



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) Special Use Permit, Rezoning, & Site Dev Plan Review

Project Address (Location) 123 W Imperial Ave, Las Vegas, NV 89102

Project Name Las Vegas Arts District 311 unit Apartment Complex **Proposed Use** 311 unit apartment complex

Assessor's Parcel #(s) 162-04-507-011 **Ward #** 3

General Plan: Existing LI-R Proposed LI-R **Zoning:** Existing M Proposed C-PB

Additional Information Applicant seeks land use entitlements to build a 7-story mixed use development (5 over 2 podium design) to construct 311 units and approx. 4,640 sqft of retail on the ground floor.

Property Owner 123 Imperial LLC **Contact** Steve Menzies
Address _____ **City** _____ **State** _____ **Zip** _____
E-mail _____ **Phone** _____

Applicant Acquisitions Commons, LLC dba Cedar Street Companies **Contact** Kit Barmeyer
Address 1020 W Lawrence Ave, Suite 300 **City** Chicago **State** IL **Zip** 60640
E-mail kbarmeyer@cedarst.com **Phone** 619-890-4290

Representative Booth Hansen **Contact** Andy Weber
Address 333 South Desplaines Street, Suite 100 **City** Chicago **State** IL **Zip** 60661
E-mail aweber@boothhansen.com **Phone** 312-869-5032

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 [Signature]

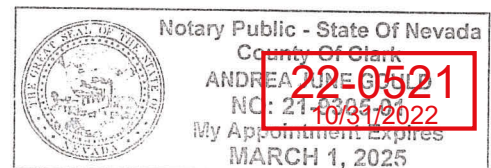
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Steve Menzies

Subscribed and sworn before me

This 17th day of August, 2022

[Signature]
 Notary Public in and for said County and State





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 162-04-507-011

Name of Property Owner: 123 Imperial LLC

Name of Applicant: _____

Name of Representative: _____

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): _____

APN: _____

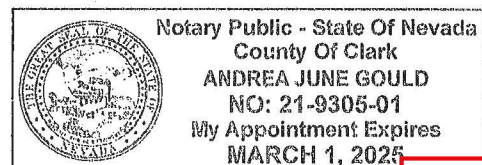
Signature of Property Owner: _____

Print Name: Steve Martinez managing partner

Subscribed and sworn before me

This 17 day of Aug., 20 22

[Signature]
Notary Public in and for said County and State



22-0521
10/31/2022



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 162-04-507-011

Name of Property Owner: 123 Imperial LLC

Name of Applicant: Acquisitions Commons, LLC dba Cedar Street Companies

Name of Representative: Robert Reel, as Member

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): _____

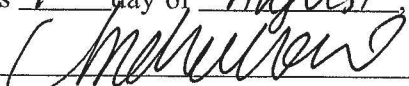
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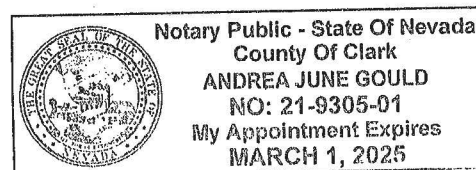
Signature of Property Owner: 

Print Name: Robert Reel, as Member

Subscribed and sworn before me

This 18 day of August, 2022


Notary Public in and for said County and State



22-0521
10/31/2022



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 162-04-507-011

Name of Property Owner: 123 Imperial LLC

Name of Applicant: Acquisitions Commons, LLC dba Cedar Street Companies

Name of Representative: Thomas Prato, as Member

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): _____

APN: _____

Signature of Property Owner: _____

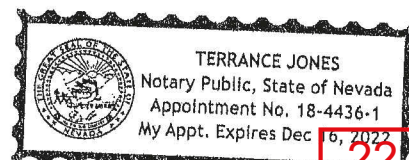
Print Name: _____

Thomas Prato, as Member

State of Nevada, County of Clark
Subscribed and sworn before me

This 18th day of August, 2022

Notary Public in and for said County and State



220521
10/31/2022

Inst #: 201202270000771

Fees: \$19.00 N/C Fee: \$0.00

RPTT: \$1644.75 Ex: #

02/27/2012 09:56:49 AM

Receipt #: 1077650

Requestor:

CHICAGO TITLE THE POINTE

Recorded By: KXC Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

ESCROW NO: ACCOMM-086-JR

APN: 162-04-507-011

Affix R.P.T.T. ~~\$255.00~~ 1644.75

WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:

123 IMPERIAL, LLC

1404 WHEATSHAW
LV, NV 89117

ESCROW NO: ACCOMM-086-JR

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Shawn D. LeWinter, an unmarried man

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby
acknowledged, do hereby Grant, Bargain, Sell and Convey to

123 Imperial LLC, a Nevada limited liability company

all that real property situated in the County of Clark, State of Nevada, bounded and described as
follows:

See Exhibit A attached hereto and made a part hereof.


Subject to: 1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and
easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging
or in anywise appertaining.

THIS IS BEING RECORDED AT THE REQUEST OF
CHICAGO TITLE AS AN ACCOMMODATION ONLY
WITH NO LIABILITY.

Witness my/our hand(s) on December 15th, 2011.

GRANTORS:



Shawn D. LeWinter

STATE OF Nevada)
COUNTY OF Clark) ss.

