



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	

23-0153
03/26/2023

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) SDR -Extension of Time

Project Address (Location) S. side of Inyo, west of Bristle Falls

Project Name Deer Springs Townhomes **Proposed Use** multi-family

Assessor's Parcel #(s) 125-19-301-012 **Ward #** 4

General Plan: Existing SC Proposed _____ **Zoning:** Existing R-3 Proposed R-3

Additional Information Extension of time on original application

Property Owner Ochoa Development **Contact** Mike Ochoa

Address 901 N Green Valley Pkwy Suite 130 **City** Henderson **State** NV **Zip** 89074

E-mail Michael@WDCNevada.com **Phone** 702-444-4795

Applicant Same as owner **Contact** _____

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

E-mail _____ **Phone** _____

Representative LAS Consulting **Contact** Lucy Stewart

Address 1930 Village Center Circle, Bldg 3, #577 **City** Las Vegas **State** NV **Zip** 89134

E-mail stewplan@gmail.com **Phone** 702-499-6469

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 MICHAEL OCHOA

Subscribed and sworn before me

This 3-22-23 day of _____, 20____

Notary Public in and for said County and State

*Loose Notarial
Certificate attached*

This Notary is attached to the preceding 1 pages of the City of Las Vegas Nevada Department of Planning, Application / Petition Form & Statement of Financial Interest,

