



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) VAR, SDR

Project Address (Location) 321 N MOJAVE RD

Project Name Golden Retail & Apartments Mixed Use **Proposed Use** _____

Assessor's Parcel #(s) 139-36-603-001 **Ward #** _____

General Plan: Existing _____ Proposed _____ **Zoning:** Existing C-1 Proposed _____

Additional Information _____

Property Owner STEWART PLAZA L L C **Contact** Jack Panou

Address 1735 N NELLIS BLVD # D-E **City** Las Vegas **State** NV **Zip** 89115

E-mail amerpanou@embarqmail.com **Phone** 702-285-3678

Applicant Jack Panou **Contact** Jack Panou

Address 1735 N NELLIS BLVD # D-E **City** Las Vegas **State** NV **Zip** 89115

E-mail amerpanou@embarqmail.com **Phone** 702-285-3678

Representative Engineered Architectural Solution **Contact** Manny Tes

Address 7235 Bermuda Rd. Suite G **City** Las Vegas **State** NV **Zip** 89119

E-mail harrer99@gmail.com **Phone** 702-592-6253

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

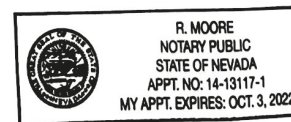
Print Name AMER PANOU

Subscribed and sworn before me

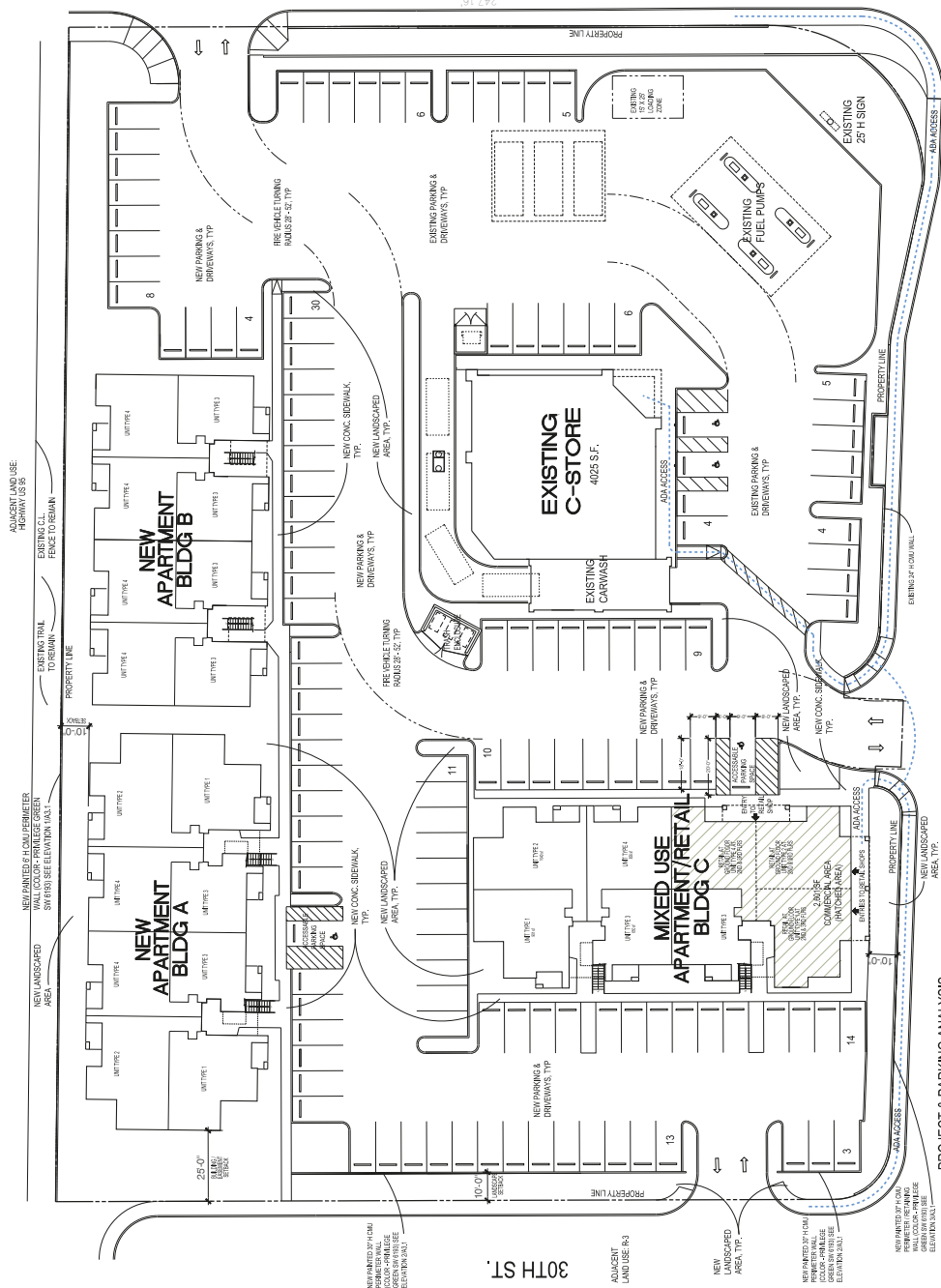
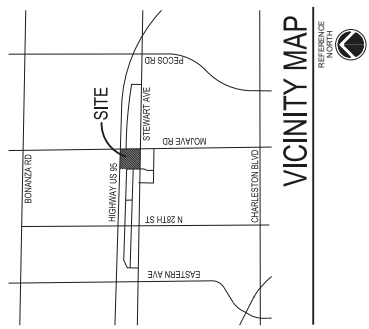
This 26 day of April, 20 22

