



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

24-0461
09/04/2024

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) _____ Extension of time of _____
Project Address (Location) 1211 S. 3rd Street
Project Name BelVillage Proposed Use Mixed Use Project
Assessor's Parcel #(s) 162-03-110-011 Ward # 3-Diaz
General Plan: Existing MXU Proposed n/a Zoning: Existing C-1 Proposed n/a
Additional Information _____

Property Owner BelVillage Vegas, LLC Contact n/a
Address 10800 Biscayne Blvd, Suite 620 City Miami State FL Zip 33161
E-mail n/a Phone 000-000-0000

Applicant BelVillage Vegas, LLC Contact n/a
Address 10800 Biscayne Blvd, Suite 620 City Miami State FL Zip 33161
E-mail n/a Phone 000-000-0000

Representative Kaempfer Crowell Contact Jennifer Lazovich
Address 1980 Festival Plaza Dr. #650 City Las Vegas State NV Zip 89135
E-mail apierce@kcnvlaw.com Phone 702-792-7048

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 Maximilian Beltrame Widmann

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

Print Name MAXIMILIAN BELTRAME WIDMANN

Subscribed and sworn before me

This 30 th day of July, 2024

Giulio Di Mantino di Bassano del Grappa (VI) ITALY

Notary Public in and for said County and State



Giulio Di Mantino

Maximilian Beltrame Widmann

24-0461
09/04/2024

Visto per l'autenticazione della sopraestesa firma del signor:

BELTRAME WIDMANN MAXIMILIAN nato ad Amburgo (Germania) il 3 ottobre 1977,
residente in Vicenza (VI) contrà Pescherie Vecchie n. 33

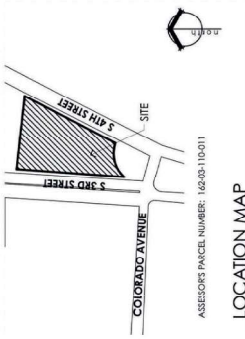
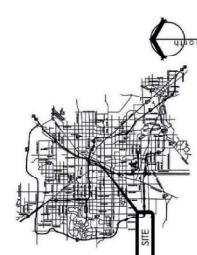
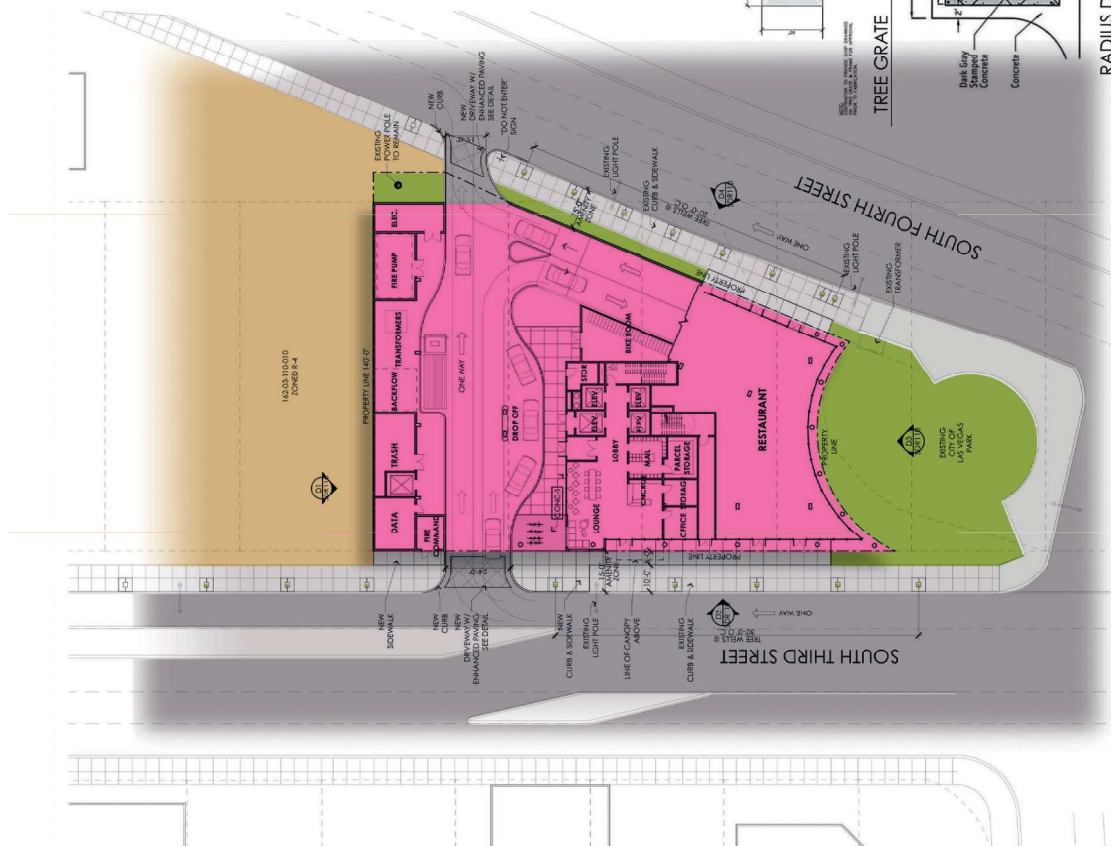
nella sua veste di Amministratore Delegato della società:

"BELVILLAGE VEGAS LLC"

con sede in North Miami, FL, (Stati Uniti d'America), 10800 Biscayne Blvd, Suite 620
della cui personale identità, io notaio sono certo.

Vicenza, Corso Palladio n. 155, trenta luglio
duemilaventiquattro (30/07/2024).

