



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

24-0528
10/17/2024

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Site Development Plan Review

Project Address (Location) Parcel Number: 139-28-702-001, Phase 1 - NW corner of H Street and McWilliams

Project Name Marble Manor Phase 1 **Proposed Use** Mixed use

Assessor's Parcel #(s) 139-28-702-001 **Ward #** 5

General Plan: Existing _____ Proposed _____ **Zoning:** Existing T4-N Proposed T4-N

Additional Information This is part of the CNI grant for the replacement of Marble Manor. This is Phase 1 of 5 total phases over the span of eight (8) years.

Property Owner Southern Nevada Regional Housing Authority

Contact Frank Stafford

Address 340 N 11th St

City Las Vegas **State** NV **Zip** 89101

E-mail fstafford@snvrha.org

Phone 702-477-3157

Applicant KME Architects

Contact Eric Gross

Address 5195 S. Durango Dr, Suite 103

City Las Vegas **State** NV **Zip** 89113

E-mail eric@kmearchitects.com

Phone 702-888-2088

Representative KME Architects

Contact Eric Gross

Address 5195 S. Durango Dr, Suite 103

City Las Vegas **State** NV **Zip** 89113

E-mail eric@kmearchitects.com

Phone 702-888-2088

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 _____

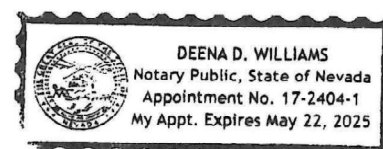
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Lewis Jordan

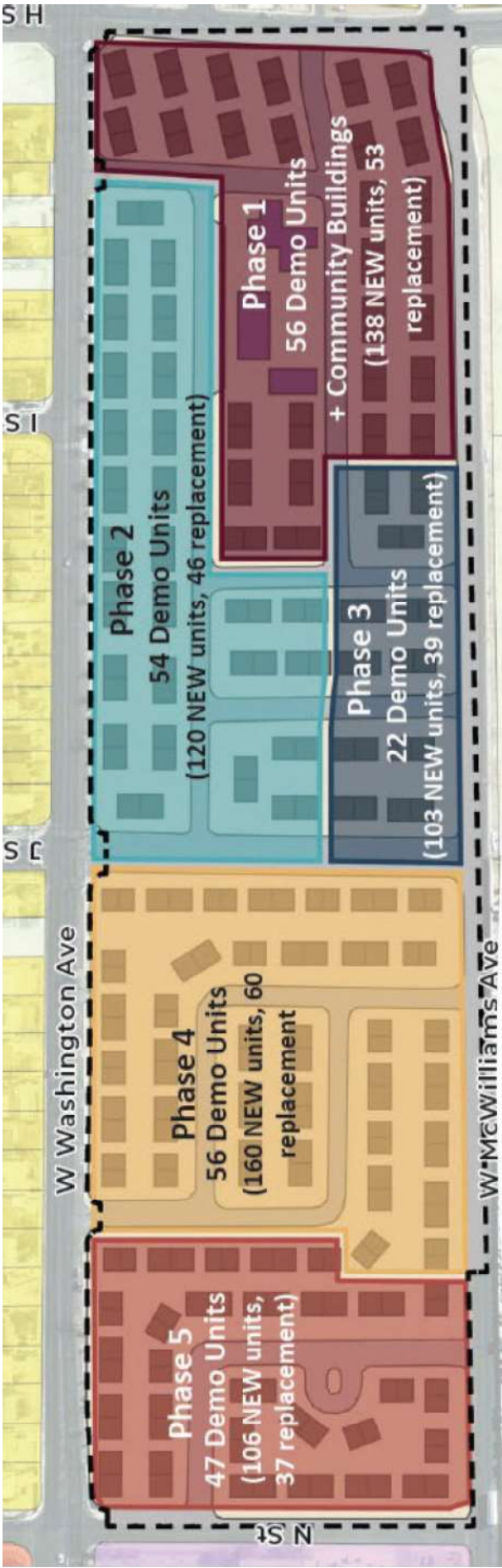
Subscribed and sworn before me

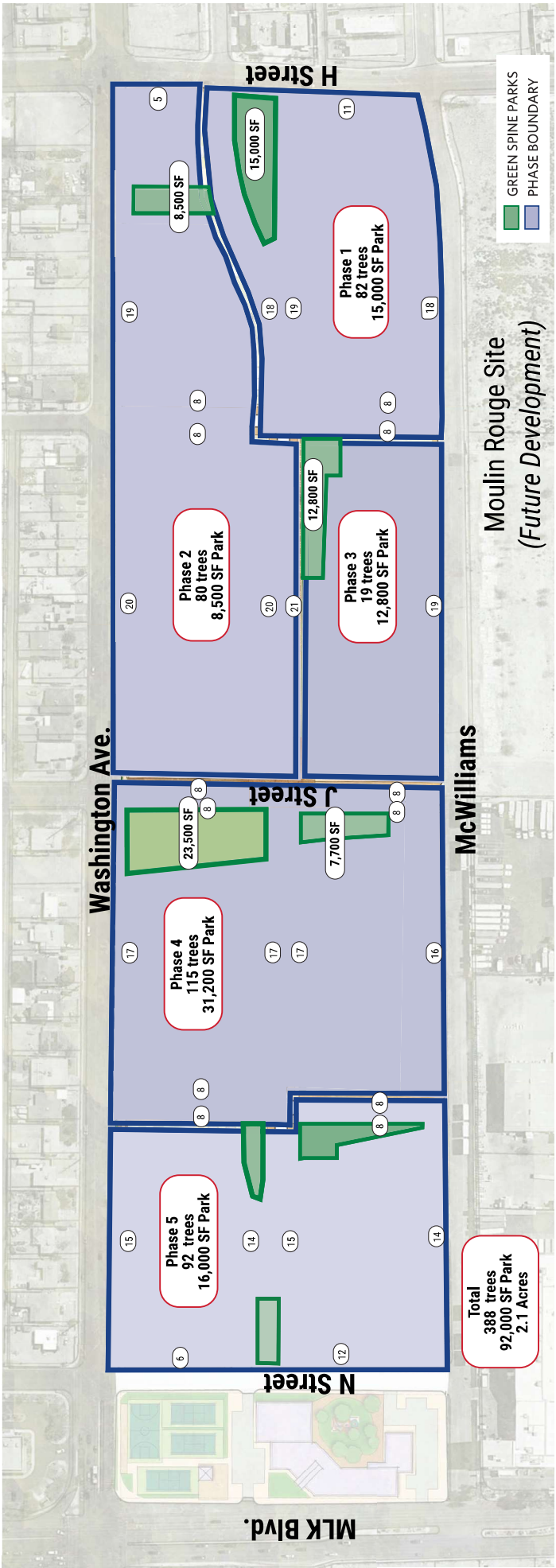
This 14 day of Oct., 2024

Notary Public in and for said County and State



PHASES	Construction Start Date	Construction Completion Date	PH-Only CN Replacement Units	PH-LIHTC CN Replacement Units
DEMOLITION	# Units	Start Date	Finish Date	Phase of Housing *
Phase 1	56	Q2 2025	Q3 2025	Phase 1
Phase 2	54	Q4 2025	Q1 2026	Phase 2
Phase 3	22	Q3 2027	Q4 2027	Phase 3
Phase 4	56	Q4 2028	Q1 2029	Phase 4
Phase 5	47	Q1 2030	Q2 2030	Phase 5
TOTAL UNITS DEMOLISHED	235			





