



# DEPARTMENT OF PLANNING

## Application / Petition Form & Statement of Financial Interest

Department Use

Case #	20-024 10/19/2020
Meeting Date	
Total Fee	
Received By/Date	

**Case Type** (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) EOT related to EOT-74564

**Project Address** (Location) 900-932 S. Casino Center, Las Vegas, NV 89101

**Project Name** 900 block south casino center **Proposed Use** \_\_\_\_\_

**Assessor's Parcel #(s)** 139-34-410-032-033-034-035-036-037-038 **Ward #** 3

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

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

**Property Owner** 900-932 S. Casino Center LLC **Contact** Kevin Plencner

**Address** 321 S. Casino Center suite 100 **City** Las Vegas **State** NV **Zip** 89101

**E-mail** kvplncn@aol.com **Phone** 847-609-4663

**Applicant** 900-932 S. Casino Center **Contact** Kim Marvin Plencner

**Address** C/O 1000 Royce Blvd **City** Oakbrook Terra **State** IL **Zip** 60181

**E-mail** lbtag@aol.com **Phone** 630-373-9601

**Representative** Kevin M. Plencner **Contact** Kevin M. Plencner

**Address** 321 S. Casino Center **City** Las Vegas **State** NV **Zip** 89101

**E-mail** kvplncn@aol.com **Phone** 847-609-4663

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** \_\_\_\_\_

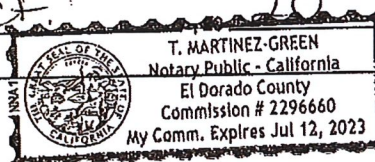
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

**Print Name** Kim M. Plencner

Subscribed and sworn before me

This 6th day of Oct 2020

Notary Public in and for said County and State



See Attached Notary  
Acknowledgment Certificate

TMG 10/6/2020

20-0249  
10/19/2020

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of El Dorado )

On 10/6/2020 before me, T. Martinez-Green-Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Kim M. Plencner  
Name(s) of Signer(s)

Application/Petition form

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public



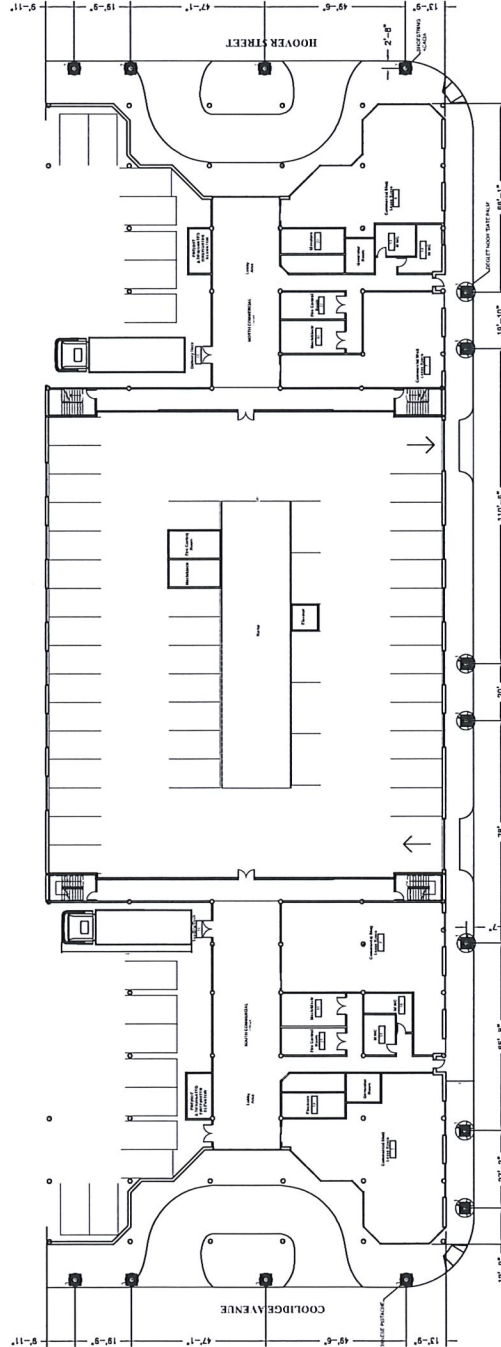


Drawings as Instruments of Service are the sole property of the signing Contractor, and any use or reproduction without the written consent is strictly prohibited. Drawings and Specifications remain the sole property of the Design Professional. Copies of the Drawings and Specifications shall not be loaned, copied, or otherwise reproduced without the written consent of the Design Professional. Client may be used only for the use and for occupying the Project for which they were prepared and not for the construction of any other Project.

900-932 SOUTH  
CASINO CENTER  
BOULEVARD  
  
LAS VEGAS, NV  
89101  
APN#139-34-410-038

### LANDSCAPE SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	DESCRIPTION
☉	ENGLISH HOOK-LATE PALM	PROSOPIS JULIFLORA (DIEZEL) HODGK	25' CT	GRATE, 48" BOX
☉	SHOULDERING ACACIA	ACACIA LITINOPHYLLA	25' CT	GRATE, 48" BOX
☉	CHINESE PINE/PAVE	PISTACHIA CHINEENSIS	25' CT	GRATE, 48" BOX



LANDSCAPE PLAN  
SCALE: 1" = 20'

OWNER  
SOUTHERN CASINO CENTER, LLC  
1000 Boyd Blvd.  
Goldenbrook, Nevada, NV 89115-4609  
DESIGNER  
KIMLEY-HORN & ASSOCIATES, INC.  
221 S. Carson Street, Suite #100  
Las Vegas, NV 89101  
(702) 385-4600

20-0249  
10/19/2020  
T20  
20-0249  
10/19/2020

NO. DATE REVISIONS/REVISIONS  
THESE PLANS ARE PREPARED & SUBMITTED BY THE  
DESIGNER AND ARE NOT TO BE USED FOR CONSTRUCTION  
WITHOUT THE SIGNATURE OF THE DESIGNER.  
CATEGORY: AUTHORIZED INQUIRY ONLY

CONTRACTOR SIGNATURE

PROJECT NUMBER: 00000  
PROJECT MANAGER: KEVIN M. PUNCHER  
ARCHITECT: AS NOTED  
SCALE: AS NOTED  
DRAWN BY: AS NOTED  
CHECKED BY: AS NOTED



