

DEPARTMENT OF COMMUNITY DEVELOPMENT

Application/Petition Form & Statement of Financial Interest



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

Project Address (Location) 600 W. Van Buren Ave. 89106

Project Name Westside Flats **Proposed Use** Affordable Multifamily Housing

Assessor's Parcel #(s) 139-27-110-038 and 139-27-110-037 **Ward #** 5

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

Additional Information _____

Property Owner City of Las Vegas Real Estate Division **Contact** Mike Janssen

Address 495 S. Main Street **City** Las Vegas **State** NV **Zip** 89101

E-mail _____ **Phone** (702)229-6011

Applicant Oikos Development Corporation **Contact** Chico Clark

Address 871 Coronado Ctr. Dr. #200 **City** Henderson **State** NV **Zip** 89052

E-mail chicoclark.odc@gmail.com **Phone** 725.222.1008

Representative Oikos Development Corporation **Contact** Chico Clark

Address 871 Coronado Ctr. Dr. #200 **City** Henderson **State** NV **Zip** 89052

E-mail chicoclark.odc@gmail.com **Phone** 725.222.1008

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 Mike Janssen

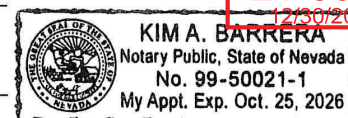
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Mike Janssen

Subscribed and sworn before me

This 24 day of December, 2024

Notary Public in and for said County and State



24-0647
12/30/2024



24-0647
12/30/2024



ASSESSORS PARCEL #

PARKING:

BICYCLE PARKING:

UNIT COUNT:

SQUARE FOOTAGE BREAKDOWN:

MAINTINANCE CLOSETS

COVERED PARKING

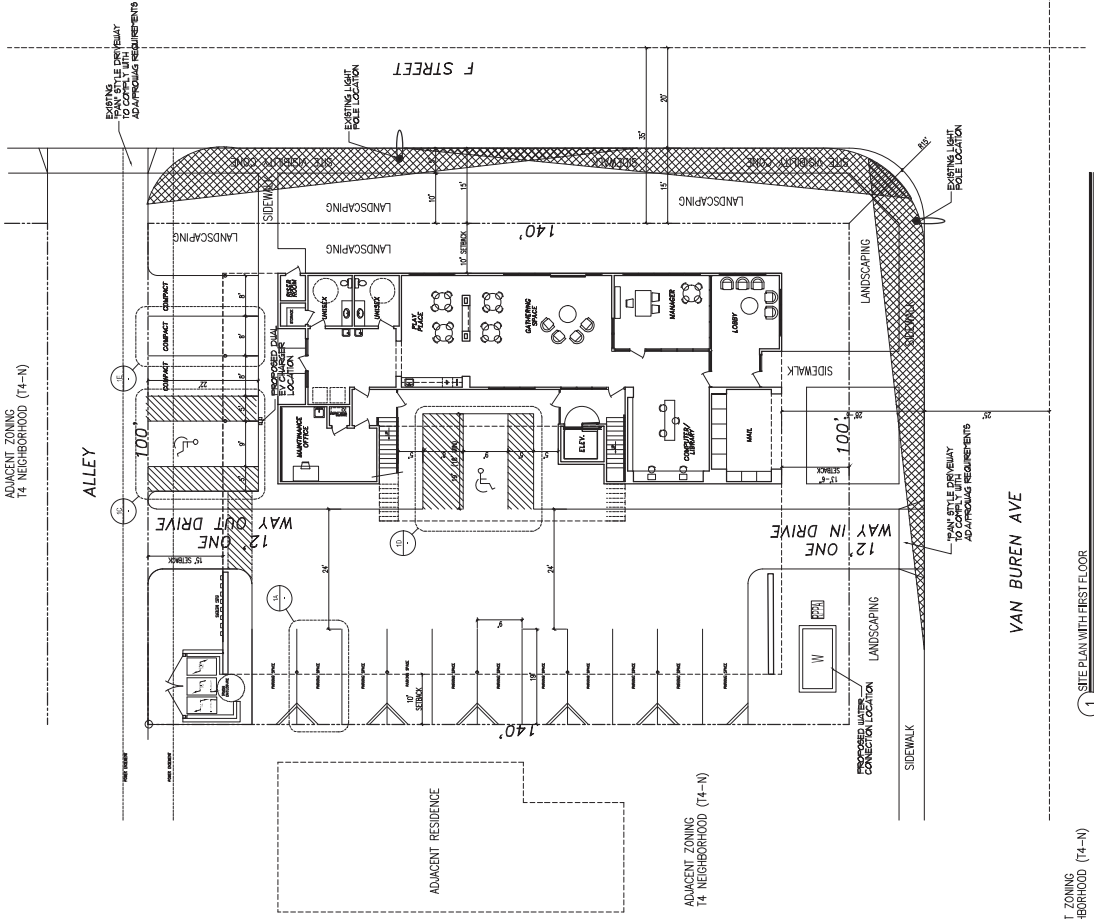
TOTAL GROSS UNDER PROOF: 24-0647

24-0047
12/30/2024

12/30/2024

NORTH

12/09/2024



ADJACENT ZONING
T4 NEIGHBORHOOD (T4-N)

