



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 [Signature]

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

Print Name VYACHESLAV WESTON

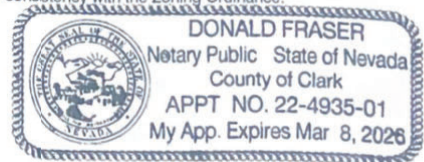
Subscribed and sworn before me

This 1 day of DECEMBER, 2023

[Signature]

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
[Signature]
 Signature of Notarial Officer

22-0653
12/21/2023

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

<u>LAND USE CATEGORY</u>	<u>PARKING RATIO</u>	<u>UNITS</u>	<u>PARKING SPACES REQ.</u>
RESIDENTIAL, MULTI-FAMILY	(1.75) 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 REQ'D	7	TOTAL STANDARD SPACES PROVIDED	6
TOTAL ADA REQ'D	1	TOTAL ADA PROVIDED	1

<u>SETBACK</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
NORTH (REAR)	20'	51'4"
EAST (SIDE)	5'	5' 1"
SOUTH (FRONT)	10'	11' 2"
WEST (SIDE)	5'	5' 3"



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

5410 Vegas Dr
Las Vegas, NV 89146

12.21.23
Planning SDR Application
6

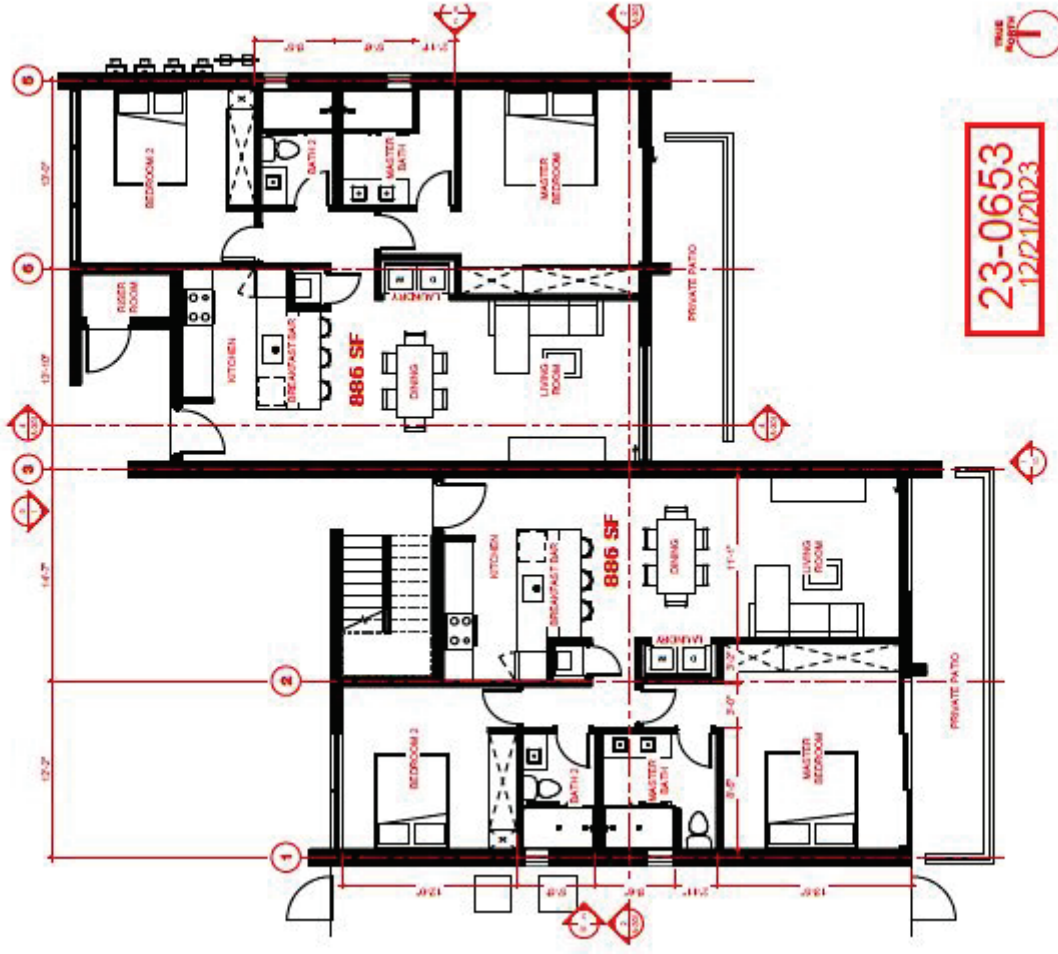
Building & Code Analysis

Jurisdiction	City of Las Vegas - 89108	Description	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.
Parcel Number	13824403032	Use Type	Residential, Multi-Family (4) 2-Bedroom Units
Owner Name	Vyacheslav Weston	Proposed Total GSF	4,120 SF
Site Address	5410 Vegas Dr	FAR	0.47
Lot Size	0.20* (~8,712 SF)	Parking Analysis	(1.75) Space /Unit ; 4 Units = 7 1 Guest Space/ 6 Units = 1
Zoning Classification	Medium Density Residential (R-3)	Total Required	8
Community District	2	Total Accessible Required	1
Overlay District	N/A	Total Provided	6 (2 compact, 4 standard)
Reference Codes	2021 IBC	Total Accessible Provided	1
	Title 19	7 Total	
Setbacks	10' Front Setback - Compliant 10' Side Yard Setbacks - Compliant 20' Rear Yard Setback - Compliant	Architectural Materials	Sand-finish Stucco Weathered Steel Expanded Metal Broom-finish Concrete
Height	Not to exceed 2 stories or 35 feet in height, whichever is less - Compliant	Landscaping	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"