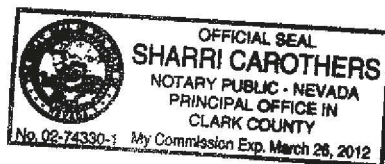
On this 15th Day of Dec.
appeared before me, a Notary Public,

Shawn D. LeWinter

personally known or proven to me to be
the person(s) whose name(s) is/are
subscribed to the above instrument, who
acknowledged that he/she/they executed
the instrument for the purposes therein
contained.


Notary Public

My commission expires: 3-26-2012



NO. 02-74330-1
EXP 3/26/12

Exhibit A

That portion of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 4, Township 21 South, Range 61 East, M.D.B.&M., Clark County, Nevada, described as follows:

Parcel Two (2) as shown by map thereof in File 99 of Parcel Maps, Page 61, in the Office of the County Recorder, Clark County, Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 162-04-507-011

2. Type of Property:

- a) ☐ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg. f) ☒ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. a. Total Value/Sales Price of Property:

~~\$150,000.00~~ 322,070.00

b. Deed in Lieu of Foreclosure Only (value of property): ()

c. Transfer Tax Value:

~~\$150,000.00~~ 322,070.00

d. Real Property Transfer Tax Due:

~~\$765.00~~ 1644.75

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____

Capacity: Grantor

Signature: Robert D. Real

Capacity: Grantee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Shawn D. LeWinter

Address: 1804 Bay Hill Drive

City: Las Vegas

State: NV Zip: 89117

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: 123 Imperial, LLC

Address: 1404 WHEATSNOW CIRCLE

City: LAS VEGAS

State: NEVADA Zip: 89117

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Chicago Title of Nevada, Inc.

Escrow #: ACCOMM-086

Address: 9075 W. Diablo Drive Suite 100

City/State/Zip: Las Vegas, NV 89148

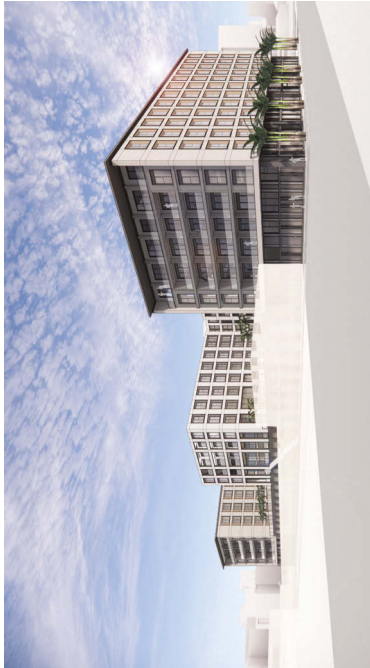
AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

22-0521
09/26/2022

PROJECT LOCATION MAP



DESIGN PERSPECTIVES



PERSPECTIVE SOUTHEAST CORNER (COMMERCE ST.)



PERSPECTIVE NORTHEAST CORNER (COMMERCE ST. & IMPERIAL AVE INTERSECTION)

LAS VEGAS ARTS DISTRICT RESIDENCES

123 W IMPERIAL AVE., LAS VEGAS, NV 89102

SITE DEVELOPMENT PLAN REVIEW (SDR)

9.22.2022

ZONING ORDINANCE ANALYSIS-RESIDENTIAL

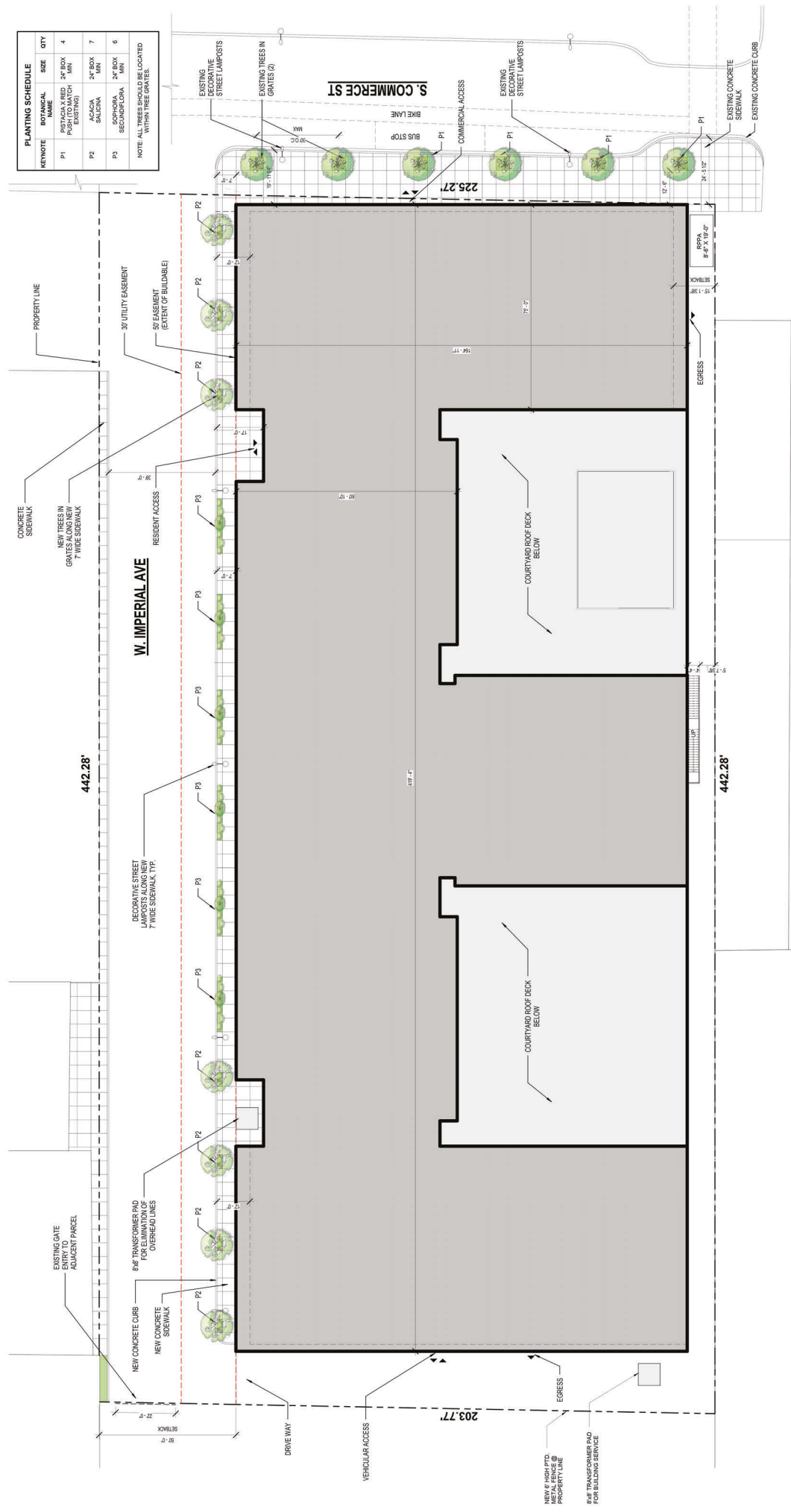
PROJECT: LAS VEGAS ARTS DISTRICT RESIDENCES
SITE ADDRESS: 123 W IMPERIAL AVE., LAS VEGAS, NV 89102
SITE AREA: 1.00 AC
BUILDABLE LOT AREA: 77,453 SF
DATE: 9/22/2022

