



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	

23-0508
09/22/2023

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Extension of Time of 21-0516 GPA1, ZON1, MOD1 and SDR1

Project Address (Location) Centennial Parkway and John Herbert Boulevard

Project Name The Vue Proposed Use Mixed Use

Assessor's Parcel #(s) 125-22-401-009 & 016 Ward # 1

General Plan: Existing R Proposed TC Zoning: Existing R Proposed T-C

Additional Information _____

Property Owner Shiron Development, LLC Contact n/a

Address 4322 W. Cheyenne Avenue City NLV State NV Zip 89032

E-mail n/a Phone 000-000-0000

Applicant Shiron Development, LLC Contact n/a

Address 4322 W. Cheyenne Avenue City NLV State NV Zip 89032

E-mail n/a Phone 000-000-0000

Representative Kaempfer Crowell Contact Bob Gronauer

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 this 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 AVI RIVIN

Subscribed and sworn before me Sarah C. Rincon Mendoza

This 11th day of September, 20 23

Sarah C. Rincon Mendoza

Notary Public in and for said County and State Clark County, State of Nevada



PROJECT SUMMARY

THIS PROJECT CONSISTS OF SITE DEVELOPMENT FOR 3 MULTIFAMILY BUILDINGS (4 STORY, 104 UNITS), TOWNHOMES (2 STORY, 76 UNITS), RETAIL BUILDINGS, RESTAURANT, CLUBHOUSE, SITE AMENITIES.

SITE SUMMARY			INFORMATION REQUEST	COMPLIANCE
APR	12/24/2010	12/24/2010	100	
ADDRESS	10000 WILSON PARKWAY, LAS VEGAS, NV 89131			
JURISDICTION	CITY OF LAS VEGAS, NEVADA			
OWNER/CL ASSOCIATION	CITY OF LAS VEGAS, NV			
CONTACT NAME	JAMES GLOVER, AIA, 210 S LAS VEGAS BLVD, 10TH FLOOR, LAS VEGAS, NV 89101			
CONTACT PHONE	702.462.7133			
CONTACT FAX	702.462.7133			
TYPE OF PROJECT	RENOVATION			
NO OF BUILDING STALLS	700			Y
NO OF PARKING STALLS	500/475			Y
REQUIRED	ACTIVITY			Y
MAX BUILDING HEIGHT	10			Y
MAX DISTANCE FROM FRONT SET BACK	30			Y
SET BACK	10 FT			Y
SET BACK	10 FT			Y

ACTUAL BUILDING AREA (GROSS)		AREA
	BUILDING	
FLINT TOWNHOUSE		42,031 SF
FLINT TOWNHOUSE - NO BALCONY		9,084 SF
FLINT TOWNHOUSE		3,209 SF
FLINT TOWNHOUSE - NO BALCONY		3,209 SF
CLUBHOUSE		6,000 SF
MF APARTMENTS		14,446.5 SF
RESTAURANT		2,119.5 SF
RETAIL		3,068 SF
TOTAL AREA		226,879.5 SF

PARKING PROVIDED		COUNT
	TYPE	
	9' x 18' - 30"	405
	9' x 18' - 30" (COVERED)	159
	ACCESSIBLE	16
	CHARGE FOR RENT	48
	PRIVATE CHARGE	82
	TOTAL	710



1 SITE PLAN
1" = 60'-0"

PARKING REQUIRED

[illegible]

MIXED - USE PARKING ANALYSIS

General Land Use Classification	Area of Impervious Surfaces	Sealed Pavement	7 in. 6-7 in.	7 in. 8-9 in.	8 in. 10-11 in.	8 in. 12-13 in.	8 in. 14-15 in.	8 in. 16-17 in.	8 in. 18-19 in.	8 in. 20-21 in.	8 in. 22-23 in.	8 in. 24-25 in.	8 in. 26-27 in.	8 in. 28-29 in.	8 in. 30-31 in.	8 in. 32-33 in.	8 in. 34-35 in.	8 in. 36-37 in.	8 in. 38-39 in.	8 in. 40-41 in.	8 in. 42-43 in.	8 in. 44-45 in.	8 in. 46-47 in.	8 in. 48-49 in.	8 in. 50-51 in.	8 in. 52-53 in.	8 in. 54-55 in.	8 in. 56-57 in.	8 in. 58-59 in.	8 in. 60-61 in.	8 in. 62-63 in.	8 in. 64-65 in.	8 in. 66-67 in.	8 in. 68-69 in.	8 in. 70-71 in.	8 in. 72-73 in.	8 in. 74-75 in.	8 in. 76-77 in.	8 in. 78-79 in.	8 in. 80-81 in.	8 in. 82-83 in.	8 in. 84-85 in.	8 in. 86-87 in.	8 in. 88-89 in.	8 in. 90-91 in.	8 in. 92-93 in.	8 in. 94-95 in.	8 in. 96-97 in.	8 in. 98-99 in.	8 in. 100-101 in.	8 in. 102-103 in.	8 in. 104-105 in.	8 in. 106-107 in.	8 in. 108-109 in.	8 in. 110-111 in.	8 in. 112-113 in.	8 in. 114-115 in.	8 in. 116-117 in.	8 in. 118-119 in.	8 in. 120-121 in.	8 in. 122-123 in.	8 in. 124-125 in.	8 in. 126-127 in.	8 in. 128-129 in.	8 in. 130-131 in.	8 in. 132-133 in.	8 in. 134-135 in.	8 in. 136-137 in.	8 in. 138-139 in.	8 in. 140-141 in.	8 in. 142-143 in.	8 in. 144-145 in.	8 in. 146-147 in.	8 in. 148-149 in.	8 in. 150-151 in.	8 in. 152-153 in.	8 in. 154-155 in.	8 in. 156-157 in.	8 in. 158-159 in.	8 in. 160-161 in.	8 in. 162-163 in.	8 in. 164-165 in.	8 in. 166-167 in.	8 in. 168-169 in.	8 in. 170-171 in.	8 in. 172-173 in.	8 in. 174-175 in.	8 in. 176-177 in.	8 in. 178-179 in.	8 in. 180-181 in.	8 in. 182-183 in.	8 in. 184-185 in.	8 in. 186-187 in.	8 in. 188-189 in.	8 in. 190-191 in.	8 in. 192-193 in.	8 in. 194-195 in.	8 in. 196-197 in.	8 in. 198-199 in.	8 in. 200-201 in.	8 in. 202-203 in.	8 in. 204-205 in.	8 in. 206-207 in.	8 in. 208-209 in.	8 in. 210-211 in.	8 in. 212-213 in.	8 in. 214-215 in.	8 in. 216-217 in.	8 in. 218-219 in.	8 in. 220-221 in.	8 in. 222-223 in.	8 in. 224-225 in.	8 in. 226-227 in.	8 in. 228-229 in.	8 in. 230-231 in.	8 in. 232-233 in.	8 in. 234-235 in.	8 in. 236-237 in.	8 in. 238-239 in.	8 in. 240-241 in.	8 in. 242-243 in.	8 in. 244-245 in.	8 in. 246-247 in.	8 in. 248-249 in.	8 in. 250-251 in.	8 in. 252-253 in.	8 in. 254-255 in.	8 in. 256-257 in.	8 in. 258-259 in.	8 in. 260-261 in.	8 in. 262-263 in.	8 in. 264-265 in.	8 in. 266-267 in.	8 in. 268-269 in.	8 in. 270-271 in.	8 in. 272-273 in.	8 in. 274-275 in.	8 in. 276-277 in.	8 in. 278-279 in.	8 in. 280-281 in.	8 in. 282-283 in.	8 in. 284-285 in.	8 in. 286-287 in.	8 in. 288-289 in.	8 in. 290-291 in.	8 in. 292-293 in.	8 in. 294-295 in.	8 in. 296-297 in.	8 in. 298-299 in.	8 in. 300-301 in.	8 in. 302-303 in.	8 in. 304-305 in.	8 in. 306-307 in.	8 in. 308-309 in.	8 in. 310-311 in.	8 in. 312-313 in.	8 in. 314-315 in.	8 in. 316-317 in.	8 in. 318-319 in.	8 in. 320-321 in.	8 in. 322-323 in.	8 in. 324-325 in.	8 in. 326-327 in.	8 in. 328-329 in.	8 in. 330-331 in.	8 in. 332-333 in.	8 in. 334-335 in.	8 in. 336-337 in.	8 in. 338-339 in.	8 in. 340-341 in.	8 in. 342-343 in.	8 in. 344-345 in.	8 in. 346-347 in.	8 in. 348-349 in.	8 in. 350-351 in.	8 in. 352-353 in.	8 in. 354-355 in.	8 in. 356-357 in.	8 in. 358-359 in.	8 in. 360-361 in.	8 in. 362-363 in.	8 in. 364-365 in.	8 in. 366-367 in.	8 in. 368-369 in.	8 in. 370-371 in.	8 in. 372-373 in.	8 in. 374-375 in.	8 in. 376-377 in.	8 in. 378-379 in.	8 in. 380-381 in.	8 in. 382-383 in.	8 in. 384-385 in.	8 in. 386-387 in.	8 in. 388-389 in.	8 in. 390-391 in.	8 in. 392-393 in.	8 in. 394-395 in.	8 in. 396-397 in.	8 in. 398-399 in.	8 in. 400-401 in.	8 in. 402-403 in.	8 in. 404-405 in.	8 in. 406-407 in.	8 in. 408-409 in.	8 in. 410-411 in.	8 in. 412-413 in.	8 in. 414-415 in.	8 in. 416-417 in.	8 in. 418-419 in.	8 in. 420-421 in.	8 in. 422-423 in.	8 in. 424-425 in.	8 in. 426-427 in.	8 in. 428-429 in.	8 in. 430-431 in.	8 in. 432-433 in.	8 in. 434-435 in.	8 in. 436-437 in.	8 in. 438-439 in.	8 in. 440-441 in.	8 in. 442-443 in.	8 in. 444-445 in.	8 in. 446-447 in.	8 in. 448-449 in.	8 in. 450-451 in.	8 in. 452-453 in.	8 in. 454-455 in.	8 in. 456-457 in.	8 in. 458-459 in.	8 in. 460-461 in.	8 in. 462-463 in.	8 in. 464-465 in.	8
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UNIT MATRIX

