



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) G. Plan Amendment, Rezoning, Site Dev. Plan Rev., Variance

Project Address (Location) 1555 N GATEWAY RD

Project Name GATEWAY RESIDENTIAL APARTMENTS

Proposed Use MULTIFAMILY

Assessor's Parcel #(s) 140-30-502-002

Ward # 3 - Olivia Diaz

General Plan: Existing ML Proposed M **Zoning:** Existing R-E Proposed R-3

Additional Information Multi-Family development consisting of five, two-story buildings with four units, in each building for a total of 20 units.

Property Owner H & H INVESTMENT REALTY L L C

Contact _____

Address 396 CHADWOCK CIR

City HENDERSON **State** NV **Zip** 89014

E-mail _____ **Phone** _____

Applicant WILLIAM BROWN

Contact _____

Address 3685 S HIGHLAND DR. UNIT 14

City LAS VEGAS **State** NV **Zip** 89103

E-mail preferredconstruction1957@gmail.com **Phone** 702-505-0708

Representative EDGAR MONTALVO

Contact _____

Address 2209 TOSCA ST. 8-101

City LAS VEGAS **State** NV **Zip** 89128

E-mail comments@xpconsult.net **Phone** 702-479-8664

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 _____

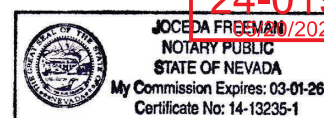
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

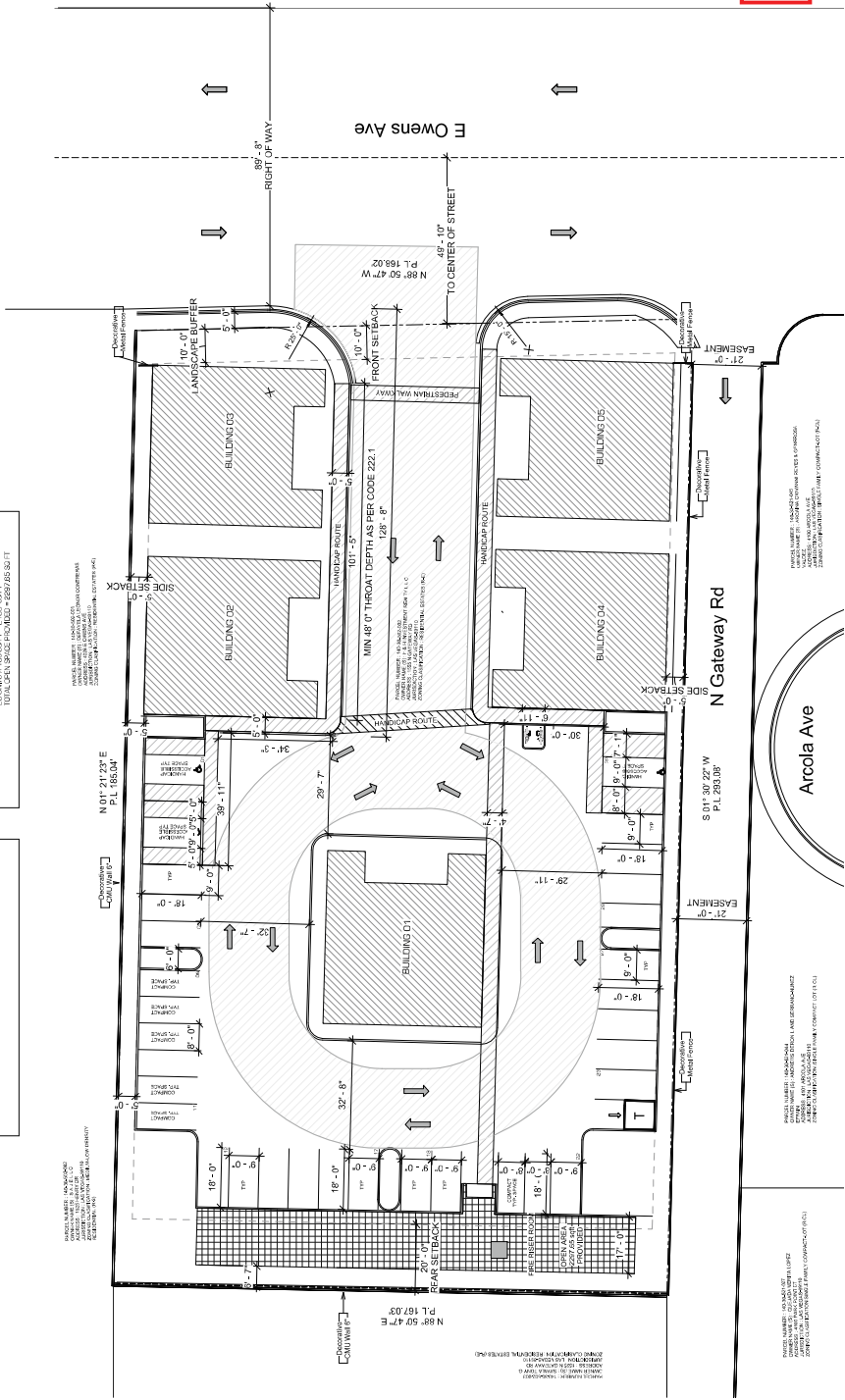
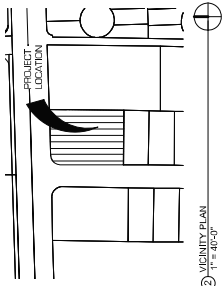
Print Name Arturo Hernandez

