



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

Project Address (Location) 524 N 7th St, Las Vegas, NV 89101

Project Name 524 N 7th St Apartments **Proposed Use** Apartments

Assessor's Parcel #(s) 139-34-512-042 **Ward #** 5

General Plan: Existing TC, FBC Proposed N/A **Zoning:** Existing R-4 Proposed R-4

Additional Information See justification letter and other submission documents for more info.

Property Owner SCG LLC **Contact** Mackenzie Hall-Solomon
Address 8420 Blackstone Ridge Ct **City** Las Vegas **State** NV **Zip** 89139
E-mail mr.mackenziehallsolomon@gmail.com **Phone** _____

Applicant Tyler Marwitz **Contact** _____
Address 7040 Laredo St, Suite C **City** Las Vegas **State** NV **Zip** 89117
E-mail tylerm@smallstudioassociates.com **Phone** 702-873-1718

Representative Tyler Marwitz **Contact** _____
Address 7040 Laredo St, Suite C **City** Las Vegas **State** NV **Zip** 89117
E-mail tylerm@smallstudioassociates.com **Phone** 702-873-1718

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 TYLER MARWITZ FOR MACKENZIE HALL

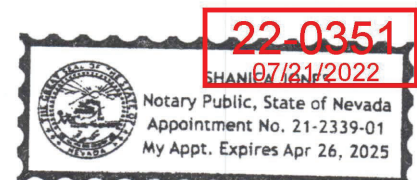
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name TYLER MARWITZ

