

# CITY OF NORTH LAS VEGAS

## INTEROFFICE MEMORANDUM

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To: Duane McNelly, Principal Planner, Land Development & Community Services  
From: Jimmy Love, Major Projects Coordinator, Department of Public Works  
Subject: FDP-03-202 **Lake Mead & Englestad Mircrobusiness**  
Date: March 12, 2024

The Department of Public Works recommends that this item comply with the conditions of approval for ZN-14-2023.

**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: 2024.03.12 15:39:23-07'00'

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Jimmy Love, Major Projects Coordinator  
Department of Public Works



March 14, 2024

Land Development & Community Services  
2250 Las Vegas Boulevard  
North Las Vegas, NV 89030

Re: Lake Mead & Englestad Microbusiness Park  
Clark County Real Property Management  
500 S. Grand Central Parkway, 4th Floor  
Las Vegas, NV., 89155  
APN 139-22-201-005

*Melvin Green*  
Principal

**Letter of Intent**

*Emanuele Arguelles*  
Principal

To Whom it May Concern:

On behalf of our clients, Clark County Real Property Management and Brinshore Development LLC, KME Architects LLC is pleased to submit this application for a Final Development Plan Review for a Mixed-Use Development – Neighborhood project consisting of retail (19,798 s.f.) and residential (79,088 s.f.).

The project will be located on the North side of Lake Mead Blvd. and approximately 200' West of Englestad Street on a 4.92-acre parcel in the City of North Las Vegas, Nevada (CNLV). The site is bounded by undeveloped property to the North, non-profit facilities (Nevada Partners and Culinary Academy of Las Vegas) to the west, Lake Mead Blvd. to the south, and single-family residential homes to the east. The current zoning for the site is C-1 (Neighborhood Commercial). On February 7, 2024 the application for ZN-14-2023 was approved to reclassify the current zoning to MUD-N, Mixed-Use Development – Neighborhood. Also approved on February 7, 2024 was application AMP-10-2023, which is the amendment to the comprehensive master plan to change the land use designation from community commercial to a mixed-use neighborhood. The County's vision is to develop retail, offices, maker spaces, an outdoor plaza, and affordable housing on the parcel.

The retail building's first floor will consist of a lobby, retail spaces for lease, elevators, and public restrooms. The second floor will include an adult learning suite, partnering offices, maker spaces, technology space, staff offices and restrooms. Also, on site there is going to be a total of 8 studio units, 28 1-bedroom units, 32 2-bedroom units, and 8 3-bedrooms units. This means a total of 76 residential units will be constructed on the north side of the property.

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#### Civic Plaza Location Justification:

An 11,238 s.f. Civic Plaza/neighborhood node is proposed for the retail development and apartment homes. The Civic Plaza will face Lake Mead Blvd and provide a pedestrian-friendly entrance that will draw customers into the retail portion of the commercial building. The space will also act as a catalyst for social interaction and economic development, by encouraging the public to come together to share ideas, build relationships, and work together.

The Civic Plaza location facing Lake Mead Blvd is critical to attaining these goals. This location will not only provide an inviting and attractive public space for the residents to gather and connect with their community, but it will also provide greater visibility to showcase the front facade and provide maximum presence for retail businesses. Having a vibrant active plaza on Lake Mead will ensure the success of the entrepreneurial and local nature of the commercial building.

*Melvin Green*  
Principal

The plaza will be a gathering place for the residents of the apartment homes and the residents of the surrounding neighborhood by providing a safe venue for community engagement, markets, art exhibitions, live entertainment, and other community supported events. For instance, a farmer's market is an ideal way to support local farmers and similar community businesses. As such, civic plazas create avenues for economic growth.

*Emanuele Arguelles*  
Principal

Finally, the design and location of the Civic Plaza will attract tourists, businesses, and developers to invest in the local community. The proposed Civic Plaza/ neighborhood node will offer amenities such as shade canopies, seating, and lighting.

The current design and orientation ensure that public activity in the plaza is directed towards Lake Mead Blvd instead of the more private residential neighborhoods. Visually appealing sound barriers and extensive landscaping will provide a buffer to our easterly neighbors and will help to create a sense of place and enclosure while belonging to the public realm. Also, to help with privacy among the neighboring homes, we adjusted the residential building on the east side of the property to be placed 30' feet away from setback.

Parking will consist of approximately 198 parking spaces in total, including 11 handicapped accessible spaces. 129 parking spaces would be dedicated to residential uses and 40 parking spaces would be dedicated to commercial uses. The remaining 29 parking spaces would be shared between the two uses, thereby satisfying the parking requirements for each use. The proposed 29 shared parking spaces represent 42% of the commercial parking requirement and 19% of the residential parking requirement. The sharing of parking between the commercial and residential uses can be viable because many of the commercial spaces would be vacant after business hours; and during business hours, many of the residential parking would likely be vacant as those residents would be away at work. As such, the project hereby submits a Shared Parking Request in accordance with the provisions of NLVMC Sec. 17.24.040.J.3. In addition to vehicle parking, 1 loading space would be provided for commercial uses and the project would satisfy the required bicycle parking. Fire apparatus access lanes have also been

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accommodated on-site. An Emergency Vehicle Access (EVA) gate will be provided on the North driveway on the west property line.

A Parcel Map will be prepared and processed in lieu of a Commercial Subdivision Map.

By swapping the north Indian rosewood with the Red Push Chinese Pistache and adding planting behind the trash enclosures. Our landscaping plan has adhered to the Planning Commission meeting landscape comments dated December 13, 2023.

*Melvin Green*  
*Principal*

*Emanuele Arguelles*  
*Principal*

The project will follow the guidelines of Title 17, and all standard amendments & conditions. Also include a palette of earth tone, and neutral colors, accentuated with vibrant accent colors on both the two-story retail building and residential buildings. Each building will incorporate a variation in the massing of facades and changes in the roof line to create a design of visual interest. The proposed development is consistent with a harmonious grouping of houses, circulation, and open areas and is designed to be safe and efficient in a convenient urban area development. The proposed MUD-N, Mixed-Use Development – Neighborhood is tailored as infill development in the surrounding mature neighborhood and promotes neighborhood preservation and enhancement through the development of underutilized areas.

Thank you for your time and consideration.

Please contact me with any questions you may have regarding this project.  
Sincerely,

A handwritten signature in black ink, appearing to read 'Melvin Green', written over a horizontal line.

