



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) Extension of Time for VAR 78416 and SDR-78417

Project Address (Location) South side of Harris Avenue between Lilly Lane and Effinger Street

Project Name Ascenso Apartments **Proposed Use** Multi-Family Apartment

Assessor's Parcel #(s) 139-25-410-046 **Ward #** 3 - Diaz

General Plan: Existing H Proposed H **Zoning:** Existing R-4 Proposed R-4

Additional Information _____

Property Owner Kardia Properties, LLC **Contact** Mario M Gonzalez
Address 28052 Camino Capistrano, Suite 212 **City** Laguna Nigue **State** CA **Zip** 92677
E-mail mario@dcthomes.com **Phone** 949-364-1988

Applicant Kardia Properties, LLC **Contact** Alex Gonzalez
Address 28052 Camino Capistrano, Suite 212 **City** Laguna Nigue **State** CA **Zip** 92677
E-mail alex@dcthomes.com **Phone** 949-701-1989

Representative Civil Science **Contact** Tim S. Moreno
Address 5720 Arville Street, Suite 113 **City** Las Vegas **State** NV **Zip** 89118
E-mail tmoreno@civilsience.com **Phone** 702-682-7041

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 MARIO M. GONZALEZ

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State

22-0275
Certificate Attached for
California Notary Public
06/10/2021

CALIFORNIA 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 Orange }
 On June 10, 2022 before me, Joshua Isaiah Nuno, Notary Public,
 Date Here Insert Name and Title of the Officer
 personally appeared Mario M Gonzalez
 Name(s) of Signer(s)

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

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Department of Planning: Application / Petition Form & Statement of Financial Interest

Document Date: June 10, 2022 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

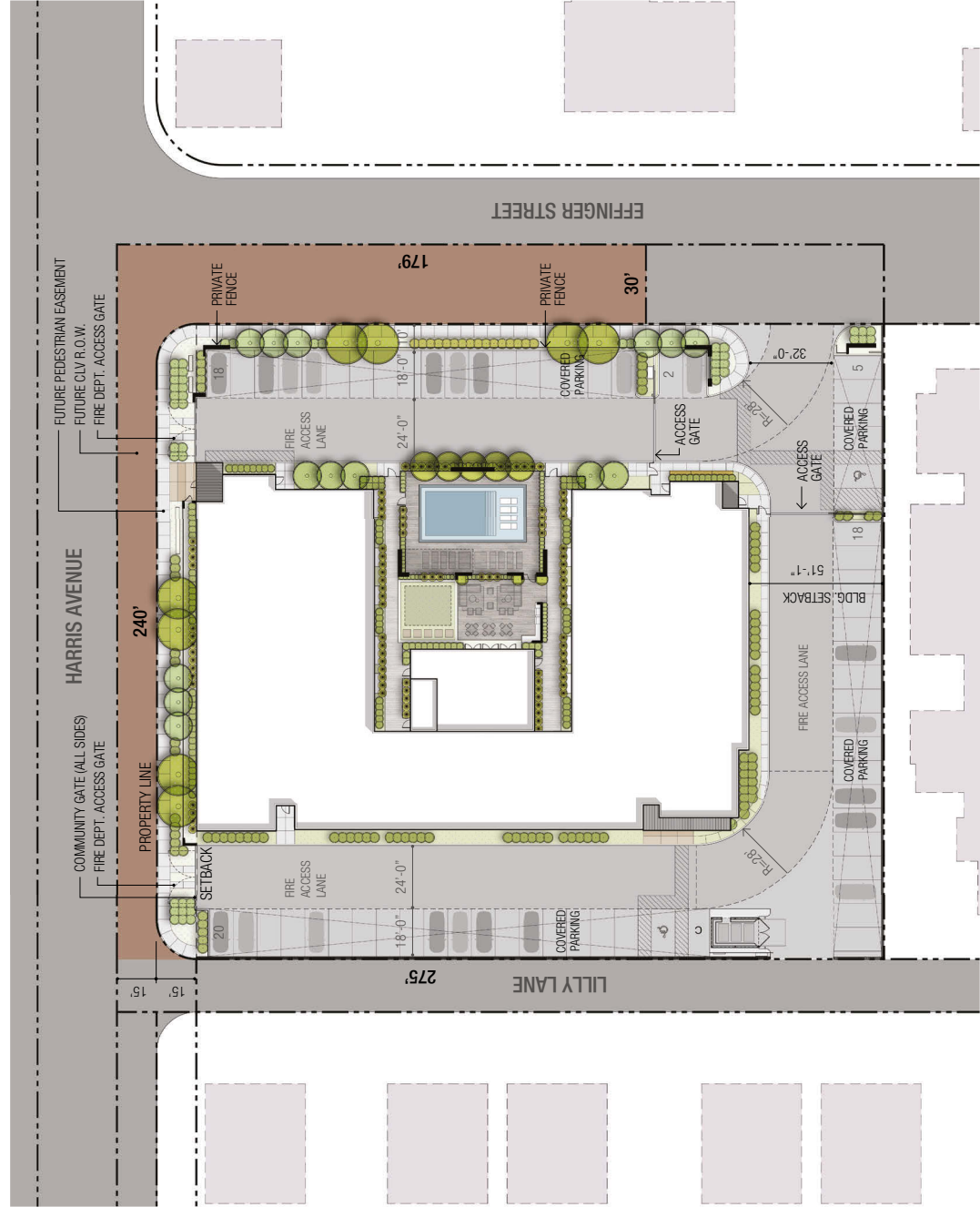
☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____



