



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Vacation

Project Address (Location) 2025 and 2021 Alta Drive, Las Vegas, Nevada 89106

Project Name Las Vegas Medical District 234 unit Apartment Complex **Proposed Use** 234 unit apartment complex

Assessor's Parcel #(s) 139-33-301-002, 003 **Ward #** 1

General Plan: Existing FBC Proposed FBC **Zoning:** Existing T5-N Proposed T5-N

Additional Information Vacation of public right-of-way along Alta

Property Owner Vegas MD Alta Property Owner, LLC **Contact** Mark Heffron

Address 1020 W Lawrence Ave, Suite 300 **City** Chicago **State** IL **Zip** 60640

E-mail mheffron@cedarst.com **Phone** 312-339-8536

Applicant Cedar Street Companies **Contact** Kit Barmeyer

Address 1020 W Lawrence Ave, Suite 300 **City** Chicago **State** IL **Zip** 60640

E-mail kbarmeyer@cedarst.com **Phone** 619-890-4290

Representative Lochsa Engineering **Contact** Brian Allen, P.E.

Address 6345 S. Jones Blvd. Suite 100 **City** Las Vegas **State** NV **Zip** 89118

E-mail brian.allen@lochsa.com **Phone** 702-292-6276

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature Mark Heffron

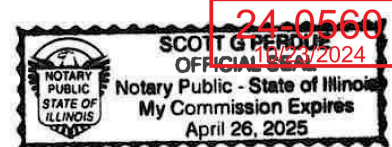
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Mark Heffron

Subscribed and sworn before me

This 22 day of October, 2024

Scott G Perdue
Notary Public in and for said County and State



SEAL:

CLIENT:

SUB REVIEW

DEVELOPMENT INFO: MEDICAL DISTRICT APARTMENTS

SUBMITTALS:

DATE DESCRIPTION








PROJECT DATA:

SU PROJ NO: 75573 PROJECT ARCHITECT: EDK ISSUED FOR: DESIGN REVIEW DATE: 08.11.2022

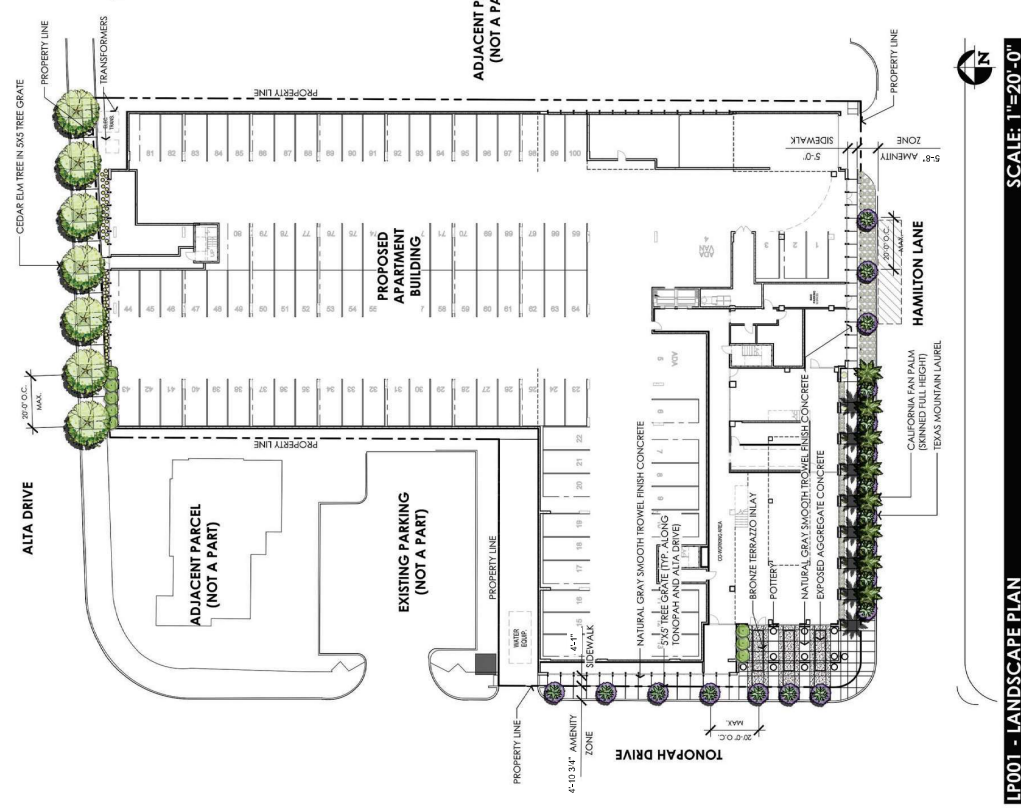
SHEET:

LP001 LANDSCAPE PLAN

PLANTING SCHEDULE

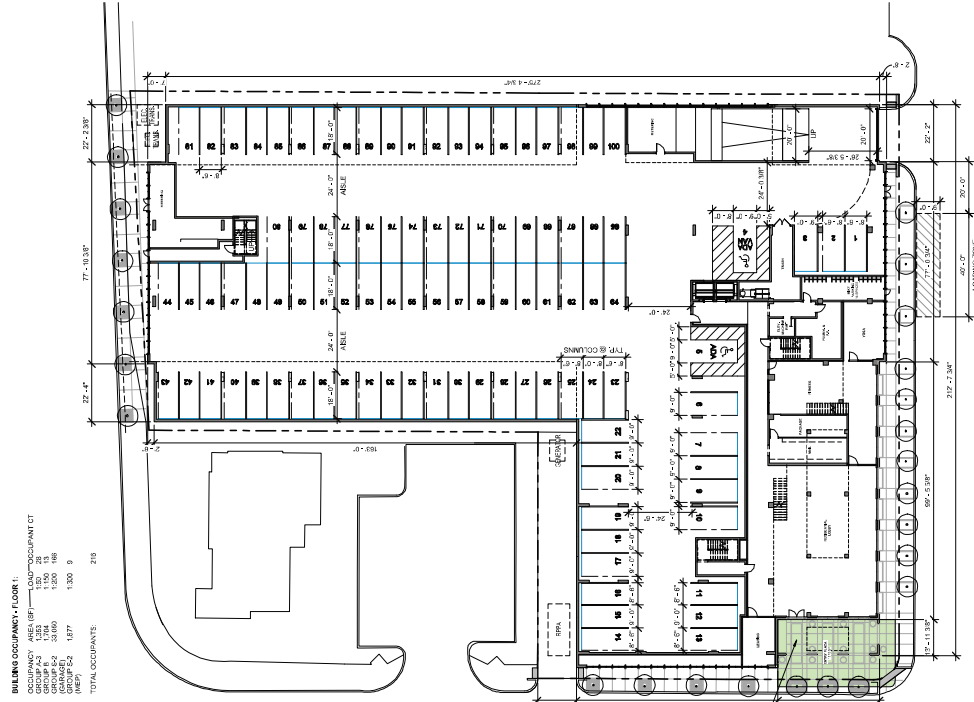
TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	Laurea laurifolia	Texas Mountain Laurel	24" Box	18	Low Branching Min. Spec. 30x30x75"
	Ulmus crassifolia	Cedar Elm	30" Box	14	Standard Min. Spec. 30x30x75"
	Washingtonia filifera	California Fan Palm	25" BTH	8	Stemmed Min. Spec. 30x30x75"
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	Dodonaea viscosa Purpurea	Purple Hooped Bush	5 gal.	17	Column
CACTI	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	Saguaro	Saguaro	10" HL	9	Bare Root
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	Muhlenbergia rigens	Deer Grass	5 gal.	149	Can Full
	Neovista tenuifolia	Mexican Feather Grass	5 gal.	182	Can Full

GROUND COVER NOTE: 1. All ground cover plants shall receive 3/4" rock mulch, 2" depth min., - 4" depth max. Color: Apache Brown.



