

ORDINANCE NO. 3062

AN ORDINANCE RELATED TO ZONING; AMENDING AN EXISTING PUD, PLANNED UNIT DEVELOPMENT DISTRICT (ZN-22-17, SEDONA RANCH), BY ALLOWING A 257-LOT SINGLE-FAMILY SUBDIVISION ON 24.59 ACRES AND A 2.6 ACRES COMMERCIAL DEVELOPMENT CONTAINING A CONVENIENCE FOOD STORE WITH GAS PUMPS LOCATED ON THE EAST AND WEST SIDE OF NORTH 5TH STREET BETWEEN ANN ROAD AND EL CAMPO GRANDE AVENUE, 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. 3062 the following described parcel of land shall be reclassified as follows:

AMENDING AN EXISTING PUD, PLANNED UNIT DEVELOPMENT DISTRICT TO ALLOW A LAND USE MODIFICATION (ZN-22-17), THE FOLLOWING PROPERTY DESCRIBED TO WIT:

APN: 124-26-401-003 AND 004

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS THE BOUNDARY OF THE "SEDONA 30" PROJECT. THIS DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED TO BE USED TO TRANSFER TITLE PRIOR TO FULL COMPLIANCE WITH THE PROVISIONS OF N.R.S. CHAPTER 278.

DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26;

THENCE ALONG THE WESTERLY LINE OF SAID SECTION 26, NORTH 00°52'57" WEST, 327.55 FEET;

THENCE DEPARTING THE WESTERLY LINE OF SAID SECTION 26, NORTH 89°07'04" EAST, 75.00 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 00°52'57" WEST, 693.61 FEET;

THENCE NORTH 89°08'36" EAST, 583.07 FEET;

THENCE NORTH 00°48'36" WEST, 309.96 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EL CAMPO GRANDE AVENUE;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID EL CAMPO GRANDE AVENUE, THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 89°10'53" EAST, 613.45 FEET;
- 2) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 15.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 90°04'54", AN ARC LENGTH OF 23.58 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DONNA STREET;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID DONNA STREET, THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 00°44'13" EAST, 1238.26 FEET;
- 2) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 89°45'57", AN ARC LENGTH OF 39.17 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ANN ROAD;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ANN ROAD, THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 89°01'44" WEST, 653.87 FEET;
- 2) THENCE NORTH 89°41'53" WEST, 225.06 FEET;
- 3) THENCE SOUTH 89°01'44" WEST, 24.91 FEET;

THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ANN ROAD, NORTH 00°52'57" WEST, 272.00 FEET;

THENCE SOUTH 89°07'04" WEST, 280.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 29.60 ACRES, MORE OR LESS.

BASIS OF BEARINGS

NORTH 89°01'44" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE 122, PAGE 83 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

SECTION 2: The Planned Unit Development District (PUD) District herein is subject to the development standards and requirements of the North Las Vegas Municipal Code as well as the following conditions of approval:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver, or another method, development shall comply with all applicable codes and ordinances.
2. The Commercial Components shall conform to the C-2 District standards and the Commercial Design Standards.
3. Only permitted uses of the C-2 District shall be allowed. Uses requiring a special use permit may also be permitted if a special use permit is approved by the Planning Commission or City Council as prescribed by the Zoning Ordinance. However, the following uses are allowed as principally permitted uses:
 - a. Banks
 - b. Health and Fitness Center
 - c. Child Care Facilities
 - d. Seasonal Agricultural Sales (Farmer's Markets, etc.)
 - e. Accessory uses provided for in Title 17, Section 17.20.040 may be allowed as prescribed according to Table 17.20-4.
 - f. Convenience food store with gas pumps on Parcel 3.2
4. The incineration, screening, sorting, processing and stockpiling of on-site materials and all related uses, equipment and activity related to the "clean-up" of the functioning RC Farms and food waste may be permitted subject to the following:
 - a. All processing as indicated above shall not occur within 250 feet of any perimeter property line, or developed residential within the development.
 - b. All processed materials must be removed from the site.
 - c. Hours of operation will be allowed between 6 a.m. and 6 p.m., Monday

through Friday. Furthermore, hours of operation shall be limited to 7 a.m. through 6 p.m. on Saturday, Sunday, and holidays. However, should the City receive complaints regarding these activities, the hours and days of operation could be altered by the Director of Public Works or their designee.

- d. The incineration of materials shall be prohibited on Saturdays, Sundays, and holidays.
 - e. Rock crushing shall be prohibited.
 - f. Stockpiles must not exceed six (6) feet in height and must be located at least 100 feet away from all property lines and rights-of-way. For stockpiles in place longer than three (3) months, a separate permit is required from Public Works.
 - g. The City of North Las Vegas reserves the right to monitor stated "clean-up" activities to ensure safe and sanitary measures are in place. Such activities shall not create a nuisance to existing homeowners.
 - h. Incineration equipment must be approved by the Southern Nevada Health District and Clark County Department of Air Quality and comply with all emission and odor requirements.
5. Lower density single-family may be developed within the areas designated as multi-family. However, should that occur, the minimum lot size must be 3,600 square feet, with a minimum lot width of 40 feet. Furthermore, appropriate open space, perimeter landscaping, and trail connections must also be provided and shown on the tentative map.
6. All perimeter landscaped areas next to Ann Road, Commerce Street, El Campo Grande Avenue, Goldfield Street, Donna Street, and Bruce Street must incorporate detached sidewalks within the perimeter landscaping.
7. The Single-Family Components shall conform to the following:
- a. Building setbacks and height shall conform to the standards of the R-CL District.
 - b. The minimum lot size and dimensions shall generally conform to the typical standards shown on the preliminary development plan.
 - c. Trail connections shall be provided for each component as shown on the preliminary development plan. Furthermore, additional trail connections for P-2.1 and P-3.3 shall be developed to provide access to Ann Road in close proximity to the adjacent commercial components. All trail connections shall be shown on the respective Tentative Map.
 - d. Open space shall generally comply with the table shown on the preliminary development plan.
 - e. Each component shall comply with the open space requirements, perimeter landscaping, and corner side yard landscaping for the particular component as shown on the preliminary development plan.
 - f. Perimeter walls shall be constructed as depicted on the preliminary

- landscaping plans submitted as part of this application.
- g. Detailed landscaping plans shall be submitted for each phase of development in conjunction with the final map for each phase of development. Furthermore, each landscaping plan shall generally comply with the preliminary landscaping plan submitted as part of this application.
 - h. Individual neighborhood signage shall be submitted for Planning Commission review and approval with each Final Development Plan.
 - i. Open space and trail amenities shall be shown with the associated Final Development Plans. Furthermore, at a minimum each component shall contain the following amenities:
 - (1) One, covered tot lot with play structure for children and EDM resilient fall protection or one shaded ramada with a minimum dimension of 12' X 12', or a splash pad.
 - (2) Open play turf area.
 - (3) Picnic tables, benches, dog stations, and bar-b-que area(s).
 - (4) Perimeter landscaped areas shall contain benches and dog stations.
8. The Multi-Family Components shall conform to the R-3 District standards and Multi-Family Standards.
- a. The maximum density shall not exceed 25 dwelling units per acre.
9. Parcel 3.2 is reduced to 2.6 acres to accommodate a convenience food store with gas pumps.
10. Parcel 3.1 is increased to 12.7 acres in area and may contain a maximum of 93 lots. Parcel 3.3 may contain a maximum of 164 lots. All lots on Parcels 3.1 and 3.3 shall be a minimum of 3,045 square feet in area with a minimum of lot width of 35 feet.

