



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.

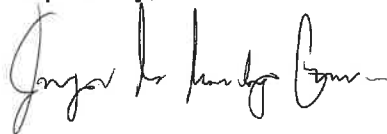
Parking and Waste Disposal

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.

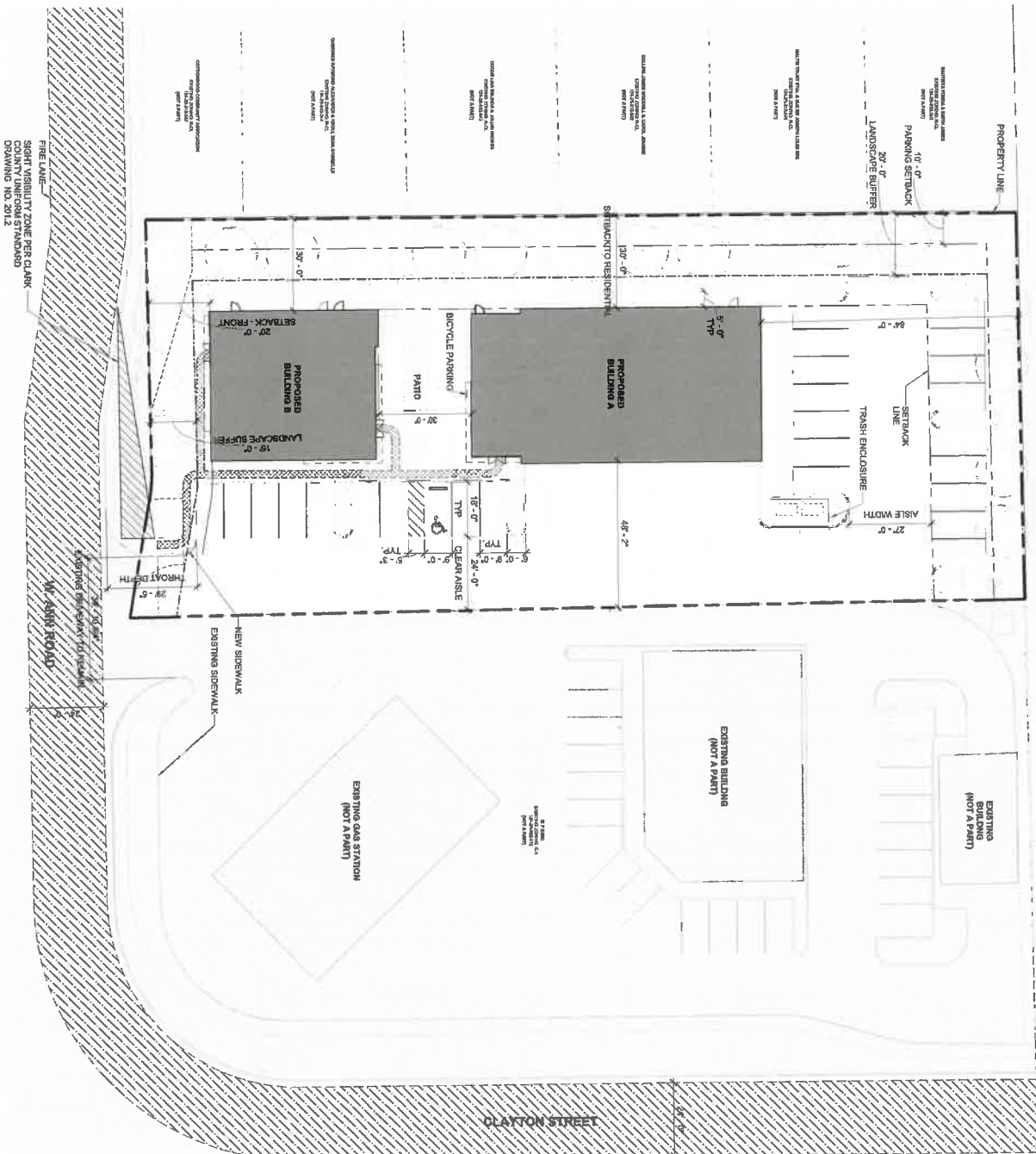
Respectfully,



Jorge A. Hernandez Castro

Senior Designer

MYSTIC WAVE ROAD



OVERALL SITE PLAN



PROJECT OWNER

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

CONTACT

NOVA
6025 WEST DIABLO DRIVE, SUITE 300
LAS VEGAS, NV 89148

SITE ANALYSIS

APN #:

12A-22-862-913

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:

4,863 S.F.
2,619 S.F.
7,280 S.F.

PARKING ANALYSIS

PARKING REQUIRED:

VEHICLE & SALES SERVICES - VEHICLE REPAIR FACILITY (BUILDING A)
(1 SPACE PER 300 S.F.)

RETAIL SALES & SERVICE - RETAIL SALES - MAX (BUILDING B)
(1 SPACE PER 300 S.F.)

