



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	

23-0105
02/28/2023

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Extension of Time for PRJ75268

Project Address (Location) 2360 N DECATUR BLVD

Project Name Smoke Ranch and Decatur Senior Apartments **Proposed Use** Senior Apartments

Assessor's Parcel #(s) 13919101002 **Ward #** 5-Crear

General Plan: Existing GC Proposed n/a **Zoning:** Existing C-1 Proposed n/a

Additional Information Second Extension of Time for PRJ75268 – (VAR-75324, SUP-75325, SUP-75326 and SDR- 75327)

Property Owner SR DECATUR APTS LLC **Contact** Vince Schettler

Address 9930 W. Flamingo Road, Suite 110 **City** Las Vegas **State** NV **Zip** 89147

E-mail vschettler@mosaicred.com **Phone** n/a

Applicant SR DECATUR APTS LLC **Contact** Vince Schettler

Address 9930 W. Flamingo Road, Suite 110 **City** Las Vegas **State** NV **Zip** 89147

E-mail vschettler@mosaicred.com **Phone** n/a

Representative Liz Olson - Kaemofer Crowell **Contact** Parker Sieck

Address 1980 Festival Plaza Dr. ste. 650 **City** Las Vegas **State** NV **Zip** 89135

E-mail psieck@kcnvlaw.com **Phone** 702-693-4262

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 _____

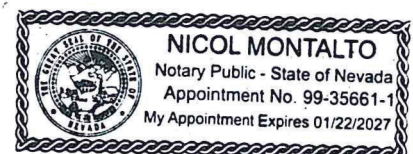
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