SCALE: 1"=20'-0"

LP001 - LANDSCAPE PLAN

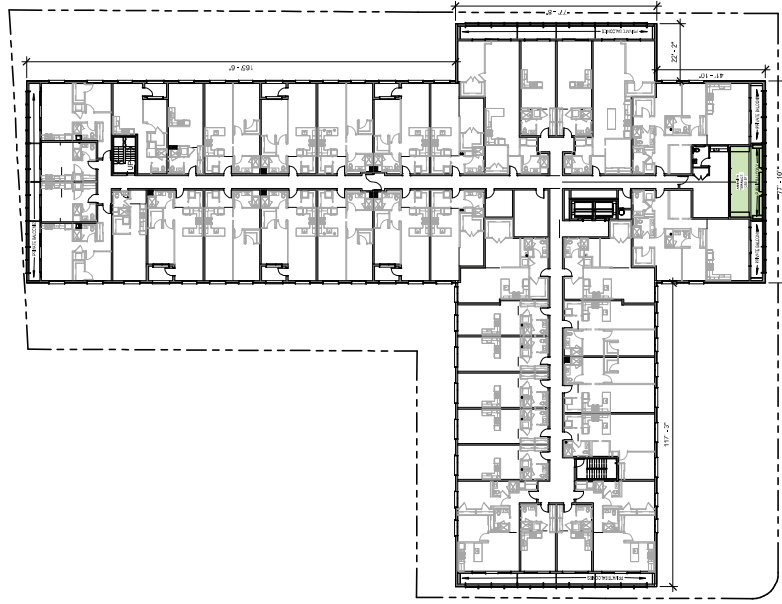


1 SITE PLAN
1" = 20'-0"



22

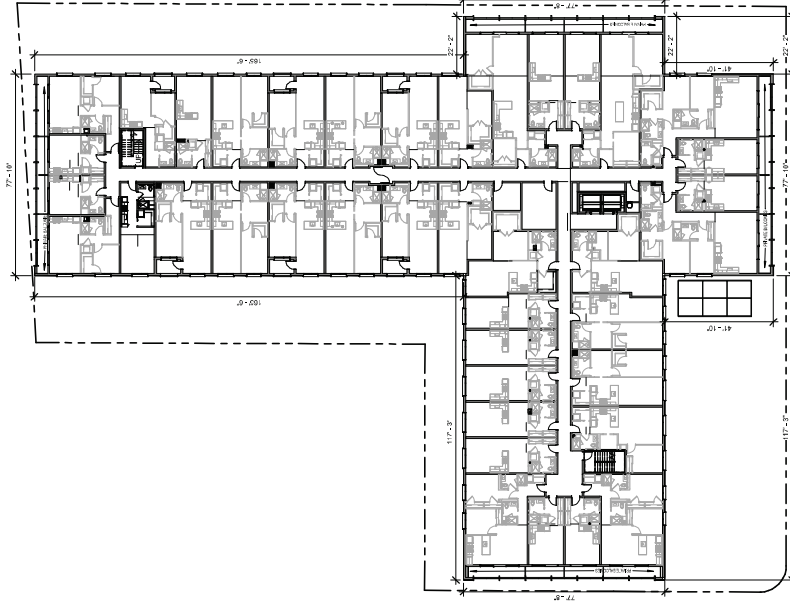
BUILDING OCCUPANCY - FLOOR 1:			
OCCUPANCY	AREA (SF)	LOAD	OCCUPANT CT
GROUP A-1	1,270	1.50	27
GROUP A-2	480	1.50	2
GROUP B-2	396		
TOTAL OCCUPANTS:			173



2 FLOOR PLAN
1" = 20'-0"



BUILDING OCCUPANCY - FLOOR 4:			
OCCUPANCY	AREA (SF)	LOAD	OCCUPANT CT
GROUP A-1	1,270	1.50	27
GROUP A-2	480	1.50	2
GROUP B-2	396		
TOTAL OCCUPANTS:			190



