



# 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** \_\_\_\_\_

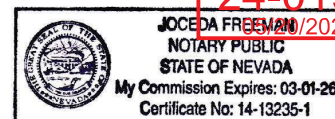
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

**Print Name** Arturo Hernandez

Subscribed and sworn before me

This 16th day of May, 2024

Notary Public in and for said County and State

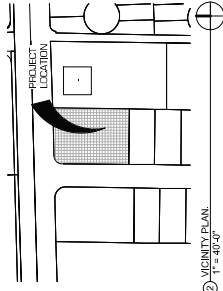


DENSITY  
INGS: 4 UNITS

## IMPLICATIONS







PC + ARCH

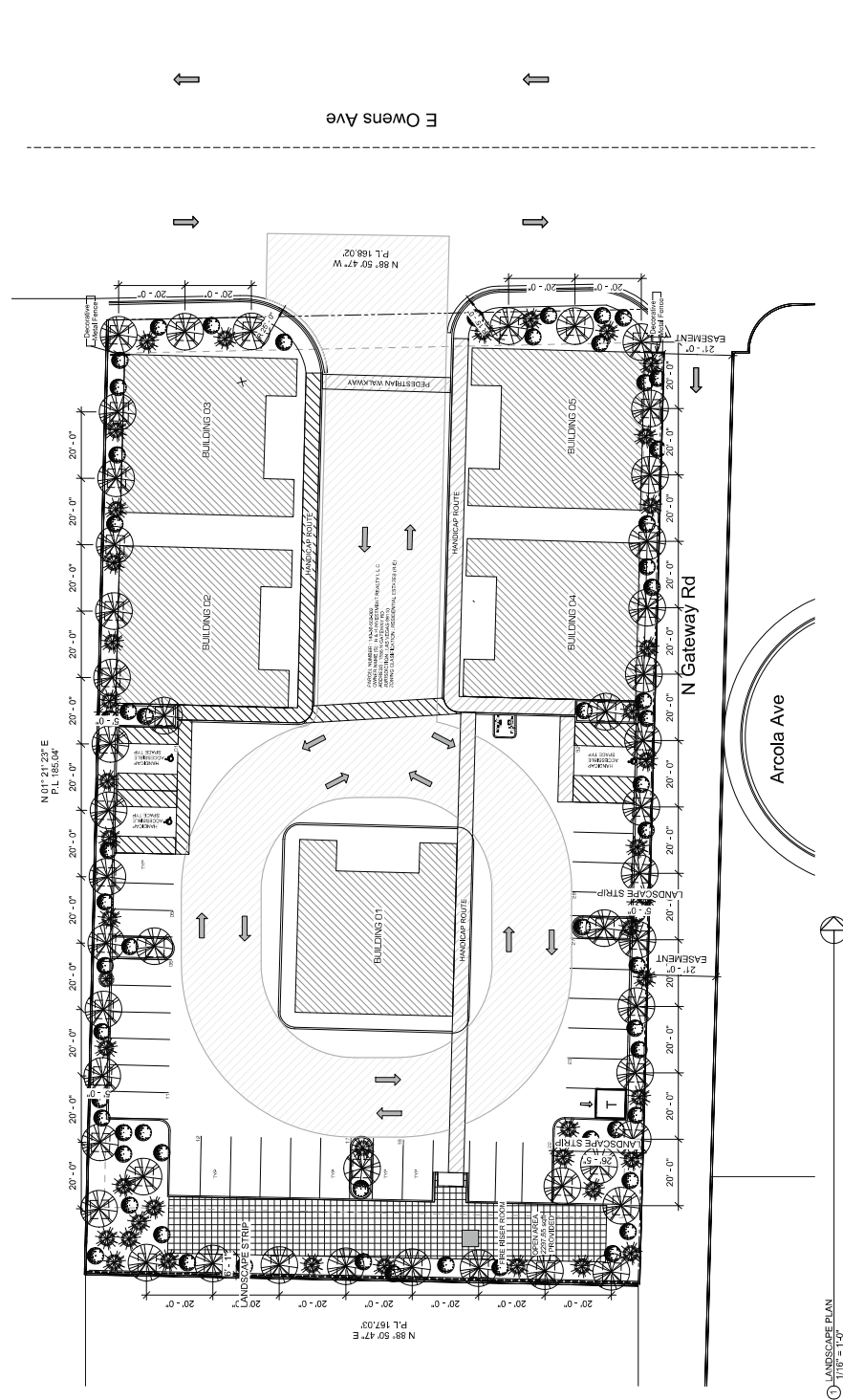




PROJECT DATA	
APN	145C05000000
AGE/AGE	1-10
FAMILY ZONE	PERMANENT RESIDENT (MR)
NEW ZONE	MEDIUM DENSITY RESIDENTIAL (R4)
PROPOSED USE	MULTI-FAMILY
SEMIC ZONE	D
APPROX. LOCATION	LOS ANGELES - 99110
CONST. START DATE	1995-05-01 (UNITS: DD-MY-YY)
EST. COMPLETION DATE	1996-01-01 (UNITS: DD-MY-YY)
CALCULATION	1995-05-01 TO 1996-01-01
TOTAL UNITS PROPOSED	20

QUANTITY OF TREES REQUIRED AND PROVIDED AS PER 2014/01		
FEATURES	QUANTITY OF TREES REQUIRED	QUANTITY OF TREES PROVIDED
10/12' LONIA TREE	8 NUCLEA TREES	8 NUCLEA TREES
10/12' EAST SIDE	15 MEDIAN TREES	15 NUCLEA TREES
10/12' SOUTH SIDE	8 NUCLEA TREES	9 NUCLEA TREES
20/17' WEST SIDE	14 NUCLEA TREES	10 NUCLEA TREES
INTERIOR SIDE	ONE EACH PER 20/17	5 NUCLEA TREES
TOTAL TREES PROVIDED	52 TREES REQ'D	53 TREES PROVIDED
NOTE: 1 NUCLEA TREE IS 10' IN DIAMETER AND 15' TALL		

LANDSCAPING LEGEND - 19.06.040			WATER SMART PLANT LIST			
SYMBOL	PICTURE	COMMON NAME	SIZE	QUANTITY	14-17	18-21
		DESERT OAK	MED-LAM 50" MAX	40	20	BRONZE
		JOSHUA YUCCA HOLLY	7' max Feet	50	3	BRONZE
		OLIVE SHRUB	20' max Feet	40	5	BRONZE



1. GRAY SCALE ELEMENTS REPRESENT OBJECTS NOT TO BE MODIFIED.
2. DARKER ELEMENTS REPRESENT OBJECTS TO BE MODIFIED OR REMOVED.
3. ITEMS INTENDING TO REMAIN ELEMENTS DAMAGED DURING CONSTRUCTION.
