



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) G. Plan Amendment, Rezoning, Site Dev. Plan Rev., Variance

Project Address (Location) 1555 N GATEWAY RD

Project Name GATEWAY RESIDENTIAL APARTMENTS **Proposed Use** MULTIFAMILY

Assessor's Parcel #(s) 140-30-502-002 **Ward #** 3 - Olivia Diaz

General Plan: Existing ML Proposed M **Zoning:** Existing R-E Proposed R-3

Additional Information Multi-Family development consisting of five, two-story buildings with four units, in each building for a total of 20 units.

Property Owner H & H INVESTMENT REALTY L L C **Contact** _____

Address 396 CHADWOCK CIR **City** HENDERSON **State** NV **Zip** 89014

E-mail _____ **Phone** _____

Applicant WILLIAM BROWN **Contact** _____

Address 3685 S HIGHLAND DR. UNIT 14 **City** LAS VEGAS **State** NV **Zip** 89103

E-mail preferredconstruction1957@gmail.com **Phone** 702-505-0708

Representative EDGAR MONTALVO **Contact** _____

Address 2209 TOSCA ST. 8-101 **City** LAS VEGAS **State** NV **Zip** 89128

E-mail comments@xpconsult.net **Phone** 702-479-8664

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 _____

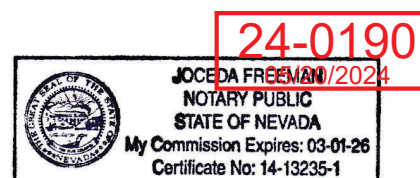
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

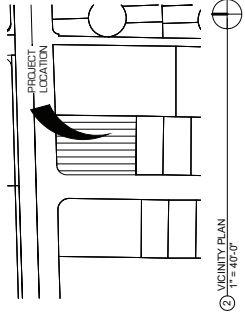
Print Name Arturo Hernandez

Subscribed and sworn before me

This 16th day of May, 20 24

Notary Public in and for said County and State



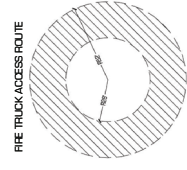


② VICINITY PLAN
1" = 40'-0"

PROJECT DATA	
APN: 140300202	ADAGE: 1.18
EXISTING ZONING: RESIDENTIAL ESTATES (RE)	PROPOSED ZONING: MEDIUM DENSITY RESIDENTIAL (M-3)
PROPOSED USE: MULTIFAMILY	SEWERAGE: 0
IRREGULAR ZONE: 0	IRREGULAR ZONE: 0
DENSITY CALCULATION: DENSITY RS-19 IS 19 UNITS PER ACRE (1.18191521 UNITS PER ACRE)	TOTAL UNITS PROPOSED: 20
DENSITY	
DENSITY: 5 BUILDINGS 4 UNITS PER BUILDING	5 X 4 UNITS = 20 UNITS

PARKING CALCULATIONS	
PARKING ANALYSIS:	AS PER 19.05.12.070 PRESIDENTIAL DISTRICTS
UNITS WITH THREE BEDROOM AND ABOVE (ANT PRELIM)	UNITS WITH THREE BEDROOM AND ABOVE (ANT PRELIM)
VEHICLE SPACES REQUIRED 1.5 UNITS	VEHICLE SPACES REQUIRED 1.5 UNITS
TOTAL UNITS 20	TOTAL UNITS 20
TOTAL VEHICLE SPACES REQUIRED 30	TOTAL VEHICLE SPACES REQUIRED 30
TOTAL PARKING SPACES PROVIDED 30	TOTAL PARKING SPACES PROVIDED 30
AS PER 19.05.12.070 PRESIDENTIAL DISTRICTS	AS PER 19.05.12.070 PRESIDENTIAL DISTRICTS
TOTAL PARKING SPACES 30	TOTAL PARKING SPACES 30
TOTAL VEHICLE SPACES REQUIRED 30	TOTAL VEHICLE SPACES REQUIRED 30
21 REQUIRED + 9 COMPACT (20% MAX) = 30 HANDICAP	21 REQUIRED + 9 COMPACT (20% MAX) = 30 HANDICAP
TOTAL VEHICLE SPACES	TOTAL VEHICLE SPACES
TOTAL VEHICLE SPACES PROVIDED 30	TOTAL VEHICLE SPACES PROVIDED 30
TOTAL OPEN SPACE PROVIDED 2597 SQ. FT.	TOTAL OPEN SPACE PROVIDED 2597 SQ. FT.
OPEN SPACE REQUIRED 100 SQ. FT.	OPEN SPACE REQUIRED 100 SQ. FT.
TOTAL OPEN SPACE PROVIDED 2597 SQ. FT.	TOTAL OPEN SPACE PROVIDED 2597 SQ. FT.

