



# 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** \_\_\_\_\_

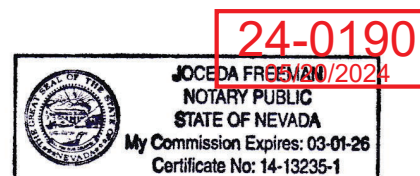
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

**Print Name** Arturo Hernandez

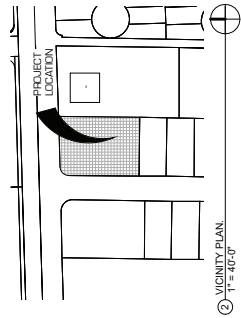
Subscribed and sworn before me

This 16th day of May, 20 24

Notary Public in and for said County and State







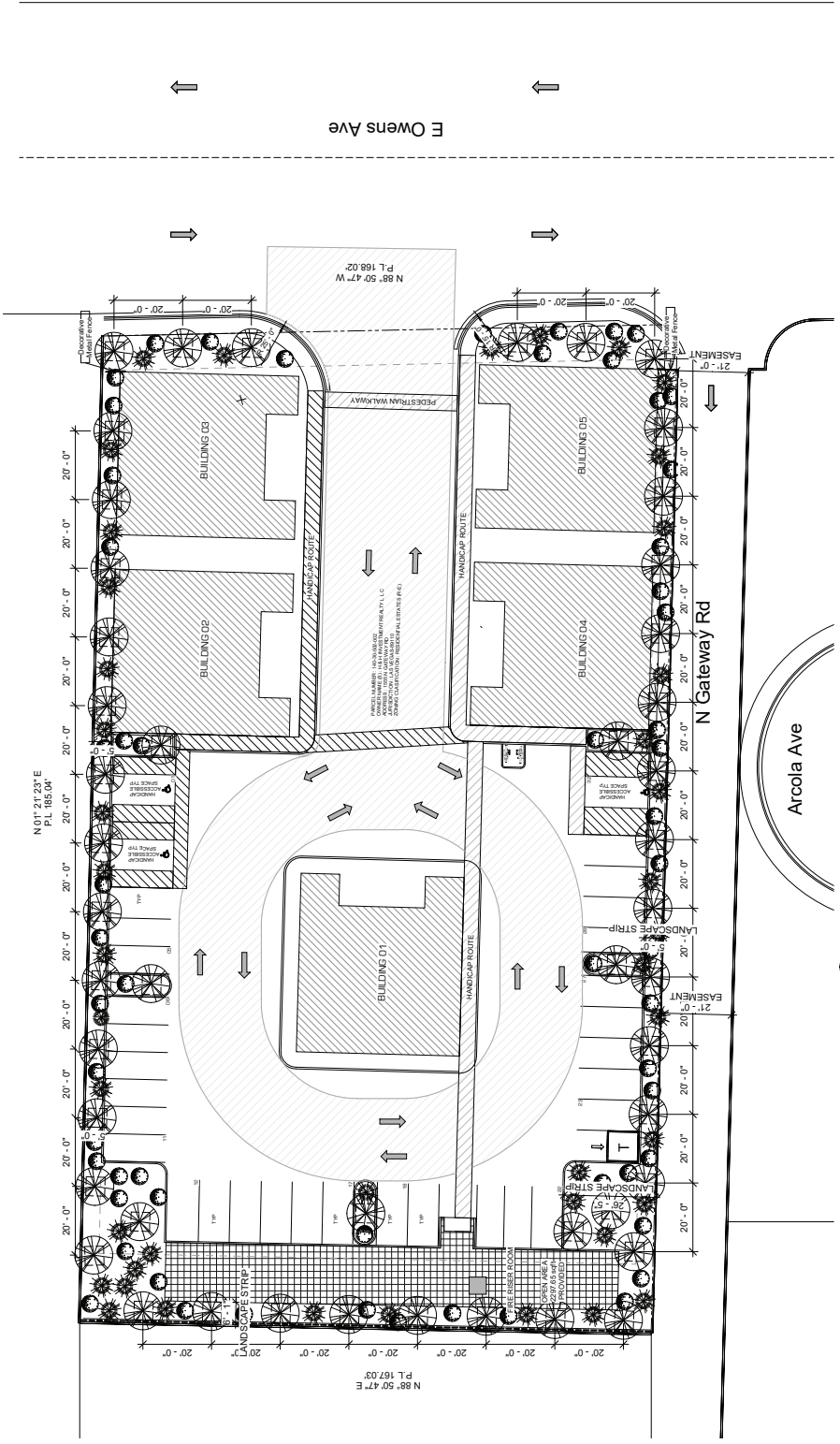
② VICINITY PLAN.  
1" = 40'-0"

