



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) Extension of Time

Project Address (Location) 3441 West Sahara Avenue, Las Vegas, Nevada 89102

Project Name Sahara West Pods Proposed Use C1

Assessor's Parcel #(s) 162-08-110-001 Ward # 3

General Plan: Existing NMX-U Proposed NMX-U Zoning: Existing C1 Proposed C1

Additional Information _____

Property Owner NB Cubed, LLC Contact Nakul Patel
Address 1016 Golden Age Court City Las Vegas State NV Zip 89144
E-mail Nakul125@gmail.com Phone 928-925-4322

Applicant NB Cubed, LLC Contact Jessica Green, Esq.
Address _____ City _____ State _____ Zip _____
E-mail jessica@hehigherhr.com Phone 702-376-4309

Representative Jessica Green, Esq. Contact Jessica Green, Esq.
Address _____ City _____ State _____ Zip _____
E-mail jessica@hehigherhr.com Phone 702-376-4309

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 Nakul Patel

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

Print Name Nakul Patel

Subscribed and sworn before me

This 10th day of October, 20 24

Notary Public in and for said County and State



SITE DATA

ASSESSOR'S PARCEL NUMBER:	162-06-110-001
CURRENT ZONING:	C-1 (LIMITED COMMERCIAL)
PLANNED USE:	NEIGHBORHOOD MIXED USE CENTER (NMX-4J)
SITE AREAS:	3.5 ACRES
SETBACKS:	REQUIRED FRONT: 20'-0"
REAR:	10'-0"
SIDE (CORNER) -	10'-0"
SIDE (INTERIOR) -	10'-0"
LOT COVERAGE	18% (EXISTING) 21% (PROPOSED)

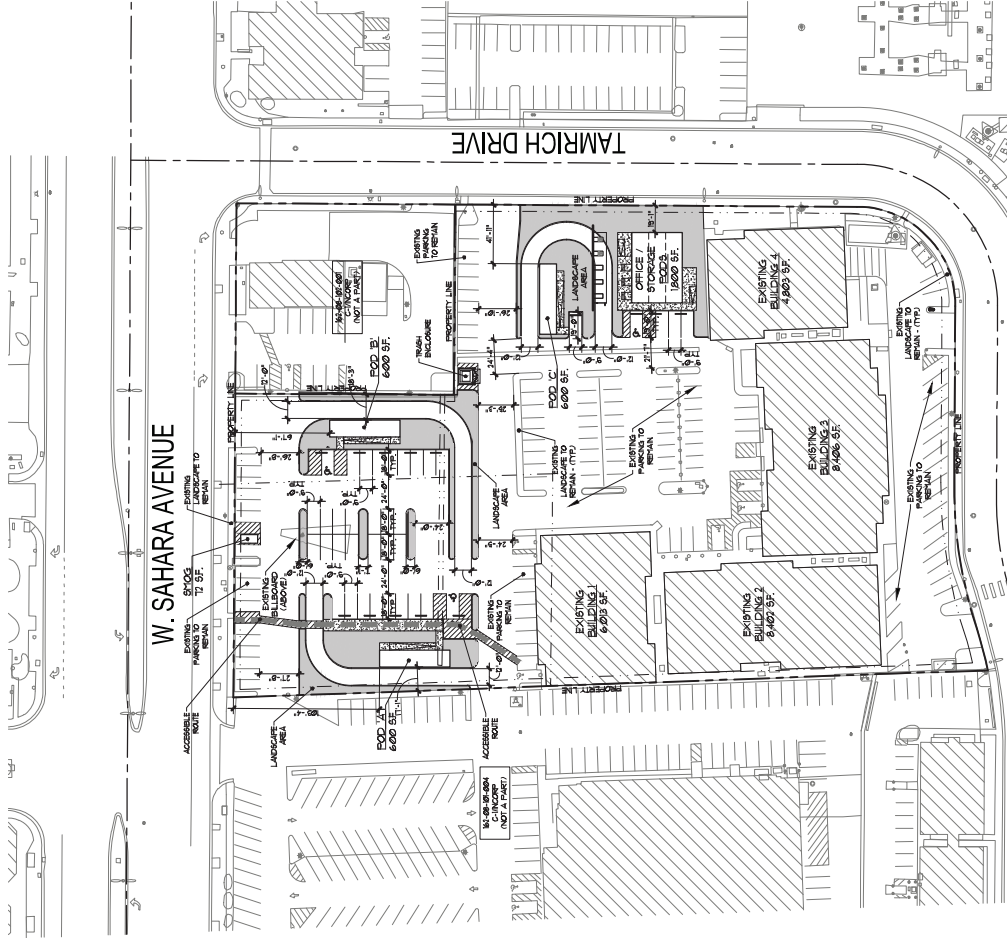
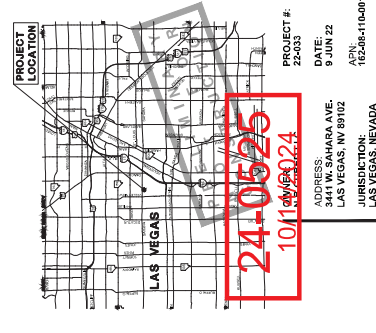
BUILDING DATA