ZONING PARAMETER		EXISTING - M (Industrial)	REQUIRED - C-PB (Planned Business Park)	PROPOSED - C-PB (Planned Business Park)	CITATIONS
1	DISTRICT	MANUFACTURING INDUSTRIES.	DESIGN DISTRICT	DESIGN DISTRICT	CITY OF LAS VEGAS ZONING MAP
BUILDING PARAMETERS					
2	BUILDING TYPES PERMITTED		LIGHT MANUFACTURING, WAREHOUSING AND DISTRIBUTION, RESEARCH, DEVELOPMENT AND TESTING LAB., MEDICAL RELATED USES, ANGLIARY COMMERCIAL USES IN AN INDUSTRIAL OFFICE PARK SETTING, MIXED-INDUSTRIAL OFFICE PARK SETTING, UNDES. USE	USE DEVELOPMENTS.	19.08.100 M / 19.08.085 C-PB
3	HEIGHT-MAX	N/A	5 STORIES	5 STORIES	19.08.100 M / 19.08.085 C-PB
4	BUILDING WIDTH/DEPTH-EAST TO WEST BAR (L)	N/A	N/A	WIDTH: 55% (419' 4"); DEPTH: 80' 10"	19.08.100 M / 19.08.085 C-PB
5	BUILDING WIDTH/DEPTH-NORTH TO SOUTH BARS (B)	N/A	N/A	WIDTH: 75' 0"; DEPTH: 164' 11"	19.08.100 M / 19.08.085 C-PB
6	BUILDING WIDTH/DEPTH - PODIUM L1-L2	N/A	N/A	IMPERIAL AVE 50'	19.08.100 M / 19.08.085 C-PB
7	SETBACK-FRONT (NORTH)	MIN: 10'-0"; MAX: N/A	MIN: 10'-0"; MAX: N/A	COMMERCE ST: 5' 11.172' (N), 2'-0' 127' (S) @ GRADE	19.08.100 M / 19.08.085 C-PB
8	SETBACK-SIDE (EAST)	MIN: 10'-0"; MAX: N/A	MIN: 10'-0"; MAX: N/A	IMPERIAL AVE 50'	19.08.100 M / 19.08.085 C-PB
9	SETBACK-SIDE (WEST)	MIN: 10'-0"; MAX: N/A	MIN: 10'-0"; MAX: N/A	IMPERIAL AVE 50'	19.08.100 M / 19.08.085 C-PB
10	SETBACK-REAR (SOUTH)	MIN: 10'-0"; MAX: N/A	MIN: 20'-0"; MAX: N/A	IMPERIAL AVE 50'	19.08.100 M / 19.08.085 C-PB
11	FLOOR TO FLOOR-GROUND FLOOR (W/RETAIL OR SERVICE)	N/A	N/A	10' 2"	19.08.100 M / 19.08.085 C-PB
12	FLOOR TO FLOOR-FLOORS 2+	N/A	N/A	LVL 1-2: 10'-2" LVL 2-3: 9'-0", TYP FLOORS: 10'-2"	19.08.100 M / 19.08.085 C-PB
13	MIN. LOT WIDTH	100'	100'	100'	19.08.100 M / 19.08.085 C-PB
14	PARKING SPACES - RESIDENTIAL	N/A	N/A	246 SPACES PROVIDED	19.08.110 C
15	PARKING-MIN. SPACE DIMENSIONS	9'-0" x 18'-0"	9'-0" x 18'-0"	9'-0" x 18'-0" (6'-6" x 18'-0" ADJACENT TO COLUMNS)	19.08.110 C
16	PARKING-MIN. COMPACT SPACE DIMENSIONS	9'-0" x 18'-0"	9'-0" x 18'-0"	9'-0" x 18'-0"	19.08.110 C
17	PARKING-MIN. DRIVEWAY DIMENSIONS	20'-0" x 10'-0"	20'-0" x 10'-0"	20'-0" x 10'-0"	19.08.110 C
18	PARKING-MIN. ASSE DIMENSIONS	24'-0"	24'-0"	24'-0"	19.08.110 C