PROJECT DATA	
APN	1403030002
ACRES	1.18
EXISTING ZONING	RESIDENTIAL (EAST) (R4E)
NEW ZONING	MEDIUM DENSITY RESIDENTIAL (R-3)
PROPOSED USE	MULTIFAMILY
SEISMIC ZONE	D
JURISDICTION	LAS VEGAS 88110
DENSITY	15 UNITS PER ACRE
CALCULATION	15 UNITS PER ACRE (1500 S.F. PER UNIT) / 100 S.F. PER UNIT = 15 UNITS PER ACRE
TOTAL UNITS PROPOSED	20

QUANTITY OF TREES REQUIRED AND PROVIDED AS PER 30.04.01			
PERIMETER	QUANTITY OF TREES REQUIRED	QUANTITY OF TREES PROVIDED	QUANTITY OF TREES PROVIDED
107'2" NORTH SIDE	8 MEDIUM TREES	0 MEDIUM TREES	0 MEDIUM TREES
280'6" EAST SIDE	15 MEDIUM TREES	15 MEDIUM TREES	15 MEDIUM TREES
106'0" SOUTH SIDE	8 MEDIUM TREES	8 MEDIUM TREES	8 MEDIUM TREES
287'0" WEST SIDE	14 MEDIUM TREES	14 MEDIUM TREES	14 MEDIUM TREES
INTERIOR SIDE	ONE EACH ISLAND 7	8 MEDIUM TREES	8 MEDIUM TREES
TOTAL TREES PROVIDED	55 TREES REQUIRED	42 TREES PROVIDED	42 TREES PROVIDED

LANDSCAPING LEGEND 19.06.04.0					
SYMBOL	PICTURE	DESIGNATION	SIZE	QUANTITY	TREE TYPE
		DWARF OAK	10" DIA.	48	DWARF OAK
		DWARF OAK	10" DIA.	59	DWARF OAK
		DWARF OAK	10" DIA.	42	DWARF OAK

**XPC + ARCHITECTURAL + STUDIO**  
ARCHITECTURE - PLANNING - 3D RENDERING  
2209 CIRCLE 2, SUITE 101, LAS VEGAS, NV 89138  
702.749.0036  
info@xpcstudio.net



① LANDSCAPE PLAN  
1/16" = 1'-0"

**LANDSCAPE PLAN**  
PROJECT: GATEWAY MULTIFAMILY COMPLEX  
SHEET NO.: 14/100004  
DATE: 10/17/2024  
DRAWN BY: ERM  
CHECKED BY: ERM  
PROJECT NO.: 24000  
SHEET NO.: 14/100004

24-0190  
10/17/2024

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1. GRAY SCALE ELEMENTS REPRESENT OBJECTS NOT TO BE MODIFIED.
2. DARKER ELEMENTS REPRESENT OBJECTS TO BE MODIFIED OR NEW.
3. REPAIR EXISTING TO REPAIR ELEMENTS DAMAGED DURING CONSTRUCTION.
4. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTING BUILDING AND WALLS CONDITION PRIOR TO REMOVAL. THEMAS INDICATED IN THESE PLANS IF THE CONTRACTOR IDENTIFY ANY CONDITION WHICH DEGRADE THE BUILDING'S STRUCTURE OR AFFECTS THE BUILDING'S INTEGRITY, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF SUCH CONDITION BEFORE PERFORMING THE DEMOLITION, TO REMEDIATE SUCH DISCREPANCY.