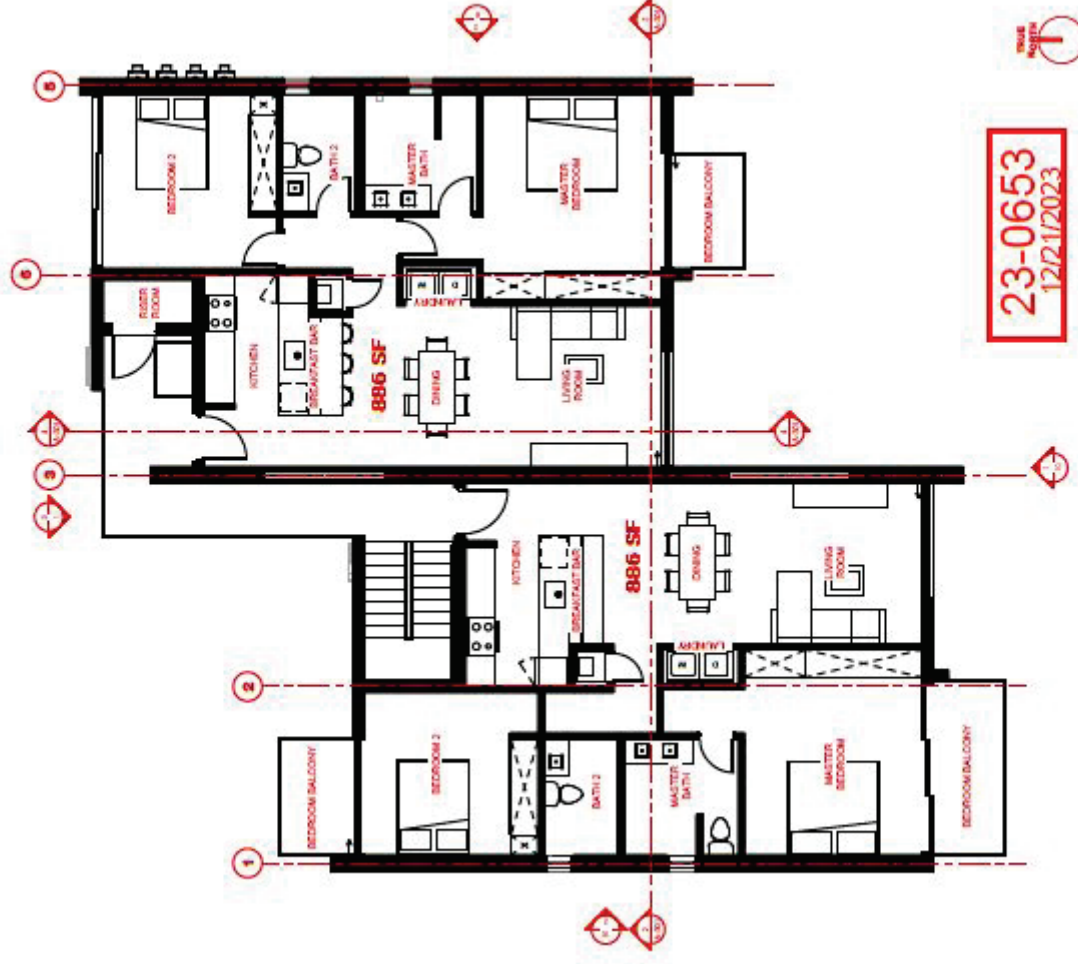


23-0653
12/1/2023



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



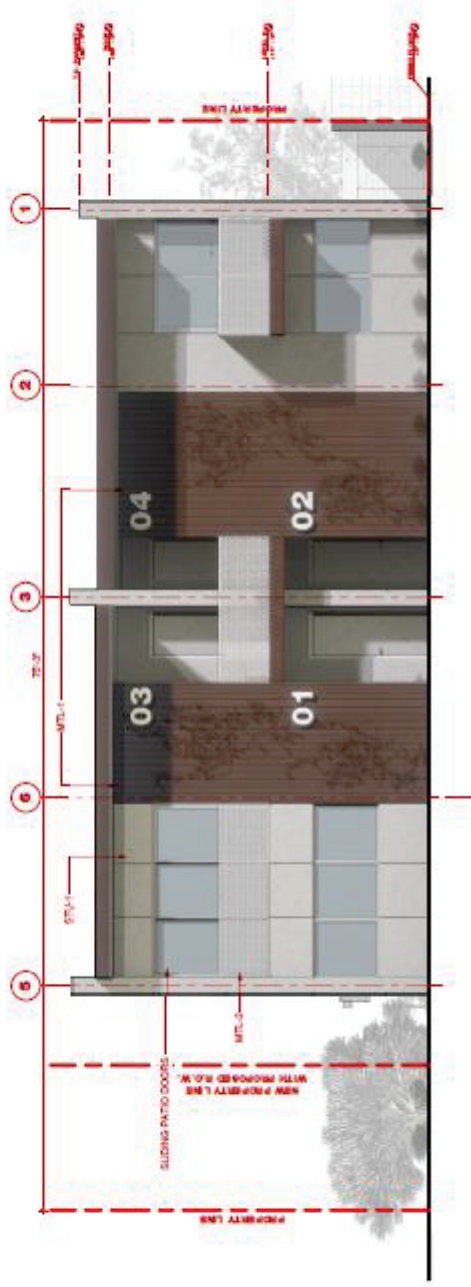
Broom-finish Concrete
C-1

23-0653
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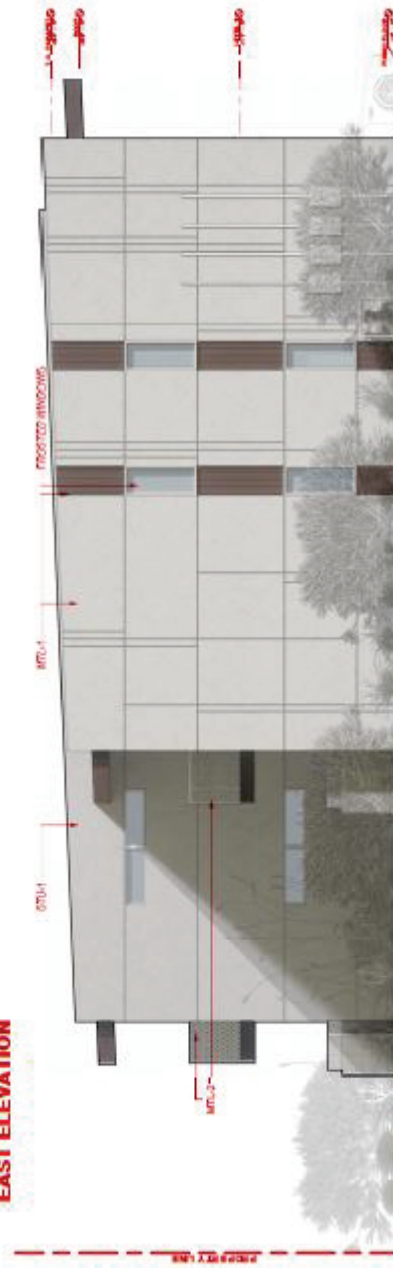
Exterior Elevations

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