SETBACK TABLE	
19.05.110 R-3 RESIDENTIAL MULTIFAMILY	
PERIMETER	SETBACK PROVIDED
FRONT SETBACK	10' REQUIRED
SIDE SETBACK	5' PROVIDED
CORNER SIDE SETBACK	5' PROVIDED
REAR SETBACK	20' PROVIDED



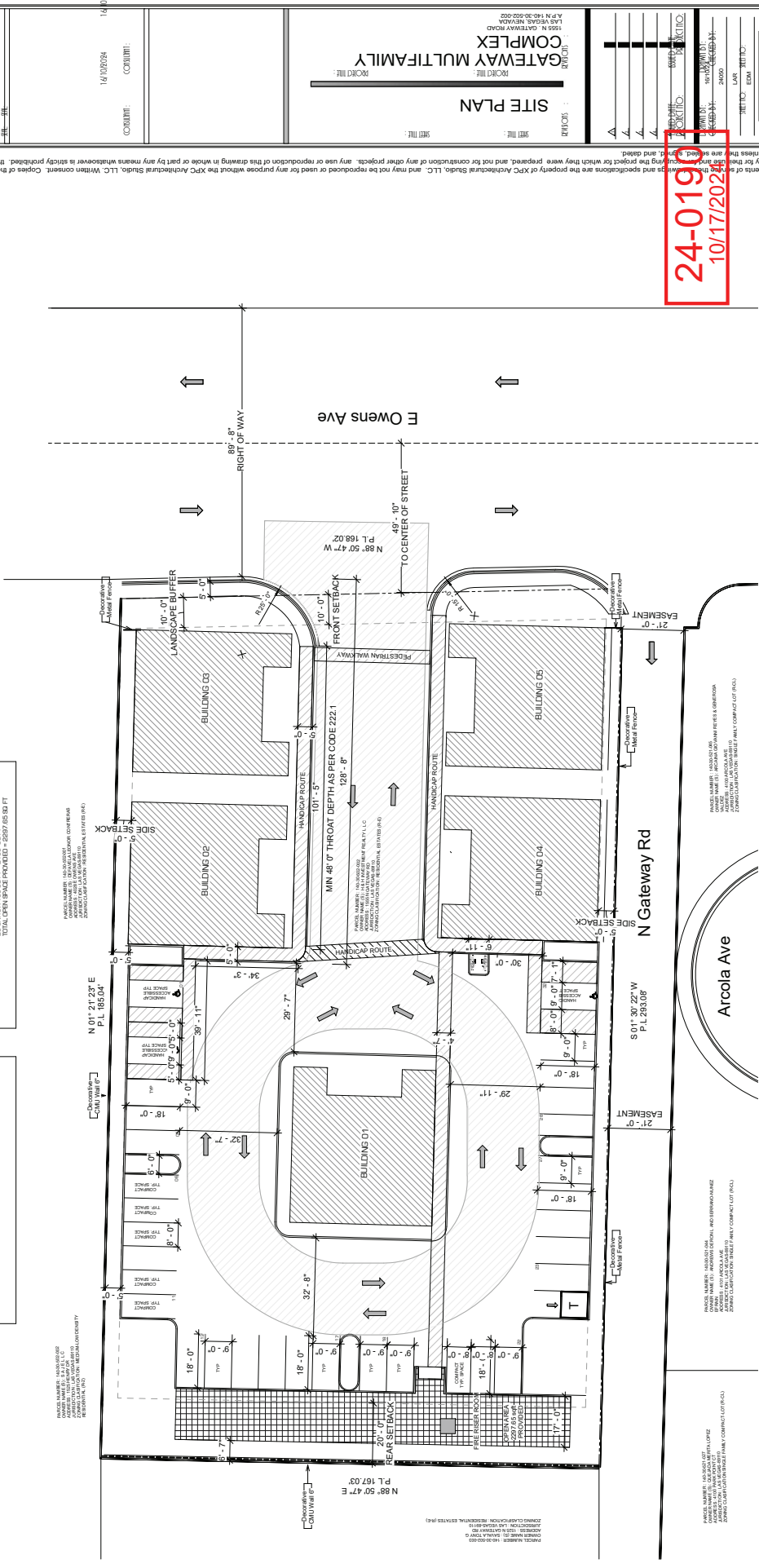
XPC + ARCHITECTURAL + STUDIO

ARCHITECTURE - PLANNING - 3D VISUALIZATION

2509 CIRCLE 2, SUITE 101, LOS ANGELES, CA 90008

702.749.0006

INFO@XPCSTUDIO.COM

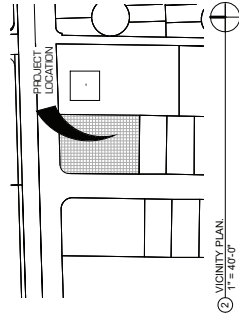


① SITE PLAN
1/16" = 1'-0"

24-0190
10/17/2024

A101

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② VICINITY PLAN.
1" = 40'-0"

PROJECT DATA	
APN	1403030002
ACRES	1.18
EXISTING ZONING	RESIDENTIAL (EAST) (R4E)
NEW ZONING	MEDIUM DENSITY RESIDENTIAL (R-3)
PROPOSED USE	MULTIFAMILY
SEISMIC ZONE	D
JURISDICTION	LAS VEGAS - 88110