Outdoor Community Spaces - From the Transformation Plan

- Amphitheater/Performance Space
- Market Plaza (for festivals, food trucks, farmer's markets, etc.)
- Splash Pad/Water Feature
- Larger playground
- Public art & place-making

Construction Estimates by Phase

- Phase 1 2025-2026 \$600,000
- Phase 2 2026-2027 \$400,000
- Phase 3 2027-2029 \$500,000
- Phase 4 2029-2030 \$1,500,000
- Phase 5 2030-2032 \$600,000

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GREEN SPINE PARKS & AMENITY SPACES | APPROXIMATELY 2 ACRES

MARBLE MANOR / LAS VEGAS, NEVADA / JANUARY 2024 / BRINSHORE

CONSTRUCTION PHASING

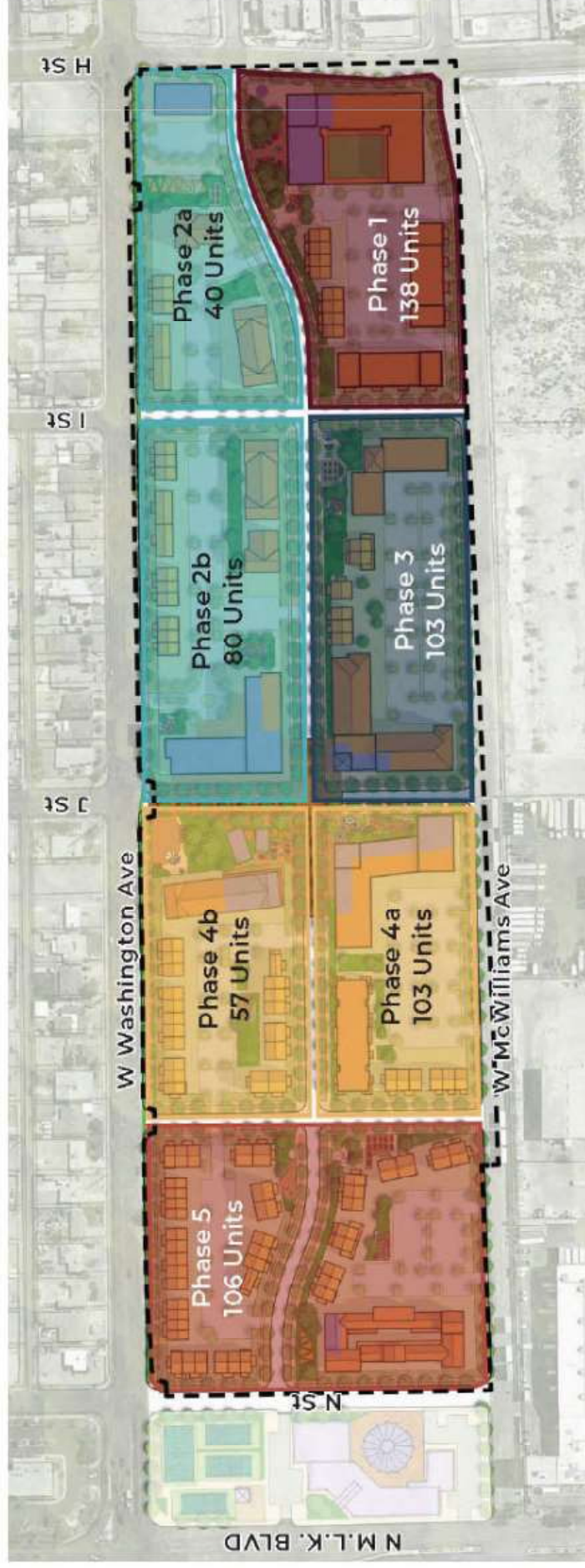


Fig 4. Sequencing of Phases (Construction)

Units		Included Amenities
Phase 1	138	On-site Commercial, Green Spine Amenity
Phase 2a	40	
Phase 2b	80	Early Learning Center, Green Spine Amenity
Phase 3	103	Green Spine Amenity
Phase 4a	103	
Phase 4b	57	The Heart at J Street, On-site Commercial
Phase 5	106	Green Spine Amenity
Total		627

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PROJECT SUMMARY

PROPERTY SIZE: +/- 183,500 SQFT
LOT COVERAGE: +/- 30.5%
DENSITY (UNITS PER ACRE): +/- 42 UNITS PER ACRE

DISCLAIMER: PROPERTY SIZES, AREAS, DIMENSIONS, ETC. ARE APPROXIMATE AS A SURVEY OF THE SITE IS UNDERWAY AND WILL BE COMPLETED AT A LATER DATE.

SURFACE PARKING:	92
ADA PARKING:	9
STANDARD:	83
PRIVATE STREET PARKING:	34
(1 STREET & MORGAN AVE.)	
ADA PARKING:	2
STANDARD:	32
TOTAL PARKING PROVIDED:	126
REQUIRED RANGE:	117-204
PUBLIC STREET PARKING:	23
(1 STREET & MCWILLIAMS AVE.)	
ADA PARKING:	2
STANDARD:	21
TOTAL PARKING WITH PUBLIC:	149

