



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) G. Plan Amendment, Rezoning, Site Dev. Plan Rev., Variance

Project Address (Location) 1555 N GATEWAY RD

Project Name GATEWAY RESIDENTIAL APARTMENTS

Proposed Use MULTIFAMILY

Assessor's Parcel #(s) 140-30-502-002

Ward # 3 - Olivia Diaz

General Plan: Existing ML Proposed M **Zoning:** Existing R-E Proposed R-3

Additional Information Multi-Family development consisting of five, two-story buildings with four units, in each building for a total of 20 units.

Property Owner H & H INVESTMENT REALTY L L C

Contact _____

Address 396 CHADWOCK CIR

City HENDERSON **State** NV **Zip** 89014

E-mail _____

Phone _____

Applicant WILLIAM BROWN

Contact _____

Address 3685 S HIGHLAND DR. UNIT 14

City LAS VEGAS **State** NV **Zip** 89103

E-mail preferredconstruction1957@gmail.com

Phone 702-505-0708

Representative EDGAR MONTALVO

Contact _____

Address 2209 TOSCA ST. 8-101

City LAS VEGAS **State** NV **Zip** 89128

E-mail comments@xpconsult.net

Phone 702-479-8664

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 _____

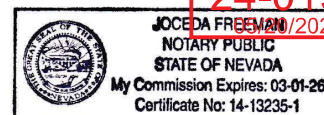
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

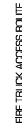
Print Name Arturo Hernandez

Subscribed and sworn before me

This 16th day of May, 20 24

Notary Public in and for said County and State



5 月 11 日TOTAL BICYCLES

① SITE PLAN
1/16" = 1'-0"

① SITE PLAN
1/16" = 1'-0"

PARTIAL NUMBER: 96036521-044
 VENDOR NAME (S): ANGLETS DESIGN L AND TERRANO-MUNIZ
 FROM
 NUMBER: 4 531 40000 4 4100

—

PHYSICAL NUMBER: 160-25-527-0445
CARTER NAME (S): ANICHA GIOVANNI REYES & GENIE ROSA
DATE: 04/12

24-0190

24-0190

SITE PLAN
 CHECKED DATE: _____
 DESIGNED BY: _____
 PROJECT NO.: _____
 REVISED NO.: _____

GATEWAY MULTIFAMILY
 COMPLEX
 15000 GROUNDWAY DRIVE
 AUSTIN, TEXAS 78748
 512-440-0002

PROJECT NO.: _____
 REVISED NO.: _____

SITE PLAN
 CHECKED DATE: _____
 DESIGNED BY: _____
 PROJECT NO.: _____
 REVISED NO.: _____

GATEWAY MULTIFAMILY
 COMPLEX
 15000 GROUNDWAY DRIVE
 AUSTIN, TEXAS 78748
 512-440-0002

PROJECT NO.: _____
 REVISED NO.: _____


BCC + ARCHITECTURAL + STUDIO
 ARCHITECTURE - PLANNING - 3D IMAGINATION
 2809 TOSCA ST #101 NEW YORK, NY 10018
 702.749.0038
 INFO@BCCSTUDIO.COM


BCC + ARCHITECTURAL + STUDIO
 ARCHITECTURE - PLANNING - 3D IMAGINATION
 2809 TOSCA ST #101 NEW YORK, NY 10018
 702.749.0038
 INFO@BCCSTUDIO.COM

1. GRAY SCALE ELEMENTS REPRESENT OBJECTS NOT TO BE MODIFIED.
2. DARKER ELEMENTS REPRESENT OBJECTS TO BE VACCATED OR NEW.
3. REPAIR EXISTING TO REMAIN ELEMENTS DAMAGED DURING CONSTRUCTION.
4. IT IS THE GENERAL CONTRACTOR RESPONSIBILITY TO VERIFY THE EXISTING BUILDING AND WALLS CONSTRUCTION PRIOR TO REMOVE THEM AS INDICATED IN THESE PLANS. IF THE CONTRACTOR IDENTIFIES AN ANOMALY WHEN RE-EVALUATE THE BUILDING STRUCTURE FROM THE ARCHITECT OF INTEREST, IT IS THE GENERAL CONTRACTOR RESPONSIBILITY TO INFORM THE ARCHITECT BEFORE PERFORMING THE DEMOLITION, TO RE-EVALUATE SUCH

