# DEPARTMENT OF PLANNING

## Application / Petition Form & Statement of Financial Interest

| Department Use | |
|---|---|
| Case # | 24-0468 |
| Meeting Date | |
| Total Fee | |
| Received By/Date | 09/18/2024 |

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

**Project Address** (Location) Owens and Lamb

**Project Name** Owens Apartments **Proposed Use** Multi-family

**Assessor's Parcel #(s)** 140-29-101-003 **Ward #** 3

**General Plan:** Existing M Proposed N/A **Zoning:** Existing R-3 Proposed N/a

**Additional Information**

**Property Owner** Owens 110, LLC Contact N/A
Address 8925 W. Flamingo Road #308 City Las Vegas State NV Zip 89147
E-mail n/a Phone 000-000-0000

**Applicant** Owens 110, LLC Contact N/A
Address 8925 W. Flamingo Road #308 City Las Vegas State NV Zip 89147
E-mail n/a Phone 000-000-0000

**Representative** Kaempfer Crowell Contact Jennifer Lazovich
Address 1980 Festival Plaza Dr. #650 City Las Vegas State NV Zip 89135
E-mail apierce@kcnvlaw.com Phone 702-792-7048

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** Kaylee Cho

State of Nevada county of clark

Subscribed and sworn before me

This 23 day of July 20 24

Notary Public in and for said County and State

Nicholas Bible
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 21-7428-01
My Appt. Expires Feb 20, 2025

## EXISTING BOUNDARY WALLS

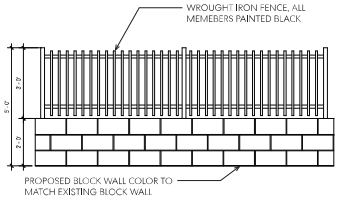
EXISTING NORTH BLOCK WALL TO BE DEMOLISHED 3'-6" HIGH

EXISTING SOUTH BLOCK WALL TO REMAIN

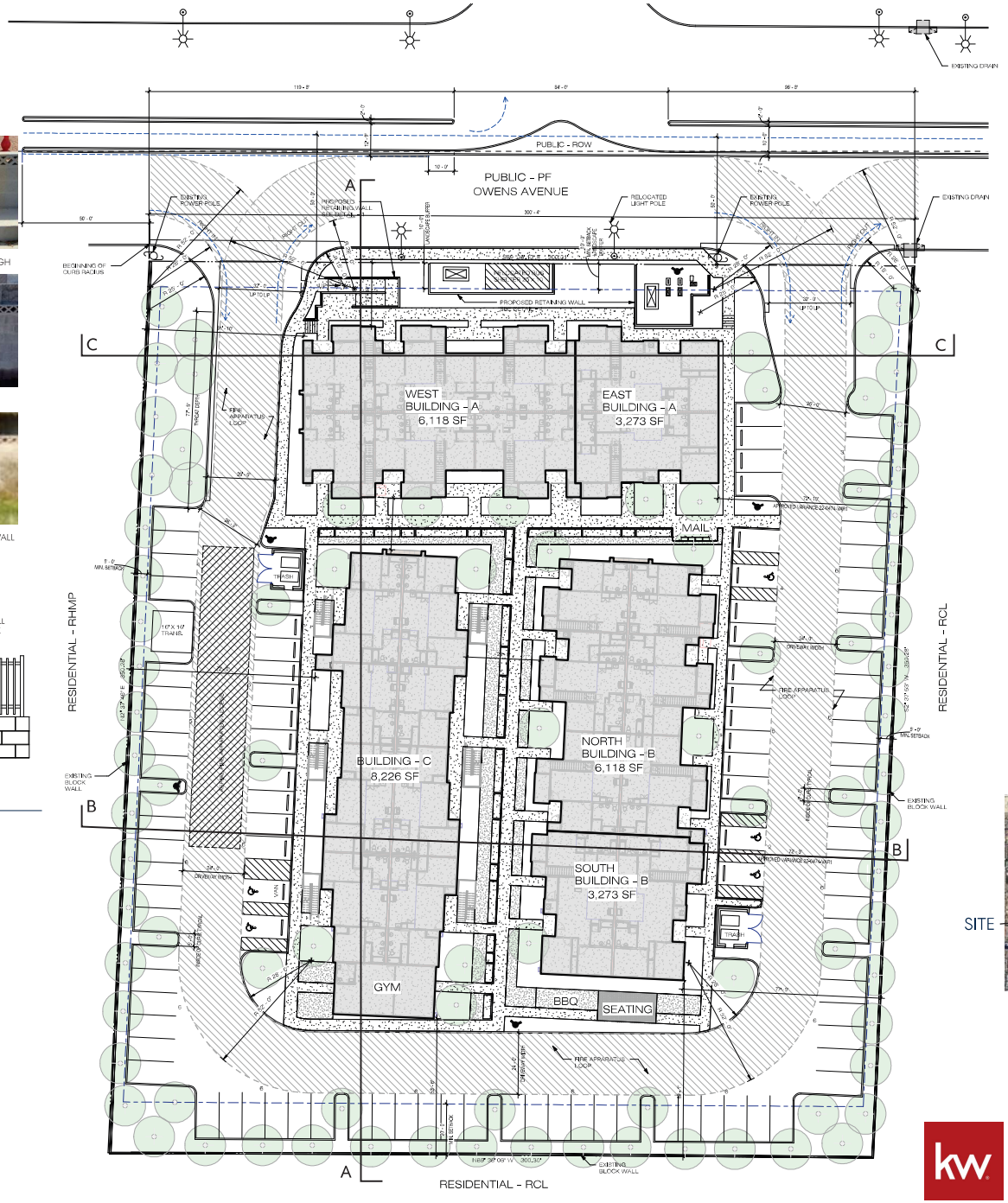
EXISTING EAST BLOCK WALL TO REMAIN

EXISTING WEST BLOCK WALL TO REMAIN

## PROPOSED BOUNDARY WALLS




**DETAIL - 1**




## SITE DATA

| | | |
|---|---|---|
| APN: | | 140-29-101-003 |
| ADDRESS: | | 4541 Owens Avenue |
| JURISDICTION: | | City of Las Vegas |
| ZONING: | Existing: | R-MHP |
| | Requested: | R-3 |
| PLANNED LAND USE: | | Medium Density Residential |
| LOT SIZE: | | 2.41 Acres (GROSS) |
| HEIGHT: | | 37'-0" (50'-0" ALLOWABLE) |

SETBACKS:

| | | |
|---|---|---|
| NORTH | (Front) | 10'-0" |
| WEST | (Side) | 5'-0" |
| SOUTH | (Rear) | 20'-0" with 3:1 proximity slope adjacent R-CL = 55' |
| EAST | (Side) | 5'-0" with 3:1 proximity slope adjacent R-CL = 72' |

UNITS

| | |
|---|---|
| 1 BEDROOM (675 SF) | = 14 UNITS |
| 2 BEDROOM (900 SF) | = 32 UNITS |
| 3 BEDROOM (1,350 SF) | = 8 UNITS |
| TOTAL | = 54 UNITS |

DENSITY 22.4 DU/AC

PARKING:

| | REQUIRED | PROVIDED |
|---|---|---|
| 1 BEDROOM (1.25 PER UNIT) X 14 | = 17.5 STALLS | |
| 2 BEDROOM (1.75 PER UNIT) X 32 | = 56 STALLS | |
| 3 BEDROOM (2 PER UNIT) X 8 | = 16 STALLS | |
| GUEST (1 PER 6 UNITS) | = 9 STALLS | |
| TOTAL | = 99 STALLS | 100 STALLS |
| ADA STALLS | | |
| REQUIRED | = 5 STALLS | 5 STALLS (1 VAN) |

SITE

ALL BUILDING AREAS, LAND COVERAGE, AND PARKING TABULATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE. ANY PROPOSED DEVELOPMENT IS SUBJECT TO REVIEW AND APPROVAL OF GOVERNMENTAL AGENCIES.