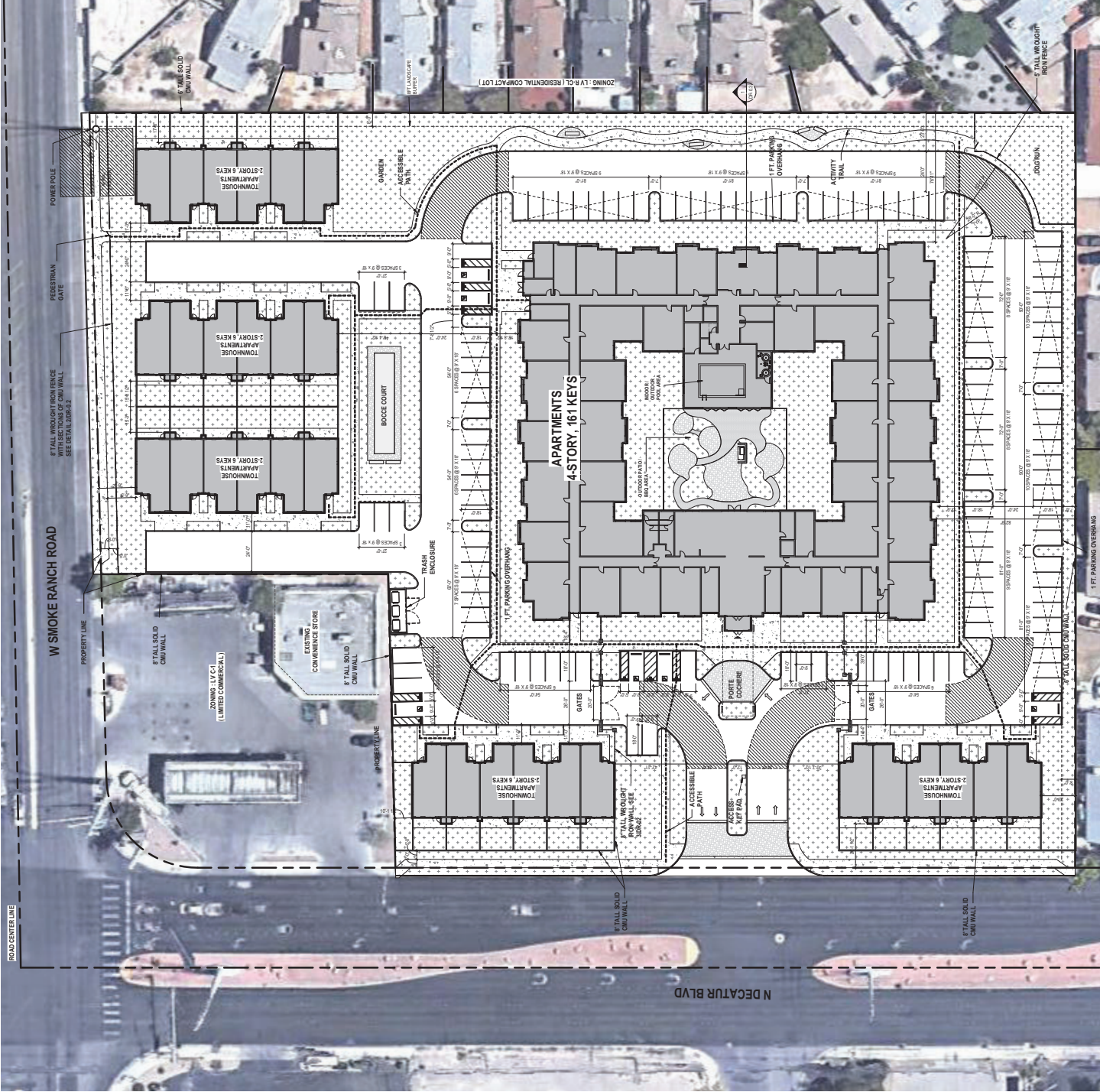
Print Name Vincent Schettler

Subscribed and sworn before me

This 24th day of February, 20 23

Notary Public in and for said County and State





PROJECT SUMMARY	
THIS PROJECT CONSISTS OF SITE DEVELOPMENT FOR A 4-STORY SENIOR APARTMENTS (161 KEYS) WITH INDOOR POOL, FIVE 2-STORY TOWNHOUSE APARTMENTS (8 KEYS) AND 250 FT PARKING AND LANDSCAPES.	
SITE SUMMARY	
JURISDICTION:	LAS VEGAS, NV
SITE AREA (NET):	5.33 ACRES (231,175 SF)
LAND CLASSIFICATION:	COMMERCIAL USE
PERMITTED USE:	COMMERCIAL USE
FRONT YARD SETBACK:	10'-0"
SIDE YARD SETBACK:	10'-0"
CORNER SIDE YARD:	9'-0"
HEIGHT ALLOWED:	30'-0"
FOOTPRINT COVERAGE:	17.96% SF
BUILDING AREAS	
APARTMENTS (161 KEYS)	41,500 SF
LEVEL 1:	41,500 SF
LEVEL 2:	41,500 SF
LEVEL 3:	41,500 SF
LEVEL 4:	41,500 SF
TOTAL:	167,000 SF
TOWNHOUSE APARTMENTS (8 KEYS)	4,000 SF
LEVEL 1:	4,000 SF
LEVEL 2:	4,000 SF
LEVEL 3:	4,000 SF
LEVEL 4:	4,000 SF
TOTAL:	16,000 SF
TOTAL AREAS:	211,000 SF
PARKING CALCULATIONS	
USE:	RESIDENTIAL / SENIOR HOUSING
REQUIRED:	14 SPACES PER UNIT
PROVIDED:	14 SPACES PER UNIT
TOTAL:	14 SPACES PER UNIT
ON-SITE PARKING:	14 SPACES PER UNIT
TOTAL:	14 SPACES PER UNIT
INCL. 5 ACCESSIBLE AND 1 VAN ACCESSIBLE	
VICINITY MAP	
A vicinity map showing the proposed site location relative to the surrounding streets and the proposed site.	

SENIOR APARTMENTS
4-STORY, 161 KEYS
2360 N. DECATUR BLVD, LAS VEGAS, NV

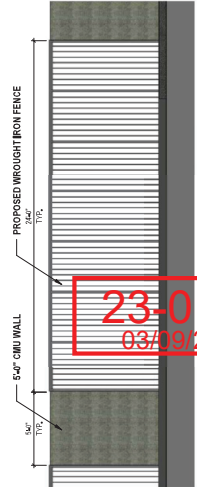
designcell
ARCHITECTURE
1725 VILLAGE CENTER CIRCLE #110
LAS VEGAS, NV 89114 T 702.402.0315
WWW.DESIGNCELL.COM

PROJECT NUMBER: 23-0105
PROJECT NAME: 161 KEYS
PROJECT LOCATION: 2360 N. DECATUR BLVD, LAS VEGAS, NV
PROJECT DATE: 03/09/2023
PROJECT SCALE: 1"=20'

23-0105
03/09/2023



1 SITE PLAN
1" = 60'0"



2 PROPOSED PERIMETER FENCE PARTIAL ELEVATION
1/4" = 1'-0"

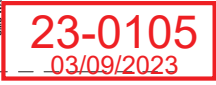
23-010-5
03/09/2018

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REVISIONS	BY

 *DesignScapes*
Landscape Architecture • Planning
5269 GREEN FOREST WAY
Las Vegas, Nevada 89118
Phone: 327-4523

Date: 1/9/19
Scale: 1"=30'
Drawn by:
Designed by:
T.D.
SHEET
LD-1
1 OF 1 SHEETS

[illegible]

