



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 _____

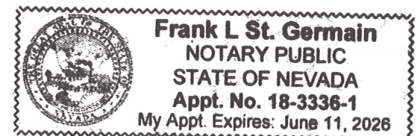
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

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) _____

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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

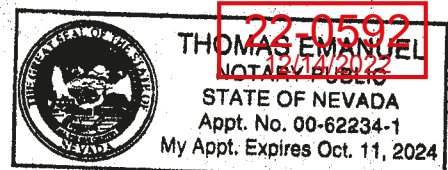
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

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



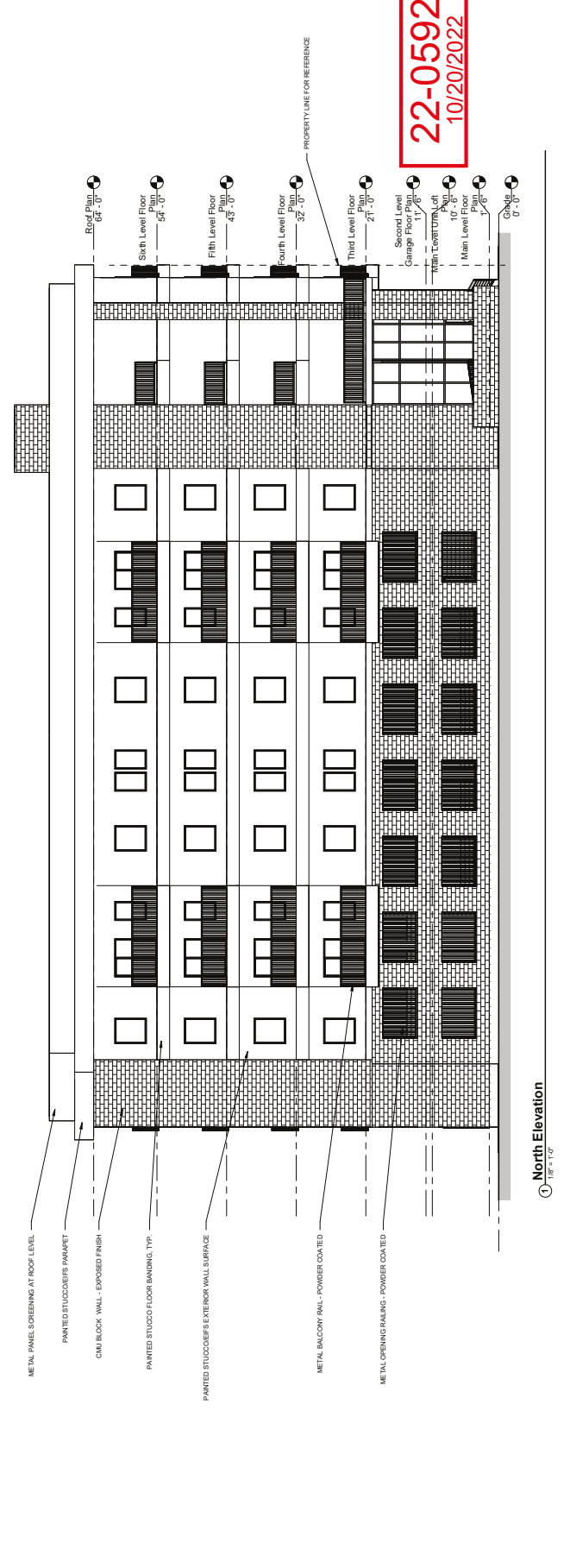
Architectural drawing showing the Sixth Level Floor and Roof Plan. The drawing includes a scale bar (1/8" = 1'-0") and a north arrow. The Sixth Level Floor is shown with a grid of rooms, including a large central hall and several smaller rooms. The Roof Plan is shown above the Sixth Level Floor, indicating the layout of the roof structure.

[illegible]

ation

Architectural elevation drawing of the exterior wall of the Sixth Level Floor. The drawing shows a long, low wall with various materials and features. From left to right, it includes: a section with a brick pattern, a section with a smooth finish, a section with a brick pattern, a section with a smooth finish, and a section with a brick pattern. The wall is topped with a parapet and a roof. Labels with leader lines point to: 'METAL PANEL SCREENING AT ROOF LEVEL', 'PAINTED STUCCO OVER PARAPET', 'CMU BLOCK WALL - EXPOSED FINISH', and 'PAINTED STUCCO FLOOR BANDING, TYP.'. The drawing is oriented vertically, with the roof at the top and the floor at the bottom. A north arrow is located at the top right, pointing towards the top of the page. The drawing is labeled 'Sixth Level Floor' and 'Roof Plan'.