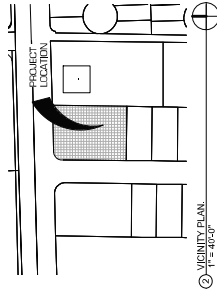
Subscribed and sworn before me

This 16th day of May, 2024

Notary Public in and for said County and State

















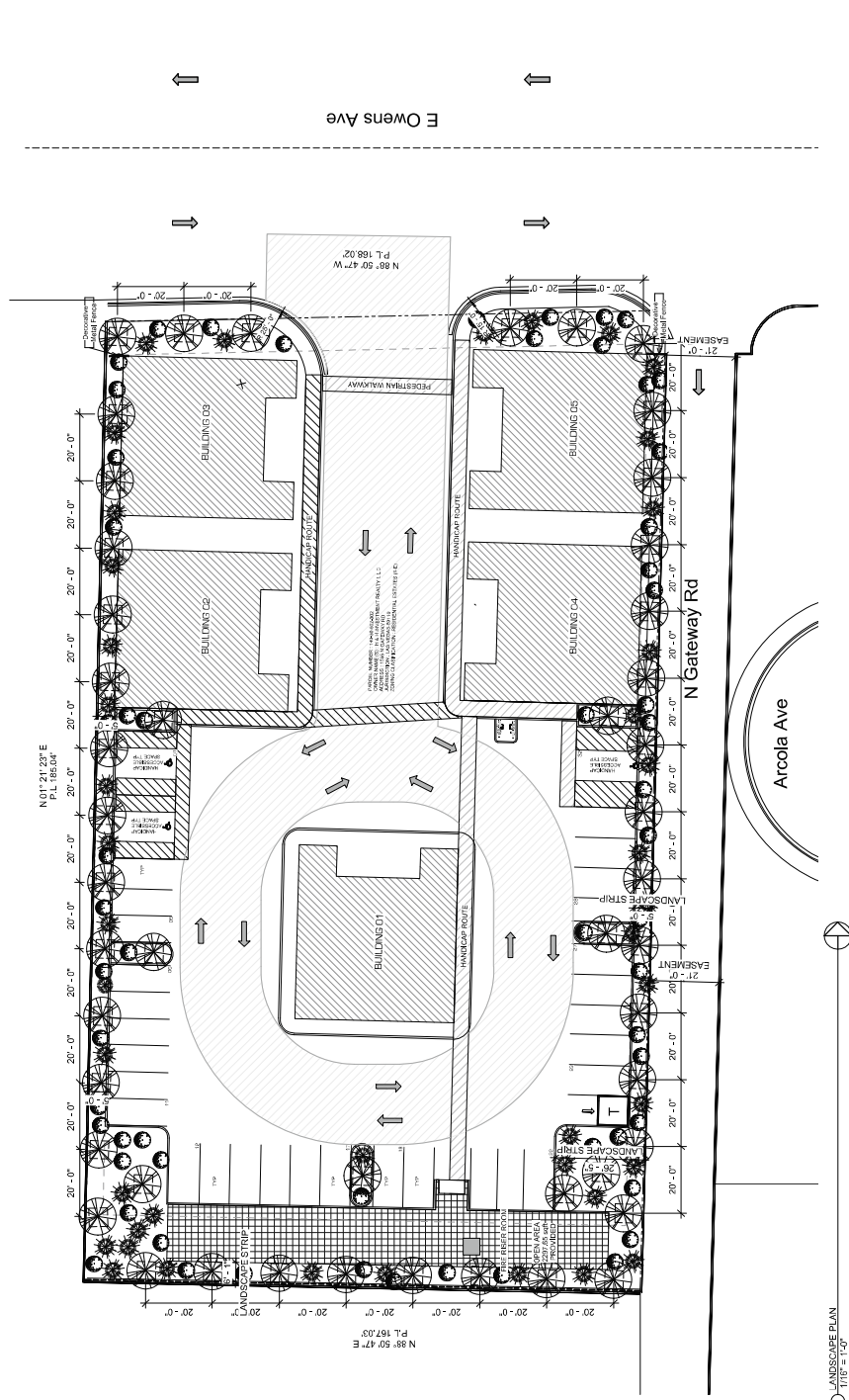


PROJECT DATA	
APN	14C00000000
ACRES	1.10
EXISTING ZONING	PERMITTED SERVICES (MS)
NEW ZONING	MEDIUM DENSITY RESIDENTIAL (M2)
PROPOSED USE	MULTIFAMILY
SEWER ZONE	D
WATER ZONE	US WGS84 - 89110
DENSITY	DENSITY = 300 UNITS PER ACRE
CALCULATION	300 UNITS PER ACRE X 1.10 ACRES = 330 UNITS
	TOTAL UNITS PROPOSED = 20

QUANTITY OF TREES REQUIRED AND PROVIDED AS PER 33.04.01			
PARAMETER	QUANTITY OF TREES REQUIRED	QUANTITY OF TREES PROVIDED	QUANTITY OF TREES PROVIDED / PLANT FOR EACH ITEM
10'22" NORTH SIDE	9 MEDIUM TREES	0 MEDIUM TREES	
PROJAN EAST SIDE	15 MEDIUM TREES	15 MEDIUM TREES	
10'45" SOUTH SIDE	9 MEDIUM TREES	9 MEDIUM TREES	
20'12" WEST SIDE	14 MEDIUM TREES	13 MEDIUM TREES	
WINDUZZLE	ONE EACH QUANTY 7	9 MEDIUM TREES	
TOTAL TREES PROVIDED	50 TREES REQUIRED	47 TREES PROVIDED	

LANDSCAPING LEGEND 1906-040			WATER SMART PLANT LIST				
