

# DEPARTMENT OF COMMUNITY DEVELOPMENT

## Application/Petition Form & Statement of Financial Interest



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

**Project Address** (Location) 600 W. Van Buren Ave. 89106

**Project Name** Westside Flats **Proposed Use** Affordable Multifamily Housing

**Assessor's Parcel #(s)** 139-27-110-038 and 139-27-110-037 **Ward #** 5

**General Plan:** Existing \_\_\_\_\_ Proposed \_\_\_\_\_ **Zoning:** Existing T4-N Proposed T4-N

**Additional Information** \_\_\_\_\_

**Property Owner** City of Las Vegas Real Estate Division **Contact** Mike Janssen

**Address** 495 S. Main Street **City** Las Vegas **State** NV **Zip** 89101

**E-mail** \_\_\_\_\_ **Phone** (702)229-6011

**Applicant** Oikos Development Corporation **Contact** Chico Clark

**Address** 871 Coronado Ctr. Dr. #200 **City** Henderson **State** NV **Zip** 89052

**E-mail** chicoclark.odc@gmail.com **Phone** 725.222.1008

**Representative** Oikos Development Corporation **Contact** Chico Clark

**Address** 871 Coronado Ctr. Dr. #200 **City** Henderson **State** NV **Zip** 89052

**E-mail** chicoclark.odc@gmail.com **Phone** 725.222.1008

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** Mike Janssen

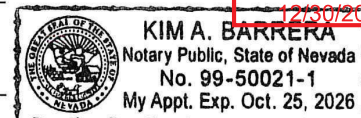
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

