



# DEPARTMENT OF PLANNING

## Application / Petition Form & Statement of Financial Interest

Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	

24-0462  
09/05/2024

**Case Type** (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Extension of time

**Project Address** (Location) Owens and Lamb

**Project Name** Owens Apartments **Proposed Use** Multi-family

**Assessor's Parcel #(s)** 140-29-101-003 **Ward #** 3

**General Plan:** Existing M **Proposed** N/A **Zoning:** Existing R-3 **Proposed** N/A

**Additional Information** \_\_\_\_\_

**Property Owner** Owens 110, LLC **Contact** N/A  
**Address** 8925 W. Flamingo Road #308 **City** Las Vegas **State** NV **Zip** 89147  
**E-mail** n/a **Phone** 000-000-0000

**Applicant** Owens 110, LLC **Contact** N/A  
**Address** 8925 W. Flamingo Road #308 **City** Las Vegas **State** NV **Zip** 89147  
**E-mail** n/a **Phone** 000-000-0000

**Representative** Kaempfer Crowell **Contact** Jennifer Lazovich  
**Address** 1980 Festival Plaza Dr. #650 **City** Las Vegas **State** NV **Zip** 89135  
**E-mail** apierce@kcnvlaw.com **Phone** 702-792-7048

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

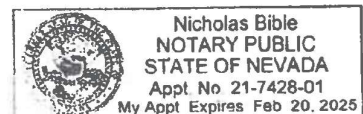
If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

**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

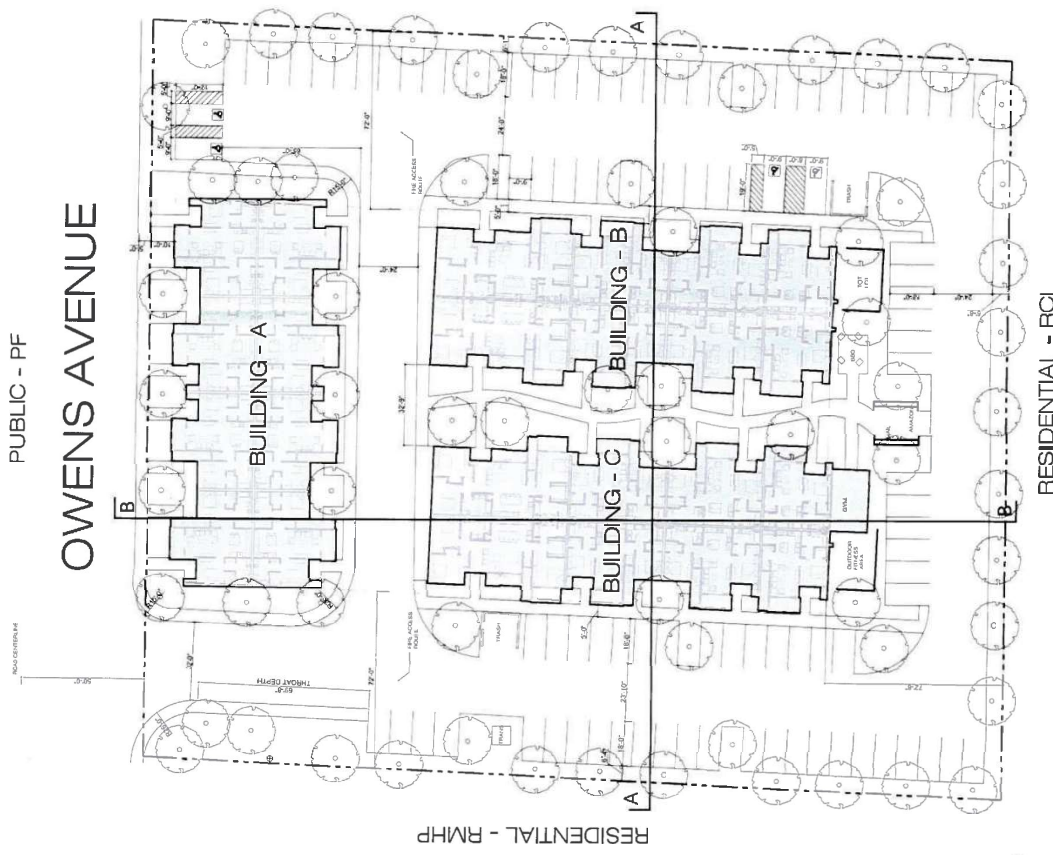
**Property Owner Signature** \_\_\_\_\_  
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

**Print Name** Kaylee Cho  
State of Nevada county of Clark  
Subscribed and sworn before me  
This 23 day of July 20 24  
\_\_\_\_\_  
Notary Public in and for said County and State



# OWENS AVENUE

PUBLIC - PF



SITE PLAN  
1/8" = 1' - 0"



24-0462  
09/05/2024

**SITE DATA**  
APN 140-29-101-003  
ADDRESS 4541 Owens Avenue  
CITY City of Las Vegas  
JURISDICTION City of Las Vegas  
ZONING R-MHP  
Requesting R-3  
PLANNED LAND USE Medium Density Residential  
LOT SIZE 2.41 Acres (GROSS)  
HEIGHT 26'-0" (50'-0" ALLOWABLE)  
SETBACKS  
NORTH (Front) 10'-0"  
WEST (Side) 5'-0" with 31' proximity slope adjacent R-MHP = 72'  
SOUTH (Rear) 20'-0" with 31' proximity slope adjacent R-C1 = 55'  
EAST (Side) 5'-0" with 31' proximity slope adjacent R-C1 = 72'