Subscribed and sworn before me

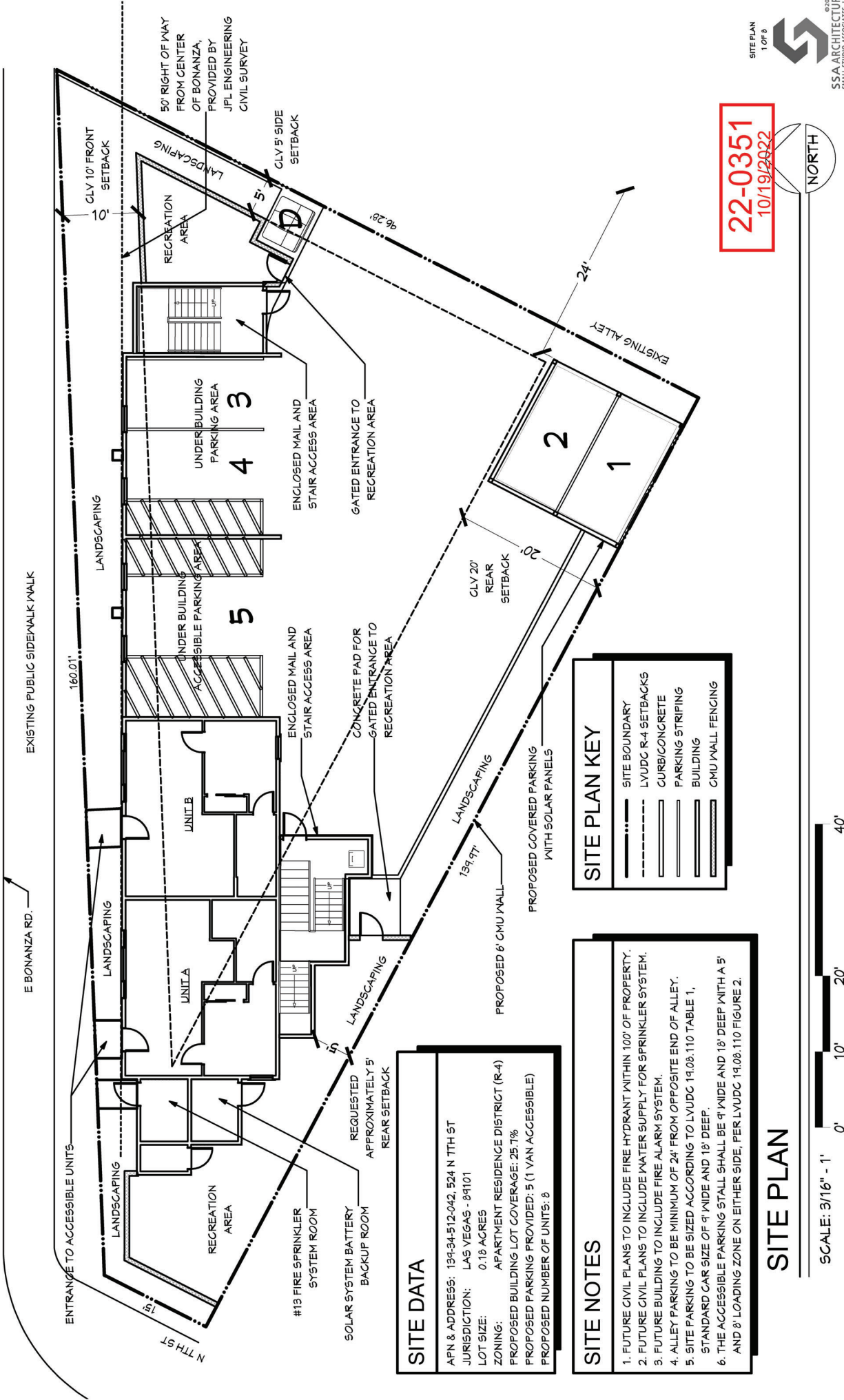
This 21 day of July, 20 22

Notary Public in and for said County and State



524 N 7TH ST APARTMENTS

