



# 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)

Project Address (Location) 5410 Vegas DR Las Vegas NV 89108  
 Project Name Weston Proposed Use Multy family  
 Assessor's Parcel #(s) 138-24-403-032 Ward # 5  
 General Plan: Existing MLA Proposed M Zoning: Existing R3 Proposed R3  
 Additional Information two story 4 plex on empty parcel

Property Owner VYACHESLAV WESTON Contact 702 613 6295  
 Address 7421 MARGOLINI ST City Las Vegas State NV Zip 89148  
 E-mail SLAVAWESTON@YAHOO.COM Phone 702 613 6295  
 Applicant VYACHESLAV WESTON Contact \_\_\_\_\_  
 Address 7421 MARGOLINI ST City Las Vegas State NV Zip 89148  
 E-mail SLAVAWESTON@YAHOO.COM Phone 702 613 6295  
 Representative NASKO BALAKTCHIEV Contact \_\_\_\_\_  
 Address 1025 S. 1st Street # 140 City Las Vegas State NV Zip 89101  
 E-mail NASKO@BALAKTCHIEV@GMAIL.COM Phone 702 426 9598

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

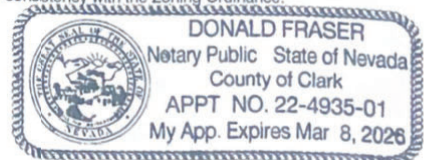
Print Name VYACHESLAV WESTON

Subscribed and sworn before me

This 1 day of DECEMBER, 2023

Notary Public in and for said County and State

CLARK/NEVADA



State of Nevada  
 County of Clark

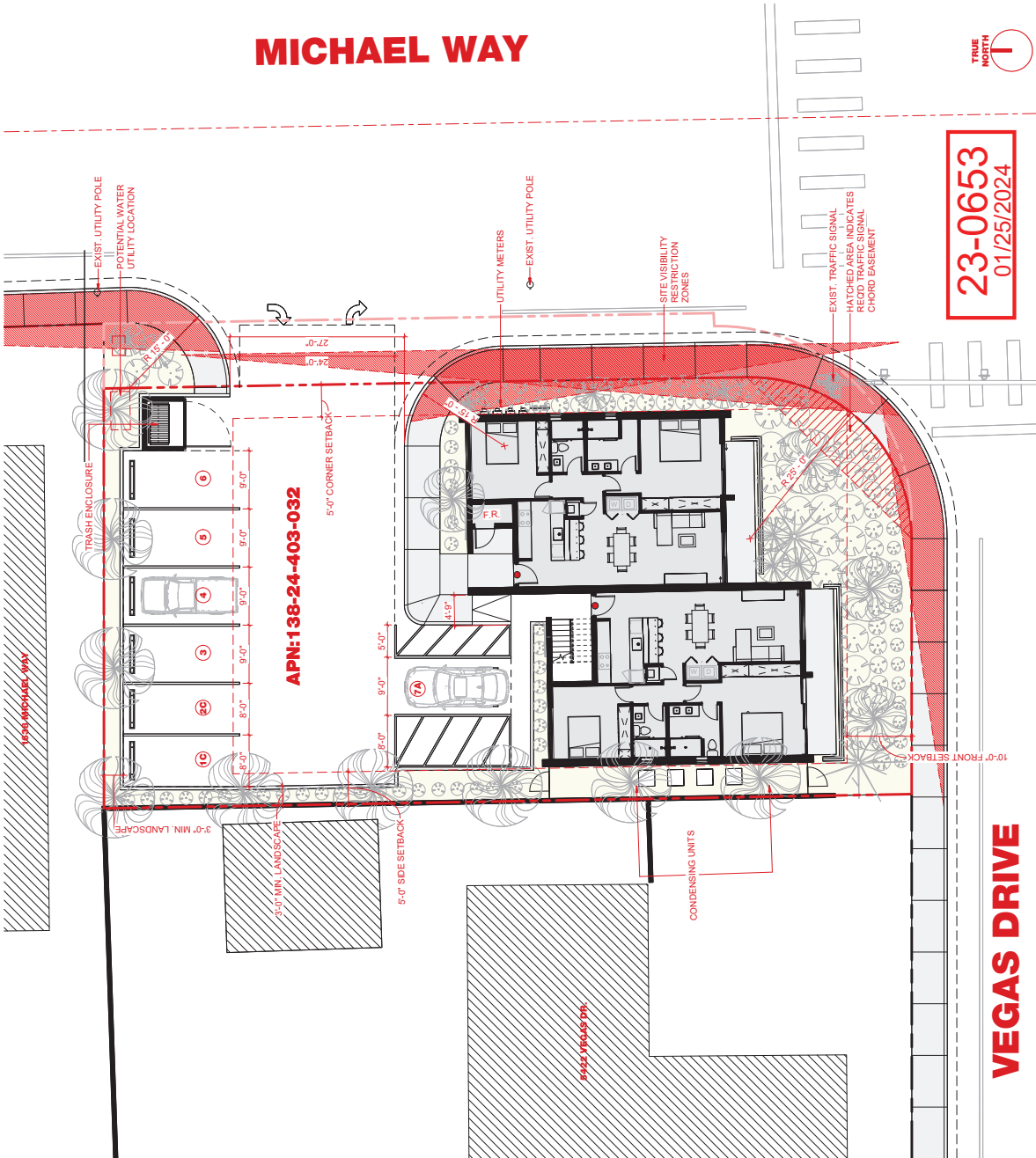
Signed and sworn to (or affirmed) before me on 12-1-23 by VYACHESLAV WESTON  
22-0653  
12/21/2023  
 Signature of Notarial Officer

