



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) 314 N. 9th Street

Project Name 9th Street Apartments **Proposed Use** _____

Assessor's Parcel #(s) 139-35-211-001 **Ward #** 5

General Plan: Existing INCORP Proposed INCORP **Zoning:** Existing T5-N Proposed T5-N

Additional Information NEW DEVELOPMENT OF (20) 1-BR APARTMENT UNITS IN (2) 3-STORY BUILDINGS

Property Owner EXOS APARTMENTS LLC **Contact** BRANDON DAVIS

Address 6355 S. RILEY ST. # 150 **City** LAS VEGAS **State** NV **Zip** 89148

E-mail BrandonDavisRealEstate@gmail.com **Phone** 702-810-4921

Applicant EXOS APARTMENTS LLC **Contact** BRANDON DAVIS

Address 6355 S. RILEY ST. # 150 **City** Las Vegas **State** NV **Zip** 89148

E-mail BrandonDavisRealEstate@gmail.com **Phone** 702-810-4921

Representative SUZANA RUTAR ARchitect., Ltd. **Contact** Suzana Rutar/Simona Stephens

Address 1950 E. Warm Springs Rd **City** Las Vegas **State** NV **Zip** 89119

E-mail Suzana@SRutar.com / Simona@SRutar.com **Phone** 702-263-6176

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 Brandon Davis