GROSS AREA	TYPE
24	STUDIO / BATH
53 SF	
68 SF	BDRM / BATH
108	
71 SF	BDRM + DEN / BATH
18	
92 SF	BDRM / BATH
33	
175 SF	BDRM + DEN / BATH
34	BDRM / BATH TOWNHOMES
246 SF	
30	BDRM / BATH TOWNHOMES
246 SF	
210 SF	BDRM / BATH TOWNHOMES - NO BALCONY
10	
210 SF	BDRM / BATH TOWNHOMES - NO BALCONY
22	
TOTAL:	

OPEN SPACE CALCULATION

20% MINIMUM REQUIRED
TOTAL PROPERTY AREA = 714,016 SF = 100%
TOTAL OPEN SPACE = 206,541 SF = 28% > 20% MIN. REQ.





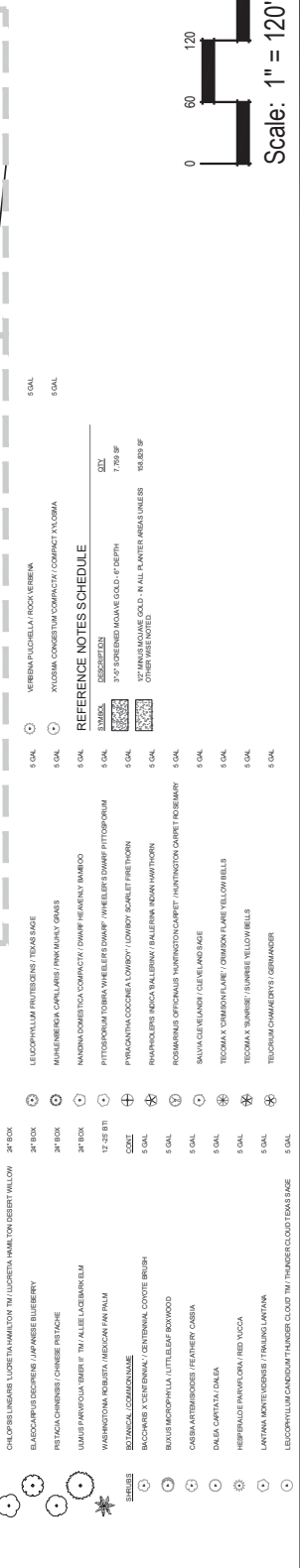
1 AREA SITE PLAN

1" = 80'-0"

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09/28/2023

VUE APTS - SITE PLAN

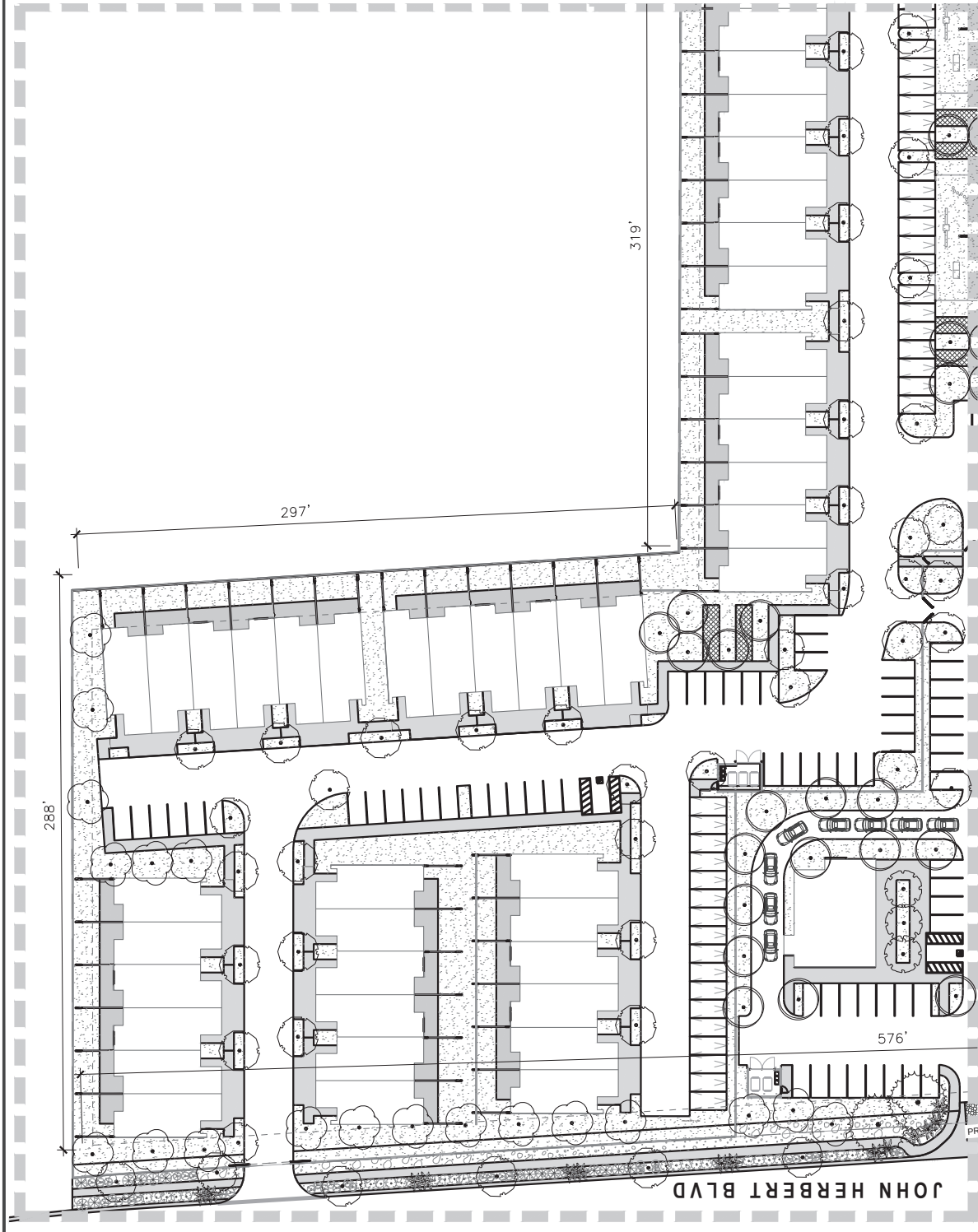
7000 W CENTENNIAL PARKWAY LAS VEGAS, NV 89131





