



# 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) SDR

**Project Address** (Location) NWC Stewart at Mojave

**Project Name** Golden Apartments **Proposed Use** Mixed Use

**Assessor's Parcel #(s)** 139-36-603-001 **Ward #** 3 - Diaz

**General Plan:** Existing Commercial Proposed same **Zoning:** Existing C-1 Proposed C-1

**Additional Information** Re-establish 22-0228 SDR1 with waiver for minimum landscaping width - a vertical and horizontal mixed use

**Property Owner** Stewart Plaza LLC **Contact** Jack Panou

**Address** 1735 North Nellis Blvd #D,E **City** Las Vegas **State** NV **Zip** 89103

**E-mail** \_\_\_\_\_ **Phone** \_\_\_\_\_

**Applicant** Golden Market - Apartments **Contact** Jack Panou

**Address** 1735 North Nellis Blvd # D,E **City** Las Vegas **State** NV **Zip** 89115

**E-mail** \_\_\_\_\_ **Phone** \_\_\_\_\_

**Representative** Brown, Brown and Premsrirut **Contact** Lora Dreja

**Address** 520 South Fourth Street **City** Las Vegas **State** NV **Zip** 89135

**E-mail** Lora@Brownlawlv.com **Phone** (702) 598-1408

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

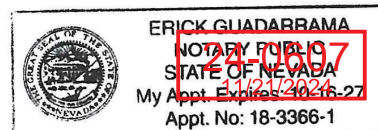
**Print Name** AMER PANOU

Subscribed and sworn before me

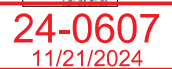
This Nov 15<sup>th</sup> day of November, 2024

Erick Guadarrama County of Clark State of Nevada

Notary Public in and for said County and State













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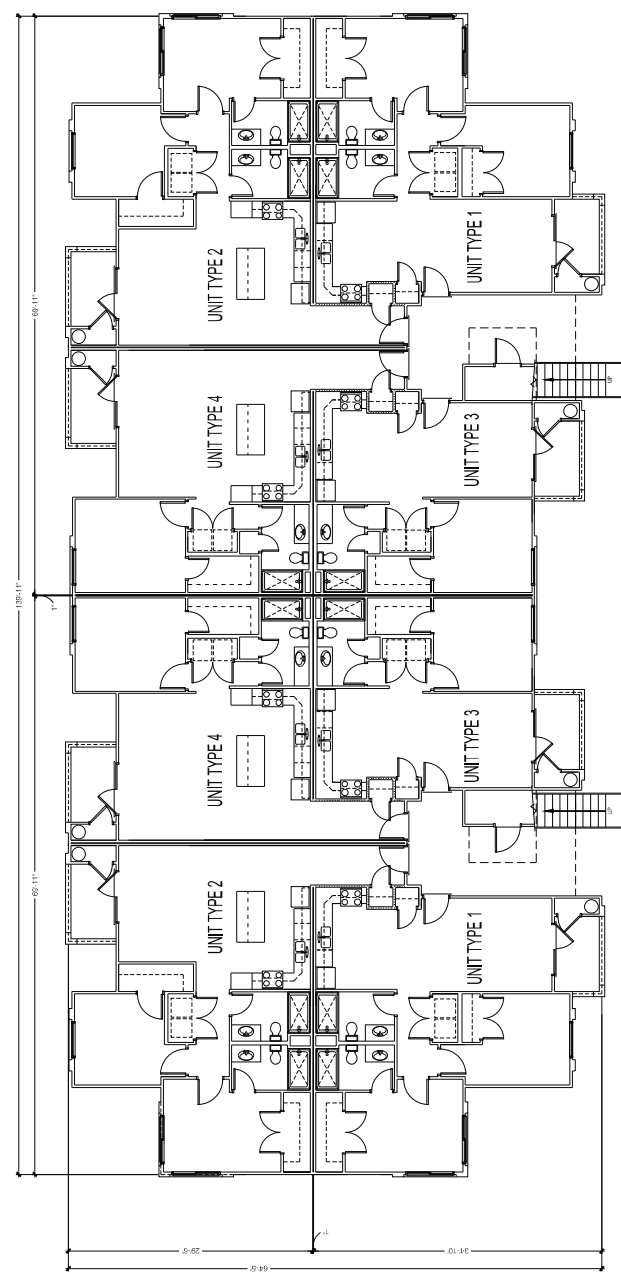
04/27/2023  
Engineered  
Architectural  
Solution LLC  
321 North Mojave Road, Suite G  
Las Vegas, Nevada 89119  
702.307.7350

GOLDEN RETAIL & APARTMENTS  
A MIXED USE PROJECT  
321 NORTH MOJAVE ROAD  
LAS VEGAS, NEVADA 89101

TYPICAL FLOOR PLAN  
BUILDING A & Floors 2 & 3 of BUILDING C

4.28.22  
A1.1

PROJECT NO.