① **North Elevation**
fig. 1.12



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

[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 individual.

CONTRACTOR

THESE PLANS HAVE BEEN PREPARED AND SUBMITTED BY THE CONTRACTOR AS A
CHECKED
AUTHENTICATED WORKING DRAWING
DATE: 07-19-2018
ELECTRICAL NUMBER ON
MASTER OF 01 IF APPLICABLE ON
07/19/18
CONTRACTOR LICENSE #
THIS PLAN WAS PREPARED BY _____
DATE _____

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

**BRESLIN
BUILDERS**

DESIGN/BUILD GENERAL CONTRACTOR

4710 WESTPOST ROAD, SUITE 140
LAS VEGAS, NEVADA 89116

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

DESIGN AND CONSTRUCTION
LICENSED GENERAL CONTRACTOR

1 FORTUNE DRIVE, SUITE 200
LAS VEGAS, NEVADA 89116

www.BreslinBuilders.com

Project:
**8th and Bonneville
Apartments**

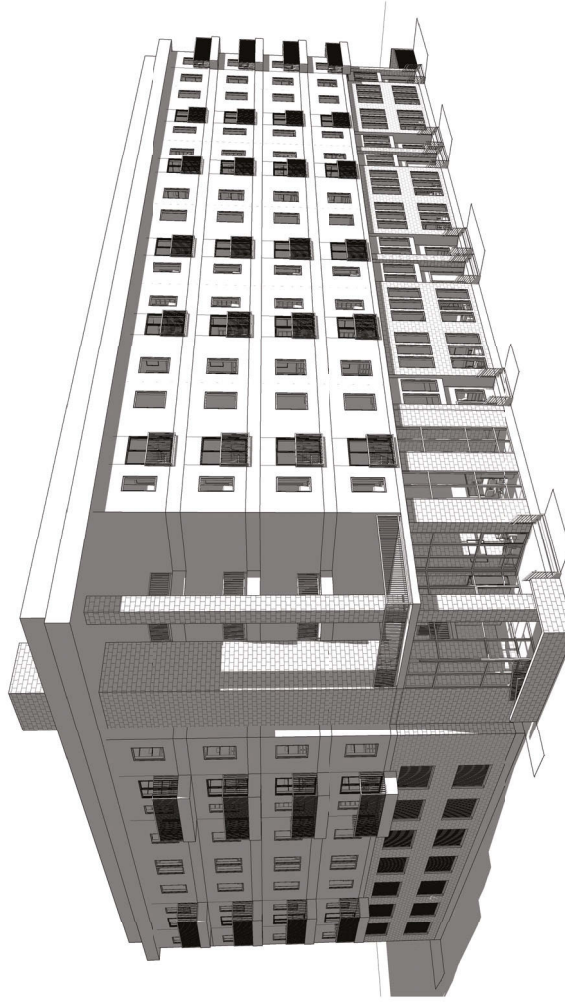
607 S. 8th Street
Las Vegas, Nevada 89101