North

MATCHLINE, SEE SHEET L1.03



MATCHLINE, SEE SHEET L1.02

Scale: 1" = 50' - 0"

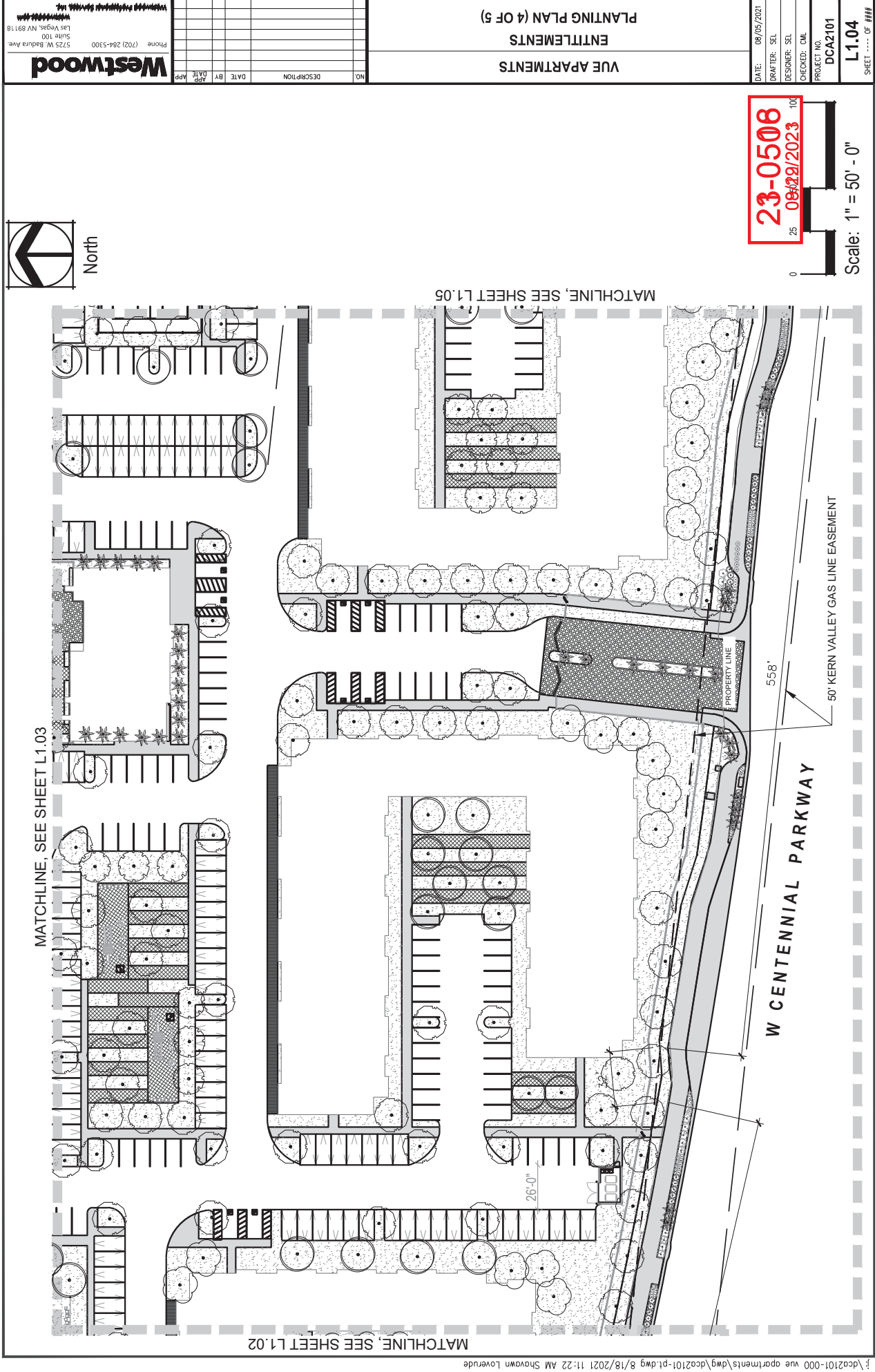
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0 25 50 75 100