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**XPC + ARCHITECTURAL + STUDIO**  
 ARCHITECTURE - PLANNING - 3D VISUALIZATION  
 2209 TOLSON ST. B-101 LOS ANGELES, CA 90012  
 702.749.0036  
 INFO@XPCSTUDIO.NET

971. 16/10/2094

**FLOOR PLAN**

1555 N. GATEWAY ROAD  
LAS VEGAS, NEVADA  
98000

GATEWAY MULTIFAMILY  
COMPLEX

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SHEET NO: A201

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 <p><b>XPC + ARCHITECTURAL + STUDIO</b></p> <p>ARCHITECTURE - PLANNING - 3D MODELING</p> <p>2209 KOSCIUSKO BLVD. 1011 DENVER, CO 80202</p> <p>702.749.0058</p> <p>info@xpcstudio.net</p>	<p>DATE: 10/20/2017</p> <p>COMPUTER:</p>	<p>PROJECT NAME:</p> <p><b>GATEWAY MULTIFAMILY COMPLEX</b></p> <p>1.15.15.16.17.18.19.20.21.22.23.24.25.26.27.28.29.30.31.32.33.34.35.36.37.38.39.40.41.42.43.44.45.46.47.48.49.50.51.52.53.54.55.56.57.58.59.60.61.62.63.64.65.66.67.68.69.70.71.72.73.74.75.76.77.78.79.80.81.82.83.84.85.86.87.88.89.90.91.92.93.94.95.96.97.98.99.100.101.102.103.104.105.106.107.108.109.110.111.112.113.114.115.116.117.118.119.120.121.122.123.124.125.126.127.128.129.130.131.132.133.134.135.136.137.138.139.140.141.142.143.144.145.146.147.148.149.150.151.152.153.154.155.156.157.158.159.160.161.162.163.164.165.166.167.168.169.170.171.172.173.174.175.176.177.178.179.180.181.182.183.184.185.186.187.188.189.190.191.192.193.194.195.196.197.198.199.200.201.202.203.204.205.206.207.208.209.210.211.212.213.214.215.216.217.218.219.220.221.222.223.224.225.226.227.228.229.230.231.232.233.234.235.236.237.238.239.240.241.242.243.244.245.246.247.248.249.250.251.252.253.254.255.256.257.258.259.260.261.262.263.264.265.266.267.268.269.270.271.272.273.274.275.276.277.278.279.280.281.282.283.284.285.286.287.288.289.290.291.292.293.294.295.296.297.298.299.300.301.302.303.304.305.306.307.308.309.310.311.312.313.314.315.316.317.318.319.320.321.322.323.324.325.326.327.328.329.330.331.332.333.334.335.336.337.338.339.340.341.342.343.344.345.346.347.348.349.350.351.352.353.354.355.356.357.358.359.360.361.362.363.364.365.366.367.368.369.370.371.372.373.374.375.376.377.378.379.380.381.382.383.384.385.386.387.388.389.390.391.392.393.394.395.396.397.398.399.400.401.402.403.404.405.406.407.408.409.410.411.412.413.414.415.416.417.418.419.420.421.422.423.424.425.426.427.428.429.430.431.432.433.434.435.436.437.438.439.440.441.442.443.444.445.446.447.448.449.450.451.452.453.454.455.456.457.458.459.460.461.462.463.464.465.466.467.468.469.470.471.472.473.474.475.476.477.478.479.480.481.482.483.484.485.486.487.488.489.490.491.492.493.494.495.496.497.498.499.500.501.502.503.504.505.506.507.508.509.510.511.512.513.514.515.516.517.518.519.520.521.522.523.524.525.526.527.528.529.530.531.532.533.534.535.536.537.538.539.540.541.542.543.544.545.546.547.548.549.550.551.552.553.554.555.556.557.558.559.560.561.562.563.564.565.566.567.568.569.570.571.572.573.574.575.576.577.578.579.580.581.582.583.584.585.586.587.588.589.590.591.592.593.594.595.596.597.598.599.600.601.602.603.604.605.606.607.608.609.610.611.612.613.614.615.616.617.618.619.620.621.622.623.624.625.626.627.628.629.630.631.632.633.634.635.636.637.638.639.640.641.642.643.644.645.646.647.648.649.650.651.652.653.654.655.656.657.658.659.660.661.662.663.664.665.666.667.668.669.670.671.672.673.674.675.676.677.678.679.680.681.682.683.684.685.686.687.688.689.690.691.692.693.694.695.696.697.698.699.700.701.702.703.704.705.706.707.708.709.710.711.712.713.714.715.716.717.718.719.720.721.722.723.724.725.726.727.728.729.730.731.732.733.734.735.736.737.738.739.740.741.742.743.744.745.746.747.748.749.750.751.752.753.754.755.756.757.758.759.760.761.762.763.764.765.766.767.768.769.770.771.772.773.774.775.776.777.778.779.780.781.782.783.784.785.786.787.788.789.790.791.792.793.794.795.796.797.798.799.800.801.802.803.804.805.806.807.808.809.810.811.812.813.814.815.816.817.818.819.820.821.822.823.824.825.826.827.828.829.830.831.832.833.834.835.836.837.838.839.840.841.842.843.844.845.846.847.848.849.850.851.852.853.854.855.856.857.858.859.860.861.862.863.864.865.866.867.868.869.870.871.872.873.874.875.876.877.878.879.880.881.882.883.884.885.886.887.888.889.890.891.892.893.894.895.896.897.898.899.900.901.902.903.904.905.906.907.908.909.910.911.912.913.914.915.916.917.918.919.920.921.922.923.924.925.926.927.928.929.930.931.932.933.934.935.936.937.938.939.940.941.942.943.944.945.946.947.948.949.950.951.952.953.954.955.956.957.958.959.960.961.962.963.964.965.966.967.968.969.970.971.972.973.974.975.976.977.978.979.980.981.982.983.984.985.986.987.988.989.990.991.992.993.994.995.996</p>
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NOTE: THE BRANDS ARE TAKEN AS A REFERENCE FOR THE COLORS OF THE HOUSE. THE OWNER CAN USE ANOTHER BRAND USING SIMILAR TONES TO THOSE INDICATED HERE.