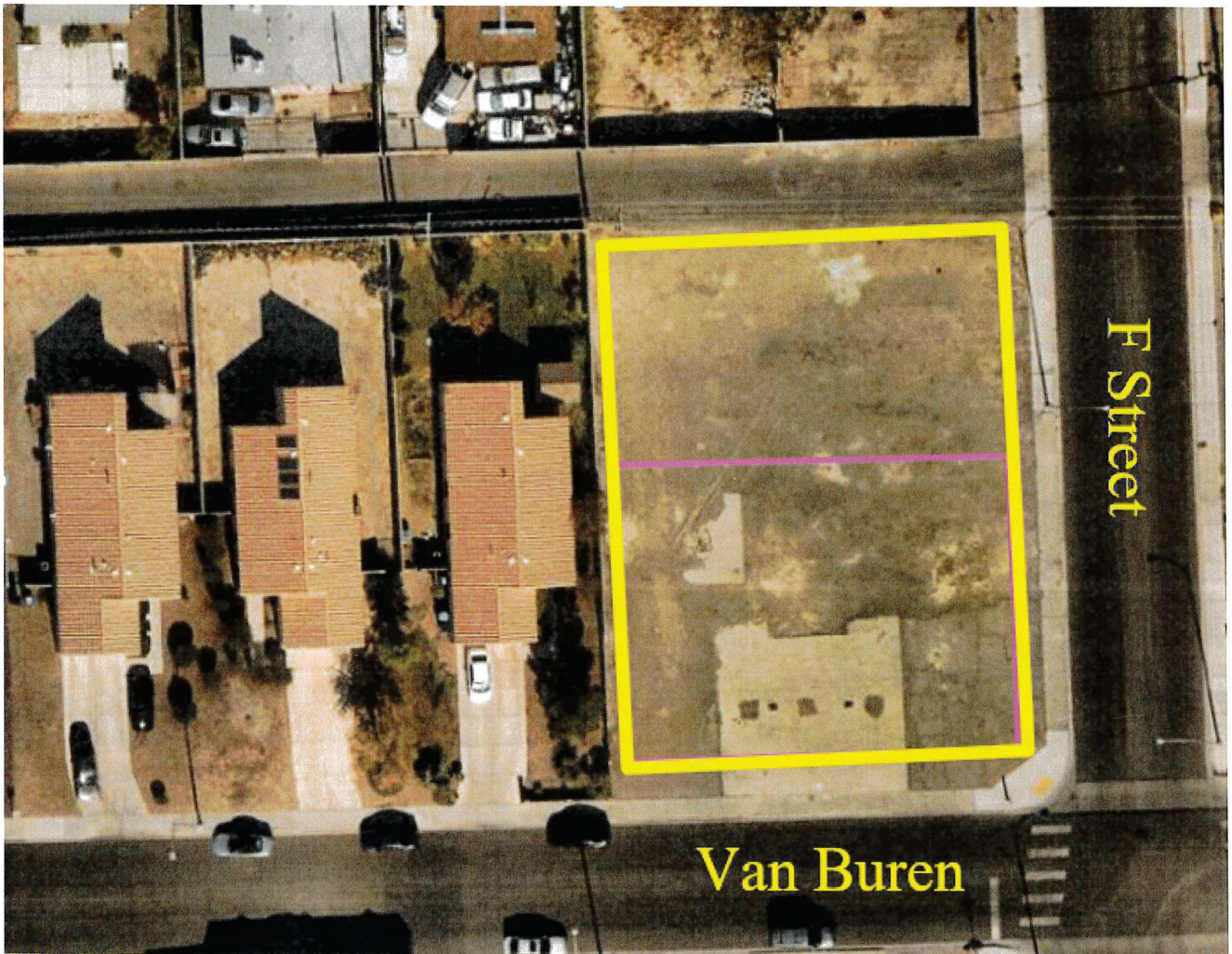
**Print Name** Mike Janssen

Subscribed and sworn before me

This 24 day of December, 2024

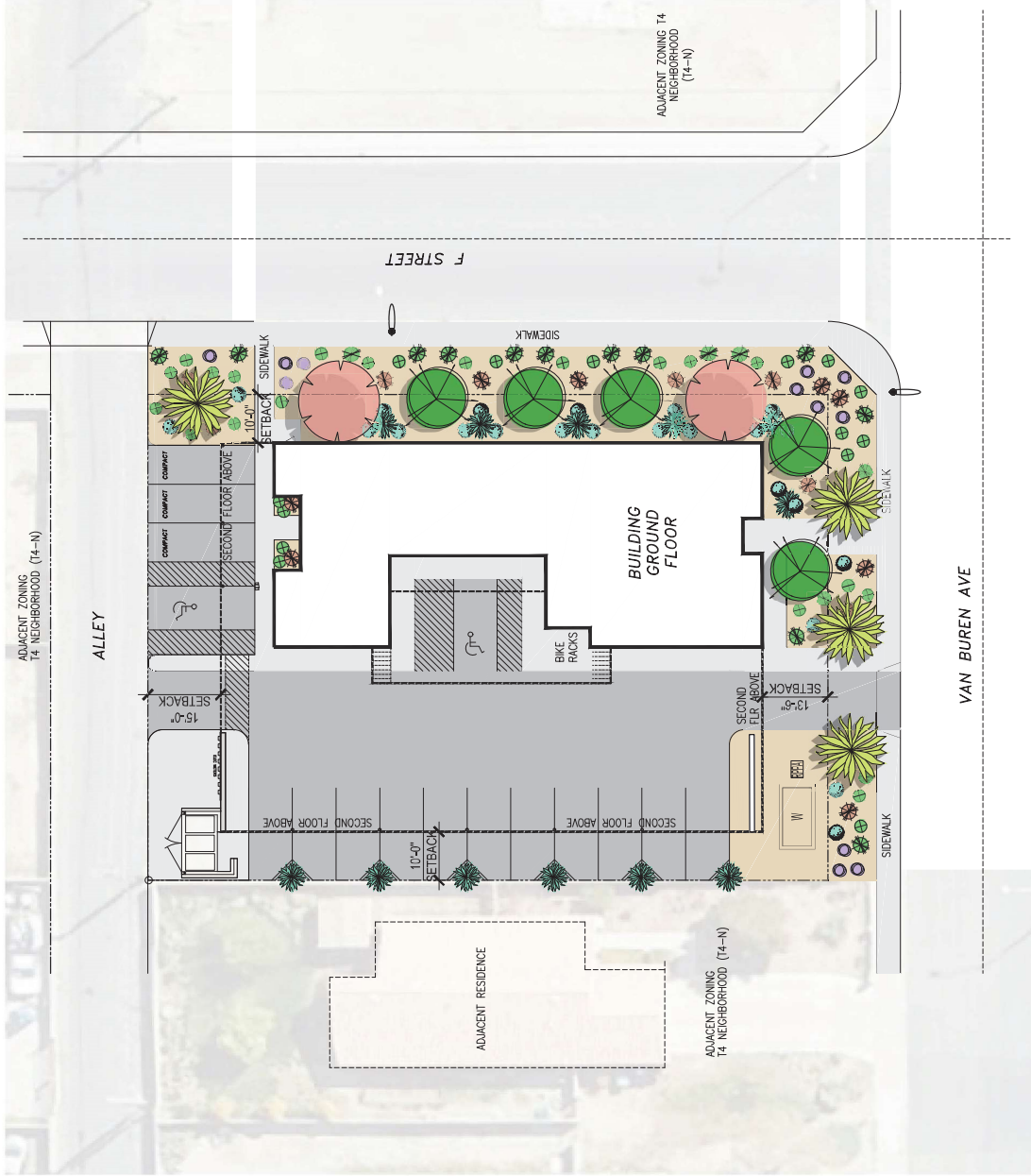
Kim Barrera  
Notary Public in and for said County and State





24-0647  
12/30/2024





1 COLORED SITE PLAN

GREENE TINDALL DESIGN  
3047 WARM SPRINGS ROAD, SUITE 500

WESTSIDE FLATS

COLORED SITE PLAN



1 VICINITY MAP

### SITE INFORMATION

ASSESSORS PARCEL # 139-27-110-037  
139-27-110-038  
SITE SQUARE FOOTAGE: 14,000 S.F. (.33 ACRES)  
BUILDING LOT COVERAGE: 14,000/8922 = 63.7%  
BUILDING FOOTPRINT LOT COVERAGE: 14,000/3478 = 24.8%

### PARKING:

STANDARD PARKING PROVIDED: 11  
COMPACT PROVIDED: 3  
ADA PARKING PROVIDED: 2  
TOTAL PARKING PROVIDED: 16  
PRE-ENTITLEMENT EXEMPTION FOR PARKING REQUIRED: 15  
BICYCLE PARKING: 15  
BICYCLE PARKING REQUIRED: 2 MIN. + 1 PER EVERY 20 UNITS  
BICYCLE PARKING PROVIDED: 4 BICYCLE PARKING (22 UNITS)

### UNIT COUNT:

UNIT COUNT:	QUANTITY	SQUARE FOOT
STANDARD 1 BDRM UNITS	5	622 S.F.
STANDARD 2 BDRM UNITS	12	841 S.F.
STANDARD 3 BDRM UNITS	5	1,056 S.F.
TOTAL UNITS	22	18,477 S.F.

### SQUARE FOOTAGE BREAKDOWN:

SQUARE FOOTAGE BREAKDOWN:	FOOTAGE
LIVING SPACE (RENTABLE)	18,477 S.F.
COMMON SPACE (COVERED CORRIDORS)	3,688 S.F.
INTERIOR COMMON AREAS	2,882 S.F.
MAILBOXES	268 S.F.
TOTAL COMMON SPACE	6,848 S.F.
MAINTENANCE CLOSETS	445 S.F.
COVERED PARKING	3,870 S.F.
TOTAL GROSS UNDER ROOF:	32,852 S.F.



A1.00  
12/09/2024



1 VICINITY MAP

SITE INFORMATION

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139-27-110-037  
139-27-110-038  
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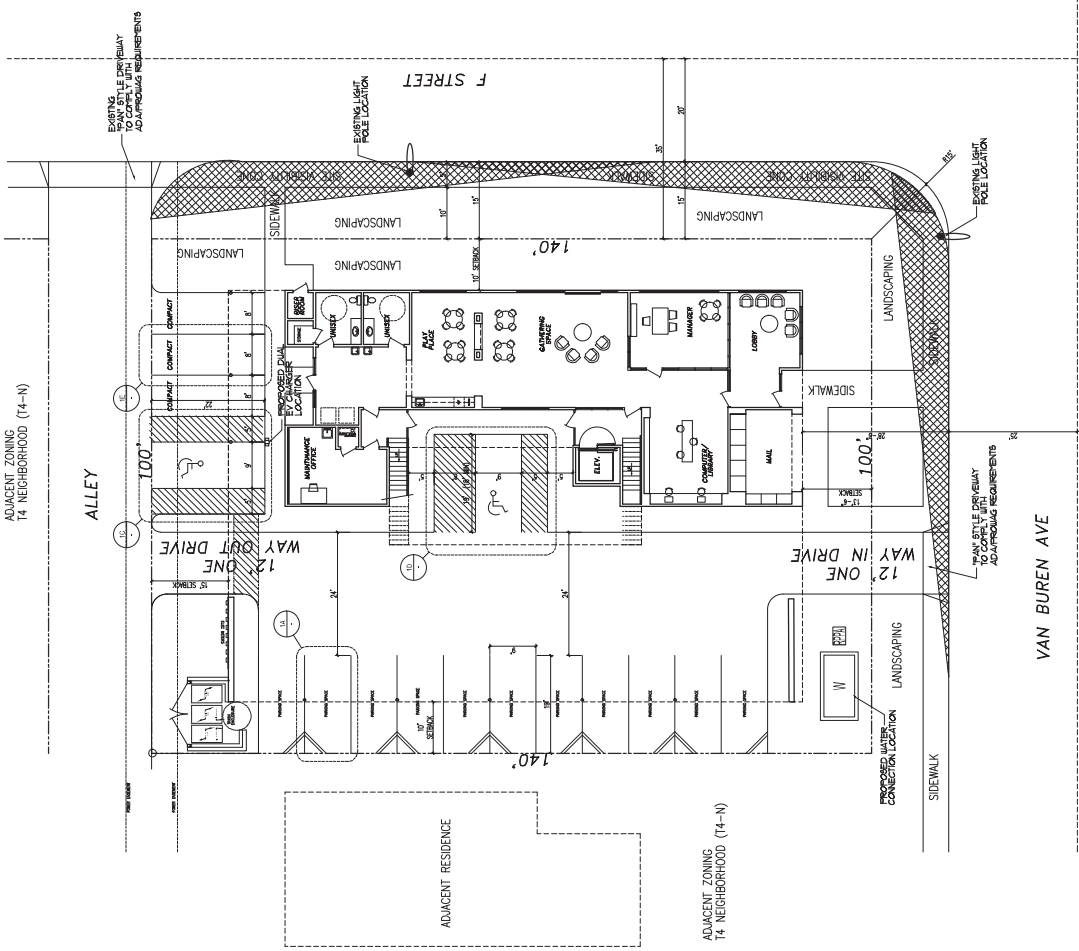
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STANDARD 2 BDRM UNITS	12	841 S.F.
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SQUARE FOOTAGE BREAKDOWN:

SPACE TYPE	RENTABLE
LIVING SPACE (RENTABLE)	18,477 S.F.
COMMON SPACE (COVERED CORRIDORS)	3,688 S.F.
STAIRS	2,882 S.F.
LOBBY	268 S.F.
MAILBOXES	268 S.F.
TOTAL COMMON SPACE	6,848 S.F.
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24-0647  
12/30/2024



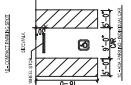
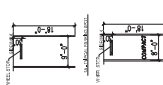
1 SITE PLAN WITH FIRST FLOOR

DIMENSIONED SITE PLAN

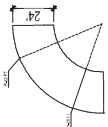
WESTSIDE FLATS

GREENE TINDALL DESIGN

3047 WARM SPRINGS ROAD, SUITE 500

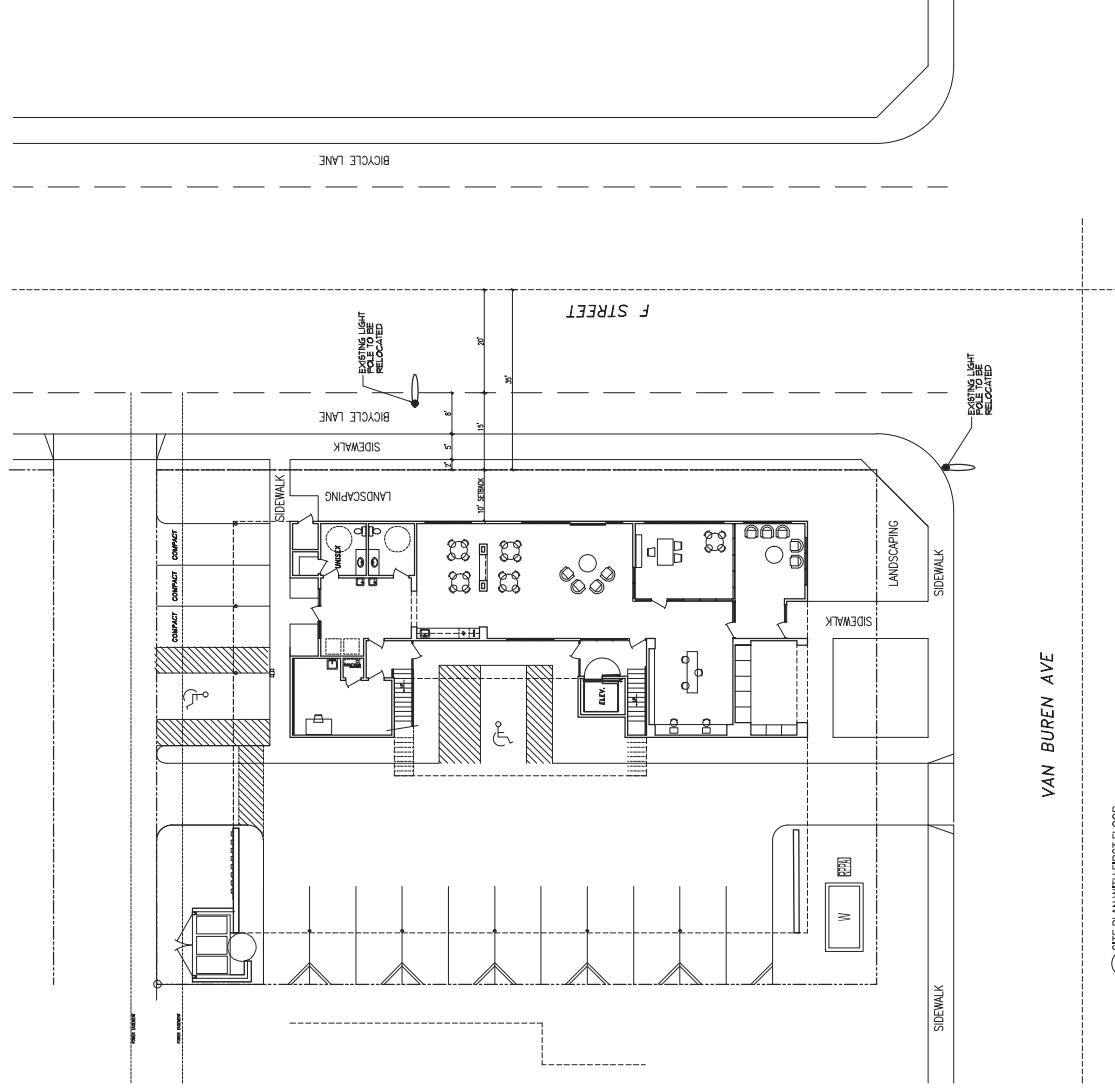


1 TYPICAL PARKING



2 FIRETRUCK TURN RADIUS





1 SITE PLAN WITH FIRST FLOOR

VAN BUREN AVE

F STREET

BICYCLE LANE



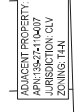
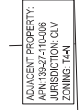
24-0647  
12/30/2024