Melvin Green, NCARB, APEC, NOMA  
Principal

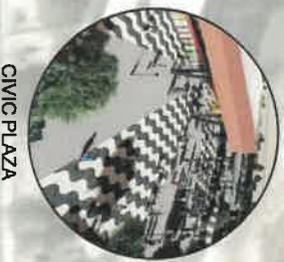




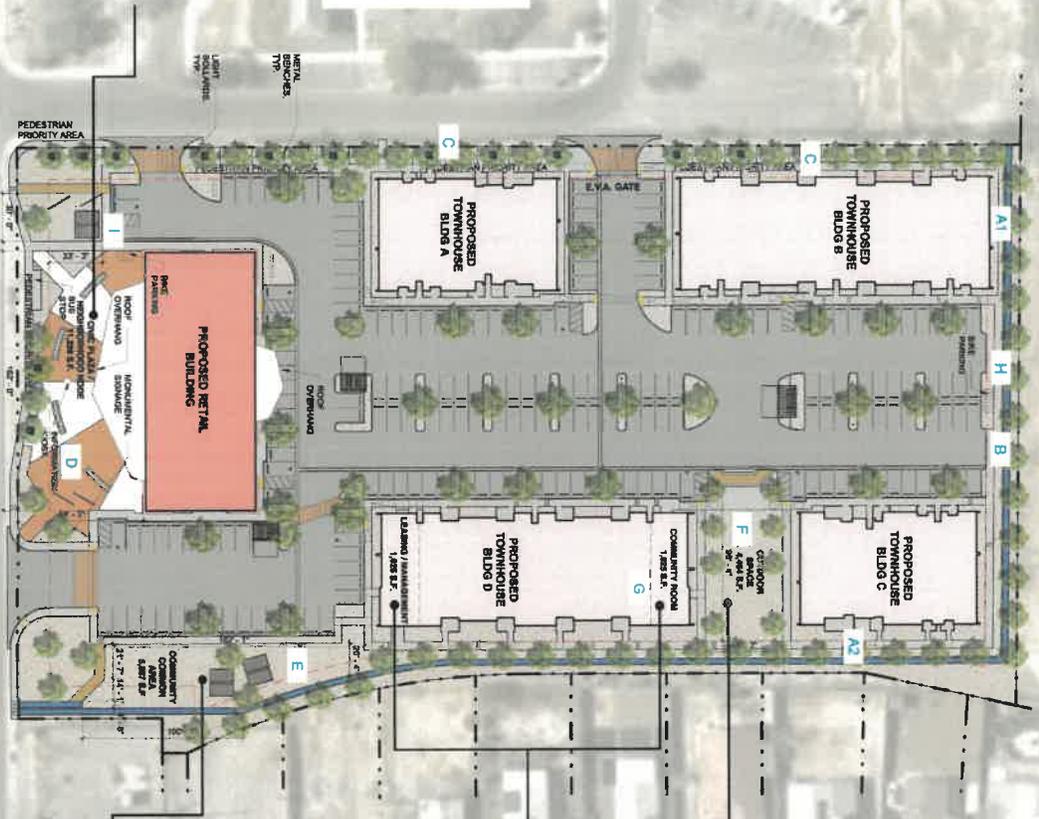
**DEVELOPMENT STANDARDS**

STANDARDS	REQUIRED	PROPOSED
MINIMUM LOT AREA	14,000 SF	14,000 SF
MIN. BUILDING HEIGHT	2-3 STORIES	2 STORIES
BUILDING SETBACKS IN FEET	30'-0"	20' SIDE, 30' CORN.
SETBACKS		
A1 FRONT SETBACK FROM TR TO BUILDING	30'-0"	14'-0"
A2 FRONT SETBACK FROM ALLEYWAY TO BUILDING	30'-0"	30'-0"
B FRONT SETBACK FROM TR TO STREET FRONTAGE	15'-0"	15'-0"
C FRONT FRONTAGE SETBACK FROM TR TO FRONTAGE	15'-0" - 20'-0"	20'-0"
SCHOOLERS VISUAL SETBACKS		
PRIVATE COMMON OPEN SPACES	300 SF/10	1,120 SF
COMMUNITY COMMON AREA	5,000 SF	5,000 SF
RESIDENTIAL COMMON AREA	4,500 SF	4,500 SF
INDOOR AMENITIES	1,500 SF	1,500 SF
TOTAL FOR TR UNITS	22,000 SF	22,000 SF
PRIVATE OPEN SERVICES	46,870 SF	46,870 SF
TOTAL FOR TR UNITS	3,060 SF	6,000 SF
DATE REVISION		
H1 REVISION 1: 01/20/2020 X	8.2	7
I1 COMMERCIAL @ 15,000 SF X	3.97	5
J1 COMMERCIAL @ 15,000 SF X		

- CIVIC PLAZA:**
- SPACE FOR COMMUNITY ENGAGEMENT
  - FARMERS MARKETS
  - FAIRS AND EXHIBITIONS
  - SPECIAL PERFORMANCES AND EVENTS
  - RAISED PLANTERS
  - SHELTERED BUS STOP
  - BIKE PARKING



CIVIC PLAZA



RESIDENTIAL COMMON AREA

- RESIDENTIAL COMMON AREA:**
- MEANDERING DESERT GARDEN
  - ENHANCED PERVIOUS PAVING
  - BENCH SEATING
  - CONNECTS TO PERIMETER PATH
  - OPEN TO COMMUNITY ROOM



INDOOR AMENITIES

- LEASING/MANAGEMENT OFFICE:**
- WELCOMING FRONT DOOR OF COMMUNITY
  - LOBBY LOUNGE
  - COMPUTER ROOM
  - ON-SITE RESIDENT SERVICES
- COMMUNITY ROOM:**
- GREAT ROOM WITH SEATING AND DINING
  - KITCHEN FOR SPECIAL FUNCTIONS
  - GAME ROOM
  - FITNESS ROOM



COMMUNITY COMMON AREA

- COMMUNITY COMMON AREA:**
- DESERT LANDSCAPE
  - MEANDERING PATHWAYS
  - SHADE STRUCTURES
  - PICKING AND BBQ AREAS
  - SEATING AND GATHERING AREAS
  - SCULPTURAL PLAY SPACE

**LAKE MEAD & ENGLESTAD MICROBUSINESS BUILDING**  
OPEN SPACE EXHIBIT

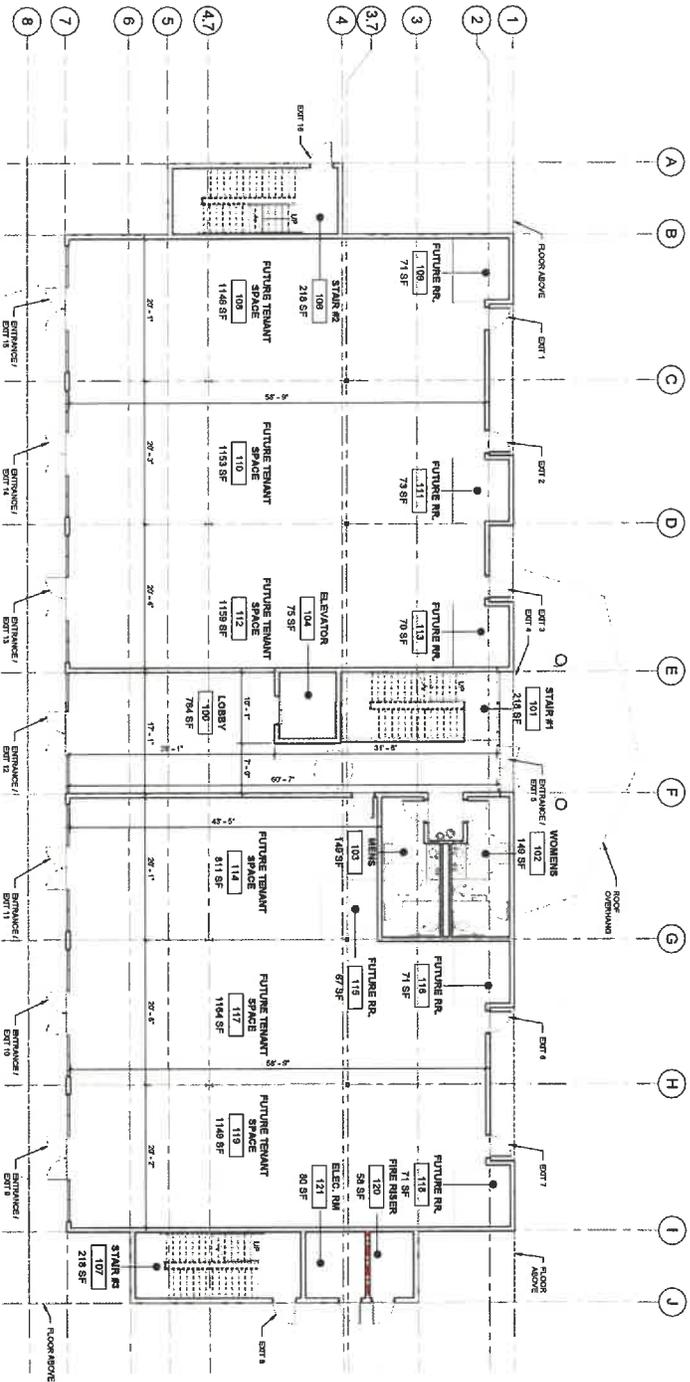


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# LAKE MEAD & ENGLESTAD MICROBUSINESS BUILDING

## FIRST FLOOR PLAN

1 FLOOR PLAN - FIRST FLOOR  
SCALE: 1/8" = 1'-0"



**OCCUPANCY SCHEDULE - 1ST FLOOR**

ROOM NUMBER	ROOM NAME	AREA	FLOOR FACTOR	OCCUPANT (LOAD)
100	LOBBY	74.4	1.00	1.5
101	STAIR #1	101.0	0.50	1.5
102	WOMEN'S	14.0	0.50	1.5
103	MEN'S	14.0	0.50	1.5
104	ELEVATOR	7.5	0.50	1.5
105	FUTURE RR	21.8	0.50	1.5
106	FUTURE RR	14.8	0.50	1.5
107	FUTURE RR	14.8	0.50	1.5
108	FUTURE RR	14.8	0.50	1.5
109	FUTURE RR	14.8	0.50	1.5
110	FUTURE RR	14.8	0.50	1.5
111	FUTURE RR	14.8	0.50	1.5
112	FUTURE RR	14.8	0.50	1.5
113	FUTURE RR	14.8	0.50	1.5
114	FUTURE RR	14.8	0.50	1.5
115	FUTURE RR	14.8	0.50	1.5
116	FUTURE RR	14.8	0.50	1.5
117	FUTURE RR	14.8	0.50	1.5
118	FUTURE RR	14.8	0.50	1.5
119	FUTURE RR	14.8	0.50	1.5
120	FRONT RESEV	38.0	0.50	1.5
121	ELEC. RM	50.0	0.50	1.5
122	ELEC. RM	50.0	0.50	1.5
123	FUTURE RR	14.8	0.50	1.5
124	FUTURE RR	14.8	0.50	1.5