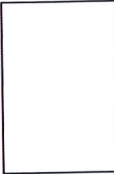






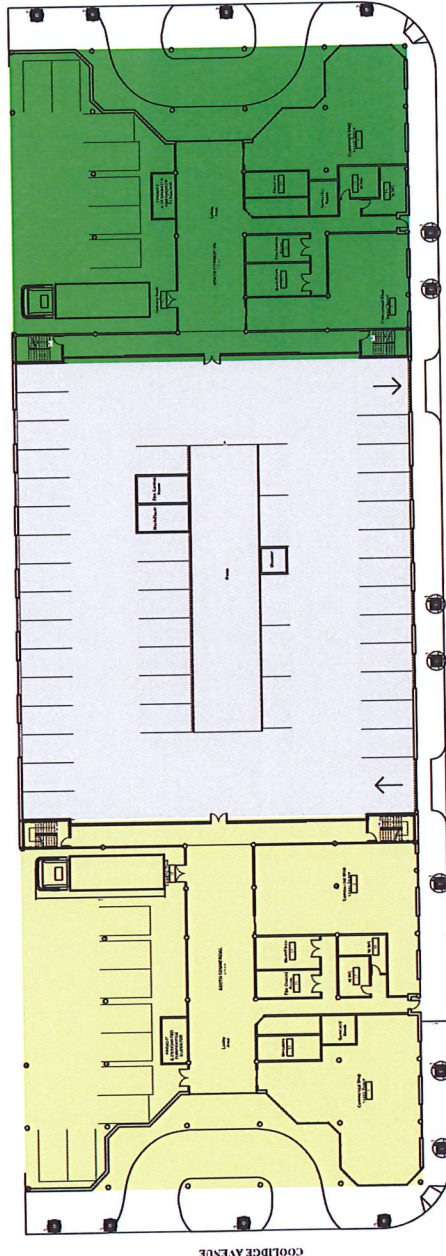
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900-932 SOUTH  
CASINO CENTER  
BOULEVARD  
LAS VEGAS, NV  
89101  
APN#139-34-410-038



PHASING SCHEDULE:

- PHASE 1: SENIOR BUILDING (NORTH END - GREEN)
- PHASE 2: MULTI-STORY GARAGE, RESTAURANT AND FITNESS CLUB (MIDDLE - GRAY)
- PHASE 3: MARKET RENTAL BUILDING (SOUTH END - YELLOW)



LANDSCAPE PLAN

SCALE: 1" = 20'

Owner  
900-932 CASINO CENTER, LLC  
10000 S. Las Vegas Blvd., Suite 100  
Las Vegas, NV 89181-4009  
Kevin M. Placencia  
221 S. Casino Center, Suite #100  
Las Vegas, NV 89101  
(702) 835-4883

PROJECT NUMBER:	00000
PROJECT MANAGER:	KEVIN M. PLACENCIA
ARCHITECT:	
SCALE:	AS NOTED
DRAWN BY:	
CHECKED BY:	

CONTRACTOR SIGNATURE

NO. DATE REVISIONS/REVISIONS  
THIS PLAN IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE DESIGN PROFESSIONAL. ANY REVISIONS TO THIS PLAN MUST BE APPROVED BY THE DESIGN PROFESSIONAL. CATEGORY: AUTOMOBILES UNDER NEW I/A.

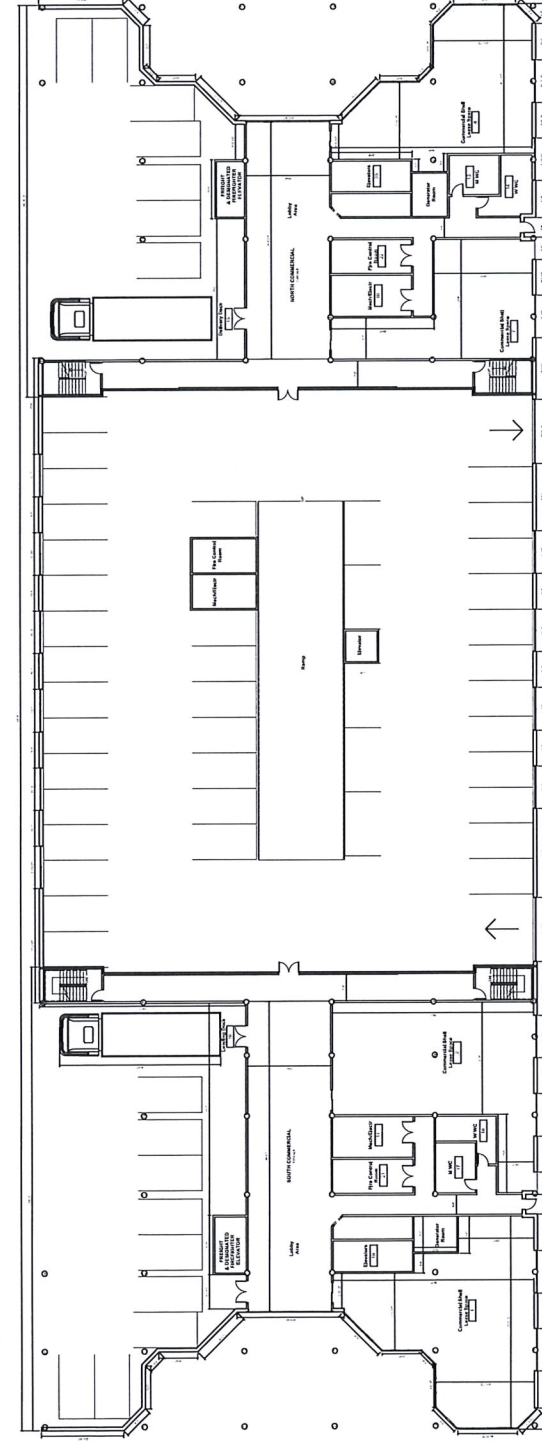
20-0249  
10/19/2020

Drawings as Instruments of Service are the sole property of the signing Contractor, and any use or reproduction in whole or in part without his written consent is strictly prohibited. The drawings and Specifications remain the sole property of the Design Professional. Copies of the Drawings and Specifications retained by the Client may be used only for the use and construction of the project for which they were prepared and not for the construction of any other Project.