Vicinity Plan

NORTH

24-0468
09/18/2024

SITE PLAN

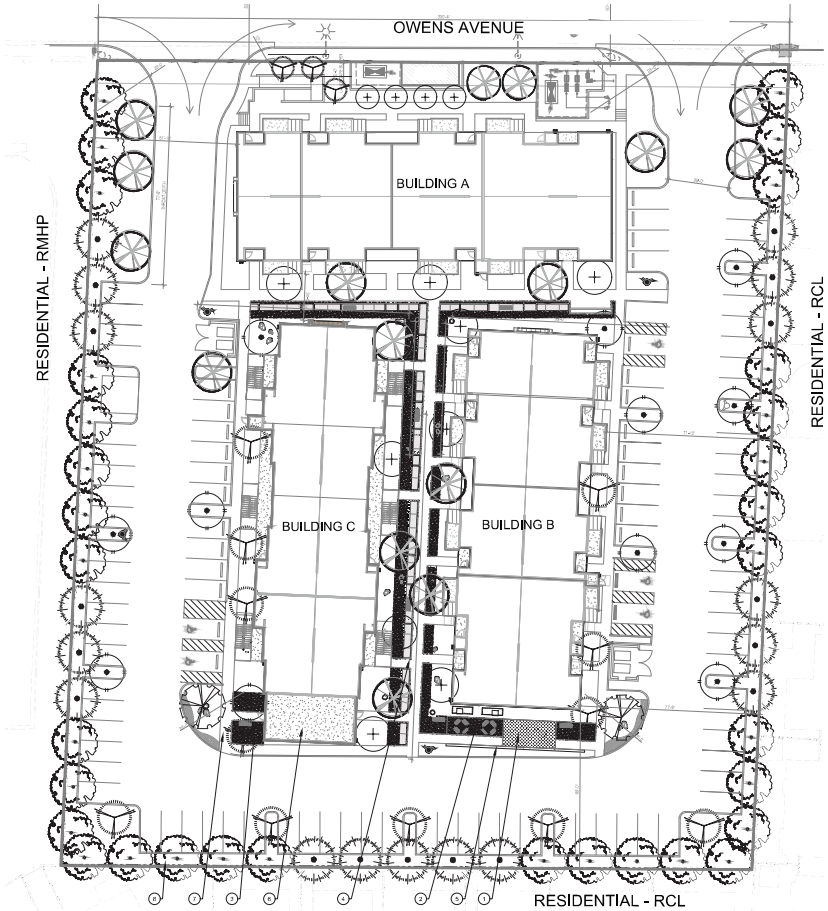
16'

NORTH


KNIT
7250 Peak Drive,
Suite 216
Las Vegas, NV 89128
P 702.363.2222
KnitStudios.com


Owens Apartments
Keller Williams
Las Vegas, Nevada

KNIT PROJECT #: **230027**
PHASE: **PRE-DESIGN**
DATE: **09.18.2024**
SHEET: 1 OF 16




## KEY NOTES

| | DESCRIPTION |
|---|---|
| 0 | OPEN SPACE WITH ARTIFICIAL LAWN AND SEAT WALL |
| 0 | PICNIC AREA |
| 0 | OUTDOOR OPEN AREA WITH SEAT WALL |
| 0 | LINEAR PARK WITH SEATING AREAS |
| 0 | PA - PLANTING AREA WITH 3/4" DESCOMPOSED GRANITE ROCK MULCH |
| 0 | PA - PLANTING AREA WITH 3/8" DESCOMPOSED GRANITE ROCK MULCH |
| 0 | CONCRETE SIDEWALK PER ARCHITECT PLANS |
| 0 | PROJECT BOUNDARY |

## PLANT SCHEDULE

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|---|
| CANOPY TREES | | | |
| | ACACIA ANEURA | MULGA ACACIA | 24" BOX |
| | ACACIA STENOPHYLLA | SHOESTRING ACACIA | 24" BOX |
| | PARKINSONIA DESERT MUSEUM | MUSEUM PALO VERDE (MULTI TRUNK) | 24" BOX |
| | RHUS LANCEA | AFRICAN SUMAC (MULTI TRUNK) | 24" BOX |
| | CERATONIA SILIQUA STD | CAROB TREE | 24" BOX |
| ACCENT TREES | | | |
| | CHILOPSIS LINEARIS | DESERT WILLOW (MULTI TRUNK) | 24" BOX |
| | SOPHORA SECUNDIFLORA | MOUNTAIN LAUREL | 24" BOX |
| LARGE SHRUBS | | | |
| | ELAEAGNUS PUNGENS | SILVERBERRY | 5 GAL |
| | CAESALPINIA PULCHERRIMA | RED BIRD OF PARADISE | 5 GAL |
| MEDIUM SHRUBS | | | |
| | ILEX VOMITORIA 'STOKES DWARF' | STOKES DWARF YAUPON HOLLY | 5 GAL |
| | MYRTUS COMMUNIS 'COMPACTA' | DWARF MYRTLE | 5 GAL |
| SMALL SHRUBS | | | |
| | CONVOLVULUS CNEORUM | BUSH MORNING GLORY | 5 GAL |
| | TEUCRIUM CHAMAEDRYS | GERMANDER | 5 GAL |
| GRASS AND GRASSLIKE PLANTS | | | |
| | DASYLIRION WHEELERI | DESERT SPOON | 5 GAL |
| | BOUTELOUA GRACILIS 'BLONDE AMBITION' | BLUE GRAMA GRASS | 5 GAL |
| | PENNISETUM SETACEUM | PURPLE FOUNTAIN GRASS | 5 GAL |
| | MUHLENBERGIA RIGENS | DEER GRASS | 5 GAL |
| ACCENT PLANTS | | | |
| | AGAVE VILMORINIANA | OCTOPUS AGAVE | 5 GAL |
| | CHRYSACTINIA MEXICANA | DAMIANITA DAISY | 5 GAL |
| | STENOCEREUS MARGINATA | MEXICAN FENCE POST | 5 GAL |
| GROUNDCOVERS | | | |
| | EUPHORBIA RIGIDA | GOPHER PLANT | 5 GAL |
| | MYOPORUM PARVIFOLIUM | MYOPORUM | 5 GAL |

NOTE: ABOVE PLANTING LEGEND IS A PLANTING THEME WITH PLANTING MATERIALS INTENTIZ TO BE USED FOR THIS PROJECT. ALL PLANTING MATERIALS TO COMPLY WITH CC AND CFES APPROVED LIST.

0 10' 20' 40'
SCALE: 1"=20'

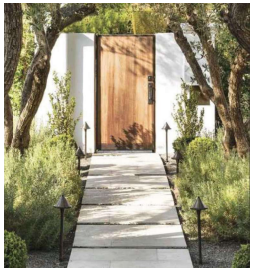
24-0468
09/18/2024

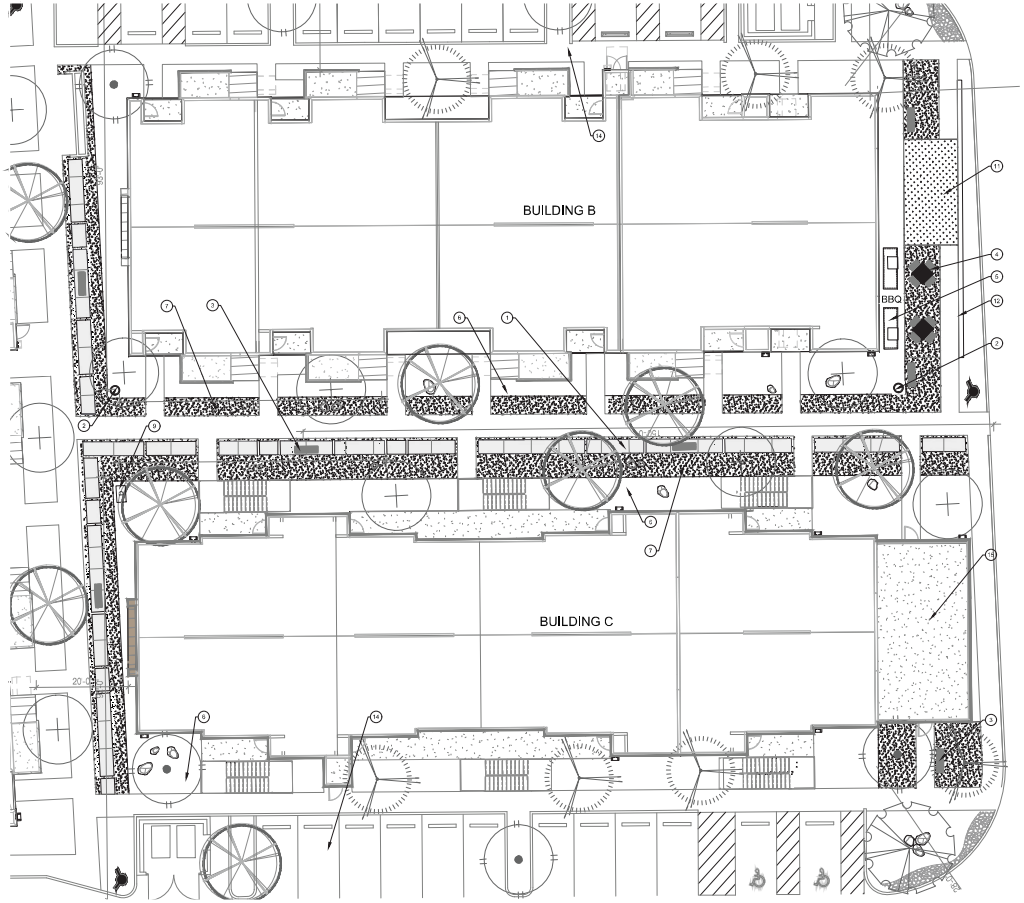
The WLB Group INC. WLB
3663 E Sunset Rd. | Las Vegas | NV89102 | Tel. 702-458-2551

