



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	22-0592 10/20/2022

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) SDR, SUP

Project Address (Location) 607 S. 8th St.

Project Name HipHouse Communities **Proposed Use** Apartments

Assessor's Parcel #(s) 139-34-801-016

Ward # 3

General Plan: Existing _____ Proposed _____ **Zoning:** Existing C-1 Proposed C-1

Additional Information Companion to 613 S. 8th St., APN: 139-34-810-122, parcel will be combined with the parcel to the south

Property Owner EL Walker LLC

Contact _____

Address 8 Canyon Shores Pl.

City Henderson **State** NV **Zip** 89011

E-mail _____

Phone _____

Applicant InvestarUSA

Contact Travis Cadman

Address _____

City _____ **State** _____ **Zip** _____

E-mail tcadman@investarusa.com

Phone 403-588-6425

Representative Breslin Builders

Contact Todd McBrayer

Address 4710 W. Post Rd., Suite 140

City Las Vegas **State** NV **Zip** 89118

E-mail tmcbrayer@breslinbuilders.com

Phone 702-798-3977

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 _____

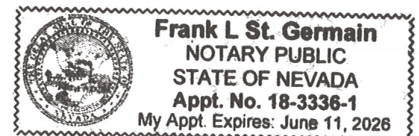
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name THOMAS SCHOEMAN

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

This 18th day of October, 20 22

Notary Public in and for said County and State





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) ZON

Project Address (Location) 613 S. 8th St.

Project Name HipHouse Communities **Proposed Use** Apartments

Assessor's Parcel #(s) 139-34-810-122 **Ward #** 3

General Plan: Existing _____ Proposed _____ **Zoning:** Existing R-1 Proposed C-1

Additional Information Companion to 607 S. 8th St., APN: 139-34-801-016, parcel will be combined with the parcel to the north

Property Owner MEEK RICHARD & RAMONA LIV TR SURVIVOR'S TR **Contact** _____

Address 613 S. 8th St. **City** Las Vegas **State** NV **Zip** 89101

E-mail _____ **Phone** _____

Applicant InvestarUSA **Contact** Travis Cadman

Address _____ **City** _____ **State** _____ **Zip** _____

E-mail tcadman@investarusa.com **Phone** 403-588-6425

Representative Breslin Builders **Contact** Todd McBrayer

Address 4710 W. Post Rd., Suite 140 **City** Las Vegas **State** NV **Zip** 89118

E-mail tmcbrayer@breslinbuilders.com **Phone** 702-798-3977

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) _____

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Property Owner Signature _____

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

Print Name _____

Subscribed and sworn before me

This _____ day of _____, 20 _____

Notary Public in and for said County and State

22-0592
10/20/2022



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) 22-0592 ZON

Project Address (Location) 613 S. 8th St.

Project Name 8th and Bonneville Apartments **Proposed Use** Apartments

Assessor's Parcel #(s) 139-34-810-122

Ward # 3

General Plan: Existing _____ Proposed _____ **Zoning:** Existing R-1 Proposed C-1

Additional Information Companion to 607 S. 8th St., APN 139-34-801, waiver due to property width being less than 100' as required by Title 19 (50' currently). This parcel will be combined with 607 S. 8th St. for a larger parcel via a mapping process.

Property Owner Meek Richard & Ramona LIV TR Survivor's Trust

Contact _____

Address 613 S. 8th St.

City Las Vegas **State** NV **Zip** 89101

E-mail _____

Phone _____

Applicant InvestarUSA

Contact Ron Cadman

Address _____

City _____ **State** _____ **Zip** _____

E-mail rcadman@investarusa.com

Phone 403-588-9808

Representative Breslin Builders

Contact Todd McBrayer

Address 4710 W. Post Rd., Suite 140

City Las Vegas **State** NV **Zip** 89118

E-mail tmcbrayer@breslinbuilders.com

Phone 702-798-3977

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 Ramona Sanchez Meek

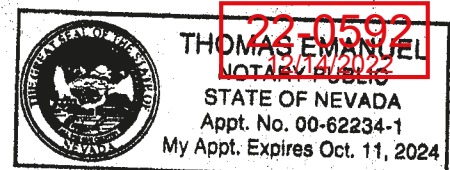
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name RAMONA SANCHEZ MECK

Subscribed and sworn before me

This 12th day of DECEMBER, 2022

Notary Public in and for said County and State STATE OF NEVADA / COUNTY OF CLARK





REVISIONS		
MARK	DATE	DESCRIPTION

Notes: 1. All work shall be in accordance with the City of Las Vegas Building Code, 2015 Edition, and all applicable codes and standards. 2. The Contractor shall be responsible for obtaining all necessary permits and approvals from the City of Las Vegas. 3. The Contractor shall be responsible for maintaining access to all existing utilities and structures on the site. 4. The Contractor shall be responsible for protecting all existing structures and utilities on the site. 5. The Contractor shall be responsible for maintaining the site in a safe and secure condition at all times.