TOTAL REQUIRED PARKING (INCLUDING ACCESSIBLE):

ACCESSIBLE PARKING REQUIRED:

PARKING PROVIDED:

ACCESSIBLE PARKING PROVIDED:

TOTAL PARKING PROVIDED (INCLUDING ACCESSIBLE):

BICYCLE PARKING PROVIDED:

PARKING PROVIDED:

TOTAL PARKING PROVIDED:

PLAN LEGEND

PROPERTY LINE

SETBACK LINE

EXISTING LINE

ACCESSIBLE ROUTE

LANDSCAPE BUFFER

NEW SIDEWALK

EXISTING SIDEWALK

THROAT DEPTH

LANDSCAPE BUFFER

THROAT DEPTH

LANDSCAPE BUFFER

THROAT DEPTH

LANDSCAPE BUFFER

THROAT DEPTH

LANDSCAPE BUFFER

THROAT DEPTH

LANDSCAPE BUFFER

THROAT DEPTH

LANDSCAPE BUFFER

THROAT DEPTH

BRAND

BRAND

BRAND

BRAND

BRAND

BRAND

BRAND

BRAND

BRAND

BRAND

BRAND

BRAND

BRAND

BRAND

BRAND

BRAND

BRAND

BRAND

BRAND

BRAND

BRAND

BRAND

BRAND

BRAND

BRAND

BRAND

BRAND

BRAND

BRAND

BRAND

BRAND

BRAND

BRAND

BRAND

BRAND

BRAND

BRAND

BRAND

BRAND

BRAND

BRAND

BRAND

BRAND

BRAND

DIVERSIFIED PARTNERS -
USA AUTO SERVICE

2024 W. ANN ROAD
NORTH LAS VEGAS, NV 89031

kyga

Las Vegas

6075 W. Diablo Dr., Suite 300

Las Vegas, NV 89148

702.397.6500

www.kyga.design

1701 Division Blvd., Suite 770

Las Vegas, NV 89148

702.397.6500

www.kyga.design

1701 Division Blvd., Suite 770

Las Vegas, NV 89148

702.397.6500

www.kyga.design

1701 Division Blvd., Suite 770

Las Vegas, NV 89148

702.397.6500

www.kyga.design

1701 Division Blvd., Suite 770

Las Vegas, NV 89148

702.397.6500

www.kyga.design

1701 Division Blvd., Suite 770

NOV 2023

OCTOBER 30, 2023

23.03.10

23.03.10

23.03.10

23.03.10

OVERALL SITE PLAN

USA AUTO SERVICE

DIVERSIFIED PARTNERS -

NOV 2023

OCTOBER 30, 2023

23.03.10

23.03.10

23.03.10

23.03.10

NOV 2023

OCTOBER 30, 2023

23.03.10

23.03.10

23.03.10

23.03.10

NOV 2023

OCTOBER 30, 2023

23.03.10

23.03.10

23.03.10

23.03.10

NOV 2023

OCTOBER 30, 2023

23.03.10

23.03.10

23.03.10

23.03.10

NOV 2023

OCTOBER 30, 2023

23.03.10

23.03.10

23.03.10

