



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) Site Development

Project Address (Location) 912, 916, 922, 926, 932, Las Vegas NV 89101

Project Name ZLife Midtown **Proposed Use** Mixed-Use

Assessor's Parcel #(s) 139-34-410-034, 139-34-410-035, 139-34-410-36, 139-34-410-037 & -038 **Ward #** 03

General Plan: Existing _____ Proposed X **Zoning:** Existing C-M Proposed C-2

Additional Information Proposal for a new construction mixed-use project

Property Owner Siegel Sunset LLC **Contact** Anna Olin

Address 3960 W Point Loma Blvd. Ste H #365 **City** San Diego **State** Ca **Zip** 92110

E-mail anna@zlifeco.com **Phone** 702-417-4488

Applicant Fuyi Properties LLC **Contact** Anna Olin

Address 3960 W Point Loma Blvd, Ste H #365, **City** San Dieg **State** Ca **Zip** 92110

E-mail anna@zlifeco.com **Phone** 702-417-4488

Representative _____ **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 [Signature]

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

Print Name Anna Olin

Subscribed and sworn before me

This 21st day of September, 2023

County of Clark, State of Nevada



Notary Public in and for said County and State

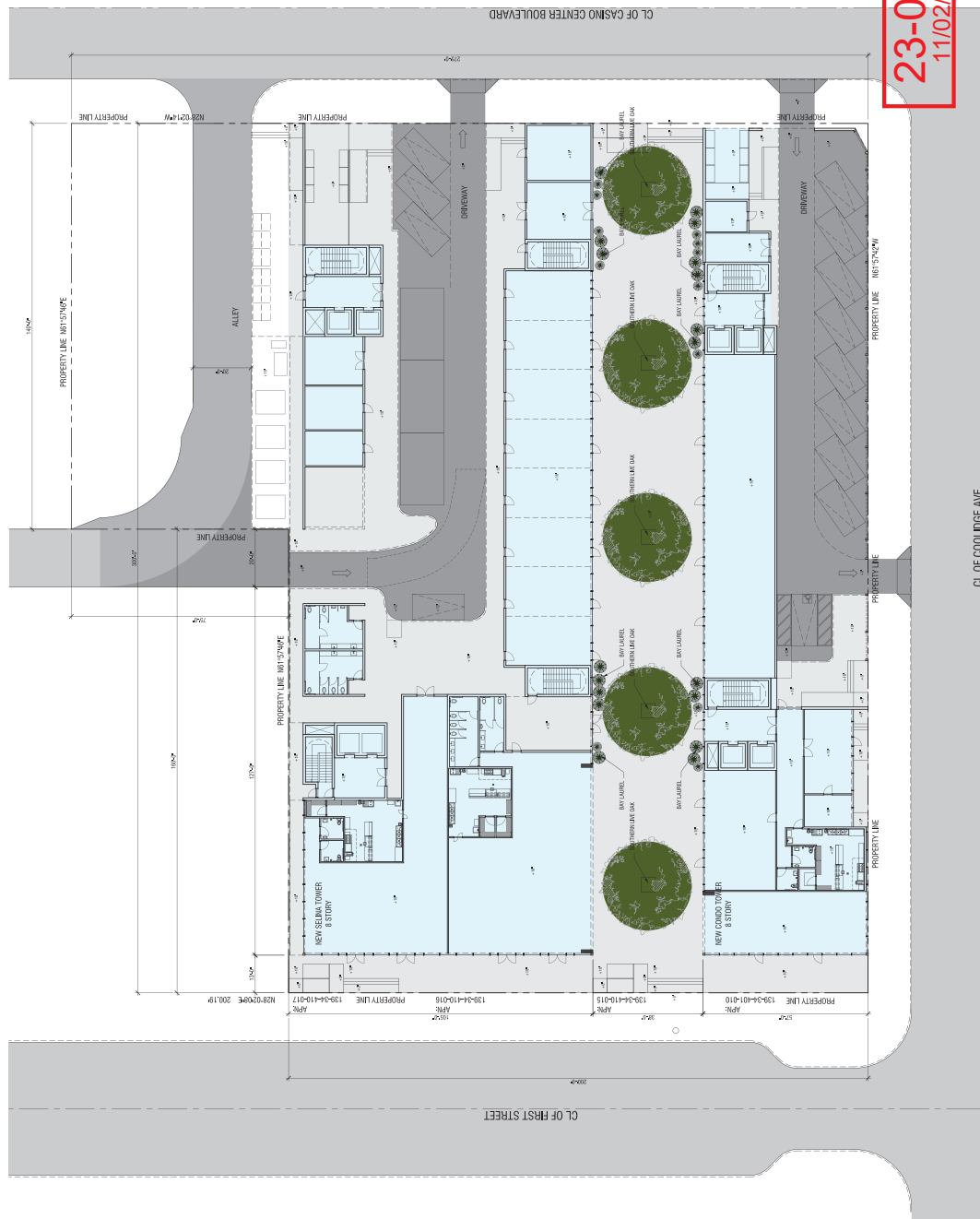


[Signature]



AARON NEUBERT ARCHITECTS, INC.
1905 MAGE CENTER DRIVE, #100
LOS ANGELES, BRANCH OFFICE
P. 310-204-4700 F. 310-204-4880
AARON@NETT1000.COM

PLANTING LEGEND				
TREES	BOTANICAL / COMMON NAME	COUNT	CAL	QTY
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	800 BOX	-	5
SHRUBS	BOTANICAL / COMMON NAME	COUNT	CAL	QTY
	LAURUS NOBILIS BAY LAUREL	5 GAL	-	30

[illegible]

23-0288
11/02/2023

PLANNING SUBMISSION
30" x 42"

