



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) GPA Zone Change, Site Plan Review and Variance

Project Address (Location) 2601 Sunrise Avenue

Project Name Sunrise & 28th Street **Proposed Use** Multi-family

Assessor's Parcel #(s) 139-36-302-005 **Ward #** 3

General Plan: Existing PF Proposed M **Zoning:** Existing Civic Proposed R3

Additional Information Multifamily Development.

Property Owner Southern Nevada Regional Housing Authority **Contact** Cody Roskelley

Address 340 North 11th Street **City** Las Vegas **State** NV **Zip** 89101

E-mail croskelley@tmo.com **Phone** 713-254-8031

Applicant Michael's Development Company I L.P. **Contact** Cody Roskelley

Address PO Box 90708 **City** Camden **State** NJ **Zip** 08101

E-mail croskelley@tmo.com **Phone** 713-254-8031

Representative Kaempfer Crowell **Contact** Bob Gronauer

Address 1980 Festival Plaza Drive, Ste. 650 **City** Las Vegas **State** NV **Zip** 89135

E-mail mfehrman@kcnvlaw.com **Phone** 702-792-7085

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.

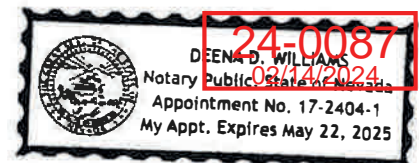
Property Owner Signature _____
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Lewis Jordan

Subscribed and sworn before me

This 13th day of February, 2024

Deena D. Williams
Notary Public in and for said County and State





Board of Commissioners:

William McCurdy II, Chairperson
Rick Segerblom, Vice-Chairperson
Marissa Brown, Commissioner
Nancy E. Brune, Commissioner
Richard Cherchio, Commissioner
Carrie Cox, Commissioner
Valerie Craig, Commissioner
Michael Dismond, Commissioner
LuChana Turner, Commissioner
Lewis Jordan, Executive Director

**AGENDA FOR THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF
THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
ON THURSDAY, FEBRUARY 8, 2024
AT 12:00 PM
IN THE COMMISSION CHAMBERS
340 N. 11TH STREET, LAS VEGAS, NEVADA**

If you wish to speak on an item marked "For Discussion and Possible Action" appearing on this agenda, please fill out a Public Comment Interest Card, which is located in front of the Commission Chambers, and submit the comment card to staff sitting in the Commission Chambers. If you wish to speak to the Board about items within its authority but not appearing as an "Action" item on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, clearly state your name and address, and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chairperson or the Board by majority vote.

The agenda is available on the Southern Nevada Regional Housing Authority website, <http://www.snvrha.org>. For copies of agenda items and supporting backup materials, please contact Ms. Jessica Walker, Executive Coordinator, at (702) 477-3110 or jwalker2@snvrha.org. A recording of the meeting is posted on the agency's website or can be obtained on a flash drive by contacting Mr. Tommy Albert, Information Technology Specialist, at (702) 477-3160 or talbert@snvrha.org. For more information regarding the Southern Nevada Regional Housing Authority, you may call (702) 477-3100 or visit our website at <http://www.snvrha.org>.

To practice social distancing, a limited number of seats will be available to the public. If you would like to provide public comment or citizen participation, please provide your statements to include your name and address to Ms. Jessica Walker, Executive Coordinator, at jwalker2@snvrha.org before 9:00 AM on Thursday, February 8, 2024. Your comments and participation will be read into the record.

The meeting has been properly noticed and posted in the following locations:

Southern Nevada Regional Housing Authority
Administrative Office (North Campus)
340 N. 11th Street
Las Vegas, NV 89101
(Principal Office)

Southern Nevada Regional Housing Authority
Housing Programs Office
380 N. 11th Street
Las Vegas, NV 89101

Southern Nevada Regional Housing Authority
Administrative Office (South Campus)
5390 E. Flamingo Rd
Las Vegas, NV 89122

Clark County Government Center
500 S. Grand Central Pkwy.
Las Vegas, NV 89155

City of Las Vegas
495 S. Main Street
Las Vegas, NV 89101

City of Henderson
240 Water Street
Henderson, NV 89015

City of North Las Vegas
2250 N. Las Vegas Blvd.
North Las Vegas, NV 89030

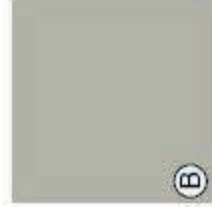
24-0087
02/14/2024

EXTERIOR MATERIALS SCHEDULE

- A - PAINTED STUCCO
 - PPG PAINTS PPG0988-1 COTTON TAIL
- B - PAINTED STUCCO
 - PPG PAINTS PPG0988-2 HIKERS PARADISE
- C - PAINTED STUCCO
 - PPG PAINTS PPG0988-6 ON THE EDGE
- D - PAINTED STUCCO
 - PPG PAINTS PPG0987-7 BLACK WIDOW
- E - STACKED STONE
 - ELDORADO STONE DARK RUNDLE
- F - PAINTED DOORS
 - PPG PAINTS PPG13-12 CRAZED CRANBERRY
- G - PAINTED RAILINGS
 - PPG PAINTS PPG0985-7 STARLESS SKY
- H - STANDING SEAM METAL ROOF
- I - STACKED BRICK



A



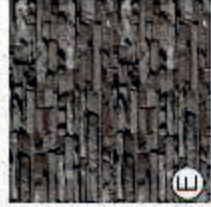
B



C



D



E



F



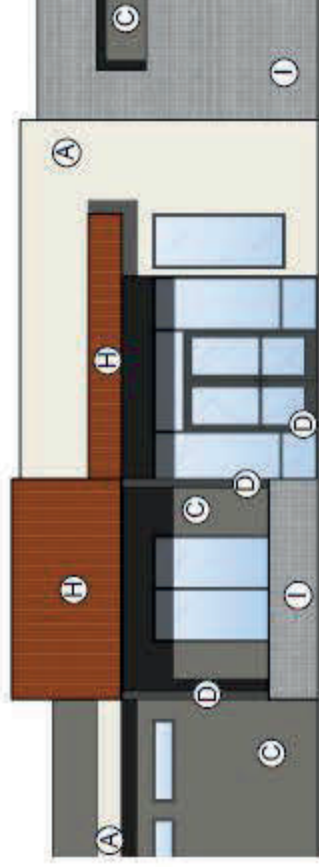
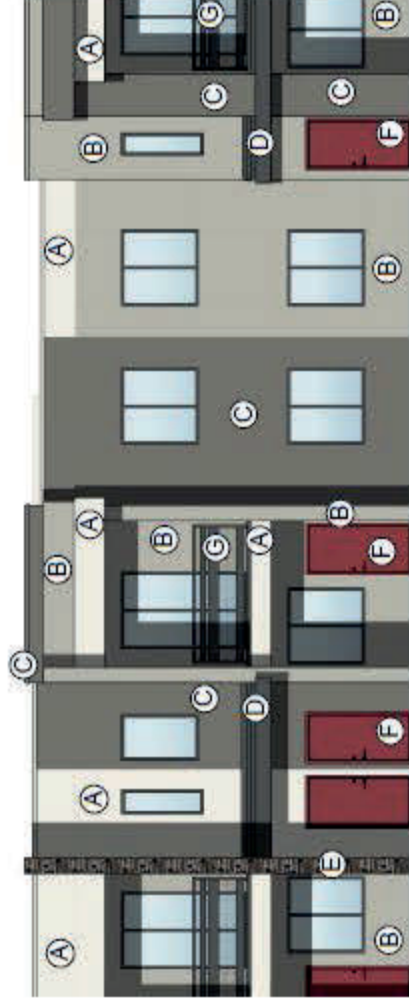
G



H



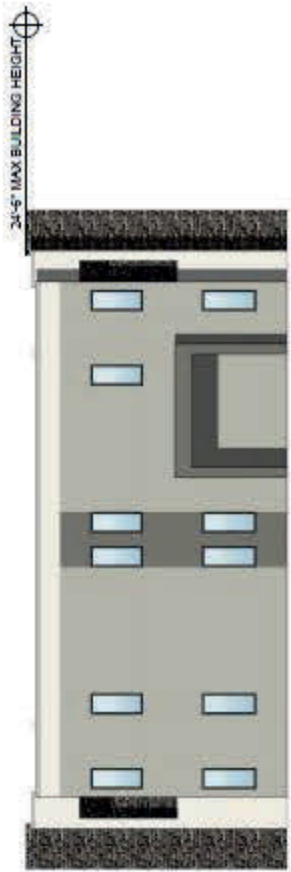
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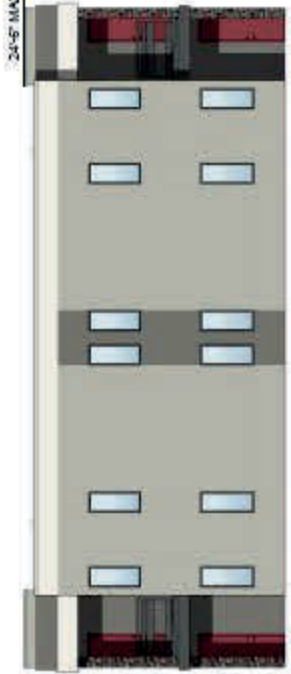
24-0087
02/14/2024



4 BUILDING #1 WEST FACING ELEVATION
DATE: 08/11/22



3 BUILDING #1 NORTH FACING ELEVATION
DATE: 08/11/22



2 BUILDING #1 SOUTH FACING ELEVATION
DATE: 08/11/22

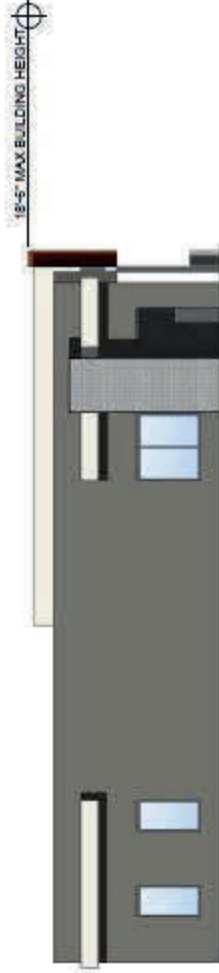


1 BUILDING #1 EAST FACING ELEVATION
DATE: 08/11/22

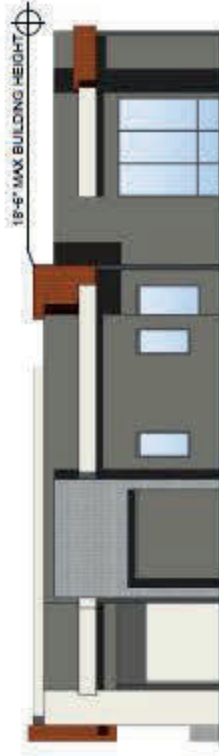
NOTE: 24-000007
EQUIPMENT TO BE
REMOVED FROM PUBLIC
ACCESSIBLE PET WALLS
02/16/2024



4 CLUBHOUSE REAR ELEVATION
Max 18'-11"



3 CLUBHOUSE SIDE ELEVATION
Max 18'-11"



2 CLUBHOUSE SIDE ELEVATION
Max 18'-11"



1 CLUBHOUSE FRONT ELEVATION
Max 18'-11"

NOTE:
24000087
ALL STAMP EQUIPMENT TO
BE REMOVED FROM PUBLIC
02/15/2024 12:58 PM
MET WALLS



UNIT BUILDING - FRONT



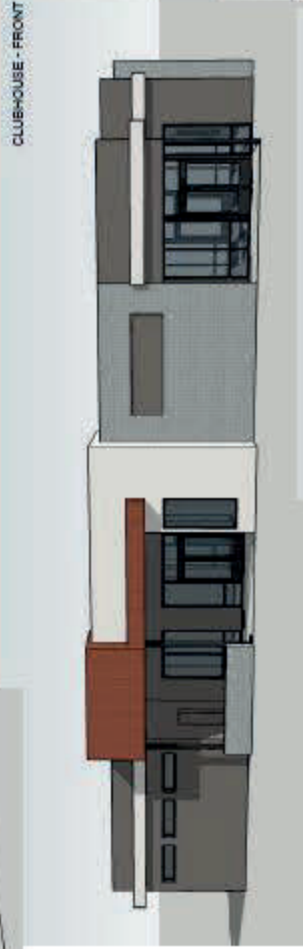
UNIT BUILDING - SIDE/FRONT



UNIT ENLARGED



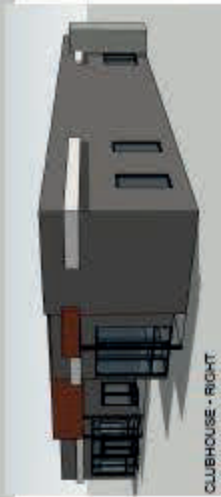
UNIT ENLARGED



CLUBHOUSE - FRONT



CLUBHOUSE - REAR



CLUBHOUSE - RIGHT



UNIT BUILDING - REAR



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02/14/2024



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02/14/2024

EXTERIOR MATERIALS
LEGEND

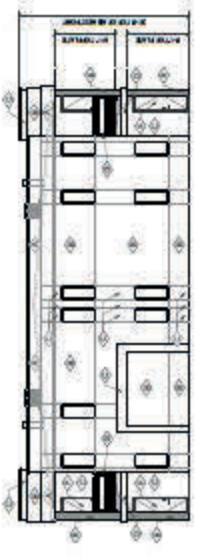
- PAINTED STUCCO - WHITE
POSS66-1 COTTON TAIL
 - PAINTED STUCCO - TAN
POSS66-1 HONEY HONEY
 - PAINTED STUCCO - GRAY
POSS66-4 ON THE EDGE
 - PAINTED STUCCO - BLACK
POSS66-7 BLACK WOOD
 - STACKED STONE
ELDONADO STONE DARK RUMBLE
 - PAINTED DOORS - RED
POSS12-12 CINCEZ CHERRY
 - WOODEN IRON RAILINGS
POSS66-7 STAINLESS STEEL
 - STAINING - OAK
METAL ROOF
 - STACKED BRICK
- NOTES:
A. ALL ROOFTOP MOUNTED EQUIPMENT WILL BE CONCEALED FROM PUBLIC VIEW AND RIGHT-OF-WAY BY TRAPNET WALLS



