



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) 205 S 11th Street Las Vegas NV 89101

Project Name The Jameson **Proposed Use** MultiFamily Apartments

Assessor's Parcel #(s) 139-34-712-109 **Ward #** 3

General Plan: Existing _____ Proposed _____ **Zoning:** Existing R-4 Proposed R-4

Additional Information Extension of Time of approved Entitlements

Property Owner 205 S Eleventh Street LLC **Contact** James Wilmot

Address 1925 Village Center Cir. Ste 150 **City** Las Vegas **State** NV **Zip** 89134

E-mail james@jwcres.com **Phone** 702-808-5613

Applicant 205 S Eleventh Street LLC **Contact** James Wilmot

Address 1925 Village Center Cir. Ste 150 **City** Las Vegas **State** NV **Zip** 89134

E-mail james@jwcres.com **Phone** 702-808-5613

Representative N/A **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 James R. Wilmot

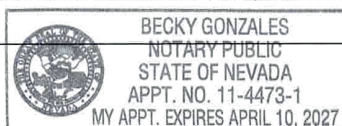
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name James R. Wilmot

State of Nevada
County of Clark
Subscribed and sworn before me

This 22 day of September, 20 23

Notary Public in and for said County and State



23-0554
10/24/2023



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE
CEDRIC CREAR

BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

495 S. MAIN ST.
3RD FLOOR

LAS VEGAS, NV 89101

702.229.6301 | VOICE

702.464.2545 | FAX

711 | TTY



cityoflasvegas
lasvegasnevada.gov

January 20, 2022

Mr. James Wilmot
205 S. Eleventh Street, LLC
1925 Village Center Circle, Suite #150
Las Vegas, Nevada 89134

**RE: 21-0651-SDR1
CITY COUNCIL MEETING OF JANUARY 19, 2022**

Dear Mr. Wilmot:

The City Council at a regular meeting held on January 19, 2022 voted to **APPROVE** a Land Use Entitlement project request FOR A PROPOSED TWO-STORY, 18-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on 0.15 acres at 205 South 11th Street (APN 139-34-712-109), R-4 (High Density Residential) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/21/21, except as amended by conditions herein.
3. A Waiver from Title 19.06.120 is hereby approved, to allow a five-foot front yard setback where ten feet is required in the R-4 (High Density Residential) zoning district.
4. A Waiver from Title 19.06.120 is hereby approved, to allow zero-foot side yard setbacks where five feet is required in the R-4 (High Density Residential) zoning district.
5. A Waiver from Title 19.06.120 and 19.12.070 is hereby approved, to allow zero parking spaces where 26 spaces are required.
6. A Waiver from Title 19.08.110(C)(1)(a) is hereby approved, to allow the backing of a motor vehicle onto the public street from a parking area, where such is prohibited.

23-0554
10/24/2023

Mr. James Wilmot
205 S. Eleventh Street, LLC
21-0651-SDR1
Page Two
January 20, 2022

7. A Waiver from Title 19.06.120 is hereby approved, to allow zero-foot wide perimeter landscape buffers where 10 feet is required along the west property line and six feet is required along the north and south property lines.
8. An Exception from Title 19.06.040.F.8 is hereby approved, to allow zero 24-inch box trees within the west, north and south perimeter buffer where fourteen (14) 24-inch box trees are required.
9. An Exception from Title 19.08.110 is hereby approved, to allow one 24-inch box tree within the end caps within the parking lot, where four 24-inch box trees and one island are required.
10. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
11. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
12. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
13. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.
14. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.

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Mr. James Wilmot
205 S. Eleventh Street, LLC
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Page Three
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15. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
16. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

18. The sidewalk along Eleventh Street adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement, if any, needed to complete this requirement.
19. Prior to the approval of Construction drawings for this site, sign a Covenant Running with Land agreement for the possible future installation of any off-site improvements (streetlights) per current City of Las Vegas Downtown Masterplan standards. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of building permits for this site.
20. Prior to the issuance of any permits, the developer shall perform a conditional assessment on the existing sewer lateral(s) for connection feasibility to determine if there's adequate capacity for the proposed development. The assessment shall be verified by the City of Las Vegas Building and Safety Department.
21. Parking stalls located along the alley shall be a minimum of 22-feet in length.

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10/24/2023

Mr. James Wilmot
205 S. Eleventh Street, LLC
21-0651-SDR1
Page Four
January 20, 2022

22. Landscape and maintain all unimproved rights-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
23. Submit a License Agreement for landscaping and private improvements in the 11th Street public right-of-way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).
24. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

The Notice of Final Action was filed with the Las Vegas City Clerk on January 20, 2022.