KNIT
7250 Peak Drive,
Suite 216
Las Vegas, NV 89128
P 702.363.2222
KnitStudios.com

Owens Apartments
Keller Williams
Las Vegas, Nevada

KNIT PROJECT #: 230027
PHASE: PRE-DESIGN
DATE: 09.18.2024
SHEET: 15 OF 16





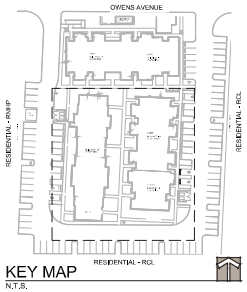

## KEY NOTES

| | DESCRIPTION |
|---|---|
| 1 | CONCRETE PAVING MEDIUM BROOM FINISH SCORE LINES PER PLAN |
| 2 | TRASH RECEPTACLE (INGROUND VAULT |
| 3 | PARK BENCH |
| 4 | PICNIC TABLE |
| 5 | PARK BBQ GRILL |
| 6 | PA - PLANTING AREA 3/4" DECOMPOSED GRANITE GROUNDCOVER 2" DEPTH (TYP.) THROUGHOUT PLANTING AREAS - PA |
| 7 | PA - PLANTING AREA 4" THICK LAYER DECOMPOSED GRANITE APACHE GOLD 3/8" SCREENED WITH STEEL EDGING |
| 8 | RESILIENT SURFACING |
| 9 | PET WASTE STATION |
| 10 | OUTDOOR FITNESS |
| 11 | OPEN SPACE |
| 12 | 1.2' HIGH SEATING WALL |
| 13 | CONCRETE PAVERS PER ARCHITECT |
| 14 | CONCRETE SIDEWALK PER ARCHITECT PLANS |
| 15 | GYM PER ARCHITECT |

## MATERIAL LEGEND

| | DESCRIPTION |
|---|---|
| | CONCRETE PAVING |
| | PA - PLANTING AREA 3/4" DECOMPOSED GRANITE GROUNDCOVER 2" DEPTH (TYP) |
| | PA - PLANTING AREA 3/8" SCREENED DECOMPOSED GRANITE 4" DEPTH (TYP) |
| | RESILIENT SURFACING |
| | ARTIFICIAL LAWN |

0 5' 10' 20'
SCALE: 1"=10'




## KEY MAP
N.T.S.

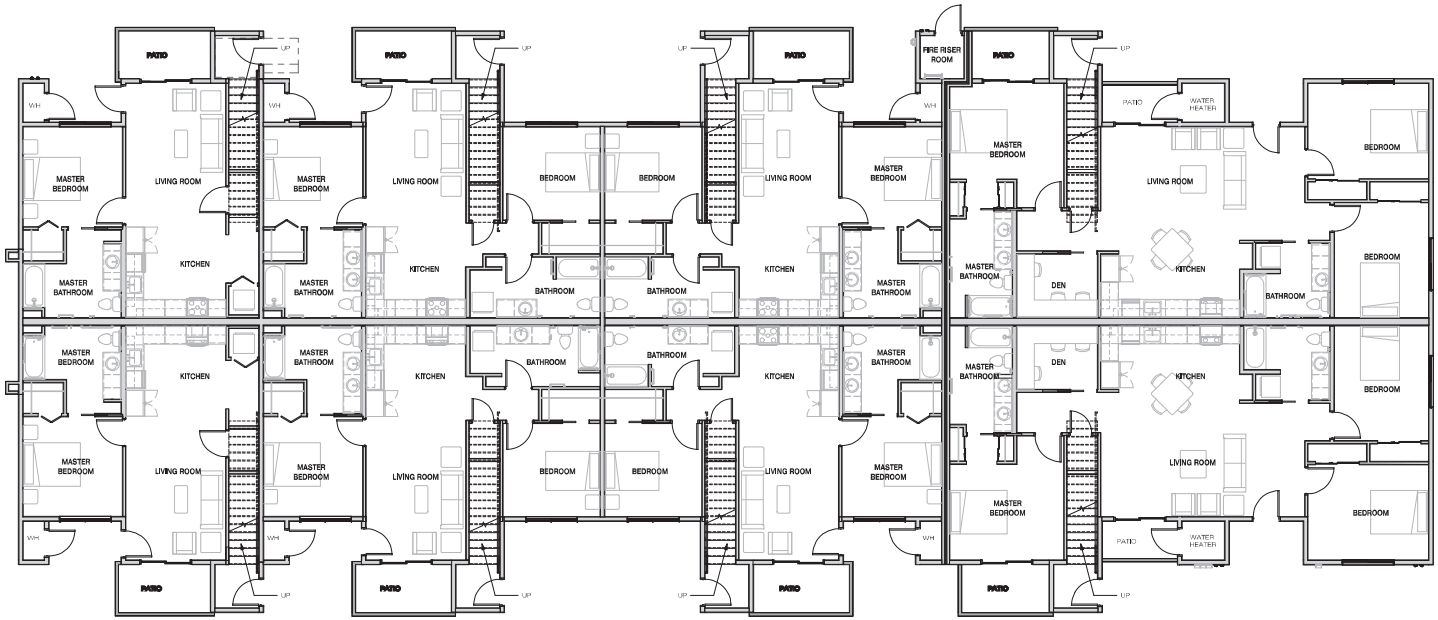
The WLB Group INC. WLB
3663 E Sunset Rd. | Las Vegas | NV89102 | Tel. 702-458-2551

24-0468
09/18/2024

KNIT
7250 Peak Drive,
Suite 216
Las Vegas, NV 89128
P 702.363.2222
KnitStudios.com

Owens Apartments
Keller Williams
Las Vegas, Nevada

KNIT PROJECT #: 230027
PHASE: PRE-DESIGN
DATE: 09.18.2024
SHEET: 16 OF 16




BUILDING A
FLOOR PLAN LEVEL - 1

4'

NORTH

MAX. OCCUPANCY

| | |
|---|---|
| TOTAL GROSS AREA: | 18,453 SF |
| AREA PER OCCUPANT: | 200 SF |
| MAXIMUM OCCUPANTS PER IBC: | 93 OCC. |

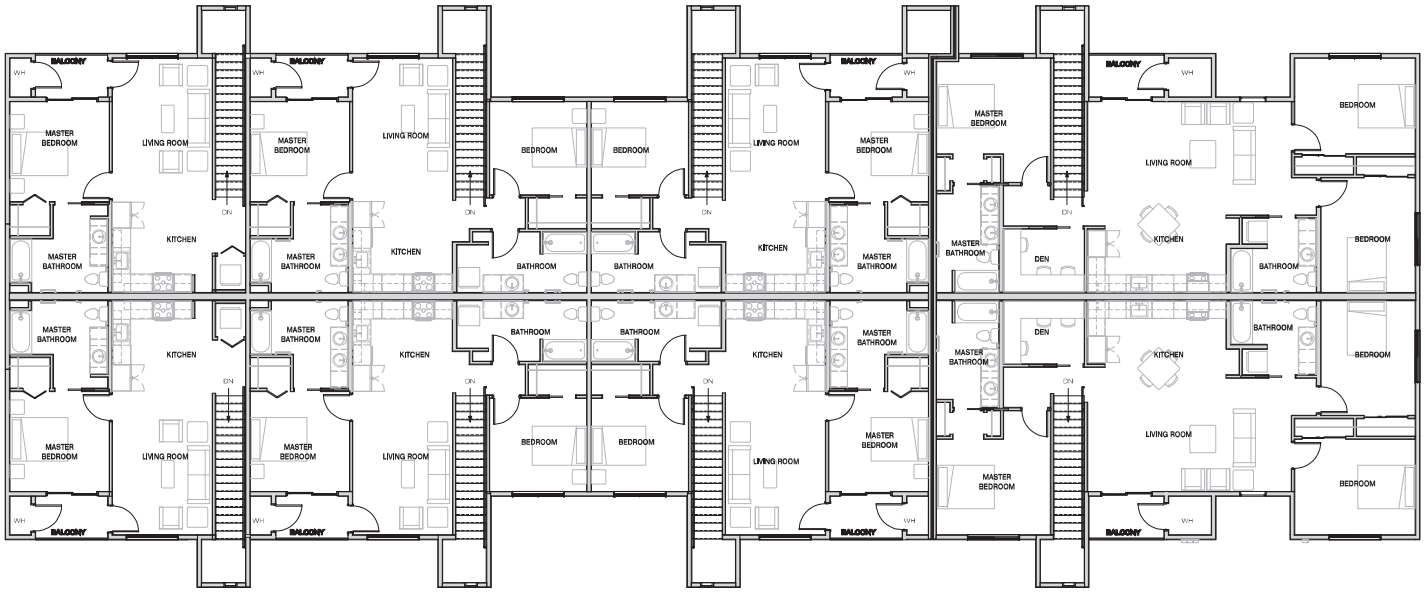
24-0468
09/18/2024

ALL UNITS, AREAS, LOT COVERAGE AND PARKING TABULATIONS ARE PRELIMINARY AND SUBJECT TO REVIEW AND APPROVAL BY GOVERNING AGENCIES. PROPOSED DEVELOPMENT IS SUBJECT TO REVIEW AND

