



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) Site Development Plan Review and Variance

Project Address (Location) NEC of Durango and US 95

Project Name 22-0392 37 Townhomes in Town Center **Proposed Use** _____

Assessor's Parcel #(s) 125-17-601-019 **Ward #** _____

General Plan: Existing INCORP CC Proposed _____ **Zoning:** Existing SC-TC Proposed M-TC

Additional Information _____

Property Owner Durango MB Partners LLC **Contact** Marc Bolduc

Address 11411 Southern Highlands Parkway Suite 300 **City** Las Vegas **State** NV **Zip** 89141

E-mail mbolduc@olympiacompanies.com **Phone** 702-220-6565

Applicant Signature Homes **Contact** Vanessa Taucer

Address 801 S. Rancho Drive Suite E4 **City** Las Vegas **State** NV **Zip** 89106

E-mail vanessataucer@signaturehomes.com **Phone** 702-683-1465

Representative Signature Homes **Contact** Eddie Duenas

Address 801 S. Rancho Drive Suite E4 **City** Las Vegas **State** NV **Zip** 89106

E-mail eddieduenas@signaturehomes.com **Phone** 702-340-7810

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 _____

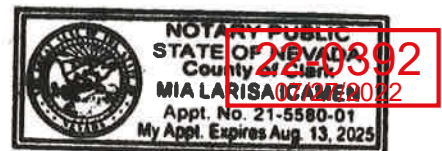
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Marc A Bolduc

Subscribed and sworn before me

This 27 day of JULY, 20 22

Notary Public in and for said County and State





DEPARTMENT OF PLANNING

DATE:

City of Las Vegas
Department of Planning
333 North Rancho Drive
Las Vegas, NV 89106

RE: **PROJECT NAME**
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

Durango MB Partners, LLC (Subdivider) hereby elects to follow the alternative procedure for tentative map processing set forth in LVMC 19.16.050(C)(4). In so doing, Subdivider acknowledges that this election and the City's acceptance of a tentative map application as complete shall be deemed to constitute the mutual consent of the City and Subdivider to extend the time limits set forth in NRS 278.350 for the City to act and report on a tentative map. Subdivider also acknowledges that final action on the map may not occur until final action has been taken on any related zoning application, site development plan review, or both. Subdivider has elected the alternative procedure to facilitate the ability of the tentative map to be heard concurrently with any and all associated land use entitlements.

If any question or concerns arise from this request please contact Marc A Boldue at (702)-210-5840. Thank you.

Sincerely,

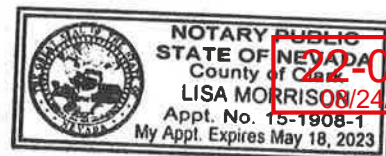

(Signature)

Marc A Boldue
(Print)

Subscribed and sworn before me

This 24th day of August, 2022.


