



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)

Site Development plan review, variance

Project Address (Location) 13TH ST./ BONANZA TRAIL/ US-95

Project Name Downtown Cottages

Proposed Use R-3

Assessor's Parcel #(s) 139-35-212-015

Ward # 5

General Plan: Existing R-3 Proposed N/A

Zoning: Existing R-3 Proposed N/A

Additional Information

Property Owner Harel Plumbing & Heating, Inc.

Contact Tal Harel

Address 7775 Placid St.

City Las Vegas **State** NV **Zip** 89123

E-mail harelplumbing@gmail.com

Phone 702-290-2122

Applicant Tal Harel

Contact

Address 7775 Placid St.

City Las Vegas **State** NV **Zip** 89123

E-mail

Phone

Representative

Contact

Address

City **State** **Zip**

E-mail

Phone

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

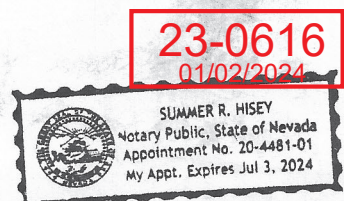
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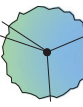
Subscribed and sworn before me

This December day of 21st, 2023

Summer Hisey - Summer Hisey
Notary Public in and for said County and State











PLANTING LEGEND - TREES

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	UNIT SIZE H X W X CAL.	REMARKS
	2	24" BOX	ACACIA ARELURA	MULGA TREE	6' X 3' X 1"	STANDARD TRUNK
	2	24" BOX	PISTACIA CHINENSIS 'RED PUSH'	RED PUSH PISTACHE	8' X 3' X 1"	STANDARD TRUNK ENHANCED
	3	24" BOX	QUERCUS LEX	HOLLY OAK	8' X 3' X 1"	STANDARD TRUNK ENHANCED
	2	24" BOX	VITEX AGNUS-CASTUS	CHASTE TREE	6' X 3' X 1"	STANDARD TRUNK

SYMBOLS MAY BE ROTATED IN PLAN

PLANTING LEGEND - SHRUBS, GROUNDCOVERS, AND GRASSES

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	UNIT SIZE MIN	NOTES
	8	5 GALLON	CALLISTEMON 'LITTLE JOHN'	DWARF BOTLEBRUSH	FULL	-
	5	5 GALLON	DALEA CAPITATA 'SIERRA GOLD'	SIERRA GOLD DALEA	FULL	-
	10	5 GALLON	LANTANA 'RADICANS'	RADIANT LANTANA	FULL	-
	13	5 GALLON	RHAPHIOLEPS INDICA 'PINK LADY'	PINK LADY HAWTHORN	FULL	ENHANCED
	18	5 GALLON	SENA NEMOPHILA	GREEN DESERT CASSIA	FULL	-
	2	5 GALLON	TECOMA STANS 'ORANGE JUBILEE'	ORANGE JUBILEE	FULL	-
	12	5 GALLON	LEUCOPHYLLUM L. 'RIO BRAVO'	COMPACT TEXAS RANGER	FULL	-
	21	5 GALLON	TELCORUM CHAMAEDRYOS	COMPACT GERMANDER	FULL	-

PLACE 2" DEPTH OF 3/4" SCREENED APACHE GOLD® ROCK MULCH FROM KALAMAZOO MATERIALS IN ALL ON-SITE LANDSCAPE PLANTERS, EXCEPT WHERE OTHERWISE NOTED.

