

Print Form

DEPARTMENT OF COMMUNITY DEVELOPMENT

Application/Petition Form & Statement of Financial Interest



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

Project Address (Location) Unassigned Address

Project Name Odelya

Proposed Use Multi-family (R-3)

Assessor's Parcel #(s) 140-30-501-001

Ward # 3

General Plan: Existing M

Proposed H

Zoning: Existing R-3

Proposed R-3

Additional Information Construction of a three-story multi-family project on an empty parcel.

Property Owner ASD Group llc

Contact 702-9780405

Address 1324 palantine hill dr

City Las Vegas State Nv Zip 89117

E-mail Seanbug1010@gmail.com

Phone 702-9780405

Applicant Shalom Bouganim

Contact 702-9780405

Address 1324 palantine Hill dr

City Las Vegas State Nv Zip 89117

E-mail Seanbug1010@gmail.com

Phone 702-9780405

Representative New Architectural Services Co. LLC

Contact Nasko Balaktchiev

Address 1025 S 1st Street #140

City Las Vegas State NV Zip 89101

E-mail naskobalaktchiev@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 _____

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

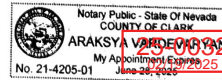
Print Name Shalom Bouganim

Subscribed and sworn before me

This 19 day of FEBRUARY, 2025

Notary Public in and for said County and State

CLARK AND NEVADA



[illegible]

(ADJACENT PARCEL)

PROPERTY LINE
SETBACK LINE
LANDSCAPE BUFFER
COMBINED SETBACK



APN 140-30-501-001-
0.71 ACRE LOT

<div>Reference Codes:<div>2021 IBC</div><div>UDC Title 19</div><div>2050 General Plan</div></div>									
<div>Setbacks<div>Front: 10ft. compliant</div><div>Side: 5ft. compliant</div><div>Rear: 20ft. compliant</div></div>									
<div>Landscape Buffer<div>Front (North): 15ft. reduction to 10ft.</div><div>Side (East): 15ft. reduction to 10ft.</div><div>Rear (South): 6ft. reduction to 3ft.</div><div>Side (West): 5ft. compliant</div></div>									
<div>Perimeter Trees (North): 6 compliant</div> <div>Perimeter Trees (East): 8 compliant</div> <div>Perimeter Trees (South): 6 compliant</div> <div>Perimeter Trees (West): 10 compliant</div> <div>Parking Trees: 8 reduction to 6</div>									
<div>Building Size<div>Building Height: 34ft. (3 stories)</div><div>Building Height Limit: 55ft. compliant</div></div>		<div>Building Length (N-S): 140ft.</div> <div>Building Width (E-W): 60ft.</div>		<div>50units x 1.25= 63</div> <div>50units/6=9</div> <div>72 req'd spaces, so = 3</div>					
<div>Parking Analysis<div>1.25 spaces/ 1-bed unit</div><div>1 guest space/ 6 units</div><div>If 51 to 75, 3 ADA</div></div>		<div>reduction to 30 standard</div> <div>reduction to 2 ADA</div> <div>32 spaces</div> <div>(8 compact = 25%)</div>							
<div>Parking Provided<div>Total:</div></div>									
<div>Building & Code Analysis</div>									
<div>Owner: ASD Group LLC.</div>		<div>Building Footprint: ±7,780 sf.</div>		<div>Total Building Area: ±23,340 sf.</div>					
<div>Address: E Owens Ave & Henry Ave, Las Vegas, NV 89110</div>		<div>Parcel Size: ±30,930 sf. (0.71 acres)</div>		<div>FAR: 0.25</div>					
<div>Parcel #: 140-30-501-001</div>		<div>General Plan Overlay (M) Medium Density:</div>		<div>Medium < 25.5 du/acre</div>					
<div>Jurisdiction: City of Las Vegas</div>		<div>Proposed Density:</div>		<div>50 units/ 0.71 acre</div>					
<div>Current Zoning: R-3 Medium Density Residential</div>		<div>Proposed Zoning:</div>		<div>(H) High Density Residential</div>					
<div>Proposed Zoning: R-4 High Density Residential</div>									

