



# 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) Renew entitlements

Project Address (Location) 215 Philadelphia Ave Las Vegas NV 89102

Project Name The Philly at 215 Proposed Use 87 Unit R4

Assessor's Parcel #(s) 162-04-710-150 Ward # 3

General Plan: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Zoning: Existing \_\_\_\_\_ Proposed \_\_\_\_\_

Additional Information Renew land use entitlements

Property Owner The Philly @ 215 LLC Contact Glenn Plantone

Address 1418 S 3rd St City Las Vegas State NV Zip 89104

E-mail gsplantone@gmail.com Phone 702-769-9872

Applicant same Contact \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

E-mail \_\_\_\_\_ Phone \_\_\_\_\_

Representative Glenn Plantone Contact Glenn Plantone

Address 1418 S 3rd Street City Las Vegas State NV Zip 89104

E-mail gsplantone@gmail.com Phone 702-769-9872

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 inaccurate or 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 [Signature]

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

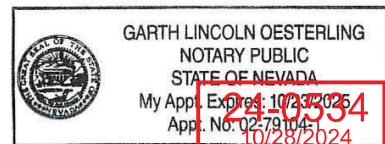
Print Name GLENN PLANTONE

Subscribed and sworn before me

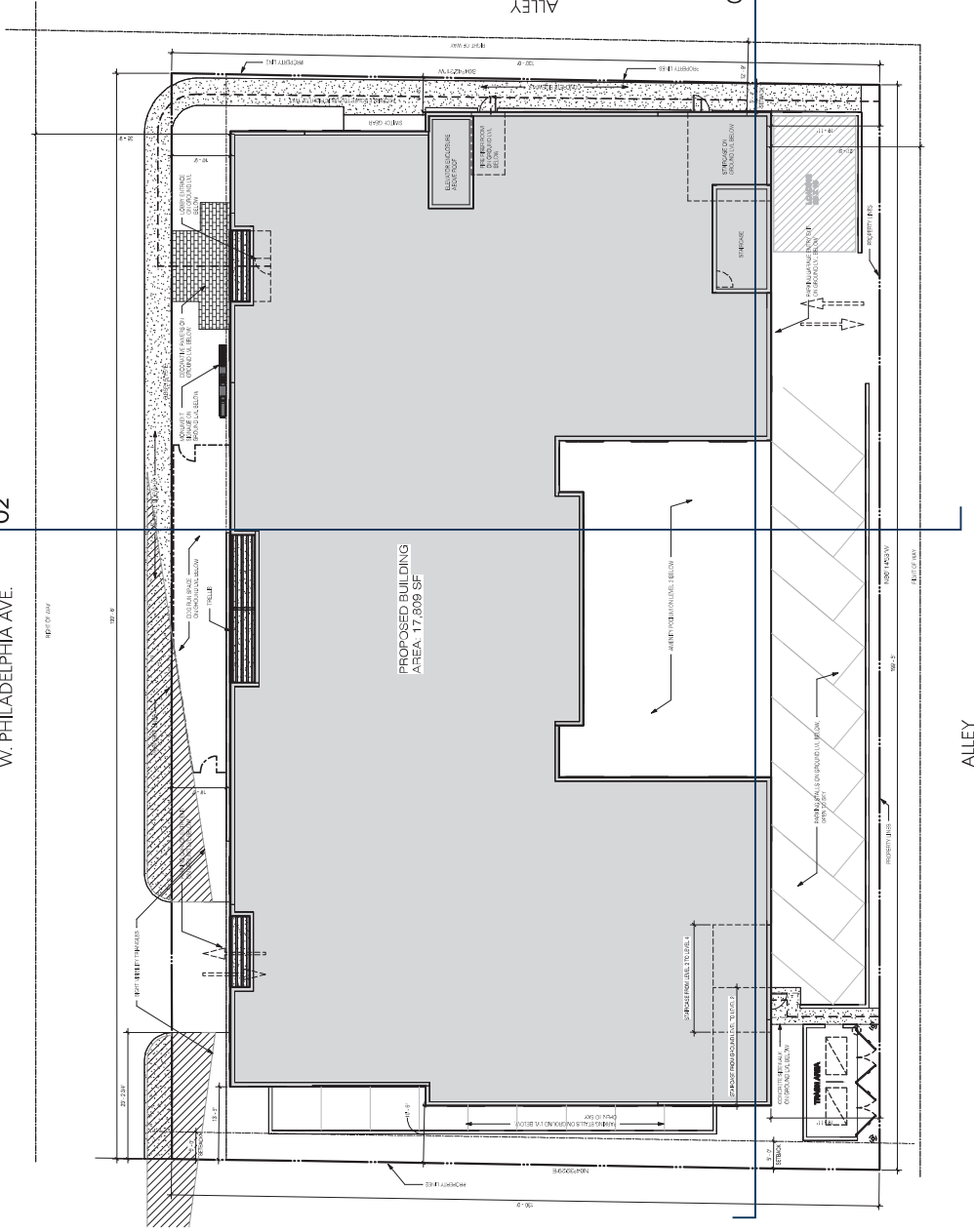
This 8 day of OCTOBER, 2024

Sout 2 dist COUNTY-CLARK STATE-NEVADA

Notary Public in and for said County and State



W. PHILADELPHIA AVE. 02



Site Plan 3 North

NOTE: MEASUREMENTS ARE NOT A PART OF THE PACKAGE TO BE PROVIDED BY OTHERS.

