



# 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) GPA, ZON, SDR

**Project Address** (Location) 6635 N Decatur Blvd., Las Vegas, NV 89131

**Project Name** Rome & Decatur **Proposed Use** Affordable Housing

**Assessor's Parcel #(s)** 125-24-701-041 **Ward #** 6

**General Plan:** Existing NMX-U Proposed H **Zoning:** Existing R-E Proposed R-4

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

**Property Owner** City of Las Vegas **Contact** Teresa Boyce, Real Estate Manager

**Address** 495 S. Main St. **City** Las Vegas **State** NV **Zip** 89101

**E-mail** tboyce@LasVegasNevada.GOV **Phone** (702)229-1022

**Applicant** Ovation Contracting, Inc. **Contact** Janet Goyer

**Address** 6021 S. Fort Apache Road, #100 **City** Las Vegas **State** NV **Zip** 89148

**E-mail** jang@ovationdev.com **Phone** (702)990-2325, (702)580-9036

**Representative** Janet Goyer, Ovation Contracting Inc. **Contact** Janet Goyer

**Address** 6021 S. Fort Apache Road, #100 **City** Las Vegas **State** NV **Zip** 89418

**E-mail** jang@ovationdev.com **Phone** (702)990-2325, (702)580-9036

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** Teresa M Boyce

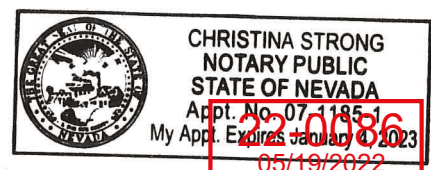
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

**Print Name** Teresa M Boyce

Subscribed and sworn before me

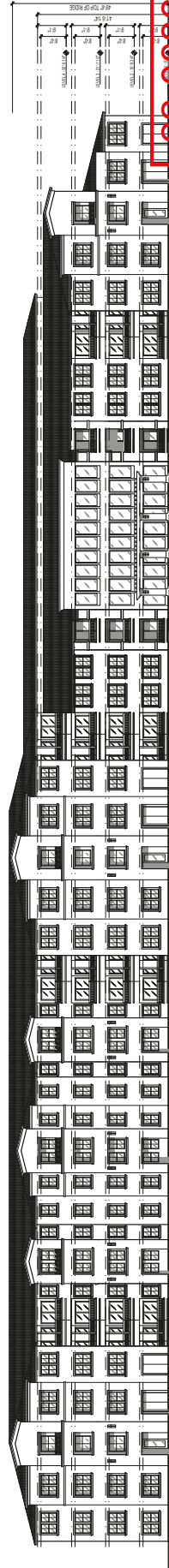
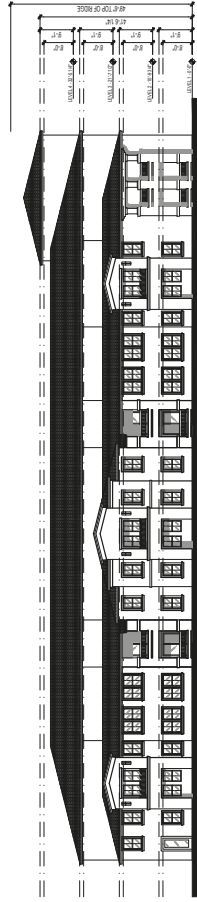
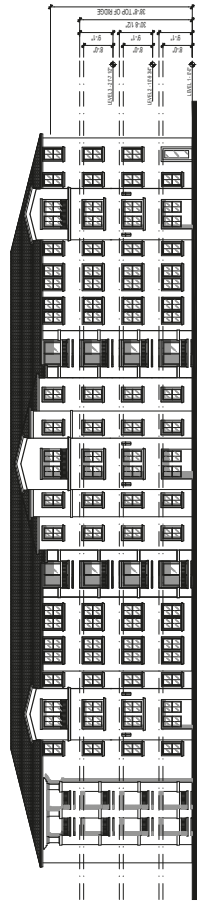
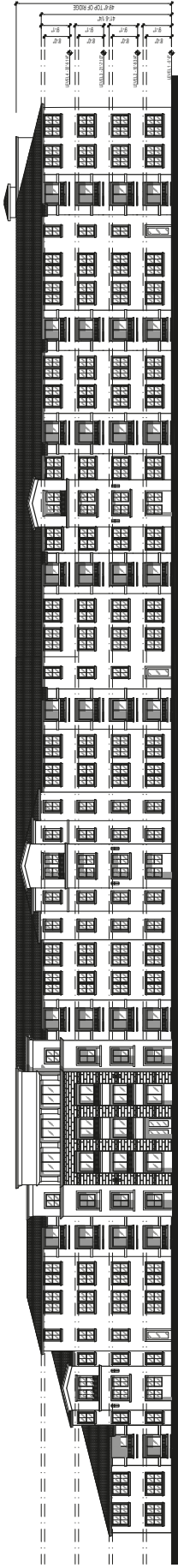
This 18th day of February, 2022

Notary Public in and for said County and State







[illegible]