EXTERIOR FINISH LEGEND		
SYMBOL	ID	DESCRIPTION
	EF1	EPS PAINTED SHERWIN WILLIAMS SW 907 NATURAL TAN
	EF2	EPS PAINTED SHERWIN WILLIAMS SW 9108 ELEPHANT EAR
	EF3	EPS PAINTED SHERWIN WILLIAMS SW 7026 GREFFIN
	EF4	EPS PAINTED SHERWIN WILLIAMS SW 9111 ANTLER VELVET
	EF5	EPS DUCO-380 BRACKLIN BROWN



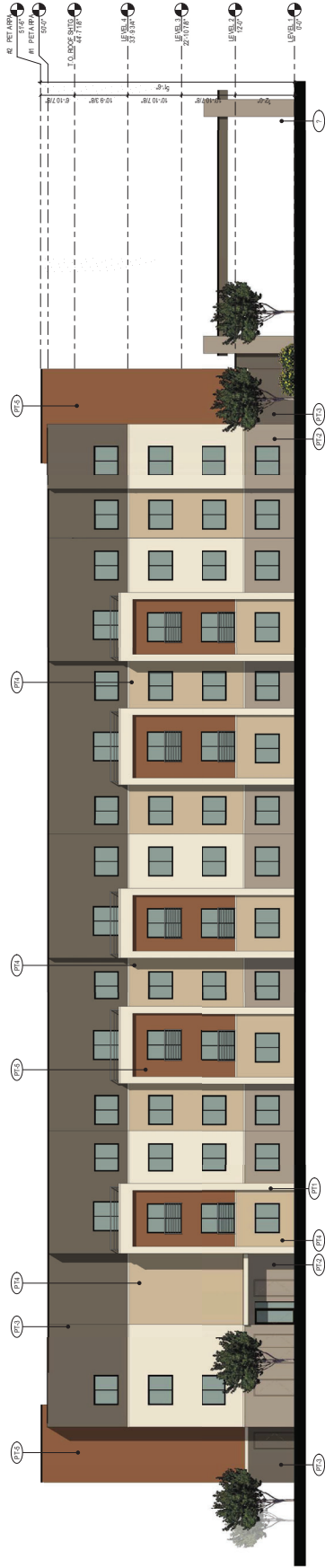
2 EAST ELEVATION
3/32" = 1'-0"



1 WEST ELEVATION
3/32" = 1'-0"

23-0105
03/09/2023

EXTERIOR FINISH LEGEND		
SYMBOL	ID	DESCRIPTION
	FT	EPS PAINTED SHERWIN WILLIAMS SW 907 NATURAL TAN
	CE2	EPS PAINTED SHERWIN WILLIAMS SW 918 ELEPHANT EAR
	CE3	EPS PAINTED SHERWIN WILLIAMS SW 702 GREFFIN
	FT1	EPS PAINTED SHERWIN WILLIAMS SW 911 ANTLER VELVET
	CE1	EPS DUXON SHERWIN WILLIAMS BROWN



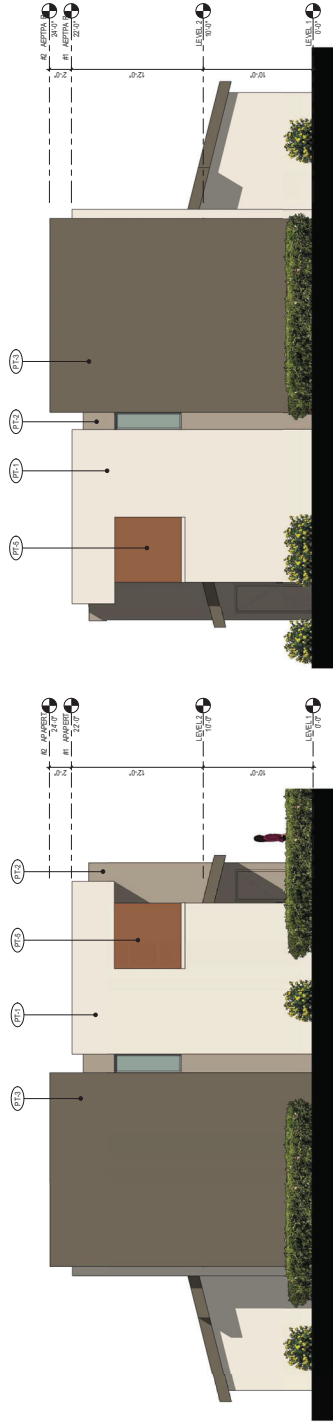
2 NORTH ELEVATION
3/32" = 1'-0"