Detached Notary #2023-107-4

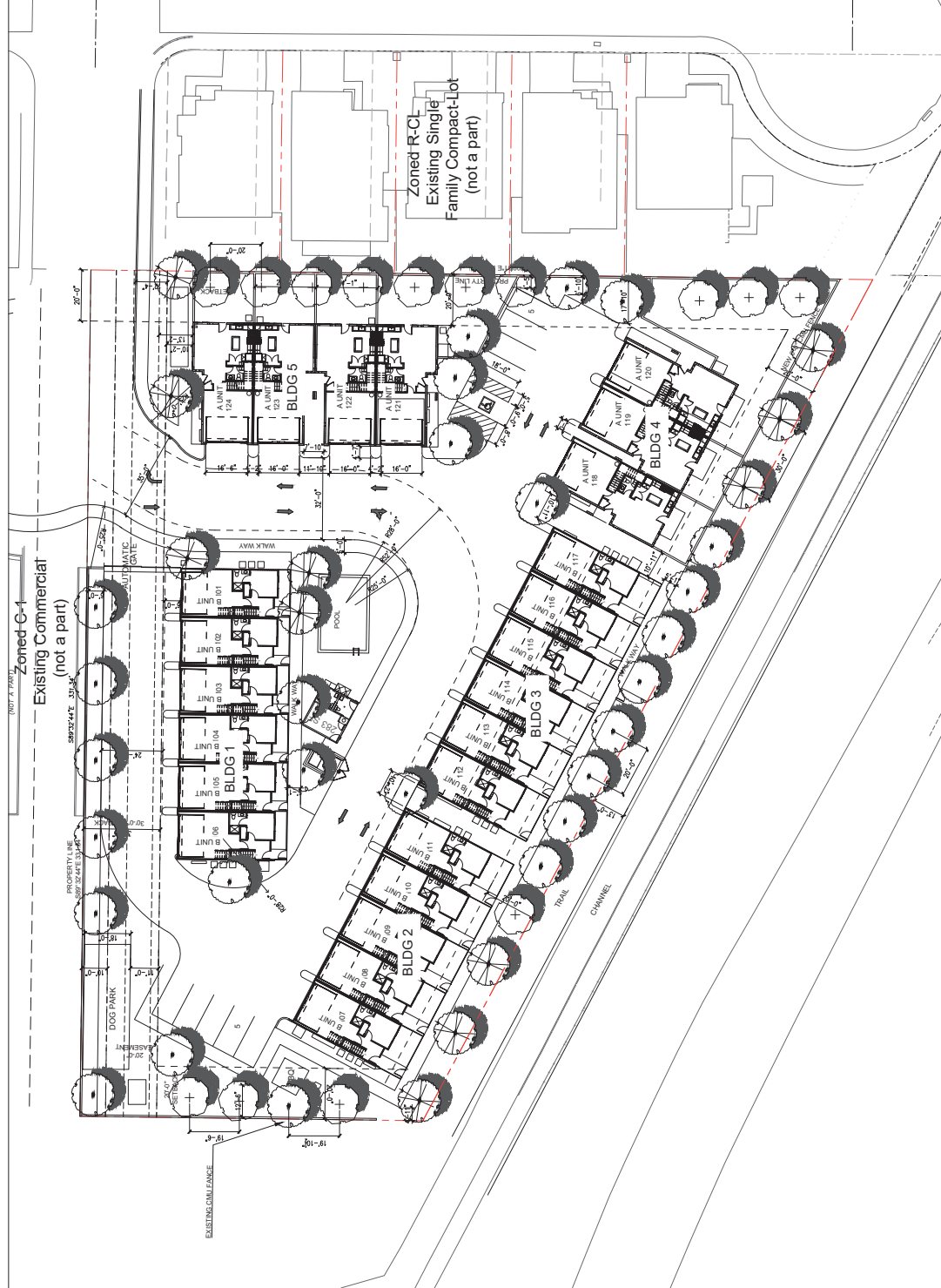
23-0153
03/26/2023

State of Nevada)
) ss
County of Clark)

The foregoing instrument was acknowledged before me this March 23, 2023, by Michael Ochoa as Member of Spanish Point LLC who is personally known to me or has produced identification satisfactory to me and acknowledged that he executed same as his free act and deed.

Signature Karen Lee McClain
Notary Public: Karen Lee McClain
My commission expires: 11/21/26





TREE LEGEND		
SYM.	BOTANICAL/COMMON NAME	SIZE
	CECIDIUM DESERT MUSEUM STD	24" B6
	PAID VERDE	24" B6
	LIQUSTRUM LUCIDUM STD	24" B6
	GLASSY PRINCE	30" B6
	MONOTOMA ROBUSTA	30" B6
	MEXICAN FAN PALM	30" B6

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SHRUB LEGEND		
SYM.	BOTANICAL/COMMON NAME	SIZE
	CECIDIUM DESERT MUSEUM STD	5 GAL
	PAID VERDE	5 GAL
	LIQUSTRUM LUCIDUM STD	5 GAL
	GLASSY PRINCE	5 GAL
	MONOTOMA ROBUSTA	5 GAL
	MEXICAN FAN PALM	5 GAL

GROUND COVER / ACCENT PLANT LEGEND		
SYM.	BOTANICAL/COMMON NAME	SIZE
	CECIDIUM DESERT MUSEUM STD	1 GAL
	PAID VERDE	1 GAL
	LIQUSTRUM LUCIDUM STD	1 GAL
	GLASSY PRINCE	1 GAL
	MONOTOMA ROBUSTA	1 GAL
	MEXICAN FAN PALM	1 GAL

ROCK MULCH
APPLY A 2" DEEP LAYER OF 3/4" SIZE SCREENED PALMAMULCH MULCH IN ALL PLANTING AREAS. THE CONTRACTOR SHALL MAINTAIN A LAYER OF THE ROCK MULCH TO THE SURFACE OF THE ADJACENT PAVING. ALL SLOPES 2-1/2:1 OR GREATER SHALL HAVE 2" TO 4" ROCK TO MATCH THE PALMAMULCH MULCH. SHRUB AND GROUND COVER SHALL COVER MORE THAN SIZE OF THE AREA.

LS101
LANDSCAPE PLAN

03/22/22

SCALE 1"=20'-0"

YIHONG LIU + ASSOCIATES
ARCHITECTURE PLANNING INTERIOR

1688 HORIZON RIDGE PARKWAY
SUITE 200
HUNTERDON, NJ 08802
732-778-6211 - FAX
732-946-0351

SPANISH POINT MULTIFAMILY
CITY OF LAS VEGAS, NEVADA

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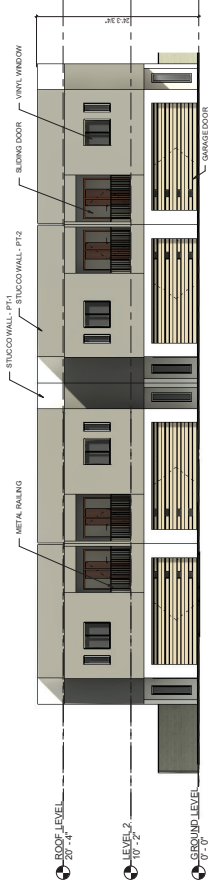
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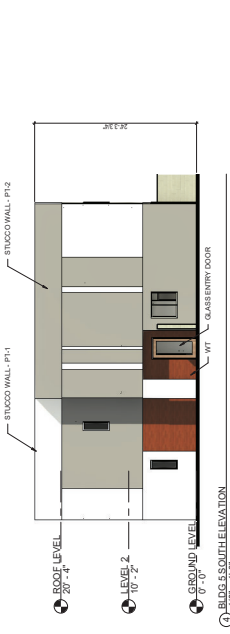
MATERIAL LEGEND