CONCEPTUAL DESIGN

checked
drawn
DLR
date
JULY 11, 2022
project number
879D5D

CONCEPTUAL DESIGN

**BUILDING-3  
EXTERIOR  
ELEVATIONS**

**A3.1a**

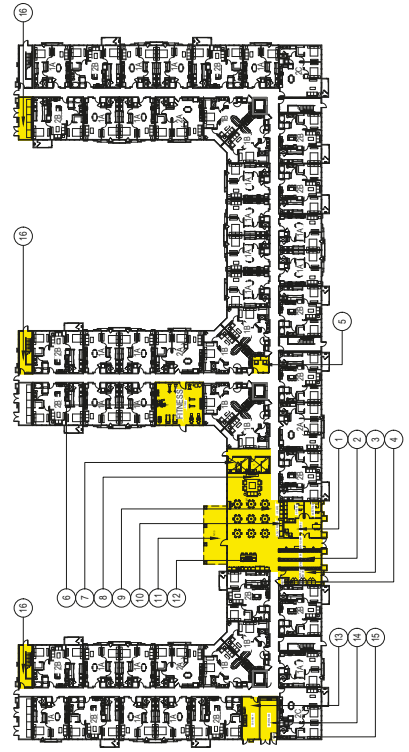
22-0086  
07/12/2022



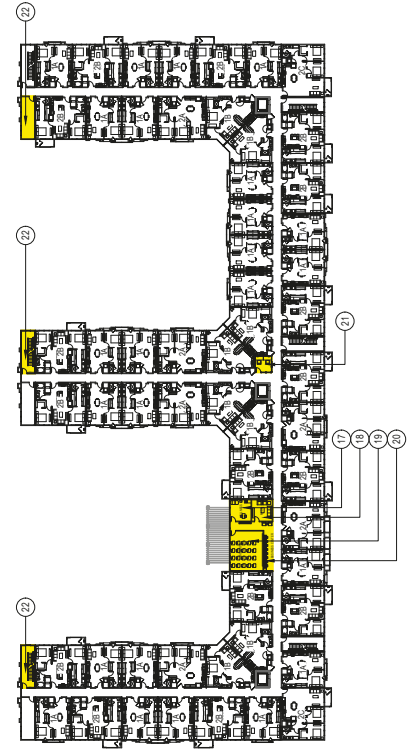


COMMON AREA AMENITY LIST:

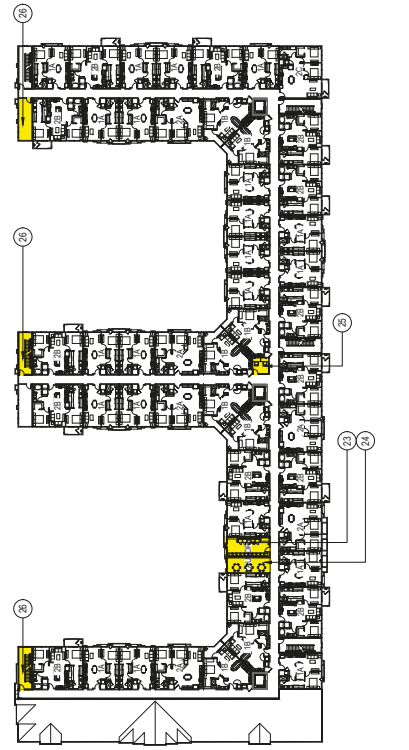
- BUILDING:**
- LEVEL-1**
- 1 LEASING OFFICE
  - 2 MAIL CENTER
  - 3 FOOD PANTRY / DELIVERY
  - 4 JANITOR CLOSET WITH MOP SINK
  - 5 COLLABORATION CORNER
  - 6 FITNESS CENTER
  - 7 RESTROOMS
  - 8 GREAT ROOM, COMMUNITY SPACE
  - 9 PACKAGE LOCKERS
  - 10 ATM AND VENDING MACHINES
  - 11 OUTDOOR PATIO
  - 12 COMMUNITY KITCHEN
  - 13 DOG WASH
  - 14 MAINTENANCE ROOM
  - 15 RISER ROOM
  - 16 ELECTRICAL GEAR
- LEVEL-2**
- 17 WELLNESS
  - 18 MEDIA
  - 19 CLASSROOM
  - 20 BUSINESS CENTER, COMPUTERS
  - 21 COLLABORATION CORNER
  - 22 PROPERTY MANAGEMENT STORAGE
- LEVEL-3**
- 23 COMMUNITY LAUNDRY ROOM
  - 24 LOUNGE AREA
  - 25 COLLABORATION CORNER
  - 26 PROPERTY MANAGEMENT STORAGE
- LEVEL-4**
- 27 PROPERTY MANAGEMENT STORAGE
  - 28 COMMON AREA DECK
  - 29 COLLABORATION CORNER



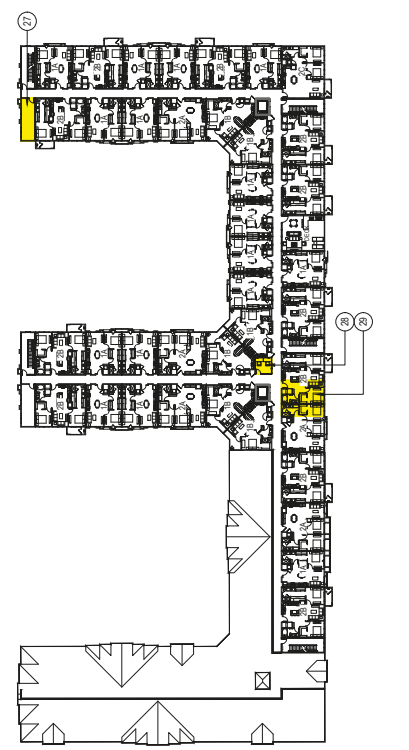
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SCALE: NOT TO SCALE