NAME: _____
 TITLE: _____
 PROJECT: _____

SEPTEMBER 21, 2023

LND.01

LANDSCAPE PLAN

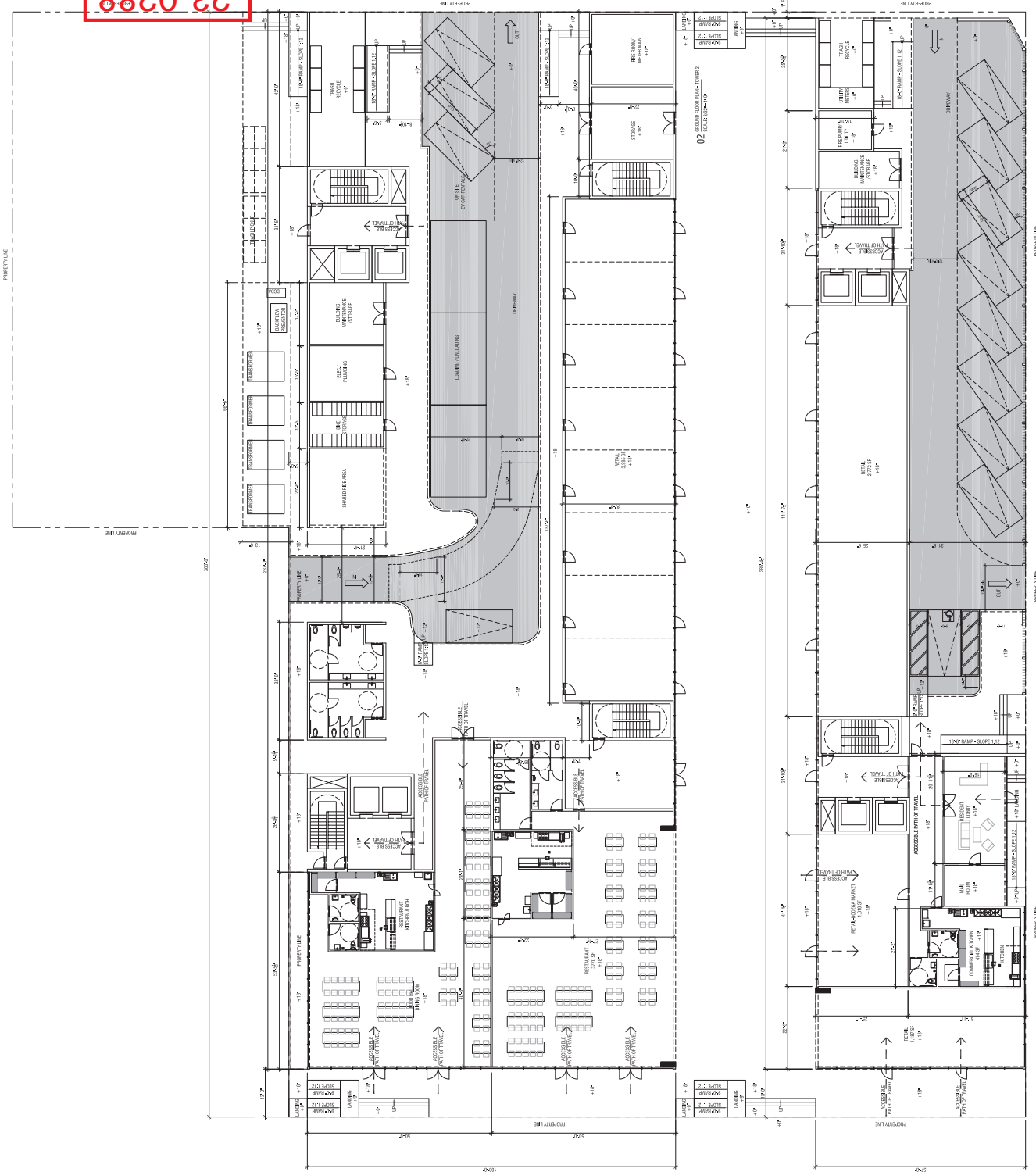
VICTIM MAP



Z LIFE HOTEL AND CONDOMINIUM
THE Z LIFE COMPANY
10000 W. 10TH AVENUE, SUITE 1000
DENVER, CO 80202
TEL: 303.733.1111
WWW.ZLIFE.COM

ARCHITECT
ADAM HUBERT ARCHITECTS, INC.
10000 W. 10TH AVENUE, SUITE 1000
DENVER, CO 80202
TEL: 303.733.1111
WWW.AHARCHITECTS.COM

23-0288
11/02/2023



SCHEDULE 1: ROOM SCHEDULE			
ROOM #	ROOM NAME	SQ. FT.	NO. OF UNITS
101	RETAIL	1,200	1
102	RETAIL	1,200	1
103	RETAIL	1,200	1
104	RETAIL	1,200	1
105	RETAIL	1,200	1
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198	RETAIL	1,200	1
199	RETAIL	1,200	1
200	RETAIL	1,200	1

SCHEDULE 2: ROOM SCHEDULE			
ROOM #	ROOM NAME	SQ. FT.	NO. OF UNITS
201	RETAIL	1,200	1
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205	RETAIL	1,200	1
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245	RETAIL	1,200	1
246	RETAIL	1,200	1
247	RETAIL	1,200	1
248	RETAIL	1,200	1
249	RETAIL	1,200	1
250	RETAIL	1,200	1

REVISION	DATE	DESCRIPTION
1	11/02/2023	ISSUED FOR PERMIT

PLANNING SUBMISSION
30' X 42'

FLOOR PLAN
GROUND FLOOR

DATE: SEPTEMBER 21, 2023
SCALE: 1/8" = 1'-0"

A.100
© 2023 ADAM HUBERT ARCHITECTS, INC.



