



DEPARTMENT OF COMMUNITY DEVELOPMENT

Application/Petition Form & Statement of Financial Interest

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) _____

Project Address (Location) 8101 OBANNON DR LAS VEGAS NV 89117

Project Name BOUZARI RESIDENCE

Proposed Use _____

Assessor's Parcel #(s) 163-04-801-008

Ward # _____

General Plan: Existing _____ Proposed _____ **Zoning:** Existing _____ Proposed _____

Additional Information _____

Property Owner REDBRONZE TRUST \ ALEX KBOUZARI TRUST

Address 8101 OBANNON DR

E-mail ALEXBOUZARI@GMAIL.COM

Contact ALEX BOUZARI

City LAS VEGAS State NV Zip 89117

Phone 44 7785 773360

Applicant GROWTH CONSTRUCTION

Address 8890 SPANISH RIDGE AVE

E-mail PATRICKZ@GROWTHHOLDINGS.US

Contact PATRICK ZIADE

City LAS VEGAS State NV Zip 89148

Phone 702-836-9836

Representative ChAMPION RESOURCE GROUP

Address 4210 PLUMERIA MIST

E-mail FRMACKMCKNIGHT@GMAIL.COM

Contact MACK MCNIGHT

City LAS VEGAS State NV Zip 89129

Phone 702-526-1313

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 Alex Bouzari

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

Print Name ALEX BOUZARI

Subscribed and sworn before me

This 10th day of June, 2024

Mahatma Gomez

Notary Public in and for said County and State



24-0280
16/13/2024
MAHATMA GOMEZ
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 22-7191-01
MY APPT. EXPIRES JUNE 08, 2026

**PART OF OBANNON RESIDENCE
LOT 2 @ LAND DIVISION 124-83**



PARCEL NO. : 163-04-801-007
LAND DIVISION 124-83
BOOK 124 PAGE 83
LOT 2

OWNER

CLIENT / OWNER
RED BRONZE TRUST
8101 Obannon Drive
Las Vegas, NV 89117

SHEET INDEX

ARCHITECTURAL

- | | |
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| CVR | COVER SHEET |
| CA-1 | SITE PLAN |
| CA-1B | ENTRY GATE DETAILS |
| CA-1C | ENTRY GATE DESIGN |
| CA-2 | FLOOR/ROOF PLAN/SECTIONS |
| CA-3 | EXTERIOR ELEVATIONS |
| CA-4 | BUILDING DETAILS |
| CE-1 | ELECTRICAL PLAN |

FIRE SPRINKLER SYSTEM

SPRINKLER SYSTEM REQUIRED; PROVIDE A ENHANCED NSRP 130
RESIDENTIAL

SPRINKLER SYSTEM THROUGHOUT THE RESIDENCE, SEPARATE
PERMIT TO BE APPROVED BY THE CLARK COUNTY BUILDING
DEPARTMENT PER 2018 IBC AMENDMENT 903.2

APPROVED AUTOMATIC SPRINKLER SYSTEMS IN NEW BUILDING
AND STRUCTURES SHALL BE PROVIDED THROUGHOUT ALL
BUILDINGS REGARDLESS OF OCCUPANCY TYPE, EXCEEDING 5,000
SQUARE FEET. THIS REQUIREMENT SHALL BE APPLIED TO ALL
BUILDINGS DESCRIBED IN SECTION 902.1 AND 903.2.12, SECTION 903.2
OF THE 2018 INTERNATIONAL BUILDING CODE (IBC) AND 2018 IBC
SOUTHERN NEVADA AMENDMENTS TO THE 2012 IBC.



- | | |
|----------------|--|
| ZONING | RE |
| BUILD. CODE | 2019 IRC |
| CONST. TYPE | TYPE V8 |
| OCCUPANCY | UNUSE-R3 |
| COMPLIES WITH: | 2019 IRC
2018 IRC
2018 EFC
2018 EFC
2018 UPC
2017 NEC
2017 IBC
ALL AMENDMENTS AND ADOPTED BY CLARK COUNTY
ALL LOCAL AMENDMENTS |