1. GRAY SCALE ELEMENTS REPRESENT OBJECTS NOT TO BE MODIFIED.
2. DARKER ELEMENTS REPRESENT OBJECTS TO BE VACCATED OR NEW.
3. REPAIR EXISTING TO REMAIN ELEMENTS DAMAGED DURING CONSTRUCTION.
4. IT IS THE GENERAL CONTRACTOR RESPONSIBILITY TO VERIFY THE EXISTING BUILDING AND WALLS CONSTRUCTION PRIOR TO REMOVE THEM AS INDICATED IN THESE PLANS. IF THE CONTRACTOR IDENTIFIES AN ANOMALY WHEN REPAIRING THE BUILDING STRUCTURE FROM THE ARCHITECT OF INTEREST, IT IS THE GENERAL CONTRACTOR RESPONSIBILITY TO FIND A SOLUTION BEFORE PERFORMING THE DEMOLITION. TO AVOID THIS, SUCH

[illegible]

1. REMOVAL FROM ALL CAPITAL STOCK OWNERSHIP OF THE COMPANY AND OF ALL AFFILIATES TO THE EXTENT OF ANY SHAREHOLDING FOR THE FOREGOING PURPOSES OF ALL OF ALABAMA.
2. THE COMPANY SHALL BE RESPONSIBLE FOR THE REDEMPTION OF ALL OF THE COMPANY'S OUTSTANDING COMMON STOCK AND PREFERRED STOCK, INCLUDING THE PAYMENT OF ANY AND ALL DIVIDENDS AND INTEREST ON SUCH STOCK, IN FULL, BY THE COMPANY, TO THE EXTENT OF ANY SHAREHOLDING FOR THE FOREGOING PURPOSES OF ALL OF ALABAMA.
3. THE COMPANY SHALL BE RESPONSIBLE FOR THE REDEMPTION OF ALL OF THE COMPANY'S OUTSTANDING COMMON STOCK AND PREFERRED STOCK, INCLUDING THE PAYMENT OF ANY AND ALL DIVIDENDS AND INTEREST ON SUCH STOCK, IN FULL, BY THE COMPANY, TO THE EXTENT OF ANY SHAREHOLDING FOR THE FOREGOING PURPOSES OF ALL OF ALABAMA.
4. THE COMPANY SHALL BE RESPONSIBLE FOR THE REDEMPTION OF ALL OF THE COMPANY'S OUTSTANDING COMMON STOCK AND PREFERRED STOCK, INCLUDING THE PAYMENT OF ANY AND ALL DIVIDENDS AND INTEREST ON SUCH STOCK, IN FULL, BY THE COMPANY, TO THE EXTENT OF ANY SHAREHOLDING FOR THE FOREGOING PURPOSES OF ALL OF ALABAMA.
5. THE COMPANY SHALL BE RESPONSIBLE FOR THE REDEMPTION OF ALL OF THE COMPANY'S OUTSTANDING COMMON STOCK AND PREFERRED STOCK, INCLUDING THE PAYMENT OF ANY AND ALL DIVIDENDS AND INTEREST ON SUCH STOCK, IN FULL, BY THE COMPANY, TO THE EXTENT OF ANY SHAREHOLDING FOR THE FOREGOING PURPOSES OF ALL OF ALABAMA.
6. THE COMPANY SHALL BE RESPONSIBLE FOR THE REDEMPTION OF ALL OF THE COMPANY'S OUTSTANDING COMMON STOCK AND PREFERRED STOCK, INCLUDING THE PAYMENT OF ANY AND ALL DIVIDENDS AND INTEREST ON SUCH STOCK, IN FULL, BY THE COMPANY, TO THE EXTENT OF ANY SHAREHOLDING FOR THE FOREGOING PURPOSES OF ALL OF ALABAMA.
7. THE COMPANY SHALL BE RESPONSIBLE FOR THE REDEMPTION OF ALL OF THE COMPANY'S OUTSTANDING COMMON STOCK AND PREFERRED STOCK, INCLUDING THE PAYMENT OF ANY AND ALL DIVIDENDS AND INTEREST ON SUCH STOCK, IN FULL, BY THE COMPANY, TO THE EXTENT OF ANY SHAREHOLDING FOR THE FOREGOING PURPOSES OF ALL OF ALABAMA.

