



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)

Project Address (Location) 306 N 9TH ST LAS VEGAS, NV 89101

Project Name 9th AND STEWART Proposed Use MULTI FAMILY

Assessor's Parcel #(s) 139-34-612-069 Ward #

General Plan: Existing X Proposed Zoning: Existing X Proposed

Additional Information THIS APPLICATION FOR EXTENSION ON RDA APPROVAL AND ADDITIONAL APPROVALS THAT MIGHT BE EXPIRING

Property Owner DANIEL GUEVARA

Address 13012 CRENSHAW BLVD.

E-mail DANIEL@RAMDA.COM

RAMDA PROPERTIES, NEVADA, LLC

Contact

City GARDENA State CA Zip 90249

Phone 310-538-2136

Applicant RAMDA PROPERTIES NEVADA LLC

Address 306 N 9TH ST

E-mail STEWARTNINTH@GMAIL.COM

Contact DANIEL GUEVARA

City LAS VEGAS State NV Zip 89101

Phone 310-930-8565

Representative MICHAEL BANDZEJ

Address 306 N 9TH ST

E-mail STEWARTNINTH@GMAIL.COM

Contact MICHAEL BANDZEJ

City LAS VEGAS State CA Zip 89101

Phone 702-628-3607

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 [Signature]

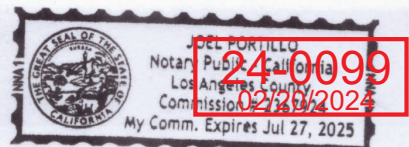
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

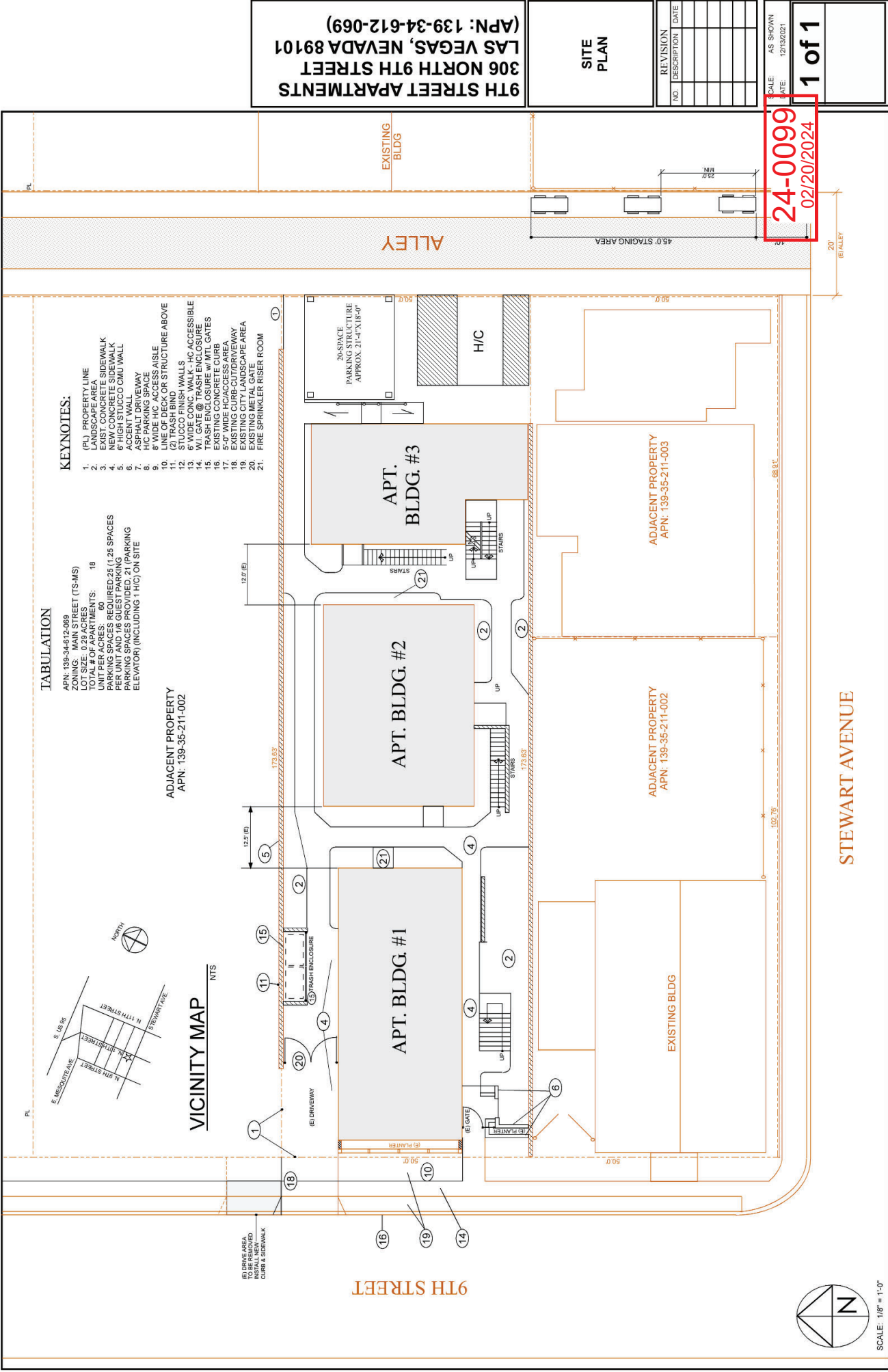
Print Name DANIEL Guevara.

Subscribed and sworn before me

This 16 day of February, 2024

Notary Public in and for said County and State





TABULATION

APN: 139-34-612-069
ZONING: R1-1
LOT SIZE: 0.28 ACRES
TOTAL # OF APARTMENTS: 18
UNIT PER ACRES: 60
PARKING SPACES REQUIRED: 25 (1.25 SPACES PER UNIT)
PARKING SPACES PROVIDED: 21 (PARKING ELEVATOR) (INCLUDING 1 HIC) ON SITE

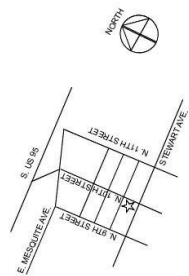
KEYNOTES:

- (R1) PROPERTY LINE
- LANDSCAPE AREA
- EXIST. CONCRETE SIDEWALK
- NEW CONCRETE SIDEWALK
- ASPHALT DRIVEWAY
- ACCENT WALL
- ASPHALT DRIVEWAY
- HIC PARKING SPACE
- 8' WIDE HIC ACCESS AISLE
- NEW DOCK OR STRUCTURE ABOVE
- EXIST. TRASH BLDG
- STUCCO FINISH WALLS
- 6' WIDE CONC. WALK - HC ACCESSIBLE
- WI. GATE @ TRASH ENCLOSURE
- TRASH ENCLOSURE W/ METAL GATES
- EXISTING CONC. DRIVEWAY
- 5'-0" WIDE HIC/ACCESS AREA
- EXISTING CURB-CUT/DRIVEWAY
- EXISTING CITY LANDSCAPE AREA
- EXISTING METAL GATE
- FIRE SPRINKLER RISER ROOM

ADJACENT PROPERTY
APN: 139-35-211-002

ADJACENT PROPERTY
APN: 139-35-211-002

ADJACENT PROPERTY
APN: 139-35-211-003



VICINITY MAP

NTS

9TH STREET

STEWART AVENUE



SCALE: 1/8" = 1'-0"

9TH STREET APARTMENTS
306 NORTH 9TH STREET
LAS VEGAS, NEVADA 89101
(APN: 139-34-612-069)

SITE PLAN

NO.	REVISION	DESCRIPTION	DATE

SCALE: AS SHOWN
DATE: 12/13/2021

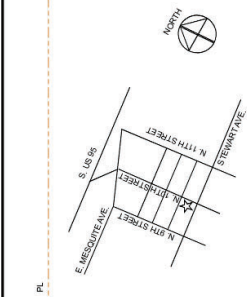
24-0099
02/20/2024

1 of 1

PLANT LEGEND

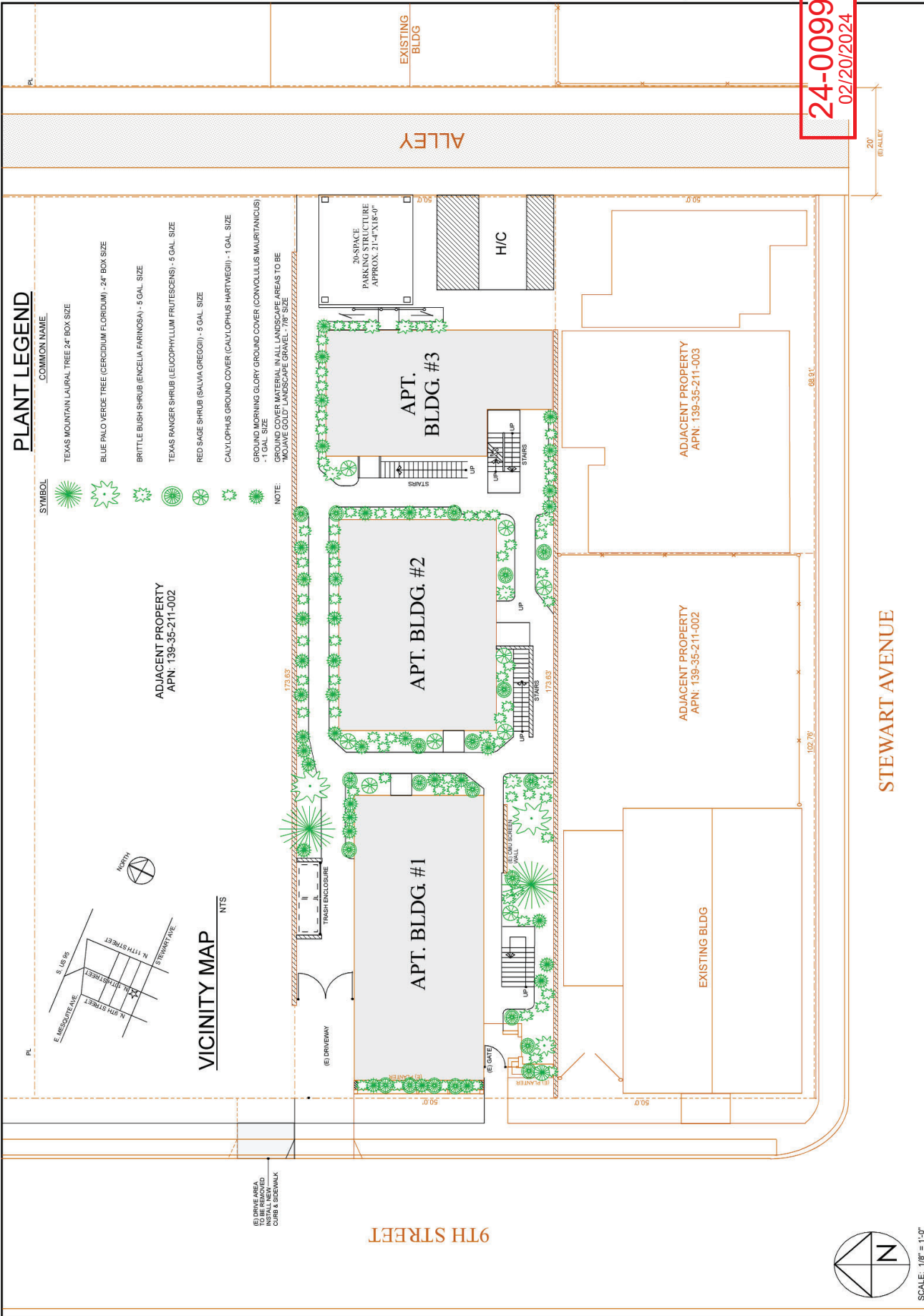
SYMBOL	COMMON NAME
	TEXAS MOUNTAIN LAUREL TREE 24" BOX SIZE
	BLUE PALO VERDE TREE (CERCIDIUM FLORIDUM) - 24" BOX SIZE
	BRITTLE BUSH SHRUB (ENCLEIA FARINOSA) - 5 GAL. SIZE
	TEXAS RANGER SHRUB (LEUCOPHYLLUM FRUTESCENS) - 5 GAL. SIZE
	RED SAGE SHRUB (SALVIA GREGGII) - 5 GAL. SIZE
	CALYLOPHUS GROUND COVER (CALYLOPHUS HARTWEGII) - 1 GAL. SIZE
	GROUND MORNING GLORY GROUND COVER (CONVOLVULUS MAURITANICUS) - 1 GAL. SIZE
NOTE: GROUND COVER MATERIAL IN ALL LANDSCAPE AREAS TO BE PLANTED IN 5" GROUND COVER (18" MIN. SPACING)	