AREA CALCULATIONS

GUARD HOUSE:-



① SITE PLAN

SCAIF: NONE

SCALE NOTE:
WRITTEN DIMENSIONS PRESIDE OVER SCALE.
COORDINATE & VERIFY ALL DRAWING DIMENSIONS IN FIELD DURING & PRIOR TO CONSTRUCTION. NOTIFY THE RESIDENTIAL DESIGNER OF ANY DISCREPANCIES IMMEDIATELY BEFORE PROCEEDING

HLH
GROWTH LUXURY HOMES
88900 SPANISH RIDGE AVE.
LAS VEGAS, NV. 89148

CONSTRUCTION DOCUMENTS
11.18.21

design studio llc
Victor Hernandez
RESIDENTIAL DESIGNER
No. 173-RD
Direct: 702. 278. 9191
VidaDesigns@Live.com



COVER SHEET
OBANNON GUARD HOUSE
for: RED BRONZE TRUST
LOT 2 LAND DIVISION 124-83
89112 VIA OLIVERO AVE. LAS VEGAS, NV. 89117

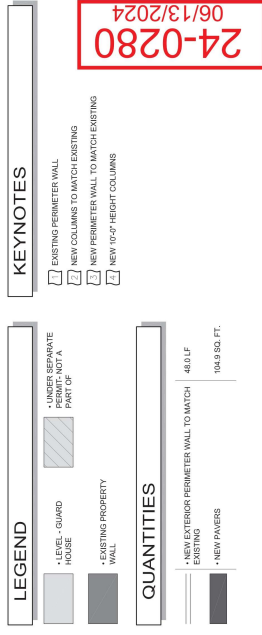
Date: 4.03.20			
Drawn: V.H.			
Job No.: AV20-100			
Rev.	Comment	Date	
	1.D. COMMENTS	06.10.21	

GUARD

GUARD
HOUSE

CVR

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



24-0280
06/13/2024

KEYNOTES

LEGEND

QUANTITIES

QUANTITIES

	<ul style="list-style-type: none"> • NEW EXTERIOR PERIMETER WALL TO MATCH EXISTING 	45.0 LF
	<ul style="list-style-type: none"> • NEW PAVERS 	104.9 SQ.

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EXISTING	NEW PAVERS

SCALE NOTE

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GTH
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OB
CONSTRUCTION
DOCUMENTS
11-10-01



WDP
design studios
Victor Hernandez

Direct: 702. 278. 919
VidaDesigns@Live.com

11.18.21

SITE PLAN
OBANNON GUARD HOUSE
for: RED BRONZE TRUST
LOT 2 LAND DIVISION 124-83
8112 VIA OLIVEA AVE LAS VEGAS, NV 89117

Date : 4.03.20			
Drawn : V.J.H.			
Job No. : AV20-100			
Rev.	Comment	Date	
A	B.D. COMMENTS	06.10.16	

GUARD
HOUSE

GUARD
HOUSE

CA-1

[illegible]