**UNITS**  
1 BEDROOM (675 SF) = 8 UNITS  
2 BEDROOM (900 SF) = 32 UNITS  
3 BEDROOM (1,350 SF) = 8 UNITS  
**TOTAL** = 48 UNITS  
**DENSITY** 199 DU/AC  
**PARKING**  
REQUIRED  
1 BEDROOM (1/25 PER UNIT) X 8 = 10 STALLS  
2 BEDROOM (1/15 PER UNIT) X 32 = 56 STALLS  
3 BEDROOM (2 PER UNIT) X 8 = 16 STALLS  
GUEST (1 PER 6 UNITS) = 14 STALLS  
**TOTAL** = 96 STALLS  
PROVIDED  
98 STALLS



SITE

**Vicinity Plan**  
1/8" = 1' - 0"



7250 Peck Drive  
Las Vegas, NV 89129  
P 702.353.2222  
H@kautus.com



**kw**  
Owens Apartments  
Keller Williams  
Las Vegas, Nevada

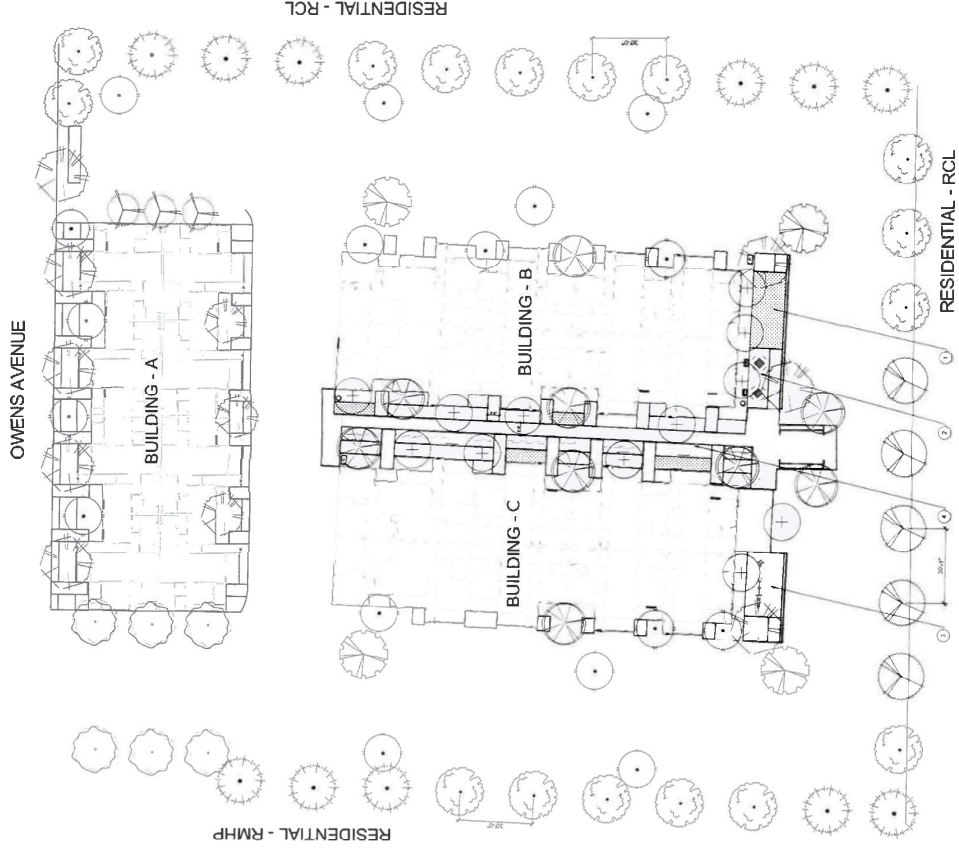
KNIT PROJECT # 210222  
PHASE - PRE DESIGN  
DATE 09/05/2024  
SHEET 1 OF 15



**WLB**  
The WLB Group  
7350 Pinta Drive,  
Las Vegas, NV 89129  
P 702.503.2722  
KellerWilliams.com



KNIT  
7350 Pinta Drive,  
Las Vegas, NV 89129  
P 702.503.2722  
KellerWilliams.com



**KEY NOTES**

SYMBOL	DESCRIPTION
①	GRASS SPACE (RESIDENTIAL - RCL)
②	GRASS SPACE (RESIDENTIAL - RMHP)
③	OUTDOOR FIRECLAY
④	LANDSCAPE PLANT (RESIDENTIAL - RCL)
⑤	LANDSCAPE PLANT (RESIDENTIAL - RMHP)