A1.11

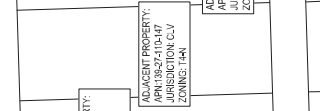
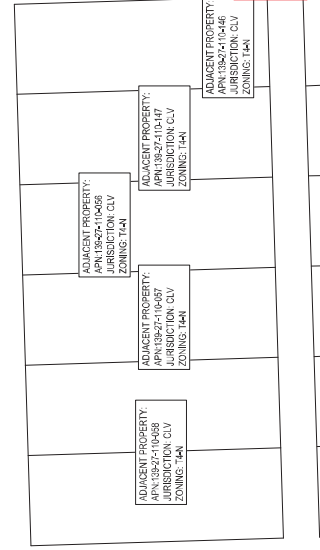
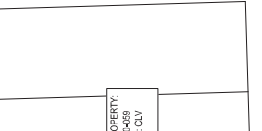
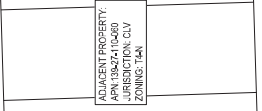
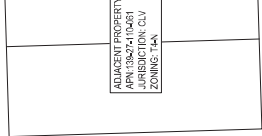
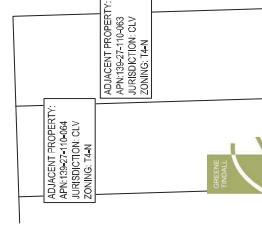
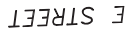
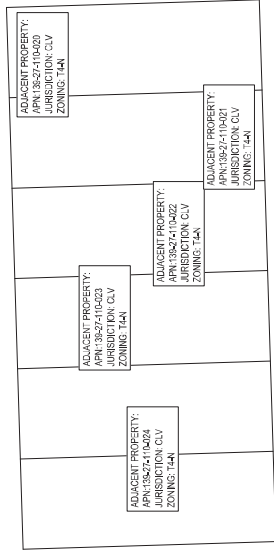
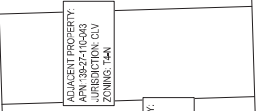
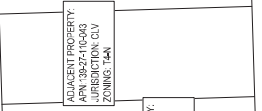
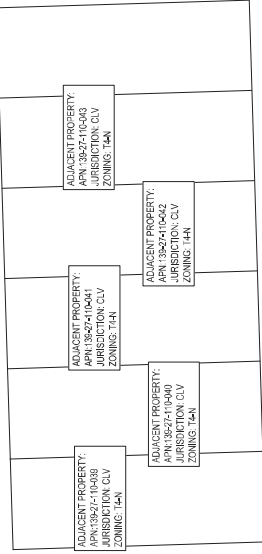
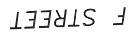
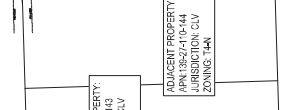
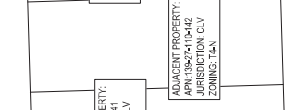
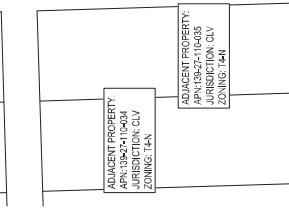
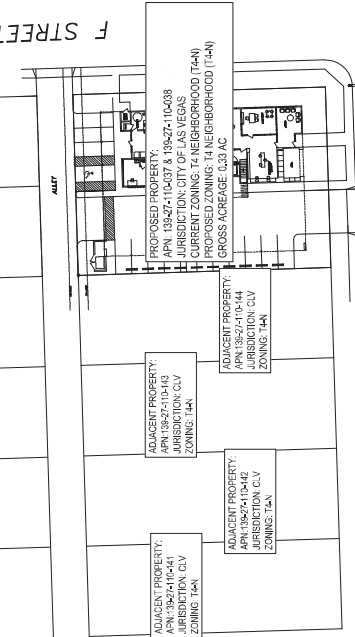
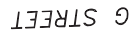
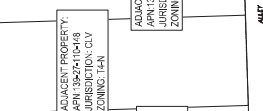
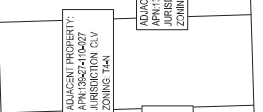
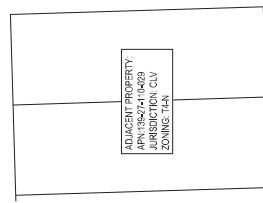
SITE PLAN (FUTURE BIKE LANE)

WESTSIDE FLATS

GREENE TINDALL DESIGN  
3047 WARM SPRINGS ROAD, SUITE 500



HARRISON AVE

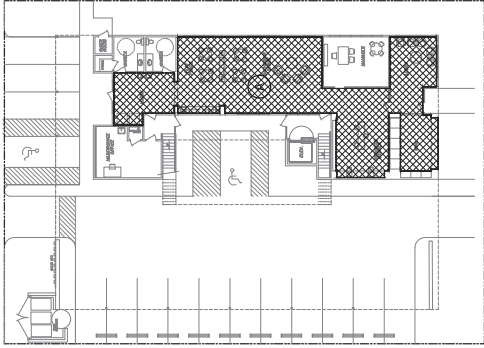


## GREENE TINDALL DESIGN

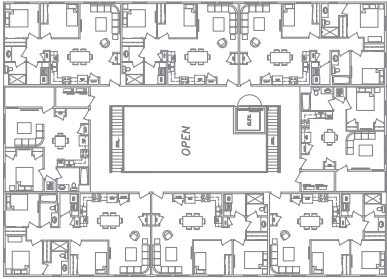
## WESTSIDE FLATS

## EXISTING ZONING PLAN

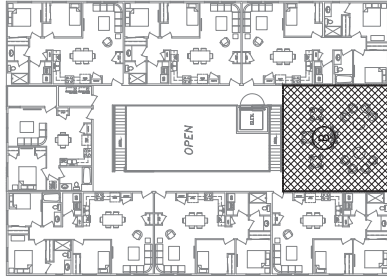




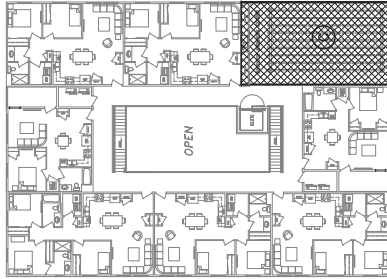
1 1ST FLOOR OPEN SPACE  
SCALE: 1/8" = 1'-0"



2 2ND FLOOR OPEN SPACE  
SCALE: 1/8" = 1'-0"



3 3RD FLOOR OPEN SPACE  
SCALE: 1/8" = 1'-0"



4 4TH FLOOR OPEN SPACE  
SCALE: 1/8" = 1'-0"

**OPEN SPACE REQUIREMENTS:**

OPEN SPACE REQUIRED 50 S.F. PER UNIT (22 UNITS)	1,100 S.F. REQUIRED
DESIGNATION	SQUARE FEET PROVIDED
A	2,058 S.F.
B	953 S.F.
C	1,038 S.F.
TOTAL USABLE OPEN SPACE PROVIDED	4,049 S.F.