KNIT
7250 Peak Drive,
Suite 216
Las Vegas, NV 89128
P 702.363.2222
KnitStudios.com

Owens Apartments
Keller Williams
Las Vegas, Nevada

KNIT PROJECT #: **230027**
PHASE: **PRE-DESIGN**
DATE: **09.18.2024**
SHEET: 3 OF 16




BUILDING A
FLOOR PLAN LEVEL - 2

4'

NORTH

MAX. OCCUPANCY

| | |
|---|---|
| TOTAL GROSS AREA: | 18,453 SF |
| AREA PER OCCUPANT: | 200 SF |
| MAXIMUM OCCUPANTS PER IBC: | 93 OCC. |

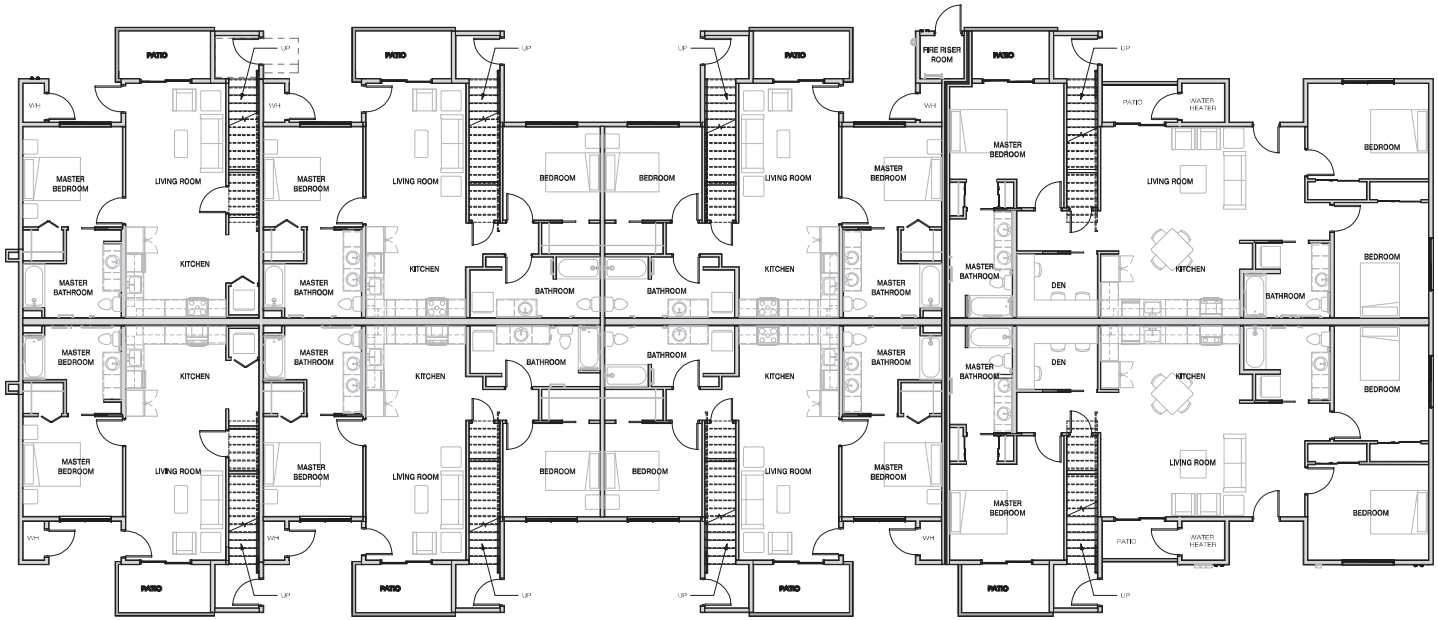
24-0468
09/18/2024

ALL UNITS, AREAS AND COVERAGE AND PARKING TABULATIONS ARE PRELIMINARY AND SUBJECT TO REVIEW AND APPROVAL BY AGENCIES. PROPOSED DEVELOPMENT IS SUBJECT TO REVIEW AND APPROVAL BY AGENCIES.

KNIT
7250 Peak Drive,
Suite 216
Las Vegas, NV 89128
P 702.363.2222
KnitStudios.com

Owens Apartments
Keller Williams
Las Vegas, Nevada

KNIT PROJECT #: **230027**
PHASE: **PRE-DESIGN**
DATE: **09.18.2024**
SHEET: 4 OF 16




BUILDING B
FLOOR PLAN LEVEL - 1

4'

NORTH

MAX. OCCUPANCY

| | |
|---|---|
| TOTAL GROSS AREA: | 18,453 SF |
| AREA PER OCCUPANT: | 200 SF |
| MAXIMUM OCCUPANTS PER IBC: | 93 OCC. |

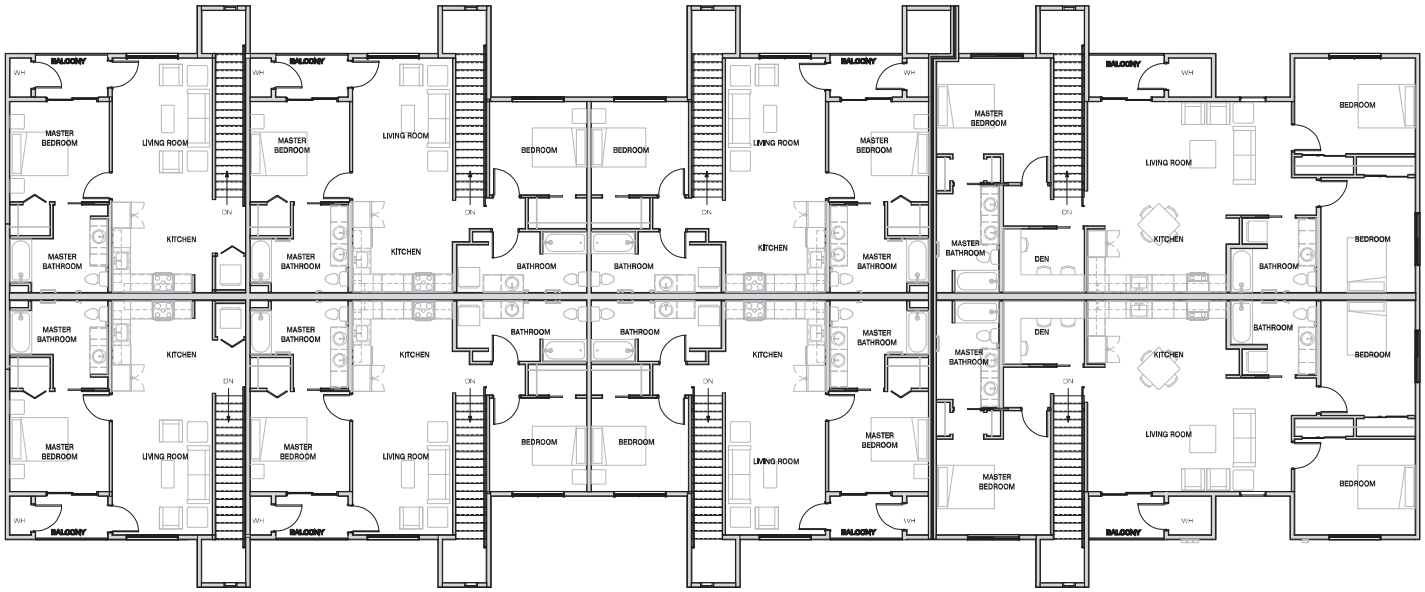
24-0468
09/18/2024

ALL AREAS, AND LOT COVERAGE AND PARKING TABULATIONS ARE PRELIMINARY AND SUBJECT TO REVIEW AND APPROVAL BY GOVERNING AGENCIES. PROPOSED DEVELOPMENT IS SUBJECT TO REVIEW AND

