

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: SUP-20-2025 **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.

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: cn=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 10:15:22-07'00'

Jimmy Love, Major Projects Coordinator
Department of Public Works

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JENNIFER LAZOVICH
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April 3, 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 Standalone Vehicle Washing Establishment, 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: standalone vehicle washing establishment, 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.

- **Standalone Vehicle Washing Establishment** – The proposed Standalone Vehicle Washing Establishment is located at the northwest corner of the Site. The Standalone Vehicle Washing Establishment is “drive-thru” and is separated from the single-family residential development to the west by Revere Street. There are 23 vacuums provided for customers to the south of the drive-thru portion of the vehicle wash. This use will conform to all City ordinances regarding sewage and health. Therefore, a special use permit to allow for a Standalone Vehicle Washing Establishment 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.

April 3, 2025
Page 4

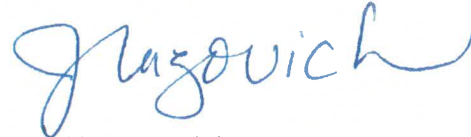
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We thank you in the advance for your time and consideration. Should you have any questions or concerns, please feel free to contact me.

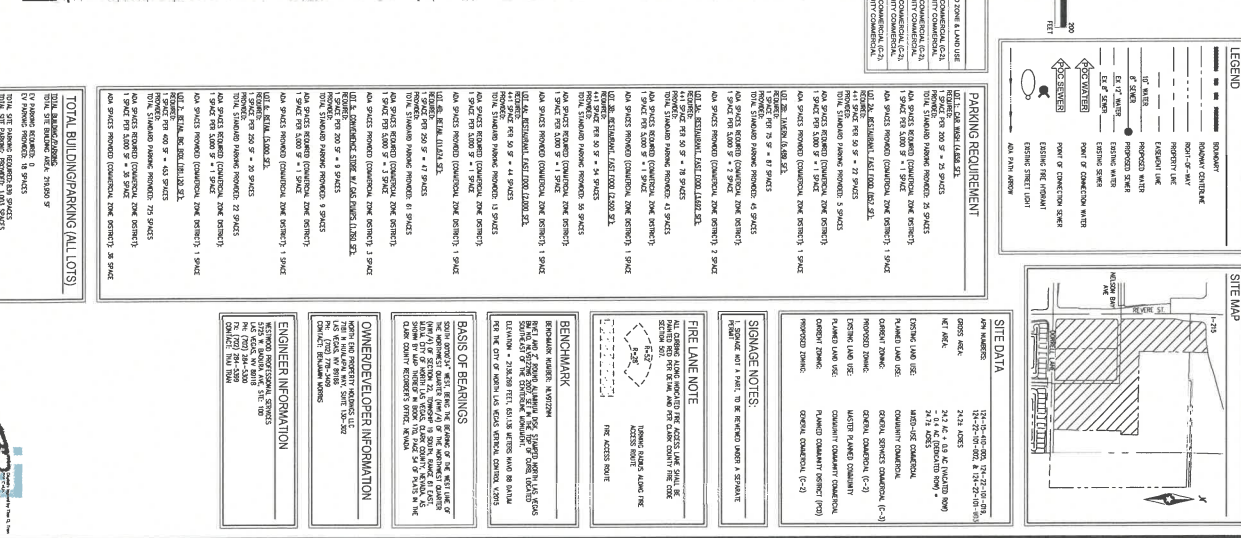
Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc/amp/mtf



PARKING REQUIREMENT






LOT 1: CAR WASH (1,000 SFL)	REQUIREMENTS
1 SPACE PER 200 SF = 25 SPACES	
TOTAL STAMPAID PARKING PROVIDED: 25	
ADA SPACES REQUIRED (COUNTING 2006)	
1 SPACE PER 500 SF = 1 SPACE	
ADA SPACES PROVIDED (COUNTING 2006)	
LOT 2A: RESTAURANT, FAST FOOD, BEV. SRV. (2,000 SFL)	
REQUIREMENTS	

[illegible]

GROSS AREA:	
NET AREA:	
EXISTING LAND USE:	
PLANNED LAND USE:	
CURRENT ZONING:	
PROPOSED ZONING:	

124-22-107-002,
24.2A ADRES
24.2 AC + 0.9 AC
- 0.4 AC (EDUCAT
24.7A ADRES
MATH-USE COMACT
COMMUNITY COACH
GENERAL SERVICES
GENERAL COACHING

[illegible]

	EXISTING SINKHOLE
	POINT OF CONNECTION W/ EXISTING FRIE HYDRAUNT
	POINT OF CONNECTION TO EXISTING FIRE HYDRANT
	EXISTING STREET LIGHT
	AQUA PATH ARROW

11

DOORBEL LAKE

SITE DATA

APN MAP#8733

22

WATER

BOUNDARY

ROADWAY CENTERLINE

ROADWAY CENTERLINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPOSED WATER