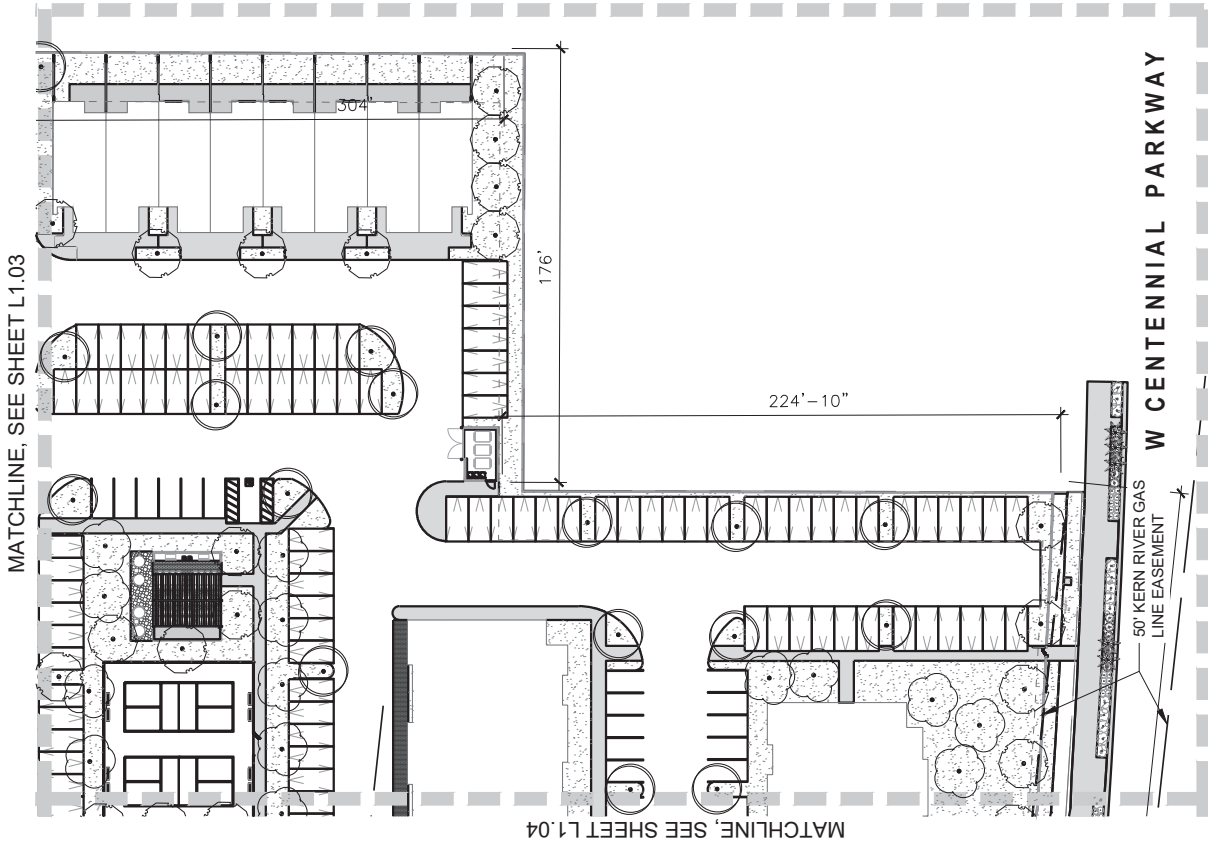
DCA2101

L1.01

SHEET --- 30 --- OF 33

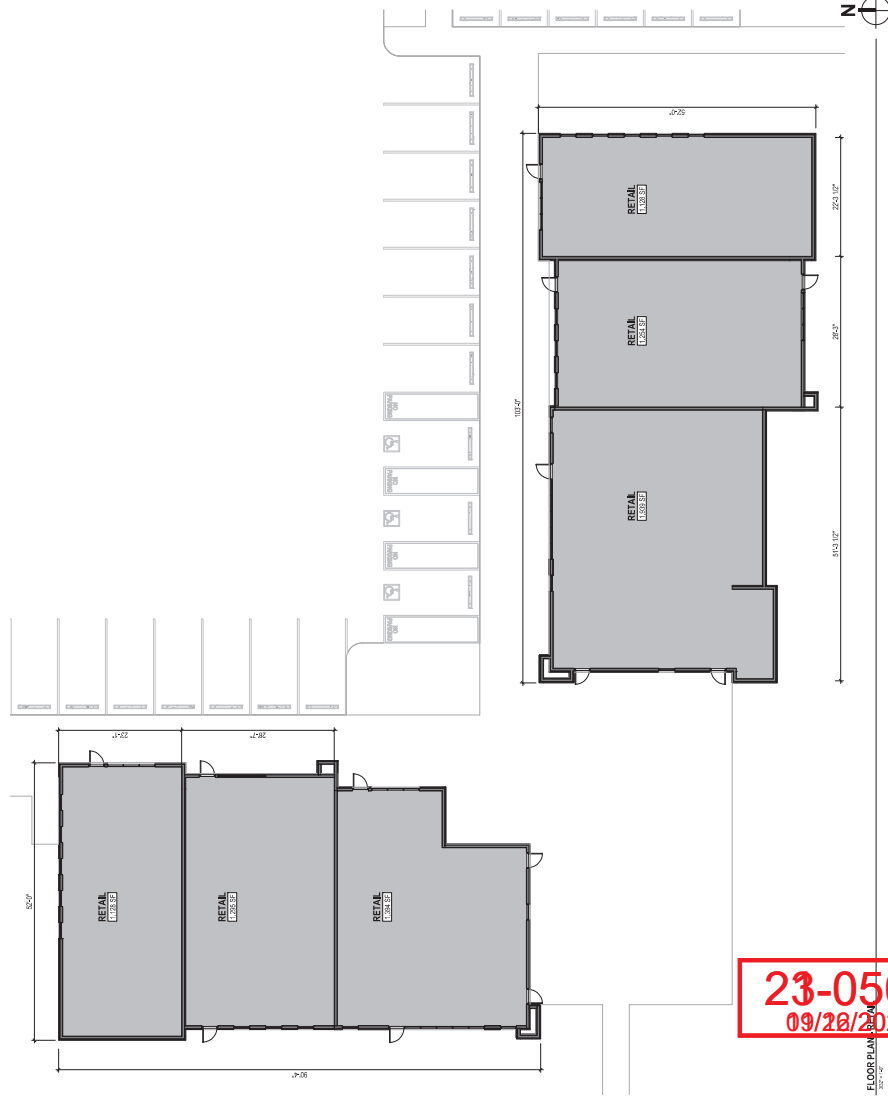
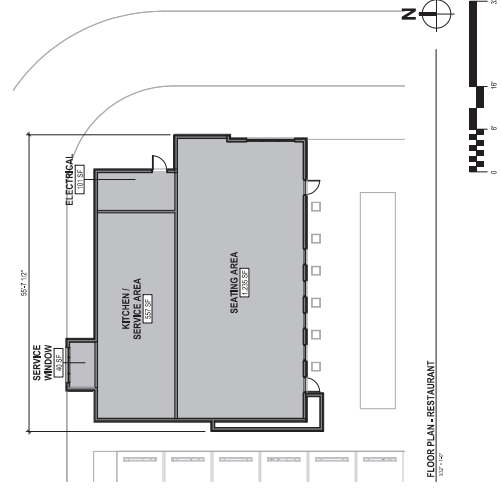
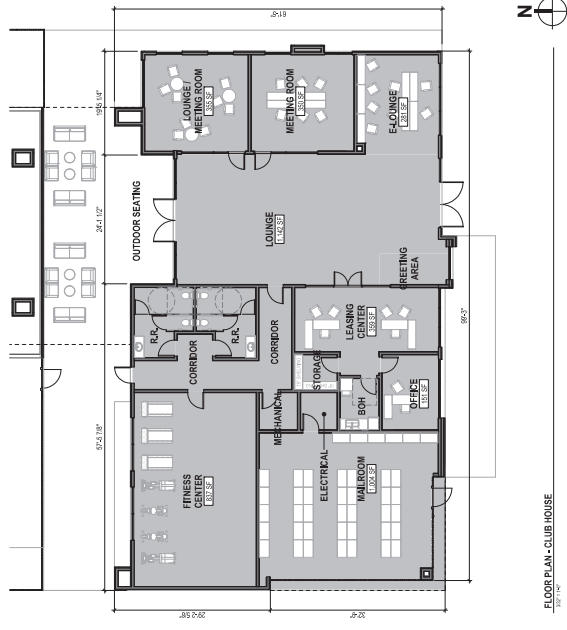


VUE APARTMENTS					ENTITLEMENTS					PLANTING PLAN (4 OF 5)														
NO.					DESCRIPTION					DATE					BY					APP				
															</									



North
Scale: 1" = 50' - 0"