- 78" STUCCO SYSTEM - PT1
- 78" STUCCO SYSTEM - PT2
- 78" STUCCO SYSTEM - PT3
- 78" STUCCO SYSTEM - PT4
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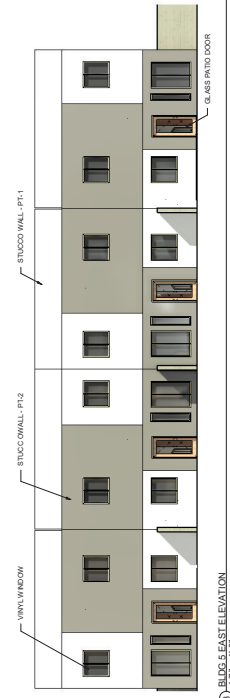


1 BLDG. NORTH ELEVATION
1/8" = 1'-0"

2 BLDG. WEST ELEVATION
1/8" = 1'-0"



3 BLDG. SOUTH ELEVATION
1/8" = 1'-0"



4 BLDG. EAST ELEVATION
1/8" = 1'-0"



YIHONG LIU + ASSOCIATES
ARCHITECTURE PLANNING INTERIOR
10000 W. LAS VEGAS BLVD. SUITE 100
LAS VEGAS, NV 89135
702-946-0583 FAX

DR-204
BLDG 5 ELEVATIONS
08/16/22
SCALE As indicated

SPANISH POINT TOWNHOMES
LAS VEGAS, NEVADA



230153
03/26/2023

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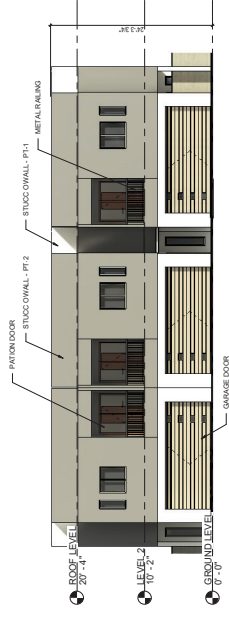
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- MATERIAL LEGEND
- 7/8" STUCCO SYSTEM - PT1
Cool December DEW 383
 - 7/8" STUCCO SYSTEM - PT2
Play on Gray DE6228 R4672
 - 7/8" STUCCO SYSTEM - PT3
Palm Leaf DE6228 R4665
 - WT - WOOD LOOKING TILE



② BLDG 4 NORTH ELEVATION
1/8" = 1'-0"

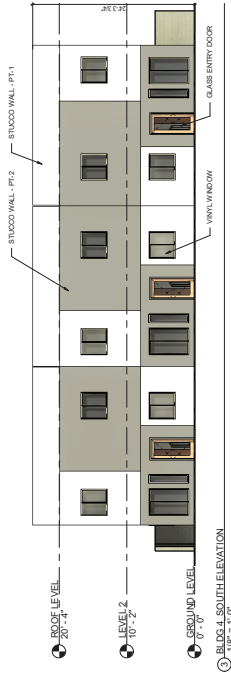


① BLDG 4 EAST ELEVATION
1/8" = 1'-0"

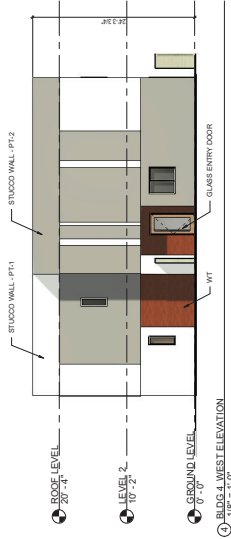
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③ BLDG 4 SOUTH ELEVATION
1/8" = 1'-0"