KNIT
7250 Peak Drive,
Suite 216
Las Vegas, NV 89128
P 702.363.2222
KnitStudios.com

Owens Apartments
Keller Williams
Las Vegas, Nevada

KNIT PROJECT #: **230027**
PHASE: **PRE-DESIGN**
DATE: **09.18.2024**
SHEET: 5 OF 16




BUILDING B
FLOOR PLAN LEVEL - 2

4'

NORTH

MAX. OCCUPANCY

| | |
|---|---|
| TOTAL GROSS AREA: | 18,453 SF |
| AREA PER OCCUPANT: | 200 SF |
| MAXIMUM OCCUPANTS PER IBC: | 93 OCC. |

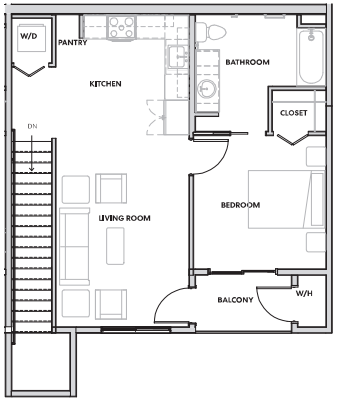
24-0468
09/18/2024

ALL UNITS, AREAS AND COVERAGE AND PARKING TABULATIONS ARE PRELIMINARY AND SUBJECT TO REVIEW AND APPROVAL BY AGENCIES. PROPOSED DEVELOPMENT IS SUBJECT TO REVIEW AND APPROVAL BY AGENCIES.

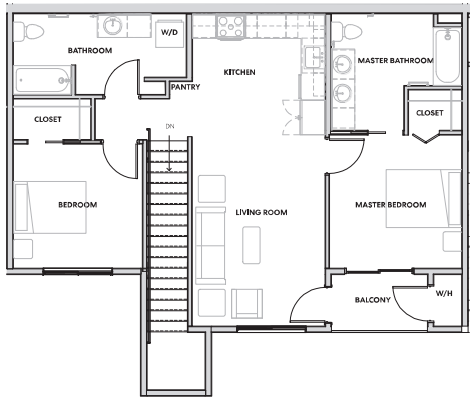
KNIT
7250 Peak Drive,
Suite 216
Las Vegas, NV 89128
P 702.363.2222
KnitStudios.com

Owens Apartments
Keller Williams
Las Vegas, Nevada

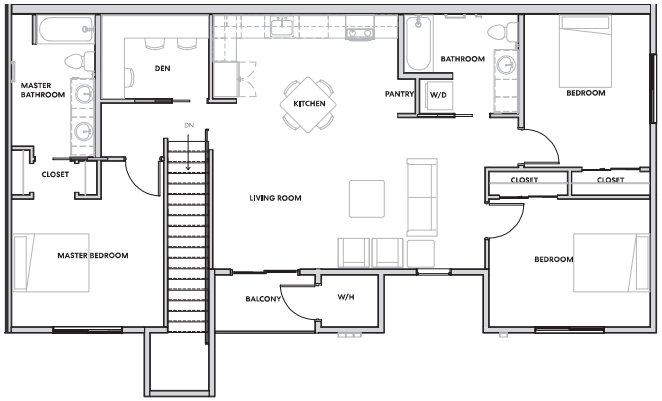
KNIT PROJECT #: **230027**
PHASE: **PRE-DESIGN**
DATE: **09.18.2024**
SHEET: 6 OF 16



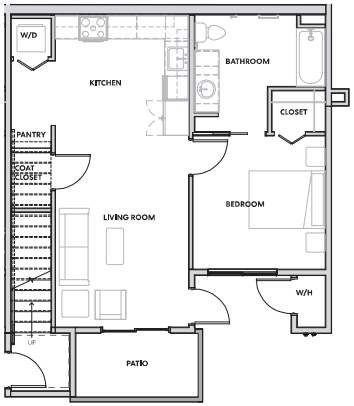

1 BEDROOM UNIT - LEVEL 2



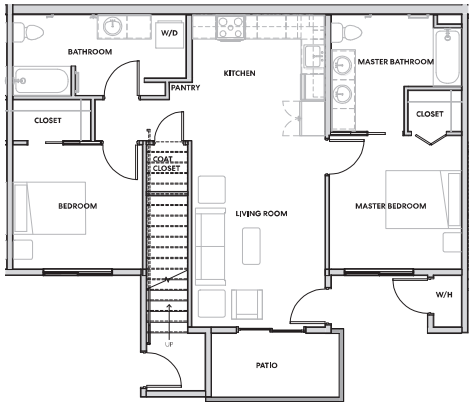

2 BEDROOM UNIT - LEVEL 2



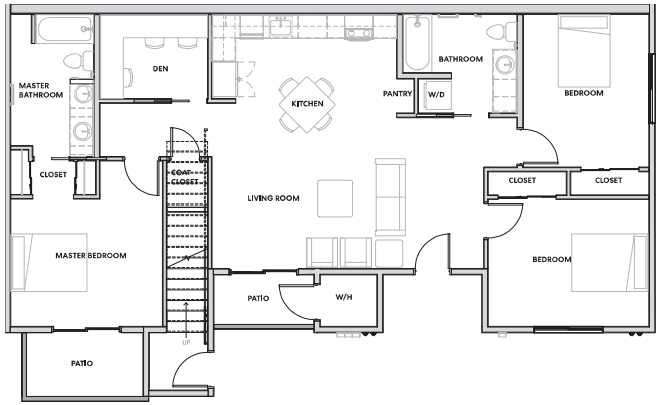

3 BEDROOM UNIT - LEVEL 2




1 BEDROOM UNIT - LEVEL 1




2 BEDROOM UNIT - LEVEL 1




3 BEDROOM UNIT - LEVEL 1

BUILDING A & B
INDIVIDUAL UNIT PLANS

4'

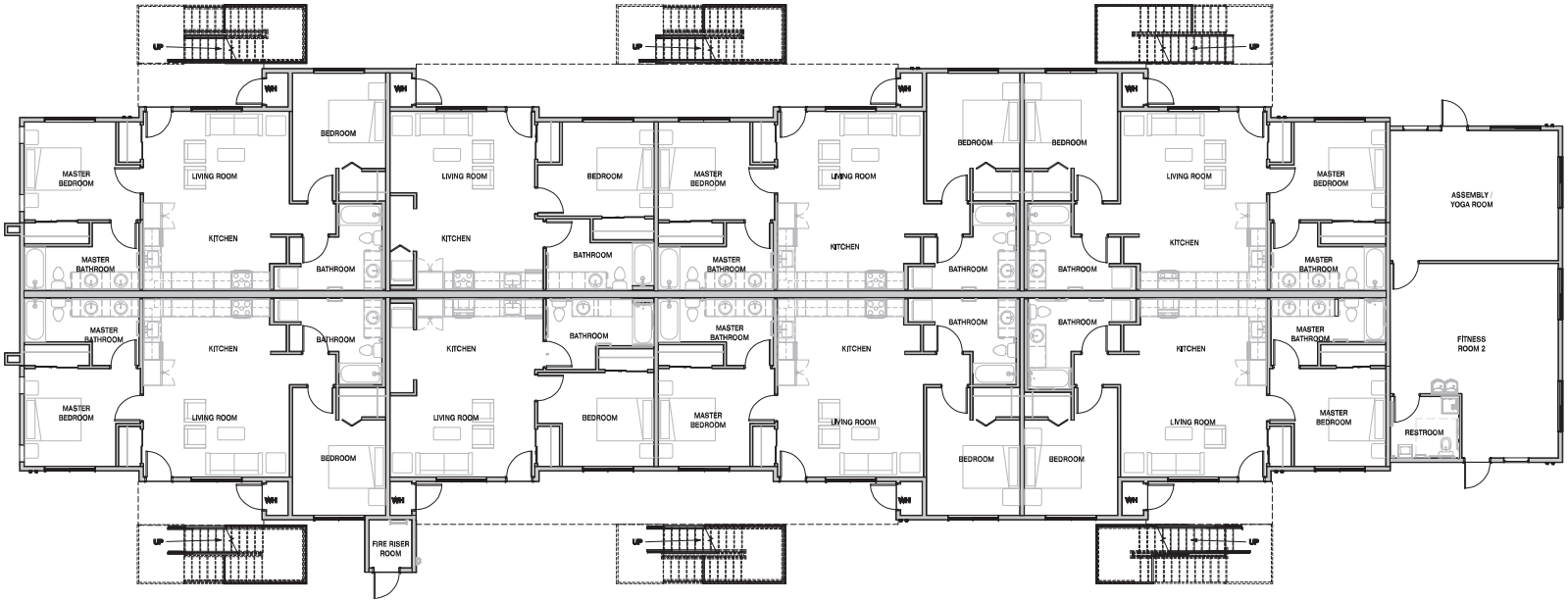
24-0468
09/18/2024

ALL UNITS, AREAS AND COVERAGE AND PARKING TABULATIONS ARE PRELIMINARY AND SUBJECT TO REVIEW AND APPROVAL BY AGENCIES. PROPOSED DEVELOPMENT IS SUBJECT TO REVIEW AND APPROVAL BY AGENCIES.