Sincerely,

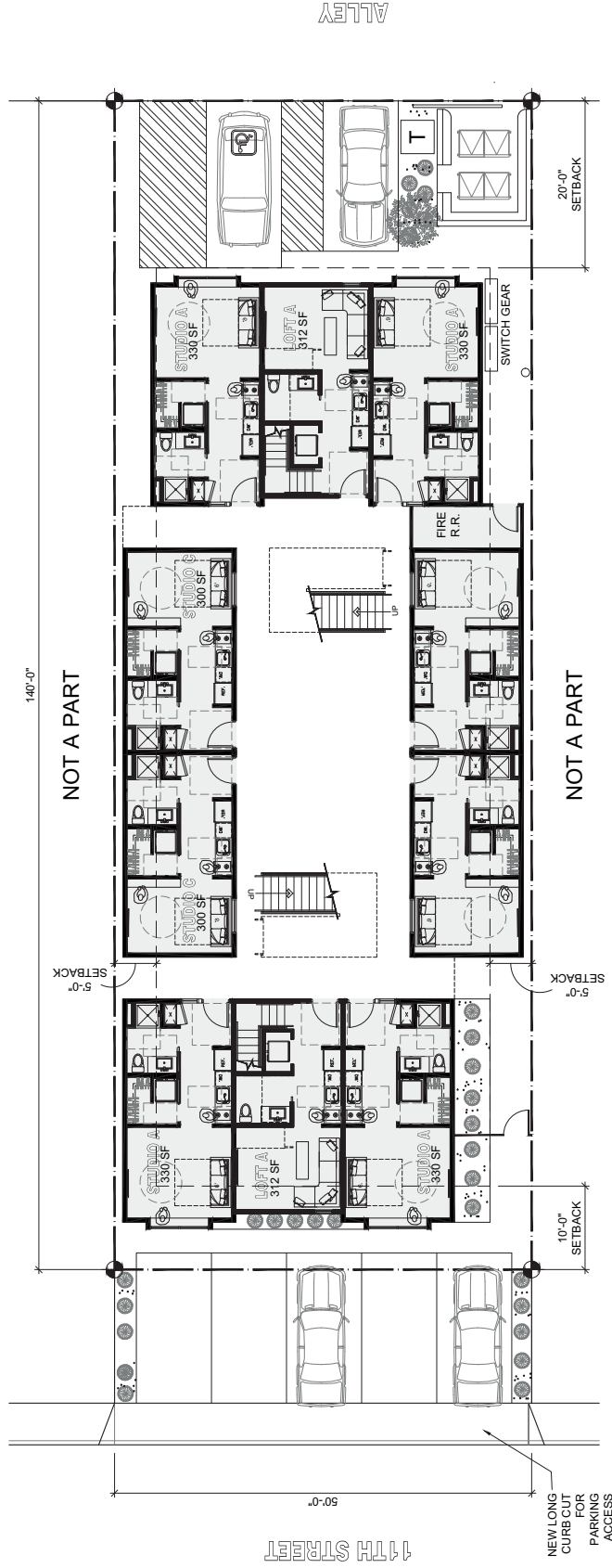


Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:clb

cc: Mr. Craig Palacios
Bunnyfish Studio
208 South Maryland Parkway, Suite A
Las Vegas, Nevada 89101