SITE DATA

APN: 162-04-710-109, 110, 111  
Jurisdiction: City of Las Vegas, Nevada  
Zoning: R-4  
LOT SIZE: 0.59 Acres (GROSS)  
LOT COVERAGE: 0.40 Acres (GROSS) 67% Coverage  
GROSS SF: 17,809 SF  
GROUND FLOOR: 17,809 SF  
SECOND FLOOR: 17,809 SF  
THIRD FLOOR / FOURTH FLOOR: 15,896 SF  
COMMON SPACES TOTAL: 10,337 SF  
2ND FLOOR AMENITY PODIUM: 2,269 SF  
GYM, MAIL ROOM, BIKE STOR., COMMUNITY ROOM: 7,868 SF

UNIT MATRIX:	STUDIO	BED	HEIGHT:	UNLIMITED
GROUND FLOOR	0	0	SETBACKS	
SECOND FLOOR	25	2	NORTH (FRONT) 10'	
THIRD FLOOR	28	2	WEST (SIDE) 5'	
FOURTH FLOOR	28	2	SOUTH (REAR) 20'	
TOTAL	81 UNITS	6	EAST (SIDE) 5'	
UNIT TYPES	AREA:	NO. OF UNITS:	H.C. UNITS:	
UNIT 1 - STUDIO SMALL	(266 SF)	1	1	
UNIT 2 - STUDIO REG	(355 SF)	70	4	
UNIT 3 - OPEN 1 BED / STUDIO REG	(417 SF)	2	1	
UNIT 4 - OPEN 1 BED / STUDIO LARGE	(561 SF)	4	1	
UNIT 5 - 1 BED	(591 SF)	6	1	
UNIT 6 - OPEN 1 BED / STUDIO L SHAPE	(693 SF)	4	1	
TOTAL		87	9	

PARKING: REQUIRED PROVIDED  
STUDIO & BED (1.25/UNIT) 108.75 STALLS  
GUEST (16/UNIT) 14.5 STALLS  
TOTAL 124 STALLS  
TOTAL PARKING PROVIDED = 46 STALLS  
REGULAR STALLS = 29  
COMPACT STALLS = 8 (21.7%)  
H.C. STALLS = 1/H.C. UNIT = 9 STALLS (VAN = 2 STALLS)  
LOADING SPACES  
REQUIRED = 3 SPACES PROVIDED = 1 SPACE  
BIKE PARKING STALLS PROVIDED = 44