Sheet Title:
3D Massing

Sheet No: A001



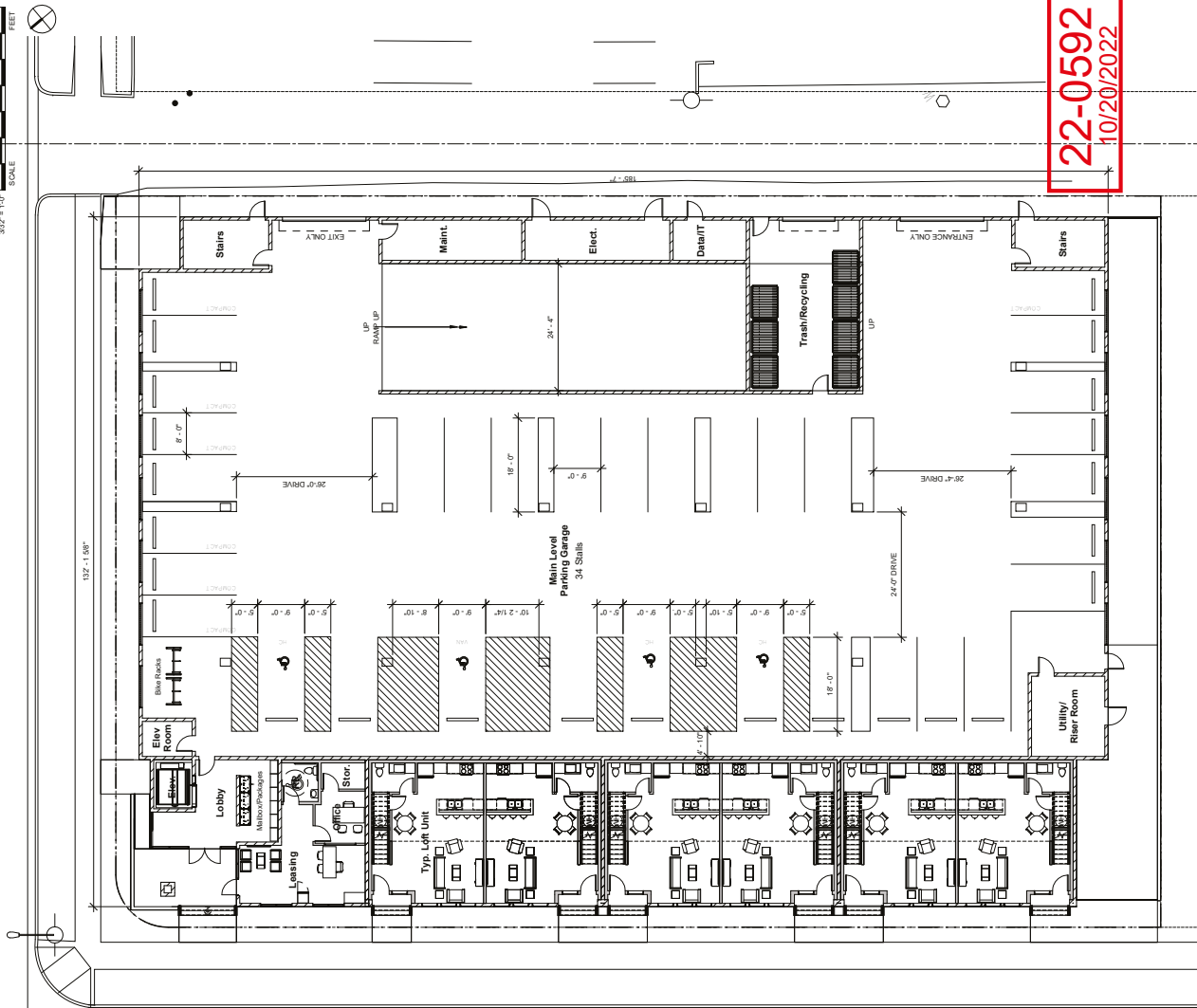
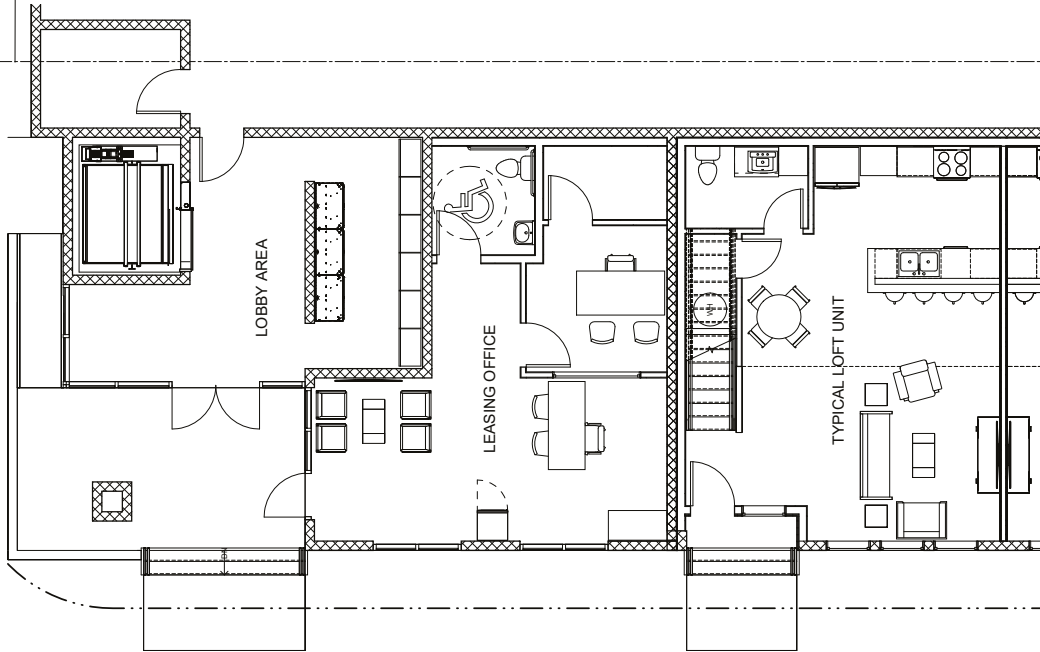
1 Amenity Deck Corner 3D



2 Corner Entrance 3D

22-0592
10/20/2022

2 Enlarge $1.4'' = 1' : 6''$

[illegible]

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These drawings shall be used for this project only.