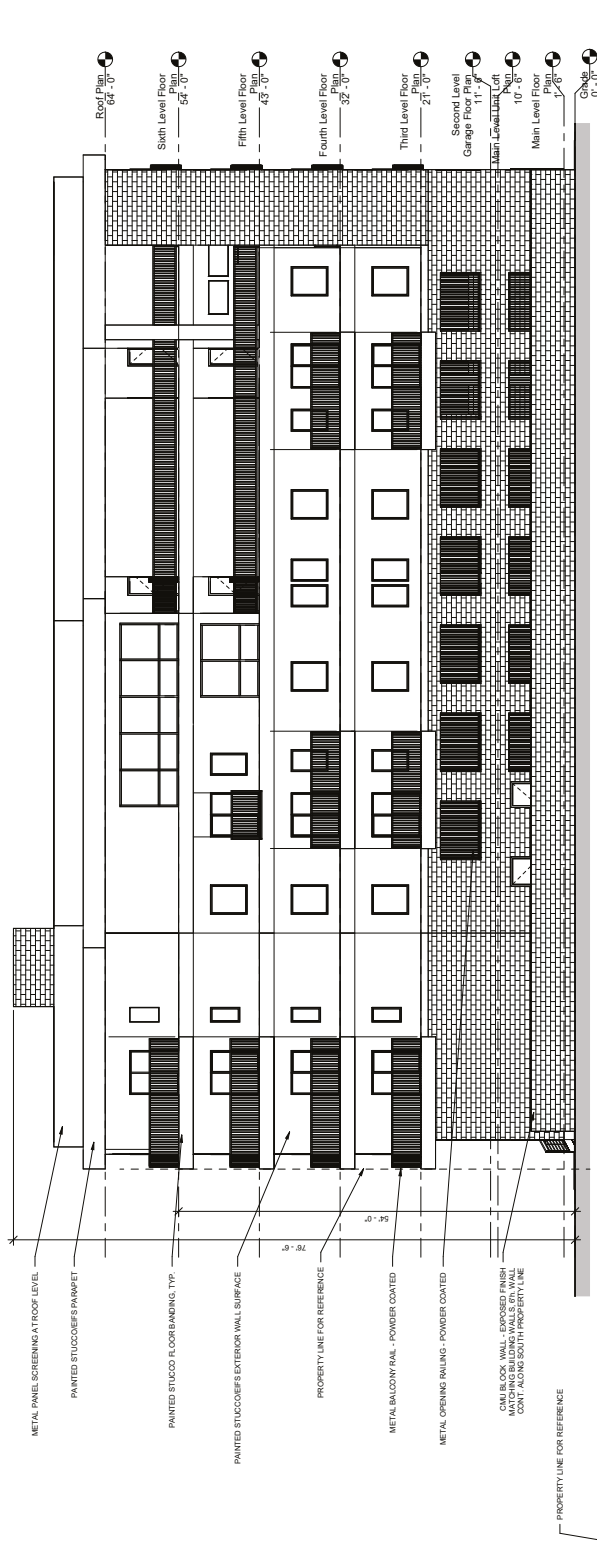
CONTRACTOR	THREE PLANK AND FENCE AND CONSTRUCTION, INC.
DESIGNER	BRESLIN BUILDERS
DATE	10/20/2022
PROJECT NO.	822A
DRAWN BY	TMM
CHECKED BY	TMM

BRESLIN BUILDERS
DESIGN-BUILD GENERAL CONTRACTOR
4715 WEST ASH BLVD., SUITE 100
LAS VEGAS, NEVADA 89116
(702) 798-3977
FAX (702) 798-3908
DESIGN AND CONSTRUCTION
LICENSED GENERAL CONTRACTOR
www.BreslinBuilders.com

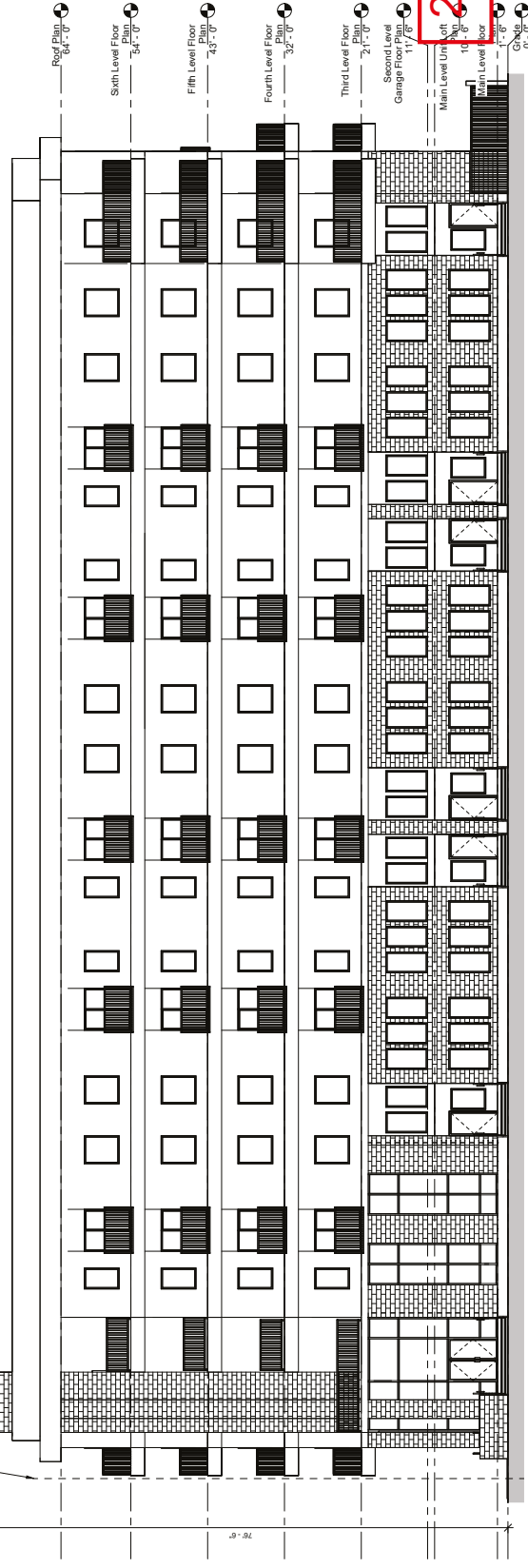
8th and Bonneville Apartments
607 S. 8th Street
Las Vegas, Nevada 89101

Sheet Title:
Elevations

Sheet No.:
A200



② South Elevation
1/8" = 1'-0"



① West Elevation
1/8" = 1'-0"

[illegible]

These data might be used for a variety of purposes, including but not limited to:

CONTRACTOR NAME	CONTRACTOR LICENSE #	DATE RECEIVED BY
CONTRACTOR MAILING OR ELECTRONIC ADDRESS	DATE OF 10-17-19 EXPIRATION OR CANCELLATION	DATE
CITY	7000 W. HOLLYS AUTHORITY UNDER NISBON	2019
CITY	7000 W. HOLLYS AUTHORITY UNDER NISBON	2019
THIS PLAN SHALL BE REVIEWED AND SUBMITTED BY THE CONTRACTOR AS A		
CONTRACTOR		

