

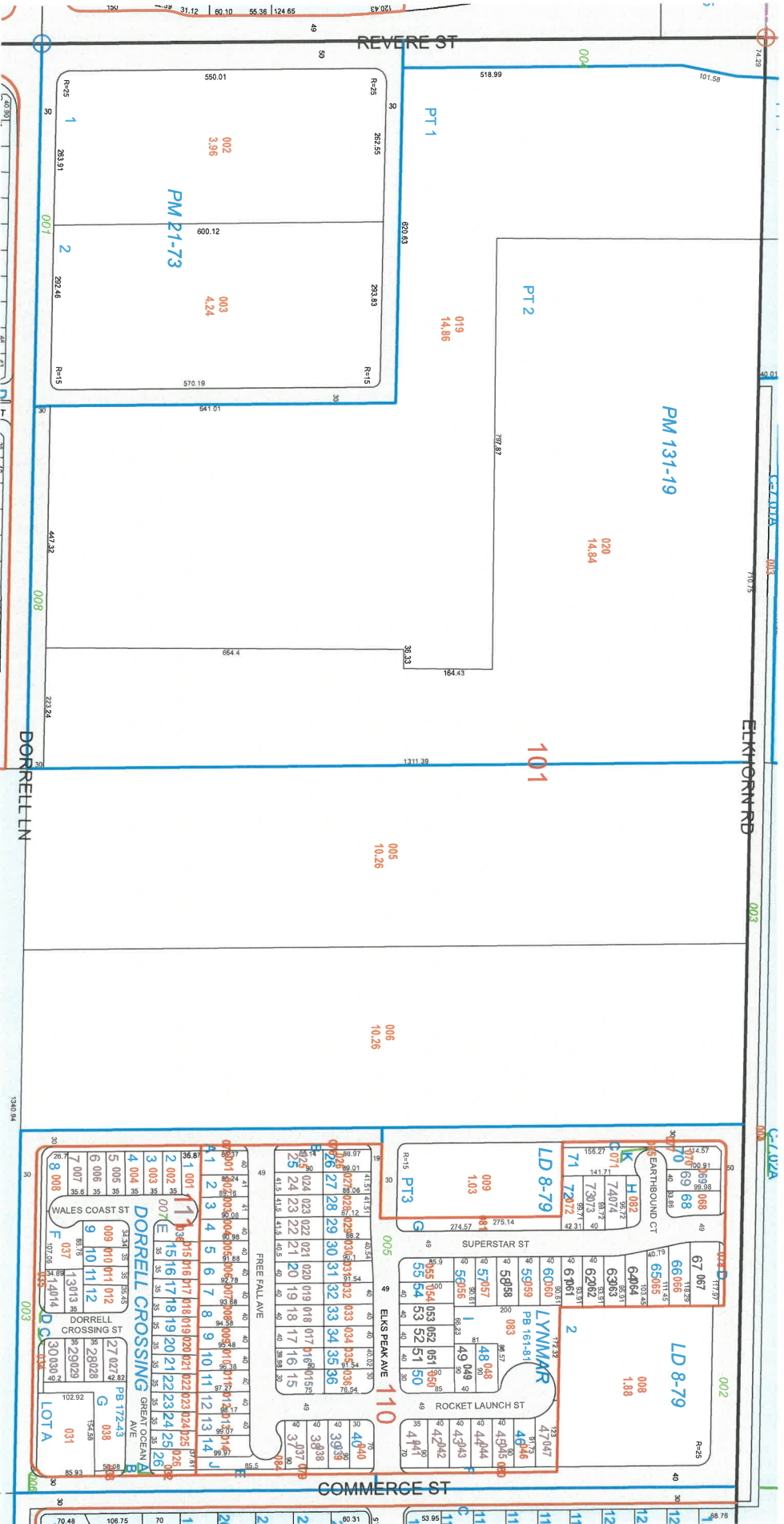
MAP LEGEND
 PARCEL BOUNDARY
 SUB BOUNDARY
 PM/D BOUNDARY
 ROAD EASEMENT
 MATCH/LEADER LINE
 HISTORIC LOT LINE
 HISTORIC SUB BOUNDARY
 SECTION LINE
 CONDOMINIUM UNIT
 AIR SPACE PCL
 RIGHT OF WAY PCL
 SUB-SURFACE PCL
 007 ROAD PARCEL NUMBER
 001 PARCEL NUMBER
 1.00 ACREAGE
 202 PARCEL SUB/SEQ NUMBER
 PB 24-45 PLAT RECORDING NUMBER
 5 BLOCK NUMBER
 5 LOT NUMBER
 5 LOT NUMBER

