

## 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: 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: 2025.04.17 10:15:22-07'00'

---

Jimmy Love, Major Projects Coordinator  
Department of Public Works

LAS VEGAS OFFICE  
1980 Festival Plaza Drive, Suite 650  
Las Vegas, NV 89135  
T: 702.792.7000  
F: 702.796.7181

KAEMPFER

CROWELL

JENNIFER LAZOVICH  
[jlazovich@kcnvlaw.com](mailto:jlazovich@kcnvlaw.com)  
D: 702.792.7050

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

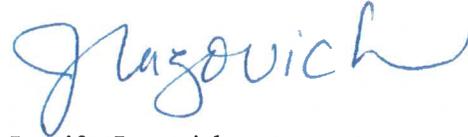
KAEMPFER

CROWELL

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



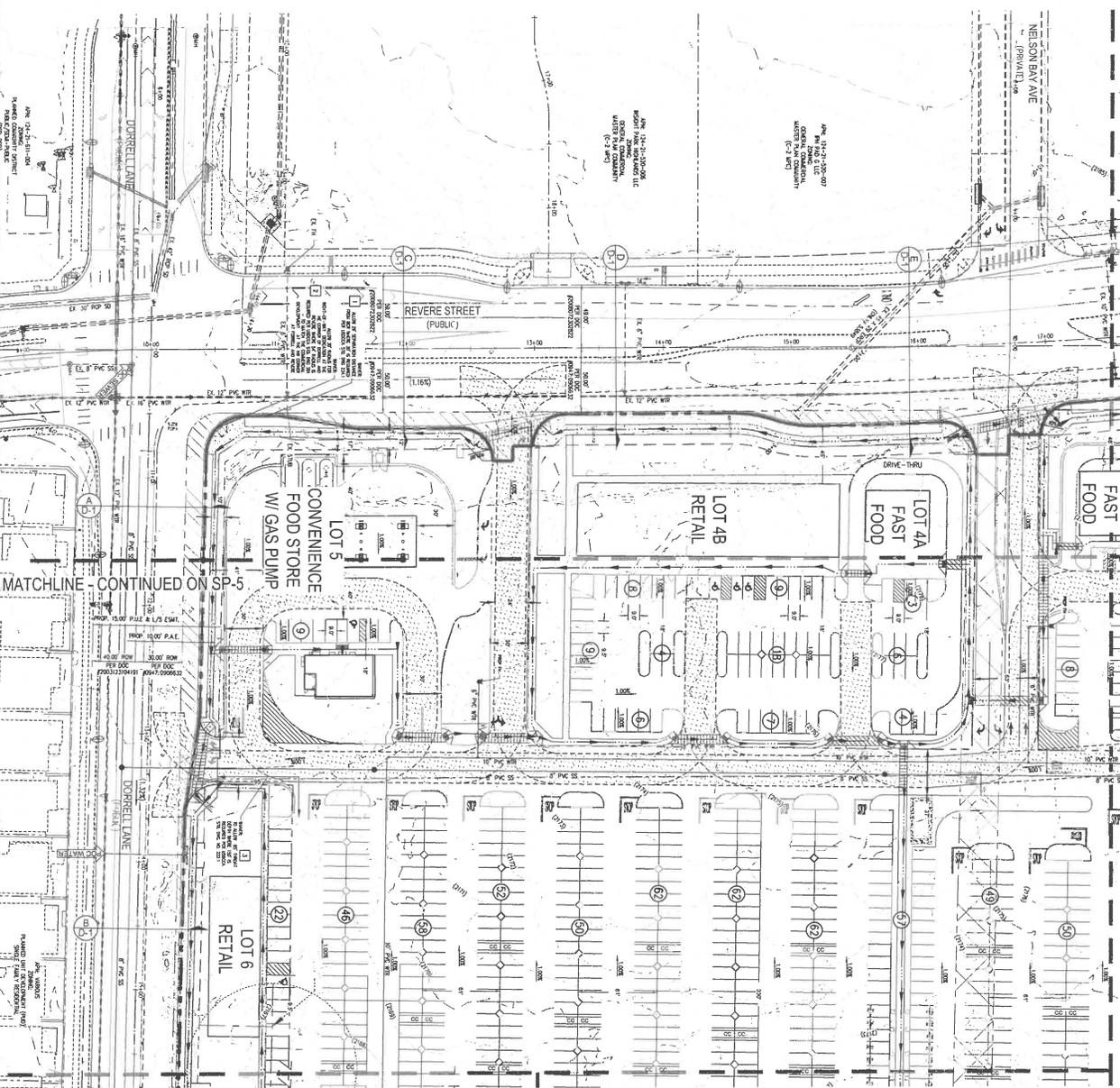
Jennifer Lazovich

JL/ajc/amp/mtf





MATCHLINE - CONTINUED ON SP-1



MATCHLINE - CONTINUED ON SP-5

MATCHLINE - CONTINUED ON SP-3

APN#	AREA (SQ. FT.)	EXISTING ZONE	PROPOSED ZONE
134-23-01-003	3.16	GENERAL SERVICES COMMERCIAL	GENERAL COMMERCIAL (C-1)
134-23-01-003	4.24	GENERAL SERVICES COMMERCIAL	GENERAL COMMERCIAL (C-1)
134-23-01-019	14.88	GENERAL SERVICES COMMERCIAL	GENERAL COMMERCIAL (C-1)
134-14-10-006	1.90	PLANNED COMMUNITY DISTRICT POOL	GENERAL COMMERCIAL (C-1)