DENSITY CALCULATION	DENSITY 7.5-13.50 UNITS PER ACRE (13.50 UNITS PER ACRE ANTICIPATED) (13.50 UNITS PER ACRE ANTICIPATED) TOTAL UNITS PROPOSED = 20

QUANTITY OF TREES REQUIRED AND PROVIDED AS PER 30.04.01			
PERIMETER	QUANTITY OF TREES REQUIRED	QUANTITY OF TREES PROVIDED	
107'2" NORTH SIDE	8 MEDIUM TREES	0 MEDIUM TREES	
280'6" EAST SIDE	15 MEDIUM TREES	15 MEDIUM TREES	
106'0" SOUTH SIDE	8 MEDIUM TREES	0 MEDIUM TREES	
287'0" WEST SIDE	14 MEDIUM TREES	13 MEDIUM TREES	
INTERIOR SIDE	ONE EACH ISLAND 7	8 MEDIUM TREE	
TOTAL TREES PROVIDED	55 TREES REQUIRED	33 TREES PROVIDED ALONG SEE THE LANDSCAPE PLAN CHAMPAGNE TRAILS	

LANDSCAPING LEGEND 19.06.040					
SYMBOL	PICTURE	DESIGNATION	SIZE	QUANTITY	TREE TYPE
		DWARF OAK	MINIMUM 24" DIA.	48	EVERGREEN
		DWARF JAPANESE ELM	24" DIA.	59	EVERGREEN
		DWARF SPIREA	28" DIA. 14" H.	42	EVERGREEN
					LOW