4. THIS IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTING BUILDING AND WALLS CONTINUE TO REMAIN TO REMOVED WHEN AS INDICATED IN THESE PLANS. IF THE CONTRACTOR IDENTIFY ANY CONFLICT WITH WHAT IS SHOWN, THE BUILDING STRUCTURE SHALL BE REMOVED OR MODIFIED TO MATCH THE EXISTING BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING BUILDING TO PREVENT SUCH A DISCREPANCY.

1. All glazing is supplied with an aluminium frame and a tough, chemically inert, self-healing safety glazing. The glazing is made to the required quality of all glazing to the relevant safety code for the required quality of all glazing.
2. The glazing is made to the required quality of all glazing to the relevant safety code for the required quality of all glazing.
3. All glazing is supplied with an aluminium frame and a tough, chemically inert, self-healing safety glazing. The glazing is made to the required quality of all glazing to the relevant safety code for the required quality of all glazing.
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OR PLAN  
= 1' 0"

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The drawing consists of two parts: a floor plan and a section view. The floor plan, titled 'FLOOR PLAN', shows a large rectangular building footprint. It features a central corridor and several rooms of varying sizes. The section view, titled 'SECTION', shows a cross-section of the building. A red box highlights a specific area within the section, likely indicating a structural or material detail. The drawing is oriented horizontally, with the floor plan on the left and the section view on the right. The title 'GATEWAY MULTIFAMILY COMPLEX' is prominently displayed in the center. The drawing is dated '1/1/2024' and includes a scale of '1/8\"/>

