



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	

25-0045
02/13/2025

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

Project Address (Location) 9400 W. Sahara Las Vegas NV 89117

Project Name Village Square Apartments Proposed Use Apartments

Assessor's Parcel #(s) 163-06-816-036

Ward # _____

General Plan: Existing Retail Proposed Apartments Zoning: Existing _____ Proposed _____

Additional Information Converting an existing use for retail into 250 units of apartments

Property Owner O P S 1 LLC

Contact Bill Bayne

Address 9400 W. Sahara Ave

City Las Vegas State NV Zip 89117

E-mail william.bayne@gmail.com

Phone (702)280-5761

Applicant Ali Kaveh

Contact Ali Kaveh

Address 6830 S. Rainbow #200

City LV State NV Zip 89118

E-mail platinumusa9@aol.com

Phone (702)277-0194

Representative Ali Kaveh

Contact Ali Kaveh

Address 6830 S. Rainbow #200

City LV State NV Zip 89118

E-mail Platinumusa9@aol.com

Phone (702)277-0194

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 William B Bayne

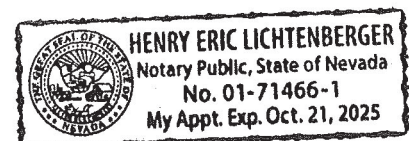
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name William B Bayne