4 BUILDING #2 WEST FACING ELEVATION



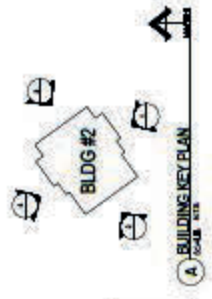
2 BUILDING #2 SOUTH FACING ELEVATION



3 BUILDING #2 NORTH FACING ELEVATION



1 BUILDING #2 EAST FACING ELEVATION



EXTERIOR MATERIALS LEGEND



A PAINTED STUCCO-PPG PAINTS
PPG3098A-1 COTTON TAIL

B PAINTED STUCCO-PPG PAINTS
PPG3098A-2 HIKERS PARADISE

C PAINTED STUCCO-PPG PAINTS
PPG3098A-3 ON THE EDGE

D PAINTED STUCCO-PPG PAINTS
PPG3098-1 BLACK WIDOW

E STACKED STONE
ELDORADO STONE DARK RUMBLE

F PAINTED DOORS-PPG PAINTS
PPG313-1 CRATED CANVAS

G WROUGHT IRON RAILINGS
PPG3095-2 STAINLESS SKY

H STANDING SEAM
METAL ROOF

I STACKED BRICK

NOTE:
A ALL ROOFTOP MOUNTED
EQUIPMENT WILL BE
SCREENED FROM PUBLIC
VIEW AND PROTECTED BY
FIREPROOF WALLS



A BUILDING KEY PLAN
PAGE 43



4 BUILDING #3 WEST FACING ELEVATION
PAGE 44-1



2 BUILDING #3 SOUTH FACING ELEVATION
PAGE 44-2



3 BUILDING #3 NORTH FACING ELEVATION
PAGE 44-3



1 BUILDING #3 EAST FACING ELEVATION
PAGE 44-4



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EXTERIOR MATERIALS LEGEND



A PAINTED STUCCO-PPG PAINTS
PPG2095-1 COTTON TAIL

B PAINTED STUCCO-PPG PAINTS
PPG2095-2 HAZY PARADISE

C PAINTED STUCCO-PPG PAINTS
PPG2095-3 ON THE EDGE

D PAINTED STUCCO-PPG PAINTS
PPG2095-7 BLACK WIDOW

E STACKED STONE
ELDORADO STONE DARK RUMBLE

F PAINTED DOORS-PPG PAINTS
PPG2095-3 CRAVED CHAMPAGNE

G WROUGHT IRON RAILINGS
PPG2095-7 STAINLESS STEEL

H STANDING SEAM
METAL ROOF

I STACKED BRICK

NOTE:
ALL EXTERIOR MATERIALS
SHOWN HEREIN ARE
SELECTED FROM PUBLIC
VIEW AND RIGHT-OF-WAY BY
PROPERTY LINES



4 BUILDING #4 SOUTH FACING ELEVATION



3 BUILDING #4 WEST FACING ELEVATION



2 BUILDING #4 EAST FACING ELEVATION



1 BUILDING #4 NORTH FACING ELEVATION



A BUILDING KEY PLAN



EXTERIOR MATERIALS LEGEND

-  A. PAINTED STUCCOING PAINTS
PPC0995-1 COFFIN TAIL
-  B. PAINTED STUCCOING PAINTS
PPC0995-2 HIKERS INKADISE
-  C. PAINTED STUCCOING PAINTS
PPC0995-4 ON THE EDGE
-  D. PAINTED STUCCOING PAINTS
PPC0995-2 BLACK WIDOW
-  E. STACKED STONE
ELBORADO STONE DARK RUMBLE
-  F. PAINTED DOOR/PGING PAINTS
PPC0995-12 CHAZED CHERRYBERRY
-  G. MROCOIT (IRON BUILDING)
PPC0995-2 STABLED SOX
-  H. STANDING SEAM
METAL ROOF
-  I. STACKED BRICK

NOTE:
ALL ROOFTOP MATERIALS
SHOWN ARE TO BE
EXCEEDED FROM PUBLIC
VIEW AND RIGHT-OF-WAY BY
PARAPET WALLS



4 BUILDING #6 WEST FACING ELEVATION



2 BUILDING #6 NORTH FACING ELEVATION



3 BUILDING #6 SOUTH FACING ELEVATION



1 BUILDING #6 EAST FACING ELEVATION



A. BUILDING KEY PLAN



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EXTERIOR MATERIALS LEGEND

A. PAINTED STUCCO-ING PAINTS
PNC886-1 COTTON TAIL

B. PAINTED STUCCO-ING PAINTS
PNC886-2 HIKERS PARADISE

C. PAINTED STUCCO-ING PAINTS
PNC886-4 ON THE EDGE

D. PAINTED STUCCO-ING PAINTS
PNC887-7 BLACK WIDOW

E. STACKED STONE
ELUDADO STONE DARK RUMBLE

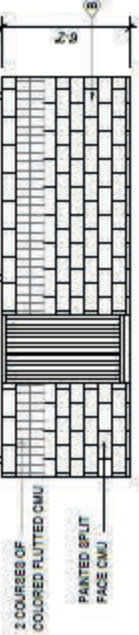
F. PAINTED DOORSLIPING PAINTS
PNC15-12 CHAOS CHERRYBERRY

G. WROUGHT IRON RAILINGS
PNC887-7 STABLES GRAY

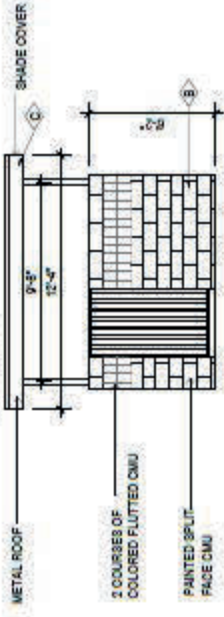
H. STANDING SEAM
METAL ROOF

I. STACKED BRICK

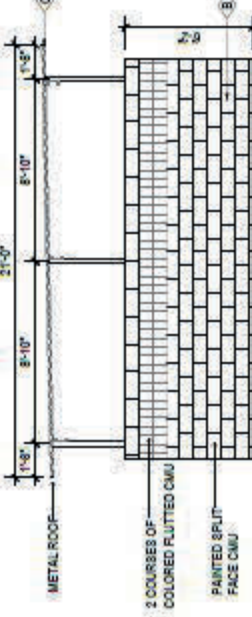
NOTE:
ALL ROOFING MOUNTED
TO STRUCTURE SHALL
BE DONE BY A QUALIFIED
VIEW AND ROOF-COMPANY BY
PAINTING WALLS



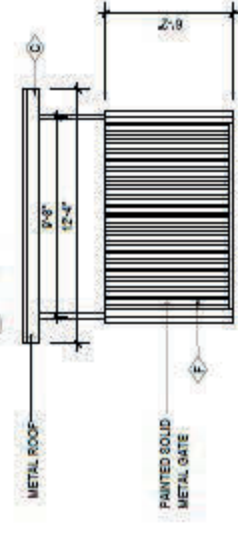
D. SIDE ELEVATION
1/4" = 1'-0"



C. REAR ELEVATION
1/4" = 1'-0"



B. FRONT ELEVATION
1/4" = 1'-0"

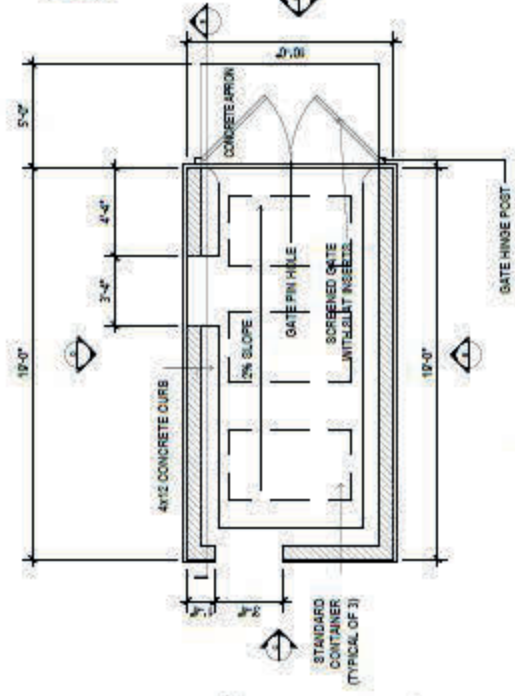


A. SIDE ELEVATION
1/4" = 1'-0"

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E. SECTION
1/4" = 1'-0"

NOTE:
ALL TRASH ENCLOSURES TO CONTAIN A
RECYCLE BIN PER TITLE 30.04.05



1. TRASH ENCLOSURE FLOOR PLAN
1/4" = 1'-0"





- ☐ A. PAINTED STUCCO/POPLAINTS
PROBES-1 COTTON TAIL
 - ☐ B. PAINTED STUCCO/POPLAINTS
PROBES-2 WINDY HOUSE
 - ☐ C. PAINTED STUCCO/POPLAINTS
PROBES-3 ON THE EDGE
 - ☐ D. PAINTED STUCCO/POPLAINTS
PROBES-7 BLACK WINDOW
 - ☐ E. STACKED STONE
ELONGADO STONE DARK RUMBER
 - ☐ F. PAINTED DOORSHOPS PAINTS
PROBES-12 CHALED CRANBERRY
 - ☐ G. WOODITE IRON BALANCE
PROBES-7 STAINLESS STEEL
 - ☐ H. STANDING BEAM
METAL ROOF
 - ☐ I. STACKED BRICK

NOTE:
A. ALL ROOFTOP MOUNTED EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND RIGHT-OF-WAY BY PARAPET WALLS

EXTERIOR MATERIALS
LEGEND

PAINTED STUDYING PAINTS
PROGRAM-I COTTON TAIL

PAINTED STUDCO-400 PLANTS
PERFORMS 2 TIMES BETTER

**PAINTED SILICON-4PPG PAINTS
PROOFABLE ON THE EDGE**

PAINTED STUDUOLING PAINTS
PROJECT-7 BLACK WINDOW

STACKED STONE
ELBORADO STONE DASH FINISH

F PAINTED DOORS AND PAINTS
PPG 13-12 CHAZED CRANESHIP

**WRIGHT FROM RAILINGS
EIGHTH NOT THIRTY
PROBABLY STAYED IN DAY**

 **STANDING SEAM
METAL ROOF**

① STACKED BRICK

NOTE:
A. ALL ROOFTOP MOUNTED EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND RIGHT-OF-WAY BY PARAPET WALLS

THE MICHAELS ORGANIZATION GREENE TINDALL DESIGN

DUNCAN DRIVE AND EDWARD AVENUE

SHADE STRUCTURE ELEVATIONS

3047 WARM SPRINGS ROAD, SUITE 500

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

100

A4.12
02.15.2024

02.15.2024

EXTERIOR MATERIALS
LEGEND

PAINTED STUDYING PAINTS
PROGRAM-I COTTON TAIL

PAINTED STUDCO-400 PLANTS
PERFORMS 2 TIMES BETTER

**PAINTED SILICON-4PPG PAINTS
PROOFABLE ON THE EDGE**

PAINTED STUDUOLING PAINTS
PROJECT-7 BLACK WINDOW

STACKED STONE
ELBORADO STONE DASH FINISH

F PAINTED DOORS AND PAINTS
PPG 13-12 CHAZED CRANESHIP

**WRIGHT FROM RAILINGS
EIGHTH NOT THIRTY
PROBABLY STAYED IN DAY**

 **STANDING SEAM
METAL ROOF**

① STACKED BRICK

NOTE:
A. ALL ROOFTOP MOUNTED EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND RIGHT-OF-WAY BY PARAPET WALLS

THE MICHAELS ORGANIZATION GREENE TINDALL DESIGN

DUNCAN DRIVE AND EDWARD AVENUE

SHADE STRUCTURE ELEVATIONS

3047 WARM SPRINGS ROAD, SUITE 500

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

100

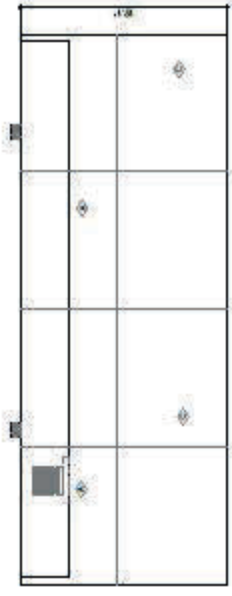
A4.12
02.15.2024

02.15.2024

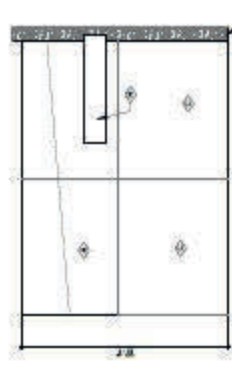
EXTERIOR MATERIALS LEGEND

-  A. PAINTED STUCCO - LIGHT TAN
PWS096-1 COTTON TAIL
-  B. PAINTED STUCCO - DARK GREY
PWS096-2 HIKERS PARADISE
-  C. PAINTED STUCCO - DARK GREY
PWS096-4 ON THE EDGE
-  D. PAINTED STUCCO - BLACK
PWS096-2 BLACK WILLOW
-  E. STACKED STONE - DARK RUSTLE
EDORADO STONE DARK RUSTLE
-  F. PAINTED DOORS - DARK RED
PWS115-2 CANCER CHERRY
-  G. WINDOW - DARK GREY
PWS095-2 STAINLESS SKY
-  H. STANDING SEAM METAL ROOF
-  I. STACKED BRICK