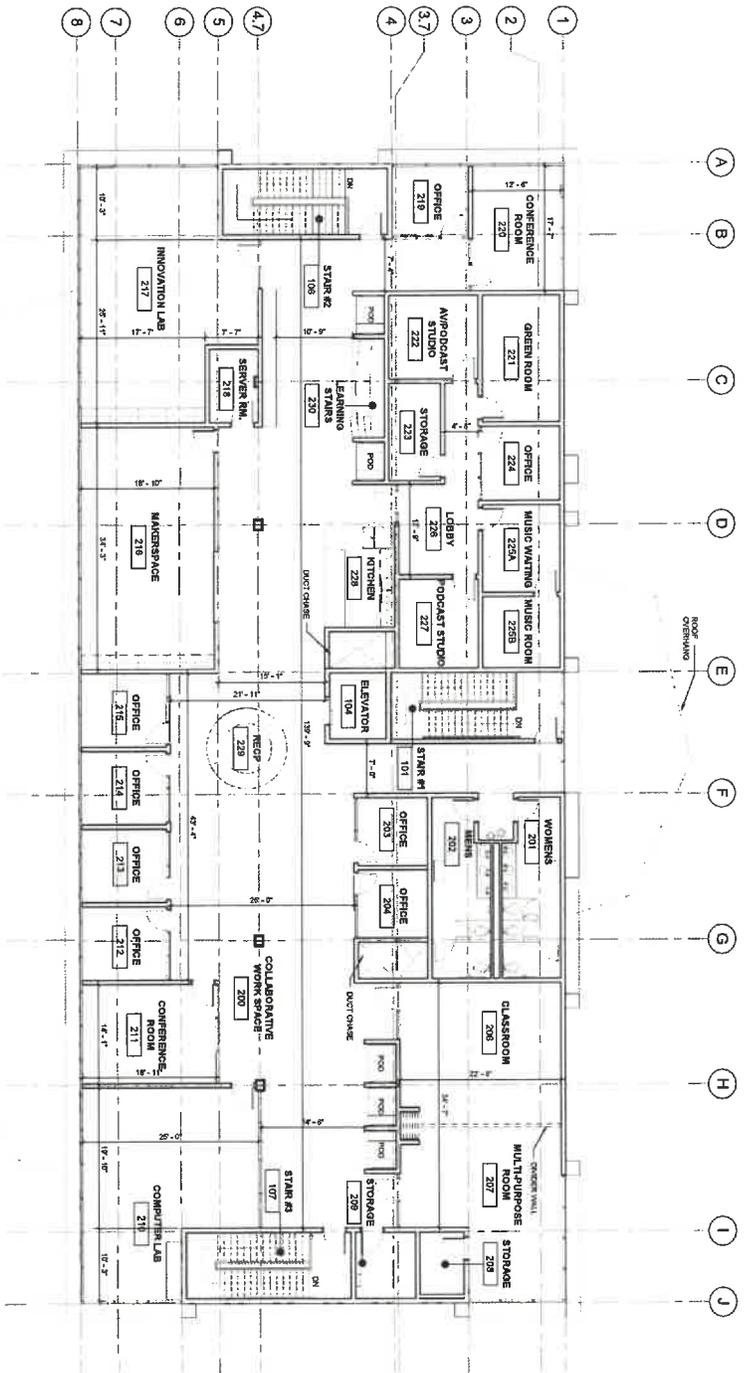


03-14-2024

**kme ARCHITECTS**  
**KTBY**  
Architects + Planning  
898.655.5549  
kmy.com

1 FLOOR PLAN - SECOND FLOOR  
SCALE: 1/8" = 1'-0"

LAKE MEAD & ENGLESTAD MICROBUSINESS BUILDING  
SECOND FLOOR PLAN



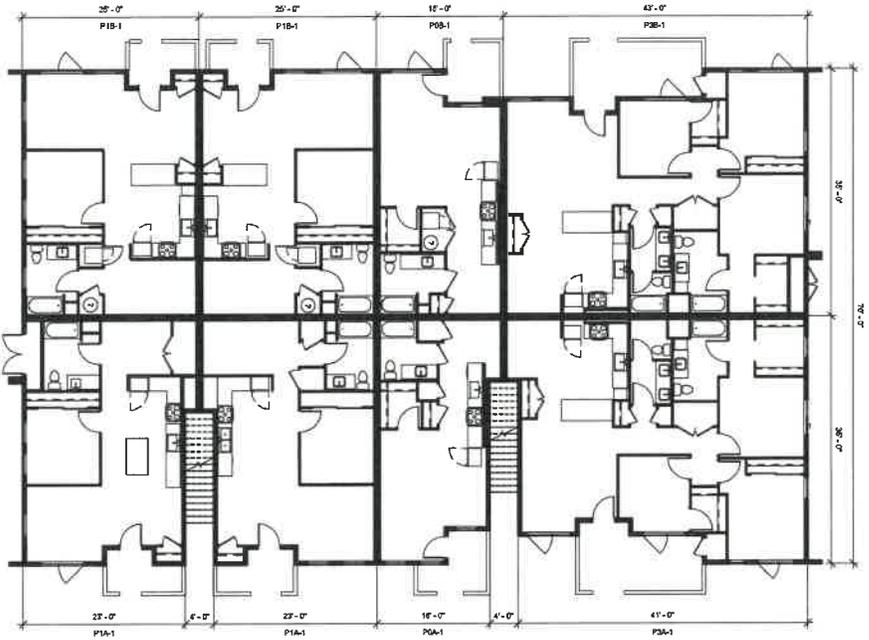
OCCUPANCY SCHEDULE - 2ND FLOOR

ROOM NUMBER	ROOM NAME	AREA	FLOOR	OCCUPANCY
200	COLLABORATIVE WORK SPACE	1116	100 SF	200
201	WOMEN'S	197	0 SF	20
202	MEN'S	197	100 SF	20
203	OFFICE	97	100 SF	10
204	OFFICE	97	100 SF	10
205	CLASSROOM	466	200 SF	220
206	STORAGE	466	200 SF	20
207	MULTI-PURPOSE ROOM	460	200 SF	200
208	STORAGE	54	300 SF	50
209	STORAGE	165	200 SF	20
210	COMPUTER LAB	165	200 SF	20
211	CONFERENCE ROOM	271	150 SF	15
212	OFFICE	128	100 SF	10
213	OFFICE	128	100 SF	10
214	OFFICE	128	100 SF	10
215	OFFICE	128	100 SF	10
216	MAKERSPACE	663	50 SF	10
217	INNOVATION LAB	71	500 SF	10
218	SERVER RM.	104	150 SF	10
219	OFFICE	104	150 SF	10
220	CONFERENCE ROOM	184	150 SF	15
221	GREEN ROOM	148	100 SF	10
222	STORAGE	119	100 SF	10
223	STORAGE	119	100 SF	10
224	OFFICE	119	100 SF	10
225A	MUSIC WAITING	119	100 SF	10
225B	MUSIC ROOM	214	100 SF	10
226	LOBBY	141	100 SF	10
227	PODCAST STUDIO	141	100 SF	10
228	KITCHEN	141	100 SF	10
229	NEP	141	100 SF	10
230	LEARNING STAIRS	664	100 SF	100