Subscribed and sworn before me

This February day of February, 20 25

Notary Public in and for said County and State

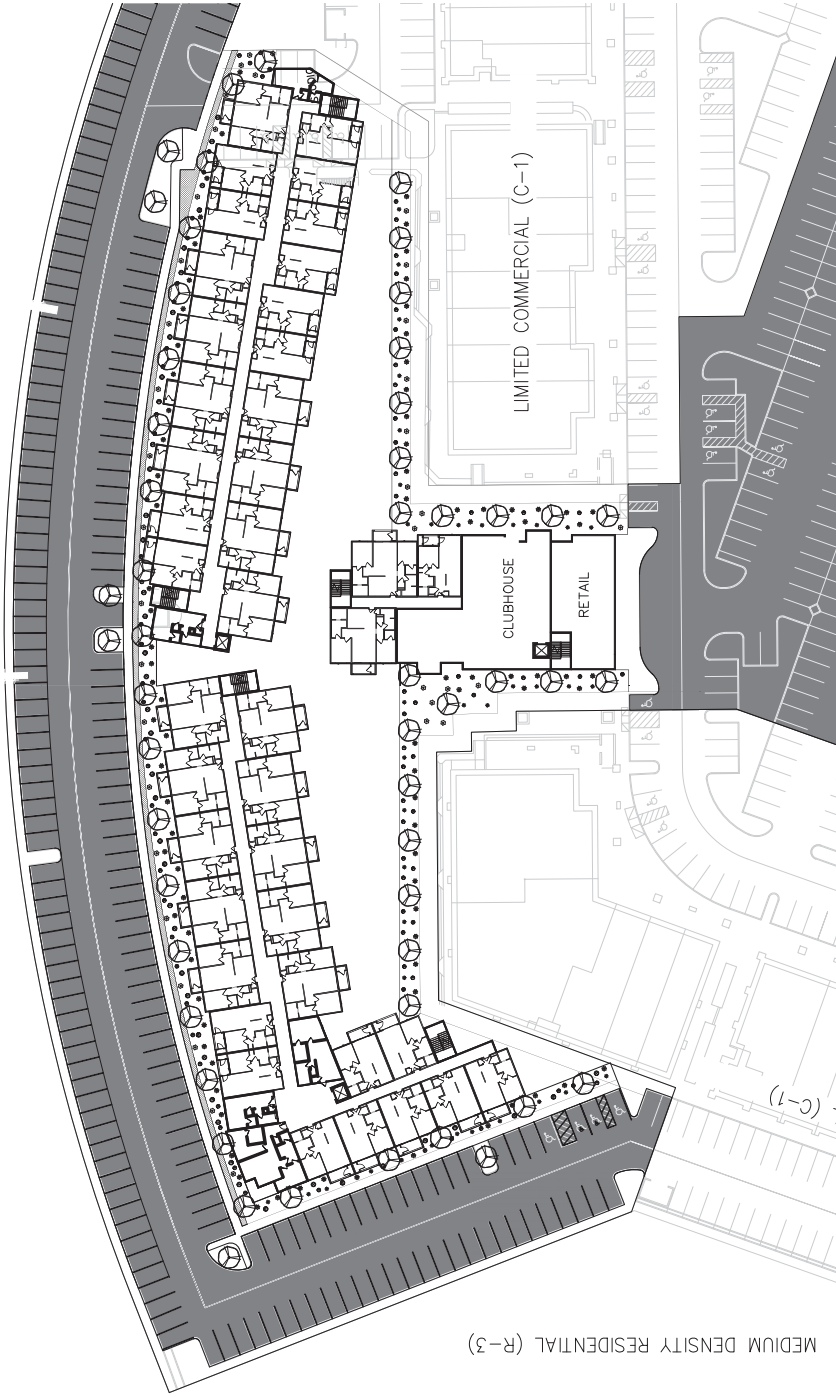




25-0045
02/13/2025

RESIDENTIAL PLANNED DEVELOPMENT - 21 UNIT PER ACRE (R-PD21)

25-0045
02/18/2025



MEDIUM DENSITY RESIDENTIAL (R-3)

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS
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TREES



CHI LIN	Chilopsis linearis	Desert Willow	36"	Box	52			
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SHRUBS



AGA BLG	Agave x 'Blue Glow'	Blue Glow Agave	5 gal.		37			
CAE PUL	Casualpinia pulcherrima	Red Bird Of Paradise	15 gal.		43			
HES PAR	Hesperaloe parviflora	Red Yucca	5 gal.		36			
LAN AME	Lantana camara 'American Red'	American Red Lantana	5 gal.		82			
LEU ZIX	Leucophyllum zygophyllum	Texas Ranger	5 gal.		90			



12-16-2024
L101
SHEET 1 OF 1

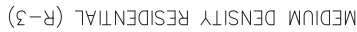
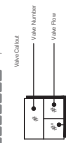
SHEET TITLE
LANDSCAPE