OPEN SPACE SUMMARY

LEVEL	NAME	AREA (GSF)	SUBTOTAL
3	POOL TERRACE	13,482 SF	
3	RES. TERRACE	3,031 SF	16,483 SF
NO. RES. UNITS PER LEVEL: 1			
3-7	RES. UNIT BALCONIES	15,053 SF	15,053 SF
TOTAL OPEN SPACE:			
		31,486 SF	

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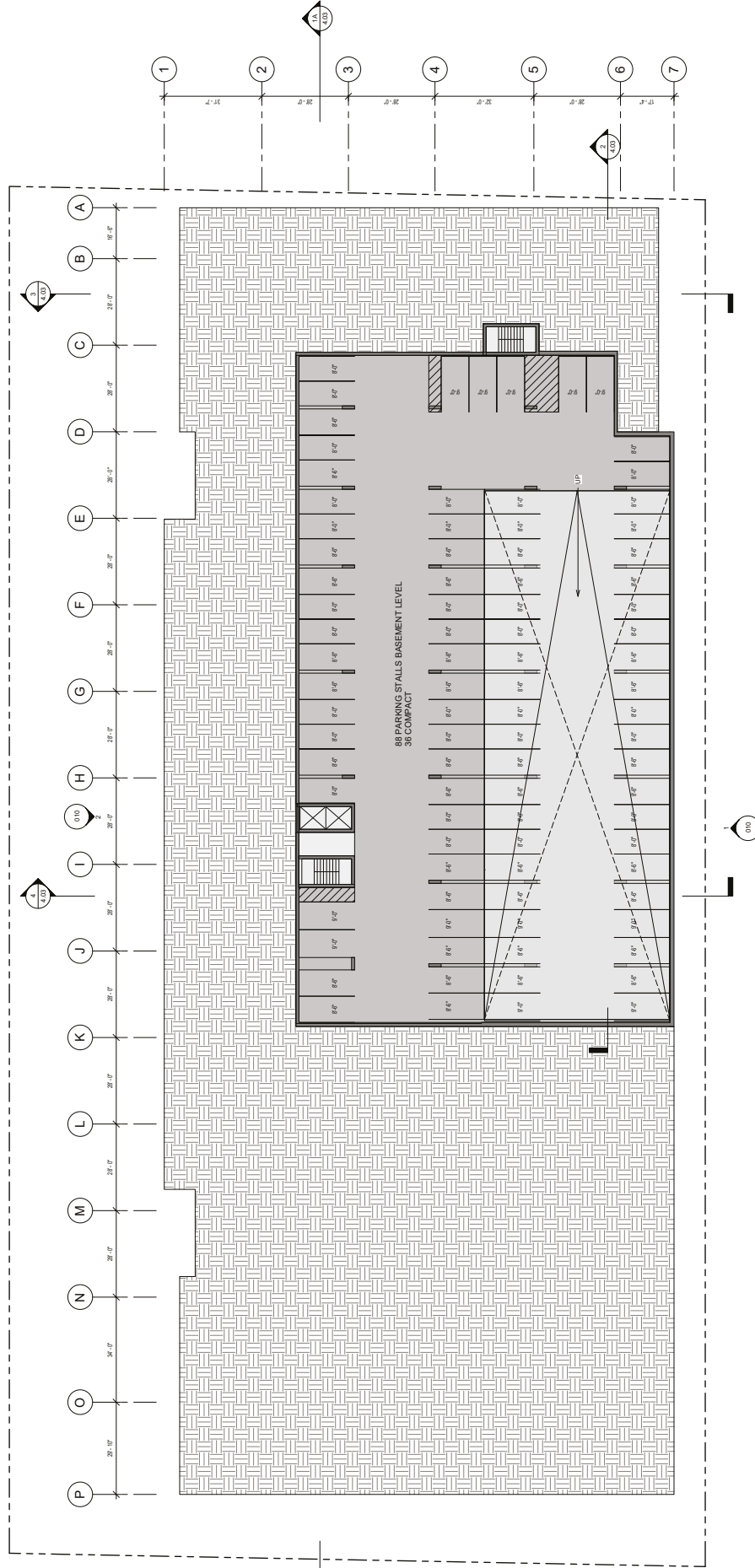
PLANTING SCHEDULE			
KEYNOTE	BOTANICAL NAME	SIZE	QTY
P1	PISTACHIA RED 24" BOX PLANTER (EXISTING)	24" BOX MIN	4
P2	ACACIA SALICINA	24" BOX MIN	7
P3	SOPHORA SECONDIFLORA	24" BOX MIN	6

NOTE: ALL TREES SHOULD BE LOCATED WITHIN TREE GRATES.