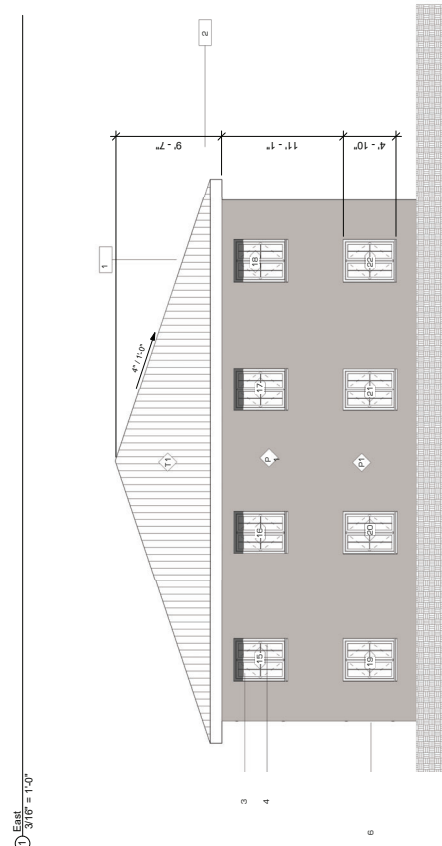
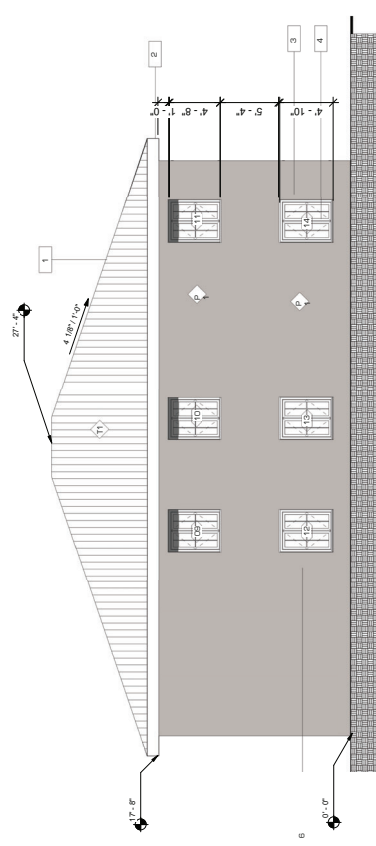
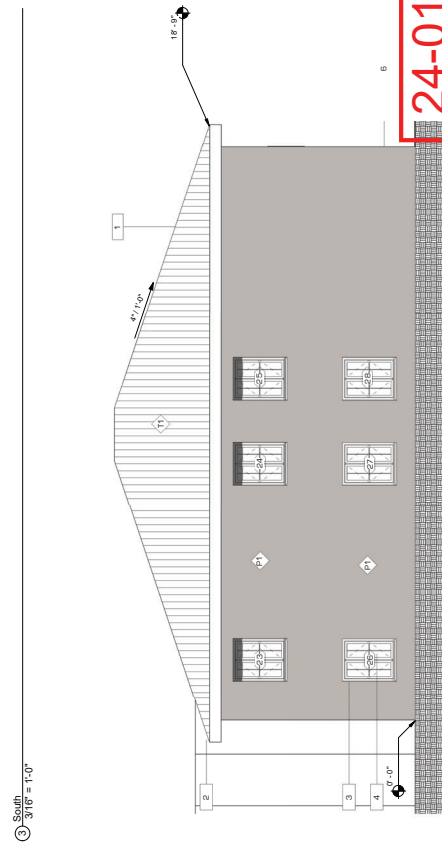
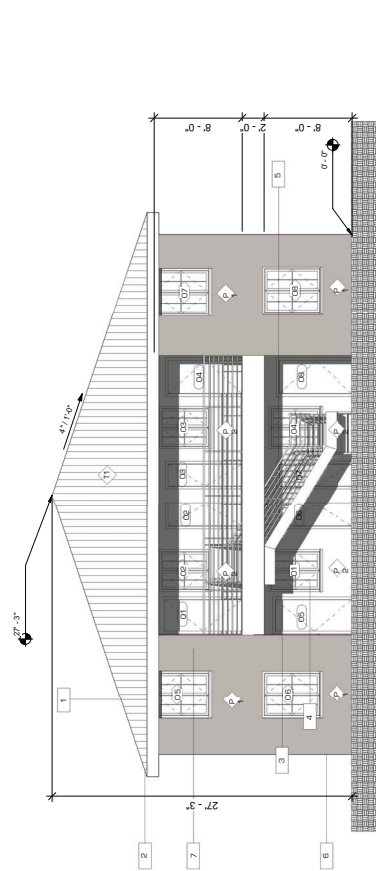
## KEY NOTES