1. SHOWER ON BASE CURBING TO PROVIDED MILLWORK COMPANY SHIP DRAWINGS
2. WATER CLOSET MAX 15 GALLONS PER FLUSH- PROVIDE SHUTOFF VALVES
3. SHOWED 254 HIGH TENSILE STRENGTH TRANSPARENT GLASS ENCLOSURE CONTROL OF TEMPERATURE, HUMIDITY
4. COATED PROTECTIVE HOOD IS REQUIRED
5. SINGLE RINK MULTIPLE

WATER HEATER, SEE PLUMBING PLANS FOR MORE DETAILS

1. SHOWER ON DRAIN CHANNELS TO PROVIDED MILLWORK COMPANY SHOP DRAWINGS
 2. WATER CLOSET MAX. 15 GALLONS PER FLUSH- PROVIDE SHUTTERS VALVES
 3. SHOWERS 25+ HIGH PRESSURE TRANSPARENT GLASS ENCLOSURE CONTROL OF TEMPERATURE MIXING VALVES
 4. COATED POLICE HOOD IS REQUIRED
 5. SINGLE RINSE MULTIPLE
- WATER HEATER, SEE PUMPING PLANS FOR MORE DETAILS



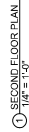
As instruments of service the following are specified and specific
utilized only for their use and for carrying out the project
not valid, unless they are sealed, signed, and dated.

Architectural drawings including a floor plan, a section, and a detail. The floor plan shows a rectangular room with a door and a window. The section shows a cross-section of a wall with a window. The detail shows a close-up of a window frame. The drawings are labeled with dimensions and notes.

1. CRACKS IN ELEMENTS REPRESENT DEFECTS NOT TO BE REPAIRED.
2. DAMAGED ELEMENTS REPRESENT DEFECTS TO BE REPAIRED OR NEW.
3. REPAIRS DESIRING TO REMAIN ELEMENTS DAMAGED DURING CONSTRUCTION.
4. IT IS THE GENERAL CONTRACTOR RESPONSIBILITY TO VERIFY THE EXISTING BUILDING AND WALLS CONDITION PRIOR TO REMOVE THEM AS INDICATED IN THESE PLANS. IF THE CONTRACTOR BELIEVES ANY CONDITION WITHIN OR EXPOSED TO THE BUILDING STRUCTURE IS NOT SHOWN ON THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT SUCH CONDITION BEFORE PROCEEDING THE CONSTRUCTION. TO RESOLVE SUCH DISCREPANCY.

1. REMAINS AFTER GLAZING SHALL BE REMOVED WITH UNITS OF 100 POUNDS OR GREATER TO THE RESIDENTIAL ENERGY CODE (R-15) REQUIRED MINIMUM U-VALUE OF 0.15 GLAZERS.
2. ALL EXISTING GLASS COMPONENTS SHALL BE FULLY RE-GLAZED.
3. REPAIR OR REPLACE GLASS COMPONENTS AT ALL BEARING MEMBERS. UNITS OPERATING UNUSUALLY SHALL BE REPLACED WITH A MINIMUM U-VALUE OF 0.15. THE MIN. GLAZING UPGRADE REPAIR SHALL BE 50% AND 100% OF THE ORIGINAL U-VALUE.
4. USE ACRYLIC GLAZING FOR REPAIRS. GLASS SHALL BE 3/4" THICK OR 1" THICK FOR A CORSET COMPLIANT WINDOW PER THE REPAIR SECTION 7102.3.2.3.
5. ALL COMPONENTS ARE REQUIRED TO BE CORROSION RESISTANT.
6. ALL DOORS AND WINDOWS TO BE MIN. DOUBLE PANE LOW E GLASS UNITS.
7. EXISTING GLASS COMPONENTS SHALL BE FULLY RE-GLAZED WITH A MINIMUM U-VALUE OF 0.15. GLAZERS SHALL BE SATISFIED WITH REPAIR GLAZING REPAIRS AND IN SOME CASES REPAIRS WITH A MINIMUM U-VALUE OF 0.15. GLAZING REPAIRS SHALL BE 50% OF THE ORIGINAL U-VALUE.