1 SOUTH ELEVATION
3/32" = 1'-0"

23-0105
03/09/2023

EXTERIOR FINISH LEGEND		
SYMBOL	ID	DESCRIPTION
	EF1	EPS PAINTED SHERWIN WILLIAMS SW 702 NATURAL TAN
	EF2	EPS PAINTED SHERWIN WILLIAMS SW 916 ELEPHANT GRAY
	EF3	EPS PAINTED SHERWIN WILLIAMS T02 GRIFFIN
	MT1	METAL CLADDING
	MT2	PAINTED METAL SHERWIN WILLIAMS T02 GRIFFIN



4 DR SIDE ELEVATION 2
3/16" = 1'-0"

3 DR SIDE ELEVATION 1
3/16" = 1'-0"



2 BACK ELEVATION
3/16" = 1'-0"



1 FRONT ELEVATION
3/16" = 1'-0"

TOWNHOUSES

2-STORY, 30 KEYS

BUILDING
ELEVATIONS

PROJECT NUMBER: 18-002

23-0105
03/09/2023

2360 N. DECATUR BLVD, LAS VEGAS, NV

DR-3.2

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ARCHITECTURE
1725 VILLAGE CENTER CIRCLE #110
LAS VEGAS, NV 89154, T. 702.463.1515
WWW.DESIGN-CELL.COM

V08

12/12/2018

PRELIMINARY DESIGN

EXTERIOR FINISH LEGEND		
SYMBOL	ID	DESCRIPTION
	EF1	EPS PAINTED SHERWIN WILLIAMS SW 907 NATURAL TAN
	EF2	EPS PAINTED SHERWIN WILLIAMS SW 9108 ELEPHANT EAR
	EF3	EPS PAINTED SHERWIN WILLIAMS SW 7026 GRIFFIN
	EF4	EPS PAINTED SHERWIN WILLIAMS SW 9111 ANTLER VELVET
	EF5	EPS DUROCK 1800 BRACKLIN BROWN








2 EAST ELEVATION
3/32" = 1'-0"



1 WEST ELEVATION
3/32" = 1'-0"

23-0105
03/09/2023

SYMBOL	DESCRIPTION	SYMBOL
	EPS PAINTED SHERWIN WILLIAMS SW 565 FANTASY TAN	(F1)
	EPS PAINTED SHERWIN WILLIAMS SW 618 ELEPHANT EAR	(F2)
	EPS PAINTED SHERWIN WILLIAMS SW 7018 GREEN	(F3)
	EPS PAINTED SHERWIN WILLIAMS SW 9111 WATER WALKET	(F4)
	EPS DURCO 4358 BRAZILIAN BROWN	(F5)

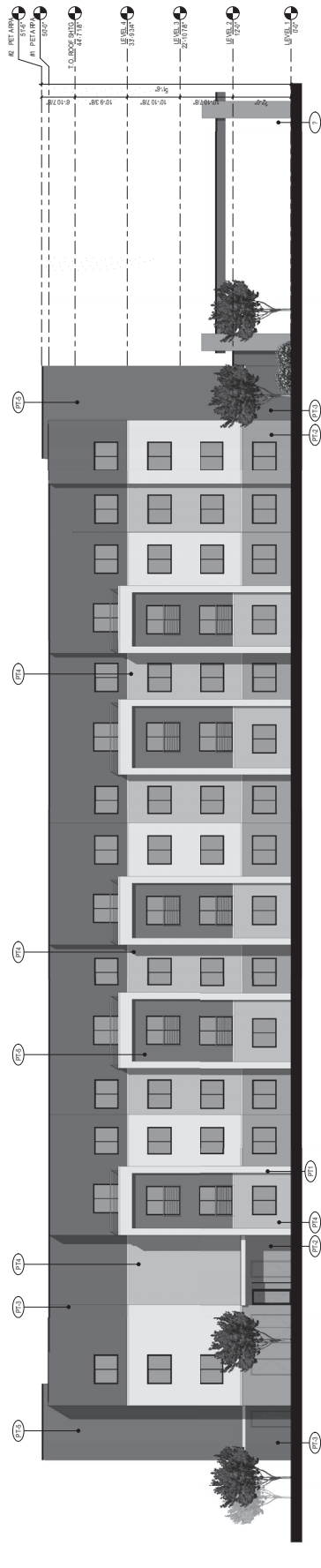
uncell
ARCHITECTURE

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1725 VILLAGE CENTER CIRCLE #110