GENERAL NOTES








1. GRAYSCALE ELEMENTS REPRESENT OBJECTS NOT TO BE MODIFIED.
2. DARKER ELEMENTS REPRESENT OBJECTS TO BE MODIFIED OR NEW.
3. REMOVALS LEADING TO REMAIN ELEMENTS DAMAGED DURING CONSTRUCTION.
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5. MAIN HALL RECEPTION STATIONS AND CORRIDOR TO THE 20TH REC.

1. CARPSTRAND ROOF TILE
2. TILEEDGE
3. FOAM TRIM
4. WINDOW, SEE WINDOW
5. INTERIOR STAIRCASE
6. WALLS, OMEGA 300AT  
SEE COLOR FINISH SHEET  
PRIOR INSTALLATION
7. EXTERIOR DOOR, SEE DOOR

- | COLOR SCHEDULE<br>PAINTS  |   | ROOF TILES  |   |
|---|---|---|---|
|  | DUNN - EDWARDS (EDDY)<br>DET488 RUP 783 WIDFLOWER HONEY |  | EXALE COURSTAND - INTERMOUNTAIN<br>3564S SUNNISE BLEND<br>BLEND OF TERRACOTTA BROWN |
|  | DUNN - EDWARDS (EDDY)<br>DET480 FL4044 LINEN WHITE      |  |   |



**! 2003 10**

- |   |   |                  |
|---|---|------------------|
|  |  | DOOR MARK        |
|  |  | BUILDING SECTION |
|  |  | KEYNOTE LEGEND   |
|  |   | WINDOW MARK      |

