



# 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

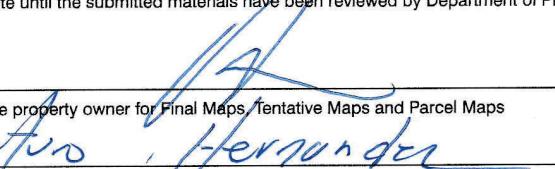
If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

**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** 

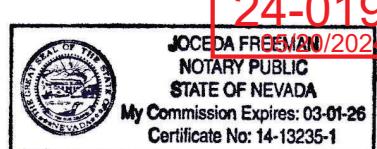
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

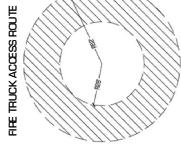
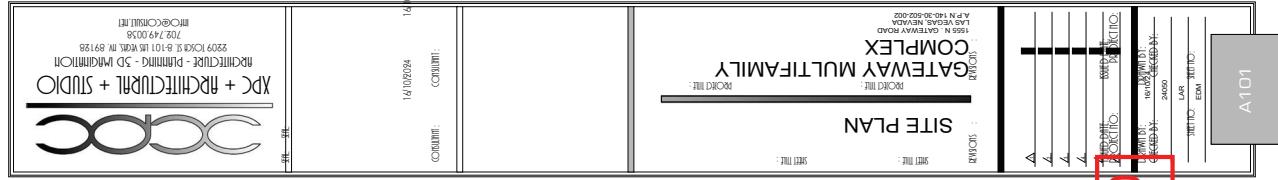
**Print Name** Arthur Henderson