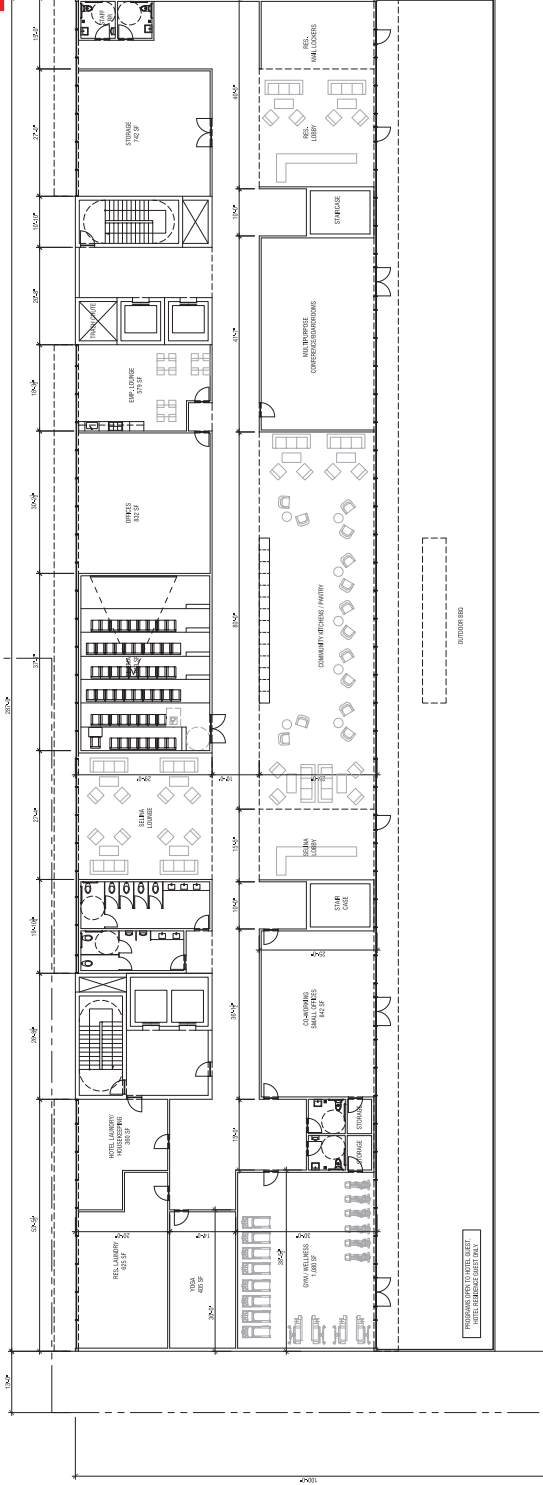
01
SHEET 1 OF 1



Z LIFE HOTEL AND CONDOMINIUM
THE Z LIFE COMPANY
10000 N. CENTRAL EXPRESSWAY, SUITE 100
DALLAS, TEXAS 75243
PHONE: 214.444.1111
WWW.ZLIFE.COM

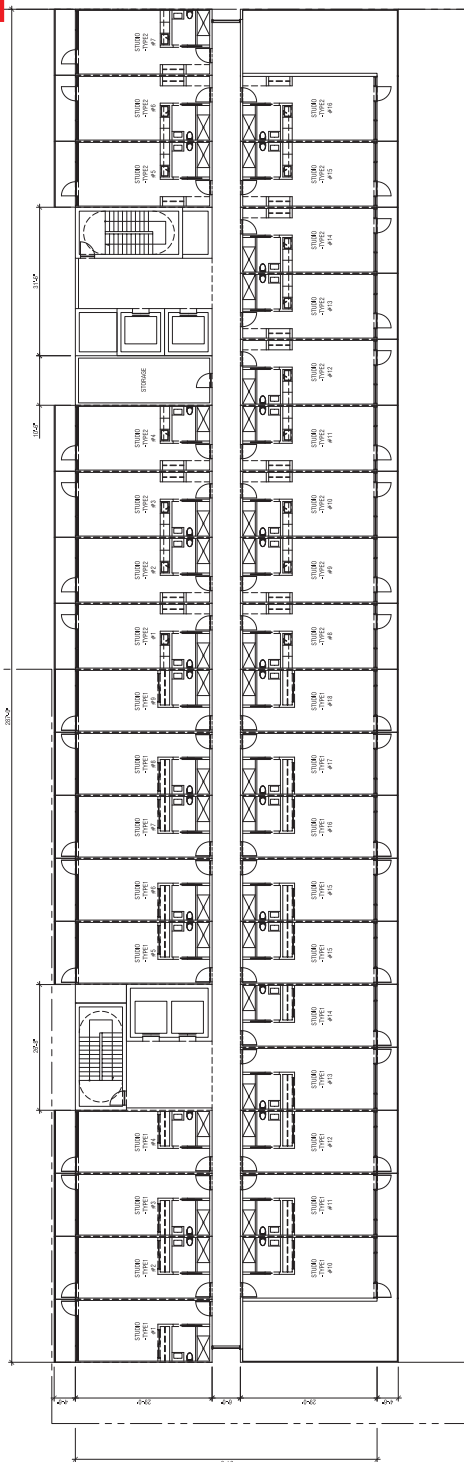
ARCHITECT
ADORN INDUSTRIES ARCHITECTS, INC.
10000 N. CENTRAL EXPRESSWAY, SUITE 100
DALLAS, TEXAS 75243
PHONE: 214.444.1111
WWW.ADOIN.COM