APN#	AREA (SQ. FT.)	EXISTING ZONE	PROPOSED ZONE
134-23-01-003	3.16	GENERAL SERVICES COMMERCIAL	GENERAL COMMERCIAL (C-1)
134-23-01-003	4.24	GENERAL SERVICES COMMERCIAL	GENERAL COMMERCIAL (C-1)
134-23-01-019	14.88	GENERAL SERVICES COMMERCIAL	GENERAL COMMERCIAL (C-1)
134-14-10-006	1.90	PLANNED COMMUNITY DISTRICT POOL	GENERAL COMMERCIAL (C-1)

**ENGINEER INFORMATION**  
 DATE: 4/9/25  
 DESIGNER: TH  
 CHECKER: JDT

**FREE LANE NOTE**  
 ALL FREE LANE AREAS SHOWN ON THIS PLAN ARE SUBJECT TO THE CITY OF NORTH LAS VEGAS FREE LANE REGULATIONS AND THE CITY ENGINEER'S APPROVAL.

**SIGNAGE NOTES:**  
 1. SIGNAGE SHALL BE AS SHOWN IN THE ATTACHED SIGNAGE SPECIFICATIONS.  
 2. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF NORTH LAS VEGAS SIGNAGE REGULATIONS.

**TOTAL BUILDING/PARKING (ALL LOTS)**  
 TOTAL BUILDING AREA: 100,000 SQ. FT.  
 TOTAL PARKING SPACES: 1,000

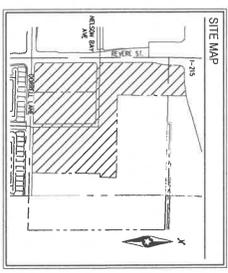
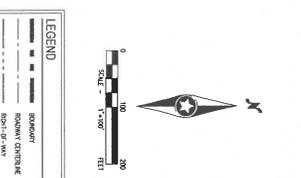
**PROPOSED WAIVER OF STANDARDS (THIS APPLICATION)**  
 1. WAIVER OF STANDARD 201.1 TO ALLOW FOR SIGNAGE LOCATED WITHIN THE DRIVE-THRU LANE.  
 2. WAIVER OF STANDARD 201.2 TO ALLOW FOR SIGNAGE LOCATED WITHIN THE DRIVE-THRU LANE.  
 3. WAIVER OF STANDARD 201.3 TO ALLOW FOR SIGNAGE LOCATED WITHIN THE DRIVE-THRU LANE.  
 4. WAIVER OF STANDARD 201.4 TO ALLOW FOR SIGNAGE LOCATED WITHIN THE DRIVE-THRU LANE.  
 5. WAIVER OF STANDARD 201.5 TO ALLOW FOR SIGNAGE LOCATED WITHIN THE DRIVE-THRU LANE.

**BENCHMARK**  
 BENCHMARK MARKER: NAD 83  
 BENCHMARK POINT: 134-23-01-003  
 BENCHMARK ELEVATION: 2,100.00

**PROPOSED WAIVER OF STANDARDS (THIS APPLICATION)**  
 1. WAIVER OF STANDARD 201.1 TO ALLOW FOR SIGNAGE LOCATED WITHIN THE DRIVE-THRU LANE.  
 2. WAIVER OF STANDARD 201.2 TO ALLOW FOR SIGNAGE LOCATED WITHIN THE DRIVE-THRU LANE.  
 3. WAIVER OF STANDARD 201.3 TO ALLOW FOR SIGNAGE LOCATED WITHIN THE DRIVE-THRU LANE.  
 4. WAIVER OF STANDARD 201.4 TO ALLOW FOR SIGNAGE LOCATED WITHIN THE DRIVE-THRU LANE.  
 5. WAIVER OF STANDARD 201.5 TO ALLOW FOR SIGNAGE LOCATED WITHIN THE DRIVE-THRU LANE.

**PROPOSED WAIVER OF STANDARDS (THIS APPLICATION)**  
 1. WAIVER OF STANDARD 201.1 TO ALLOW FOR SIGNAGE LOCATED WITHIN THE DRIVE-THRU LANE.  
 2. WAIVER OF STANDARD 201.2 TO ALLOW FOR SIGNAGE LOCATED WITHIN THE DRIVE-THRU LANE.  
 3. WAIVER OF STANDARD 201.3 TO ALLOW FOR SIGNAGE LOCATED WITHIN THE DRIVE-THRU LANE.  
 4. WAIVER OF STANDARD 201.4 TO ALLOW FOR SIGNAGE LOCATED WITHIN THE DRIVE-THRU LANE.  
 5. WAIVER OF STANDARD 201.5 TO ALLOW FOR SIGNAGE LOCATED WITHIN THE DRIVE-THRU LANE.