23-0554
10/24/2023



SITE INFO

ADDRESS: 205 S. 11TH ST LAS VEGAS, NV 89101
APN: 139-34-712-109

UNIT INFO

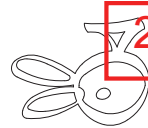
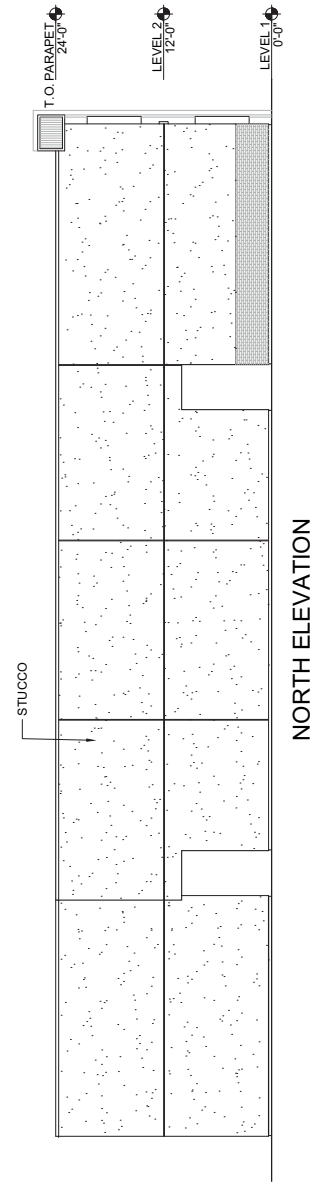
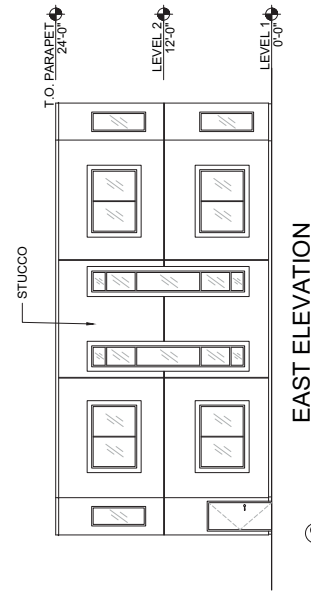
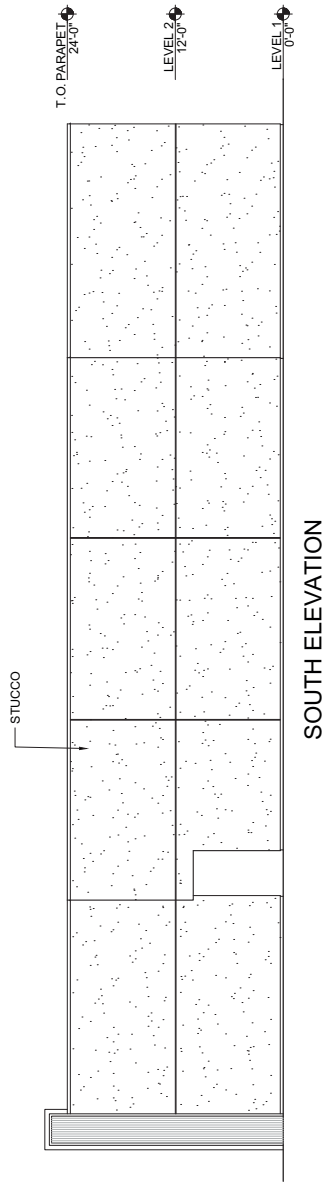
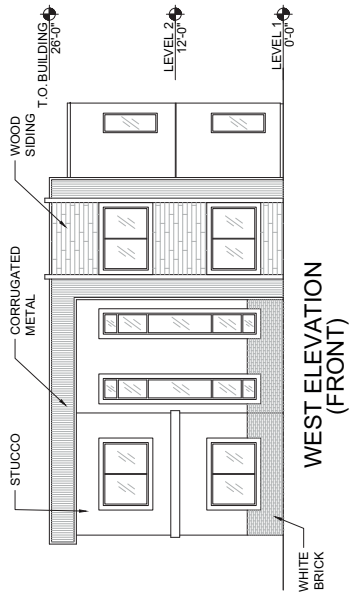
18 DWELLING UNITS
- 16 STUDIOS
- 2 ONE-BEDROOM UNITS (LOFTS)
PAR 21-0651
1.25 SPACES PER UNIT
ONE-BEDROOM UNIT

1 ADDITIONAL SPACE PER 6 UNITS FOR GUESTS
18 X 1.25 = 23
+ 3 ADD. GUEST SPACES
26 PARKING SPACES REQUIRED
7 PARKING SPACES PROVIDED