A large, stylized handwritten signature in black ink is positioned to the left of a circular notary stamp. The stamp is blue and contains the text "NOTAIO GIULIO DI SPINOLI" around the perimeter. The signature appears to be "Maximilian Beltrame Widmann".



SITE PLAN

RADIUS DRIVEWAY/ ALLEY STANDARD

SCALE 1" = 20'

BELINVEST
Bel Village Las Vegas
1211 S 3rd Street
Las Vegas, NV 89104

aptus
241 WEST CHARLESTON BOULEVARD
SUITE 140
LAS VEGAS, NEVADA 89102
P 702.838.1200
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Site and Project Information

SITE DATA	
PARKING NUMBER	162,028 (10,011)
JURISDICTION	CITY OF LAS VEGAS - 89104
EXISTING ZONING	MSO-3.110.00.0 ZONED 8-4
PROPOSED USE	MIXED-USE (RETAIL, COMMERCIAL AND RESIDENTIAL)
SITE AREA	20,028 SF
SETBACKS - BUILDINGS	0.44 GROSS ACRES
PROVIDED	PROVIDED
FRONT	0' 0"
REAR	0' 0"
LEFT	0' 0"
RIGHT	0' 0"
MAX HEIGHT	NO RESTRICTIONS TO 100'
LOT COVERAGE ALLOWED	NO RESTRICTIONS TO 100%
ACTUAL LOT COVERAGE	17.7%
BUILDING INFORMATION	
2018 INTERNATIONAL BUILDING CODE	
CONSTRUCTION TYPE	TYPE V
PERMITTED USES	RESIDENTIAL, COMMERCIAL, RESTAURANT
COMMERICAL BUILDING AREAS	3,463 SF
RESIDENTIAL UNIT DATA	
STUDIO / 1 BEDROOM	268
1 BEDROOM	371
PARKING REQUIREMENTS	
HIGHEST & MOST RESTRICTIVE TRAFFIC PAVING CALCULATION	
BUILDING AREA	298 UNITS @ 1.25 = 372.5
2 BEDROOM APTS	30 UNITS @ 1.75 = 52.5
RESIDENTIAL GUEST	315 UNITS @ 1.16 = 365.4
RESTAURANT	2,000 SF @ 1.00 = 2,000
REMANING CSF	1,300 SF @ 1.200 = 1,083.3
TOTAL SPACES REQUIRED	521
TOTAL STANDARD SPACES PROVIDED	340
TOTAL COMPACT SPACES (1.00)	51
TOTAL HANDICAP ACCESSIBLE (1.00)	8
TOTAL SPACES PROVIDED	401

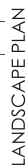
MIXED-USE ALTERNATIVE PARKING REQUIREMENTS

HIGHEST & MOST RESTRICTIVE TRAFFIC PAVING CALCULATION	
WEEKDAY AM/PM	412 @ 0.50% = 206
WEEKDAY AFTERNOON	412 @ 0.50% = 206
WEEKEND	316 @ 0.50% = 158
RESIDENTIAL GUEST	316 @ 0.50% = 158
RESTAURANT	2,000 SF @ 1.00 = 2,000
TOTAL	521
WEEKDAY AM/PM	
WEEKDAY AM/PM	412 @ 0.50% = 206
WEEKDAY AFTERNOON	412 @ 0.50% = 206
WEEKEND	316 @ 0.50% = 158
RESIDENTIAL GUEST	316 @ 0.50% = 158
RESTAURANT	2,000 SF @ 1.00 = 2,000
TOTAL	521

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SITE PLAN | SDR100

City of Las Vegas SDR Pre-App 8.10.22











1211 S 3rd Street
Las Vegas, NV 89104



LANDSCAPE PLAN | SDR101
City of Las Vegas Site Design Review 8.10.22

AP10S PROJECT # 119,045

PLANT SCHEDULE			
ITEMS	COMMON NAME	SCIENTIFIC NAME	SIZE
	MEDICINAL ANTHURUS	ANTHURUS	12-24"
SHRUBS			
	RED TREES	NEODIOSYRIS	5 gal
	YELLOW TREES	ACACIA	5 gal
GROUND COVER			
	GROUND COVER	SPERMATOPHYTES	5 gal
	ROCK	ROCK	5 gal
	GRASS	GRASS	5 gal
	SHRUB	SHRUB	5 gal
	TREE	TREE	5 gal

TE: 24-0463

SCALE: 1" = 20'








