



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	

22-0344
06/16/2022

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Special Use Permit, Rezone, Site Dev. Plan review

Project Address (Location) 900 S Main Street, Las Vegas, NV 89101

Project Name ZLife at 900 Main Street **Proposed Use** Mixed Use

Assessor's Parcel #(s) 139-33-811-001 & 002 **Ward #** 3

General Plan: Existing Commercial Proposed Commercial **Zoning:** Existing C-M Proposed C-2

Additional Information A Mixed Use, Multi-Family residential and hotel building with first floor guest/resident amenities.

Property Owner ZLife at 900 Main St LLC **Contact** ANNA OLIN / WEINA ZHANG
Address 921 S MAIN ST **City** LAS VEGAS **State** NV **Zip** 89101
E-mail WEINA@Z-GLASS.COM **Phone** _____

Applicant ZLife at 900 Main St LLC **Contact** Anna Olin
Address 3960 W Point Loma Blvd Ste H 365 **City** San Diego **State** CA **Zip** 92110
E-mail anna@zlifeco.com **Phone** 702.417.4488

Representative EV&A Architects **Contact** Erik Swendseid
Address 1160 N Town Center Dr Ste 170 **City** Las Vegas **State** NV **Zip** 89123
E-mail eswendseid@edvanceassociates.com **Phone** 702.946.8195

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 n/a **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 WEINA ZHANG

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

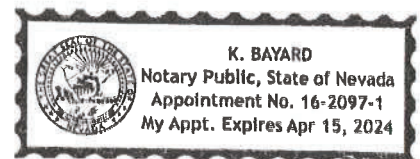
Print Name WEINA ZHANG

State of Nevada, Clark County

Subscribed and sworn before me

This 16th day of June, 2022

K. Bayard
Notary Public in and for said County and State



PARCEL NUMBERS	139-33-81-101 & 102
JURISDICTION	LAS VEGAS
LAND USE	COMMERCIAL (DOWNTOWN)
ZONING CLASSIFICATION	C-2 (PROPOSED)
SITE AREA	.66 ACRES (28.23 SF)
BUILDING FOOTPRINT	257.38 x .55
BUILDING LOT COVERAGE	89%
BUILDING HEIGHT:	83'-0"
F.A.R.	3.9
DENSITY - RESIDENTIAL	164 DU/AC

GROSS BUILDING AREA	
LEVEL ONE	15,410 SF
LEVEL TWO	19,641 SF
LEVEL THREE	19,641 SF
LEVEL FOUR	19,641 SF
LEVEL FIVE	19,641 SF
LEVEL SIX	19,641 SF
TOTAL:	113,615 SF

UNIT TABULATIONS	
HOTEL GUESTROOMS - LEVELS 2-3	72 UNITS
RESIDENTIAL UNITS - LEVELS 4-6	108 UNITS

LEVEL 1 AREAS

LOBBY/LAUNDRY LOUNGE	1,410 SF
RESTAURANT (2,000 SF DINING)	3,000 SF
AMENITIES (GYM, FLEX, CINEMA)	3,100 SF
OFFICE	660 SF
BOH/SERVICES	4,860 SF

PARKING - PER LAS VEGAS TITLE 19

TOTAL SPACES REQUIRED

HOTEL @ 1/UNIT	72 SPACES
RESIDENTIAL STUDIO @ 1.25/UNIT	135 SPACES
VISITOR SPACES @ 1/6 RES UNITS	18 SPACES
AMENITY SPACES & OFFICE	ANCILLARY
RESTAURANT @ 1/50 & 1/200 BOH	45 SPACES
	270 SPACES

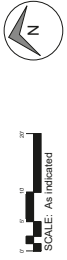
TOTAL SPACES PROVIDED
STANDARD SPACES (9'x18')
COMPACT SPACES (8'x18')
ACCESSIBLE SPACES