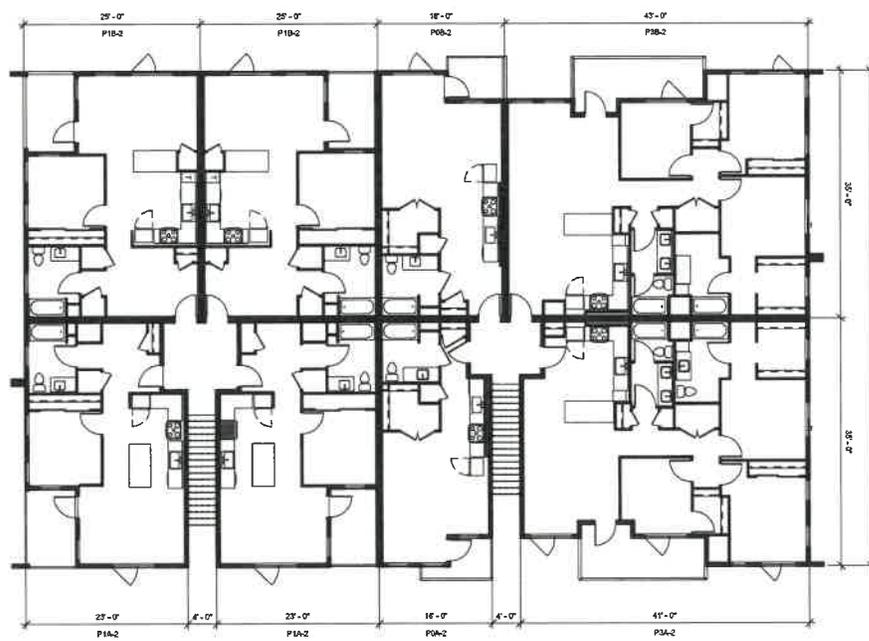


# LAKE MEAD AFFORDABLE HOUSING PROJECT

## BUILDING A & C PLANS



1 ENLARGED FIRST FLOOR BUILDING A  
SCALE: 1/8" = 1'-0"



2 ENLARGED SECOND FLOOR BUILDING A  
SCALE: 1/8" = 1'-0"

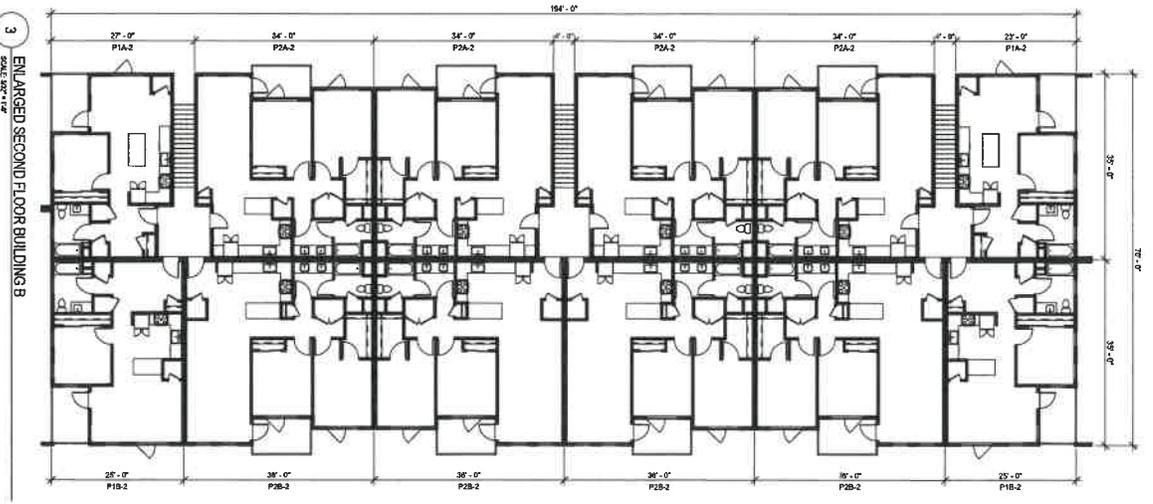
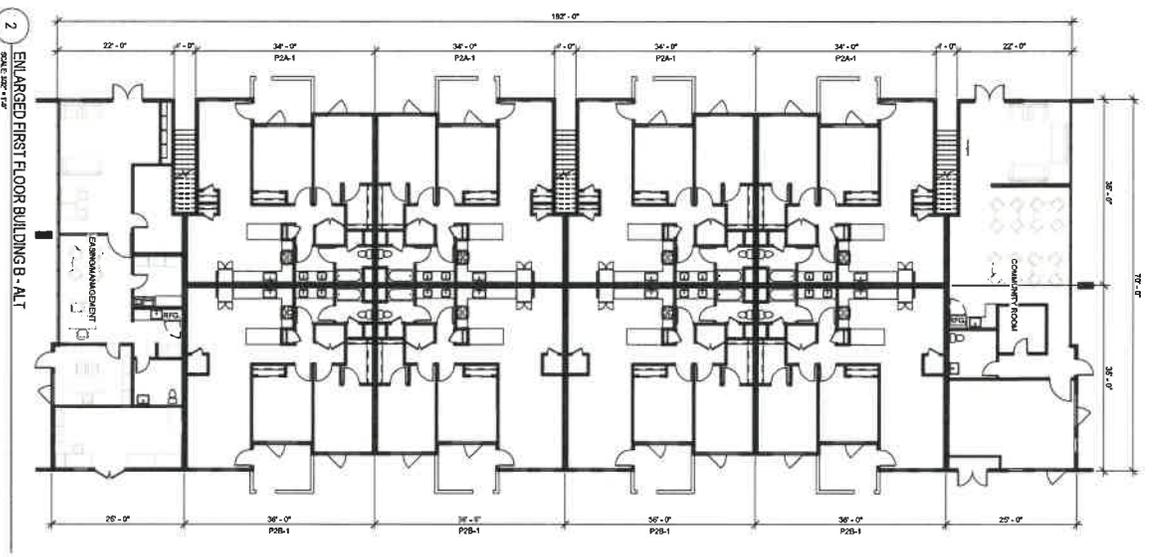
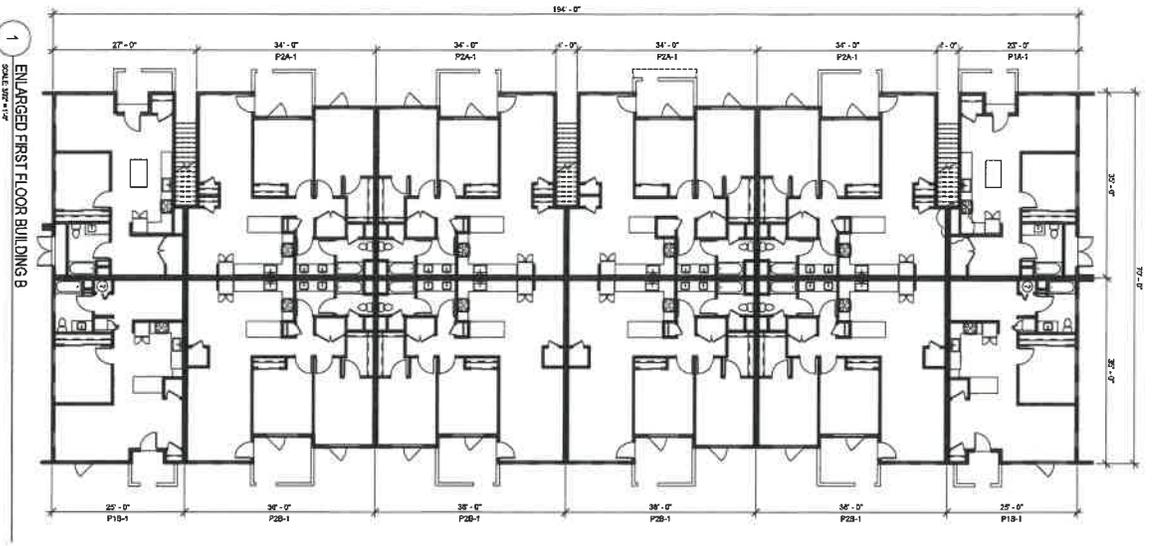
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# LAKE MEAD AFFORDABLE HOUSING

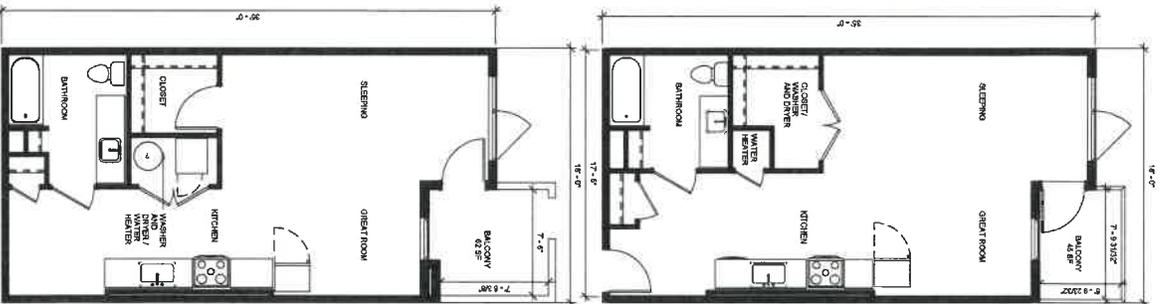
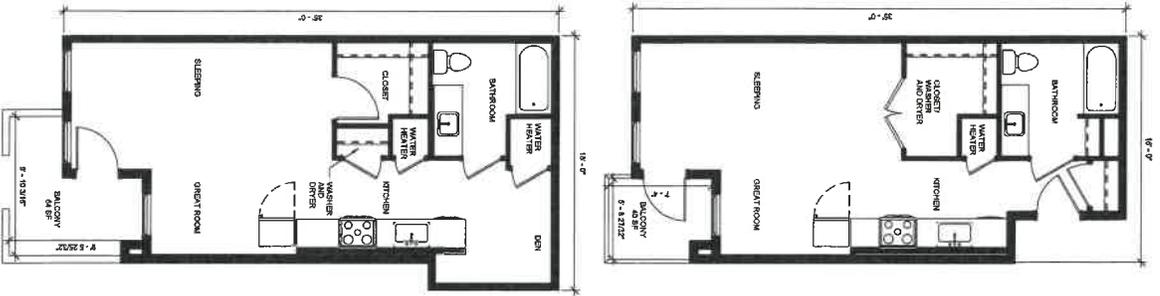
## BUILDING B & D PLANS