Project Information

Site Acreage	1.69
Units/Acre	31.3
Building Type (Fully Sprinkled)	5A
Stories	3
Building Height	40'-3"

Plan Level ALL - Unit Matrix

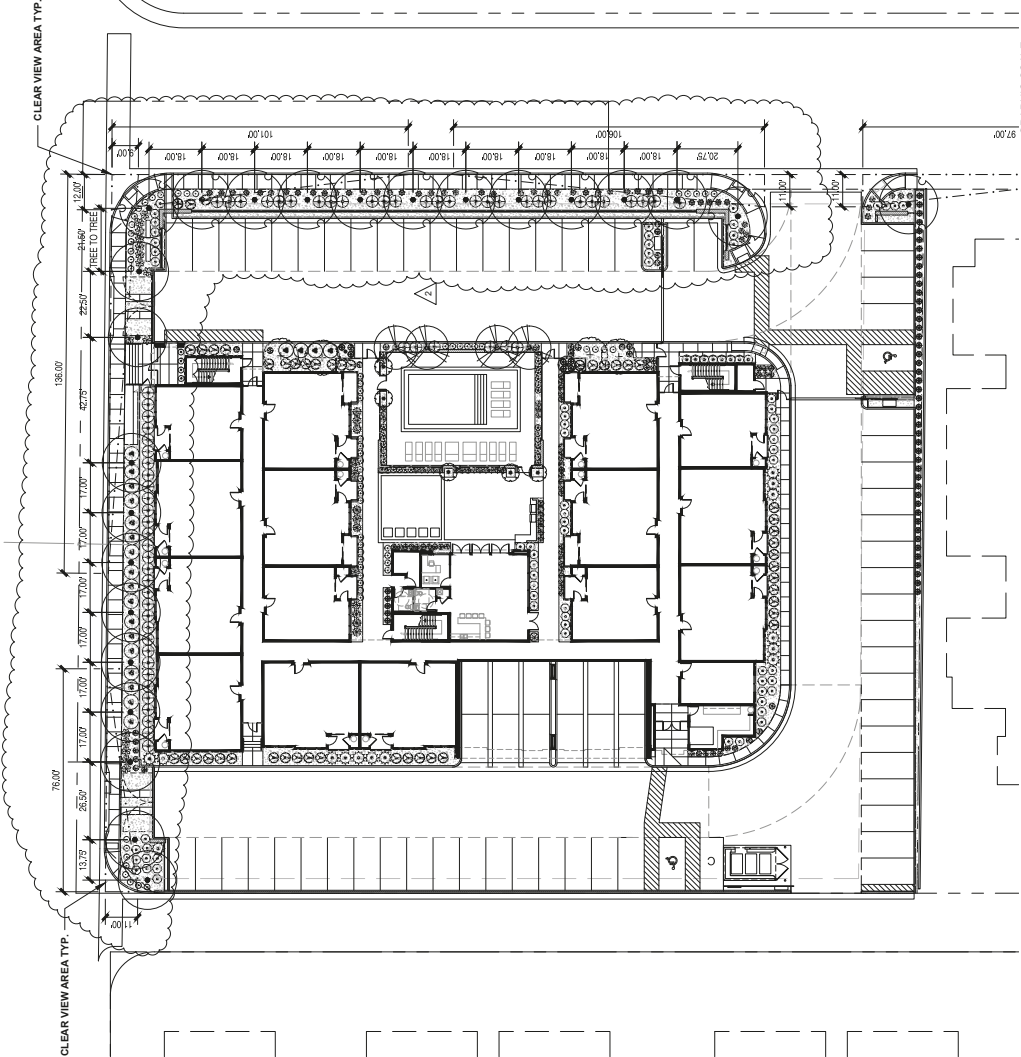
Program	No. of Units
1 Bed / 1 Bath	4
2 Bed / 2 Bath	13
Total - Level 01	17
1 Bed / 1 Bath	5
2 Bed / 2 Bath	13
Total - Level 02	18
1 Bed / 1 Bath	5
2 Bed / 2 Bath	13
Total - Level 03	18
1 Bed / 1 Bath	14
2 Bed / 2 Bath	39
Total - All Levels	53

