



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)

REZONING & VARIANCE

Project Address (Location)

520 & 540 N. 28th Street

Project Name

28th & Cedar

Proposed Use

Residential Condominium

Assessor's Parcel #(s)

139-36-110-034, & 035

Ward #

3

General Plan: Existing

PF

Proposed

HIGH

Zoning: Existing

C-V

Proposed

R4

Additional Information

192 Condominium units

Property Owner

Victory Outreach-Las Vegas

Contact

Benny Jaques & Yvonne

Address

P.O. Box 42176

City

Las Vegas

State

NV

Zip

89116

E-mail

BennyJaques@gmail.com

Phone

(702) 501-2661 / (702) 581-5417

Applicant

Maxim Rose LLC

Contact

Wendy Harrison

Address

8690 S. Maryland Pkwy #150

City

Las Vegas

State

NV

Zip

89123

E-mail

wendy@sbclv.com

Phone

(702) 575-8968

Representative

Landon Christopherson

Contact

Address

2885 E. Quail Ave

City

Las Vegas

State

NV

Zip

E-mail

lchristopherson@norusvi.com

Phone

(702) 521-7021

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

Benny Jaques

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

Print Name

Benny Jaques

Subscribed and sworn before me

This

3rd

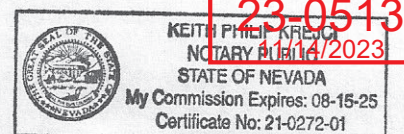
day of

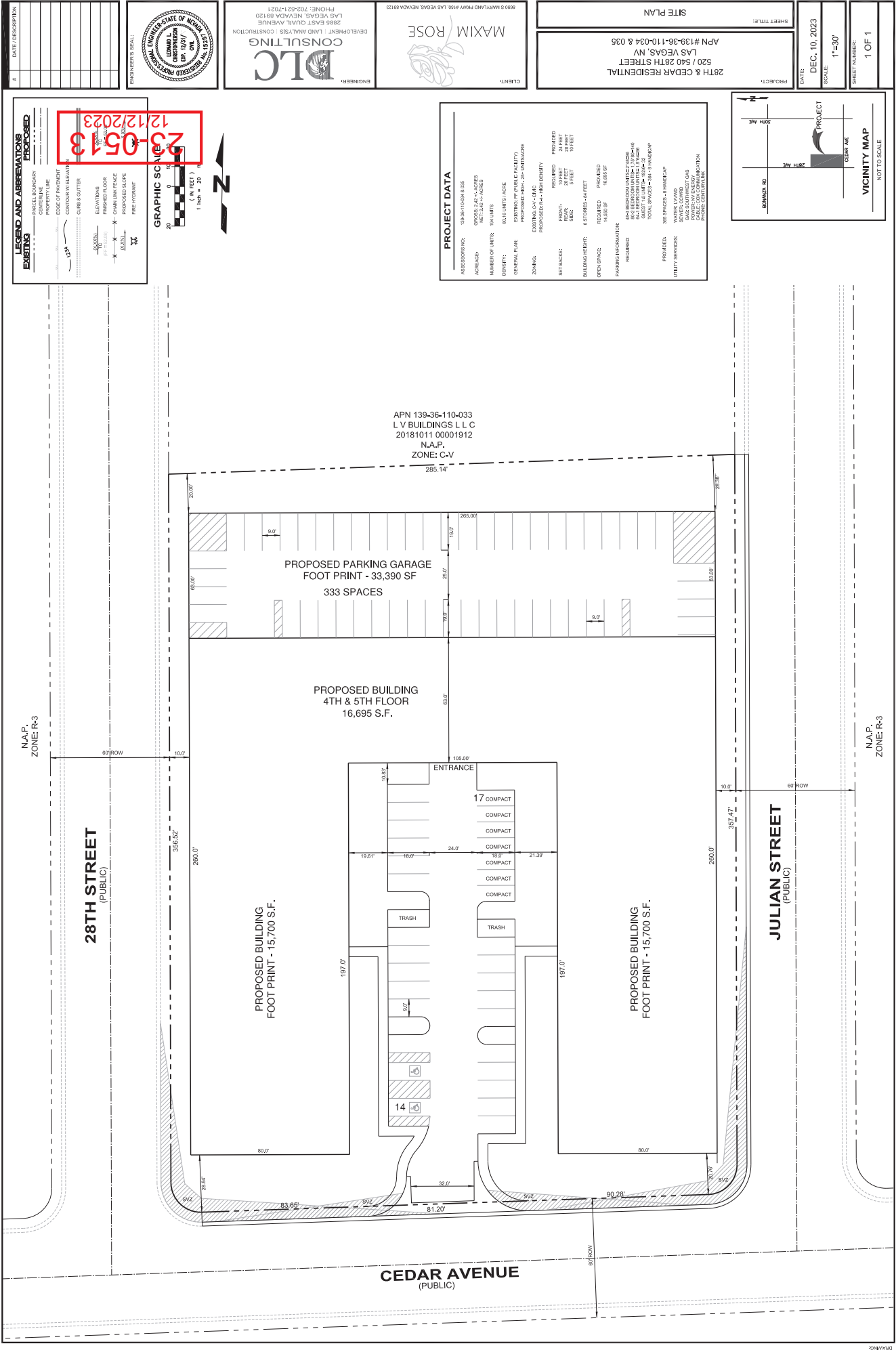
November

, 20

23

Notary Public in and for said County and State





LEGEND AND ABBREVIATIONS

EXISTING

- PARCEL BOUNDARY
- CENTERLINE
- EDGE OF PARKING
- CONTOUR OF ELEVATION
- CURB & GUTTER
- ELEVATIONS
- FINISHED FLOOR
- CHAIN LINE FENCE
- PROPOSED SLOPE
- PROPOSED