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1 LANDSCAPE PLAN
1/16" = 1'-0"



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10/26/2022

1 LEVEL 0 - BASEMENT
1/16" = 1'-0"

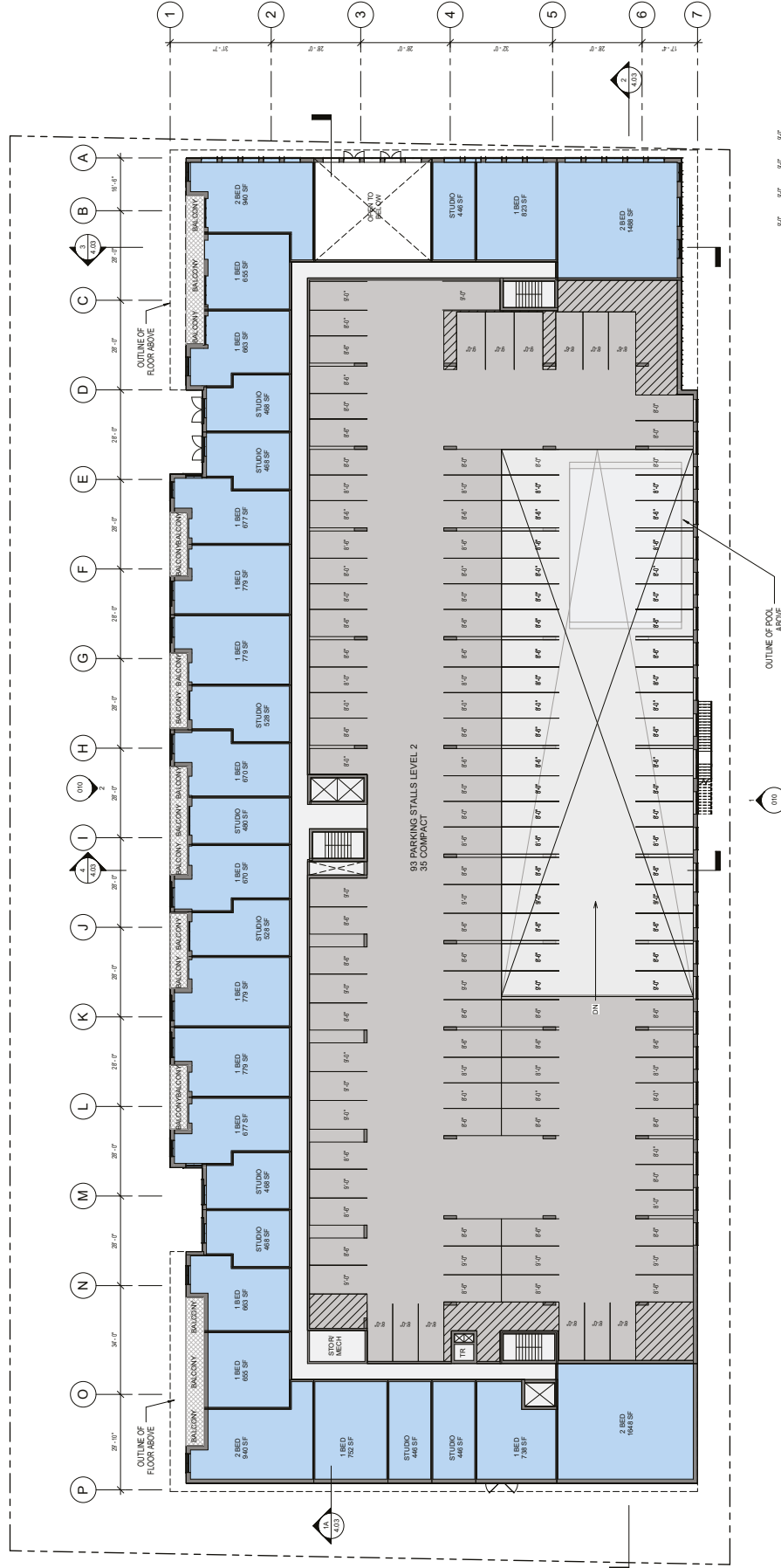
BASEMENT PLAN



004

LAS VEGAS - ARTS DISTRICT
09.22.2022

LEVEL 1 PLAN



22-0521
10/26/2022

1 LEVEL 2 PLAN
1/16" = 1'-0"

005

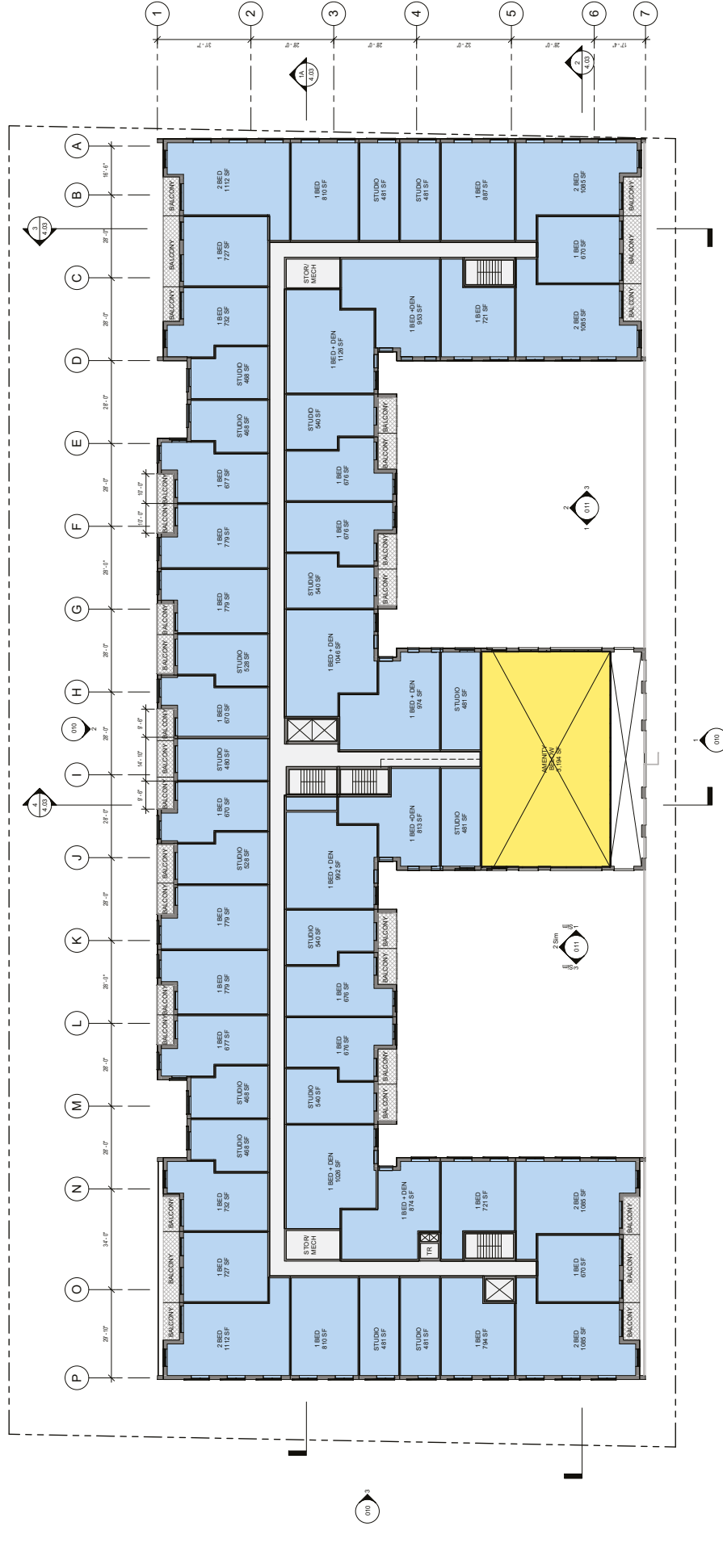