LEGEND

OF 200 000 200 WALL
OF 200 000 200 WALL

WALL LEGEND

OF 200 000 200 WALL
OF 200 000 200 WALL

KEYNOTES

1. GUARD HOUSE
2. GUARD POST
3. CONTROL ROOM
4. STORAGE AREA

GENERAL NOTES

1. GUARD HOUSE
2. GUARD POST
3. CONTROL ROOM
4. STORAGE AREA

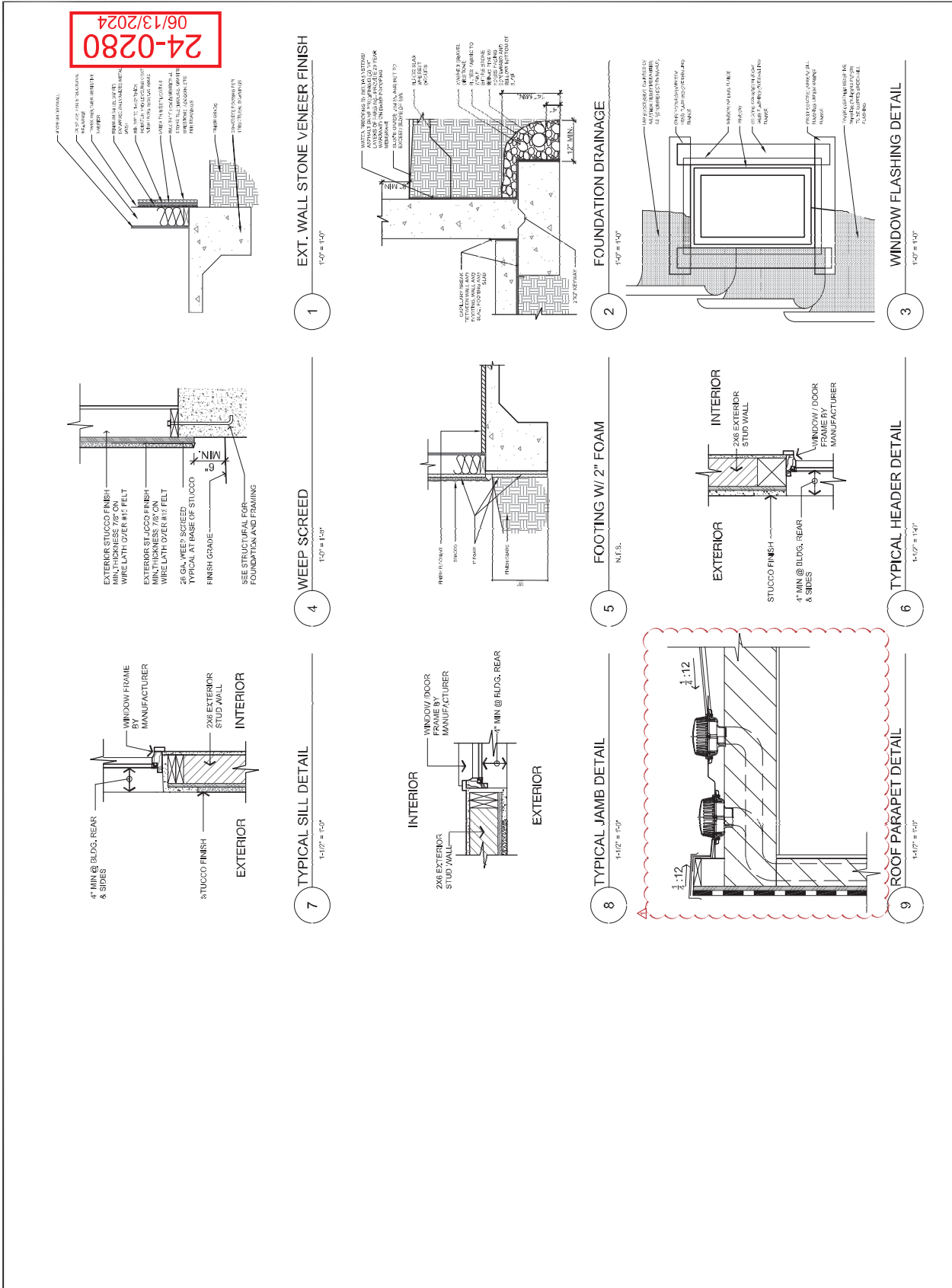
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OF 200 000 200 WALL
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[illegible]

[illegible]

CA-4



**PART OF OBANNON RESIDENCE
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PARCEL NO. : 163-04-801-007
LAND DIVISION 124-83
BOOK 124 PAGE 83
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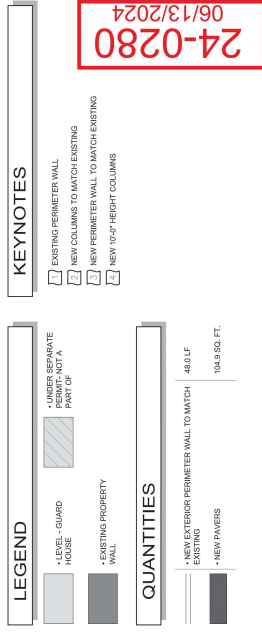
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for: RED BRONZE TRUST
LOT 2 LAND DIVISION 124-83
8112 VIA OLIVERO AVE. LAS VEGAS, NV. 89117

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GUARD
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24-0280
06/13/2024