NOTE:
ALL ROOF TOP MOUNTED
EQUIPMENT WILL BE
SCREENED FROM PUBLIC
VIEW AND PROTECTED BY
PROJECT RAILS



C REAR ELEVATION
1/4" = 1'-0"



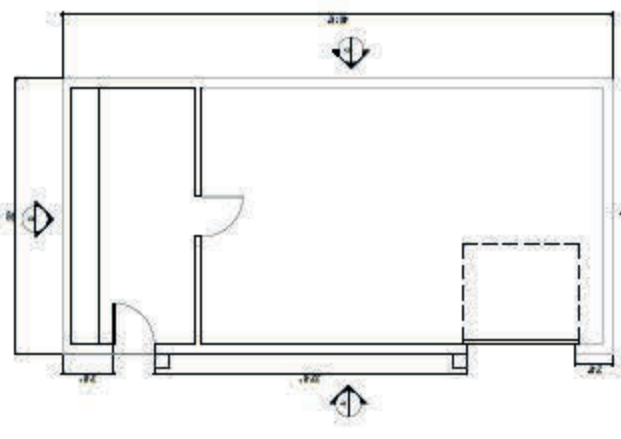
D LEFT ELEVATION
1/4" = 1'-0"



B RIGHT ELEVATION
1/4" = 1'-0"



A FRONT ELEVATION
1/4" = 1'-0"



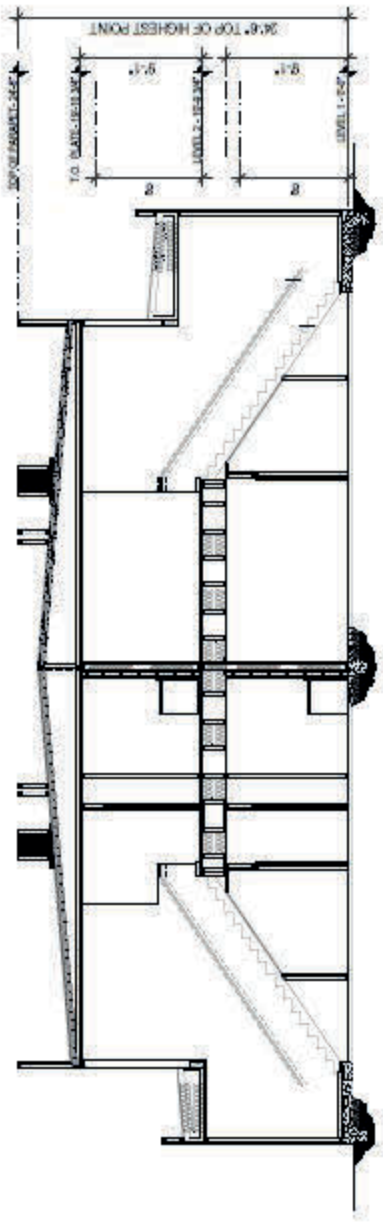
1 FLOOR PLAN
1/4" = 1'-0"



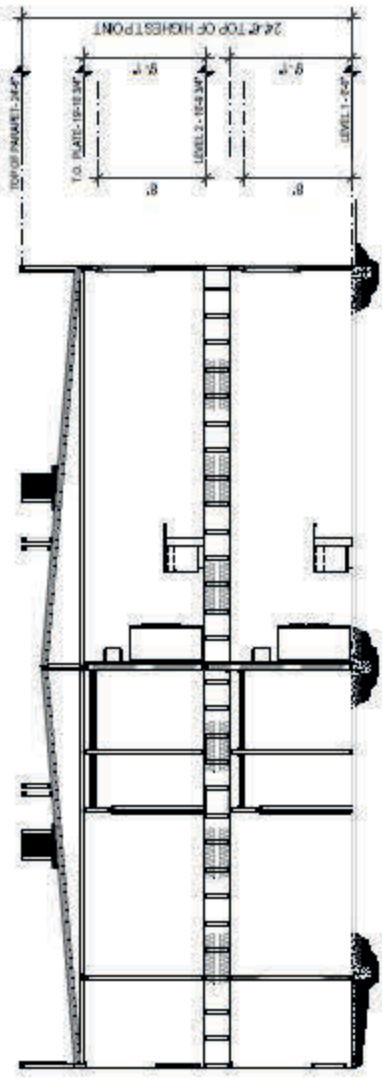
24-0087
02/14/2024



24-0087
02/14/2024



2 BUILDING SECTION
Scale: 1/8" = 1'-0"



1 BUILDING SECTION
Scale: 1/8" = 1'-0"

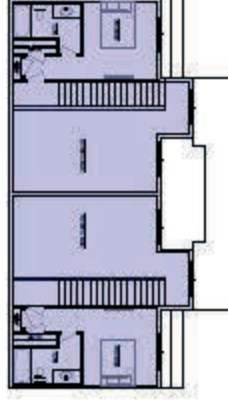




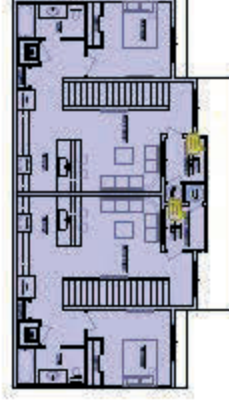
2.3 CLUSTER #2 - THIRD FLOOR
DATE: 02/14/2024



2.2 CLUSTER #2 - SECOND FLOOR
DATE: 02/14/2024



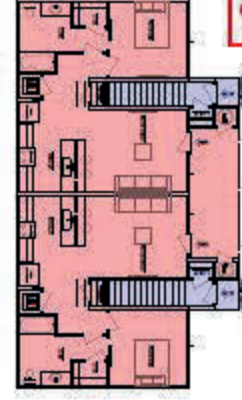
1.3 CLUSTER #1 - THIRD FLOOR
DATE: 02/14/2024



1.2 CLUSTER #1 - SECOND FLOOR
DATE: 02/14/2024



2.1 CLUSTER #2 - FIRST FLOOR
DATE: 02/14/2024



1.1 CLUSTER #1 - FIRST FLOOR
DATE: 02/14/2024

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UNIT LEGEND

- 1 BEDROOM FLAT
- 2 BEDROOM FLAT (FF)
- 2 BEDROOM FLAT (SF)
- 2 BEDROOM LOFT (SM)
- 2 BEDROOM LOFT (LG)
- 2 BEDROOM (SM)
- 2 BEDROOM (LG)
- 3 BEDROOM FLAT
- 3 BEDROOM
- 4 BEDROOM FLAT



UNIT LEGEND

- 1 BEDROOM FLAT
- 2 BEDROOM FLAT (FF)
- 2 BEDROOM FLAT (SF)
- 2 BEDROOM LOFT (SM)
- 2 BEDROOM LOFT (LG)
- 2 BEDROOM (SM)
- 2 BEDROOM (LG)
- 3 BEDROOM FLAT
- 3 BEDROOM
- 4 BEDROOM FLAT



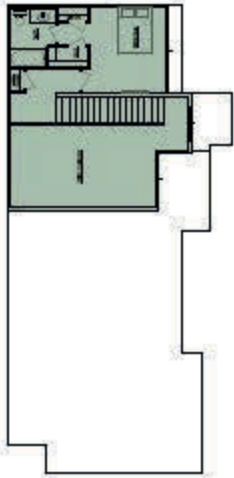
3.3 CLUSTER #3 - THIRD FLOOR



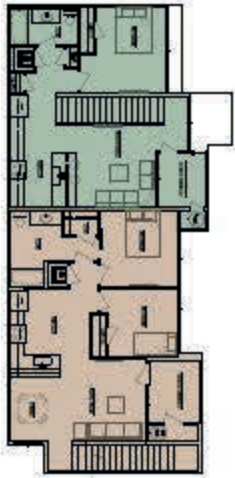
3.2 CLUSTER #3 - SECOND FLOOR



3.1 CLUSTER #3 - FIRST FLOOR



4.3 CLUSTER #4 - THIRD FLOOR



4.2 CLUSTER #4 - SECOND FLOOR



4.1 CLUSTER #4 - FIRST FLOOR

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5.3 CLUSTER #5 - THIRD FLOOR
SCALE: 1/8" = 1'-0"



5.2 CLUSTER #5 - SECOND FLOOR
SCALE: 1/8" = 1'-0"



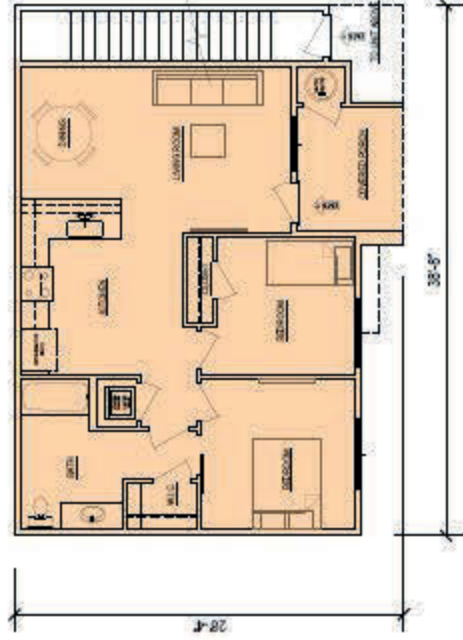
5.1 CLUSTER #5 - FIRST FLOOR
SCALE: 1/8" = 1'-0"



UNIT LEGEND

- 1 BEDROOM FLAT
- 2 BEDROOM FLAT (FF)
- 2 BEDROOM FLAT (SF)
- 2 BEDROOM LOFT (SM)
- 2 BEDROOM LOFT (LG)
- 2 BEDROOM (SM)
- 2 BEDROOM (LG)
- 3 BEDROOM FLAT
- 3 BEDROOM
- 4 BEDROOM FLAT

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2 2 BEDROOM FLAT (FIRST FLOOR) PLAN

3 2 BEDROOM FLAT (SECOND FLOOR) PLAN

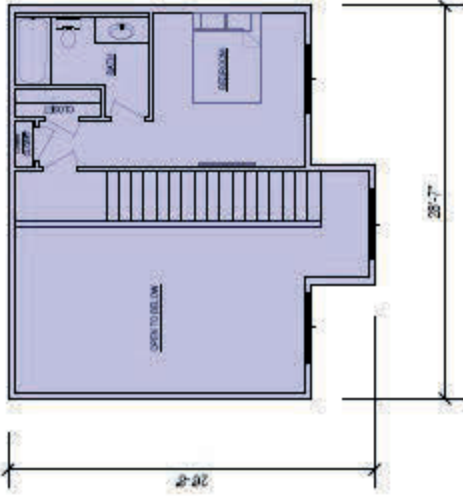
THE MICHAELS ORGANIZATION GREENE TINDALL DESIGN

SUNRISE AVE AND 28TH STREET

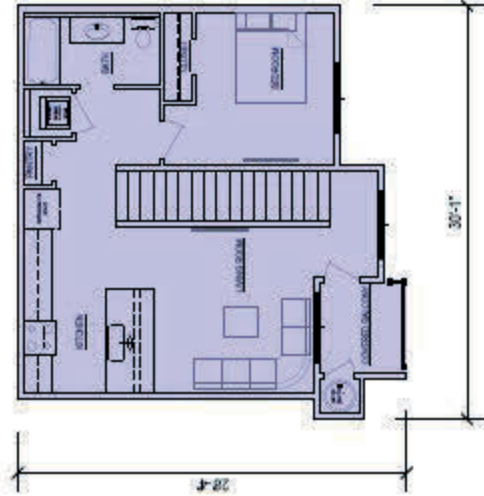
UNIT PLANS

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

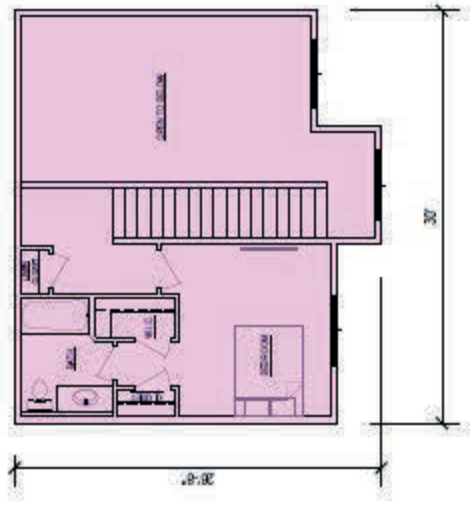
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02.15.2024