900-932 SOUTH  
CASINO CENTER  
BOULEVARD  
LAS VEGAS, NV  
89101  
APN#139-34-410-038

ALLEY

ALLEY



GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

Owner:  
900-932 SOUTH CASINO CENTER, LLC  
1000  
Oakhbrook Terrace, L. 89101-4609  
Kevin M. Penner  
Las Vegas, NV 89101  
(847) 802-4883

20-0249  
10/19/2020  
GROUND FLOOR PLAN

NO. DATE REVISIONS/CHANGES  
THIS DRAWING IS THE PROPERTY OF THE CONTRACTOR AND IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE CONTRACTOR. ANY REVISIONS TO THIS DRAWING MUST BE APPROVED BY THE CONTRACTOR AND THE DESIGN PROFESSIONAL.

CONTRACTOR SIGNATURE

PROJECT NUMBER: 00000  
PROJECT MANAGER: KEVIN M. PENNER  
ARCHITECT: AS NOTED  
SCALE: AS NOTED  
DRAWN BY:  
CHECKED BY:



Drawings as Instruments of Service are the sole property of the signing Contractor, and any use or reproduction in whole or in part without his written consent is strictly prohibited.

Drawings and Specifications remain the sole property of the Design Professional.

Copies of the Drawings and Specifications retained by the Client may be used only for his use and for occupying the Project for which they were prepared and not for the construction of any other Project.

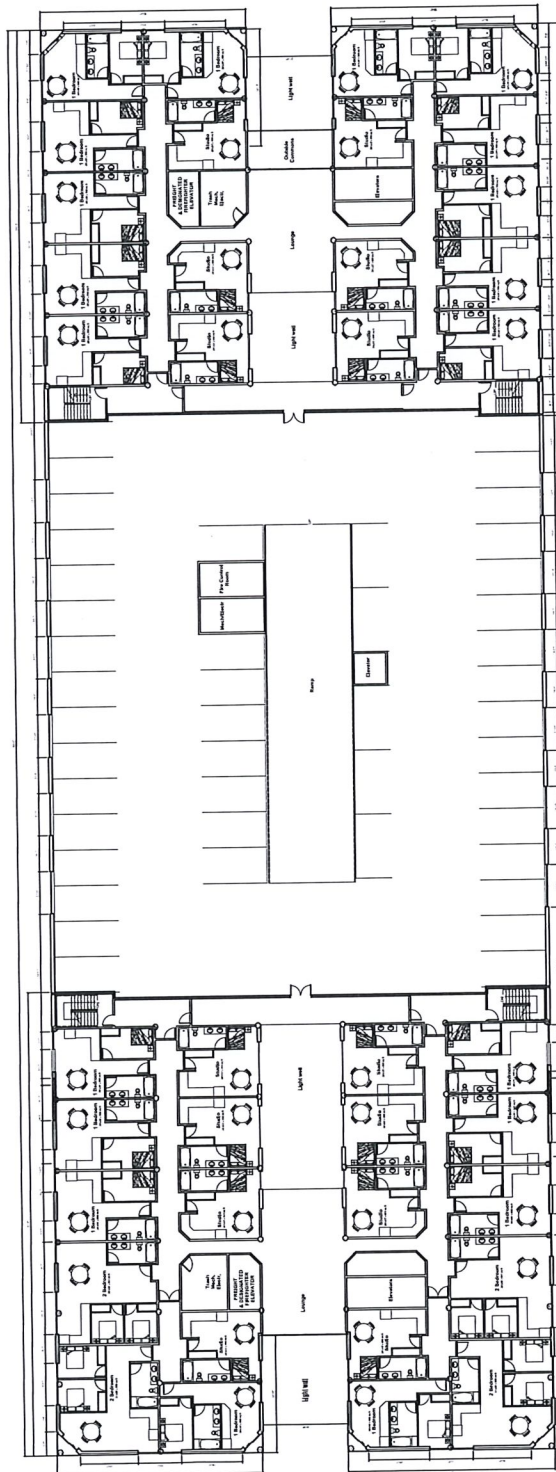
900-932 SOUTH  
CASINO CENTER  
BOULEVARD  
LAS VEGAS, NV  
89101  
APN#139-34-410-038

NO.	DATE	REVISIONS/ISSUANCES
		THIS SET PLANS AND PREPARED & SUBMITTED BY THE CONTRACTOR AS AN EXEMPTION TO NRS 620.360 FOR WORK UNDER THE CONTRACTORS LICENSE CATEGORY AUTHORIZED UNDER NRS 624.

X \_\_\_\_\_  
CONTRACTOR SIGNATURE

PROJECT NUMBER:	000000
PROJECT MANAGER:	KEVIN M. PLEIGNIER
ARCH/ENO:	
SCALE:	AS NOTED
DRAWN BY:	
CHECKED BY:	

20-0249  
10/19/2020



TYPICAL FLOOR PLAN  
SCALE: 1/16" = 1'-0"