24-0190





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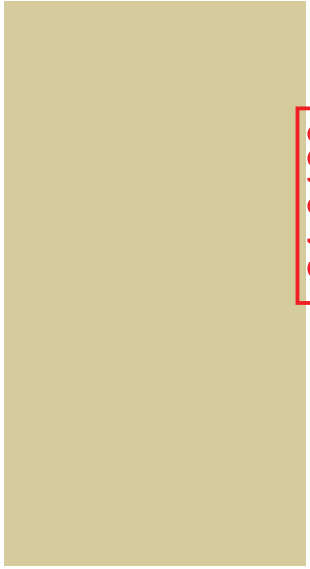
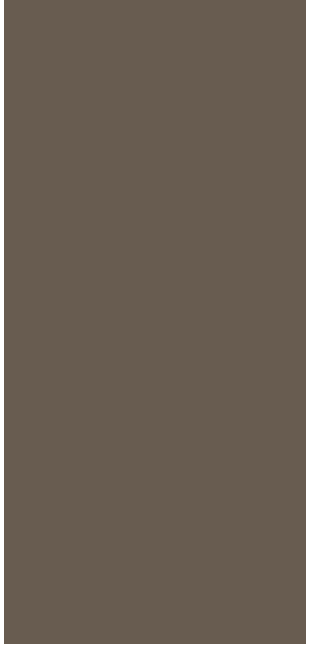
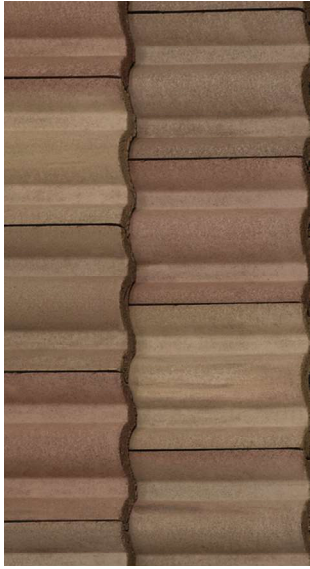


24-0190  
10/17/2024



# FOURPLEX

## MATERIAL CHART

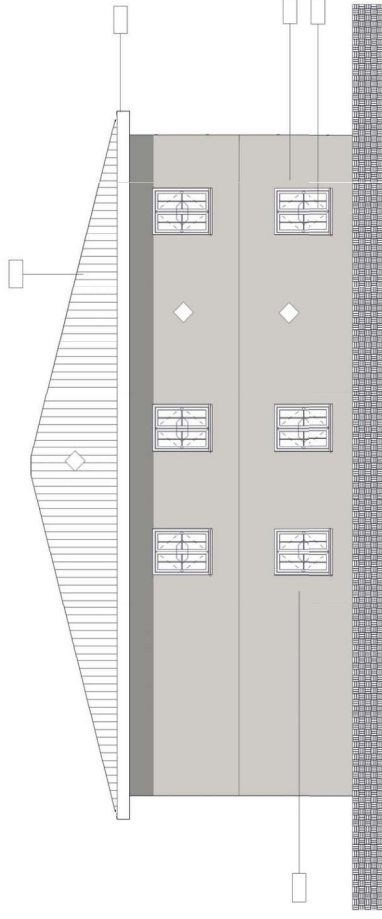


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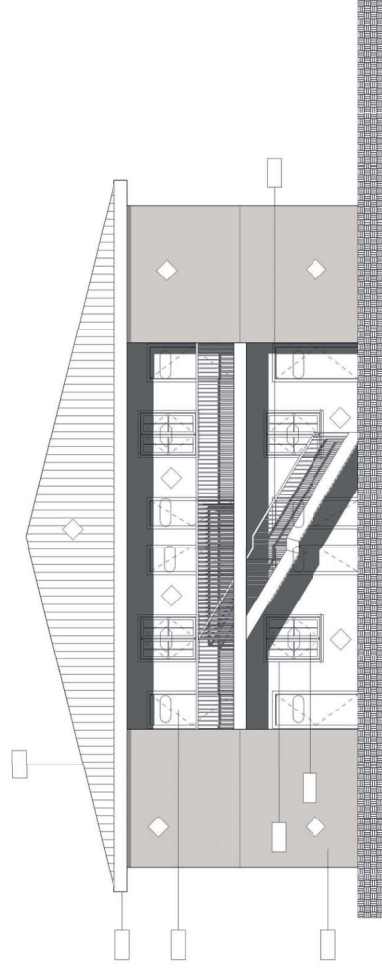
24-0190  
05/16/2024

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

LOOK & FEEL | MAY 14 2024



① East  
3/16" = 1'-0"



② South  
3/16" = 1'-0"