KNIT
7250 Peak Drive,
Suite 216
Las Vegas, NV 89128
P 702.363.2222
KnitStudios.com

Owens Apartments
Keller Williams
Las Vegas, Nevada

KNIT PROJECT #: **230027**
PHASE: **PRE-DESIGN**
DATE: **09.18.2024**
SHEET: 7 OF 16




BUILDING C
FLOOR PLAN LEVEL - 1

4'

NORTH

MAX. OCCUPANCY

| | |
|---|---|
| TOTAL GROSS AREA: | 22,789 SF |
| AREA PER OCCUPANT: | 200 SF |
| MAXIMUM OCCUPANTS PER IBC: | 114 OCC. |

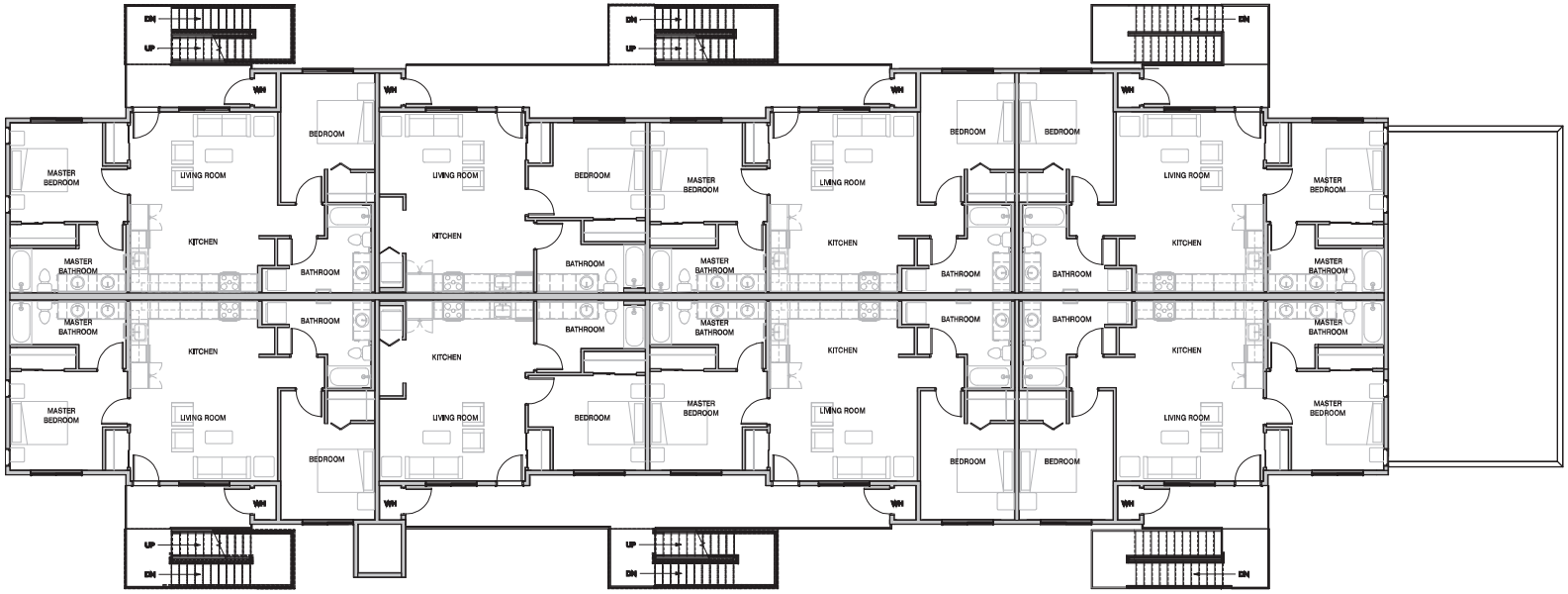
24-0468
09/18/2024

ALL UNITS, APPLICABLE COVERAGE AND PARKING TABULATIONS ARE PRELIMINARY AND PROPOSED. DEVELOPMENT IS SUBJECT TO REVIEW AND APPROVAL BY AGENCIES.

KNIT
7250 Peak Drive,
Suite 216
Las Vegas, NV 89128
P 702.363.2222
KnitStudios.com

Owens Apartments
Keller Williams
Las Vegas, Nevada

KNIT PROJECT #: **230027**
PHASE: **PRE-DESIGN**
DATE: **09.18.2024**
SHEET: 9 OF 16




BUILDING C
FLOOR PLAN LEVEL - 2

4'

NORTH

MAX. OCCUPANCY

| | |
|---|---|
| TOTAL GROSS AREA: | 22,789 SF |
| AREA PER OCCUPANT: | 200 SF |
| MAXIMUM OCCUPANTS PER IBC: | 114 OCC. |

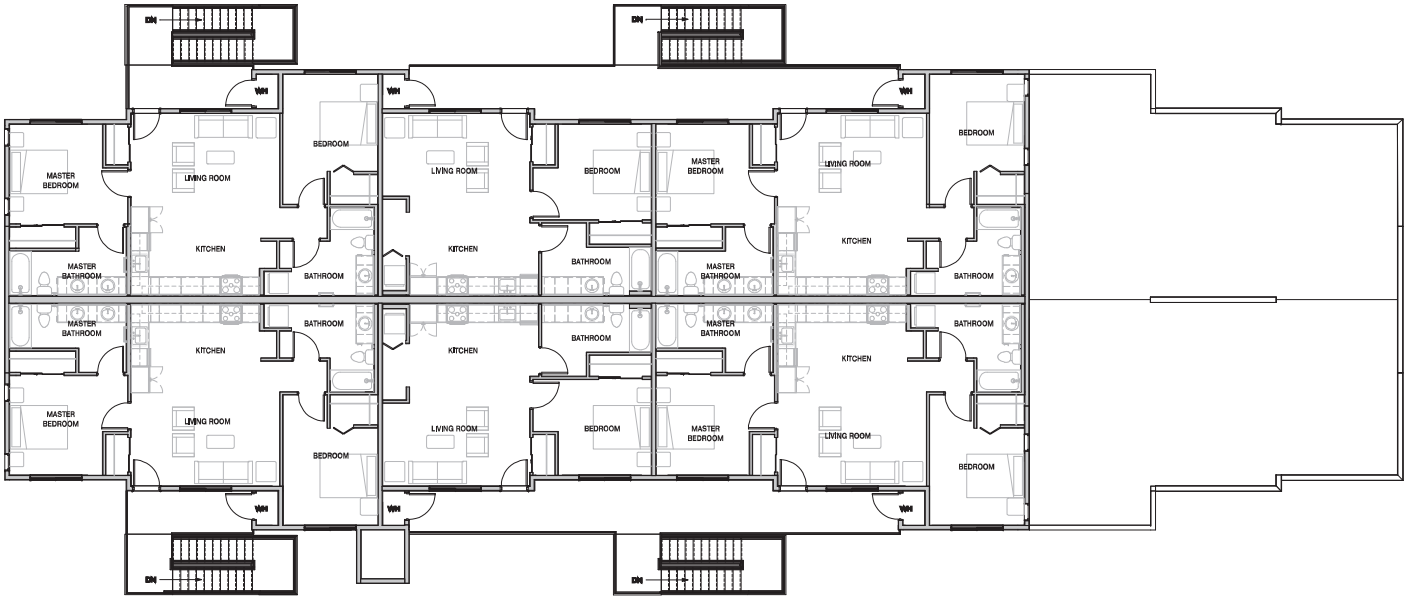
24-0468
09/18/2024

ALL UNITS, AREAS, LOT COVERAGE AND PARKING TABULATIONS ARE PRELIMINARY AND SUBJECT TO REVIEW AND APPROVAL BY GOVERNING AGENCIES. PROPOSED DEVELOPMENT IS SUBJECT TO REVIEW AND

KNIT
7250 Peak Drive,
Suite 216
Las Vegas, NV 89128
P 702.363.2222
KnitStudios.com