23-0288
11/02/2023



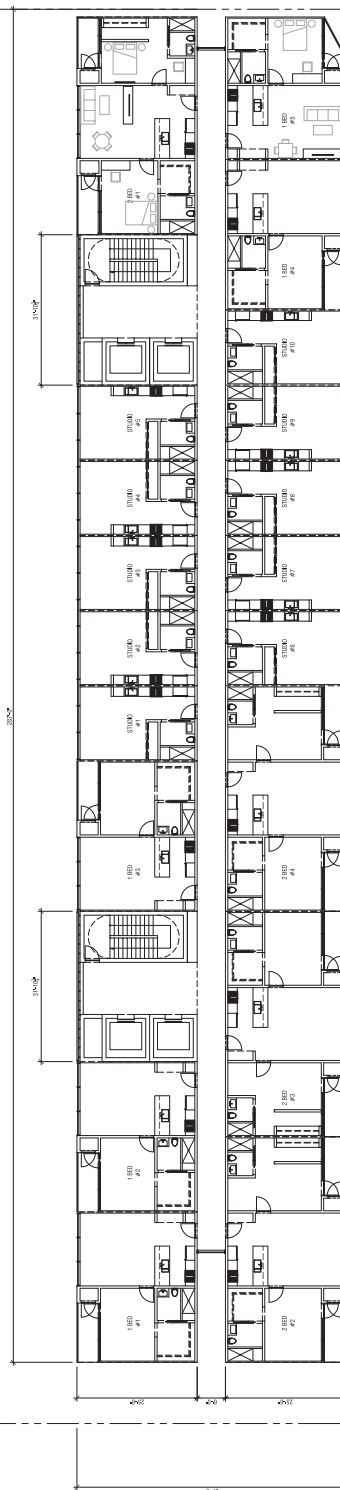
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1006	10/07/2023	10/07/2023
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1240	5/27/2024	5/27/2024
1241	5/28/2024	5/28/2024
1242	5/29/2024	5/29/2024
1243	5/30/2024	5/30/2024
1244	5/31/2024	5/31/2024
1245	6/01/2024	6/01/2024
1246	6/02/2024	6/02/2024
1247	6/03/2024	6/03/2024
1248	6/04/2024	6/04/2024
1249	6/05/2024	6/05/2024
1250	6/06/2024	6/06/2024
1251	6/07/2024	6/07/2024
1252	6/08/2024	6/08/2024
1253	6/09/2024	6/09/2024
1254	6/10/2024	6/10/2024
1255	6/11/2024	6/11/2024
1256	6/12/2024	6/12/2024
1257	6/13/2024	6/13/2024
1258	6/14/2024	6/14/2024
1259	6/15/2024	6/15/2024
1260	6/16/2024	6/16/2024
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1262	6/18/2024	6/18/2024
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1264	6/20/2024	6/20/2024
1265	6/21/2024	6/21/2024
1266	6/22/2024	6/22/2024
1267	6/23/2024	6/23/2024
1268	6/24/2024	6/24/2024
1269	6/25/2024	6/25/2024
1270	6/26/2024	6/26/2024
1271	6/27/2024	6/27/2024
1272	6/28/2024	6/28/2024
1273	6/29/2024	6/29/2024
1274	6/30/2024	6/30/2024
1275	7/01/2024	7/01/2024
1276	7/02/2024	7/02/2024
1277	7/03/2024	7/03/2024
1278	7/04/2024	7/04/2024
1279	7/05/2024	7/05/2024
1280	7/06/2024	7/06/2024
1281	7/07/2024	7/07/2024

23-0288 11/02/2023



OCCUPANT LOAD CALC.			
	AREA (SF)	OCC. LOAD FACTOR	OCC. LOAD PER UNIT
TUITION - TYPE 1	308	200	2
(13.8 UNITS)			
TUITION - TYPE 2	376	200	2
(13.6 UNITS)			
COMMUNITY	2,564	200	N/A
TOTAL			14
			85

2ND FLOOR
 1000-1001 TYPE 1 X 10 MEN
 1002-1003 TYPE 2 X 16 MEN



OCCUPANT LOAD CALC.					
	AREA (SF)	OCC. LOAD ADJUSTER	OCC. LOAD PER UNIT	OCC. LOAD	OCC.
STUDIO	378	200	2	756	20
130 UNITS					
1 BEDROOM	666	200	4	2664	20
65 UNITS					
2 BEDROOM	1,008	200	6	6048	24
64 UNITS					
CONVERTER	2,495	200	N/A	N/A	13
AREA					53