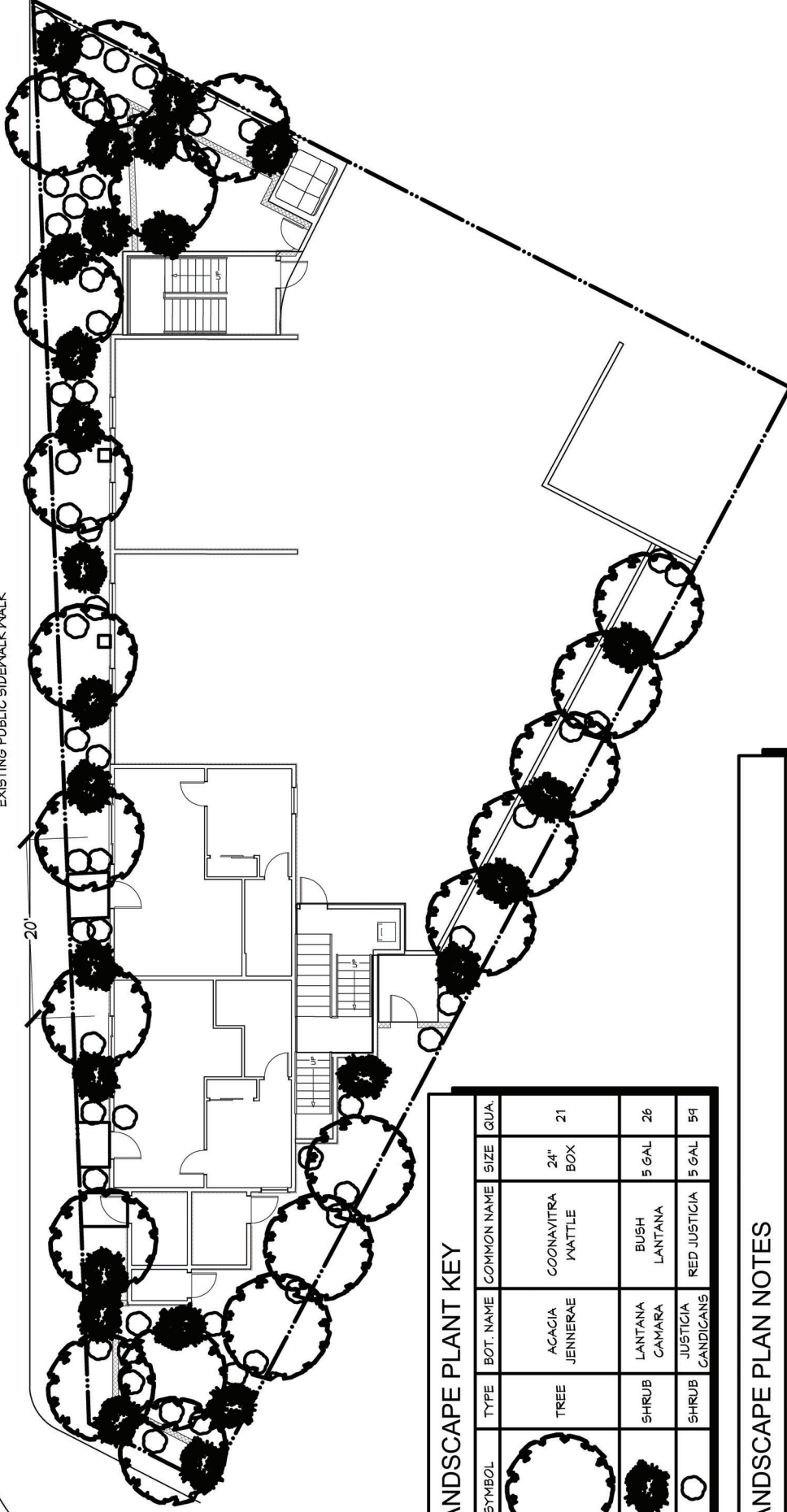
SUBMISSION TO CITY OF LAS VEGAS PLANNING AND ZONING FOR APPROVAL OF APARTMENTS AT 524 N 7TH ST, LAS VEGAS, NV 89101