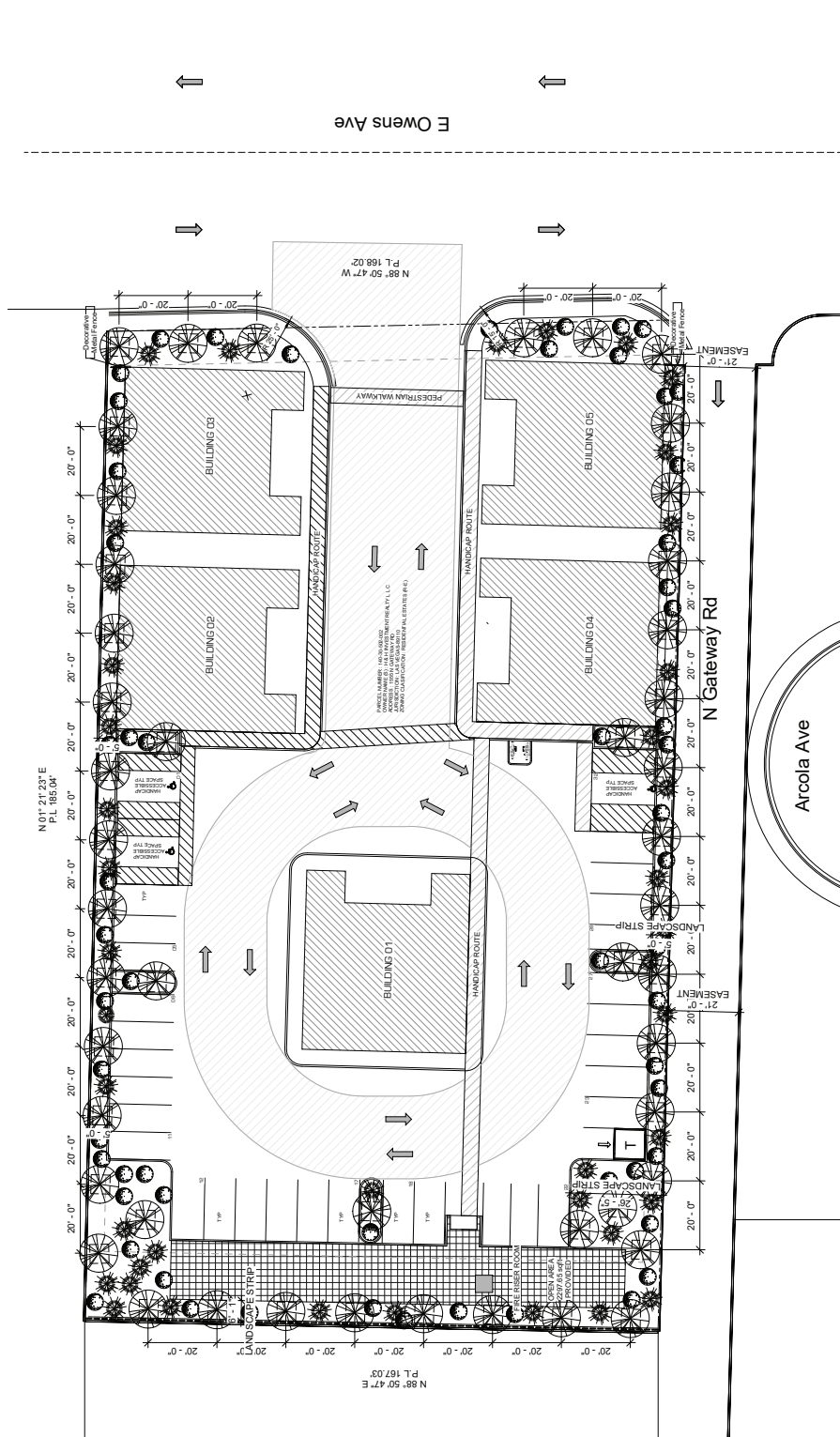
XPC + ARCHITECTURAL STUDIO

ARCHITECTURE - PLANNING - 3D VISUALIZATION

2209 CIRCLE 2 2-1011 18 WYOMING 89198

702.749.0006

WWW.XPCSTUDIO.COM



① LANDSCAPE PLAN
1/16" = 1'-0"

GATEWAY MULTIFAMILY COMPLEX

LANDSCAPE PLAN

PROJECT TITLE: GATEWAY MULTIFAMILY COMPLEX

PROJECT NO: 1403030002

DATE: 10/17/2024

SCALE: 1/16" = 1'-0"