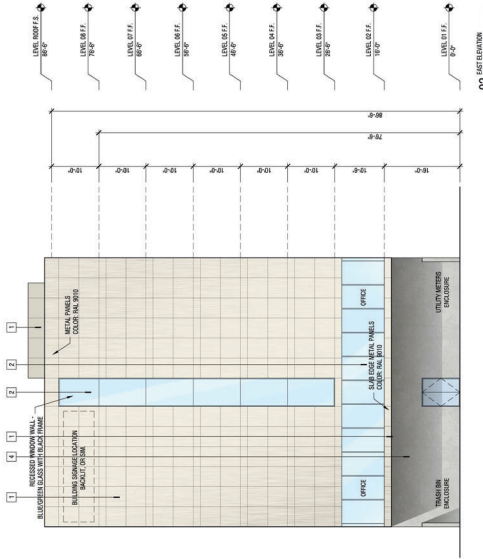
TH FLOOR
FLUID X 10 KEYS
BED X 5 KEYS



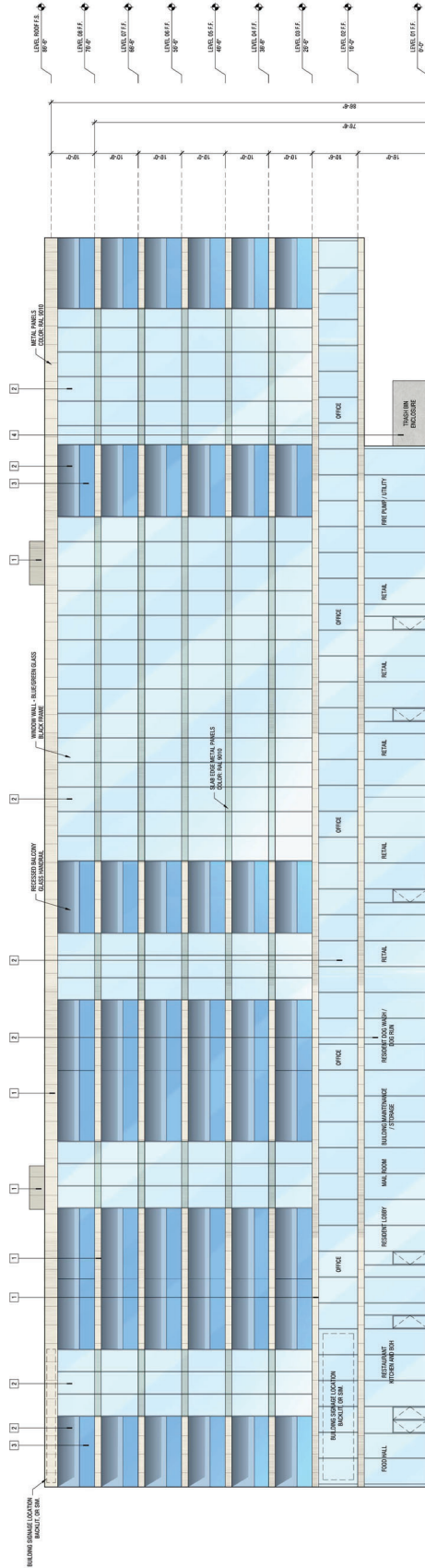


CLIENT
THE LIFE COMPANY
1000 LEXINGTON AVENUE
SUITE 1000
NEW YORK, NY 10022

ARCHITECT
AARON NEUBERT ARCHITECTS, INC.
1000 LEXINGTON AVENUE
SUITE 1000
NEW YORK, NY 10022



02 EAST ELEVATION
SCALE 3/32" = 1'-0"



01 SOUTH ELEVATION
SCALE 3/32" = 1'-0"

1



METAL PANEL
PURE WHITE

2



VISION GLASS
TINTED

3



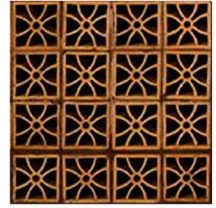
GLASS BALCONY
TINTED

4



CONCRETE
EXPOSED

5



METAL MESH PANEL
TERRACOTTA

23-0288
06/15/2023

PLANNING SUBMISSION
30' x 42'

PROPOSED ELEVATIONS
TOWER 1

DATE: JUNE 15, 2023
SCALE: 3/32" = 1'-0"

A.200

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Z LIFE HOTEL AND APARTMENTS
CLIENT: THE LIFE COMPANY
1000 LEXINGTON AVENUE, 10TH FLOOR
NEW YORK, NY 10022
ARCHITECT: AARON NEUBERT ARCHITECTS, INC.
1000 LEXINGTON AVENUE, 10TH FLOOR
NEW YORK, NY 10022
DATE: 06/15/2023

PROJECT: Z LIFE HOTEL AND APARTMENTS
1000 LEXINGTON AVENUE, 10TH FLOOR
NEW YORK, NY 10022
DATE: 06/15/2023

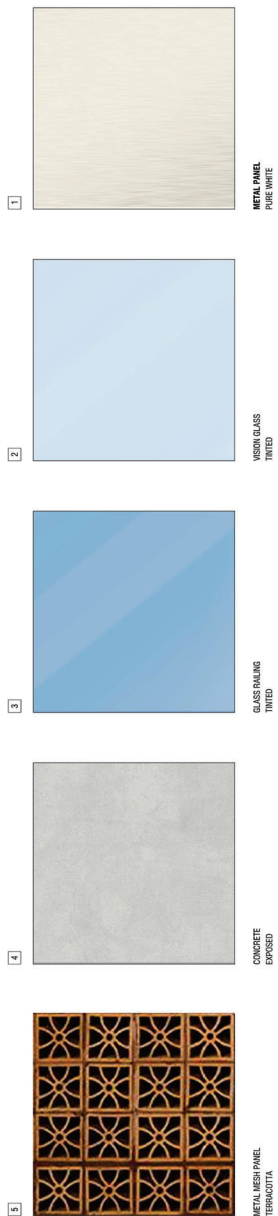
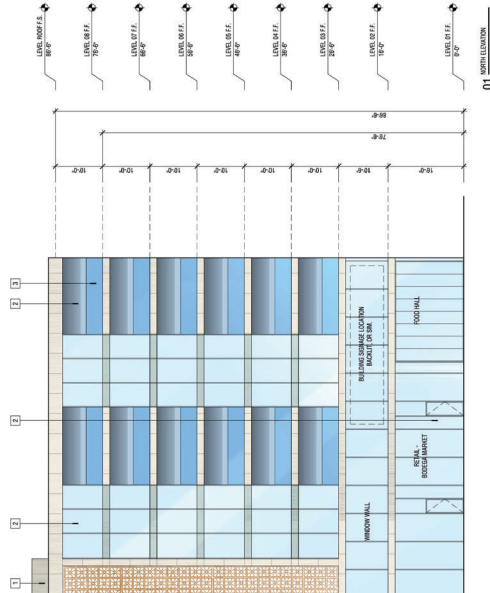
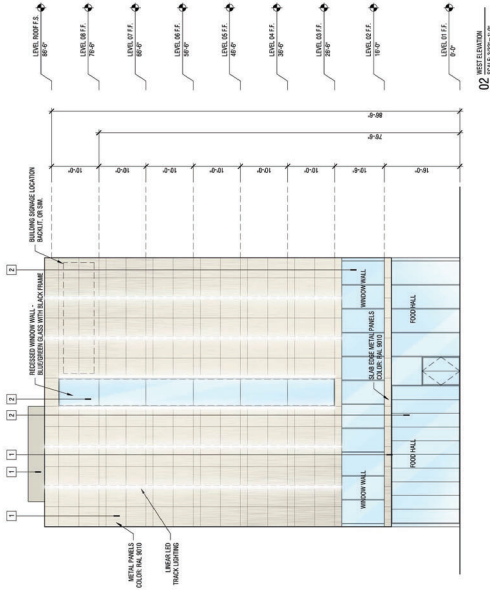
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REVISION: DATE: 06/15/2023
REVISION: DATE: 06/15/2023
REVISION: DATE: 06/15/2023

PLANNING SUBMISSION
30' x 42'

ELEVATIONS
TOWER 1

DATE: JUNE 15, 2023
SCALE: 3/8" = 1'-0"