R. Moore, Clark and Nevada

Notary Public in and for said County and State



22-0228
04/27/2022



	1 Bedroom	2 Bedroom	
	Units	Units	
BUILDING A	12	12	
BUILDING B	24	0	
BUILDING C	11	10	
TOTAL UNITS	47	22	
			= 69 TOTAL RESIDENTIAL UNITS

	Sp. Co.	n. of Units	n. of Components	Weekdays			Weekends		
				Mon	Tue	Wed	Thu	Fri	Sat
Postal & Express Service	175	1500	1	0.00	0.00	0.00	0.00	0.00	0.00
Residential - outside 1 bedroom	125	125	1	0.00	0.00	1.19	0.00	1.56	0.97
Residential - 1 bedroom	125	22	1	0.00	0.00	0.00	0.00	0.00	0.00
Residential - 2 bedroom	125	22	1	0.00	0.00	0.00	0.00	0.00	0.00
Residential - guest parking	116	65	1	0.00	0.00	0.00	0.00	0.00	0.00
				108.25	74.68	108.25	108.25	85.55	90.48
				123.01	123.01	123.01	123.01	123.01	123.01

STEWART AVE.

30TH ST.

SITE PLAN

SCALE: $\frac{1"}{10'}$

0 10' 20' 40'

REFERENCE NORTH



VICINITY MAP

REFERENCE NORTH





LANDSCAPE PLAN

SCALE: $\frac{1"}{16} = 1'-0"$

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22-0228
04/27/2022

Engineered
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321 North Mojave Road
Las Vegas, NV 89101
702.387.7350

