



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	

21-0337
05/20/2021

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) VARIANCE/WAIVER OF CONDITIONS

Project Address (Location) W. DEER SPRINGS WAY & NO. DURANGO

Project Name DEER SPRINGS @ DURANGO **Proposed Use** MULTIFAMILY

Assessor's Parcel #(s) 125-20-301-008, 125-20-301-020 **Ward #**

General Plan: Existing TC Proposed TC **Zoning:** Existing TC Proposed TC

Additional Information MASTER PLAN: TOWNCENTER, SPECIAL LAND USE: UC-TC, URBAN ZONE

Property Owner DEER SPRINGS DURANGO APTS, LLC **Contact** JAN GOYER

Address 6021 S FORT APACHE ROAD, #100 **City** LAS VEGAS **State** NV **Zip** 89148

E-mail JANG@OVATIONDEV.COM **Phone** 702-990-2325

Applicant OVATION CONTRACTING, INC. **Contact** JAN GOYER

Address 6021 S FORT APACHE ROAD, #100 **City** LAS VEGAS **State** NV **Zip** 89148

E-mail JANG@OVATIONDEV.COM **Phone**

Representative KAEMPFER CROWELL **Contact** JENNIFER LAZOVICH

Address 1980 FESTIVAL PLAZA, #650 **City** LAS VEGAS **State** NV **Zip** 89135

E-mail JLAZOVICH@KCNVLAW.COM **Phone** 702-792-7000

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

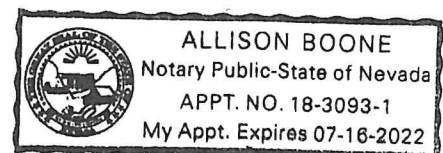
Print Name Reinier Santana

Subscribed and sworn before me

This 7th day of May, 20 21



Notary Public in and for said County and State



FIRE FLOW INFORMATION BLOCK

FIRE FLOW **4,000** GPM @ 20 PSI.
 SPRINKLER DEMAND **300** GPM

BASED ON:

SQUARE FOOTAGE **193,380 (BLDG 1)**
 LARGEST FIRE AREA **N/A**
 BUILDING HEIGHT **47'**
 # OF STORIES INCLUDING BASEMENT **4**
 TYPE OF CONSTRUCTION (IBC) **V-A**
 USE/OCCUPANCY **R-2 APARTMENT**
 AUTOMATIC FIRE SPRINKLERS **YES/NO YES**
 # OF HYDRANTS INSTALLED **6 (FV1)**