3047 WARM SPRINGS ROAD, SUITE 500

DIMENSIONED SITE PLAN

A1.10

12/09/2024



24-0647
12/30/2024



NORTH |

A1.11

12/09/2024

WESTSIDE FLATS

SITE PLAN (FUTURE BIKE LANE)

GREENE TINDALL DESIGN

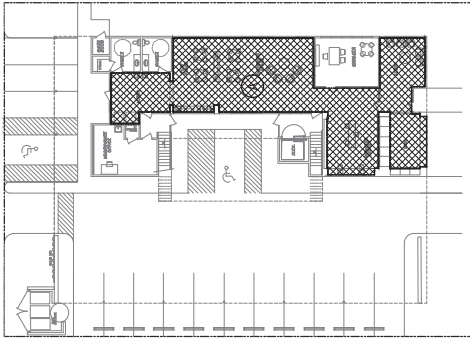
3047 WARM SPRINGS ROAD, SUITE 500

SITE PLAN WITH FIRST FLOOR

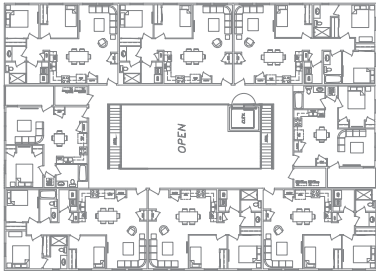
774

VAN BUREN AVE

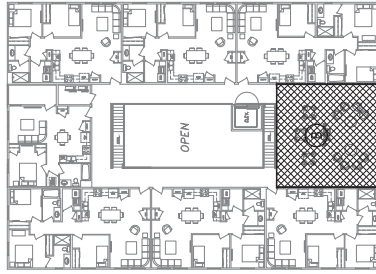




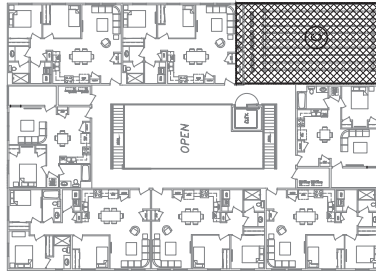
1 1ST FLOOR OPEN SPACE
SCALE: 1/8"=1'-0"



2 2ND FLOOR OPEN SPACE
SCALE: 1/8"=1'-0"



3 3RD FLOOR OPEN SPACE
SCALE: 1/8"=1'-0"



4 4TH FLOOR OPEN SPACE
SCALE: 1/8"=1'-0"

OPEN SPACE REQUIREMENTS:

| | |
|----------------------------------|----------------------|
| OPEN SPACE REQUIRED | 1,100 S.F. REQUIRED |
| 50 S.F. PER UNIT (22 UNITS) | |
| DESIGNATION | SQUARE FEET PROVIDED |
| A | 2,088 S.F. |
| B | 983 S.F. |
| C | 1,038 S.F. |
| TOTAL USABLE OPEN SPACE PROVIDED | 4,047 S.F. |





FIRE PLAN LEGEND

FIRE TRUCK TURN APPARATUS
SEE DETAIL 2/A.1.10



FIRE LANE, 24'-0" MINIMUM



(MAX) FIRE FLOW ACCESS, 280' MAX



FIRE PLAN NOTES

THE SERVICES OF THE FIRE DEPARTMENT AND STAFFS
ARE REQUIRED FOR THIS PROJECT.