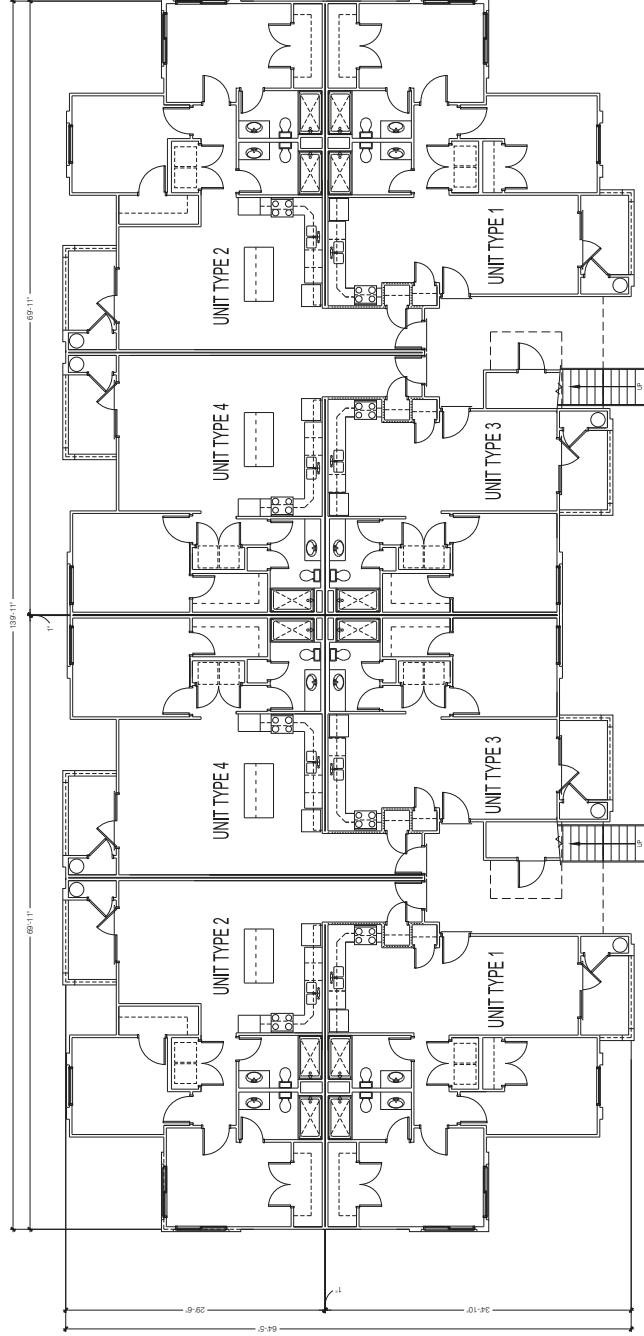
GOLDEN RETAIL & APARTMENTS
A MIXED USE PROJECT
321 NORTH MOJAVE ROAD
LAS VEGAS, NEVADA 89101

TYPICAL FLOOR PLAN
BUILDING A & Floors 2 & 3 of BUILDING C

4.28.22

A1.1

PROJECT NO.

