

**CITY OF NORTH LAS VEGAS**  
**INTEROFFICE MEMORANDUM**

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To: Robert Eastman, Planning Manager, Land Development & Community Services Dept.  
From: Robert Weible, Land Development Project Leader, Department of Public Works  
Subject: FDP 13-2022 **Craig & Allen Apartments**  
Date: August 16, 2022

The Department of Public Works recommends that this item comply with the conditions of approval for ZN 05-2022.



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Robert Weible, Land Development Project Leader  
Department of Public Works

**KAEMPFER**

**CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

**JENNIFER LAZOVICH**  
[jlazovich@kcrlaw.com](mailto:jlazovich@kcrlaw.com)  
702.792.7050

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Reno, NV 89601  
Tel: 775.852.3900  
Fax: 775.327.2011

**CARSON CITY OFFICE**  
510 West Fourth Street  
Carson City, NV 89703  
Tel: 775.884.8300  
Fax: 775.882.0257

July 19, 2022

**VIA ELECTRONIC UPLOAD**

City of North Las Vegas  
Planning & Zoning  
2250 Las Vegas Boulevard North  
North Las Vegas, NV 89030

**RE:     *Justification Letter – FDP***  
***APN: 139-05-301-009 – Craig & Allen***

To Whom It May Concern:

Please be advised, this firm represents the applicant. On behalf of the applicant we are submitting a final development plan for the recently approved comprehensive plan amendment and zone change (AMP-00003-2022 & ZN-00005-2022) for a proposed multi-family project generally located near the southeast corner of Craig Road and Allen Lane, more particularly identified as APN: 139-05-301-009 (the "Site"). The Site is approximately 6.7 acres.

The applicant is proposing to develop a 161-unit multi-family project with a density of approximately 23.3 dwelling units/acre. The development will consist of the following unit mix: 106-one bedroom units, 43-two bedroom units, and 12-three bedroom units. All units will be accessed via internal hallways. There will be four (4) buildings on the Site, each will be three stories with a maximum height of 35-feet.

The three (3) buildings closest to the southern property line will be set back approximately 93-feet from the single family homes to the south of the Site. Along the south perimeter of the Site will be a 20-foot wide landscape buffer. The 20-foot wide landscape buffer will include 24-inch box trees planted every 20-feet on center and landscape islands to increase the amount of landscaping that is provided. On the northern and eastern perimeter of the Site, adjacent to the commercial uses, will be a 10-foot wide landscape buffer with 24-inch box trees planted every 20-feet on center. Open space is shown in green on the attached site plan and includes such amenities as a courtyards and pool area. There is also a leasing and lobby areas to provide additional on-site amenities. The Site will have two (2) access points from Craig Road via shared driveways with the commercial development. The Site is meeting the parking requirements by providing 317 parking spaces.



City of North Las Vegas  
Planning & Zoning  
July 19, 2022  
Page 2

Thank you for your consideration of this project.

Sincerely,

KAEMPFER CROWELL

A handwritten signature in black ink that reads "Lazovich".

Jennifer Lazovich

JJL/amp

**CITY OF NORTH LAS VEGAS PLANNING COMMISSION AND CITY  
COUNCIL RECOMMENDATIONS / COMMENTS**

**FROM: CLARK COUNTY DEPARTMENT OF AVIATION**

**APPLICATION: FDP-000013-2022**

**PROJECT: CRAIG & ALLEN APARTMENTS, 161 MFU**

**LOCATION: 139-05-301-009**

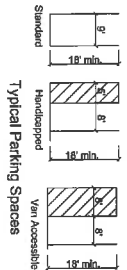
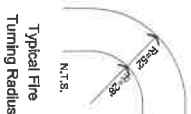
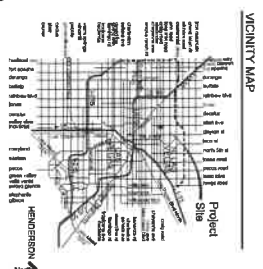
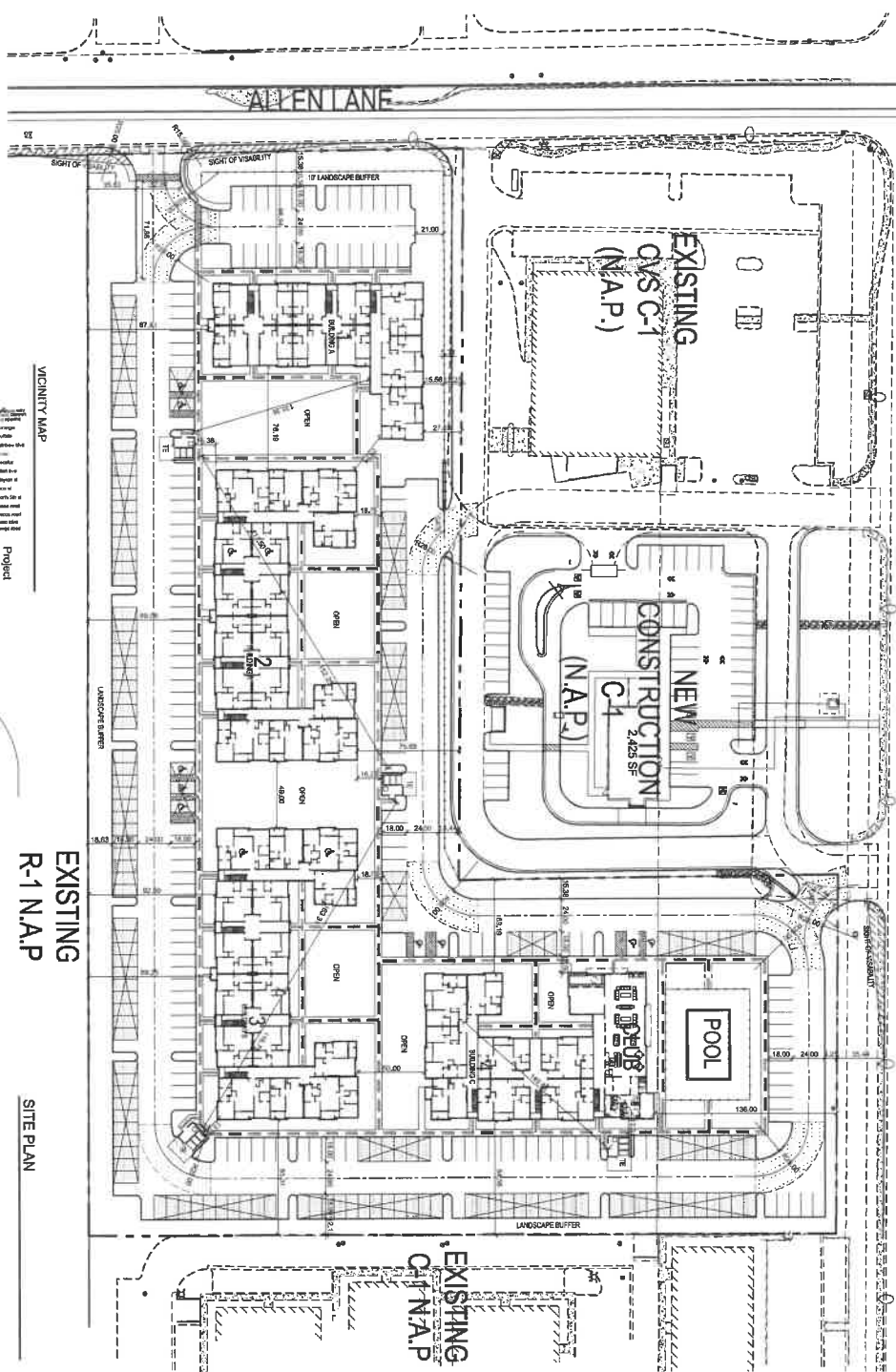
**MEETING DATE: SEPTEMBER 14, 2022, PLANNING COMMISSION,  
OCTOBER 5, 2022, CITY COUNCIL**

**COMMENTS:**

The proposed development lies just outside the AE-60 (60-65 DNL) noise contour for North Las Vegas Airport (VGT), and is subject to significant aircraft noise and continuing over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade VGT to meet future air traffic demand, and nighttime operations may and will continue to occur at VGT.

Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged. Additionally, the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998, and funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

**CRAIG ROAD**



**Final Development Plan**

**EXISTING R-1 N.A.P**

**SITE PLAN**

**Craig & Allen - Multifamily**

City of North Las Vegas, Nevada

**SITE INFORMATION**

**ZONING** - City of North Las Vegas  
**ADDRESS** SE Corner of CRAIG & ALLEN  
**APN#** 139-05-50-009  
**LAND USE** R-2 & L U  
**ZONING** (Appropriate) 250,071 SF, 7.56 Acres  
**AREA** (Approximate) 250,071 SF, 7.56 Acres  
**BUILDINGS** 3-Story Garden Walk-Up Apartments  
 Apartment Units:  
 1-Bedroom Units 106 Units  
 2-Bedroom Units 41 Units  
 3-Bedroom Units 12 Units  
**Total Units** 159 Units  
**DENSITY:** 2,105 Units/Gross Area  
 23.58 Units/Net Area

**HEIGHT**  
 Max Allowed: 35'-0"  
 Provided: Sloped Roof 34'-4-0"  
**OPEN SPACE:** 400 SF/Unit 159 x 400 63,800 SF  
 Provided: 41-75,421 SF

**PARKING REQUIREMENTS - CONDOS**  
 On-Site Parking:  
 1-Bedrooms 106 x 1.50 159 Spaces  
 2-Bedrooms 41 x 2.00 82 Spaces  
 3-Bedrooms 12 x 2.50 30 Spaces  
 Guest Parking: 1 per 4 units 40 Spaces  
**TOTALS** 314 Spaces

**PARKING PROVIDED - CONDOS**  
 Uncovered Parking 169 Spaces  
 Covered Parking 160 Spaces  
**TOTALS** 319 Spaces  
**PARKING RATIO:** 2.01 / unit

**LEGEND**  
 \* TYPE A DWELLING UNIT LOCATION  
 --- PROPERTY LINE  
 - - - SETBACK LINE  
 - - - ASSUMED PROPERTY LINE FOR CALCULATIONS  
 - - - FUTURE PROPERTY LINE PERMITS RECONSTRUCTION OF FINAL MAP  
 ■ COVERED PARKING  
 ■ BUILDING NUMBER AND UNIT RANGE SIGNAGE LOCATION  
 \* VEHICLES WITH FIRE DEPARTMENT INSPECTOR  
 = ACCESSIBLE ROUTE - 5% Maximum Running Slope w/o Rail  
 = 2% Maximum Cross Slope, 6% Max. Running Slope @ Ramp w/ Handrail or Curb Ramp.

**UNIT MATRIX**

Building #	Building Type	1 Bedroom			2 Bedroom			3 Bedroom			Total
		Type A	Type B	Type C	Type A	Type B	Type C	Type A	Type B	Type C	
1	Type A	1	7	16	0	3	0	0	0	0	33
2	Type B	1	11	24	1	1	4	0	0	0	48
3	Type C	0	2	6	0	0	14	0	0	0	30
4	Type C	2	32	72	1	12	28	1	1	10	109
		106		63,800		26,176		7,524		109	
		63,800		26,176		7,524		109		109	

Project No. 222045

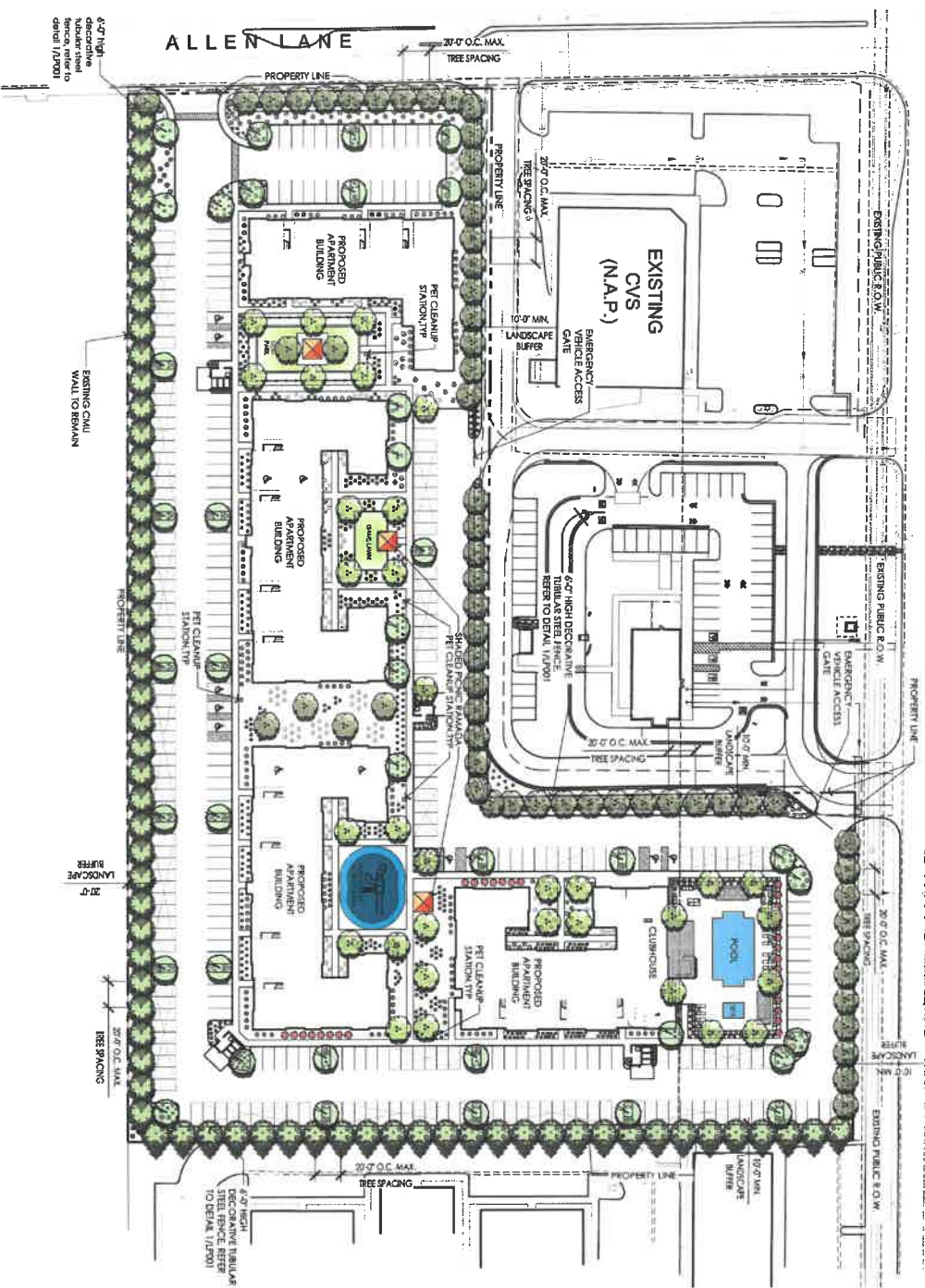
July 29, 2022



6'-0" HIGH DECORATIVE REFRIG TO DETAIL (1/2" R200)

EXISTING PUBLIC ROW

CRAIG ROAD



PLANTING SCHEDULE

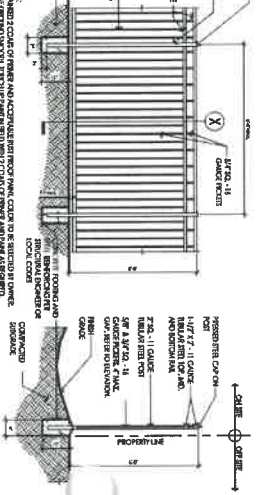
TREES	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
	Acacia saligna	24" Box	38	Standard
	Willow Acacia	24" Box	69	Multi-Trunk
	Pinus chinensis	24" Box	68	Standard
	Pinus strobus	24" Box	31	Standard
	Pinus taeda	24" Box	31	Standard
	Pinus jeffersonii	24" Box	31	Standard
	Pinus strobus	24" Box	31	Standard
	Pinus strobus	24" Box	31	Standard
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
	Dodonaea viscosa	5 gal	33	Column
	Purple Flossweed Bush	5 gal	140	Can Full
	Lantana	5 gal	140	Can Full
	Ligustrum japonicum	5 gal	313	Can Full
	Ligustrum japonicum	5 gal	417	Can Full
	Pyracantha	5 gal	435	Can Full
GRASSES	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
	Muhlenbergia rigens	5 gal	186	Can Full
	Deer Grass	5 gal	673	Can Full

GROUND COVER LEGEND

- Blueberry
- Blackberry
- Red Clover
- White Clover
- Yellow Clover
- Red Clover
- Yellow Clover
- White Clover
- Blackberry
- Blueberry
- Red Clover
- White Clover
- Yellow Clover

OPEN SPACE CALCULATIONS

Total Site Area: 10,000 sq ft  
 Open Space Required: 4000 sq ft (40%)  
 Available Open Space: 6000 sq ft (60%)