LAS VEGAS FIRE AND RESCUE
178 UNITS, 5 AC

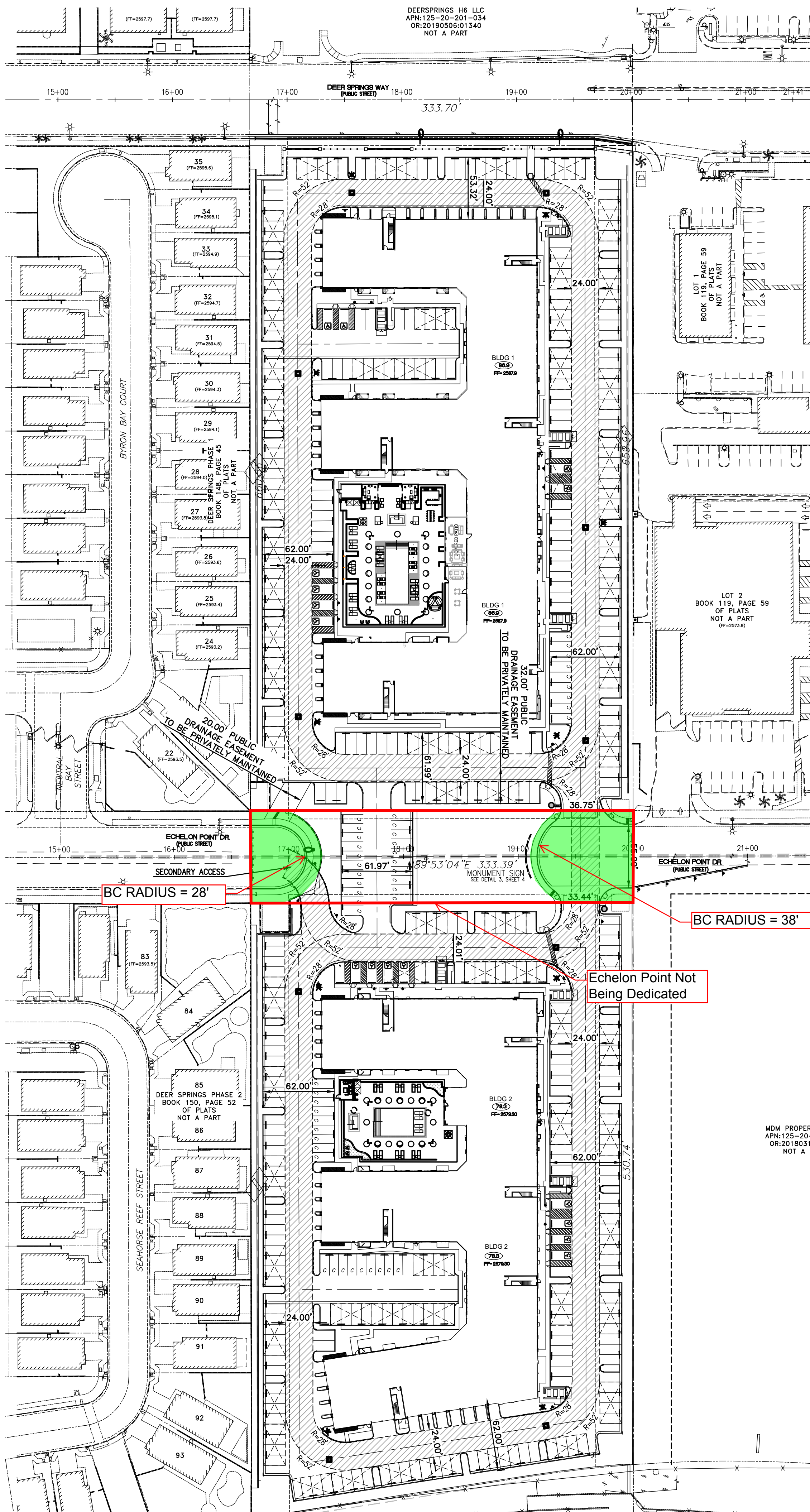
FIRE FLOW INFORMATION BLOCK

FIRE FLOW **3,750** GPM @ 20 PSI.
 SPRINKLER DEMAND **300** GPM

BASED ON:

SQUARE FOOTAGE **172,407 (BLDG 2)**
 LARGEST FIRE AREA **N/A**
 BUILDING HEIGHT **47'**
 # OF STORIES INCLUDING BASEMENT **4**
 TYPE OF CONSTRUCTION (IBC) **V-A**
 USE/OCCUPANCY **R-2 APARTMENT**
 AUTOMATIC FIRE SPRINKLERS **YES/NO YES**
 # OF HYDRANTS INSTALLED **4 (FV1)**

LAS VEGAS FIRE AND RESCUE
156 UNITS, 5 AC



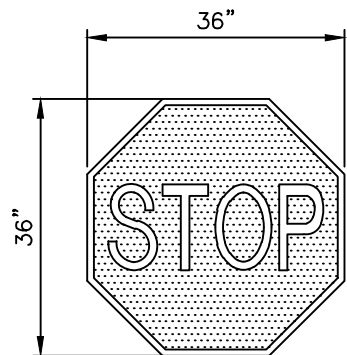
ENGINEER
 IMPULSE CIVIL ENGINEERING
 7485 WEST AZURE DRIVE, SUITE 228
 LAS VEGAS, NV 89130
 702-815-0720 (PHONE)
 702-478-8535 (FAX)
 CONTACT PERSON: PETE LAAS
 EMAIL: PLAS@IMPULSECIVIL.NET

OWNER
 ALHAMBRA PLACE PARTNERSHIP
 C/O. OVATION CONTRACTING, INC.
 6021 S. FORT APACHE RD #100
 LAS VEGAS, NV 89148
 702-990-2390 (PHONE)
 702-990-2391 (FAX)
 EMAIL: JANC@OVATIONDEV.COM