1-BED: 31 UNITS
2-BED: 40 UNITS
3-BED: 13 UNITS

1-BED: 12 UNITS
2-BED: 24 UNITS
3-BED: 8 UNITS
4-BED: 4 UNITS

3-BED: 4 UNIT
4-BED: 3 UNIT
5-BED: 1 UNIT

RE: LANDSCAPE PLAN FOR CITY REQUIRED LANDSCAPE



PROJECT SUMMARY

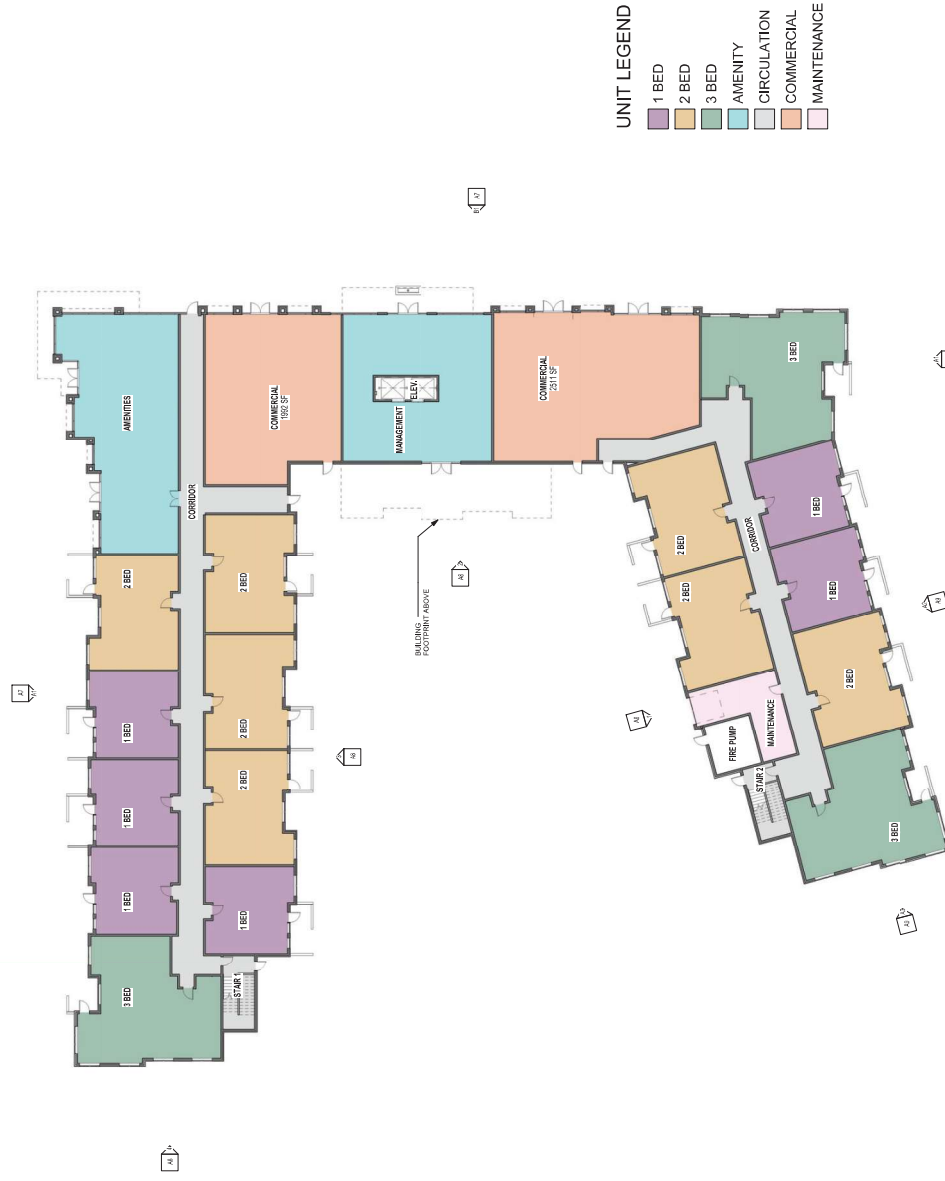
FLEX-LOW-RISE BUILDING - 30 DWELLING UNITS

1-BED: 31 UNITS
2-BED: 10 UNITS
3-BED: 13 UNITS

FIRST FLOOR - RESIDENTIAL & COMMERCIAL

1-BED: 6 UNITS
2-BED: 7 UNITS
3-BED: 3 UNITS

TOTAL: 16 UNITS
4707 SQFT COMMERCIAL SPACE



UNIT LEGEND

- 1 BED
- 2 BED
- 3 BED
- AMENITY
- CIRCULATION
- COMMERCIAL
- MAINTENANCE

A1 FIRST FLOOR PLAN
1/16\"/>

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MARBLE MANOR
MULTI-STORY FIRST FLOOR PLAN