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

Print Name Brandon Davis Manager of Exos Apartments

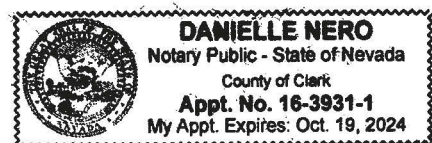
State of Nevada
County of Clark

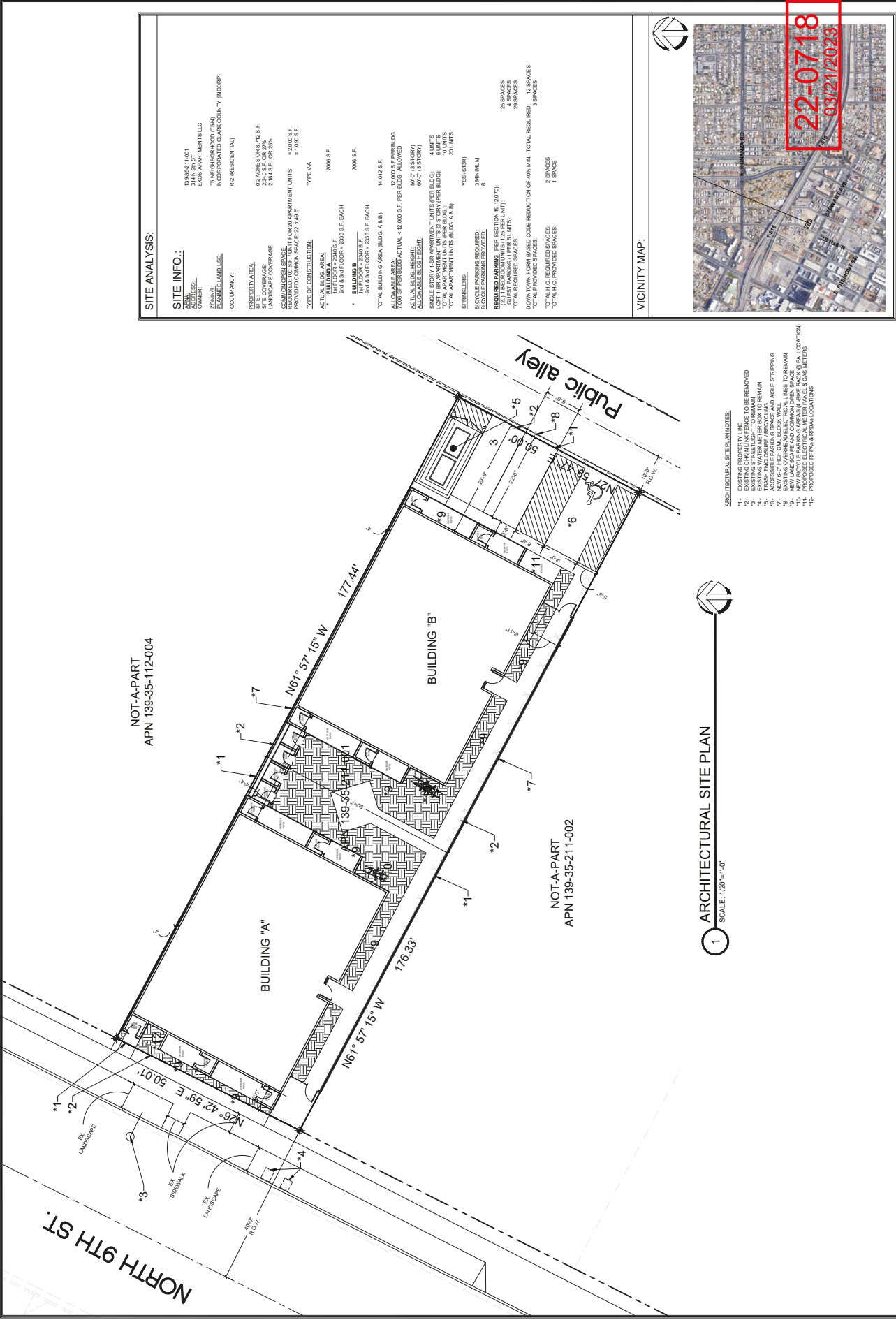
Subscribed and sworn before me

This 8th day of February, 20 23

Notary Public in and for said County and State

22-0718
02/08/2023





- ARCHITECTURAL SITE PLAN NOTES
- *1- EXISTING PROPERTY LINE
 - *2- EXISTING CHAINLINK FENCE TO BE REMOVED
 - *3- EXISTING WATER METER BOX TO REMAIN
 - *4- EXISTING WATER METER BOX TO REMAIN
 - *5- EXISTING PARKING SPACES TO REMAIN
 - *6- EXISTING PARKING SPACES TO REMAIN
 - *7- NEW 6'0" HIGH CMU BLOCK WALL LINES TO REMAIN
 - *8- NEW LANDSCAPE AND COMMON OPEN SPACE
 - *9- NEW LANDSCAPE AND COMMON OPEN SPACE
 - *10- NEW LANDSCAPE AND COMMON OPEN SPACE
 - *11- PROPOSED ELECTRICAL METER PANEL & GAS METER
 - *12- PROPOSED 8'0" PAIS & BROW LOCATIONS

1 ARCHITECTURAL SITE PLAN
SCALE: 1/20"=1'-0"



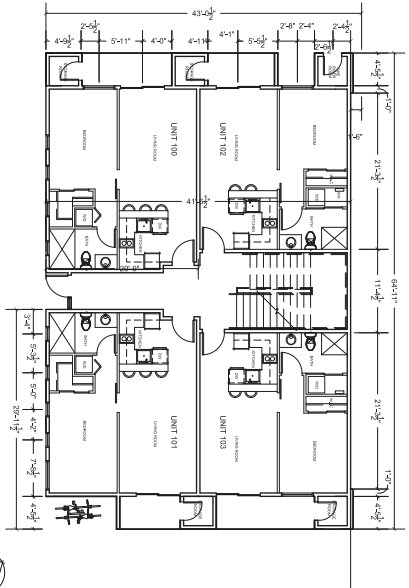
VICINITY MAP:



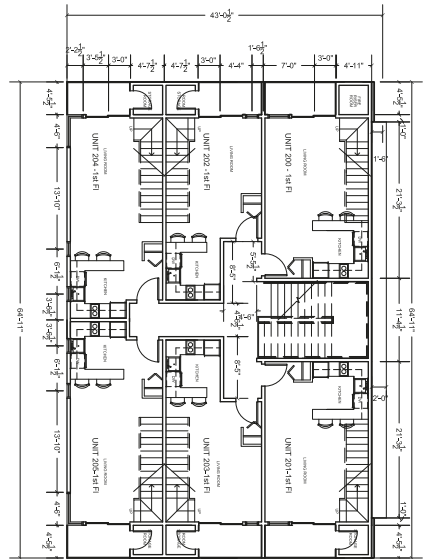
SITE ANALYSIS:

SITE INFO:

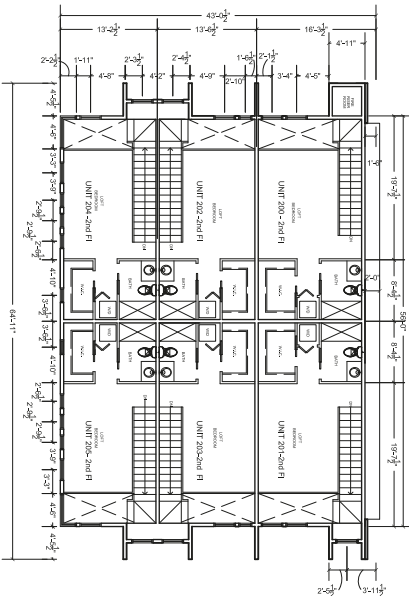
139-35-211-001
EXOS APARTMENTS LLC
15 NEIGHBORHOOD (15N)
INCORPORATED CLARK COUNTY (NCCRP)
R-2 (RESIDENTIAL)
0.2 ACRES OR 8,710 S.F.
2,340 S.F. OR 29%
2,340 S.F. OR 29%
COMMON OPEN SPACE
REQUIRED 100 S.F. / UNIT FOR 20 APARTMENT UNITS
PROVIDED COMMON SPACE 227,460 S.F.
TYPE OF CONSTRUCTION
ACTUAL BUILDING AREA
2ND & 3RD FLOOR = 2333 S.F. EACH
TOTAL BUILDING AREA (BLOG. A & B)
2ND & 3RD FLOOR = 2333 S.F. EACH
TOTAL BUILDING AREA (BLOG. A & B)
ALLOWABLE AREA
7000 S.F.
TOTAL BUILDING AREA (BLOG. A & B)
14,012 S.F.
12,000 S.F. PER BLDG. ALLOWED
50% OF 13 STORY
60% OF 13 STORY
4 UNITS
TOTAL APARTMENT UNITS (PER BLDG.)
TOTAL APARTMENT UNITS (BLOG. A & B)
SPRINKLERS
YES (C/SK)
3 MINIMUM
REQUIRED PARKING REQUIRED
100% ELECTRONIC UNITS (1.25 PER UNIT)
TOTAL REQUIRED SPACES
DOWN TOWN FORM BASED CODE REDUCTION OF 40% MIN. TOTAL REQUIRED - 12 SPACES
TOTAL PROVIDED SPACES
TOTAL H.C. REQUIRED SPACES
TOTAL H.C. PROVIDED SPACES