Plan Level ALL - Parking

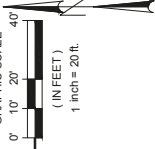
Program	Code	Spaces Req.
1 Bed Units	1.25/Unit	14 Units = 17.5
2 Bed Units	1.75/Unit	39 Units = 68.25
Guest Parking	1/6 Units	8.8
Total - Parking Required		(85.75) 86
Total - Guest Parking Required		(8.8) 9
Total - HC Parking Require (2%)		(1.06) 2
Total - Parking Required		95
Total - Parking Provided		63
Total - Reduction Requested		(33.7%) 32

22-0275
SOLUTIONS
06/10/2022





PLAN



CIVISWORKS

PLANNING - LANDSCAPE ARCHITECTURE

15407 CRENSHAW PARKWAY, SUITE 100, WEST GATHERS, NV 89115

PHONE: 702-938-4300

LANDSCAPE ARCHITECT

STATE OF NEVADA

10000

ASSENSO APARTMENTS

LAS VEGAS, NEVADA

PLANTING PLAN & LEGEND

Scale: SEE PLAN

DATE: SEPTEMBER 24, 2020

Drawn by: [Signature]

Approved by: [Signature]

060

20-009

20-009

L-102

of

PLANT SCHEDULE				DATE: SEPTEMBER 24, 2020			
TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	REMARKS	DATE: SEPTEMBER 24, 2020
	FEI NOL	7	Ficus religiosa Pineapple Guava	24"	Box	10' TALL X 10' WIDE AT MATURITY, INSTALL STANDARD TREE FORM	Drawn by: [Signature]
	GEI PAR	4	Gajera parviflora Australian Willow	24"	Box	30' TALL X 20' WIDE AT MATURITY, INSTALL STANDARD SINGLE TRUNK	Approved by: [Signature]
	LEU RET	4	Leucaena retusa Golden Leadball Tree	24"	Box	20' TALL X 15' WIDE, INSTALL LOW BRANCHING TREE FORM	060
	PAR DES	11	Prosopis juliflora Desert Museum Palo Verde	24"	Box	30' TALL X 30' WIDE	
	PRO MAV	13	Prosopis glandulosa Honey Mesquite	24"	Box	35' TALL X 35' WIDE AT MATURITY, INSTALL STANDARD TREE FORM	
SHRUBS							
	DAL VER	65	Dalea verticillata Olivaceous Prairie Clover	5 gal.	CONTAINER	3" TALL X 4" WIDE AT MATURITY	
	DAS WHE	14	Dasylirion wheeleri Grey Desert Spoon	5 gal.		5' TALL X 4.5' WIDE AT MATURITY	
	HES GLO	15	Hesperaloe parviflora Sands Glow Red Yucca	5 gal.		3" TALL X 3' WIDE AT MATURITY	
	HES BR2	63	Hesperaloe parviflora Brakeleight Red Yucca	1 gal.		2' TALL X 2' WIDE AT MATURITY	
	LEU THU	48	Leucophyllum candidum Thunder Cloud TM	5 gal.		3" TALL X 4' WIDE AT MATURITY	
	RHU AUT	21	Rhus trilobata Autumn Amber	5 gal.		3" TALL X 7' WIDE AT MATURITY	
	SAL OSY	70	Salvia x 'Raspberry Delight' Raspberry Delight Bush Sage	5 gal.		3" TALL X 3' WIDE AT MATURITY	
	SAL ULT	32	Salvia x 'Ultra Violet' Ultra Violet Sage	5 gal.		2' TALL X 2' WIDE AT MATURITY	
	TEU PRO	31	Teucrium chamaedrys Prostrate Germander	1 gal.		1" TALL X 2' WIDE AT MATURITY	
	YUC PAL	13	Yucca pallida Twistleaf Yucca	5 gal.		2' TALL X 3' WIDE AT MATURITY	
	YUC ROS	1	Yucca rostrata Beaked Yucca	15 gal.		10' TALL X 3' WIDE AT MATURITY	
GRASSES							
	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	REMARKS	
	MUH REG	8	Muhlenbergia capillaris Regal Mist TM	1 gal.		3" TALL X 3' WIDE	
	MUH NAS	116	Muhlenbergia rigida Nashville TM	1 gal.		2' TALL X 2' WIDE AT MATURITY	
ANNUALS/PERENNIALS							
	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	REMARKS	
	DIE BIC	29	Dielsa bicolor Fountain Lily	5 gal.		30' TALL X 30' WIDE AT MATURITY	
	PEN LTS	4	Penstemon barbatus Coral Baby	5 gal.		2' TALL X 2' WIDE AT MATURITY	
	PEN PEN	29	Penstemon eatonii Firecracker Penstemon	1 gal.		1' TALL X 2' WIDE AT MATURITY	