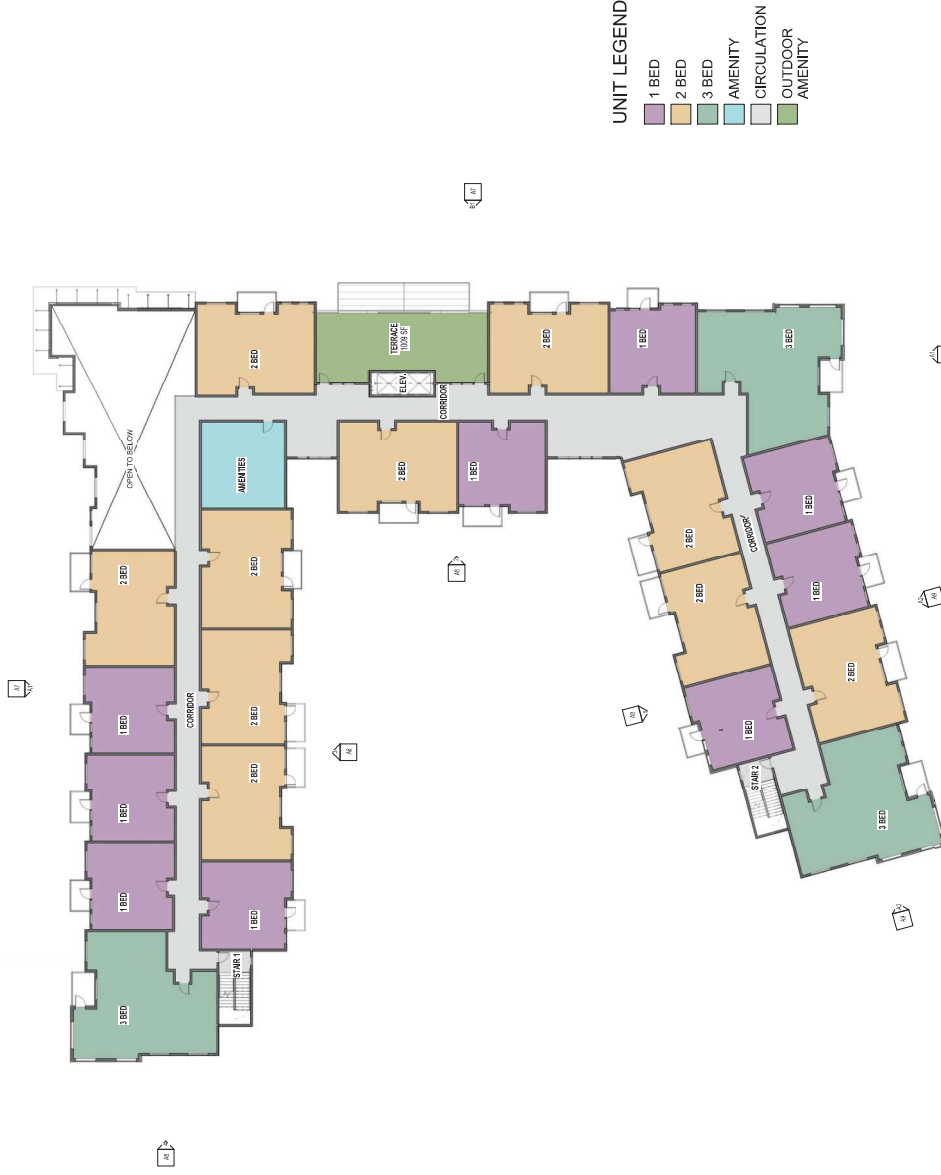
PROJECT SUMMARY

FIRST FLOOR BUILDING - 32 DWELLING UNITS

1-BED: 31 UNITS
2-BED: 1 UNITS
3-BED: 13 UNITS

SECOND FLOOR - RESIDENTIAL

1-BED: 8 UNITS
2-BED: 10 UNITS
3-BED: 3 UNITS
TOTAL: 22 UNITS



UNIT LEGEND

- 1 BED
- 2 BED
- 3 BED
- AMENITY
- CIRCULATION
- OUTDOOR AMENITY

A1 SECOND FLOOR PLAN
1/16" = 1'-0"

MARBLE MANOR
MULTI-STORY SECOND FLOOR PLAN

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PROJECT SUMMARY

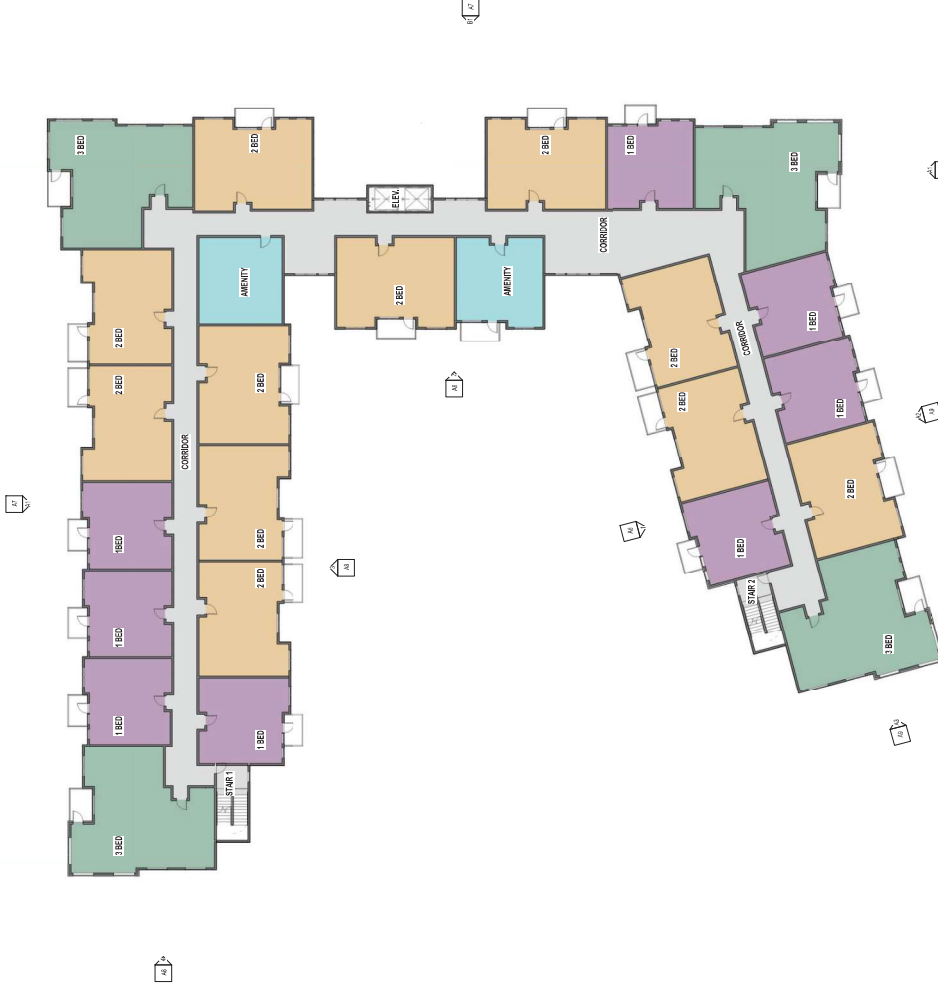
FLEXLOW-RISE BUILDING - 32 DWELLING UNITS

1-BED: 31 UNITS
2-BED: 1 UNITS
3-BED: 0 UNITS

THIRD FLOOR - RESIDENTIAL

1-BED: 8 UNITS
2-BED: 11 UNITS
3-BED: 4 UNITS

TOTAL: 23 UNITS



UNIT LEGEND

- 1 BED
- 2 BED
- 3 BED
- AMENITY
- CIRCULATION

A1 THIRD FLOOR PLAN
1/16" = 1'-0"

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MARBLE MANOR
MULTI-STORY THIRD FLOOR PLAN

PROJECT SUMMARY

FLEX-LOW-RISE BUILDING - 36 DWELLING UNITS

1-BED: 31 UNITS
2-BED: 5 UNITS
3-BED: 13 UNITS

FOURTH FLOOR - RESIDENTIAL

4-BED: 8 UNITS
2-BED: 10 UNITS
3-BED: 3 UNITS
TOTAL: 21 UNITS



A1 FOURTH FLOOR PLAN
1/8" = 1'-0"

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MARBLE MANOR
MULTI-STORY FOURTH FLOOR PLAN

PROJECT SUMMARY
3-STORY FLEX LOW-RISE BUILDINGS -
24 DWELLING UNITS
1-BED: 6 UNITS
2-BED: 4 UNITS
3-BED: 4 UNITS
4-BED: 2 UNITS
THIRD FLOOR - RESIDENTIAL
1-BED: 2 UNITS
2-BED: 4 UNITS
3-BED: 2 UNITS

UNIT LEGEND

- 1 BED
- 2 BED
- 3 BED
- CIRCULATION



B2 THIRD FLOOR PLAN
116'0" x 140'0"