2 OVERALL BUILDING - LEVEL 2  
SCALE: NOT TO SCALE



3 OVERALL BUILDING - LEVEL 3  
SCALE: NOT TO SCALE

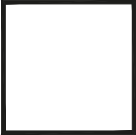


4 OVERALL BUILDING - LEVEL 4  
SCALE: NOT TO SCALE

NO.	DATE	DESCRIPTION

checked
drawn
date
JULY 11, 2022
project number
879050

22-0086  
07/12/2022

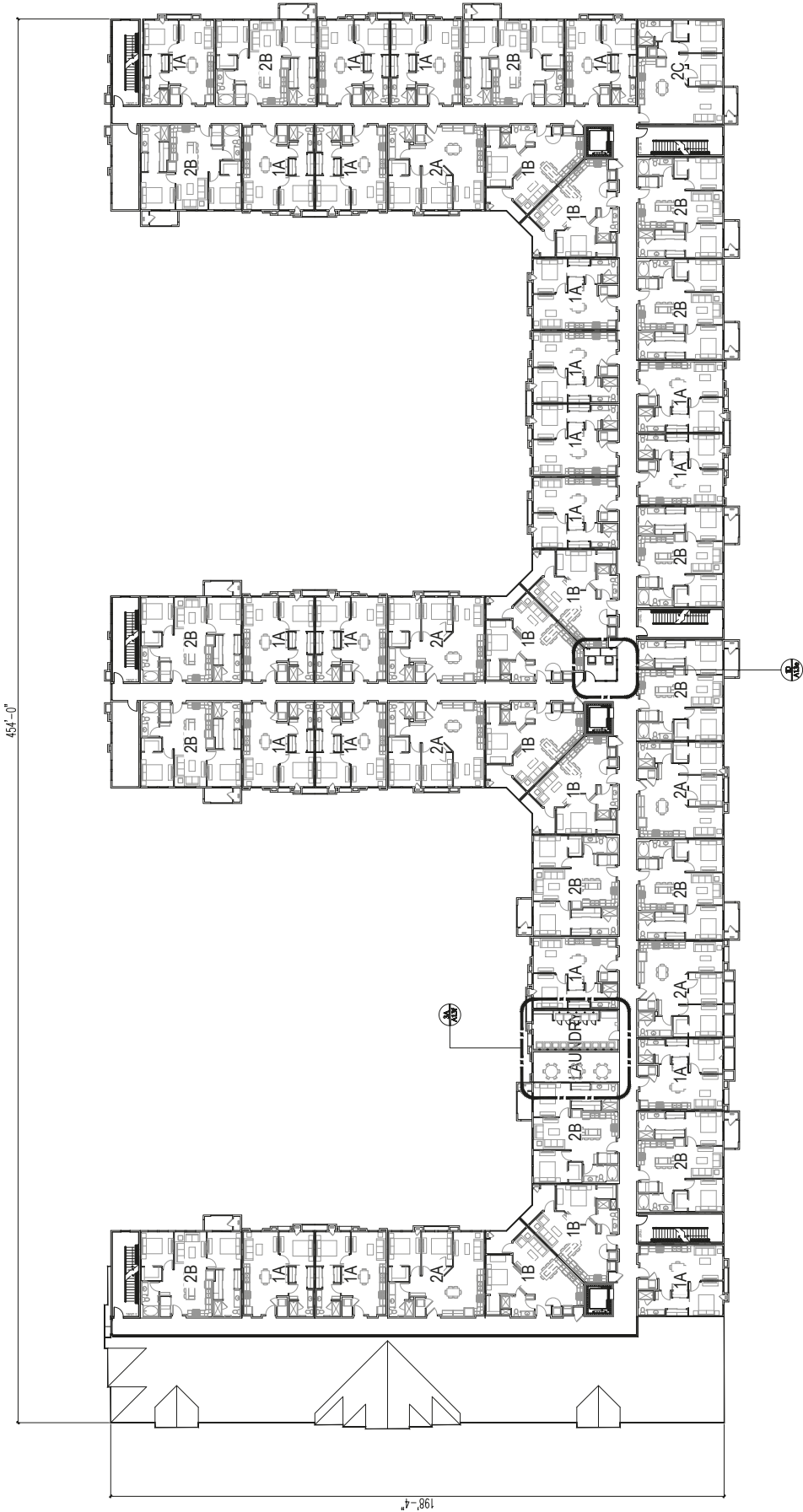


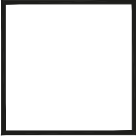
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8790SD	project number
JULY 11, 2022	date
DLR	drawn
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22-0086