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23-0288
06/15/2023



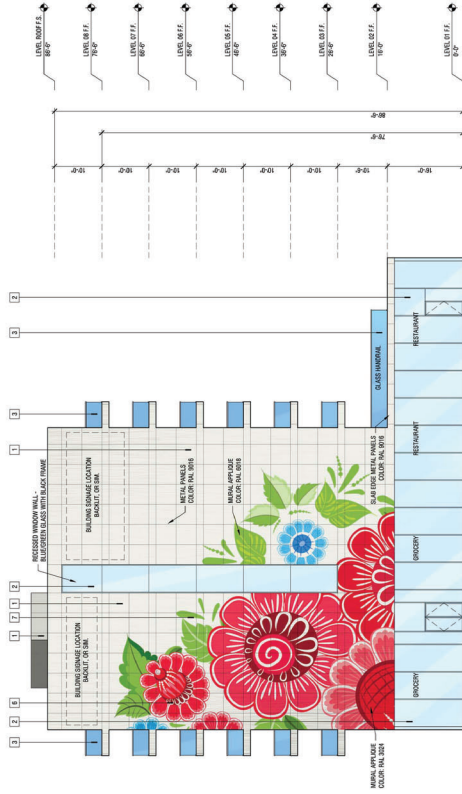
METAL PANEL
SAPPHIRE BLUE

23-0288
06/15/2023

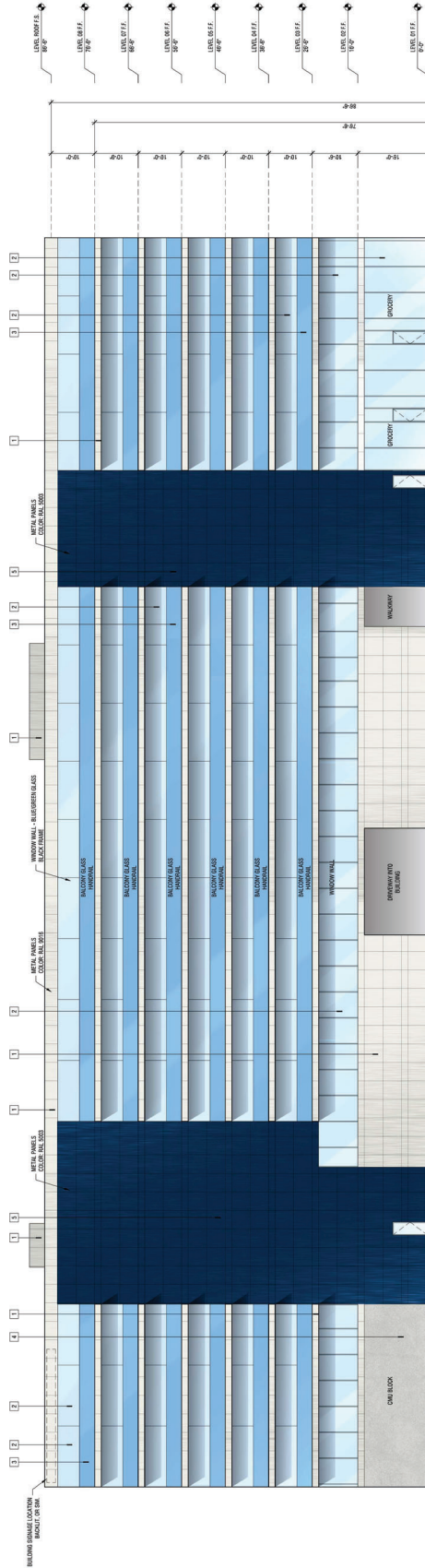


2 LIFE HOTEL AND APARTMENTS
CLIENT: THE LIFE COMPANY
1000 LEXINGTON AVENUE, 10TH FLOOR
NEW YORK, NY 10022

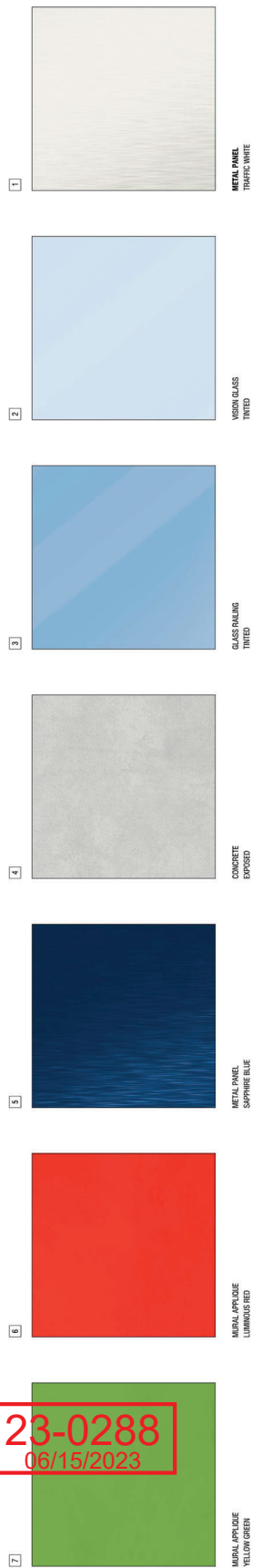
ARCHITECT: AARON NEUBERT ARCHITECTS, INC.
1000 LEXINGTON AVENUE, 10TH FLOOR
NEW YORK, NY 10022
TEL: 212 691 1000
WWW.ANARCHITECTS.COM



02 WEST ELEVATION
SCALE: 3/8" = 1'-0"



01 NORTH ELEVATION
SCALE: 3/8" = 1'-0"



REVISIONS: DATE: COMMENTS:
REVISION: DATE: COMMENTS:
SCALE: 3/8" = 1'-0"

PLANNING SUBMISSION
30' x 42'

PROPOSED ELEVATIONS
TOWER 2

DATE: JUNE 15, 2023
SCALE: 3/8" = 1'-0"

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2 LIFE HOTEL AND APARTMENTS
THE LIFE COMPANY
1000 10TH AVENUE
SUITE 1000
DENVER, CO 80202

ARCHITECT
ADORN NUBERT ARCHITECTS, INC.
1000 10TH AVENUE
SUITE 1000
DENVER, CO 80202

REVISION DATE COMMENTS
REVISE
SCALE



PLANNING SUBMISSION
30' x 42'