# Site Plan

Scale: 1/16" = 1' - 0"

PARKING REQUIREMENTS TABLE			
LAND USE CATEGORY	PARKING RATIO	UNITS	PARKING SPACES REQ.
RESIDENTIAL, MULTI-FAMILY (2-BEDROOM UNITS)	(175) SPACE PER UNIT		4 = 7
NOTE: 2 OF THE 7 PARKING SPACES ARE COMPACT. PER LVMC 19.08.110. MAX 30% PARKING CAN BE COMPACT.			
TOTAL STANDARD PARKING SPACES REQD		7	TOTAL STANDARD SPACES PROVIDED 6
TOTAL ADA REQD		1	TOTAL ADA PROVIDED 1

SETBACK TABLE		
SETBACK	REQUIRED	PROVIDED
NORTH (REAR)	20'	5'10"
EAST (SIDE)	5'	5'1"
SOUTH (FRONT)	10'	11'2"
WEST (SIDE)	5'	5'3"



23-0653  
01/25/2024

TRUE  
NORTH  
1



# Landscape References



Sweet Acacia



Ocotillo



Prairie Sage



Hummingbird Flower



Blue Fescue



Mexican Feathergrass



Smooth Agave



Twin-Flower Agave



Scale:  $1/16'' = 1' - 0''$

SA Sweet Acacia Tree  
PY Palo Verde Tree  
O Ocotillo  
PD Prairie Sage  
HF Hummingbird Flower  
BF Blue Fescue  
MF Mexican Feathergrass  
AG Smooth Agave  
TF Twin-flowered Agave