Notary Public in and for said County and State



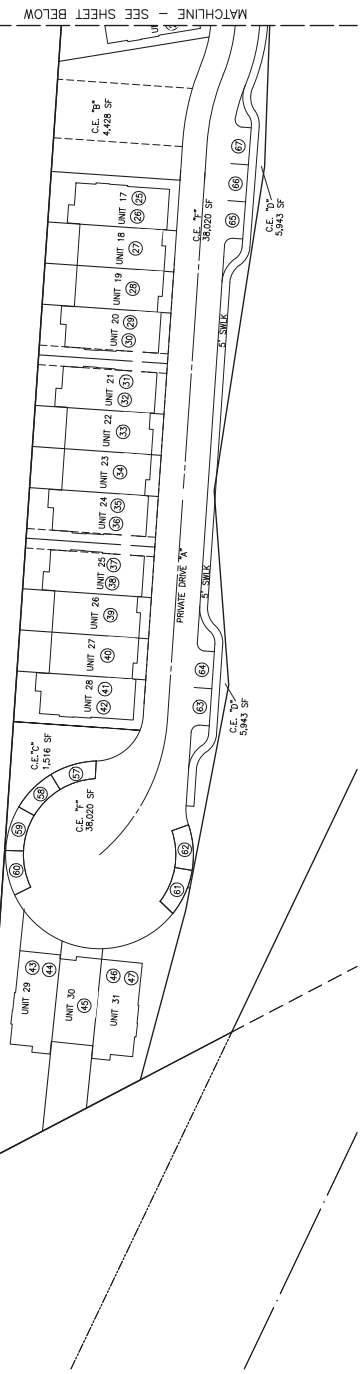
22-0392
08/24/2022

PRELIMINARY SITE PLAN-PARKING EXHIBIT
DURANGO AND 95-PARCEL 2

RESIDENTIAL DEVELOPMENT

APN: 128-17-001-018
FIRST ACORN NEVADA LLC
APN: 125-17-612-002
OR: 20140314-01464

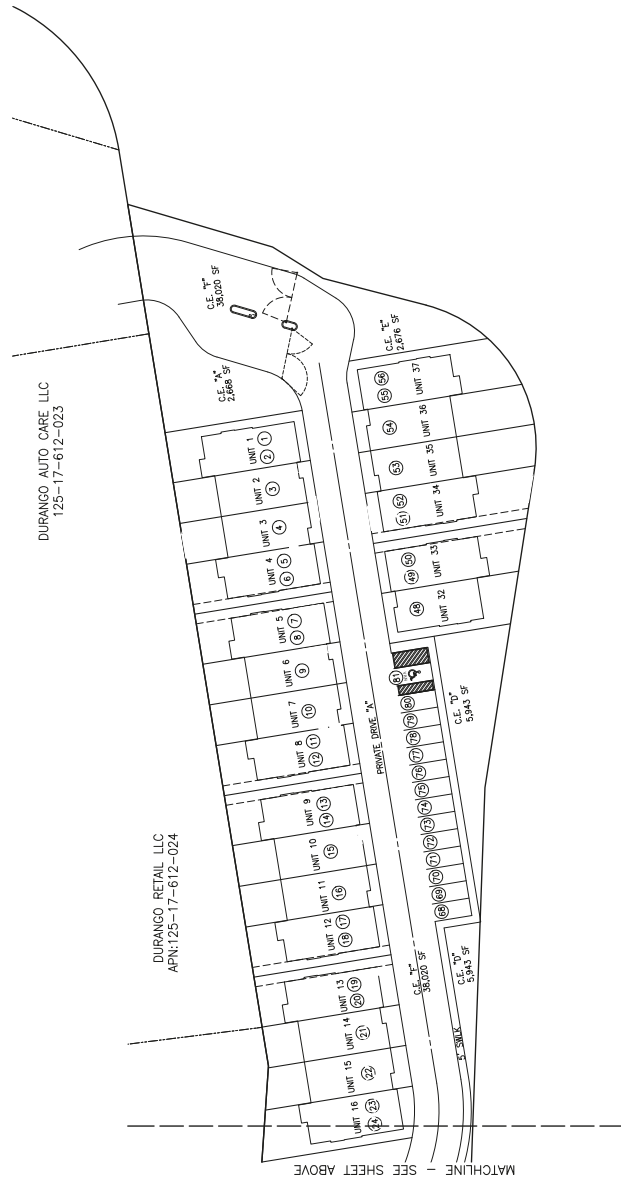
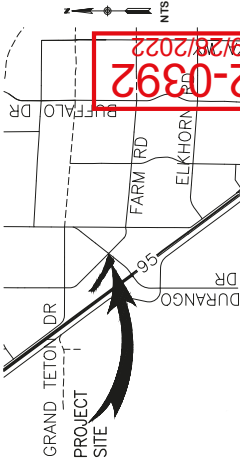
DURANGO I-95 LLC
APN: 125-17-214-001
OR: 20150930-03648



PARKING REQUIREMENTS

PARKING REQUIRED:
2 SPACES PER DWELLING
TOTAL REQUIRED: 62
PARKING PROVIDED:
62
TOTAL PROVIDED: 62

LOCATION MAP

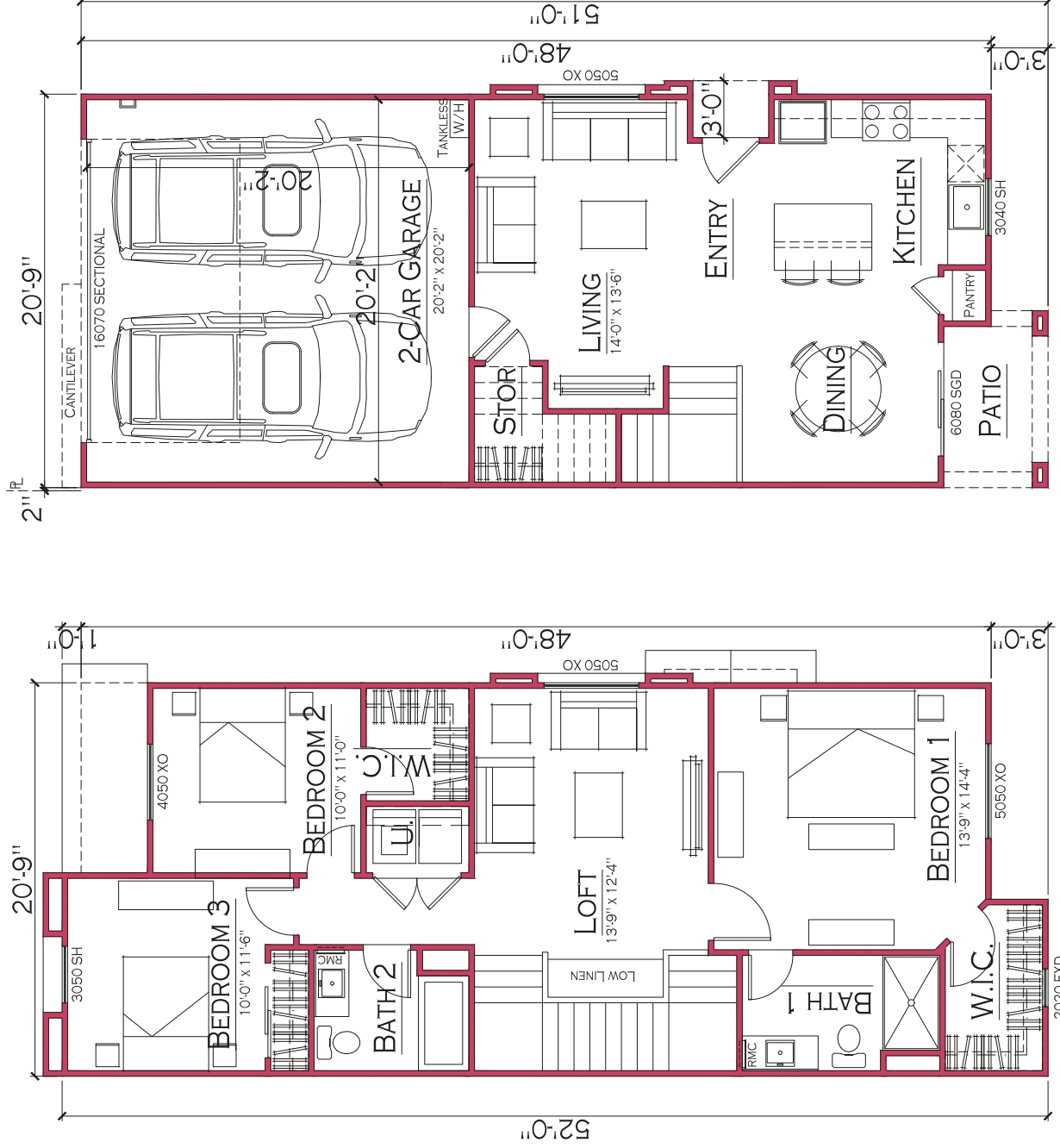


PRELIMINARY SITE PLAN -
PARKING EXHIBIT
CITY OF LAS VEGAS
SIGNATURE HOMES
DURANGO AND 95 - PARCEL 2



DRAWING NO.