SCHEMATIC
LANDSCAPE PLAN

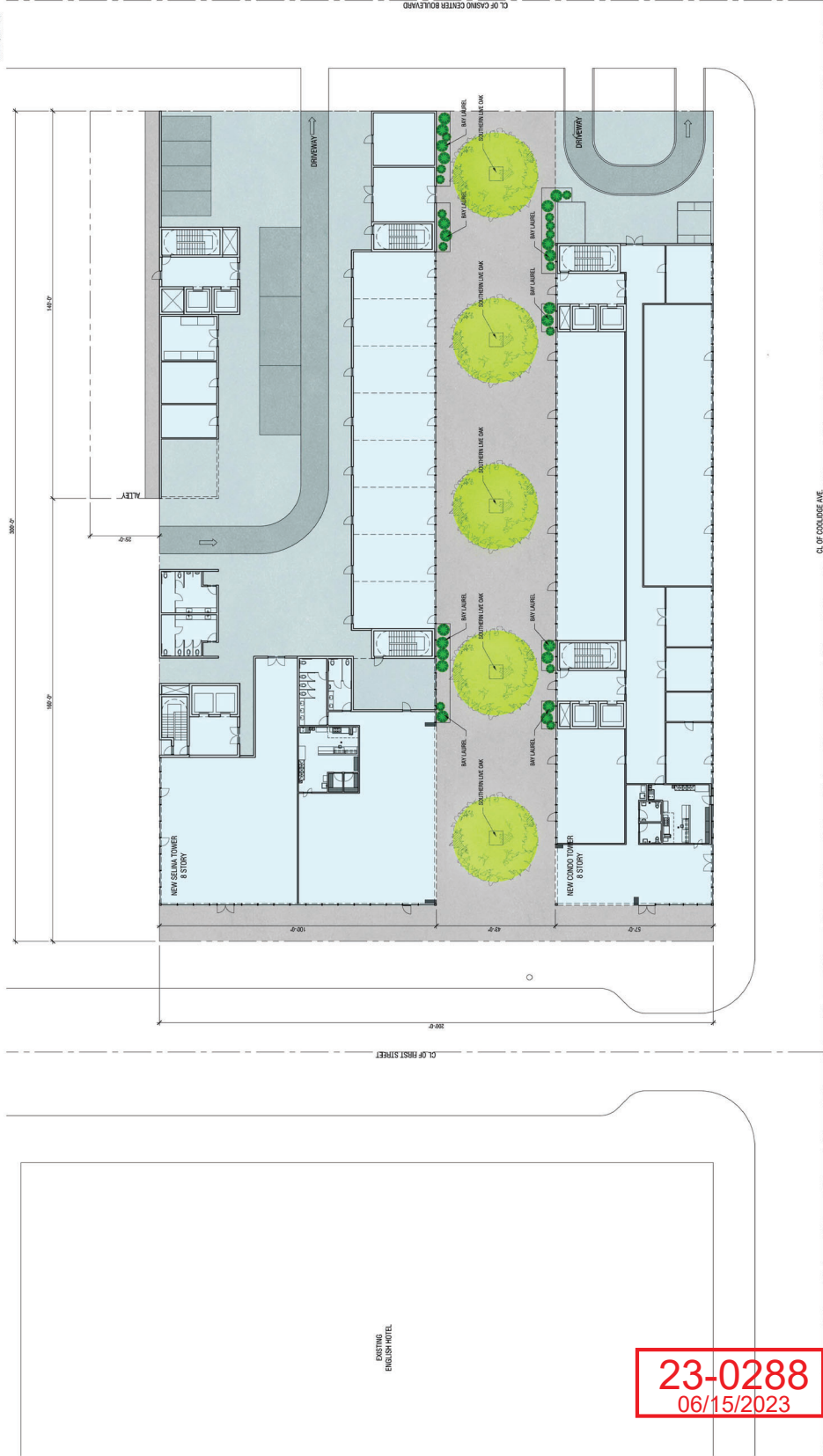
DATE: JUNE 15, 2023
SCALE: 1/8" = 1'-0"
DRAWN BY: JTB

LND.01
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PLANTING LEGEND			
TREES	BOTANICAL / COMMON NAME	CONT	QTY
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	80" ROCK	5
SPACES	BOTANICAL / COMMON NAME	CONT	QTY
	LAURUS NEROLIA SWEET LAUREL	5 GAL	25

- PLANTING NOTES
1. DECORATIVE ROCK (DR) - INSTALL THE MINIMUM LAYER OF DECORATIVE ROCK IN ALL LANDSCAPE AREAS. DECORATIVE ROCK SHALL BE 4" IN DIAMETER AND 100% COVER. DECORATIVE ROCK SHALL BE INSTALLED PRIOR TO INSTALLATION. COMPACT SUBGRADE TO 80% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL AFTER PLACING ROCK. MAKE SMOOTH, WET TO ENTIRE DEPTH, OF PRE-EMERGENT HERBICIDE TO TOP OF ROCK. DO NOT ALLOW ROCK TO TOUCH THE TRUNK OF ANY TREE. TO BE INSTALLED AFTER INSTALLATION OF PLANT MATERIAL.
 2. PLANTING SHALL BE INSTALLED WITHIN THE LIMITS OF THE LANDSCAPE. PLANTING SHALL BE PLANTED WITH A ROOT GUARD.
 3. CONTRACTOR TO PRESERVE AND PROTECT LANDSCAPE OUTSIDE LIMIT OF LANDSCAPE WORK.
 4. PLANTING SHALL BE INSTALLED WITHIN THE LIMITS OF THE LANDSCAPE. PLANTING SHALL BE PLANTED WITH A ROOT GUARD.

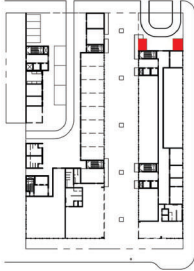


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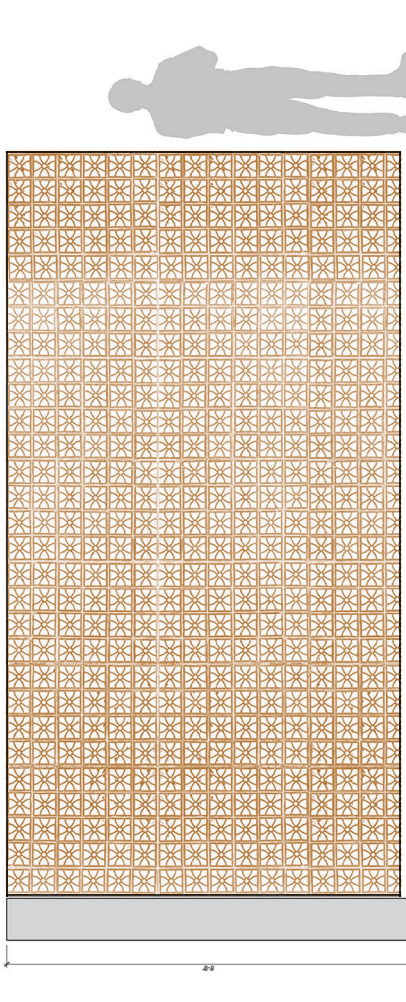