23.03.10

NOV 2023

OCTOBER 30, 2023

23.03.10

23.03.10

23.03.10

23.03.10

NOV 2023

OCTOBER 30, 2023

23.03.10

23.03.10

23.03.10

23.03.10

NOV 2023

OCTOBER 30, 2023

23.03.10

23.03.10

23.03.10

23.03.10

NOV 2023

OCTOBER 30, 2023

23.03.10

23.03.10

23.03.10

23.03.10

NOV 2023

OCTOBER 30, 2023

23.03.10

23.03.10

23.03.10

23.03.10

NOV 2023

OCTOBER 30, 2023

23.03.10

23.03.10

23.03.10

23.03.10

NOV 2023

OCTOBER 30, 2023

23.03.10

23.03.10

23.03.10

23.03.10

NOV 2023

OCTOBER 30, 2023

23.03.10

23.03.10

23.03.10

23.03.10

NOV 2023

OCTOBER 30, 2023

23.03.10

23.03.10

23.03.10

23.03.10

NOV 2023

OCTOBER 30, 2023

23.03.10

23.03.10

23.03.10

23.03.10

NOV 2023

OCTOBER 30, 2023

23.03.10

23.03.10

23.03.10

23.03.10

NOV 2023

OCTOBER 30, 2023

23.03.10

23.03.10

23.03.10

23.03.10

NOV 2023

OCTOBER 30, 2023

23.03.10

23.03.10

23.03.10

23.03.10

NOV 2023

OCTOBER 30, 2023

23.03.10

23.03.10

23.03.10

23.03.10

NOV 2023

OCTOBER 30, 2023

23.03.10

23.03.10

23.03.10

23.03.10

NOV 2023

OCTOBER 30, 2023

23.03.10

23.03.10

23.03.10

23.03.10

NOV 2023

OCTOBER 30, 2023

23.03.10

23.03.10

23.03.10

23.03.10

NOV 2023

OCTOBER 30, 2023

23.03.10

23.03.10

23.03.10

23.03.10

NOV 2023

OCTOBER 30, 2023

23.03.10

23.03.10

23.03.10

23.03.10

NOV 2023

OCTOBER 30, 2023

23.03.10

23.03.10

23.03.10

23.03.10

NOV 2023

OCTOBER 30, 2023

23.03.10

23.03.10

23.03.10

23.03.10

NOV 2023

OCTOBER 30, 2023

23.03.10

23.03.10

23.03.10

23.03.10

NOV 2023

OCTOBER 30, 2023

23.03.10

23.03.10

23.03.10

23.03.10

NOV 2023

OCTOBER 30, 2023

23.03.10

23.03.10

23.03.10

23.03.10

NOV 2023

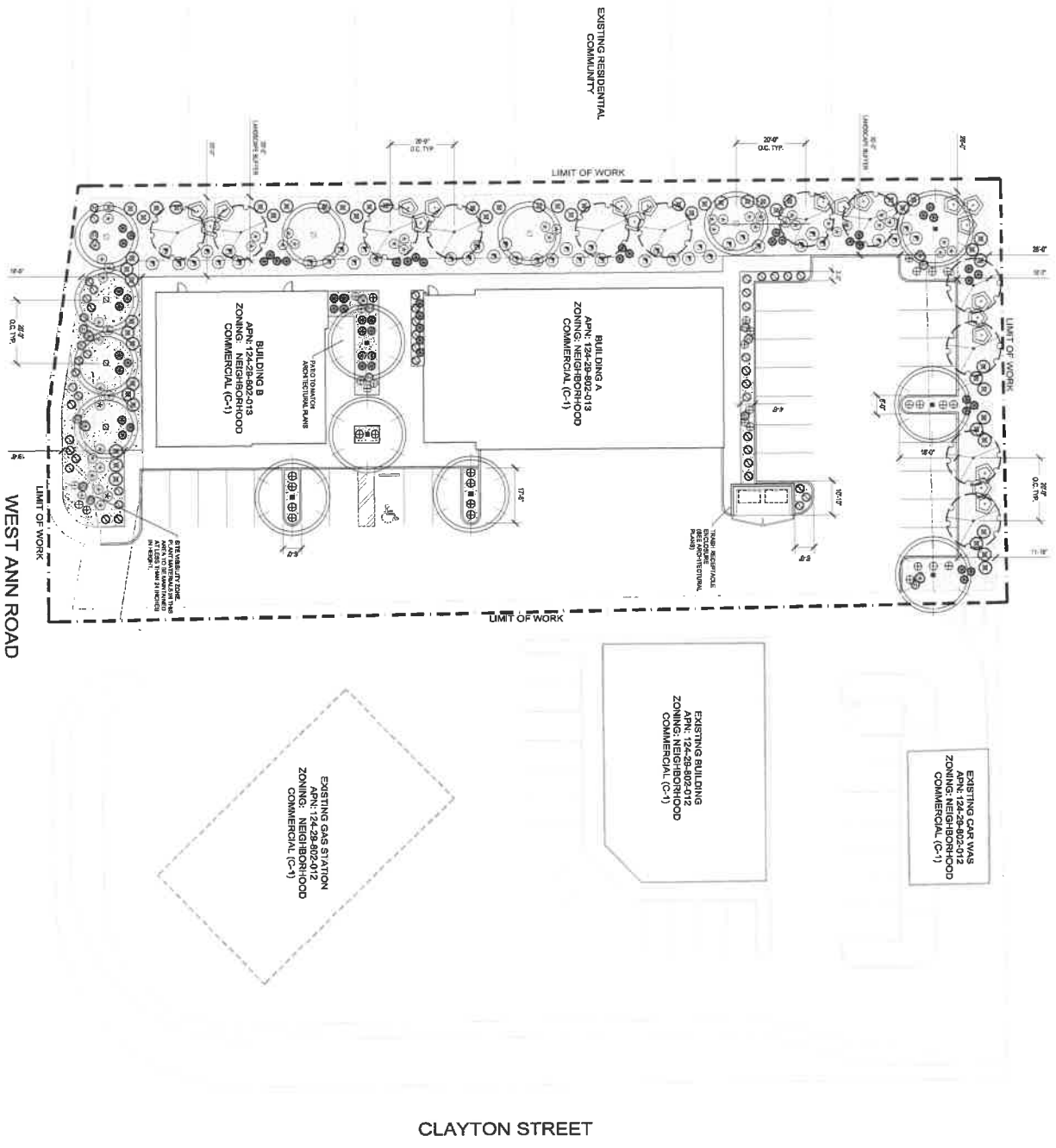
OCTOBER 30, 2023

23.03.10

23.03.10

23.03.10

23.03.10



PLANT SCHEDULE

TREES	QTY	SO. JARDIN / COMMON NAME	CONTAINER	CALL
12	12	LEUCADENDRON	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