TYPICAL FLOOR PLAN - BUILDING A, Floors 2 & 3 of BUILDING C

THREE FLOORS TOTAL
12 - 1 BEDROOM UNITS + 12 - 2 BEDROOM UNITS TOTAL - BLDG A
(6 TYPE 1 UNITS, 6 TYPE 2 UNITS, 6 TYPE 3 UNITS, 6 TYPE 4 UNITS TOTAL - BLDG A)

24-0607  
11/21/2024

0 5' 10' 20'



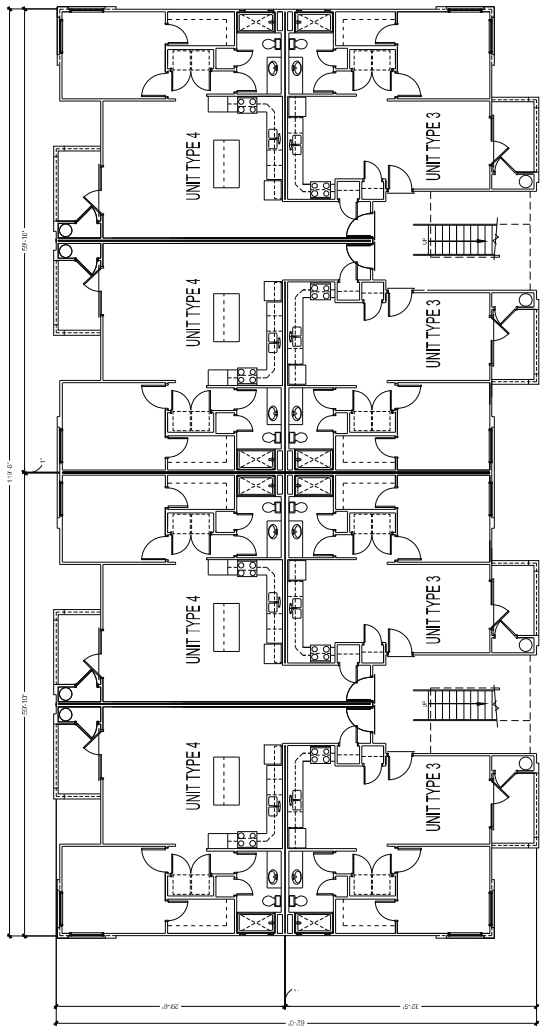
NOT TO SCALE. THIS FLOOR PLAN IS A REPRESENTATION OF THE PROPOSED DESIGN AND IS NOT A CONTRACT DOCUMENT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND ITS COMPONENTS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND ITS COMPONENTS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

04/21/2024  
Engineered  
Architectural  
Solution LLC  
7777 Bermuda Road, Suite G  
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702.331.7199

GOLDEN RETAIL & APARTMENTS  
A MIXED USE PROJECT  
321 NORTH MOJAVE ROAD  
LAS VEGAS, NEVADA 89101

TYPICAL FLOOR PLAN  
BUILDING B

4.25.22  
A1.2



TYPICAL FLOOR PLAN - BUILDING B  
8 - 1 BEDROOM UNITS PER FLOOR  
(4 TYPE 3 UNITS, 4 TYPE 4 UNITS PER FLOOR)

THREE FLOORS TOTAL  
24 - 1 BEDROOM UNITS TOTAL  
(12 TYPE 3 UNITS, 12 TYPE 4 UNITS TOTAL)

0 5' 10' 20'

24-0607  
11/21/2024



NOT TO SCALE. THIS FLOOR PLAN IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PRELIMINARY DESIGN. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AS SHOWN ON THIS FLOOR PLAN. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PRELIMINARY DESIGN. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AS SHOWN ON THIS FLOOR PLAN. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT.