ADJACENT PROPERTY
APN: 139-35-211-002



VICINITY MAP

NTS



9TH STREET

STEWART AVENUE



SCALE: 1/8" = 1'-0"

9TH STREET APARTMENTS
306 NORTH 9TH STREET
LAS VEGAS, NEVADA 89101
(APN: 139-34-612-069)

LANDSCAPE
PLAN

NO.	REVISION	DESCRIPTION	DATE

SCALE: AS SHOWN
DATE: 12/13/2021
24-0099
02/20/2024
2 of 2

9TH STREET APARTMENTS
REMODEL OF EXISTING APTS.
9TH ST. NEAR STEWART ST., LAS VEGAS

160 W. Charleston Blvd., Suite
Las Vegas, NV 89102

BLDG. 1 EXTERIOR ELEVATIONS

date	08-14-2021
scale	1/4" = 1'-0"
drawn	T.O./JK
check	

A-7

KEYNOTES

1. STUCCO-SAND FINISH, COLOR INDICATED
2. GALV. MTL. STAIR RAILING, W/ PERFORATED HOLE DESIGN-UNPAINTED
3. ALUM. WINDOWS-UNFINISHED-ALUM. COLOR
4. MTL. PANEL DOOR-LIGHT TAN COLOR
5. STUCCOED POP-OUT WALL PLANE AREAS-
6. STUCCO OVER 1" THICK STYROFOAM
7. EXIST. WOOD POSTS
8. EXIST. 2" HIGH CMU PLANTER WALL
9. EXIST. 5.8" HIGH CMU FIN WALL
10. EXIST. STUCCOED FIN WALL BETOND
11. DECK LINE BEYOND
12. GALV. MTL. STAIR STRINGER-UNPAINTED



BLDG. 1 WEST ELEVATION

$$1/4" = 1'-0"$$

KEYNOTES SAME AS SOUTH ELEV, U.N.O.



BLDG. 1 SOUTH ELEVATION

$$\underline{1/4" = 1'-0"}$$

BLDG. 1 EAST ELEVATION

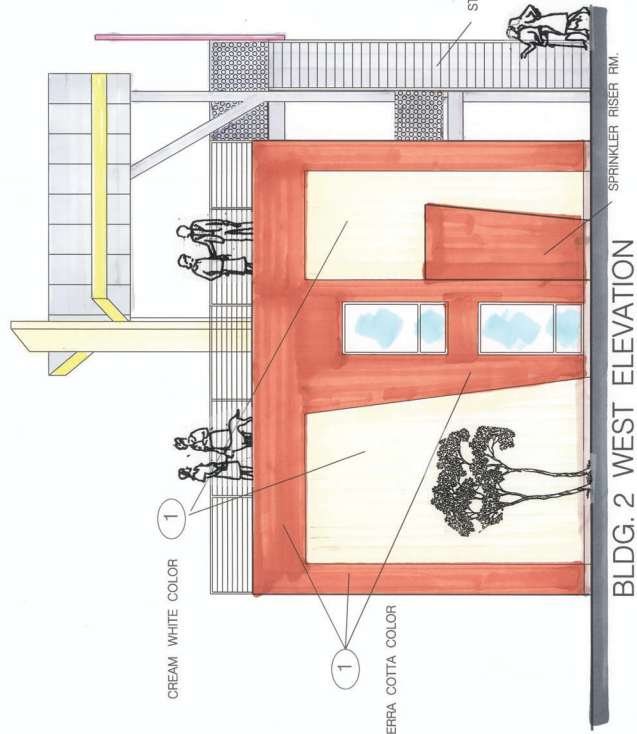
1/4" = 1'-0"

KEYNOTES SAME AS SOUTH ELEV., U.N.O.



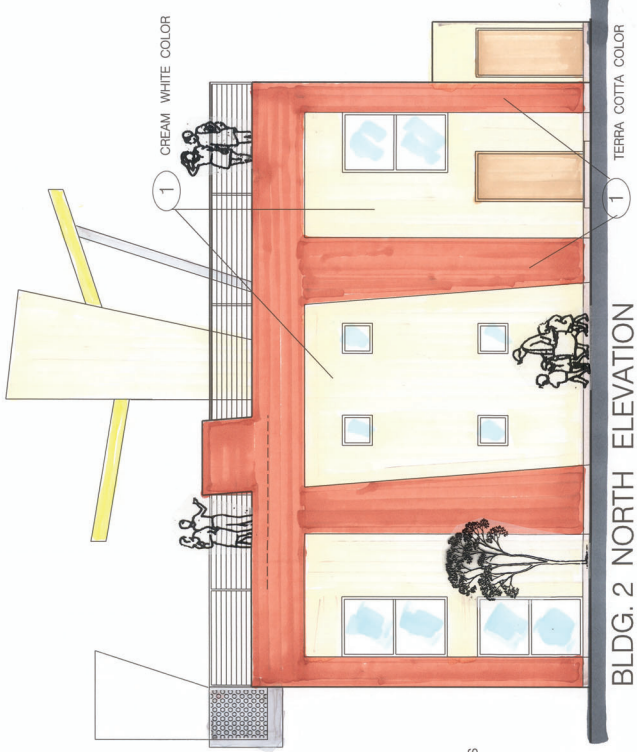
KEYNOTES

1. STUCCO-SAND FINISH, COLOR INDICATED
2. GALV. MTL. STAIR RAILING, W/ UNPAINTED
3. FLOORING DESIGNED ALUM. COLOR
4. MTL. PANEL DOOR-LIGHT TAN COLOR
5. STUCCOED POP-OUT WALL PLANE AREAS-
6. 8" STUCCO OVER 1" THICK STYROFOAM
7. 8" DIA. GALV. STL. PIPE COL. (UNPAINTED)
8. STUCCOED FIN WALL BEYOND
9. AUTO. PAINT
10. SILVER STANDING SEAM, MTL. ROOF
11. 2" SQ. GALV. STL. RAILING MEMBERS-
12. UNPAINTED STL. CABLE RAILING
13. MULTI-COLORED NEON MARTINI GLASS LOGO
14. "KALWALL" TYPE PLASTIC/STYROFOAM SANDWICH PANEL, TRANSLUCENT FIN WALL
15. GALV. STL. STAIR STRINGER-UNPAINTED