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EXISTING PUBLIC SIDEWALK WALK



LANDSCAPE PLANT KEY				
SYMBOL	TYPE	BOT. NAME	COMMON NAME	SIZE QUA.
	TREE	ACACIA JENNERAE	COONAVITRA WATTLE	24" BOX 21
	SHRUB	LANTANA CAMARA	BUSH LANTANA	5 GAL 26
	SHRUB	JUSTICIA CANDICANS	RED JUSTICIA	5 GAL 59

LANDSCAPE PLAN NOTES

1. ALL LANDSCAPING AREAS GROUND COVER TO BE 2" MINIMUM DEPTH DECOMPOSED GRANITE WITH WEED BLOCK FABRIC.
2. WHERE PLANTS ARE NOT PLANNED TO BE INSTALLED, INSTALL BOULDERS AND OTHER SIMILAR SITE FEATURES.
3. LANDSCAPING TO COMPLY WITH CITY OF LAS VEGAS UNIFIED DEVELOPMENT CODE.

LANDSCAPING PLAN

SCALE: 3/16" = 1' 0' 10' 20' 40'

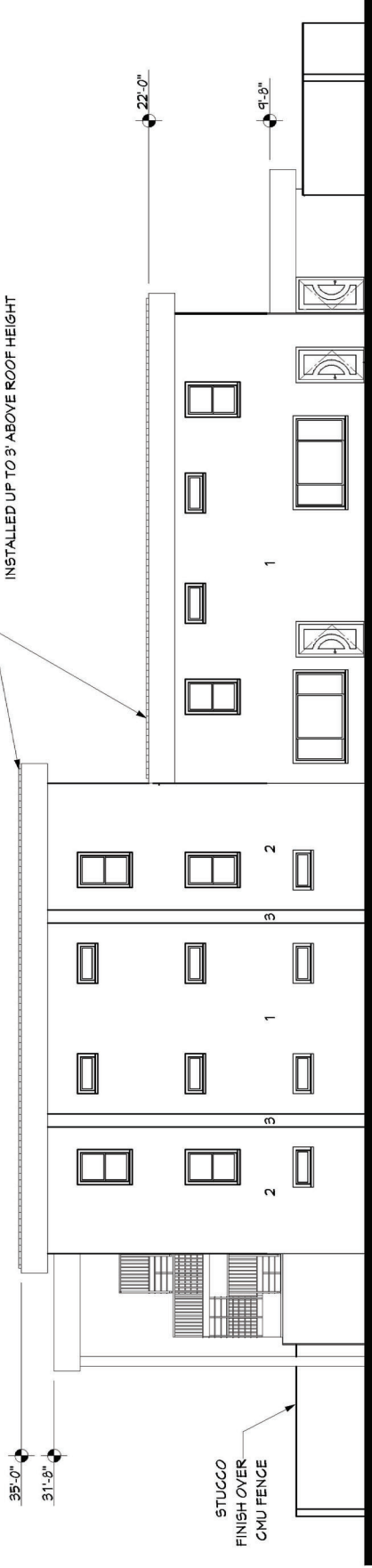
NORTH

22-0351
10/19/2022

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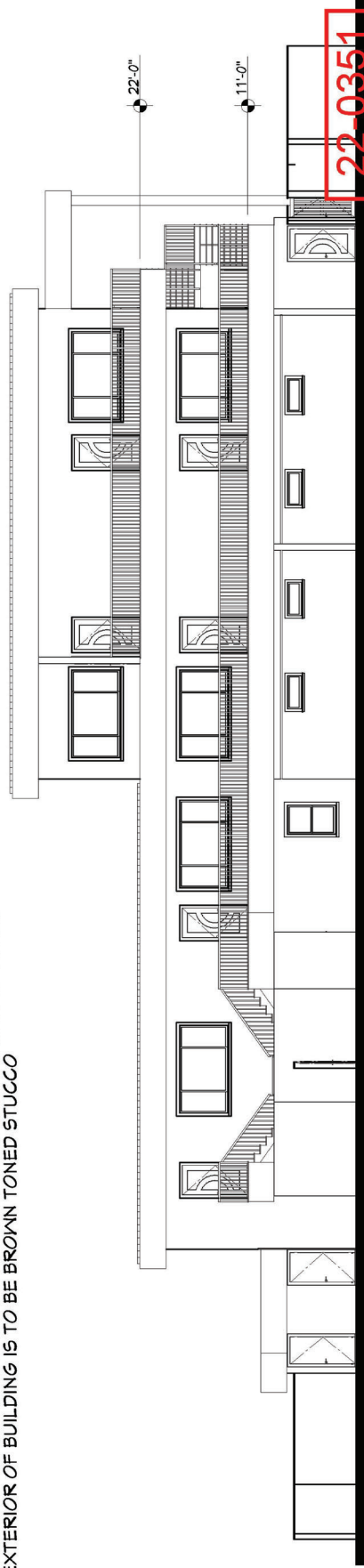
SOLAR PANELS MOUNTED ON ROOF, IT IS REQUESTED THAT SOLAR PANELS BE INSTALLED UP TO 3' ABOVE ROOF HEIGHT



NORTH ELEVATION

SCALE: 3/16" = 1' 0' 10' 20' 40'

NOTES:
1. NUMBERS ON ELEVATION REFER TO DIFFERENT NEUTRAL BROWN TONES
2. EXTERIOR OF BUILDING IS TO BE BROWN TONED STUCCO

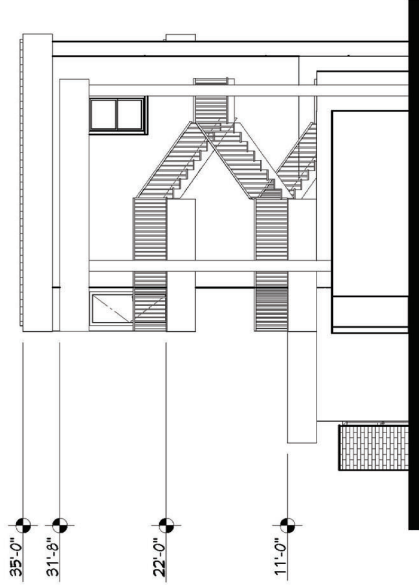


SOUTH ELEVATION

SCALE: 3/16" = 1' 0' 10' 20' 40'