**PROPOSED WAIVER OF STANDARDS (THIS APPLICATION)**  
 1. WAIVER OF STANDARD 201.1 TO ALLOW FOR SIGNAGE LOCATED WITHIN THE DRIVE-THRU LANE.  
 2. WAIVER OF STANDARD 201.2 TO ALLOW FOR SIGNAGE LOCATED WITHIN THE DRIVE-THRU LANE.  
 3. WAIVER OF STANDARD 201.3 TO ALLOW FOR SIGNAGE LOCATED WITHIN THE DRIVE-THRU LANE.  
 4. WAIVER OF STANDARD 201.4 TO ALLOW FOR SIGNAGE LOCATED WITHIN THE DRIVE-THRU LANE.  
 5. WAIVER OF STANDARD 201.5 TO ALLOW FOR SIGNAGE LOCATED WITHIN THE DRIVE-THRU LANE.



APN#	AREA (SQ. FT.)	EXISTING ZONE	PROPOSED ZONE
134-23-01-003	3.16	GENERAL SERVICES COMMERCIAL	GENERAL COMMERCIAL (C-1)
134-23-01-003	4.24	GENERAL SERVICES COMMERCIAL	GENERAL COMMERCIAL (C-1)
134-23-01-019	14.88	GENERAL SERVICES COMMERCIAL	GENERAL COMMERCIAL (C-1)
134-14-10-006	1.90	PLANNED COMMUNITY DISTRICT POOL	GENERAL COMMERCIAL (C-1)

APN#	AREA (SQ. FT.)	EXISTING ZONE	PROPOSED ZONE
134-23-01-003	3.16	GENERAL SERVICES COMMERCIAL	GENERAL COMMERCIAL (C-1)
134-23-01-003	4.24	GENERAL SERVICES COMMERCIAL	GENERAL COMMERCIAL (C-1)
134-23-01-019	14.88	GENERAL SERVICES COMMERCIAL	GENERAL COMMERCIAL (C-1)
134-14-10-006	1.90	PLANNED COMMUNITY DISTRICT POOL	GENERAL COMMERCIAL (C-1)

**ENGINEER INFORMATION**  
 DATE: 4/9/25  
 DESIGNER: TH  
 CHECKER: JDT

**FREE LANE NOTE**  
 ALL FREE LANE AREAS SHOWN ON THIS PLAN ARE SUBJECT TO THE CITY OF NORTH LAS VEGAS FREE LANE REGULATIONS AND THE CITY ENGINEER'S APPROVAL.

**SIGNAGE NOTES:**  
 1. SIGNAGE SHALL BE AS SHOWN IN THE ATTACHED SIGNAGE SPECIFICATIONS.  
 2. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF NORTH LAS VEGAS SIGNAGE REGULATIONS.

**TOTAL BUILDING/PARKING (ALL LOTS)**  
 TOTAL BUILDING AREA: 100,000 SQ. FT.  
 TOTAL PARKING SPACES: 1,000

**PROPOSED WAIVER OF STANDARDS (THIS APPLICATION)**  
 1. WAIVER OF STANDARD 201.1 TO ALLOW FOR SIGNAGE LOCATED WITHIN THE DRIVE-THRU LANE.  
 2. WAIVER OF STANDARD 201.2 TO ALLOW FOR SIGNAGE LOCATED WITHIN THE DRIVE-THRU LANE.  
 3. WAIVER OF STANDARD 201.3 TO ALLOW FOR SIGNAGE LOCATED WITHIN THE DRIVE-THRU LANE.  
 4. WAIVER OF STANDARD 201.4 TO ALLOW FOR SIGNAGE LOCATED WITHIN THE DRIVE-THRU LANE.  
 5. WAIVER OF STANDARD 201.5 TO ALLOW FOR SIGNAGE LOCATED WITHIN THE DRIVE-THRU LANE.

**BENCHMARK**  
 BENCHMARK MARKER: NAD 83  
 BENCHMARK POINT: 134-23-01-003  
 BENCHMARK ELEVATION: 2,100.00

**PROPOSED WAIVER OF STANDARDS (THIS APPLICATION)**  
 1. WAIVER OF STANDARD 201.1 TO ALLOW FOR SIGNAGE LOCATED WITHIN THE DRIVE-THRU LANE.  
 2. WAIVER OF STANDARD 201.2 TO ALLOW FOR SIGNAGE LOCATED WITHIN THE DRIVE-THRU LANE.  
 3. WAIVER OF STANDARD 201.3 TO ALLOW FOR SIGNAGE LOCATED WITHIN THE DRIVE-THRU LANE.  
 4. WAIVER OF STANDARD 201.4 TO ALLOW FOR SIGNAGE LOCATED WITHIN THE DRIVE-THRU LANE.  
 5. WAIVER OF STANDARD 201.5 TO ALLOW FOR SIGNAGE LOCATED WITHIN THE DRIVE-THRU LANE.