**Owner**  
900-932 CASINO CENTER, LLC  
1000 Royce Blvd.  
Oakbrook Terrace, IL 60181-4809

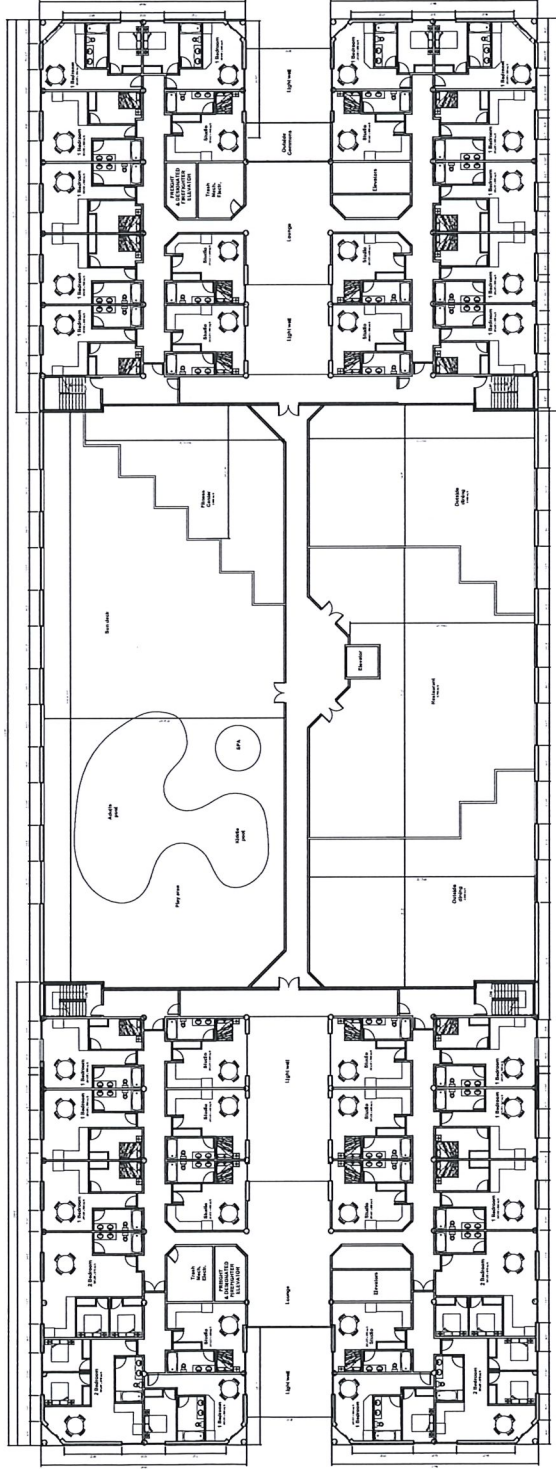
**Kevin M. Plancher**  
321 S Casino Center Suite #100  
Las Vegas, NV 89101  
(847) 809-4883

Kevin M. Plancner  
321 S Casino Center Suite #100  
Las Vegas, NV 89101  
(847) 809-4683

Drawings as Instruments of Service are the sole property of the signing Contractor, and any use or reproduction in whole or in part without his written consent is strictly prohibited. Drawings and Specifications remain the sole property of the Design Professional. Copies of the Drawings and Specifications retained by the client may be used only for the use which they were prepared and not for the construction of any other Project.

900-932 SOUTH  
CASINO CENTER  
BOULEVARD

LAS VEGAS, NV  
89101  
APN#139-34-410-038



12th FLOOR PLAN  
SCALE: 1/8" = 1'-0"

NO. DATE REVISIONS/ISSUANCES  
THIS IS A PRELIMINARY SUBMITTAL FOR THE CONTRACTOR AND IS NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CATEGORY AUTOMATICALLY INPUT BY THE SOFTWARE.

CONTRACTOR SIGNATURE

PROJECT NUMBER: 000000  
PROJECT MANAGER: KEVIN M. FLECHNER  
ARCHITECT: AS NOTED  
SCALE: AS NOTED  
DRAWN BY:  
CHECKED BY:

Owner:  
SOUTH CASINO CENTER, LLC  
1000 New York Blvd., Suite 1000  
Oakbrook Terrace, IL 60181-4000  
Kevin M. Flechner  
1000 New York Blvd., Suite #100  
Oakbrook Terrace, IL 60181-4000  
(847) 503-4883

20-02430  
10/19/2020  
PLAN



900-932 SOUTH  
CASINO CENTER  
BOULEVARD  
LAS VEGAS, NV  
89101  
APN#139-34-410-038

LAS VEGAS, NV  
89101

APN#139-34-410-038

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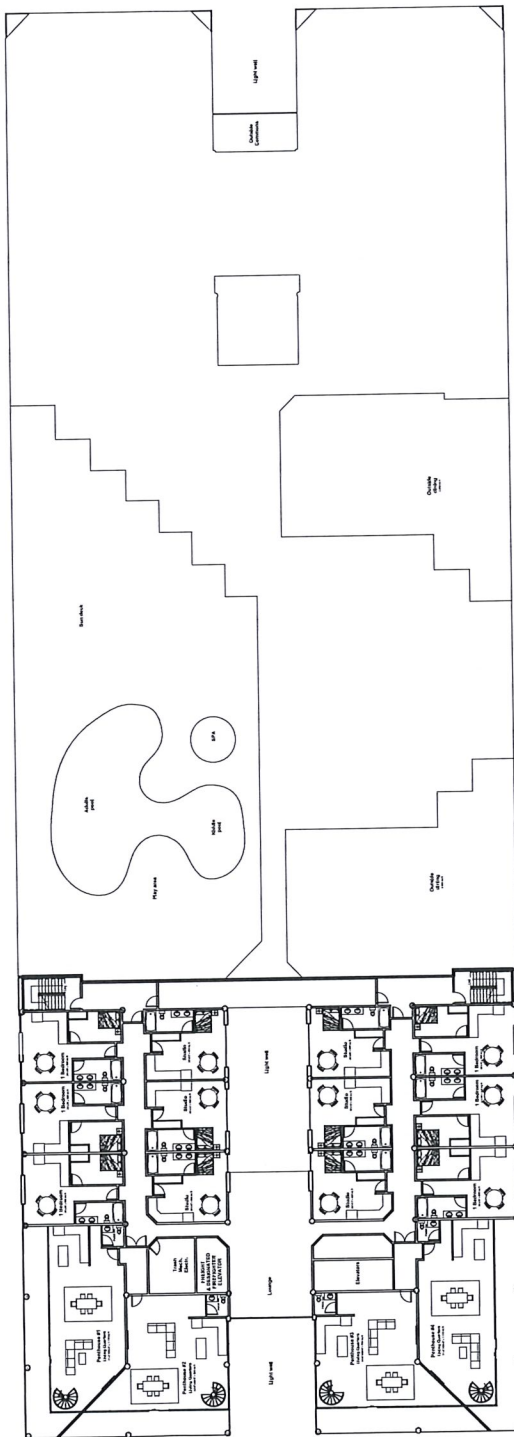
Y \_\_\_\_\_  
CONTRACTOR SIGNATURE

PROJECT NUMBER:	00000
PROJECT MANAGER:	KEVIN M. PLENCNER
ARCHNO:	
SCALE:	AS NOTED
DRAWN BY:	
CHECKED BY:	