Public Works:

- 11. The applicant is required to construct a bus turnout within the exclusive right turn lane for the proposed commercial parcel on N. 5th Street per *Clark County Area Uniform Standard Drawing* number 234.4.
- 12. Per the *Master Plan of Streets and Highways* North 5th Street is the main arterial connecting the Northern Beltway to downtown; incidentally, access points are limited to maintain an optimum level of service while accommodating significant traffic volumes and transit, in accordance with the *North 5th Street Transit Supportive Concept Plan*. Approved driveway locations along North 5th Street, between Ann Road and El Campo Grande Avenue, shall be right-in / right-out.

13. North 5th Street shall be designed in accordance with the *City of North Las Vegas Uniform Standard Drawings for North 5th Street Improvements* which includes a raised median within North 5th Street from Ann Road to El Campo Grande Ave. The median shall be constructed per *Clark County Area Uniform Standard Drawing* numbers 218 and 219 "A" type island curb; the median shall be landscaped in compliance with the North 5th Street standards.
14. All development along North 5th Street shall provide a twenty foot landscape and pedestrian access easement/common element adjacent to the right-of-way.
15. 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. Commerce Street
 - b. Goldfield Street
 - c. Donna Street
 - d. Bruce Street
 - e. Ann Road
 - f. El Campo Grande Avenue
 - g. North 5th Street
16. The civil improvements required of the developer will maintain full movement at the intersection of El Campo Grande Avenue and North 5th Street; however, as North 5th Street is a limited access arterial, the City of North Las Vegas reserves the right to restrict this access point to right-in/right-out in the future.
17. Right-of-way dedication for a CAT bus turn-out is required on Commerce Street near Ann Road per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1 or 234.4.
18. Right-of-way dedication and construction of a flared intersection, including a right turn lane, is required at Ann Road and Commerce Street per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1 and 245.1, or as otherwise approved by the city traffic engineer.
19. Right-of-way dedication and construction of a flared intersection, including a right turn lane is required at Ann Road and North 5th Street per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1 and 245.1.

20. Right-of-way dedication and construction of a flared intersection is required at North 5th Street and Ann Road per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1 and 245.1.
21. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
22. 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. A queuing analysis may be required.
23. The size and number of driveways 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.
24. Approval of a drainage study is required prior to submittal of the civil improvement plans.
25. 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.
26. All known geologic hazards must be shown on the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter building locations and require the submission of revised maps/plans requiring approval by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
27. Interior local residential streets shall be designed per *Clark County Area Uniform Standard Drawing* No. 206.S1 Option A (sidewalks on both sides of the street).

28. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
29. Proposed residential driveway slopes shall not exceed twelve percent (12%).
30. 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.
31. The Department of Public Works has no objection to processing the requested parcel maps to create builder sized parcels (nominal 20 + acres) except for maps associated with APN 124-26-401-004. To process map(s) for this parcel the applicant shall provide civil improvement plans (bonded and approved) for the perimeter streets and infrastructure surrounding APN 124-26-401-001 (1.99 acres), 124-26-401-002 (2.34 acres) and 124-26-401-003 (4.75 acres), the remaining six hundred sixty (660+/-) feet of North 5th Street frontage and westerly six hundred sixty (660+/-) feet of Ann Road adjacent to APN 124-26-401-004.
32. A construction phasing plan, depicting onsite development and supporting offsite improvements, as well as construction access routes, shall be provided by the developer. Approval of the phasing plan by the Department of Public Works is required prior to submitting onsite civil improvement plans for review.
33. Interior streets in excess of five hundred (500) feet shall conform to the minimum curvilinear street requirements as outlined in *City of North Las Vegas Municipal Code* section 16.20.050.
34. All common elements shall be labeled and are to be maintained by the Home Owners Association.
35. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards, and must be approved by the City of Las Vegas Central Fire Alarm Office.
36. The property owner is required to grant a pedestrian access easement for sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way.

37. A revocable encroachment permit for landscaping within the public right of way is required.
38. All lots shall comply with the *City of North Las Vegas Municipal Code* section 16.20.02.B which states: "The side lines of lots shall be approximately at right angles to the street upon which the lot faces, or approximately radial if the street is curved."
39. 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.
40. Commercial driveways fronting any residential collector (60') streets within this development shall be prohibited.
41. All off-site street improvements adjacent to N. 5th Street for parcels 3.1, 3.2 and 3.4 (as depicted on the applicant's "Overall Site Plan" for Sedona Ranch, dated 12/23/2020) shall be designed and bonded with the first phase of any development of parcels 3.1-3.5. Additionally, those street improvements must be substantially complete prior to final inspection of the first building.
42. All off-site improvements adjacent to El Campo Grande Avenue for parcels 3.3, 3.4 and 3.5 (as depicted on the applicant's "Overall Site Plan" for Sedona Ranch, dated 12/23/2020) shall be designed and bonded with the first phase of development of Parcel 3.3. Additionally, those street improvements must be substantially complete prior to final inspection of the first building.

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 Councilmen 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 17th day of March, 2021.

AYES: Mayor Lee, Mayor Pro Tempore Barron, Council Members Black, Cherchio, and Goynes-Brown

NAYS: None

ABSTAIN: None

ABSENT: None

APPROVED:



JOHN J. LEE, MAYOR

ATTEST:



CATHERINE A. RAYNOR, MMC
CITY CLERK

CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Johanna Murphy, Principal Planner, Land Development & Community Services Dept.
From: Robert Weible, Land Development Project Leader, Department of Public Works
Subject: FDP 16-2022 **Circle K @ Ann & 5th**
Date: August 16, 2022

The Department of Public Works recommends that this item comply with the conditions of approval for ZN 22-2017.



Robert Weible, Land Development Project Leader
Department of Public Works

Letter of Intent

**Circle K Store
NEC Ann Rd and North 5th St
North Las Vegas, Nevada**

Final Development Plan

This application is a request for a Final Development Plan review for a new 5,200 square foot convenience store and gas station. The proposed project is located at the northeast corner of Ann Road and North 5th Street as shown in the aerial photo below and more specifically identified as APN #124-26-401-008. The property is zoned PUD.



Project Description

A Planned Unit Development was amended under Zoning Case ZN-22-17 to allow for a commercial development containing a convenience store with gas pumps.

Circle K Stores Inc. proposes the construction of a new 5,200 square foot retail convenience grocery store with 6 gasoline dispensing pumps. The proposed Circle K facility will be operated 24 hours a day, 7 days a week. The project site is located adjacent to Ann Road with proposed PUD residential development to the north and east.

Site Access

The proposed development is anticipated to receive a significant volume of vehicular traffic. To accommodate the consumers visiting the facility, access to the Circle K will be provided by the right in/right-out driveway on North 5th Street and a right in/right-out driveway on Ann Road.

Parking and Circulation

The design of the site provides for ample on-site circulation as well as space for vendor and fuel delivery parking. To avoid onsite vehicle congestion and provide a safe environment for customers, the project offers additional parking spaces beyond the minimum requirement.

All parking spaces adjacent to the store will have access to the sidewalk via a flat curb with bollards in lieu of wheel stops. The sidewalks around the store will be provided at a width of 8-feet or wider in most areas, and in some spaces will narrow to no less 5-foot sidewalk width.