SHEET NO. 1 OF 1



22-0392
07/27/2022

PLAN 1470 AREA CALCS

PLAN 1470 AREA CALCS	
LIVABLE	1,470 S.F.
FIRST FLOOR	542 S.F.
SECOND FLOOR	928 S.F.
COVERED ENTRY	14 S.F.
COVERED PATIO	49 S.F.
2-CAR GARAGE	425 S.F.
TOTAL AREA	1,958 S.F.

PLAN 1470



SCALE: 3/8" = 1'-0"

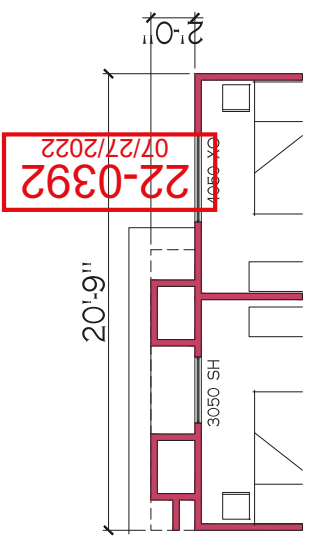
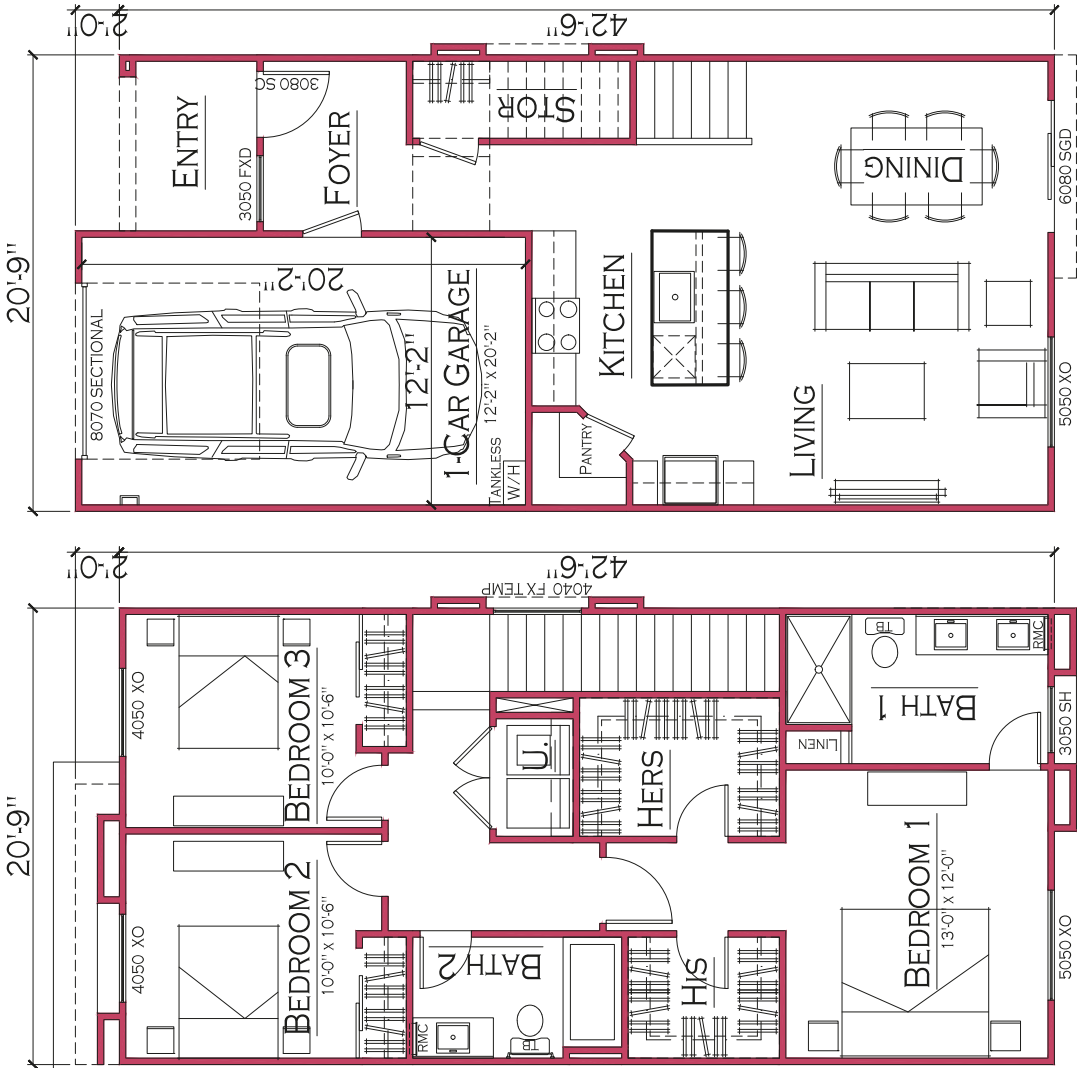
DURANGO & US 95
City of Las Vegas, Nevada

JANUARY 6TH, 2022



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OPTIONAL WINDOW

PLAN 1415 AREA CALCS

PLAN 1415 AREA CALCS			
LIVABLE		1,415 S.F.	
FIRST FLOOR	600 S.F.	815 S.F.	
COVERED ENTRY		50 S.F.	
1-CAR GARAGE		260 S.F.	
TOTAL AREA		1,725 S.F.	