**FIRE PLAN LEGEND**

FIRE TRUCK TURN APPARATUS  
SEE DETAIL 2A1.10



FIRE LANE 24'0\"/>



FIRE FLOW ACCESS 250' MAX



**FIRE PLAN NOTES**

1. FIRE FLOW ACCESS, TURN APPARATUS, AND STANDPIPES ARE REQUIRED FOR THIS PROJECT.



**240647**  
ZONING PLAN  
DATE: 12/30/2024  
SCALE: 1/8\"/>

GREENE TINDALL DESIGN

3047 WARM SPRINGS ROAD, SUITE 500

WESTSIDE FLATS

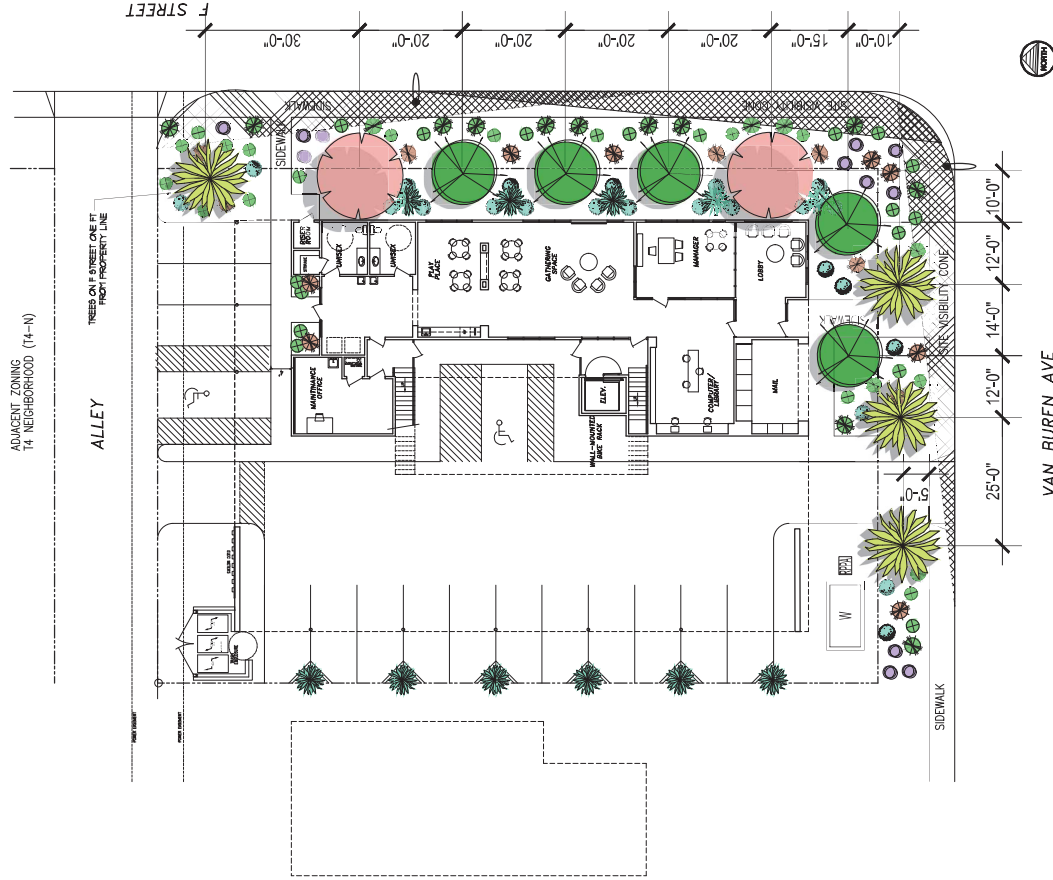
FIRE ACCESS PLAN

A1.40










12/09/2024

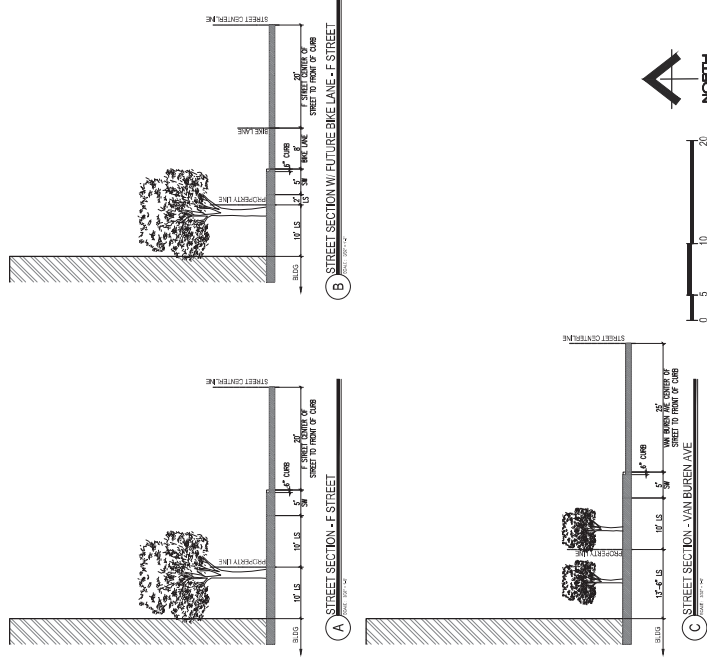


- NOTES:
1. ALL TREES WITHIN 6' OF HEDGESCAPE OR BUILDINGS SHALL BE PLANTED WITH ROOT BARRIERS.
  2. ALL PLANT'S WITH THE NOTATION "ENHANCED" SHALL USE THE ENHANCED BACKFILL MIX.
  3. QUANTITIES SHOWN IN LEGEND ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL INSTALL ALL PLANT MATERIAL GRAPHICALLY DEPICTED ON PLAN.
  4. CONTRACTOR SHALL CALL "CALL BEFORE YOU DIG" AND CALL BEFORE YOU OVERHEAD FOR UTILITY LOCATIONS. ALL CONFLICT BETWEEN PLANT MATERIAL AND UTILITIES SHALL BE RESOLVED BY THE OWNERS REP.
  5. ANY TREE PLANTED WITHIN 5' OF A PERMITS WALL, SIDEWALK, STREET OR PUBLIC UTILITY EASEMENT ADJACENT TO A STREET SHALL BE PLANTED WITH A ROOT SHIELD.
  6. ALL CONFLICTS BETWEEN PLANT MATERIAL AND UTILITIES SHALL BE RESOLVED BY THE OWNERS REP.
  7. TREE CANDIDS SHOULD BE NO LOWER THAN 6' WITHIN 8'-10' VIBRANT ZONES AND NO LOWER THAN 8' WITHIN SIGHT & SOUND BUSHES NO TALLER THAN 15' IN HEIGHT. 7' WITHIN SIGHT & SOUND BUSHES SHOULD ZONES). LANDSCAPING SHOULD ALLOW UNOBSTRUCTED VIEWS FROM PATIONS COMING AND GOING FROM ALL BUILDINGS.
  8. TREES ARE CURRENTLY 1" FROM SIDEWALK & 6" FROM STREET. WHEN ACCOMMODATED ONE LANE, TREES WILL THEN BE 1" FROM THE BACK OF SIDEWALK AS GENERALLY REQUIRED.
  9. TREES ALONG WALKWAY AREA WILL BE TRIMMED ACCORDING TO ACCOMMODATE WALK HEIGHT OF 1' FOR THE DEPARTMENT. REQUEST

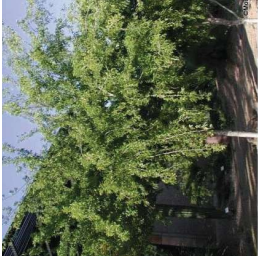


## PLANTING LEGEND - TREES, SHRUBS AND GRASSES

SYMBOL <small>WATER TO 1/2 INCHES DEEP</small>	QTY	SIZE	BOTANICAL NAME	COMMON NAME	TREE HEIGHT AT MATURITY	TREE CANOPY AT MATURITY
	5	15 GALL	CELTIS LAEVI-GATA VAR. RETICULATA	NET-LEAF HACKBERRY	20 FT	20 FT
	2	24" BOX	PISTACHIA X-RED PUS-H	RED PUS-H PISTACHE	12 FT	30 FT
	4	24" BOX	VACHELLIA FARNESIANA	SWEET ACACIA	12 FT	20 FT
	31	5 GALL	XYLOSLA C. 'COMPACTA'	COMPACT SHINY LEAF	24-0647	
	18	5 GALL	DASYLIRON WHEELERI	DESERT SPOON	12/30/2024	
	12	5 GALL	LEUCOPHYLLUM L.	TEXAS CHAMBRON RANGER		
	15	5 GALL	HESPERALCE PARVIFLORA	RED YUCCA		
	23	5 GALL	EREMOPHILA SPECIES	EREMOPHILA		
	5	5 GALL	JUNIPERUS CALIFORNICA	CHUPAROSA		
GROUND COVER			3/4" +- APACHE BROWN LANDSCAPE ROCK			