1. LAVATORY ON BASE CABINETIZED TO PROVIDED MILLWORK COMPANY SHOP DRAWINGS
2. WATER CLOSET MAX 1.6 GALLONS PER FLUSH-PROMOTE SHUT OFF VALVES
3. SHOWERED TOILET WITH 2.0 GPM MIN. TRACKED GLASS ENCLOSURE CONTROL, OR TO BE MAINTAINED IN VARIOUS
4. COOKTOP PROVIDE HOOD AS REQUIRED
5. SINGLE SINK MULTIPURPOSE
6. WATER HEATER - SEE PLUMBING PLANS FOR MORE DETAILS



GATEWAY MULTIFAMILY

[illegible]

As instruments of service, the drawings and specifications are the property of XPC Architectural Studio, LLC, and may not be reproduced or used for any purpose without the XPC Architectural Studio, LLC. Written consent. Copies of the drawings and specifications retained by the client may be utilized only for the use and construction of the project for which they were prepared, and not for construction of any other projects, any use or reproduction of this drawing in whole or part by any means whatsoever is strictly prohibited. These documents are not final and ready for use, and therefore valid, unless they are signed, dated, and sealed.

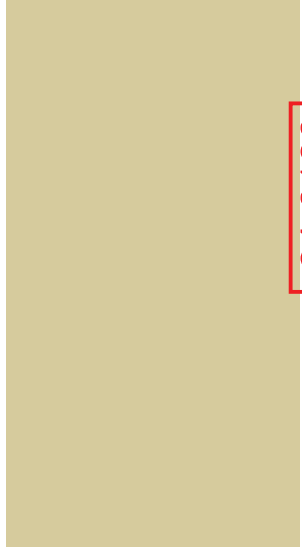
3D + ARCHITECTURAL + STUDIO
ARCHITECTURE • PLANNING • 3D MODELING
2209 LOCUST ST. #101 PHILADELPHIA, PA 19128
702.749.0036
INFO@CONSULTANT3D.COM

24-0190 06/11/2024



FOURPLEX

MATERIAL CHART



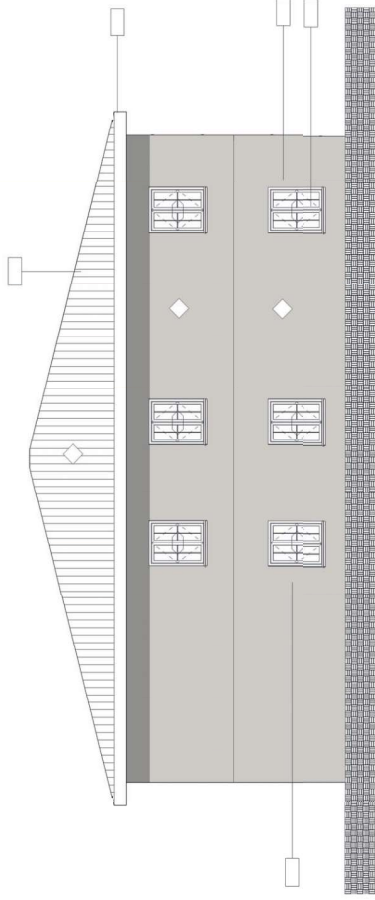
LEGAL DISCLAIMER. ALL RIGHTS RESERVED: This document called LOOK & FEEL consists only of artistic illustrations in the form of drawings, plans, virtual diagrams and visualizations that represent only a draft of initial design ideas. It should not be used for construction and for no reason considered as a technical instrument. All intellectual property rights contained in the following designs are owned by XPC Architectural Studio in Nevada. Its publication, distribution or any type of use is strictly prohibited and protected by the laws of the state of Nevada .