PROPOSED SINKER

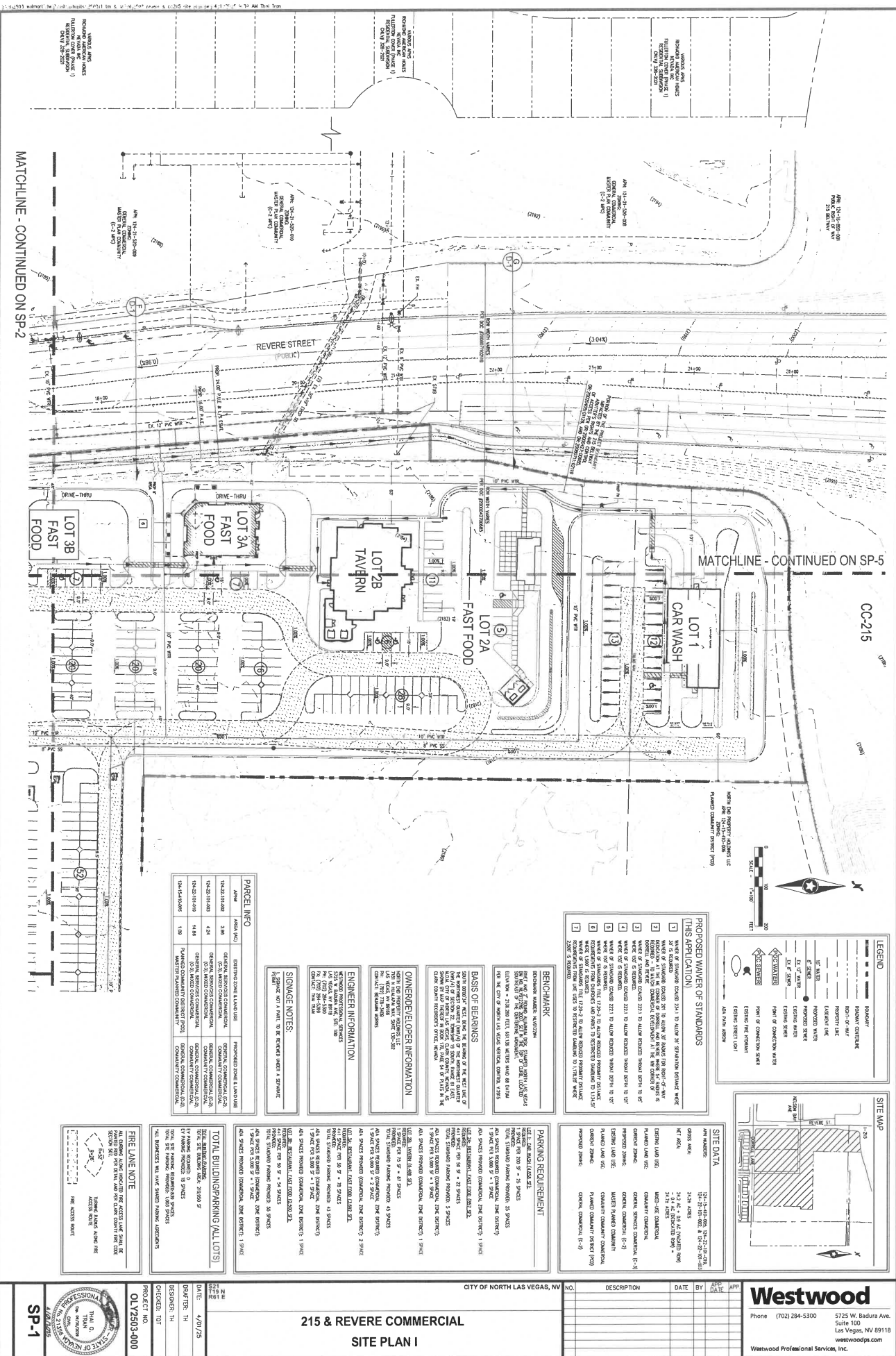
EXISTING WATER

SITE
NELSON
AVE

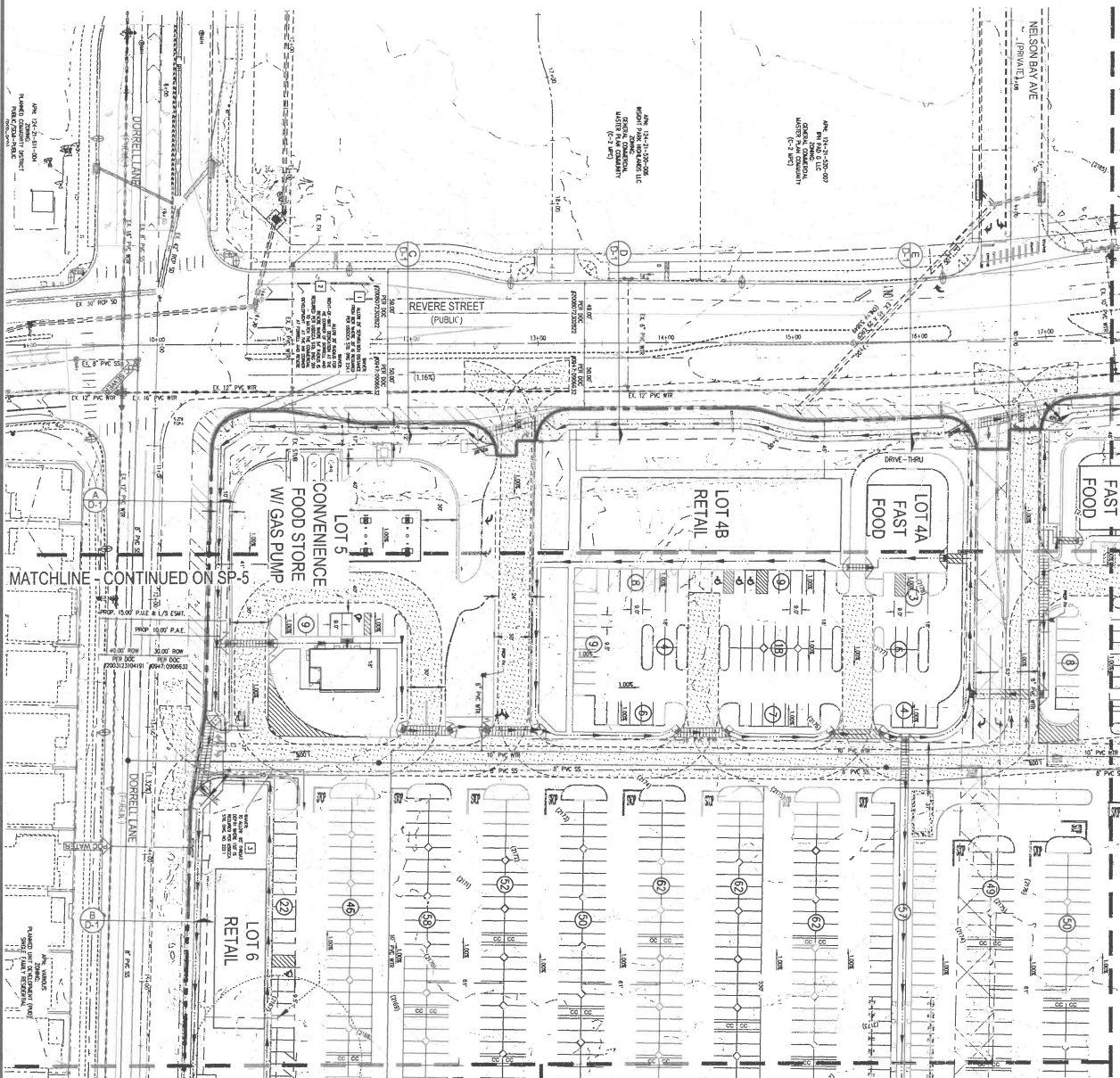
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11

1



MATCHLINE - CONTINUED ON SP-1



MATCHLINE - CONTINUED ON SP-5

MATCHLINE - CONTINUED ON SP-3

PARCEL INFO	
APN#	APN#
154-20-01-001	3.16
154-20-01-002	4.24
154-20-01-019	14.86
154-20-01-019	1.99
154-14-10-006	1.99
ESTIMATED ZONE LAND USE	
154-20-01-001	COMMERCIAL SERVICES COMMERCIAL
154-20-01-002	COMMERCIAL SERVICES COMMERCIAL
154-20-01-019	COMMERCIAL SERVICES COMMERCIAL
154-20-01-019	COMMERCIAL SERVICES COMMERCIAL
154-14-10-006	COMMERCIAL SERVICES COMMERCIAL

ENGINEER INFORMATION	
DATE	4/27/25
PROJECT NO.	01.Y2503-000
CHECKER	TD
DESIGNER	TH
DATE	4/27/25

BENCHMARK	
REMARKS	1. BENCHMARK IS A 1/4" X 1/4" X 1/4" ALUMINUM BENCHMARK SET IN THE CONCRETE OF THE EXISTING DRIVEWAY. 2. BENCHMARK IS A 1/4" X 1/4" X 1/4" ALUMINUM BENCHMARK SET IN THE CONCRETE OF THE EXISTING DRIVEWAY. 3. BENCHMARK IS A 1/4" X 1/4" X 1/4" ALUMINUM BENCHMARK SET IN THE CONCRETE OF THE EXISTING DRIVEWAY.