VEGAS DRIVE

APN:138-24-403-032

## MICHAEL WAY





# Building & Code Analysis

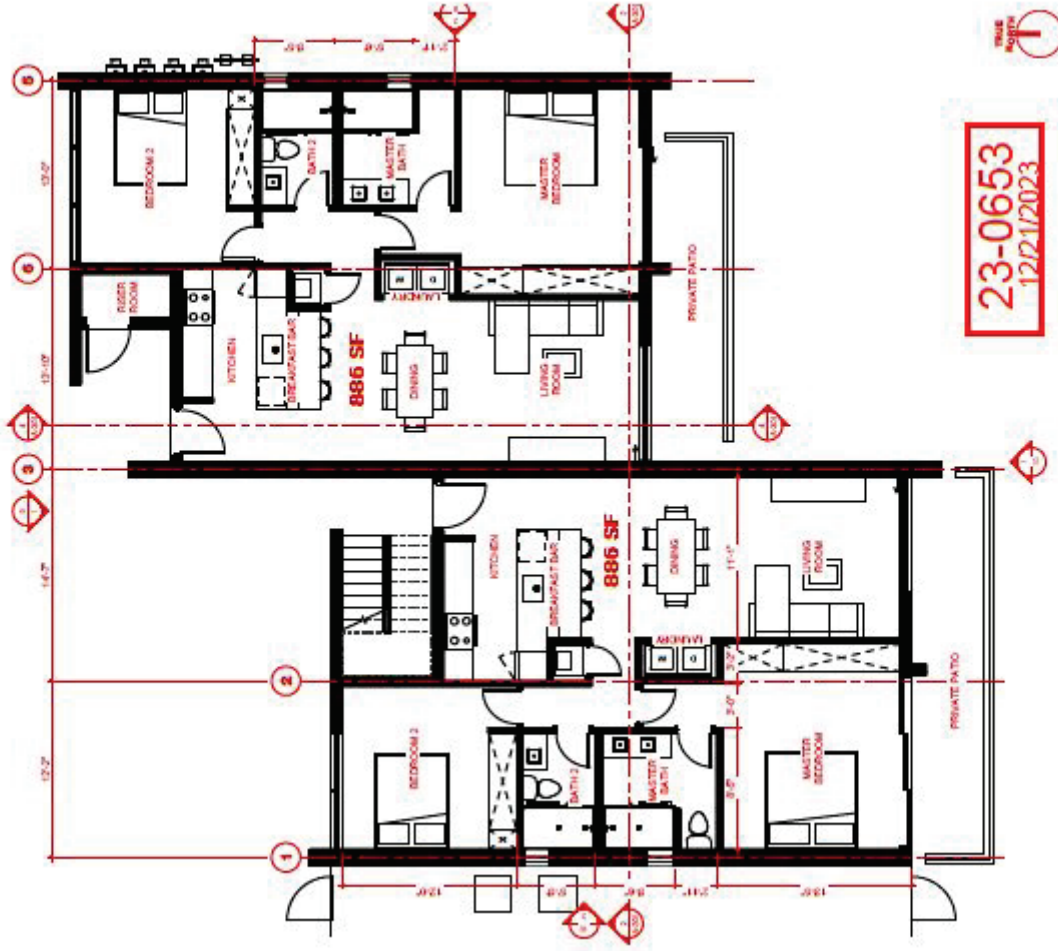
<b>Jurisdiction</b>	City of Las Vegas - 89108	<b>Description</b>	The proposed building will be a two-story multi-family residential (4 units) located on the south portion of the site. Parking will be on the north portion with ingress and egress on Michael Way.
<b>Parcel Number</b>	13824403032	<b>Use Type</b>	Residential, Multi-Family (4) 2-Bedroom Units
<b>Owner Name</b>	Vyacheslav Weston	<b>Proposed Total GSF</b>	4,120 SF
<b>Site Address</b>	5410 Vegas Dr	<b>FAR</b>	0.47
<b>Lot Size</b>	0.20* (~8,712 SF)	<b>Parking Analysis</b>	(1.75) Space /Unit ; 4 Units = 7 1 Guest Space/ 6 Units = 1
<b>Zoning Classification</b>	Medium Density Residential (R-3)	<b>Total Required</b>	8
<b>Community District</b>	2	<b>Total Accessible Required</b>	1
<b>Overlay District</b>	N/A	<b>Total Provided</b>	6 (2 compact, 4 standard)
<b>Reference Codes</b>	2021 IBC	<b>Total Accessible Provided</b>	1
	Title 19	<b>7 Total</b>	
<b>Setbacks</b>	10' Front Setback - <b>Compliant</b> 10' Side Yard Setbacks - <b>Compliant</b> 20' Rear Yard Setback - <b>Compliant</b>	<b>Architectural Materials</b>	Sand-finish Stucco Weathered Steel Expanded Metal Broom-finish Concrete
<b>Height</b>	Not to exceed 2 stories or 35 feet in height, whichever is less - <b>Compliant</b>	<b>Landscaping</b>	Climate appropriate planting and dryscape around North, East and South perimeter of the building. Refer to Landscaping plan in this document for more information.