Subscribed and sworn before me

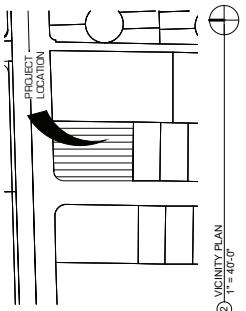
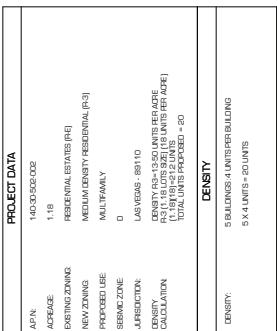
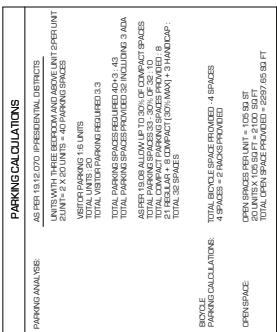
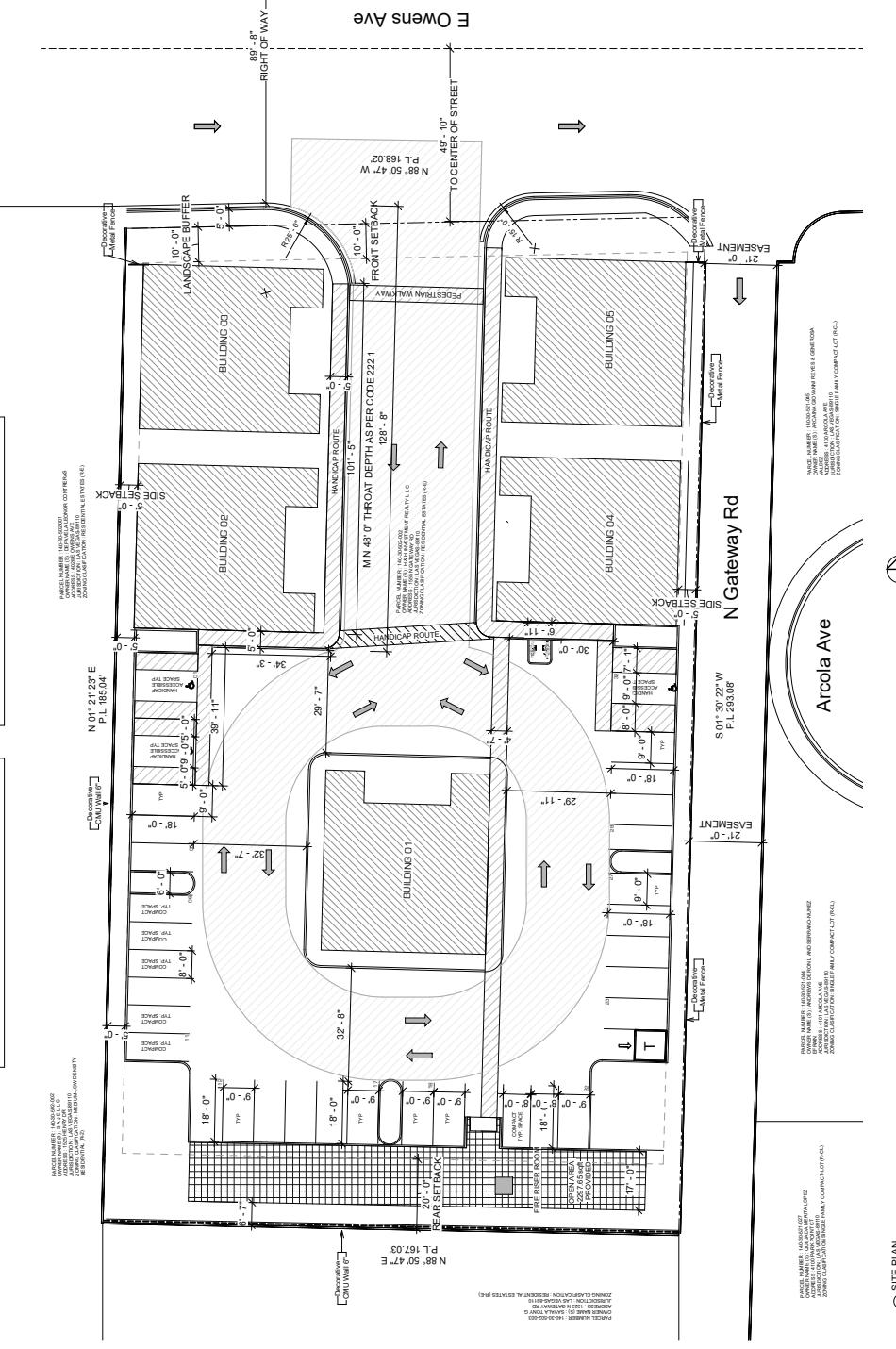
This 16th day of May, 20 24

Notary Public in and for said County and State





SETBACK TABLE	
1906-110 R-3-RESIDENTIAL MULTIFAMILY	
PERIMETER	SETBACK REQUIRED
FRONT SETBACK	10' REQUIRED
SIDE SETBACK	5' REQUIRED
CORNERSIDE SETBACK	5' REQUIRED
REAR SETBACK	20' REQUIRED
70' PROVIDED	

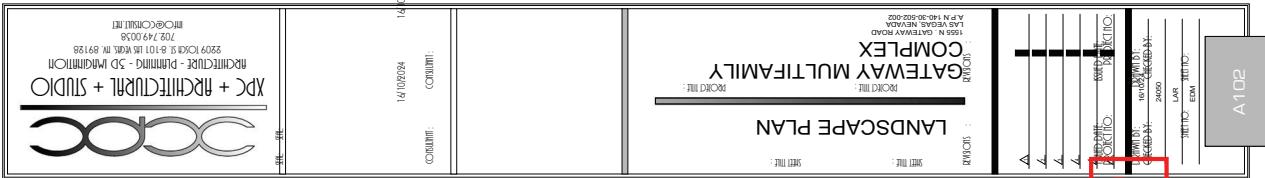


① SITE PLAN  
1/16'-0"