Date:	10/20/22
Project No.:	1822A
Drafted By:	TMM
Checked By:	TMM

BRESLIN
BUILDERS
DESIGN-BUILD GENERAL CONTRACTOR
4710 WEST POST ROAD, SUITE 140
LAS VEGAS, NEVADA 89118
(702) 798-3977
FAX (702) 798-3808
DESIGN AND CONSTRUCTION
LICENSED GENERAL CONTRACTOR

www.BresinBuilders.com

Project:
**8th and Bonneville
Apartments**

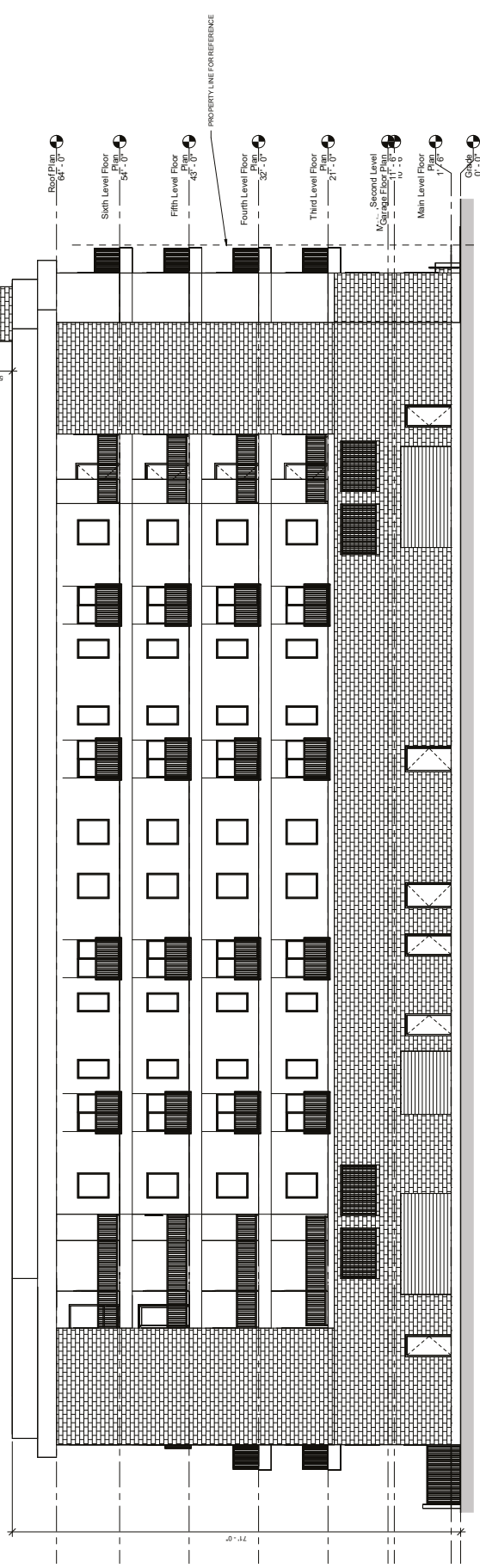
607 S. 8th Street
Las Vegas, Nevada 89101

Sheet Title:

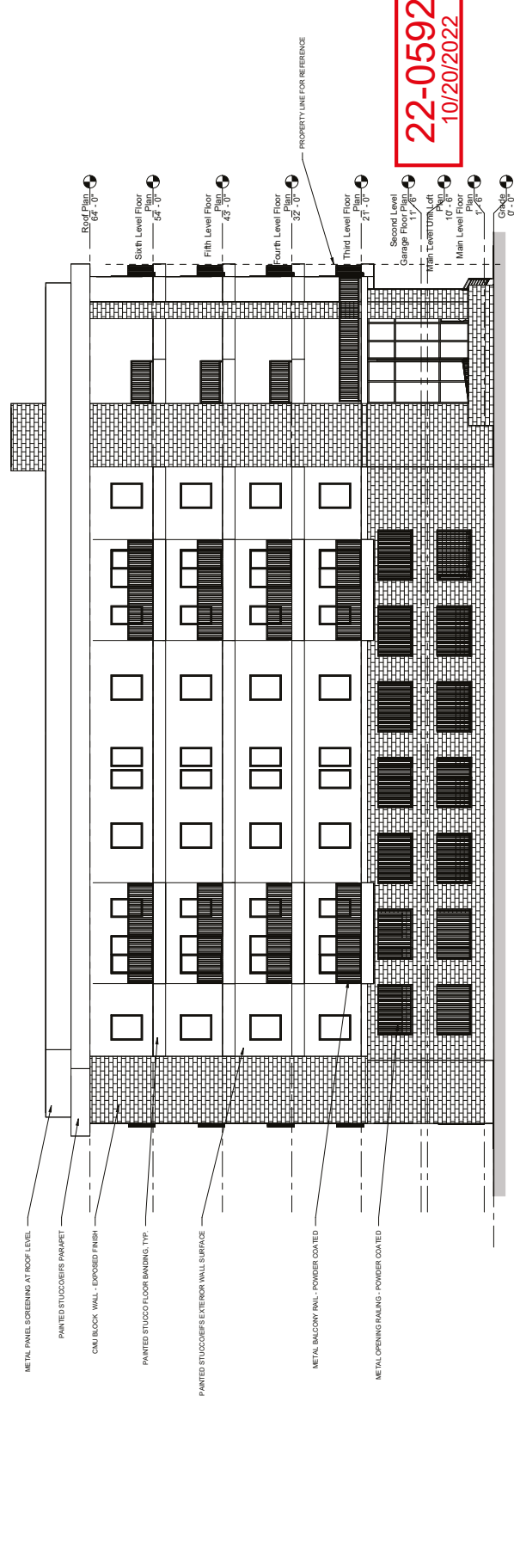
Elevations

Sheet No:

A201



East Elevation



1 North Elevation
 $1/8" = 1'-0"$

22-0592
10/20/2022

10/20/2022

[illegible]

One of the information contained within this instrument for other than the specific purpose for which it was intended and for other than the client for whom it was prepared is forbidden unless expressly permitted in advance by the author.