NORTH ELEVATION



EAST ELEVATION



23-0653
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5410 Vegas Dr
Las Vegas, NV

Planning SDR Application
11.30.23

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



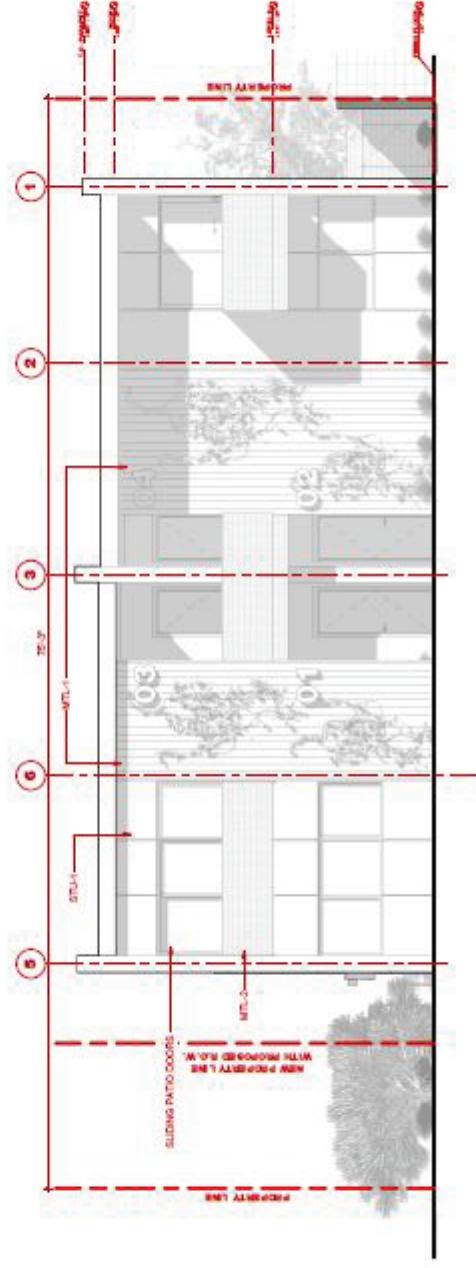
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Las Vegas, NV 89146