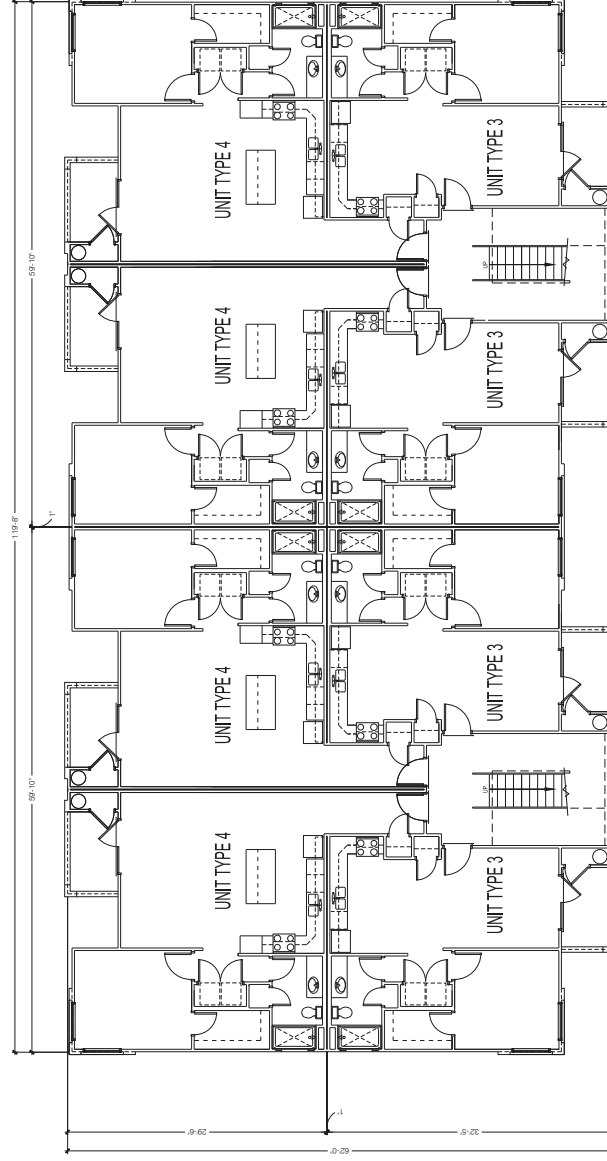


TYPICAL FLOOR PLAN - BUILDING A, Floors 2 & 3 of BUILDING C

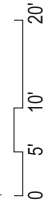
THREE FLOORS TOTAL
12 - 1 BEDROOM UNITS + 12 - 2 BEDROOM UNITS TOTAL - BLDG A
(6 TYPE 1 UNITS, 6 TYPE 2 UNITS, 6 TYPE 3 UNITS, 6 TYPE 4 UNITS TOTAL - BLDG A)

4 - 1 BEDROOM UNITS + 4 - 2 BEDROOM UNITS PER FLOOR
(2 TYPE 1 UNITS, 2 TYPE 2 UNITS, 2 TYPE 3 UNITS, 2 TYPE 4 UNITS PER FLOOR)

0 5' 10' 20'



TYPICAL FLOOR PLAN - BUILDING B		THREE FLOORS TOTAL
8 - 1 BEDROOM UNITS PER FLOOR (4 TYPE 3 UNITS, 4 TYPE 4 UNITS PER FLOOR)	24 - 1 BEDROOM UNITS TOTAL (12 TYPE 3 UNITS, 12 TYPE 4 UNITS TOTAL)	



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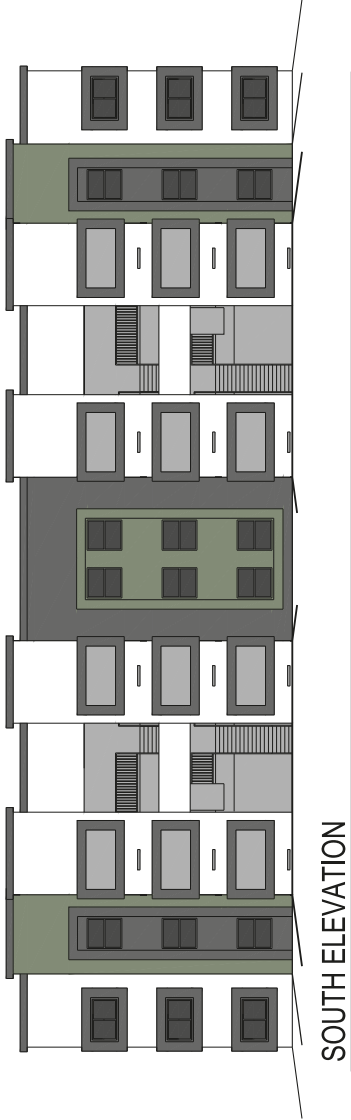
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LAS VEGAS, NEVADA 89101