ACCESSIBLE SPACES
201-300 TOTAL REQUIRED 7 SPACES REQUIRED

BICYCLE PARKING
6 SPACES PROVIDED

LOADING STAGE.
45,282 GROSS SF
3 SPACES REQUIRED
2 SPACES PROVIDED

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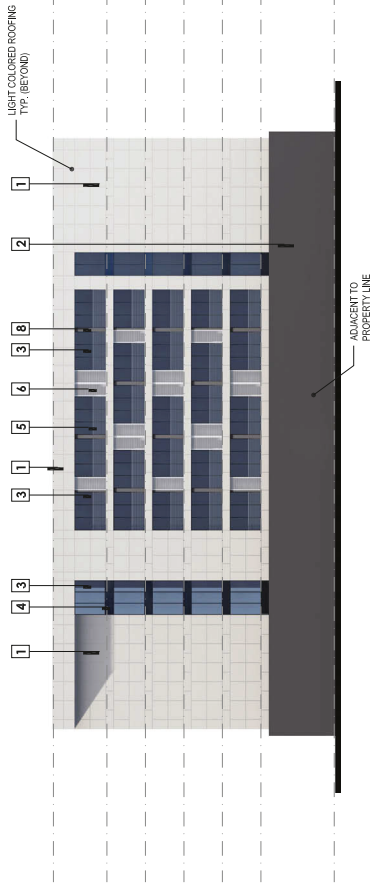


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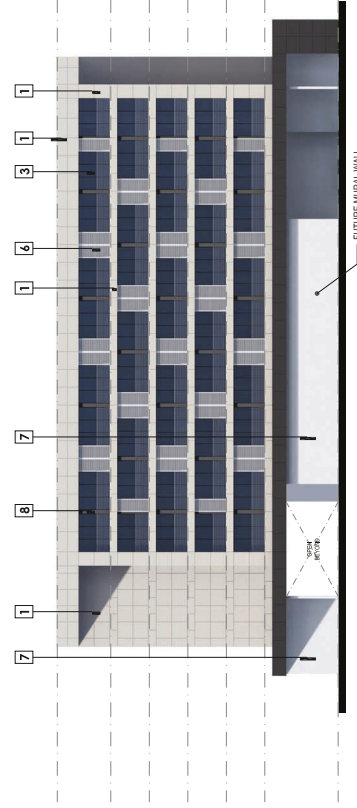
Z LIFE - 900 MAIN
LAS VEGAS | NV

SP-01
SITE PLAN, FLOOR PLAN & INFORMATION

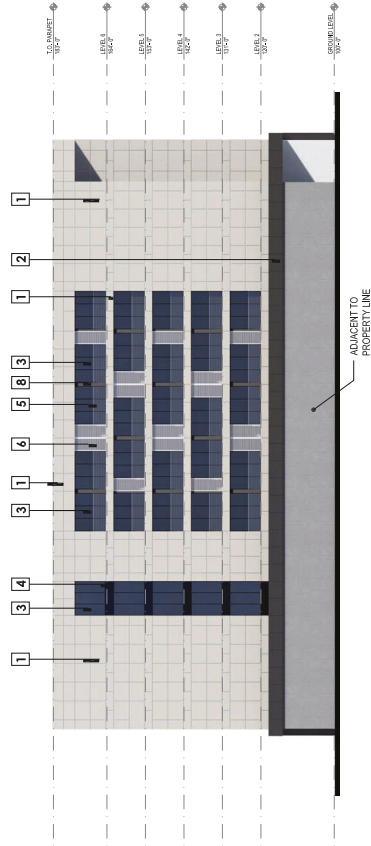
EVA



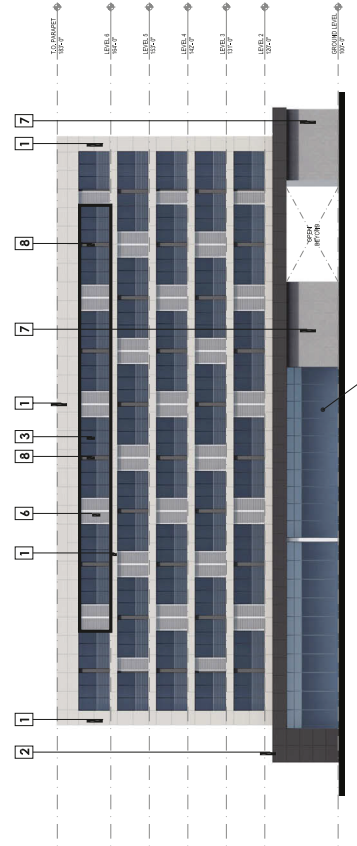
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