Landscaping

The site will be very well landscaped especially along the north and east property lines in an effort to visually buffer the project from adjacent residential developments while maintaining the openness and continuity of existing landscaping in the area.

Due to soil conditions, the Geotechnical Engineer report directs that irrigation heads should be located a minimum of 5-feet from the building foundation line. Therefore, in lieu of foundation landscaping planting beds, landscape will be provided along parking areas with a combination of landscape islands and diamond shaped planters with 24-inch box tree.

Architectural Design

The proposed building will be one (1) story with a maximum height of twenty-three (23) feet, eight (8) inches. The store will include enhanced architectural elements and the use of a variety of materials and colors. The materials and colors will feature a range of tans and browns in the color palette, accented with the use of CMU split-face block and stone. The architectural theme is continued on the fuel canopy and monument signs to provide a consistent architectural theme for the development project.

Site Lighting

The Site Lighting will conform to the requirements of the City and will be located in strategic locations throughout and along the perimeter of the project to provide sufficient illumination while not impacting any of the adjoining properties. All lights within the building façade and fuel canopy are flush mounted so as not to cause light spillage. All other site fixtures provide for screening or shielding of the illumination source to further prevent light spillage.

Impact Assessment

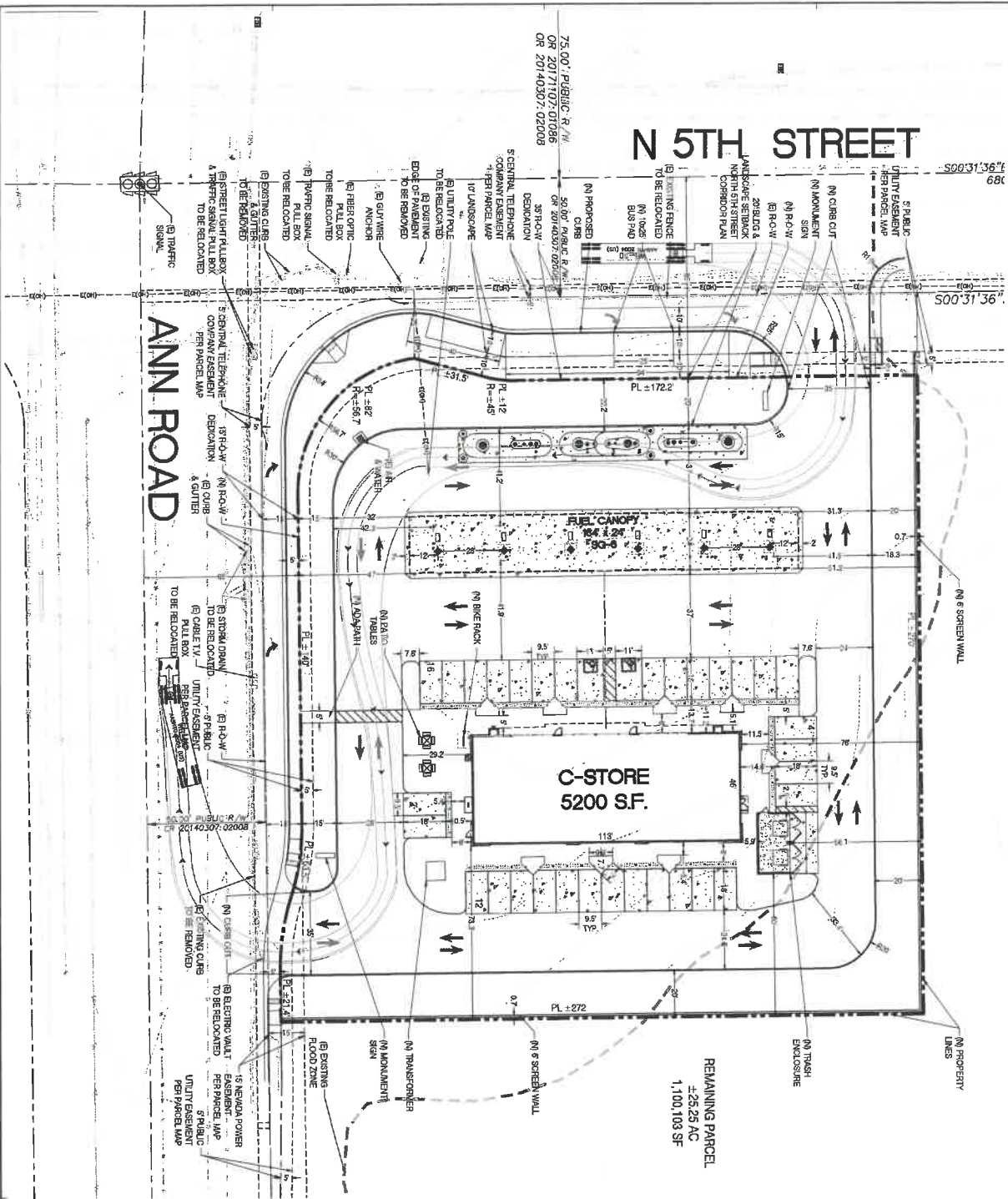
The project location is more than 500 feet from another jurisdiction and an Impact Assessment is not required.

Circle K believes the proposed project will bring a new and aesthetically pleasing facility to the City of North Las Vegas along the highly travelled North 5th Street and Ann Road. The project will complement other retail and commercial developments in this developed area, providing enhanced consumer products and services to the surrounding residential community. The fueling facility is designed with state-of-the-art containment and vapor recovery systems to ensure protection of the environment and is not detrimental to the public health, safety or welfare, nor cause damage or nuisance arising from noise, smoke, odor, dust vibration or illumination. Through the use of landscaping and building design, we believe that the proposed development mitigates any adverse impacts on the natural environment. Furthermore, we believe that the project meets the general intent and purpose of the City of North Las Vegas Zoning Code. Therefore, we request that the Final Development Plan be approved.

**CIRCLE K STORE
FINAL DEVELOPMENT PLAN
NEC ANN ROAD & NORTH FIFTH STREET, NORTH LAS VEGAS, NV**

N 5TH STREET

ANN ROAD



REMAINING PARCEL
±25.25 AC
1,100,103 SF



OWNER:
CIRCLE K STORES INC.
13100 WEST VANDERBILT ROAD
PHOENIX, ARIZONA 85044
TEL: 602.954.7000
WWW.CIRCLEK.COM

OWNER REPRESENTATIVE:
LARRY D. GIBSON, GENERAL MANAGER
CIRCLE K STORES INC.
13100 WEST VANDERBILT ROAD
PHOENIX, ARIZONA 85044
TEL: 602.954.7000
WWW.CIRCLEK.COM

ARCHITECT:
GREGORY J. BROWN
2000 W. BURNING WOOD DRIVE
PHOENIX, ARIZONA 85044
TEL: 602.954.7000
WWW.CIRCLEK.COM

PROJECT INFORMATION
PROJECT NAME: CIRCLE K CONVENIENCE STORE
PROJECT ADDRESS: 7550 ANN ROAD & N 5TH STREET, NORTH LAS VEGAS, NV
PROJECT DESCRIPTION: IMPROVE EXISTING STORE TO 11,000 S.F. CONVENIENCE STORE AND ADD COMPACT FUEL CANOPY AND VEHICLE SERVICE AREA

ZONING INFORMATION
APPLICABLE: CITY OF NEVADA YEAR 100
PROPOSED ZONING: R-100 (RESIDENTIAL SINGLE-FAMILY)
PROPOSED DEVELOPMENT: 11,000 S.F. CONVENIENCE STORE WITH FUEL CANOPY AND VEHICLE SERVICE AREA
SETBACKS PER CITY ORDINANCE: 10 FT. SIDE SETBACKS, 20 FT. FRONT SETBACKS
PROJECTSHEET BY: ADAMANT DESIGN, INC.