TREES



BOTANICAL NAME	COMMON NAME
CELTIS LAEVIGATA VAR. RETICULATA	NETLEAF HACKBERRY



BOTANICAL NAME	COMMON NAME
PISTACIA X RED PUSH	RED PUSH PISTACHE



BOTANICAL NAME	COMMON NAME
VACHELLIA FARNESIANA	SWEET ACACIA

SHRUBS



BOTANICAL NAME	COMMON NAME
XYLOSMA C. COMPACTA	COMPACT SHINY LEAF



BOTANICAL NAME	COMMON NAME
LEUCOPHYLLUM L.	TEXAS CINARRON RANGER



BOTANICAL NAME	COMMON NAME
DASYLIRION WHEELERI	DESERT SPOON



BOTANICAL NAME	COMMON NAME
HESPERALOE PARVIFLORA	RED YUCCA



BOTANICAL NAME	COMMON NAME
EREMOPHILA SPECIES	EREMOPHILA



BOTANICAL NAME	COMMON NAME
JUNIPERUS CALIFORNICA	CHIPAROSA



VERTICAL BIKE RACK
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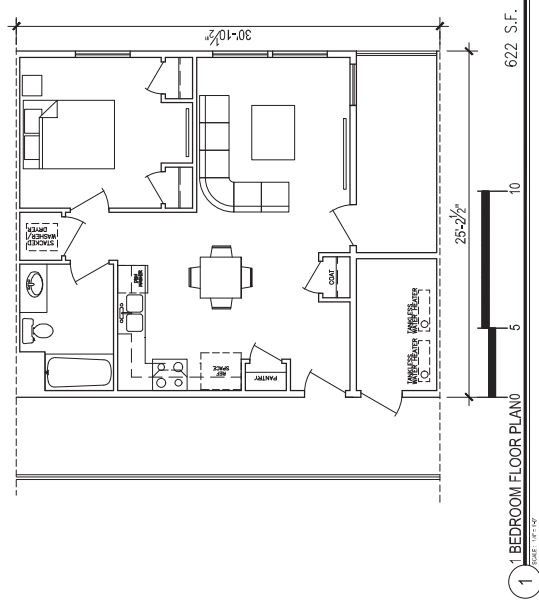
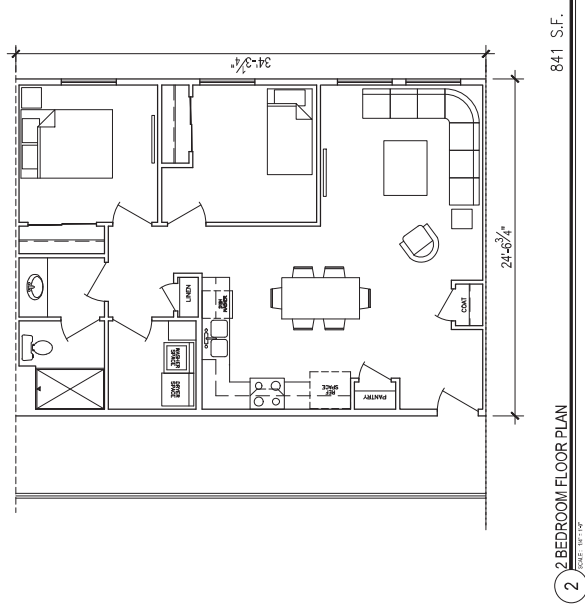
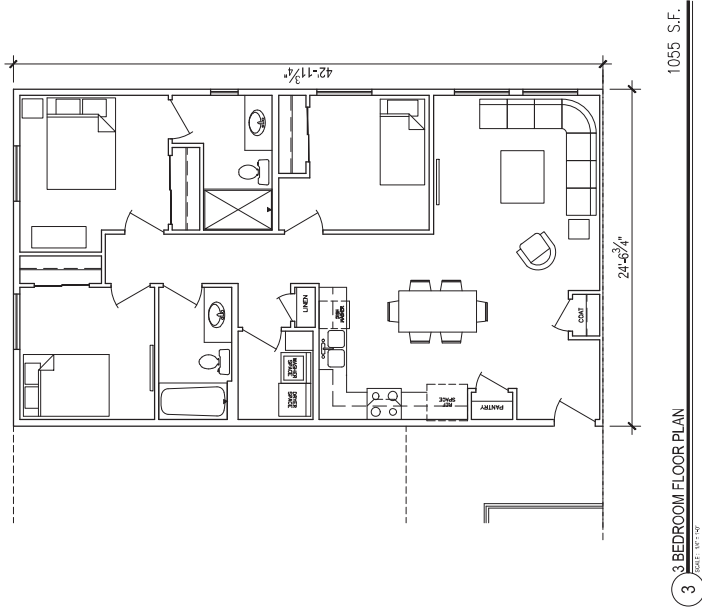


LANDSCAPING ROCK
3/4" +/- APACHE BROWN LANDSCAPING ROCK



24-0647  
12/30/2024



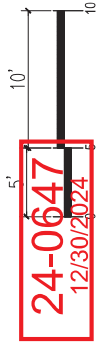


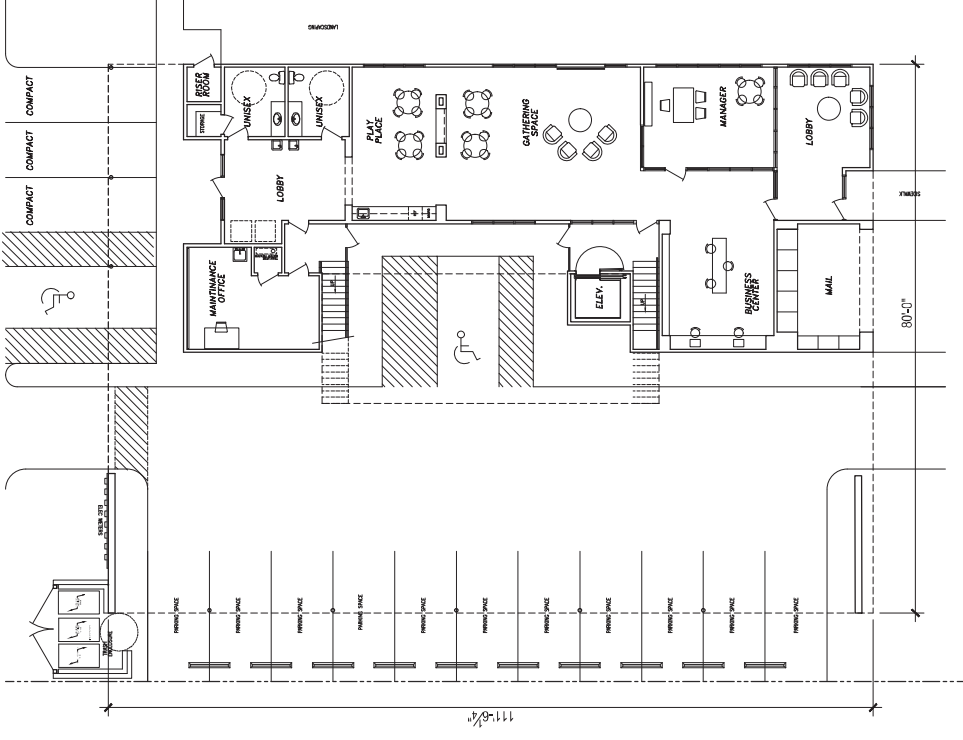
GREENE TINDALL DESIGN  
3047 WARM SPRINGS ROAD, SUITE 500