[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 89118
(702) 798-3977
FAX (702) 798-3908

DESIGN AND CONSTRUCTION
LICENSED GENERAL CONTRACTOR
LICENSE #BE 60011400

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Project:
**8th and Bonneville
Apartments**

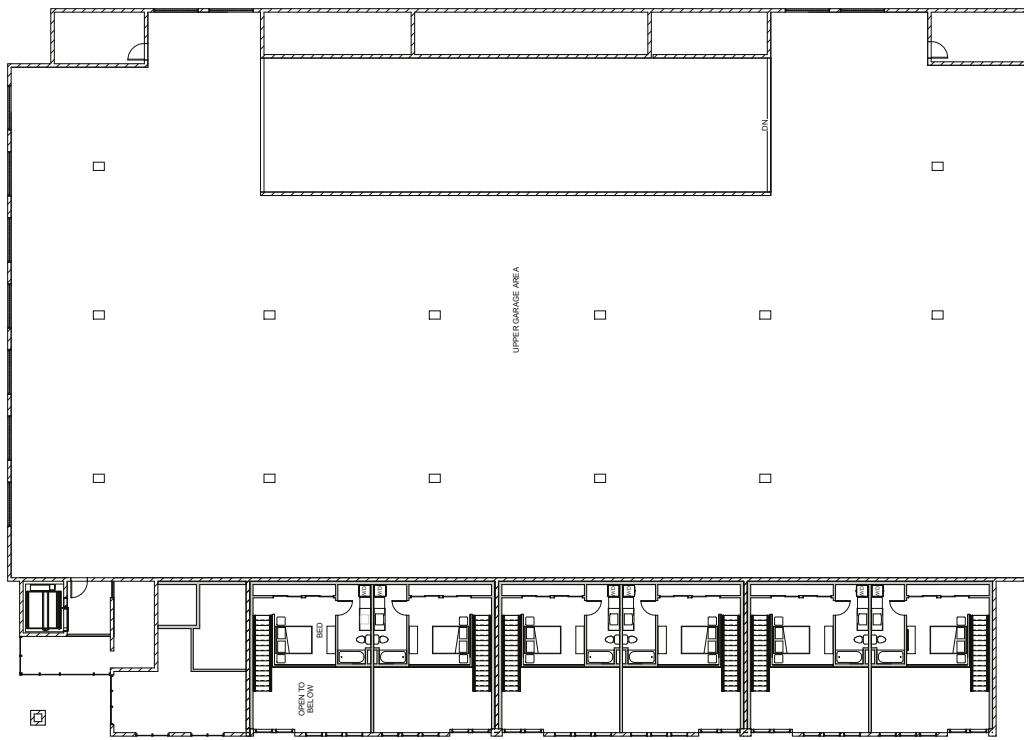
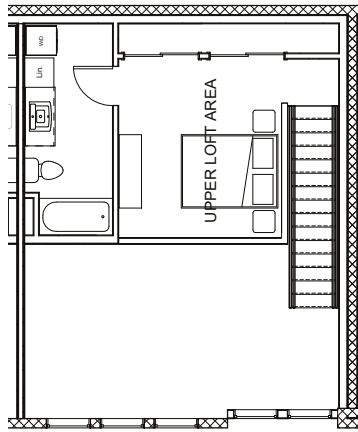
607 S. 8th Street
Las Vegas, Nevada 89101

Sheet Title:
Main Level Floor
Plan

Sheet No: A100

22-0592
10/20/2022

2 Enlarged Loft Unit Upper Level Plan

[illegible]

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[illegible]

Date: 10/28/22
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

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LICENSE #0011049

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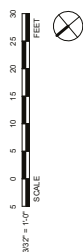
Project:
**8th and Bonneville
Apartments**

607 S. 8th Street
Las Vegas, Nevada 89101

Sheet Title:
**Main Level Mezz
Plan**

Sheet No:

A101

[illegible]

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CONTRACTOR

THIS PLAN HAS BEEN PREPARED AND SUBMITTED BY THE CONTRACTOR AS A
CERTIFICATION UNDER PENALTY OF PERJURY THAT THE CONTRACTOR HAS
AUTOMATICALLY OBTAINED NECESSARY PERMITS FROM ALL AGENCIES
THAT MAY BE REQUIRED TO CONSTRUCT THE PROJECT.

