



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

| | |
|------------------|--|
| Case # | |
| Meeting Date | |
| Total Fee | |
| Received By/Date | |

23-0508
09/22/2023

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Extension of Time of 21-0516 GPA1, ZON1, MOD1 and SDR1

Project Address (Location) Centennial Parkway and John Herbert Boulevard

Project Name The Vue Proposed Use Mixed Use

Assessor's Parcel #(s) 125-22-401-009 & 016 Ward # 1

General Plan: Existing R Proposed TC Zoning: Existing R Proposed T-C

Additional Information _____

Property Owner Shiron Development, LLC Contact n/a

Address 4322 W. Cheyenne Avenue City NLV State NV Zip 89032

E-mail n/a Phone 000-000-0000

Applicant Shiron Development, LLC Contact n/a

Address 4322 W. Cheyenne Avenue City NLV State NV Zip 89032

E-mail n/a Phone 000-000-0000

Representative Kaempfer Crowell Contact Bob Gronauer

Address 1980 Festival Plaza Dr. #650 City Las Vegas State NV Zip 89135

E-mail apierce@kcnvlaw.com Phone 702-792-7048

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 this 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 AVI RIVIN

Subscribed and sworn before me Sarah C. Rincon Mendoza

This 11th day of September, 20 23

Sarah C. Rincon Mendoza

Notary Public in and for said County and State Clark County, State of Nevada



1 SITE PLAN
1" = 60'-0"

[illegible]

PARKING REQUIRED

| USE | QUANTITY | REQUIREMENT | SPACES |
|-------------------|----------|---|--------|
| STUDIO | 28 | 1.25 PER UNIT | 30 |
| PERFORMING ARTS | 35 | 1.25 PER UNIT | 35 |
| 26PER UNIT | 32 | 1.75 PER UNIT | 284 |
| 26PER TOWNHOMES | 22 | 1.75 PER UNIT | 39 |
| 3BERID TOWNHOMES | 54 | 2.00 PER UNIT | 108 |
| VISITOR PARKING | 308 | 1 PER 6 UNITS | 65 |
| TOTAL RESIDENTIAL | | | 684 |
| RESTAURANT | 2100 | PER 50' OF PUBLIC SEATING + 1 PER 100' OF AREA | 32 |
| RETAIL | 9000 SF | 1 PER 175 SF | 52 |
| TOTAL CYMBARIAN | 11200 | | 84 |

MIXED - USE PARKING ANALYSIS

| General Land Use | General Use Number of Units | Area or WEDONS | Mid-Morn | Retired Evening | 7 am-5pm | Retired Evening | Spn-Mid | Retired Evening |
|------------------|-----------------------------|----------------|----------|-----------------|----------|-----------------|---------|-----------------|
| RETAIL | 9,000 | 0% | 0% | 0 | 100% | 52 | 8% | 42 |
| RESTAURANT | 2,000 | 0% | 0% | 0 | 70% | 22 | 10% | 35 |
| RECREATION | 300 | 100% | 100% | 68 | 25% | 3 | 0% | 5 |
| TOTAL | 11,300 | | | 70 | | 77 | | 82 |
| WEDONS | | | | 700 | | 430 | | 600 |
| RETAIL | 9,000 | 0% | 0% | 0 | 100% | 52 | 8% | 42 |
| RESTAURANT | 2,000 | 0% | 0% | 0 | 70% | 22 | 10% | 35 |
| RECREATION | 300 | 100% | 100% | 68 | 25% | 3 | 0% | 5 |
| TOTAL | 11,300 | | | 68 | | 77 | | 82 |
| WEDONS | | | | 680 | | 445 | | 513 |

UNIT MATRIX

| CONTRACT | GROSS AREA | TYPE |
|----------|------------|-----------------------------------|
| 24161* | 531 SF | STUDIO/ BATH |
| 30328 | 728 SF | 10RM/ BATH |
| 71751 | 1815 SF | 10RM+DEN/ BATH |
| 92933 | 929 SF | 20RM/ BATH |
| 975 SF | 331 RM* | 20RM+DEN/ BATH |
| 141 SF | 248 SF | 20RM/ 28BATH TOWNHOMES |
| 301 RM* | 248 SF | 20RM/ 28BATH TOWNHOMES |
| 301 RM* | 2109 SF | 20RM/ 28BATH TOWNHOMES, NOBALCONY |
| 10131 | 2109 SF | 20RM/ 28BATH TOWNHOMES, NOBALCONY |
| 22161 | 381 | TOTAL |

COLOR LEGEND

2-STORED COMMERCIAL

APARTMENTS

STUDENT

OFFICE

CLUBHOUSE

PARKING GARAGE

RESTAURANT

RETAIL

ADULT

OPEN SPACE CALCULATION

20% MINIMUM REQUIRED
TOTAL PROPERTY AREA = 714,016 SF = 100%
TOTAL OPEN SPACE = 205,541 SF = 28% > 20% MIN. REQ.

23-0508
09/28/2023

VUE APTS - SITE PLAN

7000 W CENTENNIAL PARKWAY LAS VEGAS, NV 89131



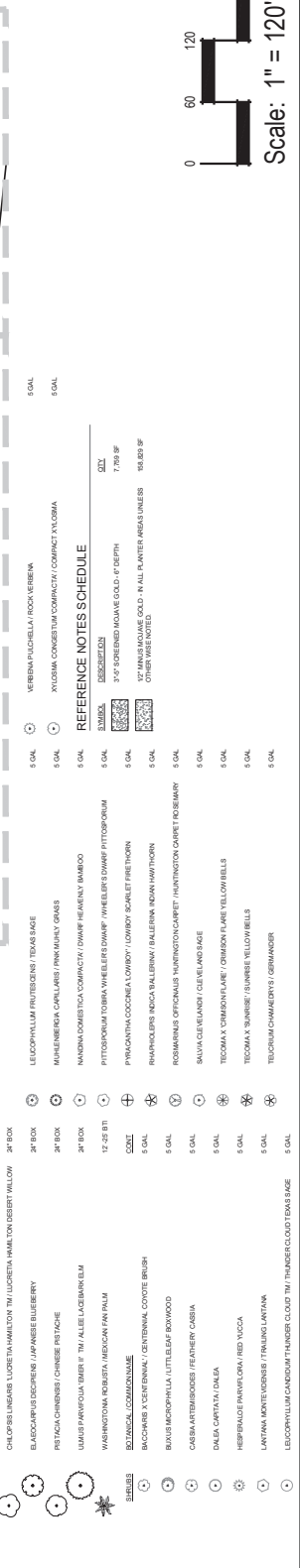
1 AREA SITE PLAN
1" = 80'-0"