**PROPOSED WAIVER OF STANDARDS (THIS APPLICATION)**  
 1. WAIVER OF STANDARD 201.1 TO ALLOW FOR SIGNAGE LOCATED WITHIN THE DRIVE-THRU LANE.  
 2. WAIVER OF STANDARD 201.2 TO ALLOW FOR SIGNAGE LOCATED WITHIN THE DRIVE-THRU LANE.  
 3. WAIVER OF STANDARD 201.3 TO ALLOW FOR SIGNAGE LOCATED WITHIN THE DRIVE-THRU LANE.  
 4. WAIVER OF STANDARD 201.4 TO ALLOW FOR SIGNAGE LOCATED WITHIN THE DRIVE-THRU LANE.  
 5. WAIVER OF STANDARD 201.5 TO ALLOW FOR SIGNAGE LOCATED WITHIN THE DRIVE-THRU LANE.

**PROFESSIONAL SEAL**  
 STATE OF NEVADA  
 CIVIL ENGINEER  
 THOMAS H. HARRIS  
 No. 10000

**PROJECT NO.**  
 01.2503-000

**DATE:** 4/9/25  
**DESIGNER:** TH  
**CHECKER:** JDT

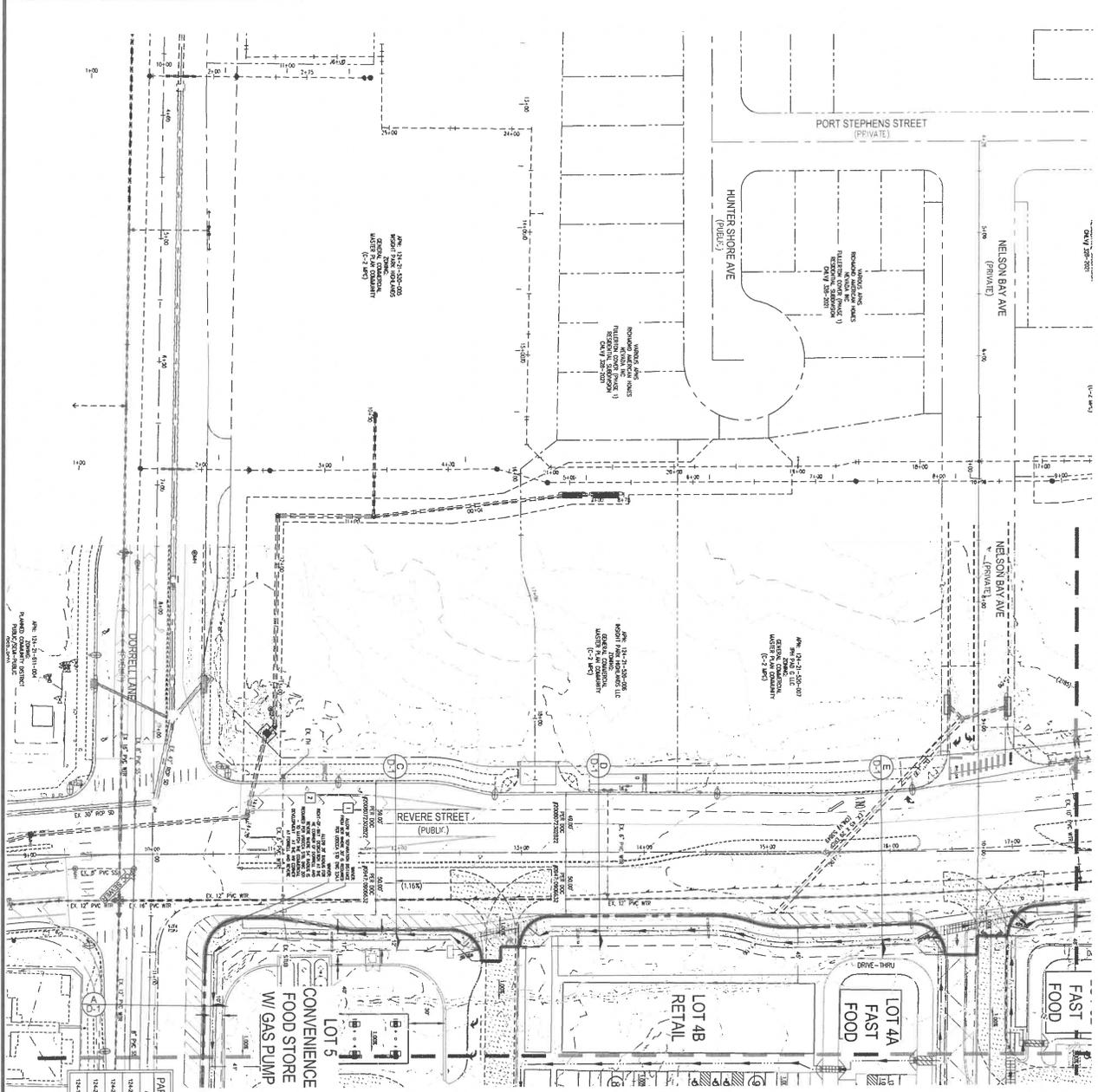
**CITY OF NORTH LAS VEGAS, NV**  
**215 & REVERE COMMERCIAL**  
**SITE PLAN II**