PROPOSED USES:	SHOPPING CENTER
BUILDING AREAS: (NEW)	OFFICE BUILDING - 2,650SF POD 'A' - 600SF POD 'B' - 600SF TOTAL NEW: 4,450SF
BUILDING AREAS: (EXISTING)	BUILDING 1 - 6,013SF BUILDING 2 - 6,407SF BUILDING 3 - 6,406SF BUILDING 4 - 4,803SF TOTAL (EXISTING): 27,629SF
TOTAL (COMBINED):	32,079SF
BUILDING HEIGHTS: (NEW)	OFFICE BUILDING - 01'-0" POD 'A' - 10'-0" POD 'B' - 10'-0" POD 'C' - 10'-0"

PARKING DATA

PARKING REQUIREMENTS:	REQUIRED 129
SHOPPING CENTER (32,074SF) - 1,250SF	PROVIDED 155
ACCESSIBLE PARKING REQUIREMENTS:	REQUIRED 6
151 to 200 -	PROVIDED 8

VICINITY MAP



SITE PLAN
SCALE: 1" = 40'-0"

SAHARA WEST PODS

RWArchitects
Richardson Wetzal Architects
4300 E. Sunset Road Suite E-3
Henderson, NV 89014
Phone 702-736-8822
RWA-design.com

PLANTING LEGEND

TREES:

- 24" BOX 12
PISTACIA CHINENSIS /
CHINESE BISTACHE
- 24" BOX 18
ACACIA STENOPHYLLA /
SHOESTRING ACACIA
- 5 GAL. 40
LEUCOPHYLLUM FRUTESCENS /
TEXAS RANGER
- 5 GAL. 34
SEMPERPARVENSIS /
FEATHERY CASHEA
- 1 GAL. 128
LANTANA NEW GOLD /
NEW GOLD LANTANA

LANDSCAPE MATERIAL

- ROCK MULCH:
REBEL RED D.G. AT 2" DEPTH IN ALL PLANTING
AREAS UNLESS NOTED ON PLAN 3/4"

LANDSCAPE NOTES

ALL TREES SHALL BE PLANTED IN ACCORDANCE WITH THE CITY
OF LAS VEGAS UNIFIED DEVELOPMENT CODE TITLE 16 LANDSCAPE
DESIGN IS CONCEPTUAL & FOR LAND-USE PURPOSES ONLY
SHOWING INTENT TO MEET DEVELOPMENT CODE MINIMUMS. ALL
EXISTING LANDSCAPE AREAS SHOWN ARE TO REMAIN AS IS.