REFERENCE NOTES SCHEDULE	
SYMBOL	QTY
Rock Mulch - 1/2" Mohave Gold by Kalamazoo Materials	7,827 sf
Minimum 3" depth. Apply pre-emergence herbicide before and after rock mulch is installed.	

22-0275

Call before you dig
800-4-A-DIG
Call 1-800-462-2444
1-800-462-2444
1-800-462-2444

20-009

20-009

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of

SEE SHEET L-101 FOR PLANTING NOTES

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Plan Level 1

Program	SF
01 Resident Street Entrance	
02 Manager Studio	
03 Pool Equipment	
04 Leasing Office	
05 Clubhouse	
06 Resident Main Entrance	
07 Mailbox/Packages	
08 Maintenance	
09 Trash Service	
10 Fire Riser	
11 Pool Area/Amenities Deck	
12 BBQ Area/Outdoor Lounge	
13 Playground	
Total NSF - Level 01	TBD

Plan Level 1 - Unit Matrix

Program	No. of Units
1A 1 Bed / 1 Bath	2
1B 1 Bed / 1 Bath	2
2A 2 Bed / 2 Bath	9
2B 2 Bed / 2 Bath	4
Total - Level 01	17

- Resident Open Corridors
- 2 Bedroom Unit (13)
- 1 Bedroom Unit (2)
- Leasing Office
- Gym/Clubhouse Amenities
- Maintenance/Utility
- Landscaped Areas
- Path of Resident Ingress



22-0275
SHEET 03 OF 06
06/10/2022

ENLARGED SITE PLAN @ GRADE LEVEL OPTION B

LEBO DESIGN

X
Accepted _____
Date: _____

Ascenso Apartments | Schematic Design
P20191029 | May 18, 2020

NOT FOR PUBLICATION OR DISSEMINATION

HARRIS AVENUE



Plan Level 2 (Level 3 Similar) Legend

Program	SF
01 Open to Clubhouse Below	
02 Pool Area/Amenities Deck	
Total NSF - Level 02	
TBD	

Plan Level 2 - Unit Matrix Legend

Program	No. of Units
1A 1 Bed / 1 Bath	3
1B 1 Bed / 1 Bath	2
2A 2 Bed / 2 Bath	9
2B 2 Bed / 2 Bath	4
Total - Level 02 (Level 3 Similar)	
18	

- Resident Open Corridors
- 2 Bedroom Unit (13)
- 1 Bedroom Unit (2)
- Leasing Office
- Gym/Clubhouse Amenities
- Maintenance/Utility
- Landscaped Areas
- Path of Resident Ingress



ENLARGED TYPICAL LEVEL (2 & 3) OPTION B



X
Accepted _____
Date: _____

NOT FOR PUBLICATION OR DISSEMINATION



01 Fine/Medium Sand Stucco Finish



EXTERIOR MATERIALS



02 Thin-brick Veneer

03 Wood-look Cement Panel

04 Standing Seam Metal Roofing

05 Glazing (Vinyl w/ black finish)

06 Metal Mesh Weave

07 Metal Coping Strip

NORTH ELEVATION



X
Accepted _____
Date: _____

NOT FOR PUBLICATION OR DISSEMINATION

22-0275
To: Group 10, Inc. CMU
06/10/2022