CONTRACTOR NAME _____

DATE _____

CONTRACTOR LICENSE # _____

DATE _____

THIS PLAN PREPARED BY _____

DATE _____

Date: 10/20/22

Project No.: 1822A

Drafted By: TMM

Checked By: TMM

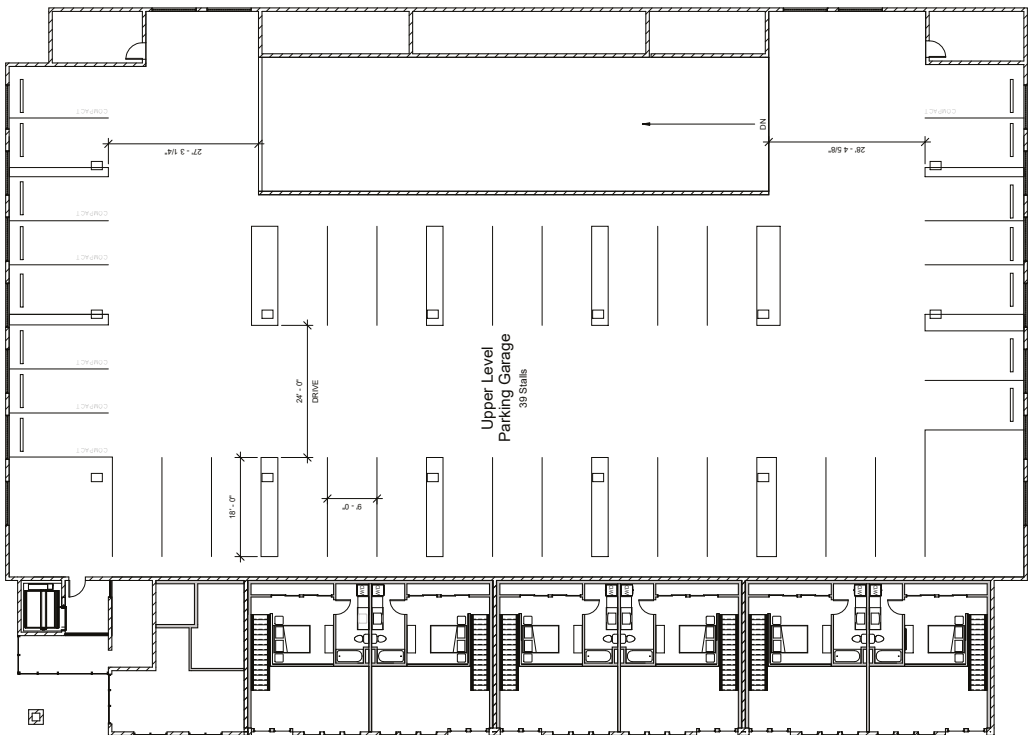
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BUILDERS
DESIGN-BUILD GENERAL CONTRACTOR
4710 WEST POST ROAD, SUITE 140
LAS VEGAS, NEVADA 89116
(702) 798-3977
FAX (702) 798-3908
DESIGN AND CONSTRUCTION
LICENSED GENERAL CONTRACTOR
LICENSE #0011160