**PLANT SCHEDULE**

PLANT	QUANTITY	LOCATION
1. PINEAPPLE PALM	10	Along Owens Avenue
2. FLAME TREE	10	Along Owens Avenue
3. FLAME TREE	10	Along Owens Avenue
4. FLAME TREE	10	Along Owens Avenue
5. FLAME TREE	10	Along Owens Avenue
6. FLAME TREE	10	Along Owens Avenue
7. FLAME TREE	10	Along Owens Avenue
8. FLAME TREE	10	Along Owens Avenue
9. FLAME TREE	10	Along Owens Avenue
10. FLAME TREE	10	Along Owens Avenue
11. FLAME TREE	10	Along Owens Avenue
12. FLAME TREE	10	Along Owens Avenue
13. FLAME TREE	10	Along Owens Avenue
14. FLAME TREE	10	Along Owens Avenue
15. FLAME TREE	10	Along Owens Avenue
16. FLAME TREE	10	Along Owens Avenue
17. FLAME TREE	10	Along Owens Avenue
18. FLAME TREE	10	Along Owens Avenue
19. FLAME TREE	10	Along Owens Avenue
20. FLAME TREE	10	Along Owens Avenue
21. FLAME TREE	10	Along Owens Avenue
22. FLAME TREE	10	Along Owens Avenue
23. FLAME TREE	10	Along Owens Avenue
24. FLAME TREE	10	Along Owens Avenue
25. FLAME TREE	10	Along Owens Avenue
26. FLAME TREE	10	Along Owens Avenue
27. FLAME TREE	10	Along Owens Avenue
28. FLAME TREE	10	Along Owens Avenue
29. FLAME TREE	10	Along Owens Avenue
30. FLAME TREE	10	Along Owens Avenue
31. FLAME TREE	10	Along Owens Avenue
32. FLAME TREE	10	Along Owens Avenue
33. FLAME TREE	10	Along Owens Avenue
34. FLAME TREE	10	Along Owens Avenue
35. FLAME TREE	10	Along Owens Avenue
36. FLAME TREE	10	Along Owens Avenue
37. FLAME TREE	10	Along Owens Avenue
38. FLAME TREE	10	Along Owens Avenue
39. FLAME TREE	10	Along Owens Avenue
40. FLAME TREE	10	Along Owens Avenue
41. FLAME TREE	10	Along Owens Avenue
42. FLAME TREE	10	Along Owens Avenue
43. FLAME TREE	10	Along Owens Avenue
44. FLAME TREE	10	Along Owens Avenue
45. FLAME TREE	10	Along Owens Avenue
46. FLAME TREE	10	Along Owens Avenue
47. FLAME TREE	10	Along Owens Avenue
48. FLAME TREE	10	Along Owens Avenue
49. FLAME TREE	10	Along Owens Avenue
50. FLAME TREE	10	Along Owens Avenue
51. FLAME TREE	10	Along Owens Avenue
52. FLAME TREE	10	Along Owens Avenue
53. FLAME TREE	10	Along Owens Avenue
54. FLAME TREE	10	Along Owens Avenue
55. FLAME TREE	10	Along Owens Avenue
56. FLAME TREE	10	Along Owens Avenue
57. FLAME TREE	10	Along Owens Avenue
58. FLAME TREE	10	Along Owens Avenue
59. FLAME TREE	10	Along Owens Avenue
60. FLAME TREE	10	Along Owens Avenue
61. FLAME TREE	10	Along Owens Avenue
62. FLAME TREE	10	Along Owens Avenue
63. FLAME TREE	10	Along Owens Avenue
64. FLAME TREE	10	Along Owens Avenue
65. FLAME TREE	10	Along Owens Avenue
66. FLAME TREE	10	Along Owens Avenue
67. FLAME TREE	10	Along Owens Avenue
68. FLAME TREE	10	Along Owens Avenue
69. FLAME TREE	10	Along Owens Avenue
70. FLAME TREE	10	Along Owens Avenue
71. FLAME TREE	10	Along Owens Avenue
72. FLAME TREE	10	Along Owens Avenue
73. FLAME TREE	10	Along Owens Avenue
74. FLAME TREE	10	Along Owens Avenue
75. FLAME TREE	10	Along Owens Avenue
76. FLAME TREE	10	Along Owens Avenue
77. FLAME TREE	10	Along Owens Avenue
78. FLAME TREE	10	Along Owens Avenue
79. FLAME TREE	10	Along Owens Avenue
80. FLAME TREE	10	Along Owens Avenue
81. FLAME TREE	10	Along Owens Avenue
82. FLAME TREE	10	Along Owens Avenue
83. FLAME TREE	10	Along Owens Avenue
84. FLAME TREE	10	Along Owens Avenue
85. FLAME TREE	10	Along Owens Avenue
86. FLAME TREE	10	Along Owens Avenue
87. FLAME TREE	10	Along Owens Avenue
88. FLAME TREE	10	Along Owens Avenue
89. FLAME TREE	10	Along Owens Avenue
90. FLAME TREE	10	Along Owens Avenue
91. FLAME TREE	10	Along Owens Avenue
92. FLAME TREE	10	Along Owens Avenue
93. FLAME TREE	10	Along Owens Avenue
94. FLAME TREE	10	Along Owens Avenue
95. FLAME TREE	10	Along Owens Avenue
96. FLAME TREE	10	Along Owens Avenue
97. FLAME TREE	10	Along Owens Avenue
98. FLAME TREE	10	Along Owens Avenue
99. FLAME TREE	10	Along Owens Avenue
100. FLAME TREE	10	Along Owens Avenue

**24-0462**  
09/05/2024

NOTE: THIS IS A PRELIMINARY LAYOUT. ALL PLANTING IS SUBJECT TO THE FINAL LAYOUT. ALL PLANTING IS SUBJECT TO THE FINAL LAYOUT. ALL PLANTING IS SUBJECT TO THE FINAL LAYOUT.