SITE DATA
APPROXIMATE AREA: 4.10 AC (347,000 S.F.)
SUBJECT TO: 7550 ANN ROAD & N 5TH STREET, NORTH LAS VEGAS, NV
OWNER: CIRCLE K STORES INC.
OWNER REPRESENTATIVE: LARRY D. GIBSON
OWNER ADDRESS: 13100 WEST VANDERBILT ROAD, PHOENIX, ARIZONA 85044
OWNER PHONE: 602.954.7000
OWNER FAX: 602.954.7000
OWNER WEBSITE: WWW.CIRCLEK.COM

BUILDING AREA
CONVENIENCE STORE: 5,200 S.F.
FUEL CANOPY: 1,000 S.F.
TOTAL BUILDING AREA: 6,200 S.F.
TOTAL SITE AREA: 4.10 AC (347,000 S.F.)

PARKING REQUIREMENTS
CIRCLE K (MINIMUM REQUIRED): 28 SP
CONVENIENCE STORE: 1 SP/200 S.F.
FUEL CANOPY: 1 SP/100 S.F.
TOTAL REQUIRED: 29 SP

GENERAL NOTES
1. THIS IS A CONCEPTUAL SITE PLAN AND IS FOR ILLUSTRATION PURPOSES ONLY.
2. THIS SITE PLAN IS BASED ON A LATEST AVAILABLE AERIAL PHOTOGRAPHY AND SURVEY DATA OBTAINED FROM A REPUTABLE SURVEYOR AND ENGINEER. THE CLIENT SHALL VERIFY THE ACCURACY OF THE SURVEY DATA AND THE LOCATION OF ALL UTILITIES AND EASEMENTS PRIOR TO CONSTRUCTION.



Orangeberg Form
30 Executive Park, Suite 100
Irvine, CA 92614

PROJECT INFORMATION

DATE:	02/07/2010
PROJECT NAME:	CIRCLE K CONVENIENCE STORE
PROJECT ADDRESS:	7550 ANN ROAD & N 5TH STREET, NORTH LAS VEGAS, NV
PROJECT DESCRIPTION:	IMPROVE EXISTING STORE TO 11,000 S.F. CONVENIENCE STORE AND ADD COMPACT FUEL CANOPY AND VEHICLE SERVICE AREA
ARCHITECT:	GREGORY J. BROWN
OWNER:	CIRCLE K STORES INC.
OWNER REPRESENTATIVE:	LARRY D. GIBSON
OWNER ADDRESS:	13100 WEST VANDERBILT ROAD, PHOENIX, ARIZONA 85044
OWNER PHONE:	602.954.7000
OWNER FAX:	602.954.7000
OWNER WEBSITE:	WWW.CIRCLEK.COM

PROPOSED BUILDING CHANGES
DATE: 02/07/2010
PROJECT NAME: CIRCLE K CONVENIENCE STORE
PROJECT ADDRESS: 7550 ANN ROAD & N 5TH STREET, NORTH LAS VEGAS, NV
PROJECT DESCRIPTION: IMPROVE EXISTING STORE TO 11,000 S.F. CONVENIENCE STORE AND ADD COMPACT FUEL CANOPY AND VEHICLE SERVICE AREA

PROJECT NAME:
CIRCLE K STORE #

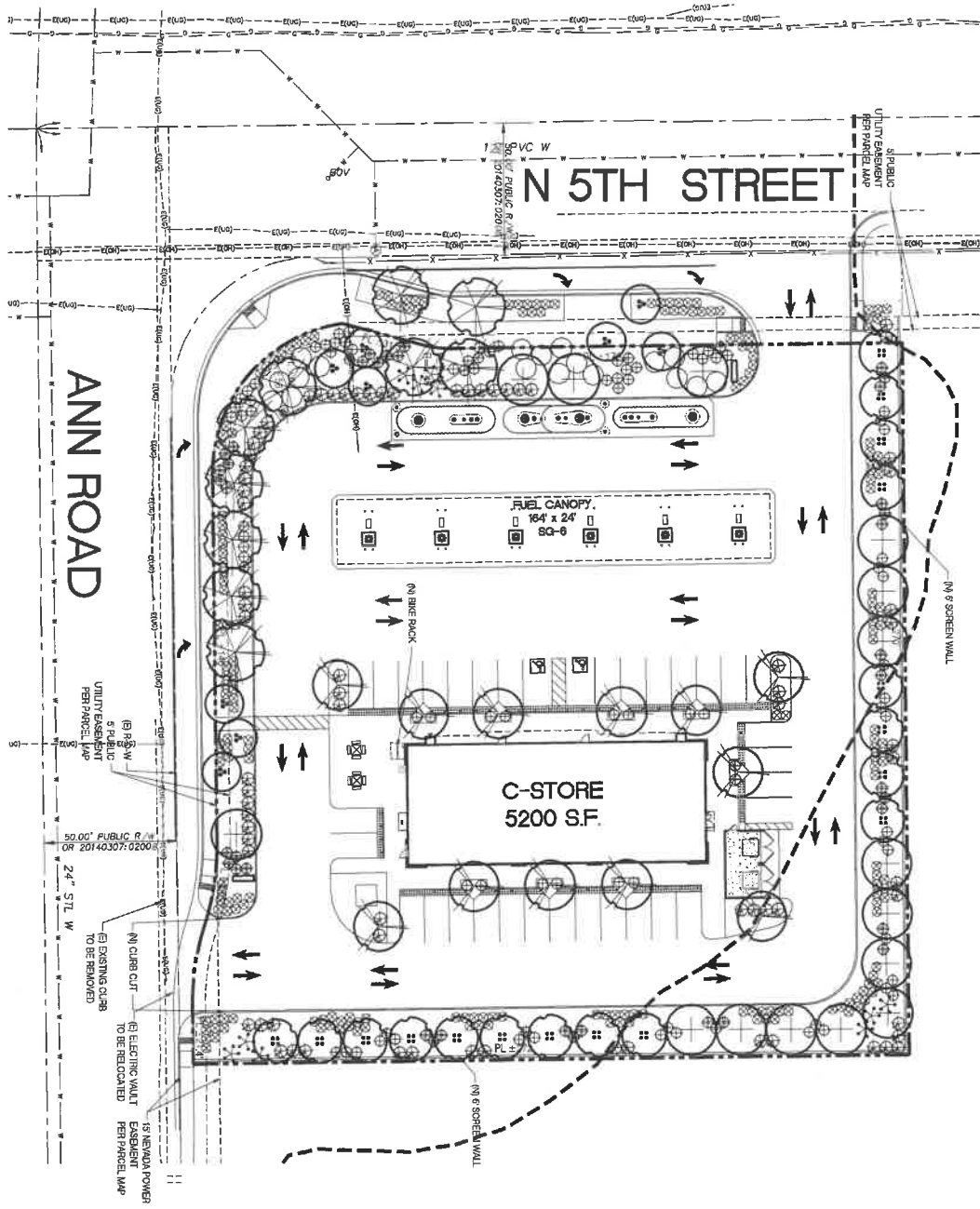
NORTH LAS VEGAS, NV
NEC ANN ROAD & NORTH 5TH STREET