07/12/2022



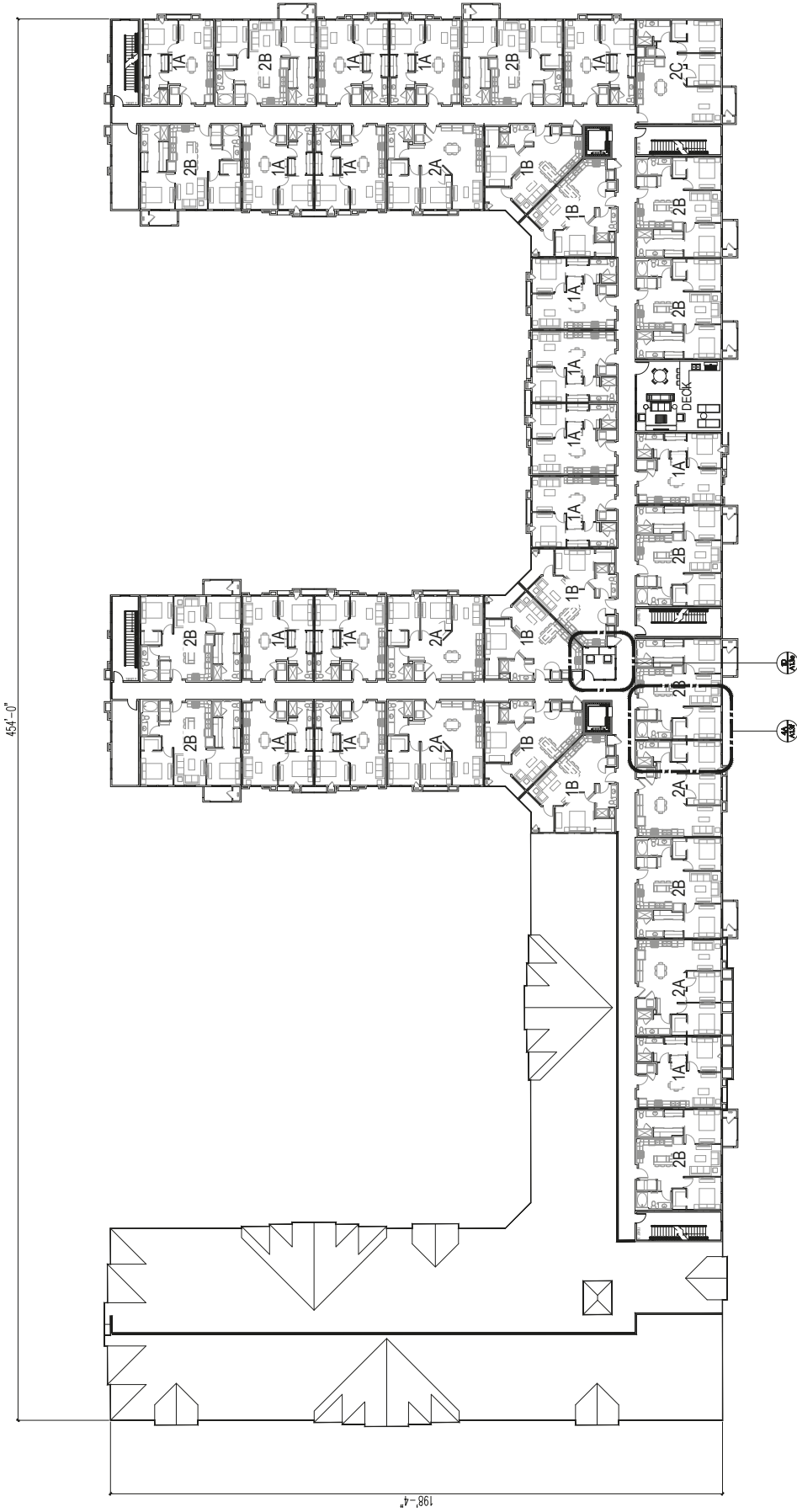


no.	date	description

8790SD	project number
JULY 11, 2022	date
DLR	drawn
checked	

22-0086

07/12/2022



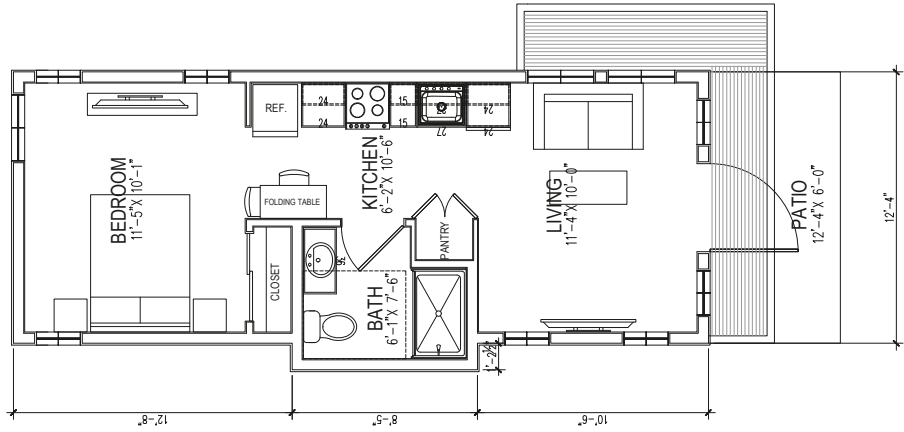


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CONCEPTUAL DESIGN

879DSD	project number
MAY 17, 2022	date
JDC	drawn
checked	

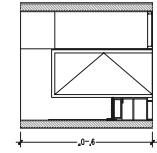
UNIT PLANS  
TINY HOME 1  
A0.4



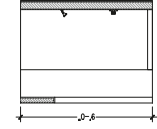
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SCALE: 3/8" = 1'-0"  
ALL PRODUCT TYPES