SCALE: 1"=20'

RESIDENTIAL - RCL

RESIDENTIAL - RMHP

OWENS AVENUE

BUILDING - A

BUILDING - B

BUILDING - C

KNIT PROJECT # 210122  
PHASE: PRE-DESIGN  
SHEET 1 OF 12  
SHEET 1A OF 18

Owens Apartments  
Keller Williams  
Las Vegas, Nevada



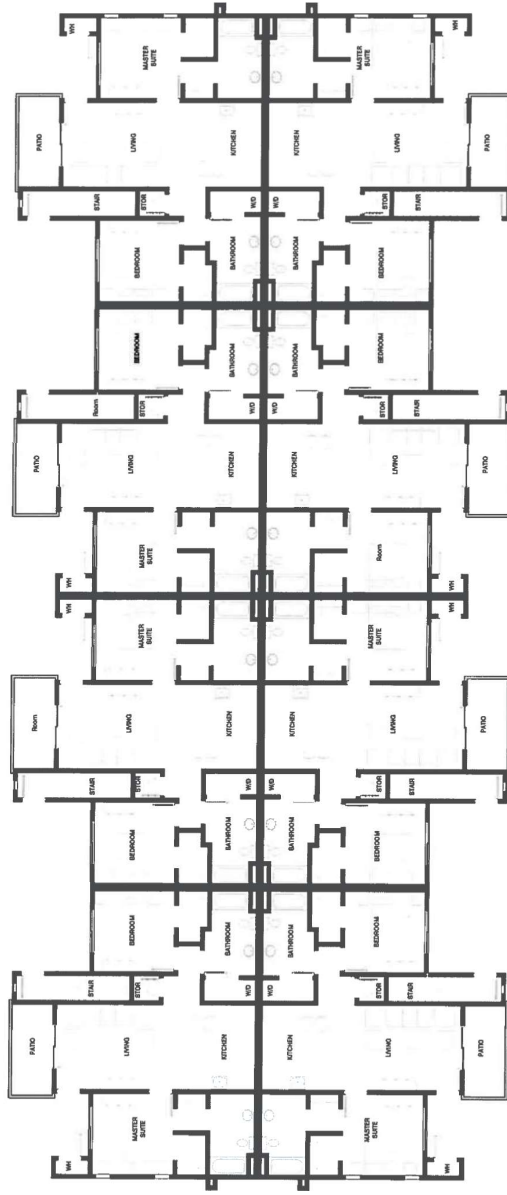

**KNIT**

## KEY MAP

KNIT PROJECT # 210212  
PHASE PRE-DESIGN  
DATE 07.22.2022  
SHEET 15 OF 15

**Owens Apartments  
Keller Williams  
Las Vegas, Nevada**

24-0462  
09/05/2024



BUILDING A  
FLOOR PLAN LEVEL -1

NOTE 4

2700 Park Drive  
Suite 200  
Las Vegas, NV 89128  
702.353.2222  
info@knit.com



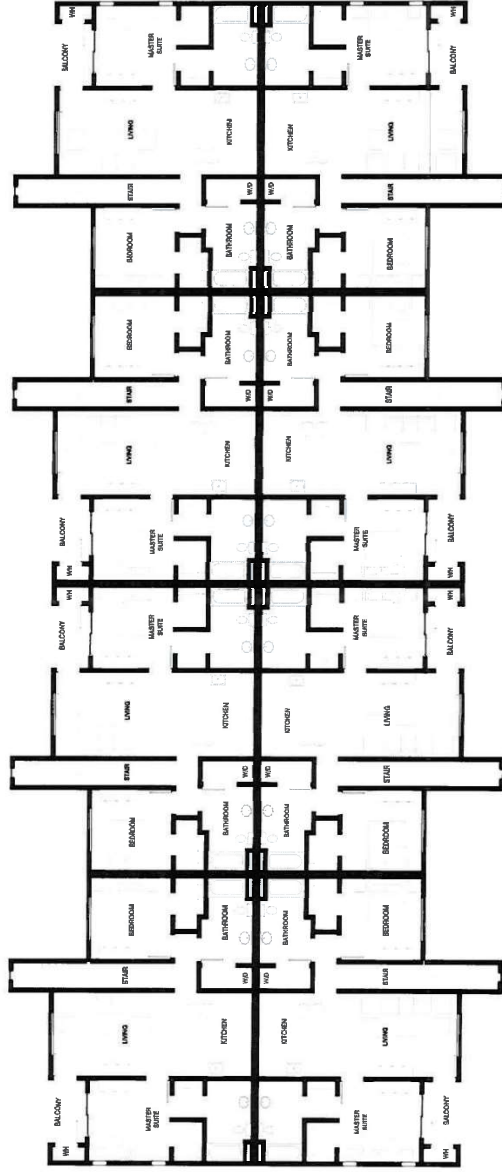
Owens Apartments  
Keller Williams  
Las Vegas, Nevada



KNIT PROJECT # 210212  
DATE: 07/23/2024  
SHEET 3 OF 15

ALL BUILDING DETAILS, LAND COVER, AND PLANTING INFORMATION ARE INDICATED  
AND SHALL BE USED FOR INFORMATION ONLY. NO WARRANTY IS MADE FOR THE  
USE OF ANY INFORMATION FOR ANY PURPOSE.

24-0462  
09/05/2024



BUILDING A  
FLOOR PLAN LEVEL - 2



ALL BUILDING DETAILS AND CONDITIONS ARE SUBJECT TO THE DESIGNER'S DISCRETION AND SHALL BE SUBJECT TO THE DESIGNER'S DISCRETION.