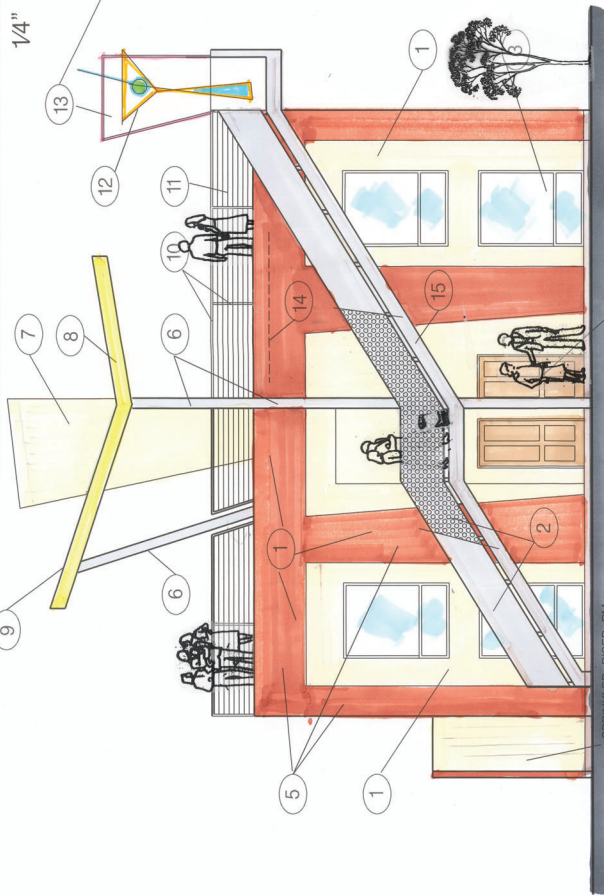
BLDG. 2 WEST ELEVATION

1/4" = 1'-0"



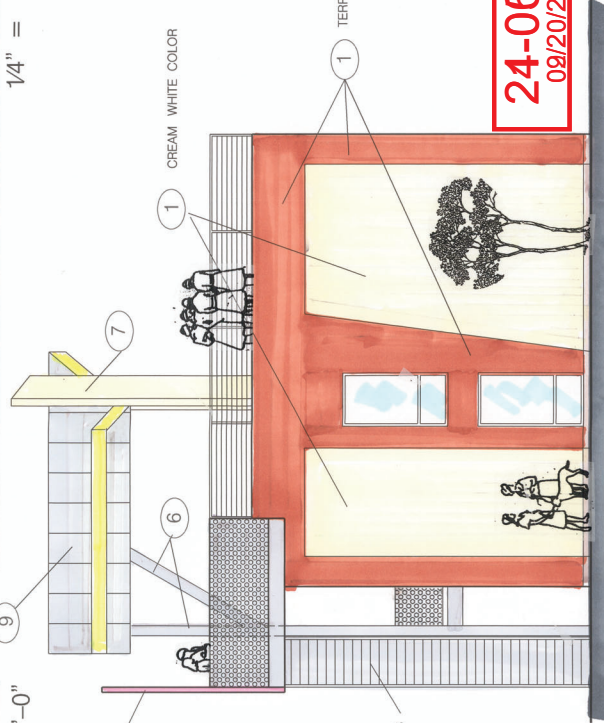
BLDG. 2 NORTH ELEVATION

1/4" = 1'-0"



BLDG. 2 SOUTH ELEVATION

1/4" = 1'-0"



BLDG. 2 EAST ELEVATION

KEYNOTES SAME AS SOUTH ELEV., U.N.O. 1/4" = 1'-0"

24-0600
09/20/2024

BLDG. 2 EXTERIOR ELEVATIONS



ARCHITECTURE
DESIGN AND
DEVELOPMENT

702-382-0427
fax: 382-4602

2000 W. Charleston Blvd. Suite 200
Las Vegas, NV 89102

9TH STREET APARTMENTS
REMODEL OF EXISTING APTS.
9TH ST. NEAR STEWART ST., LAS VEGAS

REVISIONS	BY

Date: 08-14-2021
Scale: 1/4" = 1'-0"
Drawn: T.D./J.K.
C.D.
Sheet: A-8

REVISIONS	BY

9TH STREET APARTMENTS
REMODEL OF EXISTING APTS.
9TH ST. NEAR STEWART ST., LAS VEGAS



ARCHITECTURE
DESIGN AND
DEVELOPMENT

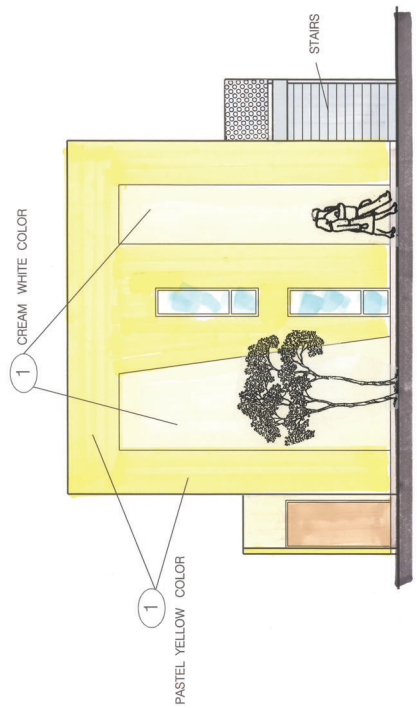
702-382-0427
Fax: 382-9662

2500 N. Charleston Blvd. Suite 2
Las Vegas, NV 89102

BUILDING 3 EXTERIOR ELEVATIONS

Date	08-14-2021
Scale	1/4" = 1'-0"
Drawn	T.O./J.K.
Check	

A-9



BLDG. 3 NORTH ELEVATION

1/4" = 1'-0"