Project:
**8th and Bonneville
Apartments**

607 S. 8th Street
Las Vegas, Nevada 89101

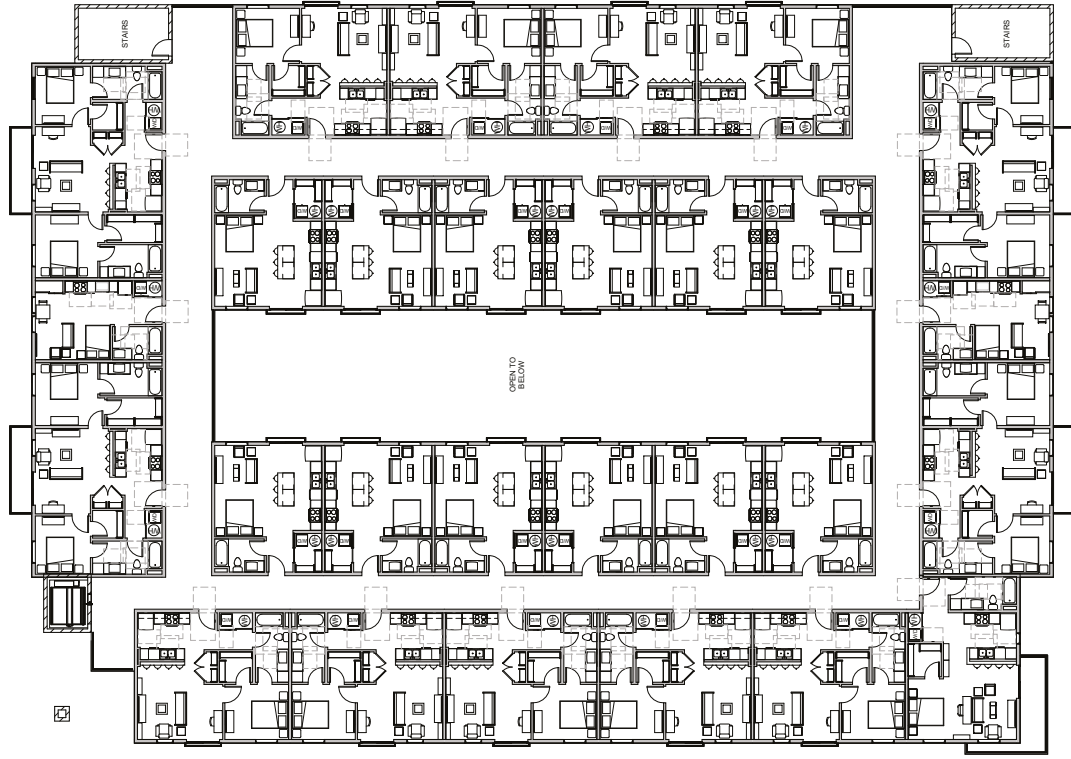
Sheet Title:	Garage Second Level	Sheet No:
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A102



22-0592
10/20/2022

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



These drawings shall be used for this project only.

CONTRACTOR	CONTRACTOR NAME
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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) 798-3908

DESIGN AND CONSTRUCTION
LICENSED GENERAL CONTRACTOR

LICENSE #00181160

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Project:
**8th and Bonneville
Apartments**

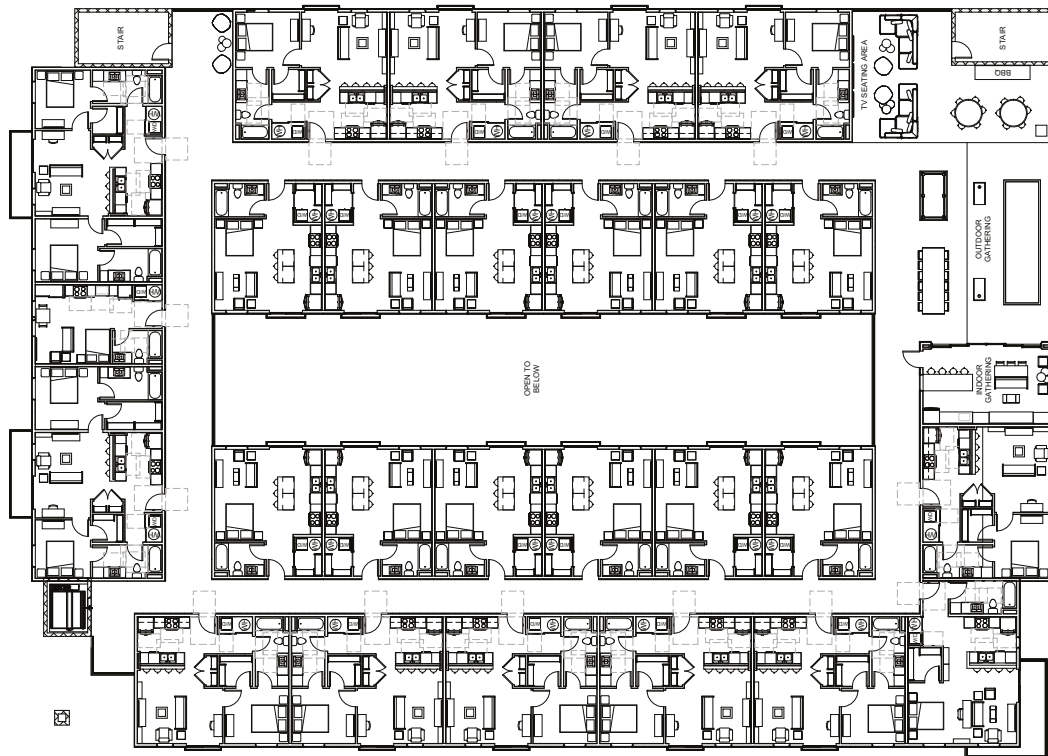
607 S. 8th Street
Las Vegas, Nevada 89101