BASIS OF BEARINGS	
REMARKS	1. ALL BEARINGS ARE TRUE BEARINGS. 2. ALL BEARINGS ARE TRUE BEARINGS. 3. ALL BEARINGS ARE TRUE BEARINGS.

CONNECTED/LOPER INFORMATION	
REMARKS	1. CONNECTED/LOPER INFORMATION. 2. CONNECTED/LOPER INFORMATION. 3. CONNECTED/LOPER INFORMATION.

TOTAL BUILDING/PARKING (ALL LOTS)	
REMARKS	1. TOTAL BUILDING/PARKING (ALL LOTS). 2. TOTAL BUILDING/PARKING (ALL LOTS). 3. TOTAL BUILDING/PARKING (ALL LOTS).

SIGNAGE NOTES	
REMARKS	1. SIGNAGE NOTES. 2. SIGNAGE NOTES. 3. SIGNAGE NOTES.

FIRE LANE NOTE	
REMARKS	1. FIRE LANE NOTE. 2. FIRE LANE NOTE. 3. FIRE LANE NOTE.

PROPOSED WAIVER OF STANDARDS	
REMARKS	1. PROPOSED WAIVER OF STANDARDS. 2. PROPOSED WAIVER OF STANDARDS. 3. PROPOSED WAIVER OF STANDARDS.

PARKING REQUIREMENT CONT.	
REMARKS	1. PARKING REQUIREMENT CONT. 2. PARKING REQUIREMENT CONT. 3. PARKING REQUIREMENT CONT.

SITE DATA	
REMARKS	1. SITE DATA. 2. SITE DATA. 3. SITE DATA.

LEGEND	
REMARKS	1. LEGEND. 2. LEGEND. 3. LEGEND.

SITING MAP	
REMARKS	1. SITING MAP. 2. SITING MAP. 3. SITING MAP.

PROPOSED WAIVER OF STANDARDS	
REMARKS	1. PROPOSED WAIVER OF STANDARDS. 2. PROPOSED WAIVER OF STANDARDS. 3. PROPOSED WAIVER OF STANDARDS.

SP-2

Professional Engineer Seal

215 & REVERE COMMERCIAL

SITE PLAN II

CITY OF NORTH LAS VEGAS, NV

NO

DESCRIPTION

DATE

BY

APP

Westwood

Phone (702) 284-5300

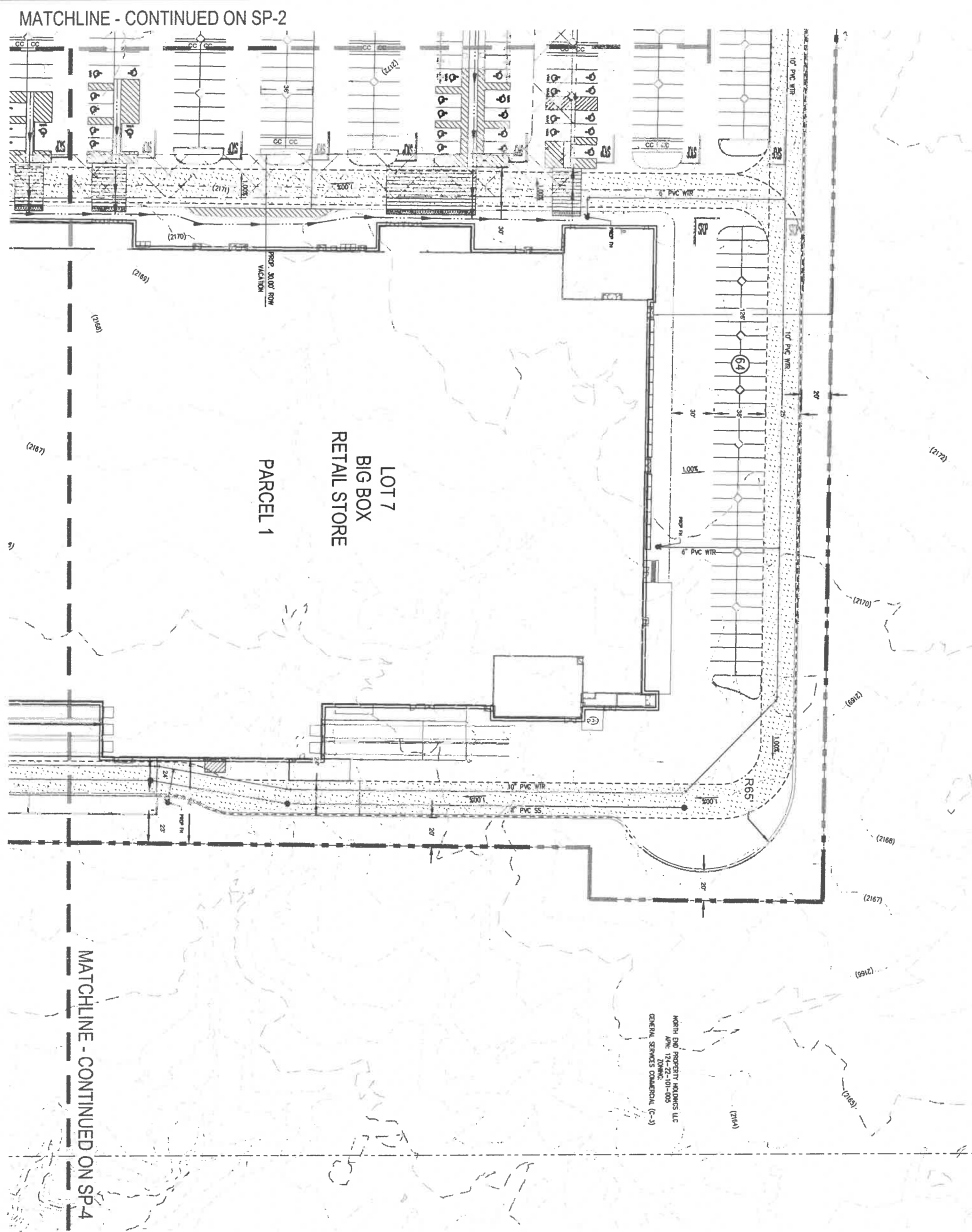
5725 W. Badura Ave.