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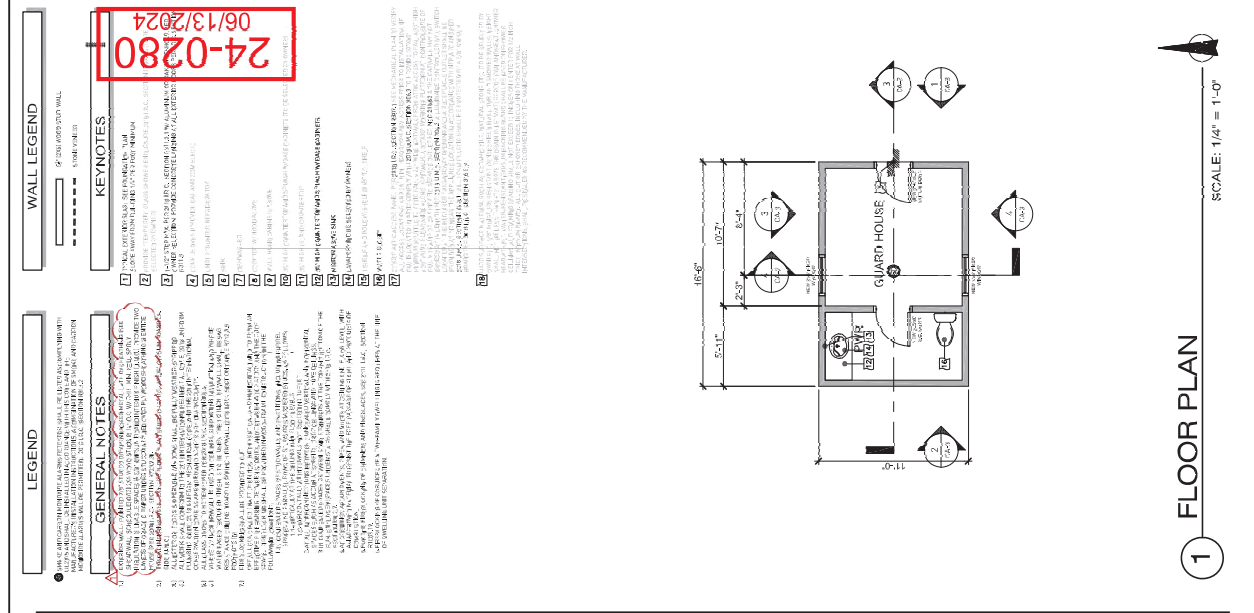
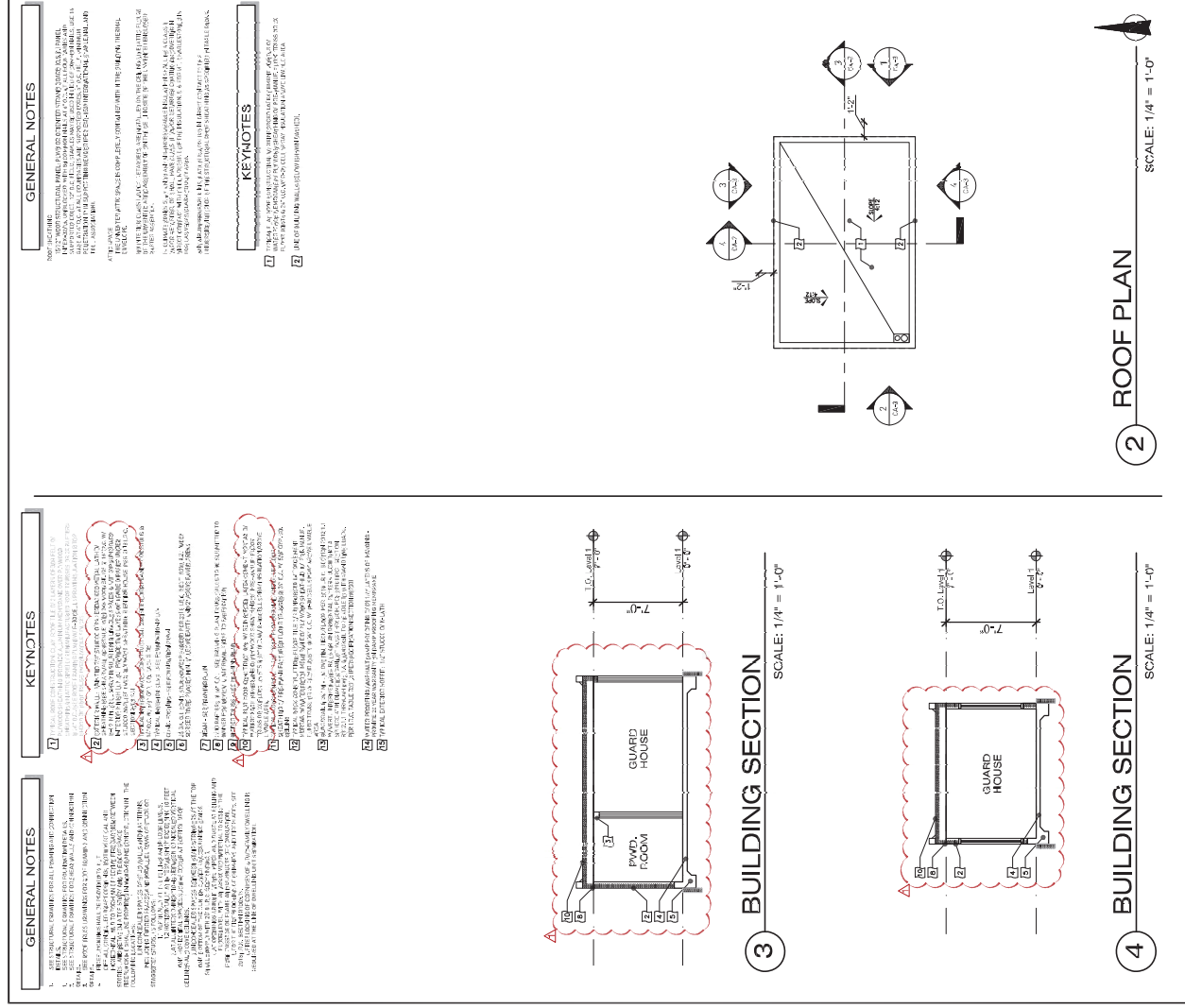
11.18.21