22-0086  
05/19/2022

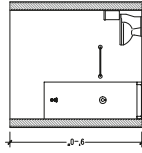
**1B** REAR FACING ELEVATION



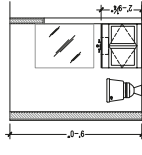
**2A** BATHROOM INTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"  
ALL PRODUCT TYPES



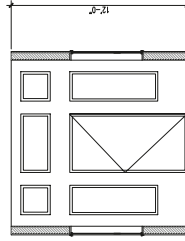
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SCALE: 1/4" = 1'-0"  
ALL PRODUCT TYPES



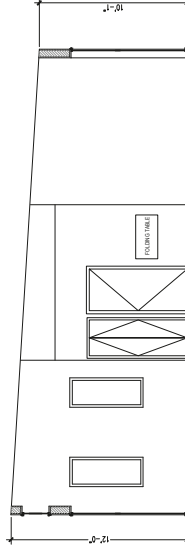
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SCALE: 1/4" = 1'-0"  
ALL PRODUCT TYPES



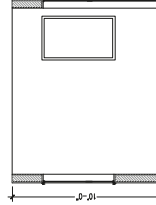
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SCALE: 1/4" = 1'-0"  
ALL PRODUCT TYPES



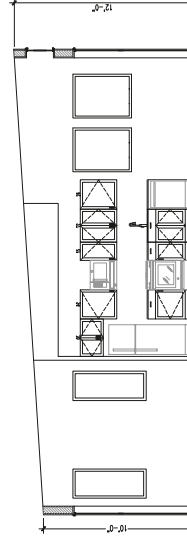
**1A** INTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"  
ALL PRODUCT TYPES



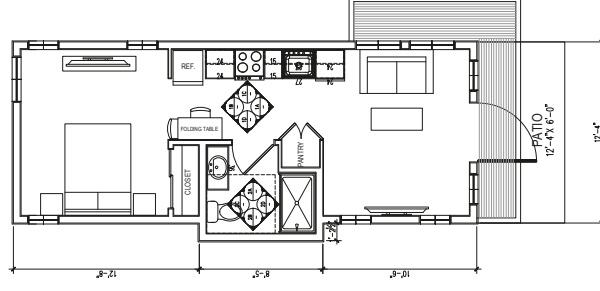
**1D** INTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"  
ALL PRODUCT TYPES



**1B** INTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"  
ALL PRODUCT TYPES



**1C** INTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"  
ALL PRODUCT TYPES



**A** KEY PLAN - TINY HOME 1 - 400 SF  
SCALE: 1/4" = 1'-0"  
ALL PRODUCT TYPES

no.	date	description
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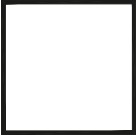
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INTERIOR ELEVATIONS	TINY HOME 1
A0.4b	

NOVATION	DECATUR / ROME AFFORDABLE FAMILY	NORTH DECATUR BLVD AND ROME BLVD	Las Vegas, Nevada
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22-0086  
05/19/2022





NOVATION

NORTH DECATUR BLVD AND ROME BLVD  
Las Vegas, Nevada

no.	date	description

CONCEPTUAL DESIGN

879SD  
project number  
MAY 17, 2022  
date  
JDC  
drawn  
checked

RENDERINGS  
TINY HOME 1

A0.4c



1A

TINY HOME 1

SCALE

ALL PRODUCT TYPES



1B

TINY HOME 1

SCALE

ALL PRODUCT TYPES



1C

TINY HOME 1

SCALE

ALL PRODUCT TYPES



1D

TINY HOME 1

SCALE

ALL PRODUCT TYPES

[illegible]