1. ALL TREES WITHIN 6' OF HARDSCAPE OR BUILDINGS SHALL BE PLANTED WITH ROOT BARRIERS.
2. ALL PLANTS 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. ALL PLANTS SHALL BE PLANTED WITHIN 12" OF UTILITY LOCATIONS.
5. ALL CONFLICT BETWEEN PLANT MATERIAL AND UTILITIES SHALL BE RESOLVED BY THE OWNER'S REP.
6. KEEP ALL PLANT MATERIAL 6' CLEAR OF FIRE HYDRANTS.
7. ALL TREES PLANTED WITHIN 5' OF A PERIMETER WALL, SIDEWALK, STREET OR PUBLIC UTILITY EASEMENT ADJACENT TO A STREET SHALL BE PLANTED WITH A ROOT SHIELD.
8. ALL TREES PLANTED WITHIN 5' OF A PERIMETER WALL, SIDEWALK, STREET OR PUBLIC UTILITY EASEMENT ADJACENT TO A STREET SHALL BE PLANTED WITH A ROOT SHIELD.
9. NO PLANT MATERIAL ALLOWED WITHIN WATER EASEMENTS. REFER TO CIVIL PLANS.

SITE INFORMATION

APN: 193-3623-015
ADDRESS: NORTH 13TH STREET
LAS VEGAS, NV 89101
JURISDICTION: CITY OF LAS VEGAS
ZONING: MEDIUM DENSITY RESIDENTIAL (R-3)
APPROXIMATE SITE AREA: 3.464 S.F.
SETBACKS: FRONT - 34'-0"
SIDE - 5'-0"
REAR - 15'-0"
BUILDING HEIGHT: 35'-0"
LANDSCAPE: 515% LANDSCAPE AREA
ACTUAL - 1,208 SF
PROPOSED BUILDING AREA:
FIRST FLOOR 844 SQ. FT.



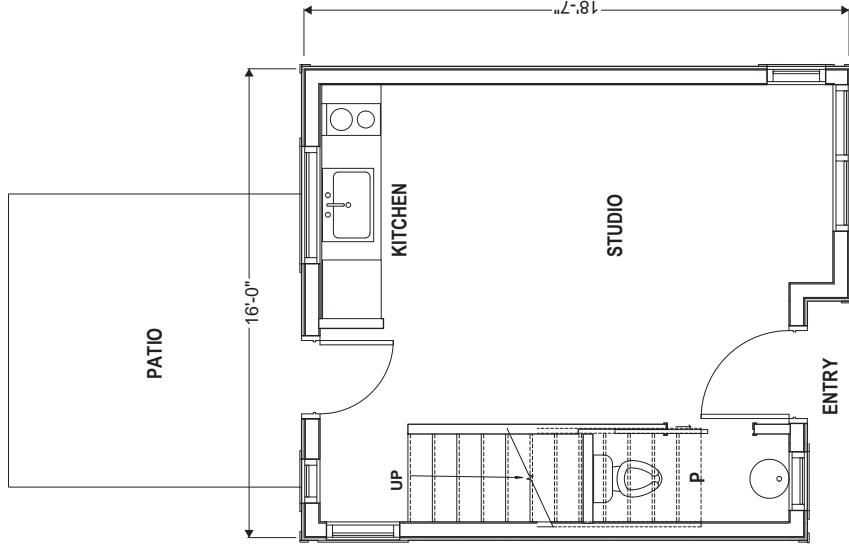
OVERALL SITE PLAN
DOWNTOWN COTTAGES
NEC 13TH STREET & US 95, LAS VEGAS, NV 89101

John Jones
Landscape
Architect
PLLC
702.403.4320
8275 S. Eastern Avenue
#200
Las Vegas, NV 89123

North
Scale: 1/8" = 1'-0"
23-0616
12/20/2023
DATE: 12/20/2023
NADEL JOB #:

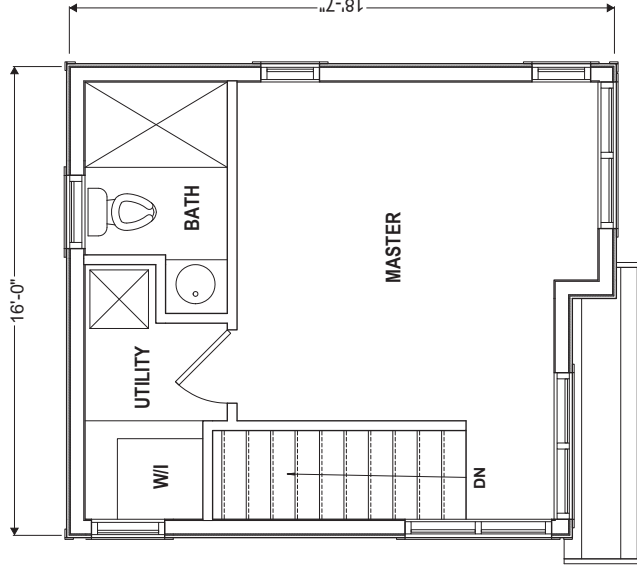
ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES ASSHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION WITHOUT NOTICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE EXHIBIT IS NOT NECESSARILY A REPRESENTATION AS TO DENSITY, TYPE, SIZE, LOCATION, TRUNK OR OCCUPANCY OF ANY BUILDING WITHIN THIS PROJECT.

ALL DRAWINGS AND WRITTEN MATERIAL, APART FROM REFERENCE TO THE ORIGINAL, ARE UNAVAILABLE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. COPYRIGHT 2023, NADEL, INC. ALL RIGHTS ARE RESERVED. WWW.NADELINC.COM