23-0508
09/28/2023

VUE APTS - SITE PLAN

7000 W CENTENNIAL PARKWAY LAS VEGAS, NV 89131

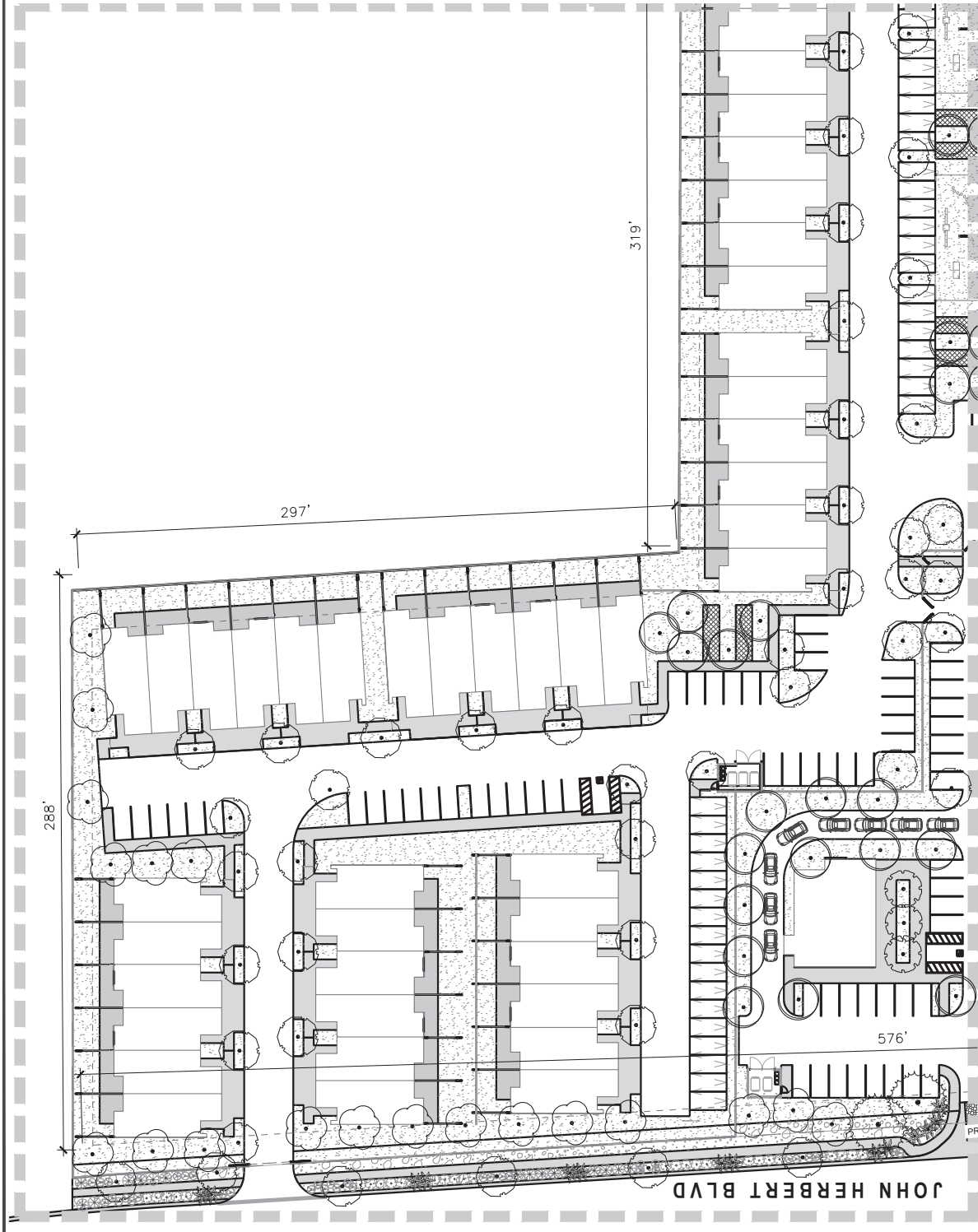
designncell
ARCHITECTURE
DR-1.0
10/19/2021





North

MATCHLINE, SEE SHEET L1.03



MATCHLINE, SEE SHEET L1.02

Scale: 1" = 50' - 0"

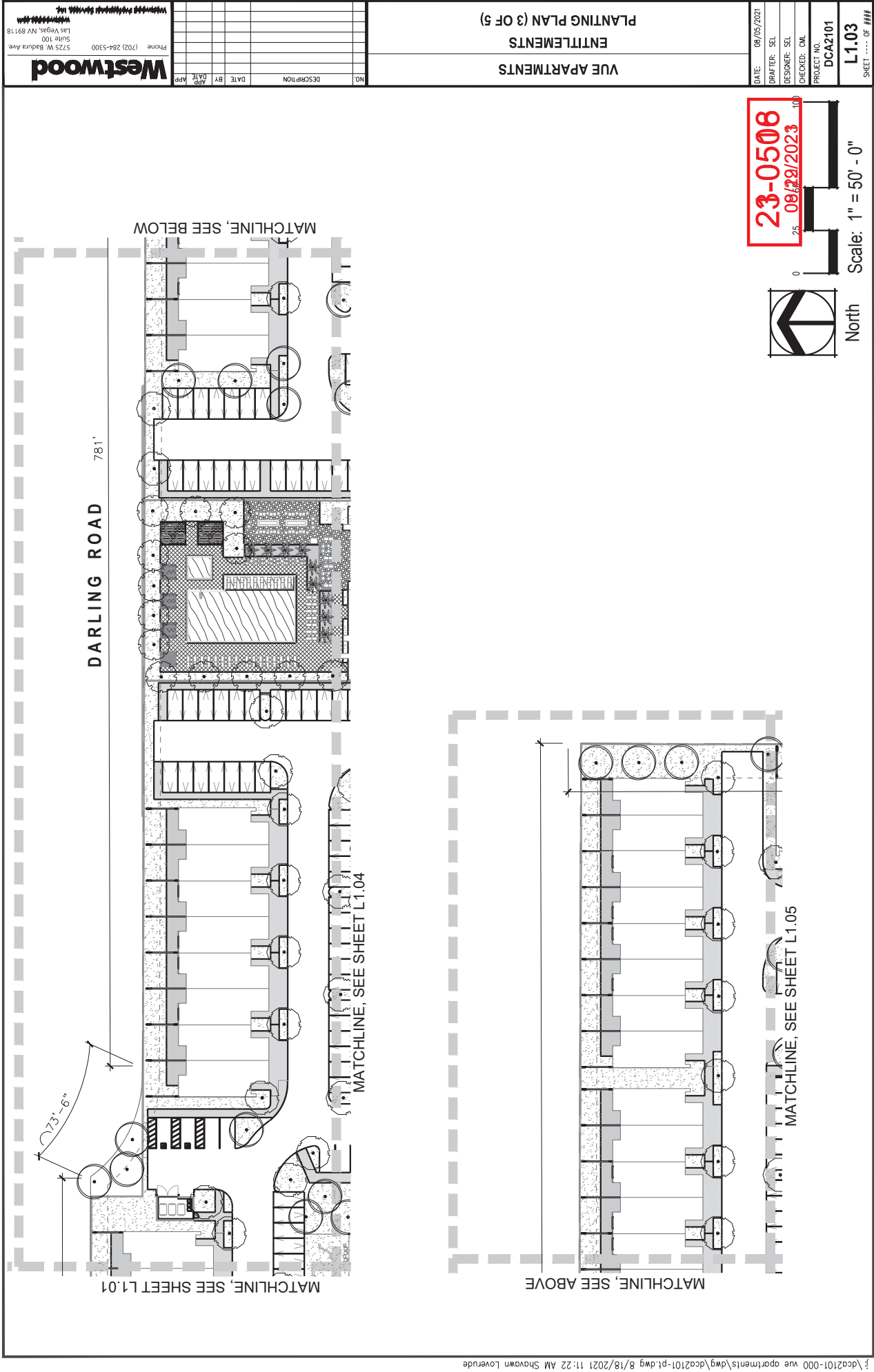
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0 25 50 75 100