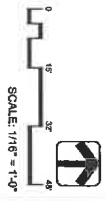
SYMBOL	DESCRIPTION	QTY
1	DECORATIVE ROCK & BOLLARDS	11,000 SF
2	DECORATIVE ROCK & BOLLARDS	11,000 SF
3	DECORATIVE ROCK & BOLLARDS	11,000 SF
4	DECORATIVE ROCK & BOLLARDS	11,000 SF
5	DECORATIVE ROCK & BOLLARDS	11,000 SF
6	DECORATIVE ROCK & BOLLARDS	11,000 SF
7	DECORATIVE ROCK & BOLLARDS	11,000 SF
8	DECORATIVE 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

- THE QUANTITIES ON LEGEND ARE PROVIDED FOR REFERENCE ONLY. CONTRACTOR TO VERIFY TOTAL QUANTITIES.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL STANDARD SPECIFICATIONS FOR LANDSCAPE CONSTRUCTION" PUBLISHED BY THE NATIONAL ASSOCIATION OF LANDSCAPE ARCHITECTS.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL STANDARD SPECIFICATIONS FOR LANDSCAPE CONSTRUCTION" PUBLISHED BY THE NATIONAL ASSOCIATION OF LANDSCAPE ARCHITECTS.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL STANDARD SPECIFICATIONS FOR LANDSCAPE CONSTRUCTION" PUBLISHED BY THE NATIONAL ASSOCIATION OF LANDSCAPE ARCHITECTS.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL STANDARD SPECIFICATIONS FOR LANDSCAPE CONSTRUCTION" PUBLISHED BY THE NATIONAL ASSOCIATION OF LANDSCAPE ARCHITECTS.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL STANDARD SPECIFICATIONS FOR LANDSCAPE CONSTRUCTION" PUBLISHED BY THE NATIONAL ASSOCIATION OF LANDSCAPE ARCHITECTS.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL STANDARD SPECIFICATIONS FOR LANDSCAPE CONSTRUCTION" PUBLISHED BY THE NATIONAL ASSOCIATION OF LANDSCAPE ARCHITECTS.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL STANDARD SPECIFICATIONS FOR LANDSCAPE CONSTRUCTION" PUBLISHED BY THE NATIONAL ASSOCIATION OF LANDSCAPE ARCHITECTS.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL STANDARD SPECIFICATIONS FOR LANDSCAPE CONSTRUCTION" PUBLISHED BY THE NATIONAL ASSOCIATION OF LANDSCAPE ARCHITECTS.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL STANDARD SPECIFICATIONS FOR LANDSCAPE CONSTRUCTION" PUBLISHED BY THE NATIONAL ASSOCIATION OF LANDSCAPE ARCHITECTS.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL STANDARD SPECIFICATIONS FOR LANDSCAPE CONSTRUCTION" PUBLISHED BY THE NATIONAL ASSOCIATION OF LANDSCAPE ARCHITECTS.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL STANDARD SPECIFICATIONS FOR LANDSCAPE CONSTRUCTION" PUBLISHED BY THE NATIONAL ASSOCIATION OF LANDSCAPE ARCHITECTS.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL STANDARD SPECIFICATIONS FOR LANDSCAPE CONSTRUCTION" PUBLISHED BY THE NATIONAL ASSOCIATION OF LANDSCAPE ARCHITECTS.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL STANDARD SPECIFICATIONS FOR LANDSCAPE CONSTRUCTION" PUBLISHED BY THE NATIONAL ASSOCIATION OF LANDSCAPE ARCHITECTS.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL STANDARD SPECIFICATIONS FOR LANDSCAPE CONSTRUCTION" PUBLISHED BY THE NATIONAL ASSOCIATION OF LANDSCAPE ARCHITECTS.

SITE ANALYSIS:

TOTAL LANDSCAPE AREA	11,000 SF
TOTAL OPEN SPACE AREA	11,000 SF
TOTAL AREA	11,000 SF



1116
STATE OF TEXAS
No. 1116
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 ARCHITECT
APN: 124-28-802-013
SITE: 124-28-802-013
PROJECT: 124-28-802-013
DATE: 08/29/2023