PROJECT NO.
DRAWN BY
DATE

PROJECT

REVISIONS

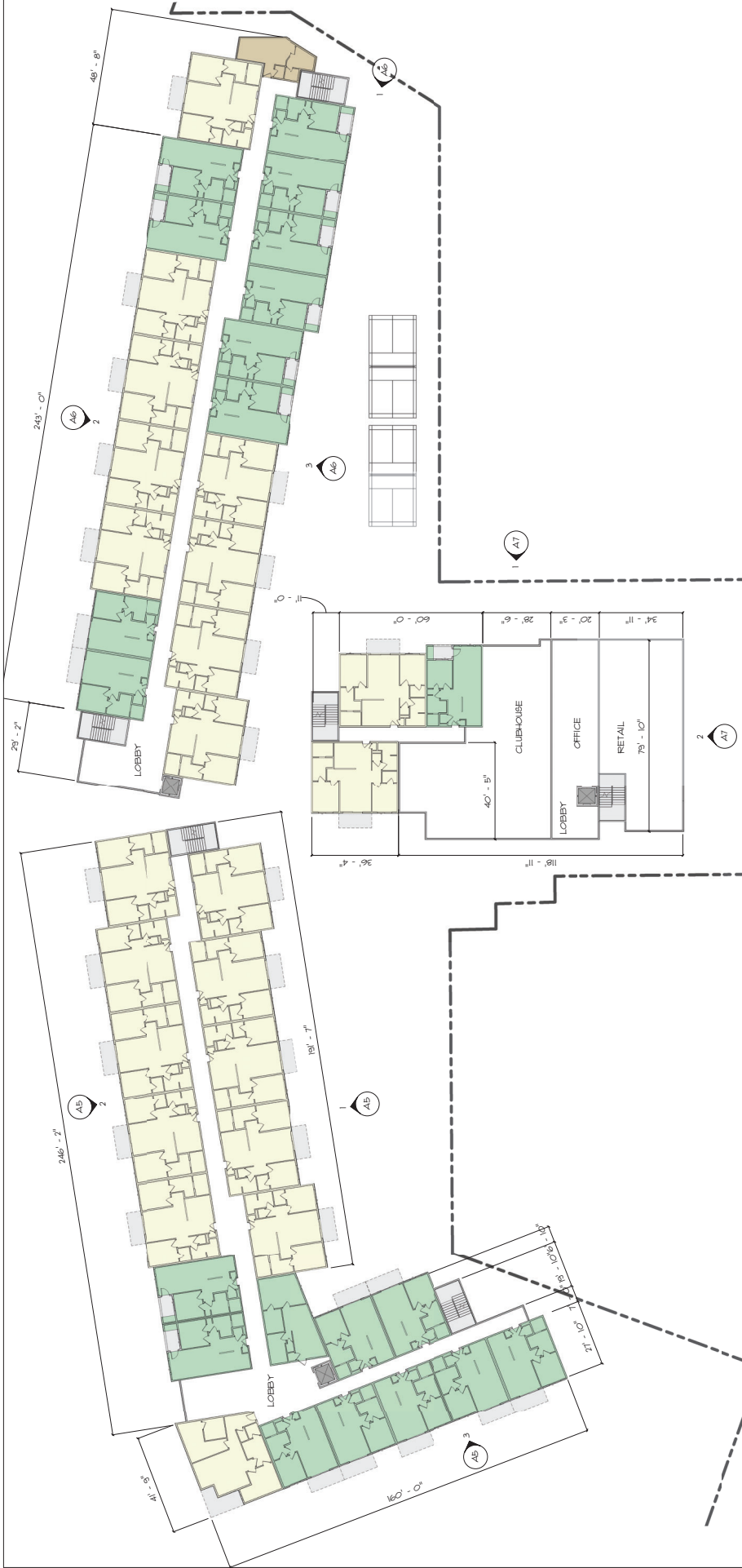
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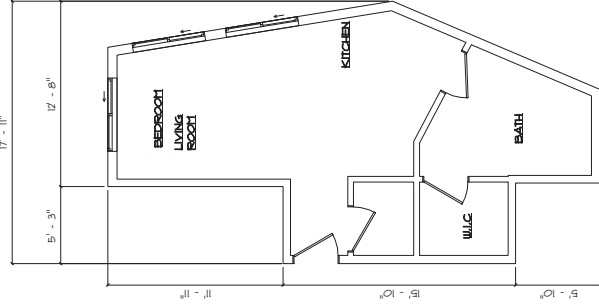