\*Lot size to coordinate / confirm with final survey



# Floor Plan

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



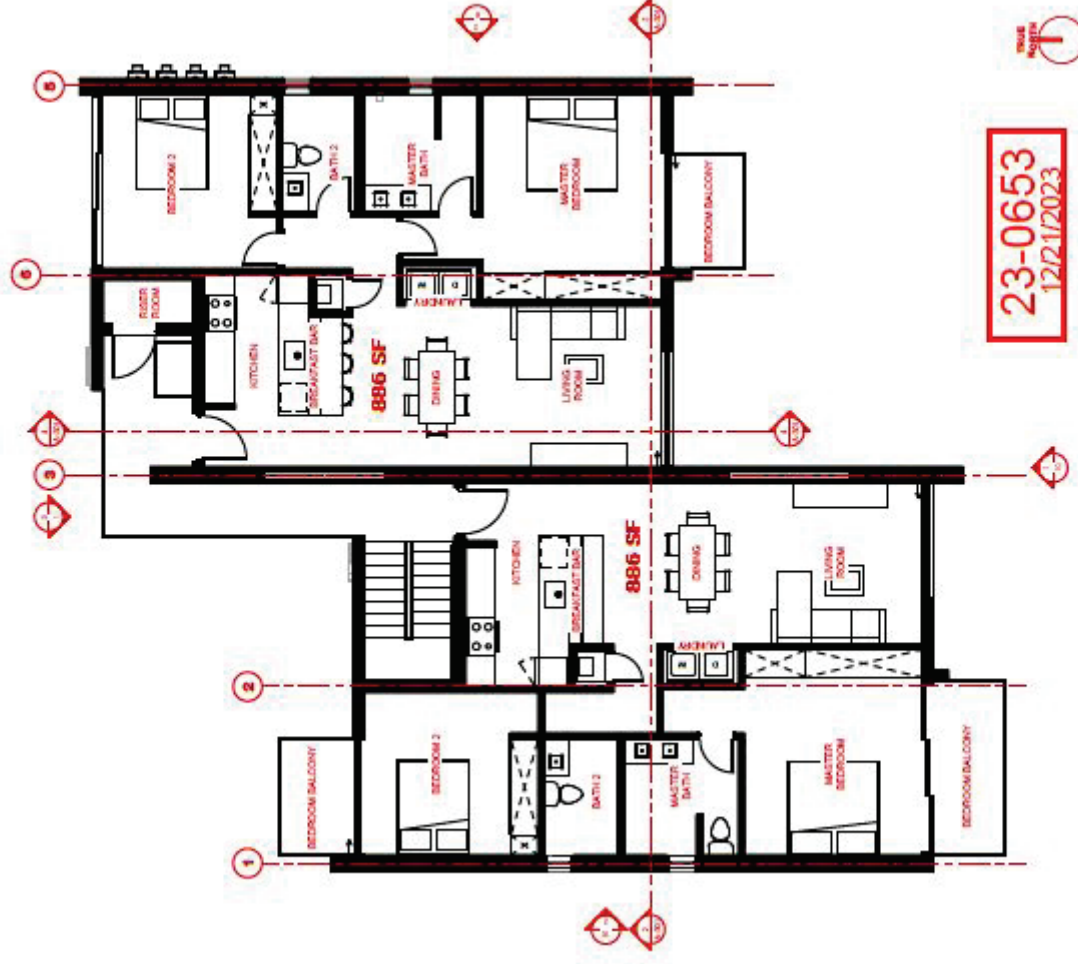
23-0653  
12/1/2023





# Level 2 Plan

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