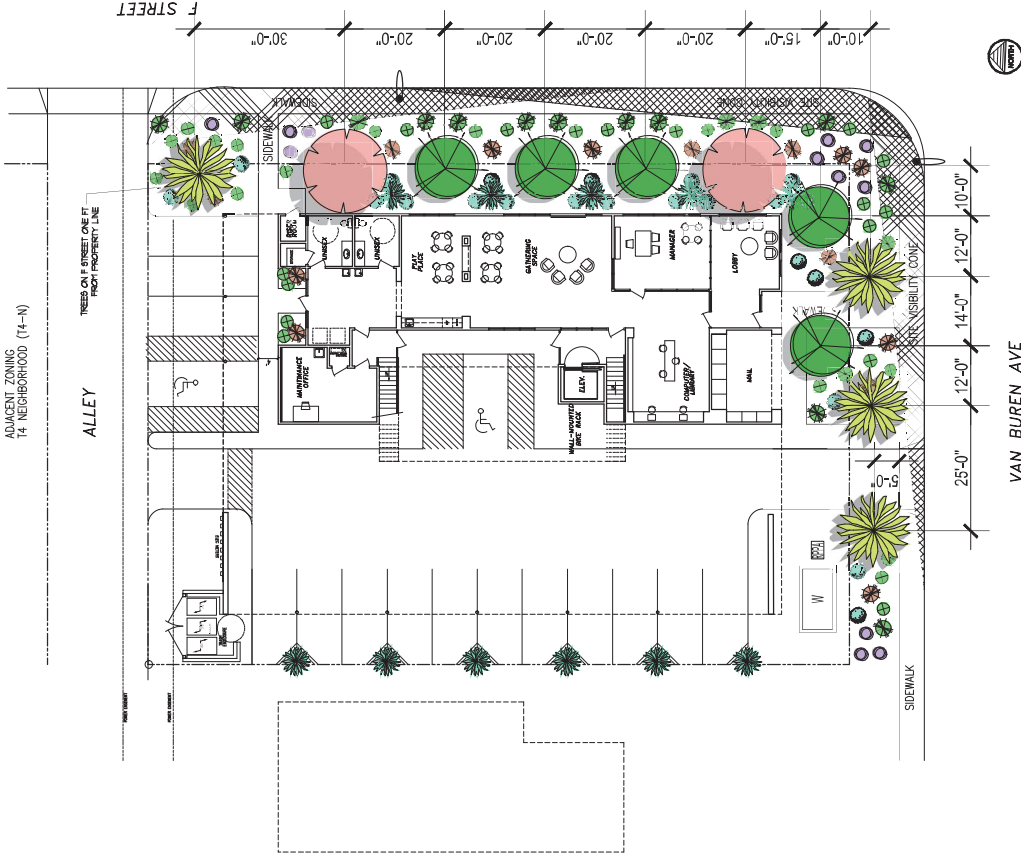
ZONING PLAN
24-00647
FILED AT 24035: 1:30
12/30/2024

- NOTES:
1. ALL TREES WITHIN 6' OF HARDSCAPE, OR BUILDINGS SHALL BE PLANTED WITH ROOT BARRIERS.
 2. ALL PLANTS WITH THE NOTATION "ENHANCED" SHALL USE THE ENHANCED BACKBILL MIX.
 3. QUANTITIES SHOWN IN LEGEND ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL INSTALL ALL PLANT MATERIAL GRAPHICALLY DEPICTED ON P.S.N.
 4. CONTRACTOR SHALL CALL "CALL BEFORE U DIG" AND "CALL BEFORE YOU OVERHEAD" FOR UTILITY LOCATIONS. ALL CONFLICT BETWEEN PLANT MATERIAL AND UTILITIES SHALL BE RESOLVED BY THE OWNERS' REP.
 5. ANY TREE PLANTED WITHIN 5' OF A PERIMETER WALL, SIDEWALK, STREET OR PUBLIC UTILITY EASEMENT ADJACENT TO A STREET SHALL BE PLANTED WITH A ROOT SHIELD.
 6. ALL CONFLICTS BETWEEN PLANT MATERIAL AND UTILITIES SHALL BE RESOLVED BY THE OWNERS' REP.
 7. TREE CANOPIES SHOULD BE NO LOWER THAN 6' (7' WITHIN SIGHT VISIBILITY ZONES) AND SHRUBS/BUSHES NO TALLER THAN 8' IN HEIGHT (2' WITHIN SIGHT VISIBILITY ZONES). LANDSCAPING SHOULD ALLOW UNOBSTRUCTED VIEWS FROM PATRONS COMING AND GOING FROM ALL BUILDINGS.
 8. TREES ARE CURRENTLY 11" FROM SIDEWALK ALONG F STREET. WHEN SIDEWALK IS RELOCATED TO ACCOMMODATE BICYCLE LANE, TREES WILL THEN BE 3' FROM THE BACK OF 5' SIDEWALK AS GENERALLY REQUIRED.
 9. TREES ALONG VAN BUREN AVE WILL BE TRIMMED ACCORDINGLY TO ACCOMMODATE MAX HEIGHT OF 11' PER FIRE DEPARTMENT REQUEST.