B1 SECOND FLOOR PLAN
116'0" x 140'0"

PROJECT SUMMARY
3-STORY FLEX LOW-RISE BUILDINGS -
24 DWELLING UNITS
1-BED: 6 UNITS
2-BED: 4 UNITS
3-BED: 4 UNITS
4-BED: 2 UNITS
FIRST FLOOR - RESIDENTIAL
1-BED: 2 UNITS
2-BED: 4 UNITS
3-BED: 2 UNITS
4-BED: 1 UNITS

UNIT LEGEND

- 1 BED
- 2 BED
- 3 BED
- 4 BED
- CIRCULATION



A1 FIRST FLOOR PLAN
116'0" x 140'0"

24,052.8
10/17/2024

MARBLE MANOR - WALK UPS

3-STORY FLEX LOW-RISE BUILDING FLOOR PLANS



1 OVERALL FLOOR PLAN - FIRST FLOOR T1
SCALE: 1/8" = 1'-0"



2 OVERALL FLOOR PLAN - SECOND FLOOR T1
SCALE: 1/8" = 1'-0"

MABLE MANOR TWO 2-STORY FLEX-LOW RISE BUILDING
OVERALL FLOOR PLAN - T1



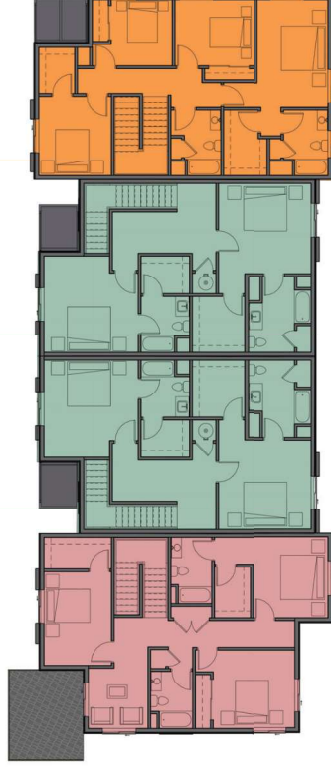
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2 STORY FLEX-LOW
RISE LEGEND

- 3 BEDROOM
2000 SF
- 4 BEDROOM
2350 SF
- 5 BEDROOM
2400 SF



1 OVERALL FLOOR PLAN - FIRST FLOOR T2
SCALE: 1/8" = 1'-0"



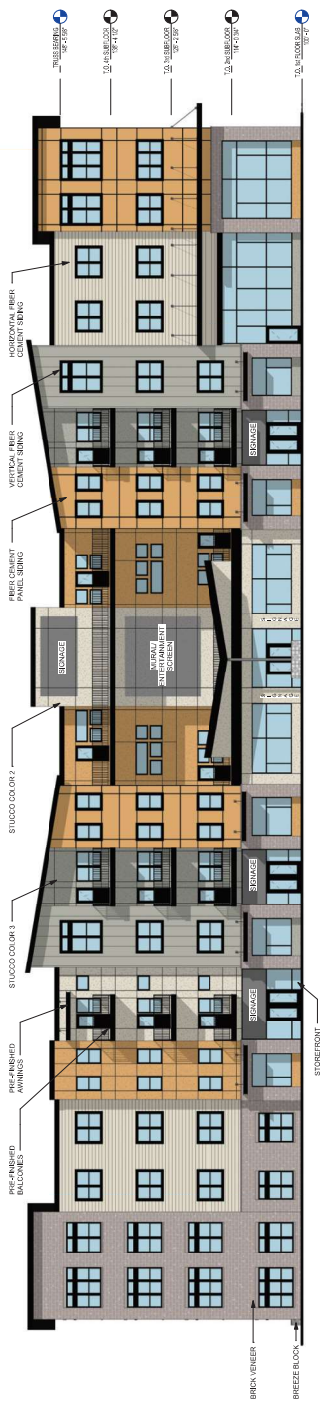
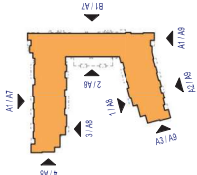
2 OVERALL FLOOR PLAN - SECOND FLOOR T2
SCALE: 1/8" = 1'-0"

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MABLE MANOR TWO 2-STORY FLEX-LOW RISE BUILDING

OVERALL FLOOR PLAN - T2

MATERIAL LEGEND	
	HORIZONTAL FIBER CEMENT SIDING
	VERTICAL FIBER CEMENT SIDING
	FIBER CEMENT PANEL SIDING
	STUCCO COLOR 1 - HARVEST GOLD
	STUCCO COLOR 2 - WHITE SNOW
	STUCCO COLOR 3 - CARRIAGE SNOW
	BRICK VENEER
	PREFINISHED FIBER TRIM - 5-1/2" & 5-1/2" AT WINDOW



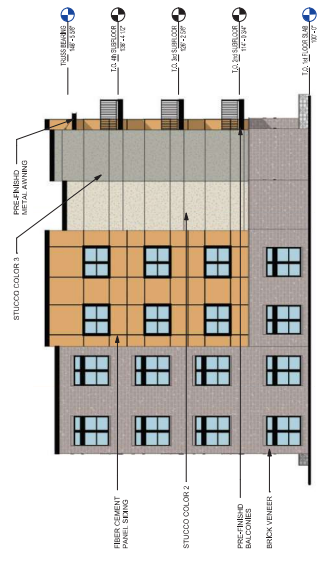
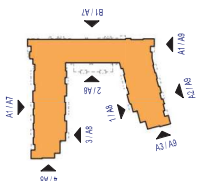
B1 East Elevation
3/32" = 1'-0"



A1 North Elevation
3/32" = 1'-0"

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MATERIAL LEGEND	
	HORIZONTAL FIBER CEMENT SIDING
	VERTICAL FIBER CEMENT SIDING
	FIBER CEMENT PANEL SIDING
	STUCCO COLOR 1 - HARVEST GOLD
	STUCCO COLOR 2 - WHITE SNOW
	STUCCO COLOR 3 - CARRIAGE SNOW
	BRICK VENEER
	PREFINISHED FIBER TRIM - 5-1/2" & 5-1/2" AT WINDOW