Suite 100

Las Vegas, NV 89118

westwoodps.com

Westwood Professional Services, Inc.

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ENGINEER INFORMATION

WESTWOOD PROFESSIONAL SERVICES
5175 W. BROAD AVE. STE. 100
LOS ANGELES, CA 90048
TEL (213) 836-5000
FAX (213) 836-5300
CONTACT: PAUL TRAM

OWNER/DEVELOPER INFORMATION

JOHN DOE PROPERTY HOLDINGS, LLC
10000 WILSON AVENUE, SUITE 150-300
LOS WELLS, NY 8006
PH: (702) 778-7409
CONTACT: BENJAMIN DUBOIS

BASIS OF BEARINGS


SOUTH 00°00' 24" WEST, BEING THE BEARING OF THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 16 EAST, COUNTY OF CLATSOP, STATE OF OREGON, BEING THE BEARING OF THE SOUTHWEST CORNER OF SAID NW 1/4 TO THE POINT OF BEGINNING OF SAID PLAT, IN THE CLATSOP COUNTY RECORDS'S OFFICE, WYVADA.

[illegible]

6	WAGER OF SIMULACRUS: TITLE 12-20-2 TO ALLOW REDUCED PROBABILITY PENALTY FOR DEFENDANTS FROM CHARGES AND PLOTS TO RESTRICTED CHARGING TO 1/16.50" WHERE 1/60" IS REQUIRED.
7	WAGER OF SIMULACRUS: TITLE 12-20-2 TO ALLOW REDUCED PROBABILITY PENALTY FOR DEFENDANTS FROM CHARGES AND PLOTS TO RESTRICTED CHARGING TO 1/16.50" WHERE 1/60" IS REQUIRED.

2	MAKER OF SHOOTING GUN 221 TO ALLOW 30 ROUNDS PER HOUR 10-15 MIN PER HOUR 15-20 MIN PER HOUR 20-25 MIN PER HOUR 25-30 MIN PER HOUR 30-35 MIN PER HOUR 35-40 MIN PER HOUR 40-45 MIN PER HOUR 45-50 MIN PER HOUR 50-55 MIN PER HOUR 55-60 MIN PER HOUR 60-65 MIN PER HOUR 65-70 MIN PER HOUR 70-75 MIN PER HOUR 75-80 MIN PER HOUR 80-85 MIN PER HOUR 85-90 MIN PER HOUR 90-95 MIN PER HOUR 95-100 MIN PER HOUR 100-105 MIN PER HOUR 105-110 MIN PER HOUR 110-115 MIN PER HOUR 115-120 MIN PER HOUR 120-125 MIN PER HOUR 125-130 MIN PER HOUR 130-135 MIN PER HOUR 135-140 MIN PER HOUR 140-145 MIN PER HOUR 145-150 MIN PER HOUR 150-155 MIN PER HOUR 155-160 MIN PER HOUR 160-165 MIN PER HOUR 165-170 MIN PER HOUR 170-175 MIN PER HOUR 175-180 MIN PER HOUR 180-185 MIN PER HOUR 185-190 MIN PER HOUR 190-195 MIN PER HOUR 195-200 MIN PER HOUR 200-205 MIN PER HOUR 205-210 MIN PER HOUR 210-215 MIN PER HOUR 215-220 MIN PER HOUR 220-225 MIN PER HOUR 225-230 MIN PER HOUR 230-235 MIN PER HOUR 235-240 MIN PER HOUR 240-245 MIN 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—●— KVA PAIN ARROW



POC WATER
 POINT OF CONNECTION WATER
 POC SEWER
 POINT OF CONNECTION SEWER
 EXISTING FIRE HYDRANT
 EXISTING STREET LIGHT

PROPERTY LINE

CASINO UNIT

0' WATER

PROPOSED WATER
8' SLOPE ●

11.12' WATER

EXISTING WATER

LEGEND

 **ROADWAY**

 **ROADWAY CENTERLINE**



SITE

DRAWN: TM
DESIGNED: TM
CHECKED: TOT
PROJECT NO.

S21
T19 N
R61 E

PAINTED RED PER DETAIL AND PER CLARK COUNTY FIRE CODE SECTION 507.

TURNING ALARMS ALONG FIRE ACCESS ROUTE

FIRE ACCESS ROUTE

215

SIGNAGE NOTES:
1. SOURCE NOT A PART, TO BE REVERTED UNDER A SEPARATE PROJECT

COMMERCIAL III

AL
 CITY OF NO
 TOTAL BUILDING/PARKING (ALL LOTS)
 AIA SQUARES REQUIRED (COMPOSITE, ZONE DISTRICT)
 1 SQUARE PER 5,000 SF = 36 SQUARE
 AIA SQUARES PROVIDED (COMPOSITE, ZONE DISTRICT) 36 SQUARE

PARKING REQUIREMENT CONT.

LOT 7, BEYOND THE ROCK LINDEN ST.
RECORDED
SPACED PER 400 SF = 453 SPACES
TOTAL 1,100,000 PARKING PROVISIONS: 215 SPACES

[illegible]

NET AREA	DATE
24.2 AC + 0.8 AC (WALD FIRM) = 0.4 AC (PRODUCED SOY) = 24.72 ACRES	
EXISTING LAND USE:	
PLANTED LAND USE:	
CURRENT ZONING:	
WATER-USE CATEGORY:	
COMBUSTION CATEGORY:	
GEOTECH. SERVICES CATEGORY: (C-3)	