ADJACENT ZONING
14 NEIGHBORHOOD (14-N)

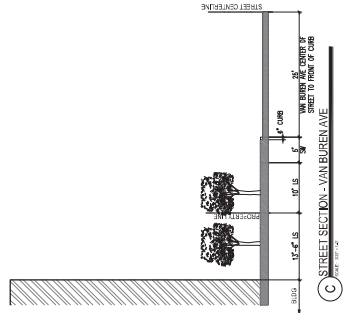
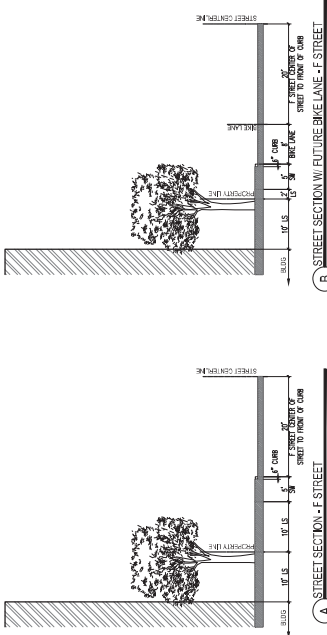
ALLEY

NEEDS 24" IF STREET ONE FT
PROT-PROPERTY LINE



PLANTING LEGEND - TREES, SHRUBS AND GRASSES

| SYMBOL | QTY | SIZE | BOTANICAL NAME | COMMON NAME | TREE HEIGHT AT MATURITY | TREE CANOPY AT MATURITY |
|--------------|-----|---------|---|------------------------|-------------------------|-------------------------|
| TREES | 5 | 15 GAL | CELTIS LAEVIGATA (VAR. RETICULATA) | NETLEAF HACKBERRY | 20 FT | 20 FT |
| | 2 | 24" BOX | PISTACHIA X RED PLUSH | RED PISH PISTACHE | 30 FT | 30 FT |
| | 4 | 24" BOX | VACHELLIA PARMESIANA | SWEET ACACIA | 20 FT | 20 FT |
| SHRUBS | 31 | 5 GALL | XYLOSMA C. COMPACTA | COMPACT SHINY LEAF | | |
| | 18 | 5 GALL | DASYLIRION WHEELER | DESERT SPOON | | |
| | 12 | 5 GALL | LEUCOPHYLLUM L. | TEXAS CHAMARRON RANGER | | |
| | 15 | 5 GALL | HESPERALOE PARVIFLORA | RED YUCCA | | |
| | 23 | 5 GALL | EREMOPHILA SPECIES | EREMOPHILA | | |
| | 5 | 5 GALL | JUNIPERUS CALIFORNICA | CHAPARRAL | | |
| GROUND COVER | | | 3/4" - 4" APACHE BROWN LANDSCAPING ROCK | | | |



GREENE TINDALL DESIGN

3047 WARM SPRINGS ROAD, SUITE 500

WESTSIDE FLATS

LANDSCAPE PLAN

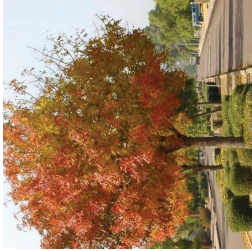
A1.12

12/09/2024

TREES



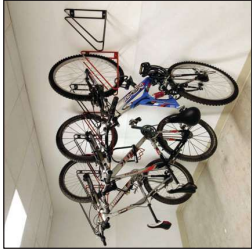
| BOTANICAL NAME | COMMON NAME |
|-------------------------------------|-------------------|
| CELTIS LAEVIGATA VAR. RETICULATA | NETLEAF HACKBERRY |



| BOTANICAL NAME | COMMON NAME |
|----------------------|-------------------|
| PISTACHIA X RED PUSH | RED PUSH PISTACHE |



| BOTANICAL NAME | COMMON NAME |
|----------------------|--------------|
| VACHELLIA FARNESIANA | SWEET ACACIA |



| VERTICAL BIKE RACK |
|--------------------|
|--------------------|

SHRUBS



| BOTANICAL NAME | COMMON NAME |
|---------------------|--------------------|
| XYLOSMA G. COMPACTA | COMPACT SHINY LEAF |