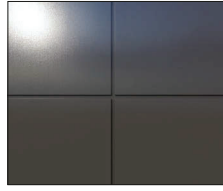
EAST ELEVATION
SCALE: 1/8" = 1'-0"

1



METAL PANEL
LIGHT BEIGE

2



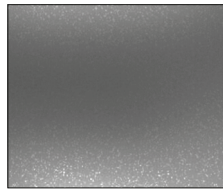
METAL PANEL
DARK GREY

3



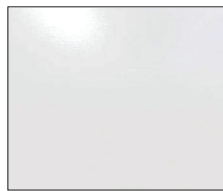
VISION GLASS
TINTED

4



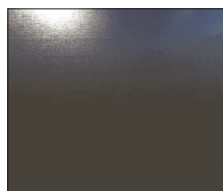
SPANDREL GLASS
TINTED

5



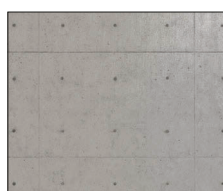
PAINTED GUARD RAILS / METAL PANEL
METALLIC WHITE

6



PAINTED STOREFRONT
METALLIC DARK GREY

7



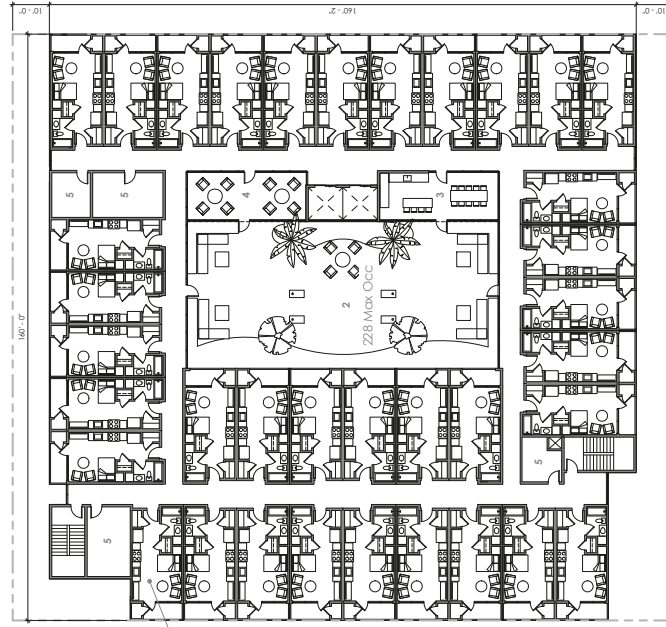
CONCRETE
EXPOSED

8

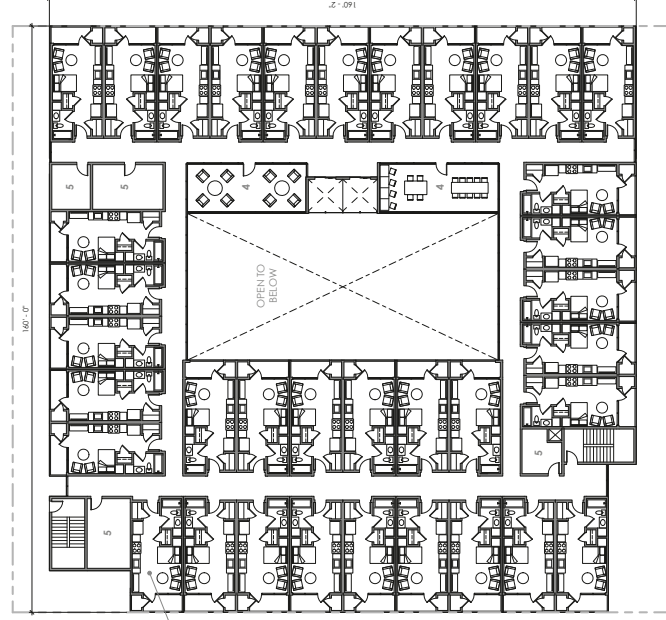


PAINTED STUCCO
DARK GREY
22-0344
06/16/2022

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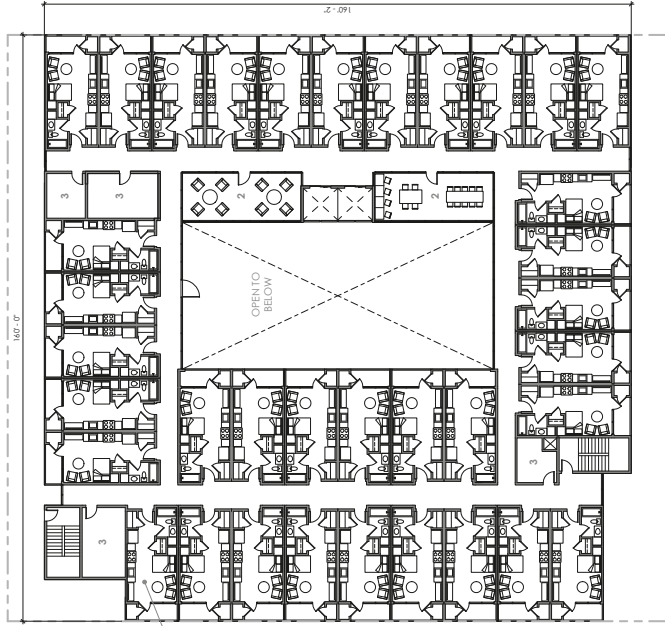
LEVEL 2
SCALE: 1/16" = 1'-0"



LEVEL 3
SCALE: 1/16" = 1'-0"

LEGEND

ROOM	UNIT AREA	TOTAL AREA
1 TYP. GUESTROOM	398 SF	28,654 SF
2 COURTYARD		3,420 SF
3 SHARED KITCHEN		427 SF
4 COMMONS SPACE		1,302 SF
5 BOH/SERVICE		434 SF
UNIT TYPE	COUNT	
GUESTROOMS	LEVEL 2	36 UNITS
	LEVEL 3	36 UNITS
	TOTAL	72 UNITS

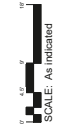


LEVELS 4-6
SCALE: 1/16" = 1'-0"

LEGEND

ROOM	UNIT AREA	TOTAL AREA
1 TYP. APARTMENT	398 SF	28,654 SF
2 CO-WORKING SPACE	434 SF	1,302 SF
3 BOH/SERVICE		
UNIT TYPE		COUNT
LEVEL 4	APARTMENT	36 UNITS
LEVEL 5	APARTMENT	36 UNITS
LEVEL 6	APARTMENT	36 UNITS
TOTAL		108 UNITS

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FP-02
FLOOR PLAN - RESIDENTIAL