03-14-2024

# LAKE MEAD AFFORDABLE HOUSING PROJECT

## UNIT FLOOR PLANS - STUDIO

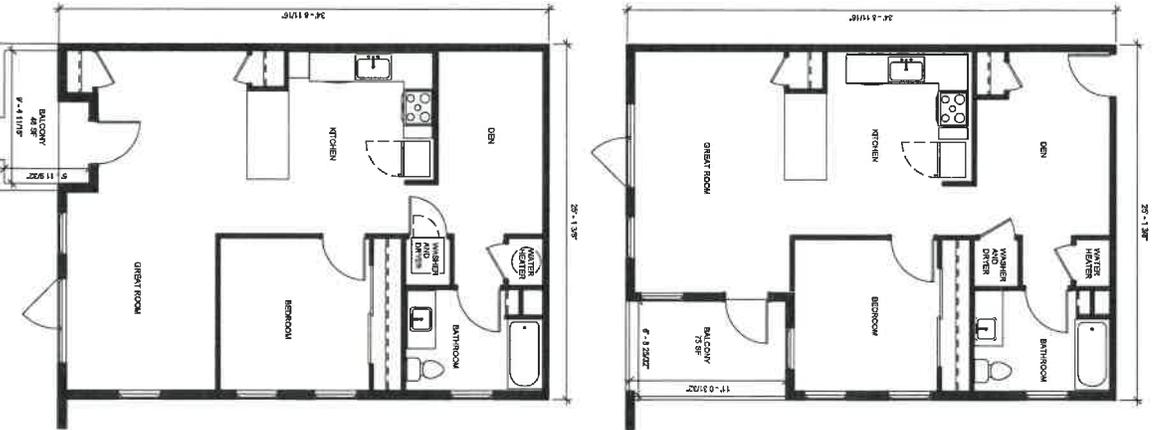


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02-21-2024

# LAKE MEAD AFFORDABLE HOUSING PROJECT

## UNIT FLOOR PLANS - 1 BEDROOM



02-21-2024

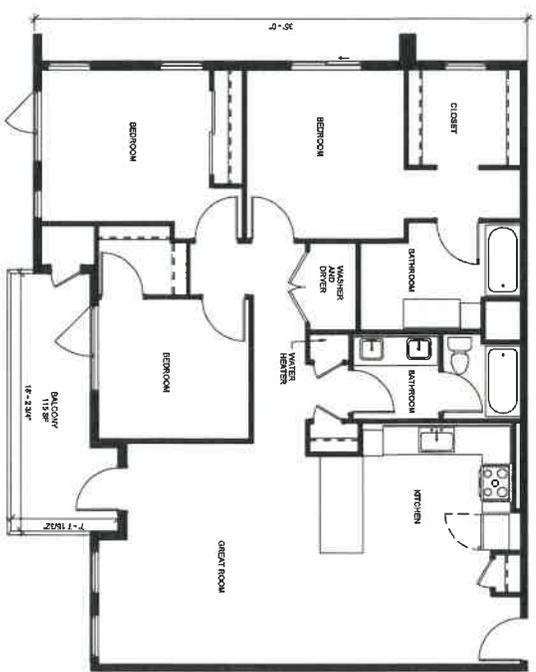
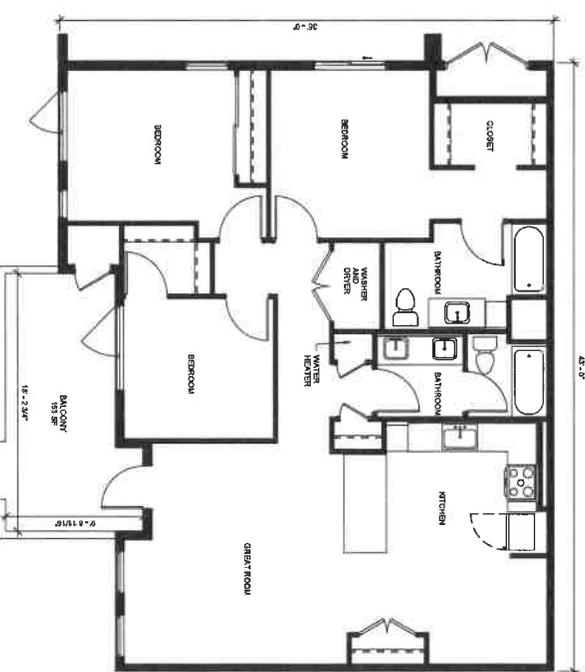
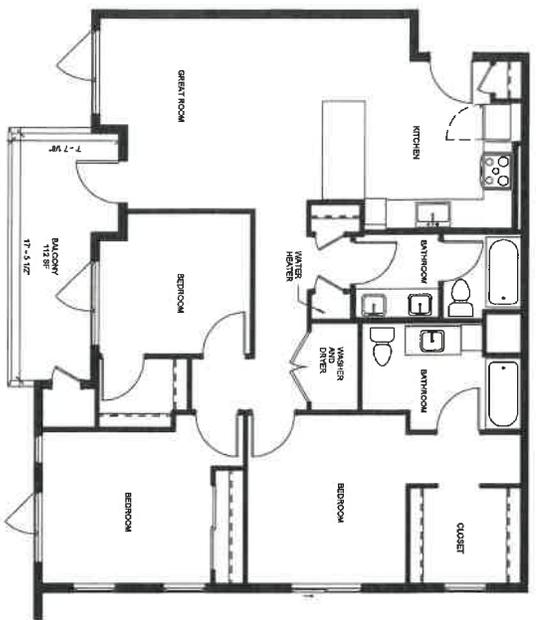
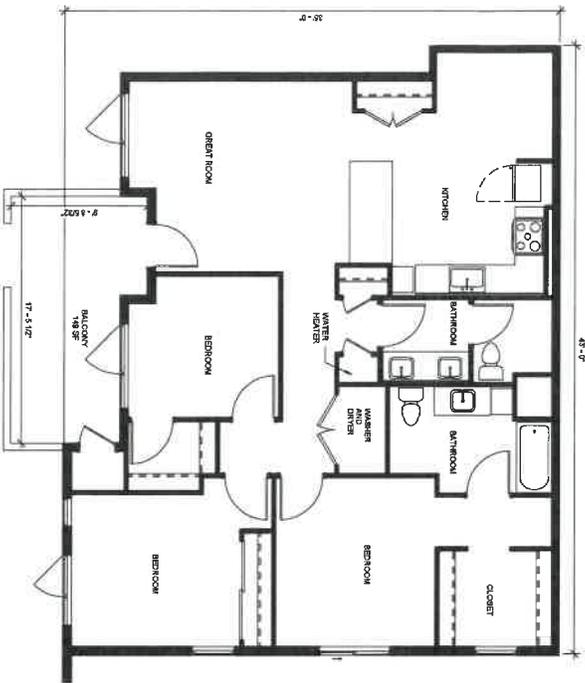


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# LAKE MEAD AFFORDABLE HOUSING PROJECT

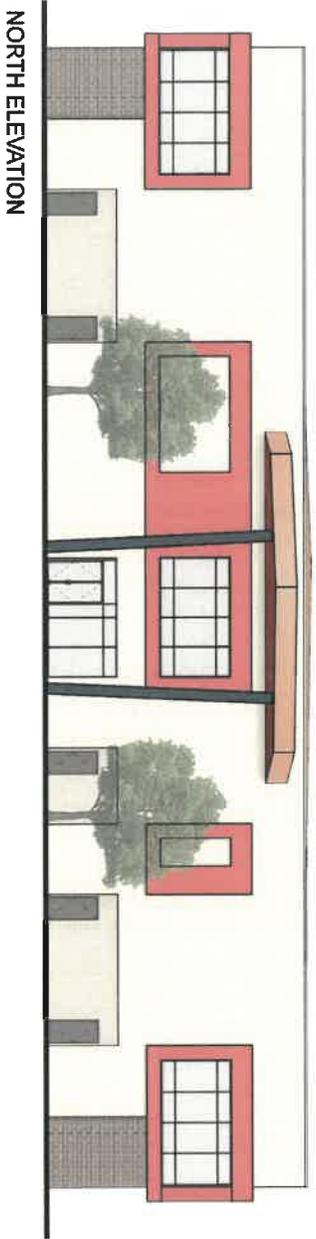
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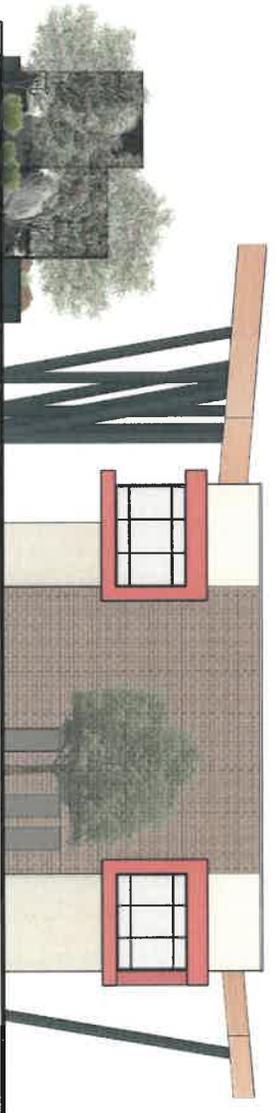
02-21-2024