PLAN 1415 DURANGO & US 95 City of Las Vegas, Nevada

JANUARY 6TH, 2022



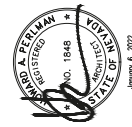
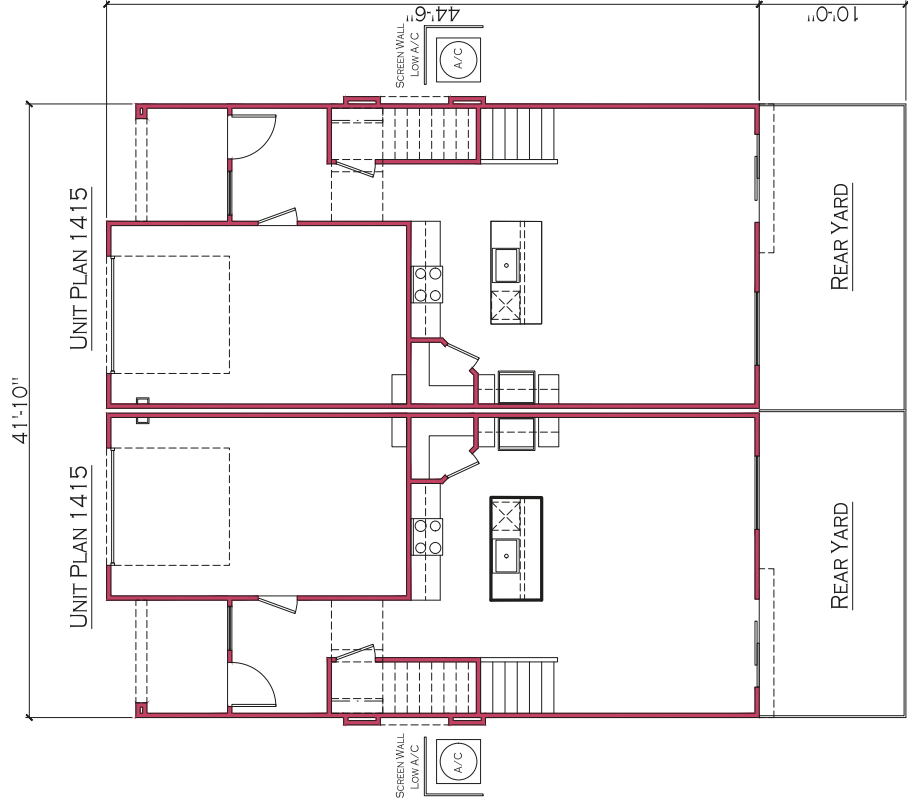
SCALE: 3/8" = 1'-0"