SITE PLAN
OBANNON GUARD HOUSE
for: RED BRONZE TRUST
LOT 2 LAND DIVISION 124-83
8112 VIA OLIVEA AVE LAS VEGAS, NV 89117

Date : 4.03.20			
Drawn : V.J.H.			
Job No. : AV20-100			
Rev.	Comment	Date	
A	B.D. COMMENTS	06.10.16	

GUARD
HOUSE

CA-1

[illegible]

GENERAL NOTES

1. EXTERIOR WALL FINISHES SHALL BE AS SHOWN. FINISHES SHALL BE AS SHOWN UNLESS NOTED OTHERWISE.

2. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE (IRC).

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1

FRONT ELEVATION

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

2

REAR ELEVATION

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

3

RIGHT ELEVATION

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

4

LEFT ELEVATION

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

SCALE NOTE

INTERNATIONAL RESIDENTIAL CODE (IRC) AND THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) SHALL BE USED FOR ALL EXTERIOR WALLS UNLESS NOTED OTHERWISE.

OB

CONSTRUCTION CONSULTING

11.18.21

design studio

ARCHITECTURAL DESIGNER

11.18.21

HERNANDEZ

11.18.21

EXTERIOR ELEVATIONS

ORANNOON GUARD HOUSE

for: RED BRONZE TRUST

LOT 2 LAND DIVISION 12-23

8112 VIA OLIVERO AVE. LAS VEGAS, NV 89117

PROJECT: 12-23

DATE: 11/18/21

DESIGNER: ADP/DA

CLIENT: RED BRONZE TRUST

PROJECT: 12-23

DATE: 11/18/21

DESIGNER: ADP/DA

CLIENT: RED BRONZE TRUST

GJARD HOUSE

CA-3

24-0280

CA-4



**PART OF OBANNON RESIDENCE
LOT 2 @ LAND DIVISION 124-83**



PARCEL NO. : 163-04-801-007
LAND DIVISION 124-83
BOOK 124 PAGE 83
LOT 2

OWNER

CLIENT / OWNER
RED BRONZE TRUST
8101 Obannon Drive
Las Vegas, NV 89117

SHEET INDEX

ARCHITECTURAL

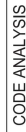
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THE 2018 INTERNATIONAL BUILDING CODE (IBC) AS ADOPTED BY THE
SOUTHERN NEVADA AMENDMENTS TO THE 2012 IBC.