② Elevation

A101

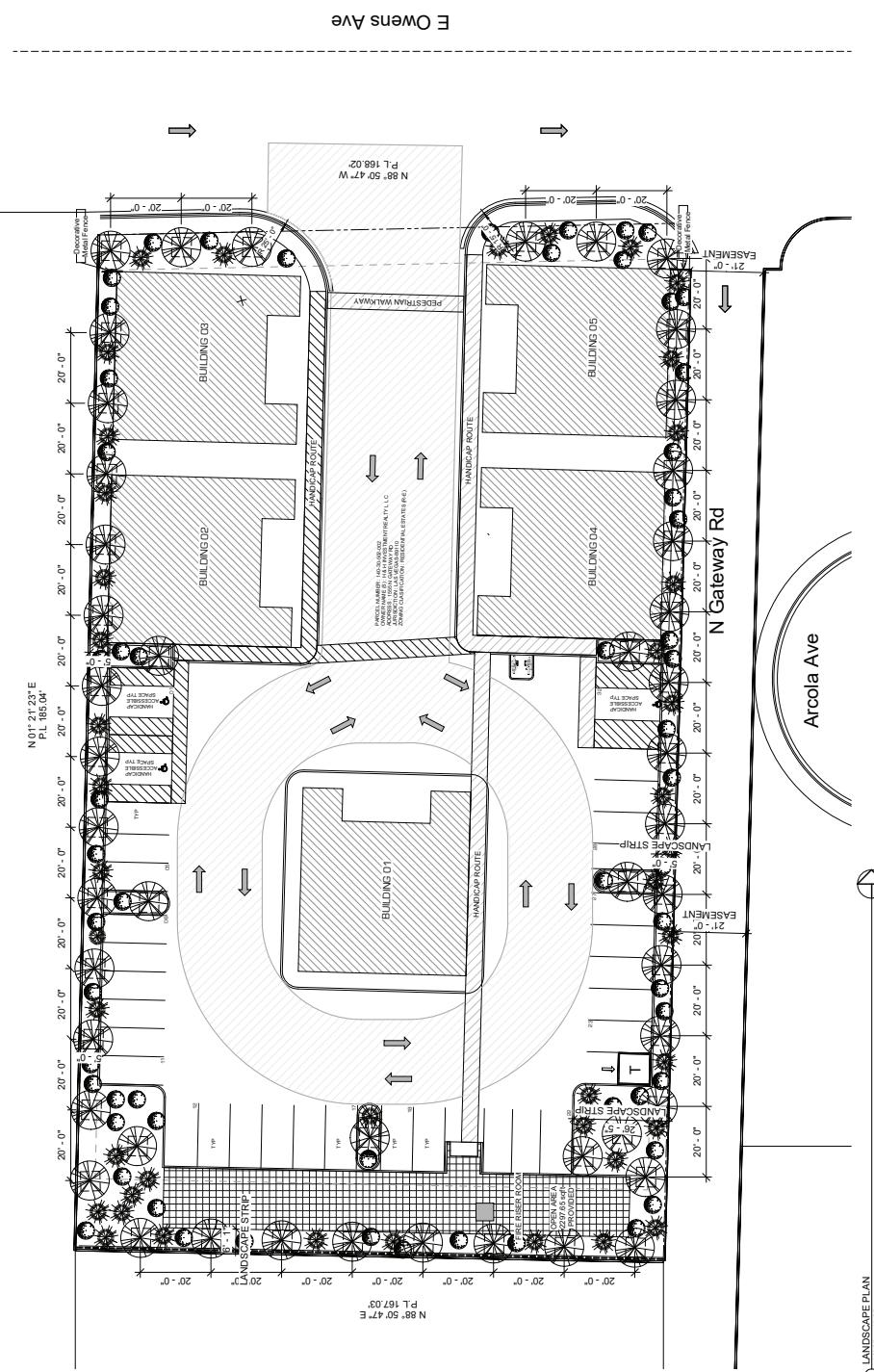
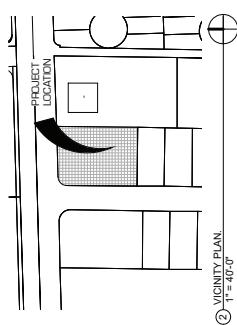
24-0191  
10/17/2020