Z LIFE HOTEL AND APARTMENTS
CLIENT: THE LIFE COMPANY
PROJECT: 1000 LEXINGTON AVENUE
ARCHITECT: ADORN NICHOLSON ARCHITECTS, INC.
DATE: 06/15/2023

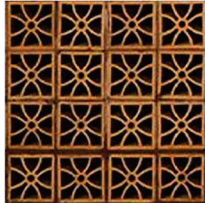
ADORN NICHOLSON ARCHITECTS, INC.
1000 LEXINGTON AVENUE
NEW YORK, NY 10022
TEL: 212.512.1000
WWW.ANARCHITECTS.COM



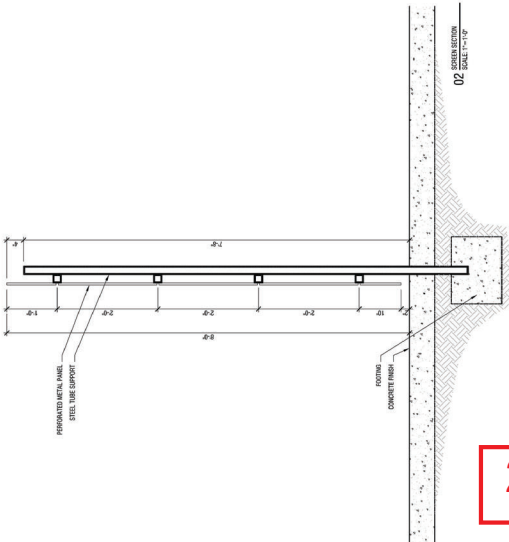
03 SITE PLAN
SCALE: 1"=1'-0"



01 SCREEN ELEVATION
SCALE: 1"=1'-0"



50% PERFORATED SCREEN
METAL PANEL



02 SCREEN SECTION
SCALE: 1"=1'-0"

23-0288
06/15/2023

REVISION: DATE: COMMENTS:
REV: SCALE:
SCALE:

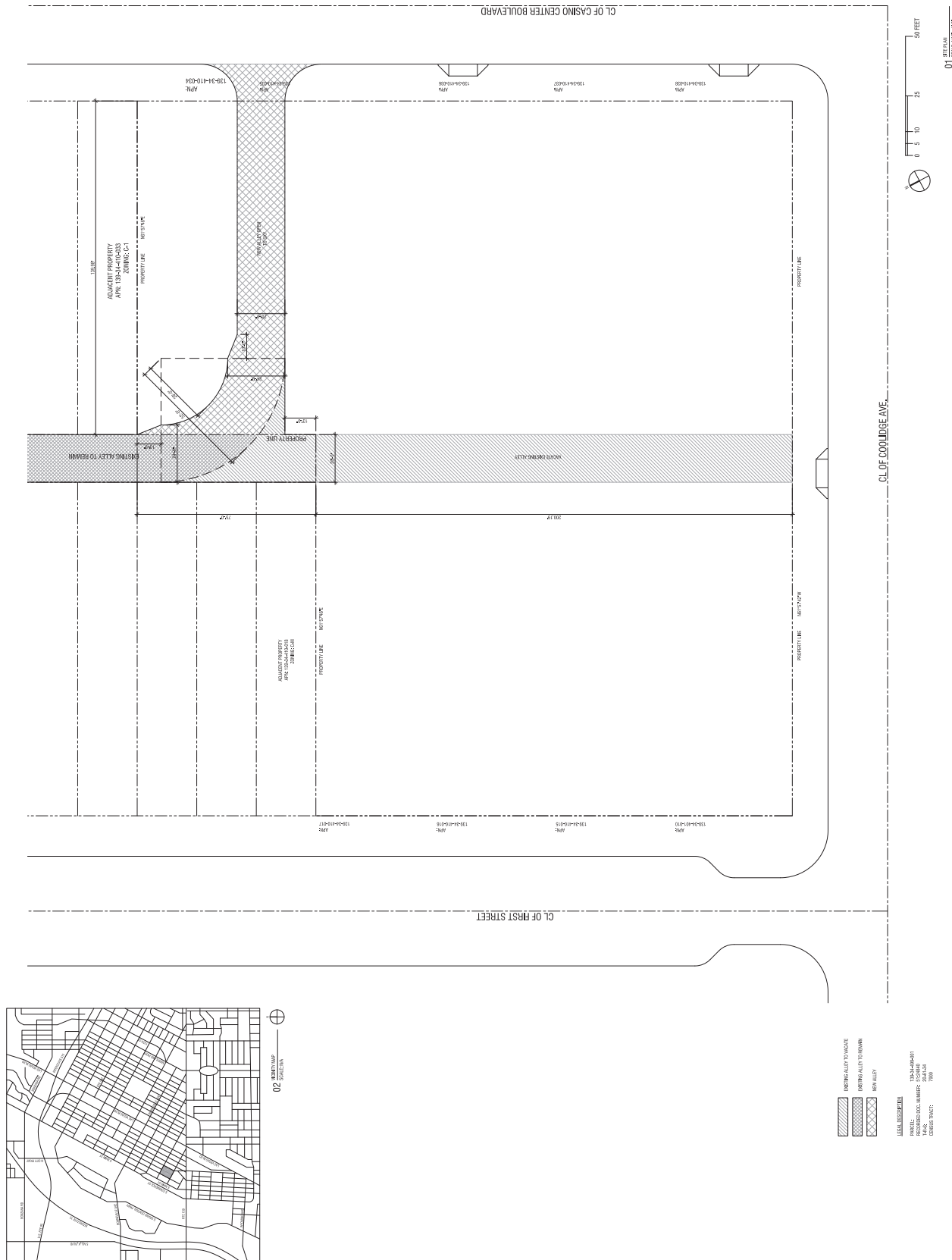
PLANNING SUBMISSION
30' x 42'

TRASH ENCLOSURE
SCREEN

DATE: JUNE 15, 2023
SCALE: 1"=1'-0"
DRAWN BY: 1"=1'-0"

A.204

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09/26/2023