| BOTANICAL NAME | COMMON NAME |
|-----------------|-----------------------|
| LEUCOPHYLLUM L. | TEXAS CIMARRON RANGER |



| BOTANICAL NAME | COMMON NAME |
|---------------------|--------------|
| DASYLIRION WHEELERI | DESERT SPOON |



| LANDSCAPING ROCK |
|------------------------------------|
| 3/4" APACHE BROWN LANDSCAPING ROCK |



| BOTANICAL NAME | COMMON NAME |
|-----------------------|-------------|
| HESPERALOE PARVIFLORA | RED YUCCA |



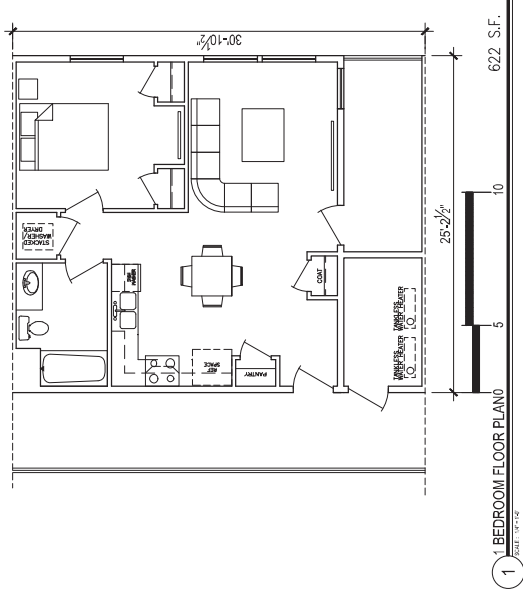
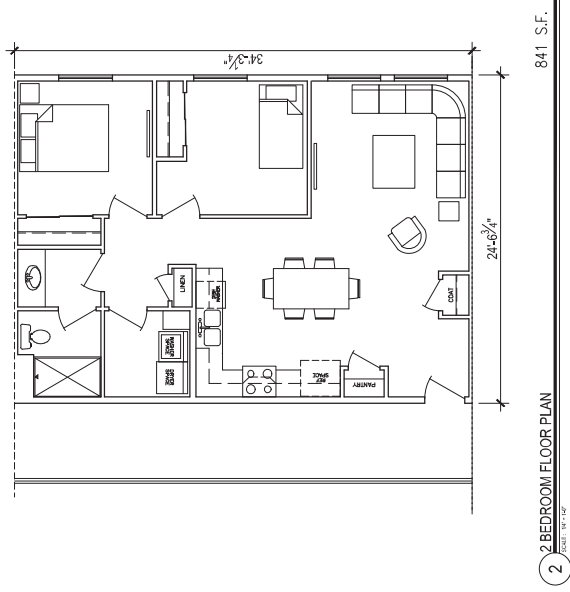
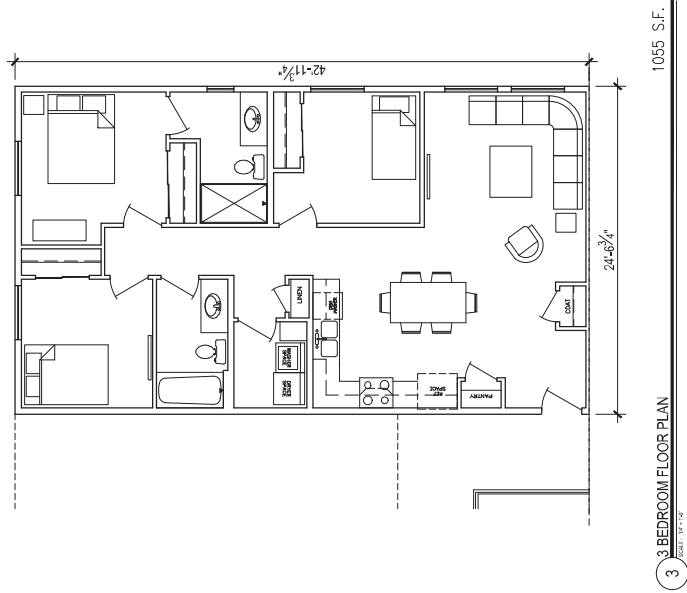
| BOTANICAL NAME | COMMON NAME |
|--------------------|-------------|
| EREMOPHILA SPECIES | EREMOPHILA |



| BOTANICAL NAME | COMMON NAME |
|-----------------------|-------------|
| JUNIPERUS CALIFORNICA | CHUPAROSA |



24-0647
12/30/2024



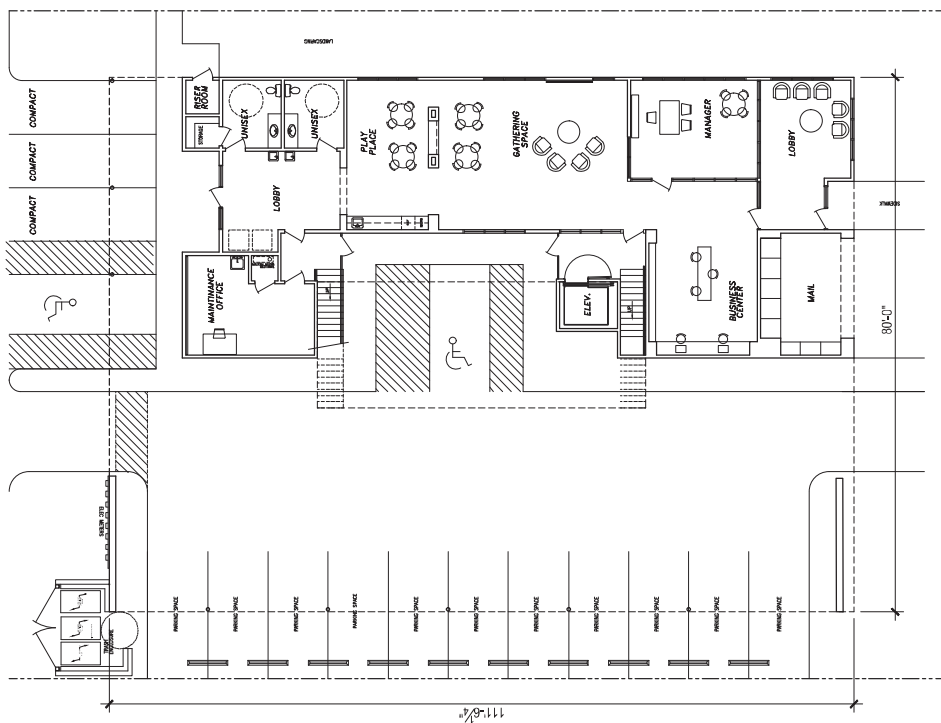
GREENE TINDALL DESIGN
3047 WARM SPRINGS ROAD, SUITE 500