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- PROPOSED SLOPE
- PROPOSED

GRAPHIC SCALE

1" = 20'

0 10 20

1" = 20'

PROJECT DATA

ASSESSORS NO:	139-36-110-033
ACRES:	0.0032 3.42 H-ACRES
NUMBER OF UNITS:	194 UNITS
DENSITY:	65.16 UNITS / ACRE
GENERAL PLANE:	PROPOSED 14' - HIGH DENSITY
ZONING:	PROPOSED 14' - HIGH DENSITY
SETBACK:	PROPOSED 10 FEET
FRONT:	24 FEET
REAR:	5 FEET
BUILDING HEIGHT:	6 STORIES - 44 FEET
OPEN SPACE:	14,550 SF
PARKING INFORMATION:	REQUIRED 16,695 SF
PROVIDED:	333 SPACES - 33,390 SF
UTILITY SERVICES:	WATER, LAND, SEWER, GAS, POWER, TELEPHONE, CABLE, TV, PHONE, CENTRAL AIR

VICINITY MAP

NOT TO SCALE

28TH AVE

CEAR AVE

PROJECT

SITE PLAN

28TH & CEDAR RESIDENTIAL

520 / 540 28TH STREET

LAS VEGAS, NV

APN 139-36-110-034 & 035

PROJECT:

SHEET TITLE:

DATE: DEC. 10, 2023

SCALE: 1"=30'

SHEET NUMBER: 1 OF 1



DLC CONSULTING

ENGINEER

2808 BLANKET AVENUE, SUITE 100

LAS VEGAS, NEVADA 89120

PHONE: 702-521-7021

MAXIM ROSE

CLIENT

NO.	DATE	DESCRIPTION



DLC CONSULTING
 DEVELOPMENT | LAND ANALYSIS | CONSTRUCTION
 2980 EAST QUAIL AVENUE
 LAS VEGAS, NEVADA 89120
 PHONE: 702-521-7021

MAXIM ROSE
 CLIENTS

LANDSCAPE PLAN
 PROJECT: 28TH & CEDAR RESIDENTIAL
 520 / 540 28TH STREET
 LAS VEGAS, NV
 APN #139-36-110-034 & 035

DATE: AUGUST 2, 2023
 SCALE: 1"=30'

SHEET NUMBER:
 1 OF 1

LEGEND AND ABBREVIATIONS

EXISTING

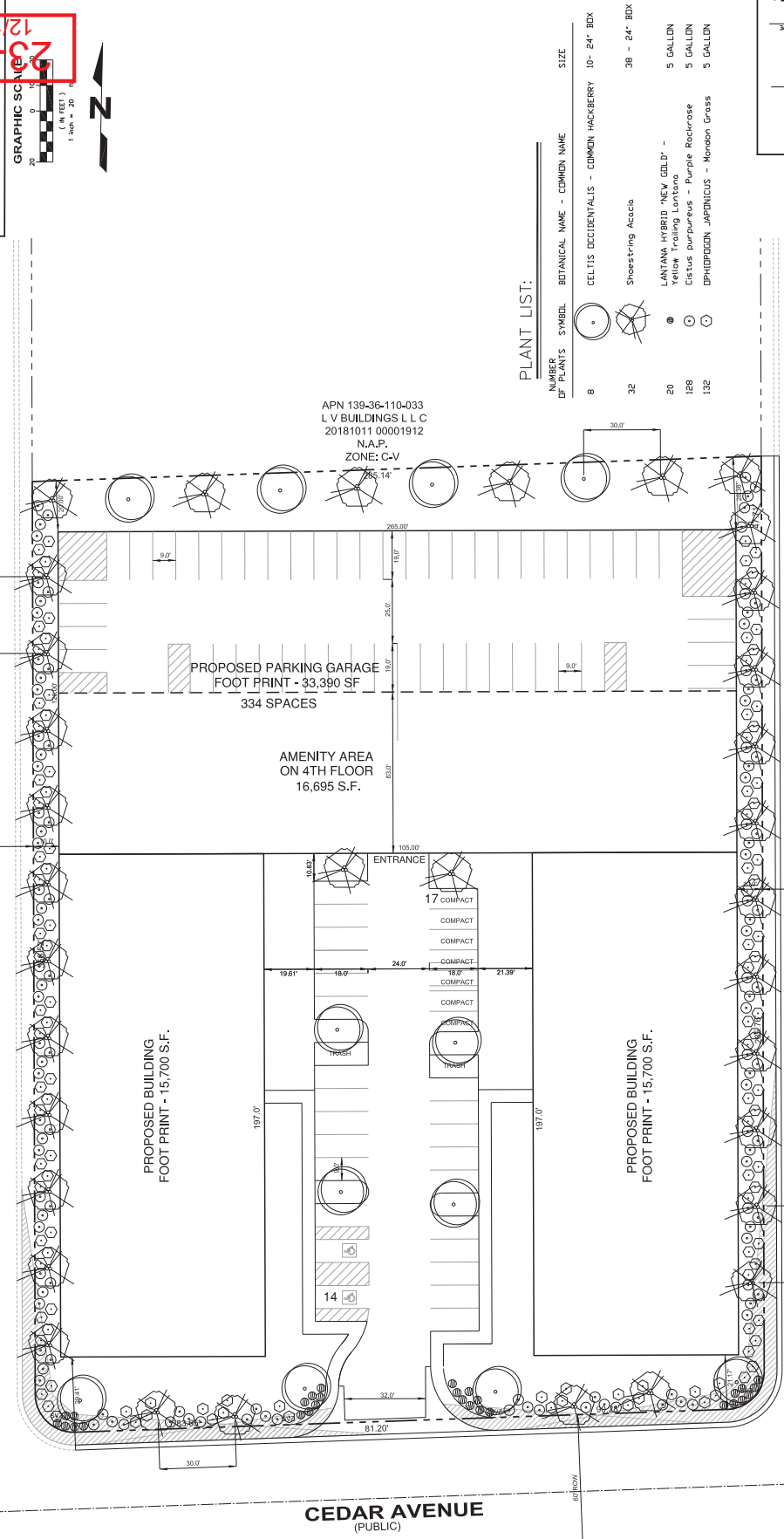
- PARCEL BOUNDARY
- CENTERLINE
- EDGE OF PARCELS
- CONTOUR OF ELEVATION
- CURB & GUTTER