# Material Board



Sand-finish Stucco, White  
STU-1



Weathered Steel  
MTL-1



Expanded Metal, White  
MTL-2



Broom-finish Concrete  
C-1

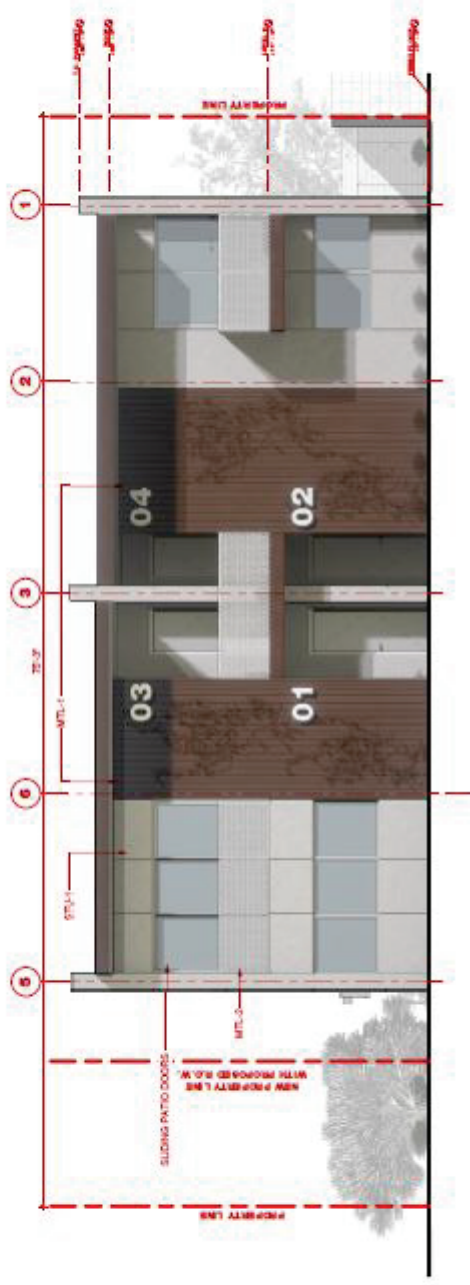
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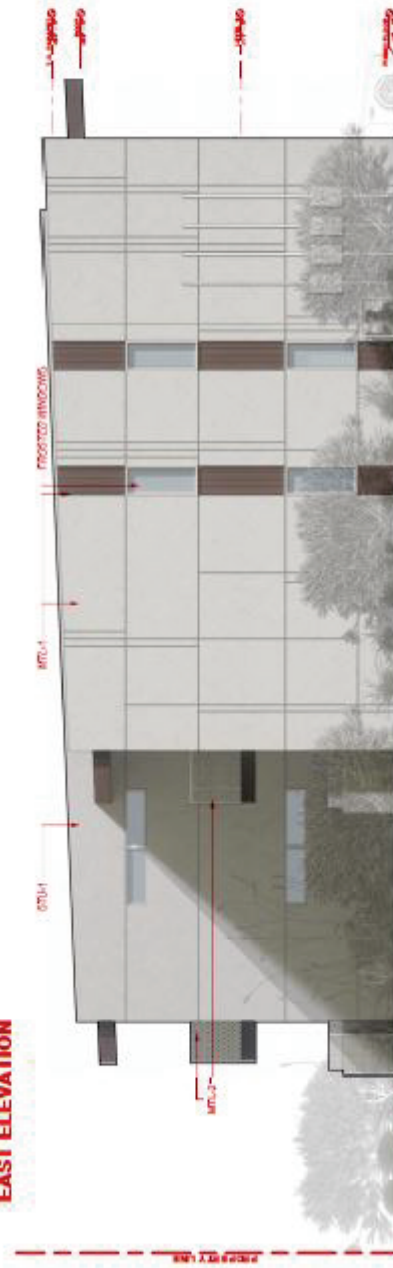
# Exterior Elevations