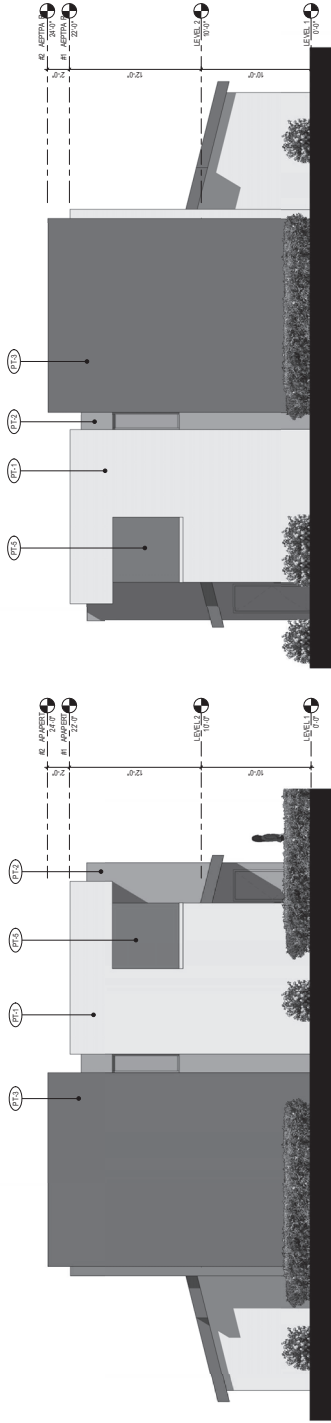
V06
12/12/2018
PRELIMINARY DESIGN

SENIOR APARTMENTS
4-STORY, 161 KEYS
PROJECT NUMBER: B 002
BUILDING
ELEVATIONS
2360 N. DECATUR BLVD., LAS VEGAS, NV

DR-2.9

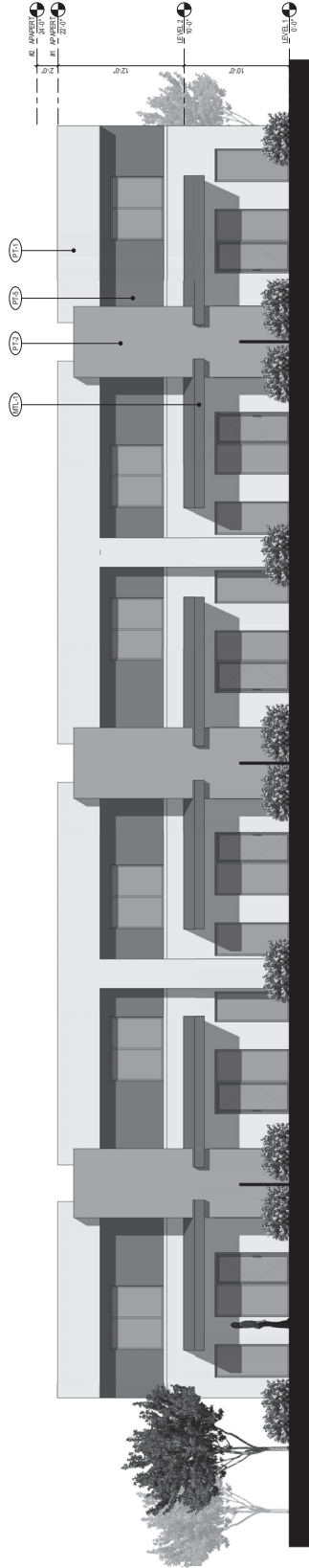


EXTERIOR FINISH LEGEND		
SYMBOL	ID	DESCRIPTION
	EPS	EPS PAINTED SHERMAN WALLS - SW 75% W/ 25% TAN
	EPS	EPS PAINTED SHERMAN WALLS - SW 75% ELEPHANT
	EPS	EPS PAINTED SHERMAN WALLS - T20 GRAY
	EPS	EPS PAINTED SHERMAN WALLS - T20 GRAY
	EPS	EPS PAINTED SHERMAN WALLS - T20 GRAY
	EPS	EPS PAINTED SHERMAN WALLS - T20 GRAY
	EPS	EPS PAINTED SHERMAN WALLS - T20 GRAY
	EPS	EPS PAINTED SHERMAN WALLS - T20 GRAY
	EPS	EPS PAINTED SHERMAN WALLS - T20 GRAY
	EPS	EPS PAINTED SHERMAN WALLS - T20 GRAY