LAS VEGAS - ARTS DISTRICT
09.22.2022

LEVEL 2 PLAN



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10/26/2022





22-0521
10/26/2022

1 LEVEL 4 PLAN
1/16" = 1'-0"





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10/26/2022

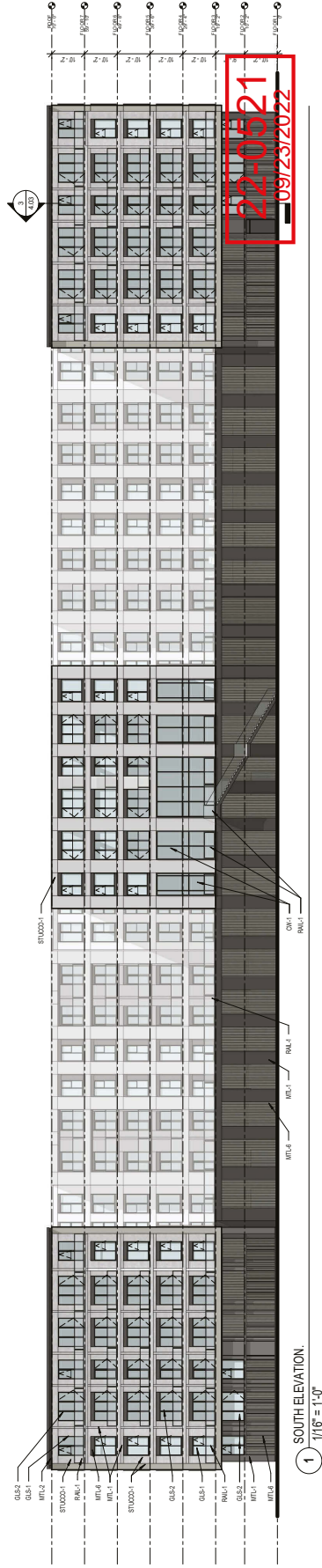
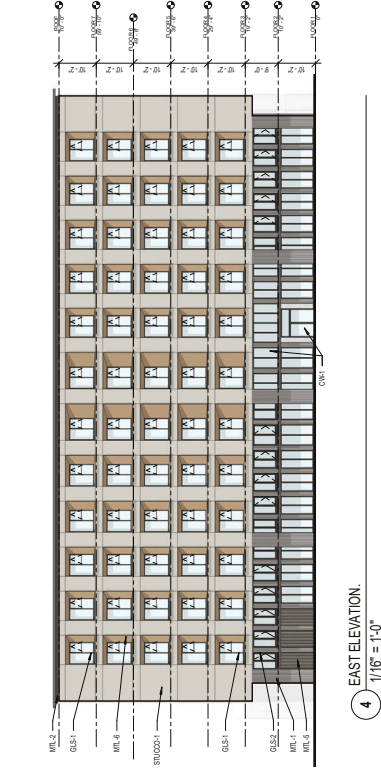
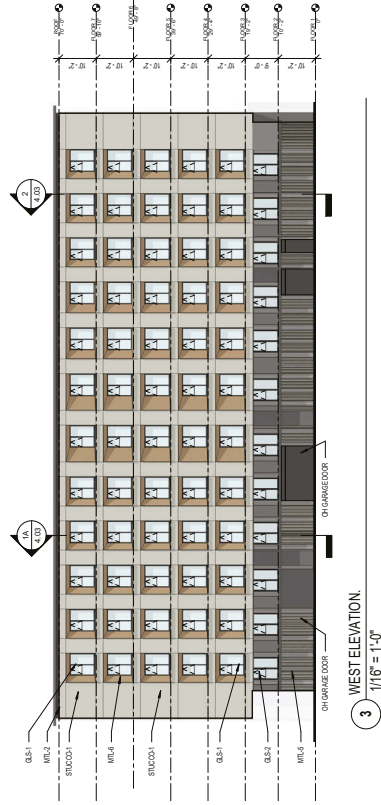
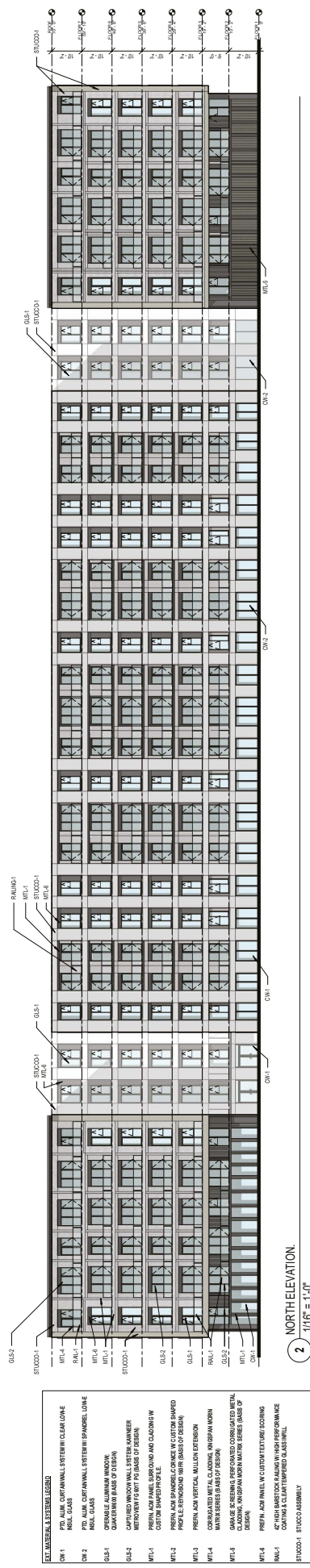