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EAST ELEVATION

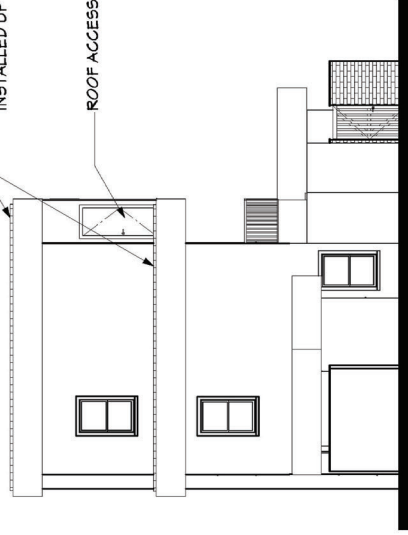
SCALE: 3/16" = 1' 0' 10' 20' 40'

NOTES:

1. NUMBERS ON ELEVATION REFER TO DIFFERENT NEUTRAL BROWN TONES
2. EXTERIOR OF BUILDING IS TO BE BROWN TONED STUCCO

SOLAR PANELS MOUNTED ON ROOF. IT IS REQUESTED THAT SOLAR PANELS BE INSTALLED UP TO 3' ABOVE ROOF HEIGHT

ROOF ACCESS DOOR



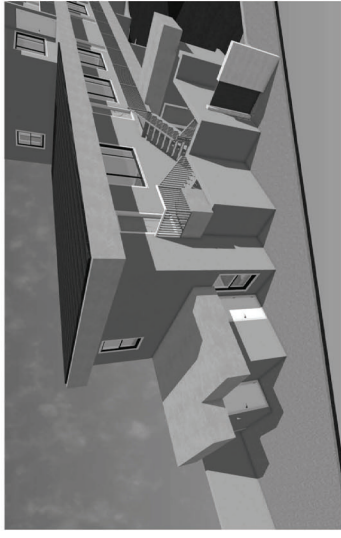
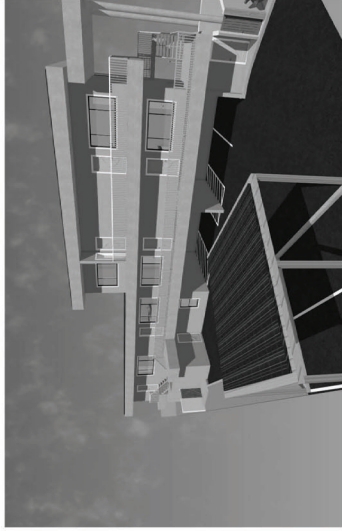
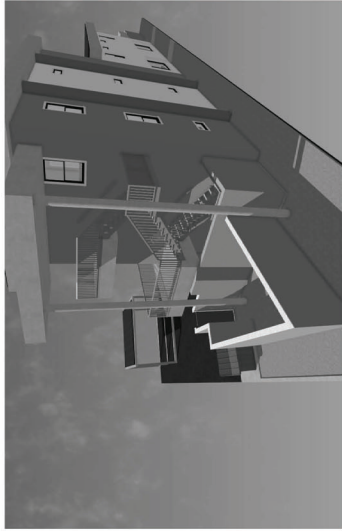
WEST ELEVATION

SCALE: 3/16" = 1' 0' 10' 20' 40'