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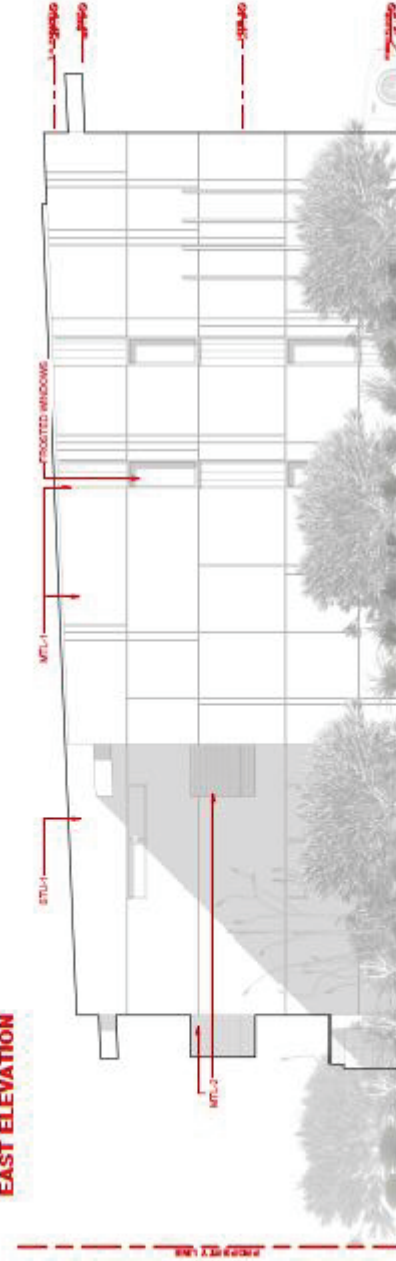
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23-0653
12/1/2023