22-0521
10/26/2022

1 LEVEL 7 PLAN
1/16" = 1'-0"

LEVEL 7 PLAN



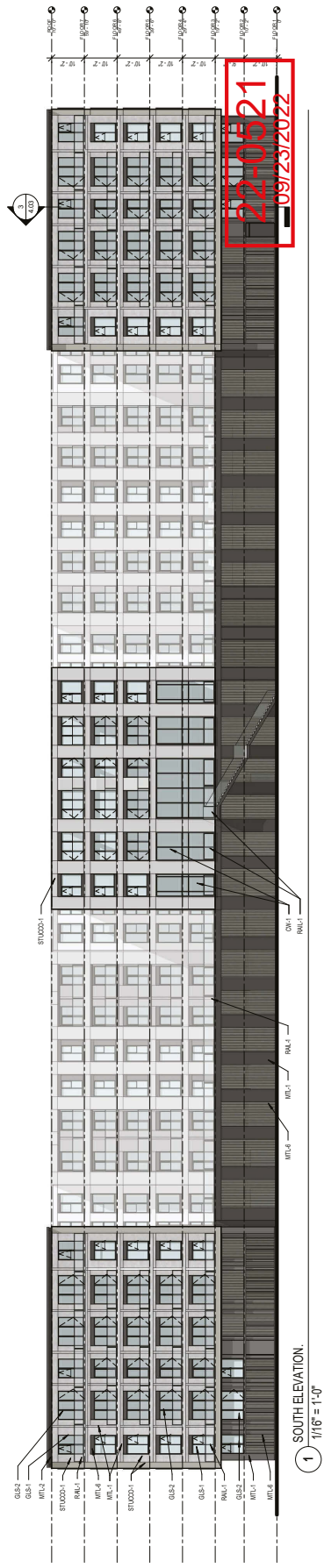
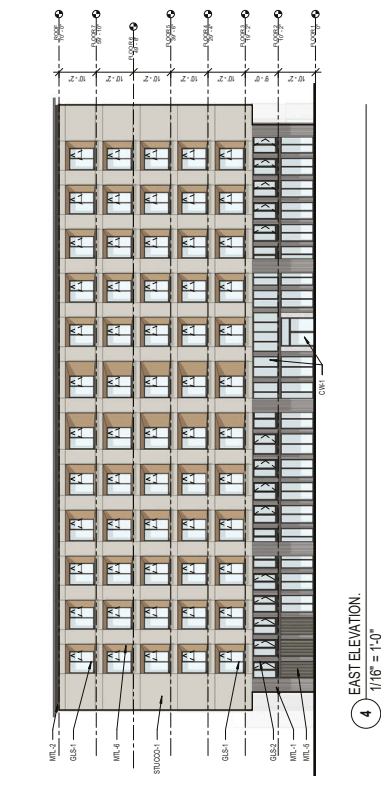
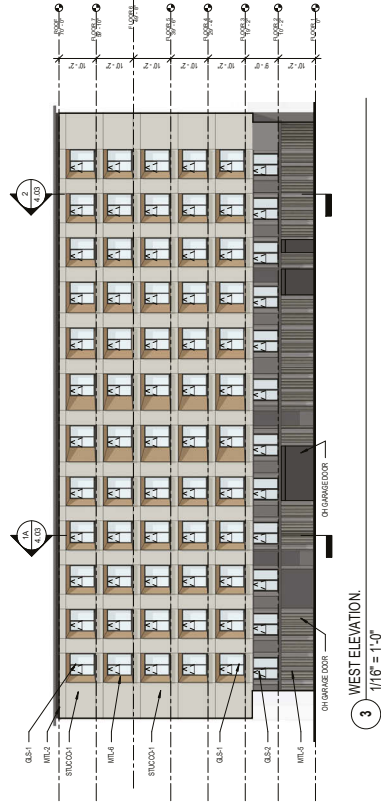
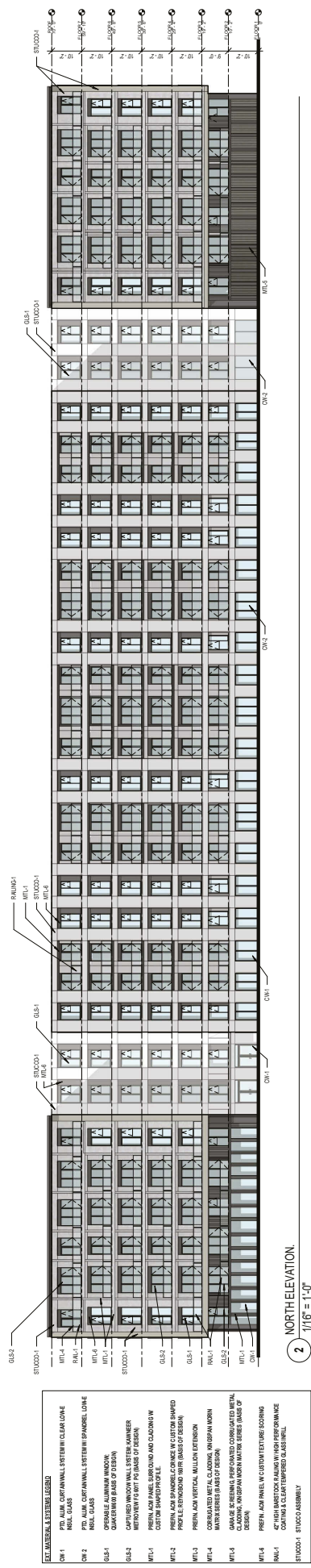