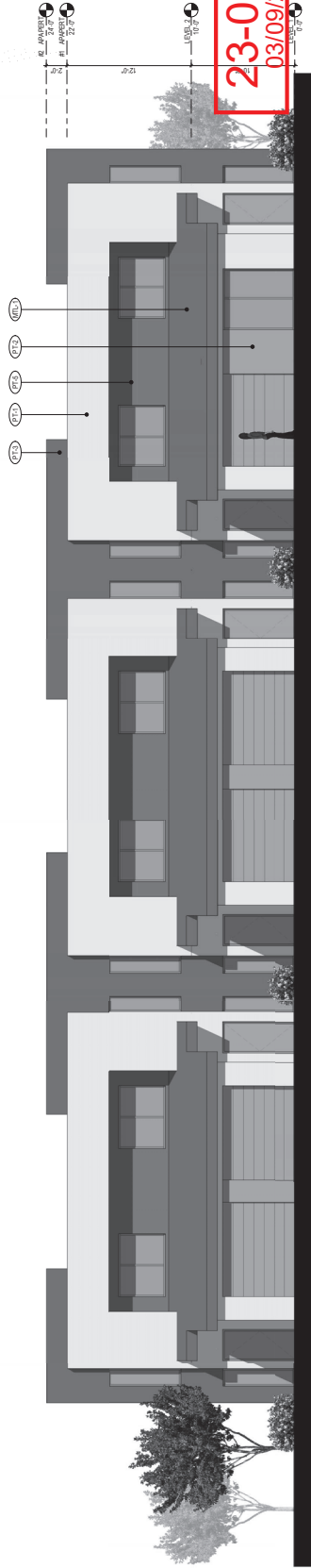


4 DR SIDE ELEVATION 2
3/16" = 1'-0"

3 DR SIDE ELEVATION 1
3/16" = 1'-0"



2 BACK ELEVATION
3/16" = 1'-0"



1 FRONT ELEVATION
3/16" = 1'-0"

23-0105
03/09/2023

TOWNHOUSES
2-STORY, 30 KEYS

BUILDING
ELEVATIONS

DR-3.2

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ARCHITECTURE

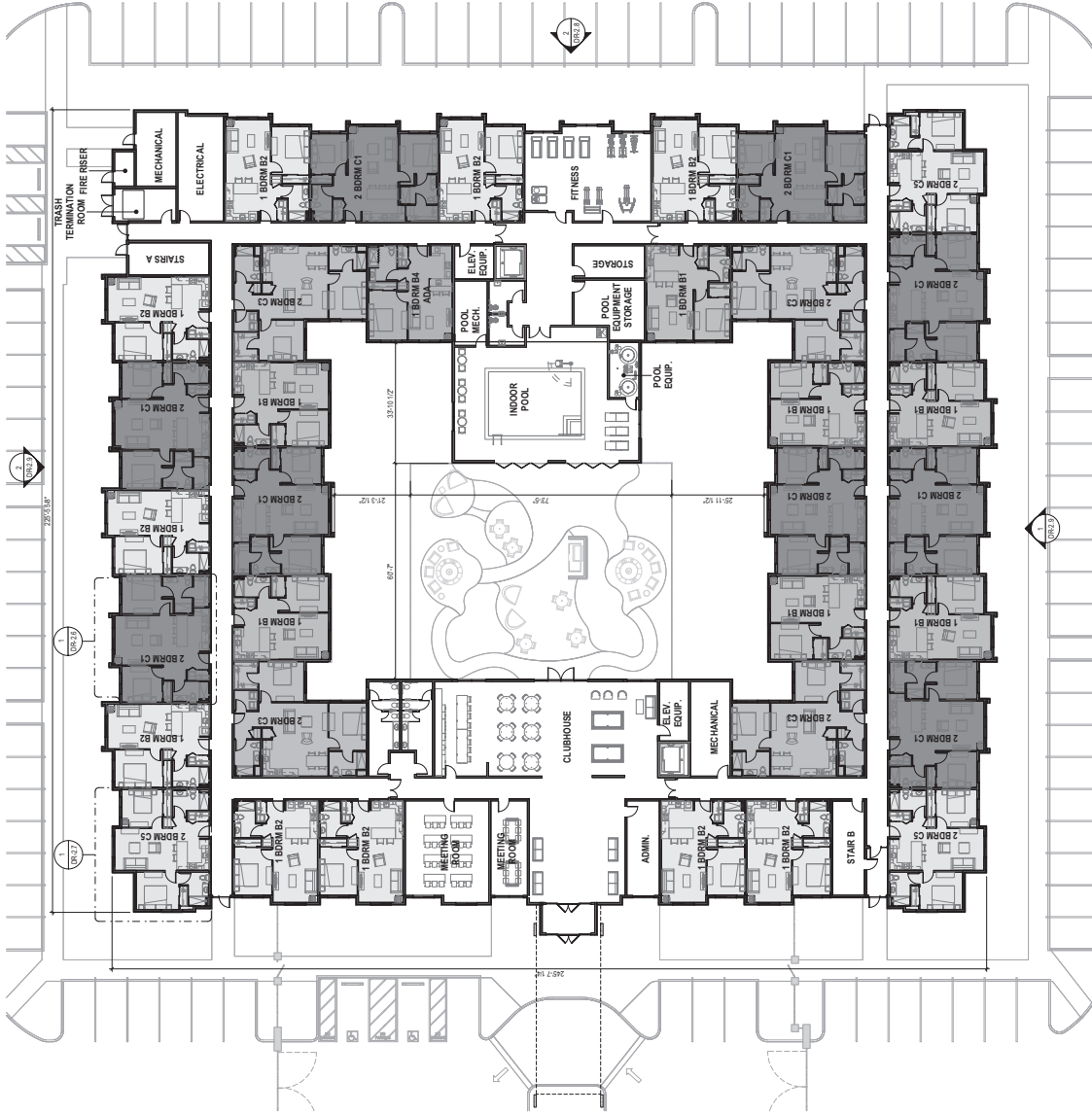
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PRELIMINARY DESIGN