TYPICAL 6' HIGH TUBULAR STEEL PERIMETER FENCE PANEL



July 26, 2022

LP001 - LANDSCAPE PLAN

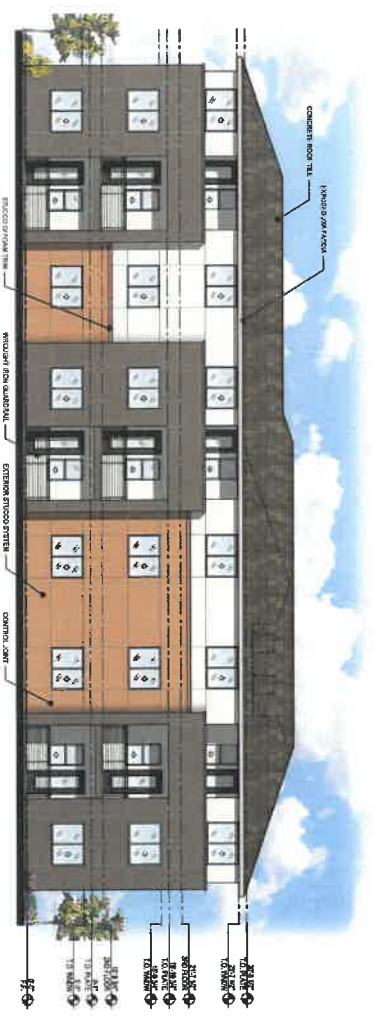
Craig & Allen - Multifamily

North Las Vegas, NV 89032





FRONT ELEVATION



LEFT ELEVATION

- Colors**
- |                      |                  |                      |                 |
|----------------------|------------------|----------------------|-----------------|
| Primary Stucco       | Sherrin Williams | SW-683               | Charcoal        |
| Secondary Stucco     | Sherrin Williams | SW-703               | Branston Bronze |
| Accent Color         | Sherrin Williams | SW-409               | Esabelle Gold   |
| Facial / Stair Color | Sherrin Williams | SW-686               | Silumbert Slach |
| Doors Color          | Sherrin Williams | SW-7048              | Urbana Bronze   |
| Roof Tile            | Boral Roof Tile  | Charcoal Brown Blend |                 |

14' X 2022  
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MORGAN STONEHILL  
 COMMERCIAL DESIGN

# Building A - Conceptual Elevations

## Craig & Allen - Multifamily

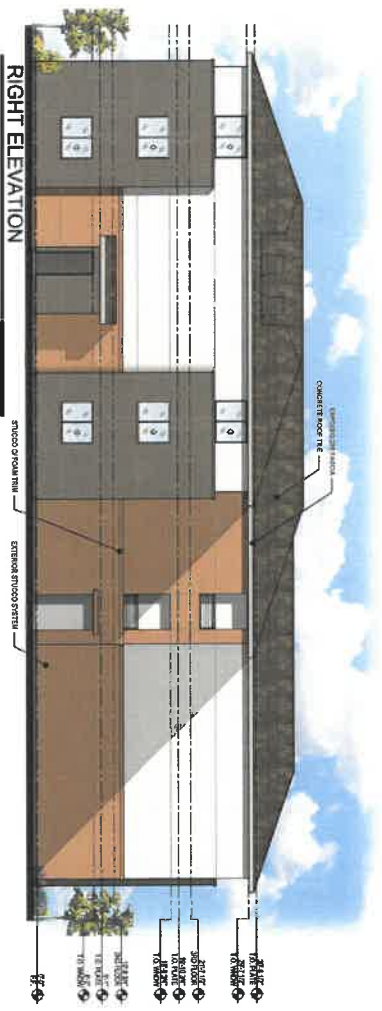
City of North Las Vegas, Nevada

Scale: 1/8" = 1'-0"  
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 Project No. 922045  
 July 29, 2022



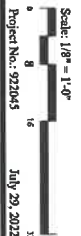


REAR ELEVATION  
SCALE 1/8" = 1'-0"



RIGHT ELEVATION  
SCALE 1/8" = 1'-0"

- Colors**
- Primary Stone Sherwin Williams SW-9563 Chivyd
  - Secondary Stone Sherwin Williams SW-7753 Barnston Bronze
  - Accent Color Sherwin Williams SW-0009 Eastlake Gold
  - Facade / Slat Color Sherwin Williams SW-9806 Slumber Slath
  - Doors Color Sherwin Williams SW-7048 Urbane Bronze
  - Roof Tile Boral Roof Tile Charcoal Brown Blend



Project No.: 922045 July 29, 2022



08/2018 to 08/2022  
 David A. Peralta, P.E., License No. 1848, State of Nevada  
 The State of Nevada, Department of Public Safety, Division of Professional Regulation, 200 North Carson Avenue, Carson City, NV 89701  
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MORGAN STONEHILL  
 DEVELOPMENT COMPANY

# Building A - Conceptual Elevations

## Craig & Allen - Multifamily

City of North Las Vegas, Nevada







FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

- COLORS**
- Primary Stucco Sherwin Williams SW-4833 Charcot
  - Secondary Stucco Sherwin Williams SW-7033 Branston Bronze
  - Accent Color Sherwin Williams SW-0088 Esaklike Gold
  - Facis / Star Color Sherwin Williams SW-9808 Slumber Sloth
  - Door Color Sherwin Williams SW-7048 Urbane Bronze
  - Roof Tile Boral Roof Tile Charcoal Brown Blend

City of North Las Vegas  
 Department of Planning and Economic Development  
 147 N. 2nd St.  
 Las Vegas, NV 89101

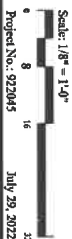


MORGAN STONEHILL  
 CONSULTANT COMPANY

# Building B - Conceptual Elevations

## Craig & Allen - Multifamily

City of North Las Vegas , Nevada



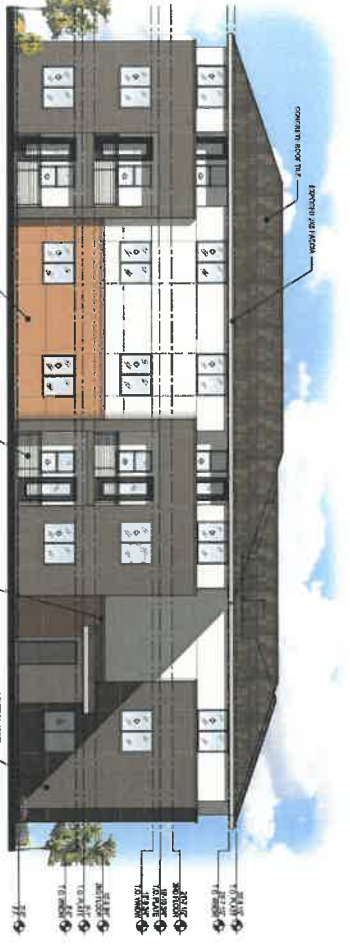
Project No. 922045

July 29, 2022





FRONT ELEVATION



LEFT ELEVATION

- Colors**
- Primary Stone Sherwin Williams SW-6893 Charid
  - Secondary Stone Sherwin Williams SW-7033 Bahianum Bronze
  - Accent Color Sherwin Williams SW-6009 Esabelle Gold
  - Facade / Slatr Color Sherwin Williams SW-6896 Slumber Slath
  - Door Color Sherwin Williams SW-7048 Urbane Bronze
  - Roof Tile Boral Roof Tile Charroal Brown Blend

April 11, 2022  
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MORGAN STONEHILL  
 RESIDENTIAL CONSTRUCTION

# Building C - Conceptual Elevations

## Craig & Allen - Multifamily

City of North Las Vegas, Nevada



Project No.: 922045 July 29, 2022





REAR ELEVATION



RIGHT ELEVATION

- COLORS**
- |                     |                          |                      |
|---------------------|--------------------------|----------------------|
| Primary Stucco      | Sherwin Williams SW-9803 | Charlot              |
| Secondary Stucco    | Sherwin Williams SW-7033 | Bransford Bronze     |
| Accent Color        | Sherwin Williams SW-0088 | Esabelle Gold        |
| Facia / Stair Color | Sherwin Williams SW-9806 | Slumber Sloth        |
| Door Color          | Sherwin Williams SW-7048 | Urbane Bronze        |
| Roof Tile           | Boral Roof Tile          | Charcoal Brown Blend |



APR 23, 2022  
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MORGAN STONEHILL  
 ENVIRONMENTAL CONSULTANT

## Building C - Conceptual Elevations

# Craig & Allen - Multifamily

City of North Las Vegas, Nevada



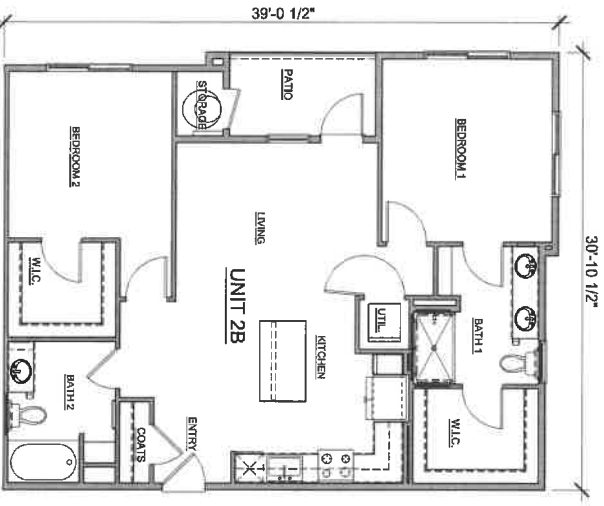
P.V.Z. DESIGN GROUP  
 4900 WINDY HILLS DRIVE, SUITE 200  
 LAS VEGAS, NEVADA 89121  
 TEL: 702.251.1000 FAX: 702.251.1001