SIGNAL	PLANT	COMMON	SIZE	GROWTH	DEPTH	SOIL TYPE	WATER LEVEL
		DRIFT PLANT	MEDIUM 20' MAX	40'	20'	POREOPEN	LOW
		DRIFT PLANT	7' max	50'	3'	DRIFT OPEN	MEDIUM
		DRIFT PLANT	20' max	40'	0'	POREOPEN	LOW

LANDSCAPING LEGEND 1906-040			WATER SMART PLANT LIST				
SIGNAL	PLANT	COMMON	SIZE	GROWTH	DEPTH	SOIL TYPE	WATER LEVEL
		DRIFT PLANT	MEDIUM 20' MAX	40'	20'	POREOPEN	LOW
		DRIFT PLANT	7' max	50'	3'	DRIFT OPEN	MEDIUM
		DRIFT PLANT	20' max	40'	0'	POREOPEN	LOW



1. GRAY SCALE ELEMENTS REPRESENT OBJECTS NOT TO BE INCURRED.
2. DARKER ELEMENTS REPRESENT OBJECTS TO BE INCURRED OR NEW.
3. FADING ELEMENTS REPRESENT OBJECTS DAMAGED DURING CONSTRUCTION.
4. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTING BUILDING AND WALLS CONFORM PRIOR TO REMAKE THEM AS INDICATED IN THESE PLANS. IF THE CONTRACTOR IDENTIFIES ANY CONFLICTS WITH THE EXISTING STRUCTURE, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE ARCHITECT OF ANY SUCH DISCREPANCIES PRIOR TO PROCEEDING WITH ANY REMAKE WORK. THE ARCHITECT'S RESPONSE SHALL BE IN WRITING.