25-0032
05/05/2025

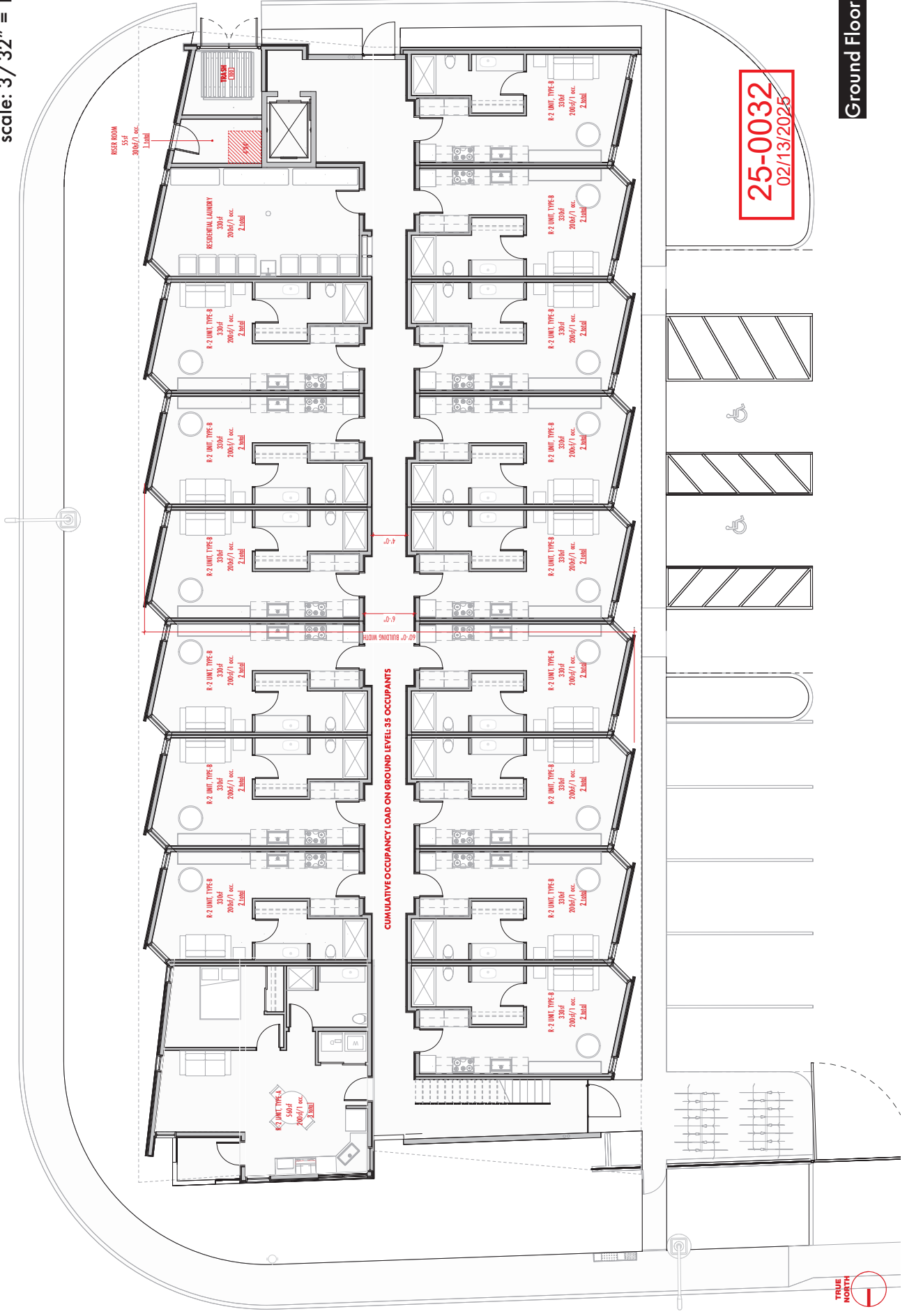
25-0032
05/05/2025

PLANTING KEY			
PLANT TYPE	MARK	COMMON NAME	QUANTITY
Grass	C1	Desert Agave / Desert Century Plant	11
Grass	C2	Desert Spurge	11
Grass	C3	Hardy Blue Yucca	11
Grass	C4	Narrow Agave	11
Grass	G1	Blue Grass	22
Grass	G2	Bluegrass	22
Grass	G3	Bluegrass	22
Grass	G4	Bluegrass	22
Grass	G5	Bluegrass	22
Grass	G6	Bluegrass	22
Grass	G7	Bluegrass	22
Grass	G8	Bluegrass	22
Grass	G9	Bluegrass	22
Grass	G10	Bluegrass	22
Grass	G11	Bluegrass	22
Grass	G12	Bluegrass	22