- | ZONING | RE |
|---------------|---|
| BLDG. CODE | 2018 IRC |
| CONST. TYPE | TYPE VB |
| OCCUPANCY | LIABLE R-3 |
| COMPLEX WITH: | 2018 IRC |
| | 2018 IRC |
| | 2018 IRC |
| | 2018 UMC |
| | 2017 NEC |
| | 2018 ICC AS AMENDED AND ADOPTED BY CLARK COUNTY |
| | 2018 ICC AS AMENDED AND ADOPTED BY CLARK COUNTY |

AREA CALCULATIONS

GUARD HOUSE:



① SITE PLAN

SCAIF: NONE

SCALE NOTE:
WRITTEN DIMENSIONS PRESIDE OVER SCALE.
COORDINATE & VERIFY ALL DRAWING DIMENSIONS IN FIELD DURING & PRIOR TO CONSTRUCTION. NOTIFY THE RESIDENTIAL DESIGNER OF ANY DISCREPANCIES IMMEDIATELY BEFORE PROCEEDING

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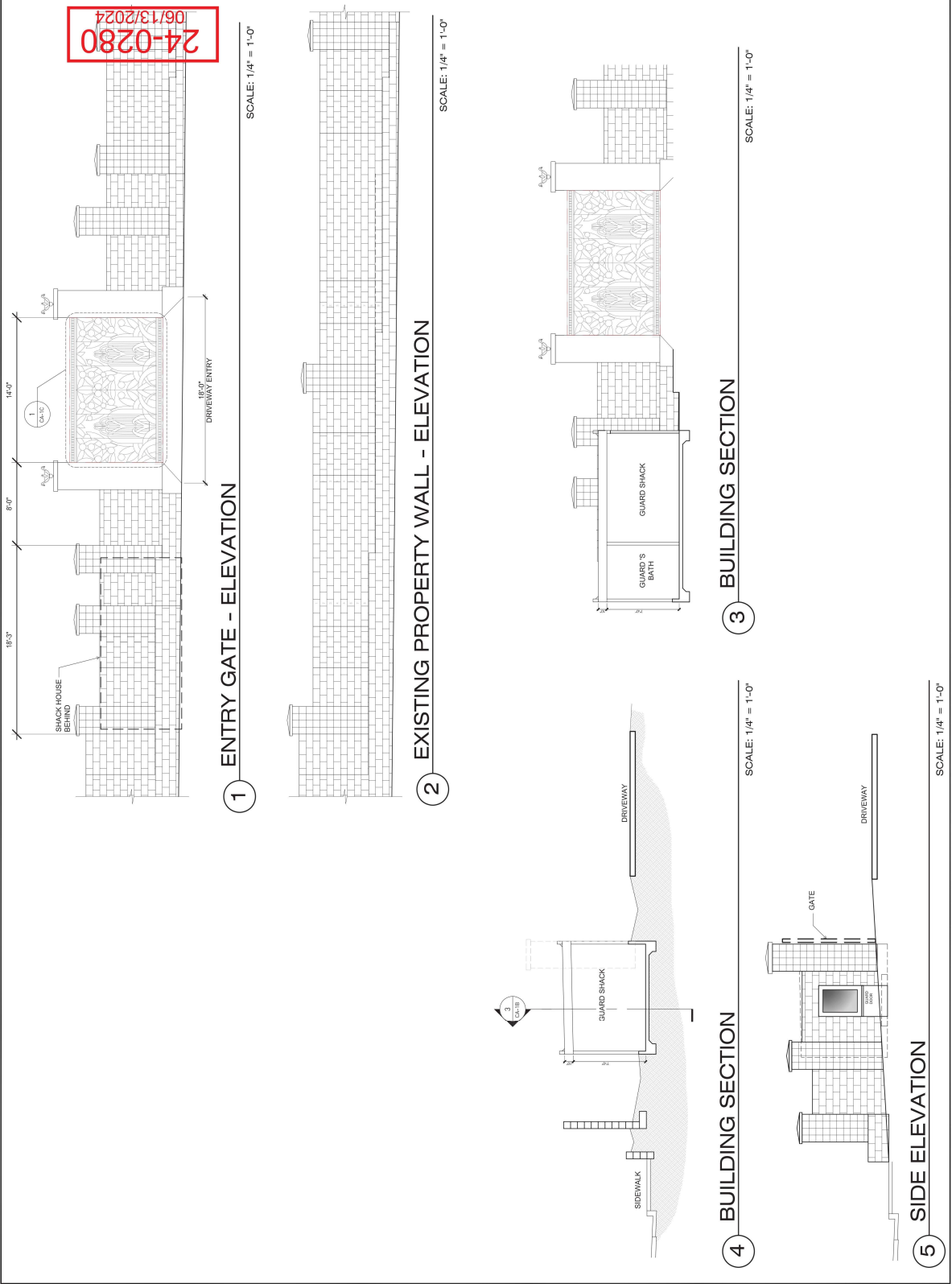
COVER SHEET
OBANNON GUARD HOUSE
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LOT 2 LAND DIVISION 124-83
8112 VIA OLIVERO AVE. LAS VEGAS, NV. 89117