PROJECT X
23-0554
10/24/2021
DATE 10/23/2021

SITELAN



PROJECT X
ELEVATIONS

DATE 10/24/2021

23-0554
10/24/2021

MATERIALS



21-0651
10/21/2021



SITE INFO

ADDRESS: 205 S. 11TH ST LAS VEGAS, NV 89101
APN: 139-34-712-109

UNIT INFO

18 DWELLING UNITS
- 16 STUDIOS
- 2 ONE-BEDROOM UNITS (LOFTS)

PAR 21-0651
CES PER 12/2021
ONE-BEDROOM

1 ADDITIONAL SPACE PER 6 UNITS FOR GUESTS

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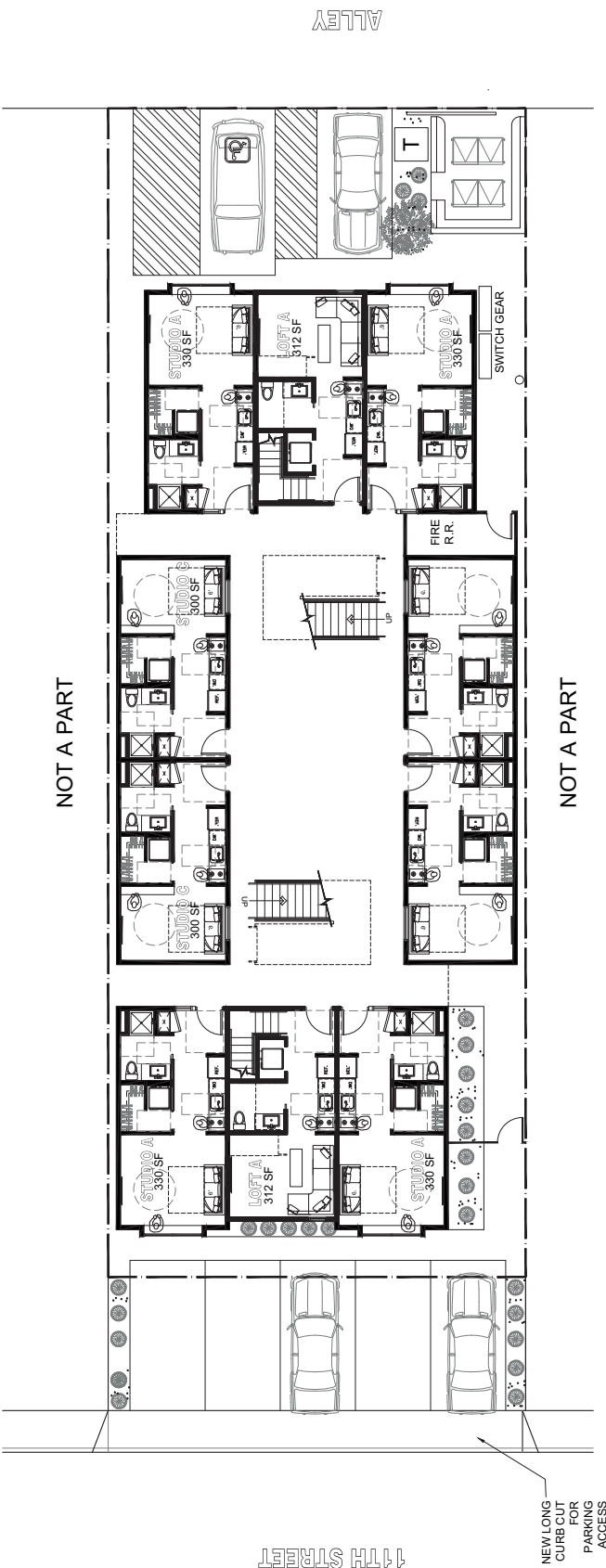
7 PARKING SPACES PROVIDED



PROJECT X
DATE 12/23/2021

23-0554
12/24/2021

SITELAN



NOT A PART

NOT A PART

14TH STREET

ALLEY

NEW LONG CURB CUT FOR PARKING ACCESS

PLANT SCHEDULE			
SYM.	QTY	COMMON NAME	SCIENTIFIC NAME
	1	PALO VERDE	Parkinsonia
	29	DESERT SPOON	DASYLIRION WHEELERI

23

09

24

12

24

2021

PROJECT X

LANDSCAPE PLAN

DATE 12/24/21





**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
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RE: 21-0651-SDR1

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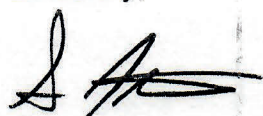
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Mr. James Wilmot
205 S. Eleventh Street, LLC
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Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:clb

cc: Mr. Craig Palacios
Bunnyfish Studio
208 South Maryland Parkway, Suite A
Las Vegas, Nevada 89101

23-0554
10/24/2023

ENTITY INFORMATION**ENTITY INFORMATION****Entity Name:**

205 S. ELEVENTH STREET, LLC

Entity Number:

E17167032021-0

Entity Type:

Domestic Limited-Liability Company (86)

Entity Status:

Default

Formation Date:

08/31/2021

NV Business ID:

NV20212216061

Termination Date:

Perpetual

Annual Report Due Date:

8/31/2023

Series LLC:☐**Restricted LLC:**☐**23-0554**
10/24/2023**REGISTERED AGENT INFORMATION**

Name of Individual or Legal Entity:

James Richard Wilmot II

Status:

Active

CRA Agent Entity Type:**Registered Agent Type:**

Non-Commercial Registered Agent

NV Business ID:**Office or Position:****Jurisdiction:****Street Address:**

9547 Malasana Court, Las Vegas, NV, 89147, USA

Mailing Address:**Individual with Authority to Act:****Fictitious Website or Domain Name:****OFFICER INFORMATION**☐ **VIEW HISTORICAL DATA**

Title	Name	Address	Last Updated	Status
Manager	JW Development & Investment Services LLC	1925 Village Center Circle Ste 150, Las Vegas, NV, 89134, USA	09/13/2021	Active

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10/24/2023

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10/24/2023