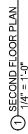
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FLOOR PLAN
1/4" = 1'-0"


10/17/2024

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1. GRAY SCALE ELEMENTS REPRESENT OBJECTS NOT TO BE MODIFIED.
2. DARKER ELEMENTS REPRESENT OBJECTS TO BE MODIFIED OR NEW.
3. FLEET FOOTING IS TO REMAIN ELEMENTS DAWARDED DURING CONSTRUCTION.
4. IT IS THE GENERAL CONTRACTOR RESPONSIBILITY TO VERIFY THE EXISTING BUILDING AND WALLS CONFORM PRIOR TO REMOVE THEM AS INDICATED IN THESE PLANS. IF THE CONTRACTOR IDENTIFIED ANY CONFLICT IN WHAT IS TO BE REMOVED, THE BUILDING STRUCTURE INTEGRITY, IT IS THE GENERAL CONTRACTOR RESPONSIBILITY TO KNOW THE ARCHITECT OF RECORD FOR CORRESPONDING THE DEVELOPMENT, TO NEGOTIATE SUCH DISCREPANCY.

[illegible]

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


JCB + ARCHITECTURAL + STUDIO
 ARCHITECTURE • PLANNING • 3D IMAGINATION
 2209 JONES BLVD STE 101 SAN ANTONIO, TX 78219
 702.749.0038
 INFO@JCBSTUDIO.COM

Consultant:

16/10/2024

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 <p>XPC + ARCHITECTURAL + STUDIO</p> <p>ARCHITECTURE - PLANNING - 3D VISUALIZATION</p> <p>2209 KOREA ST. #101, NEW YORK, NY 10013</p> <p>TEL: 212-255-7255</p> <p>EMAIL: INFO@XPCSTUDIO.NY</p>	<p>DATE: 10/20/2011</p> <p>PROJECT: GATEWAY MULTIFAMILY COMPLEX</p> <p>1000 10TH AVENUE, NEW YORK, NY 10018</p> <p>ARCHITECT: XPC + ARCHITECTURAL + STUDIO</p>	<p>DATE: 10/20/2011</p> <p>PROJECT: GATEWAY MULTIFAMILY COMPLEX</p> <p>1000 10TH AVENUE, NEW YORK, NY 10018</p> <p>ARCHITECT: XPC + ARCHITECTURAL + STUDIO</p>	<p>DATE: 10/20/2011</p> <p>PROJECT: GATEWAY MULTIFAMILY COMPLEX</p> <p>1000 10TH AVENUE, NEW YORK, NY 10018</p> <p>ARCHITECT: XPC + ARCHITECTURAL + STUDIO</p>
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GENERAL NOTES

- GRAY SCALE ELEMENTS REPRESENT OBJECTS NOT TO BE FACTORED.
- DANGER ELEMENTS REPRESENT OBJECTS TO BE FACTORED ON RWA.
- NEW ELEMENTS TO REMAIN ELEMENTS DAMAGED OR IN CONFLICT.
- FOR THE GENERAL CONTRACTOR'S REFERENCE, THE RWA AS SHOWN IN THE PLAN IS THE FURNISHED CONDITION. THE RWA AS SHOWN IN THE ELEVATION IS THE FURNISHED CONDITION. THE RWA AS SHOWN IN THE SECTION IS THE FURNISHED CONDITION. THE RWA AS SHOWN IN THE DETAIL IS THE FURNISHED CONDITION. THE RWA AS SHOWN IN THE DETAIL IS THE FURNISHED CONDITION.
- MANUFACTURER'S SPECIFICATIONS ARE COMPLIANT TO THE 2018 IBC.

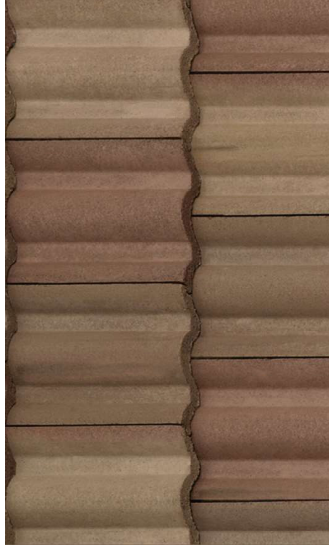
KEY NOTES

- COMBUSTIBLE ROOF: RUF
- TRUSS
- FOAM TRIM
- WINDOW: SEE WINDOW SCHEDULE FOR MORE DETAIL
- INTERIOR FINISHES
- WALLS: DRYWALL SCANTLED TO FINISH AFTER COUPLER FINISH COAT
- CEILING: DRYWALL SCANTLED TO FINISH AFTER COUPLER FINISH COAT
- EXTERIOR: COUPLER SEE DOOR SCHEDULE FOR MORE DETAIL