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22-0392
07/27/2022



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DUPLEX - 1ST FLOOR

DURANGO & US 95

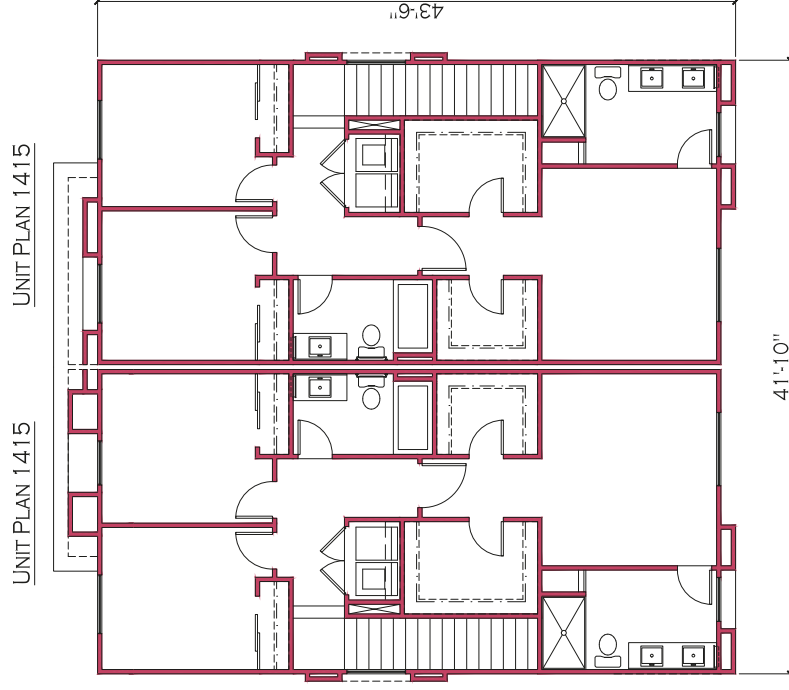
City of Las Vegas, Nevada



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

JANUARY 6TH, 2022

22-0392
07/27/2022



DUPLEX - 2ND FLOOR

DURANGO & US 95

City of Las Vegas, Nevada



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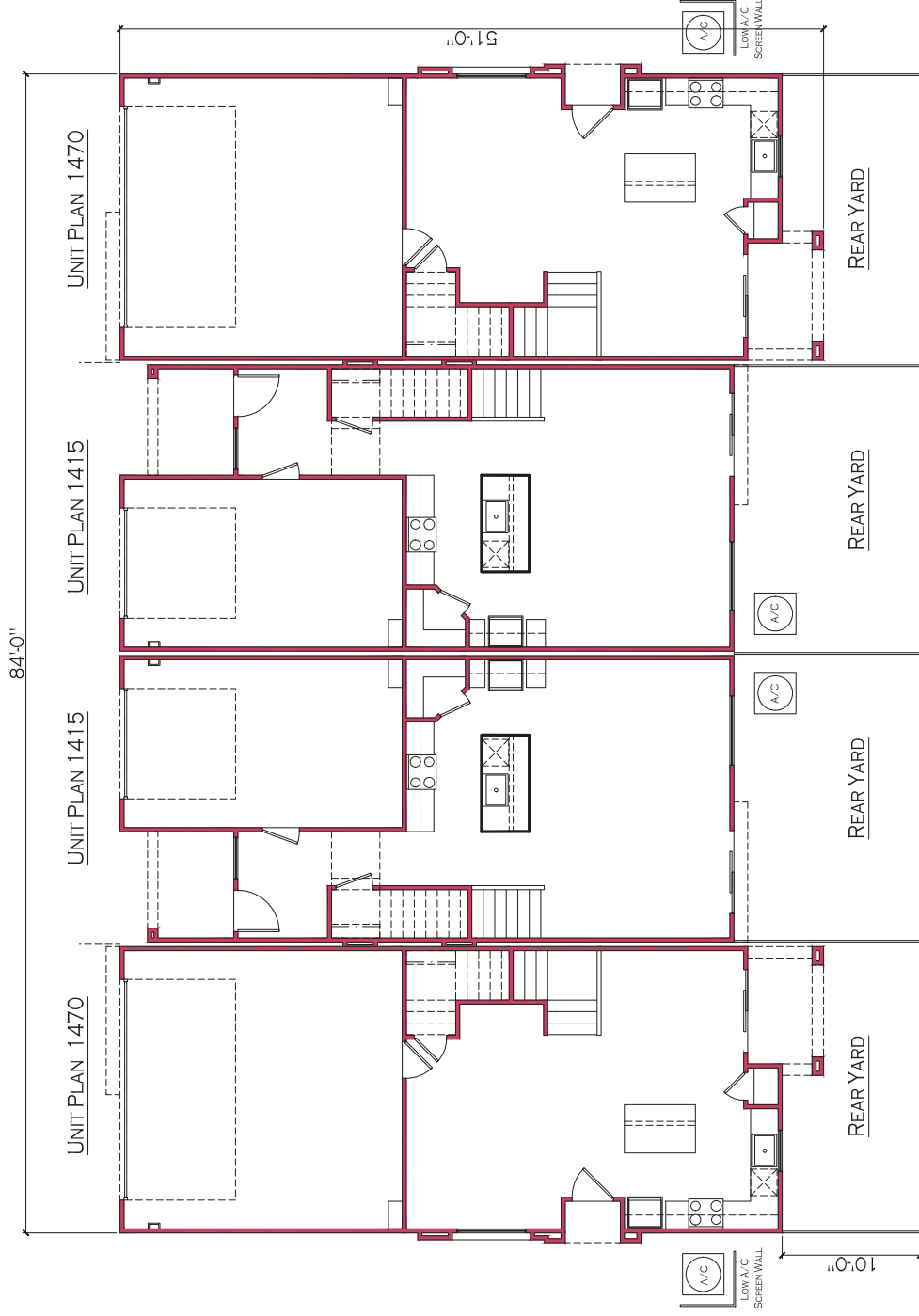


JANUARY 6TH, 2022

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



22-0392
07/27/2022



4-PLEX - 1ST FLOOR

DURANGO & US 95

City of Las Vegas, Nevada

JANUARY 6TH, 2022

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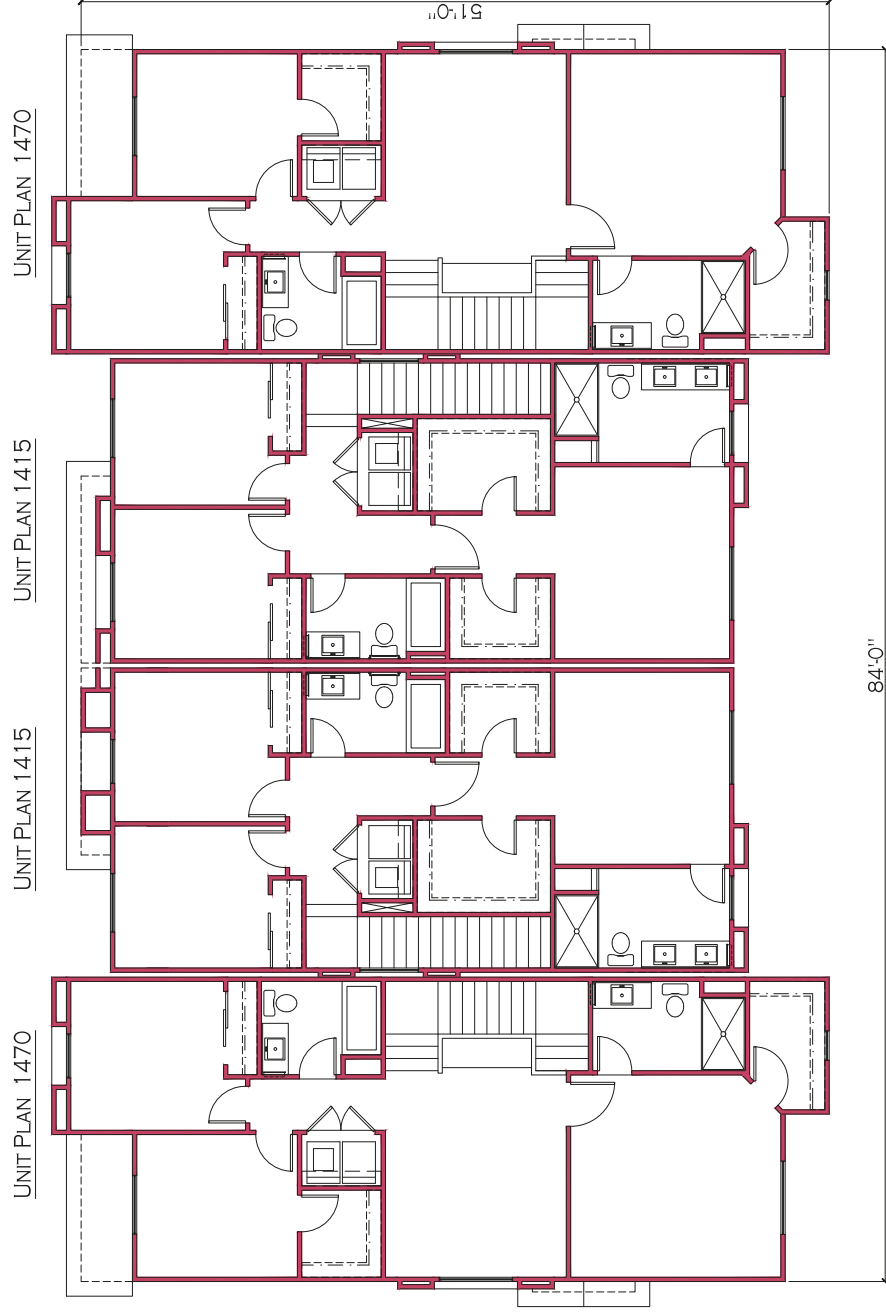
SCALE: 1/4" = 1'-0"