1 FLOORS 4-6 PLAN
1" = 20'-0"

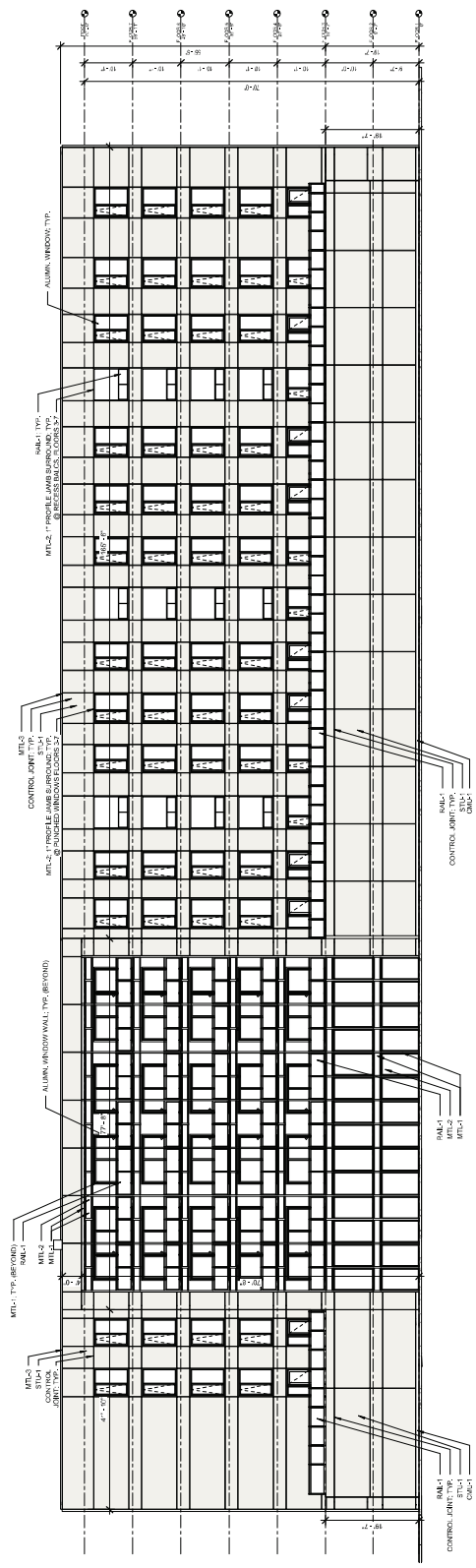


004

THE PRESLEY
06.12.2022

FLOORS 4-7 PLANS

EXTERIOR MATERIALS LEGEND						
ITEM#	MATERIAL TYPE	MANUFACTURER	PAVEMENT	APPROXIMATE SIZE AND CLASS	SIZE	FINISH/COLOR
21A-1	STEEPCO		FRONTSTONE	APPROXIMATELY 30X AND CLASS 1	N/A	SMOOTH LIGHT TAN
21A-2	GROUND FINE GRU		FRONTSTONE	1.50" WIDE X 9" DEPT X 1.0" THICK	N/A	SMOOTH
21A-3	GRASS		FRONTSTONE	1.50" WIDE X 9" DEPT X 1.0" THICK	N/A	SMOOTH
21A-4	GRASS		FRONTSTONE	1.50" WIDE X 9" DEPT X 1.0" THICK	N/A	SMOOTH
21A-5	GRASS		FRONTSTONE	1.50" WIDE X 9" DEPT X 1.0" THICK	N/A	SMOOTH
21A-6	GRASS		FRONTSTONE	1.50" WIDE X 9" DEPT X 1.0" THICK	N/A	SMOOTH
21A-7	GRASS		FRONTSTONE	1.50" WIDE X 9" DEPT X 1.0" THICK	N/A	SMOOTH
21A-8	GRASS		FRONTSTONE	1.50" WIDE X 9" DEPT X 1.0" THICK	N/A	SMOOTH
21A-9	GRASS		FRONTSTONE	1.50" WIDE X 9" DEPT X 1.0" THICK	N/A	SMOOTH
21A-10	GRASS		FRONTSTONE	1.50" WIDE X 9" DEPT X 1.0" THICK	N/A	SMOOTH
21A-11	GRASS		FRONTSTONE	1.50" WIDE X 9" DEPT X 1.0" THICK	N/A	SMOOTH
21A-12	GRASS		FRONTSTONE	1.50" WIDE X 9" DEPT X 1.0" THICK	N/A	SMOOTH
21A-13	GRASS		FRONTSTONE	1.50" WIDE X 9" DEPT X 1.0" THICK	N/A	SMOOTH
21A-14	GRASS		FRONTSTONE	1.50" WIDE X 9" DEPT X 1.0" THICK	N/A	SMOOTH
21A-15	GRASS		FRONTSTONE	1.50" WIDE X 9" DEPT X 1.0" THICK	N/A	SMOOTH
21A-16	GRASS		FRONTSTONE	1.50" WIDE X 9" DEPT X 1.0" THICK	N/A	SMOOTH
21A-17	GRASS		FRONTSTONE	1.50" WIDE X 9" DEPT X 1.0" THICK	N/A	SMOOTH
21A-18	GRASS		FRONTSTONE	1.50" WIDE X 9" DEPT X 1.0" THICK	N/A	SMOOTH
21A-19	GRASS		FRONTSTONE	1.50" WIDE X 9" DEPT X 1.0" THICK	N/A	SMOOTH
21A-20	GRASS		FRONTSTONE	1.50" WIDE X 9" DEPT X 1.0" THICK	N/A	SMOOTH
21A-21	GRASS		FRONTSTONE	1.50" WIDE X 9" DEPT X 1.0" THICK	N/A	SMOOTH
21A-22	GRASS		FRONTSTONE	1.50" WIDE X 9" DEPT X 1.0" THICK	N/A	SMOOTH
21A-23	GRASS		FRONTSTONE	1.50" WIDE X 9" DEPT X 1.0" THICK	N/A	SMOOTH