Grass	G13	Bluegrass	22
Grass	G14	Bluegrass	22
Grass	G15	Bluegrass	22
Grass	G16	Bluegrass	22
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Grass	G28	Bluegrass	22
Grass	G29	Bluegrass	22
Grass	G30	Bluegrass	22
Grass	G31	Bluegrass	22
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Grass	G33	Bluegrass	22
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Grass	G100	Bluegrass	22



25-00032
03/04/2025

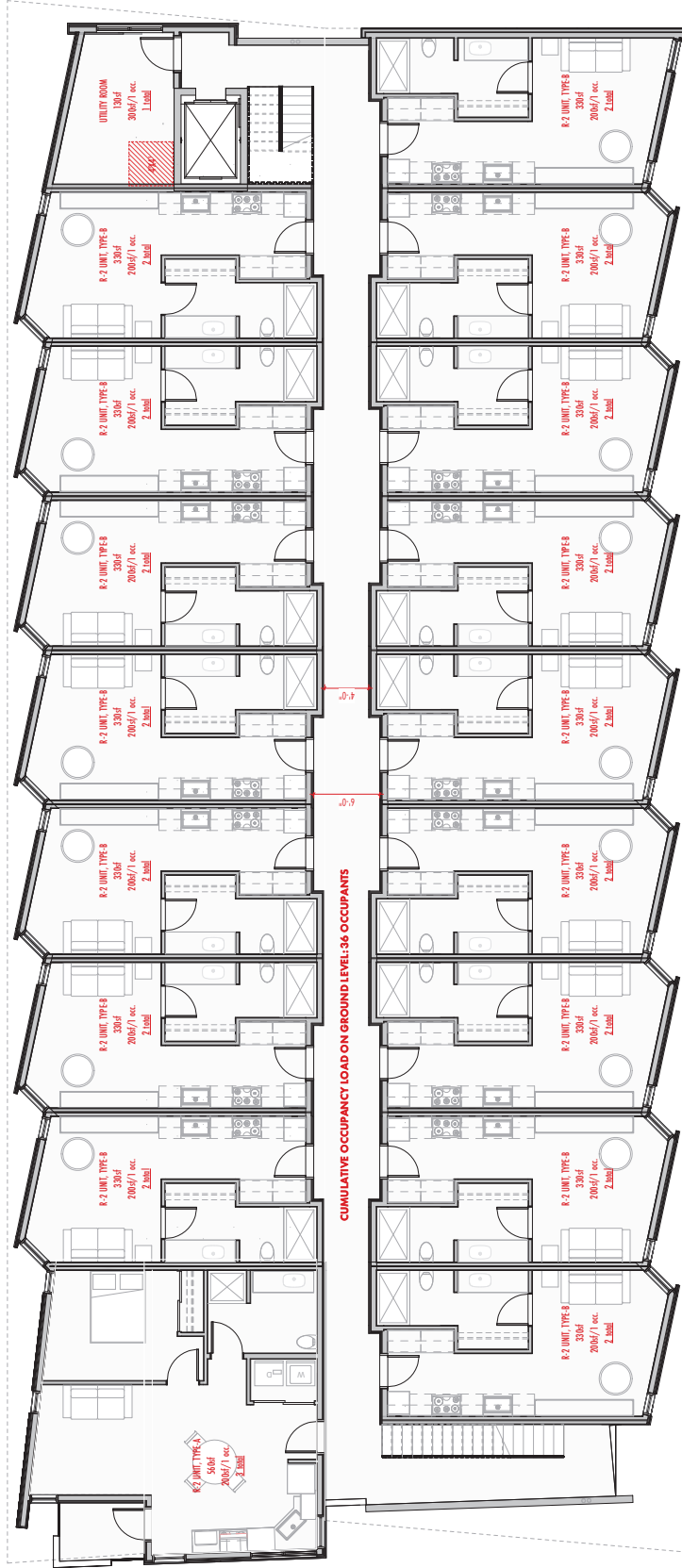
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Ground Floor Plan