CONTRACTOR

THESE PLANS HAVE BEEN PREPARED AND SUBMITTED BY THE CONTRACTOR AS A
CHECKED
AUTHENTICATED WORKMAN
DATE: 11/01/2010
CONTRACTOR'S SIGNATURE: _____
ELECTRICAL NUMBER ON
MASTER ON 01 IF APPLICABLE ON

07/18/10
CONTRACTOR LICENSE # _____
PLANS PREPARED BY _____

Date:	10/20/22
Project No.:	1922A
Drafted By:	TMM
Checked By:	TMM

**BRESLIN
BUILDERS**
DESIGN/BUILD GENERAL CONTRACTOR

4710 WESTPORT ROAD, SUITE 140
LAS VEGAS, NEVADA 89118

(702) 798-3977
FAX (702) 798-3908

DESIGN AND CONSTRUCTION
LICENSED GENERAL CONTRACTOR

LICENSE #0010169

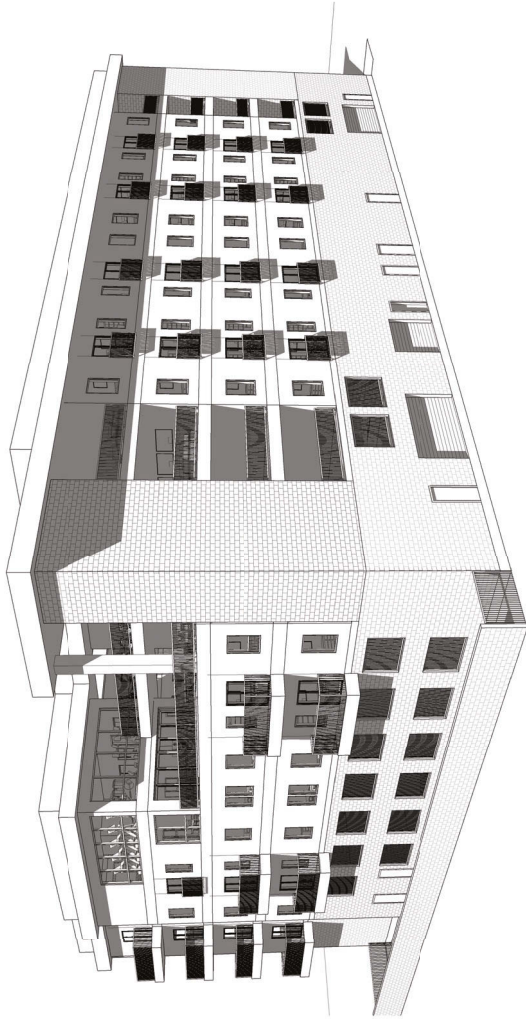
www.BreslinBuilders.com

Project:
**8th and Bonneville
Apartments**

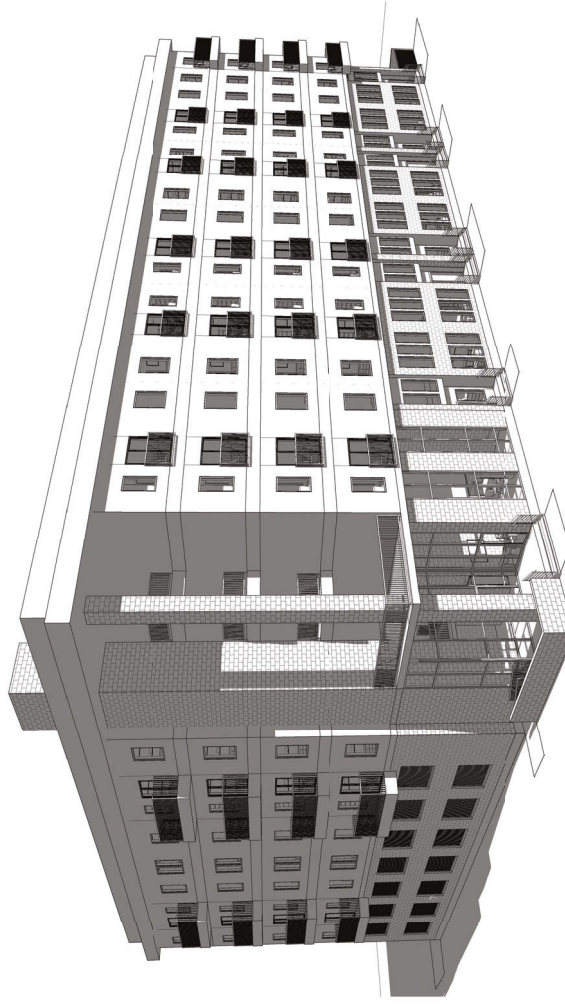
607 S. 8th Street
Las Vegas, Nevada 89101

Sheet Title:
3D Massing

Sheet No: A001



1 Amenity Deck Corner 3D



② Corner Entrance 3D

22-0592
10/20/2022

These drawings shall be used for this project by:

CONTRACTOR	THIS PLAN HAS BEEN PREPARED AND SUBMITTED BY THE CONTRACTOR AS A
	CATEGORY
	ARCHITECTED DRAWING NUMBER
	1000 - MECHANICAL
	COMMITTEE NAME
	2025 N. 11TH DR.
	CONTRACTOR LICENSE#
	0018169
	PLAN PREPARED BY
	TH/PL
	DATE
	08/14/20
	PROJECT NUMBER
	0018169
	PROJECT NAME
	2025 N. 11TH DR.
	CONTRACTOR LICENSE#
	0018169
	PLAN PREPARED BY
	TH/PL
	DATE
	08/14/20
	PROJECT NUMBER
	0018169
	PROJECT NAME
	2025 N. 11TH DR.
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	0018169
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	TH/PL
	DATE
	08/14/20
	PROJECT NUMBER
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	TH/PL
	DATE
	08/14/20
	PROJECT NUMBER
	0018169
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	2025 N. 11TH DR.
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	TH/PL
	DATE
	08/14/20
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	2025 N. 11TH DR.
	CONTRACTOR LICENSE#
	0018169
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	TH/PL
	DATE
	08/14/20
	PROJECT NUMBER
	0018169
	PROJECT NAME
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	CONTRACTOR LICENSE#
	0018169
	PLAN PREPARED BY
	TH/PL
	DATE
	08/14/20
	PROJECT NUMBER
	0018169
	PROJECT NAME
	2025 N. 11TH DR.
	CONTRACTOR LICENSE#
	0018169
	PLAN PREPARED BY
	TH/PL
	DATE
	08/14/20
	PROJECT NUMBER
	0018169
	PROJECT NAME
	2025 N. 11TH DR.
	CONTRACTOR LICENSE#
	0018169
	PLAN PREPARED BY
	TH/PL
	DATE
	08/14/20
	PROJECT NUMBER
	0018169
	PROJECT NAME
	2025 N. 11TH DR.
	CONTRACTOR LICENSE#
	0018169
	PLAN PREPARED BY
	TH/PL
	DATE
	08/14/20
	PROJECT NUMBER
	0018169
	PROJECT NAME
	2025 N. 11TH DR.
	CONTRACTOR LICENSE#
	0018169
	PLAN PREPARED BY
	TH/PL
	DATE
	08/14/20
	PROJECT NUMBER
	0018169
	PROJECT NAME
	2025 N. 11TH DR.
	CONTRACTOR LICENSE#
	0018169
	PLAN PREPARED BY
	TH/PL
	DATE
	08/14/20
	PROJECT NUMBER
	0018169
	PROJECT NAME
	2025 N. 11TH DR.
	CONTRACTOR LICENSE#
	0018169
	PLAN PREPARED BY
	TH/PL
	DATE
	08/14/20
	PROJECT NUMBER
	0018169
	PROJECT NAME
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	CONTRACTOR LICENSE#
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	TH/PL
	DATE
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	PROJECT NUMBER
	0018169
	PROJECT NAME
	2025 N. 11TH DR.
	CONTRACTOR LICENSE#
	0018169
	PLAN PREPARED BY
	TH/PL
	DATE
	08/14/20
	PROJECT NUMBER
	0018169
	PROJECT NAME
	2025 N. 11TH DR.