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Signature
THE DREAM BUILDER

22-0392
07/27/2022



4-PLEX - 2ND FLOOR

DURANGO & US 95

City of Las Vegas, Nevada

JANUARY 6TH, 2022

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ARCHITECTS

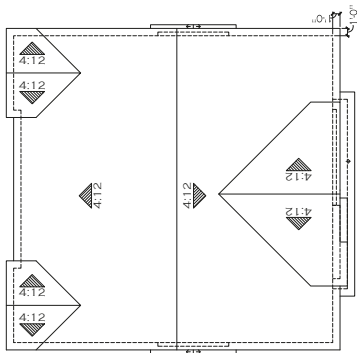
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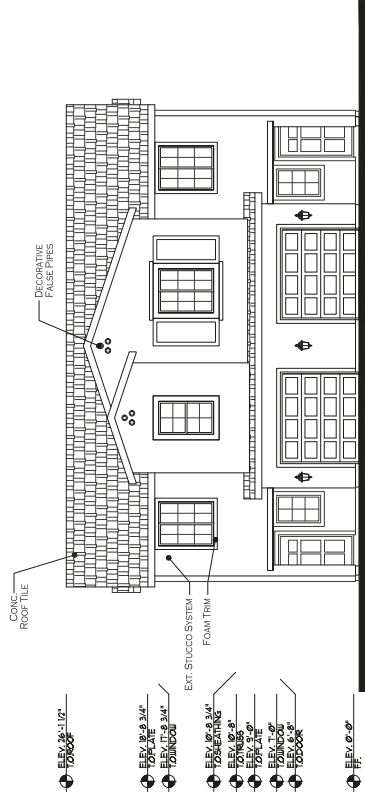
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AND MATERIALS ARE SUBJECT TO CHANGE.

Signature
THE DREAM BUILDER

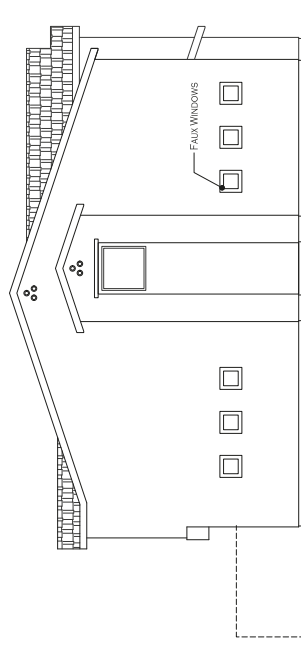
22-0392
07/27/2022



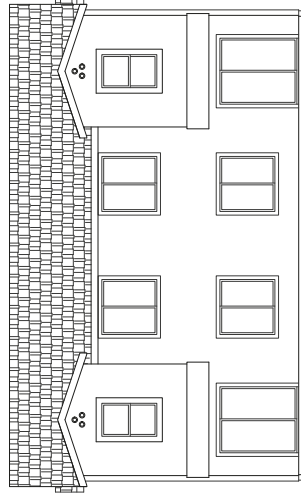
SPANISH ROOF
SCALE: 1/8" = 1'-0"



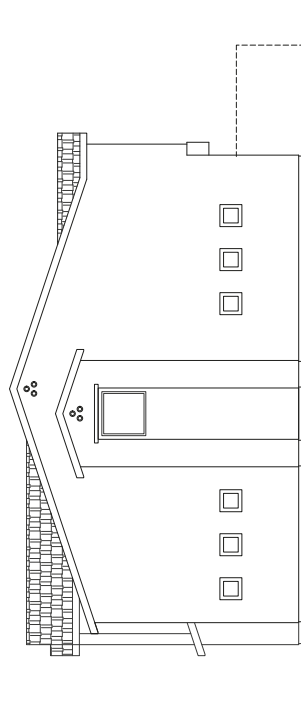
SPANISH FRONT ELEVATION



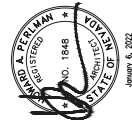
SPANISH LEFT ELEVATION



SPANISH REAR ELEVATION



SPANISH RIGHT ELEVATION



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DUPLEX - FRONT LOADED
CONCEPTUAL SPANISH ELEVATIONS 'A' & ROOF PLAN

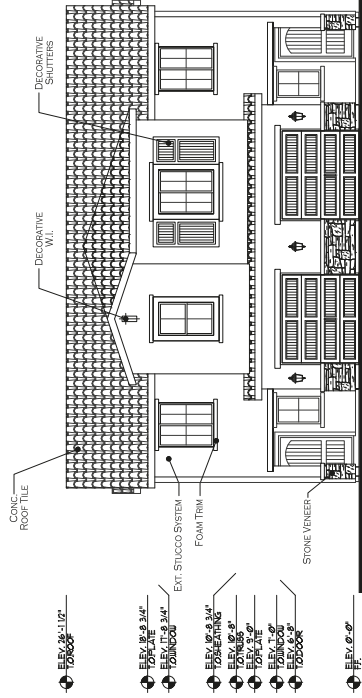
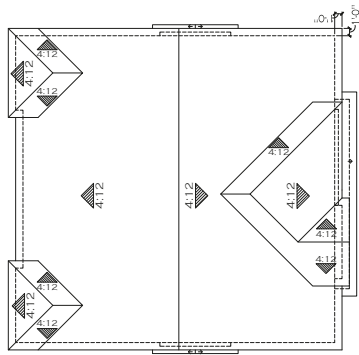
DURANGO & 95
City of Las Vegas, Nevada