2360 N. DECATUR BLVD, LAS VEGAS, NV

1725 VILLAGE CENTER CIRCLE #110
LAS VEGAS, NV 89104, 1-702-463-1515
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APARTMENT SCHEDULE		
LEVEL	APARTMENT UNIT TYPE	COUNT
LEVEL 1	1 BDRM B1	7
	1 BDRM B2	10
	1 BDRM B4 ADA	1
	2 BDRM C1	9
	2 BDRM C5	4
LEVEL 2	1 BDRM B1	34
	1 BDRM B2	16
	1 BDRM B4 ADA	1
	2 BDRM C1	9
	2 BDRM C5	4
LEVEL 3	1 BDRM B1	18
	1 BDRM B2	1
	1 BDRM B4 ADA	1
	2 BDRM C1	9
	2 BDRM C5	4
LEVEL 4	1 BDRM B1	18
	1 BDRM B2	7
	1 BDRM B4 ADA	1
	2 BDRM C1	2
	2 BDRM C5	3
TOTAL APARTMENTS:		161

ROOM TYPE	
1 BDRM B1	1 BDRM B2
1 BDRM B4 ADA	2 BDRM C1
2 BDRM C5	2 BDRM C2
2 BDRM C3	2 BDRM C4
2 BDRM C5	2 BDRM C6 ADA



1 FLOOR PLAN - LEVEL 1
1/8" = 1'-0"

23-0105
03/09/2023

SENIOR APARTMENTS
4-STORY, 161 KEYS
PROJECT NUMBER: 18-02
FLOOR PLAN - LEVEL 1
2360 N. DECATUR BLVD., LAS VEGAS, NV

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PRELIMINARY DESIGN

DR-2.1

APARTMENT SCHEDULE		
APARTMENT UNIT TYPE	COUNT	
LEVEL 1		
1 BDR/MB1	7	
1 BDR/MB2	0	
1 BDR/MB3	16	
2 BDR/MB1 A2A	9	
2 BDR/MB1 C1	6	
2 BDR/MB1 C3	4	
2 BDR/MB2	3	
2 BDR/MB3	34	
LEVEL 2		
1 BDR/MB1	7	
1 BDR/MB2	16	
1 BDR/MB3	1	
2 BDR/MB1 C1	9	
2 BDR/MB1 C3	4	
2 BDR/MB2	3	
2 BDR/MB3	1	
2 BDR/MB4 A2A	41	
LEVEL 3		
1 BDR/MB1	6	
1 BDR/MB2	18	
1 BDR/MB3	1	
1 BDR/MB4 A2A	1	
2 BDR/MB1 C1	9	
2 BDR/MB1 C3	4	
2 BDR/MB2	3	
2 BDR/MB3	1	
2 BDR/MB4 A2A	43	
LEVEL 4		
1 BDR/MB1	18	
1 BDR/MB2	7	
1 BDR/MB3	2	
2 BDR/MB1 C1	6	
2 BDR/MB1 C3	4	
2 BDR/MB2	3	
2 BDR/MB3	3	
TOTAL APARTMENTS		
	161	

COMMON AREAS LEVEL 3		
	LEVEL	AREA
	LEVEL 3	
STAIRS B		274 SF
STORAGE		270 SF
TELECOMM		113 SF
MECHANICAL		134 SF
STORAGE		252 SF
TRASH CHUTE		74 SF
STAIRS A		207 SF
CORRIDOR		4,465 SF
ELEVATOR SHAFT		71 SF
ELEVATOR SHAFT		71 SF
TOTAL AREA		5,959 SF