DCA2101

L1.01

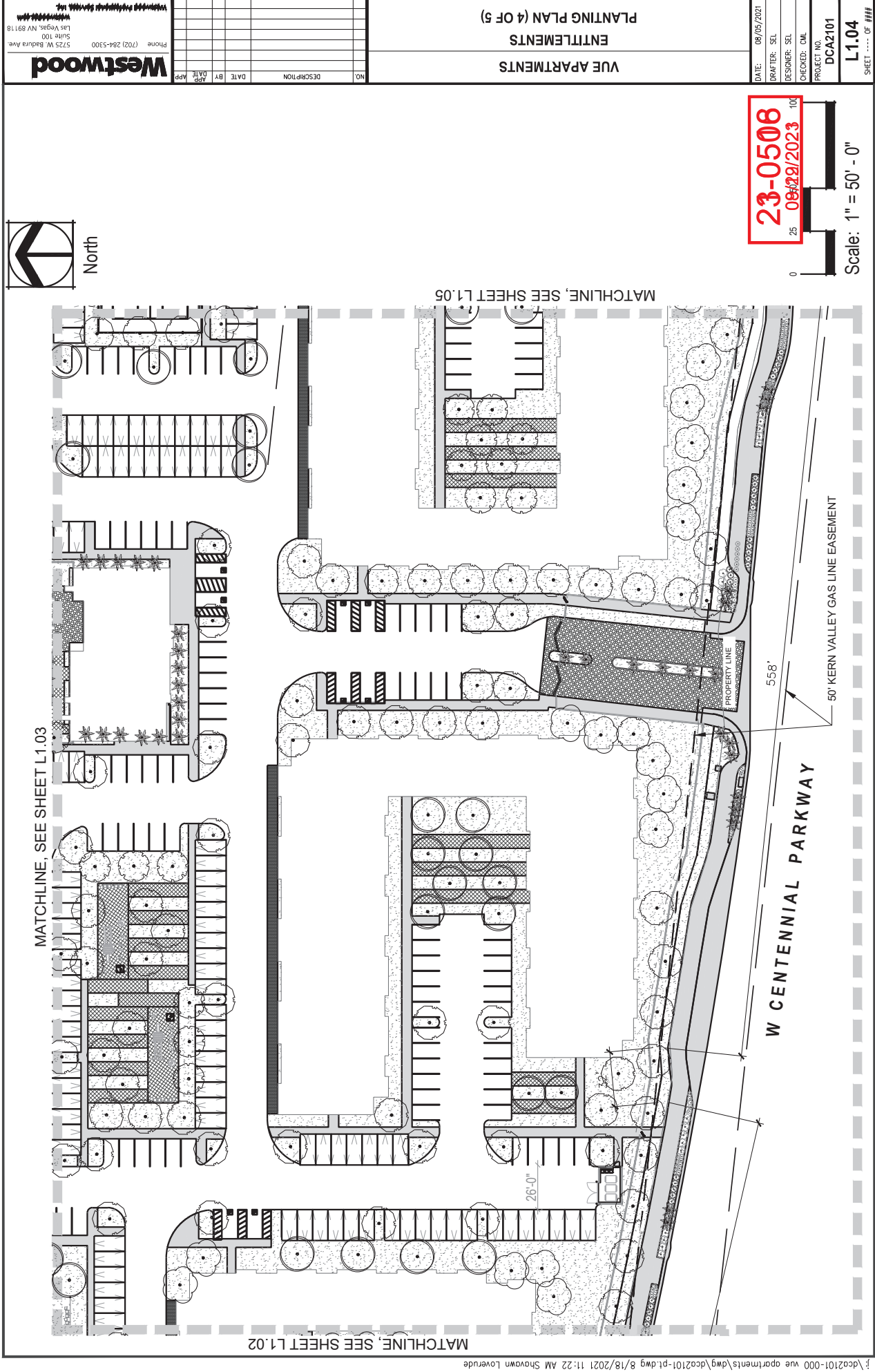
SHEET --- 30 --- OF 33



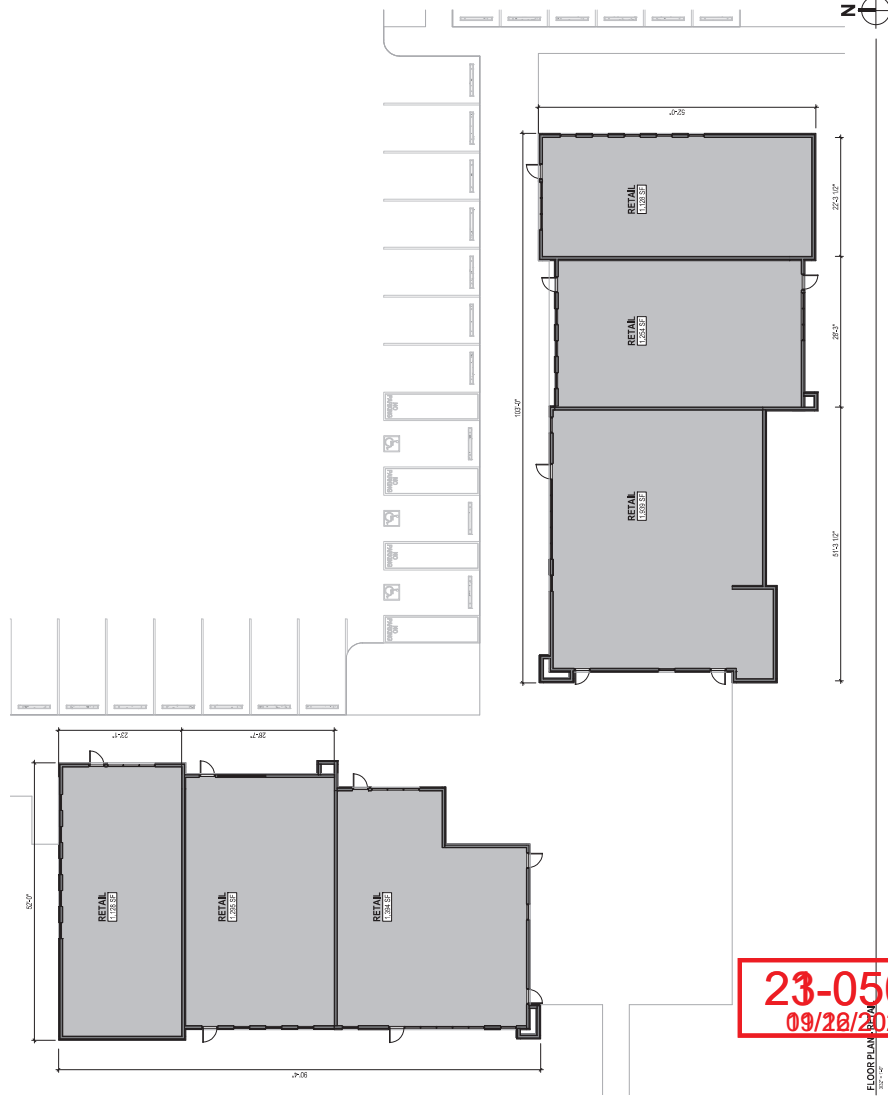
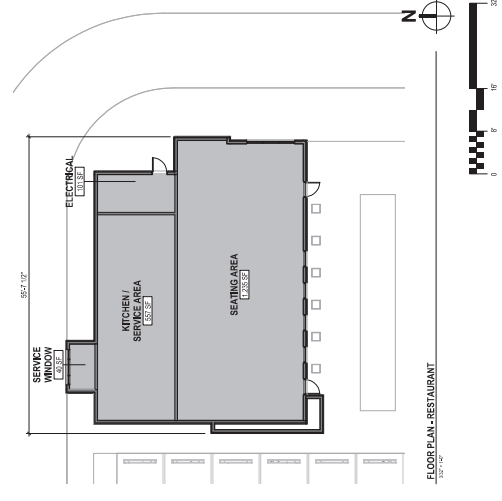
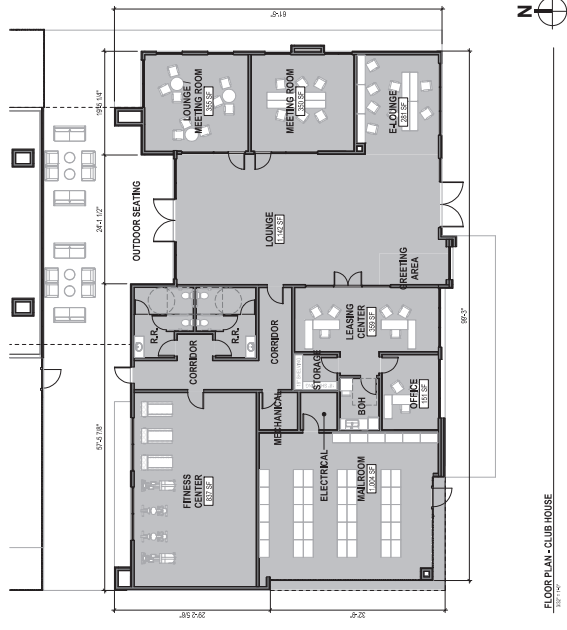
Westwood
 5725 W. Badura Ave.
 Suite 100
 Las Vegas, NV 89118
 Phone (702) 284-5300

| NO. | DESCRIPTION | DATE | BY | APP. | DATE |
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VUE APARTMENTS
 ENTITLEMENTS
 PLANTING PLAN (3 OF 5)