Date: 10/20/22

Project No.: 1822A

Drafted By: TMM

Checked By: TMM

**BRESLIN
BUILDERS**
DESIGN/BUILD GENERAL CONTRACTOR

4710 WEST POST ROAD, SUITE 140
LAS VEGAS, NEVADA 89116

(702) 798-3977
FAX (702) 798-3808

DESIGN AND CONSTRUCTION
LICENSED GENERAL CONTRACTOR

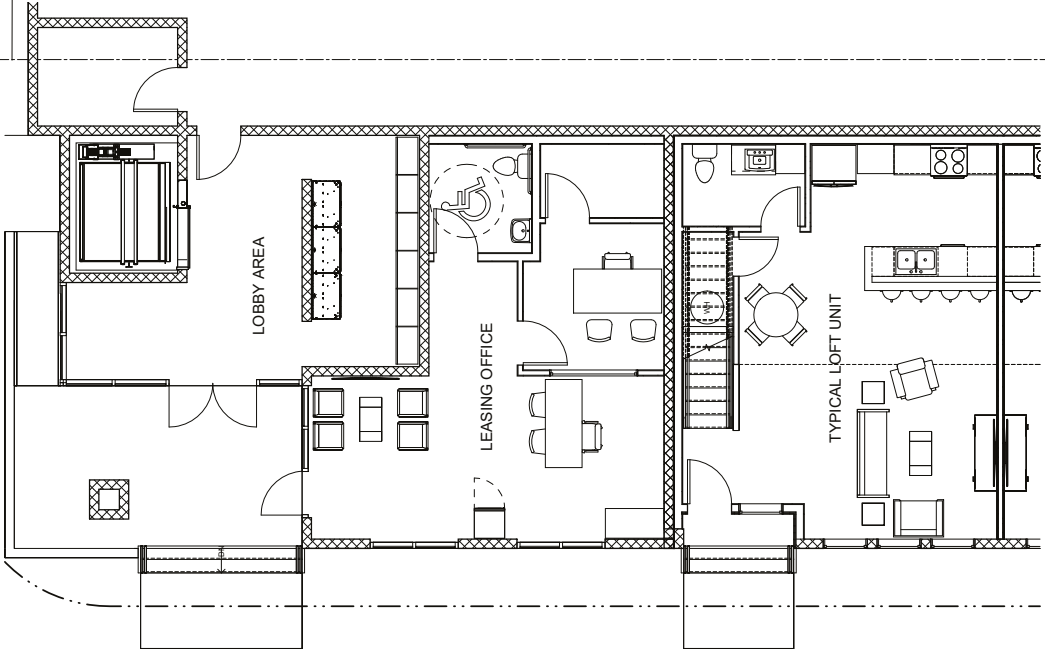
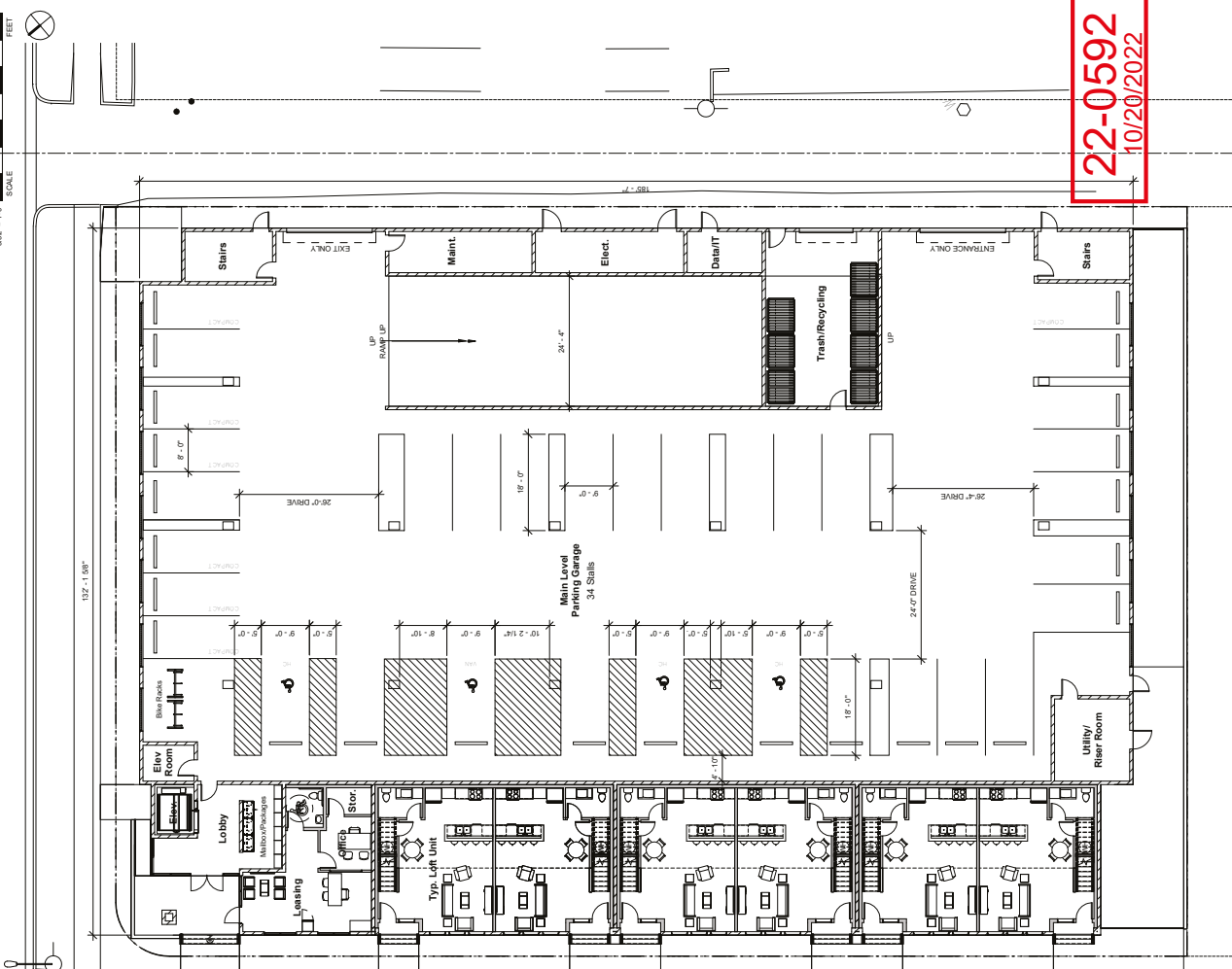
LICENSE #001169