TYPICAL FLOOR PLAN - GROUND LEVEL

281 SF



TYPICAL FLOOR PLAN - LEVEL 2

281 SF

23-0616
12/20/2023
NADEL

DATE: 12-20-2023
NADEL JOB #: 23227

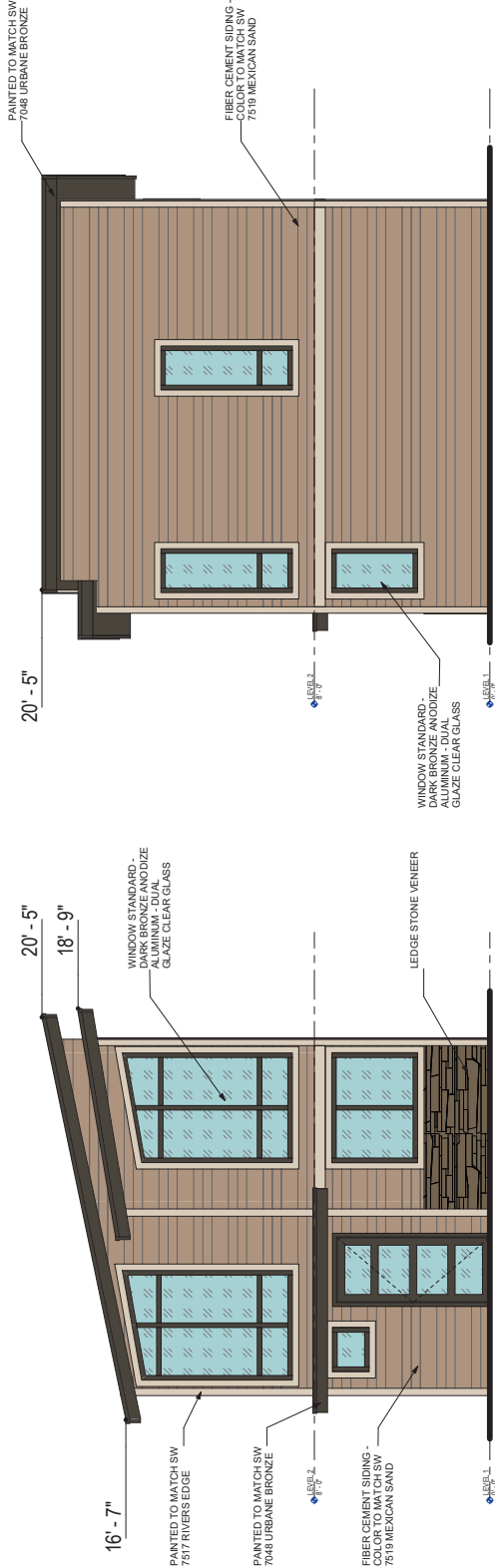
TYPICAL FLOOR PLANS

DOWNTOWN COTTAGES

NEC 13TH STREET & US 95, LAS VEGAS, NV 89101

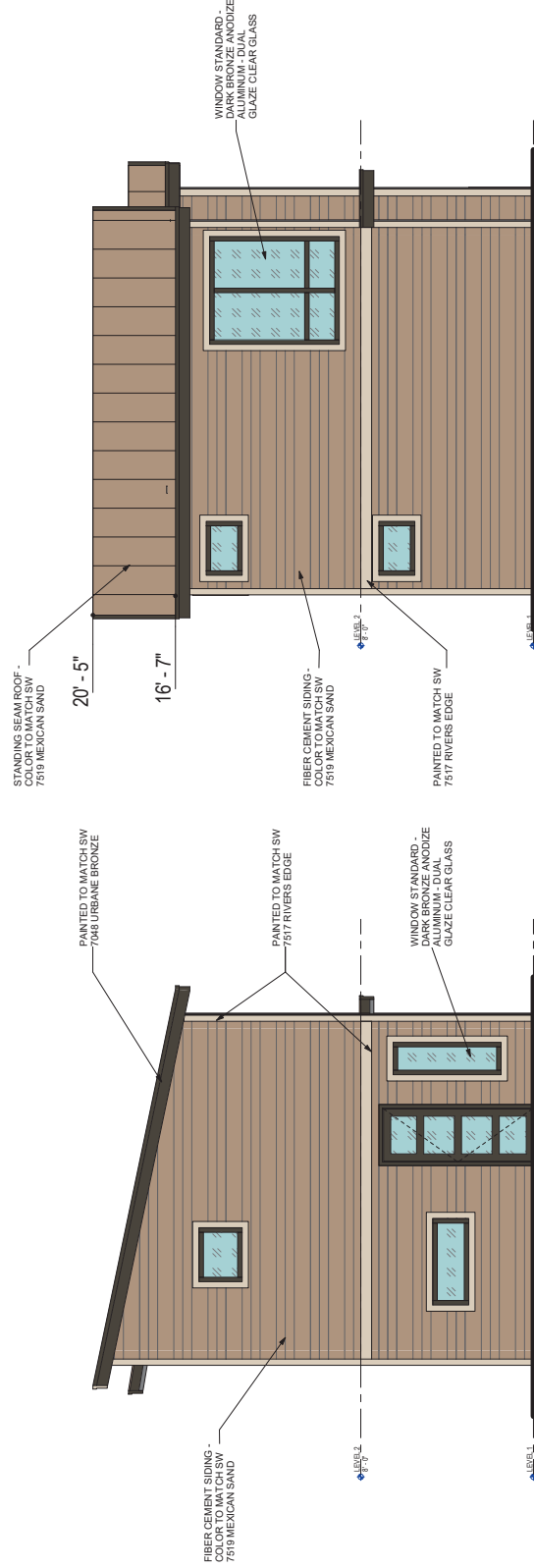
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NADEL NEVADA INC
170 E. WYOMING STREET, SUITE 100
LAS VEGAS, NV 89101
P: 702.886.7770
WWW.NADELNEVADA.COM