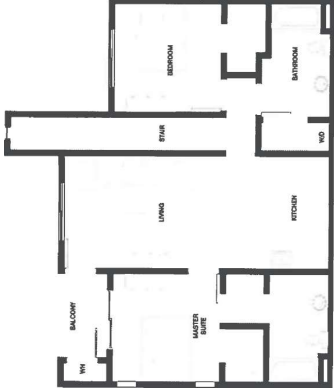
7250 Regal Drive  
Las Vegas, NV 89128  
P: 702.363.3779  
www.knitter.com



Overs Apartments  
Keller Williams  
Las Vegas, Nevada



KNIT PROJECT # 2022E  
KNIT PROJECT # 2022E  
DATE 07/23/2024  
SHEET 4 OF 15



2 BEDROOM UNIT - LEVEL 2



2 BEDROOM UNIT - LEVEL 1

24-0462  
09/05/2024

BUILDING A - UNIT PLANS



2500 Pecos Drive  
Las Vegas, NV 89138  
P 702.353.3722  
R kjell@knit.com



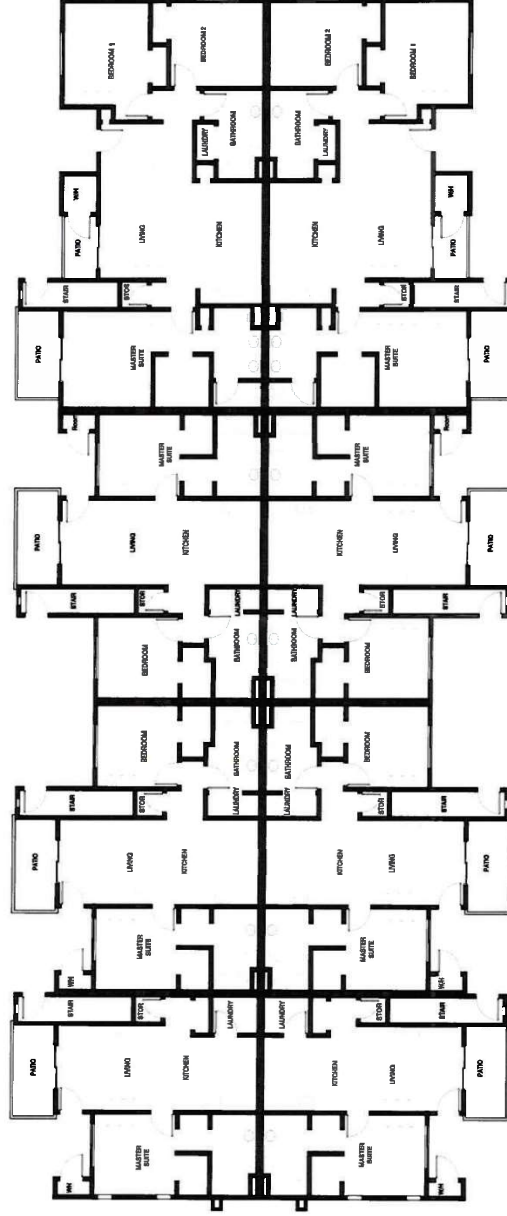
Overs Apartments  
Keller Williams  
Las Vegas, Nevada



KNIT PROJECT # 2022Z  
KNIT PLAN # 0462  
DATE 07/23/22  
SHEET 8 OF 15

ALL BUILDING MATERIALS, FINISHES, AND INTERIORS, INCLUDING, BUT NOT LIMITED TO, FLOORING, WALLS, CEILING, AND LIGHTING, ARE SUBJECT TO CHANGE WITHOUT NOTICE.