LANDSCAPE LEGEND 1906040			
	SYMBOL	DESCRIPTION	SIZE
		DESERT TURF	MEDIUM 24" BOX
		DESERT TURF	LOW
		DWARF YUCCA	2'x4' Ft
		DWARF YUCCA	3'x3' Ft
		GREENSCAPED BY BOX	28 sq. Ft.

QUANTITY OF TREES REQUIRED AND PROVIDED	
AS PER 3004.01	
PERENNIALS	QUANTITY OF TREES PROVIDED
10'2" NORTH SIDE	8 MEDIUM TREES
MEDIUM DENSITY BRENTWOOD (PS)	6 MEDIUM TREES
WALL/FAMILY	15 MEDIUM TREES
28'2" EAST SIDE	15 MEDIUM TREES
16'5" SOUTH SIDE	8 MEDIUM TREES
INTERIOR SIDE	14 MEDIUM TREES
28'7" WEST SIDE	14 MEDIUM TREES
LAS VEGAS - 89110	ONE ACHISLAND 7'
DENSITY: 1.18 FT/SQ (1.18 FT PER AFE)	8 MEDIUM TREES
CALCULATION:	52 TREES REQUIRED
TOTAL TREES PROVIDED	52 TREES PROVIDED
	SEE ATTACHED PLANS FOR FURTHER DETAILS

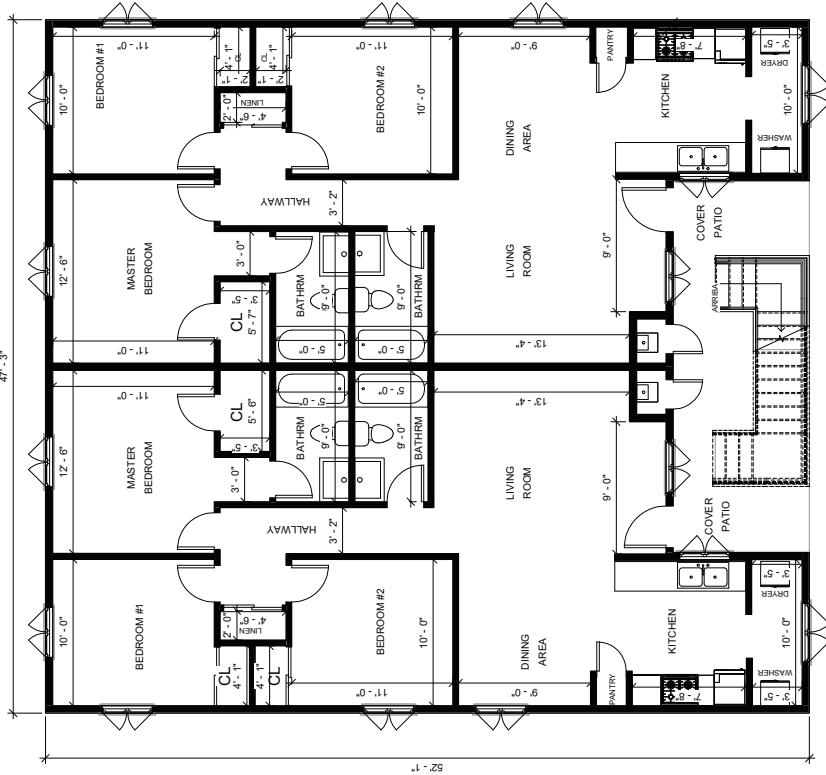
PROJECT DATA	
APN:	140-050-0002
APEX:	118
EXISTING ZONING:	RESIDENTIAL (R-3)
NEW ZONING:	MEDIUM DENSITY BRENTWOOD (PS)
PROPOSED USE:	MULTI-FAMILY
SEISMIC ZONE:	0
JOBSITE:	N 88° 50' 47" E PL 166.02 W
DENSITY:	1.18 FT/SQ (1.18 FT PER AFE)
CALCULATION:	52 TREES PROVIDED
TOTAL LAVS PROVIDED:	52