Owens Apartments
Keller Williams
Las Vegas, Nevada

KNIT PROJECT #: **230027**
PHASE: **PRE-DESIGN**
DATE: **09.18.2024**
SHEET: 10 OF 16




BUILDING C
FLOOR PLAN LEVEL - 3

4'

NORTH

MAX. OCCUPANCY

| | |
|---|---|
| TOTAL GROSS AREA: | 22,789 SF |
| AREA PER OCCUPANT: | 200 SF |
| MAXIMUM OCCUPANTS PER IBC: | 114 OCC. |

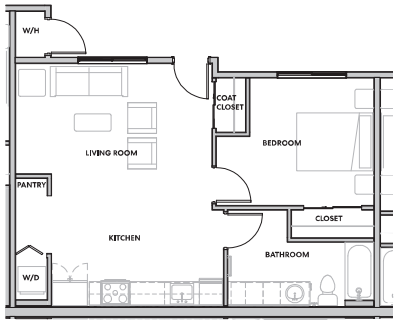
24-0468
09/18/2024

ALL UNITS, AREAS, COVERAGE AND PARKING TABULATIONS ARE PRELIMINARY AND SUBJECT TO REVIEW AND APPROVAL BY AGENCIES. PROPOSED DEVELOPMENT IS SUBJECT TO REVIEW AND

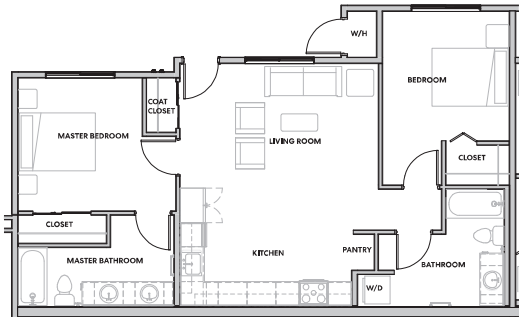
KNIT
7250 Peak Drive,
Suite 216
Las Vegas, NV 89128
P 702.363.2222
KnitStudios.com

Owens Apartments
Keller Williams
Las Vegas, Nevada

KNIT PROJECT #: **230027**
PHASE: **PRE-DESIGN**
DATE: **09.18.2024**
SHEET: 11 OF 16




1 BEDROOM UNIT




2 BEDROOM UNIT

BUILDING C
INDIVIDUAL UNIT PLANS

4'

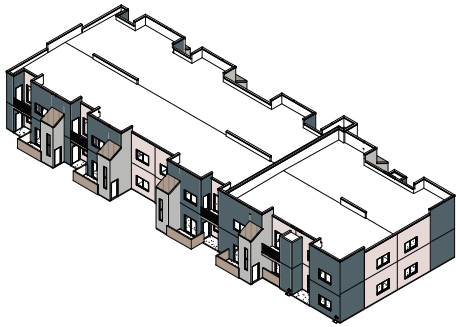
24-0468
09/18/2024

ALL UNITS, APPLICATION, COVERAGE AND PARKING TABULATIONS ARE PRELIMINARY AND SUBJECT TO REVIEW AND APPROVAL BY AGENCIES. PROPOSED DEVELOPMENT IS SUBJECT TO REVIEW AND

KNIT
7250 Peak Drive,
Suite 216
Las Vegas, NV 89128
P 702.363.2222
KnitStudios.com

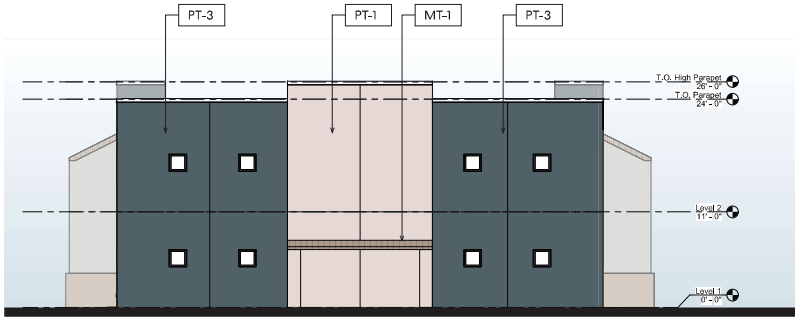
Owens Apartments
Keller Williams
Las Vegas, Nevada

KNIT PROJECT #: **230027**
PHASE: **PRE-DESIGN**
DATE: **09.18.2024**
SHEET: 12 OF 16

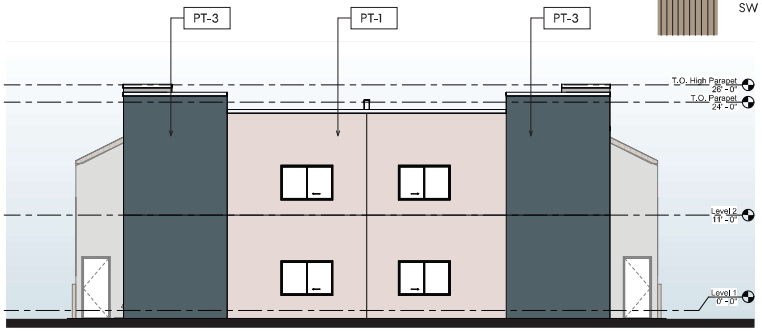


LEGEND

- PT-1 STUCCO SW 6021 DREAMY WHITE
- PT-2 STUCCO SW 7668 MARCH WIND
- PT-3 STUCCO SW 9639 RAIN CLOUD
- PT-4 STUCCO SW 7501 THRESHOLD TAUPE
- MT-1 BERRIDGE STANDING SEAM SW 7501 THRESHOLD TAUPE




NORTH ELEVATION BUILDING B
WEST ELEVATION BUILDING A




SOUTH ELEVATION BUILDING B
EAST ELEVATION BUILDING A

EAST ELEVATION BUILDING B
SOUTH ELEVATION BUILDING A

## BUILDING B - EXTERIOR ELEVATIONS / VIEWS

4'

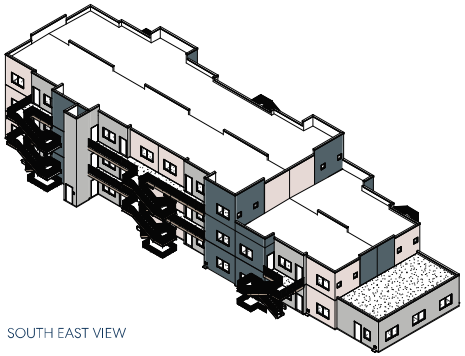
24-0468
09/18/2024

* HOME ARCHITECTS COVERAGE AND PARKING TABULATIONS ARE PRELIMINARY AND PROPOSED DEVELOPMENT IS SUBJECT TO REVIEW AND APPROVAL BY AGENCIES


KNIT
7250 Peak Drive,
Suite 216
Las Vegas, NV 89128
P 702.363.2222
KnitStudios.com


Owens Apartments
Keller Williams
Las Vegas, Nevada

KNIT PROJECT #: **230027**
PHASE: **PRE-DESIGN**
DATE: **09.18.2024**
SHEET: 8 OF 16



SOUTH EAST VIEW

NORTH WEST VIEW

LEGEND

PT-1
STUCCO
SW 6021
DREAMY WHITE

PT-2
STUCCO
SW 7668
MARCH WIND

PT-3
STUCCO
SW 9639
RAIN CLOUD

PT-4
STUCCO
SW 7501
THRESHOLD TAUPE

MT-1
BERRIDGE STANDING SEAM
SW 7501 THRESHOLD TAUPE

WEST ELEVATION

## BUILDING C - EXTERIOR ELEVATIONS AND VIEWS

4'

24-0468
09/18/2024

* HOME, APARTMENT, COVERAGE AND PARKING TABULATIONS ARE PRELIMINARY AND SUBJECT TO REVIEW AND APPROVAL BY GOVERNING AGENCIES. PROPOSED DEVELOPMENT IS SUBJECT TO REVIEW AND

KNIT
7250 Peak Drive,
Suite 216
Las Vegas, NV 89128
P 702.363.2222
KnitStudios.com