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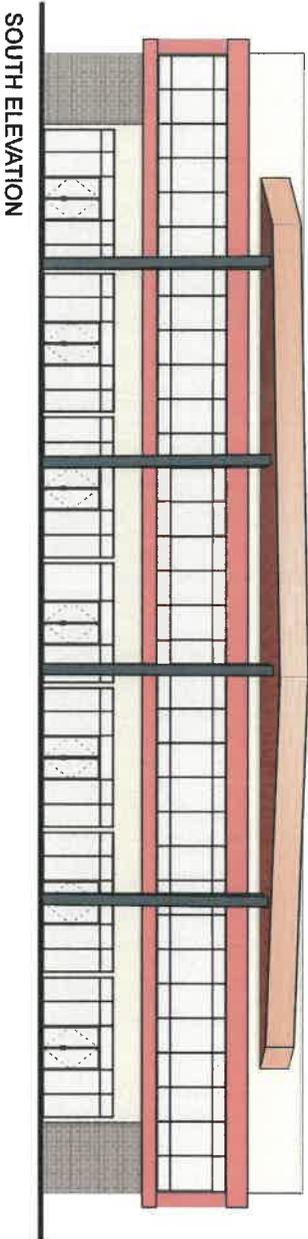


NORTH ELEVATION



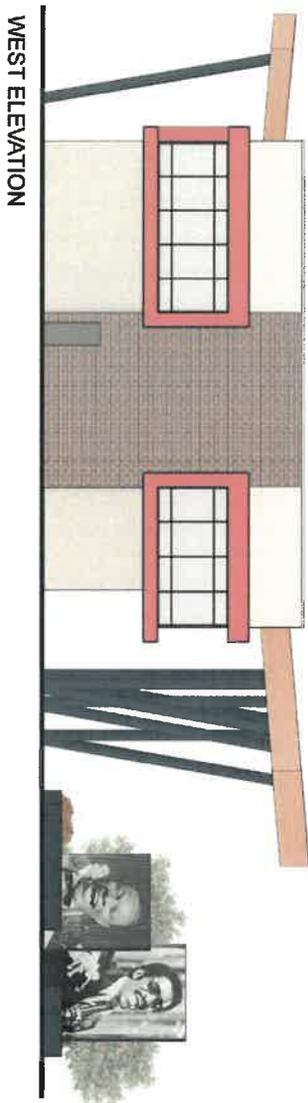
EAST ELEVATION

**LAKE MEAD & ENGLESTAD MICROBUSINESS BUILDING**  
ELEVATIONS



1/4" = 1'-0"

SOUTH ELEVATION



1/4" = 1'-0"

WEST ELEVATION

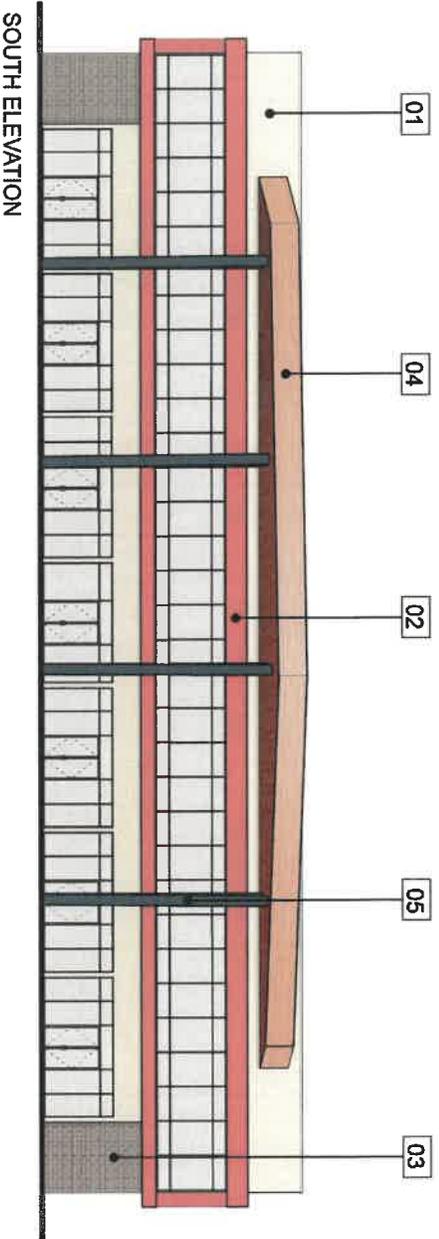


0 4' 8' 16'

03-14-2024



**LAKE MEAD & ENGLESTAD MICROBUSINESS BUILDING**  
ELEVATIONS



SOUTH ELEVATION



01 - STUCCO -  
SW 6065



02 - STUCCO -  
SW 7587



03 - CIND-R-LITE CMU -  
SUNSET RED



04 - CERACLAD SIDING -  
HONEY

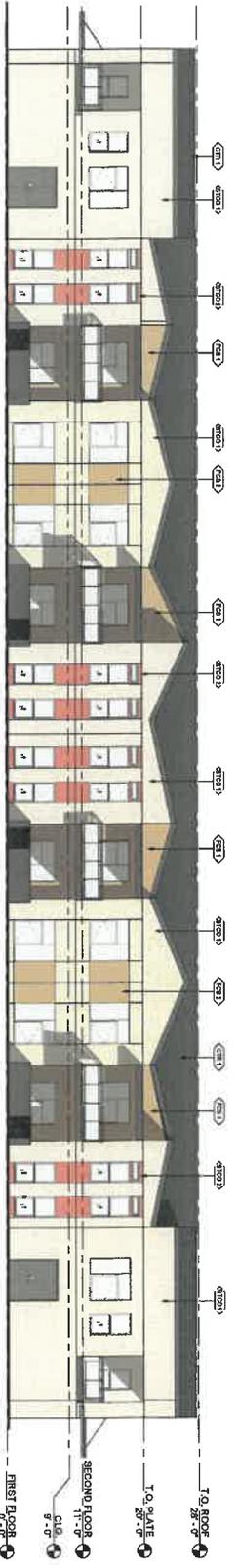


05 - ALPOLIC COLUMN COVER -  
BLUE ZINC

**LAKE MEAD & ENGLESTAD MICROBUSINESS BUILDING**  
COLORS & MATERIALS

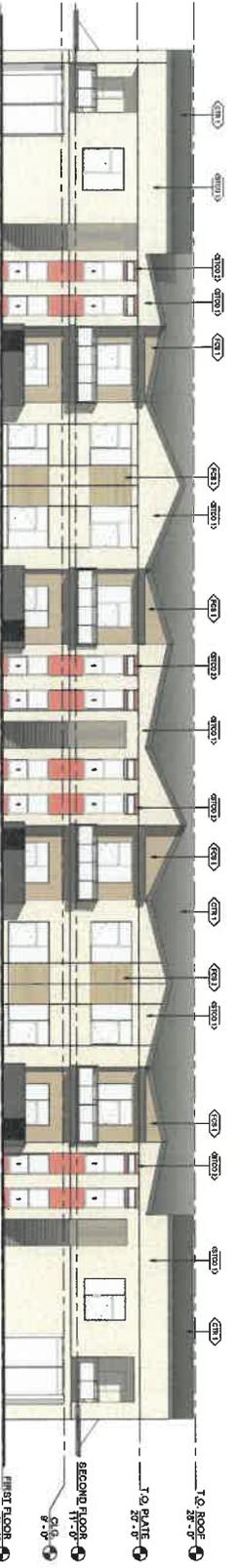


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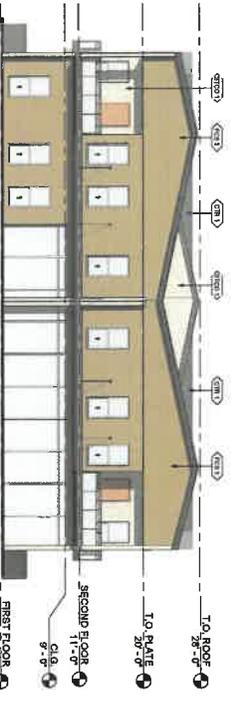