24-0191

10/17/2020

<b>GENERAL NOTES</b> 1. GRAY SCALE ELEMENTS REPRESENT OBJECTS NOT TO BE MODIFIED. 2. DARKER ELEMENTS REPRESENT OBJECTS TO BE MODIFIED OR NEW. 3. PREPARING FOR MAINTENANCE ELEMENTS DAMAGED DURING CONSTRUCTION. 4. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO CONTACT THE ENGINEER IN THE EVENT OF THE WALL CONDENSATION PRIOR TO DRAW THAWBACK IN THEIR PLANS IF THE CONTRACTOR DEEMED IT NECESSARY TO FED ANY CONDITION WHICH AFFECTS THE BUILDING STRUCTURE. 5. LEAD ATTACHMENT AND ANY OTHER MATERIALS THAT ARE TO BE REMOVED FROM THE BUILDING SHALL BE REPLIED TO THE OWNER BY THE CONTRACTOR. 6. ALL DIMENSIONS ARE CENTER TO CENTER UNLESS OTHERWISE NOTED. 7. BATHROOM AND SHOWERSHOWER SPACES BATH TUB AND SHOWERSHOWER SPACES ABOVE HEIGHT OF 5' 9" IN AN ASSOCIATED SURFACE SHALL HAVE A SURFACE SHALLOWED TO A HEIGHT OF NOT LESS THAN 6" ABOVE THE FLOOR SECTION R307.20 ISRC DRIFTER.	
<b>FLOOR PLAN NOTES</b> 1. ALL GLAZING SHALL COMPLY WITH UNIFORM BUILDING CODE AND LOCAL PERFORMANCE PEER TO THE RESIDENTIAL ENERGY SCHEDULE FOR THE REQUIREMENT OF ALL GLAZING. 2. ALL EXTERIOR DOORS & CONDITIONED SPACES SHALL BE EASILY WATERSTRIPPED. 3. EXTERIOR REQUIREMENTS AT ALL EXTERIOR DOORS AND (1) OPERABLE WINDOW/DOOR TO CLEAR OPERABLE AREA OF 5' 9". 4. THE MINIMUM CLEAR OPERABLE HEIGHT SHALL BE 2'-0" AND KNEE HIGHLIGHTS ARE REQUIRED. 5. LEAD ATTACHMENT AND ANY OTHER MATERIALS THAT ARE TO BE REMOVED FROM THE BUILDING SHALL BE REPLIED TO THE OWNER BY THE CONTRACTOR. 6. ALL DIMENSIONS ARE CENTER TO CENTER UNLESS OTHERWISE NOTED. 7. BATHROOM AND SHOWERSHOWER SPACES BATH TUB AND SHOWERSHOWER SPACES ABOVE HEIGHT OF 5' 9" IN AN ASSOCIATED SURFACE SHALL HAVE A SURFACE SHALLOWED TO A HEIGHT OF NOT LESS THAN 6" ABOVE THE FLOOR SECTION R307.20 ISRC DRIFTER.	
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**FLOOR PLAN**

**GATEDWAY MULTIFAMILY**

POC: JILL - STUDIO - 3D - MINIMMO

COMPLIANT

16/02024

**ADC + ARCHITECTURAL + STUDIO**

RENDERING - STUDIO

PRINT DATE: 10/17/2024

REF ID: 10000000000000000000000000000000

APN: 145-30-502-002

550910PC-Architectural Studio LLC

705-474-0035

RENDERING - STUDIO - 3D - MINIMMO

RENDERING - STUDIO

RENDERING - STUDIO

A201

**24-019**

10/17/2024

FLOOR PLAN  
1/4" = 1'-0"