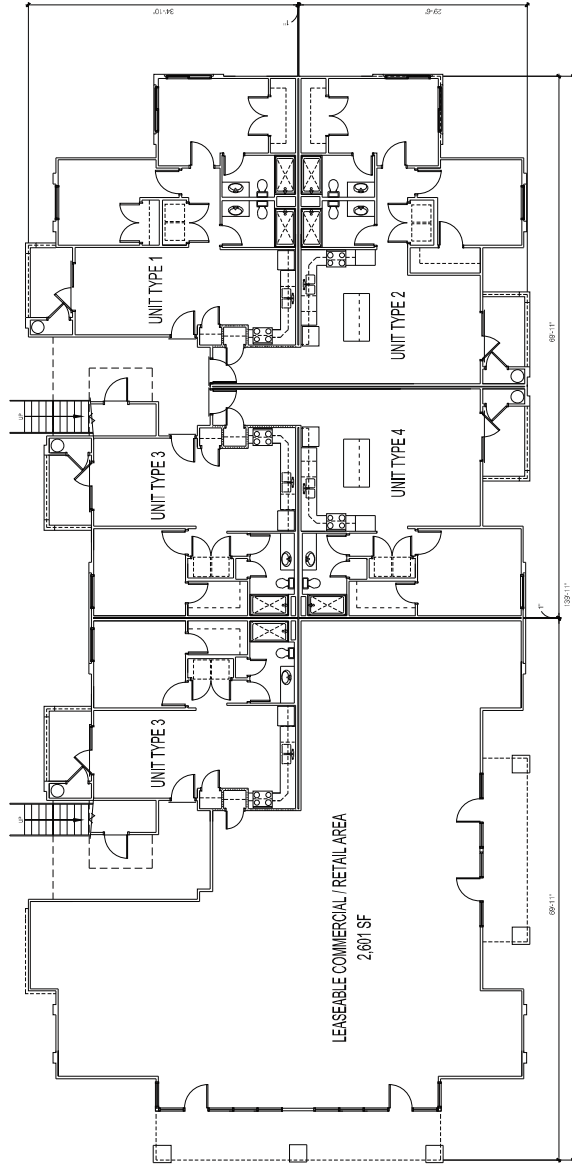
Engineered  
Architectural  
Solution LLC  
7255 Bermuda Road, Suite G  
Las Vegas, Nevada 89130  
702.577.7199

GOLDEN RETAIL & APARTMENTS  
A MIXED USE PROJECT  
121 NORTH MOJAVE ROAD  
LAS VEGAS, NEVADA 89101

FIRST FLOOR PLAN  
BUILDINGS C

4.28.22

A1.3



FIRST FLOOR PLAN - BUILDING C

3 - 1 BEDROOM UNITS + 2 - 2 BEDROOM UNITS

2,601 SF LEASEABLE COMMERCIAL / RETAIL SPACE

0 5' 10' 20'

24-0607  
11/21/2024



Architectural rendering of the proposed building. The rendering is for informational purposes only and does not constitute a contract. The actual building may vary from the rendering. The rendering is not to be used for any other purpose without the written consent of the architect.

Engineered  
Architectural  
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7235 Bermuda Road, Suite G  
Las Vegas, Nevada 89130  
702.737.7199

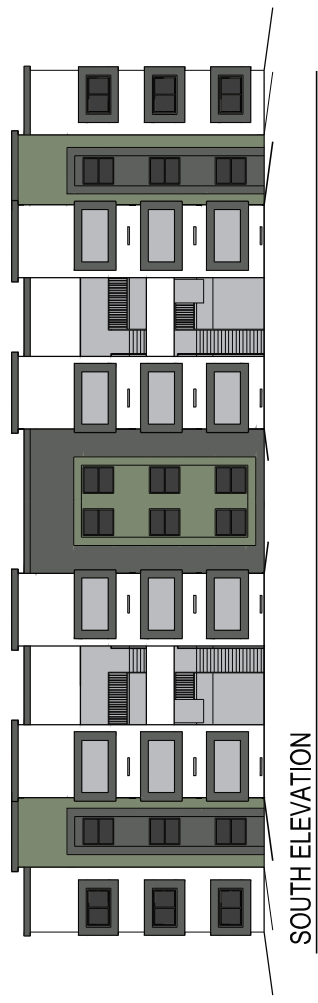
GOLDEN RETAIL & APARTMENTS  
A MIXED USE PROJECT  
321 NORTH MOJAVE ROAD  
LAS VEGAS, NEVADA 89101