DESIGNED BY: XPC + ARCHITECTURAL STUDIO

CHECKED BY: [Signature]

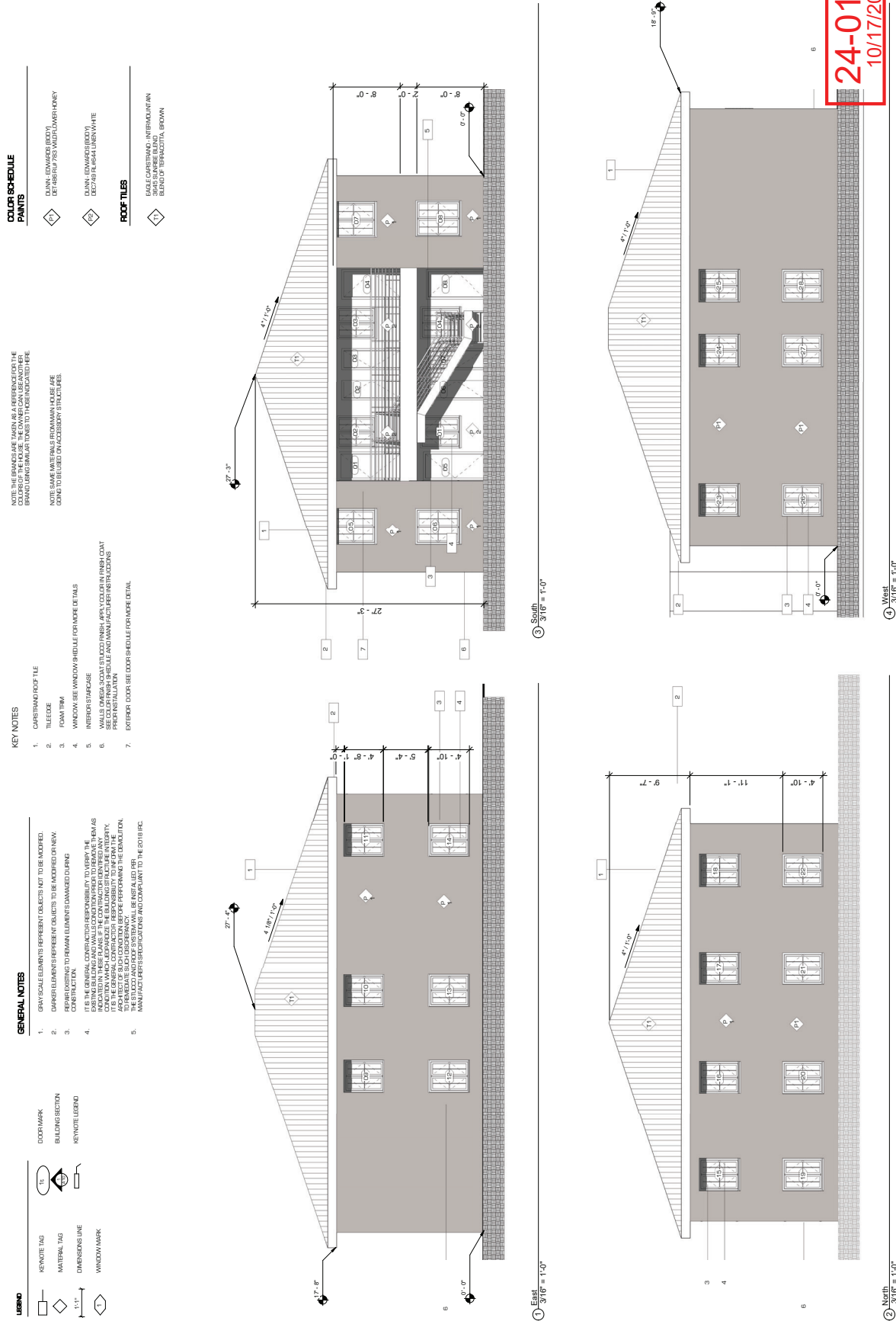
APPROVED BY: [Signature]