LAMP DESIGN
1818 N. VANDERBILT BLVD., SUITE 100
PHOENIX, AZ 85008

CIRCLE K STORES INC.
PROJECT NUMBER: 20000716.0
SITE PLAN

PROJECT NUMBER
SP-11.1



LANDSCAPE LEGEND

- ACACIA SALICINA
24' BOX
 - WILLOW ACACIA
24' BOX
 - ACACIA ANUBIRA
24' BOX
 - MILVIA
24' BOX
 - SOPHORA SECURIFLORA
24' BOX
 - QUERCUS VIRGINIANA
24' BOX
 - LIVE OAK
24' BOX
 - ROSEMARYNIUS PROSTRATA
TRAILING ROSEMARY
5 GALLON
 - CABALUPINA MEXICANA
MEXICAN BRD OF PARADISE
5 GALLON
 - LEUCORHYZUM FRUTESCENS
'GREEN CLOUD'
5 GALLON
 - HEPHERALOE PARVIFLORA
RED YUCCA
5 GALLON
 - DASYLIRION WHEELERII
DESERT SPOON
5 GALLON
 - ACACIA REDOLENS
'DEBENT CARPET'
1 GALLON
- 1/2" SCREENED (LOCAL SELECTION)
 DECOMPOSED GRANITE
 2" DEPTH IN ALL LANDSCAPE AREAS
 (SUBMIT SAMPLE FOR OWNER'S APPROVAL)

CIRCLE K
 N. 5th STREET and ANN ROAD
 NORTH LAS VEGAS, NEVADA

T.J. McQUEEN & ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE
 URBAN DESIGN
 SITE PLANNING
 10450 N. 74th Street, Suite 120
 Scottsdale, Arizona 85258
 P: (480) 954-4100
 E-MAIL: tjm@tjma.com



La.01

08.01.22
 PROJECT TITLE: LANDSCAPE
 SHEET DATE: 08.01.22
 DRAWING NO: 377AF
 PROJECT NO: 11002
 YEAR: 2012

NORTH 5TH STREET

N.T.S.

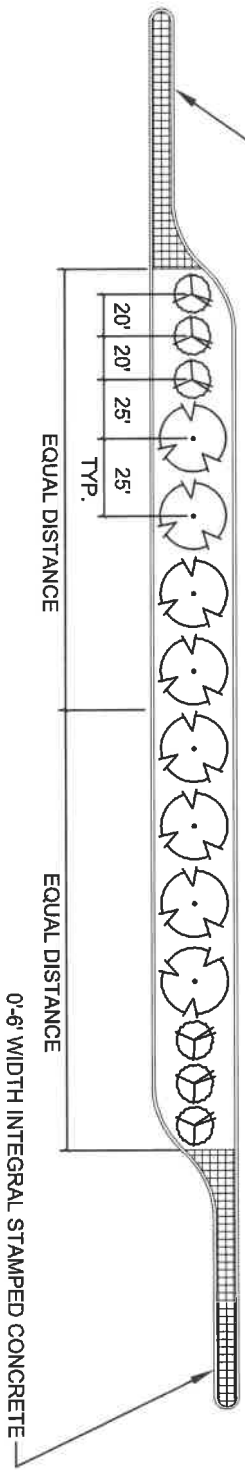
10' WIDE SIDEWALK



PLANTING LEGEND - TREES

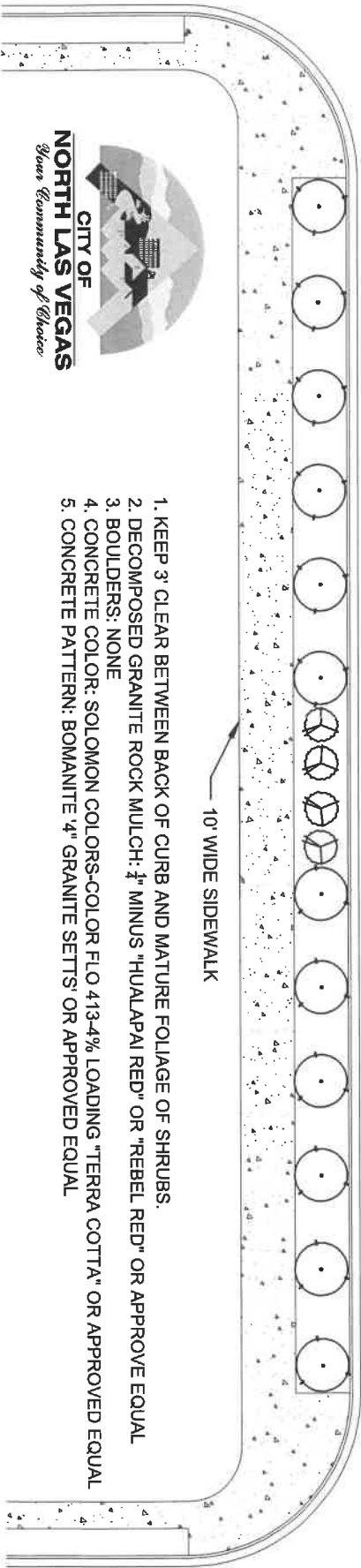
SYMBOL SIZE	BOTANICAL NAME
	24" BOX SOPHORA SECUNDIFLORA MULTI
	36" BOX CHILOPSIS LINEARIS STD.
	36" BOX ACACIA SMALL MEDIUM/HIGH BRANCH

0-6" WIDTH INTEGRAL STAMPED CONCRETE



0-6" WIDTH INTEGRAL STAMPED CONCRETE

10' WIDE SIDEWALK



CITY OF NORTH LAS VEGAS
Smarter Communities of Choices

1. KEEP 3' CLEAR BETWEEN BACK OF CURB AND MATURE FOLIAGE OF SHRUBS.
2. DECOMPOSED GRANITE ROCK MULCH: ¾" MINUS "HUALAPAI RED" OR "REBEL RED" OR APPROVE EQUAL
3. BOULDERS: NONE
4. CONCRETE COLOR: SOLOMON COLORS-COLOR FLO 413-4% LOADING "TERRA COTTA" OR APPROVED EQUAL
5. CONCRETE PATTERN: BOMANITE ¼" GRANITE SETTS OR APPROVED EQUAL



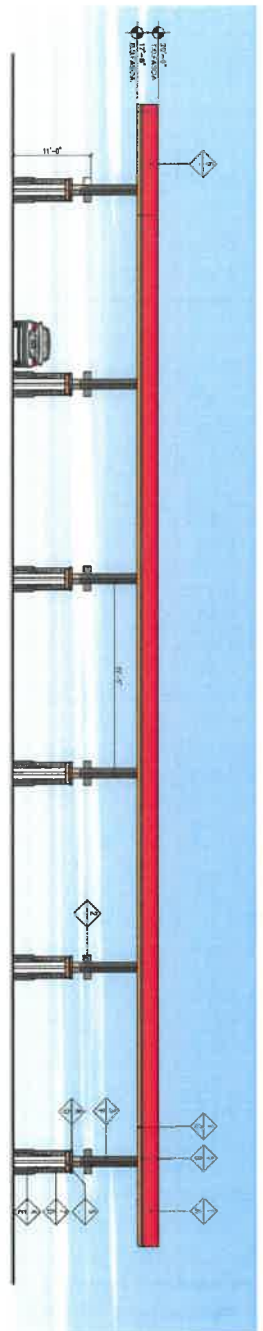
3 SIDE ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"