COLOR SCHEDULE

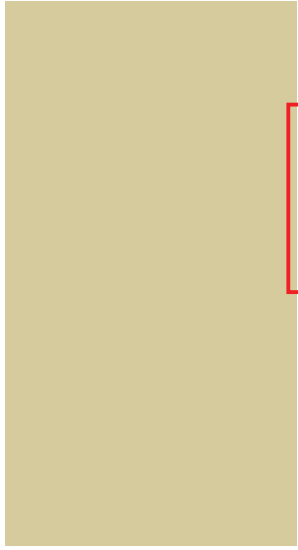
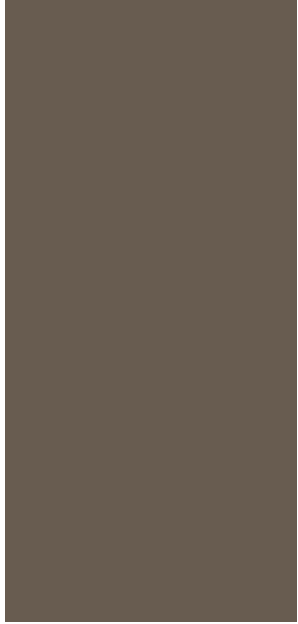
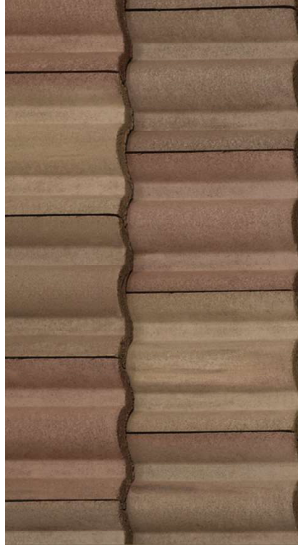
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FOURPLEX

MATERIAL CHART

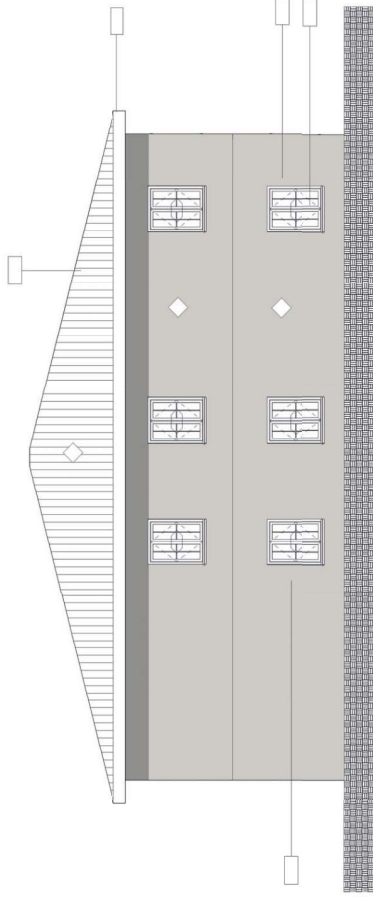


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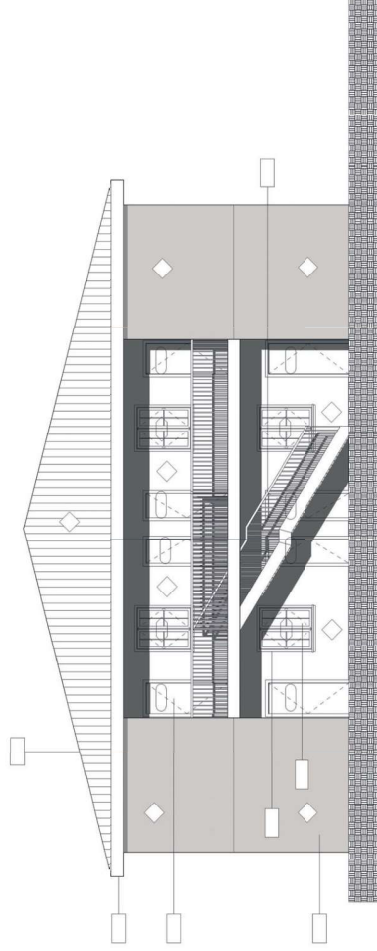
24-0190