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

NORTH ELEVATION

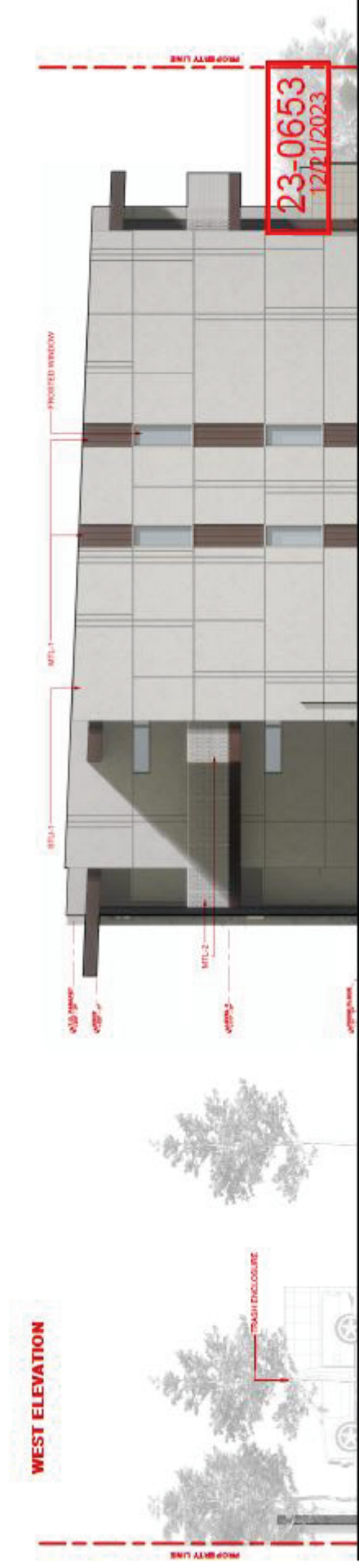


EAST ELEVATION



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12/12/2023

Scale:  $1/8'' = 1' - 0''$





Scale:  $1/8'' = 1' - 0''$



Scale:  $1/8'' = 1' - 0''$ 

5410 Vegas Dr  
Las Vegas, NV 89146

11.30.23  
Planning SDR Application





23-0653  
12/1/2023











# SOUTHERN NEVADA BUILDING OFFICIALS REGIONAL STANDARDS

B-100-1  
02-01-2021  
PG. 1 OF 2

## MASONRY FENCES

2018 IBC

**Clark County**  
Dept. of Building & Fire Prevention  
4701 W Russell Rd  
Las Vegas, NV 89118  
(702) 455-3000

**Boulder City**  
Building Department  
401 California Avenue  
Boulder City, NV 89005  
(702) 293-9282

**Henderson**  
Building & Fire Safety Dept.  
240 Water Street  
Henderson, NV 89015  
(702) 267-3650

**Las Vegas**  
Building & Safety Dept.  
333 N. Rancho Drive  
Las Vegas, NV 89106  
(702) 229-6251

REQUIRED INSPECTIONS: (SPECIAL INSPECTION - NONE REQUIRED)