16/02024  
20000  
JILL  
10000000000000000000000000000000  
STUDIO  
ARCHITECTURAL  
3D - MINIMMO

<b>XPC + ARCHITECTURAL + STUDIO</b>  Project Name: GATEWAY MULTIFAMILY	Second Floor Plan Sheet No.: 100-00024 Drawing Date: 10/17/2024 Scale: 1/4" = 1'-0"	Project No.: 24-019 Job No.: 100-00024 Date: 10/17/2024 Status: Open
<b>GATEWAY MULTIFAMILY</b> <b>SECOND FLOOR PLAN</b>		

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① SECOND FLOOR PLAN

#### GENERAL NOTES

1. GRAVITY ELEMENTS REFERRED TO ARE NOT TO BE ADDED.
2. DANGER LINES ARE REFERRED TO AS MOVED OR NEW.
3. REFER TO BLDG. FOR MANUFACTURED BUILDING.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A BUILDING PERMIT AND MAKE ARRANGEMENTS WITH THE LOCAL BUILDING INSPECTOR TO ENSURE THAT THE MANUFACTURED BUILDING IS PLACED IN ACCORDANCE WITH THE LOCAL BUILDING CODE. THE CONTRACTOR IS NOT RESPONSIBLE FOR ANY CHANGES MADE TO THE MANUFACTURED BUILDING AS A RESULT OF SUCH A PERMIT.
5. ALL DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE APPROPRIATE SECTION OF THE MANUFACTURED BUILDING CODE.
6. ALL DOORS AND WINDOWS TO BE VINYL DOUBLE PANEL LOW-E GLASS UNLINED.
7. BATHROOMS ARE TO BE TILED AND SHOWER/TUBS, BATHTUBS AND SINKS ARE TO BE FINISHED IN MARBLE OR EQUIVALENT SURFACE. ALL WALL SURFACES SHALL BE PAINTED IN WHITE OR AN EQUIVALENT COLOR. SHOWER/TUB HEIGHT OF NOT LESS THAN 6' ALEXIS THE FLOOR SECTION R307.1.8.C

#### FLOOR PLAN NOTES

1. ALL GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT BUILDING CODE AND LOCAL ORDINANCES. REFER TO THE RELEVANT ENERGY CODE FOR THE REQUIRED U-VALUE OF GLAZING.
2. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WATER-STOPPED.
3. EGRESS REQUIREMENT FOR ALL BEDROOMS MIN. 10' FERGEL. WINDOW WITH AN EAT-IN CLEAR OPENABLE AREA OF 5' x 5'. THE MIN. NET CLEAR DOOR HEIGHT SHALL BE 6'4" AND MAX. SHALL BE 7'0".
4. USE OF VAPOR BARRIER IS RECOMMENDED IN THE BASEMENT FLOOR. IN THE BASEMENT, A VAPOR BARRIER IS REQUIRED ON THE EXPOSED CONCRETE FLOOR. A VAPOR BARRIER IS REQUIRED ON THE EXPOSED CONCRETE FLOOR. A VAPOR BARRIER IS REQUIRED ON THE EXPOSED CONCRETE FLOOR.
5. ALL DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE APPROPRIATE SECTION OF THE MANUFACTURED BUILDING CODE.
6. ALL DOORS AND WINDOWS TO BE VINYL DOUBLE PANEL LOW-E GLASS UNLINED.
7. BATHROOMS ARE TO BE TILED AND SHOWER/TUBS, BATHTUBS AND SINKS ARE TO BE FINISHED IN MARBLE OR EQUIVALENT SURFACE. ALL WALL SURFACES SHALL BE PAINTED IN WHITE OR AN EQUIVALENT COLOR. SHOWER/TUB HEIGHT OF NOT LESS THAN 6' ALEXIS THE FLOOR SECTION R307.1.8.C