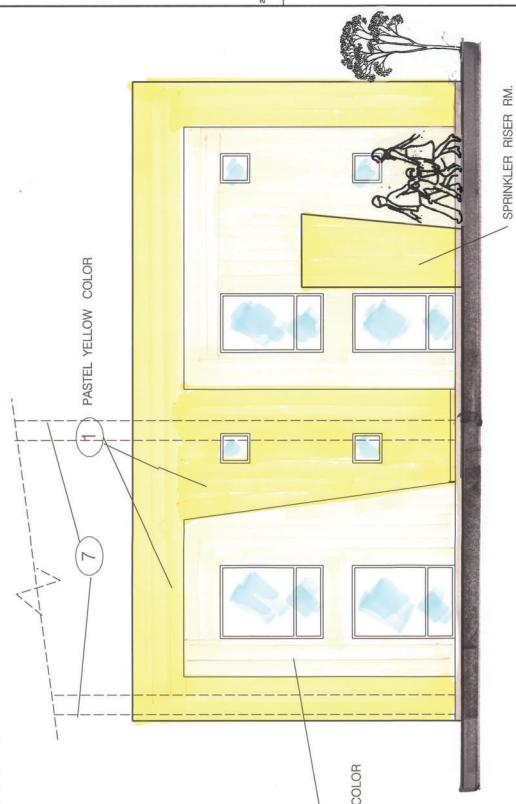
KEYNOTES

1. STUCCO-SAND FINISH COLOR INDICATED
2. GALV. MTL. STAIR RAILING W/ PERFORATED CIRCLES DESIGN UNPAINTED
3. GALV. MTL. STAIR RAILING TAN COLOR
4. MTL. PANEL DOOR-LIGHT TAN COLOR
5. STUCCOED POP-OUT WALL PLANE AREAS-
6. STUCCO OVER 1" THICK STYROFOAM
7. GALV. STL. STAIR STRINGER- UNPAINTED
8. PRE-FAB CAR PARKING VERTICAL STORAGE STRUCTURE -SEE ENCLOSED SUBMITTAL SPECS. FOR ELEVATION & PLAN

BLDG. 3 SOUTH ELEVATION

1/4" = 1'-0"

KEYNOTES SAME AS WEST ELEV., U.N.O.



BLDG. 3 EAST ELEVATION

1/4" = 1'-0"

BLDG. 3 WEST ELEVATION

24-0000
14" 24-0000
09/20/2024

KEYNOTES SAME AS WEST ELEV., U.N.O.
0' 5' 15' 25'

9TH STREET APARTMENTS
REMODEL OF EXISTING APTS.
9TH ST. NEAR STEWART ST., LAS VEGAS

160 W. Charleston Blvd., Suite
Las Vegas, NV 89102

BLDG. 1 EXTERIOR ELEVATIONS

date	08-14-2021
scale	1/4" = 1'-0"
drawn	T.O./JK
check	

A-7

KEYNOTES

1. STUCCO SAND FINISH COLOR INDICATED
2. GALV. MTL. STAIR RAILING W/ PERFORATED HOLE DESIGN-UNPAINTED
3. ALUM. WINDOWS-UNFINISHED ALUM. COLOR
4. MTL. PANEL DOOR-LIGHT TAN COLOR
5. STUCCOED POP-OUT WALL PLANE AREAS-
6. STUCCO OVER 1" THICK STYROFOAM
7. EXIST. WOOD POSTS
8. EXIST. 2" HIGH CMU PLANTER WALL
9. EXIST. 5.8" HIGH CMU FIN WALL
10. EXIST. STUCCOED FIN WALL BETOND
11. DECK LINE BEYOND
12. GALV. MTL. STAIR STRINGER- UNPAINTED



BLDG. 1 WEST ELEVATION

$$1/4" = 1'-0"$$

KEYNOTES SAME AS SOUTH ELEV, U.N.O.



BLDG. 1 SOUTH ELEVATION

$$\underline{1/4" = 1'-0"}$$

BLDG. 1 EAST ELEVATION

1/4" = 1'-0"

KEYNOTES SAME AS SOUTH ELEV., U.N.O.