BELINVEST
CREATING VALUE

Bel Village Las Vegas
1211 S 3rd Street
Las Vegas, NV 89104

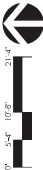


LANDSCAPE PLAN SDR101
City of Las Vegas SDR Pre-App 8.10.22

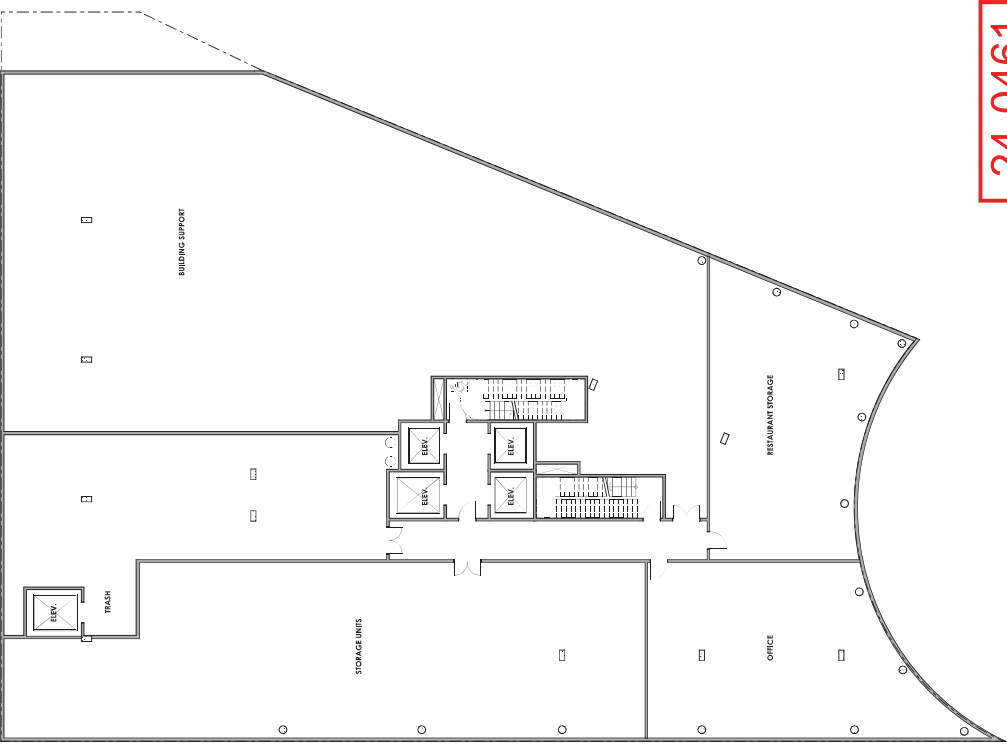
APLUS PROJECT # 119.045

PLANT SCHEDULE				
TREES	COMMON NAME	SCIENTIFIC NAME	SIZE	
	MISTLEHUNTER (WYALAPA)	-	12' 0"	
SHRUBS				
	RED YUCCA	Respiratoria pantheia	5 gal	
	ACACIA DISCOLOR		5 gal	
GRASSING COVER				
	MIX OF ACACIA RES. PROSTRATA, PROSTRATA PROSTRATA AND PURPLE LANTANA			
	SPECIAL MIX FORZAN GRASS	the plant is a mix of grasses larger mix	5 gal	
ROCK MULCH				
	3/8" CRUSHED GRANITE		DEPTH	
			MIN. 2" DEEP	
	1/4" BRUSH GRANITE		DEPTH	
			MIN. 2" DEEP	

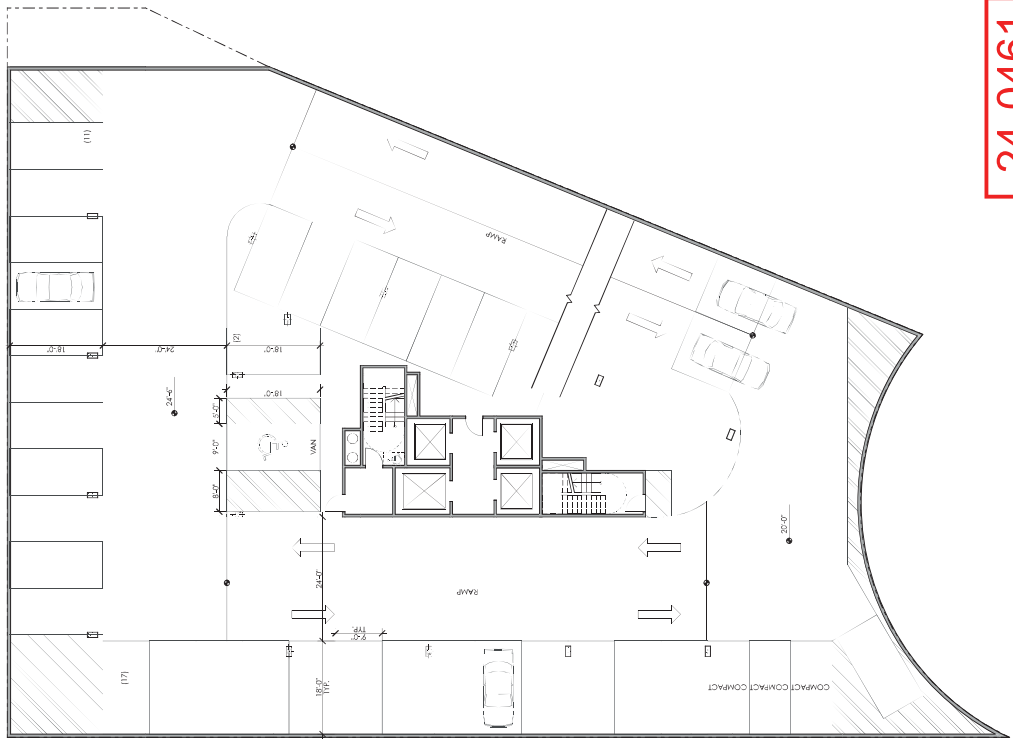
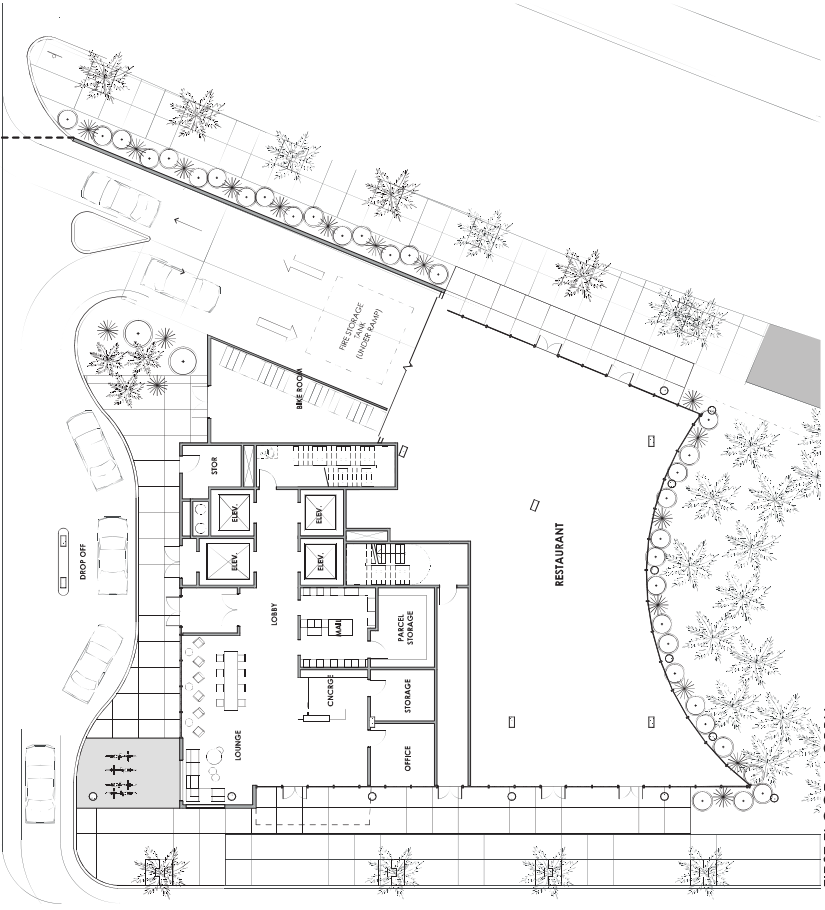
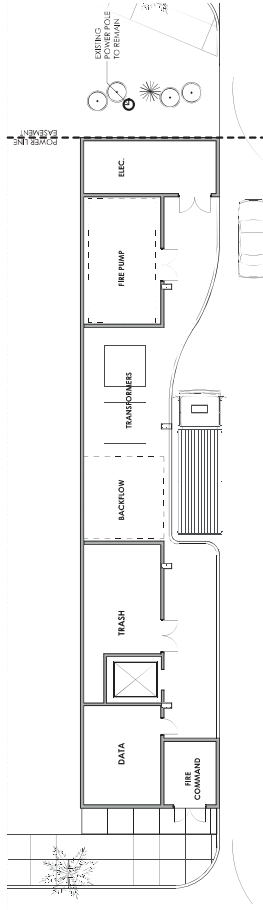
NOTE: INVESTIGATION PLANS TO BE BY SUB-CONTRACTOR