Sheet Title:
Fourth Level Floor
Plan

Sheet No:

A104

22-0592
10/20/2022



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

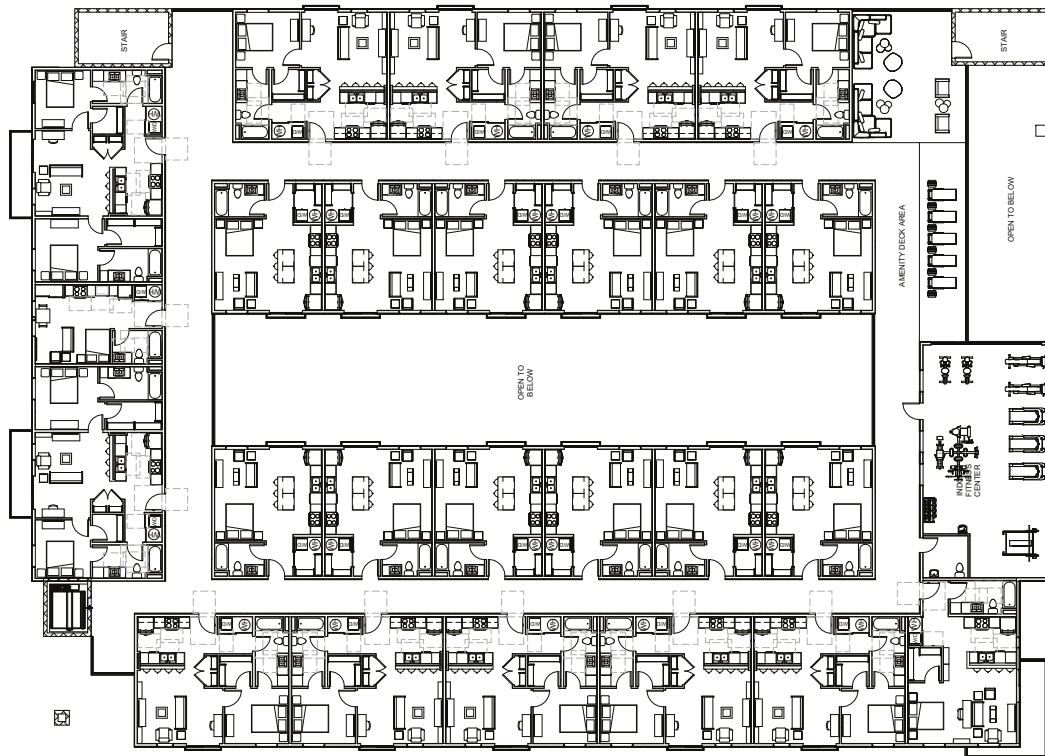
Project:
**8th and Bonneville
Apartments**

Sheet Title:
Fifth Level Floor
Plan

Sheet No:

A105

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) 798-3808
DESIGN AND CONSTRUCTION
LICENSED GENERAL CONTRACTOR

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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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CONTRACTOR	THIS PLAN HAS BEEN PREPARED AND SUBMITTED BY THE CONTRACTOR & CITY OF LOS ANGELES
DATE	03/25/14
CONTRACT NUMBER	1718103
DATE OF PERMITTING OR ELECTRICAL NUMBER	
APPROVED BY	