4 SIDE ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"

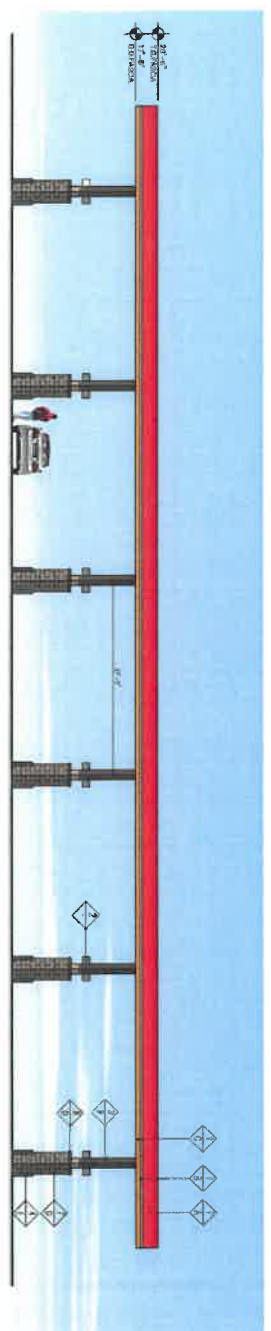
FINISH SCHEDULE

ITEM NO.	DESCRIPTION
1	ASBESTOS REMEDIATION
2	CONCRETE AND REINFORCEMENT
3	STEEL CHANNEL WITH FRAMING
4	FRAMING
5	INSULATION
6	EXTERIOR WALL FINISH
7	EXTERIOR ROOF FINISH
8	EXTERIOR FLOOR FINISH
9	EXTERIOR WALL FINISH
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11	EXTERIOR FLOOR FINISH
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14	EXTERIOR FLOOR FINISH
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96	EXTERIOR WALL FINISH
97	EXTERIOR ROOF FINISH
98	EXTERIOR FLOOR FINISH
99	EXTERIOR WALL FINISH
100	EXTERIOR ROOF FINISH

Notes:
 1. Check with the manufacturer for the correct finish for the material used in the schedule.
 2. All quantities are approximate.
 3. All quantities are subject to change without notice.
 4. All items are subject to the manufacturer's schedule.



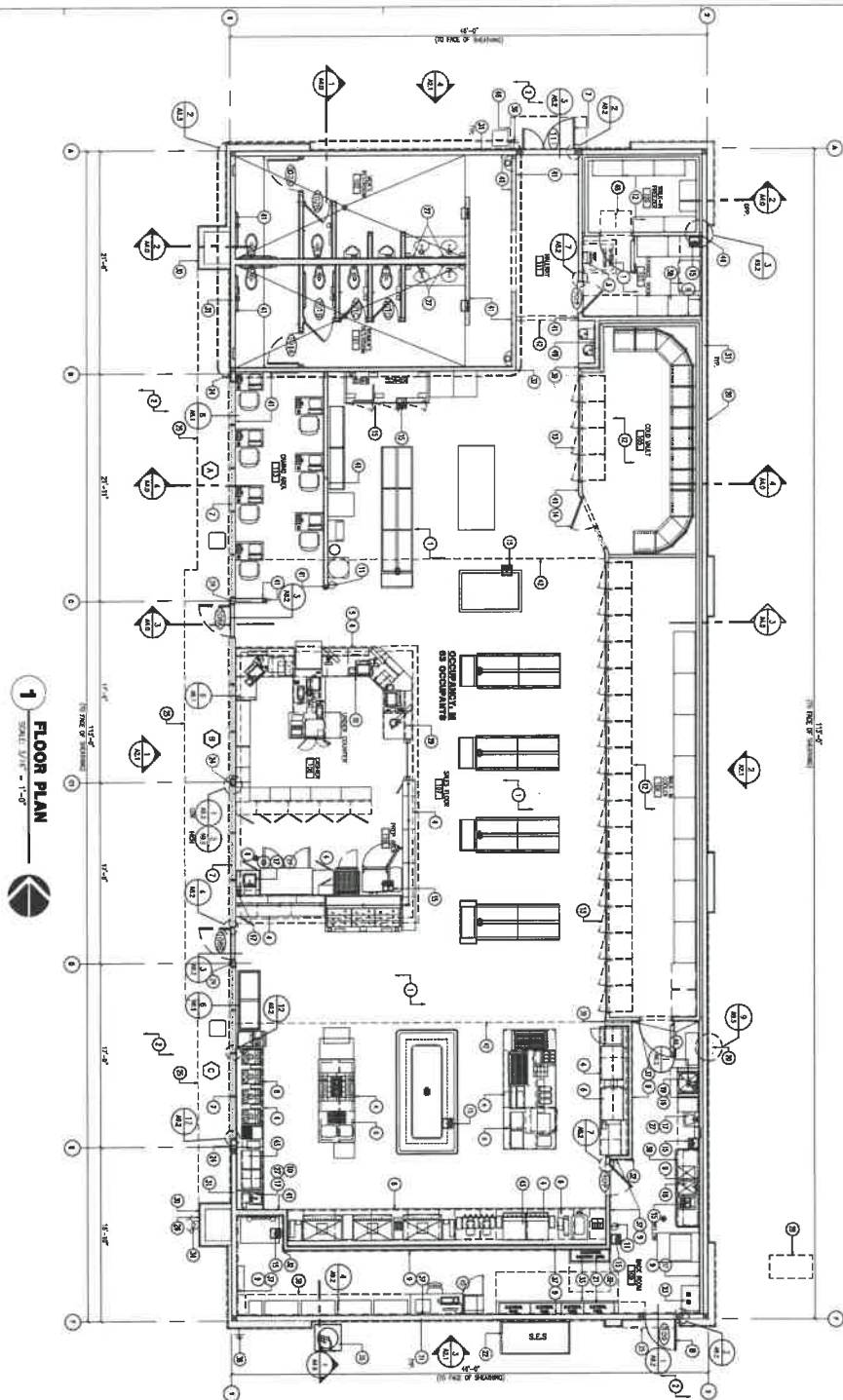
2 FRONT ELEVATION (WEST)
SCALE: 1/8" = 1'-0"



1 REAR ELEVATION (EAST)
SCALE: 1/8" = 1'-0"



CIRCLE K FUEL CANOPY EXTERIOR ELEVATIONS - VS06
 SCALE: AS NOTED
 A-4
 NEC ANN ROAD & NORTH 5TH STREET
 NORTH LAS VEGAS, NV
 22200716.0



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

KEY NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING AND PROPOSED WORK SHALL BE AS SHOWN ON THIS PLAN.
2. CONCRETE WALL, SLOPE SHALL BE 1:1.
3. ROOF ACCESS LADDER, SEE DRAWING 2004.
4. EXISTING CONDITIONS SHOWN BY DASHED & DIMENSIONED BY DIMENSION.
5. SLOPE SHALL BE 1:1.
6. EXISTING CONDITIONS SHOWN BY DASHED & DIMENSIONED BY DIMENSION.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 IBC AND ALL APPLICABLE CODES.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 IBC AND ALL APPLICABLE CODES.
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50. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 IBC AND ALL APPLICABLE CODES.