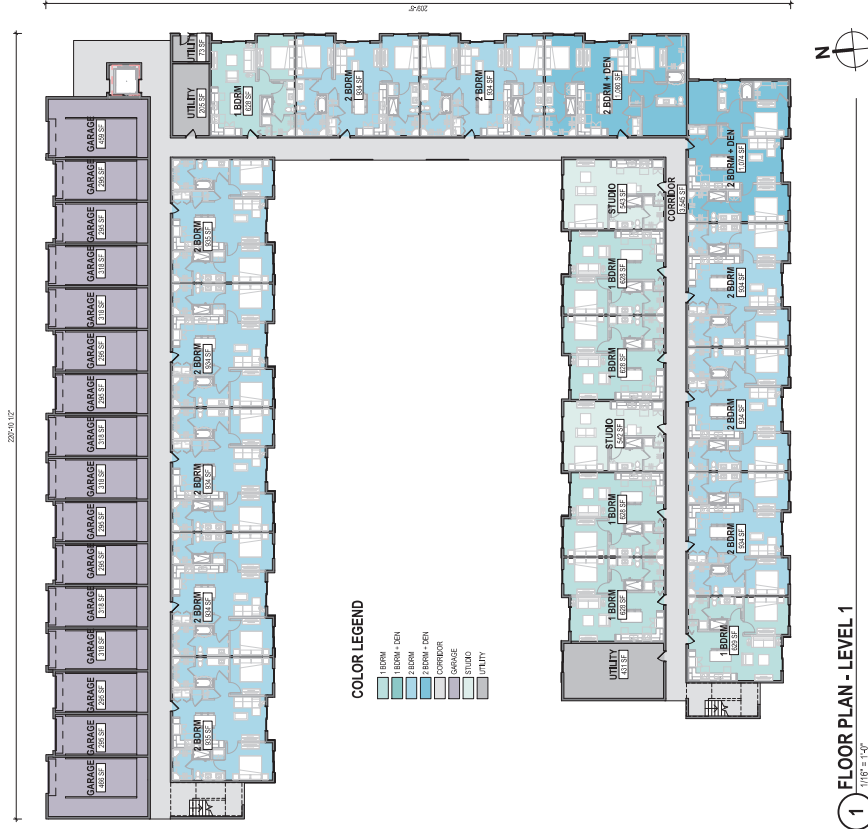
25 23-0508 09/22/2023



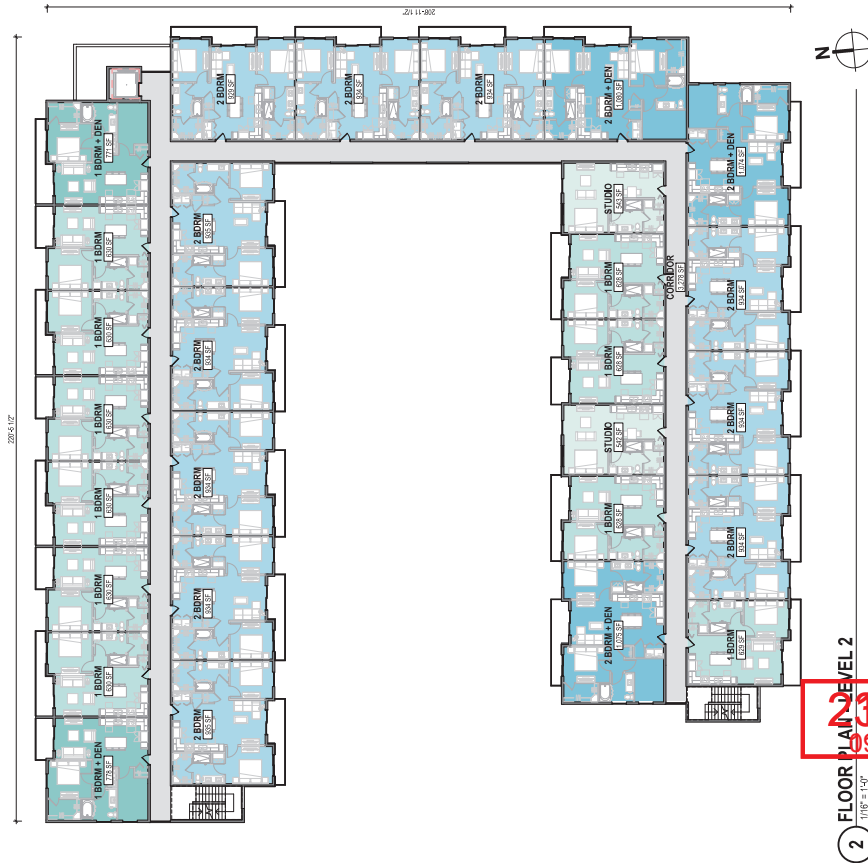
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UNIT SCHEDULE		
UNIT TYPE	UNIT COUNT	UNIT AREA (NET)
LEVEL 1		
1 BDRM	10	1,542 SF
2 BDRM	10	1,542 SF
2 BDRM + DEN	2	1,771 SF
STUDIO	2	1,451 SF
LEVEL 2		
1 BDRM	10	1,542 SF
2 BDRM	10	1,542 SF
2 BDRM + DEN	2	1,771 SF
STUDIO	2	1,451 SF
LEVEL 3		
1 BDRM	10	1,542 SF
2 BDRM	10	1,542 SF
2 BDRM + DEN	2	1,771 SF
STUDIO	2	1,451 SF
LEVEL 4		
1 BDRM	10	1,542 SF
2 BDRM	10	1,542 SF
2 BDRM + DEN	2	1,771 SF
STUDIO	2	1,451 SF
TOTAL UNITS	40	

BUILDING AREA (NET)		
ROOM NAME	AREA	NET
LEVEL 1		
1 BDRM	15,420 SF	15,420 SF
2 BDRM	15,420 SF	15,420 SF
2 BDRM + DEN	3,542 SF	3,542 SF
STUDIO	2,902 SF	2,902 SF
LEVEL 2		
1 BDRM	15,420 SF	15,420 SF
2 BDRM	15,420 SF	15,420 SF
2 BDRM + DEN	3,542 SF	3,542 SF
STUDIO	2,902 SF	2,902 SF
LEVEL 3		
1 BDRM	15,420 SF	15,420 SF
2 BDRM	15,420 SF	15,420 SF
2 BDRM + DEN	3,542 SF	3,542 SF
STUDIO	2,902 SF	2,902 SF
LEVEL 4		
1 BDRM	15,420 SF	15,420 SF
2 BDRM	15,420 SF	15,420 SF
2 BDRM + DEN	3,542 SF	3,542 SF
STUDIO	2,902 SF	2,902 SF
TOTAL	101,115 SF	101,115 SF



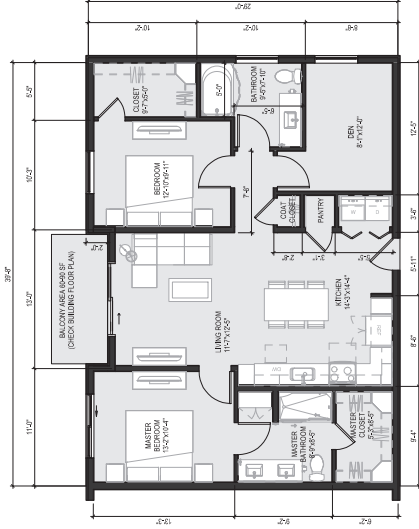
1 FLOOR PLAN - LEVEL 1
1/16" = 1'-0"