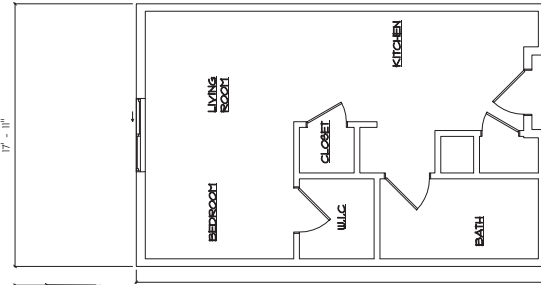
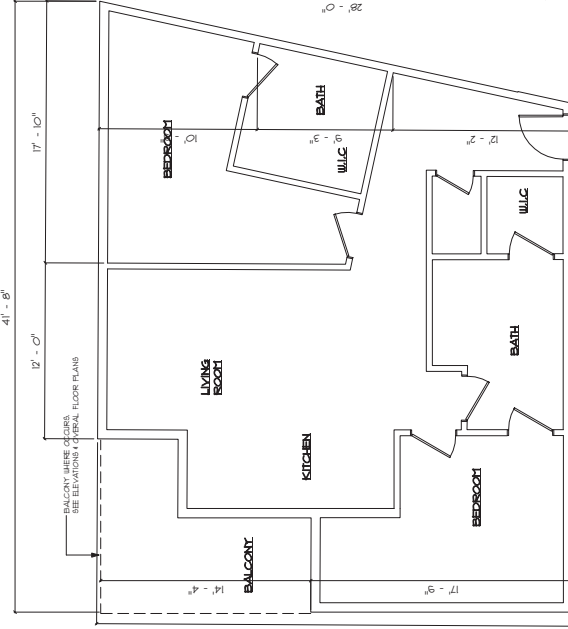
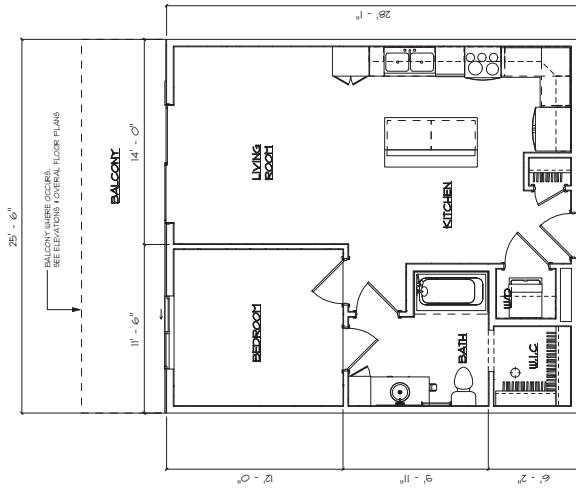
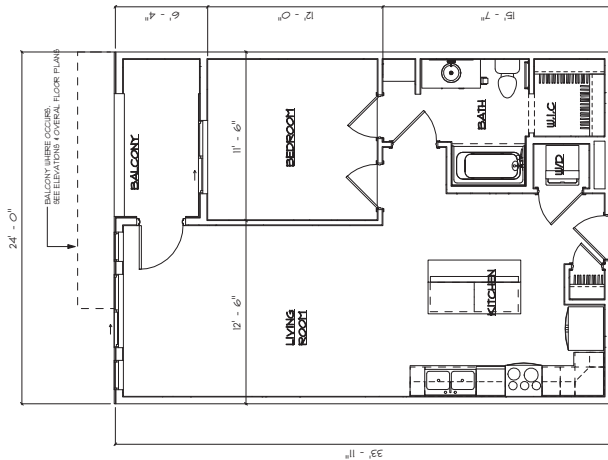
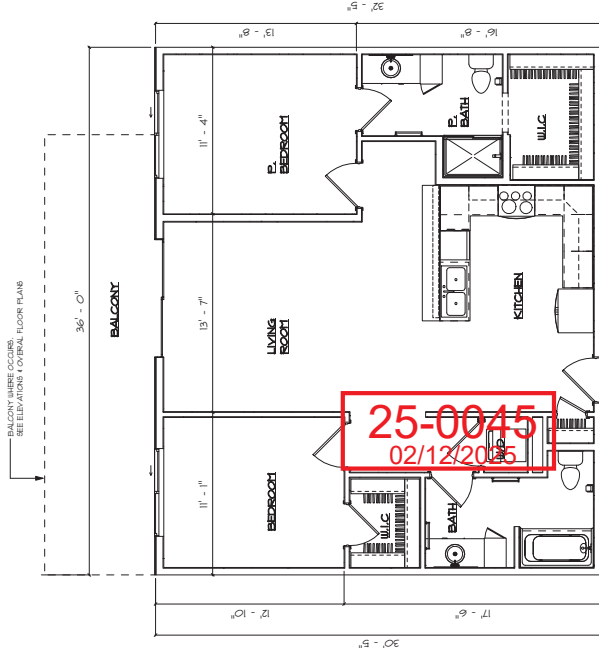