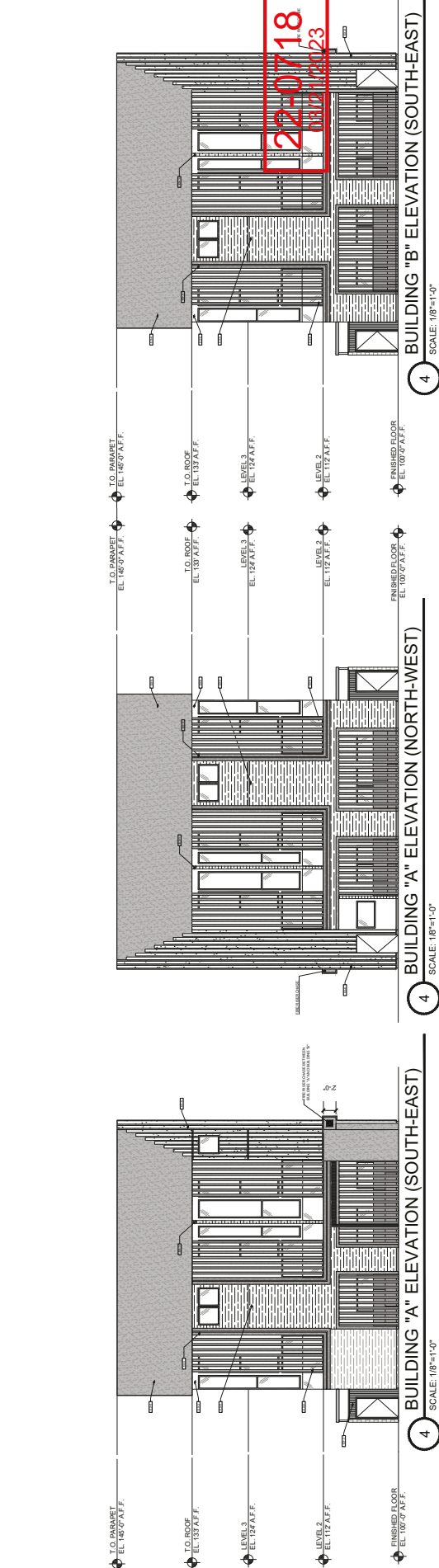
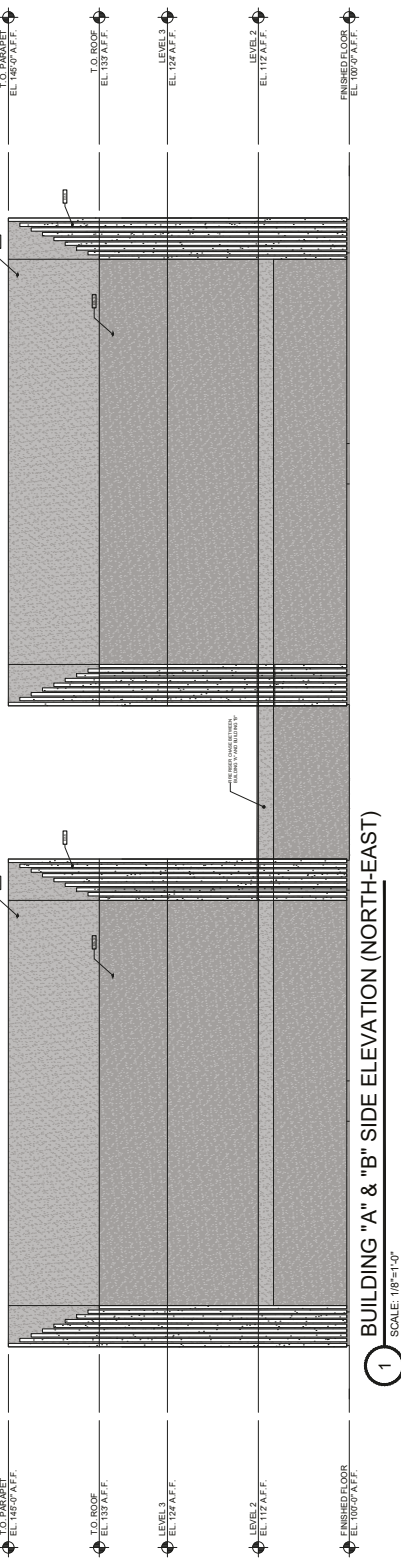


1 FIRST FLOOR PLAN - BLDG "A" & "B"



2 2ND FLOOR - (LOFT UNITS-1ST FL.) - BLDG "A" & "B"





9th Street Apartments



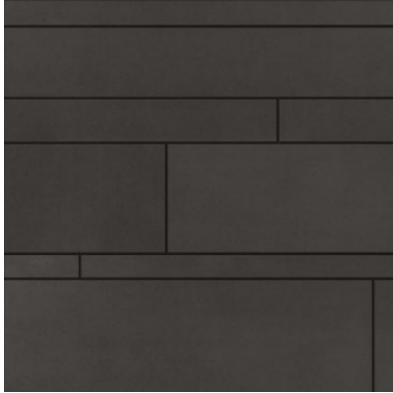
EX-1
NICHIIHA FIBER CEMENT
SPRUCE VINTAGEWOOD
ARCHITECTURAL WALL
PANEL FROM WOOD
SERIES



EX-2
NICHIIHA FIBER CEMENT
RIBBED ARCHITECTURAL
WALL PANEL FROM
DIMENSION SERIES



EX-3
WHITE STUCCO –
VENETIAN FINISH



EX-4
ALUMINUM CLADDING



EX-5
TIMBER LOOKING ALUMINUM
CLADDING



EX-6
ADJUSTABLE VERTICAL
ALUMINUM LOUVERS