PLAN TYPE	LIVABLE	PATIO	STOR. TOTAL	LOCATION
PLAN 1A	679	68	747	BLDGS A, B, & C
PLAN 1B	711	74	785	BLDGS B & C
PLAN 1C	663	121	804	BLDG B
PLAN 2A	1,057	81	1,138	BLDGS A & C
PLAN 2B	1,057	81	1,178	BLDG B
PLAN 3A	1,137	88	1,223	BLDG B
TOTALS				



Approved 2022, 2022, 2022  
 The Licensed Professional Engineer in the State of Nevada, I hereby certify that the information contained herein was prepared by me, or under my direct supervision and control, and that I am a duly Licensed Professional Engineer in the State of Nevada.  
 Date: 07/29/2022  
 Signature: [Signature]



# Conceptual Unit Plans

## Craig & Allen - Multifamily

City of North Las Vegas, Nevada

Scale: 1/4" = 1'-0"  
 Project No.: 922045  
 July 29, 2022



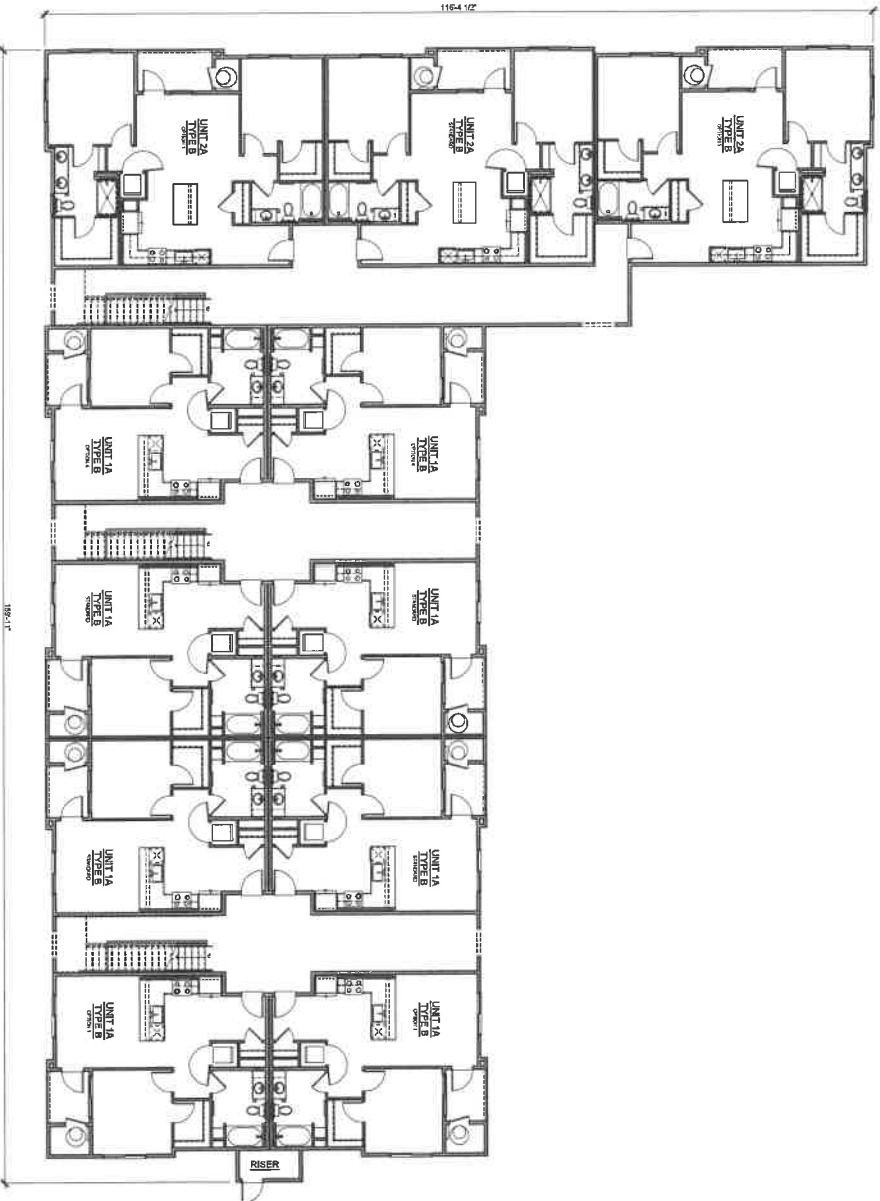


April 21, 2022

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MORGAN STONEHILL  
CONSTRUCTION COMPANY



	Unit Type				Total
	1 Bed	2 Bed	3 Bed		
1st Floor	8	3	0	0	11
2nd Floor	8	3	0	0	11
3rd Floor	8	3	0	0	11
All Floors	24	9	0	0	33



Project No. 922045

July 29, 2022



ARCHITECTURAL SERVICES  
LANDSCAPE ARCHITECTURE  
INTERIOR DESIGN  
PLANNING & PROGRAMMING

# Building A - Conceptual 1st Floor Plan

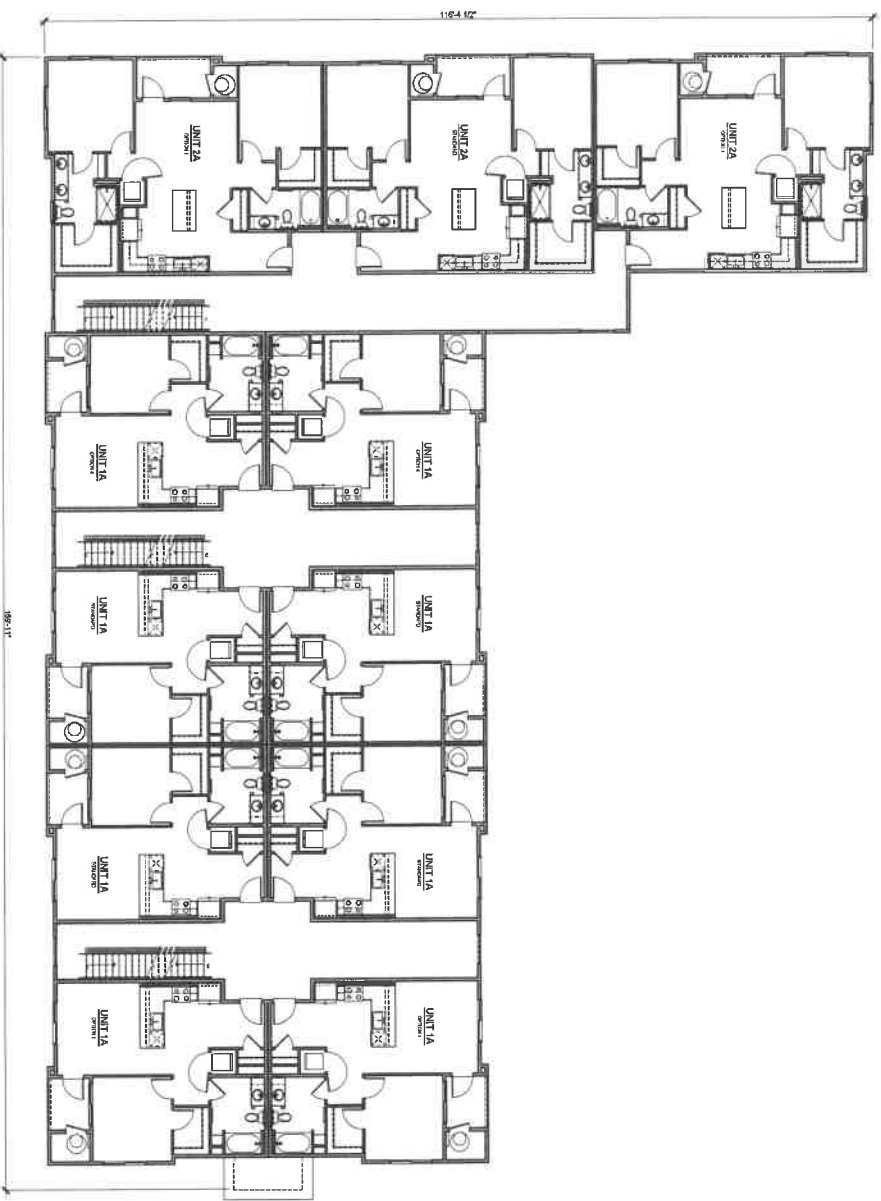
## Craig & Allen - Multifamily

City of North Las Vegas, Nevada



Approved: 07/29/2022, P/JZ/Drawn: P/JZ  
 Design: Jordan A. Pizzarello, P.E., License No. 1848, State of Nevada  
 Project: Building A - Conceptual 2nd Floor Plan, 186'-3.11" x 221'-9.41"