DIVERSIFIED PARTNERS - USA AUTO
LANDSCAPE ARCHITECTURE
ENTIREMENT DRAWING

L1.00

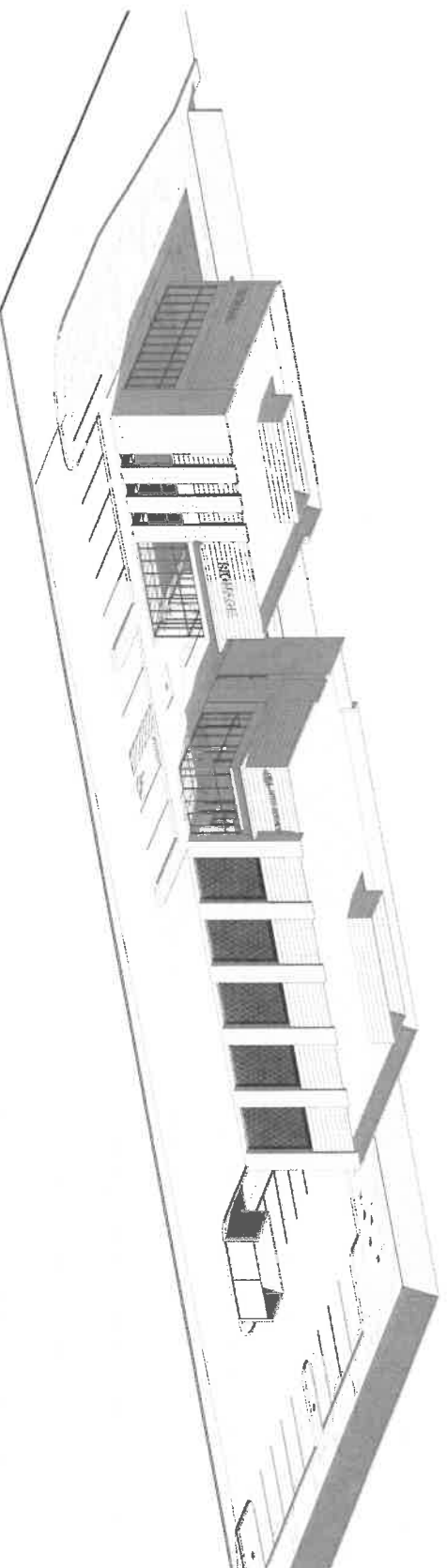
DIVERSIFIED PARTNERS - USA AUTO SERVICE

OCTOBER 30, 2023

2024 W. ANN ROAD
NORTH LAS VEGAS, NV 89031

23773.00

PLANNING PACKAGE



ARCHITECT

kga

Las Vegas
9075 W. Dinkel 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

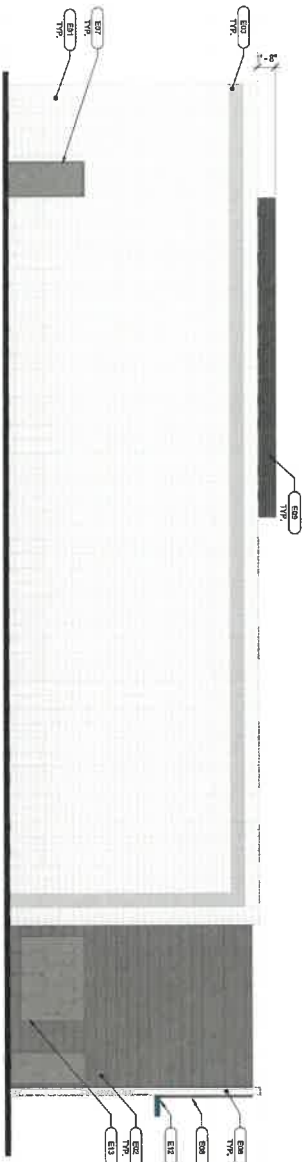
CONSULTANTS

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

CONTACT: JACOB HUGHES, PLA



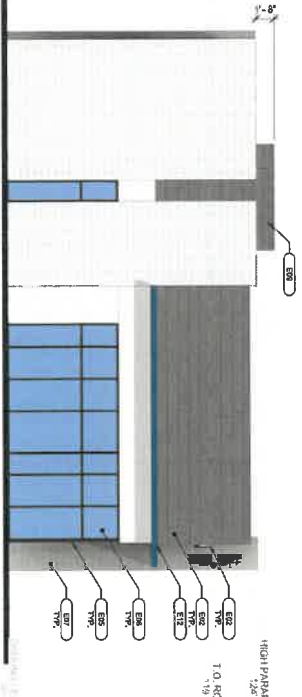
EAST ELEVATION - BUILDING A
SCALE: 3/8" = 1'-0"



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 - STICKED BOND
E02	METAL PANEL SYSTEM
E03	PAINT - FRANK BLUE SWISSER
E04	PAINT - FRANK BLUE SWISSER
E05	PAINT - FRANK BLUE SWISSER
E06	PAINT - FRANK BLUE SWISSER
E07	PAINT - FRANK BLUE SWISSER
E08	PAINT - FRANK BLUE SWISSER
E09	PAINT - FRANK BLUE SWISSER
E10	PAINT - FRANK BLUE SWISSER
E11	PAINT - FRANK BLUE SWISSER
E12	PAINT - FRANK BLUE SWISSER
E13	PAINT - FRANK BLUE SWISSER