WESTSIDE FLATS

UNIT PLANS

A2.10
12/09/2024

24-0647
12/30/2024
5' 10'



1ST FLOOR UNIT LAYOUT

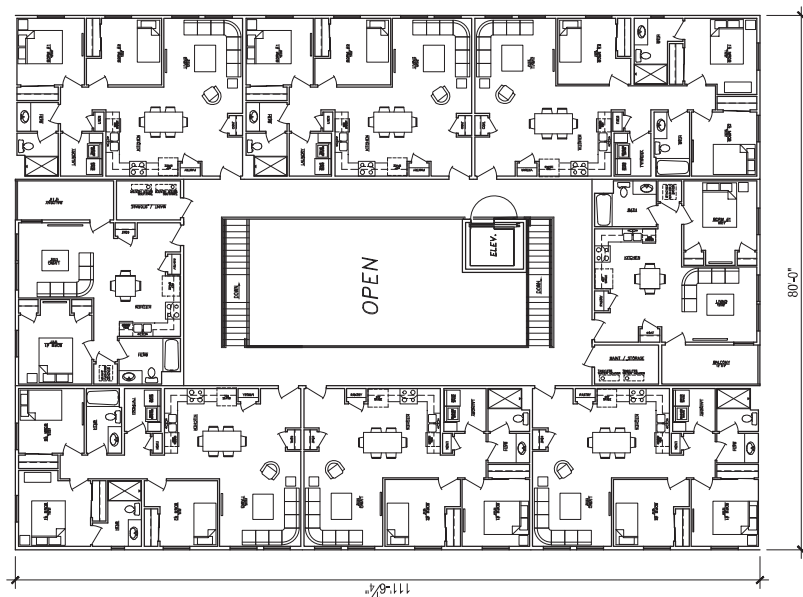
OVERALL DIMENSION: 80'-0" X 111'-6 1/4"

1
1ST FLOOR
SCALE 1/8" = 1'-0"



BUILDING FLOOR PLANS - 1ST & 2ND FLOOR PLANS A2.20

12/09/2024



2ND FLOOR UNIT LAYOUT

OVERALL DIMENSION: 80'-0" X 111'-6 1/4"