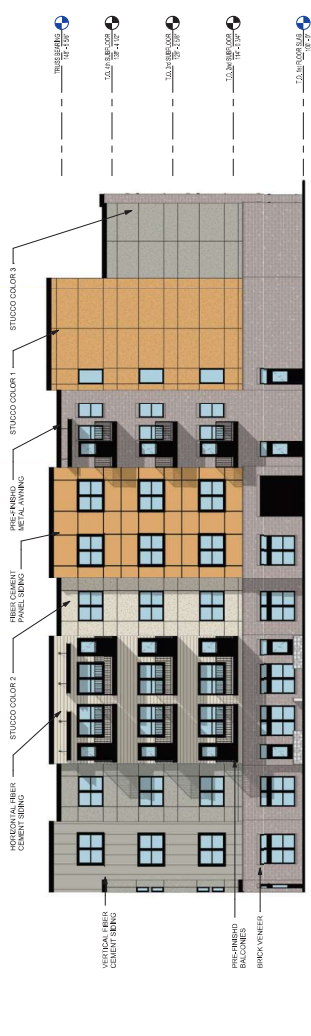
4 West Elevation
3/32" = 1'-0"



3 South Courtyard Elevation
3/32" = 1'-0"



2 West Courtyard Elevation
3/32" = 1'-0"

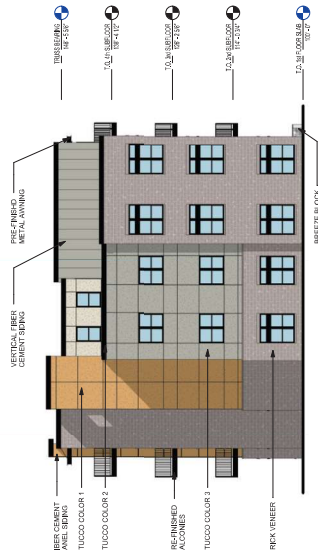
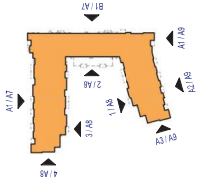


1 Northwest Courtyard Elevation
3/32" = 1'-0"

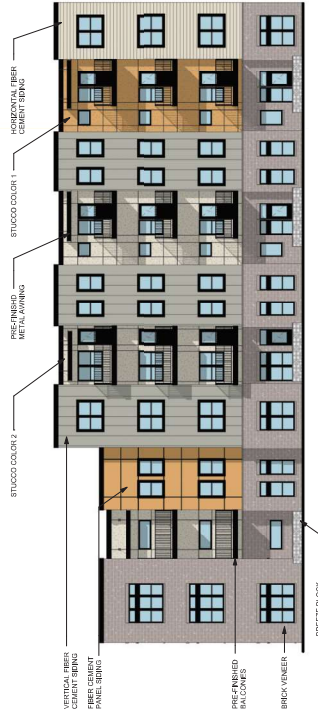
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MARBLE MANOR
MULTI-STORY ELEVATIONS

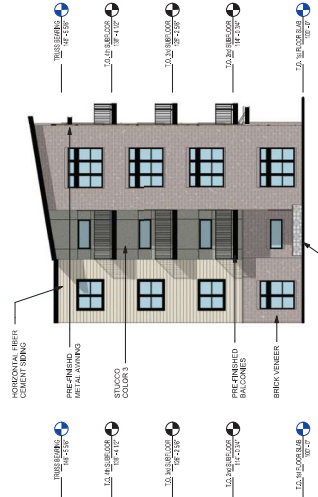
MATERIAL LEGEND	
	HORIZONTAL FIBER CEMENT SIDING
	VERTICAL FIBER CEMENT SIDING
	FIBER CEMENT PANEL SIDING
	STUCCO COLOR 1 - HARVEST GOLD
	STUCCO COLOR 2 - WHITE SNOW
	STUCCO COLOR 3 - CARRIAGE SNOW
	BRICK VENEER
	PREFINISHED FIBER TRIM - 5-1/2\"/>



A3 Southwest Elevation
3/32" = 1'-0"



A2 Southeast Elevation
3/32" = 1'-0"

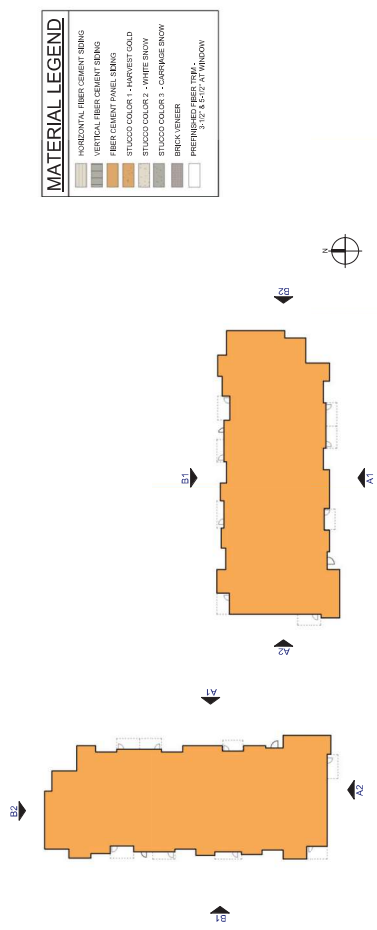
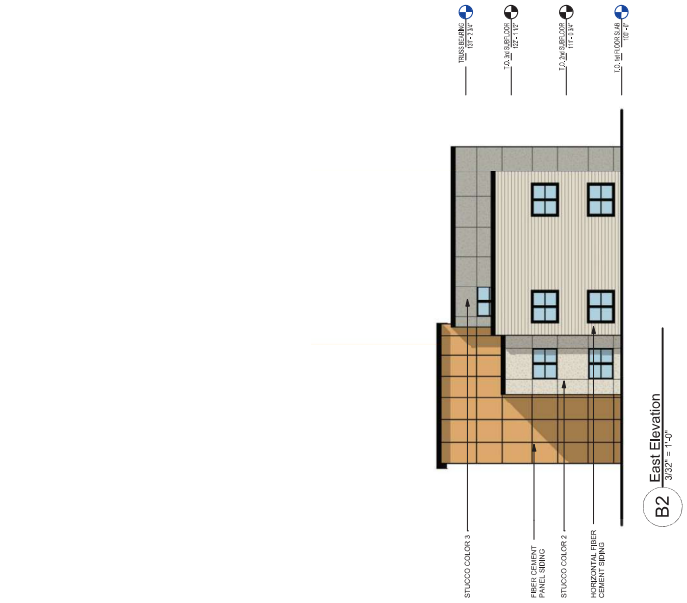


A1 South Elevation
3/32" = 1'-0"

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MARBLE MANOR
MULTI-STORY ELEVATIONS