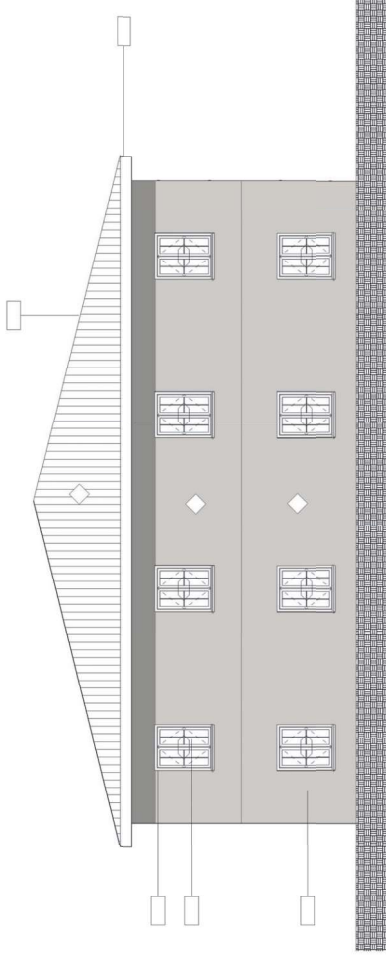
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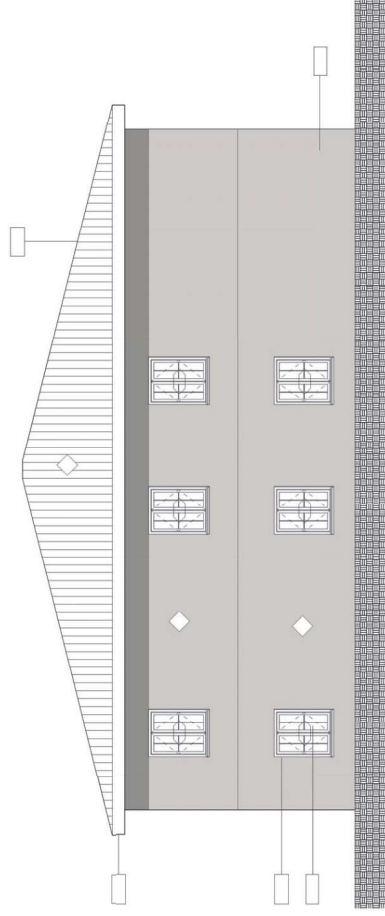
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LOOK & FEEL | MAY 14 2024





② North  
3/16" = 1'-0"



④ West  
3/16" = 1'-0"

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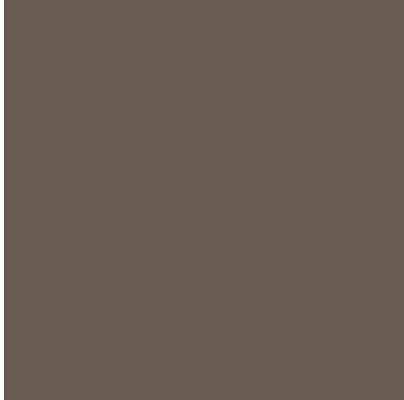
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LOOK & FEEL | MAY 14 2024

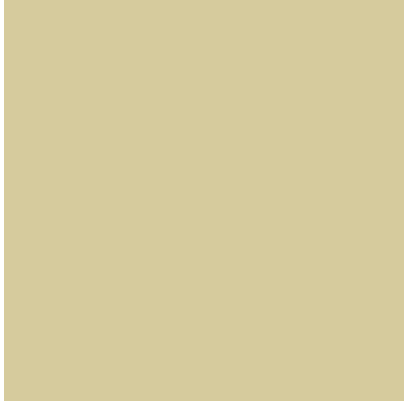
SCM 8825  
CORONA DEL MAR BLEND



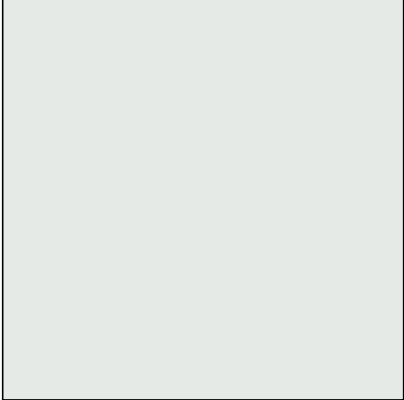
TRIM  
COCOA | DEC755



BASE  
SUMMER SOLSTICE | DET492



WINDOW  
CLASSIC WHITE | DEHW08



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