9TH STREET APARTMENTS
REMODEL OF EXISTING APTS.
9TH ST. NEAR STEWART ST., LAS VEGAS

ARCHITECTURE
DESIGN AND
DEVELOPMENT

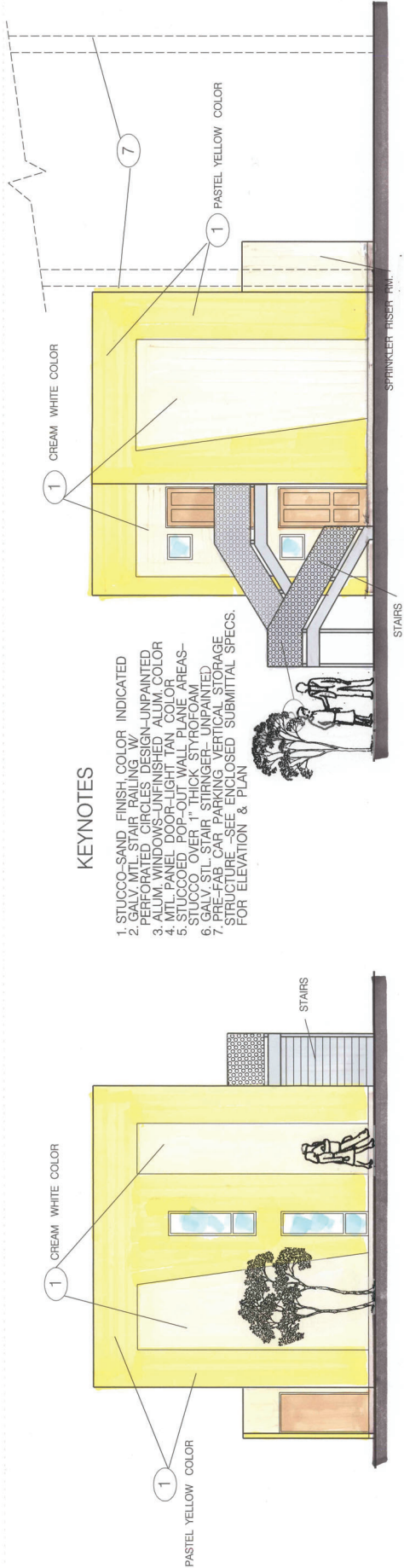
702-382-0427
fax. 382-9952

2160 W. Charleston Blvd. Suite J
Las Vegas, NV 89102

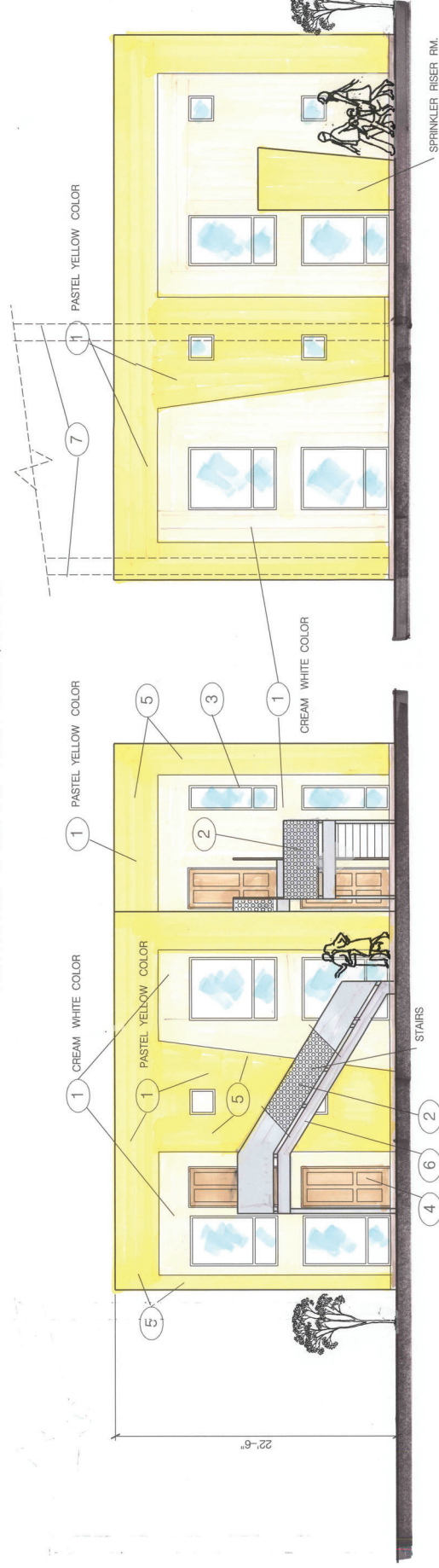
BUILDING 3 EXTERIOR ELEVATIONS

Date:	08-14-2021
Scale:	1/4" = 1'-0"
Drawn:	T.O./J.K.
Job:	