ELEVATIONS
BUILDING A

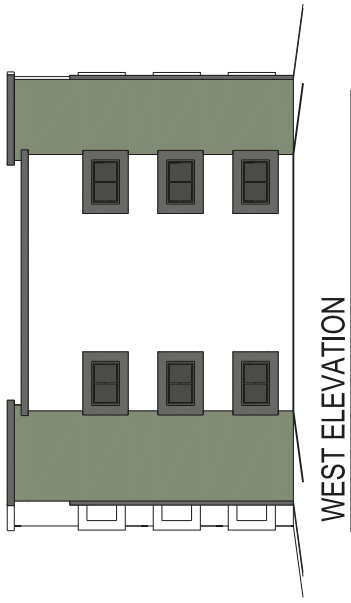
4.28.22

A2.1

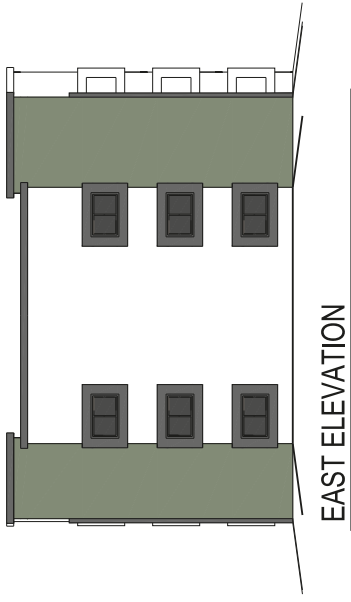
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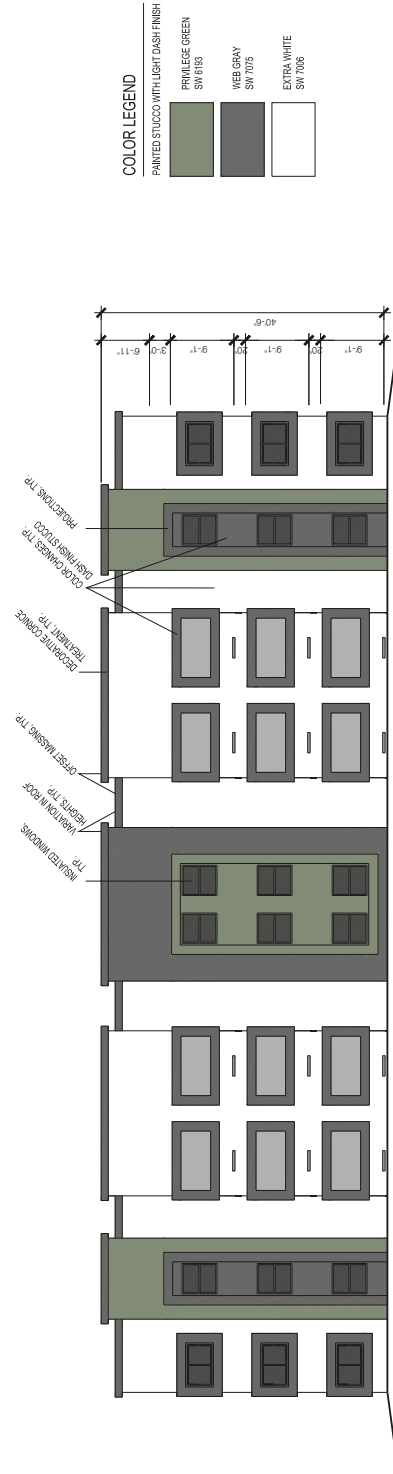
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