WESTSIDE FLATS

UNIT PLANS

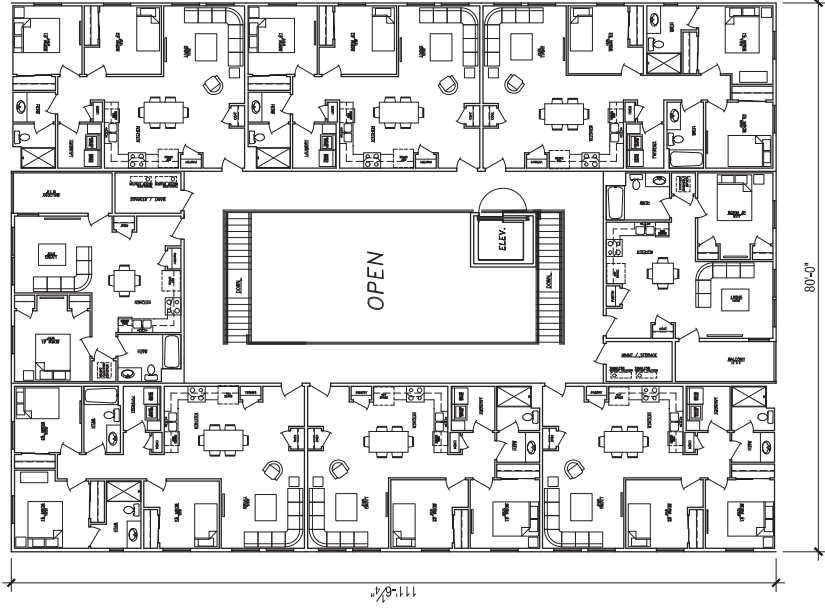
A2.10  
12/09/2024





1 1ST FLOOR UNIT LAYOUT  
SCALE: 1/8"=1'-0"

OVERALL DIMENSION: 80'-0" X 111'-6 1/4"

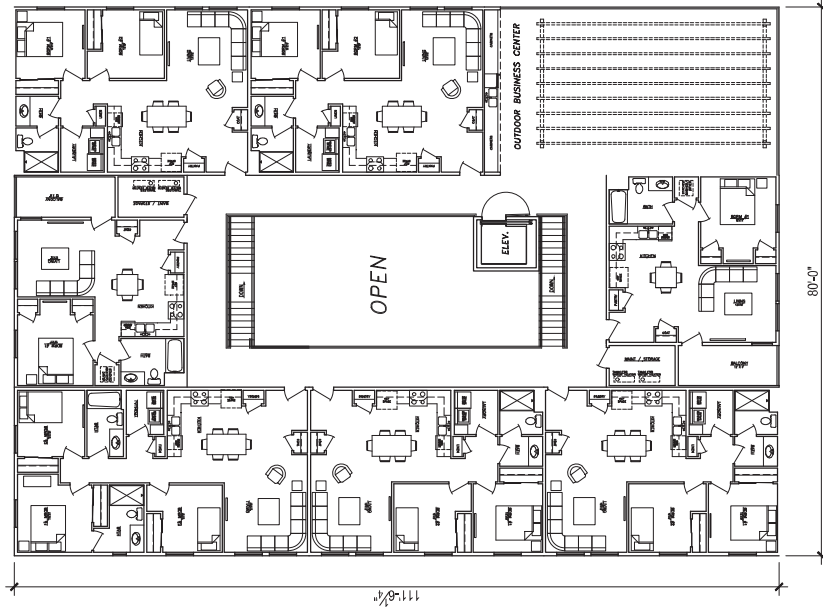


2 2ND FLOOR UNIT LAYOUT  
SCALE: 1/8"=1'-0"

OVERALL DIMENSION: 80'-0" X 111'-6 1/4"

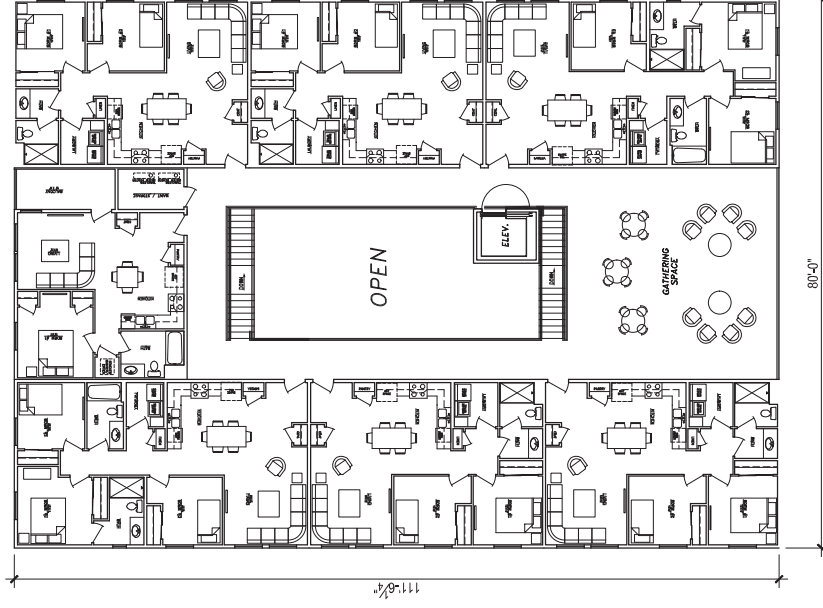






2 4TH FLOOR UNIT LAYOUT

OVERALL DIMENSION: 80'-0" X 111'-6 1/4"



1 3RD FLOOR UNIT LAYOUT

OVERALL DIMENSION: 80'-0" X 111'-6 1/4"