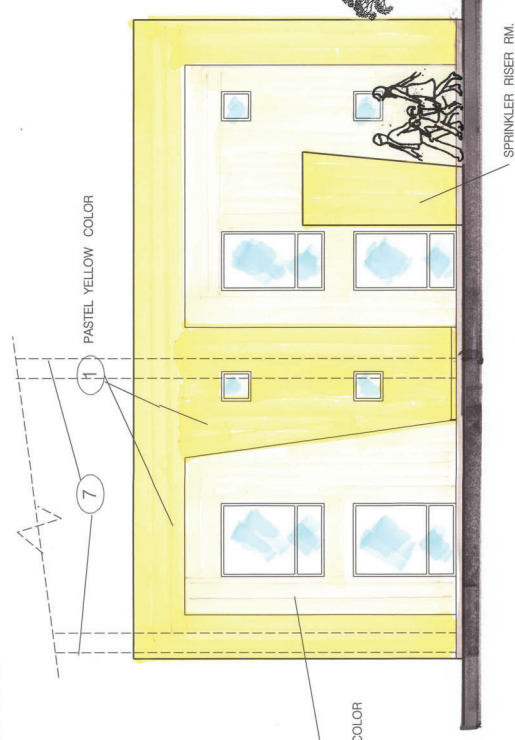
A-9



BLDG. 3 NORTH ELEVATION

$$\underline{1/4" = 1'-0"}$$


BLDG. 3 WEST ELEVATION

$$\overline{1/4'' = 1'-0''}$$


BLDG. 3 EAST ELEVATION

~~14"24~~

KEYNOTES SAME AS WEST FLEV. UNO 02/20/2024



REVISIONS	BY

9TH STREET APARTMENTS
REMODEL OF EXISTING APTS.
9TH ST. NEAR STEWART ST., LAS VEGAS



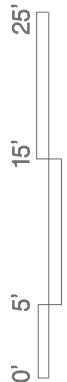
ARCHITECTURE
DESIGN AND
DEVELOPMENT

702-382-0427
Fax: 332-6992

200 N. Charleston Blvd. Suite J
Las Vegas, NV 89102

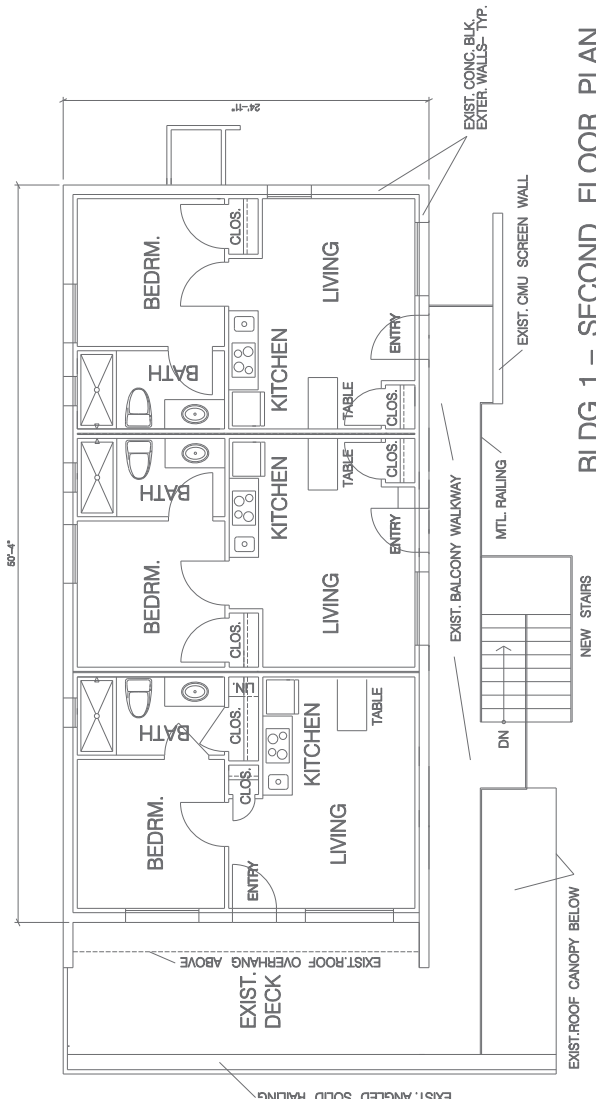
BLDG. 1 FLOOR PLANS

Date: 08-14-2024
Scale: 1/4" = 1'-0"
Drawn: T.O./J.K.
App:
Sheet: A-3



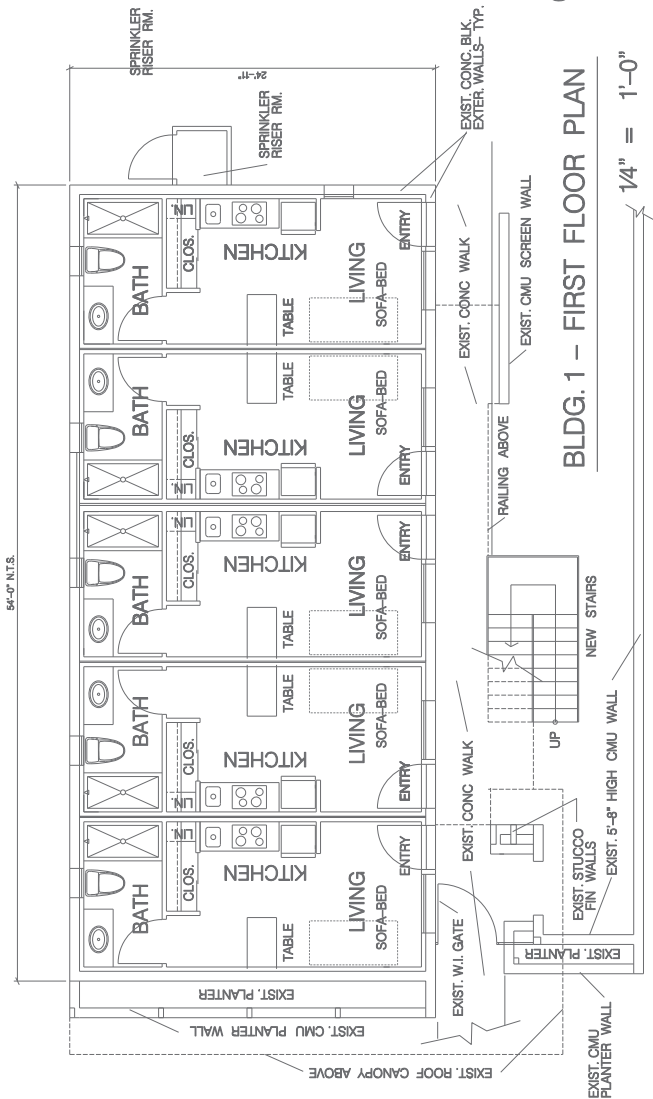
24-0099
02/20/2024

NOTE: ALL APT. UNIT FLOOR PLANS &
INTERIOR WALLS ARE NEW



BLDG. 1 – SECOND FLOOR PLAN

1/4" = 1'-0"



BLDG. 1 – FIRST FLOOR PLAN

1/4" = 1'-0"

REVISIONS	BY

9TH STREET APARTMENTS
 REMODEL OF EXISTING APTS.
 9TH ST. NEAR STEWART ST., LAS VEGAS



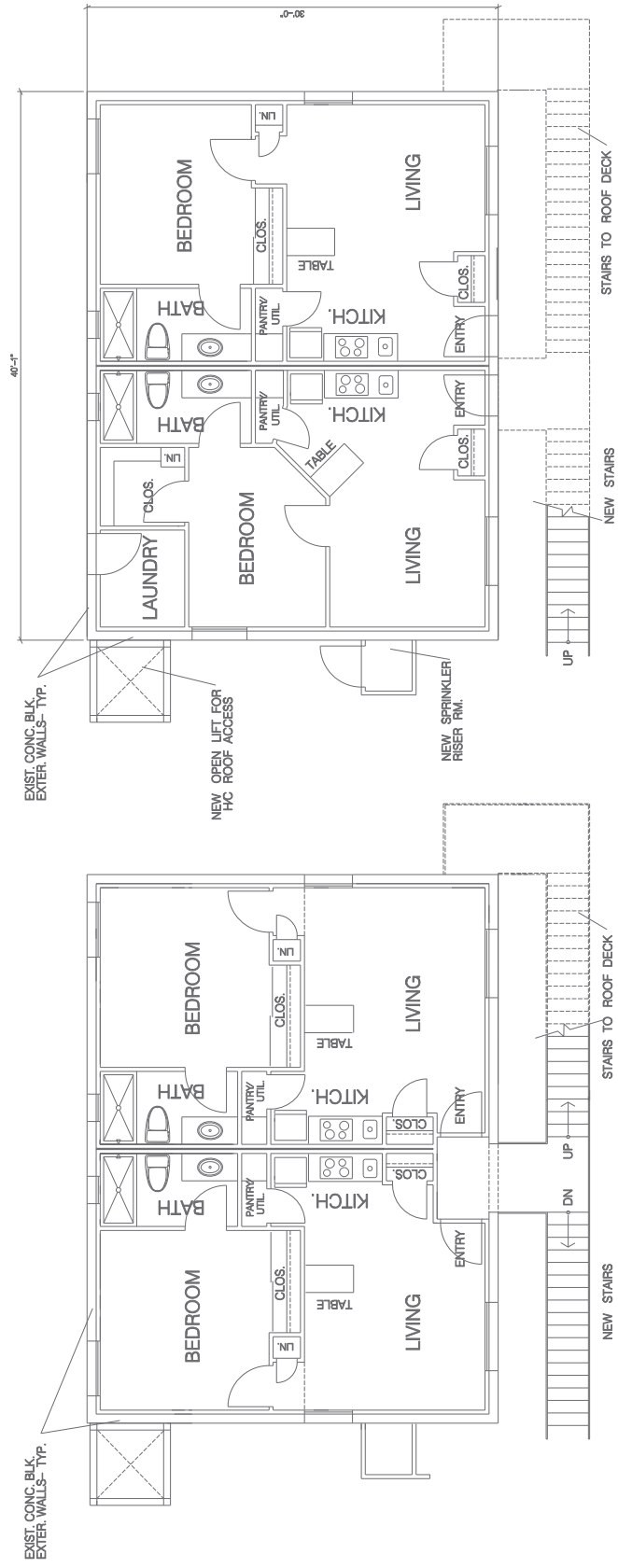
ARCHITECTURE
 DESIGN AND
 DEVELOPMENT

 710-382-0427
 fax: 332-6902

 2810 W. Charleston Blvd. Suite 200
 Las Vegas, NV 89102

BLDG. 2 FLOOR PLANS

Date	08-14-2021
Scale	1/4" = 1'-0"
Drawn	T.O./J.K.
App	
Sheet	A-4



BLDG. 2-FIRST FLOOR PLAN

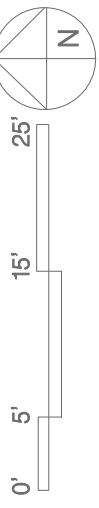
BLDG. 2-SECOND FLOOR PLAN

1/4" = 1'-0"

1/4" = 1'-0"