July 27, 2022



	Unit Type				Total
	1 Bed	2 Bed	3 Bed		
1st Floor	8	3	0	0	11
2nd Floor	8	3	0	0	11
3rd Floor	8	3	0	0	11
All Floors	24	9	0	0	33



# Building A - Conceptual 2nd Floor Plan

## Craig & Allen - Multifamily

City of North Las Vegas, Nevada

**MORGAN STONEHILL**  
 ARCHITECTURAL FIRM

**P/Z DESIGN GROUP**  
 ARCHITECTURAL FIRM



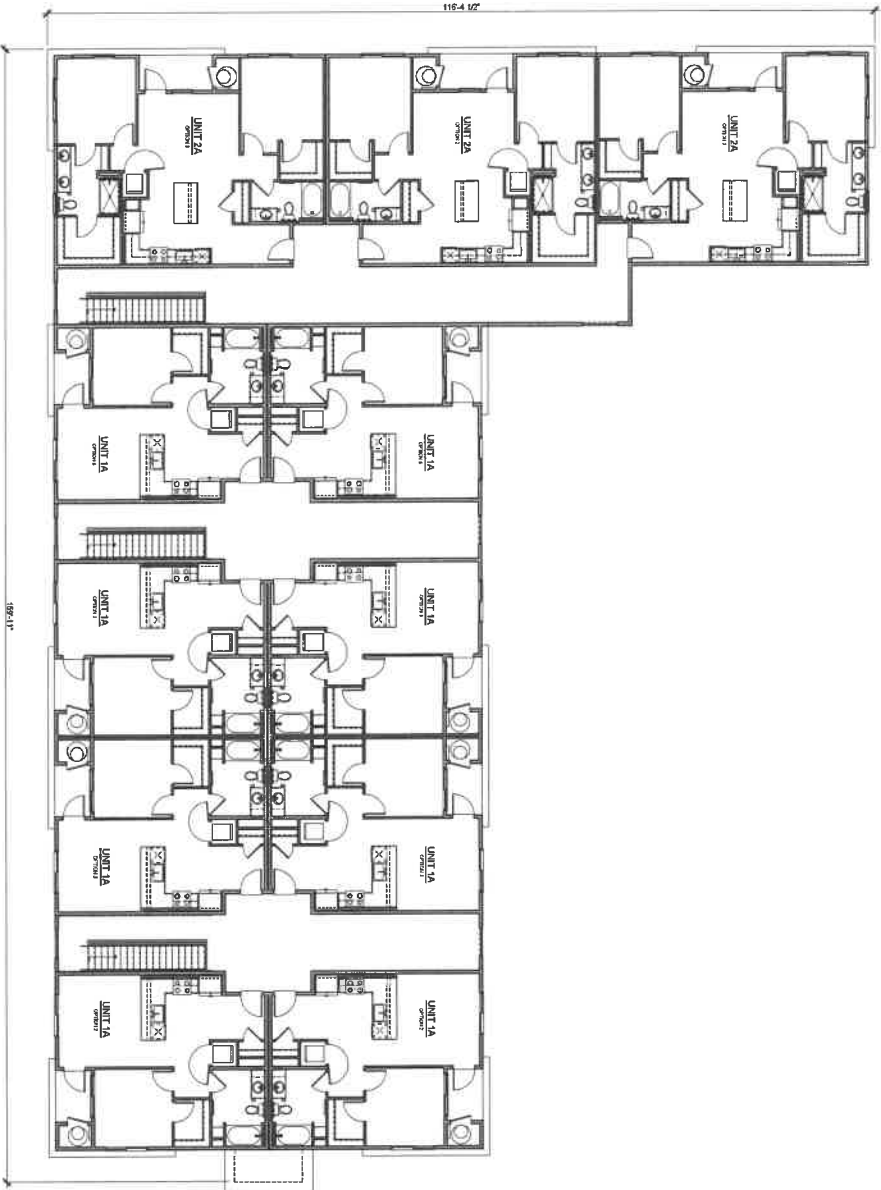


APR 21 2022

Customer: 2202 - 3rd Floor Plan  
 The City of North Las Vegas is hereby certifying that the information contained herein is true and correct to the best of its knowledge and belief.  
 City of North Las Vegas, Nevada, Department of Public Works, Planning and Community Development



MORGAN STONEHILL  
 DEVELOPMENT COMPANY



	Unit Type				Total
	1 Bed	2 Bed	3 Bed		
1st Floor	8	3	0		11
2nd Floor	8	3	0		11
3rd Floor	8	3	0		11
All Floors	24	9	0		33

Scale: 1/8" = 1'-0"



Project No.: 220045

July 29, 2022



PZZ DESIGN  
 4000 FRENCH TRAIL BLVD  
 LAS VEGAS, NEVADA 89121  
 (702) 735-1100

# Building A - Conceptual 3rd Floor Plan

## Craig & Allen - Multifamily

City of North Las Vegas, Nevada



Apr 27, 2022

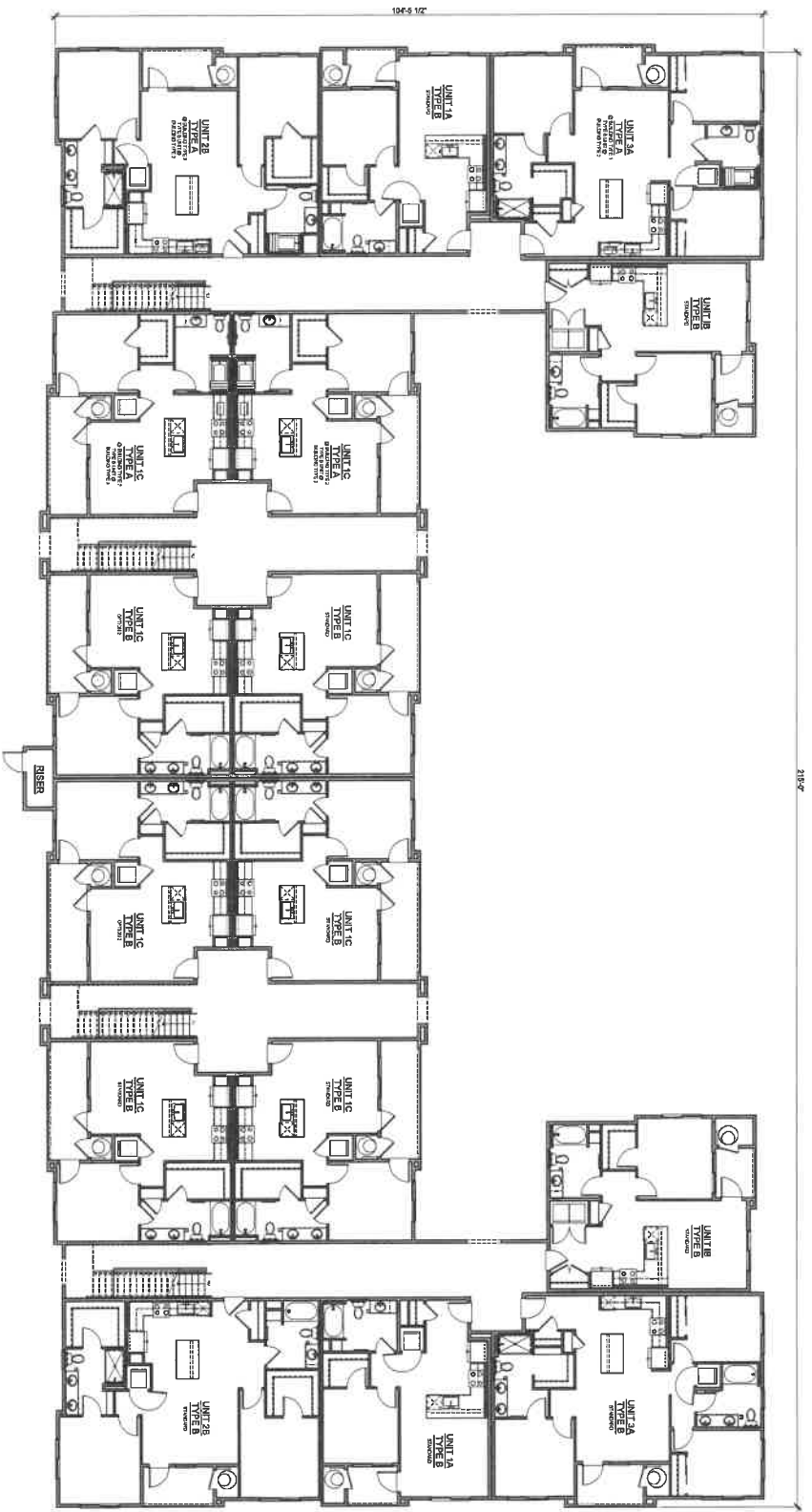
● Consultant: 2022, P&Z Design, Inc. 11550 S. Durango Avenue, Suite 100, Las Vegas, NV 89135  
 ● City: City of North Las Vegas, NV 89135  
 ● Project No.: 223045