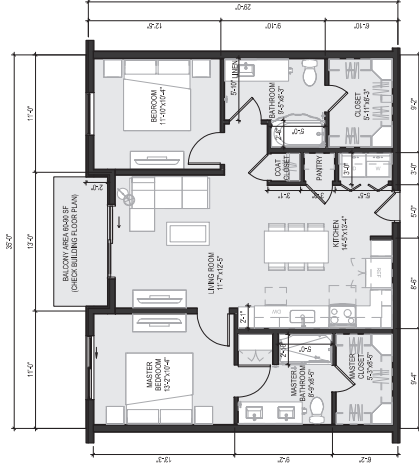
2 FLOOR PLAN - LEVEL 2
1/16" = 1'-0"

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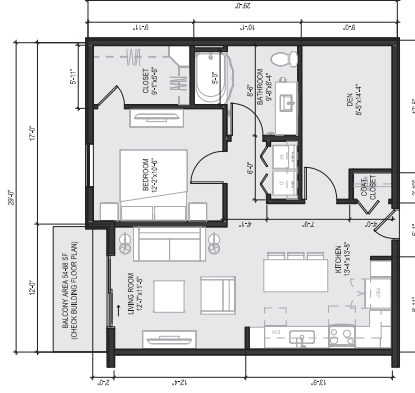
B TYPE UNITS



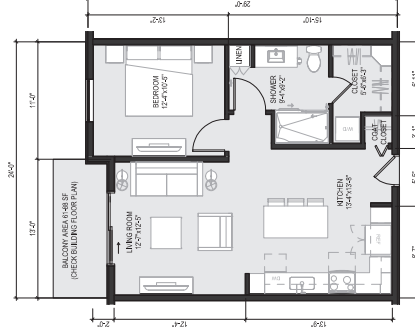
2BDRM W/ DEN (1070 SF Net / 1248 SF Gross*)
3'10" x 14'7"



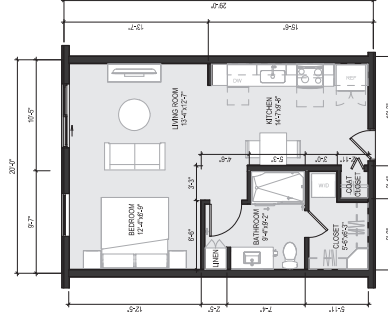
2BDRM (932 SF Net / 1005 SF Gross*)
3'10" x 14'7"



1BDRM W/ DEN (771 SF Net / 842 SF Gross*)
3'10" x 14'7"

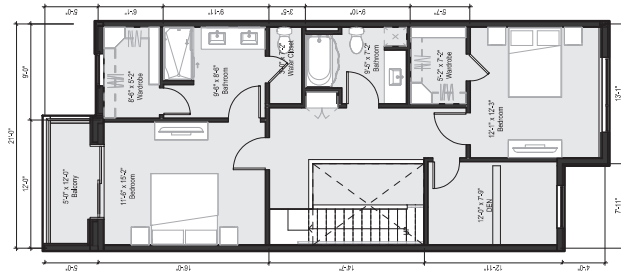


1BDRM (630 SF Net / 681 SF Gross*)
3'10" x 14'7"

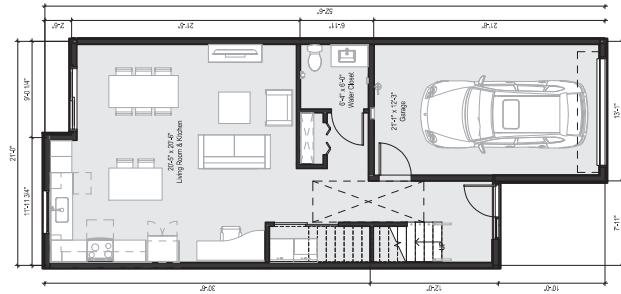


STUDIO (539 SF Net / 588 SF Gross*)
3'10" x 14'7"

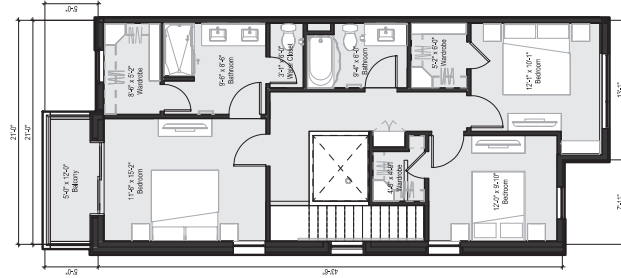




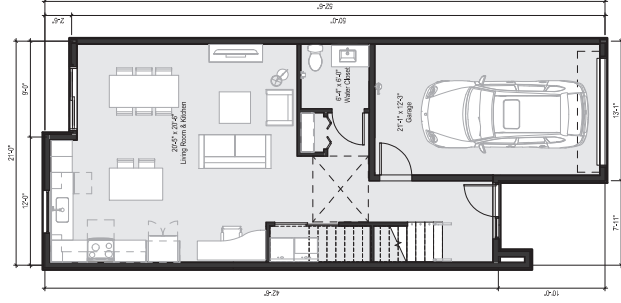
2BDRM+DEN TOWNHOME
(826 SF Net / 1012 SF Gross*) UPPER LEVEL
3/16" = 1'-0"



2BDRM+DEN TOWNHOME
(683 SF Net / 1037 SF Gross*) LOWER LEVEL



3BDRM TOWNHOME
(835 SF Net / 1044 SF Gross*) UPPER LEVEL



3BDRM TOWNHOME
(683 SF Net / 1046 SF Gross*) LOWER LEVEL
3/16" = 1'-0"



VUE APARTMENTS AT CENTENNIAL PHASE III

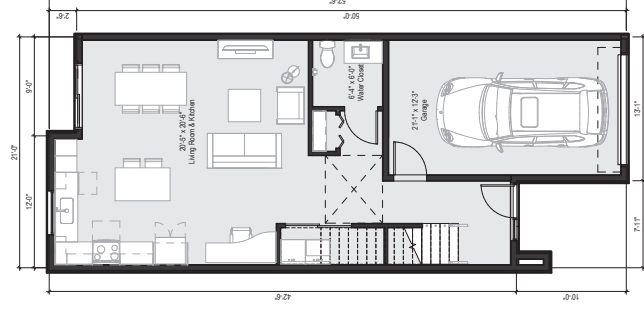
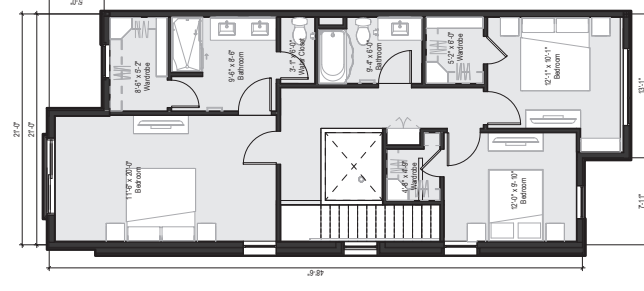
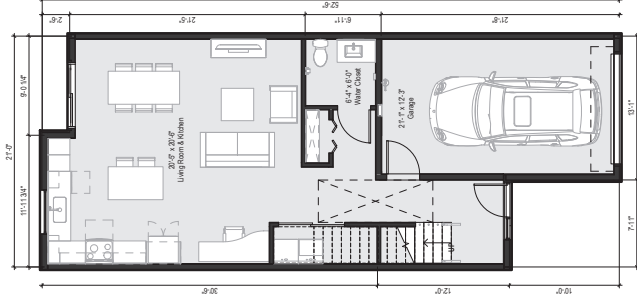
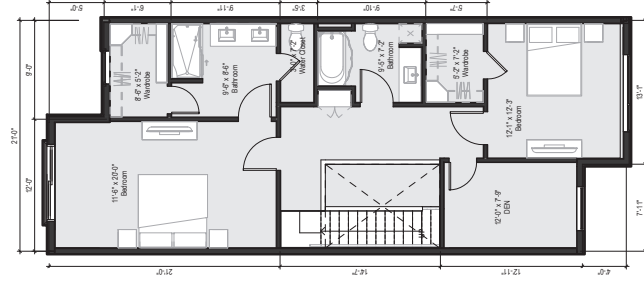
7000 W CENTENNIAL PARKWAY LAS VEGAS, NV 89131