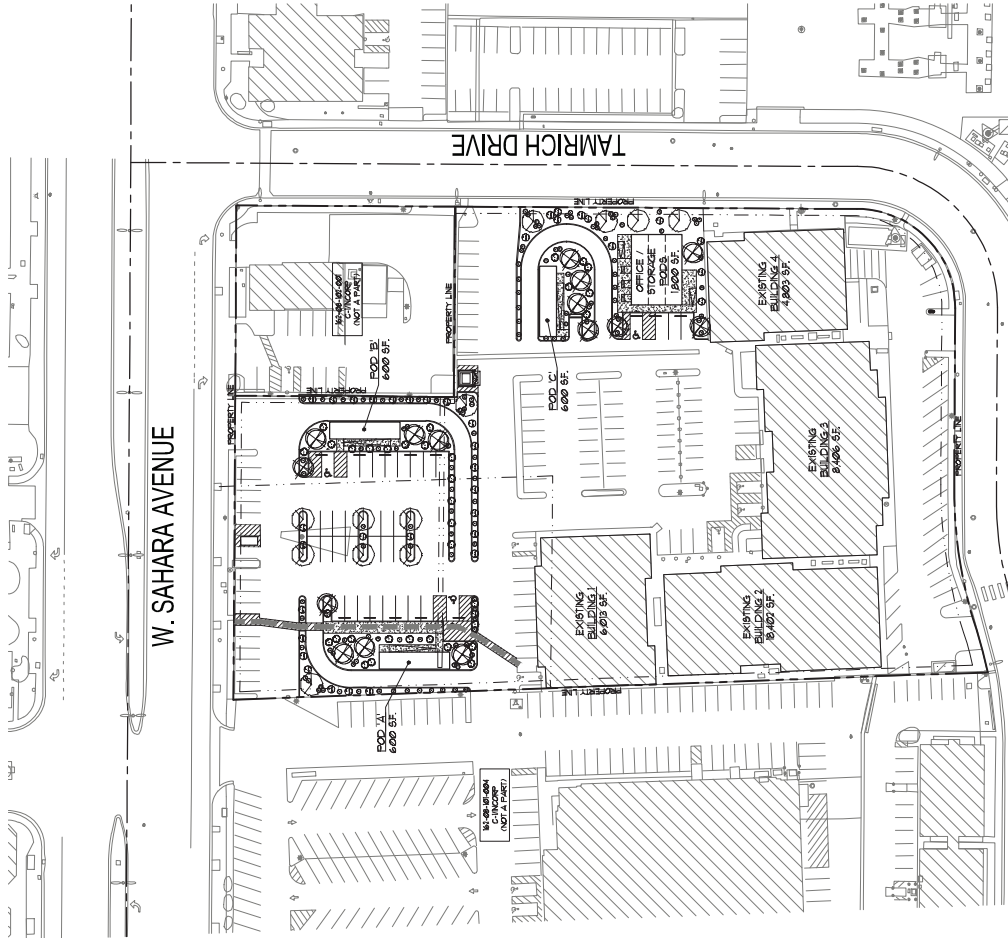
VICINITY MAP



PRELIMINARY
PRODUCTION

24-0525
10/19/2024

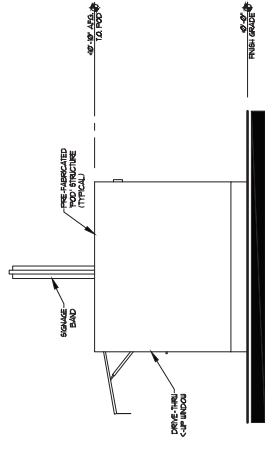
PROJECT #:
24-0525
DATE:
9 JUN 22
ADDRESS:
3441 W. SAHARA AVE.
LAS VEGAS, NV 89102
JURISDICTION:
LAS VEGAS, NEVADA



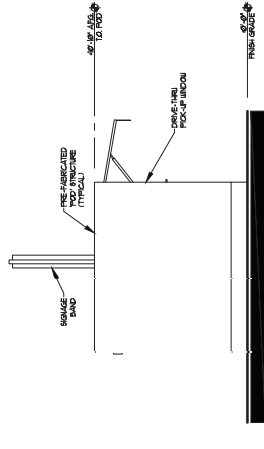
LANDSCAPE PLAN
SCALE: 1" = 40'-0"