Vicinity Plan

240534  
10/28/2024



7250 Peak Drive,  
Suite 216  
Las Vegas, NV 89128  
P 702.353.2222  
Kmit@aol.com

215 W. PHILADELPHIA, LAS VEGAS, NEVADA

KNIT PROJECT # 220061  
PHASE: PRELIMINARY DESIGN  
DATE: 11.16.2022  
SHEET 1 OF 12

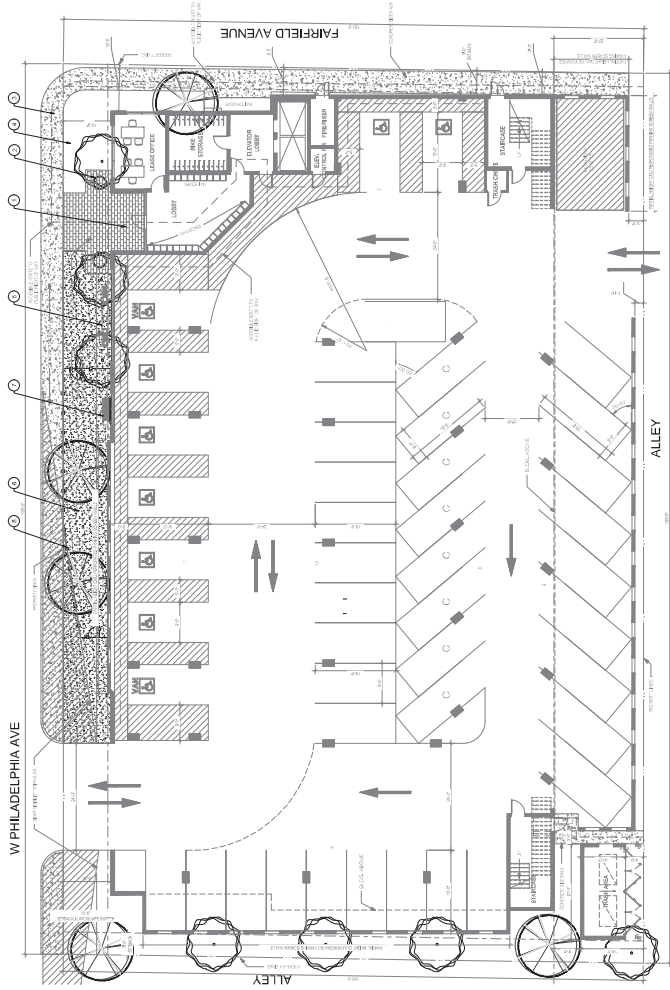
W PHILADELPHIA AVE

KEY NOTES

- 1. SEE KEY PLAN FOR LOCATION OF PLANTINGS
- 2. PLANTINGS TO BE INSTALLED BY LANDSCAPE ARCHITECT
- 3. PLANTINGS TO BE INSTALLED BY LANDSCAPE ARCHITECT
- 4. PLANTINGS TO BE INSTALLED BY LANDSCAPE ARCHITECT
- 5. PLANTINGS TO BE INSTALLED BY LANDSCAPE ARCHITECT
- 6. PLANTINGS TO BE INSTALLED BY LANDSCAPE ARCHITECT
- 7. PLANTINGS TO BE INSTALLED BY LANDSCAPE ARCHITECT
- 8. PLANTINGS TO BE INSTALLED BY LANDSCAPE ARCHITECT
- 9. PLANTINGS TO BE INSTALLED BY LANDSCAPE ARCHITECT
- 10. PLANTINGS TO BE INSTALLED BY LANDSCAPE ARCHITECT

PLANT SCHEDULE

SYMBOL	PLANT NAME	COMMON NAME
1	PAVING	PAVING
2	PAVING	PAVING
3	PAVING	PAVING
4	PAVING	PAVING
5	PAVING	PAVING
6	PAVING	PAVING
7	PAVING	PAVING
8	PAVING	PAVING
9	PAVING	PAVING
10	PAVING	PAVING



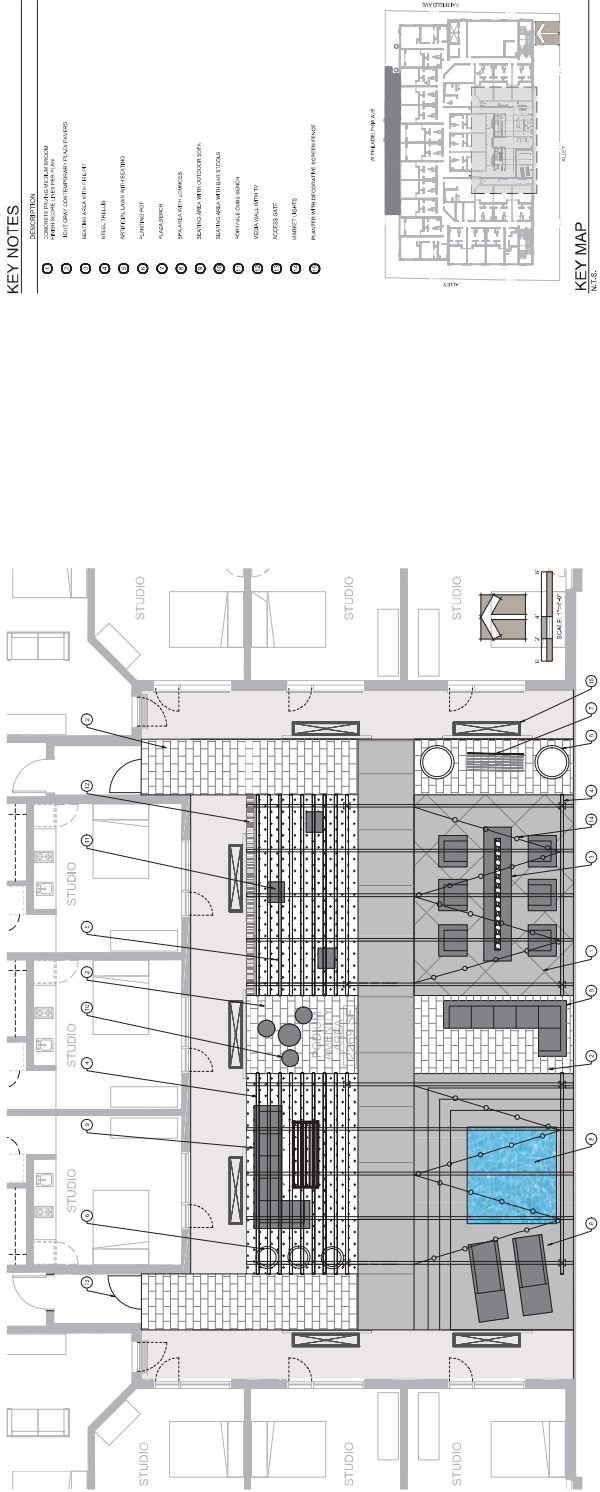
7750 Park Drive,  
Suite 216  
Las Vegas, NV 89128  
P 702.353.2222  
KintBard.com