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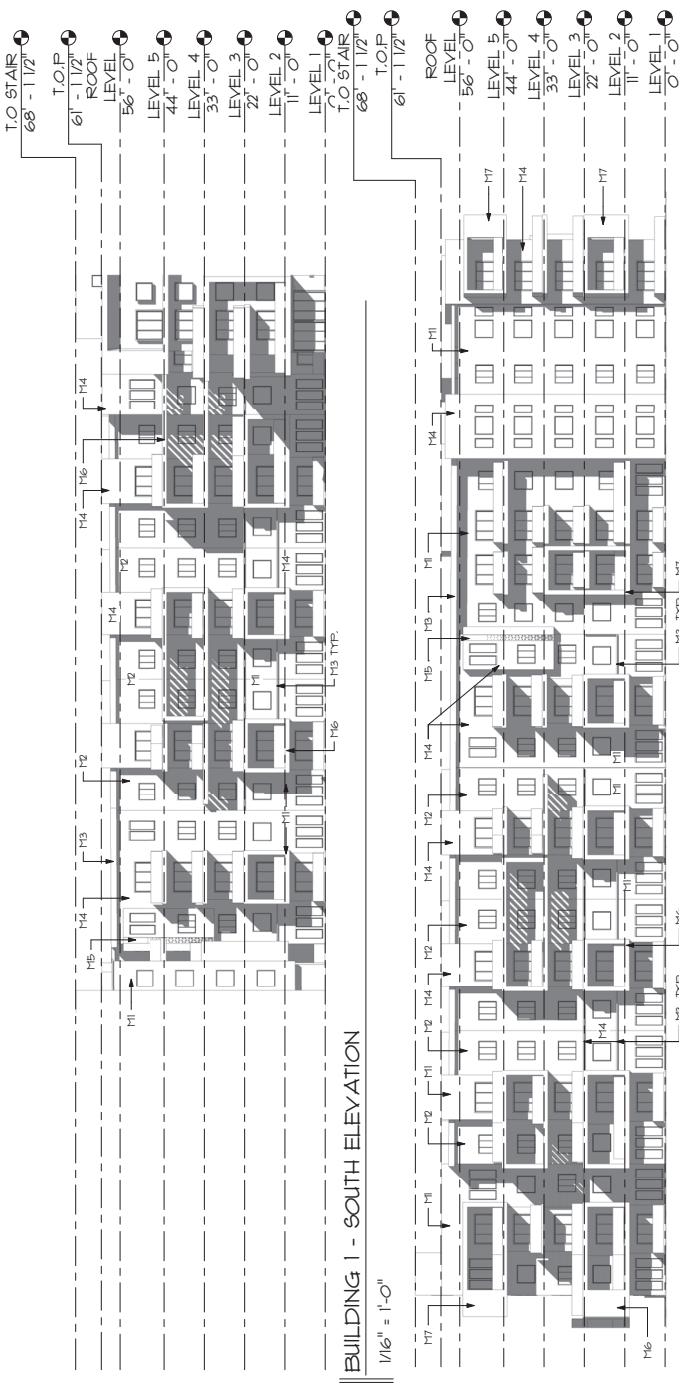
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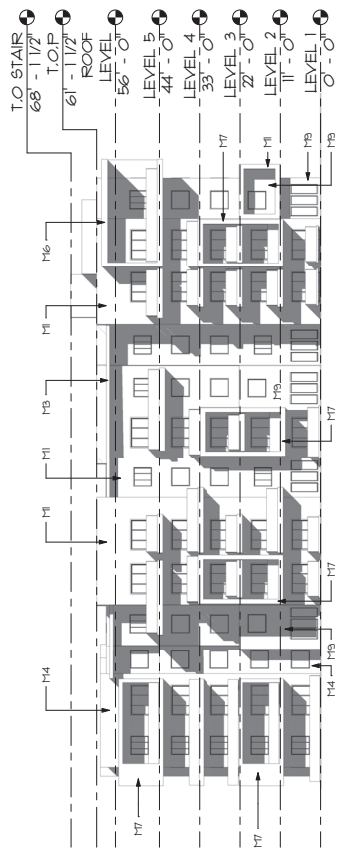