MATERIAL LEGEND

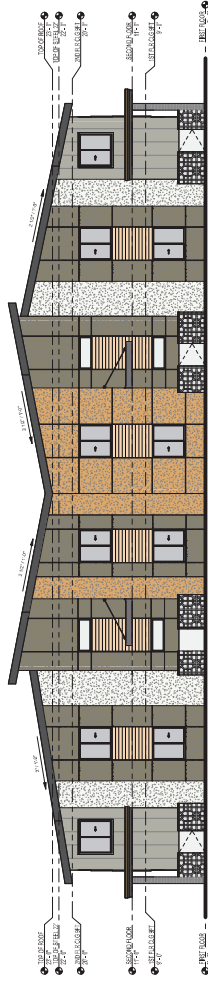
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[Pattern]	VERTICAL FIBER CEMENT SIDING
[Pattern]	FIBER CEMENT PANEL SIDING
[Pattern]	STUCCO COLOR 1 - HARVEST GOLD
[Pattern]	STUCCO COLOR 2 - WHITE SNOW
[Pattern]	STUCCO COLOR 3 - CARAMEL SNOW
[Pattern]	BRICK VENEER
[Pattern]	PREFINISHED FIBER TRIM - 3-1/2\"/>



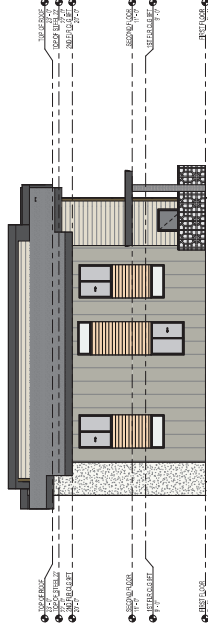
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MARBLE MANOR - WALK UPS

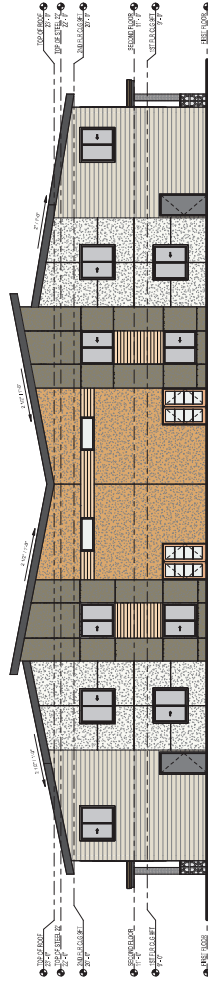
3-STORY FLEX LOW-RISE BUILDING ELEVATIONS



1 T1 NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



3 T1 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 T1 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

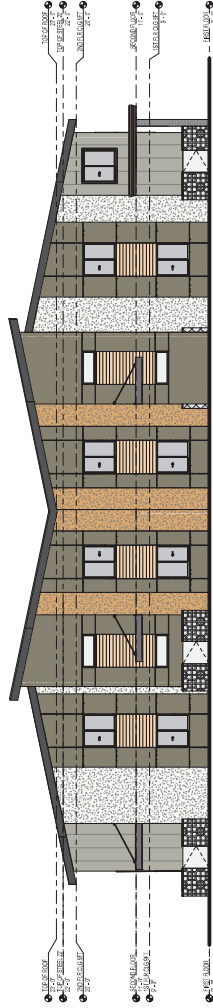


4 T1 WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

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MABLE MANOR TWO 2-STORY FLEX-LOW RISE BUILDING

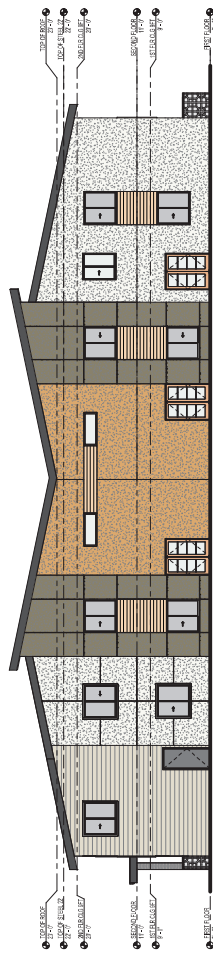
T1 EXTERIOR ELEVATIONS



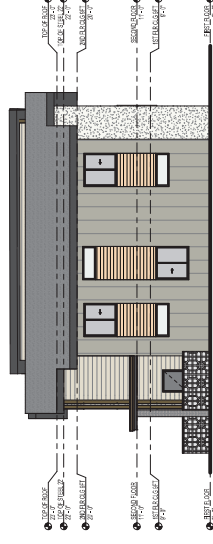
1 T2 NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



3 T2 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 T2 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



4 T2 WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

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MABLE MANOR TWO 2-STORY FLEX-LOW RISE BUILDING

T2 EXTERIOR ELEVATIONS

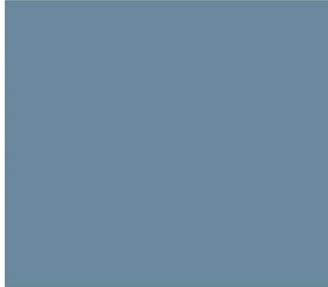
BRICK VENEER
BELDEN BRICK COMPANY
280-284 SMOOTH - CREAM



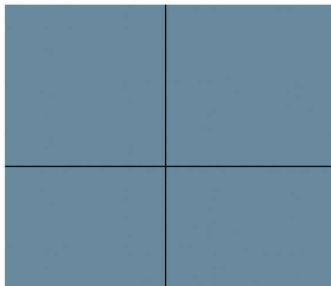
PVC ROOF
SARNAFIL
S327



STUCCO SYSTEM
SHERWIN WILLIAMS
SW-9148 - SMOKY AZURITE

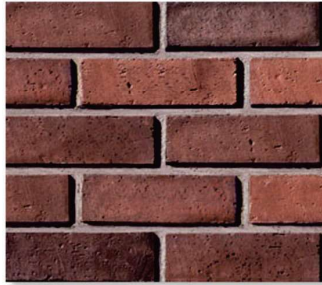


HARDIE BOARD
HARDIE ARCHITECTURAL PANEL
FINE SAND, PAINTED
SHERWIN WILLIAMS
SW-9148 - SMOKY AZURITE



Marble Manor
Phase 1 Color Palette

BRICK VENEER ALTERNATE
ARIZONA STONE
WIRECUT BRICK - LA JOLLA BLEND



ROOF TILES
SAXONY 900 SLATE
STONE MOUNTAIN BLEND



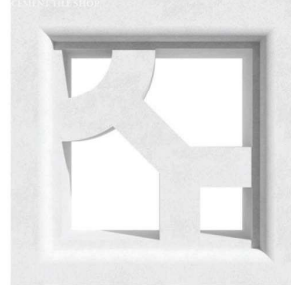
STUCCO SYSTEM
SHERWIN WILLIAMS
SW-6485 - RAINDROP