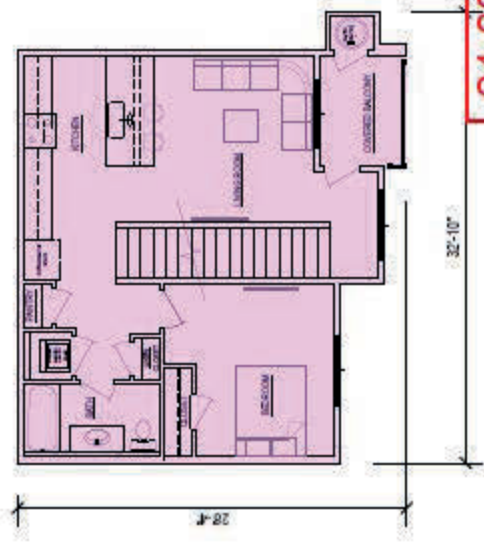
4 2 BEDROOM LOFT (SMALL) THIRD FLOOR PLAN
1,081 SF



3 2 BEDROOM LOFT (SMALL) SECOND FLOOR PLAN
1,081 SF



2 2 BEDROOM LOFT (LARGE) THIRD FLOOR PLAN
1,130 SF



1 2 BEDROOM LOFT (LARGE) SECOND FLOOR PLAN
1,130 SF

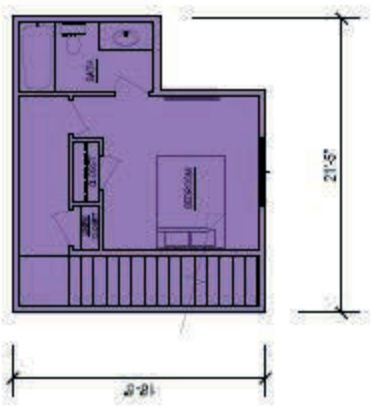
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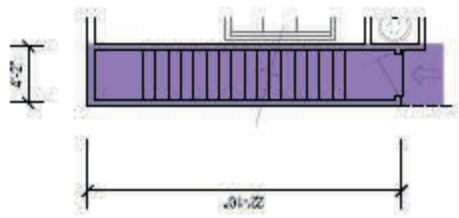
24-0087
02/14/2024



3 2 BEDROOM (LARGE) THIRD FLOOR PLAN



2 2 BEDROOM (LARGE) SECOND FLOOR PLAN

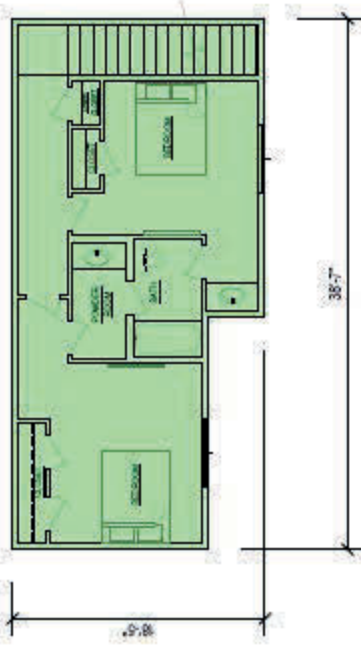
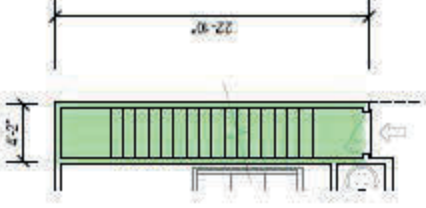


1 1 BEDROOM (LARGE) FIRST FLOOR PLAN





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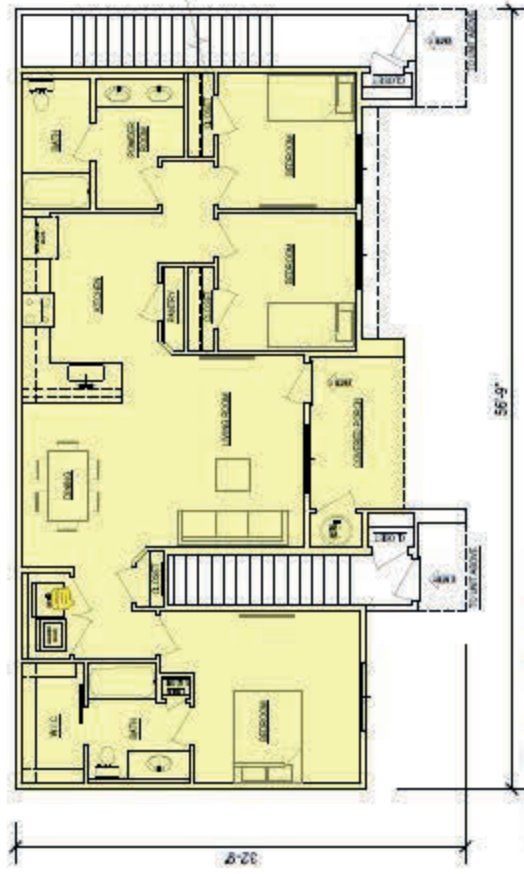


4 3 BEDROOM THIRD FLOOR PLAN

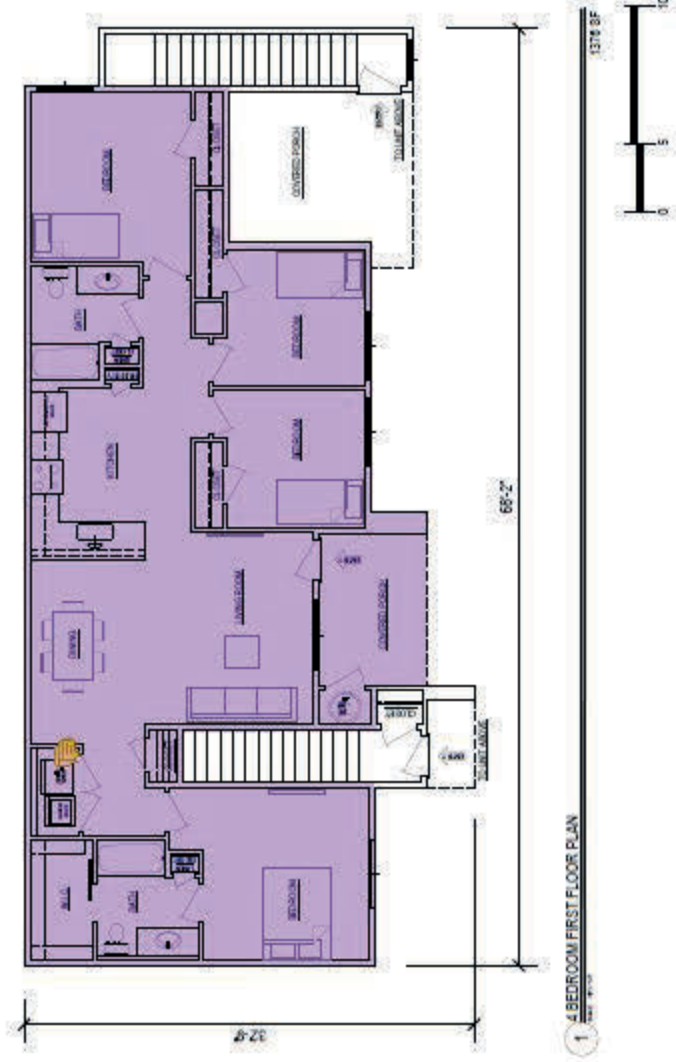


3 3 BEDROOM SECOND FLOOR PLAN

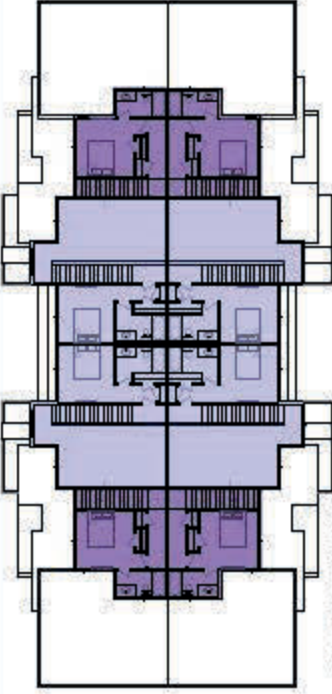
2 3 BEDROOM FIRST FLOOR PLAN



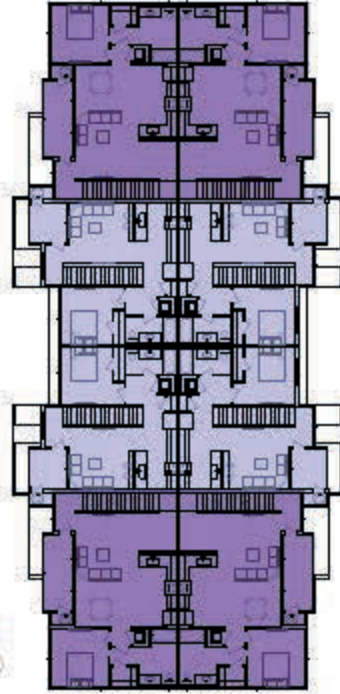
1 3 BEDROOM FLAT (FIRST FLOOR) PLAN



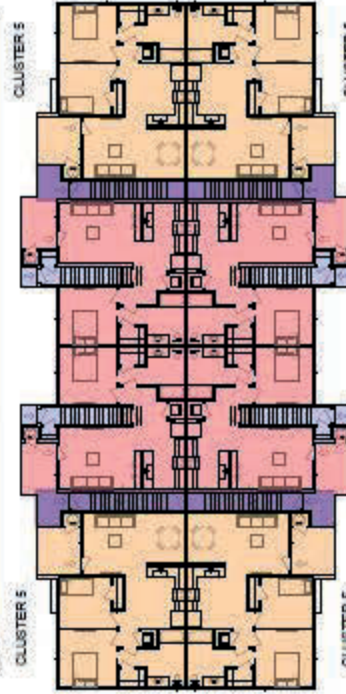
24-0087
02/14/2024



1 BUILDING #1 THIRD FLOOR PLAN



2 BUILDING #1 SECOND FLOOR PLAN



1 BUILDING #1 FIRST FLOOR PLAN

SHEET NUMBER: 03-07-16-02



UNIT LEGEND

- 1 BEDROOM FLAT
- 2 BEDROOM FLAT (FF)
- 2 BEDROOM FLAT (SF)
- 2 BEDROOM FLAT (SM)
- 2 BEDROOM LOFT (SM)
- 2 BEDROOM LOFT (LG)
- 2 BEDROOM (SM)
- 2 BEDROOM (LG)
- 3 BEDROOM FLAT
- 3 BEDROOM
- 4 BEDROOM FLAT

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NORTH



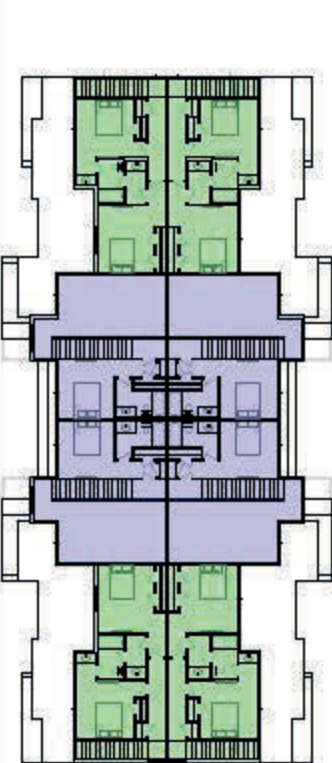
UNIT LEGEND

- 1 BEDROOM FLAT
- 2 BEDROOM FLAT (FF)
- 2 BEDROOM FLAT (SF)
- 2 BEDROOM LOFT (SM)
- 2 BEDROOM LOFT (LG)
- 2 BEDROOM (SM)
- 2 BEDROOM (LG)
- 3 BEDROOM FLAT
- 3 BEDROOM
- 4 BEDROOM FLAT

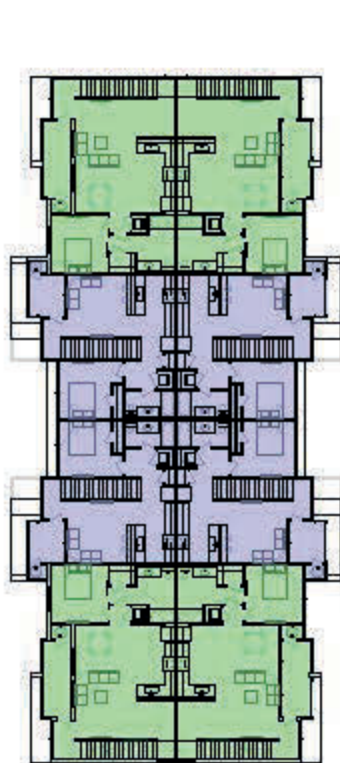
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02/14/2024