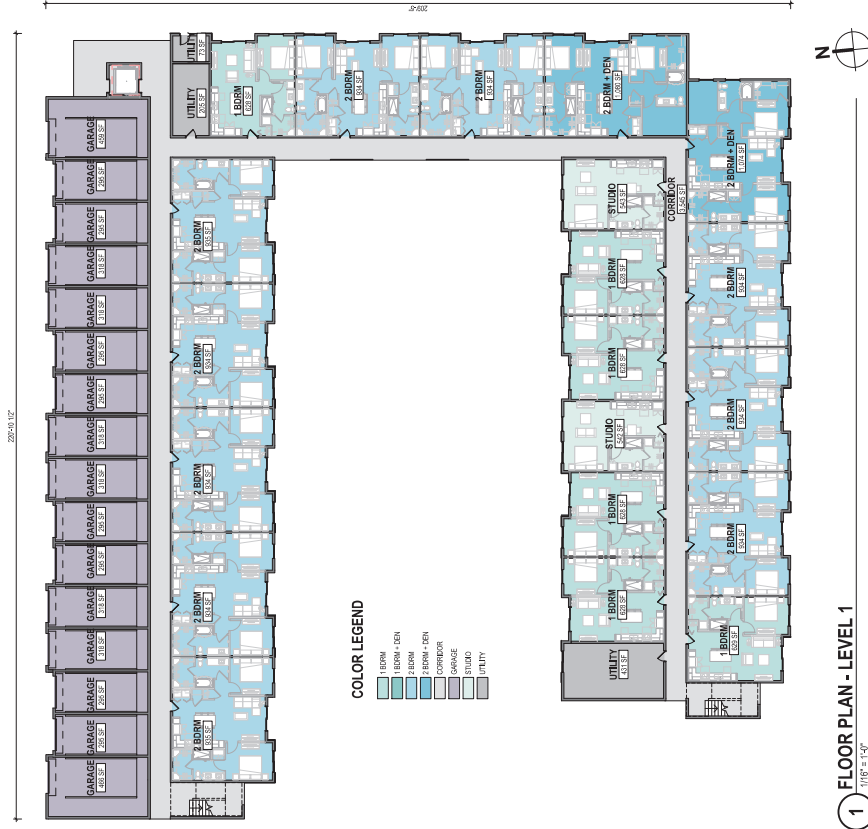
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| VUE APARTMENTS | | | | | ENTITLEMENTS | | | | | PLANTING PLAN (4 OF 5) | | | | | | | | | | | | | | |
| NO. | | | | | DESCRIPTION | | | | | DATE | | | | | BY | | | | | APP. | | | | |
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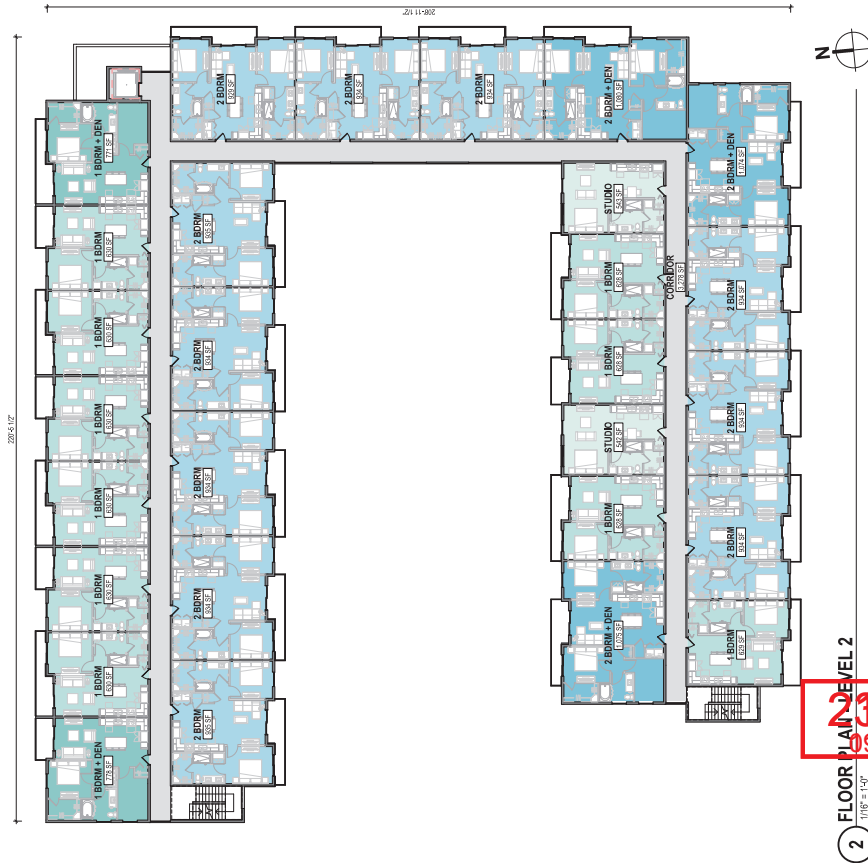
23-0508
09/20/2023

| UNIT SCHEDULE | | |
|---------------|------------|-----------------|
| UNIT TYPE | UNIT COUNT | UNIT AREA (NET) |
| LEVEL 1 | | |
| 1 BDRM | 10 | 1,542 SF |
| 2 BDRM | 10 | 1,542 SF |
| 2 BDRM + DEN | 2 | 1,771 SF |
| STUDIO | 2 | 1,451 SF |
| LEVEL 2 | | |
| 1 BDRM | 10 | 1,542 SF |
| 2 BDRM | 10 | 1,542 SF |
| 2 BDRM + DEN | 2 | 1,771 SF |
| STUDIO | 2 | 1,451 SF |
| LEVEL 3 | | |
| 1 BDRM | 10 | 1,542 SF |
| 2 BDRM | 10 | 1,542 SF |
| 2 BDRM + DEN | 2 | 1,771 SF |
| STUDIO | 2 | 1,451 SF |
| LEVEL 4 | | |
| 1 BDRM | 10 | 1,542 SF |
| 2 BDRM | 10 | 1,542 SF |
| 2 BDRM + DEN | 2 | 1,771 SF |
| STUDIO | 2 | 1,451 SF |
| TOTAL UNITS | 70 | |

| BUILDING AREA (NET) | | |
|---------------------|-------|----------|
| ROOM NAME | AREA | NET |
| LEVEL 1 | | |
| 1 BDRM | 154.2 | 1,542 SF |
| 2 BDRM | 154.2 | 1,542 SF |
| 2 BDRM + DEN | 177.1 | 1,771 SF |
| STUDIO | 145.1 | 1,451 SF |
| LEVEL 2 | | |
| 1 BDRM | 154.2 | 1,542 SF |
| 2 BDRM | 154.2 | 1,542 SF |
| 2 BDRM + DEN | 177.1 | 1,771 SF |
| STUDIO | 145.1 | 1,451 SF |
| LEVEL 3 | | |
| 1 BDRM | 154.2 | 1,542 SF |
| 2 BDRM | 154.2 | 1,542 SF |
| 2 BDRM + DEN | 177.1 | 1,771 SF |
| STUDIO | 145.1 | 1,451 SF |
| LEVEL 4 | | |
| 1 BDRM | 154.2 | 1,542 SF |
| 2 BDRM | 154.2 | 1,542 SF |
| 2 BDRM + DEN | 177.1 | 1,771 SF |
| STUDIO | 145.1 | 1,451 SF |
| TOTAL | 564.2 | 5,642 SF |