CLARK COUNTY, NEVADA
1555 N GATEWAY RD. 89110
XPC + ARCHITECTURAL + STUDIO

LOOK & FEEL | MAY 14 2024



① East
3/16" = 1'-0"



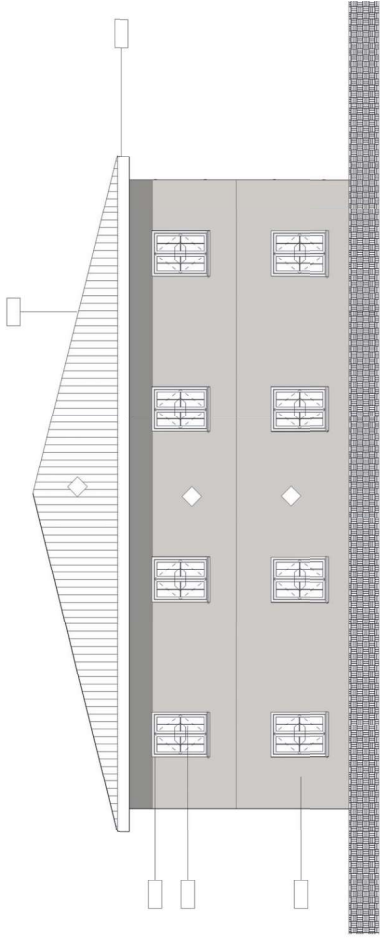
③ South
3/16" = 1'-0"

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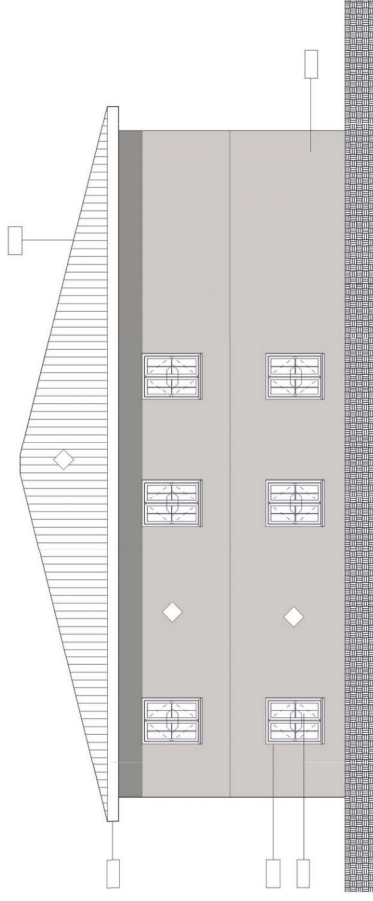
24-0190

CLARK COUNTY
1555 N GATEWAY RD. 89110
JPC + ARCHITECTURE + STUDIO

LOOK & FEEL | MAY 14 2024



② North
3/16" = 1'-0"



③ West
3/16" = 1'-0"

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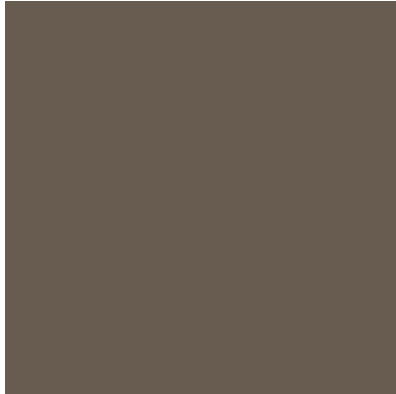
CLARK COUNTY
1555 N GATEWAY RD. 89110
JPC + ARCHITECTURE + STUDIO

LOOK & FEEL | MAY 14 2024

SCM 8825
CORONA DEL MAR BLEND



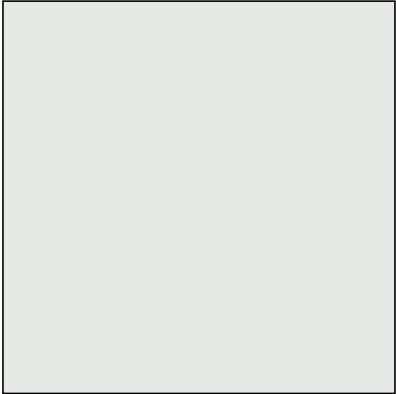
TRIM
COCOA | DEC755



BASE
SUMMER SOLSTICE | DET492



WINDOW
CLASSIC WHITE | DEHW08



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