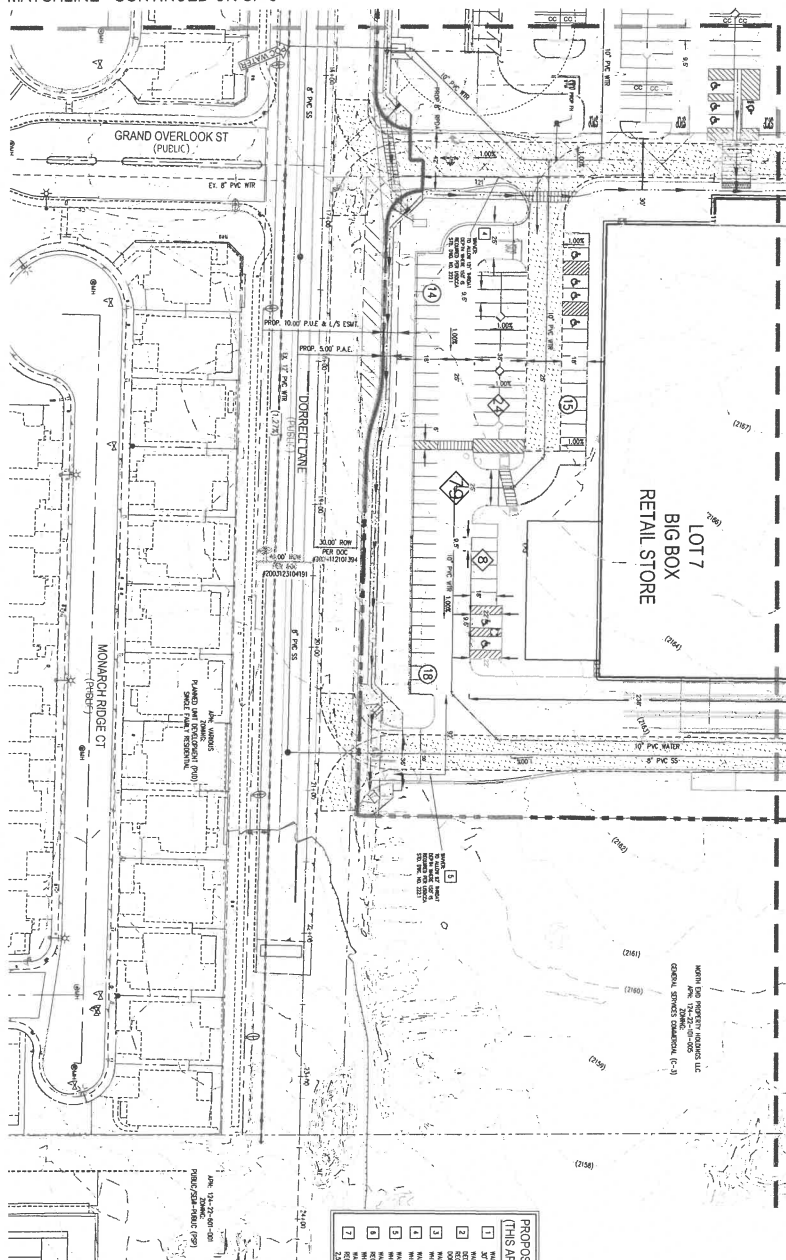
SITE DATA	
APN NUMBER: 124-05-010-000, 124-22-101-010, 124-22-101-002, & 124-22-101-003	



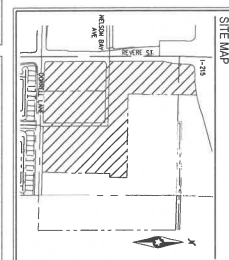
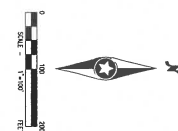
West
Phone (702) 284-5
Westwood Professional

wood

ra Ave.
89118
om



MATCHLINE - CONTINUED ON SP-3



PARCEL INFO		
APN#	AREA (AC)	EXISTING ZONE & LAND USE
124-20-01-002	3.85	EXISTING ZONE & LAND USE GENERAL SERVICES COMMERCIAL C-23, MEDICAL COMMERCIAL C-23, MEDICAL COMMERCIAL COMMUNITY COMMERCIAL C-23
124-20-01-003	4.31	EXISTING ZONE & LAND USE GENERAL SERVICES COMMERCIAL C-23, MEDICAL COMMERCIAL C-23, MEDICAL COMMERCIAL COMMUNITY COMMERCIAL C-23
124-20-01-010	4.68	EXISTING ZONE & LAND USE GENERAL SERVICES COMMERCIAL C-23, MEDICAL COMMERCIAL C-23, MEDICAL COMMERCIAL COMMUNITY COMMERCIAL C-23
124-21-01-006	1.09	PLANNED COMMERCIAL DISTRICT (PRO) MEDICAL COMMERCIAL C-23 COMMUNITY COMMERCIAL C-23

ENGINEER INFORMATION

WESTWOOD PROFESSIONAL SERVICES
5725 W. BALDWIN AVE., STE. 100
LAS VEGAS, NV 89118
PH: (702) 284-5300
FX: (702) 284-5359
CONTACT: TIM TILMAN

OWNER/DEVELOPER INFORMATION



























WORTH D&D PROPERTY HOLDINGS, LLC
7751 N. HOLLAND AVE., SUITE 130-352
LAS VEGAS, NV 89168
P: (702) 778-3400
CONTACT: BOB KAHN 40095

SOUTH 000034" WEST, BECOM THE BEARING OF THE WEST LINE OF THE NORTHEAST QUARTER (NW/4) OF THE NORTHEAST QUARTER (NW/4) OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 51 EAST, WILDA CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP HEREIN IN BOOK 170, PAGE 54 OF PLATS IN THE CLARK COUNTY RECORDS OFFICE, NEVADA.

PER THE CITY OF NORTH LAS VEGAS VERTICAL CONTROL, 2005

BENCHMARK
BENCHMARK MAJOR: NLV912744

ANSWER OF STANDARDS (LATION)

LEGEND	
	ROCKWELL
	SOLARON CONTINUUM
	BOYD-BOY
	PROPERTY LINE
	EASMENT LINE
	PROPERTY WATER
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TURNING RADIUS AROUND FIRE ACCESS ROUTE

FIRE ACCESS ROUTE

1. SOURCE: HOT A PART, TO BE RECEIVED UNDER A SEPARATE
PESAL

SIGNAGE NOTES:

TOTAL BUILDING/PARKING (ALL LOTS)

TOTAL BUILDING/PAVING: 0
TOTAL SITE BUILDING AREA: 70,950 SF
PARKING REQUIRED: 0

LOT 1: PARKING AND BOX CULVERT SITE

REQUIRED:
1 SPACE PER 400 SF = 433 SPACES
TOTAL STANDARD PARKING PROVIDED: 335 SPACES

ADDITIONAL REQUIRED (COMMERCIAL ZONE DISTRICT):
1 SPACE PER 3,000 SF = 38 SPACE

ADA SPACES PROVIDED (COMMERCIAL ZONE DISTRICT): 38 SPACE

[illegible]