20-0249  
10/19/2020

**Owner**  
9900-932 CASINO CENTER, LLC  
1000 Royce Blvd.  
Oakbrook Terrace, IL 60181-4809

Kevin M. Plencner  
321 S Casino Center Suite #100  
Las Vegas, NV 89101  
(947) 609-4653



14th FLOOR PLAN  
SCALE: 1/16" = 1'-0"

900-932 SOUTH  
CASINO CENTER  
BOULEVARD  
LAS VEGAS, NV  
89101  
APN#139-34-410-038

**LAS VEGAS, NV**

APN#139-34-410-038

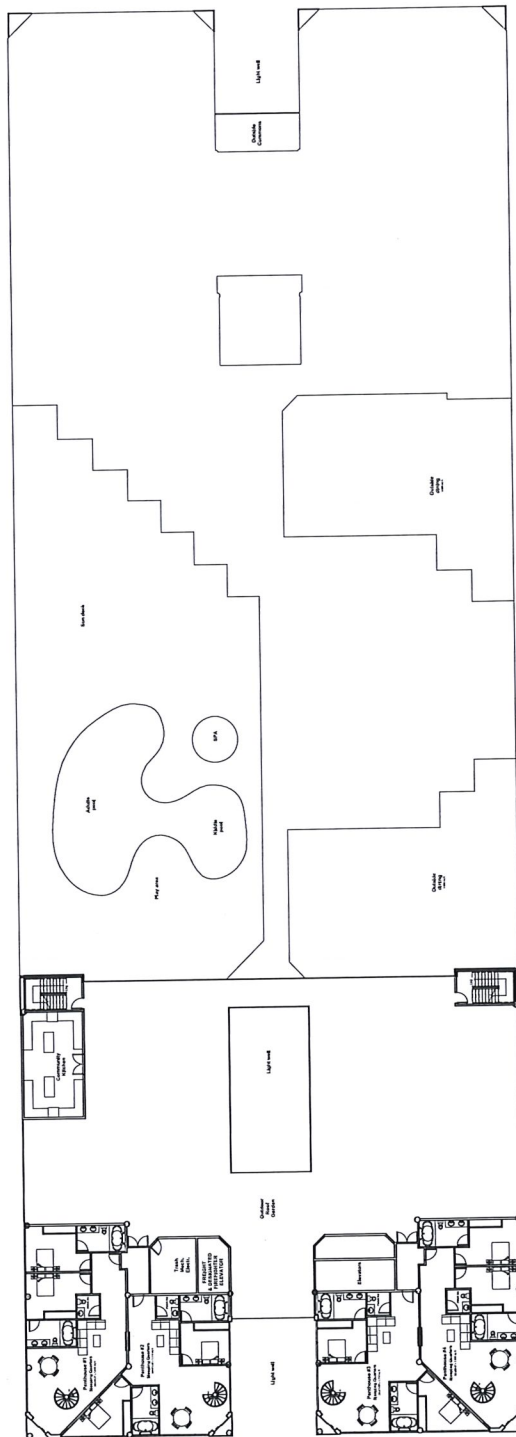
NO.	DATE	REVISIONS/ISSUANCES
<p>THIS PLAN AND PERMITS SUBMITTED BY THE CONTRACTOR AS AN EXEMPTION TO NRE 620.380 FOR WORK UNDER THE CONTRACTOR'S LICENSE CATEGORY AUTHORIZED UNDER NRE 624.</p>		

X \_\_\_\_\_  
CONTRACTOR SIGNATURE

PROJECT NUMBER:	00000
PROJECT MANAGER:	KEVIN M. PLENCNER
ARCHNO:	
SCALE:	AS NOTED
DRAWN BY:	
CHECKED BY:	

**Owner**  
900-932 CASINO CENTER, LLC  
1000 Rояce Blvd.  
Oakbrook Terrace, IL 60181-4809  
  
Kevin M. Plancier  
321 S Casino Center Suite #100  
Las Vegas, NV 89101  
(847) 809-4683

20-0249  
10/19/2020



15th FLOOR PLAN  
SCALE: 1/16" = 1'-0"

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900-932 SOUTH  
CASINO CENTER  
BOULEVARD

LAS VEGAS, NV

89101

APN#139-34-410-038

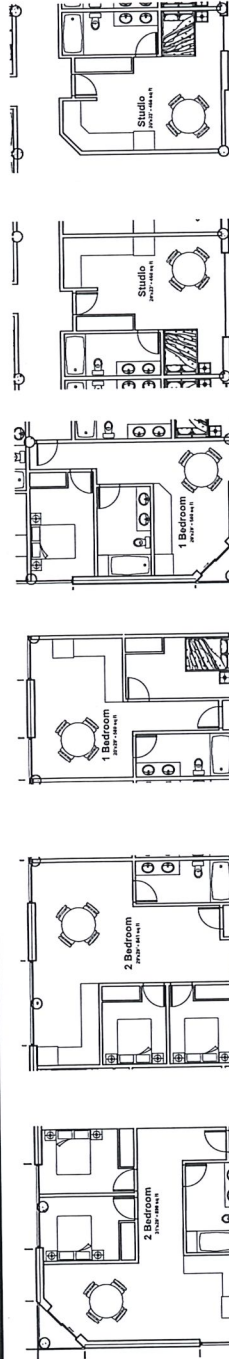


NO. DATE REVISIONS/REVISIONS  
THREE (3) DAYS AND PREPARED & SUBMITTED BY THE  
CONTRACTOR TO THE DESIGN PROFESSIONAL FOR REVIEW  
FOR THE PROJECT AND THE CONTRACTOR'S USE ONLY  
CATEGORY AUTHORIZED UNDER THE L.A.