www.BreslinBuilders.com

Project:
**88th and Bonneville
Apartments**

Sheet Title: Main Level Floor Plan

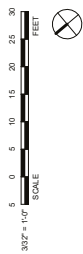
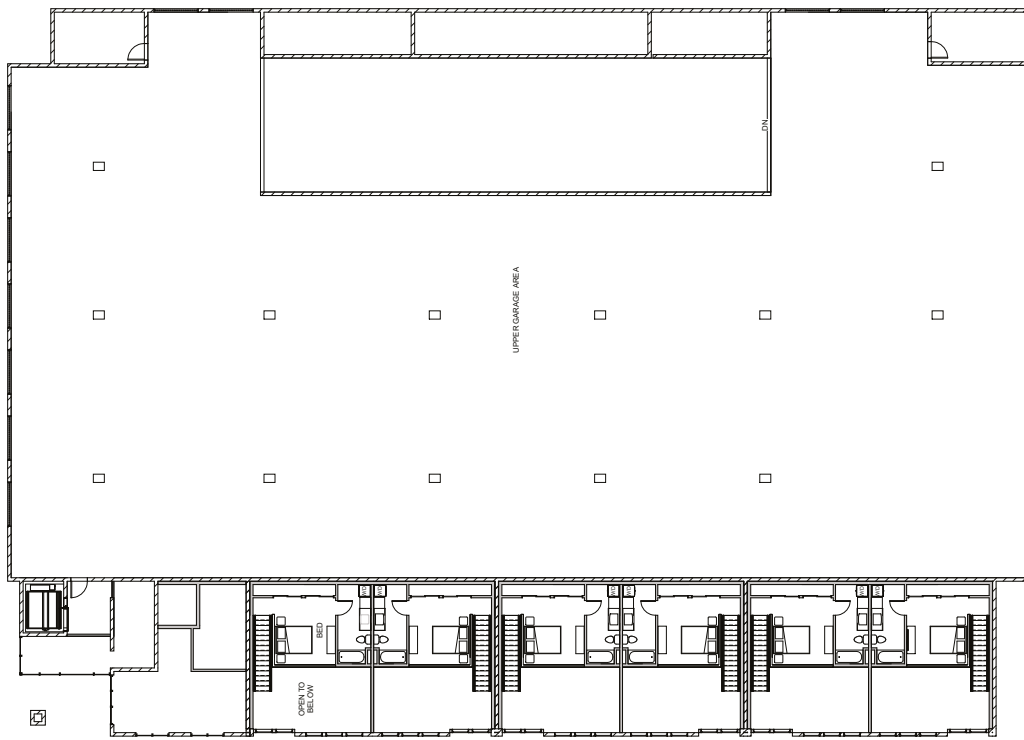
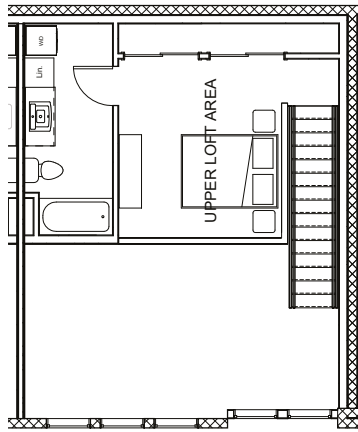
A100



② Enlarged Leasing Office and Loft Plan
1/4" = 1'-0"

1 Main Level Floor Plan $3' \times 32'' = 1' \cdot 0''$

② **Enlarged Loft Unit Upper Level Plan**
 $1/4" = 1'-0"$

[illegible]

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[illegible]

Date: 10/20/22	0.00
Project No.: 1822A	0.00
Drafted By: TAM	0.00
Checked By: TAM	0.00

**BRESLIN
BUILDERS**
DESIGN/BUILD GENERAL CONTRACTOR

4710 WEST POST ROAD, SUITE 140
LAS VEGAS, NEVADA 89118

FAX (702) 798-3808

DESIGN AND CONSTRUCTION
LICENSED GENERAL CONTRACTOR

LICENSE #001100

www.BreslinBuilders.com

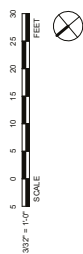
Project:
**8th and Bonneville
Apartments**

607 S. 8th Street
Las Vegas, Nevada 89101

Sheet Title:	Main Level Mezz Plan
--------------	----------------------

Sheet No: A101

22-0592
10/20/2022

[illegible]

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[illegible]