SAHARA WEST PODS

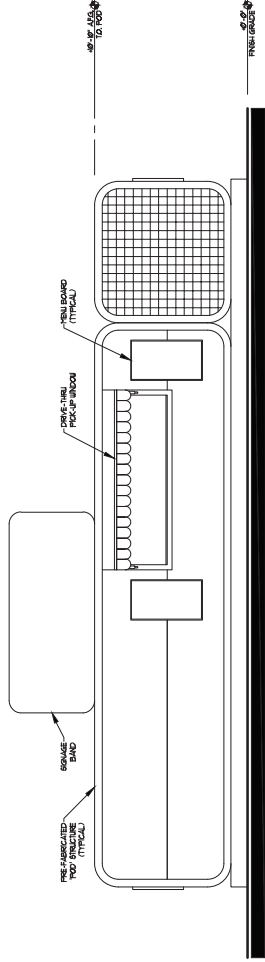
RWA architects
Richardson Wicks Architects
4000 E. Sunset Road Suite E-3
Henderson, NV 89014
Phone: 702-736-8622
RWA-design.com



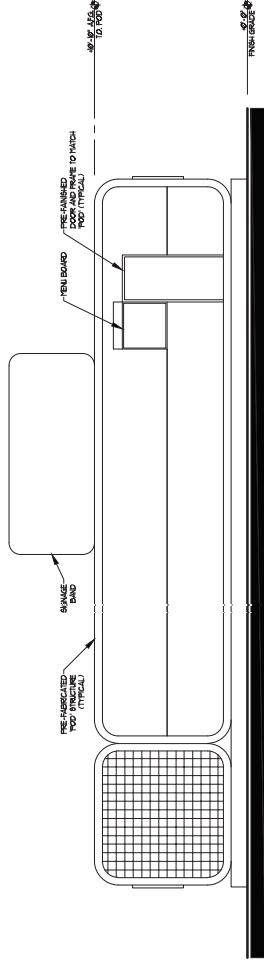
EXTERIOR ELEVATION - POD A (SOUTH)
SCALE: 1/4" = 1'-0"



EXTERIOR ELEVATION - POD A (NORTH)
SCALE: 1/4" = 1'-0"



EXTERIOR ELEVATION - POD A (WEST)
SCALE: 1/4" = 1'-0"



EXTERIOR ELEVATION - POD A (EAST)
SCALE: 1/4" = 1'-0"

SAHARA WEST PODS

24-0525
10110000024

PRELIMINARY
PRODUCTION

PROJECT #:
22433

DATE:
9 JUN 22

ADDRESS:
3441 W. SAHARA AVE.
LAS VEGAS, NV 89122

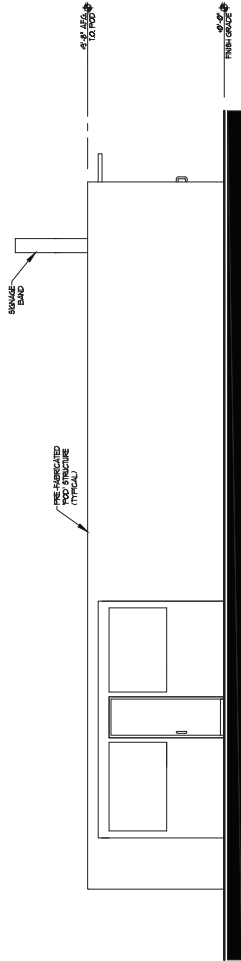
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LAS VEGAS, NEVADA