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

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







MATCHLINE - CONTINUED ON SP-1

MATCHLINE - CONTINUED ON SP-2

Parcel No.	Area	Use	Notes
14-1-2-10-100	1.18	General Commercial (C-2)	Proposed Zone 4 Land Use
14-1-2-10-101	1.18	General Commercial (C-2)	Proposed Zone 4 Land Use
14-1-2-10-102	1.18	General Commercial (C-2)	Proposed Zone 4 Land Use
14-1-2-10-103	1.18	General Commercial (C-2)	Proposed Zone 4 Land Use
14-1-2-10-104	1.18	General Commercial (C-2)	Proposed Zone 4 Land Use
14-1-2-10-105	1.18	General Commercial (C-2)	Proposed Zone 4 Land Use
14-1-2-10-106	1.18	General Commercial (C-2)	Proposed Zone 4 Land Use
14-1-2-10-107	1.18	General Commercial (C-2)	Proposed Zone 4 Land Use
14-1-2-10-108	1.18	General Commercial (C-2)	Proposed Zone 4 Land Use
14-1-2-10-109	1.18	General Commercial (C-2)	Proposed Zone 4 Land Use
14-1-2-10-110	1.18	General Commercial (C-2)	Proposed Zone 4 Land Use

**ENGINEER INFORMATION**  
 DATE: 4/9/2015  
 DRAWN BY: TH  
 CHECKED BY: TH  
 PROJECT NO: 01Y2503-000

**CONVERTER/ENGINEER INFORMATION**  
 DATE: 4/9/2015  
 DRAWN BY: TH  
 CHECKED BY: TH  
 PROJECT NO: 01Y2503-000

**BASIS OF BEARINGS**  
 NORTH IS TRUE NORTH. THE BEARING OF THE LOT LINE OF THE PROPERTY IS 172° 2' 3" N 17° 50' 0" W. THE BEARING OF THE LOT LINE OF THE PROPERTY IS 172° 2' 3" N 17° 50' 0" W.

**BENCHMARK**  
 BENCHMARK MARKER: 172503  
 BENCHMARK DESCRIPTION: 172503  
 BENCHMARK LOCATION: 172503

**PROPOSED WAIVER OF STANDARDS (THIS APPLICATION)**  
 1. WAIVER OF STANDARD 2.1.1 TO ALLOW FOR...  
 2. WAIVER OF STANDARD 2.1.2 TO ALLOW FOR...  
 3. WAIVER OF STANDARD 2.1.3 TO ALLOW FOR...  
 4. WAIVER OF STANDARD 2.1.4 TO ALLOW FOR...  
 5. WAIVER OF STANDARD 2.1.5 TO ALLOW FOR...  
 6. WAIVER OF STANDARD 2.1.6 TO ALLOW FOR...  
 7. WAIVER OF STANDARD 2.1.7 TO ALLOW FOR...

**PARKING REQUIREMENT CONT.**  
 1. 1 SPACE PER 100 SF OF GROSS AREA.  
 2. 1 SPACE PER 100 SF OF GROSS AREA.  
 3. 1 SPACE PER 100 SF OF GROSS AREA.  
 4. 1 SPACE PER 100 SF OF GROSS AREA.  
 5. 1 SPACE PER 100 SF OF GROSS AREA.  
 6. 1 SPACE PER 100 SF OF GROSS AREA.  
 7. 1 SPACE PER 100 SF OF GROSS AREA.

**TOTAL BUILDING/PARKING (ALL LOTS)**  
 TOTAL BUILDING/PARKING (ALL LOTS): 172503  
 TOTAL BUILDING/PARKING (ALL LOTS): 172503  
 TOTAL BUILDING/PARKING (ALL LOTS): 172503

**SIGNAGE NOTES:**  
 1. SIGNAGE SHALL BE PERMITTED UNDER A SEPARATE PERMIT.  
 2. SIGNAGE SHALL BE PERMITTED UNDER A SEPARATE PERMIT.  
 3. SIGNAGE SHALL BE PERMITTED UNDER A SEPARATE PERMIT.

**FREE LANE NOTE**  
 ALL FREE LANE AREAS SHOWN ON THIS SITE PLAN SHALL BE CONSIDERED AS FREE LANE AREAS. THE FREE LANE AREAS SHALL BE MAINTAINED AS FREE LANE AREAS.