2022.06.16
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BE-02

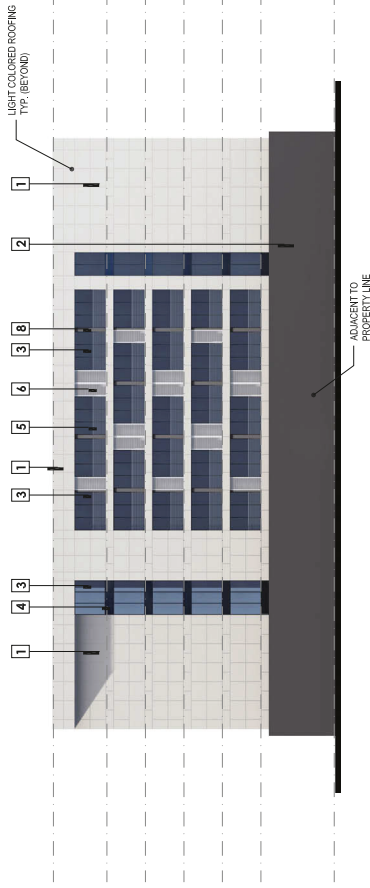
BUILDING ELEVATIONS - RENDERING

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LAS VEGAS | NV

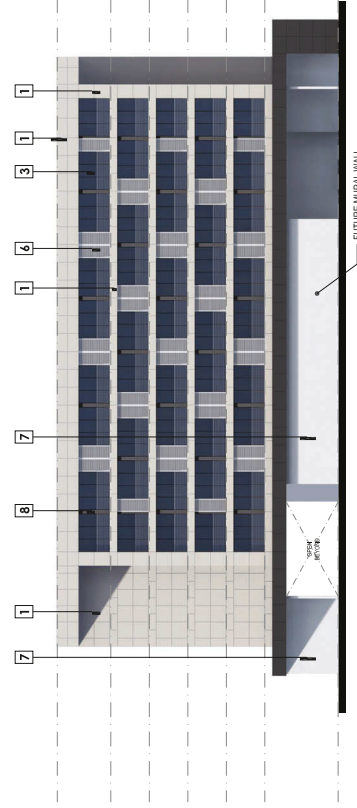
2022.06.16
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E&A

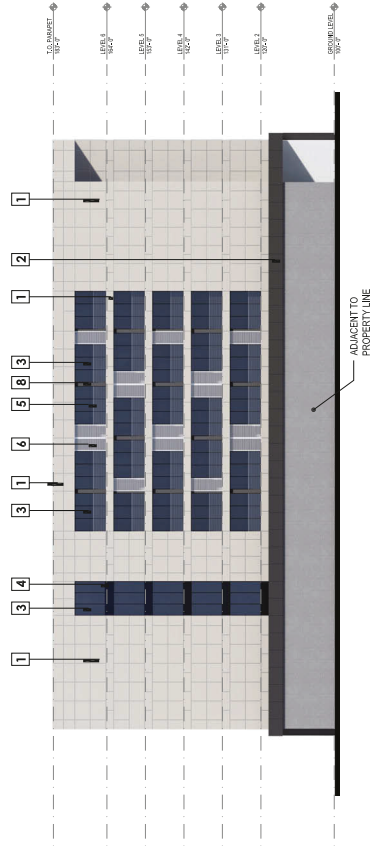
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08/16/2022



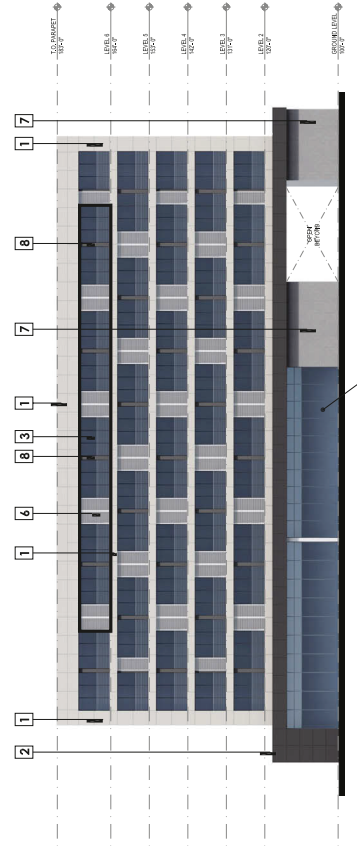
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NORTH ELEVATION
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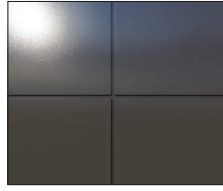
EAST ELEVATION
SCALE: 1/8" = 1'-0"

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METAL PANEL
LIGHT BEIGE

2



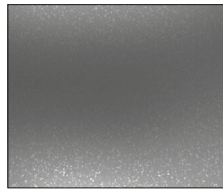
METAL PANEL
DARK GREY

3



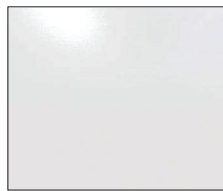
VISION GLASS
TINTED

4



SPANDREL GLASS
TINTED

5



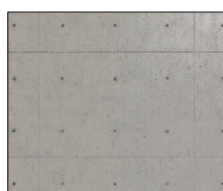
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METALLIC DARK GREY

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CONCRETE
EXPOSED

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PAINTED STUCCO
DARK GREY

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