DATE: 10/17/2024

24-0190

10/17/2024

A102

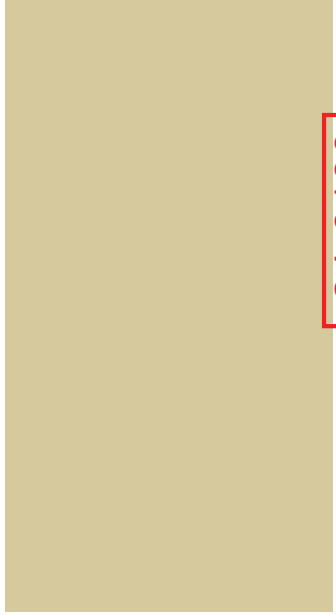


Not valid, unless they are sealed, signed and dated.



FOURPLEX

MATERIAL CHART

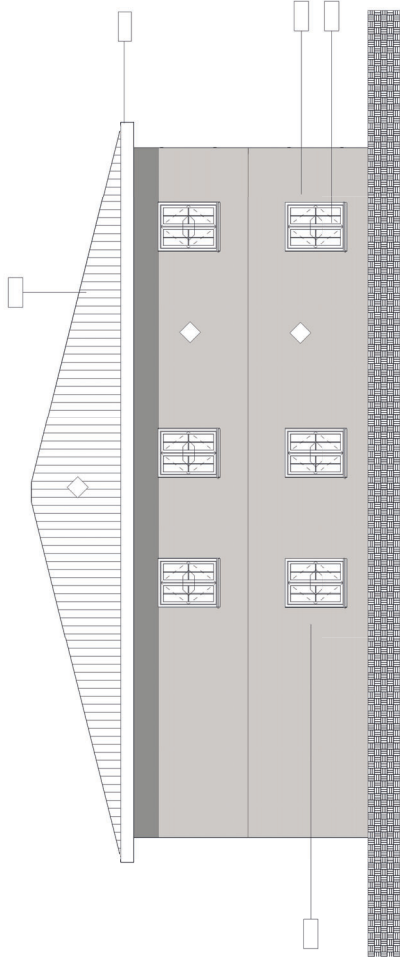


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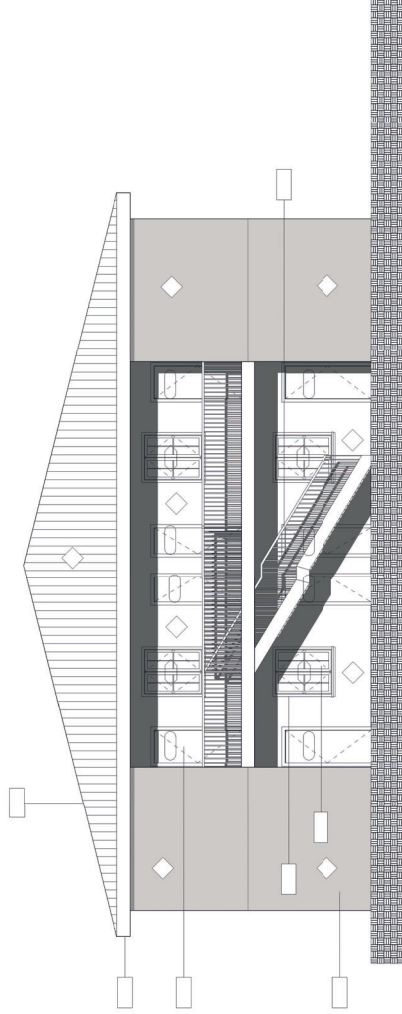
24-0190

CLARK COUNTY, NEVADA
1555 N GATEWAY RD. 89110
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LOOK & FEEL | MAY 14 2024



① East
3/16" = 1'-0"