1 FLOOR PLAN - LEVEL 1
1/16\" = 1'-0"



2 FLOOR PLAN - LEVEL 2
1/16\" = 1'-0"

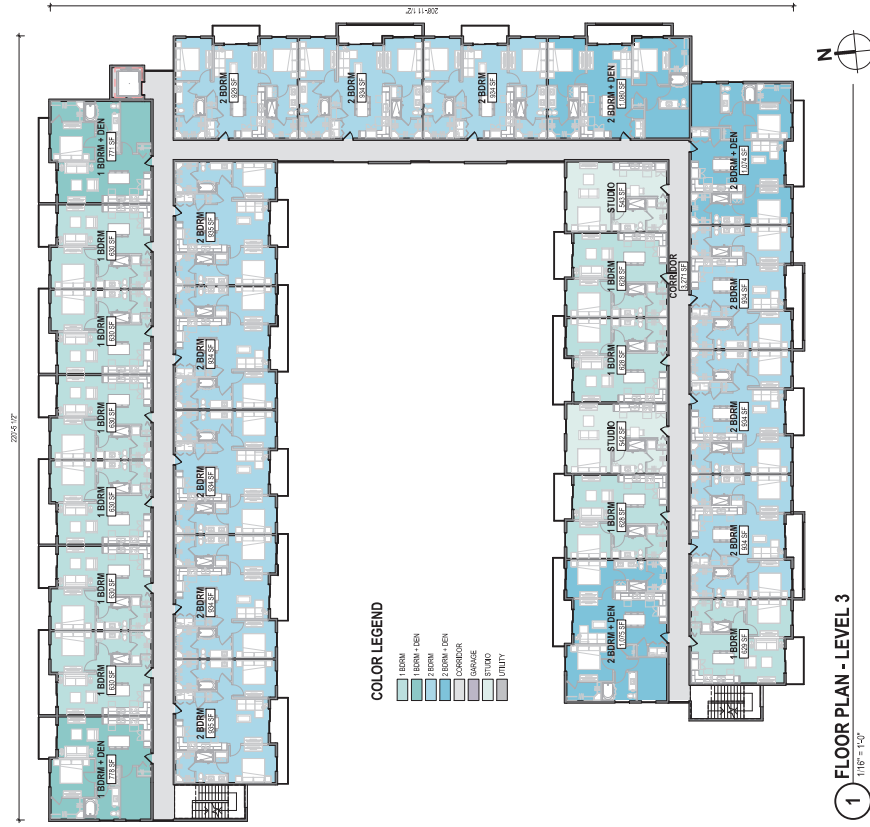
23-0508
09/28/2023

VUE APARTMENTS AT CENTENNIAL PHASE III - APARTMENT BUILDING

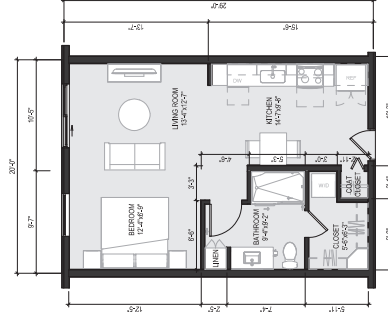
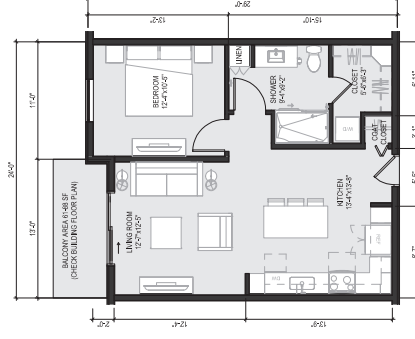
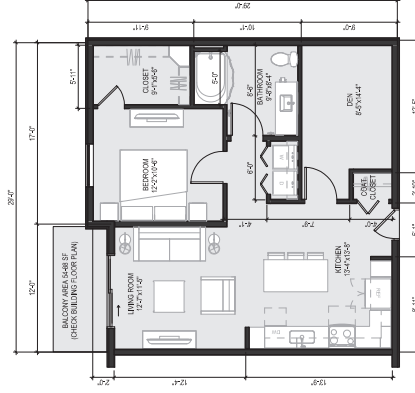
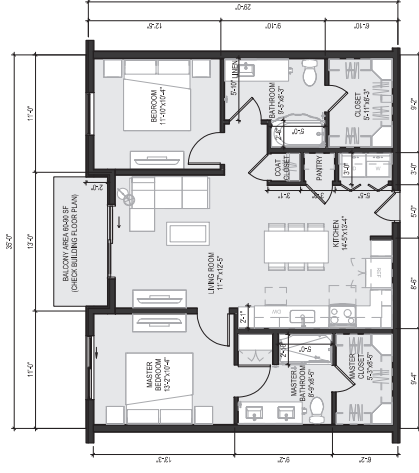
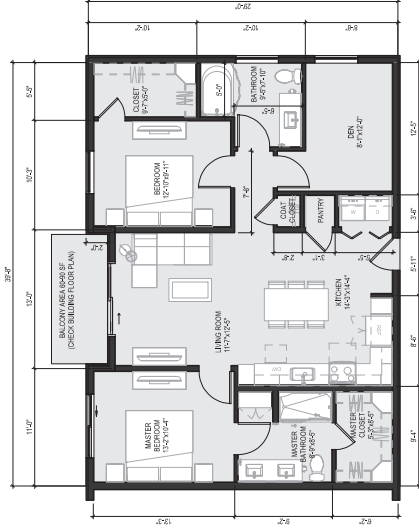
7000 W CENTENNIAL PARKWAY LAS VEGAS, NV 89131

| UNIT SCHEDULE | | | UNIT AREA |
|--------------------|-------|----------|-----------|
| UNIT TYPE | COUNT | NET | |
| LEVEL 1 | | | |
| 2.000A | 6 | 628.50 | |
| 2.000B | 10 | 934.50 | |
| 2.000C | 1 | 1,074.00 | |
| 2.000D | 1 | 1,074.00 | |
| 2.000E | 2 | 942.00 | |
| LEVEL 2 | | | |
| 2.000A | 10 | 934.50 | |
| 2.000B | 11 | 1,069.50 | |
| 2.000C | 11 | 1,069.50 | |
| 2.000D | 1 | 1,074.00 | |
| 2.000E | 2 | 942.00 | |
| LEVEL 3 | | | |
| 2.000A | 10 | 934.50 | |
| 2.000B | 11 | 1,069.50 | |
| 2.000C | 11 | 1,069.50 | |
| 2.000D | 1 | 1,074.00 | |
| 2.000E | 2 | 942.00 | |
| LEVEL 4 | | | |
| 2.000A | 10 | 934.50 | |
| 2.000B | 11 | 1,069.50 | |
| 2.000C | 11 | 1,069.50 | |
| 2.000D | 1 | 1,074.00 | |
| 2.000E | 2 | 942.00 | |
| TOTAL UNITS | | | 108 |

| BUILDING AREA (NET) | | | AREA (NET) |
|---------------------|---------------|--|------------|
| LEVEL | ROOM NAME | | |
| Level 1 | 1 BEDRM | | 5,796 SF |
| | 2 BEDRM | | 4,121 SF |
| | 2 BEDRM + DEN | | 4,121 SF |
| | CONDO/ST | | 5,615 SF |
| | CONDO/ST | | 5,615 SF |
| Level 2 | 1 BEDRM | | 5,796 SF |
| | 2 BEDRM | | 4,121 SF |
| | 2 BEDRM + DEN | | 4,121 SF |
| | CONDO/ST | | 5,615 SF |
| | CONDO/ST | | 5,615 SF |
| Level 3 | 1 BEDRM | | 5,796 SF |
| | 2 BEDRM | | 4,121 SF |
| | 2 BEDRM + DEN | | 4,121 SF |
| | CONDO/ST | | 5,615 SF |
| | CONDO/ST | | 5,615 SF |
| Level 4 | 1 BEDRM | | 5,796 SF |
| | 2 BEDRM | | 4,121 SF |
| | 2 BEDRM + DEN | | 4,121 SF |
| | CONDO/ST | | 5,615 SF |
| | CONDO/ST | | 5,615 SF |
| Level 5 | 1 BEDRM | | 5,796 SF |
| | 2 BEDRM | | 4,121 SF |
| | 2 BEDRM + DEN | | 4,121 SF |
| | CONDO/ST | | 5,615 SF |
| | CONDO/ST | | 5,615 SF |