24-0190

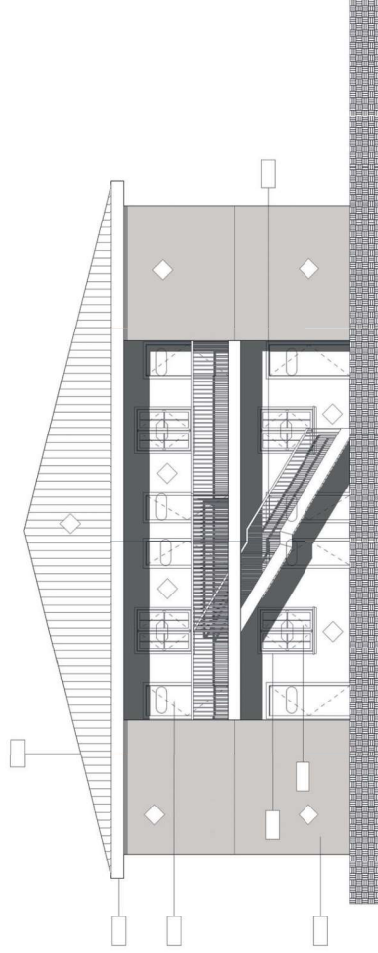
CLARK COUNTY, NEVADA
1555 N GATEWAY RD. 89110



LOOK & FEEL | MAY 14 2024



① East
3/16" = 1'-0"



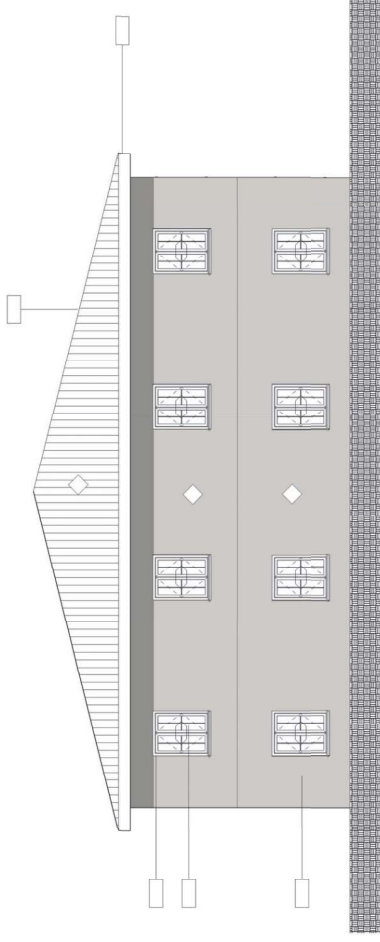
③ South
3/16" = 1'-0"

LEGAL DISCLAIMER. ALL RIGHTS RESERVED: This document called LOOK & FEEL consists only of artistic illustrations in the form of drawings, plans, virtual diagrams and visualizations that represent only a draft of initial design ideas. It should not be used for construction and for no reason considered as a technical instrument. All intellectual property rights contained in the following designs are owned by XPC Architectural Studio in Nevada. Its publication, distribution or any type of use is strictly prohibited and protected by the laws of the state of Nevada .