② North  $\frac{3}{16}'' = 1'-0''$

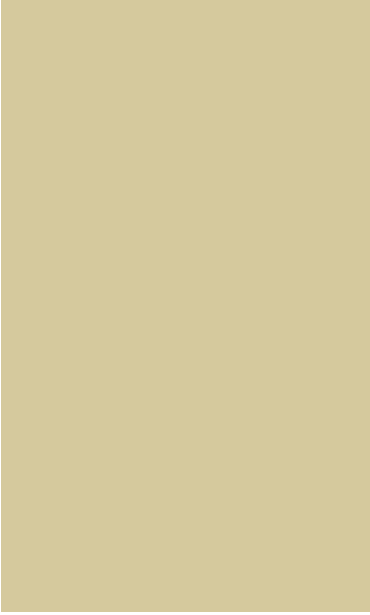
④ West  $\frac{3}{16}'' = 1'-0''$

24-0190  
10/17/2022

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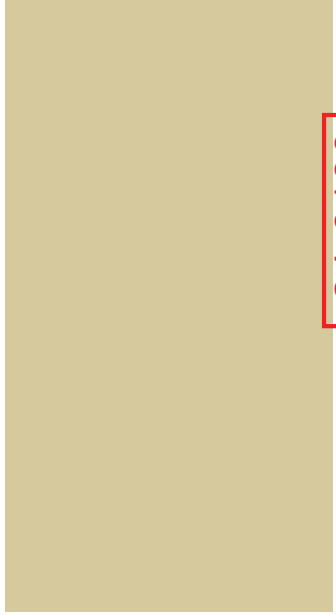
ELEVATIONS PLAN


  
 XPC + ARCHITECTURAL + STUDIO  
 ARCHITECTURE - PLANNING - 3D VISUALIZATION  
 2209 TOLSON ST. B-101, LOS ANGELES, CA 90015  
 702.749.0036  
 INFO@XPCSTUDIO.COM



# FOURPLEX

## MATERIAL CHART

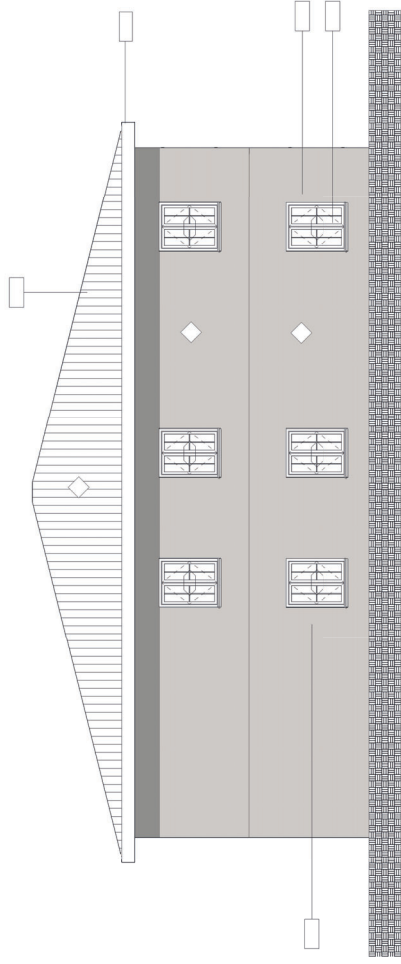


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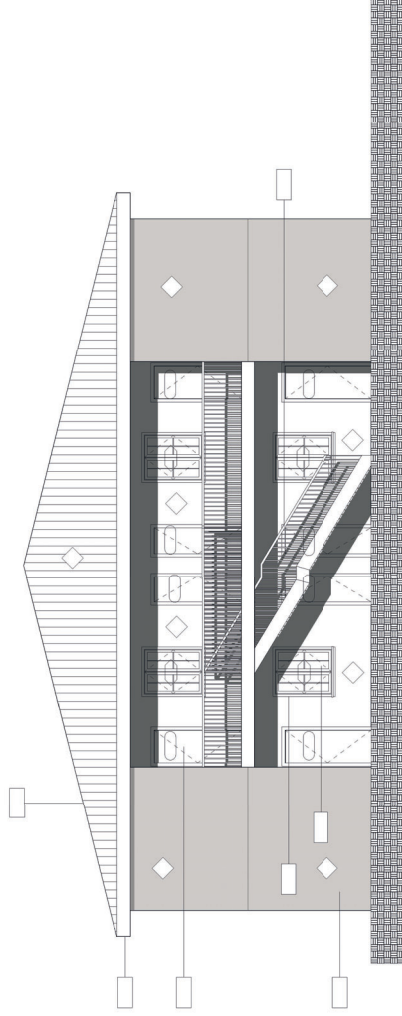
24-0190

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① East  
3/16" = 1'-0"



② South  
3/16" = 1'-0"