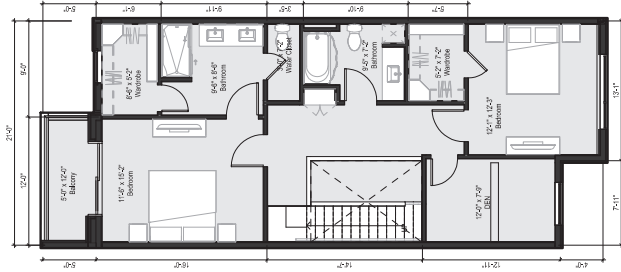


B TYPE UNITS

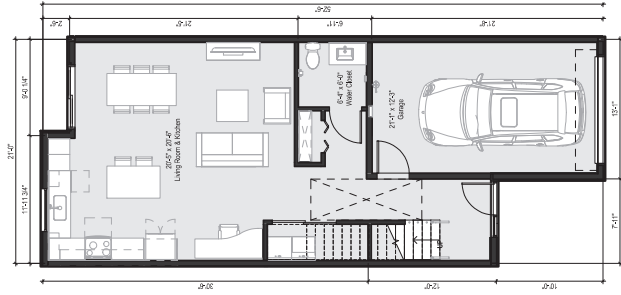


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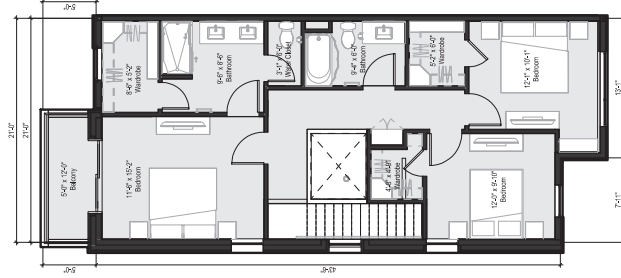




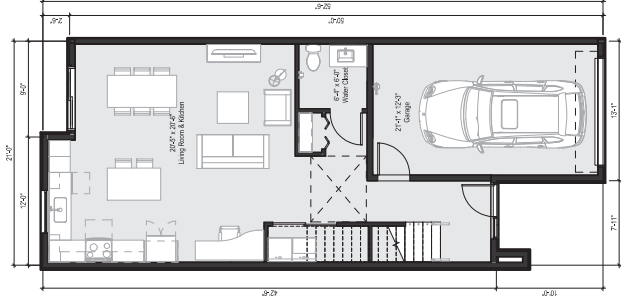
2BDRM+DEN TOWNHOME
(826 SF Net / 1012 SF Gross*) UPPER LEVEL
3/16" = 1'-0"



2BDRM+DEN TOWNHOME
(683 SF Net / 1037 SF Gross*) LOWER LEVEL
3/16" = 1'-0"



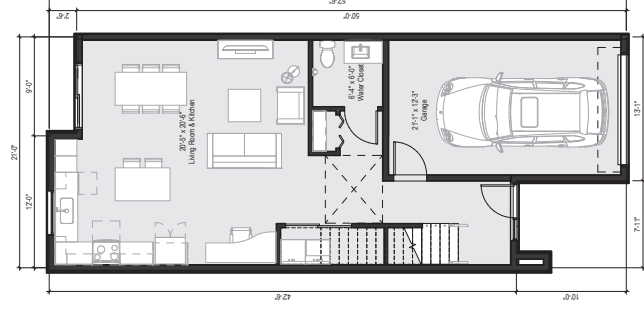
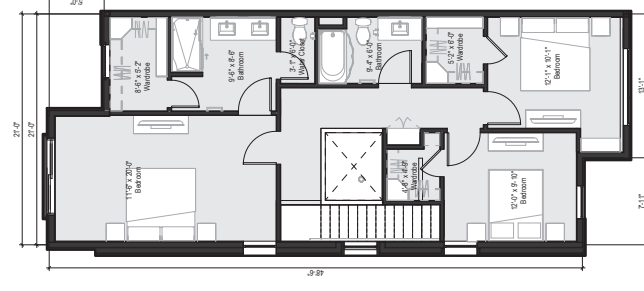
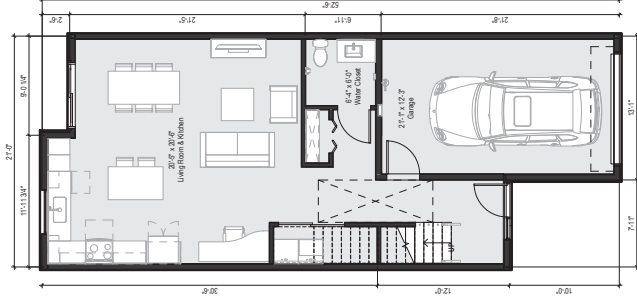
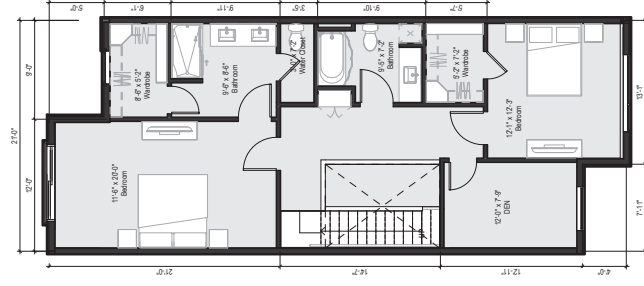
3BDRM TOWNHOME
(835 SF Net / 1044 SF Gross*) UPPER LEVEL
3/16" = 1'-0"



3BDRM TOWNHOME
(683 SF Net / 1046 SF Gross*) LOWER LEVEL
3/16" = 1'-0"



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2BDRM+DEN TOWNHOME
(886 SF Net / 1072 SF Gross*) UPPER LEVEL
3/16" = 1'-0"

2BDRM+DEN TOWNHOME
(683 SF Net / 1037 SF Gross*) LOWER LEVEL
3'16" = 1'-0"

3BDRM TOWNHOME
(895 SF Net / 1104 SF Gross*) UPPER LEVEL

3BDRM TOWNHOME
(683 SF Net / 1046 SF Gross*) LOWER LEVEL

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| EXTERIOR FINISH LEGEND | |
|------------------------|---|
| SYMBOL | DESCRIPTION |
| (F1) | STUCCO PAINT COLOR SHERWIN-WILLIAMS - TRIS. COSMAMER VEL |
| (F2) | STUCCO PAINT COLOR SHERWIN-WILLIAMS - PAUL AMANTINE GRAY |
| (F3) | STUCCO PAINT COLOR SHERWIN-WILLIAMS - TRIS. GRECCLE GRAY |
| (F4) | STUCCO PAINT COLOR SHERWIN-WILLIAMS - TRIS. ACQUA WAZE |
| (F5) | WINDOWS & SLIDING DOORS - TAN |



APARTMENT BUILDING - NORTH ELEVATION

3/32" = 1'-0"








APARTMENT BUILDING - EAST ELEVATION

3/32" = 1'-0"

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| EXTERIOR FINISH LEGEND | |
|---|--|
| SYMBOL | DESCRIPTION |
|  | STUCCO PAINT COLOR SHERWIN-WILLIAMS - TRIS COSMAMER VEL |
|  | STUCCO PAINT COLOR SHERWIN-WILLIAMS - PA4 AMAZING GRAY |
|  | STUCCO PAINT COLOR SHERWIN-WILLIAMS - TRIS GREZLE GRAY |
|  | STUCCO PAINT COLOR SHERWIN-WILLIAMS - TRIS ACQUA WAZE |
|  | WINDOWS & SLIDING DOORS - TAN |