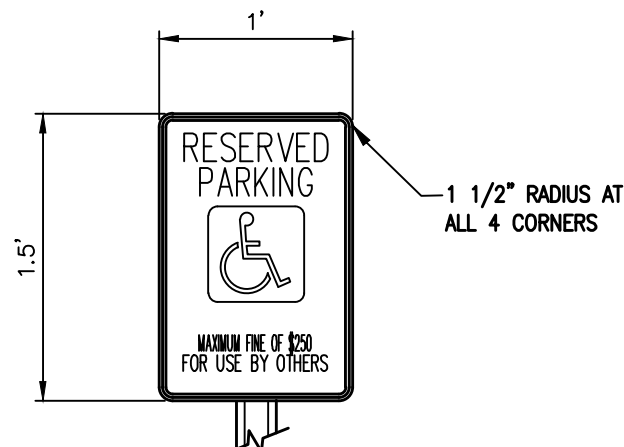
DEVELOPER
 OVATION CONTRACTING, INC.
 6021 S. FORT APACHE RD #100
 LAS VEGAS, NV 89148
 702-990-2390 (PHONE)
 702-990-2391 (FAX)
 EMAIL: JANC@OVATIONDEV.COM

OVATION
 OVATION CONTRACTING, INC.
 6021 SOUTH FORT APACHE ROAD, #100
 LAS VEGAS, NEVADA 89148

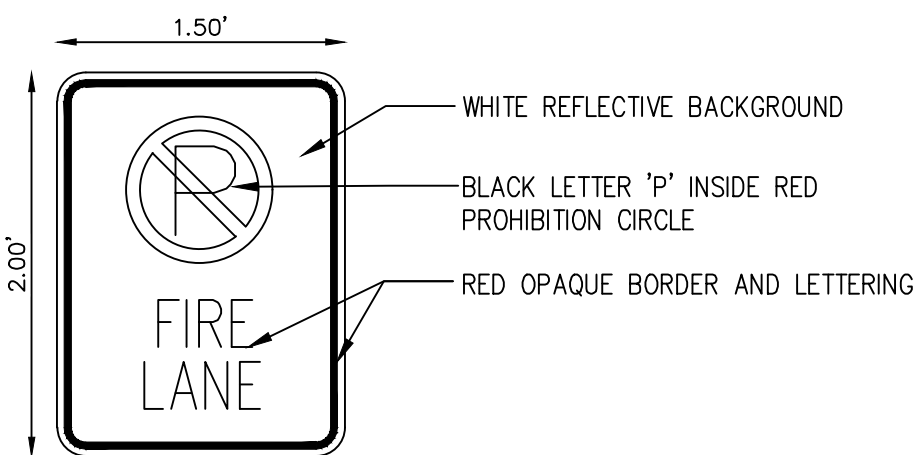
SIGN LEGEND



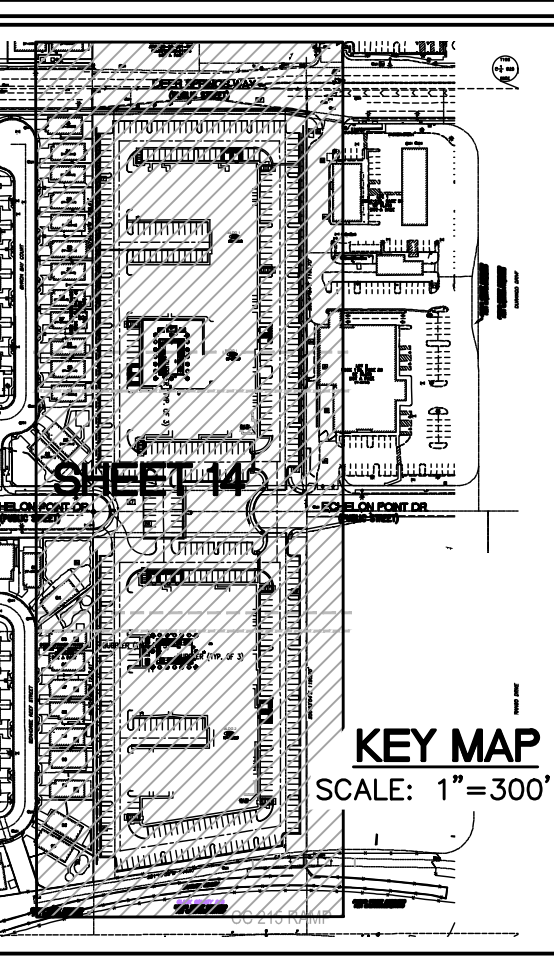
RI-1 "STOP" SIGN



HANDICAP PARKING SIGN

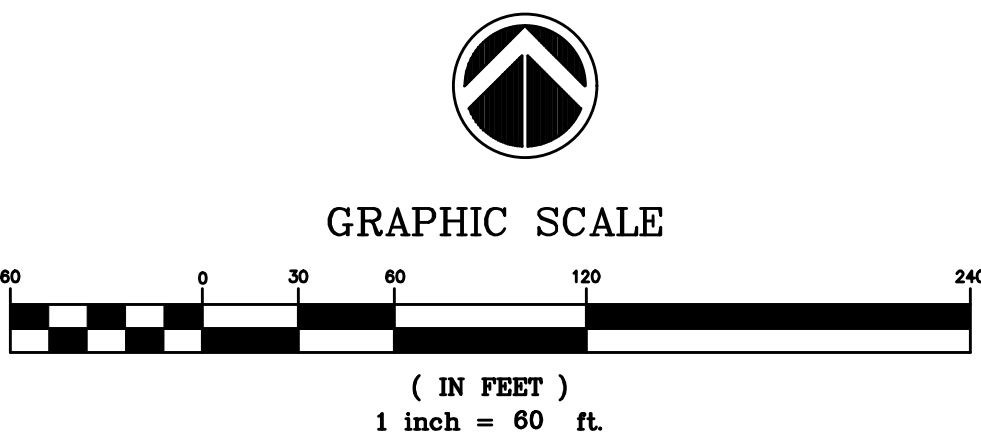


"FIRE LANE" SIGN



LEGEND

- 24' WIDE FIRE LANE (MIN RADIUS 28'/52')
- FIRE HYDRANT
- CURB FACE PAINT RED
- EXISTING TYPE 1 CENTERLINE
- EXISTING TYPE 2 CENTERLINE
- PROPOSED TYPE 1 CENTERLINE
- PROPOSED TYPE 2 CENTERLINE
- EXISTING TYPE 4 LANE LINE
- PROPOSED TYPE 4 LANE LINE
- PROPOSED LED STREET LIGHT
- EXISTING STREETLIGHT
- PROPOSED SIGN
- EXISTING SIGN
- BLUE REFLECTIVE MARKER
- GREEN REFLECTIVE MARKER
- PROPOSED SERVICE PEDESTAL
- EXISTING SERVICE PEDESTAL



BENCHMARK