# Building B - Conceptual 1st Floor Plan

## Craig & Allen - Multifamily

City of North Las Vegas, Nevada



	Unit Type				Total
	1 Bed	2 Bed	3 Bed		
1st Floor	12	2	2		16
2nd Floor	12	2	2		16
3rd Floor	12	2	2		16
All Floors	36	6	6		48



Project No.: 223045

July 29, 2022



PAZZ DESIGN  
 4445 W. WASHINGTON AVENUE  
 LAS VEGAS, NEVADA 89103  
 (702) 735-1234

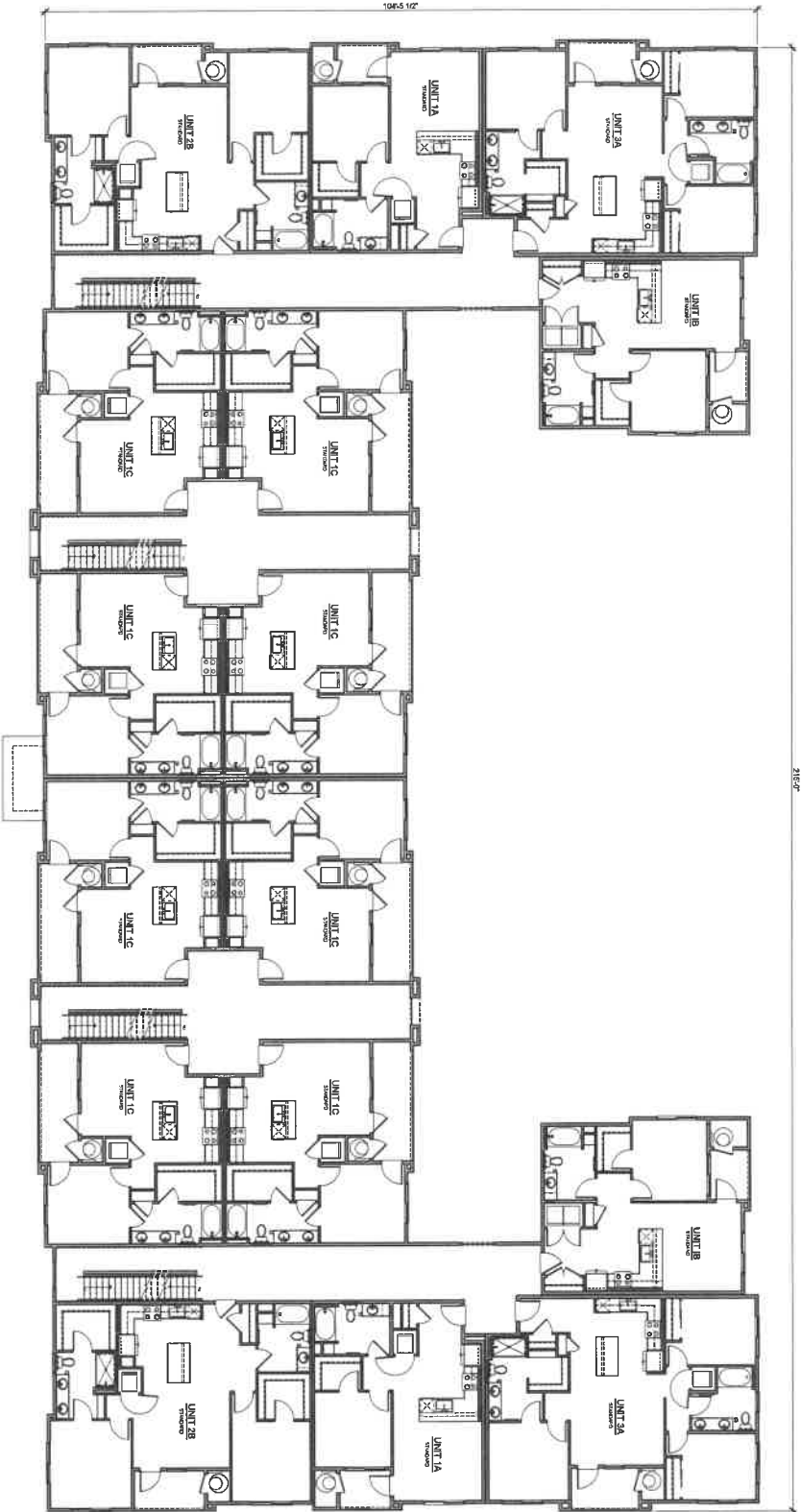


July 27, 2022

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MORGAN STONEHILL  
ARCHITECTS AND INTERIORS



	Unit Type				Total
	1 Bed	2 Bed	3 Bed	3 Bed	
1st Floor	12	2	2	2	18
2nd Floor	12	2	2	2	18
3rd Floor	12	2	2	2	18
All Floors	36	6	6	6	48



Project No.: 92206

July 29, 2022



P&Z GROUP, INC.  
1400 W. WASHINGTON AVENUE, SUITE 100  
LAS VEGAS, NEVADA 89102  
TEL: 702.735.1234 FAX: 702.735.1235

# Building B - Conceptual 2nd Floor Plan

## Craig & Allen - Multifamily

City of North Las Vegas, Nevada

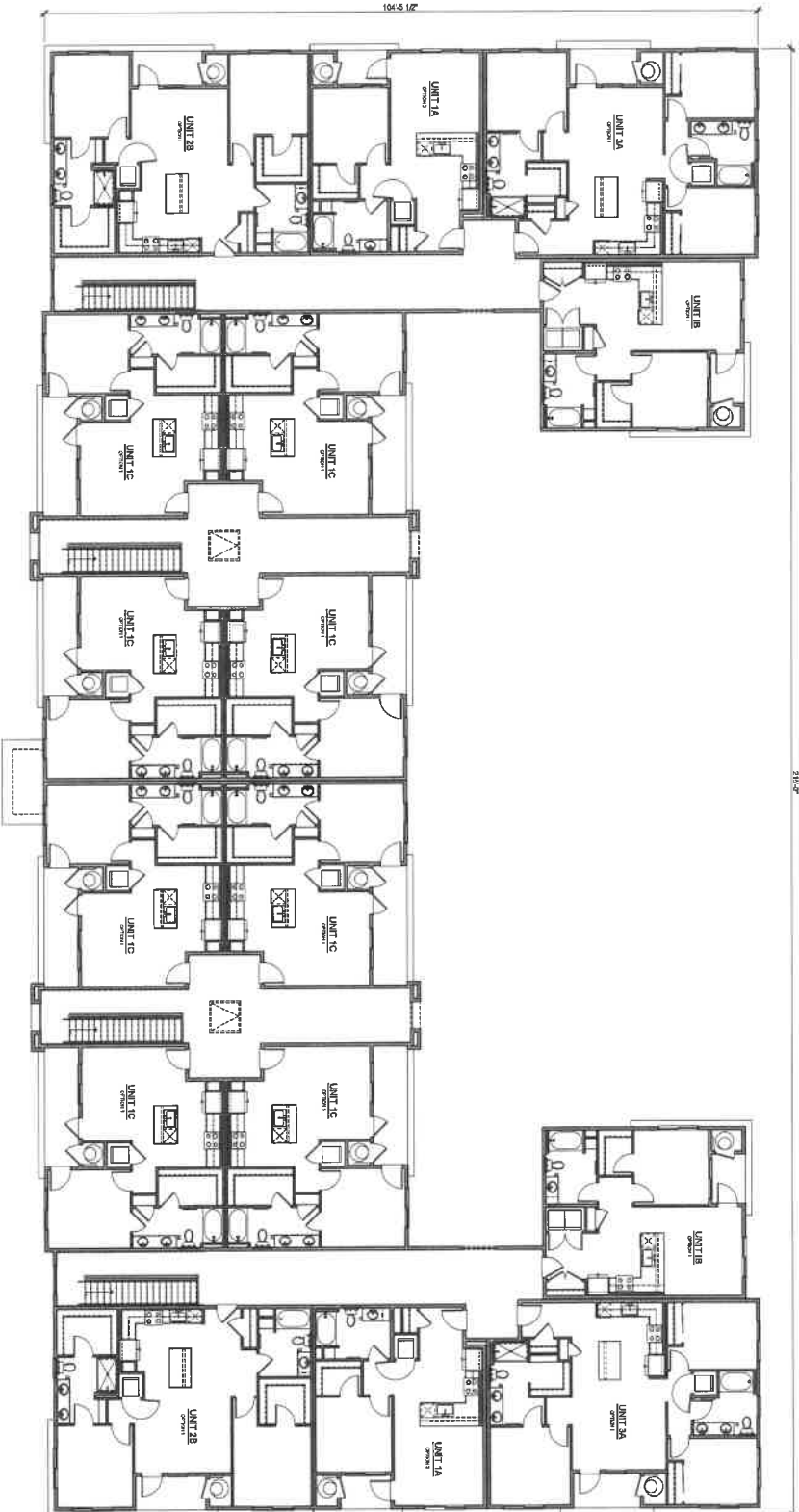


July 27, 2022

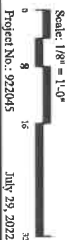
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MORGAN STONEHILL  
ARCHITECTURAL COMPANY