UNIT 1 - EAST ELEVATION

UNIT 1 - NORTH ELEVATION



UNIT 1 - WEST ELEVATION

UNIT 1 - SOUTH ELEVATION

23-0616
12/20/2023
DATE: 12-20-2023
NADEL JOB #: 2327

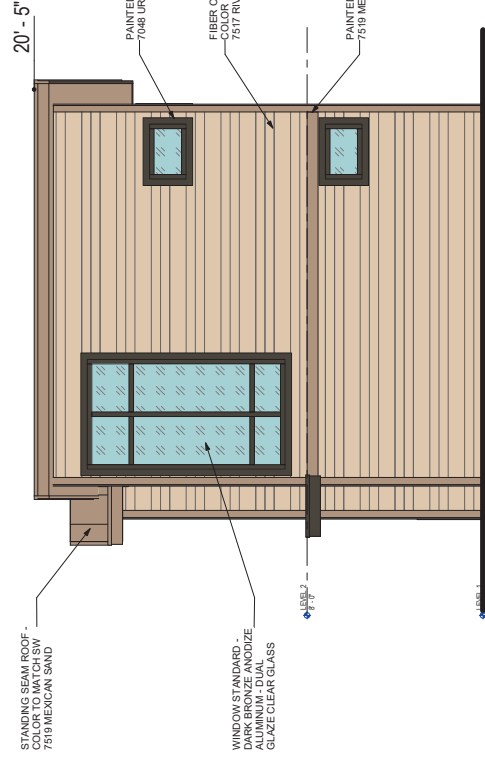
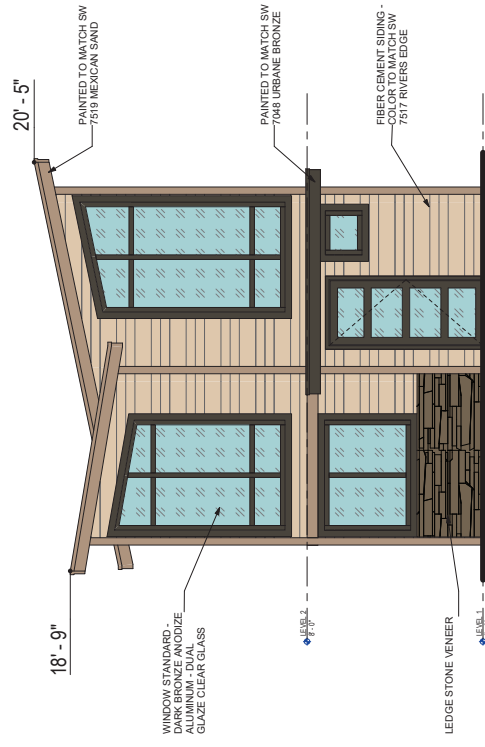
UNIT 1 - ELEVATIONS

DOWNTOWN COTTAGES

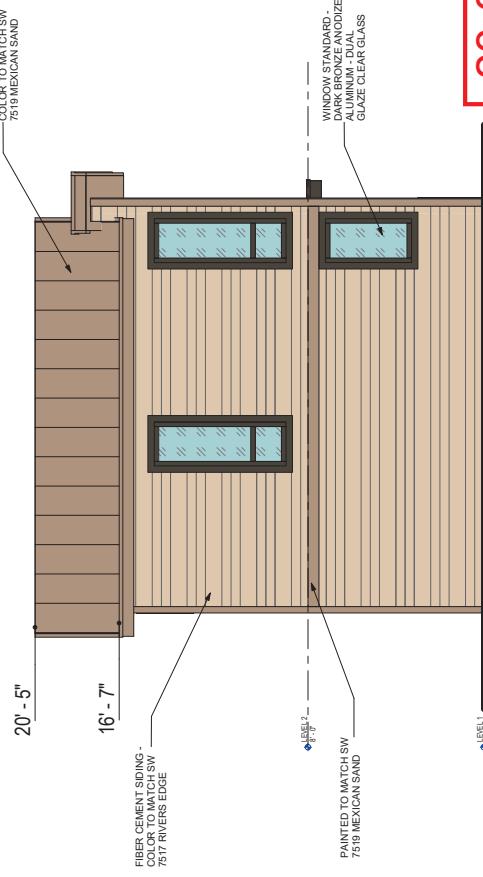
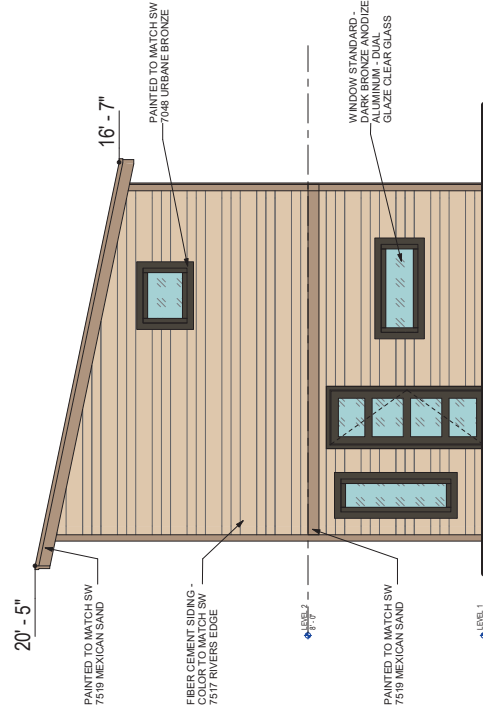
NEC 13TH STREET & US 95, LAS VEGAS, NV 89101