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) 798-3908
DESIGN AND CONSTRUCTION
LICENSED GENERAL CONTRACTOR

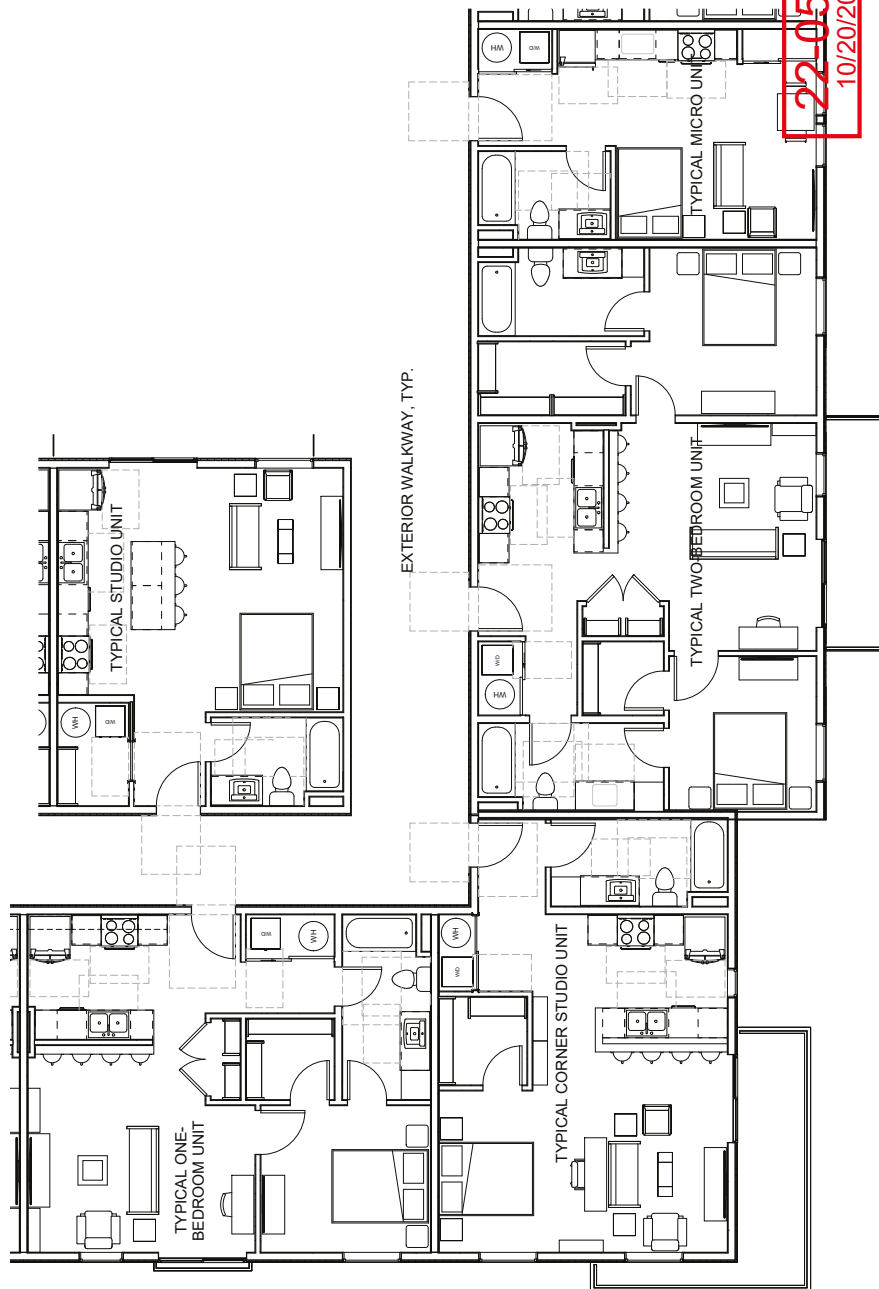
www.BreslinBuilders.com

Project:
**8th and Bonneville
Apartments**

607 S. 8th Street
Las Vegas, Nevada 89101

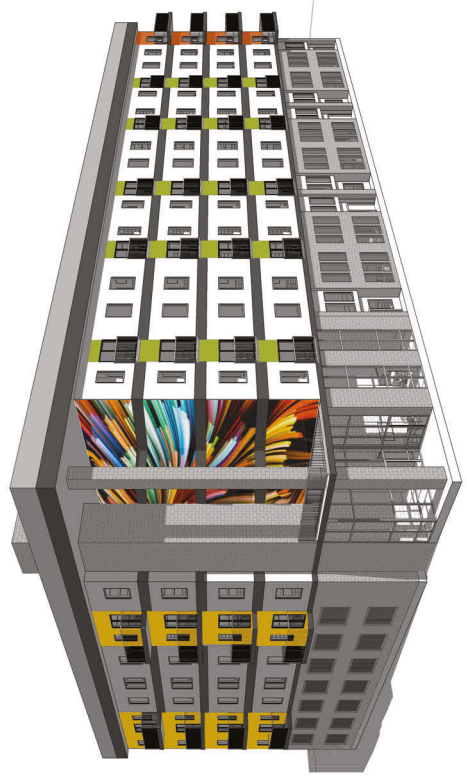
Sheet Title:	Enlarged Unit Plans
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A110



22-0592
10/20/2022

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



2 Corner Entrance 3D

22-0592
10/20/2022

[illegible][illegible]

Date: 9-22-22	Project No.: 1822A	Drafted By: Author	Checked By: Checker
------------------	-----------------------	-----------------------	------------------------

**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

LICENSE #00131869

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Project:
**8th and Bonneville
 Apartments**

Sheet Title:	3D Massing	Sheet No:
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