Owens Apartments
Keller Williams
Las Vegas, Nevada

KNIT PROJECT #: **230027**
PHASE: **PRE-DESIGN**
DATE: **09.18.2024**
SHEET: 13 OF 16

LEGEND

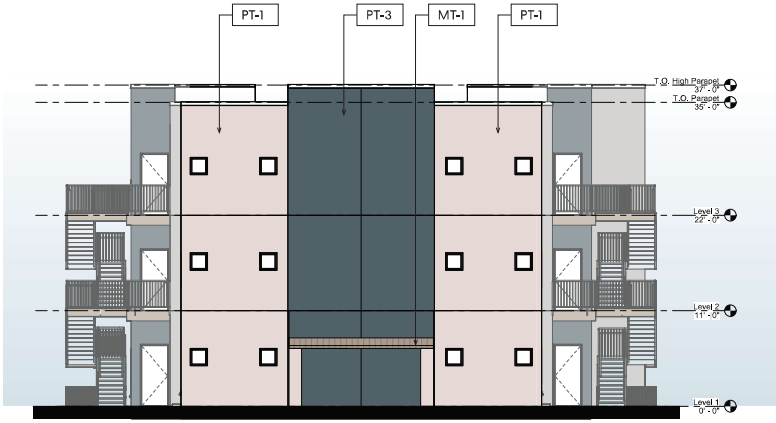
PT-1
STUCCO
SW 6021
DREAMY WHITE

PT-2
STUCCO
SW 7668
MARCH WIND

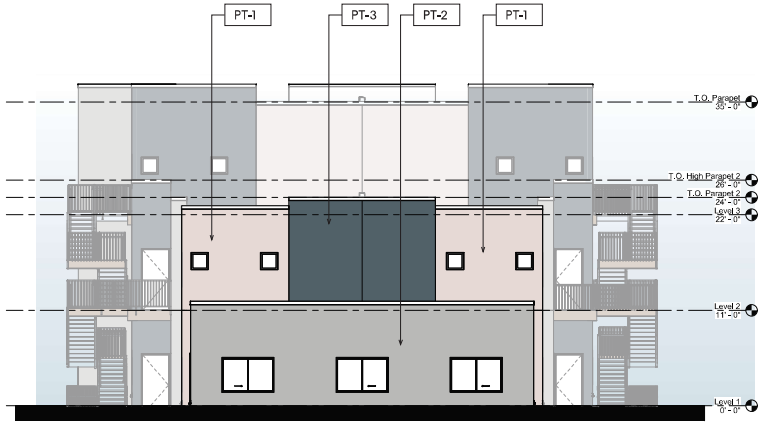
PT-3
STUCCO
SW 9639
RAIN CLOUD

PT-4
STUCCO
SW 7501
THRESHOLD TAUPE

MT-1
BERRIDGE STANDING SEAM
SW 7501 THRESHOLD TAUPE




NORTH ELEVATION




SOUTH ELEVATION

## BUILDING C - EXTERIOR ELEVATIONS

4'

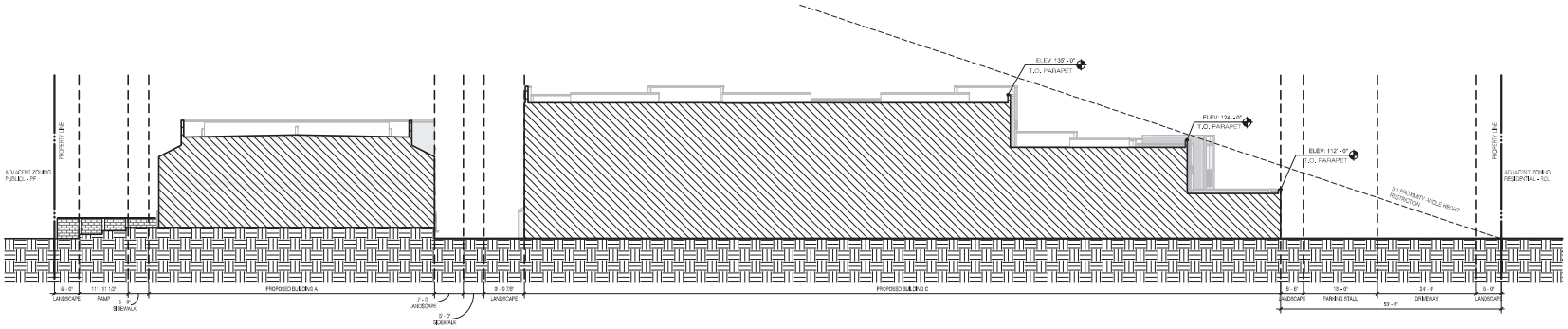
24-0468
09/18/2024

* UNITS, AREA AND COVERAGE AND PARKING TABULATIONS ARE PRELIMINARY AND SUBJECT TO REVIEW AND APPROVAL BY AGENCIES. PROPOSED DEVELOPMENT IS SUBJECT TO REVIEW AND APPROVAL BY AGENCIES.

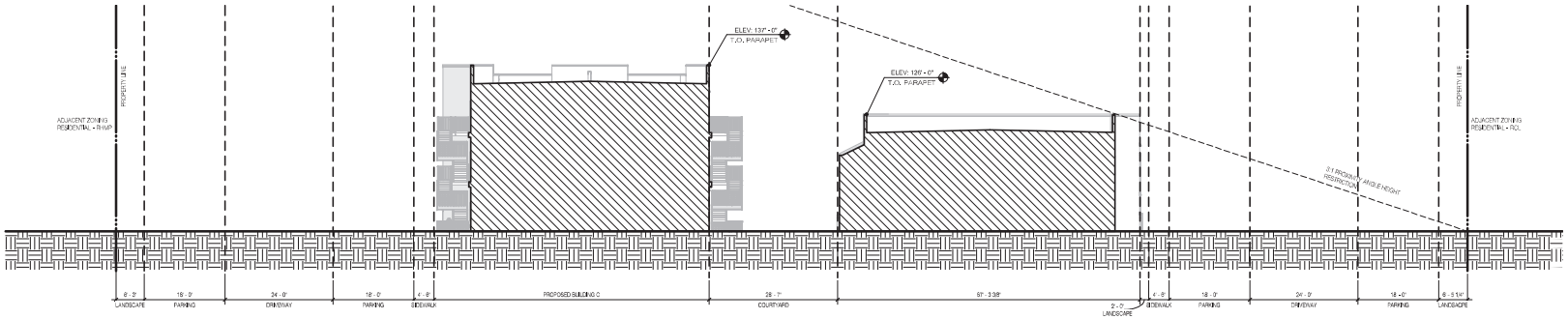

KNIT
7250 Peak Drive,
Suite 216
Las Vegas, NV 89128
P 702.363.2222
KnitStudios.com


Owens Apartments
Keller Williams
Las Vegas, Nevada

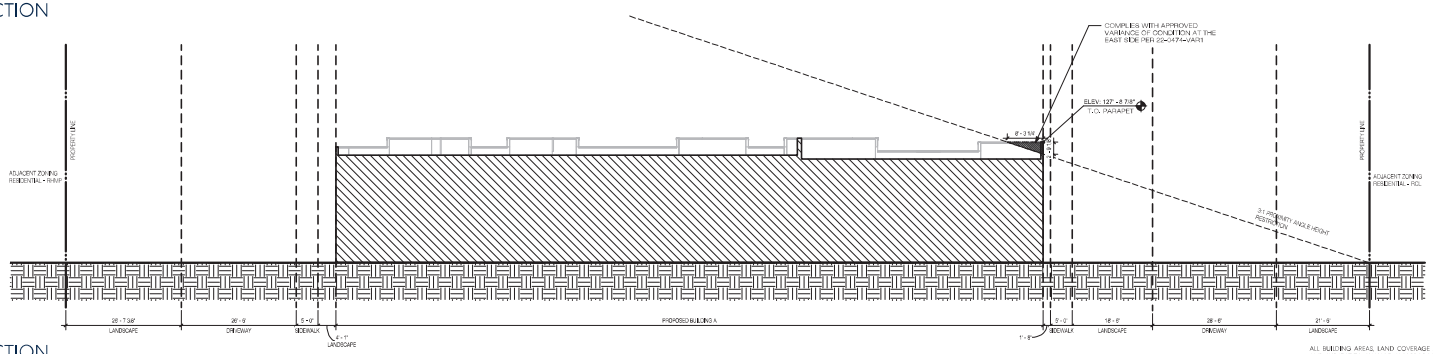
KNIT PROJECT #: **230027**
PHASE: **PRE-DESIGN**
DATE: **09.18.2024**
SHEET: 14 OF 16




Ⓐ SITE SECTION




Ⓑ SITE SECTION




Ⓒ SITE SECTION

SITE SECTION

16'

ALL BUILDING AREAS, LAND COVERAGE AND PARKING TABULATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE AND SUBJECT TO REVIEW AND APPROVAL OF GOVERNMENTAL AGENCIES

24-0468
09/18/2024

KNIT
7250 Peak Drive,
Suite 216
Las Vegas, NV 89128
P 702.363.2222
KnitStudios.com

Owens Apartments
Keller Williams
Las Vegas, Nevada

KNIT PROJECT #: **230027**
PHASE: **PRE-DESIGN**
DATE: **09.18.2024**
SHEET: 2 OF 16