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NADEL NEVADA INC
170 E. WYOMING STREET
SUITE 100
LAS VEGAS, NV 89101
P: 702.886.7770
F: 702.886.7770
WWW.NADDEL.COM



UNIT 2 - WEST ELEVATION



UNIT 2 - EAST ELEVATION



UNIT 2 - NORTH ELEVATION

DATE: 12-20-2023
NADEL JOB #: 23227

NADEL JOB #

UNIT 2 - ELEVATIONS

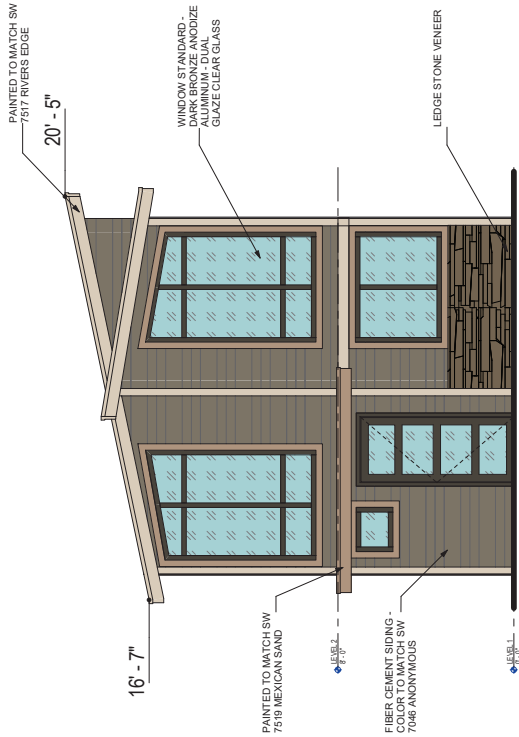
DOWNTOWN COTTAGES

NEC 13TH STREET & US 95, LAS VEGAS, NV 89101

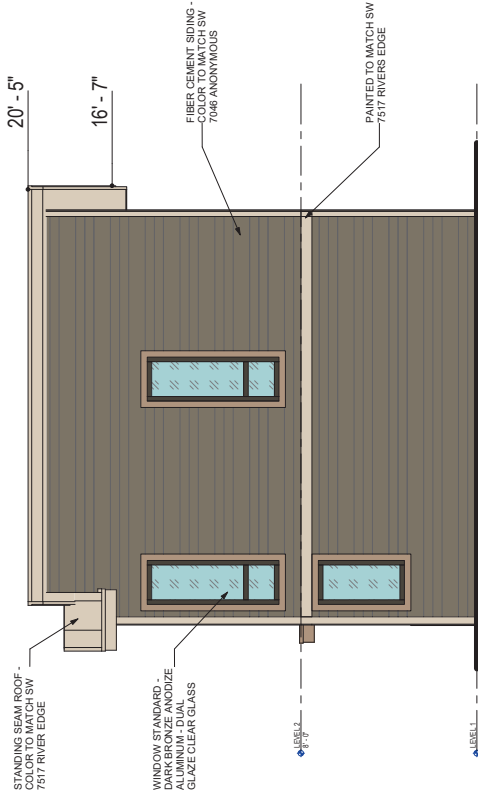
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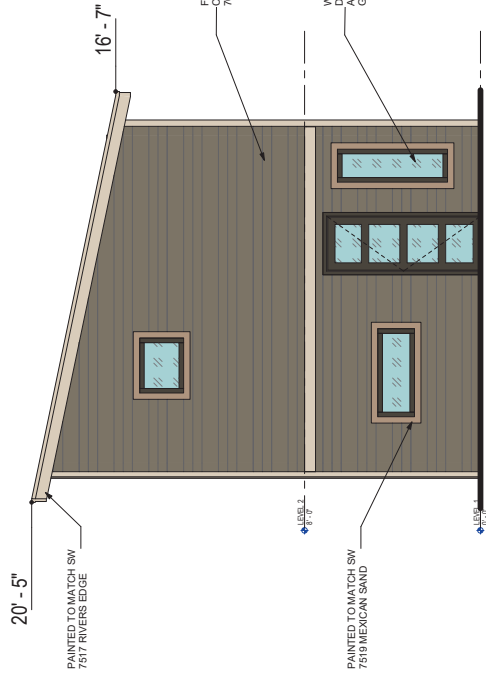
NADEL NEVADA INC
175 E. WARM SPRINGS ROAD
SUITE 100