PROJECT #:
22433

DATE:
9 JUN 22

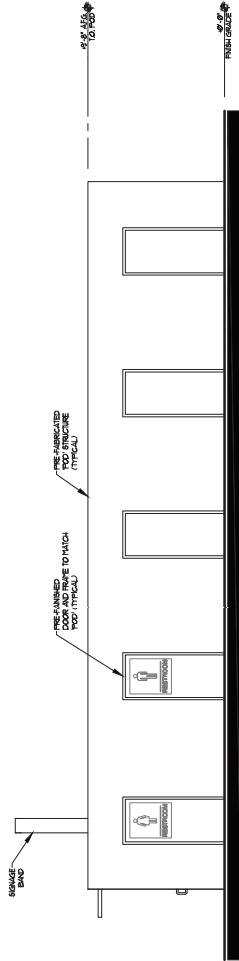
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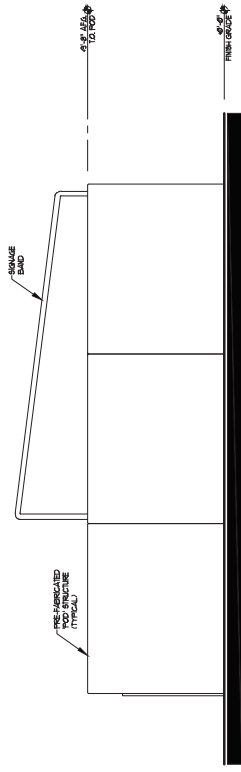
EXTERIOR ELEVATION - OFFICE BUILDING (SOUTH)

SCALE: 1/4" = 1'-0"



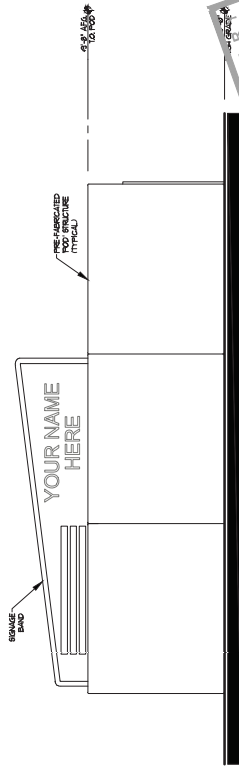
EXTERIOR ELEVATION - OFFICE BUILDING (NORTH)

SCALE: 1/4" = 1'-0"



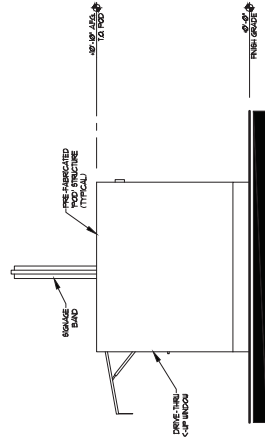
EXTERIOR ELEVATION - OFFICE BUILDING (EAST)

SCALE: 1/4" = 1'-0"



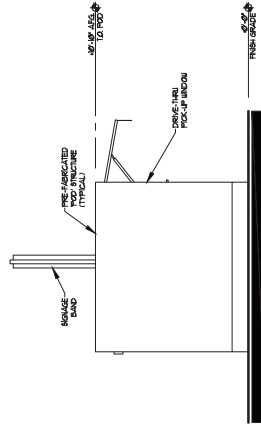
EXTERIOR ELEVATION - OFFICE BUILDING (WEST)

SCALE: 1/4" = 1'-0"



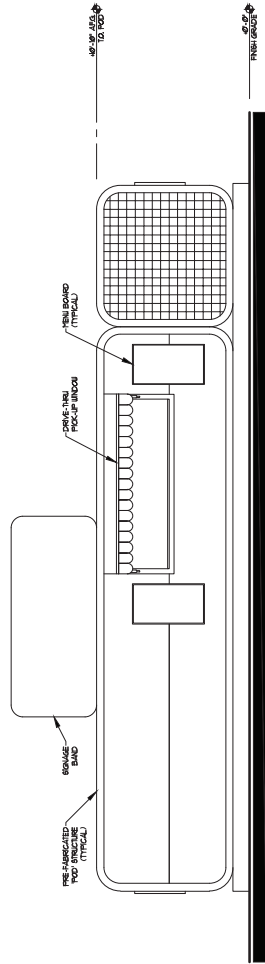
EXTERIOR ELEVATION - POD B (NORTH)

SCALE: 1/4" = 1'-0"