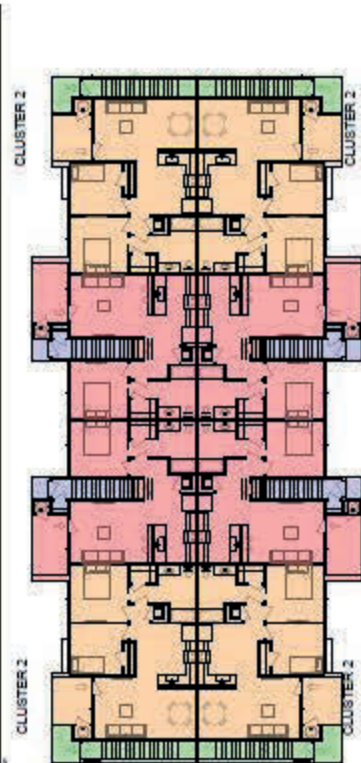
A2.32
02.15.2024



3 BUILDING #2 THIRD FLOOR PLAN



2 BUILDING #2 SECOND FLOOR PLAN



1 BUILDING #2 FIRST FLOOR PLAN

OVERALL DIMENSION: 132'4" X 66'0"



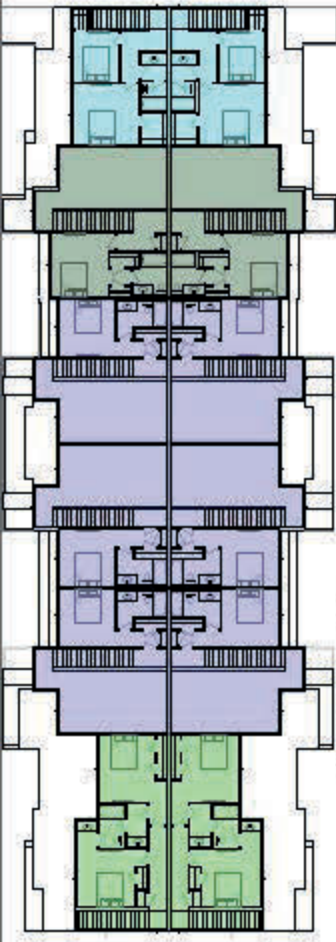
UNIT LEGEND

- 1 BEDROOM FLAT
- 2 BEDROOM FLAT (FF)
- 2 BEDROOM FLAT (SF)
- 2 BEDROOM FLAT (SM)
- 2 BEDROOM LOFT (SM)
- 2 BEDROOM LOFT (LG)
- 2 BEDROOM (SM)
- 2 BEDROOM (LG)
- 3 BEDROOM FLAT
- 3 BEDROOM
- 4 BEDROOM FLAT

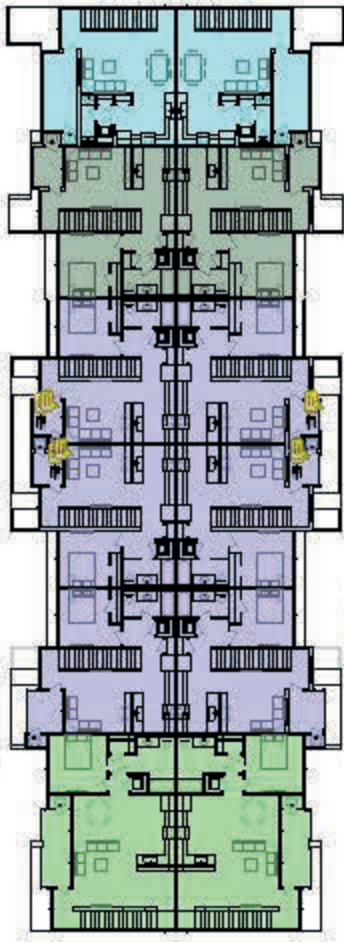
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02-MAR-2024

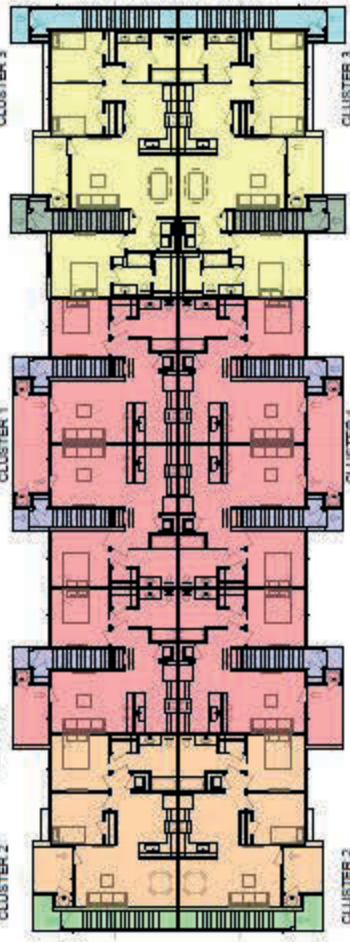
NORTH



1 BUILDING #1 THIRD FLOOR PLAN

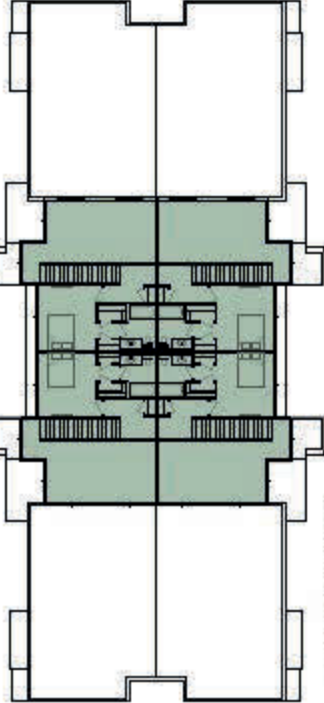


2 BUILDING #2 SECOND FLOOR PLAN

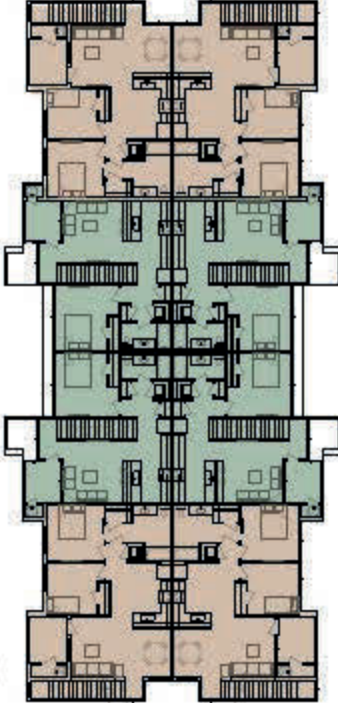


1 BUILDING #3 FIRST FLOOR PLAN

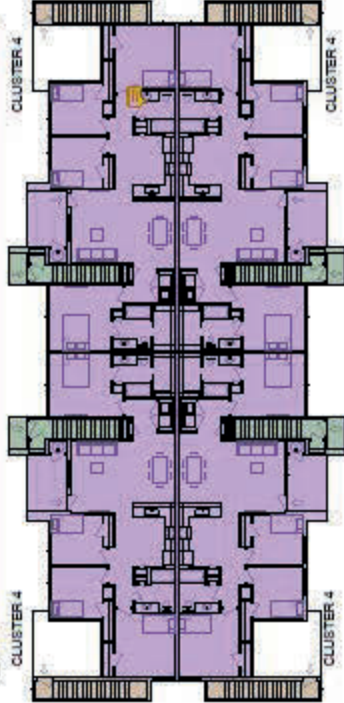
OVERALL DIMENSION: 175'2" X 85'0"



3 BUILDING #4 THIRD FLOOR PLAN



2 BUILDING #4 SECOND FLOOR PLAN



1 BUILDING #4 FIRST FLOOR PLAN

OVERALL DIMENSION: 261'11" X 262'



UNIT LEGEND

- 1 BEDROOM FLAT
- 2 BEDROOM FLAT (FF)
- 2 BEDROOM FLAT (SF)
- 2 BEDROOM LOFT (SM)
- 2 BEDROOM LOFT (LG)
- 2 BEDROOM (SM)
- 2 BEDROOM (LG)
- 3 BEDROOM FLAT
- 3 BEDROOM
- 4 BEDROOM FLAT

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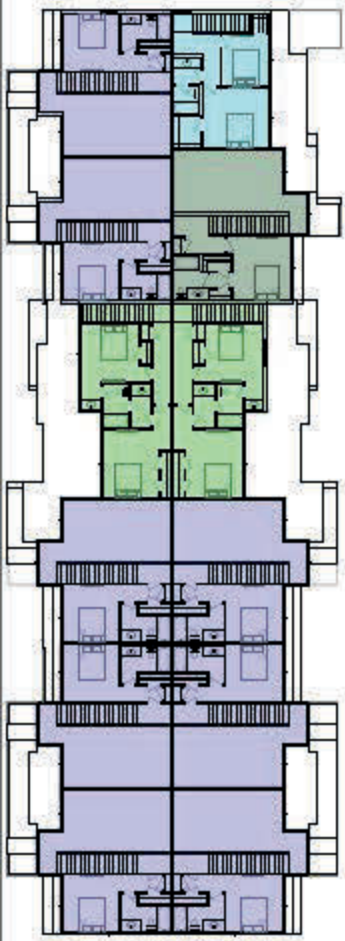
UNIT LEGEND

- 1 BEDROOM FLAT
- 2 BEDROOM FLAT (FF)
- 2 BEDROOM FLAT (SF)
- 2 BEDROOM LOFT (SM)
- 2 BEDROOM LOFT (LG)
- 2 BEDROOM (SM)
- 2 BEDROOM (LG)
- 3 BEDROOM FLAT
- 3 BEDROOM
- 4 BEDROOM FLAT

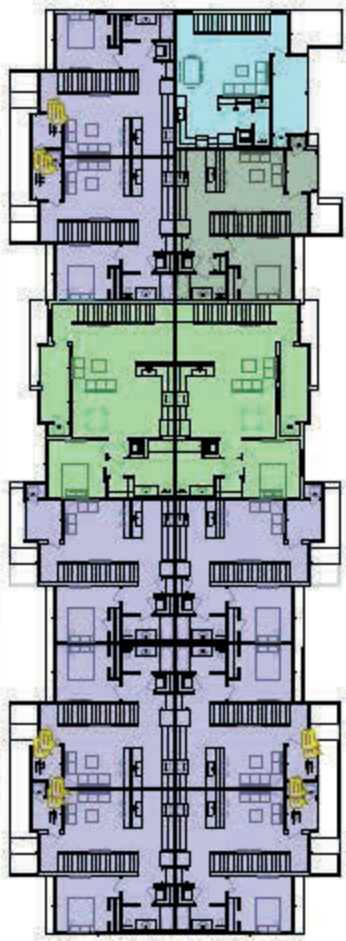
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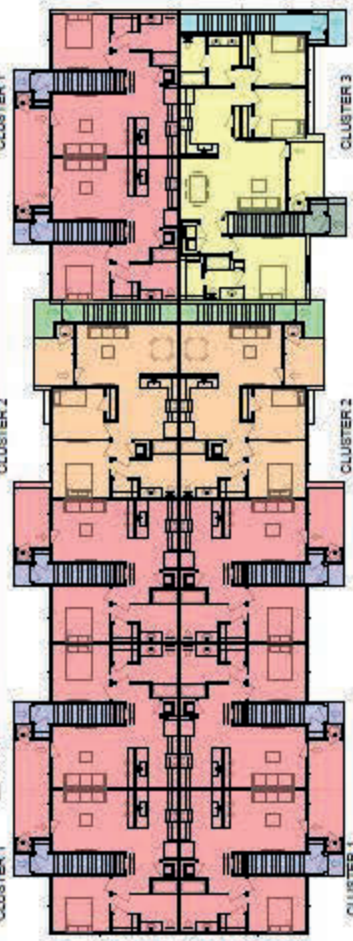
NORTH



3 BUILDING #3 THIRD FLOOR PLAN



2 BUILDING #2 SECOND FLOOR PLAN



1 BUILDING #1 FIRST FLOOR PLAN

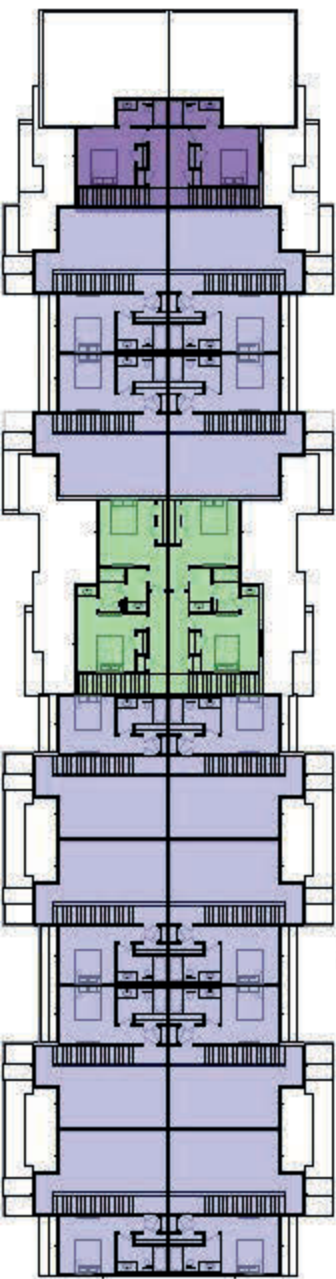
ORIGINAL DIMENSION (10'-0" x 10'-0")