LEGEND

- 1. 1/2" DIA. CIRCLES WITH NUMBERS: EXISTING WALLS
- 2. 1/2" DIA. CIRCLES WITH NUMBERS: PROPOSED WALLS
- 3. 1/2" DIA. CIRCLES WITH NUMBERS: EXISTING DOORS
- 4. 1/2" DIA. CIRCLES WITH NUMBERS: PROPOSED DOORS
- 5. 1/2" DIA. CIRCLES WITH NUMBERS: EXISTING WINDOWS
- 6. 1/2" DIA. CIRCLES WITH NUMBERS: PROPOSED WINDOWS
- 7. 1/2" DIA. CIRCLES WITH NUMBERS: EXISTING CEILING
- 8. 1/2" DIA. CIRCLES WITH NUMBERS: PROPOSED CEILING
- 9. 1/2" DIA. CIRCLES WITH NUMBERS: EXISTING FLOOR
- 10. 1/2" DIA. CIRCLES WITH NUMBERS: PROPOSED FLOOR
- 11. 1/2" DIA. CIRCLES WITH NUMBERS: EXISTING ROOF
- 12. 1/2" DIA. CIRCLES WITH NUMBERS: PROPOSED ROOF
- 13. 1/2" DIA. CIRCLES WITH NUMBERS: EXISTING MECHANICAL
- 14. 1/2" DIA. CIRCLES WITH NUMBERS: PROPOSED MECHANICAL
- 15. 1/2" DIA. CIRCLES WITH NUMBERS: EXISTING ELECTRICAL
- 16. 1/2" DIA. CIRCLES WITH NUMBERS: PROPOSED ELECTRICAL
- 17. 1/2" DIA. CIRCLES WITH NUMBERS: EXISTING PLUMBING
- 18. 1/2" DIA. CIRCLES WITH NUMBERS: PROPOSED PLUMBING
- 19. 1/2" DIA. CIRCLES WITH NUMBERS: EXISTING HVAC
- 20. 1/2" DIA. CIRCLES WITH NUMBERS: PROPOSED HVAC
- 21. 1/2" DIA. CIRCLES WITH NUMBERS: EXISTING STRUCTURE
- 22. 1/2" DIA. CIRCLES WITH NUMBERS: PROPOSED STRUCTURE
- 23. 1/2" DIA. CIRCLES WITH NUMBERS: EXISTING LANDSCAPE
- 24. 1/2" DIA. CIRCLES WITH NUMBERS: PROPOSED LANDSCAPE
- 25. 1/2" DIA. CIRCLES WITH NUMBERS: EXISTING UTILITIES
- 26. 1/2" DIA. CIRCLES WITH NUMBERS: PROPOSED UTILITIES
- 27. 1/2" DIA. CIRCLES WITH NUMBERS: EXISTING SIGNAGE
- 28. 1/2" DIA. CIRCLES WITH NUMBERS: PROPOSED SIGNAGE
- 29. 1/2" DIA. CIRCLES WITH NUMBERS: EXISTING FURNITURE
- 30. 1/2" DIA. CIRCLES WITH NUMBERS: PROPOSED FURNITURE
- 31. 1/2" DIA. CIRCLES WITH NUMBERS: EXISTING LIGHTING
- 32. 1/2" DIA. CIRCLES WITH NUMBERS: PROPOSED LIGHTING
- 33. 1/2" DIA. CIRCLES WITH NUMBERS: EXISTING PAINT
- 34. 1/2" DIA. CIRCLES WITH NUMBERS: PROPOSED PAINT
- 35. 1/2" DIA. CIRCLES WITH NUMBERS: EXISTING FINISHES
- 36. 1/2" DIA. CIRCLES WITH NUMBERS: PROPOSED FINISHES
- 37. 1/2" DIA. CIRCLES WITH NUMBERS: EXISTING MATERIALS
- 38. 1/2" DIA. CIRCLES WITH NUMBERS: PROPOSED MATERIALS
- 39. 1/2" DIA. CIRCLES WITH NUMBERS: EXISTING CONDITIONS
- 40. 1/2" DIA. CIRCLES WITH NUMBERS: PROPOSED CONDITIONS
- 41. 1/2" DIA. CIRCLES WITH NUMBERS: EXISTING DIMENSIONS
- 42. 1/2" DIA. CIRCLES WITH NUMBERS: PROPOSED DIMENSIONS
- 43. 1/2" DIA. CIRCLES WITH NUMBERS: EXISTING LOCATIONS
- 44. 1/2" DIA. CIRCLES WITH NUMBERS: PROPOSED LOCATIONS
- 45. 1/2" DIA. CIRCLES WITH NUMBERS: EXISTING QUANTITIES
- 46. 1/2" DIA. CIRCLES WITH NUMBERS: PROPOSED QUANTITIES
- 47. 1/2" DIA. CIRCLES WITH NUMBERS: EXISTING COSTS
- 48. 1/2" DIA. CIRCLES WITH NUMBERS: PROPOSED COSTS
- 49. 1/2" DIA. CIRCLES WITH NUMBERS: EXISTING SCHEDULES
- 50. 1/2" DIA. CIRCLES WITH NUMBERS: PROPOSED SCHEDULES

PROFESSIONAL SEAL

REGISTERED ARCHITECT

STATE OF NEVADA

NO. 12345

DATE: 01/15/2010

PROJECT: REPAIRS

QUALITY CONTROL

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

DATE: 01/15/2010

PROJECT: REPAIRS

QUALITY CONTROL

CIRCLE K STORES INC.

ANN RD. & N. 5TH

NEVADA

NORTH LAS VEGAS, NV 89031

LAND DEVELOPMENT CONSULTANTS, LLC

1811 N. VARNUM BLVD. #100

PHOENIX, AZ 85008



CIRCLE K STORES INC.

30 EASTON PARK

Suite 100

Phoenix, AZ 85008

1-800-250-0450

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/FIELD WHEN MAP REDUCED FROM 1:1X1 ORIGINAL