215 W. PHILADELPHIA, LAS VEGAS, NEVADA

KNT PROJECT # 220061  
PHASE: PRELIMINARY DESIGN  
DATE: 11.6.2022  
SHEET 11 OF 12

24-0534  
10/28/2024



24-0534  
10/28/2024

**The WLB Group**  
ARCHITECTS & INTERIORS



7250 Park Drive,  
Suite 216  
Las Vegas, NV 89128  
P 702.353.2222  
KNITBUDGET.COM

215 W. PHILADELPHIA, LAS VEGAS, NEVADA

KNIT PROJECT # 220061  
PHASE: PRELIMINARY DESIGN  
DATE: 11.16.2022  
SHEET 12 OF 12



SITE DATA

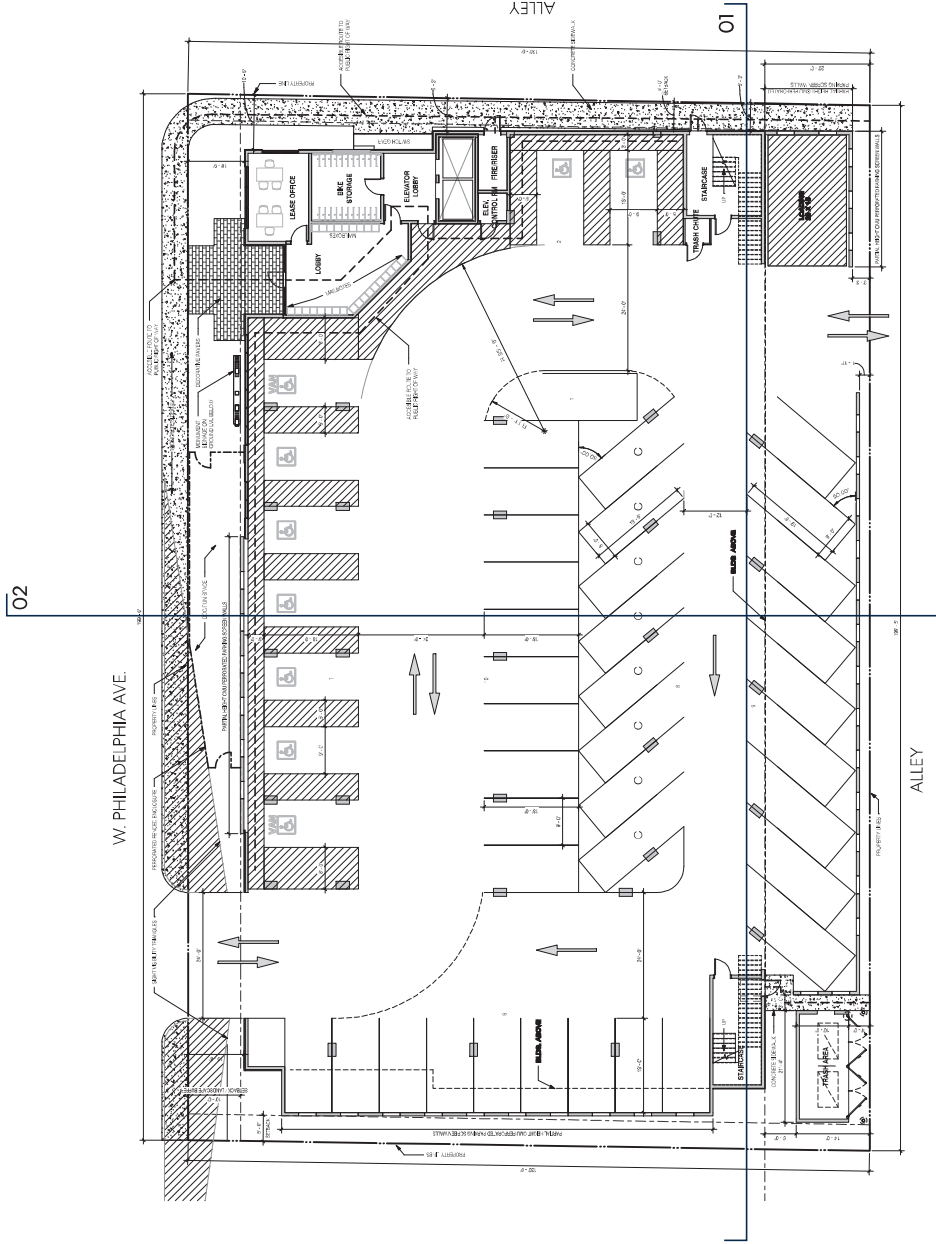
APN: 162-04-710-109, 110, 111  
Jurisdiction: City of Las Vegas, Nevada  
Zoning: R-4  
LOT SIZE: 0.59 Acres (GROSS)  
LOT COVERAGE: 0.40 Acres (GROSS) 67% Coverage  
GROSS SF:

GROUND FLOOR: 17,609 SF  
SECOND FLOOR: 17,609 SF  
THIRD FLOOR: 15,996 SF  
COMMON SPACES TOTAL: 10,137 SF  
2ND FLOOR AMENITY PODIUM: 2,269 SF  
GYM, MAIL ROOM, BIKE STOR, COMMUNITY ROOM: 7,868 SF