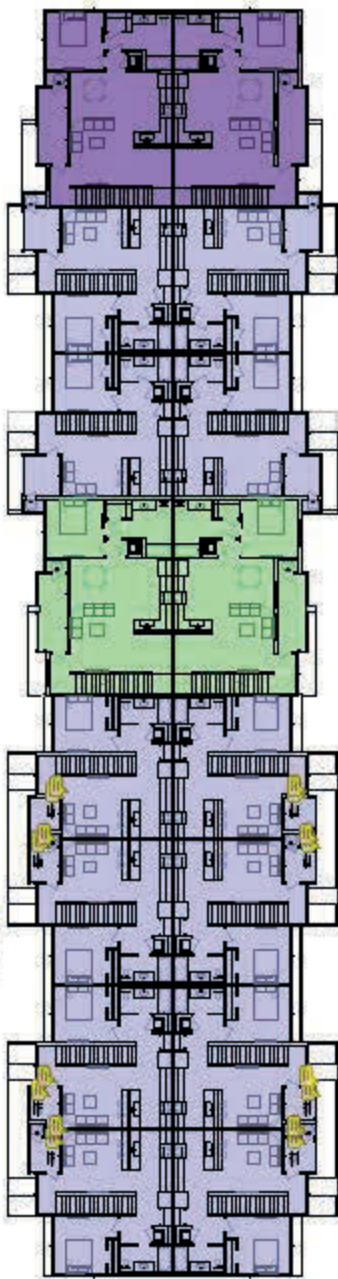
UNIT LEGEND

- 1 BEDROOM FLAT
- 2 BEDROOM FLAT (FF)
- 2 BEDROOM FLAT (SF)
- 2 BEDROOM FLAT (SM)
- 2 BEDROOM LOFT (LG)
- 2 BEDROOM LOFT (SM)
- 2 BEDROOM (SM)
- 2 BEDROOM (LG)
- 3 BEDROOM FLAT
- 3 BEDROOM
- 4 BEDROOM FLAT

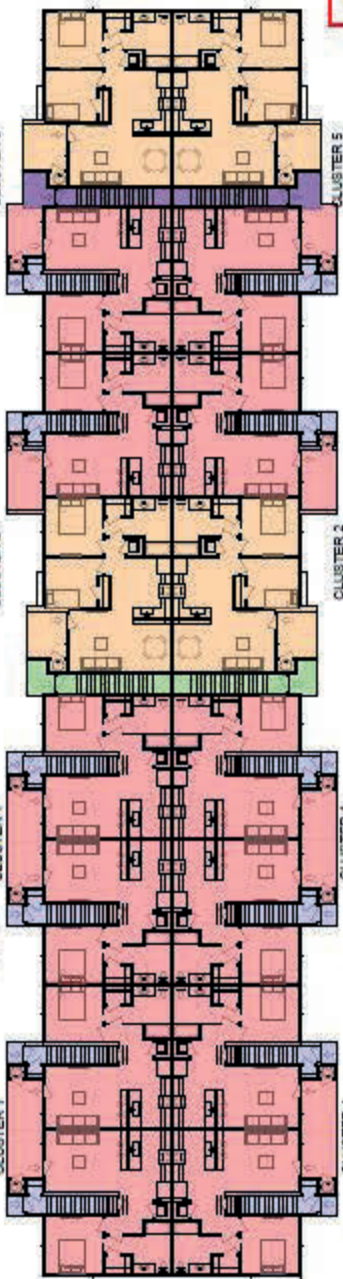
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3 BUILDING #6 THIRD FLOOR PLAN



2 BUILDING #6 SECOND FLOOR PLAN



1 BUILDING #6 FIRST FLOOR PLAN

OVERALL DIMENSION 366' x 164'-2"



NOTE: ALL BUILDING ENTRANCES SHALL BE ADA ACCESSIBLE, NO MORE THAN 1/2" THRESHOLD

CLUBHOUSE FLOOR PLAN

SUNRISE AVE AND 28TH STREET

4754 SF
OCCUPANT LOAD 202

CLUBHOUSE FLOOR PLAN

1 CLUBHOUSE FLOOR PLAN

4754 SF
OCCUPANT LOAD 202

PLANTING LEGEND - TREES, SHRUBS AND GRASSES

SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME
	20	18" DBH	CHARNOCKIA BILIMBIS	MEDITERRANEAN FANTAIL
	30	30" DBH	QUERCUS LAE	HOLLY OAK
	30	30" DBH	RHUS LAMARCA	ARTICAN CUSCUM
	40	24" DBH	PRODRONIS X CHALLENGIS	THORNLESS CHILEAN MESQUITE
	20	24" DBH	ACOKIA STENOPHYLLA	SHOEBLING ACOKIA

SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME
	20	5 GALL	XYCOPUS C. COMPOSITA	COMPACT GRAY LEAF
	30	5 GALL	GRASSA WILSONI	SHRUBBY GRASS
	20	5 GALL	GRASSA WILSONI	SHRUBBY GRASS
	20	5 GALL	GRASSA WILSONI	SHRUBBY GRASS
	20	5 GALL	GRASSA WILSONI	SHRUBBY GRASS
	20	5 GALL	GRASSA WILSONI	SHRUBBY GRASS
	20	5 GALL	GRASSA WILSONI	SHRUBBY GRASS
	20	5 GALL	GRASSA WILSONI	SHRUBBY GRASS
	20	5 GALL	GRASSA WILSONI	SHRUBBY GRASS
	20	5 GALL	GRASSA WILSONI	SHRUBBY GRASS

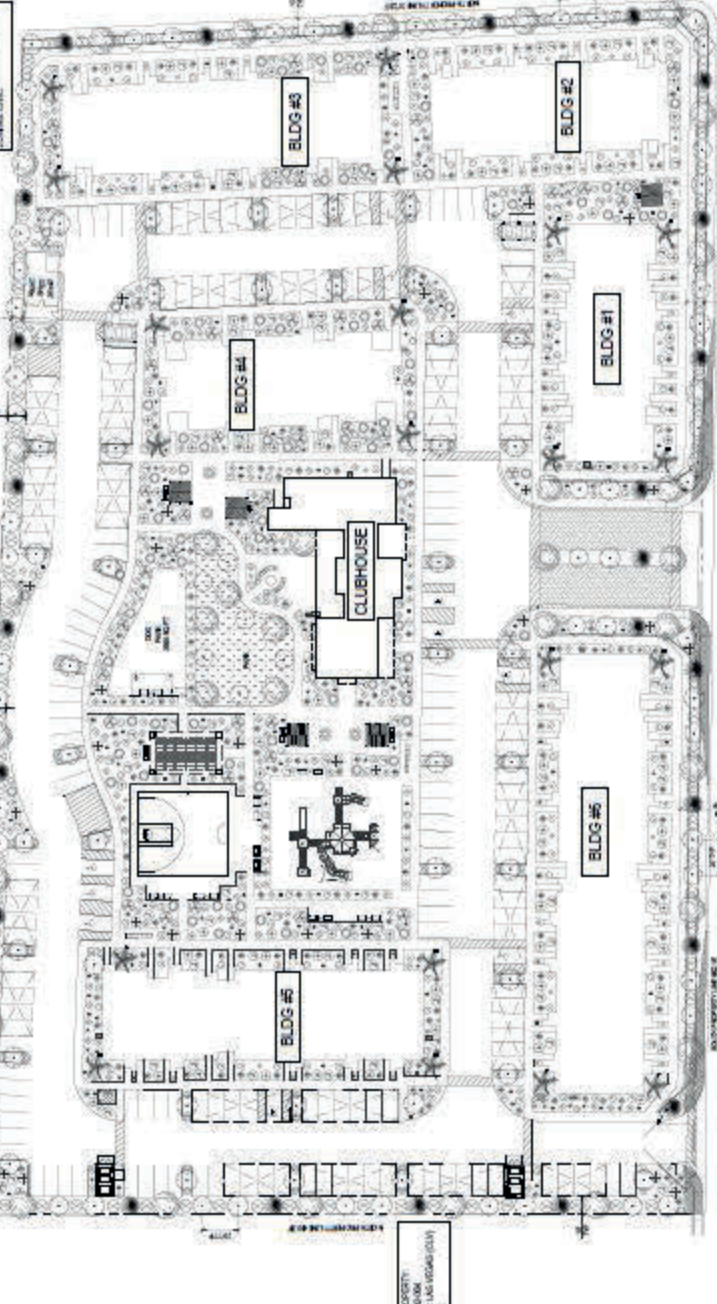
SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME
	0	5 GALL	GRASSA WILSONI	SHRUBBY GRASS
	0	5 GALL	GRASSA WILSONI	SHRUBBY GRASS
	0	5 GALL	GRASSA WILSONI	SHRUBBY GRASS
	0	5 GALL	GRASSA WILSONI	SHRUBBY GRASS
	0	5 GALL	GRASSA WILSONI	SHRUBBY GRASS
	0	5 GALL	GRASSA WILSONI	SHRUBBY GRASS
	0	5 GALL	GRASSA WILSONI	SHRUBBY GRASS
	0	5 GALL	GRASSA WILSONI	SHRUBBY GRASS
	0	5 GALL	GRASSA WILSONI	SHRUBBY GRASS
	0	5 GALL	GRASSA WILSONI	SHRUBBY GRASS

ADJACENT PROPERTY:
APN: 034-300-000
JURISDICTION: LAS VEGAS (GVN)
ZONING: CMC

ADJACENT PROPERTY:
APN: 034-300-000
JURISDICTION: LAS VEGAS (GVN)
ZONING: CMC

ADJACENT PROPERTY:
APN: 034-300-000
JURISDICTION: LAS VEGAS (GVN)
ZONING: CMC

ADJACENT PROPERTY:
APN: 034-300-000
JURISDICTION: LAS VEGAS (GVN)
ZONING: CMC



ADJACENT PROPERTY:
APN: 034-300-000
JURISDICTION: LAS VEGAS (GVN)
ZONING: CMC

ADJACENT PROPERTY:
APN: 034-300-000
JURISDICTION: LAS VEGAS (GVN)
ZONING: CMC

ADJACENT PROPERTY:
APN: 034-300-000
JURISDICTION: LAS VEGAS (GVN)
ZONING: CMC

ADJACENT PROPERTY:
APN: 034-300-000
JURISDICTION: LAS VEGAS (GVN)
ZONING: CMC

ADJACENT PROPERTY:
APN: 034-300-000
JURISDICTION: LAS VEGAS (GVN)
ZONING: CMC

ADJACENT PROPERTY:
APN: 034-300-000
JURISDICTION: LAS VEGAS (GVN)
ZONING: CMC

ADJACENT PROPERTY:
APN: 034-300-000
JURISDICTION: LAS VEGAS (GVN)
ZONING: CMC

ADJACENT PROPERTY:
APN: 034-300-000
JURISDICTION: LAS VEGAS (GVN)
ZONING: CMC

ADJACENT PROPERTY:
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ADJACENT PROPERTY:
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ADJACENT PROPERTY:
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JURISDICTION: LAS VEGAS (GVN)
ZONING: CMC

ADJACENT PROPERTY:
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JURISDICTION: LAS VEGAS (GVN)
ZONING: CMC

ADJACENT PROPERTY:
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JURISDICTION: LAS VEGAS (GVN)
ZONING: CMC

ADJACENT PROPERTY:
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JURISDICTION: LAS VEGAS (GVN)
ZONING: CMC

ADJACENT PROPERTY:
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JURISDICTION: LAS VEGAS (GVN)
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ZONING: CMC

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JURISDICTION: LAS VEGAS (GVN)
ZONING: CMC

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JURISDICTION: LAS VEGAS (GVN)
ZONING: CMC

ADJACENT PROPERTY:
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JURISDICTION: LAS VEGAS (GVN)
ZONING: CMC

ADJACENT PROPERTY:
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JURISDICTION: LAS VEGAS (GVN)
ZONING: CMC

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JURISDICTION: LAS VEGAS (GVN)
ZONING: CMC

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JURISDICTION: LAS VEGAS (GVN)
ZONING: CMC