EXTERIOR ELEVATION FINISHES

KEY	DESCRIPTION
E01	CALCULATED - STICKED BOND
E02	TYPE: CONDUIT, GROUND FACE
E03	COLOR: GRAY
E04	TYPE: CONDUIT, GROUND FACE
E05	COLOR: GRAY
E06	TYPE: CONDUIT, GROUND FACE
E07	COLOR: GRAY
E08	TYPE: CONDUIT, GROUND FACE
E09	COLOR: GRAY
E10	TYPE: CONDUIT, GROUND FACE
E11	COLOR: GRAY
E12	TYPE: CONDUIT, GROUND FACE
E13	COLOR: GRAY

DIVERSIFIED PARTNERS -
USA AUTO SERVICE

2024 W. ANN ROAD
NORTH LAS VEGAS, NV 89031



Lisa Vegas
8075 W. Dakota Dr., Suite 300
North Las Vegas, NV 89148
702.365.8800
www.kyadesign.com

DATE: 10/20/2023
DRAWN BY: LISA VEGAS
CHECKED BY: LISA VEGAS
DATE: 10/20/2023

DIVERSIFIED PARTNERS -
USA AUTO SERVICE
EXTERIOR ELEVATIONS
- BUILDING A

2023
OCTOBER 20, 2023
ZAG.01



**DIVERSIFIED PARTNERS -
USA AUTO SERVICE**

2024 W. ANN ROAD
NORTH LAS VEGAS, NV 89031

kya

LAS VEGAS
6075 W. Diablo Dr., Suite 300
LAS VEGAS, NV 89148
702.737.1800
Ann
1701 Drexler Blvd., Suite 770
Austin, TX 78744
512.441.1200
www.kyadesign

SHILPA LAND ARCHITECTS
1100 W. HARRISON BOULEVARD
FARMINGTON, NM 87401
CARMEL, CA 95008, USA

**DIVERSIFIED PARTNERS -
USA AUTO SERVICE**
EXTERIOR ELEVATIONS
- BUILDING B
OCTOBER 30, 2023
2023.10.30
ZAG.02

EXTERIOR ELEVATION KEYNOTES

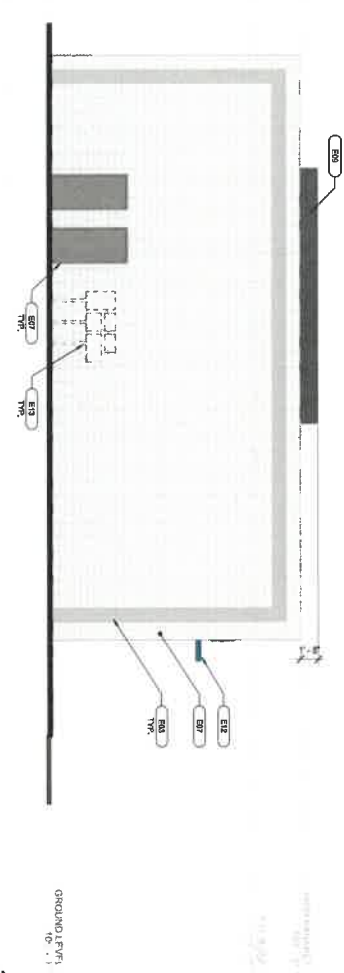
KEY	DESCRIPTION
E01	GLAZED - STAINED TREX
E02	METAL PANEL SYSTEM
E03	PAINT FINISH (VARIETY)
E04	PAINT FINISH
E05	MATERIAL FINISH SYSTEM
E06	GLAZED - STAINED TREX
E07	HOLLOW METAL BRASS DOOR
E08	BROWN OAK DOOR
E09	MATERIAL FINISH SYSTEM
E10	GLAZED - STAINED TREX
E11	GLAZED - STAINED TREX
E12	GLAZED - STAINED TREX
E13	GLAZED - STAINED TREX

EXTERIOR ELEVATION FINISHES

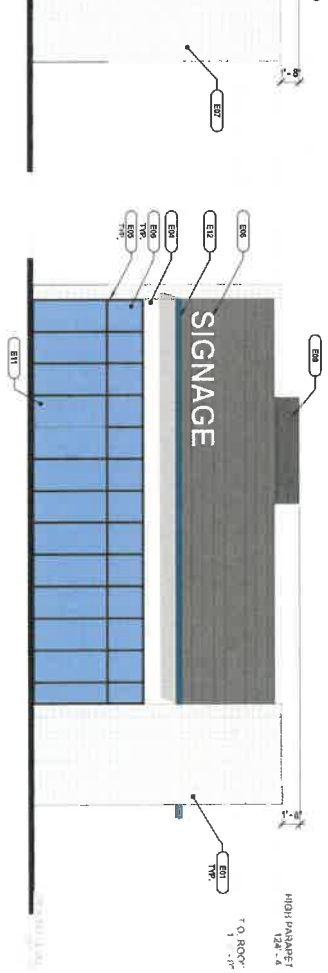
KEY	DESCRIPTION
CM-01	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-02	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-03	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-04	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-05	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-06	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-07	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-08	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-09	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-10	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-11	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-12	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-13	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-14	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-15	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-16	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-17	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-18	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-19	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-20	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-21	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-22	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-23	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-24	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-25	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-26	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-27	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-28	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-29	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-30	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-31	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-32	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-33	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-34	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-35	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-36	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-37	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-38	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-39	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-40	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-41	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-42	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-43	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-44	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-45	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-46	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-47	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-48	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-49	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-50	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-51	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-52	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-53	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-54	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-55	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-56	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-57	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-58	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-59	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-60	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-61	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-62	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-63	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-64	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-65	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-66	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-67	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-68	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-69	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-70	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-71	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-72	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-73	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-74	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-75	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-76	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-77	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-78	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-79	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-80	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-81	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-82	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-83	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-84	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-85	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-86	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-87	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-88	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-89	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-90	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-91	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-92	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-93	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-94	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-95	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-96	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-97	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-98	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-99	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY
CM-100	STACKED BOND TYPE: CONCRETE, GROUND FACE COLOR: GRAY