LAS VEGAS, NV 89119
T. 702.896.2000
F. 702.896.7170
WWW.NADELARC.COM



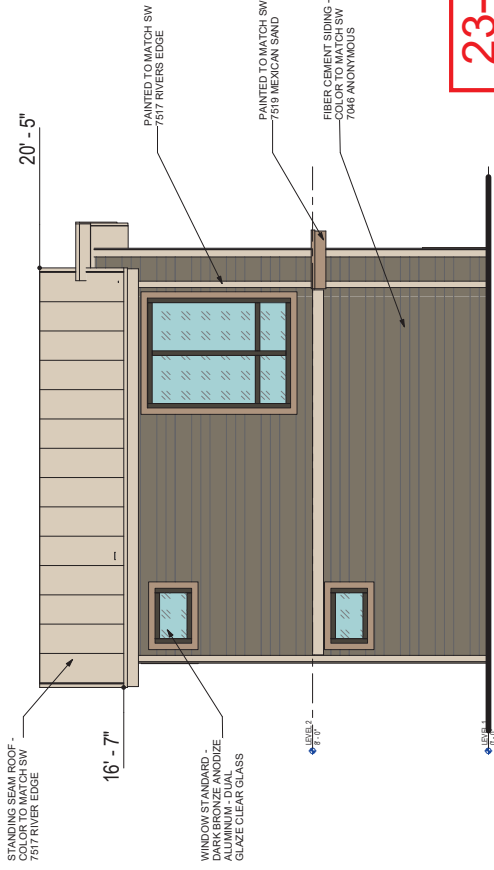
UNIT 3 - WEST ELEVATION



UNIT 3 - SOUTH ELEVATION



UNIT 3 - EAST ELEVATION



UNIT 3 - NORTH ELEVATION

23-0616
12/20/2023
12-20-2023
2327

DATE:
NADEL JOB #:

UNIT 3 - ELEVATIONS

DOWNTOWN COTTAGES

NEC 13TH STREET & US 95, LAS VEGAS, NV 89101

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NADEL NEVADA INC
170 E. WYOMING STREET, SUITE 100
LAS VEGAS, NV 89101
P: 702.886.7770
WWW.NADELNEVADA.COM

E. WARM SPRINGS ROAD
SUITE 100
LAS VEGAS, NV 89119
T. 702.896.2000
F. 702.896.7170
WWW.NADELARC.COM