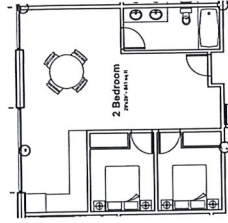
CONTRACT FOR CONSTRUCTION

PROJECT NUMBER: 00000  
PROJECT MANAGER: KEVIN M. PENCOR  
ARCHITECT: AS NOTED  
SCALE: AS NOTED  
DRAWN BY:  
CHECKED BY:

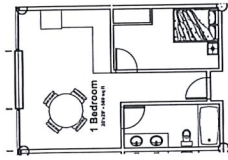
20-0249  
10/19/2020



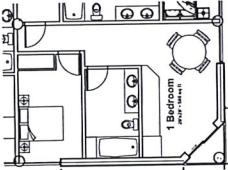
UNIT A - 2 BEDROOM  
SCALE: 1/8" = 1'-0"



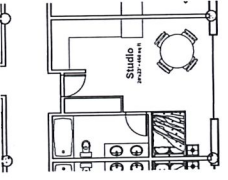
UNIT B - 2 BEDROOM  
SCALE: 1/8" = 1'-0"



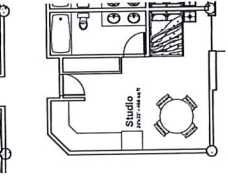
UNIT C - 1 BEDROOM  
SCALE: 1/8" = 1'-0"



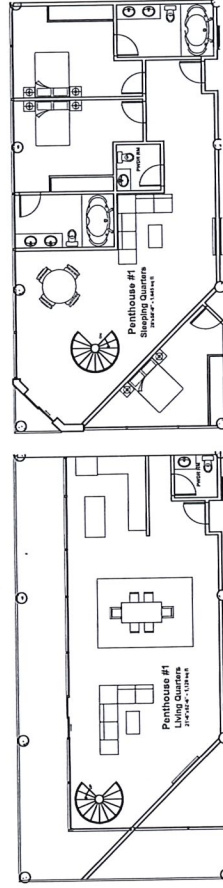
UNIT D - 1 BEDROOM  
SCALE: 1/8" = 1'-0"



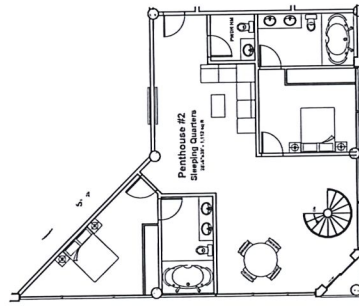
UNIT E - STUDIO  
SCALE: 1/8" = 1'-0"



UNIT F - STUDIO  
SCALE: 1/8" = 1'-0"



UNIT G - PENTHOUSE  
SCALE: 1/8" = 1'-0"



UNIT H - PENTHOUSE  
SCALE: 1/8" = 1'-0"

EXPLANATION OF SQUARE FOOTAGE CALCULATIONS:  
NET G.L.T. MEASURED PERIMETER ALONG INTERIOR FACE OF DEMISING/COMMON  
WALLS (S.L.T.) MEASURED TO CENTER OF ALL COMMON DEMISING & EXTERIOR FACE  
OF EXTERIOR WALLS

UNIT BREAKDOWN:

UNIT A: 2 PER FLOOR - 10 FLOORS  
UNIT B: 2 PER FLOOR - 10 FLOORS  
UNIT C: 2 PER FLOOR - 10 FLOORS  
UNIT D: 2 PER FLOOR - 10 FLOORS  
UNIT E: 2 PER FLOOR - 10 FLOORS  
UNIT F: 2 PER FLOOR - 10 FLOORS  
UNIT G: 2 PER FLOOR - 10 FLOORS  
UNIT H: 2 PER FLOOR - 10 FLOORS

24 UNITS - 1 BEDROOM  
24 UNITS - 2 BEDROOM  
24 UNITS - 3 BEDROOM  
24 UNITS - 4 BEDROOM  
24 UNITS - 5 BEDROOM  
24 UNITS - 6 BEDROOM  
24 UNITS - 7 BEDROOM  
24 UNITS - 8 BEDROOM  
24 UNITS - 9 BEDROOM  
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24 UNITS - 94 BEDROOM  
24 UNITS - 95 BEDROOM  
24 UNITS - 96 BEDROOM  
24 UNITS - 97 BEDROOM  
24 UNITS - 98 BEDROOM  
24 UNITS - 99 BEDROOM  
24 UNITS - 100 BEDROOM

OWNER:  
900-932 CASINO CENTER, LLC  
10000 LAS VEGAS BLVD.  
LAS VEGAS, NV 89101-4000  
Kevin M. Pencor  
323 S. Casino Center  
Las Vegas, NV 89101  
(702) 800-4883

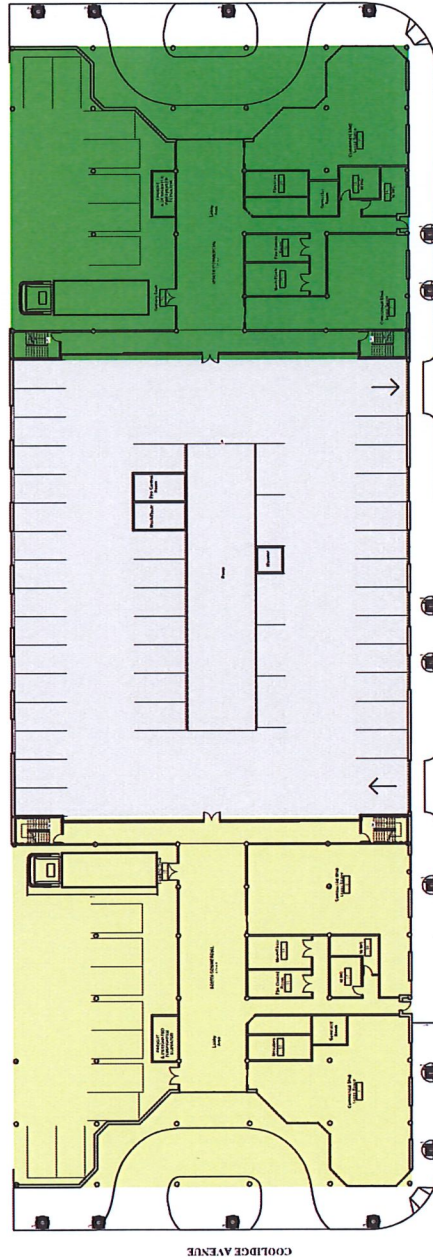


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900-932 SOUTH  
CASINO CENTER  
BOULEVARD  
LAS VEGAS, NV  
89101  
APN#139-34-410-038

PHASING SCHEDULE:

- PHASE 1: SENIOR BUILDING (BORTH END - GREEN)
- PHASE 2: MULTISTORY GARAGE, RESTAURANT AND FITNESS CLUB (MIDDLE - GRAY)
- PHASE 3: MARKET TENTATIVE BUILDING (SOUTH END - YELLOW)



LANDSCAPE PLAN  
Sheet 1 of 2

NO. DATE REVISIONS/REVISIONS  
THESE PLANS ARE PREPARED AND SUBMITTED BY THE CONTRACTOR AND ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CATEGORY AUTHORIZED UNDER NRS 62A.