Date: 10/20/22

Project No.: 1822A

Drafted By: TMM

Checked By: TMM

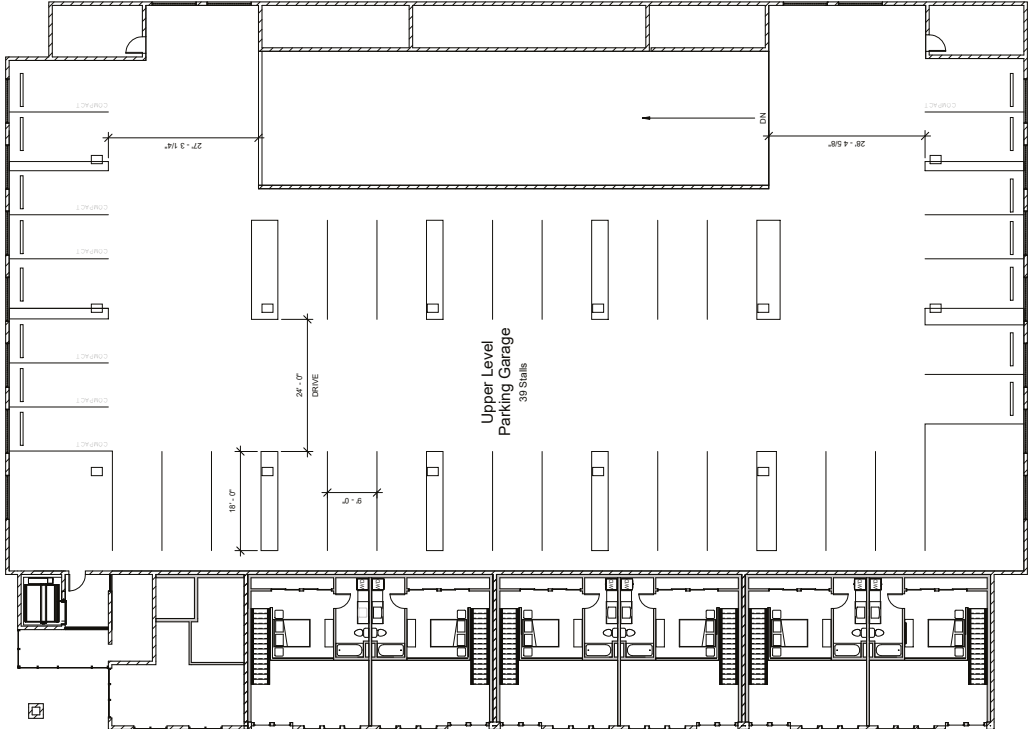
BRESLIN
BUILDERS
DESIGN/BUILD GENERAL CONTRACTOR
4710 WEST POST ROAD, SUITE 140
LAS VEGAS, NEVADA 89116
(702) 798-3977
FAX (702) 798-3908
DESIGN AND CONSTRUCTION
LICENSED GENERAL CONTRACTOR
LICENSE # 6011460

Project:
**8th and Bonneville
Apartments**

607 S. 8th Street
Las Vegas, Nevada 89101

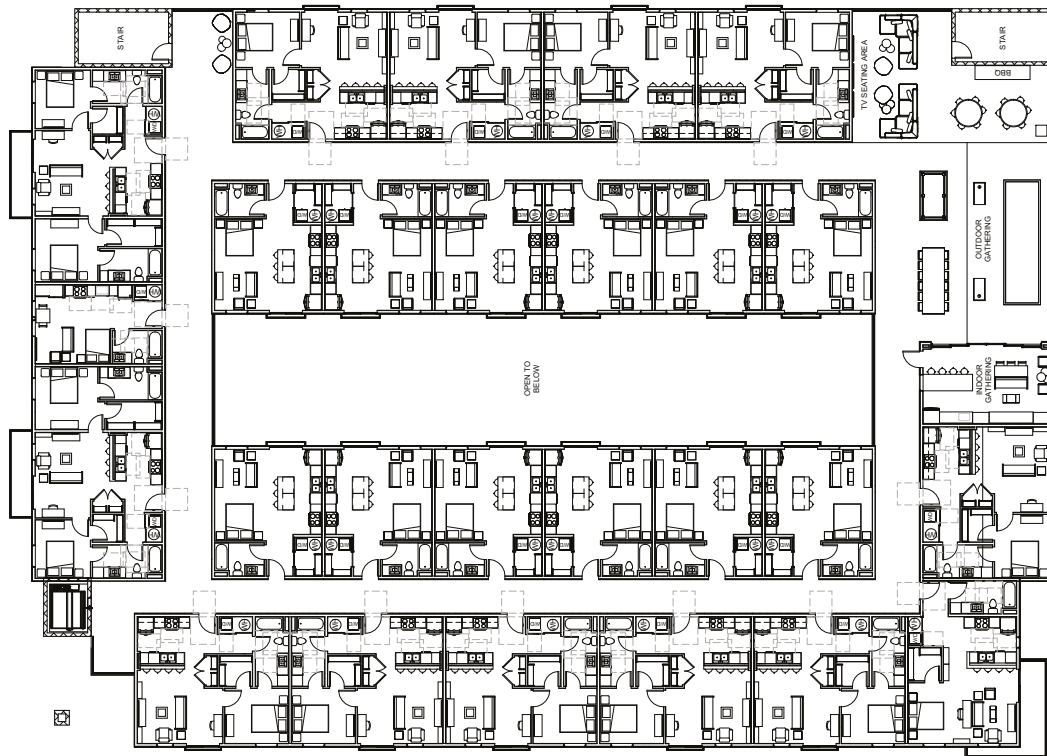
Sheet Title:	Garage Second Level
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Sheet No: A102



22-0592
10/20/2022

① **Second Level Garage Floor Plan**
3/32" = 1'-0"

[illegible]

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CONTRACTOR	PLAYERS REQUESTED BY
AUTHORIZED PERSON SIGNATURE DATE CITY AND STATE	DATE CITY AND STATE
CONTRACTOR'S REPRESENTATIVE OR AUTHORIZED PERSON SIGNATURE DATE CITY AND STATE	CONTRACTOR'S LICENSE# CONTRACTOR'S NUMBER
THESE PLAYERS ARE REQUESTED AND SELECTED BY THE CONTRACTOR AS A CONTRACTOR	