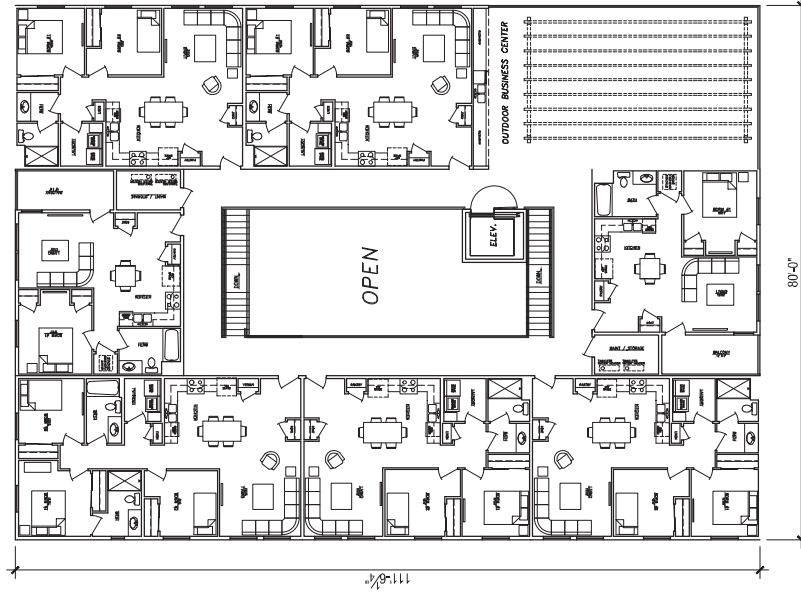
2ND FLO

WESTSIDE FLATS

GREENE TINDALL DESIGN

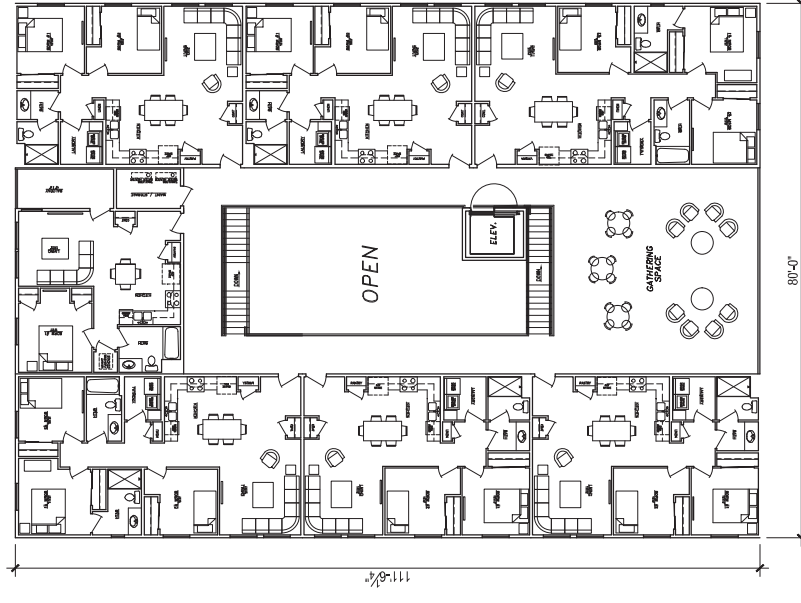
3047 WARM SPRINGS ROAD, SUITE 500





2 4TH FLOOR UNIT LAYOUT

OVERALL DIMENSION: 80'-0" X 111'-6 1/4"



1 3RD FLOOR UNIT LAYOUT

OVERALL DIMENSION: 80'-0" X 111'-6 1/4"

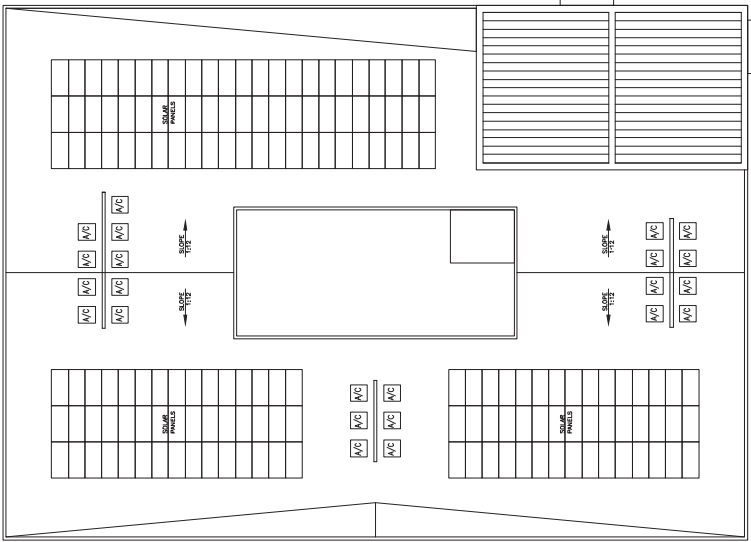


GREENE TINDALL DESIGN
3047 WARM SPRINGS ROAD, SUITE 500

WESTSIDE FLATS

BUILDING FLOOR PLANS - 3RD & 4TH FLOOR PLANS A2.21
12/09/2024





GREENE TINDALL DESIGN
3047 WARM SPRINGS ROAD, SUITE 500

WESTSIDE FLATS

BUILDING ROOF PLAN

A2.30



12/09/2024

ELEVATION KEY NOTES

- A PAINTED STUCCO - PPG PAINTS PPG1002-5 ANTIQUE SILVER
- B PAINTED STUCCO - PPG PAINTS PPG1013-3 WHIRLWIND
- C PAINTED STUCCO - PPG PAINTS PPG1173-7 MAGIC SPELL
- D PAINTED STUCCO - PPG PAINTS PPG1043-7 BLACK FLAME
- E STACKED STONE - ELDORADO STONE DARK RUNDLE
- F PAINTED RAILINGS - PPG PAINTS PPG0395-7 STARLESS SKY
- G PAINTED BREEZE BLOCK - PPG PAINTS PPG1001-1 DELICATE WHITE