$$A3 = 767 \text{ SF}$$

$$S2 = 435 \text{ SF}$$

$$S1 = 495 \text{ SF}$$

$$B2 = 1,15 \text{ SF}$$

$$A_2 = 718 \text{ SF}$$

$$Al = 750 \text{ SF}$$

$$BI = 1,00 \text{ SF}$$

25-0045
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BUILDING 1 - SOUTH ELEVATION
1/16" = 1'-0"

BUILDING 1 - NORTH ELEVATION
1/16" = 1'-0"



BUILDING 1 - WEST ELEVATION
1/16" = 1'-0"

- MATERIAL 1
Stucco
Color: 801 667
High Reflective White

MATERIAL 2
Stucco
Color: 801 667
Honest Blue

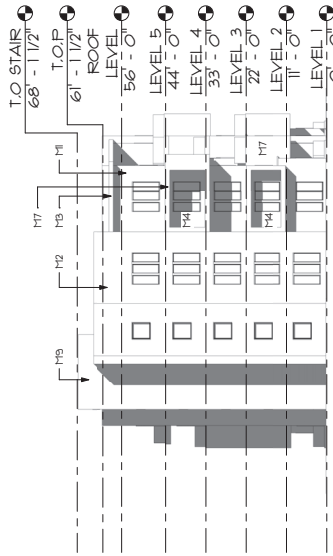
MATERIAL 3
Stucco
Color: 801 667
Cung

MATERIAL 4
compagated steel
- MATERIAL 5
Decorative Grained
Metal Panel

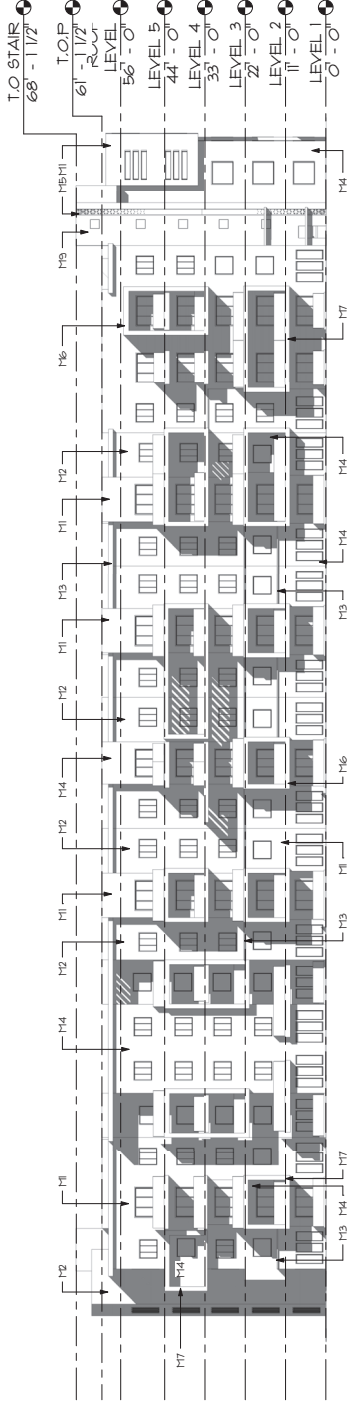
MATERIAL 6
Stucco
Color: 801 667
Icy Lemondade

MATERIAL 7
Stucco
Color: 801 667
Raiselrom

MATERIAL 8
Stucco
Color: 801 667
Black Metal
Frame
- MATERIAL 9
Concrete form
or
Block



BUILDING 2 - EAST ELEVATION
1/16" = 1'-0"



BUILDING 2 - NORTH ELEVATION
1/16" = 1'-0"



BUILDING 2 - SOUTH ELEVATION
1/16" = 1'-0"

- MATERIAL 1**
Stucco
Color: 6071
High Reflective White
- MATERIAL 2**
Stucco
Color: 6071
Honest Blue
- MATERIAL 3**
Stucco
Color: 6071
Cung
- MATERIAL 4**
corrugated steel
- MATERIAL 5**
Decorative Paint
Color: 6071
Honest Blue
- MATERIAL 6**
Decorative Paint
Color: 6071
Honest Blue
- MATERIAL 7**
Decorative Paint
Color: 6071
Honest Blue
- MATERIAL 8**
Decorative Paint
Color: 6071
Honest Blue
- MATERIAL 9**
Concrete form
or
Block

25-0045
02/13/2025



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02/13/2025

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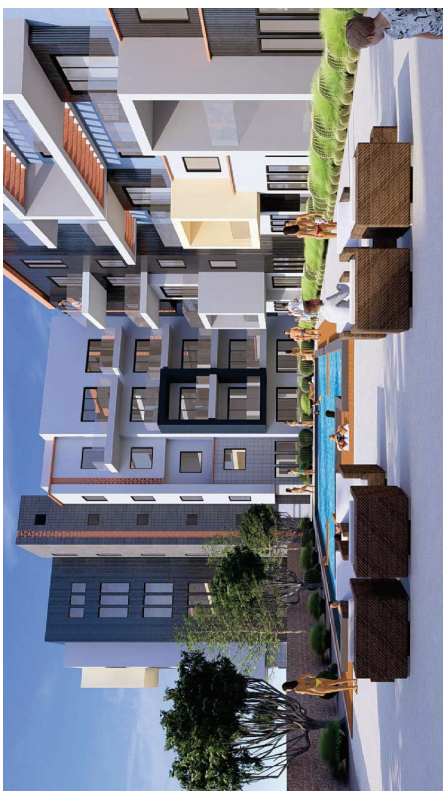


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