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

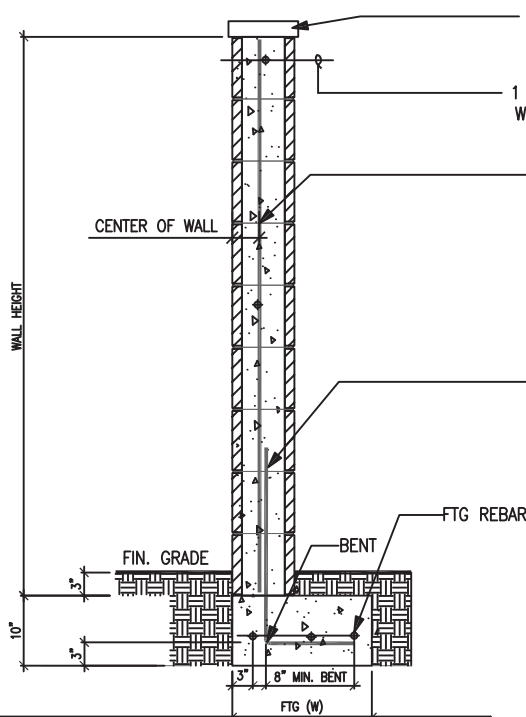
SITE CLASS = D

ALLOWABLE SOIL BEARING PRESSURE = 1000 PSF

LATERAL EQUIVALENT FLUID PRESSURE OF 45 PSF/FT

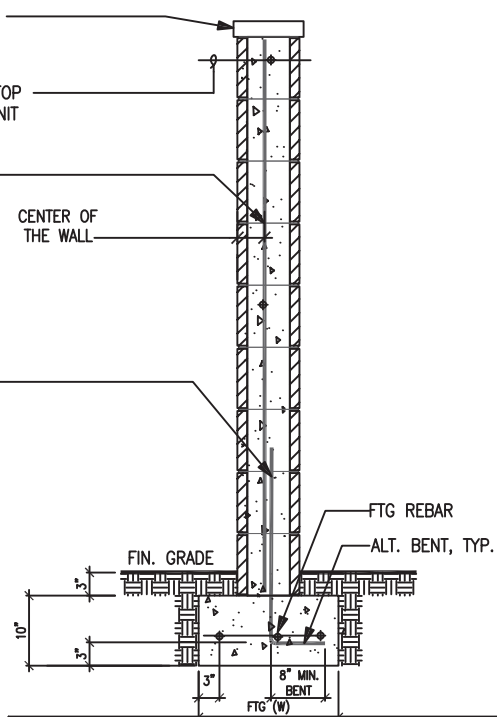
PASSIVE PRESSURE = 100 PSF

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

SOUTHERN NEVADA BUILDING OFFICIALS
REGIONAL STANDARDS

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

