

EXCLUSIVE LISTING!

0.72 +/- Ac- \$400,000

Rosanna St Las Vegas, NV 89117



- ☐ APN # 163-10-604-011-
- ☐ Zoned Residential Single Family 20 (RS20)
- ☐ Planned Land Use is Ranch Estate Neighborhood (up to 2 du / acre)
- ☐ Water is stubbed to the parcel
- ☐ Sewer by septic
- ☐ Unincorporated Clark County Spring Valley jurisdiction
- ☐ Established residential area in the southwest
- ☐ 2027 Taxes \$1,731.94



Mark Anthony Rua
Brokers

S.026655

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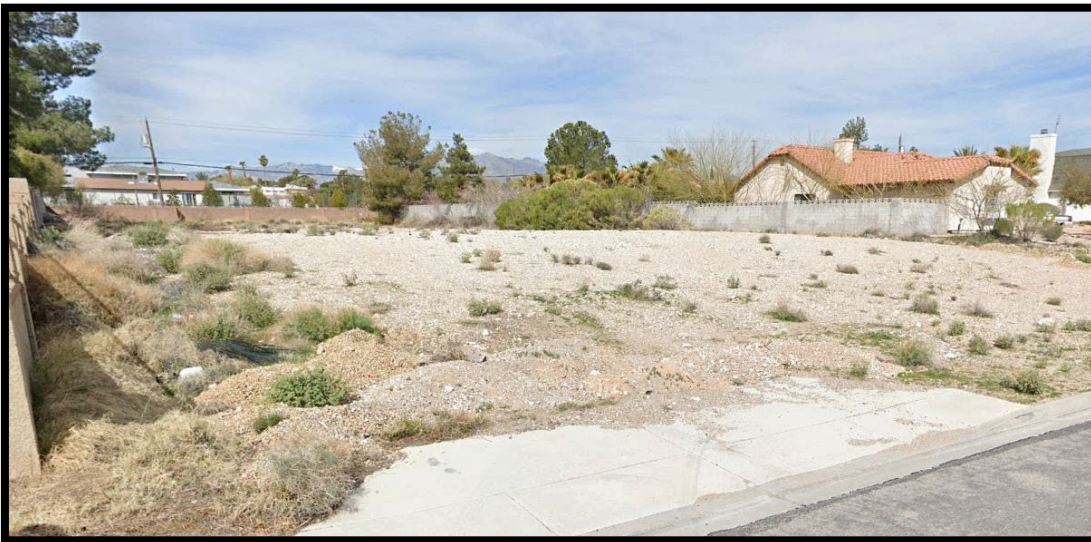
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The information contained herein is subject to verification and no liability for errors or omissions is assumed. The price, data, and other information are subject to change or the listing may be withdrawn without notice.

Listed for \$400,000



Parcel across the
Street Just Sold!



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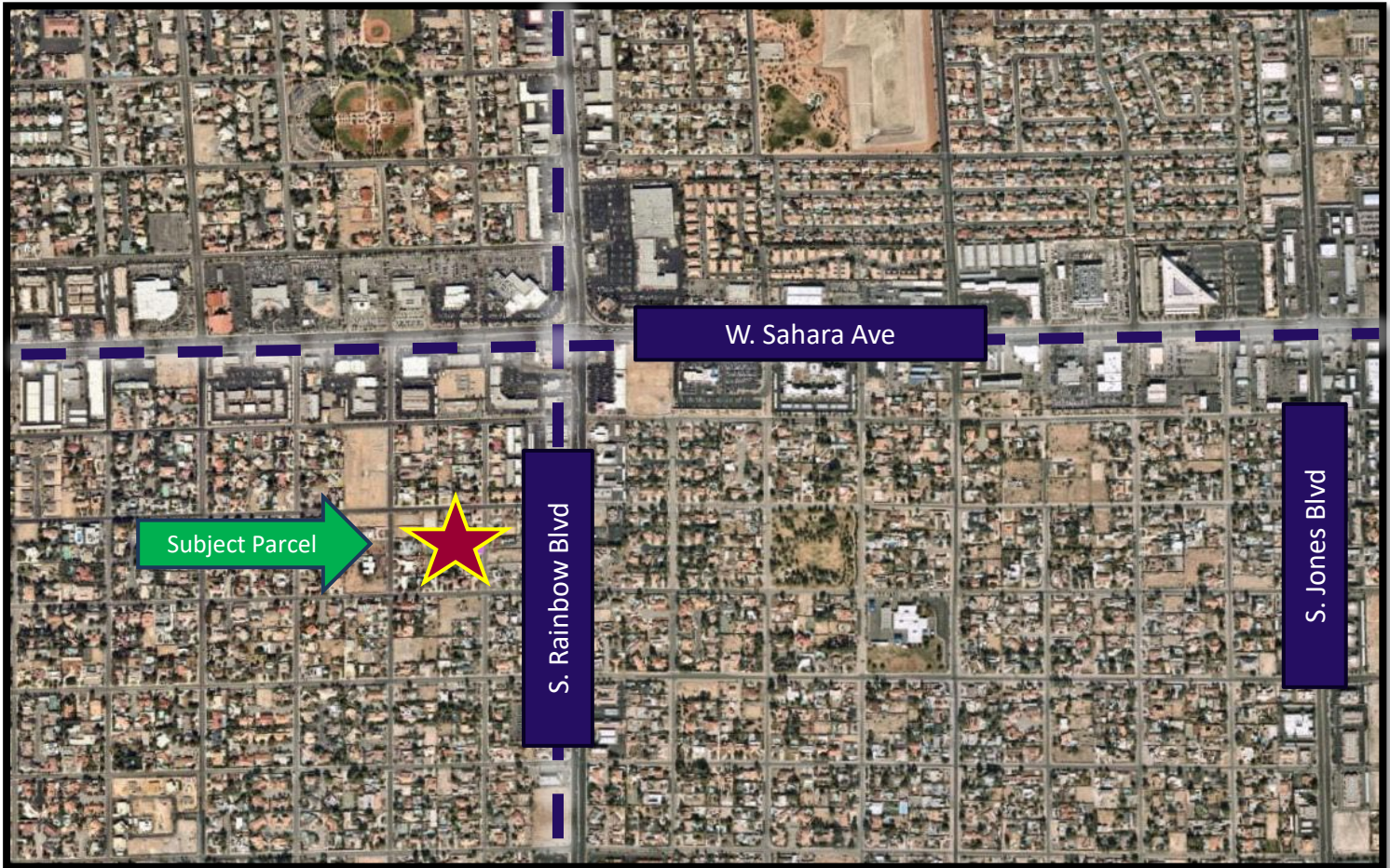
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The site plan illustrates the proposed 100-unit residential development. The building is situated on the east side of Rosanna St, between Rainbow Blvd and Eldora Ave. The plan shows the building footprint, parking spaces, and setbacks. Key features include:

- Building Footprint:** A large rectangular building with a central entrance and multiple wings. The plan includes dimensions for the building and setbacks.
- Parking:** Numerous parking spaces are distributed around the building, including a dedicated area for PM (Professional/Mail) vehicles.
- Streets:** Rainbow Blvd runs north-south, and Rosanna St runs east-west. Other streets shown include Eldora Ave, Montecour St, Tarave, Belcastro St, and Tennaya Wy.
- Landmarks:** A "See Conflict Page" note is present near the building entrance.
- Dimensions:** Various dimensions are provided for the building, parking spaces, and setbacks.
- Orientation:** A north arrow is located in the upper right corner of the plan.

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