1. FOUNDATION
2. MASONRY PREGROUT
3. FINAL

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE IBC 2018 EDITION AS AMENDED
2. CONCRETE BLOCK MASONRY SHALL COMPLY WITH THE FOLLOWING:
  - A. CONCRETE MASONRY SHALL CONFORM TO ASTM C 90,  $F'_m = 1500$  PSI MIN.
  - B. MORTAR: TYPE M - 2500 PSI OR TYPE S - 1800 PSI
  - C. GROUT CONFORMS TO ASTM C 476, MINIMUM 2000 PSI
3. THE ULTIMATE COMPRESSIVE STRENGTH REQUIRED FOR FOUNDATION CONCRETE SHALL BE OF 4500 PSI, TYPE V CEMENT, AND 0.45 WATER TO CEMENT RATIO.
4. ALL REINFORCING STEEL SHALL BE GRADE 60, ASTM A615, MIN. LAP SPLICE = 24"
5. NO WATER COURSE OR NATURAL DRAINAGE SHALL BE OBSTRUCTED.
6. FOR RETAINING WALL, PROVIDE 1CF/FT OF CLEAN COARSE GRAVEL WITH 2" DIAMETER WEEP HOLES THROUGH THE WALL AND LINED WITH PVC PIPE AT 8'-0" O.C. ALONG WALL AND PLACED 3" ABOVE THE LOWEST ADJACENT FINISHED GRADE
7. SITE PLAN SHALL BE SUBMITTED FOR REVIEW BEFORE THE PERMIT CAN BE ISSUED
8. CONTROL JOINT SPACING AT 24 FEET (MAX). VERTICAL REBARS SHALL BE LOCATED WITHIN 16 INCHES OF THE END.
9. GROUT ALL CELLS CONTAINING REINFORCEMENT. LOWER STEM IS SOLID GROUTED.
10. 3 INCHES COVER FOR ALL REBAR IN FOOTING (TYPICAL UNLESS NOTED OTHERWISE).
11. WATERPROOF THE INSIDE FACE OF ALL RETAINING WALLS PER 1805.3 OF 2018 IBC.

DESIGN CRITERIA

2018 IBC WITH SO. NV AMENDMENTS

WIND LOAD

BASIC WIND SPEED = 95 MPH, EXPOSURE C

$K_z = 0.85$

$K_e = 1.0$

$K_{zt} = 1.0$

$K_d = 0.85$

$C_f = 1.4$

$G = 0.85$

SEISMIC LOAD

DESIGN SPECTRAL RESPONSE  $S_{ds} = 0.574g$

SEISMIC COEFFICIENTS  $R = 1.25$  (ASCE 7-16, T-15.4-2)