UNIT MATRIX:	STUDIO 1BED	HIGHT:	UNLIMITED
GROUND FLOOR	0	SETBACKS:	
SECOND FLOOR	25	NORTH (FRONT) 10'	
THIRD FLOOR	28	WEST (SIDE) 5'	
FOURTH FLOOR	28	SOUTH (REAR) 20'	
TOTAL	81	EAST (SIDE) 5'	

UNIT TYPES	AREA	No. OF UNITS	H.C. UNITS
UNIT 1 - STUDIO SMALL	(266 SF)	1	1
UNIT 2 - STUDIO REG	(385 SF)	70	4
UNIT 3 - OPEN 1BED / STUDIO REG	(473 SF)	2	1
UNIT 4 - OPEN 1BED / STUDIO LARG	(649 SF)	4	1
UNIT 5 - 1 BED	(591 SF)	6	1
UNIT 6 - OPEN 1BED / STUDIO SHAPE	(593 SF)	4	1
TOTAL		87	9

PARKING: PROVIDED  
STUDIO & 1BED (125/UNIT) 108.75 STALLS  
GUEST (16/UNIT) 14.5 STALLS  
TOTAL 124 STALLS 66% STALLS (62% reduction)  
TOTAL PARKING PROVIDED = 46 STALLS  
REGULAR STALLS = 29  
COMPACT STALLS = 8 (2.7%)  
H.C. STALLS = 1 / H.C. UNIT = 9 STALLS (N/A) = 2 STALLS  
LOADING SPACES  
REQUIRED = 3 SPACES PROVIDED = 1 SPACE  
BIKE PARKING STALLS PROVIDED = 44



Level 1 Floor Plan



NOT TO SCALE  
NOT A PART OF THE PACKAGE TO BE PROVIDED OTHERS

24.0534  
10/28/2024

7250 Peak Drive,  
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702.735.8888  
Kris@krisad.com



215 W. PHILADELPHIA, LAS VEGAS, NEVADA

KNIT PROJECT # 220063  
PHASE PRELIMINARY DESIGN  
DATE 10/28/2024  
SHEET 4 of 12

# SITE DATA

GROSS SF:  
 GROUND FLOOR: 17,603 SF  
 SECOND FLOOR: 17,619 SF  
 THIRD FLOOR / FOURTH FLOOR: 15,396 SF  
 COMMON SPACES TOTAL: 10,337 SF  
 2ND FLOOR AMENITY PODIUM: 2,269 SF  
 GYM, MAIL ROOM, BIKE STOR, COMMUNITY ROOM: 7,968 SF

UNIT MATRIX	STUDIO	BED
GROUND FLOOR	0	0
SECOND FLOOR	25	2
THIRD FLOOR	28	2
FOURTH FLOOR	28	2
<b>TOTAL</b>	<b>81</b>	<b>6</b>

UNIT TYPES	AREA:	No. OF UNITS:	H.C. UNITS:
UNIT 1 - STUDIO SMALL	(266 SF)	1	1
UNIT 2 - STUDIO REG	(395 SF)	70	4
UNIT 3 - OPEN 1 BED / STUDIO REG	(417 SF)	2	1
UNIT 4 - OPEN 1 BED / STUDIO LARGE	(556 SF)	4	1
UNIT 5 - 1 BED	(691 SF)	6	1
UNIT 6 - OPEN 1 BED / STUDIO L SHAPE	(693 SF)	4	1
<b>TOTAL</b>		<b>87</b>	<b>9</b>



Level - 2 Floor Plan



**240534**  
 10/28/2024

ALL DIMENSIONS ARE PRELIMINARY  
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 PREPARED BY SUBJECT TO REVIEW AND



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 Kmit@aol.com

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KNIT PROJECT # 220061  
 PHASE: PRELIMINARY DESIGN  
 DATE: 11.16.2022  
 SHEET: 5 OF 12

# SITE DATA

GROSS SF:  
 GROUND FLOOR: 17,603 SF  
 SECOND FLOOR: 17,619 SF  
 THIRD FLOOR / FOURTH FLOOR: 15,396 SF  
 COMMON SPACES TOTAL: 10,337 SF  
 2ND FLOOR AMENITY PODIUM: 2,269 SF  
 GYM, MAIL ROOM, BIKE STOR, COMMUNITY ROOM: 7,968 SF

UNIT MATRIX	STUDIO	BED
GROUND FLOOR	0	0
SECOND FLOOR	25	2
THIRD FLOOR	28	2
FOURTH FLOOR	28	2
<b>TOTAL</b>	<b>81</b>	<b>6</b>

UNIT TYPES	AREA:	No. OF UNITS:	H.C. UNITS:
UNIT 1 - STUDIO SMALL	(266 SF)	1	1
UNIT 2 - STUDIO REG	(395 SF)	70	4
UNIT 3 - OPEN 1 BED / STUDIO REG	(407 SF)	2	1
UNIT 4 - OPEN 1 BED / STUDIO LARGE	(556 SF)	4	1
UNIT 5 - 1 BED	(691 SF)	6	1
UNIT 6 - OPEN 1 BED / STUDIO L SHAPE	(693 SF)	4	1
<b>TOTAL</b>		<b>87</b>	<b>9</b>