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BASEMENT FLOOR PLAN
SCALE: 3/32" = 1'-0"



24-0461
09/04/2024

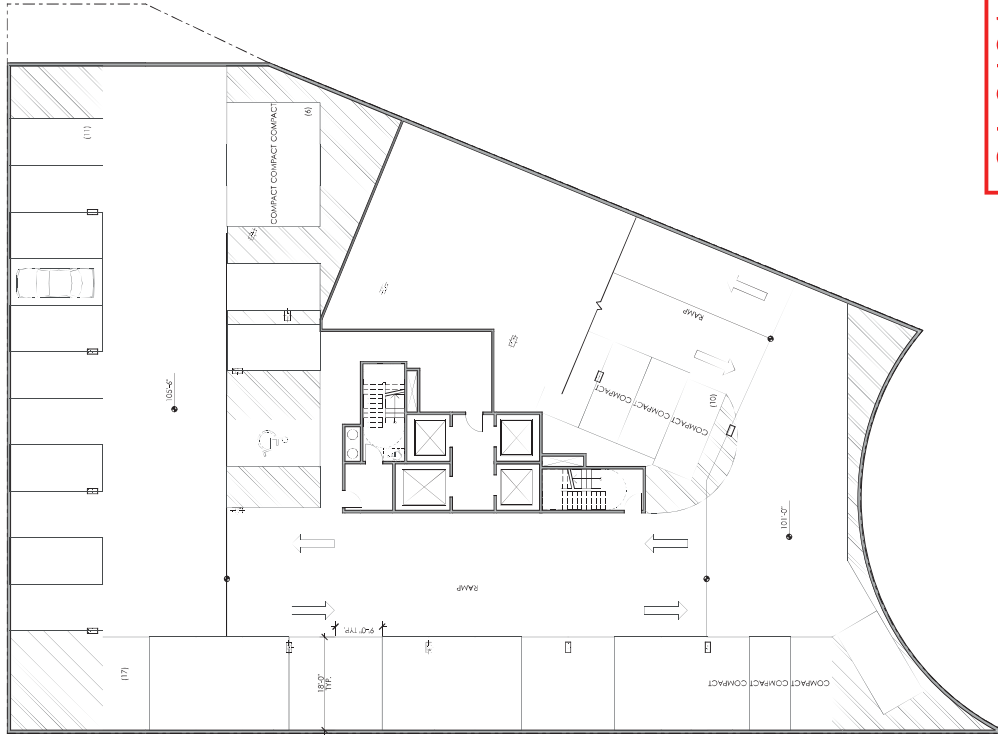
LEVEL 2 (PARKING)

SCALE: 3/32" = 1'-0"

FIRST AND SECOND FLOOR PLAN SDR103
City of Las Vegas Site Design Review 8.10.22

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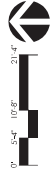
LEVEL 11 (PARKING)

SCALE: 3/32" = 1'-0"