4 BUILDING D EAST ELEVATION  
SCALE: 3/4" = 1'-0"

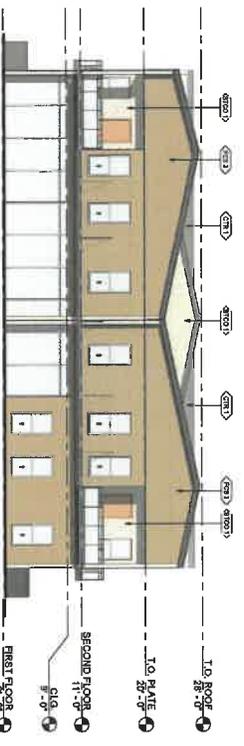
ELEVATION LEGEND	
	1ST FLOOR - 9'-0"
	2ND FLOOR - 11'-0"
	T.O. ROOF - 26'-0"
	101
	102
	103
	104
	105
	106
	107
	108
	109
	110
	111



3 BUILDING D WEST ELEVATION  
SCALE: 3/4" = 1'-0"



2 BUILDING D NORTH ELEVATION  
SCALE: 3/4" = 1'-0"



1 BUILDING D SOUTH ELEVATION  
SCALE: 3/4" = 1'-0"

**LAKE MEAD AFFORDABLE HOUSING PROJECT**  
EXTERIOR ELEVATIONS BUILDING A

03-14-2024

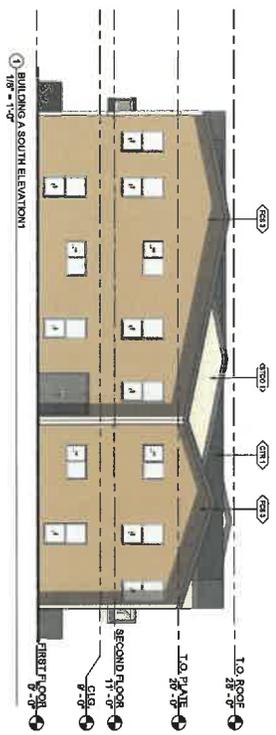




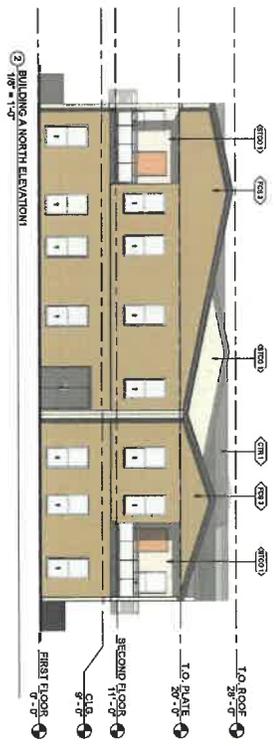
1 BUILDING A EAST ELEVATION  
1/8" = 1'-0"



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



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



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

ELEVATION LEGEND	
[Symbol]	STUCCO - 1 SW 2225
[Symbol]	STUCCO & SW BRN (RED)
[Symbol]	STUCCO - SW 1724
[Symbol]	CONCRETE TILE ROOFING (C/T 1)
[Symbol]	BERN CHARNT BROWN (CS 1)-ZENT WARDEN
[Symbol]	BERN CHARNT BROWN (CS 2)-ZENT WARDEN
[Symbol]	BERN CHARNT BROWN (CS 3)-URBAN OCEAN

# LAKE MEAD AFFORDABLE HOUSING PROJECT

## EXTERIOR ELEVATIONS BLDG B



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**ORDINANCE NO. 3197**

AN ORDINANCE RELATED TO ZONING; RECLASSIFYING APPROXIMATELY 4.92 ACRES FROM C-1, NEIGHBORHOOD COMMERCIAL DISTRICT, TO AN MUD-N, MIXED-USE NEIGHBORHOOD DISTRICT, (ZN-14-2023, LAKE MEAD & ENGLESTAD MICROBUSINESS) FOR PROPERTY LOCATED ON THE NORTH SIDE OF LAKE MEAD BOULEVARD, APPROXIMATELY 300 FEET WEST OF ENGLESTAD STREET, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

**WHEREAS**, the rezoning is consistent with the Comprehensive Plan; and

**WHEREAS**, the Council determines that the amendment will not adversely affect the health and general welfare; and,

**WHEREAS**, according to Paragraph B of Section 70 of Chapter 12 of Title 17 of the North Las Vegas Municipal Code, the City Council may, by ordinance, reclassify property.

**NOW THEREFORE**, the City Council of the City of North Las Vegas does ordain:

**SECTION 1:** In accordance with the provisions of Ordinance No. 3197, the following described parcel of land shall be reclassified as follows:

MUD-N, Mixed-Use Neighborhood District, (ZN-14-2023, Lake Mead & Englestad Microbusiness),

THE FOLLOWING PROPERTY DESCRIBED TO WIT:

**LEGAL DESCRIPTION**

Assessor's Parcel Number: 139-22-201-005

THAT PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B.&M, DESCRIBED AS FOLLOWS:

PARCEL ONE (1) AS SHOWN BY MAP THEREOF IN FILE 74 OF PARCEL MAPS, PAGE 56 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

**SECTION 2:** The Mixed-Use Neighborhood District (MUD-N) herein is subject to the development standards and requirements of the North Las Vegas Municipal Code as well as the following conditions of approval:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. A shared parking plan shall be enforced through a written agreement among all owners of record. An attested copy of the agreement between the owners of record must be recorded. Recordation of the agreement shall take place prior to issuance of any permits for any use

to be served by the shared parking area.

3. No multifamily structure exceeding two stories or thirty (30) feet in height shall be constructed within thirty (30) feet of an adjacent single-family residential property line.
4. Prior to the issuance of any permits for the project, legal access (Ingress / Egress Easement) must be established from APN 139-22-201-017 (currently owned by Nevada Partners Inc) granted to and for the benefit of APN 139-22-201-005. This easement must be established, recorded and referenced on the project's civil improvement plans; and, if the property is to be subdivided, on the parcel map prior to recording. The maintenance agreement for the access must be established at this time as well.
5. The applicant shall include a detailed and dimensioned open space exhibit showing proposed amenities with the Final Development Plan application to ensure that all open space requirements are met. The open space exhibit must clearly identify Pedestrian Priority Areas, Private Common Open Space, Private Open Space and Neighborhood Nodes.
6. The total number of residential dwelling units shall not exceed 76.
7. 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.
8. Approval of a drainage study is required prior to submittal of the civil improvement plans.
9. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
10. Approval of a traffic study is required prior to submittal of the civil improvement plans and the City of Las Vegas concurrence is required. Please contact Traffic Engineering at 633-2676 to request a scope.
11. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in North Las Vegas Municipal Code section 17.24.040; Conformance may require modifications to the site plan.
12. The project shall provide a bus turnout and loading pad and shelters on Lake Mead in accordance with Uniform Standard Drawing 234.1 and 234.2.
13. The property owner is required to grant a roadway easement for commercial driveway(s).
14. The property owner is required to grant a sidewalk easement for sidewalk located on private property when that sidewalk is providing public access adjacent to the right-of-way, if applicable.
15. If the parcel is intended to be subdivided, 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.

16. 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.

**SECTION 3: NON-INFRINGEMENT OF RIGHTS.** The City Council of the City of North Las Vegas has been informed by the City Attorney as to the constitutionality of this ordinance and based upon such information we are adopting this ordinance in good faith with a reasonable belief that the actions taken by the City of North Las Vegas are not in violation of any rights, privileges, or immunities secured by the laws providing for equal rights of citizens or persons.

**SECTION 4: SEVERABILITY.** If any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall in no way affect the validity and enforceability of the remaining provisions of this Ordinance.

**SECTION 5: EFFECTIVE DATE.** This Ordinance shall become effective after its passage by the City Council of the City of North Las Vegas and, after such passage by the City Council, publication once by title in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

**SECTION 6: PUBLICATION.** The City Clerk shall cause this Ordinance, immediately following its adoption, to be published once by title, together with the names of the Council Members voting for or against passage, in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

PASSED AND ADOPTED THIS 7<sup>th</sup> day of February, 2024.