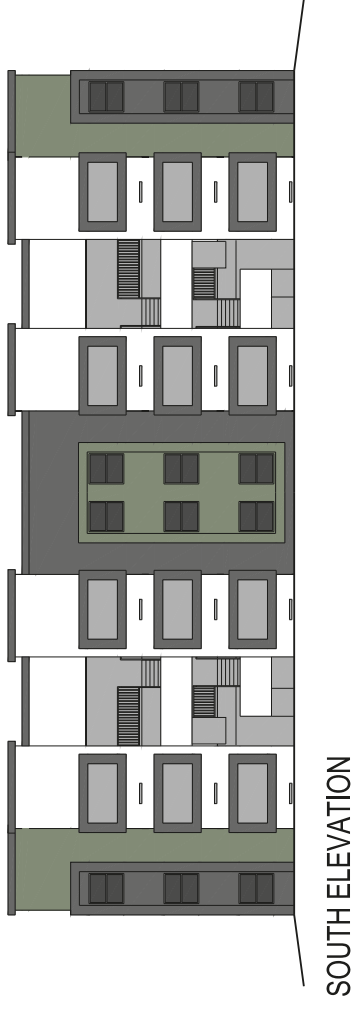


NORTH ELEVATION

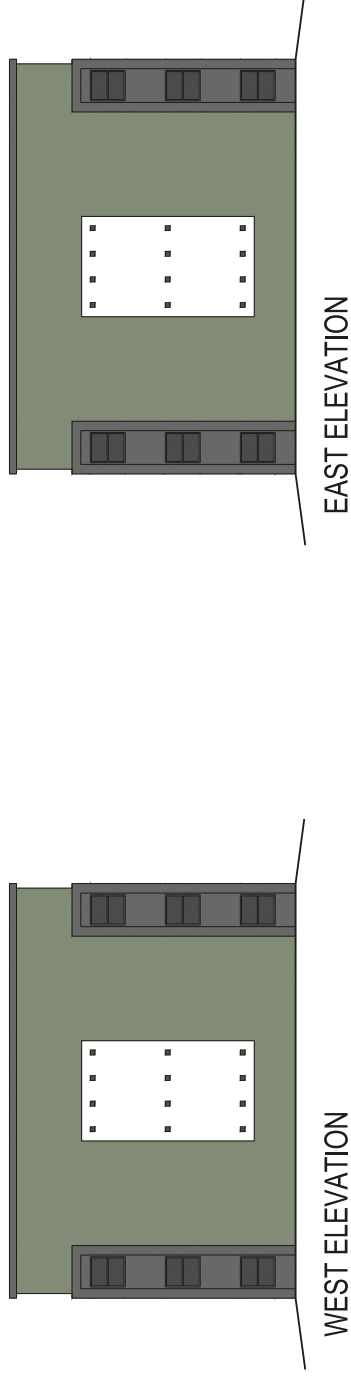
0 5' 10' 20'

COLOR LEGEND

PAINTED STUCCO WITH LIGHT DASH FINISH	PRIVILEGE GREEN SW 6183
	WEB GRAY SW 7075
	EXTRA WHITE SW 7006

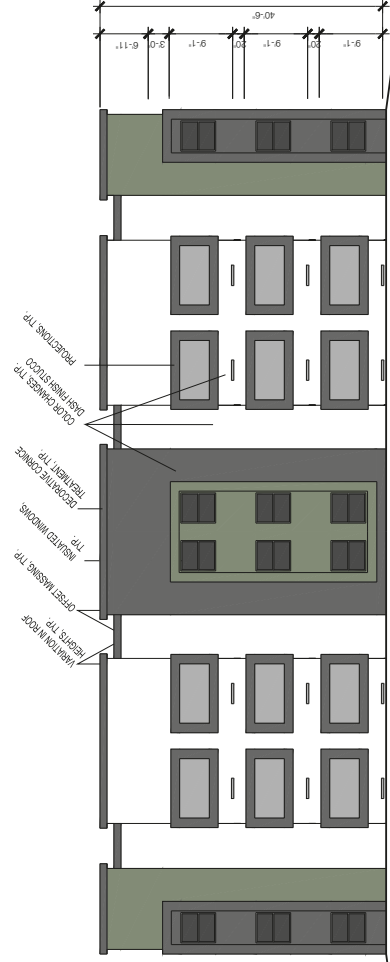


SOUTH ELEVATION



WEST ELEVATION

EAST ELEVATION



NORTH ELEVATION

0 5' 10' 20'