**LEGEND**  
 BOUNDARY  
 ROWWAY CENTERLINE  
 RIGHT-OF-WAY  
 PROPOSED LOT  
 EXISTING LOT  
 LOT AREA  
 LOT PERCENTAGE  
 LOT AREA  
 LOT PERCENTAGE  
 LOT AREA  
 LOT PERCENTAGE

**SITE DATA**  
 APN: 14-1-2-10-100-101-102-103-104-105-106-107-108-109-110  
 GROSS AREA: 14.18 ACRES  
 NET AREA: 14.18 ACRES  
 EXISTING LAND USE: GENERAL COMMERCIAL (C-2)  
 PROPOSED ZONING: GENERAL COMMERCIAL (C-2)  
 EXISTING LAND USE: GENERAL COMMERCIAL (C-2)  
 PROPOSED ZONING: GENERAL COMMERCIAL (C-2)



**STATE OF NEVADA**  
**PROFESSIONAL ENGINEER**  
 THOMAS H. HARRIS  
 LICENSE NO. 10000  
 PROJECT NO. 01Y2503-000

DATE: 4/9/2015  
 DRAWN BY: TH  
 CHECKED BY: TH  
 PROJECT NO: 01Y2503-000

**215 & REVERE COMMERCIAL**  
**SITE PLAN V**

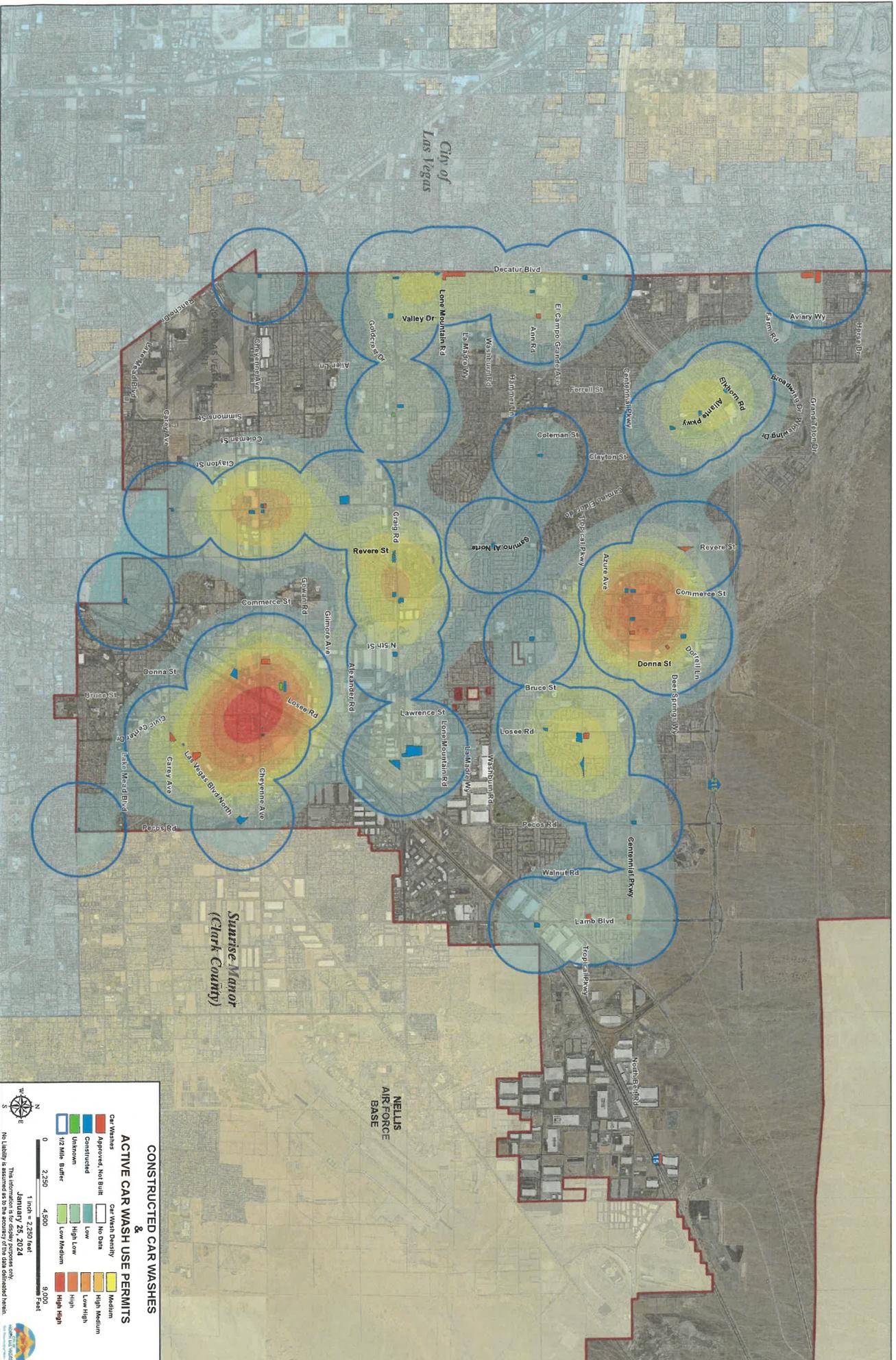
NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

**Westwood**  
 Phone: (702) 284-5300  
 5725 W. Badure Ave.  
 Suite 100  
 Las Vegas, NV 89118  
 westwoodps.com  
 Westwood Professional Services, Inc.