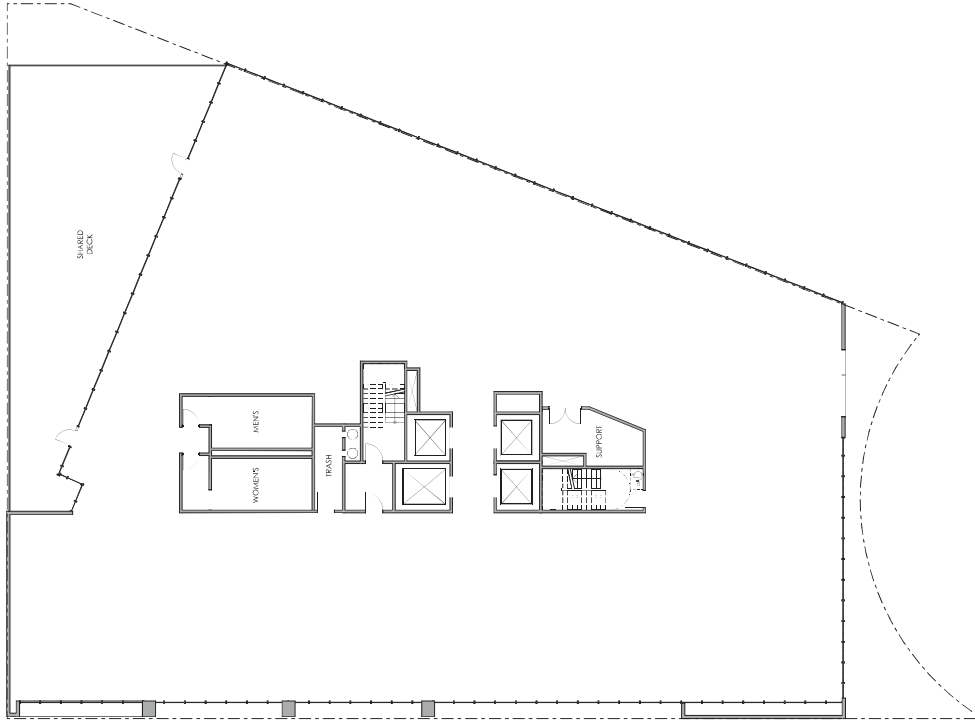
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8.10.22



DATE: 09/04/2024
DRAWN BY: [unintelligible]



LEVEL 12 (AMENITY)

SCALE: 3/32" = 1'-0"



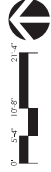
LEVELS 13-22 (UNITS)

SCALE: 3/32" = 1'-0"

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AMENITY AND RESIDENTIAL FLOOR PLAN | SDR105
City of Las Vegas Site Design Review | 8.10.22

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09/04/2024



LEVEL 23-26 (UNITS)

SCALE: 3/32" = 1'-0"



LEVEL 27 & 28 (UNITS)

SCALE: 3/32" = 1'-0"

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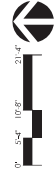
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RESIDENTIAL FLOOR PLAN | SDR106

City of Las Vegas Site Design Review

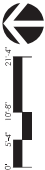
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09/04/2024



LEVELS 29 & 30 (UNITS)

SCALE: 3/32" = 1'-0"

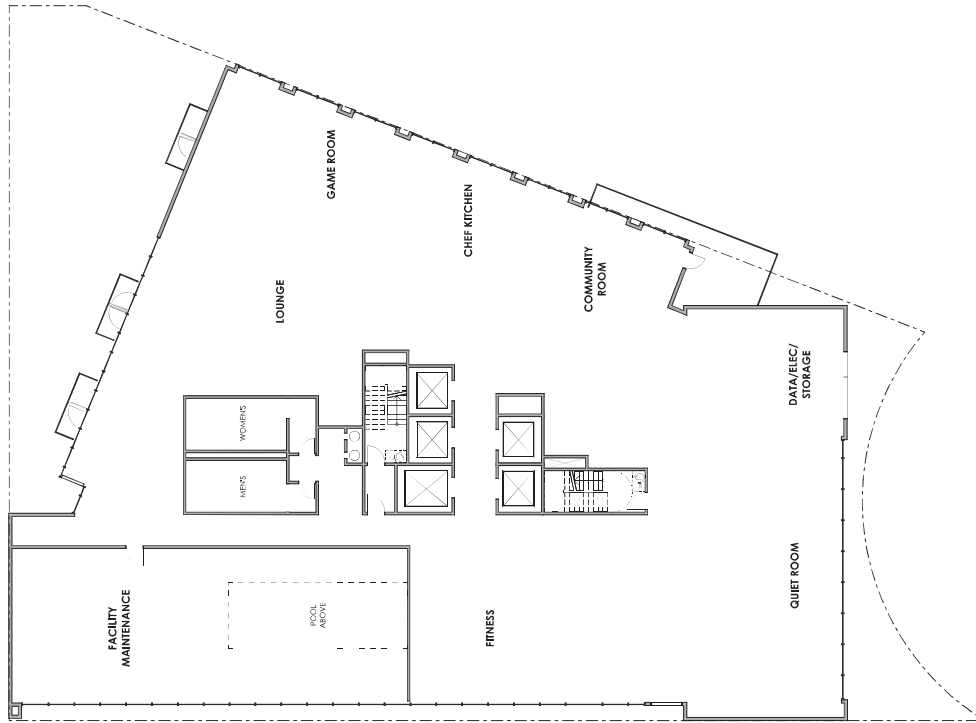


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RESIDENTIAL FLOOR PLAN | SDR107
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LEVEL 31 (AMENITY)

SCALE: 3/32" = 1'-0"