24-0462  
09/05/2024



BUILDING B  
FLOOR PLAN LEVEL - 1



7250 Pecos Drive  
Las Vegas, NV 89128  
P: 702.343.3222  
NVL@kellerwilliams.com



Overs Apartments  
Keller Williams  
Las Vegas, Nevada

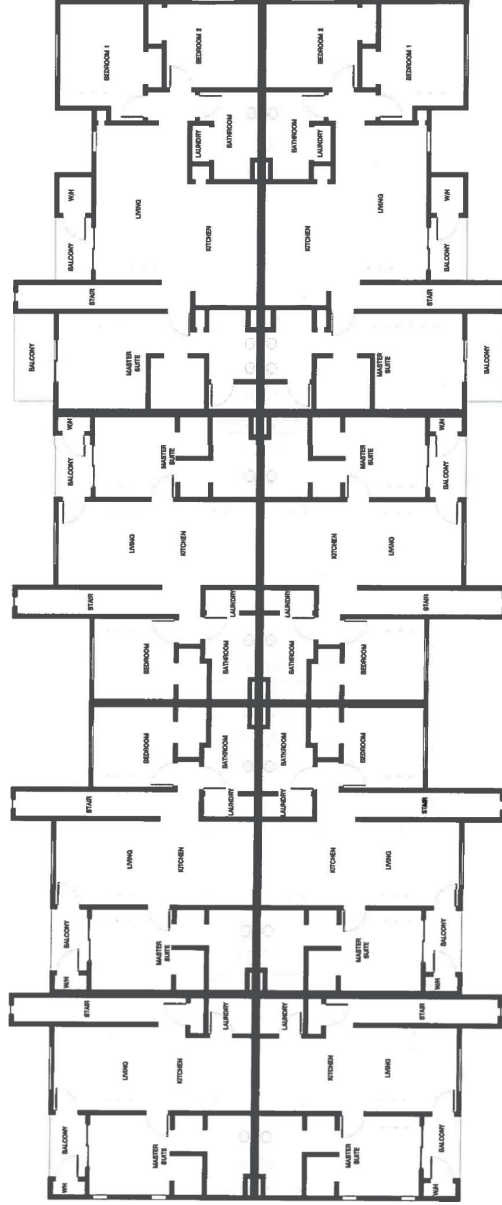


KNIT PROJECT # 20202  
KNIT PROJECT DESIGN  
DATE: 07/23/22  
SHEET 7 OF 15

ALL BUILDING MATERIALS, LAND COVER, AND FINISHES, INCLUDING, BUT NOT LIMITED TO, SHALL BE SUBJECT TO THE ARCHITECT'S REVIEW AND APPROVAL.



24-0462  
09/05/2024



BUILDING B  
FLOOR PLAN LEVEL - 2  
NORTH

ALL BUILDING MATERIALS, FINISHES, AND FIXTURES SHALL BE AS SHOWN ON THE DRAWINGS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION OF MATERIALS, FINISHES, AND FIXTURES.

2550 Ave. D Ave.  
Suite 200  
Las Vegas, NV 89128  
702.733.2222  
KIMBLE.COM



Owens Apartments  
Keller Williams  
Las Vegas, Nevada



KNIT PROJECT # 210272  
DATE 07/23/2024  
SHEET 8 OF 10

24-0462

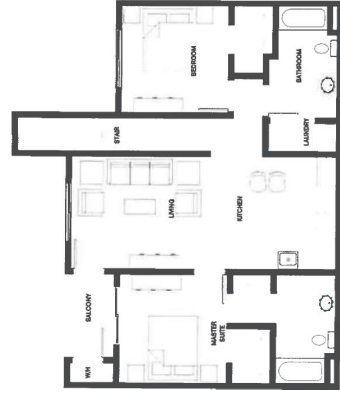
09/05/2024

Floor plan of a 2-bedroom apartment. The layout includes a Living area with a fireplace and TV, a Dining area, a Kitchen with a breakfast bar, two Bedrooms, two Bathrooms, a Laundry room, and a central Hallway. There are two balconies: one accessible from the living area and another from the kitchen. The plan is oriented with the entrance at the top. A red stamp in the top right corner contains the text "24-0462" and "09/05/2024".

3 BEDROOM UNIT - LEVEL 2



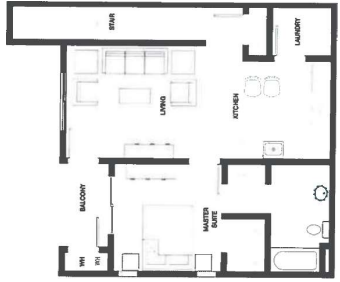
3 BEDROOM UNIT - LEVEL 1



2 BEDROOM UNIT - LEVEL 2



2 BEDROOM UNIT - LEVEL 1



1 BEDROOM UNIT • LEVEL 2



1 BEDROOM UNIT - LEVEL 1

ALL BUREAU AREAS, LAMP COVERAGE AND PHOTO TABULATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE. ANY PROPOSED DEVELOPMENT IS SUBJECT TO BUREAU AND APPROVED GOVERNMENTAL AGENCIES.