**CONSTRUCTED CAR WASHES & ACTIVE CAR WASH USE PERMITS**

Color	Category	Sub-category
Red	Car Washes	Approved Not Built
Orange	Car Washes	Constructed
Yellow	Car Washes	Unknown
Green	Car Washes	1/2 Mile Buffer
Light Green	Car Wash Density	Low
Medium Green	Car Wash Density	Low Medium
Dark Green	Car Wash Density	High
Light Yellow	Car Wash Density	High Medium
Orange	Car Wash Density	High
Red	Car Wash Density	High High

Scale: 1 inch = 2,250 feet  
 0 2,250 4,500 8,100 feet

January 26, 2024  
 The information is for display purposes only.  
 No liability is assumed for its accuracy or the data contained herein.



**NOTES**

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 1:1X7 ORIGINAL

0 100 200 400 600 800

**MAP LEGEND**

- PARCEL BOUNDARY
- SUB BOUNDARY
- PM/LD BOUNDARY
- ROAD EASEMENT
- MATCH/LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PM/LD 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
- PB 2449 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GLS GOV. LOT NUMBER

**ASSESSOR'S PARCELS - CLARK COUNTY, NV.**

Briana Johnson - Assessor

BOOK T19S R61E

SEC. 22

MAP N 2 NW 4

124-22-1

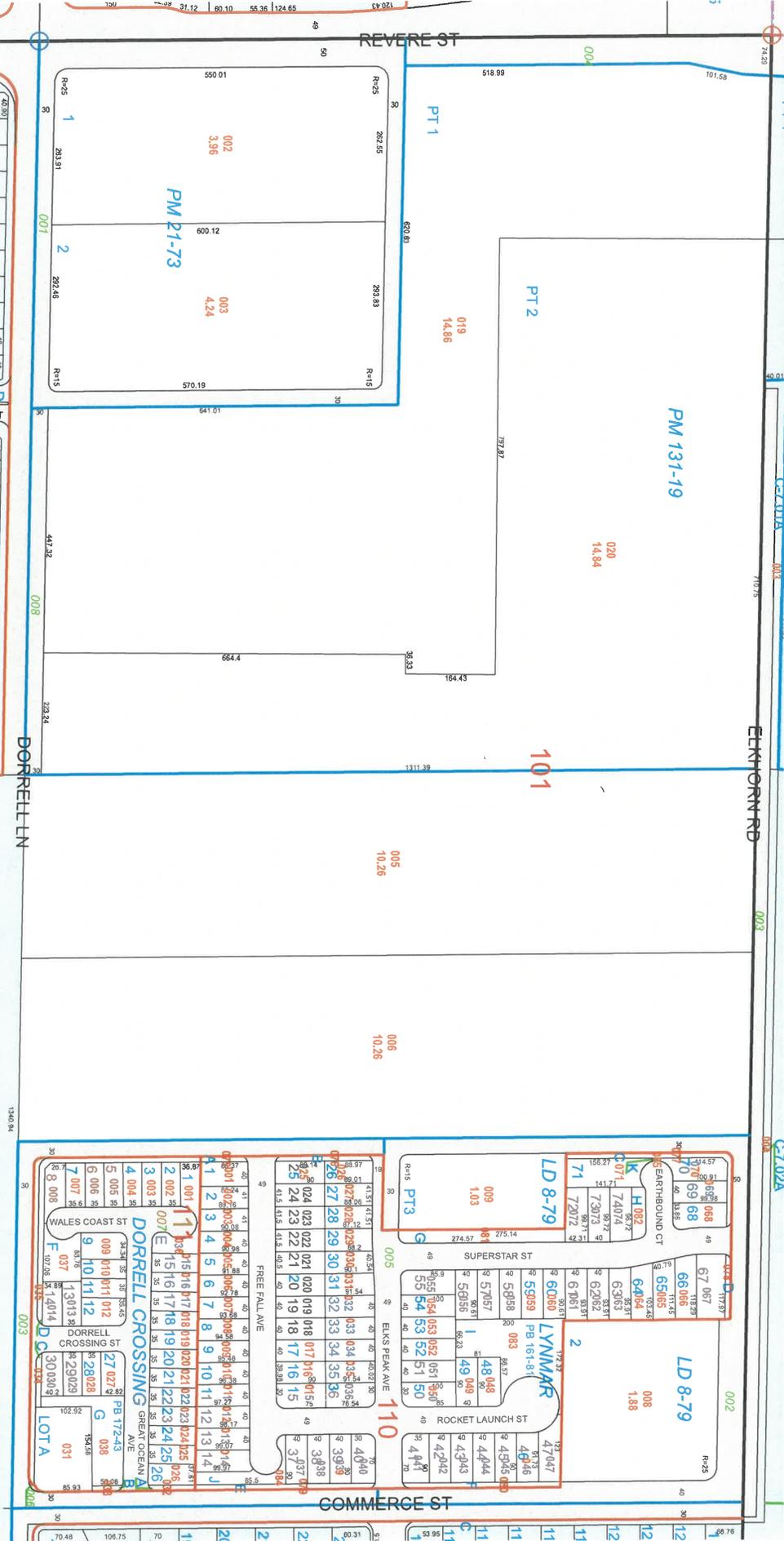
100	101	102
125	124	123
138	139	140

6	8	4	3	2	4
7	8	1	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

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

Scale: 1" = 200'