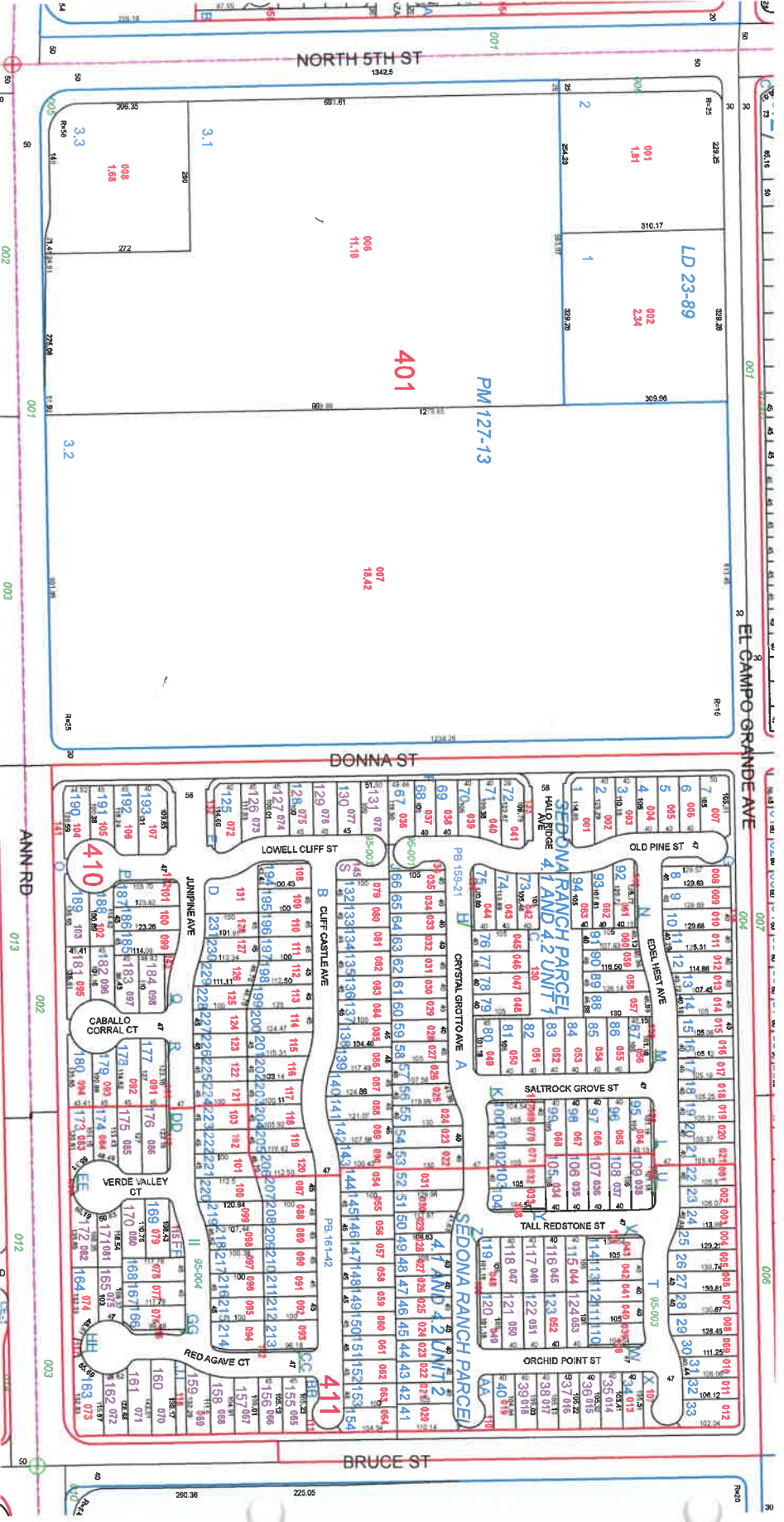
MAP LEGEND

- Parcel Boundary
- Sub Boundary
- PAID BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC PAID BOUNDARY
- SECTION LINE
- TAX DISTRICT LINE
- COMMODIUM UNIT
- AIR SPACE POL.
- RIGHT OF WAY POL.
- SUB-SURFACE POL.

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

BOOK	T19S R61E	26	MAP	S 2 SW 4	124-26-4
PARCEL NUMBER	100 101 10211	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	PARCEL NUMBER	100 101 10211	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
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202 PARCEL SUBSERIES NUMBER	138 139 14014	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	202 PARCEL SUBSERIES NUMBER	138 139 14014	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
PB 24-45 PLAT RECORDING NUMBER	153 152 1514	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	PB 24-45 PLAT RECORDING NUMBER	153 152 1514	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
BLOCK NUMBER			BLOCK NUMBER		
LOT NUMBER			LOT NUMBER		
GOV. LOT NUMBER			GOV. LOT NUMBER		

Scale: 1" = 200'
 Rev: 10/19/2021

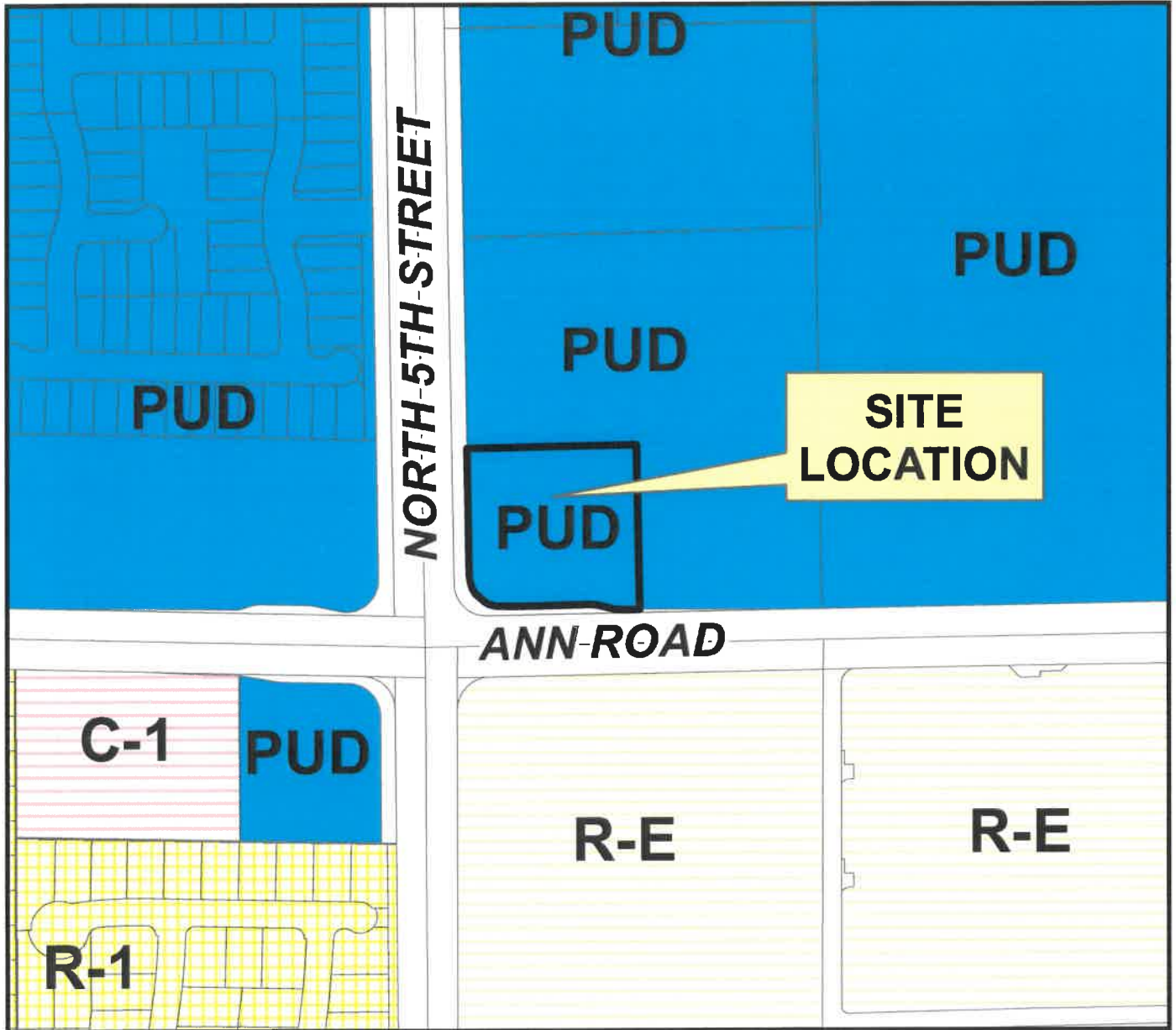



TAX DIST 254



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Circle K Stores Inc
Application: Final Development Plan
Request: To allow a new 5,200 square foot convenience food store with gas pumps
Project Info: Northeast corner of Ann Road and North 5th Street
Case Number: FDP-000016-2022

08/18/2022