CONCEPTUAL DESIGN

879DSD

project number

MAY 17, 2022

date

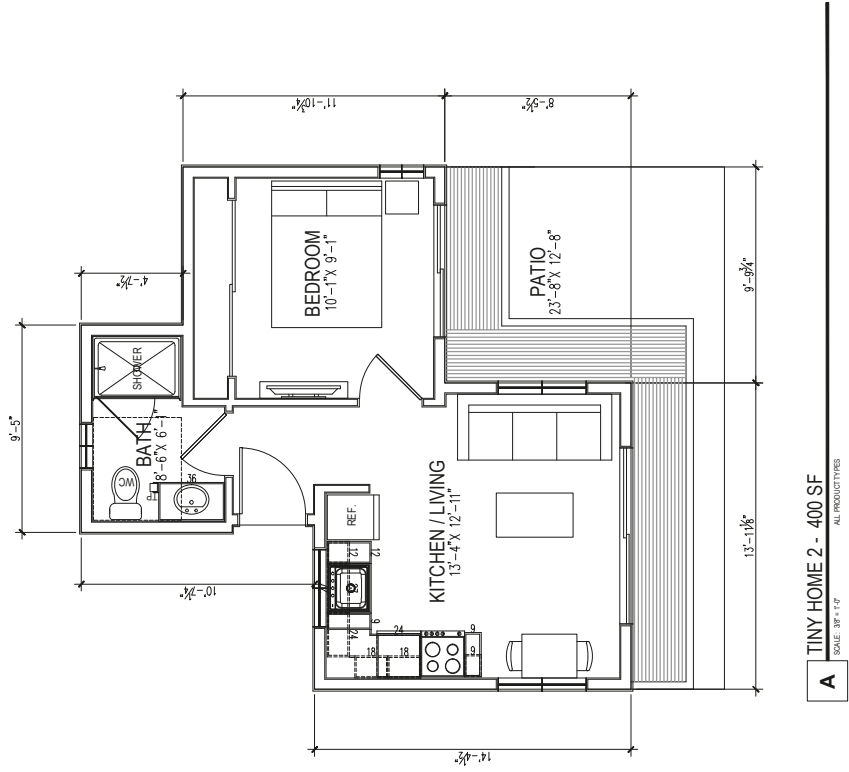
JDC

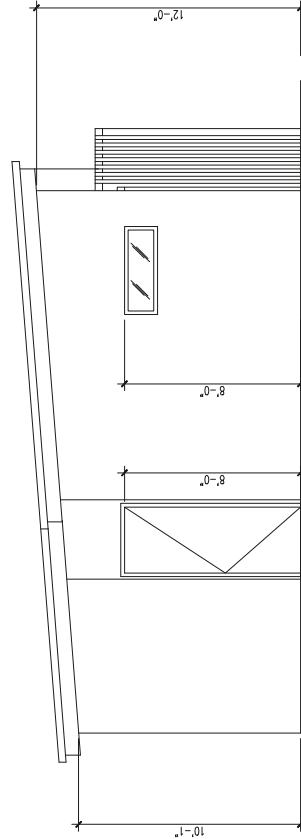
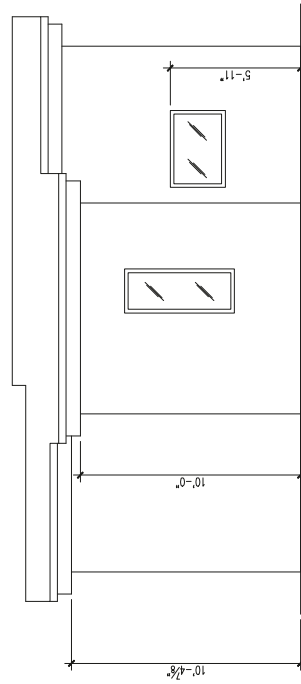
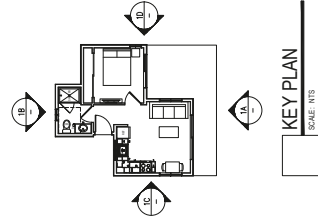
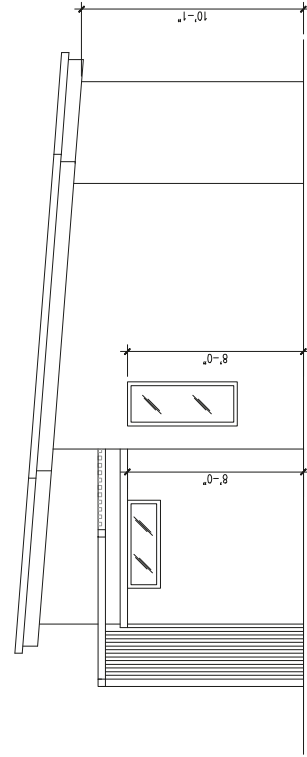
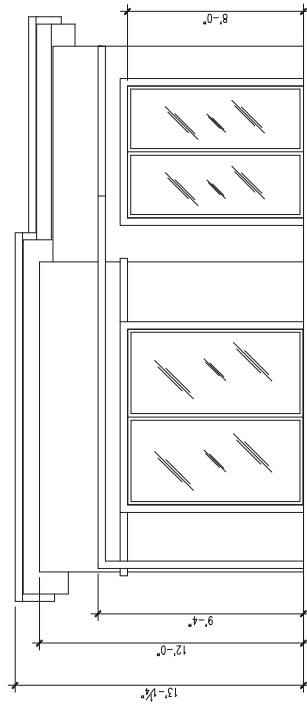
drawn

checked

CONCEPTUAL DESIGN

UNIT PLANS  
TINY HOME 2  
**A0.5**



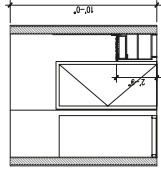
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879DSD  
project number  
MAY 17, 2022  
date  
JPC  
drawn  
checked

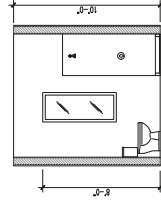
EXTERIOR  
ELEVATIONS  
TINY HOME 2  
A0.5a

22-0086  
05/19/2022

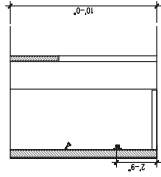




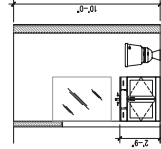
**3A** BATHROOM INTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"  
ALL PRODUCT TYPES



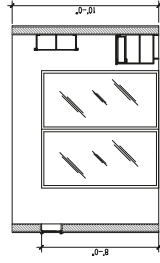
**3B** BATHROOM INTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"  
ALL PRODUCT TYPES



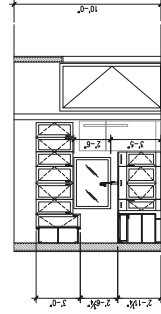
**3D** BATHROOM INTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"  
ALL PRODUCT TYPES



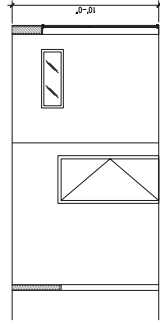
**3C** BATHROOM INTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"  
ALL PRODUCT TYPES