ELEVATIONS  
BUILDING A

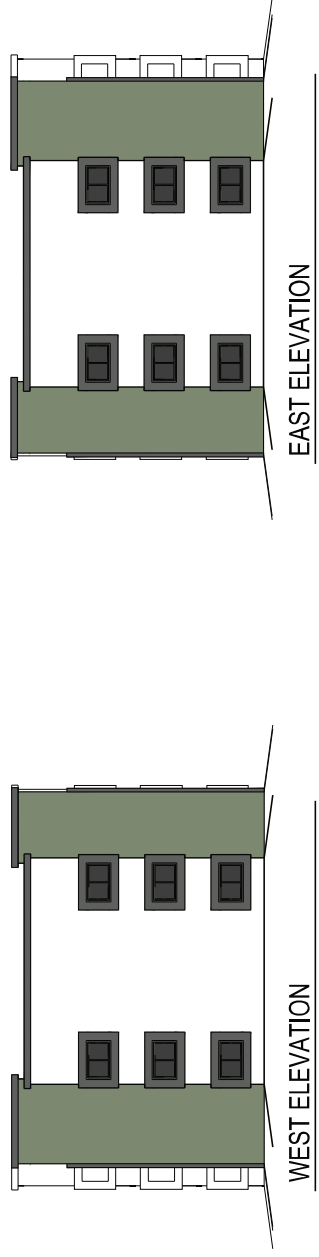
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A2.1

PROJECT NO.