PROPOSED

- FINISHED FLOOR
- CHALK LINE FENCE
- PROPOSED SLOPE
- PROPOSED

GRAPHIC SCALE
 0 10 20
 (IN FEET)
 1 inch = 20'

23-0513
 12/12/2023



PLANT LIST:

NUMBER OF PLANTS	SYMBOL	BOTANICAL NAME - COMMON NAME	SIZE
8		CELIS OCCIDENTALIS - COMMON HACKBERRY	10- 24" DBX
32		Shrevea Acacia	30 - 24" DBX
20		LANTANA HYBRID 'NEW GOLD' - Yellow Trailing Lantana	5 GALLON
128		Cistus purpureus - Purple Rockrose	5 GALLON
132		OPHIOPOGON JAPONICUS - Morden Grass	5 GALLON

VICINITY MAP
 NOT TO SCALE

DATE: OCTOBER 25, 2023

SCALE: 1/16" = 1'

SHEET NUMBER: A 1.2

PROJECT: 520 / 540 28TH STREET
CEDAR AVENUE AND 28TH STREET
LAS VEGAS, NEVADA
APN #139-36-110-034 & 035

SHEET TITLE: OVERALL FLOOR PLAN 4TH & 5TH FLOOR

CLIENTS: MAXIM ROSE
9690 S WATKLAND PKWY #150, LAS VEGAS, NEVADA 89123

ENGINEER: DLC
2885 EAST QUAIL AVENUE
LAS VEGAS, NEVADA 89120
DEVELOPMENT | LAND ANALYSIS | CONSTRUCTION
PHONE: 702-521-7021

ENGINEER'S SEAL
DANIEL L. COLE
LICENSED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/24
15557

DATE DESCRIPTION
1
2

Overall floor plan for the 4th and 5th floors. The plan shows a central corridor system with various rooms and parking spaces. Rooms are color-coded: purple for 1-3BD, green for 1-2BD, yellow for 2-2BD, and blue for 2-3BD. A ramp with 45 spaces is located on the left side. Dimensions are provided for various sections of the plan.

Rooms and spaces include:

- 1-3BD (Purple)
- 1-2BD (Green)
- 2-2BD (Yellow)
- 2-3BD (Blue)
- 1BD (Olive)
- 45 SPACES RAMP
- 2 (Hatched area)
- 4 (Hatched area)
- 19 (Hatched area)

Dimensions:

- 197.0'
- 19.0'
- 24.0'
- 9.0'


23-0513
11/14/2023

GRAPHISOFT

DATE:	OCTOBER 25, 2023
SCALE:	1/16" = 1'

PROJECT:	520 / 540 28TH STREET CEDAR AVENUE AND 28TH STREET LAS VEGAS, NEVADA APN #139-36-110-034 & 035
SHEET TITLE:	ELEVATIONS

MAXIM ROSE



CLIENT:

9690 S WARELAND PKWY #150, LAS VEGAS, NEVADA 89123

ENGINEER:
DLC
CONSULTING
DEVELOPMENT | LAND ANALYSIS | CONSTRUCTION
2885 EAST QUAIL AVENUE
LAS VEGAS, NEVADA 89120
PHONE: 702-521-7021

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23-0513 11/14/2023