scale: 3/32" = 1'-0"



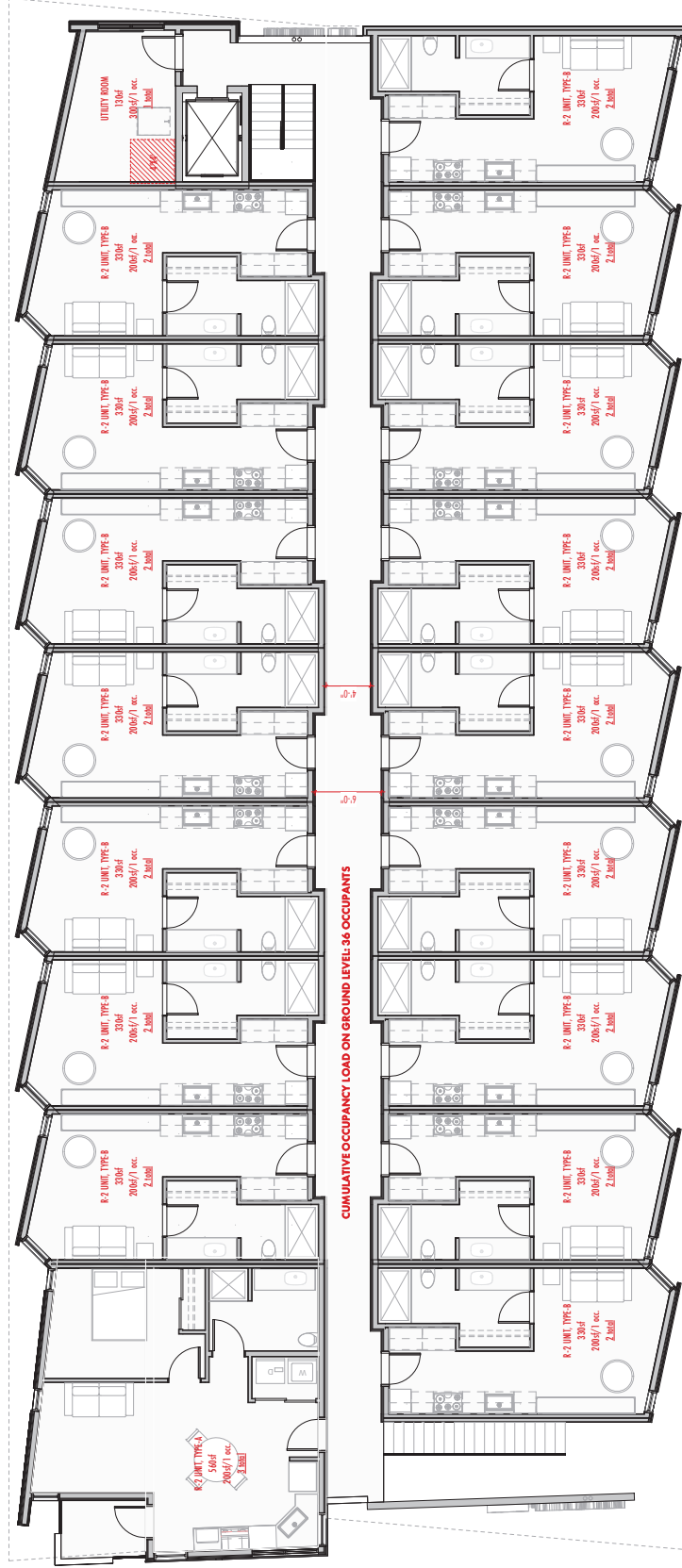
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02/13/2025