④ BLDG 4 WEST ELEVATION
1/8" = 1'-0"

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YIHONG LIU + ASSOCIATES
ARCHITECTURE PLANNING INTERIOR
10000 WILSON RIDGE PARKWAY
SUITE 120
HENDERSON, NV 89012
702-946-0283 • FAX

SPANISH POINT TOWNHOMES LAS VEGAS, NEVADA

DR-203
BLDG 4 ELEVATIONS
08/16/22
SCALE As indicated



230153
03/26/2023

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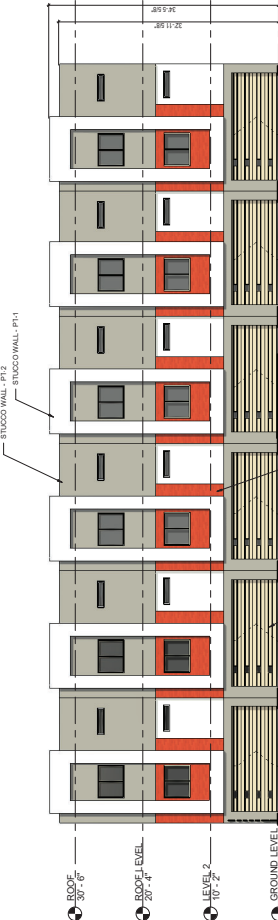
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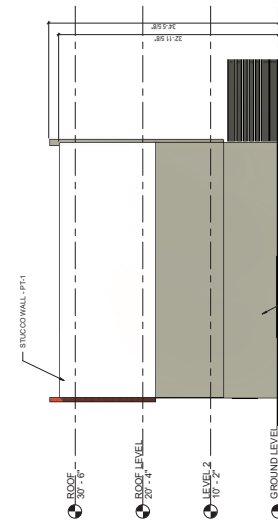
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MATERIAL LEGEND

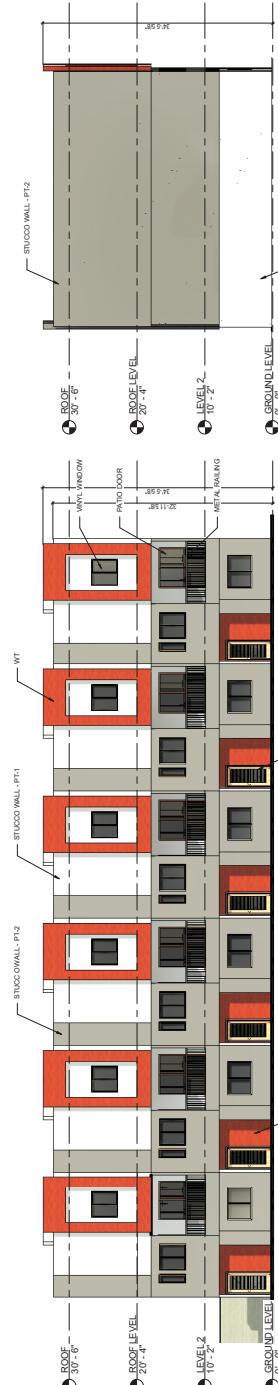
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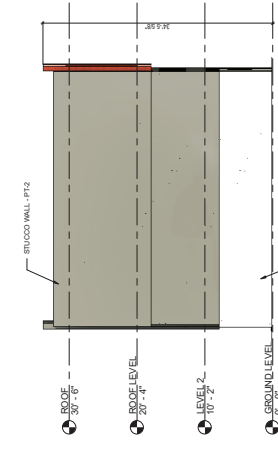
② BLDG 1&3 NORTH ELEVATION
1/8" = 1'-0"



① BLDG 1&3 EAST ELEVATION
1/8" = 1'-0"



③ BLDG 1&3 SOUTH ELEVATION
1/8" = 1'-0"



④ BLDG 1&3 WEST ELEVATION
1/8" = 1'-0"



YIHONG LIU + ASSOCIATES
ARCHITECTURE PLANNING INTERIOR
10000 W. LAS VEGAS BLVD. SUITE 100
LAS VEGAS, NV 89135
702-946-0583 • FAX 702-946-0583