GREENE TINDALL DESIGN  
3047 WARM SPRINGS ROAD, SUITE 500

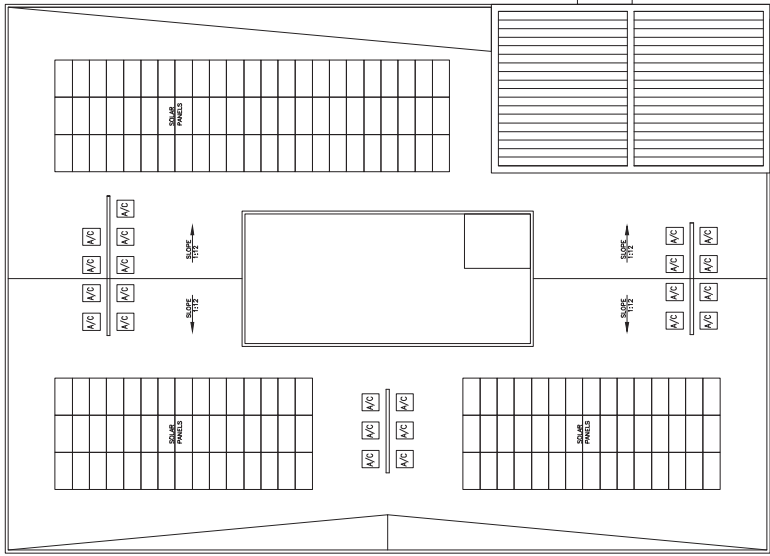
WESTSIDE FLATS

BUILDING FLOOR PLANS - 3RD & 4TH FLOOR PLANS

A2.21

12/09/2024





GREENE TINDALL DESIGN  
3047 WARM SPRINGS ROAD, SUITE 500

WESTSIDE FLATS

BUILDING ROOF PLAN

A2.30

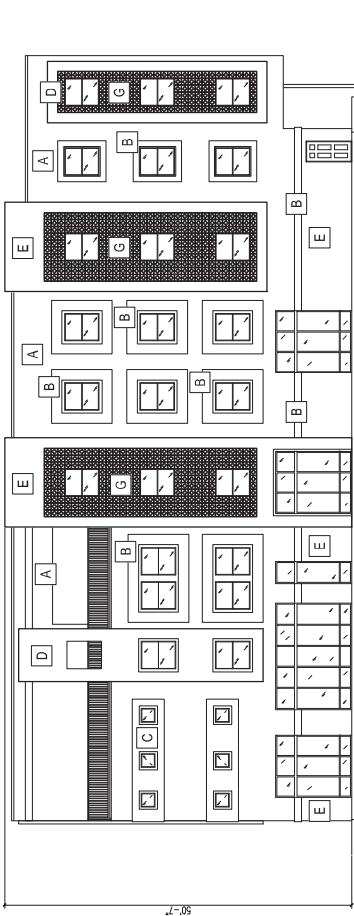
12/09/2024



# ELEVATION KEY NOTES

- A PAINTED STUCCO - PPG PAINTS PPG1002-5 ANTIQUE SILVER
- B PAINTED STUCCO - PPG PAINTS PPG1013-3 WHIRLWIND
- C PAINTED STUCCO - PPG PAINTS PPG1173-7 MAGIC SPELL
- D PAINTED STUCCO - PPG PAINTS PPG1043-7 BLACK FLAME
- E STACKED STONE - EL DORADO STONE DARK RUNDLE
- F PAINTED RAILINGS - PPG PAINTS PPG0995-7 STARLESS SKY
- G PAINTED BREEZE BLOCK - PPG PAINTS PPG1001-1 DELICATE WHITE

NOTE: ALL ROOF TOP MOUNTED EQUIPMENT WILL BE SCREENED FROM BUILD VIEW AND RIGHT-OF-WAY BY PARAPET WALLS  
B. EXTERIOR WALLS AND ARCHITECTURAL FEATURES TO BE IRRADIATED



1 BUILDING EAST FACING ELEVATION  
SCALE: 1/8" = 1'-0"



1 BUILDING SOUTH FACING ELEVATION  
SCALE: 1/8" = 1'-0"

24-0647  
12/30/2024



GREENE TINDALL DESIGN  
3047 WARM SPRINGS ROAD, SUITE 500

WESTSIDE FLATS

LANDSCAPE IMAGES

A3.10  
12/09/2024



## ELEVATION KEY NOTES

- A** PAINTED STUCCO -  
PPG PAINTS PPG1002-5 ANTIQUE SILVER
- B** PAINTED STUCCO -  
PPG PAINTS PPG1013-3 WHIRLWIND
- C** PAINTED STUCCO -  
PPG PAINTS PPG1173-7 MAGIC SPELL
- D** PAINTED STUCCO -  
PPG PAINTS PPG1043-7 BLACK FLAME
- E** STACKED STONE -  
ELORADO STONE DARK RUNDLE
- F** PAINTED RAILINGS -  
PPG PAINTS PPG0695-7 STARLESS SKY
- G** PAINTED BREEZE BLOCK -  
PPG PAINTS PPG1001-1 DELICATE WHITE

NOTE:  
ALL ROOFTOP MOUNTED EQUIPMENT WILL BE  
LOCATED FROM PUBLIC VIEW AND RIGHT-OF-WAY  
BY PARAPET WALLS  
B. EXTERIOR WALLS AND ARCHITECTURAL FEATURES  
TO BE IRR RATED



1 BUILDING WEST FACING ELEVATION  
SCALE: 1/8" = 1'-0"



1 BUILDING NORTH FACING ELEVATION  
SCALE: 1/8" = 1'-0"



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# WESTSIDE FLATS APARTMENTS

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## SHEET INDEX

A0.00	COVER SHEET
A1.00	COLOR SITE PLAN
A1.10	DIMENSIONED SITE PLAN
A1.11	SITE PLAN (FUTURE BIKE LANE)
A1.12	LANDSCAPE PLAN
A1.13	LANDSCAPE IMAGES
A1.20	EXISTING ZONING PLAN
A1.30	OPEN SPACE PLAN
A1.40	FIRE ACCESS PLAN
A2.10	UNIT PLANS
A2.20	1ST & 2ND FLOOR BUILDING PLANS
A2.21	3RD & 4TH FLOOR BUILDING PLANS
A2.30	BUILDING ROOF PLAN
A3.00	CONCEPTUAL RENDERING
A3.01	CONCEPTUAL RENDERING
A3.10	BUILDING ELEVATIONS
A3.11	BUILDING ELEVATIONS
A4.10	BUILDING SECTION

## PROJECT INFO

JURISDICTION:	CITY OF LAS VEGAS
APN:	139-27-110-037 & 139-27-110-038
SITE AREA:	0.33 ACRES
PROPOSED ZONING:	T4 NEIGHBORHOOD (T4-N)
SURROUNDING ZONING:	T4 NEIGHBORHOOD (T4-N)
TOTAL SF:	32,852 S.F.

## VICINITY MAP



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WESTSIDE FLATS

BOOKLET COVER SHEET

A0.00

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- D PAINTED STUCCO - PPG PAINTS PPG1043-7 BLACK FLAME
- E STACKED STONE - ELDERADO STONE DARK RUNDLE
- F PAINTED RAILINGS - PPG PAINTS PPG0995-7 STARLESS SKY
- G PAINTED BREEZE BLOCK - PPG PAINTS PPG1001-1 DELICATE WHITE

NOTE: ALL ROOF TOP MOUNTED EQUIPMENT WILL BE SCREENED FROM BUILD VIEW AND RIGHT-OF-WAY BY PARAPET WALLS  
B. EXTERIOR WALLS AND ARCHITECTURAL FEATURES TO BE IRRADIATED



1 BUILDING EAST FACING ELEVATION  
SCALE: 1/8" = 1'-0"



1 BUILDING SOUTH FACING ELEVATION  
SCALE: 1/8" = 1'-0"

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