Level -3 Floor Plan



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KNIT PROJECT # 220061  
 PHASE: PRELIMINARY DESIGN  
 DATE: 11/6/2022  
 SHEET 6 OF 12

# SITE DATA

GROSS SF:  
 GROUND FLOOR: 17,603 SF  
 SECOND FLOOR: 17,619 SF  
 THIRD FLOOR / FOURTH FLOOR: 15,396 SF  
 COMMON SPACES TOTAL: 10,337 SF  
 2ND FLOOR AMENITY PODIUM: 2,269 SF  
 GYM, MAIL ROOM, BIKE STOR, COMMUNITY ROOM: 7,968 SF

UNIT MATRIX	STUDIO	BED
GROUND FLOOR	0	0
SECOND FLOOR	25	2
THIRD FLOOR	28	2
FOURTH FLOOR	28	2

UNIT TYPES	AREA:	No. OF UNITS:	H.C. UNITS:
UNIT 1 - STUDIO SMALL	(266 SF)	1	1
UNIT 2 - STUDIO REG	(395 SF)	70	4
UNIT 3 - OPEN 1 BED / STUDIO REG	(407 SF)	2	1
UNIT 4 - OPEN 1 BED / STUDIO LARGE	(556 SF)	4	1
UNIT 5 - 1 BED	(691 SF)	6	1
UNIT 6 - OPEN 1 BED / STUDIO L SHAPE	(693 SF)	4	1
<b>TOTAL</b>		<b>87</b>	<b>9</b>



Level - 4 Floor Plan



**240534**  
 10/28/2024

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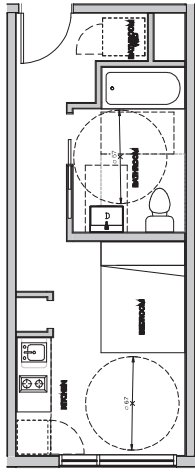


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 Suite 215  
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 Kmit@aol.com

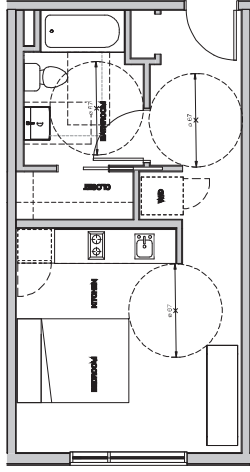
215 W. PHILADELPHIA, LAS VEGAS, NEVADA

KNIT PROJECT # 220061  
 PHASE: PRELIMINARY DESIGN  
 DATE: 11.16.2022  
 SHEET 7 OF 12

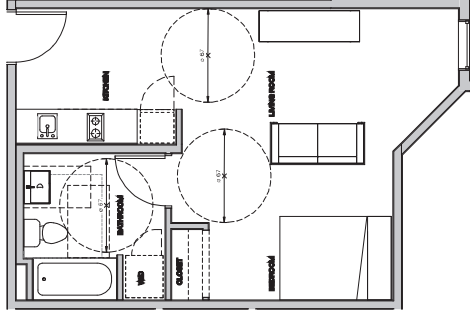




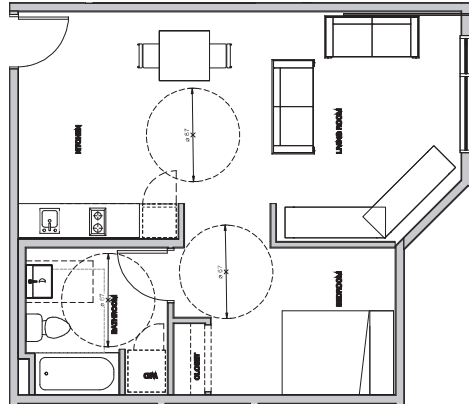
Unit 1 - Studio Small



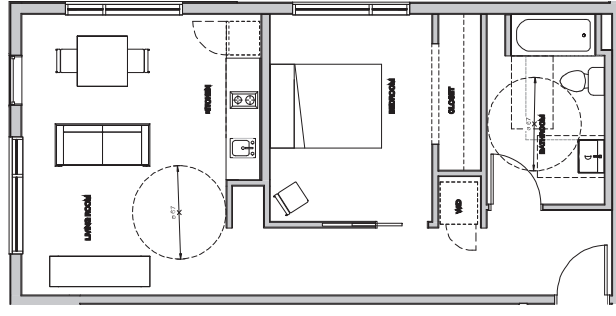
Unit 2 - Studio Reg



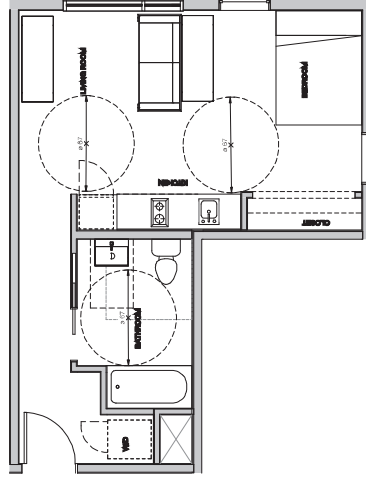
Unit 3 - Open 1 Bed Reg



Unit 4 - Open 1 Bed Large



Unit 5 - 1 Bed



Unit 6 - Open 1 Bed L-shape

UNIT DATA:

UNIT 1	STUDIO SMALL	266 SF
UNIT 2	STUDIO REG	365 SF
UNIT 3	OPEN 1 BED / STUDIO REG	417 SF
UNIT 4	OPEN 1 BED / STUDIO LARGE	540 SF
UNIT 5	1 BED	591 SF
UNIT 6	OPEN 1 BED / STUDIO L-SHAPE	593 SF

Unit Plans  
3/3

240534  
10/28/2024

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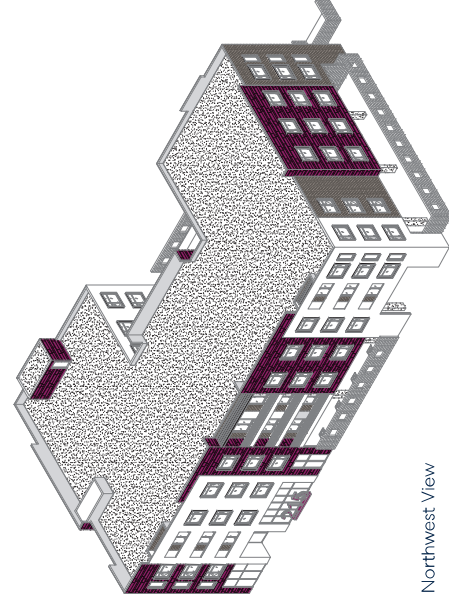
KNIT PROJECT # 220061  
PHASE: PRELIMINARY DESIGN  
DATE: 11.16.2022  
SHEET 8 OF 12



North Elevation



West Elevation



Northwest View

- LEGEND
- EIFS-1  
PAINT: SW 7006 EXTRA WHITE
  - EIFS-2  
FAUX CMU FINISH
  - MT-1  
METAL PANEL CLADDING  
PAINT: SW 6842 FORWARD FUSCHIA
  - CMU-1  
CMU
  - PT-1  
PAINT: SW 6993 BLACK OF NIGHT



Exterior Elevations

24-0534  
10/28/2024

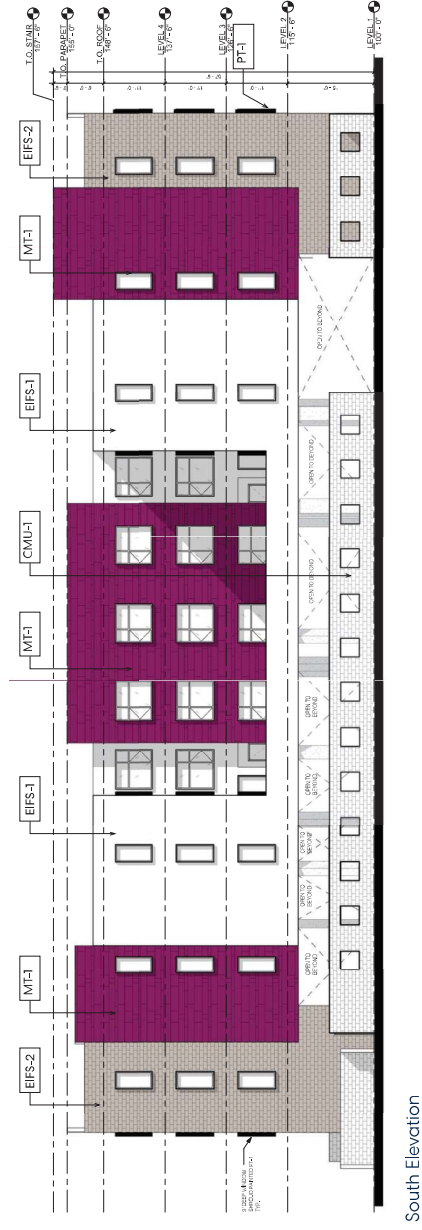
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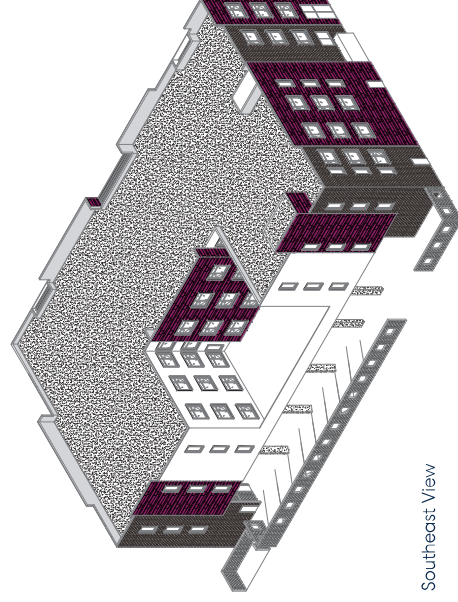
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KNIT PROJECT # 220061  
PHASE: PRELIMINARY DESIGN  
DATE: 11.16.2022  
SHEET # 9 OF 12