NOTE:
A. ALL ROOFTOP MOUNTED EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND RIGHT-OF-WAY BY A WALL OR FENCE.
B. EXTERIOR WALLS AND ARCHITECTURAL FEATURES TO BE IRRADIATED



1 BUILDING EAST FACING ELEVATION
SCALE: 1/8" = 1'-0"



1 BUILDING SOUTH FACING ELEVATION
SCALE: 1/8" = 1'-0"



GREENE TINDALL DESIGN
3047 WARM SPRINGS ROAD, SUITE 500

WESTSIDE FLATS

LANDSCAPE IMAGES

A3.10
12/09/2024

24-0647
12/30/2024

ELEVATION KEY NOTES

- A PAINTED STUCCO - PPG 1002-5 ANTIQUE SILVER
- B PAINTED STUCCO - PPG 1013-3 WHIRLWIND
- C PAINTED STUCCO - PPG 1173-7 MAGIC SPELL
- D PAINTED STUCCO - PPG 1043-7 BLACK FLAME
- E STACKED STONE - ELDORADO STONE DARK RUNDLE
- F PAINTED RAILINGS - PPG PAINTS PPG0695-7 STARLESS SKY
- G PAINTED BREEZE BLOCK - PPG PAINTS PPG1001-1 DELICATE WHITE

NOTE:
A. ALL ROOF TOP MOUNTED EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND RIGHT-OF-WAY BY PARAPET WALLS.
B. EXTERIOR WALLS AND ARCHITECTURAL FEATURES TO BE IRR RATED.



1 BUILDING WEST FACING ELEVATION
SCALE: 1/8" = 1'-0"



1 BUILDING NORTH FACING ELEVATION
SCALE: 1/8" = 1'-0"



GREENE TINDALL DESIGN

3047 WARM SPRINGS ROAD, SUITE 500

WESTSIDE FLATS

LANDSCAPE IMAGES

A3.11

12/09/2024

24-0647
12/30/2024

WESTSIDE FLATS APARTMENTS

24-0647
12/30/2024



SHEET INDEX

| A0.00 | COVER SHEET |
|-------|--------------------------------|
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| A3.00 | CONCEPTUAL RENDERING |
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| A3.10 | BUILDING ELEVATIONS |
| A3.11 | BUILDING ELEVATIONS |
| A4.10 | BUILDING SECTION |

PROJECT INFO

| | |
|---------------------|---------------------------------|
| JURISDICTION: | CITY OF LAS VEGAS |
| APN: | 138-27-110-037 & 138-27-110-038 |
| SITE AREA: | 0.33 ACRES |
| PROPOSED ZONING: | T4 NEIGHBORHOOD (T4+N) |
| SURROUNDING ZONING: | T4 NEIGHBORHOOD (T4+N) |
| TOTAL SF: | 32,852 S.F. |

VICINITY MAP



GREENE TINDALL DESIGN
3047 WARM SPRINGS ROAD, SUITE 500

BOOKLET COVER SHEET

A0.00
12/09/2024

24-0647
12/30/2024



GREENE TINDALL DESIGN
3047 WARM SPRINGS ROAD, SUITE 500

WESTSIDE FLATS

CONCEPTUAL RENDERING 1

A3.00
12/09/2024

24-0647
12/30/2024



GREENE TINDALL DESIGN
3047 WARM SPRINGS ROAD, SUITE 500

WESTSIDE FLATS

CONCEPTUAL RENDERING 2

A3.01
12/09/2024

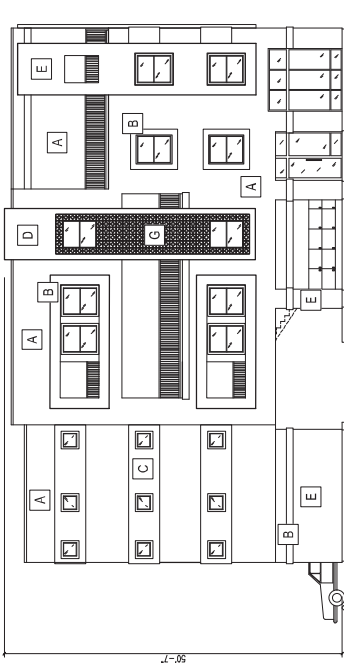
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SCALE: 1/8" = 1'-0"



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GREENE TINDALL DESIGN
3047 WARM SPRINGS ROAD, SUITE 500

WESTSIDE FLATS

LANDSCAPE IMAGES

A3.10
12/09/2024

24-0647
12/30/2024

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GREENE TINDALL DESIGN

3047 WARM SPRINGS ROAD, SUITE 500

WESTSIDE FLATS

LANDSCAPE IMAGES

A3.11

12/09/2024

24-0647
12/30/2024