APN: 124-15-410-006
LAND USE: MASTER PLANNED
COMMUNITY

Revised
04/16/2025 1:03:57 PM
SUP-20-2025

VACANT: NOT A PART
APN: 124-22-101-020
LAND USE:
MIXED-USE COMMERCIAL

EXISTING C-3
ZONING

APN: 124-22-101-005
LAND USE:
MIXED-USE COMMERCIAL

CONCEPTUAL LANDSCAPE SITE PLAN

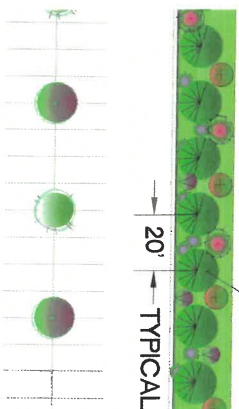
SCALE: 1" = 40'
MARCH 6, 2025

LANDSCAPE LEGEND

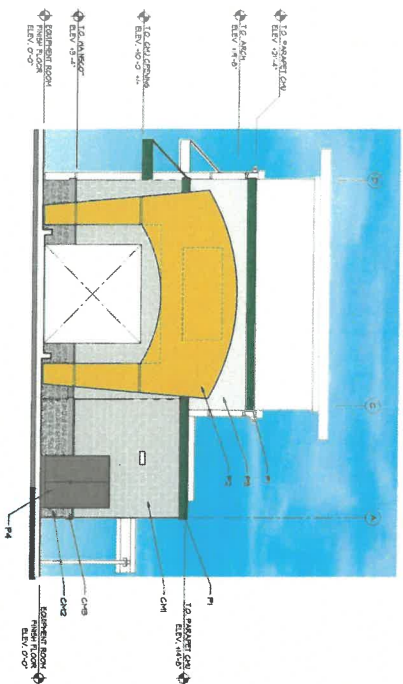
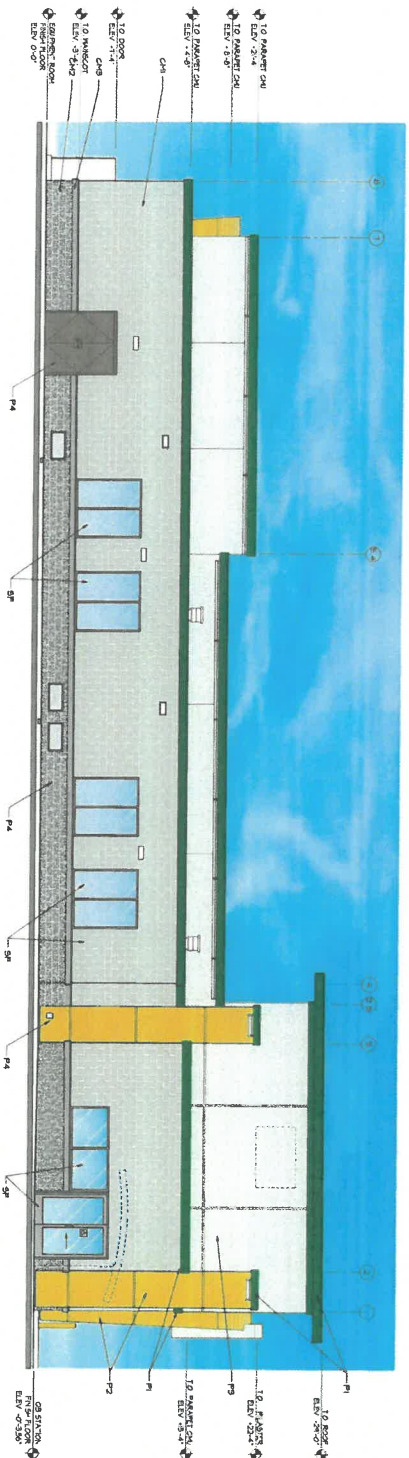
SYMBOL	SYMBOL TYPE	COMMON NAME	LANDSCAPE DESIGN AND COVERAGE SHALL COMPLY WITH NORTH LAS VEGAS TITLE 22.4000
1	SHRUBS	ACACIA	4'-6"
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









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TYPICAL LANDSCAPING ADJACENT TO RESIDENTIAL PARCEL

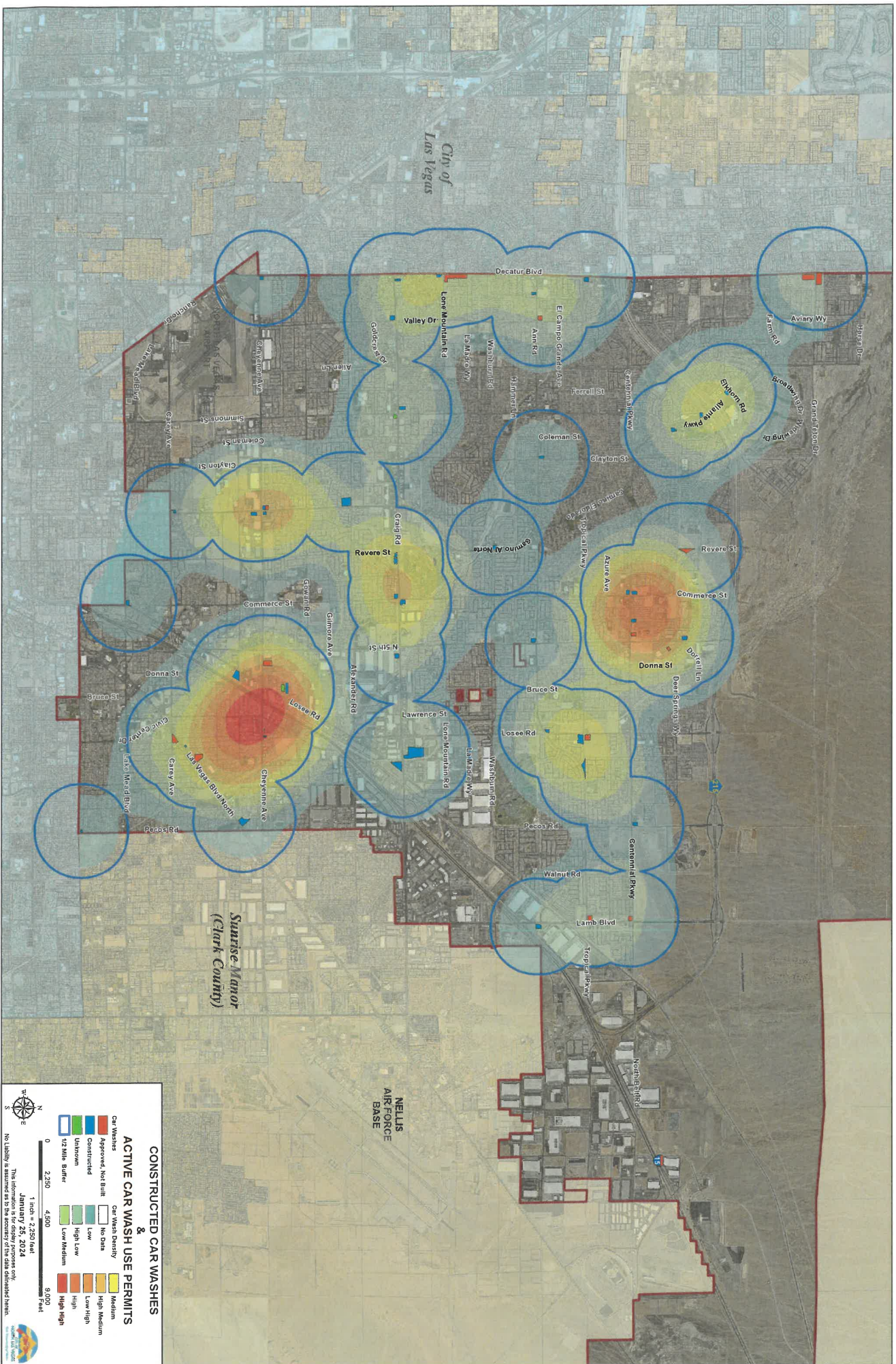


**WALMART
REVERE**
NORTH LAS VEGAS
L-1



COLOR LEGEND	
	HAZARDOUS CHAIN 117 CO 00000
	DELETED TELLER SM 00000
	SHORROUN SM 1000
	BLACK/CO SM 000
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	HAZARD CHAIN 117 SM 00000
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MAP LEGEND