24-0099
 02/20/2024

NOTE: ALL APT. UNIT FLOOR PLANS &
 INTERIOR WALLS ARE NEW



REVISIONS	BY

9TH STREET APARTMENTS
REMODEL OF EXISTING APTS.
9TH ST. NEAR STEWART ST., LAS VEGAS



ARCHITECTURE
DESIGN AND
DEVELOPMENT

702-382-0027
fax: 332-6902

2000 W. Charleston Blvd. Suite J
Las Vegas, NV 89102

BLDG. 2 ROOF DECK PLAN

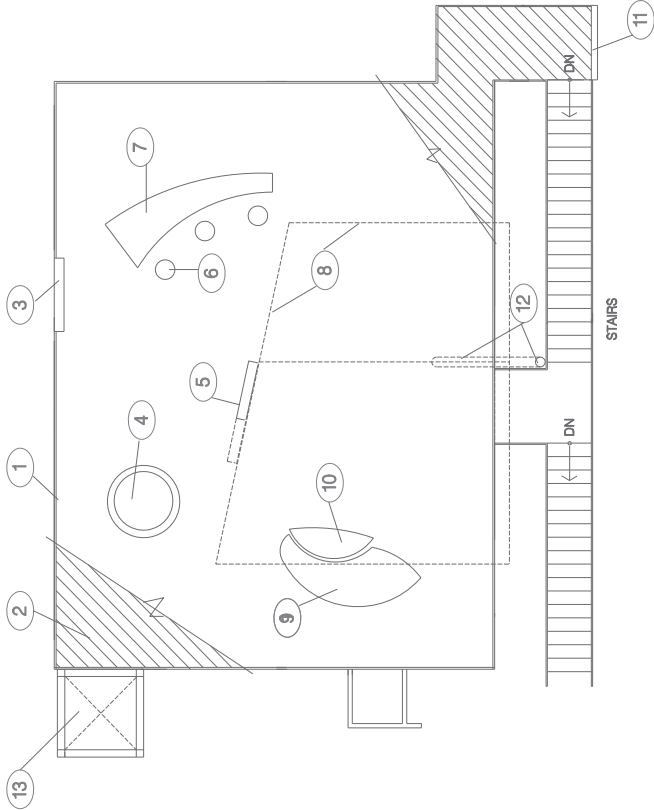
Date	08-14-2021
Scale	1/4" = 1'-0"
Drawn	T.O./J.K.
Appr.	
Sheet	

A-5

KEYNOTES

(ALL KEYNOTES ARE NEW CONSTRUCTION)

1. CABLE RAILING- SEE ELEVATIONS
2. REDWOOD DECKING
3. STUCCOED RAIL WALL SEGMENT- SEE ELEVATIONS
4. RAISED MTL. FREIGHT ON CONC. SLAB BASE BELOW
5. STUCCOED ANGLED FIN WALL-SEE ELEVATIONS
6. MTL. TUBS
7. COLORED CONC. BAR COUNTER ON REDWOOD SLAT BASE
8. LINE OF MTL. ROOF CANOPY ABOVE- SEE ELEVATIONS
9. 18" DEEP "FOOT WADING" POOL AREA
10. COLORED PADDED SEAT CUSHION
11. TRANSLUCENT DECORATIVE FIN WALL W/ NEON LOGO- SEE ELEVATIONS
12. 12" DEEP "FOOT WADING" POOL AREA
13. PRE-MAN-PRD OPEN LIFT FOR H/C ROOF ACCESS

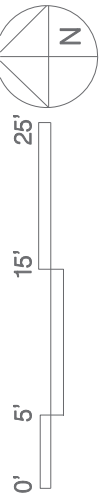


BLDG. 2-ROOF DECK PLAN

1/4" = 1'-0"

24-0099
02/20/2024

NOTE: ROOF DECK IS ALL
NEW CONSTRUCTION



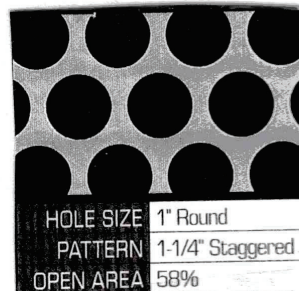
9TH ST. APARTMENTS COLOR & MATERIALS BOARD



TYPICAL WALLS: SAND FINISH STUCCO

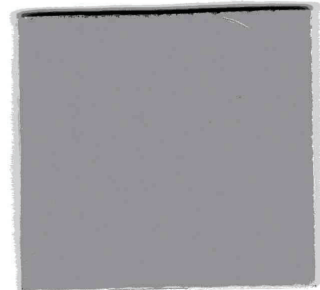
CW023W Lis Creme

**BASE BLDG. COLOR—
ALL BLDGS. BLDG.**



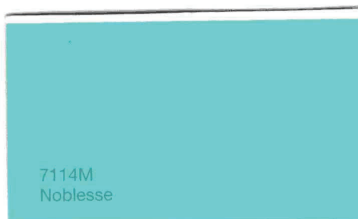
HOLE SIZE 1" Round
PATTERN 1-1/4" Staggered
OPEN AREA 58%

**STAIR RAILING:
"McNICHOLS" CO.
MTL. PANELS
—PERFORATED**

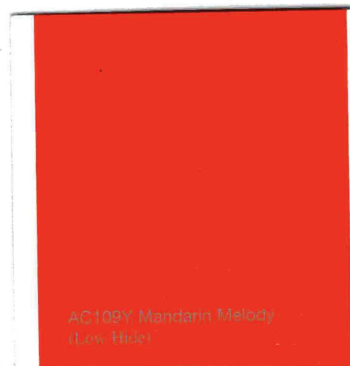


GALV. MTL.

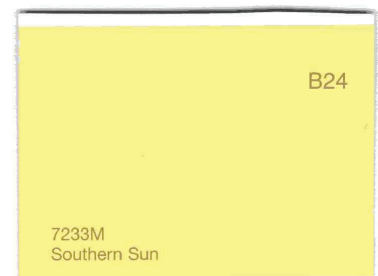
**MTL. STAIR RAILING & STRINGER
& ROOF CANOPY STRUCT. ROOFING
UNPAINTED GALV. MTL.**



7114M
Noblesse



AC108Y Mandarin Melody
d/Loe Bldg



B24

7233M
Southern Sun

**POP-OUT WALL PLANE
COLOR-BLDG. 1**

**POP-OUT WALL PLANE
COLOR-BLDG. 2**

**POP-OUT WALL PLANE
COLOR-BLDG. 3**

NOTE: ALL PAINT COLORS ARE "FRAZEE" PAINT

24-0099
02/20/2024