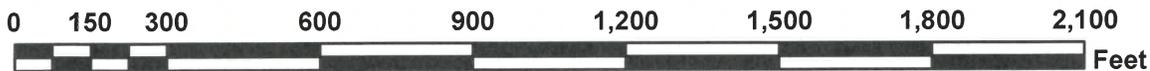
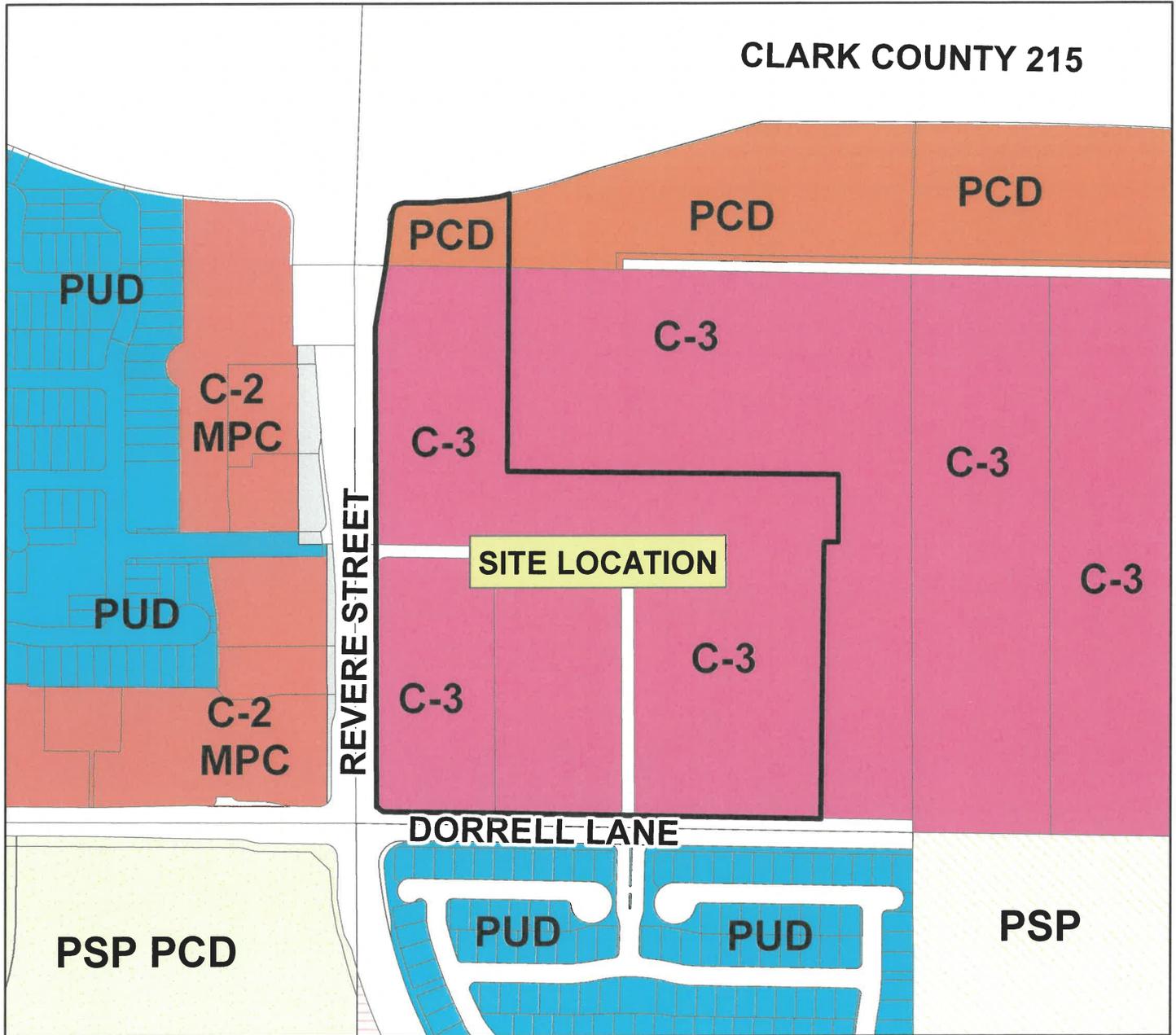
Rev. 12/19/2024





# 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