	Unit Type			Total
	1 Bed	2 Bed	3 Bed	
1st Floor	12	2	2	16
2nd Floor	12	2	2	16
3rd Floor	12	2	2	16
All Floors	36	6	6	48



PZP DESIGN GROUP  
4415 KENNEDY BLVD., SUITE 100  
LAS VEGAS, NEVADA 89121  
(702) 735-1100 | WWW.PZPDG.COM

# Building B - Conceptual 3rd Floor Plan

## Craig & Allen - Multifamily

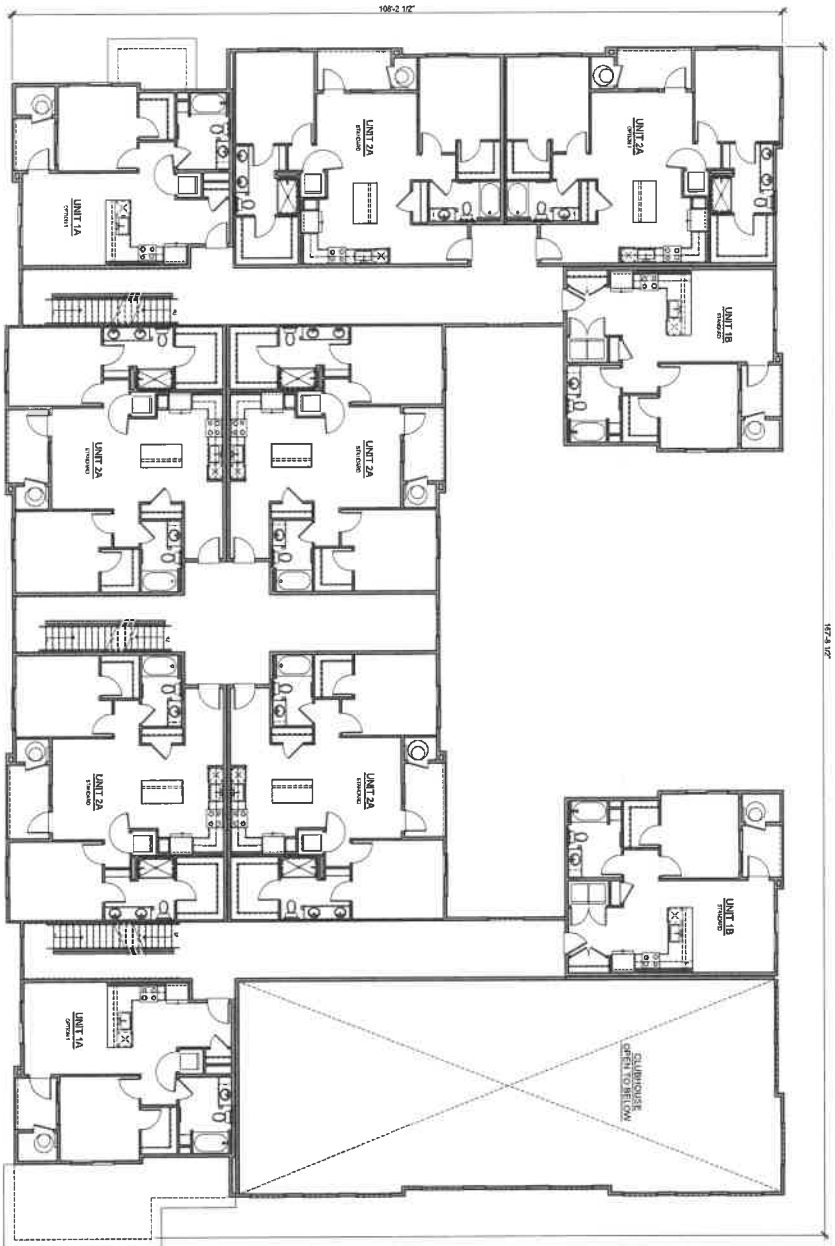
City of North Las Vegas, Nevada





April 21, 2022

Completed 2022. PIZZONE has been awarded a contract to provide architectural services for the design and construction of the proposed multifamily building. The project is located at 2125 S. Durango, Las Vegas, NV 89102. The project is a 3-story building with a total of 10 units. The units are arranged in a U-shape around a central courtyard. The units are labeled as follows: UNIT 1A, UNIT 2A, UNIT 2B, and UNIT 3A. The units are arranged in a U-shape around a central courtyard. The units are labeled as follows: UNIT 1A, UNIT 2A, UNIT 2B, and UNIT 3A.



Unit Type	1 Bed	2 Bed	3 Bed	Total
1st Floor	2	6	0	8
2nd Floor	4	6	0	10
3rd Floor	4	8	0	12
All Floors	10	20	0	30



Project No. 922045 July 29, 2022

# Building C - Conceptual 2nd Floor Plan

## Craig & Allen - Multifamily

City of North Las Vegas, Nevada





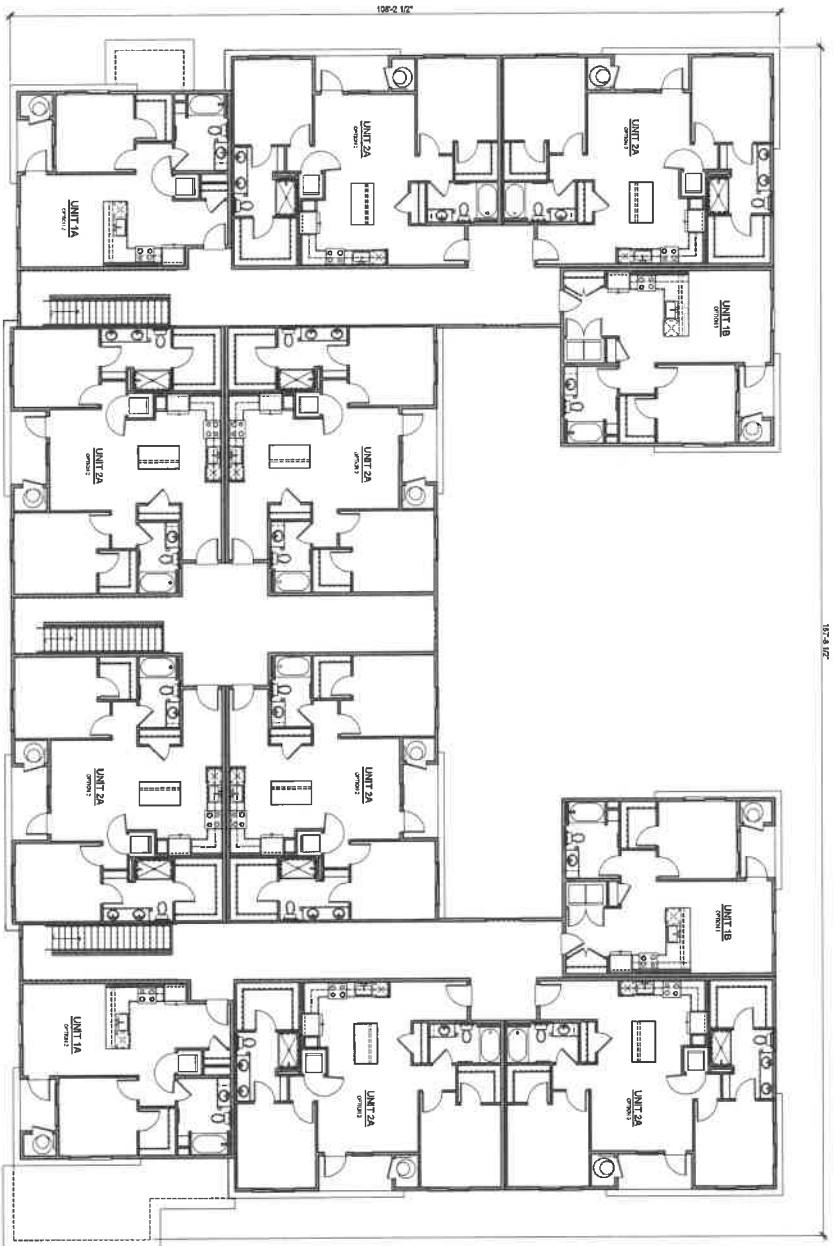


April 21, 2022

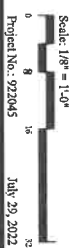
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MORGAN STONEHILL  
RESIDENTIAL COMMUNITY



	Unit Type				Total
	1 Bed	2 Bed	3 Bed		
1st Floor	2	8	0		8
2nd Floor	4	5	0		10
3rd Floor	4	8	0		12
All Floors	10	20	0		30



# Building C - Conceptual 3rd Floor Plan

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City of North Las Vegas, Nevada



**NOTES**

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

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

USE THIS SCALE FIRST WHEN MAP REDUCED FROM 1:17.7 ORIGINAL.