SPANISH POINT TOWNHOMES LAS VEGAS, NEVADA

DR-201
BLDG 1 & 3 ELEVATIONS
08/10/22
SCALE As indicated



230153
03/26/2023

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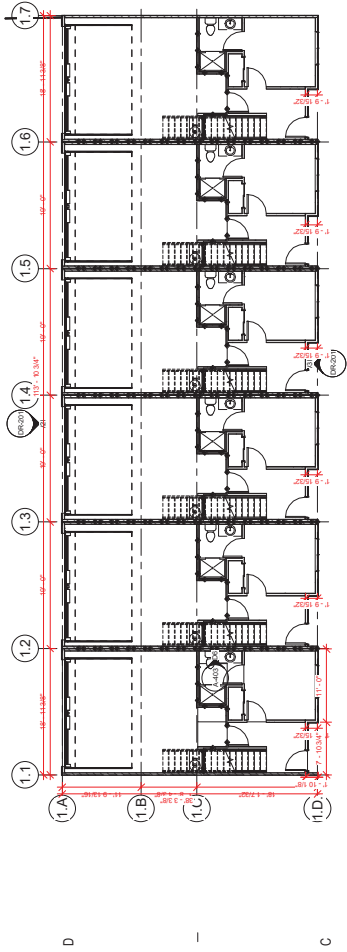
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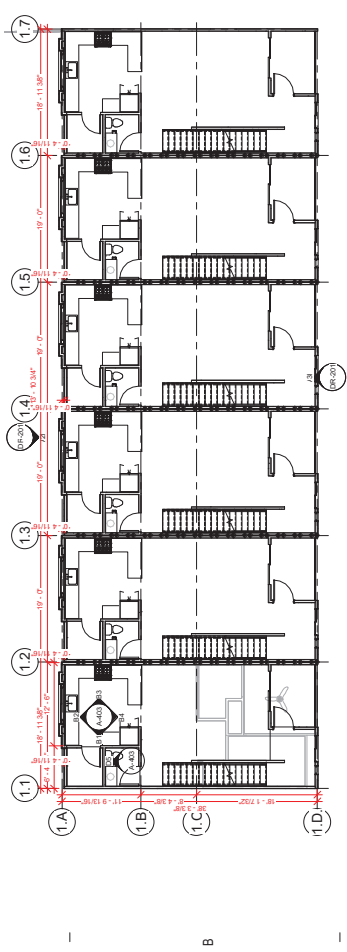
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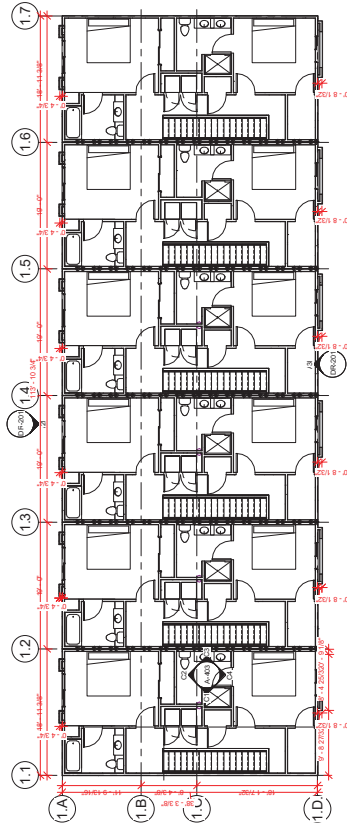
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① BLDG 1 AND 3, Level 1
1/8" = 1'-0"



② BLDG 1 AND 3, Level 2
1/8" = 1'-0"



③ BLDG 1 AND 3, Level 3
1/8" = 1'-0"



YIHONG LIU + ASSOCIATES
ARCHITECTURE PLANNING INTERIOR
10000 W. LAS VEGAS BLVD. SUITE 100
LAS VEGAS, NV 89135
702-946-0583 FAX

SPANISH POINT TOWNHOMES
LAS VEGAS, NEVADA

DR-101
BLDG 1 & 3 FLOOR PLAN

08/16/22
SCALE 1/8" = 1'-0"