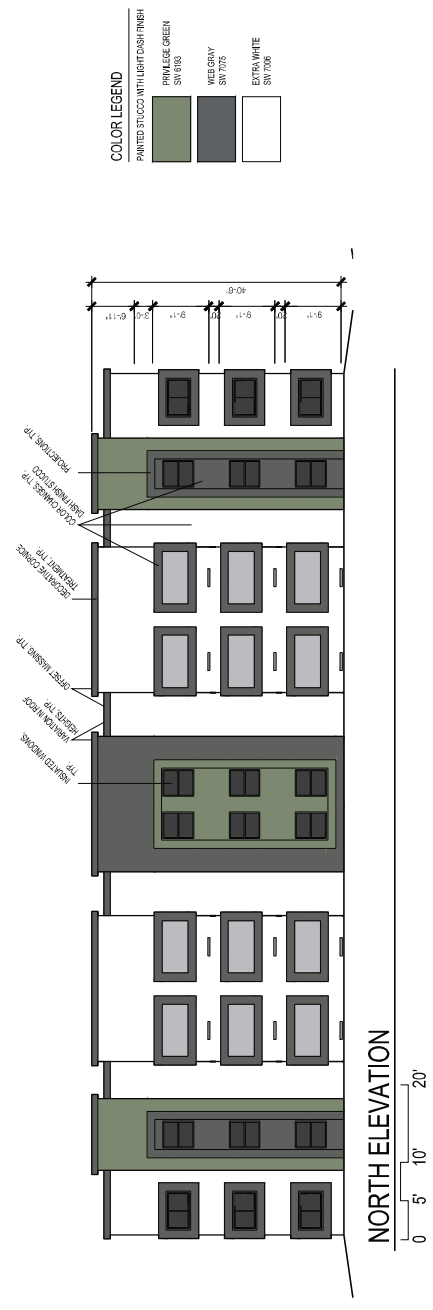


SOUTH ELEVATION



WEST ELEVATION

EAST ELEVATION

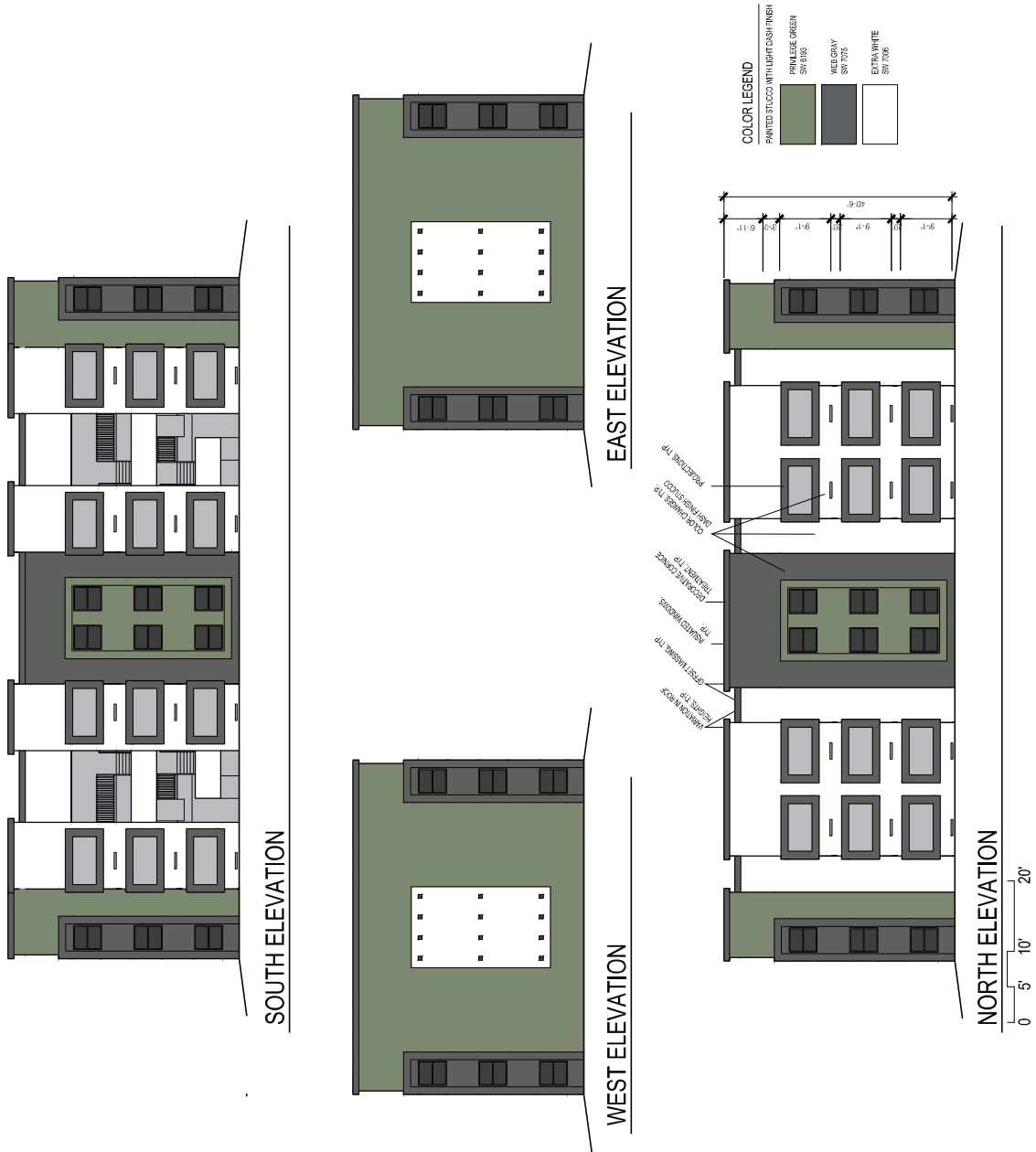


NORTH ELEVATION

COLOR LEGEND  
PRIMAVERE GREEN  
SN 9150  
WEE GRAY  
SN 7075  
OFFER WHITE  
SN 7076

24-0607  
11/21/2024

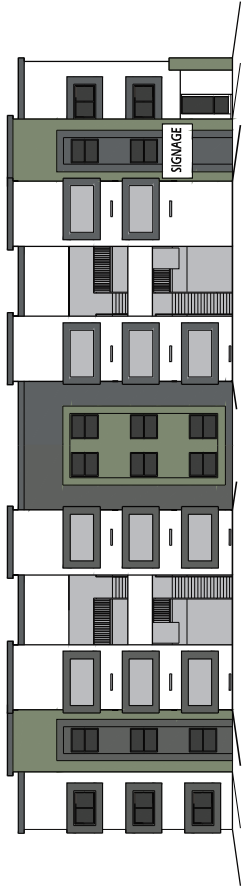




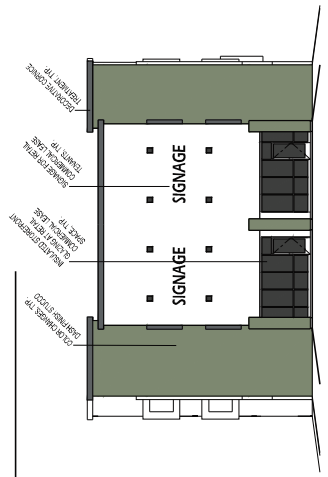
24-0607  
11/21/2024



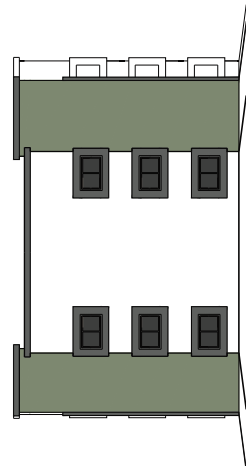
Architectural rendering of the proposed building elevations. The rendering is for informational purposes only and does not represent a final design. The rendering is subject to change without notice. The rendering is not to be used for any other purpose without the written consent of the architect.



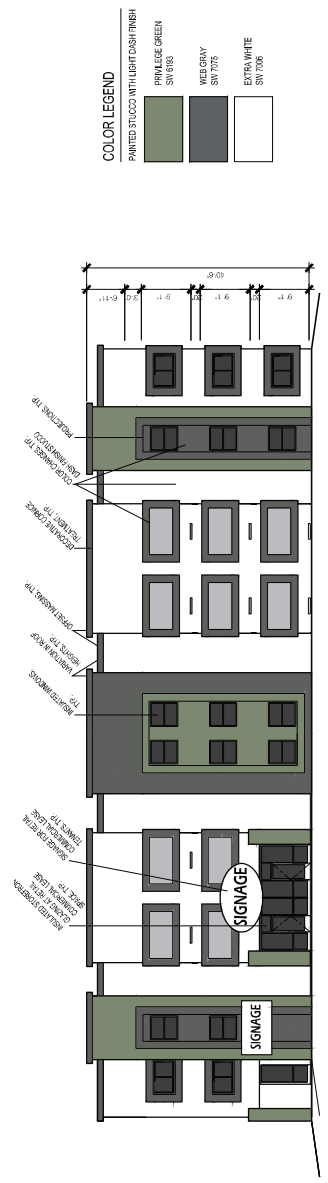
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

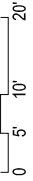


EAST ELEVATION

COLOR LEGEND

PRAIRIE GREEN SN 9150	WEB GRAY SN 7075	OFFER WHITE SN 7000
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PAINTED STUCCO WITH LIGHT CASH FINISH



ELEVATIONS  
BUILDING C

4.28.22

A2.3

GOLDEN RETAIL & APARTMENTS  
A MIXED USE PROJECT  