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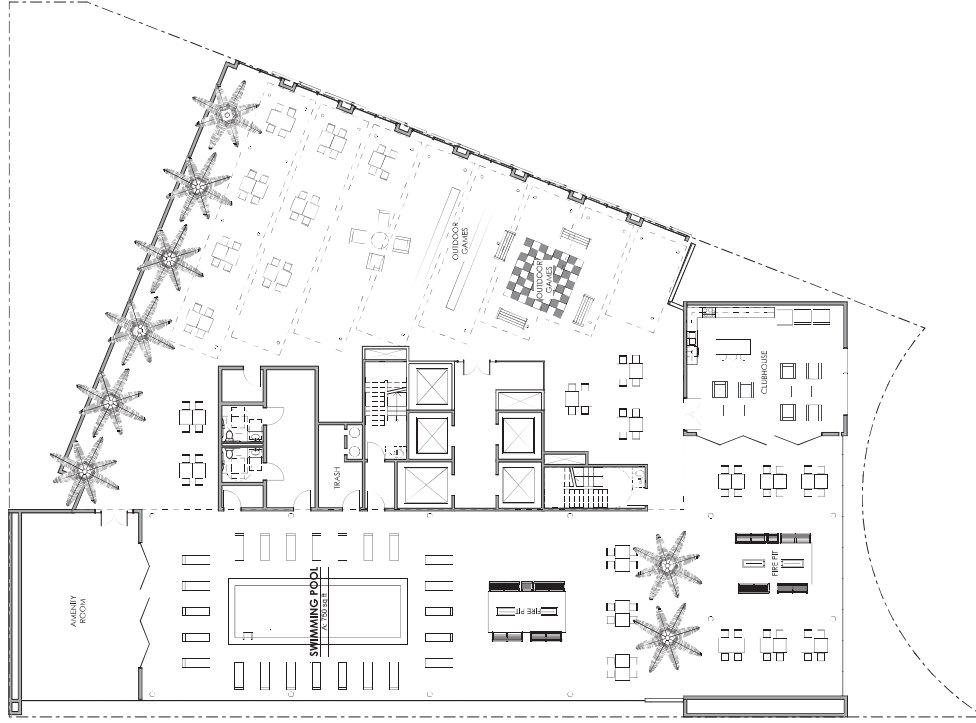
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CREATING VALUE

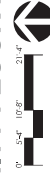
Bel Village Las Vegas

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LEVEL 32 (POOL/AMENITY)

SCALE: 3/32" = 1'-0"

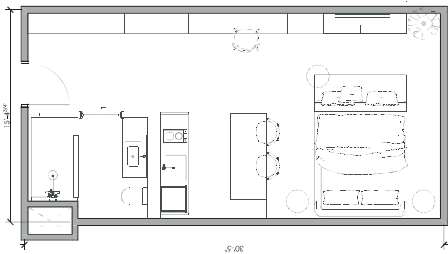


24-0461
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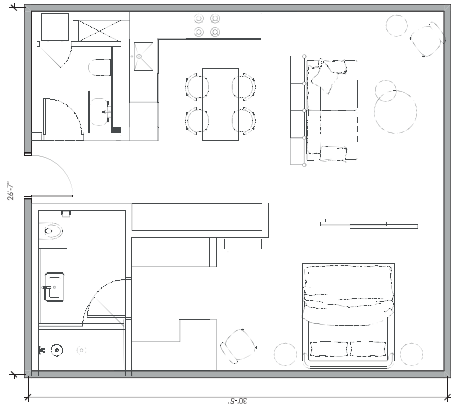
AMENITY FLOOR PLAN AND POOL DECK | SDR108

City of Las Vegas Site Design Review

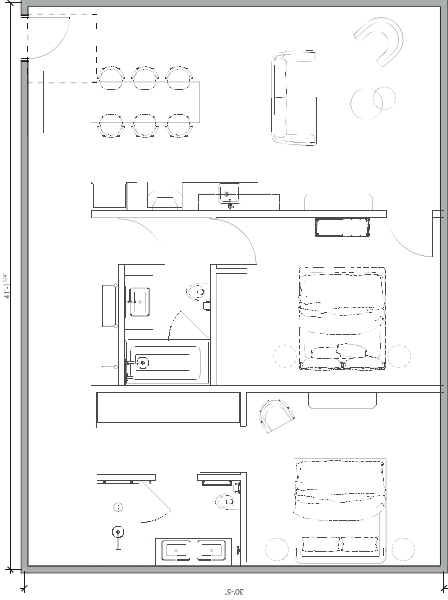
8.10.22



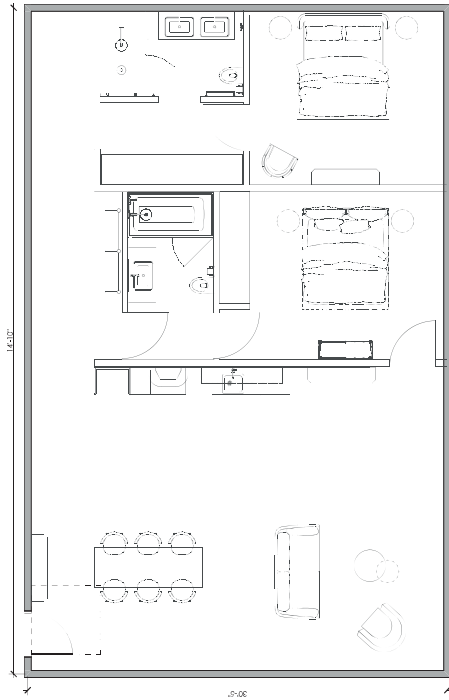
B1 STUDIO UNIT FLOOR PLAN
SCALE 1/4" = 1'-0"