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

JANUARY 6TH, 2022

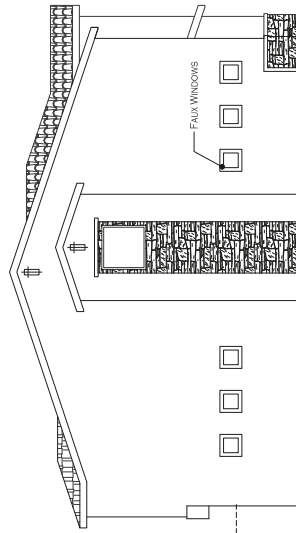


22-0392
07/27/2022

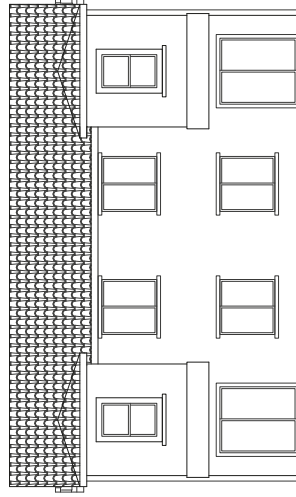


TUSCAN ROOF
SCALE: 1/8" = 1'-0"

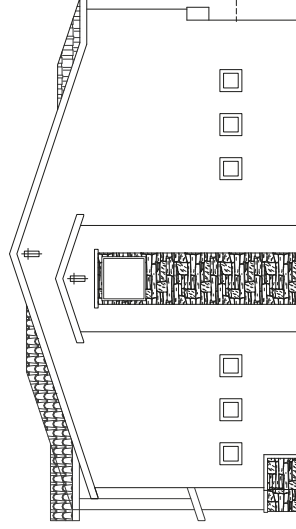
TUSCAN FRONT ELEVATION



TUSCAN LEFT ELEVATION



TUSCAN REAR ELEVATION



TUSCAN RIGHT ELEVATION



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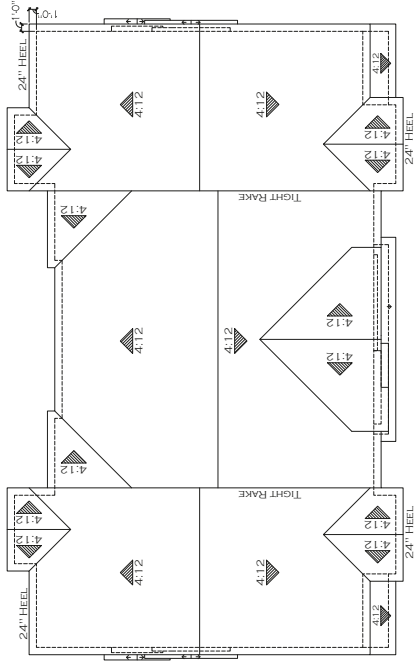
DUPLEX - FRONT LOADED CONCEPTUAL TUSCAN ELEVATIONS 'B' & ROOF PLAN

DURANGO & 95
City of Las Vegas, Nevada

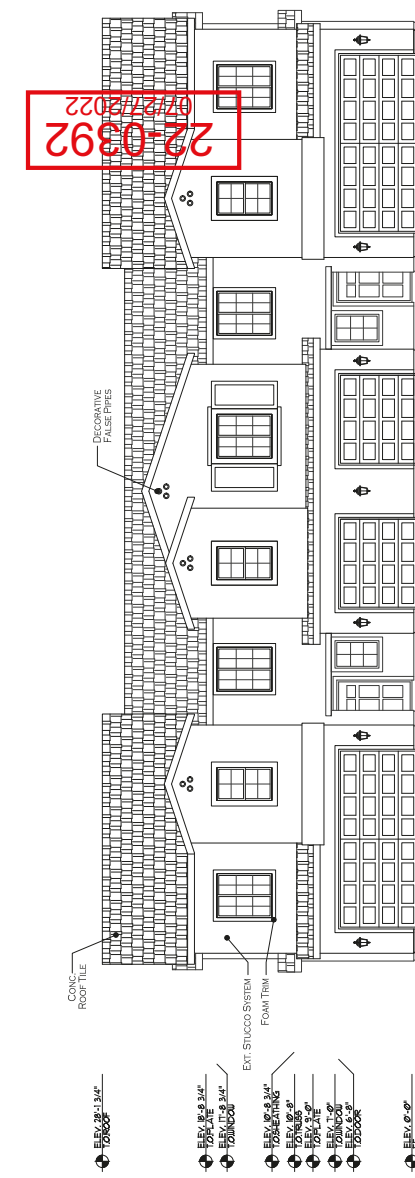
SCALE: 1/4" = 1'-0"

JANUARY 6TH, 2022

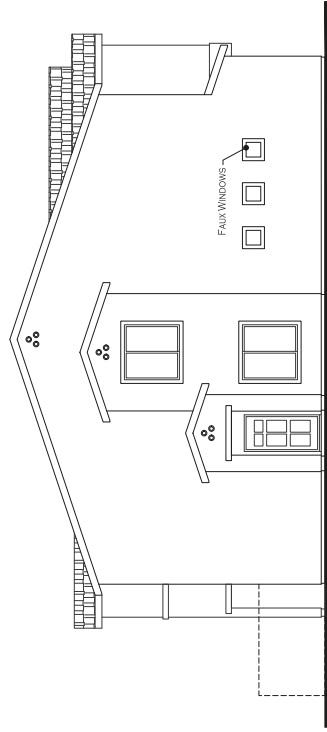




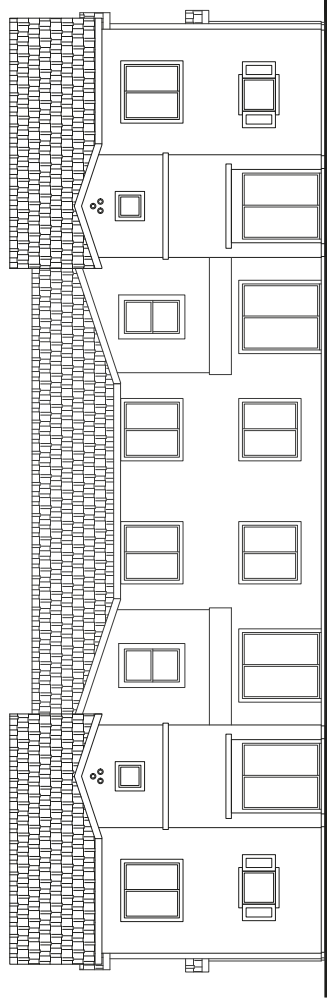
SPANISH ROOF
SCALE: 1/8" = 1'-0"