OCHOA
ARCHITECTS
230153
03/26/2023

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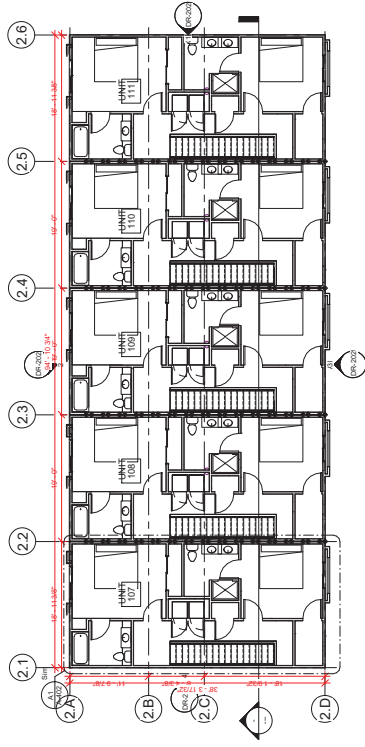
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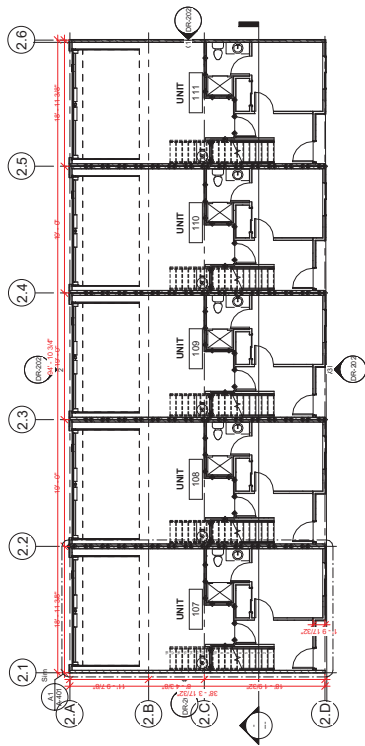
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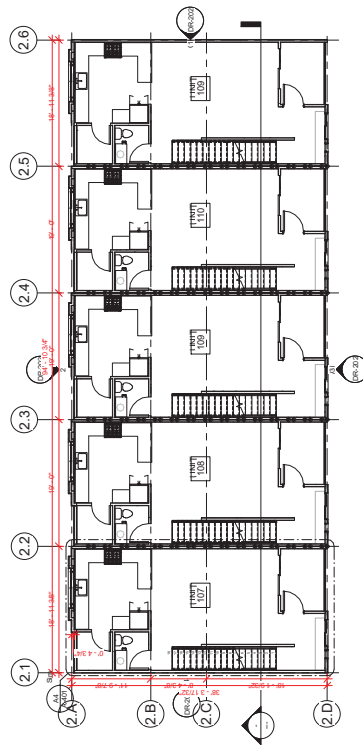
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③ BLDG 2 Level 3
1/8" = 1'-0"



① BLDG 2 Level 1
1/8" = 1'-0"



② BLDG 2 Level 2
1/8" = 1'-0"



YIHONG LIU + ASSOCIATES
ARCHITECTURE PLANNING INTERIOR

1000 W. JACKSON RIDGE PARKWAY
SUITE 100
HENDERSON, NV 89012
702-946-0583 • FAX

SPANISH POINT TOWNHOMES
LAS VEGAS, NEVADA

DR-102
BLDG 2 FLOOR PLANS

08/16/22
SCALE 1/8" = 1'-0"



OCHOA
ARCHITECTURE

23-0153
03/26/2023

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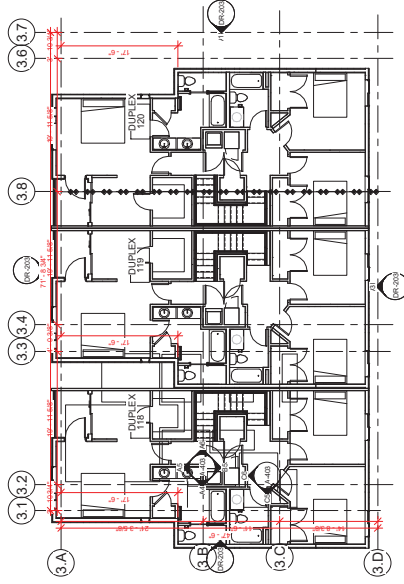
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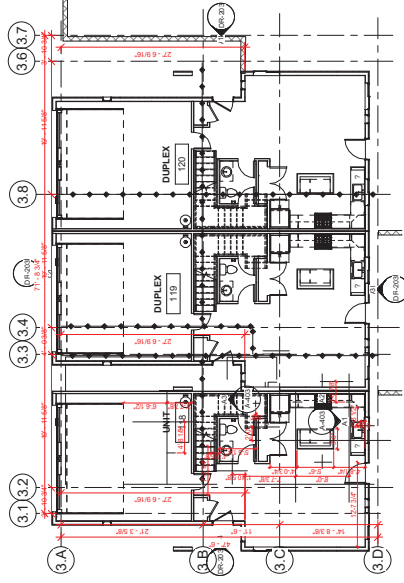
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② BLDG 4 LEVEL 2
1/8" = 1'-0"