HARDIE BOARD
HARDIE PANEL SIDING
SMOOTH, MAGNOLIA HOME
IT'S ABOUT THYME



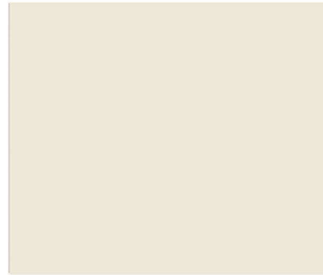
CONCRETE BREEZE BLOCK
CEMENT TILE SHOP
BB08-01



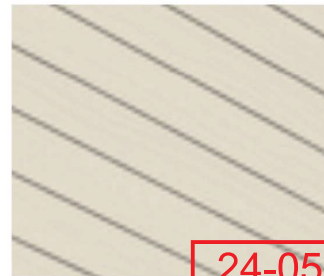
ROOF TILES ALTERNATE
ENVIROSHAKE
MULTI-TONE CS



STUCCO SYSTEM
SHERWIN WILLIAMS
SW-6385 - DOVER WHITE



HARDIE BOARD
PLANKLAP,
SELECT CEDARMILL, MAGNOLIA HOME
WEATHERED CLIFFS



24-0528

ALL ITEMS SUBJECT TO AVAILABILITY, PRODUCT OR
MANUFACTURER SUBSTITUTIONS FOR SIMILAR VISUAL,
TEXTURE AND PERFORMANCE MAY BE USED.



STUCCO SYSTEM
SHERWIN WILLIAMS
SW-2822 - DOWNING SAND



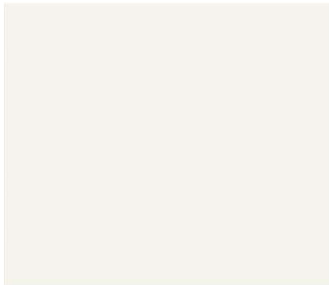
STUCCO SYSTEM
SHERWIN WILLIAMS
SW-6621 - EMOTIONAL



STUCCO SYSTEM
SHERWIN WILLIAMS
SW-7674 - PEPPERCORN



STUCCO SYSTEM
SHERWIN WILLIAMS
SW-9541 - WHITE SNOW



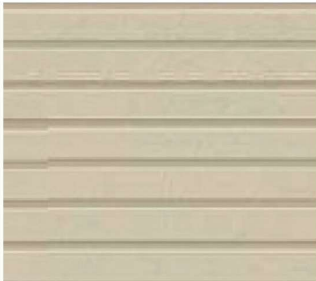
STUCCO SYSTEM
SHERWIN WILLIAMS
SW-020 - PEACOCK PLUME



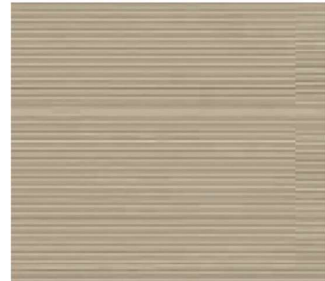
STUCCO SYSTEM
SHERWIN WILLIAMS
SW-0075 - HOLIDAY TURQUOISE



HARDIE BOARD
FIBER CEMENT SIDING
LIGHT BEIGE



HARDIE BOARD
FIBER CEMENT SIDING
LIGHT BROWN

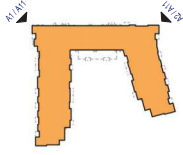


Marble Manor Phase 1 Color Palette



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ALL ITEMS SUBJECT TO AVAILABILITY, PRODUCT OR
MANUFACTURER SUBSTITUTIONS FOR SIMILAR VISUAL,
TEXTURE AND PERFORMANCE MAY BE USE





A2 SE CORNER



A1 NE CORNER

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MARBLE MANOR

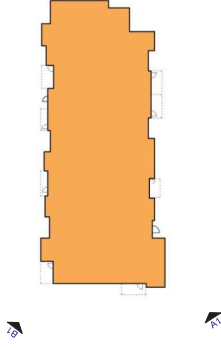
MULTI-STORY PERSPECTIVES



B1 3-STORY FLEX LOW-RISE NORTHWEST PERSPECTIVE



A1 3-STORY FLEX LOW-RISE SOUTHWEST PERSPECTIVE



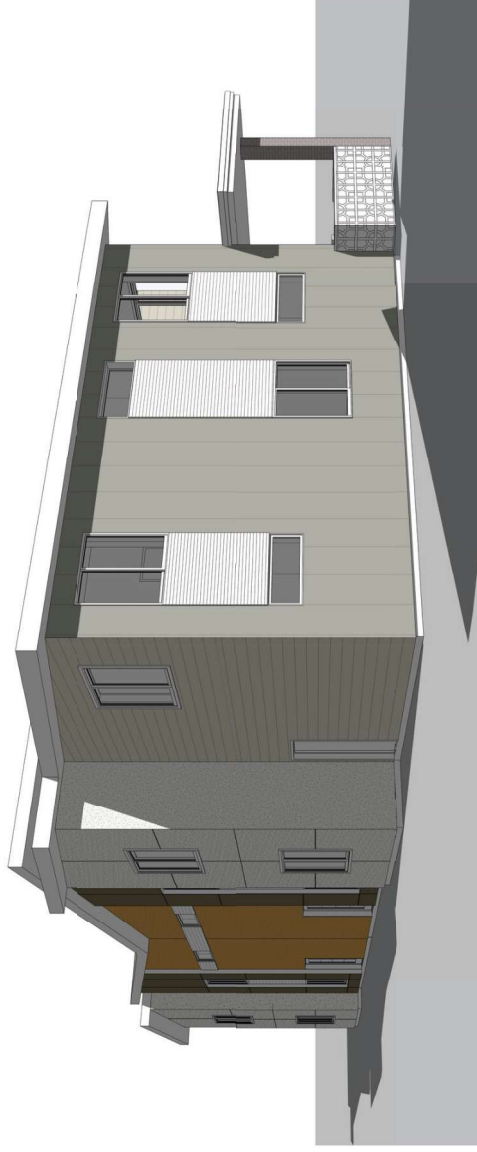
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MARBLE MANOR - WALK UPS

3-STORY FLEX LOW-RISE BUILDING PERSPECTIVES



② T1 NORTH EAST
SCALE



① T1 SOUTHEAST
SCALE

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MABLE MANOR TWO 2-STORY FLEX-LOW RISE BUILDING

3D VIEWS T1



2 T2 NORTH EAST
SCALE



1 T2 SOUTH WEST
SCALE

MABLE MANOR TWO 2-STORY FLEX-LOW RISE BUILDING

3D VIEWS T2

24-0528
10/17/2024