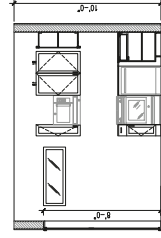
**1A** KITCHEN / LIVING INTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"  
ALL PRODUCT TYPES



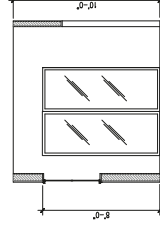
**1B** KITCHEN / LIVING INTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"  
ALL PRODUCT TYPES



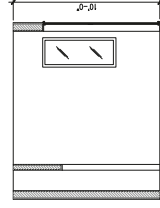
**1D** KITCHEN/LIVING INTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"  
ALL PRODUCT TYPES



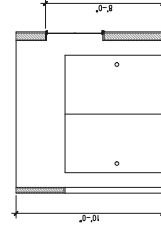
**1C** KITCHEN / LIVING INTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"  
ALL PRODUCT TYPES



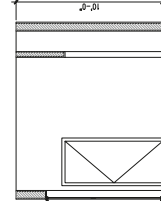
**2A** BEDROOM INTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"  
ALL PRODUCT TYPES



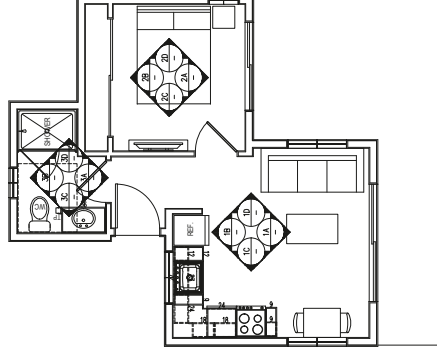
**2D** BEDROOM INTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"  
ALL PRODUCT TYPES



**2B** BEDROOM INTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"  
ALL PRODUCT TYPES



**2C** BEDROOM INTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"  
ALL PRODUCT TYPES



**A** KEY PLAN - TINY HOME 2 - 400 SF  
SCALE: 1/4" = 1'-0"  
ALL PRODUCT TYPES

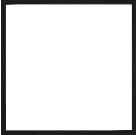
22-0086  
05/19/2022

NOVATION  
DECATUR / ROME AFFORDABLE FAMILY  
NORTH DECATUR BLVD AND ROME BLVD  
Las Vegas, Nevada

no.	date	description
1	05/19/2022	CONCEPTUAL DESIGN
2	05/19/2022	CONCEPTUAL DESIGN
3	05/19/2022	CONCEPTUAL DESIGN
4	05/19/2022	CONCEPTUAL DESIGN
5	05/19/2022	CONCEPTUAL DESIGN
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INTERIOR  
ELEVATIONS  
TINY HOME 2  
A0.5b



NOVATION

DECATUR / ROME AFFORDABLE FAMILY

NORTH DECATUR BLVD AND ROME BLVD

Las Vegas, Nevada

no.	date	description

8790SD	project number
MAY 17, 2022	date
JDC	drawn
checked	

CONCEPTUAL DESIGN

RENDERINGS

TINY HOME 2

A0.5C



22-0086  
05/19/2022

1A  
SCALE



1B  
SCALE



1D  
SCALE



1C  
SCALE

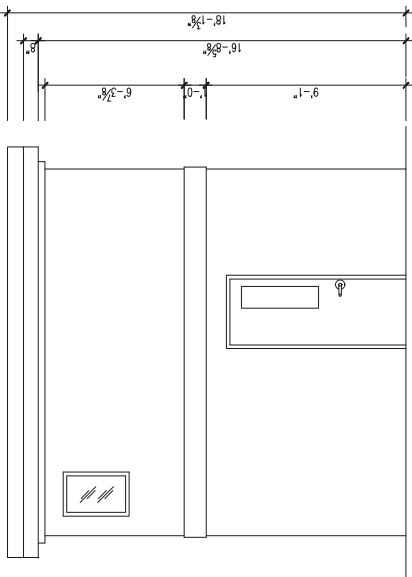
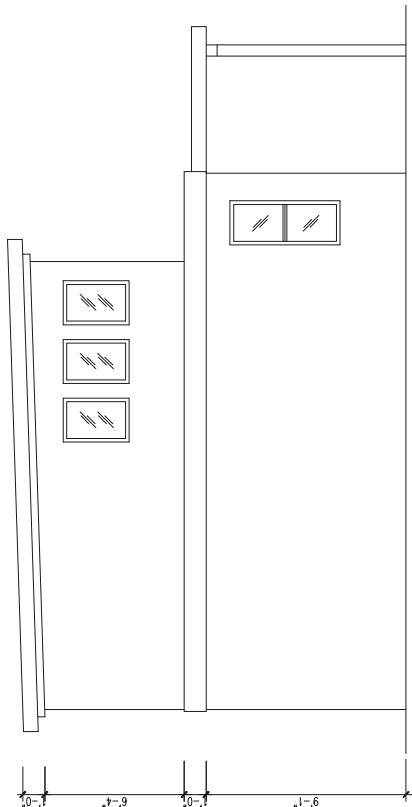
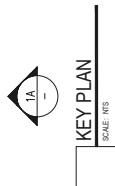
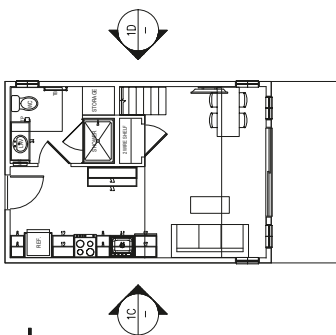
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UNIT PLANS  
TINY HOME 3  
**A0.6**