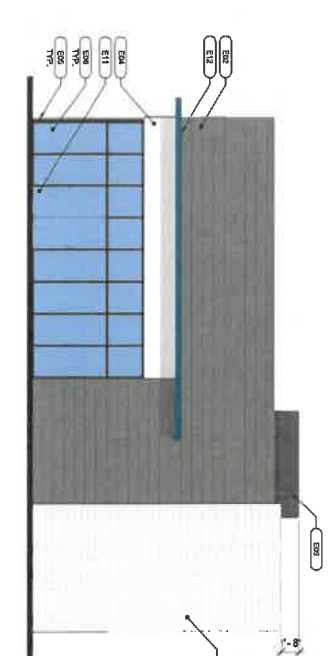
EAST ELEVATION - BUILDING B
SCALE: 3/8" = 1'-0"



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



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



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

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

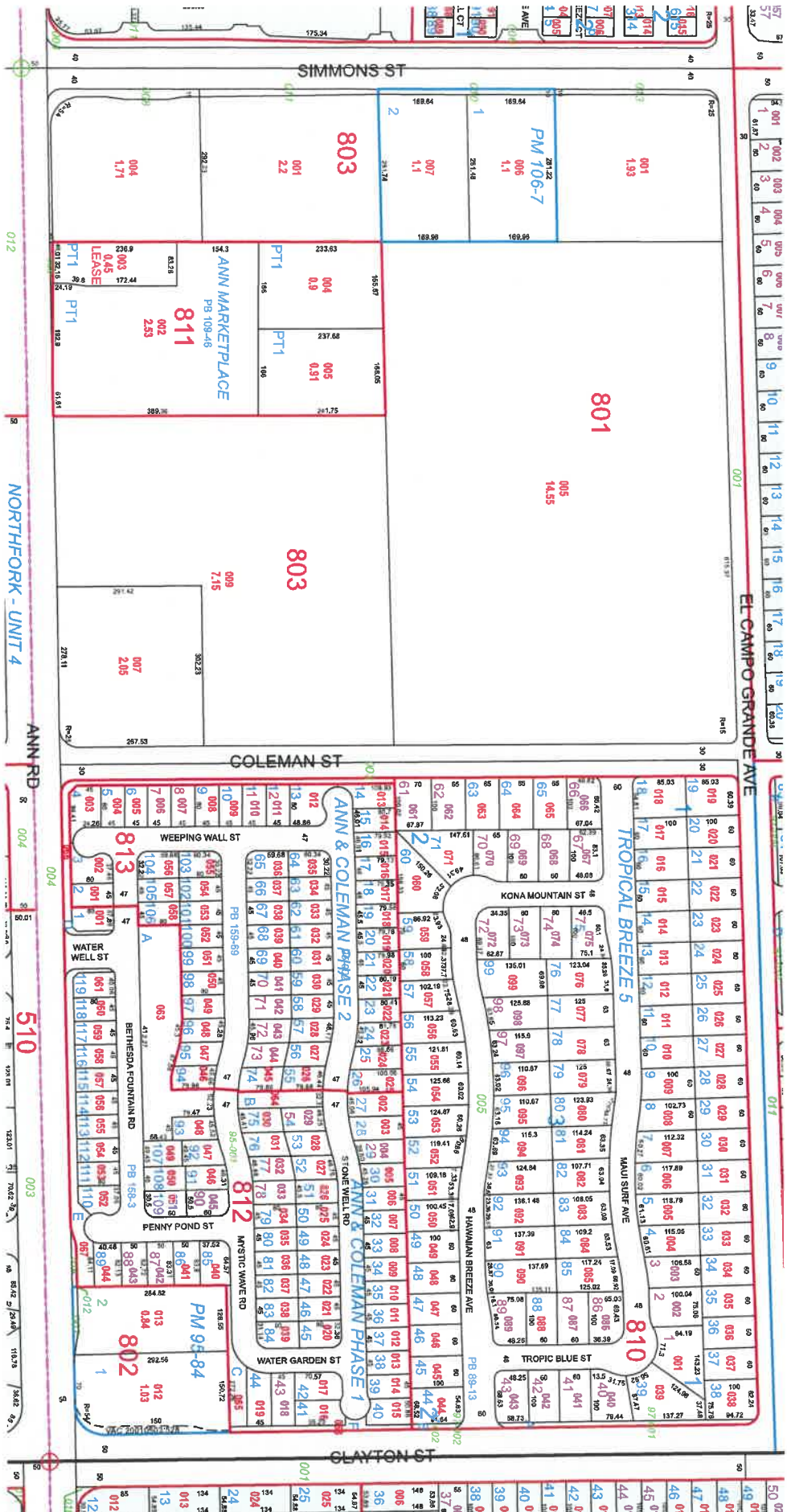
124-29-8

T919S R61E

29

S 2 SE 4

CLARK COUNTY

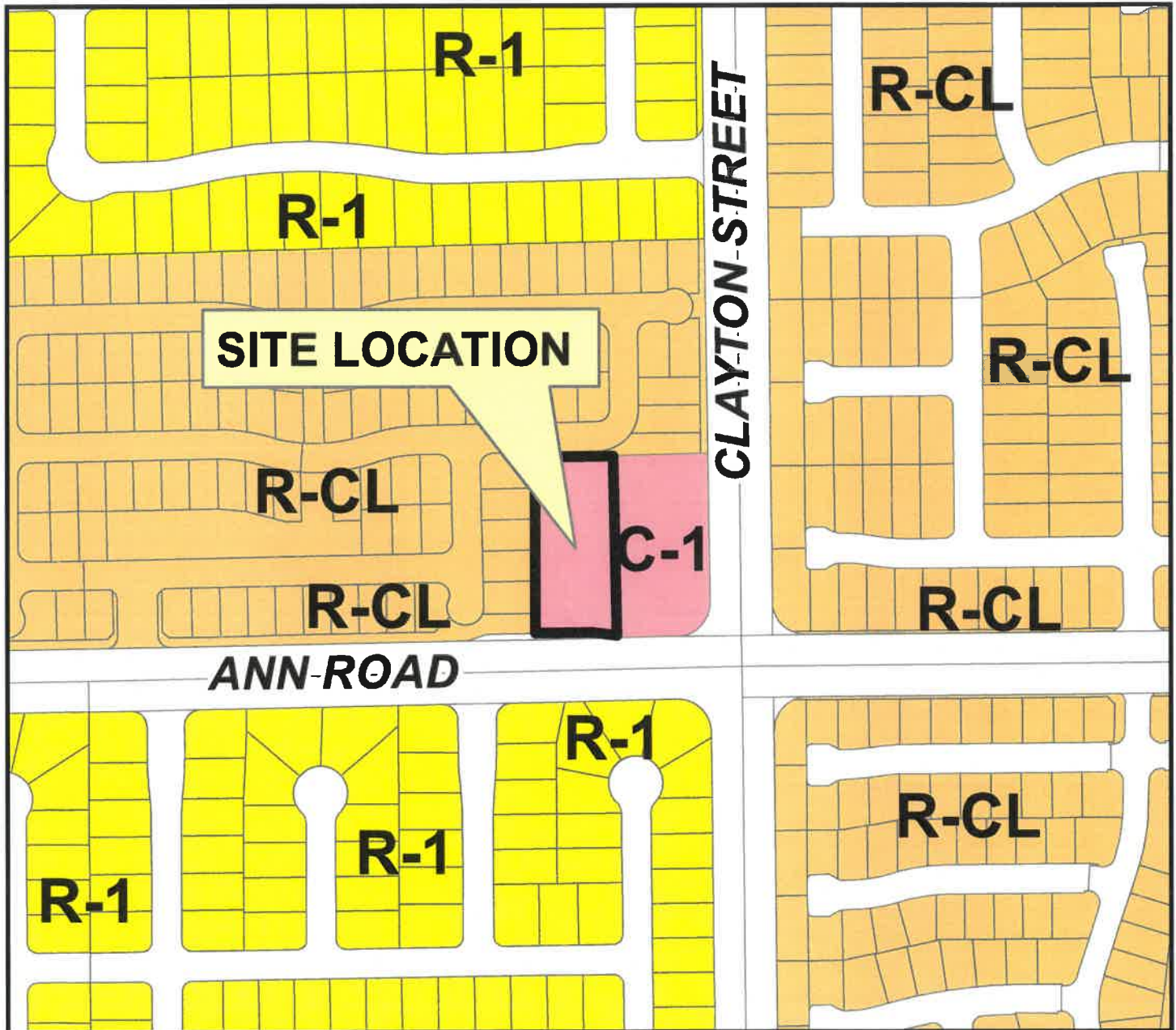


TAX DIST 254



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