AYES: Mayor Goynes-Brown, Mayor Pro Temp Black, Council Members Barron,  
Cherchio and Garcia-Anderson

NAYS:

ABSENT:

APPROVED:



\_\_\_\_\_  
PAMELA A. GOYNES-BROWN, MAYOR

ATTEST:



\_\_\_\_\_  
JACKIE RODGERS  
CITY CLERK

**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
  - Sub Boundary
  - Road Boundary
  - Road Easement Line
  - Match/Plot Line
  - Historic Sub Boundary
  - Historic Platted Boundary
  - Section Line
  - 077 Road Parcel Number
  - 001 Parcel Number
  - 100 Acreage
  - 202 Parcel Susused Number
  - PB 24-45 Plat Recording Number
  - 5 Block Number
  - 5 Lot Number
  - 616 50% Lot Number

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

**BOOK**

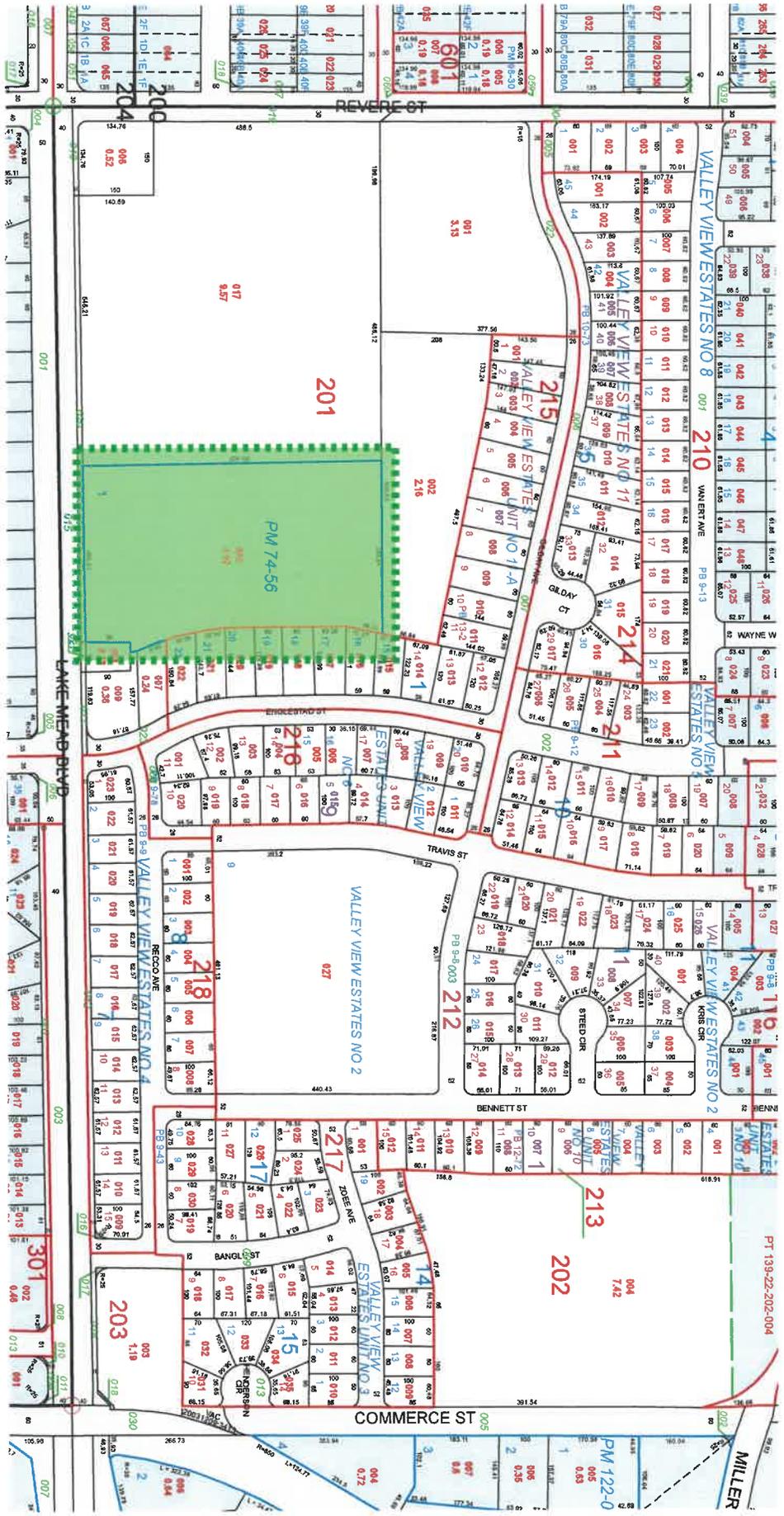
125	124	123
138	139	140
163	162	161

**22**

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

**S 2 NW 4**

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21	22	23	24	25	26	27	28	29	30

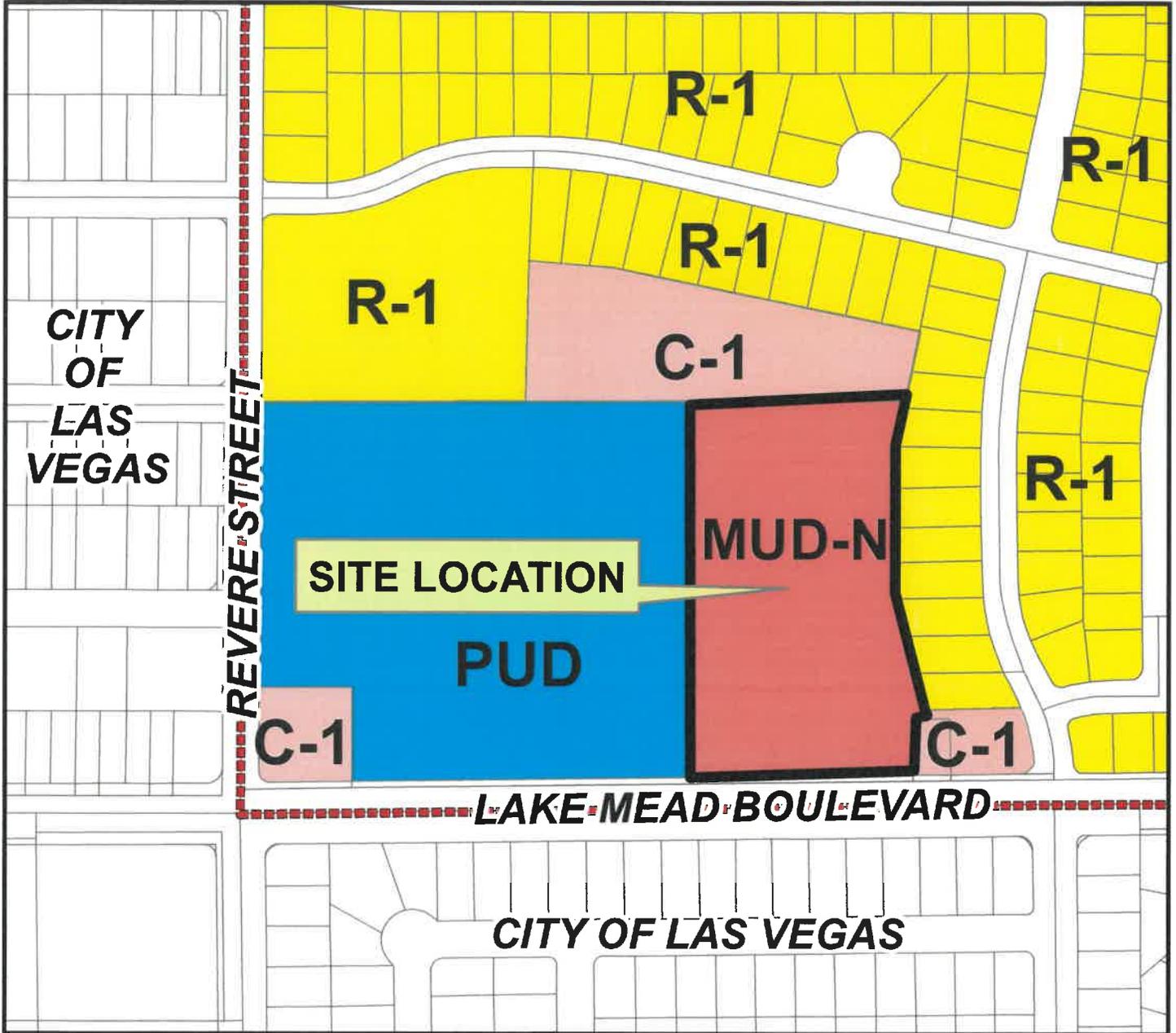


TAX DIST 250



# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: Clark County Real Property Management  
Application Type: Final Development Plan  
Request: To Construct a 76-Unit Multi-Family Apartment Complex and a 19,725 Square Foot Commercial/Retail Building on 4.92 Acres  
Project Info: 300 feet west of the intersection of Lake Mead Boulevard and Englestad Street  
Case Number: FDP-03-2024

03/05/2024