KNIT PROJECT# 210212  
PHASE: PRE-DESIGN  
DATE: 07.22.2022  
SHEET: 9 OF 15

Owen's Apartments  
Keller Williams  
Las Vegas, Nevada



## BUILDING B & C UNIT PLANS

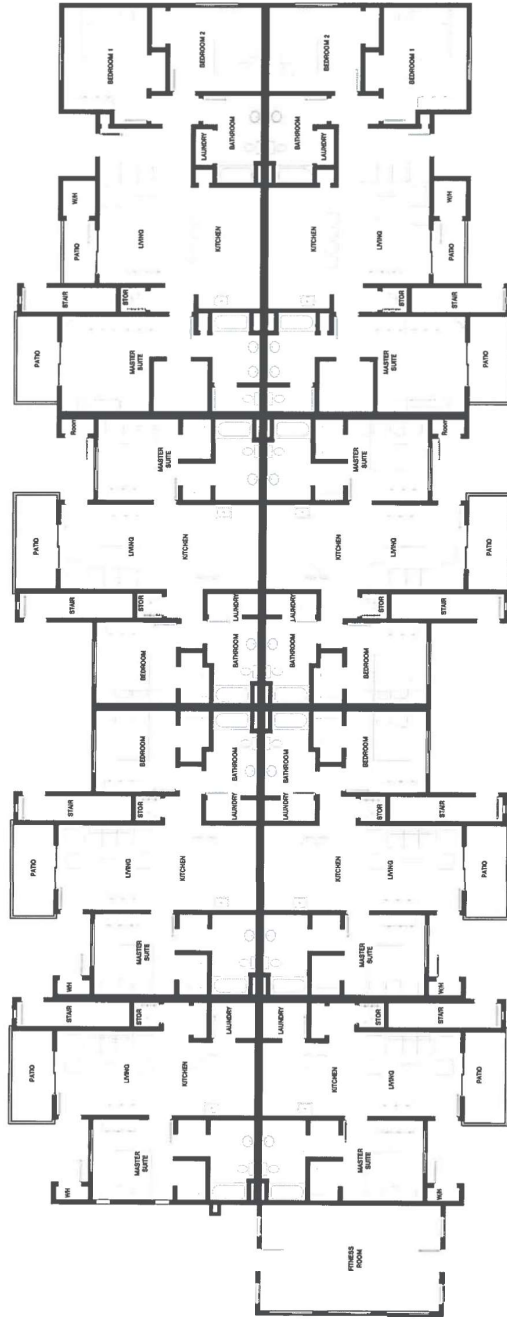


7250 Peak Drive  
Suite 216  
Las Vegas, NV 89128  
P 702.363.2222  
[KnitStudio.com](http://KnitStudio.com)



24-0462  
09/05/2024

NOT THE LATEST REVISED DRAWING CANNOT BE USED FOR CONSTRUCTION



BUILDING C  
FLOOR PLAN LEVEL - 1  
NORTH

7500 Rye Court  
Suite 200  
Las Vegas, NV 89128  
702.333.2222  
Keller Williams

Owens Apartments  
Keller Williams  
Las Vegas, Nevada

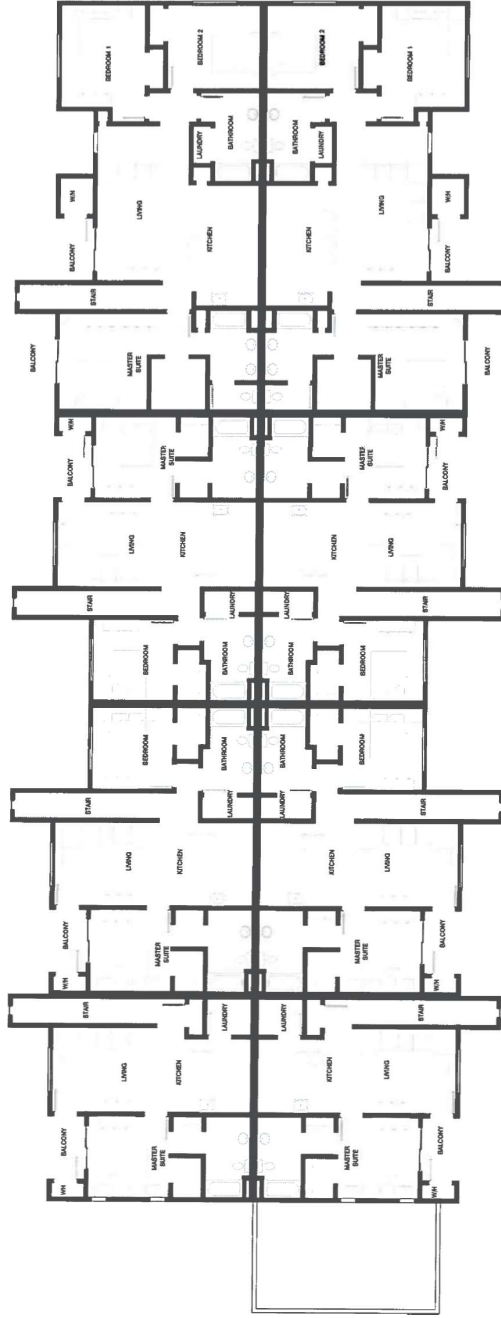


KNIT PROJECT # 210322  
KNIT PROJECT # 210322  
DATE 03/25/2024  
SHEET 11 OF 15

ALL BUILDING MATERIALS, LAND CONTROLS AND INTERIOR FINISHINGS ARE INDICATED  
AND SHOULD BE USED IN ALL CONSTRUCTION. NO OTHER MATERIALS OR FINISHES ARE TO BE USED.

24-0462  
09/05/2024

NOTE: THE DATE PLOTTED FOR BUILDING C WAS DELETED TO THE  
LEFT HAND SIDE OF THE SHEET.



BUILDING C  
FLOOR PLAN LEVEL - 2



4

2405 Park Drive  
Suite 200  
Las Vegas, NV 89128  
702.333.2222  
knit@knit.com



Owens Apartments  
Keller Williams  
Las Vegas, Nevada



KNIT PROJECT # 20212  
KNIT PROJECT # 20212  
DATE: 07/23/2024  
SHEET 19 OF 15

ALL BUILDING DETAILS, CONDITIONS AND FINISHES SHOWN ARE SUBJECT TO THE  
ARCHITECT'S DESIGN AND SHALL BE SUBJECT TO THE ARCHITECT'S  
PROVISIONS OF CONDITIONS OF SERVICE.



LEGEND

PT-1  
SW 7601  
DRENNY

PT-2  
SW 7668  
MARCH VINO

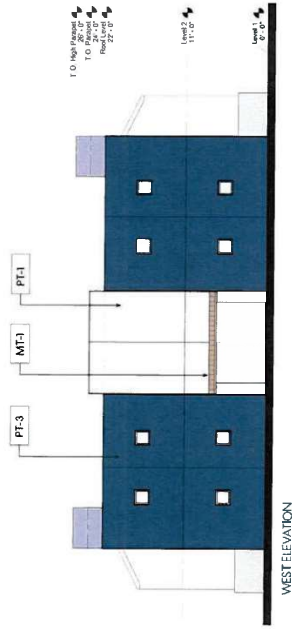
PT-3  
SW 9639  
RAIN CLC JD

PT-4  
SW 7601  
THRESHOLD TAUPE

MT-1  
BERRIDGE STANDING SEAM  
SW 7501 THRESHOLD TAUPE

24-0462

09/05/2024



WEST ELEVATION



SOUTH ELEVATION

BUILDING A - EXTERIOR ELEVATIONS / VIEWS

ALL BUILDING AREA, LAND CONTIGUOUS AND INTERIOR DIMENSIONS ARE APPROXIMATE. DIMENSIONS MAY VARY SLIGHTLY FROM ACTUAL. DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.