[illegible]

EXTERIOR  
ELEVATIONS  
TINY HOME 3  
**A0.6a**







### 3A LOFT INTERIOR ELEVATION



**3B** LOFT INTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"  
ALL PRODUCT TYPES



3D LOFT INTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"  
ALL PRODUCT



3C



**A** KEY PLAN - TINY HOME 3 - 400 SF  
SCALE: 1/4" = 1'-0"  
ALL PRODUCT TYPES



B

KEY PLAN - TINY HOME 3 - 400 SF

SCALE: 1/4" = 1'-0"

ALL PRODUCT TYPES



2A BATHROOM INTERIORS



**2B** BATHROOM INTERIOR



**1A** INTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"  
ALL PRODUCT TYPE



1B INTERIOR ELEVATION SCALE: 1/4" = 1'-0" ALL PRODUCT TYPE



**2D** BATHROOM INT SCALE: 1/4" = 1'-0"



2C BATHROOM INTERIOR SCALE: 1/4" = 1'-0" ALL



**1D** INTERIOR ELEVATION  
SCALE: 3/4" = 1'-0" ALL PRODUCT T



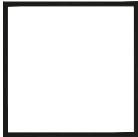
1C INTERIOR ELEVATION  
SCALE: 3/4" = 1'-0" ALL PRODUCT T



INTERIOR  
ELEVATIONS  
TINY HOME 3  
A0.6b

INTERIOR  
ELEVATIONS  
TINY HOME 3  
A0.6b

22-0086 05/19/2022



NOVATION

DECATUR / ROME AFFORDABLE FAMILY

NORTH DECATUR BLVD AND ROME BLVD

Las Vegas, Nevada

no.	date	description

CONCEPTUAL DESIGN

8790SD

project number

MAY 17, 2022

date

JDC

drawn

checked

RENDERINGS

TINY HOME 3

A0.6C



1A

TINY HOME 3

SCALE



1B

TINY HOME 3

SCALE



1D

TINY HOME 3

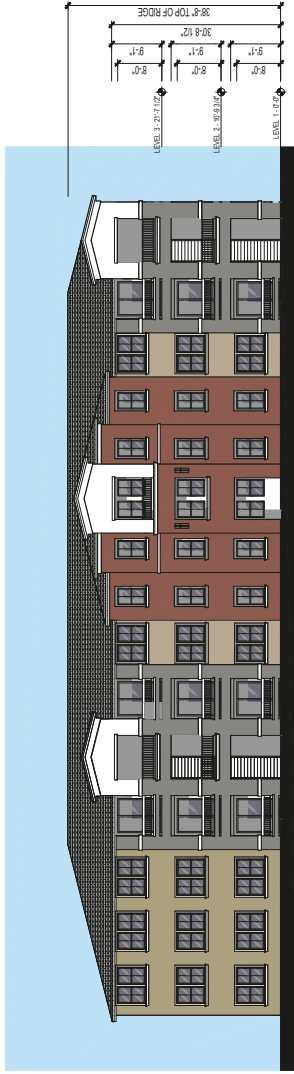
SCALE



1C

TINY HOME 3

SCALE










1 BUILDING-1 - EXTERIOR ELEVATION - NORTH AND SOUTH FACING

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



9 BUILDING-1 - END ELEVATION

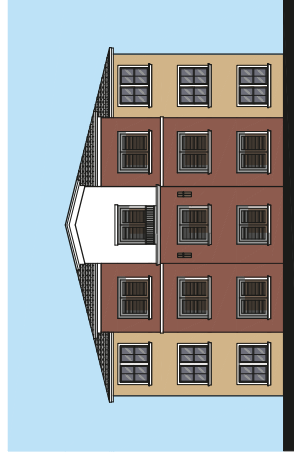
SCALE: 1/8" = 1'-0"

COLOR SCHEDULE		PINT NUMBER
COLOR		
	SHERWIN WILLIAMS	SW 7854 CRIMINAL MINDS
	SHERWIN WILLIAMS	SW 7747 FIVE-GUN
	SHERWIN WILLIAMS	SW 7714 FOOTBALL
	SHERWIN WILLIAMS	SW 7825 COLUMBIAN MEDICAL
	SHERWIN WILLIAMS	SW 624 CANCOR CLAY
	SHERWIN WILLIAMS	SW 7874 CITIZENSURE
	SHERWIN WILLIAMS	SW 7270 EGGIE WHITE



□ BUILDING-2 - EXTERIOR ELEVATION - NORTH AND SOUTH FACING

SCALE: 1" = 1'-0"



BUILDING-2 - END ELEVATION

SCALE: 1:8" = 1'-0"

no.	date	description

**REVISIONS**

These drawings are not to be scaled

CONCEPTUAL DESIGN

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checked

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drawn

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DLR

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date

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MAY 18, 2022

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project number

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879DSD

CONCEPTUAL DESIGN

**BUILDING 1 AND 2  
COLORED  
ELEVATIONS**  
**A3.2b**

22-0086  
05/23/2022

**NOVATION**  
DECATUR / ROME AFFORDABLE FAMILY  
NORTH DECATUR BLVD AND ROME BLVD  
Las Vegas, Nevada