COLOR LEGEND

PAINTED STUCCO WITH LIGHT DASH FINISH

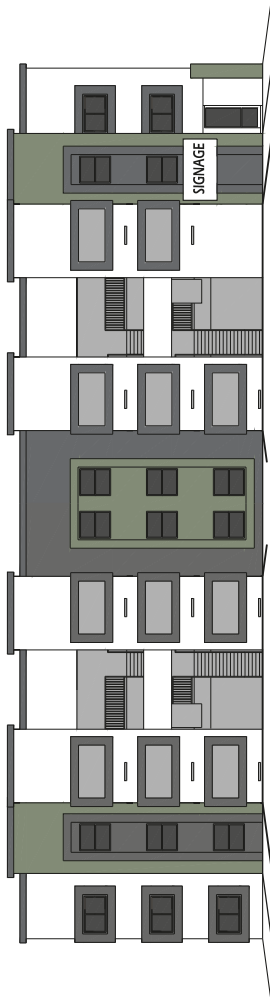

PRIVILEGE GREEN

WEB GRAY

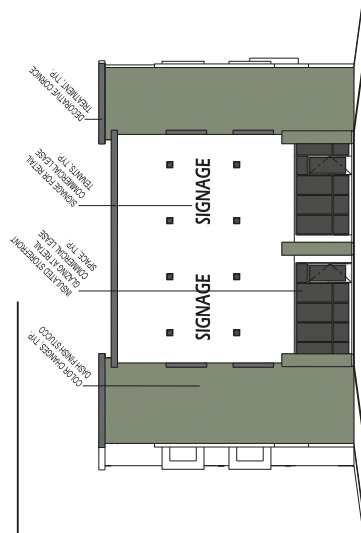
SW 7075

EXTRA WHITE
SIN 7006

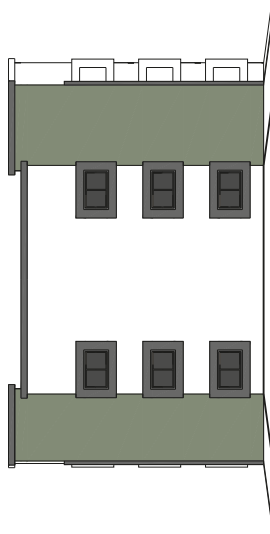
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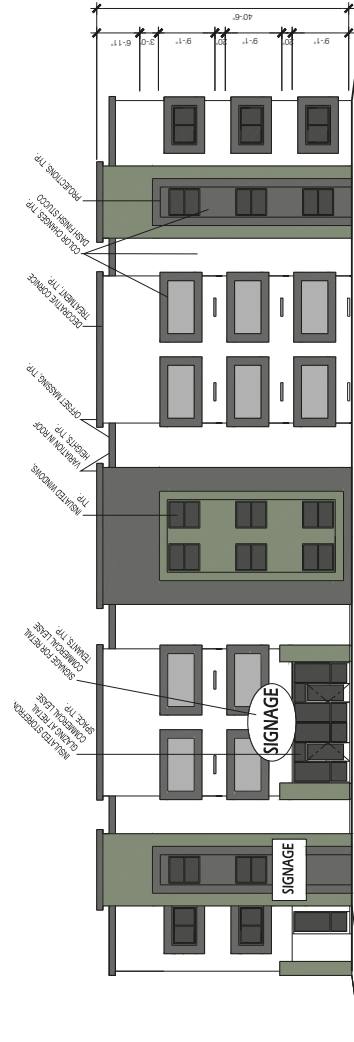
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

COLOR LEGEND

PAINTED STUCCO WITH LIGHT DASH FINISH	
PRIVILEGE GREEN	SW 6153
WEB GRAY	SW 7075
EXTRA WHITE	SW 7106

ELEVATIONS
BUILDING C

4.28.22

A2.3

PROJECT NO.

22-0228
04/27/2022
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Evolution LLC
10000 S. Las Vegas Blvd., Suite 100
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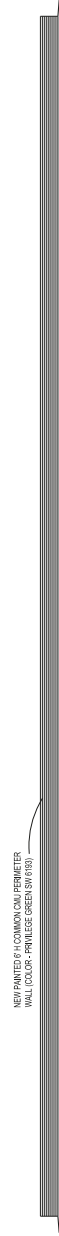
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3 SOUTH ELEVATION OF PERIMETER / RETAINING WALL BTWN PARKING & STREET (NORTH SIDE SIMILAR)



WEST ELEVATION OF PERIMETER WALL BTWN PARKING & STREET (EAST SIDE SIMILAR)



1 SOUTH ELEVATION OF PERIMETER WALL ON NORTH PROPERTY LINE (NORTH SIDE SIMILAR)



Please see Material color on elevation sheets.

22-0228
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