**MAP LEGEND**

Parcel Boundary	Sub-Boundary	Condominium Unit	201 Road Parcel Number
Sub-Boundary	Right of Way Pol	Air Space PCL	Parcel Number
Road Easement	Match/Leader Line	Sub-Surface Pol	1.00 Acreage
Historic Lot Line	Historic Sub-Boundary	Historic Paved Boundary	202 Parcel Subseq Number
Section Line	Section Line	Section Line	202-45 Plat Recording Number
			5 Block Number
			5 Lot Number
			500 Gov. Lot Number

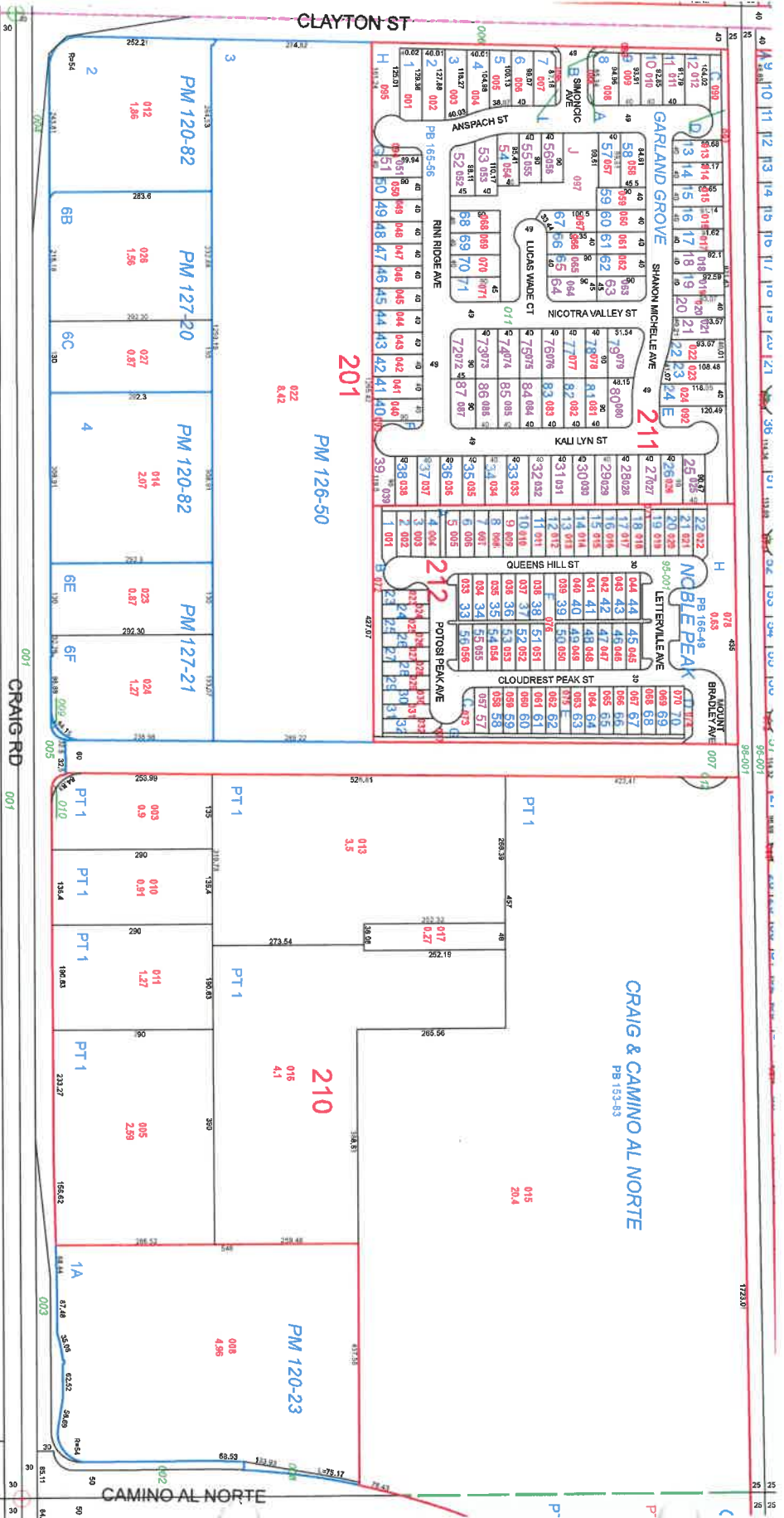
**ASSESSOR'S PARCELS - CLARK COUNTY, NV.**  
 Briana Johnson - Assessor

100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120
121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141
142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162
163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183
184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204

Scale: 1" = 200'

Rev: 12/15/2021

CLARK COUNTY  
 NEVADA



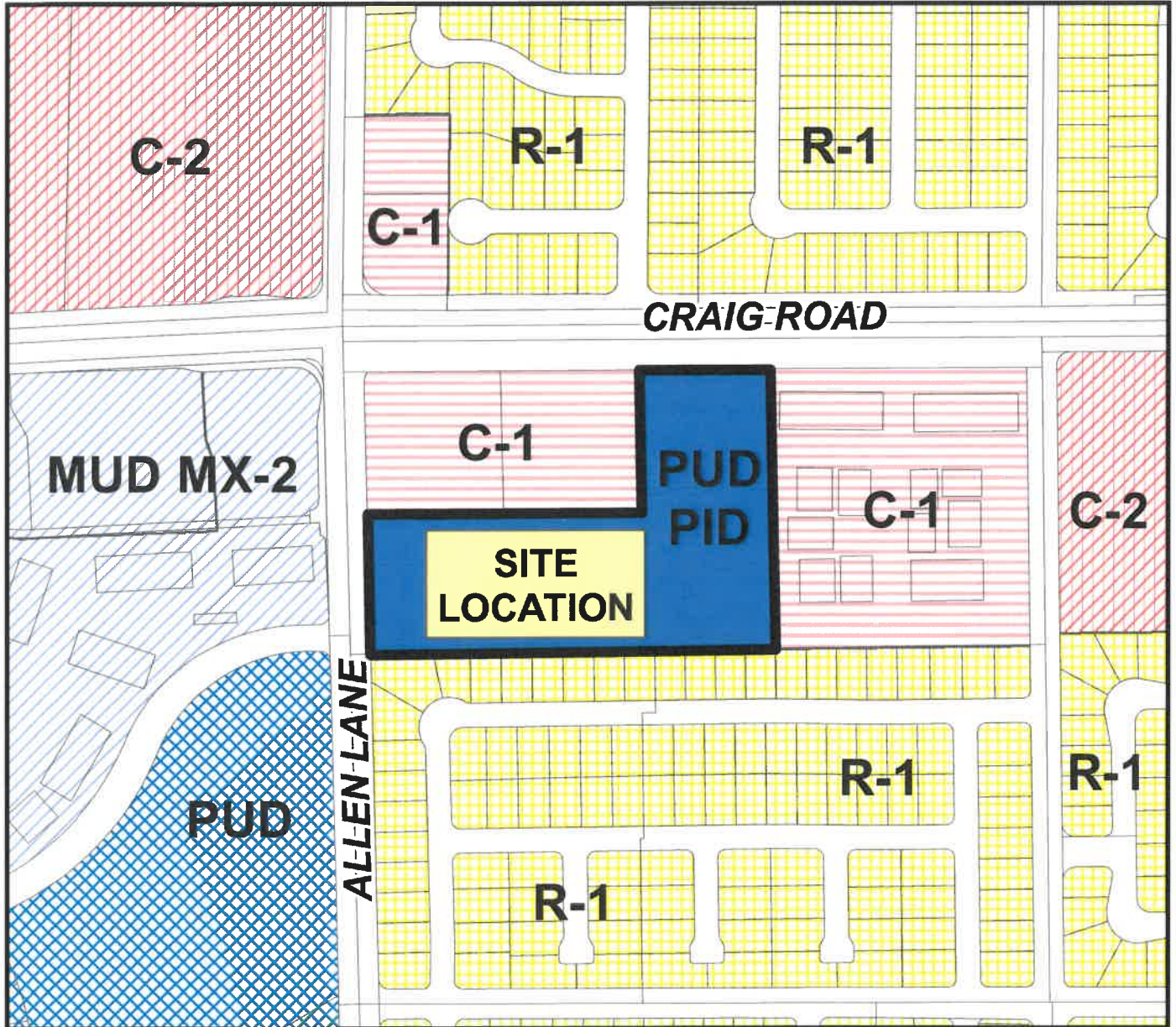
TAX DIST 250





# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: Morgan Stonhill, LLC  
 Application: Final Development Plan  
 Request: To Allow a 159-Unit Multi-Family Development  
 Project Info: Generally Located East of the Southeast Corner of Craig Road and Allen Lane  
 Case Number: FDP-13-2022

08/30/2022