NORTHEAST PERSPECTIVE

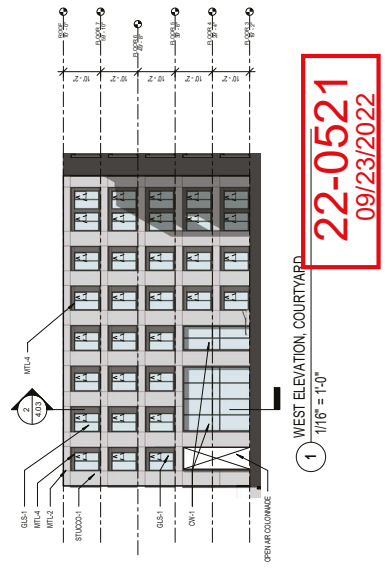
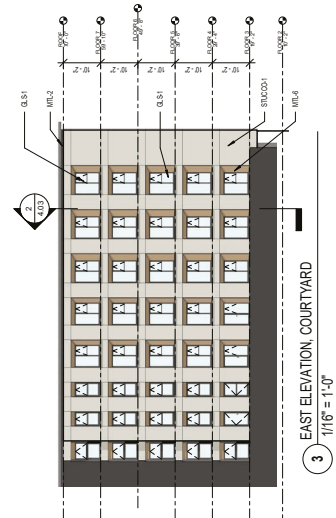


SOUTHEAST PERSPECTIVE

22-0521
09/23/2022



EXT. MATERIAL & FINISHES LEGEND	
CW-1	PREP. ALUM. CURTAINWALL SYSTEM W/ GLASS CLINE
CW-2	PREP. ALUM. CURTAINWALL SYSTEM W/ PANELLED CLINE
GLS-1	INSUL. GLASS
GLS-2	OPERABLE ALUMINUM WINDOW
GLS-3	CAPTURED WINDOW WALL SYSTEM W/ ALUMINUM
GLS-4	INSUL. GLASS
MTL-1	PREP. ALUM. PANELS, SUBSIDED AND CLADDING W/ CUSTOM SHAPED PROFILE
MTL-2	PREP. ALUM. SPANDREL CORNICE W/ CUSTOM SHAPED PROFILE & REMOVED W/IR (BASED ON DESIGN)
MTL-3	PREP. ALUM. VERTICAL MULLION EXTENSION
MTL-4	CORRUGATED METAL CLADDING, 48" SPAN WORK
MTL-5	GAUGE 16 STEEL W/ INSULATED CORRUGATED METAL
MTL-6	48" HIGH BARET COOK & ALUMINUM W/ HIGH PERFORMANCE
MTL-7	CONTING & CLEAR TEMPERED GLASS MULL
STUCCO-1	STUCCO ASSEMBLY





NORTHEAST PERSPECTIVE



SOUTHEAST PERSPECTIVE

22-0521
09/23/2022