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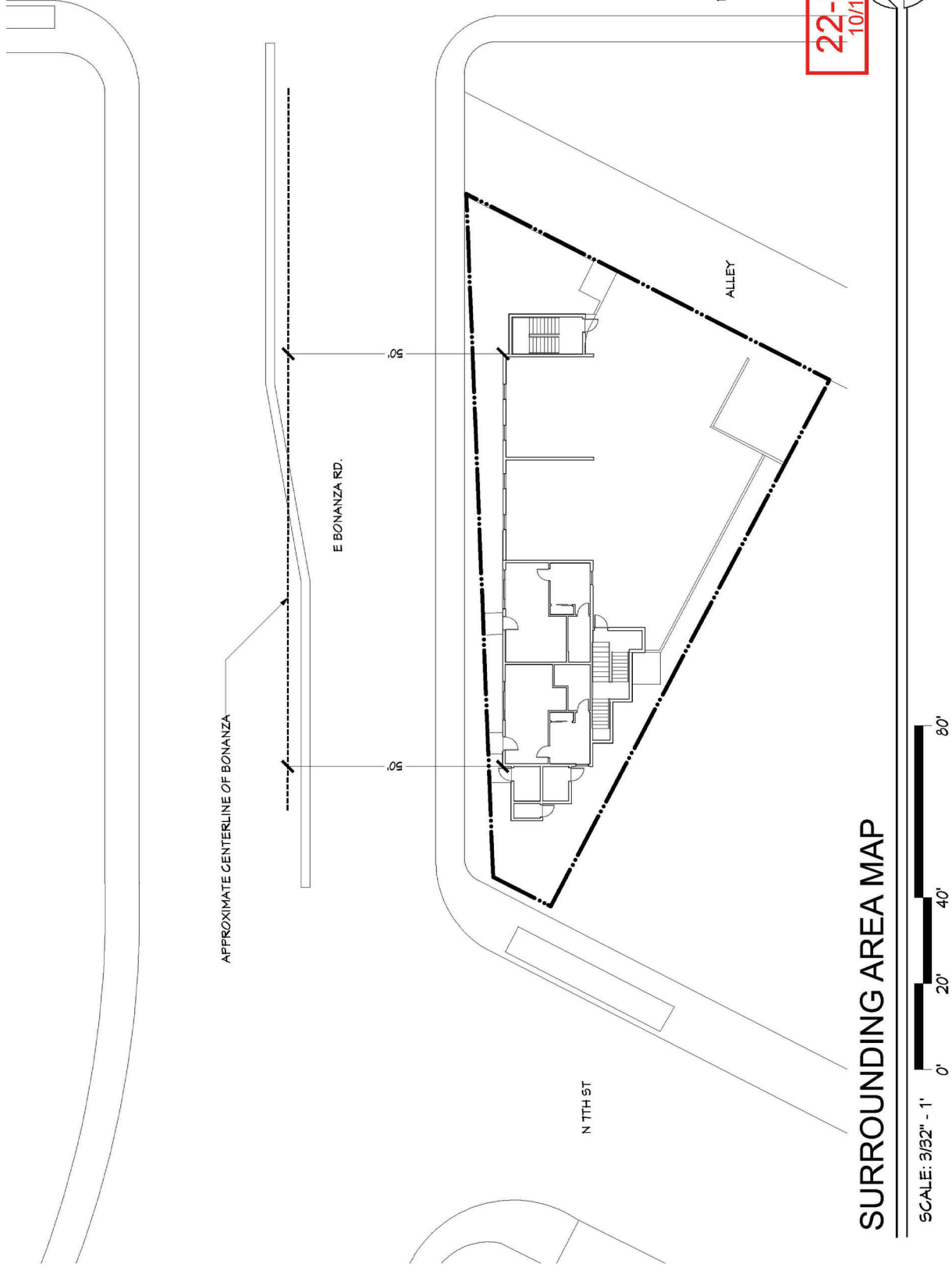
BUILDING MODEL 3D VIEWS

NO SCALE

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VIEW FROM BONANZA LOOKING DIRECTLY AT THE SITE FROM THE NORTHWEST. THE LOT TO THE WEST OF THIS LOT IS VACANT. THE NEXT DEVELOPED PROPERTY IS THE BUILDING PHOTOGRAPHED ON THE RIGHT HERE.