CONTRACTOR SIGNATURE

PROJECT NUMBER: 00000  
PROJECT MANAGER: KEVIN M. PLECHNER  
ARCHITECT: AS NOTED  
SCALE: AS NOTED  
DRAWN BY: [blank]  
CHECKED BY: [blank]

Owner  
SOUTH CASINO CENTER, LLC  
1000 River Blk.  
Oakbrook Terrace, IL 60181-4800  
Kevin M. Plechner  
1000 River Blk.  
Las Vegas, NV 89101  
(847) 837-4833

20-02-139  
10/19/2020

900-932 SOUTH  
CASINO CENTER  
BOULEVARD  
LAS VEGAS, NV  
89101  
APN#139-34-410-038

NO.	DATE	REVISIONS/ISSUANCES
<p>THESE PLANS ARE PREPARED &amp; SUBMITTED BY THE CONTRACTOR AS AN EXEMPTION TO NRS 623.355 FOR WORK UNDER THE CONTRACTOR LICENSE CATEGORY AUTHORIZED UNDER NRS 624.</p>		

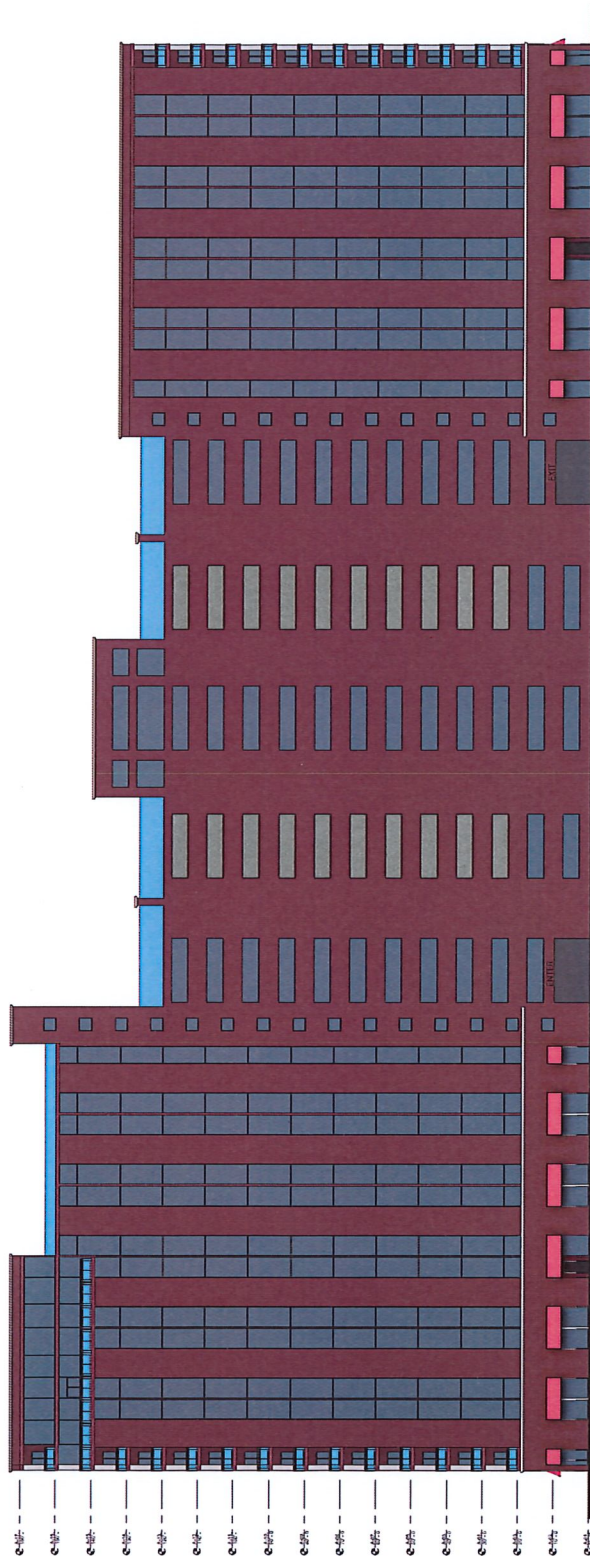
CONTRACTOR SIGNATURE

PROJECT NUMBER:	00000
PROJECT MANAGER:	KEVIN M. PLEONER
ARCHNO:	
SCALE:	AS NOTED
DRAWN BY:	
CHECKED BY:	

20-0279  
10/19/2020  
FROM: ELATION  
AZO

**Owner**  
900-832 CASINO CENTER, LLC  
1000 Royale Blvd.  
Oakbrook Terrace, IL 60181-4809

**Kevin M. Plenzner**  
321 S Casino Center Suite #100  
Las Vegas, NV 89101  
(847) 609-4653



FRONT ELEVATION  
SCALE: 1/16" = 1'-0"