21A-24	GRASS		FRONTSTONE	1.50" WIDE X 9" DEPT X 1.0" THICK	N/A	SMOOTH
21A-25	GRASS		FRONTSTONE	1.50" WIDE X 9" DEPT X 1.0" THICK	N/A	SMOOTH
21A-26	GRASS		FRONTSTONE	1.50" WIDE X 9" DEPT X 1.0" THICK	N/A	SMOOTH
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21A-29	GRASS		FRONTSTONE	1.50" WIDE X 9" DEPT X 1.0" THICK	N/A	SMOOTH
21A-30	GRASS		FRONTSTONE	1.50" WIDE X 9" DEPT X 1.0" THICK	N/A	SMOOTH
21A-31	GRASS		FRONTSTONE	1.50" WIDE X 9" DEPT X 1.0" THICK	N/A	SMOOTH
21A-32	GRASS		FRONTSTONE	1.50" WIDE X 9" DEPT X 1.0" THICK	N/A	SMOOTH
21A-33	GRASS		FRONTSTONE	1.50" WIDE X 9" DEPT X 1.0" THICK	N/A	SMOOTH
21A-34	GRASS		FRONTSTONE	1.50" WIDE X 9" DEPT X 1.0" THICK	N/A	SMOOTH
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21A-40	GRASS		FRONTSTONE	1.50" WIDE X 9" DEPT X 1.0" THICK	N/A	SMOOTH
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21A-43	GRASS		FRONTSTONE	1.50" WIDE X 9" DEPT X 1.0" THICK	N/A	SMOOTH
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21A-45	GRASS		FRONTSTONE	1.50" WIDE X 9" DEPT X 1.0" THICK	N/A	SMOOTH
21A-46	GRASS		FRONTSTONE	1.50" WIDE X 9" DEPT X 1.0" THICK	N/A	SMOOTH
21A-47	GRASS		FRONTSTONE	1.50" WIDE X 9" DEPT X 1.0" THICK	N/A	SMOOTH
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21A-52	GRASS		FRONTSTONE	1.50" WIDE X 9" DEPT X 1.0" THICK	N/A	SMOOTH
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21A-99	GRASS		FRONTSTONE	1.50" WIDE X 9" DEPT X 1.0" THICK	N/A	SMOOTH
21A-100	GRASS		FRONTSTONE	1.50" WIDE X 9" DEPT X 1.0" THICK	N/A	SMOOTH



APN: 139-33-301-002;-003
VS-

EXHIBIT "A"
LEGAL DESCRIPTION
RIGHT-OF-WAY VACATION

BEING PORTION OF THAT RIGHT-OF-WAY, AS DESCRIBED IN THAT CERTAIN "GRANT, BARGAIN AND SALE DEED" RECORDED IN BOOK 424 AS INSTRUMENT NO. 341889, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA, SITUATED WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