MASONRY RETAINING WALLS

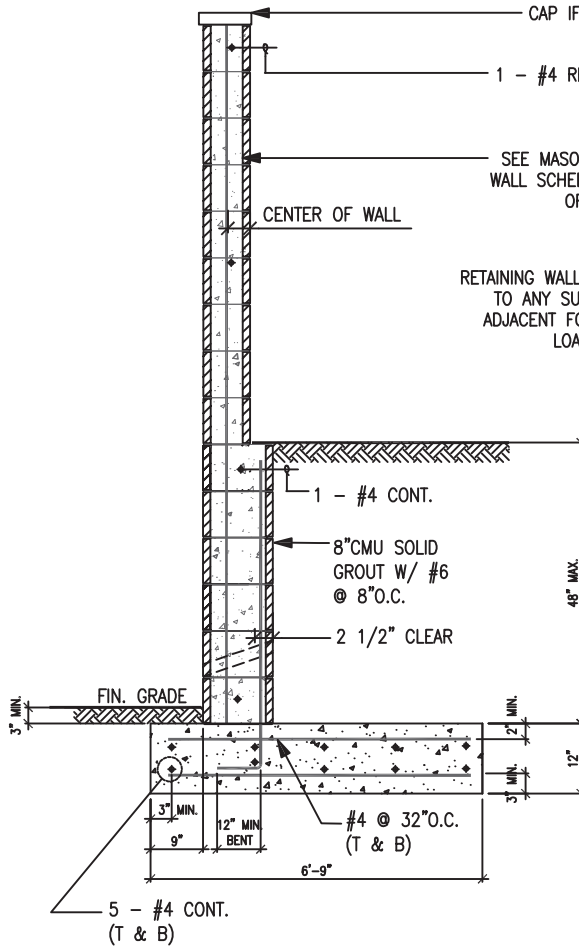
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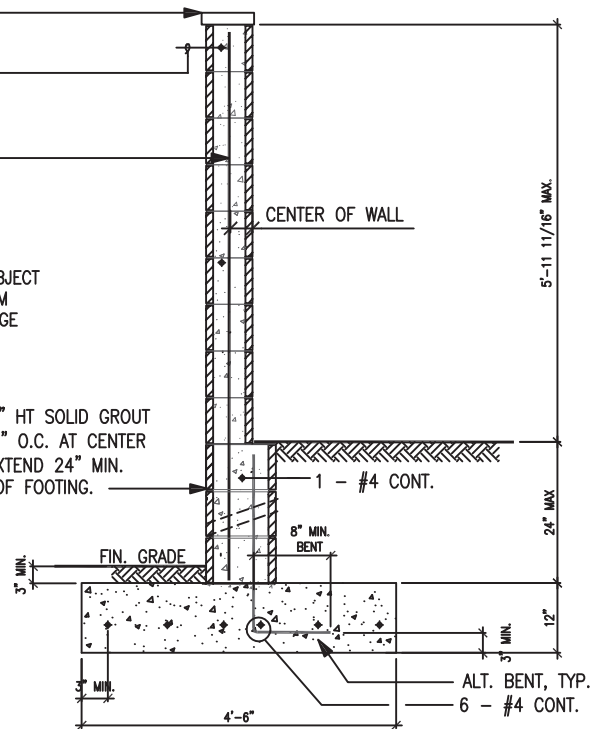
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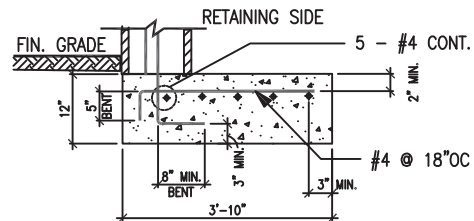
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4' RETAINING WALL



2' RETAINING WALL



OPTIONAL FOOTING FOR
2' RETAINING WALL

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