* Net unit area calculated from interior finish of perimeter wall;
Gross area calculated from gridlines of demising wall; exterior face of exterior wall and exterior finish side of corridor wall

designcell
ARCHITECTURE

DR-3.4
10/12/2021

23-0506
09/20/2023



2BDRM+DEN TOWNHOME
(886 SF Net / 1072 SF Gross*) UPPER LEVEL
3/16" = 1'-0"

2BDRM+DEN TOWNHOME
(683 SF Net / 1037 SF Gross*) LOWER LEVEL
3'16" = 1'-0"

3BDRM TOWNHOME
(895 SF Net / 1104 SF Gross*) UPPER LEVEL

3BDRM TOWNHOME
(683 SF Net / 1046 SF Gross*) LOWER LEVEL

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EXTERIOR FINISH LEGEND	
SYMBOL	DESCRIPTION
(F1)	STUCCO PAINT COLOR SHERWIN-WILLIAMS - TRIS. COSMAMER VEL
(F2)	STUCCO PAINT COLOR SHERWIN-WILLIAMS - PAUL AMALINO GRAY
(F3)	STUCCO PAINT COLOR SHERWIN-WILLIAMS - TRIS. GRECCLE GRAY
(F4)	STUCCO PAINT COLOR SHERWIN-WILLIAMS - TRIS. ACQUA NAZZ
(F5)	WINDOWS & SLIDING DOORS - TAN



APARTMENT BUILDING - NORTH ELEVATION

3/32" = 1'-0"



APARTMENT BUILDING - EAST ELEVATION

3/32" = 1'-0"

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EXTERIOR FINISH LEGEND	
SYMBOL	DESCRIPTION
	STUCCO PAINT COLOR SHERWIN-WILLIAMS - TRIS COSMAMER VEL
	STUCCO PAINT COLOR SHERWIN-WILLIAMS - PA4 AMAZING GRAY
	STUCCO PAINT COLOR SHERWIN-WILLIAMS - TRIS GREZLE GRAY
	STUCCO PAINT COLOR SHERWIN-WILLIAMS - TRIS ACQUA WAZE
	WINDOWS & SLIDING DOORS - TAN



APARTMENT BUILDING - SOUTH ELEVATION



APARTMENT BUILDING - WEST ELEVATION

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VUE APARTMENTS AT CENTENNIAL PHASE III - APARTMENT BUILDING

7000 W CENTENNIAL PARKWAY LAS VEGAS, NV 89131

EXTERIOR FINISH LEGEND	
SYMBOL	DESCRIPTION
(F1)	STUCCO PAINT COLOR SHERWIN-WILLIAMS - TRIS. COSMAMER VEL
(F2)	STUCCO PAINT COLOR SHERWIN-WILLIAMS - PAUL AMANTINE GRAY
(F3)	STUCCO PAINT COLOR SHERWIN-WILLIAMS - TRIS. GRECCLE GRAY
(F4)	STUCCO PAINT COLOR SHERWIN-WILLIAMS - TRIS. ACQUA NAZZ
(F5)	WINDOWS & SLIDING DOORS - TAN



APARTMENT BUILDING - NORTH ELEVATION

3/32" = 1'-0"








APARTMENT BUILDING - EAST ELEVATION

3/32" = 1'-0"

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09/28/2023



EXTERIOR FINISH LEGEND	
SYMBOL	DESCRIPTION
	STUCCO PAINT COLOR SHERWIN-WILLIAMS - TRIS COSMAMER VEL
	STUCCO PAINT COLOR SHERWIN-WILLIAMS - PA4 AMAZING GRAY
	STUCCO PAINT COLOR SHERWIN-WILLIAMS - TRIS GREZLE GRAY
	STUCCO PAINT COLOR SHERWIN-WILLIAMS - TRIS ACQUA WAZE
	WINDOWS & SLIDING DOORS - TAN



APARTMENT BUILDING - SOUTH ELEVATION



APARTMENT BUILDING - WEST ELEVATION

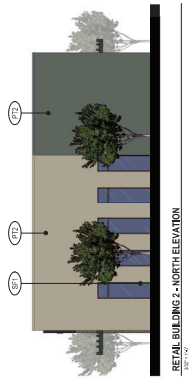
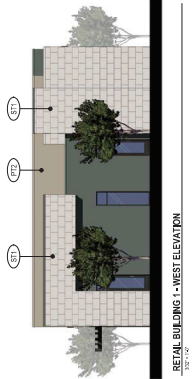
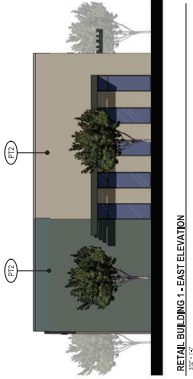
23-0508
09/28/2023



VUE APARTMENTS AT CENTENNIAL PHASE III - APARTMENT BUILDING

7000 W CENTENNIAL PARKWAY LAS VEGAS, NV 89131

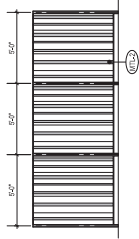
EXTERIOR FINISH LEGEND	
SYMBOL	DESCRIPTION
	STUCCO FINISH COLOR
	SHERWIN WILLIAMS - 986, GOSWAMER VIL
	STUCCO FINISH COLOR
	SHERWIN WILLIAMS - 986, GOSWAMER VIL
	STUCCO FINISH COLOR
	SHERWIN WILLIAMS - 986, GOSWAMER VIL
	PAINTED METAL
	SHERWIN WILLIAMS - 986, GOSWAMER VIL
	STONE VENEER
	CREATIVE INTERIORS - CHASED RECTANGLE SANDOLAR
	STOREFRONT ALUMINUM - ASA, MEDIUM BRONZE



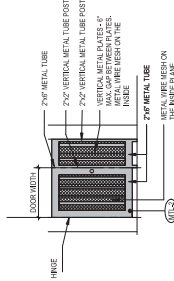
EXTERIOR FINISH LEGEND	
SYMBOL	DESCRIPTION
(F1)	STUCCO PAINT COLOR SHERIDANWILKINS-5165 COSMAMER VEL
(F2)	STUCCO PAINT COLOR SHERIDANWILKINS-7358 ETHERIAL WOOD
(F3)	PAINTED METAL SHERIDANWILKINS-7358 HOBBLING GRAY
(F4)	PAINTED METAL SHERIDANWILKINS-7702 SPEEDY DEER
(F5)	PAINTED METAL SHERIDANWILKINS-7341 URBANE BRONZE
(F6)	STONE FINISH - OAK STONE
(F7)	STONEFRONT ALUMINUM-AS5 MEDIUM BRONZE