T19S R61E

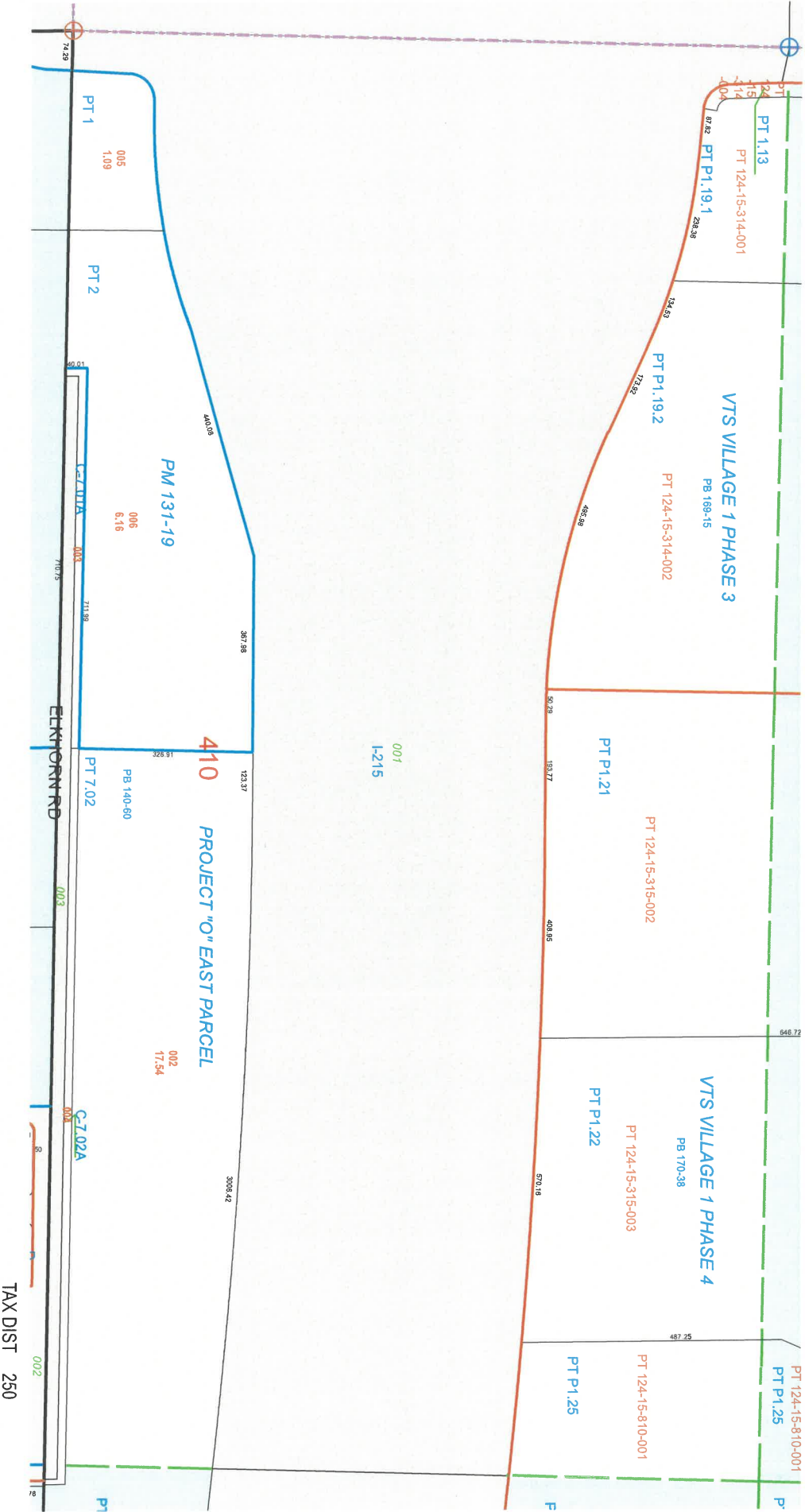
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125	124	123
138	139	140

Scale: 1" = 200'

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13	14	15	16	17	18
19	20	21	22	23	24
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Rev: 12/19/2024

MAP	S2SW4			
8	4		8	4
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6	2		6	2
7	3		7	3
8	4		8	4
5	1		5	1



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.