APARTMENT BUILDING - SOUTH ELEVATION



APARTMENT BUILDING - WEST ELEVATION

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VUE APARTMENTS AT CENTENNIAL PHASE III - APARTMENT BUILDING

7000 W CENTENNIAL PARKWAY LAS VEGAS, NV 89131

| EXTERIOR FINISH LEGEND | |
|------------------------|---|
| SYMBOL | DESCRIPTION |
| (F1) | STUCCO PAINT COLOR SHERWIN-WILLIAMS - TRIS. COSMAMER VEL |
| (F2) | STUCCO PAINT COLOR SHERWIN-WILLIAMS - PAUL AMALINO GRAY |
| (F3) | STUCCO PAINT COLOR SHERWIN-WILLIAMS - TRIS. GRECCLE GRAY |
| (F4) | STUCCO PAINT COLOR SHERWIN-WILLIAMS - TRIS. ACQUA WAZE |
| (F5) | WINDOWS & SLIDING DOORS - TAN |



APARTMENT BUILDING - NORTH ELEVATION

3/32" = 1'-0"



APARTMENT BUILDING - EAST ELEVATION

3/32" = 1'-0"



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| EXTERIOR FINISH LEGEND | |
|------------------------|--|
| SYMBOL | DESCRIPTION |
| | STUCCO PAINT COLOR SHERWIN-WILLIAMS - TRIS COSMAMER VEL |
| | STUCCO PAINT COLOR SHERWIN-WILLIAMS - PA4 AMAZING GRAY |
| | STUCCO PAINT COLOR SHERWIN-WILLIAMS - TRIS GREZLE GRAY |
| | STUCCO PAINT COLOR SHERWIN-WILLIAMS - TRIS ACQUA WAZE |
| | WINDOWS & SLIDING DOORS - TAN |



APARTMENT BUILDING - SOUTH ELEVATION



APARTMENT BUILDING - WEST ELEVATION

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VUE APARTMENTS AT CENTENNIAL PHASE III - APARTMENT BUILDING

7000 W CENTENNIAL PARKWAY LAS VEGAS, NV 89131

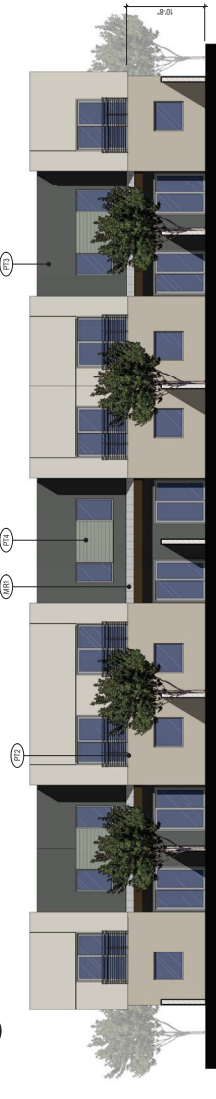
| EXTERIOR FINISH LEGEND | |
|-----------------------------|------------------------------------|
| FINISH | DESCRIPTION |
| STUCCO PAINT COLOR | SHERWINWILLIAMS PTFE CORDON ROYAL |
| STUCCO PAINT COLOR | SHERWINWILLIAMS PTFE AMENDING GRAY |
| STUCCO PAINT COLOR | SHERWINWILLIAMS PTFE GRIZZLE GRAY |
| STUCCO PAINT COLOR | SHERWINWILLIAMS PTFE ALPINE HAZE |
| STUCCO PAINT COLOR | SHERWINWILLIAMS PTFE SPEED COLOR |
| STANDING SEAM METAL ROOFING | BERKSHIRE MANUFACTURING ZINC GREY |



8 TOWNHOMES - REAR ELEVATION
1/8" = 1'-0"



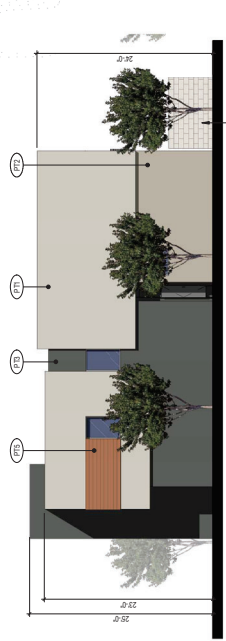
6 TOWNHOMES - FRONT ELEVATION (COLOR SCHEME 2)
1/8" = 1'-0"



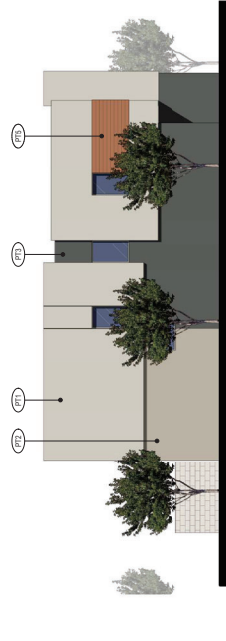
4 TOWNHOMES - REAR ELEVATION
1/8" = 1'-0"



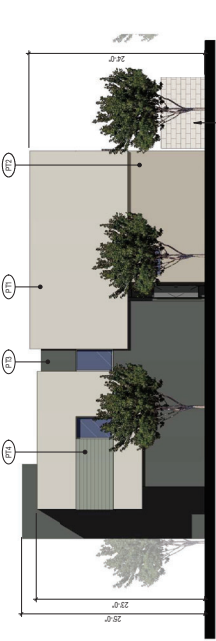
2 TOWNHOMES - FRONT ELEVATION
1/8" = 1'-0"



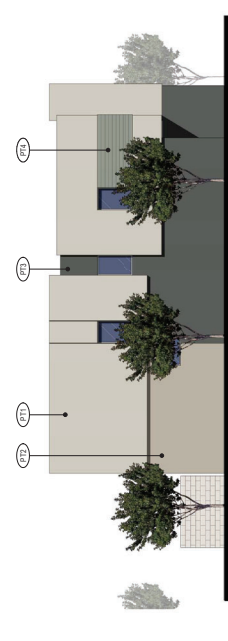
7 TOWNHOMES - RIGHT SIDE ELEVATION
1/8" = 1'-0"



5 TOWNHOMES - LEFT SIDE ELEVATION
1/8" = 1'-0"



3 TOWNHOMES - RIGHT SIDE ELEVATION
1/8" = 1'-0"



1 TOWNHOMES - LEFT SIDE ELEVATION
1/8" = 1'-0"

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VUE APARTMENTS AT CENTENNIAL PHASE III - TOWNHOMES ELEVATION - NO BALCONY

7000 W CENTENNIAL PARKWAY LAS VEGAS, NV 89131

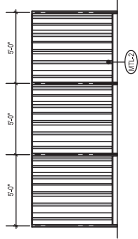
designncell
ARCHITECTURE

DR-3.3A
11/02/2021

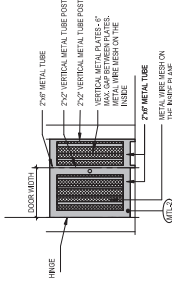
| EXTERIOR FINISH LEGEND | |
|------------------------|---|
| SYMBOL | DESCRIPTION |
| (F1) | STUCCO PAINT COLOR SHERIDANWALLS-5165, COSMAMER VEL |
| (F2) | STUCCO PAINT COLOR SHERIDANWALLS-7358, ETHERAL WOOD |
| (F3) | STUCCO PAINT COLOR SHERIDANWALLS-7622, HONOLULU GRAY |
| (F4) | PAINTED METAL SHERIDANWALLS-7702, SPICED CIDER |
| (F5) | PAINTED METAL SHERIDANWALLS-7842, URBANE BRONZE |
| (F6) | STONE FINISH- 6042 STONE |
| (F7) | STONEFRONT ALUMINUM-AS2, MEDIUM BRONZE |



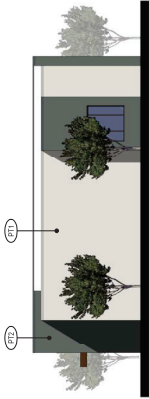
STEEL FENCE - ENLARGED TYP. SEGMENT
1/4" = 1'-0"



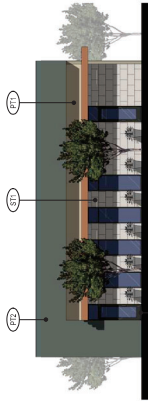
STEEL FENCE - CONTINUOUS ELEVATION
1/4" = 1'-0"