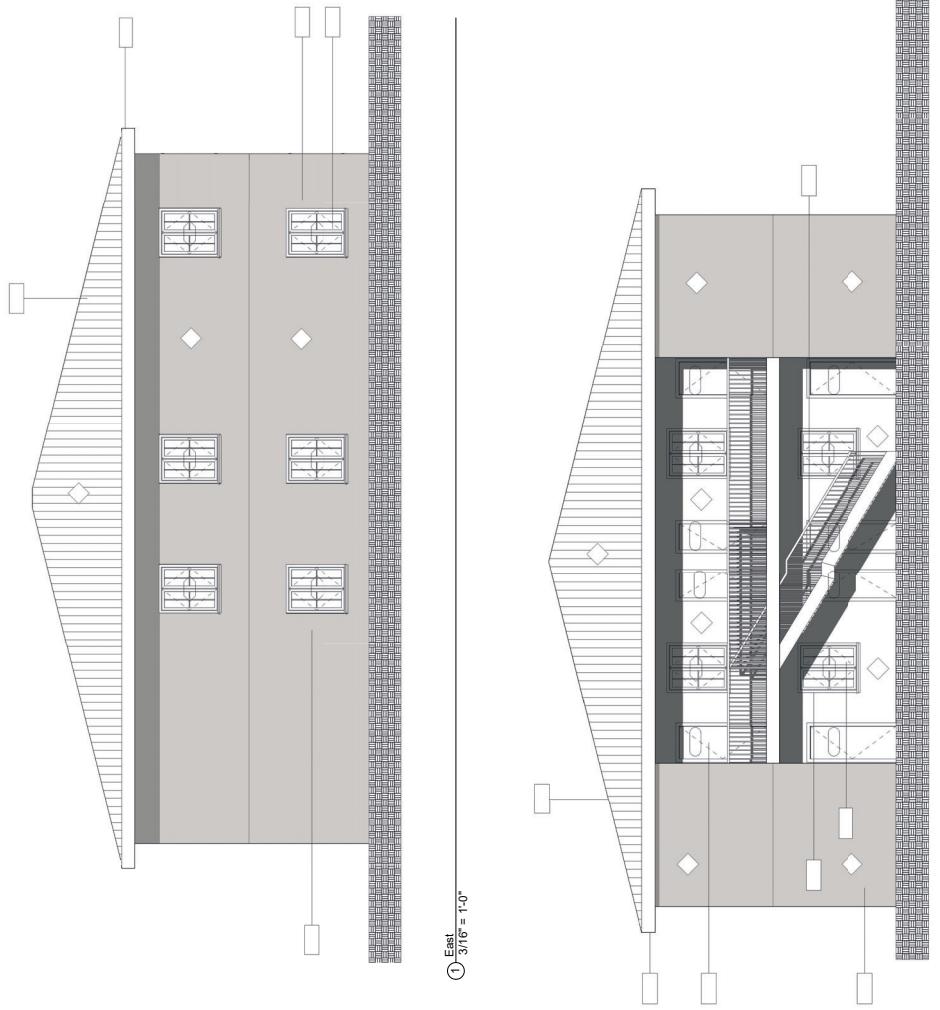
# FOURPLEX

## MATERIAL CHART



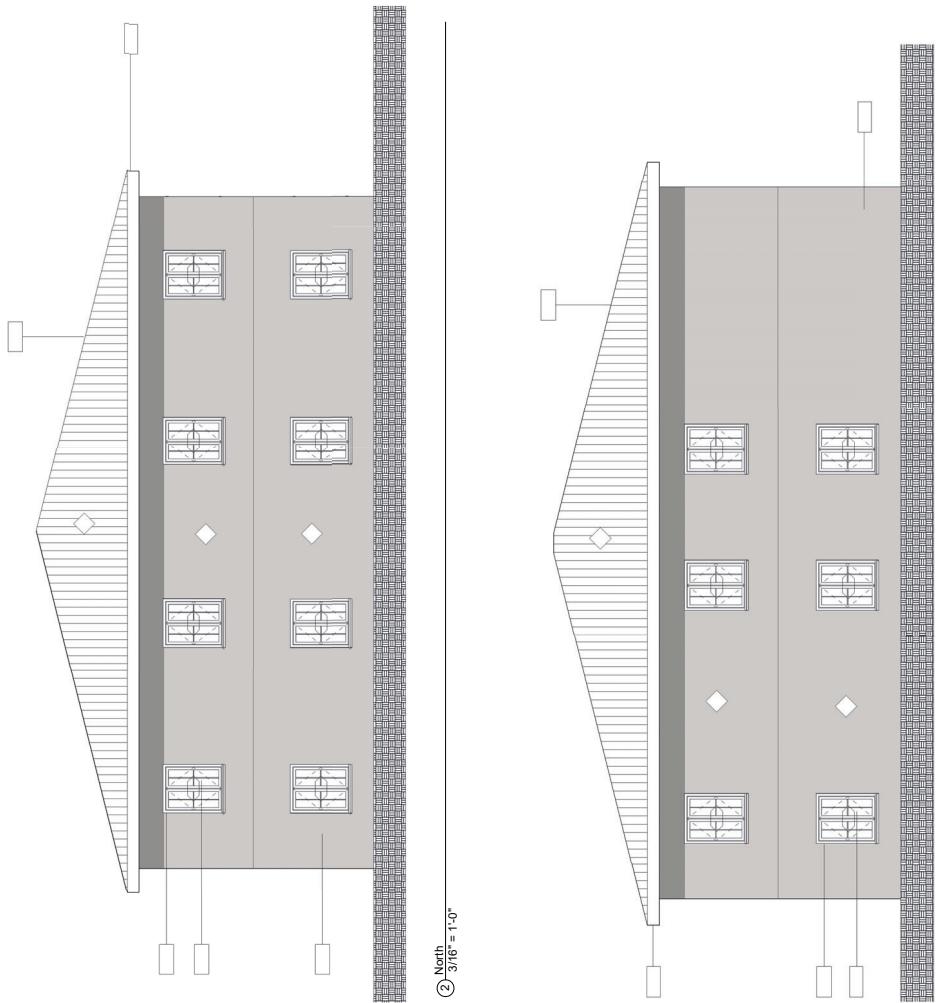
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**24-0190**  
CLARK COUNTY, NEVADA, 2024  
1555 N GATEWAY RD, 89110 - XRC + ARCHITECTURE + STUDIO  
Look & FEEL | MAY 14 2024



**24-0190**  
**CLARK COUNTY, NEVADA, 05/08/2024**  
**1555 N GATEWAY RD, 89110**  
XRC + ARCHITECTURE + STUDIO  
**Look & FEEL | MAY 14 2024**

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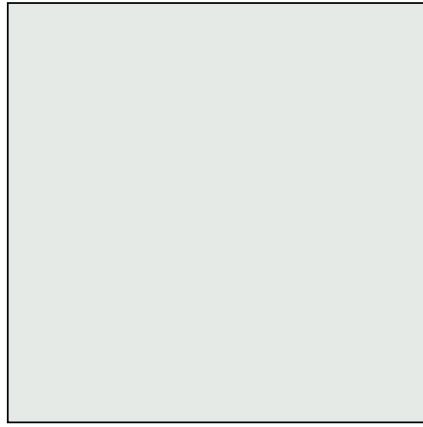
SCM 8825  
CORONA DEL MAR BLEND

TRIM  
Cocoa | DEC755

BASE  
SUMMER SOLSTICE | DET492



WINDOW  
CLASSIC WHITE | DEHW08



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