MAP LEGEND

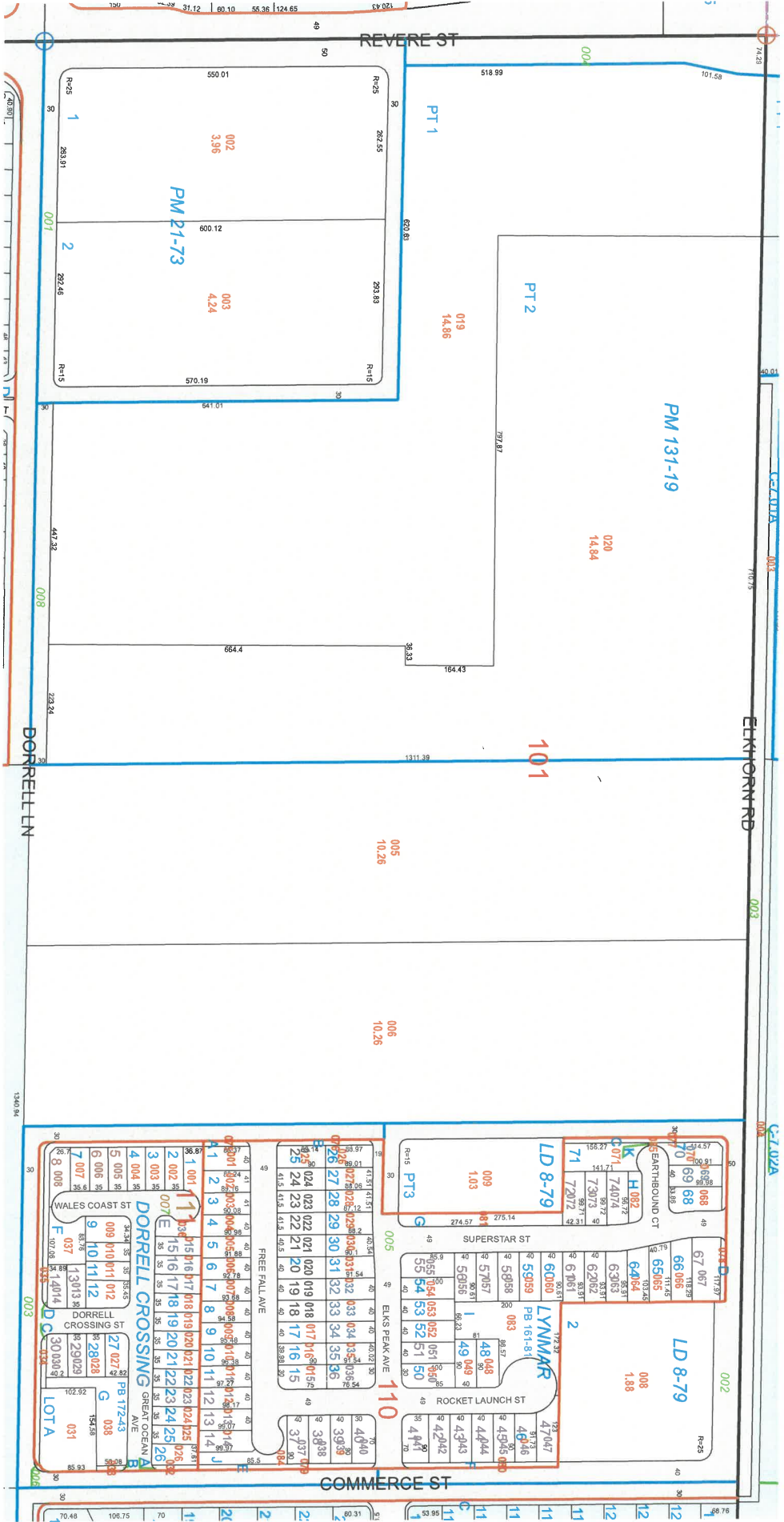
- PARCEL BOUNDARY
- SUB BOUNDARY
- PM/D BOUNDARY
- ROAD EASEMENT
- MATCH/LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PM/D BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 001 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUBSECT NUMBER
- FB 24+49 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GLS GOV. LOT NUMBER

BOOK	T19S R61E
100	101 102
125	124 123
138	139 140

SEC.	22
6 8 4 3 2 4	
7 8 10 11 12	
18 19 21 22 23 24	
30 31 32 33 34 35	

MAP	N 2 NW 4
8 4 5 1	
5 1 6 2	
7 3 7 3	
8 4 8 4	
5 1 5 1	

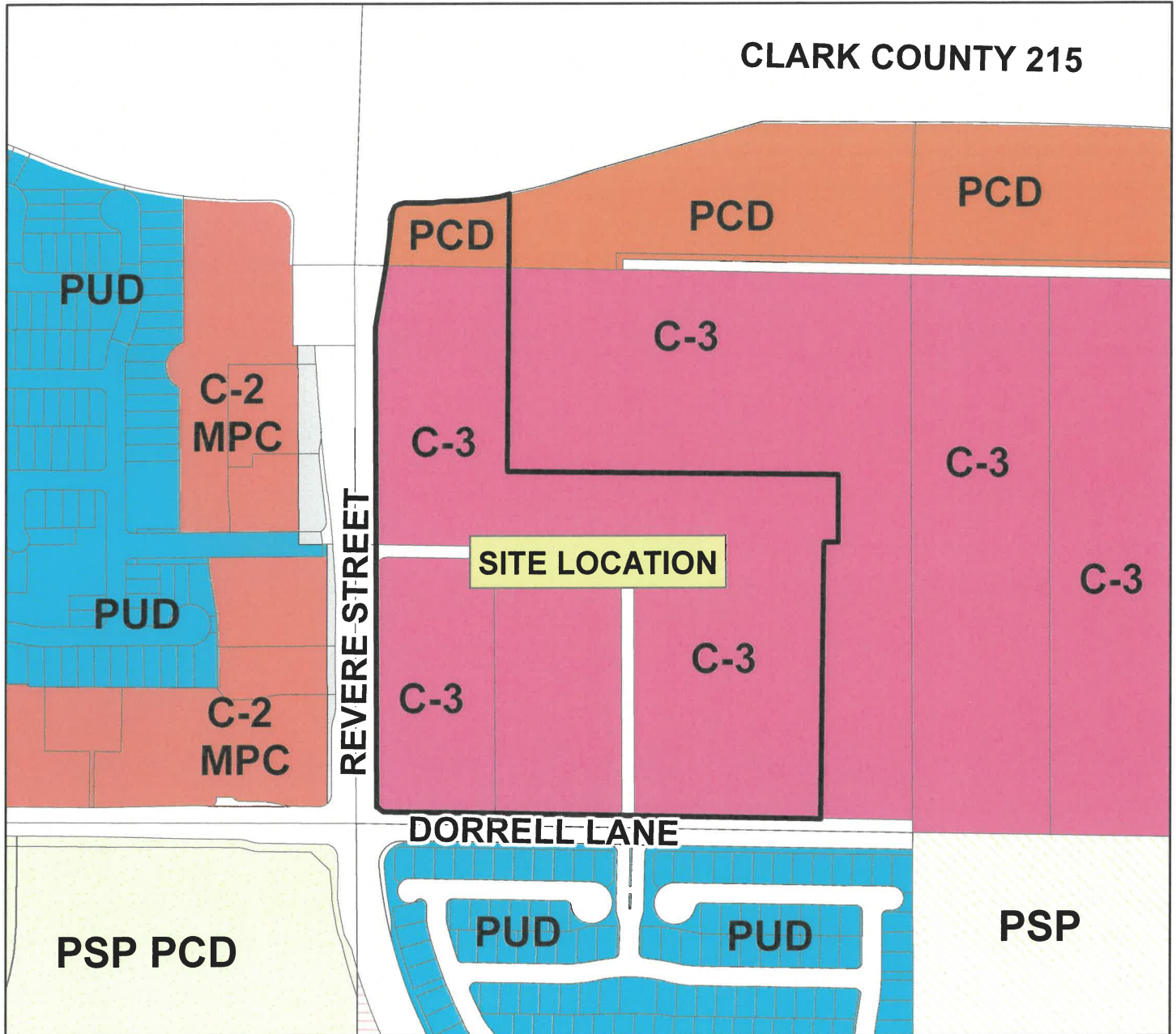
124-22-1





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Olympia Companies
Application Type: Special Use Permit
Request: To Allow a Standalone Vehicle Washing Establishment
Project Info: Northeast Corner of Revere Street and Dorrell Lane
Case Number: SUP-20-2025

4/09/2025