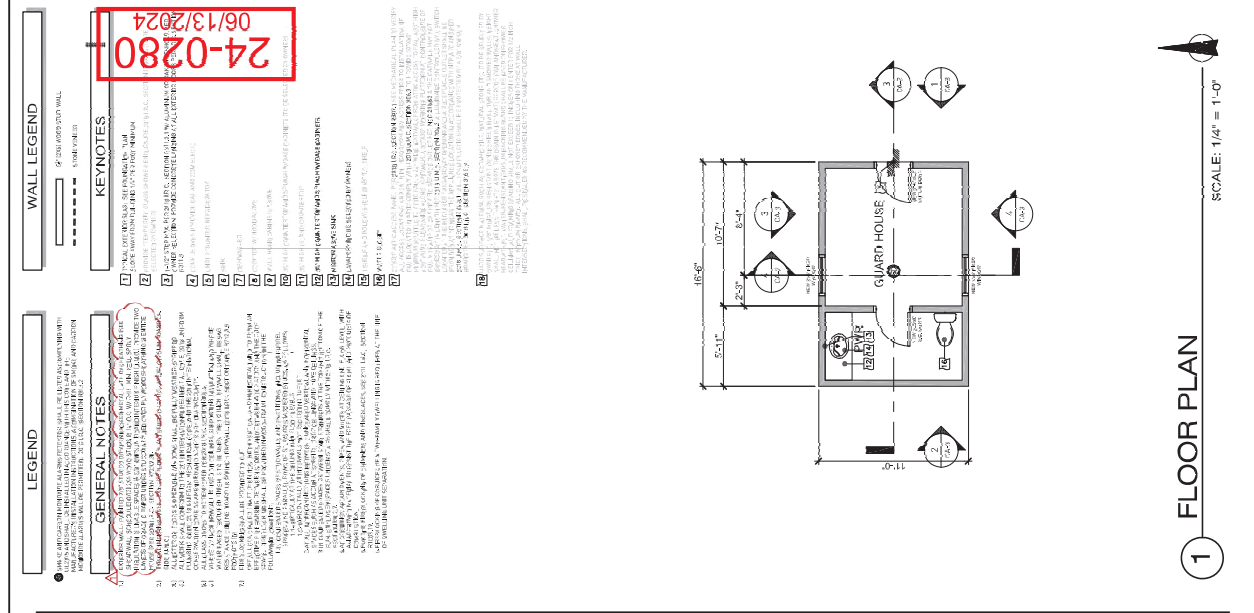
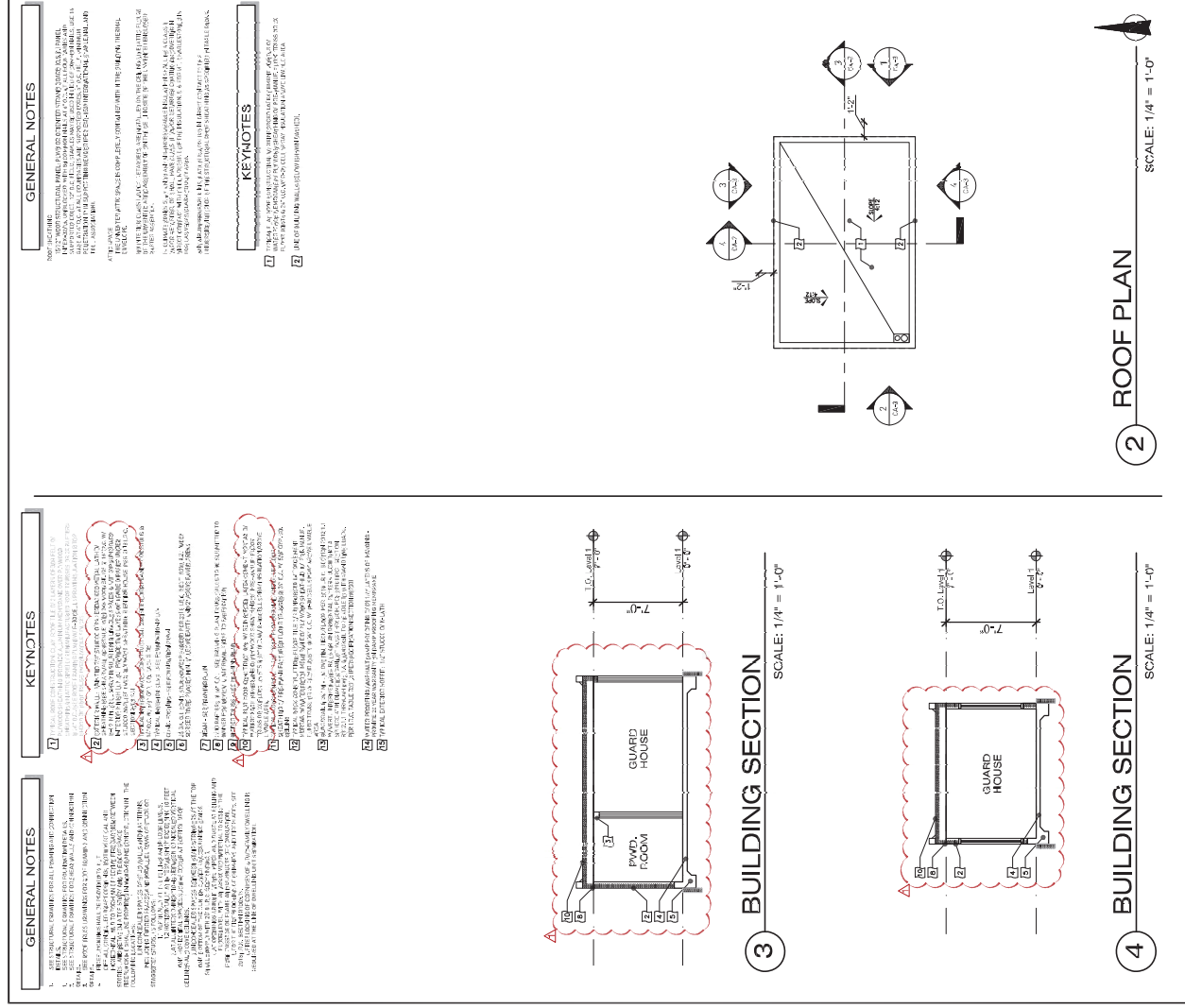
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Rev.	Comment	Date	
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			GUARD

GUARD
HOUSE

CVR

CA-1B



[illegible]

GENERAL NOTES

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LEFT ELEVATION

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SCALE NOTE

INTER-CONSTRUCTION RECORD AND SCALE. CONTRACTOR SHALL MAINTAIN THIS RECORD IN THE FIELD DURING THE CONSTRUCTION OF THE PROJECT. THE RECORD SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL. THE RECORD SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL. THE RECORD SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL.

GLH

GRUPO LUXURY HOMES

LAS VEGAS, NV 89149

11.18.21

OB

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11.18.21

design studio

ARCHITECTURAL DESIGNER

11.18.21

HERNANDEZ

11.18.21

EXTERIOR ELEVATIONS

ORANNOON GUARD HOUSE

for: RED BRONZE TRUST

LOT 2 LAND DIVISION 12-23

8112 VIA OLIVERO AVE. LAS VEGAS, NV 89117

Project: 12-23

Architect: OB

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

Sheet: 1 of 1

GUARD HOUSE

CA-3

24-0280

CA-4