LEGEND

EIFS-1	EIFS-2	MT-1	CMU-1	PT-1
PANT: SW 7006 EXTRA WHITE	FAUX CMU FINISH	METAL PANEL CLADDING PANT: SW 6842 FORWARD FUSCHIA	CMU	PANT: SW 6993 BLACK OF NIGHT



Exterior Elevations

24-0534  
10/28/2024

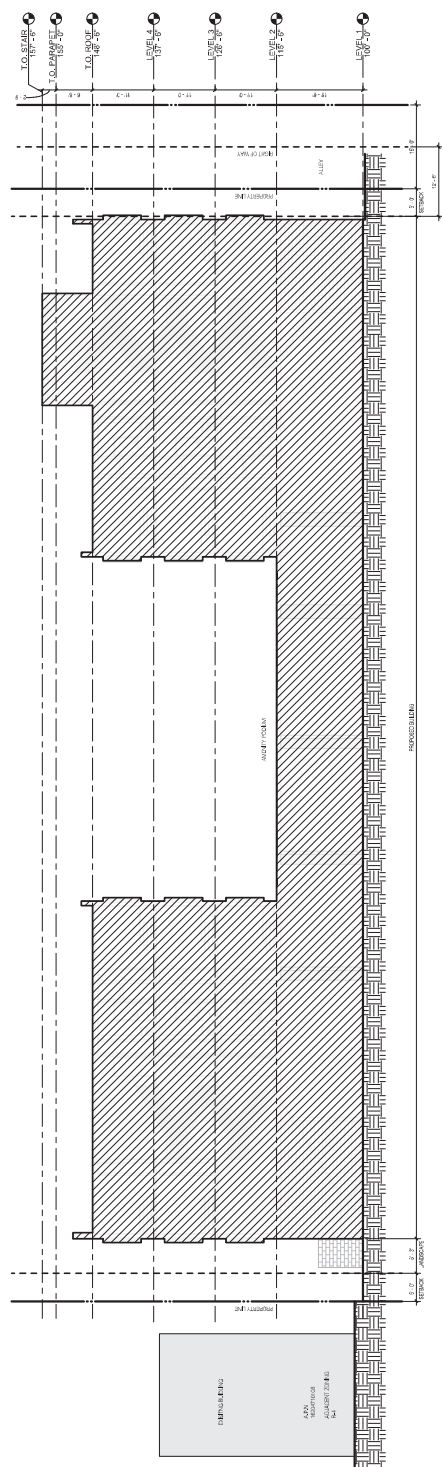
NOTE:  
APPEARANCE OF BUILDING IS NOT A PART OF THE PACKAGE TO BE PROVIDED TO OTHERS.



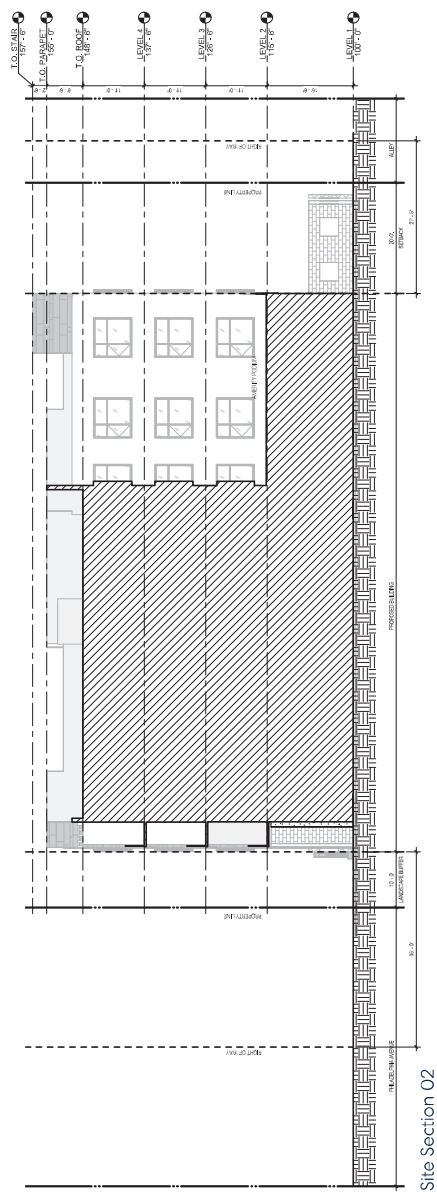
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KNIT PROJECT # 220061  
PHASE: PRELIMINARY DESIGN  
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SHEET 10 OF 12



## Site Section 01



## Site Section 02

Site Section 8

24-0534  
10/28/2024

10/28/2024