Level 2 Floor Plan



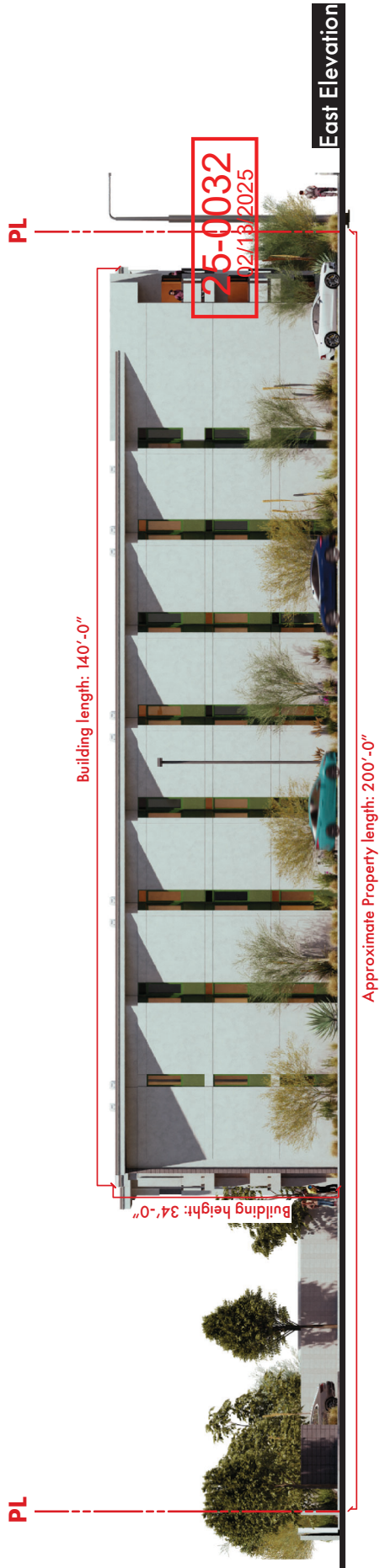
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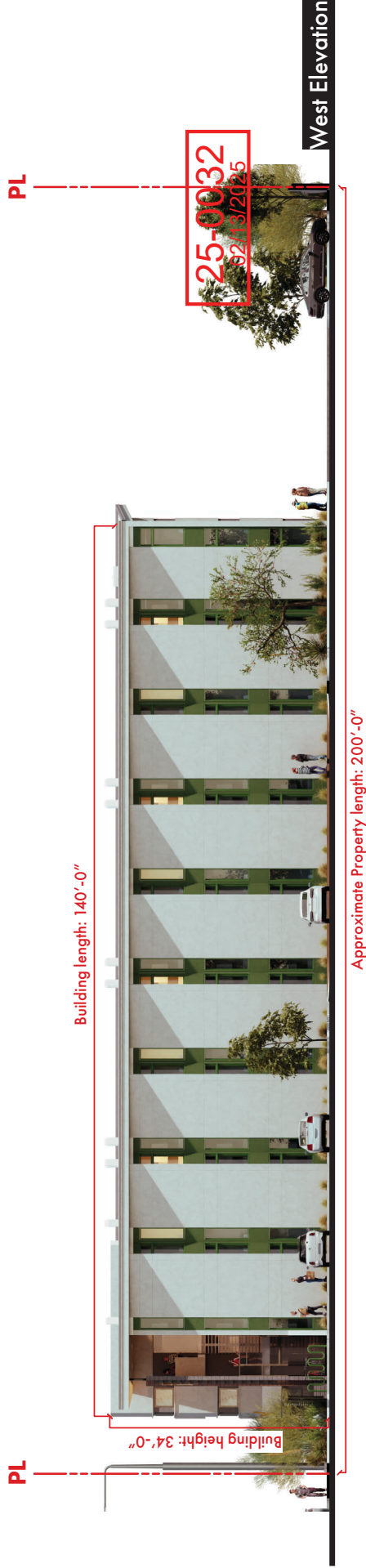
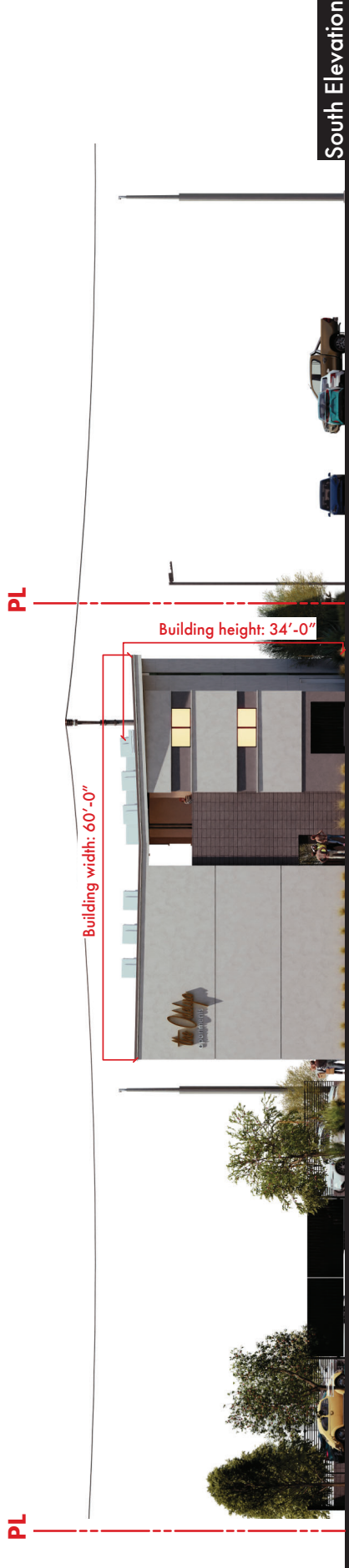
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Level 3 Floor Plan



scale: 3/32" = 1'-0"



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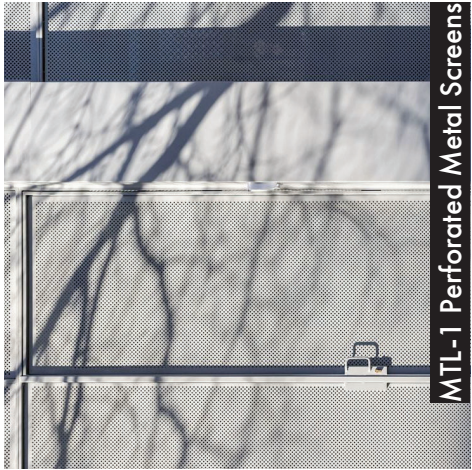
ST-1 White Sand Stucco



ST-2 Accent Stucco



CMU-1 Grey Concrete Masonry



MTL-1 Perforated Metal Screens



MTL-2 Aluminum Frame Windows



CON-1 Broom-Finish Concrete

25-0032
02/13/2025

Selected Materials



View from Owens Ave, looking Southeast



View from Owens Ave, looking Southeast



View from site parking looking East



View looking West from Henry Drive



Bird's Eye View looking East