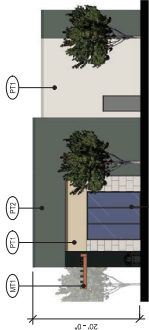
STEEL FENCE - GATE ELEVATION
1/4" = 1'-0"



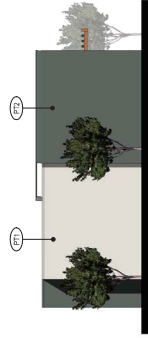
DRIVE THROUGH - NORTH ELEVATION
3/32" = 1'-0"



DRIVE THROUGH - SOUTH ELEVATION
3/32" = 1'-0"



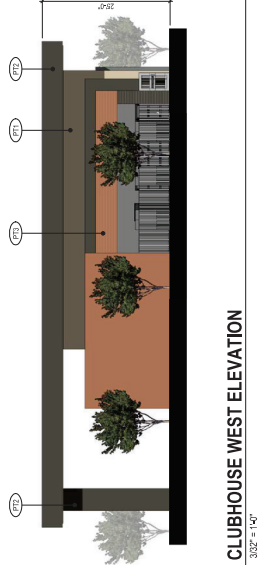
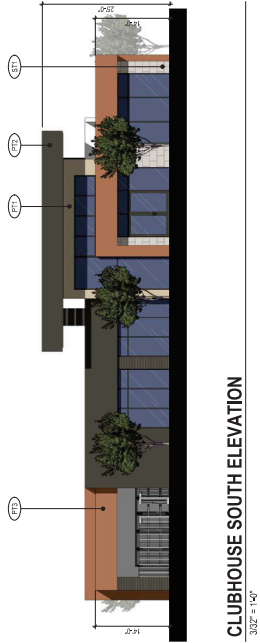
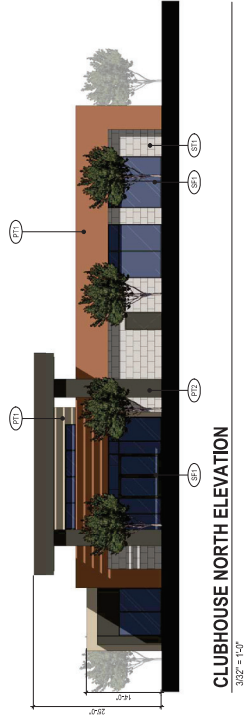
DRIVE THROUGH - EAST ELEVATION
3/32" = 1'-0"



DRIVE THROUGH - WEST ELEVATION
3/32" = 1'-0"

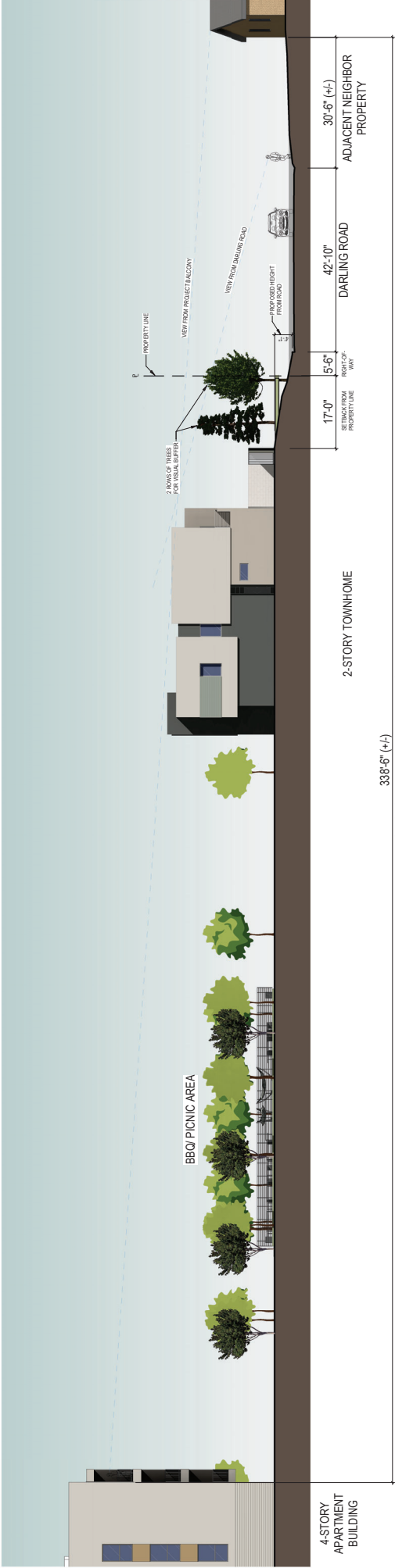
23-0508
09/28/2023

| EXTERIOR FINISH LEGEND | |
|------------------------|---|
| SYMBOL | DESCRIPTION |
| EF1 | EF INTEGRAL COLOR SHERWIN WILLIAMS - RARE GRAY |
| EF2 | EF INTEGRAL COLOR SHERWIN WILLIAMS - BLACK FOX |
| EF3 | EF INTEGRAL COLOR SHERWIN WILLIAMS - DUST TONE |
| EF4 | EF INTEGRAL COLOR SHERWIN WILLIAMS - BLACK FOX |
| EF5 | EF INTEGRAL COLOR SHERWIN WILLIAMS - BLACK FOX |



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A SITE CROSS SECTION AT TOWNHOMES
 3/32" = 1'-0"



B SITE CROSS SECTION AT POOL BUILDING
 3/32" = 1'-0"

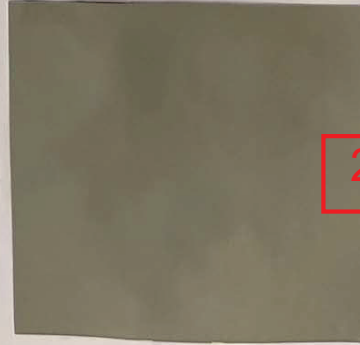
23-0508
 09/28/2023



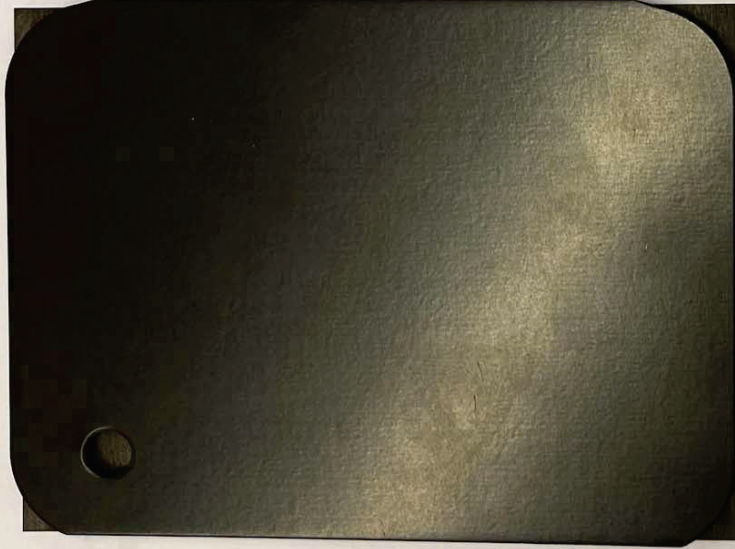
Sherwin Williams - Eider White



Sherwin Williams - Black Fox



Sherwin Williams - Rare Gray



Dark Bronze Aluminum



Thin Brick - Pacific Clay - Maui Sands



Poly Ash Cladding - Boral
TRUEXTERIOR Channel Siding
Painted - Sherwin Williams
Smokey Topaz, Sassy Green &
Downing Gray



Sherwin Williams - Smokey Topaz



Sherwin Williams - Sassy Green



Sherwin Williams - Downing Gray

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08/22/2023

21-0516
08/19/2021

VUE APARTMENTS AT CENTENNIAL PHASE III

7000 W CENTENNIAL PARKWAY LAS VEGAS, NV 89131