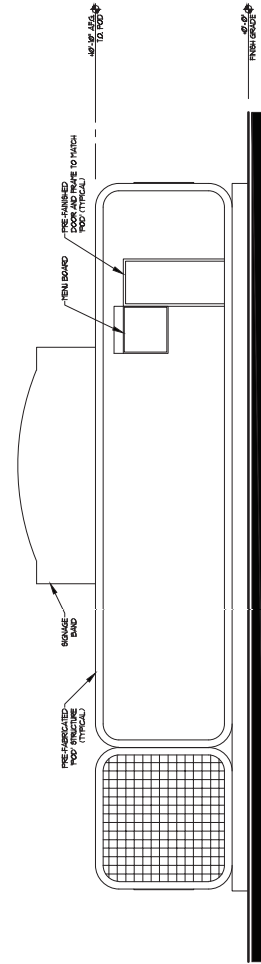
EXTERIOR ELEVATION - POD B (SOUTH)

SCALE: 1/4" = 1'-0"



EXTERIOR ELEVATION - POD B (EAST)

SCALE: 1/4" = 1'-0"



EXTERIOR ELEVATION - POD B (WEST)

SCALE: 1/4" = 1'-0"

SAHARA WEST PODS

24-0525

10/10/2024

PRELIMINARY

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JURISDICTION:

LAS VEGAS, NEVADA

PROJECT #:

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DATE:

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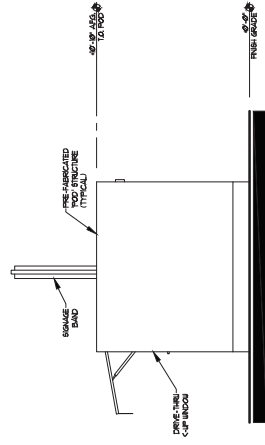
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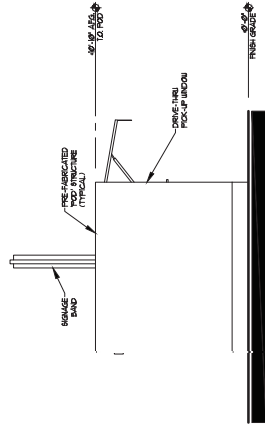
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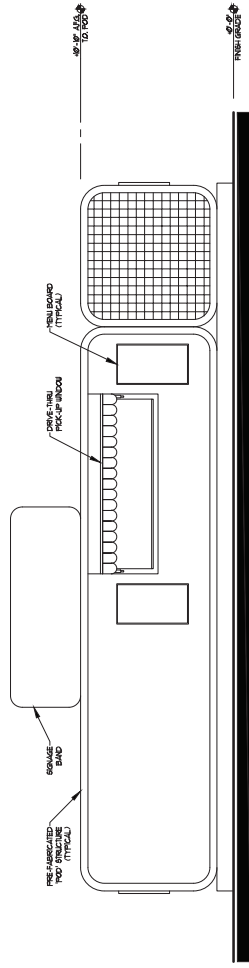
EXTERIOR ELEVATION - POD 'C' (WEST)

SCALE: 1/4" = 1'-0"



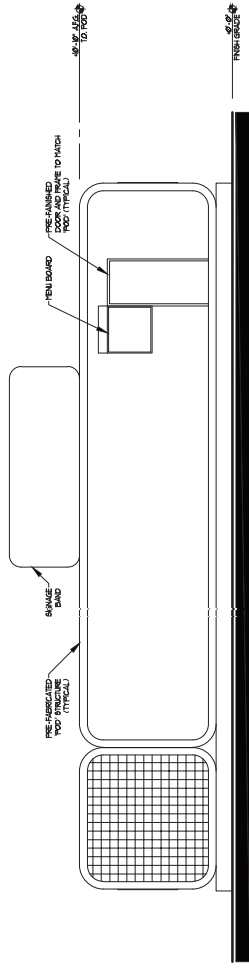
EXTERIOR ELEVATION - POD 'C' (EAST)

SCALE: 1/4" = 1'-0"



EXTERIOR ELEVATION - POD 'C' (NORTH)

SCALE: 1/4" = 1'-0"



EXTERIOR ELEVATION - POD 'C' (SOUTH)

SCALE: 1/4" = 1'-0"

SAHARA WEST PODS