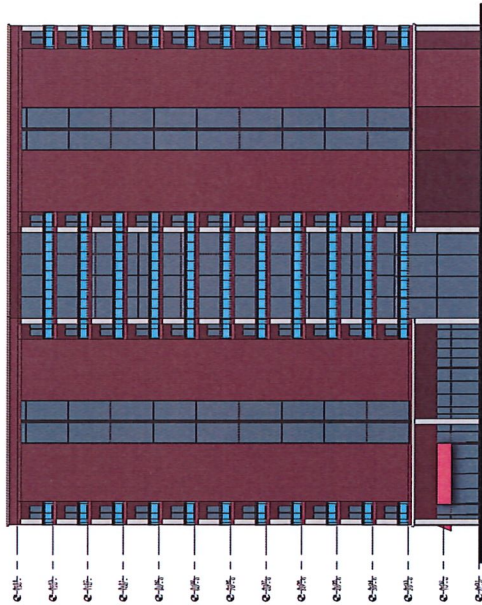
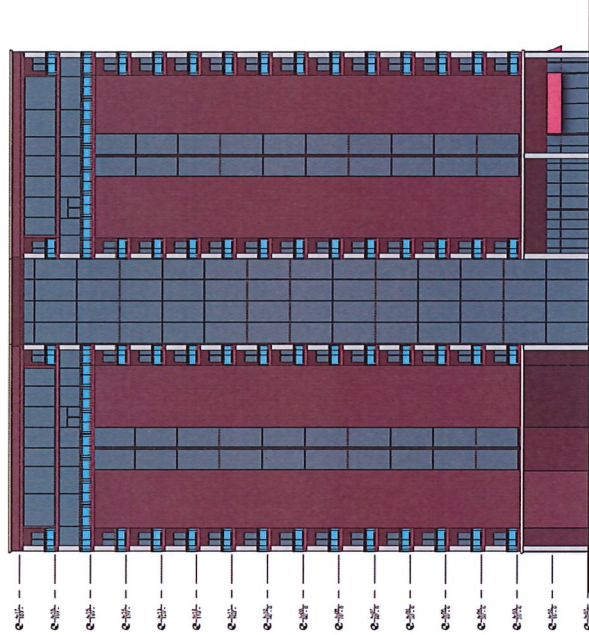
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Drawings and Specifications remain the sole property of the Design Professional.

Copies of the Drawings and Specifications retained by the Client may be used only for his use and for occupying the Project for which they were prepared and not for the construction of any other Project.

900-932 SOUTH  
CASINO CENTER  
BOULEVARD

LAS VEGAS, NV  
89101  
APN#139-34-410-038



LEFT ELEVATION  
SCALE: 1/8" = 1'-0"

RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"

CONTRACTOR SIGNATURE

PROJECT NUMBER:	00000
PROJECT MANAGER:	KYVIN M. PLENCOUR
ARCHITECT:	
SCALE:	AS NOTED
DRAWN BY:	
CHECKED BY:	

Owner  
900-932 CASINO CENTER, LLC  
231 S. Casino Center Suite #100  
Las Vegas, NV 89101  
(702) 800-4683

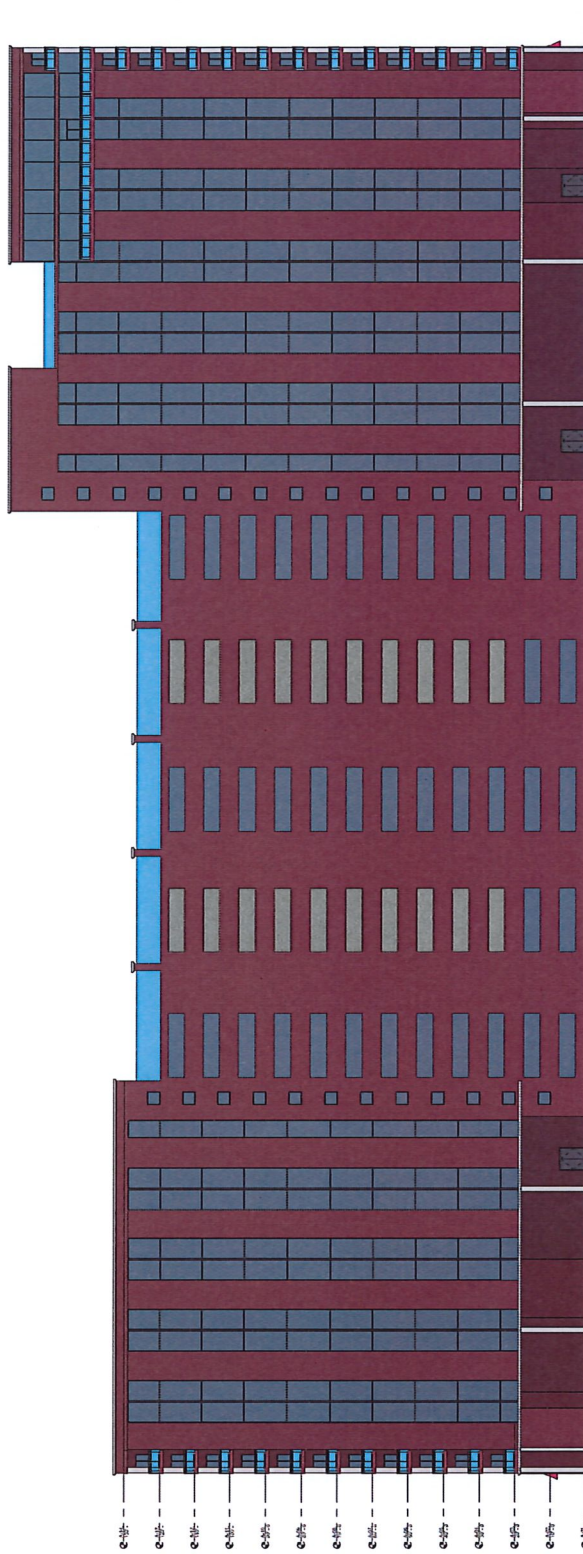


20-02-2800  
10/19/2020



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Drawings and Specifications remain  
the joint property of the Design  
Professional and the Client.  
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which they were prepared and not  
for the construction of any other  
Project.

900-932 SOUTH  
CASINO CENTER  
BOULEVARD  
LAS VEGAS, NV  
89101  
APN#139-34-410-038



BACK ELEVATION  
SCALE 1/8" = 1'-0"

NO.	DATE	REVISIONS/REMARKS
1		SEE PLANS FOR REVISIONS & SUBMITTALS TO THE DESIGN PROFESSIONAL FOR REVIEW AND APPROVAL FOR WORK UNDER THE CONTRACTOR'S LICENSE. CONTRACTOR'S SIGNATURE AND SEAL REQUIRED.

CONTRACTOR SIGNATURE

PROJECT NUMBER	0000
PROJECT MANAGER	KEVIN M. PLENCER
ARCHITECT	AS NOTED
SCALE	AS NOTED
DRAWN BY	
CHECKED BY	

Owner  
900-932 CASINO CENTER, LLC  
10000 Las Vegas Blvd.  
Oakland, Tennessee, 37131-4009  
Kevin M. Plencer  
221 E. Oak Ave.  
Las Vegas, NV 89101  
(947) 800-4653

20-02290  
10/19/2020  
20-02290  
10/19/2020