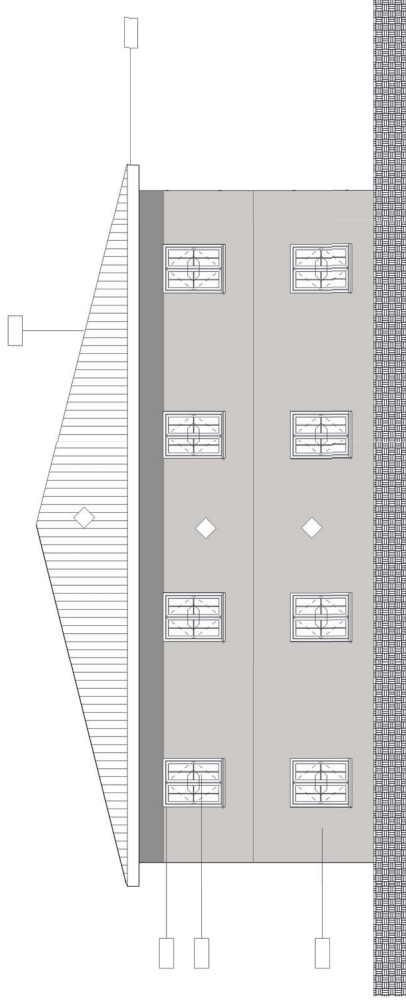
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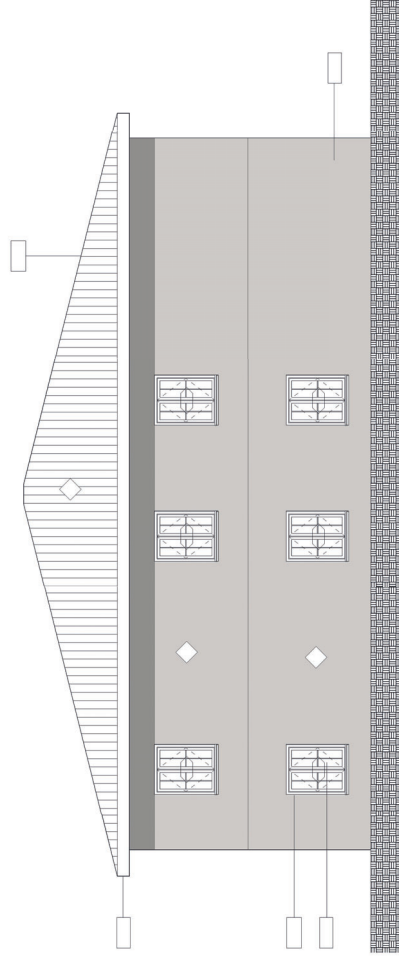
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② North  
3/16" = 1'-0"



④ West  
3/16" = 1'-0"

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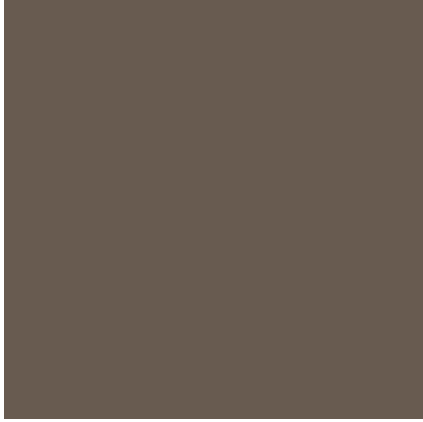
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SCM 8825  
CORONA DEL MAR BLEND



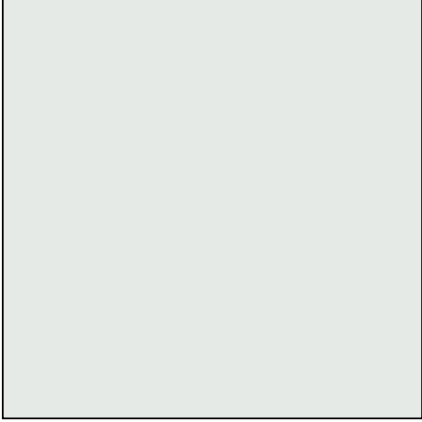
TRIM  
Cocoa | DEC755



BASE  
SUMMER SOLSTICE | DET492



WINDOW  
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