B2 1BR UNIT FLOOR PLAN
SCALE 1/4" = 1'-0"



B3 2BR UNIT FLOOR PLAN
SCALE 1/4" = 1'-0"



D1 2BR UNIT FLOOR PLAN
SCALE 1/4" = 1'-0"

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TYPICAL UNIT PLANS | SDR109
City of Las Vegas Site Design Review 8.10.22

24-0461
09/04/2024

NOTE:
REFLECTIVE OR TINTED GLASS SHALL NOT EXCEED 60 PERCENT OF THE OVERALL EXTERIOR ENCLOSURE OF ANY BUILDING. REFLECTIVITY OF ANY GLASS SHALL NOT EXCEED 22 PERCENT REFLECTIVITY INDEX. ONLY NON-REFLECTIVE CLEAR GLASS OR NON-REFLECTIVE TINTED GLASS WITH A VISIBLE LIGHT TRANSMITTANCE OF ABOUT 60 PERCENT SHALL BE USED ON GROUND FLOORS IN ALL PEDESTRIAN-ORIENTED AREAS.

S-1	STUCCO. PAINT TO MATCH SHERWIN WILLIAMS COCOA WHIP SW 9084
S-2	STUCCO. PAINT TO MATCH SHERWIN WILLIAMS CLAYEN CLAY SW 7701
S-3	STUCCO. PAINT TO MATCH SHERWIN WILLIAMS CANYON CLAY SW 6654
S-4	PORCELAIN TILE. 1 X 3 M. TEXTURED SLICK LOOK
M-1	PERFORATED COIL ROLLED STEEL PANELS. CLEAR COAT FINISH CUSTOM PATTERN
M-2	ANGULATED COIL ROLLED STEEL PANEL. WHITE COAT FINISH
M-3	PREFINISHED SHEET METAL CLADDING. 30" HIGH. GRAY

GL-1	INSULATED TINTED GLAZING
GL-2	INSULATED CLEAR GLAZING

ILLUMINATED ARCHITECTURAL ELEMENT/ SIGNAGE

RL-1 METAL RAILING WITH TEMPERED GLASS PANELS

END



SOUTH ELEVATION

SCALE: 1/32" = 1'-0"

SCALE: 1/32" = 1'-0"

SCALE 1/32" = 1'-0"

SCALE 1/32" = 1'-0"

ELEVATIONS | **SDR110**
City of Las Vegas Site Design Review 8.10.22

1211 S 3rd Street
Las Vegas, NV 89104

8.10.22



NOTE:

REFLECTIVE OR TINTED GLASS SHALL NOT EXCEED 60% REFLECTANCE AND 5% TINT. REFLECTANCE SHALL BE BASED ON THE REFLECTANCE OF ANY GLASS SHALL NOT EXCEED 60% REFLECTANCE AND 5% TINT. REFLECTANCE SHALL BE BASED ON THE REFLECTANCE OF ANY GLASS SHALL NOT EXCEED 60% REFLECTANCE AND 5% TINT. REFLECTANCE SHALL BE BASED ON THE REFLECTANCE OF ANY GLASS SHALL NOT EXCEED 60% REFLECTANCE AND 5% TINT.

EXTERIOR FINISH SYSTEMS:

- SF-1 STUCCO, PAINTED MATCH-SHERWIN WILLIAMS COCOA, WPB SW 6084
- SF-2 STUCCO, PAINTED MATCH-SHERWIN WILLIAMS CANYON CLAY SW 7701
- SF-3 STUCCO, PAINTED MATCH-SHERWIN WILLIAMS CANYON CLAY SW 6084
- SF-4 PORCELAIN TILE PANEL, 1' X 3', TITANUM STONE LOOK
- MS-1 PERFORATED COLD ROLLED STEEL PANELS, CLEAR COAT FINISH, CUSTOM PATTERN
- MS-2 ANGLICATED COLD ROLLED STEEL PANELS, TINTED COLOR FINISH
- MS-3 PERFORATED SHEET METAL CLADDING, 30" HIGH, GRAY

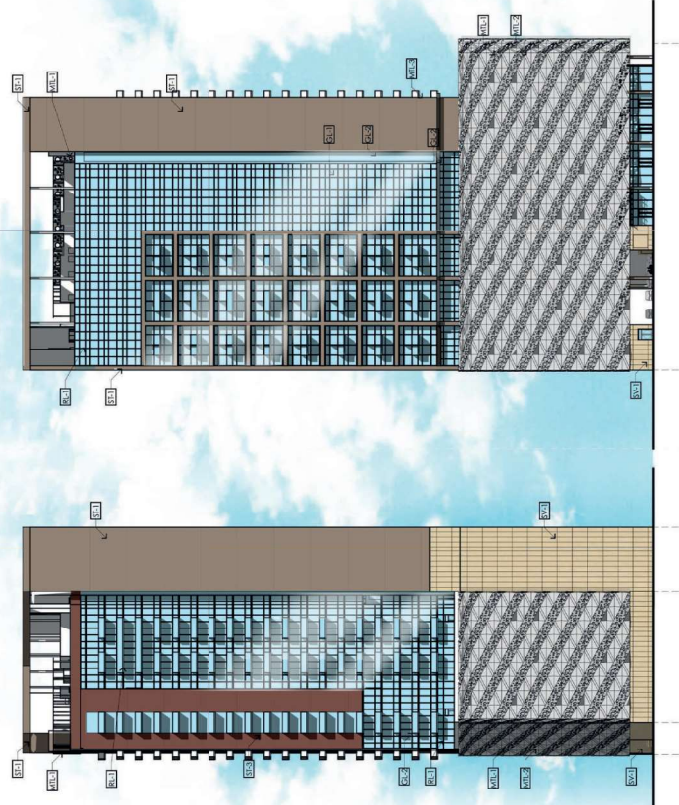
GLAZING:

- GL-1 INSULATED TINTED GLAZING
- GL-2 INSULATED CLEAR GLAZING
- GL-3 ILLUMINATED ARCHITECTURAL ELEMENT / SOUNGE

RAILING SYSTEMS:

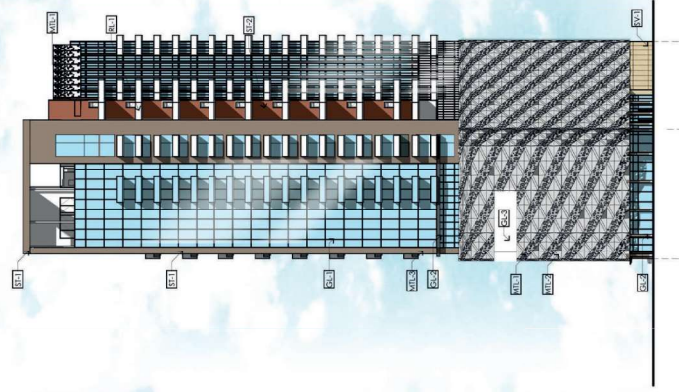
- RS-1 METAL RAILING WITH TAMPED GLASS PANELS

END



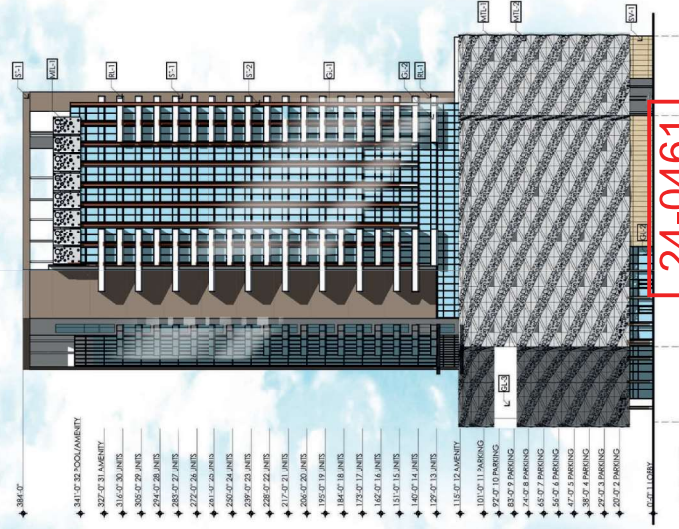
D1 NORTH ELEVATION

SCALE: 1/32" = 1'-0"



D3 SOUTH ELEVATION

SCALE: 1/32" = 1'-0"



D4 EAST ELEVATION

SCALE: 1/32" = 1'-0"

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09/04/2024

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CONSTRUCTION VALUE
Bel Village Las Vegas
1211 S 3rd Street
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City of Las Vegas Site Design Review

8.10.22

ELEVATIONS | SDR110



ST-1: STUCCO, PAINT TO MATCH
SHERWIN WILLIAMS COCOA WHIP
SW 9084



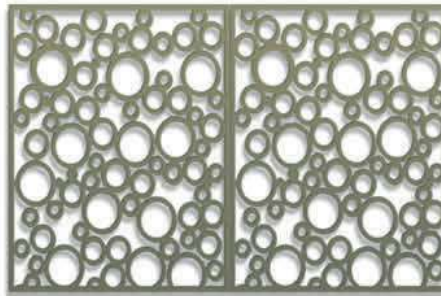
ST-2: STUCCO, PAINT TO MATCH
SHERWIN WILLIAMS CAVERN CLAY
SW 7701



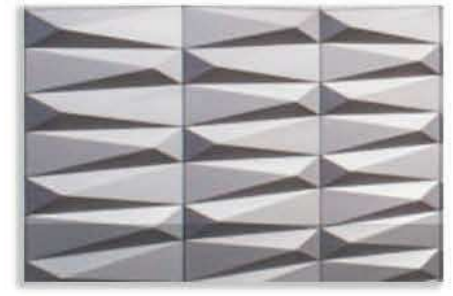
ST-3: STUCCO, PAINT TO MATCH
SHERWIN WILLIAMS CANYON
CLAY SW 6054



SV-1: PORCELAIN TILE PANEL 1X3
M, TEXTURED STONE LOOK



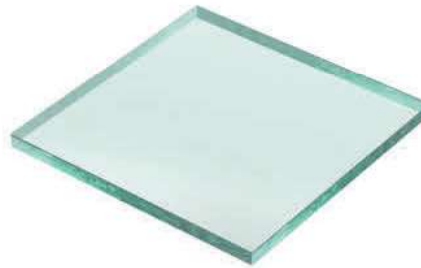
MTL-1: PERFORATED COLD ROLLED
STEEL PANELS, CLEAR COAT FINISH
CUSTOM PATTERN



MTL-2: ANGULATED COLD ROLLED
STEEL PANELS, TINTED COLOR FINISH



MTL-3: PREFINISHED SHEET METAL
CLADDING, 30" HIGH, GRAY



GL-1: INSULATED TINTED GLAZING



GL-2: INSULATED CLEAR GLAZING



GL-3: ILLUMINATED ARCHITECTURAL
ELEMENT/SIGNAGE



RL-1 METAL RAILING WITH
TEMPERED GLASS PANELS

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Suite 145
Las Vegas, Nevada 89102
P 702.839.1200
F 702.839.1213

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Site Development Review
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Las Vegas, Nevada 89104

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