SPANISH FRONT ELEVATION



SPANISH SIDE ELEVATION



SPANISH REAR ELEVATION



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4 PLEX - FRONT LOADED CONCEPTUAL SPANISH ELEVATIONS 'A' & ROOF PLAN

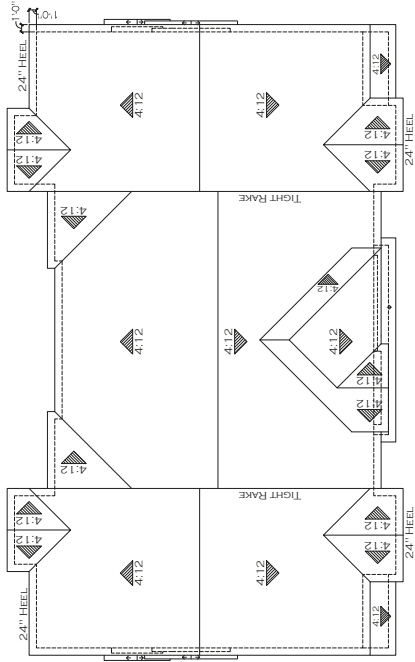
DURANGO & 95

City of Las Vegas, Nevada

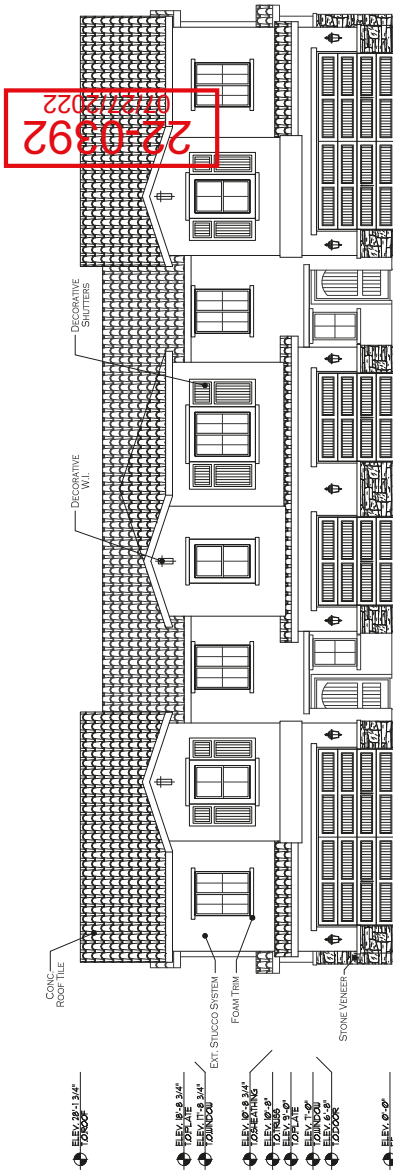
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JANUARY 6TH, 2022

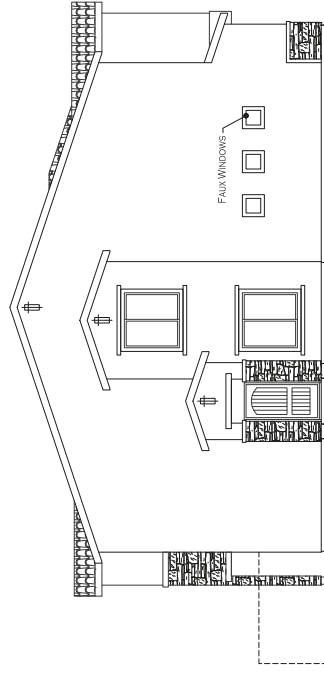




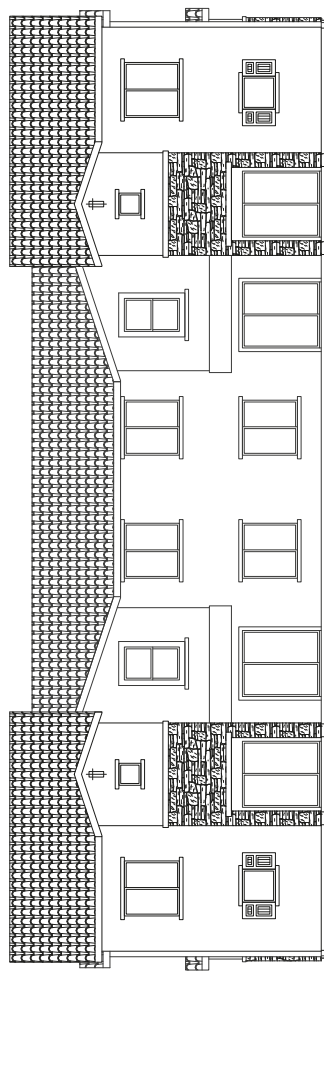
TUSCAN ROOF
SCALE: 1/8" = 1'-0"



TUSCAN FRONT ELEVATION



TUSCAN SIDE ELEVATION



TUSCAN REAR ELEVATION



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4 PLEX - FRONT LOADED CONCEPTUAL TUSCAN ELEVATIONS 'B' & ROOF PLAN

DURANGO & 95

City of Las Vegas, Nevada

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

JANUARY 6TH, 2022



APH 125-17-601-019