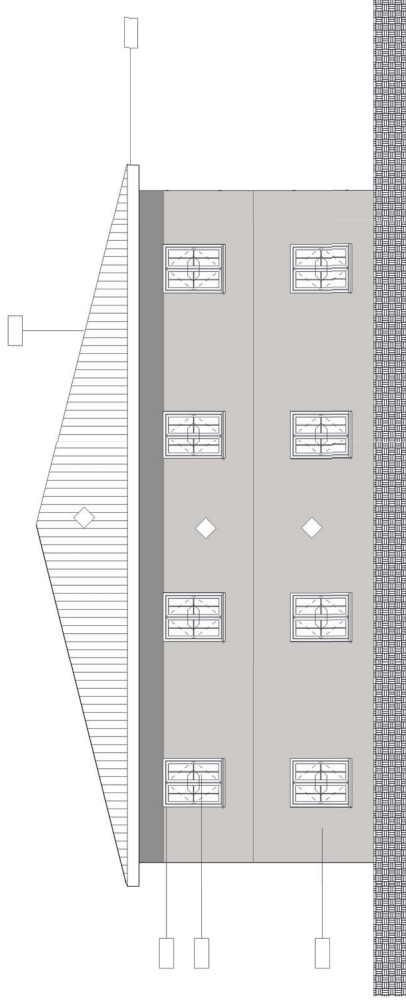
③ South
3/16" = 1'-0"

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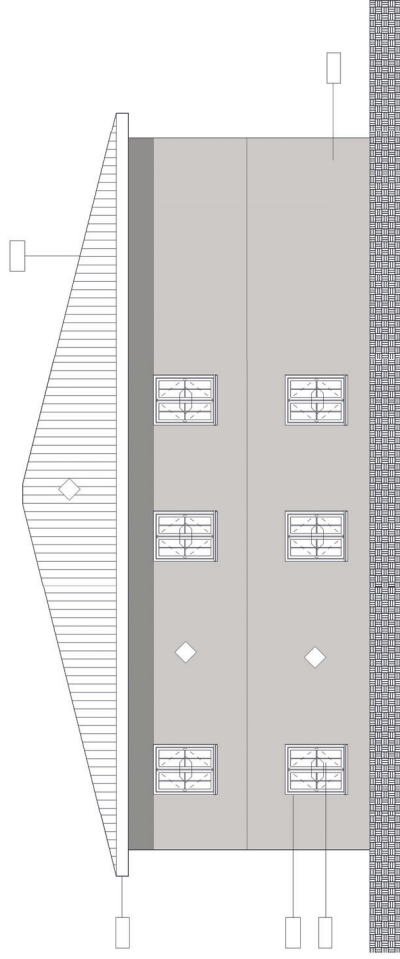
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② North
3/16" = 1'-0"



④ West
3/16" = 1'-0"

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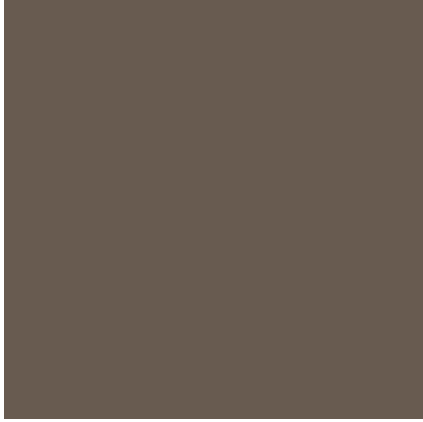
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LOOK & FEEL | MAY 14 2024

SCM 8825
CORONA DEL MAR BLEND



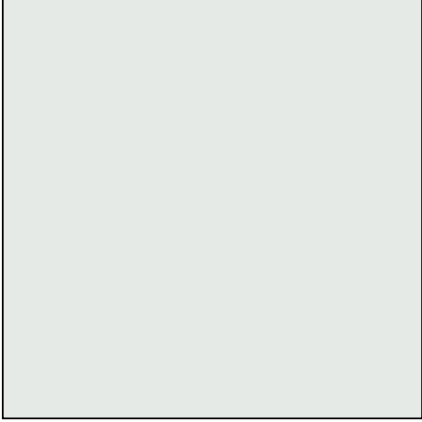
TRIM
Cocoa | DEC755



BASE
SUMMER SOLSTICE | DET492



WINDOW
CLASSIC WHITE | DEHW08



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