2550 Rock Drive  
Las Vegas, NV 89128  
P 702.353.2222  
W [knitllc.com](http://knitllc.com)

Owens Apartments  
Keller Williams  
Las Vegas, Nevada



KNIT PROJECT R 20222  
PHASE PRE DESIGN  
SHEET 6 OF 15

## LEGEND

TO High Parapet  
26' - 0"

TO Parapet  
24' - 0"

Roof Level

Level 2 

Level 1 

NORTH ELEVATION

SOUTH ELEVATION

YO High Parapet	
26' - 0"	
YO Parapet	
24' - 0"	
Roof Level	
22' - 0"	

Level 2  
11' - 0"

Level 1

EAST ELEVATION

## BUILDING B - EXTERIOR ELEVATIONS / VIEWS

ALL BUILDING AREAS, LAND COVERAGE AND FILLING TABULATIONS ARE MEASUREMENTS AND SUBJECT TO CHANGE. ANY PROPOSED DEVELOPMENT IS SUBJECT TO REVIEW AND APPROVAL OF GOVERNMENTAL AGENCIES.

7250 Peak Drive,  
Suite 216  
Las Vegas NV 89128  
P 702 363 2222  
[KNSstudios.com](http://KNSstudios.com)

**Owens Apartments  
Keller Williams  
Las Vegas, Nevada**



KNIT PROJECT # 20212  
PHASE PRE-DESIGN  
DATE 07.22.2022  
SHEET 10 OF 15



ALL BUILDING MATERIALS, LANDSCAPE, AND FINISHES INDICATED ARE PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.

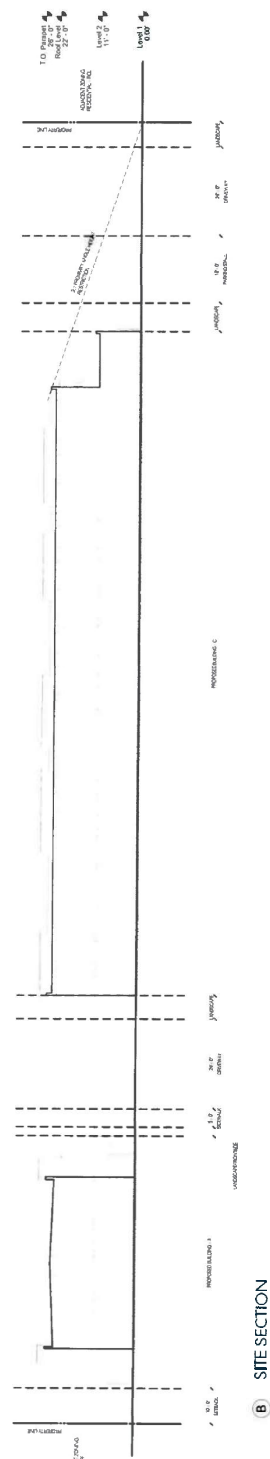
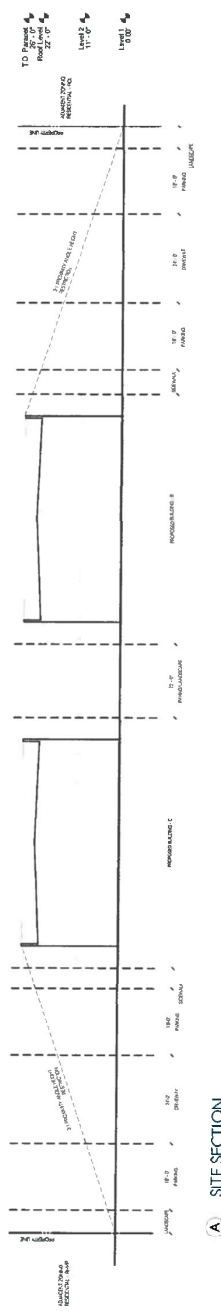
7500 Regal Drive,  
Suite 200  
Las Vegas, NV 89128  
Phone: (702) 735-2222  
KWB@kwb.com



**kw**  
**Owens Apartments**  
**Keller Williams**  
**Las Vegas, Nevada**

RMT PROJECT # 2022F  
RMT DATE: 09/05/2024  
DATE: 07/25/2024  
SHEET: 13 OF 15

24-0462  
09/05/2024



ALL BUILDING AND CONSTRUCTION TIME PERIODS ARE SUBJECT TO THE LOCAL AND STATE REGULATIONS AND ORDINANCES.

SITE SECTION  
10'

7560 Picket Drive  
Las Vegas, NV 89128  
P 702.344.2222  
Keller Williams



Owens Apartments  
Keller Williams  
Las Vegas, Nevada



KNIT PROJECT # 2022P  
PHASE PRE-DESIGN  
SHEET 2 OF 25