Date: 10/20/22
Project No.: 1822A
Drafted By: TMM
Checked By: TMM

**BRESLIN
BUILDERS**
DESIGN-BUILD GENERAL CONTRACTOR

4710 WEST POST ROAD, SUITE 140
LAS VEGAS, NEVADA 89118
(702) 798-3977
FAX (702) 798-3808

DESIGN AND CONSTRUCTION
LICENSED GENERAL CONTRACTOR

1/20/98 ENR 140

www.BreslinBuilders.com

Project:
8th and Bonneville
Apartments

607 S. 8th Street
Las Vegas, Nevada 89101

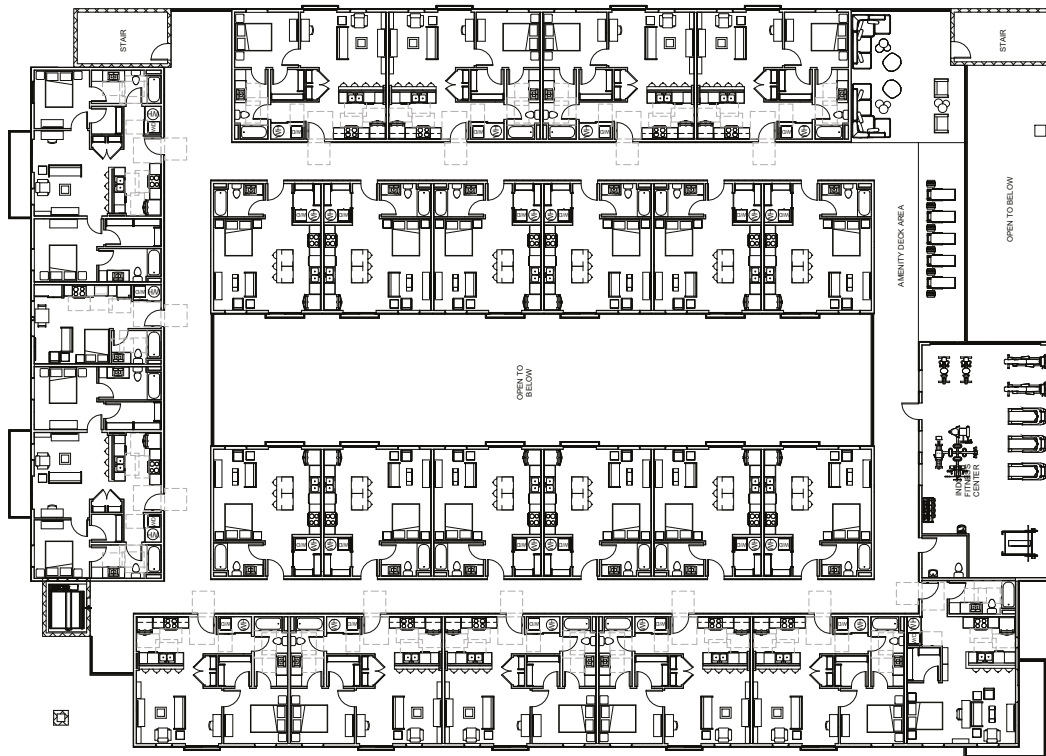
Sheet Title:

Fifth Level Floor
Plan

22-0592
10/20/2022

Sheet No:

A105

[illegible]

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Use of the information contained in this instrument for other than the specific purpose for which it was intended and for other than the client for whom it was prepared is forbidden unless expressly permitted in advance by Breslin Builders.

These documents shall be treated as a contract.

[illegible]

Date: 10/20/22

Project No.: 1822A

Drafted By: TMM

Checked By: TMM

**BRESLIN
BUILDERS**
DESIGN/BUILD GENERAL CONTRACTOR
4710 WEST POST ROAD, SUITE 140
LAS VEGAS, NEVADA 89116
(702) 798-3977
FAX (702) 798-3908
DESIGN AND CONSTRUCTION
LICENSED GENERAL CONTRACTOR
LICENSE #0018169
www.BreslinBuilders.com

Project:
**8th and Bonneville
Apartments**

607 S. 8th Street
Las Vegas, Nevada 89101

Sheet Title:	Sixth Floor Plan
--------------	------------------

Sheet No: A106

22-0592
10/20/2022

[illegible]

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[illegible]

Date:	10/23/22
Project No.:	1822A
Drafted By:	TMM
Checked By:	TMM

BRESLIN
BUILDERS
DESIGN-BUILD GENERAL CONTRACTOR
4710 WEST POST ROAD, SUITE 140
LAS VEGAS, NEVADA 89118
(702) 798-3977
FAX (702) 798-3908
DESIGN AND CONSTRUCTION
LICENSED GENERAL CONTRACTOR

www.BreslinBuilders.com

Project:
8th and Bonneville
Apartments

607 S. 8th Street
Las Vegas, Nevada 89101

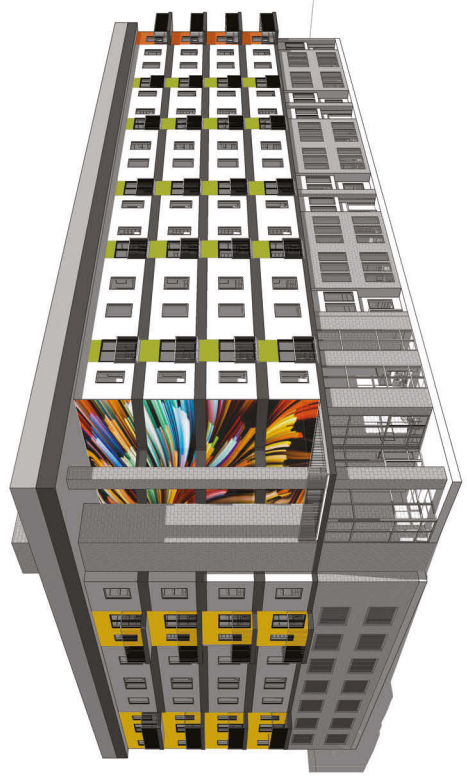
Sheet Title:
Enlarged Unit
Plans

1 Enlarged Unit Plans $\frac{1}{4}'' = 1'-0''$

Sheet No:

A110

22-0592
10/20/2022



2 Corner Entrance 3D

22-0592
10/20/2022

[illegible]

CONTRACTOR

THESE PLANS HAVE BEEN PREPARED AND SUBMITTED BY THE CONTRACTOR AS A
CERTIFICATION UNDER PENALTY OF PERJURY THAT THE CONTRACTOR HAS
EXAMINED THE PLANS AND KNOWS THE CONTENTS THEREOF.

DATE: 10/29/2015

CONTRACTOR'S NAME: _____
ADDRESS: _____
CITY: _____
STATE: _____
ZIP: _____

CONTRACTOR'S LICENSE NO.: _____
EXPIRATION DATE: _____

PLANS PREPARED BY: _____
TITLE: _____

Date: 9-22-22	Project No.: 1822A	Drafted By: Author	Checked By: Checker
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**BRESLIN
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DESIGN-BUILD GENERAL CONTRACTOR

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(702) 798-3977
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