$C_s = 0.46$

SEISMIC LOAD DUE TO LATERAL EARTH PRESSURE

=  $10.4h^2$  (LBS) THE POINT OF APPLICATION IS TAKEN

AT 0.6H ABOVE THE BASE OF THE WALL, WHERE H IS

THE HEIGHT OF THE BACKFILL

SOIL PARAMETER

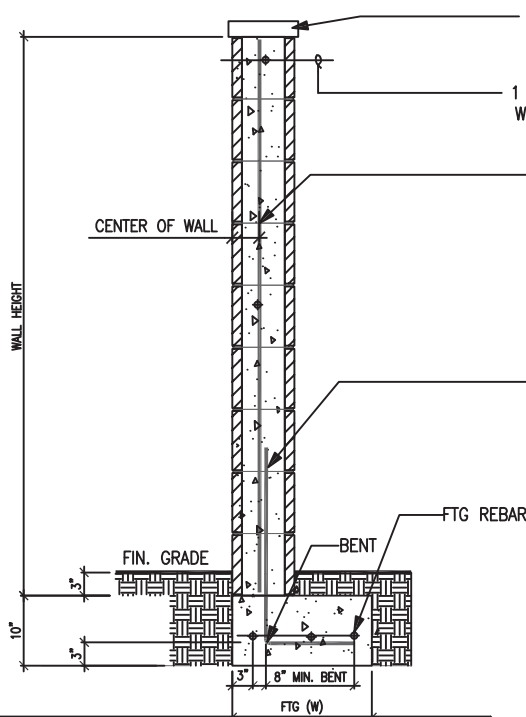
SITE CLASS = D

ALLOWABLE SOIL BEARING PRESSURE = 1000 PSF

LATERAL EQUIVALENT FLUID PRESSURE OF 45 PSF/FT

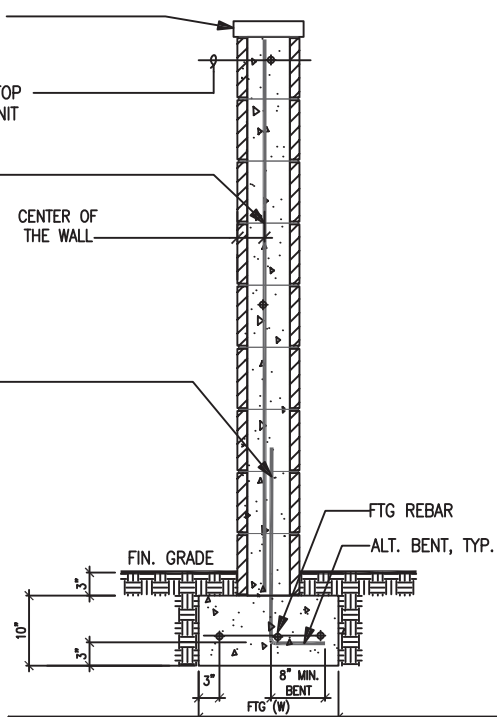
PASSIVE PRESSURE = 100 PSF

COEFFICIENT OF FRICTION FOR SLIDING = .25



WALL SCHEDULE FOR WALL AT EDGE OF FOOTING

WALL HEIGHT (FT)	4'-0"	6'-0"	6'-0"	8'-0"
CMU THICKNESS (IN)	6"	6"	8"	8"
(V) REBAR #4 @	48" O.C.	24" O.C.	24" O.C.	8" O.C.
FTG REBAR	2-#4	3-#4	4-#4	6-#4
FTG (W)	1'-9"	2'-9"	3'-0"	5'-0"



WALL SCHEDULE FOR WALL AT CENTER OF FOOTING

WALL HEIGHT (FT)	4'-0"	6'-0"	6'-0"	8'-0"
CMU THICKNESS (IN)	6"	6"	8"	8"
(V) REBAR #4 @	48" O.C.	24" O.C.	24" O.C.	8" O.C.
FTG REBAR	2-#4	3-#4	3-#4	4-#4
FTG (W)	1'-6"	2'-0"	2'-3"	3'-3"

**Mesquite**  
Building Department  
10 East Mesquite Blvd.  
Mesquite, NV 89027  
(702) 346-2835

**North Las Vegas**  
Building & Fire Safety  
2250 Las Vegas Blvd. N  
N. Las Vegas, NV 89030  
(702) 633-1577

**Pahrump**  
Building & Fire Safety Dept.  
250 N Hwy 160 Suite #3  
Pahrump, NV 89060  
(775) 751-3373

**Clark County School District**  
Building Department  
1180 Military Tribute Place  
Henderson, NV 89074  
(702) 799-7605

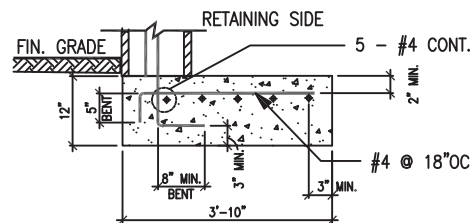
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02-01-2021
PG. 2 OF 2

## 2018 IBC

**Las Vegas**  
Building & Safety Dept.  
333 N. Rancho Drive  
Las Vegas, NV 89106  
(702) 229-6251



2' RETAINING WALL



OPTIONAL FOOTING FOR  
2' RETAINING WALL

**Clark County School District**  
Building Department  
1180 Military Tribute Place  
Henderson, NV 89074  
(702) 799-7605