CITY OF LAS VEGAS MONUMENT ID 5LV902056, RIVET AND PLATE IN TOP OF CURB AT SW CORNER OF DURANGO DRIVE AND WESTBOUND HIGHWAY 215 ON RAMP.
 ELEVATION = 779.704 METERS
 ELEVATION = 2558.08 FEET (U.S. FEET)(NAVD 88)

BASIS OF BEARINGS

NORTH 89°59'15" EAST BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

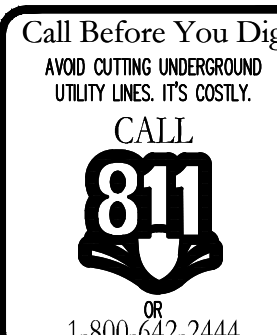


NOTE TO CONTRACTOR:

A PRE-DEVELOPMENT MEETING WITH THE DEPARTMENT OF PUBLIC WORKS, DEVELOPMENT REVIEW DIVISION, OFF-SITE INSPECTOR IS REQUIRED. PLEASE CONTACT THE INSPECTOR AT 702-455-4610.

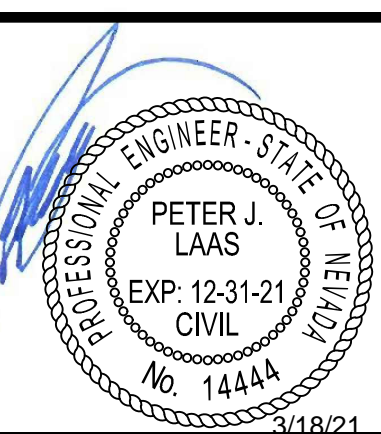
CAUTION TO CONTRACTOR I

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.



MASTER TRAFFIC PLAN

DEER SPRINGS - DURANGO
 CITY OF LAS VEGAS, NEVADA



Impulse
 CIVIL ENGINEERS - PLANNERS
 7485 WEST AZURE DRIVE, SUITE 228
 LAS VEGAS, NEVADA 89130
 PHONE (702) 815-0720
 FAX (702) 478-8535

W.O. # : 01-1946
 BY : REL
 DATE : 07/13/20
 SCALE : 1"=40'

SHEET **14** OF **18**

21-0337
 05/20/2021

APPROVALS

CITY OF LAS VEGAS FIRE AND RESCUE

CLV#
 DWG# L20-00325