① BLDG 4 LEVEL 1
1/8" = 1'-0"



YIHONG LIU + ASSOCIATES
ARCHITECTURE PLANNING INTERIOR

1000 JACKSON RIDGE PARKWAY
SUITE 100
HENDERSON, NV 89012
702-946-0283 / FAX

SPANISH POINT TOWNHOMES
LAS VEGAS, NEVADA

DR-103
BLDG 4 FLOOR PLANS

08/16/22
SCALE 1/8" = 1'-0"



OCHOA
ARCHITECTURE
23-0153

03/26/2023

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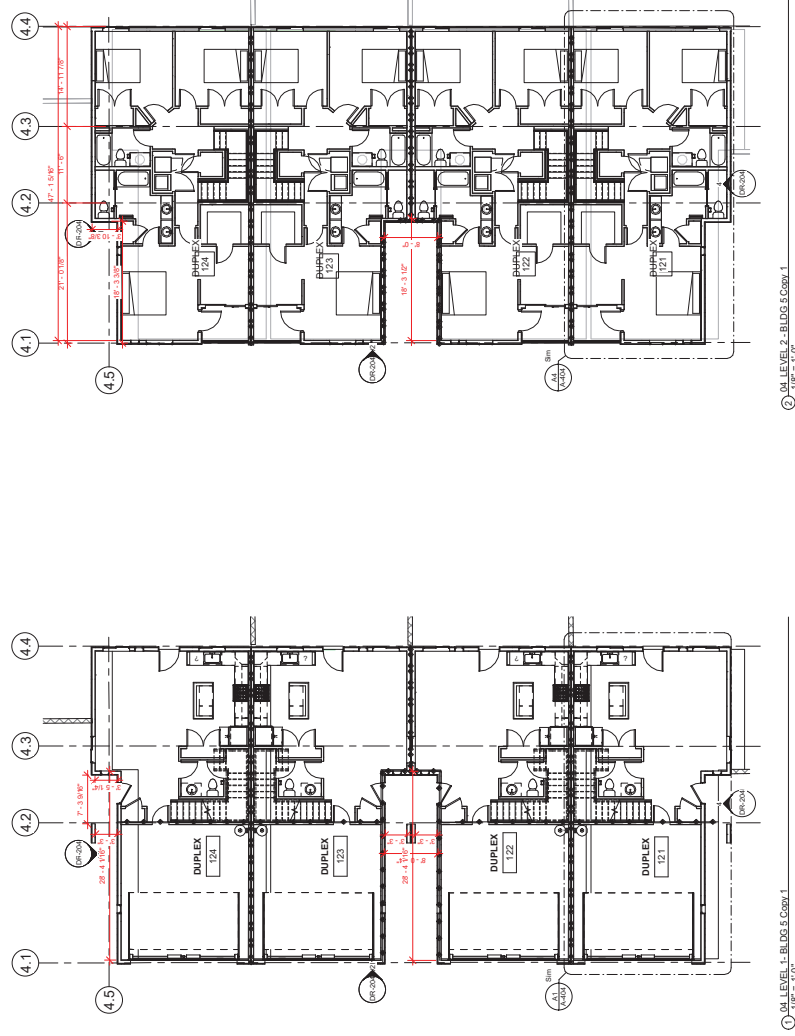
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YIHONG LIU + ASSOCIATES
ARCHITECTURE PLANNING INTERIOR



1000 JACKSON RIDGE PARKWAY
SUITE 120
HENDERSON, NV 89012
702-946-0283 FAX

SPANISH POINT TOWNHOMES
LAS VEGAS, NEVADA

DR-104
BLDG 5 FLOOR PLANS

08/10/22
SCALE 1/8" = 1'-0"



23-0153
03/26/2023