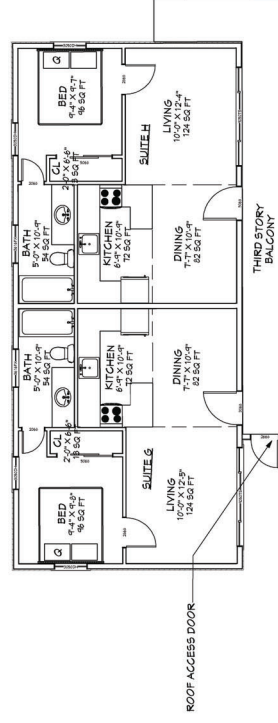
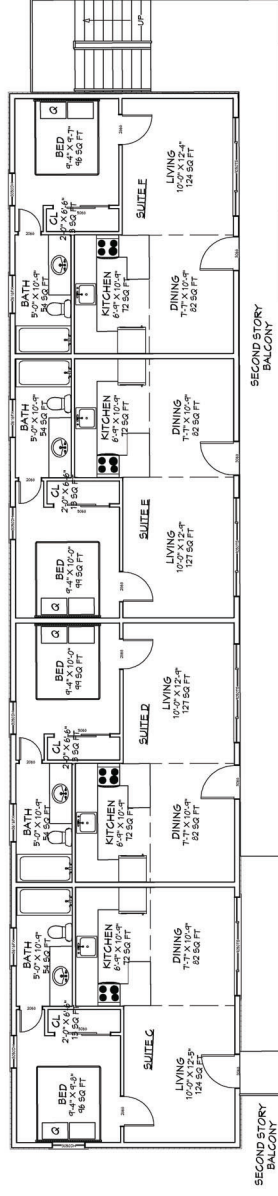
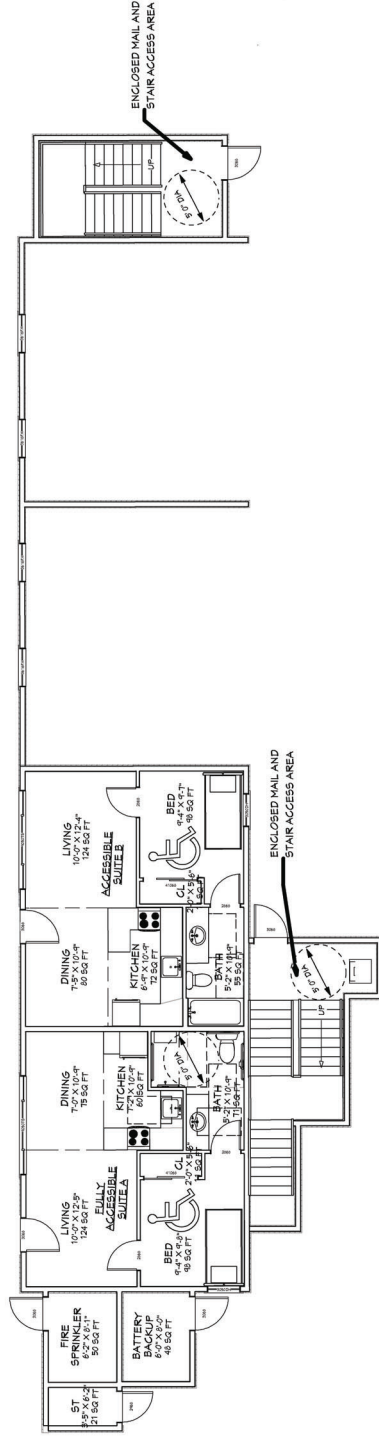


VIEW FROM IN FRONT OF SUBJECT PROPERTY LOOKING AT THE MAIN STREET THE PROPERTY FRONTS, WHICH IS BONANZA. NOTE THAT CLV HAS ALLOWED THE CONSTRUCTION OF A 4 STORY BUILDING ON THE NORTH SIDE OF THIS SAME STREET AND THAT BUILDING IS BACKED UP TO A SINGLE FAMILY RESIDENCE JUST AS OUR PROPOSED PROPERTY IS. THERE IS ALSO A 3 STORY BUILDING ON THE SOUTH SIDE OF BONANZA.

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OCCUPANCY
OCCUPANCY PER UNIT BASED ON 2018 IBC RESIDENTIAL OCCUPANCY (200 GROSS)
UNIT SQFT - 504 SQFT / 200 = 2.52 OCCUPANTS
TOTAL OCCUPANCY - 8 X 2.52 = 21 OCCUPANTS

FLOOR PLANS



NORTH

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