ADJACENT PROPERTY:
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JURISDICTION: LAS VEGAS (GVN)
ZONING: CMC

ADJACENT PROPERTY:
APN: 034-300-000
JURISDICTION: LAS VEGAS (GVN)
ZONING: CMC

ADJACENT PROPERTY:
APN: 034-300-000
JURISDICTION: LAS VEGAS (GVN)
ZONING: CMC

ADJACENT PROPERTY:
APN: 034-300-000
JURISDICTION: LAS VEGAS (GVN)
ZONING: CMC

ADJACENT PROPERTY:
APN: 034-300-000
JURISDICTION: LAS VEGAS (GVN)
ZONING: CMC

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LANDSCAPING STANDARDS

STANDARDS	SOAKAWAY	SOAKAWAY	SOAKAWAY
BURIED TREES	1 TREE 20' DIAMETER	1 TREE 20' DIAMETER	1 TREE 20' DIAMETER
SOAKAWAY	1 TREE 20' DIAMETER	1 TREE 20' DIAMETER	1 TREE 20' DIAMETER
SOAKAWAY	1 TREE 20' DIAMETER	1 TREE 20' DIAMETER	1 TREE 20' DIAMETER
SOAKAWAY	1 TREE 20' DIAMETER	1 TREE 20' DIAMETER	1 TREE 20' DIAMETER
SOAKAWAY	1 TREE 20' DIAMETER	1 TREE 20' DIAMETER	1 TREE 20' DIAMETER

TOTAL PERIMETER TREES

STANDARDS	SOAKAWAY	SOAKAWAY	SOAKAWAY
BURIED TREES	1 TREE 20' DIAMETER	1 TREE 20' DIAMETER	1 TREE 20' DIAMETER
SOAKAWAY	1 TREE 20' DIAMETER	1 TREE 20' DIAMETER	1 TREE 20' DIAMETER
SOAKAWAY	1 TREE 20' DIAMETER	1 TREE 20' DIAMETER	1 TREE 20' DIAMETER
SOAKAWAY	1 TREE 20' DIAMETER	1 TREE 20' DIAMETER	1 TREE 20' DIAMETER
SOAKAWAY	1 TREE 20' DIAMETER	1 TREE 20' DIAMETER	1 TREE 20' DIAMETER

LANDSCAPE BUFFER WIDTHS

STANDARDS	SOAKAWAY	SOAKAWAY	SOAKAWAY
BURIED TREES	1 TREE 20' DIAMETER	1 TREE 20' DIAMETER	1 TREE 20' DIAMETER
SOAKAWAY	1 TREE 20' DIAMETER	1 TREE 20' DIAMETER	1 TREE 20' DIAMETER
SOAKAWAY	1 TREE 20' DIAMETER	1 TREE 20' DIAMETER	1 TREE 20' DIAMETER
SOAKAWAY	1 TREE 20' DIAMETER	1 TREE 20' DIAMETER	1 TREE 20' DIAMETER
SOAKAWAY	1 TREE 20' DIAMETER	1 TREE 20' DIAMETER	1 TREE 20' DIAMETER



TREES



BOTANICAL NAME	COMMON NAME
CHAMBERSOP'S HUMULUS	MEDITERRANEAN FAN PALM



BOTANICAL NAME	COMMON NAME
QUERCUS SERR	HOLLY DAK



BOTANICAL NAME	COMMON NAME
FRAX LANCEA	AFRICAN ZIMAC



BOTANICAL NAME	COMMON NAME
PROSOPIS JULIFLORA	THORNLESS CHILIAN MESQUITE



BOTANICAL NAME	COMMON NAME
ACACIA STENOPHYLLA	BRISTLING ACACIA

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SHRUBS



BOTANICAL NAME	COMMON NAME
LEUCODENDRON DORRIS	COMPACT SILVER LEAF



BOTANICAL NAME	COMMON NAME
CAESALPINIA GUTTATA	SHRUBBY GONIA



BOTANICAL NAME	COMMON NAME
LEUCODENDRON DORRIS	TEACUP CHAMPION HANDED



BOTANICAL NAME	COMMON NAME
EDINOCARPUS ENGELMANNI	STRAWBERRY REDWOOD



BOTANICAL NAME	COMMON NAME
FRAX LANCEA	SEAR ELEG



BOTANICAL NAME	COMMON NAME
LEUCODENDRON DORRIS	RED YUCCA



BOTANICAL NAME	COMMON NAME
FRAX LANCEA	SEAR ELEG



BOTANICAL NAME	COMMON NAME
FRAX LANCEA	SEAR ELEG



BOTANICAL NAME	COMMON NAME
FRAX LANCEA	SEAR ELEG



7 HALF BASKETBALL COURT
DATE: 02/14/2024



4 PAVILION
DATE: 02/14/2024



1 PLAYGROUND
DATE: 02/14/2024



8 OUTDOOR LOUNGE SEATING
DATE: 02/14/2024



5 BBQ - CHARCOAL UNO
DATE: 02/14/2024



2 DOG PADS
DATE: 02/14/2024



9 DOG PARK
DATE: 02/14/2024



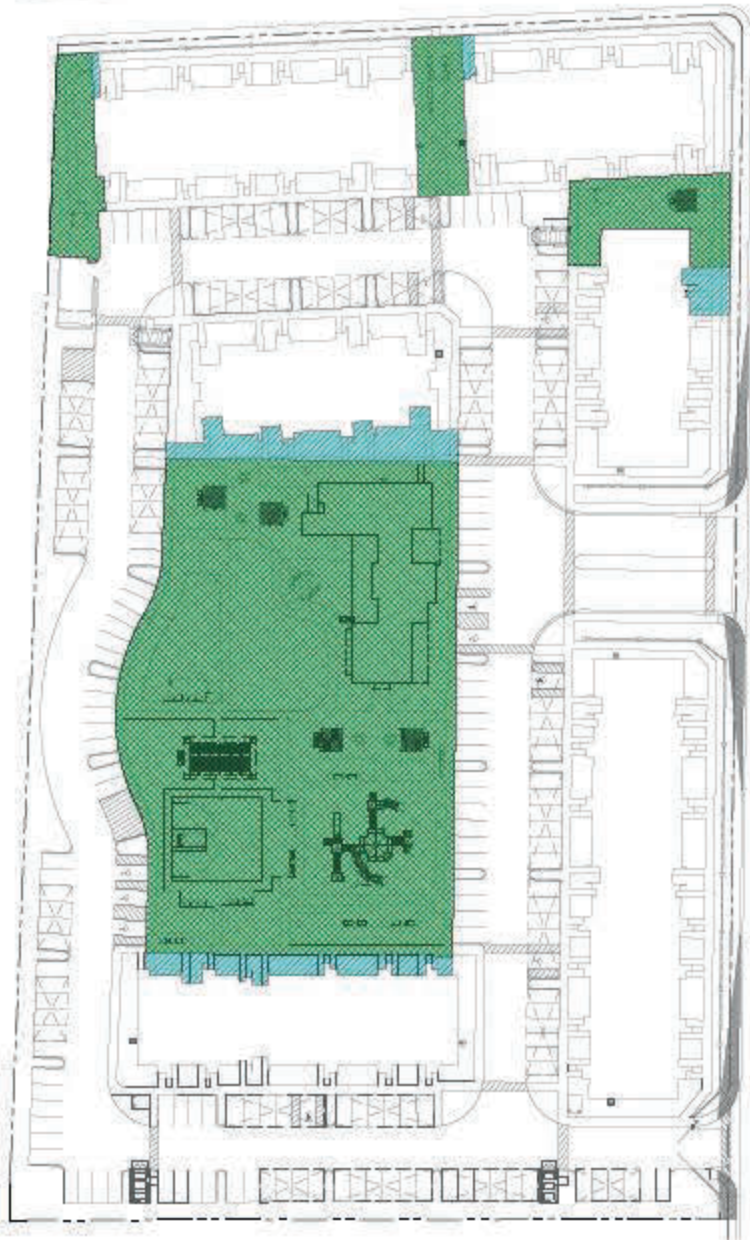
6 ARTIFICIAL TURF PARK
DATE: 02/14/2024



3 SHADE STRUCTURE
DATE: 02/14/2024



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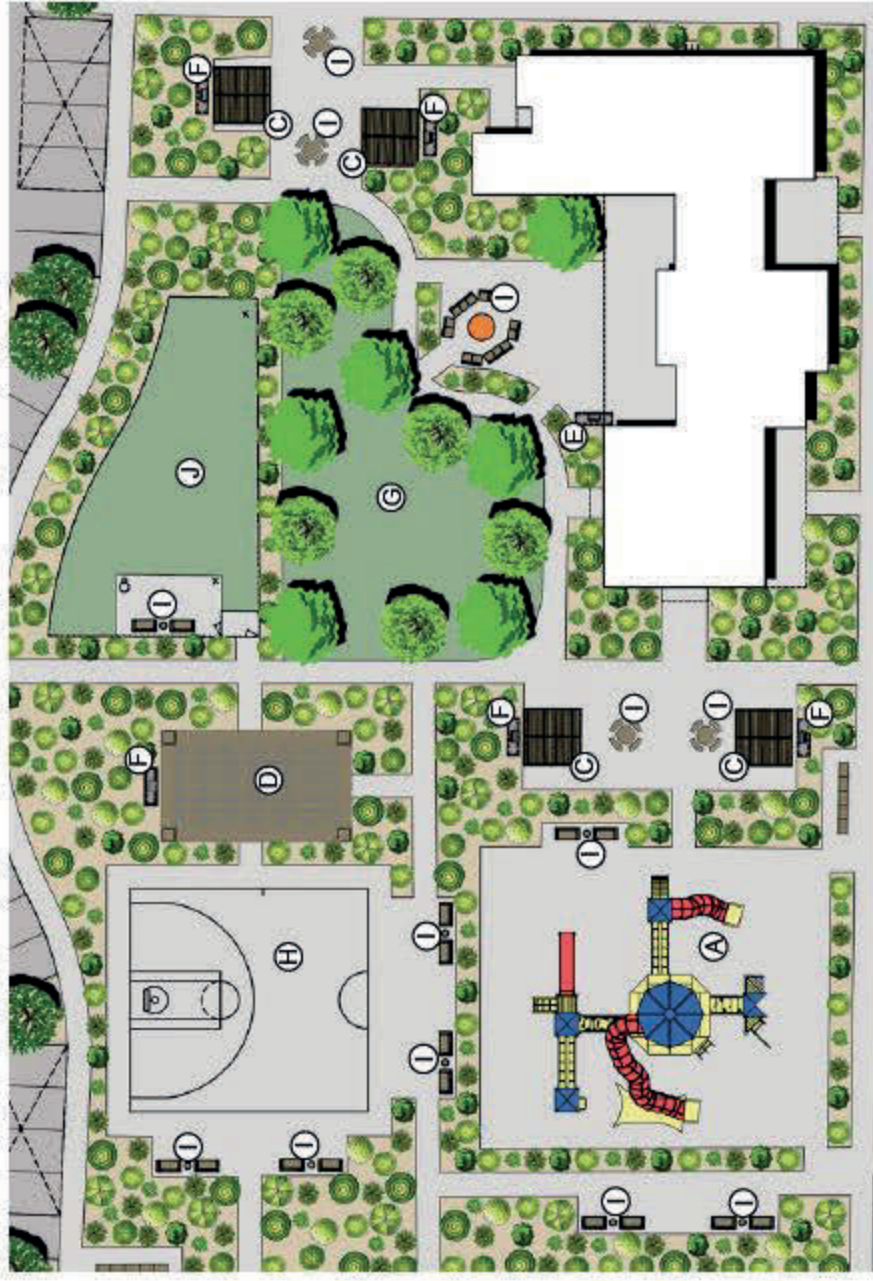


OPEN SPACE REQUIREMENTS:
OPEN SPACE REQUIRED (ON 60,000 SQ. FT.)
5.56 ACRES X 0.20 = 1.10 ACRES
62,471 SQ. FT. 23.9%
66,007 SQ. FT. 21.6%
OPEN SPACE PROVIDED:
USABLE OPEN SPACE PROVIDED





- LEGEND**
- A. PLAYGROUND
 - B. DOG PADS
 - C. SHADE STRUCTURE
 - D. PAVILION
 - E. BBQ - GAS
 - F. BBQ - CHARCOAL
 - G. ARTIFICIAL TURF PARK
 - H. HALF BASKETBALL COURT
 - I. OUTDOOR LOUNGE SEAT
 - J. DOG PARK