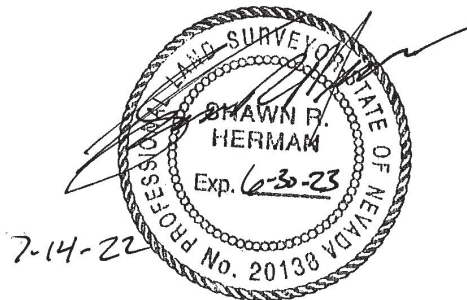
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 33; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (NW 1/4) SOUTH $89^{\circ}53'10''$ EAST, A DISTANCE OF 115.00 FEET; THENCE DEPARTING SAID NORTHERLY LINE, SOUTH $00^{\circ}15'35''$ WEST, A DISTANCE OF 14.97 FEET TO THE POINT OF BEGINNING; THENCE NORTH $87^{\circ}19'16''$ EAST, A DISTANCE OF 16.95 FEET; THENCE NORTH $86^{\circ}48'13''$ EAST, A DISTANCE OF 114.07 FEET; THENCE SOUTH $00^{\circ}14'21''$ WEST, A DISTANCE OF 19.78 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, HAVING A RADIUS OF 535.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH $12^{\circ}22'45''$ EAST, AND A POINT ON THE SOUTHERLY LINE OF SAID "GRANT, BARGAIN AND SALE DEED"; THENCE ALONG SAID SOUTHERLY LINE AND THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF $12^{\circ}29'35''$, AN ARC DISTANCE OF 116.65 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE, NORTH $89^{\circ}53'10''$ WEST, A DISTANCE OF 15.10 FEET; THENCE NORTH $00^{\circ}15'35''$ EAST, A DISTANCE OF 25.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,264 SQUARE FEET, MORE OR LESS.
SEE EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION, ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THE BASIS OF BEARING FOR THIS DESCRIPTION IS THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN IN FILE 2, PAGE 87 OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

SAID LINE BEARS SOUTH $89^{\circ}53'10''$ EAST

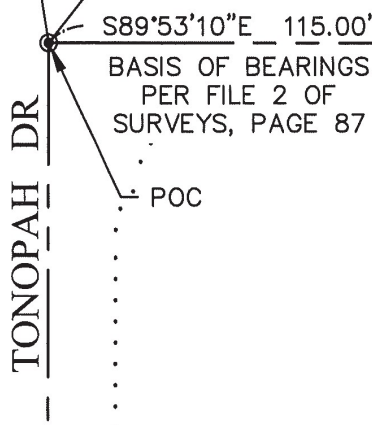
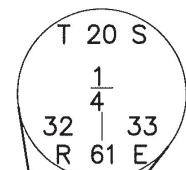
SHAWN R. HERMAN
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 20138
CERTIFICATE EXPIRES: JUNE 30, 2023
LOCHSA ENGINEERING LLC
6345 SOUTH JONES BOULEVARD, SUITE 100
LAS VEGAS, NEVADA 89118
PHONE: 702-365-9312 FAX: 702-365-9317



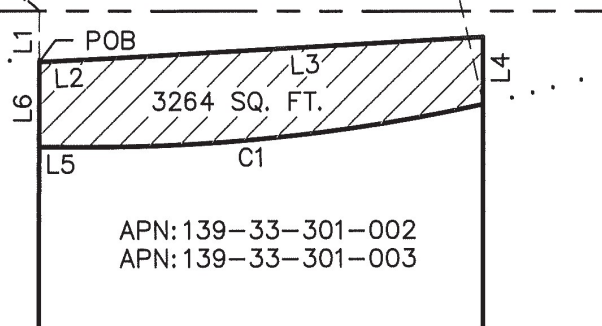
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EXHIBIT "B"
 APN: 139-33-301-002
 APN: 139-33-301-003

Line Table		
Line #	Direction	Length
L1	S00°15'35"W	14.97'
L2	N87°19'16"E	16.95'
L3	N86°48'13"E	114.07'
L4	S00°14'21"W	19.78'
L5	N89°53'10"W	15.10'
L6	N00°15'35"E	25.03'







ALTA DR



Curve Table				
Curve #	Radius	Delta	Length	Tangent
C1	535.00'	12°29'35"	116.65'	58.56'

LEGEND

-  SUBJECT PROPERTY BOUNDARY LINE
-  ADJOINER'S PROPERTY LINE
-  RIGHT-OF-WAY BEING VACATED
-  CURB LINE



LOCHSA ENGINEERING
 6345 SOUTH JONES BLVD., STE 100
 LAS VEGAS, NEVADA 89118
 PHONE: (702) 365-9312
 FAX: (702) 365-9317

VACATION OF
 RIGHT-OF-WAY
 NEAR ALTA DR &
 TONOPAH DR
 SCALE 1"= 50'

Sheet
 2