321 NORTH MOJAVE ROAD  
LAS VEGAS, NEVADA 89101

Engineered  
Architectural  
Solution LLC  
7235 Bermuda Road, Suite G  
Las Vegas, Nevada 89128  
702.737.7199

24-0607  
11/21/2024



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Architectural  
Solutions LLC

**GOLDEN RETAIL & APARTMENTS**  
**A MIXED USE PROJECT**  
321 NORTH MOJAVE ROAD  
LAS VEGAS, NEVADA 89101

PERIMETER WALL ELEVATIONS

4.28.22

### A3.1

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- NEW PAINTED 30" H COMMON CMU PERIMETER /  
RETAINING WALL (COLOR - PRIVILEGE GREEN SIV 6193) -

SOUTH ELEVATION OF PERIMETER / RETAINING WALL BTWN PARKING & STREET (NORTH SIDE SIMILAR)

SCALE:  $\frac{1}{16}'' = 1'-0''$

- NEW PAINTED 30" H COMMON CMU PERMETER /  
RETAINING WALL (COLOR - PRINCE GREEN SIV 6193)

WEST ELEVATION OF PERIMETER WALL BTWN PARKING & STREET (EAST SIDE SIMILAR)

SCALE:  $\frac{1"}{16'} = 1'-0"$

NEW PAINTED 6" H COMMON CMU PERIMETER  
WALL 102020 - PRINCE GREEN S/N 51331 -

④ SOUTH ELEVATION OF PERIMETER WALL ON NORTH PROPERTY LINE (NORTH SIDE SIMILAR)

SCALE:  $\frac{1}{16}'' = 1'-0''$

24-0607  
12/17/2024