STEEL FENCE - ENLARGED TYP. SEGMENT
1/4\"/>



STEEL FENCE - CONTINUOUS ELEVATION
1/4\"/>

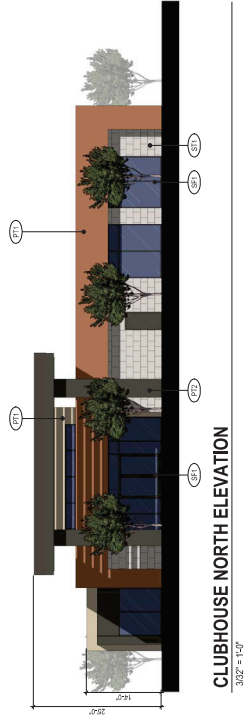


STEEL FENCE - GATE ELEVATION
1/4\"/>



23-0508
09/28/2023

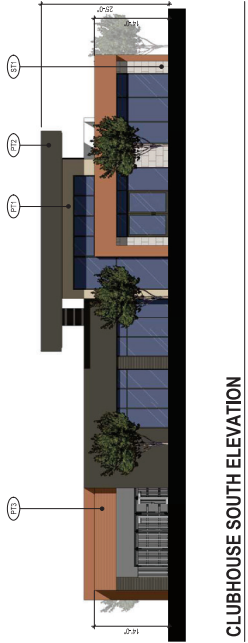
EXTERIOR FINISH LEGEND	
SYMBOL	DESCRIPTION
EF1	EF INTEGRAL COLOR SHERWIN WILLIAMS - RARE GRAY
EF2	EF INTEGRAL COLOR SHERWIN WILLIAMS - BLACK FOX
EF3	EF INTEGRAL COLOR SHERWIN WILLIAMS - DUST TONE
EF4	EF INTEGRAL COLOR SHERWIN WILLIAMS - BLACK FOX



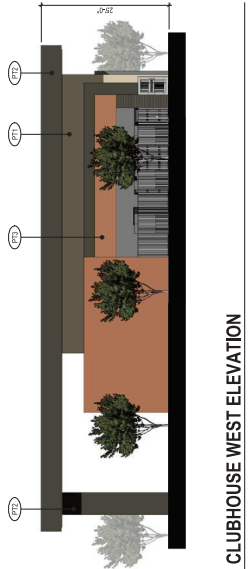
CLUBHOUSE NORTH ELEVATION



CLUBHOUSE EAST ELEVATION



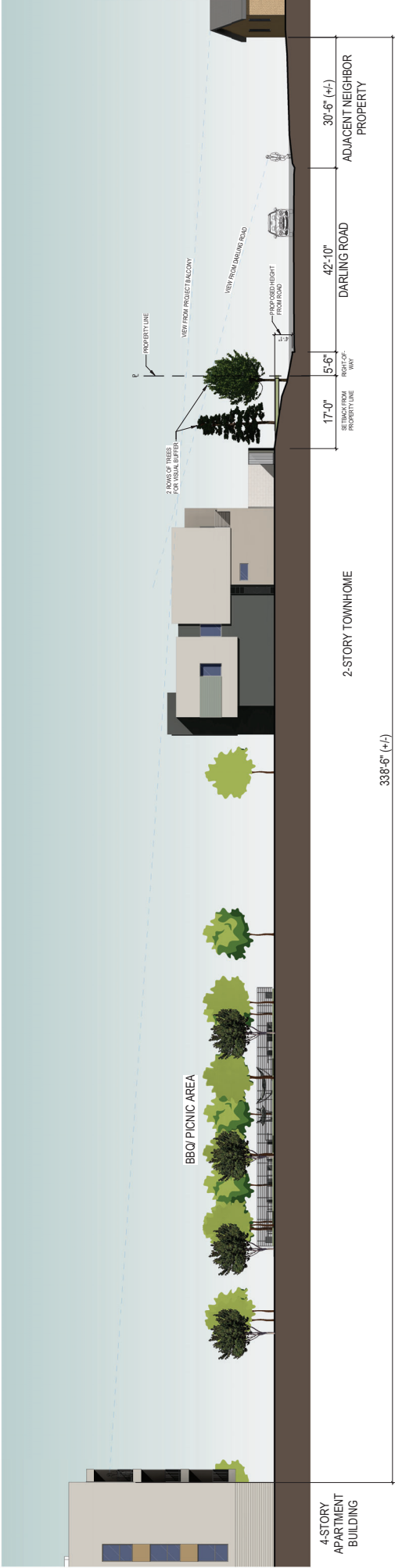
CLUBHOUSE SOUTH ELEVATION



CLUBHOUSE WEST ELEVATION

23-0508
09/28/2023





A SITE CROSS SECTION AT TOWNHOMES
 3/32" = 1'-0"



B SITE CROSS SECTION AT POOL BUILDING
 3/32" = 1'-0"

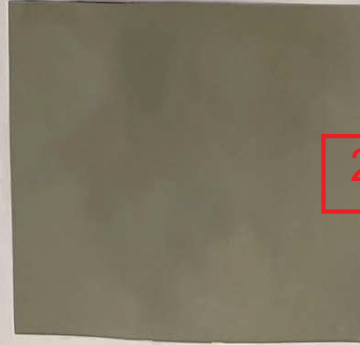
23-0508
 09/28/2023



Sherwin Williams - Eider White



Sherwin Williams - Black Fox



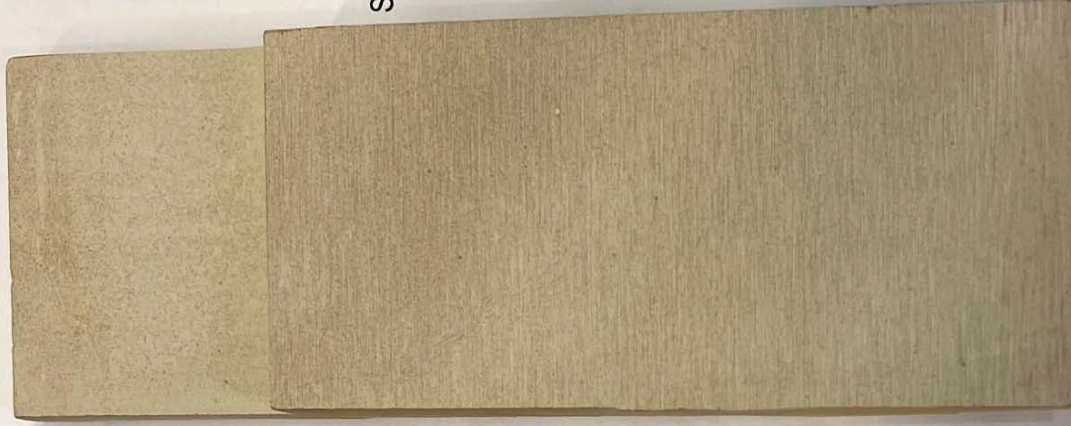
Sherwin Williams - Rare Gray



Dark Bronze Aluminum



Thin Brick - Pacific Clay - Maui Sands



Poly Ash Cladding - Boral
TRUEXTERIOR Channel Siding
Painted - Sherwin Williams
Smokey Topaz, Sassy Green &
Downing Gray



Sherwin Williams - Smokey Topaz



Sherwin Williams - Sassy Green



Sherwin Williams - Downing Gray

21-0508
08/22/2023

21-0516
08/19/2021

VUE APARTMENTS AT CENTENNIAL PHASE III

7000 W CENTENNIAL PARKWAY LAS VEGAS, NV 89131

designcell
ARCHITECTURE