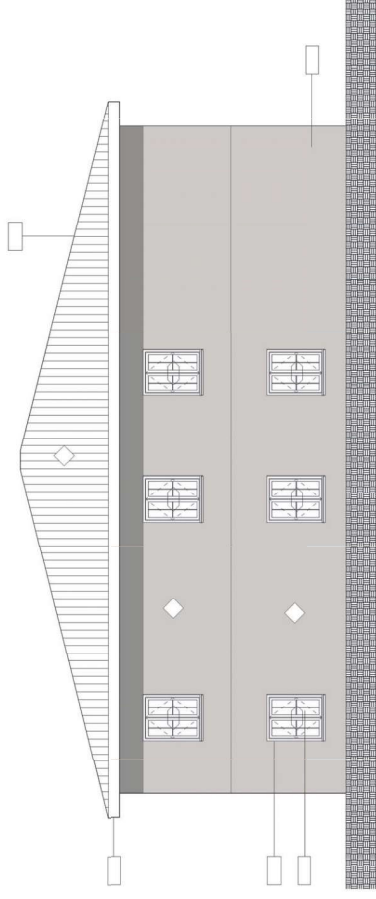
24-0190

CLARK COUNTY
1555 N GATEWAY RD. 89110
JPC + ARCHITECTURE + STUDIO

LOOK & FEEL | MAY 14 2024



② North
3/16" = 1'-0"



③ West
3/16" = 1'-0"

LEGAL DISCLAIMER. ALL RIGHTS RESERVED: This document called LOOK & FEEL consists only of artistic illustrations in the form of drawings, plans, virtual diagrams and visualizations that represent only a draft of initial design ideas. It should not be used for construction and for no reason considered as a technical instrument. All intellectual property rights contained in the following designs are owned by XPC Architectural Studio in Nevada. Its publication, distribution or any type of use is strictly prohibited and protected by the laws of the state of Nevada .

24-0190

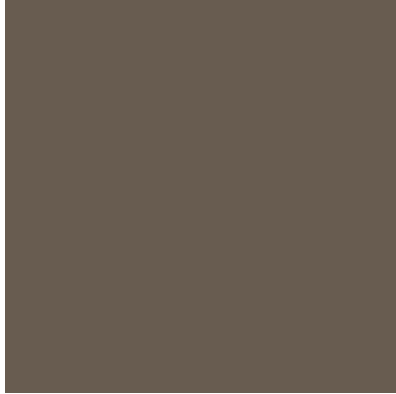
CLARK COUNTY
1555 N GATEWAY RD. 89110
JPC + ARCHITECTURE + STUDIO

LOOK & FEEL | MAY 14 2024

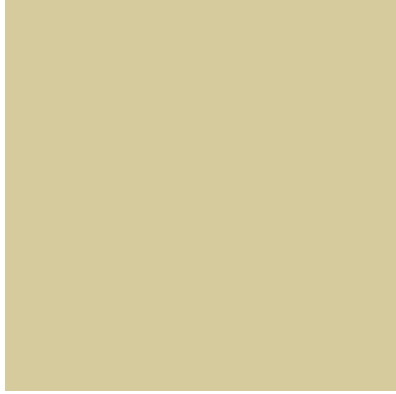
SCM 8825
CORONA DEL MAR BLEND



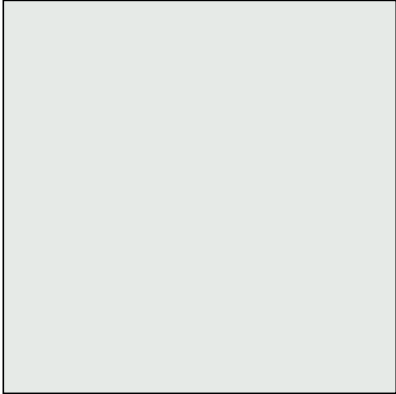
TRIM
COCOA | DEC755



BASE
SUMMER SOLSTICE | DET492



WINDOW
CLASSIC WHITE | DEHW08



LEGAL DISCLAIMER. ALL RIGHTS RESERVED: This document called LOOK & FEEL consists only of artistic illustrations in the form of drawings, plans, virtual diagrams and visualizations that represent only a draft of initial design ideas. It should not be used for construction and for no reason considered as a technical instrument. All intellectual property rights contained in the following designs are owned by XPC Architectural Studio in Nevada. Its publication, distribution or any type of use is strictly prohibited and protected by the laws of the state of Nevada .