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

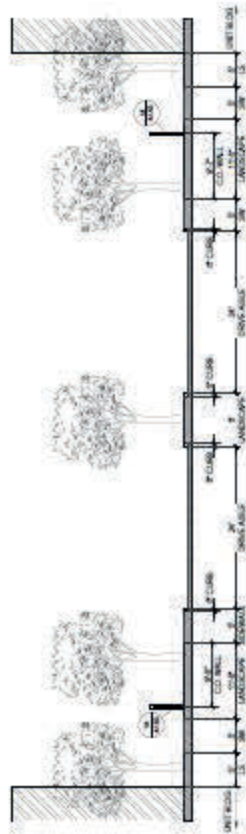


2 COURTYARD - SOUTHEAST
Scale: 1/4" = 1'-0"

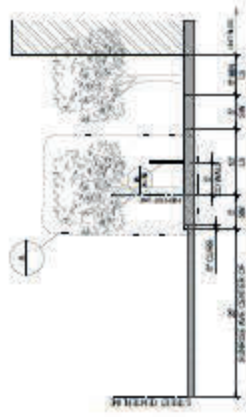
24-0087
02/14/2024



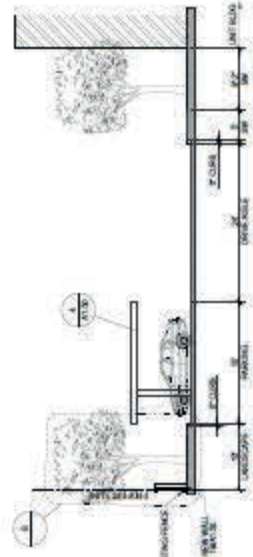
24-0087
02/14/2024



1 PROJECT ENTRY STREET SECTION



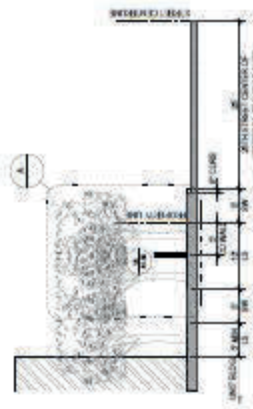
2 SOUTH PROPERTY LINE STREET SECTION



4B NORTH PROPERTY LINE STREET SECTION - BLDG 5



4A NORTH PROPERTY LINE STREET SECTION - BLDG 4



3 EAST PROPERTY LINE STREET SECTION



A LANDSCAPE BUFFER - 28TH STREET & SUNRISE AVE



B LANDSCAPE BUFFER - NORTH & WEST PROPERTY LINE

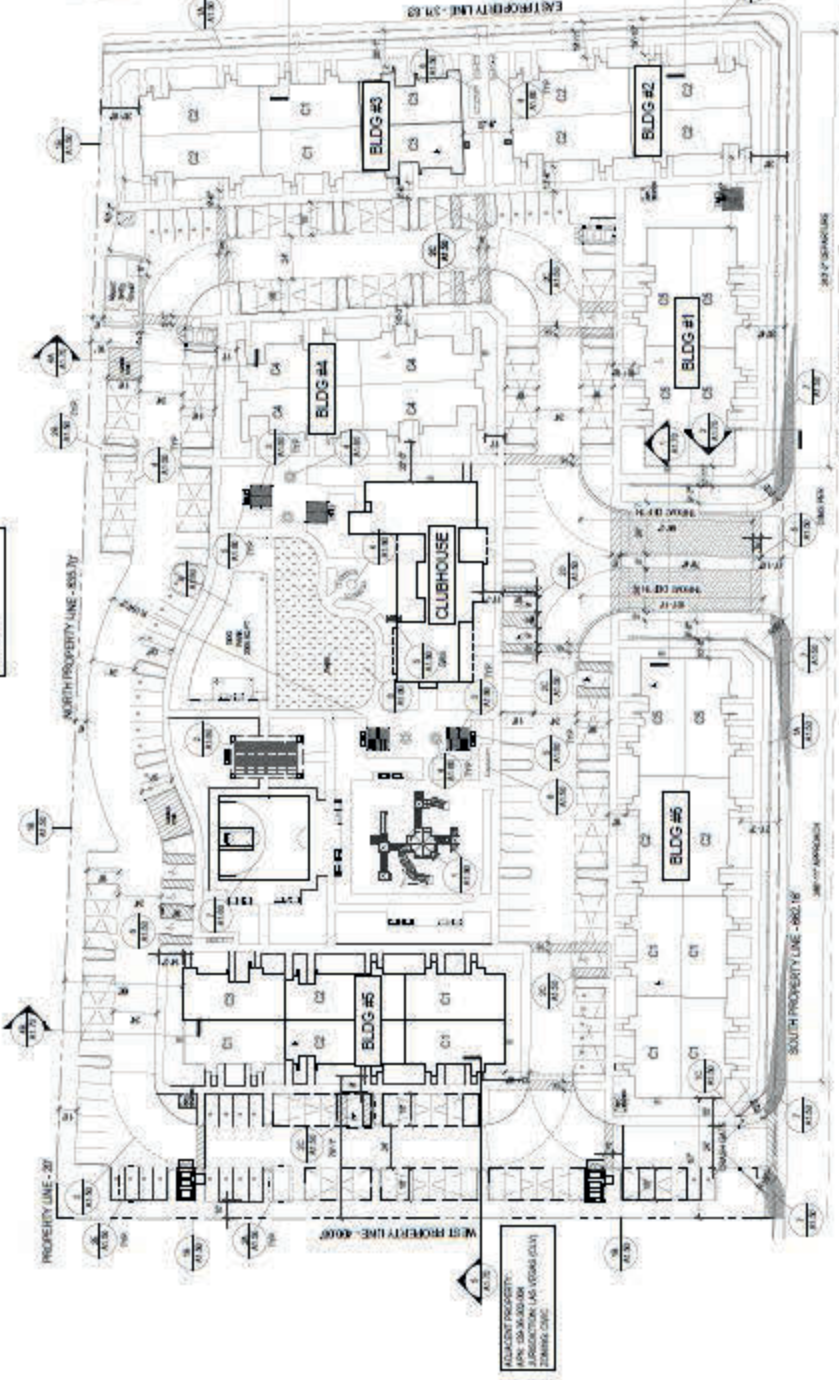


5 WEST PROPERTY LINE STREET SECTION



A VICINITY MAP

ADJACENT PROPERTY:
APN: 18-04-000-000
JURISDICTION: LAS VEGAS (CLV)
ZONING: CMG



CLUSTER SUMMARY

CLUSTER #1:
SEE SHEET A1.10



CLUSTER #2:
SEE SHEET A1.11



CLUSTER #3:
SEE SHEET A1.12



CLUSTER #4:
SEE SHEET A1.13



CLUSTER #5:
SEE SHEET A1.14



ADJACENT PROPERTY:
APN: 18-04-000-000
JURISDICTION: LAS VEGAS (CLV)
ZONING: CMG



DIMENSIONED SITE PLAN
SCALE (WHEN PRINTED AT 24x36): 1/32"

NORTH 0 10 20 30 40 50

ADJACENT PROPERTY:
APN: 18-04-000-000
JURISDICTION: LAS VEGAS (CLV)
ZONING: CMG

ADJACENT PROPERTY:
APN: 18-04-000-000
JURISDICTION: LAS VEGAS (CLV)
ZONING: CMG

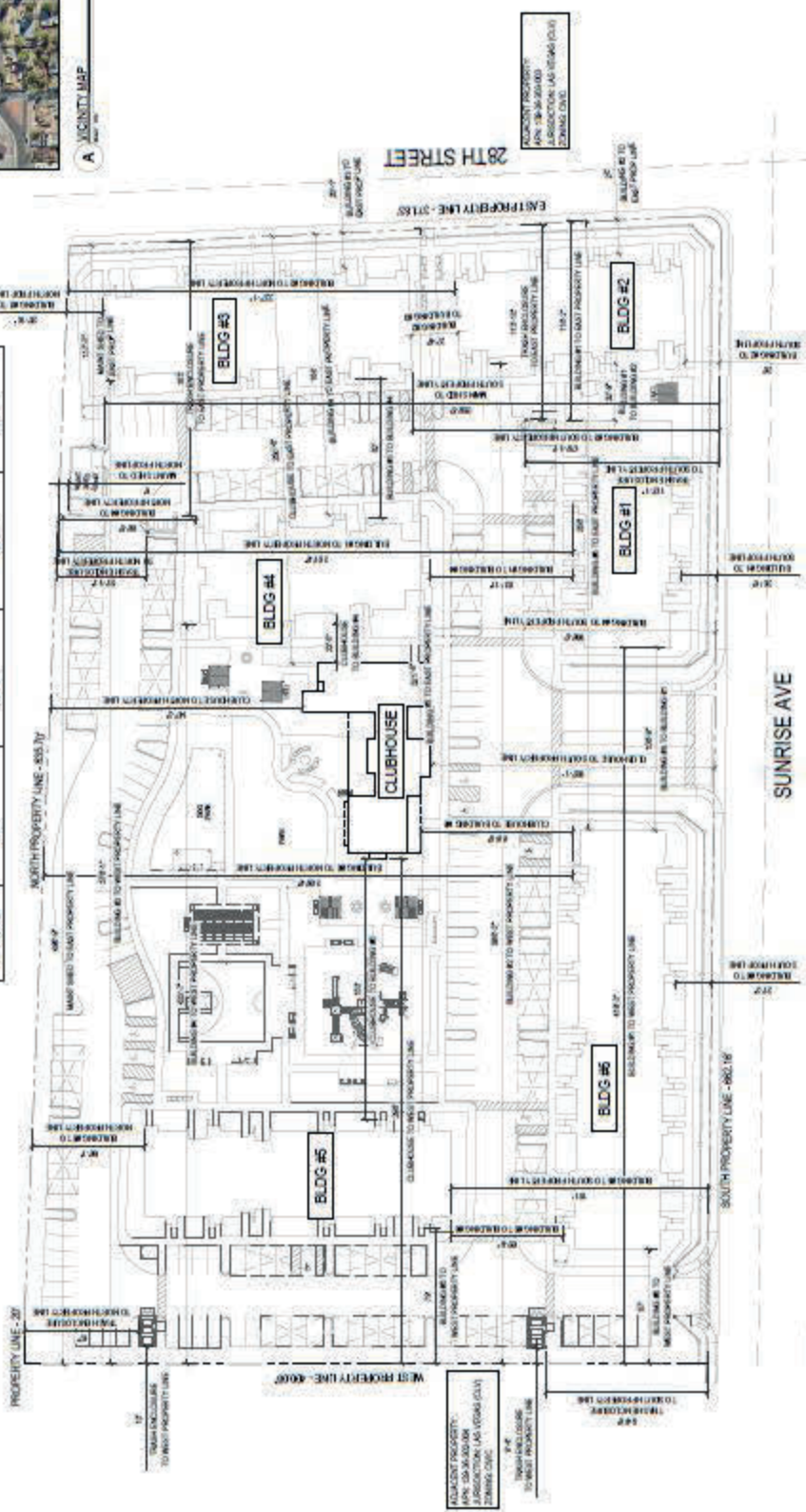


A VICINITY MAP

SUMMARY

BUILDING NUMBER	TO NORTH PROPERTY LINE	TO WEST PROPERTY LINE	TO SOUTH PROPERTY LINE	TO EAST PROPERTY LINE	TO EAST PROPERTY LINE
BUILDING #1	301'-4"	418'-2"	20'-4"	116'-2"	117'-7"
BUILDING #2	227'-1"	518'-1"	20'-4"	20'-4"	20'-4"
BUILDING #3	80'-5"	435'-1"	189'-5"	521'-4"	521'-4"
BUILDING #4	66'-1"	78'-2"	151'-2"	21'-2"	256'-2"
BUILDING #5	308'-4"	67'-2"	165'-1"	382'-5"	117'-7"
CLUBHOUSE	147'-2"	296'-2"	496'-0"		
MAIN SHED	5'-2"				

ADJACENT PROPERTY:
APRIL 18, 2024
ASSOCIATION (AS 1046) (210)
ZONING: RESIDENTIAL, MULTIFAMILY



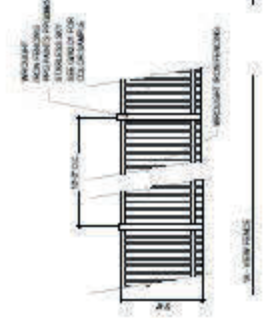
ADJACENT PROPERTY:
APRIL 18, 2024
ASSOCIATION (AS 1046) (210)
ZONING: RESIDENTIAL, MULTIFAMILY

ADJACENT PROPERTY:
APRIL 18, 2024
ASSOCIATION (AS 1046) (210)
ZONING: RESIDENTIAL, MULTIFAMILY





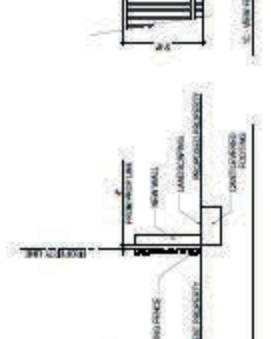
6 BIKE RACK DETAILS
NOT TO SCALE



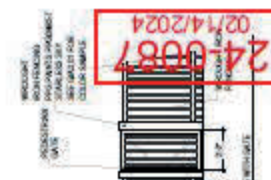
1 FENCE TYPES
NOT TO SCALE



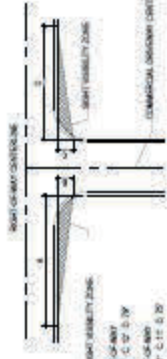
2 FENCE TYPES
NOT TO SCALE



3 FENCE TYPES
NOT TO SCALE



4 FENCE TYPES
NOT TO SCALE



NOT TO SCALE
FENCE TYPES
NOT TO SCALE



NOT TO SCALE
FENCE TYPES
NOT TO SCALE



NOT TO SCALE
FENCE TYPES
NOT TO SCALE



NOT TO SCALE
FENCE TYPES
NOT TO SCALE



NOT TO SCALE
FENCE TYPES
NOT TO SCALE

7 CLARK COUNTY UNIFORM STANDARD DRAWING 201.2 (SHEET 3)
NOT TO SCALE

2 TYPICAL PARKING
NOT TO SCALE

3 CLARK COUNTY UNIFORM STANDARD DRAWING 222.1
NOT TO SCALE

4 CAR PORT
NOT TO SCALE

5 FIRE RUCK TURN RADIUS
NOT TO SCALE

6 LIGHT POLE
NOT TO SCALE