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

BOOK	100	101	102
199S R61E			

SEC.	22
1	2

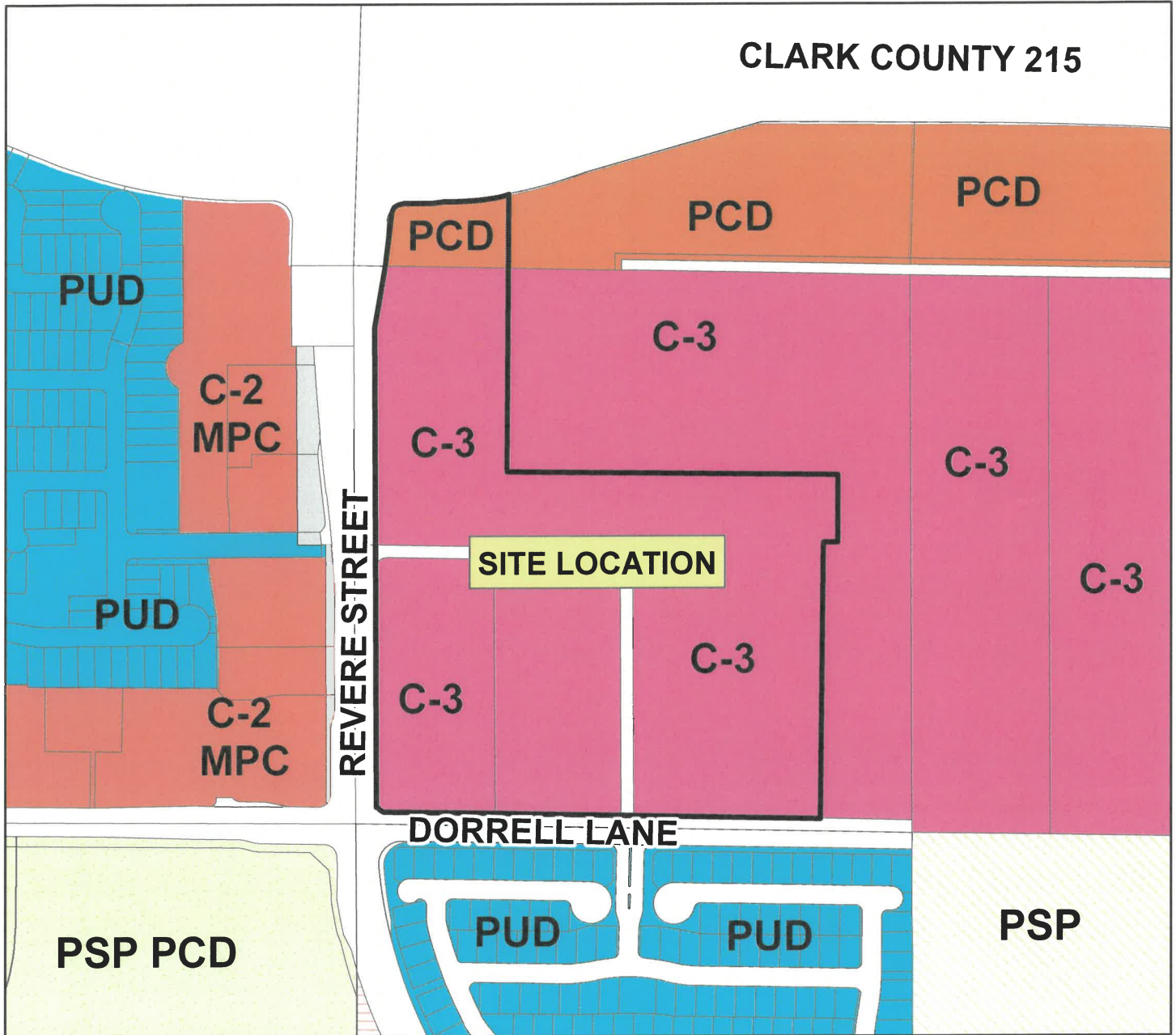
MAP	N 2 NW 4
1	2





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Olympia Companies
Application Type: Tentative Map
Request: To Allow a Single-Lot Commercial Subdivision
Project Info: Northeast Corner of Revere Street and Dorrell Lane
Case Number: T-MAP-05-2025

4/09/2025