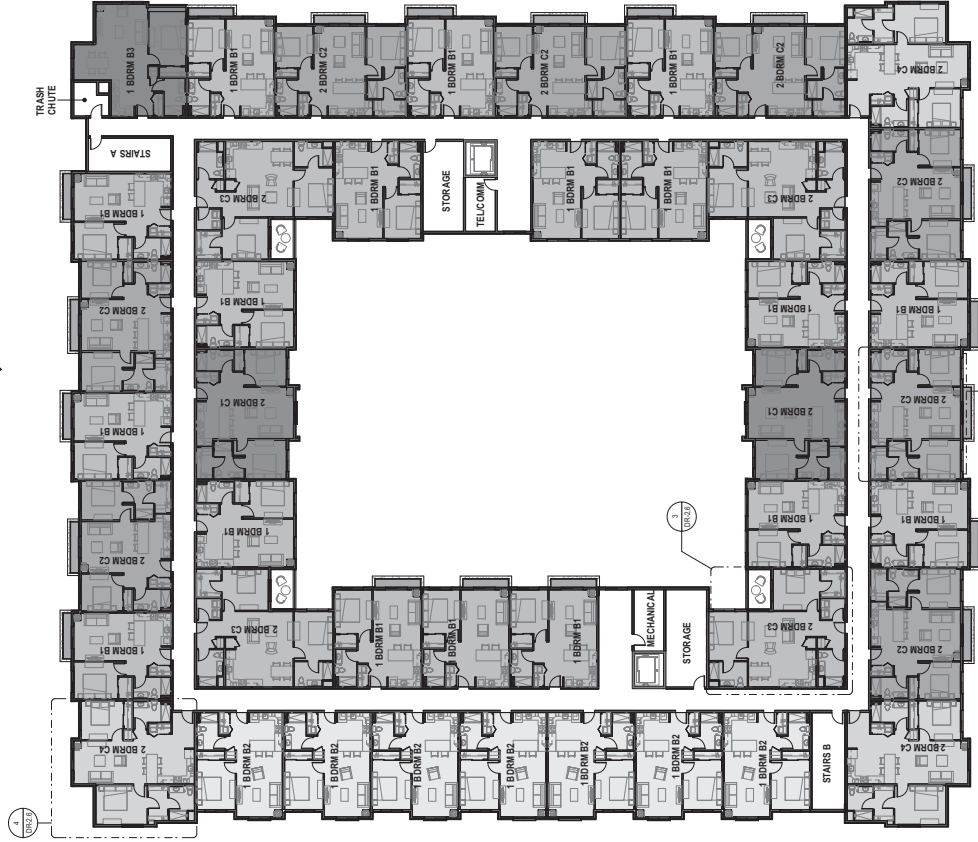


1 FLOOR PLAN - LEVEL 3
1/16" = 1'-0"

APARTMENT SCHEDULE		
LEVEL	APARTMENT UNIT TYPE	COUNT
LEVEL 1	1 BDRM B1	7
	1 BDRM B2	10
	1 BDRM B4 ADA	1
	2 BDRM C1	9
	2 BDRM C5	3
LEVEL 1		34
LEVEL 2	1 BDRM B1	7
	1 BDRM B2	16
	1 BDRM B3	1
	2 BDRM C1	9
	2 BDRM C3	4
LEVEL 3	1 BDRM B1	1
	2 BDRM C5 ADA	1
	LEVEL 2	41
	LEVEL 3	6
	1 BDRM B1	18
LEVEL 4	1 BDRM B1	18
	1 BDRM B2	7
	1 BDRM B3	1
	2 BDRM C1	2
	2 BDRM C2	8
LEVEL 5	1 BDRM B1	4
	2 BDRM C3	3
	2 BDRM C4	4
	2 BDRM C5	4
	2 BDRM C5 ADA	1
TOTAL APARTMENTS:		161

ROOM TYPE	
1 BDRM B1	1
1 BDRM B2	1
1 BDRM B3	1
1 BDRM B4 ADA	1
2 BDRM C1	1
2 BDRM C2	1
2 BDRM C3	1
2 BDRM C4	1
2 BDRM C5	1
2 BDRM C5 ADA	1

COMMON AREAS LEVEL 4	
LEVEL 4	AREA
STORAGE	270 SF
TELECOM	118 SF
MECHANICAL	134 SF
STORAGE	292 SF
TRASH CHUTE	74 SF
STAIRS A	234 SF
STAIRS B	234 SF
CORRIDOR	4,495 SF
ELEVATOR SHAFT	71 SF
ELEVATOR SHAFT	71 SF
TOTAL AREA	5,959 SF



1 FLOOR PLAN - LEVEL 3 - 4

1/8" = 1'-0"

23-0105
03/09/2023

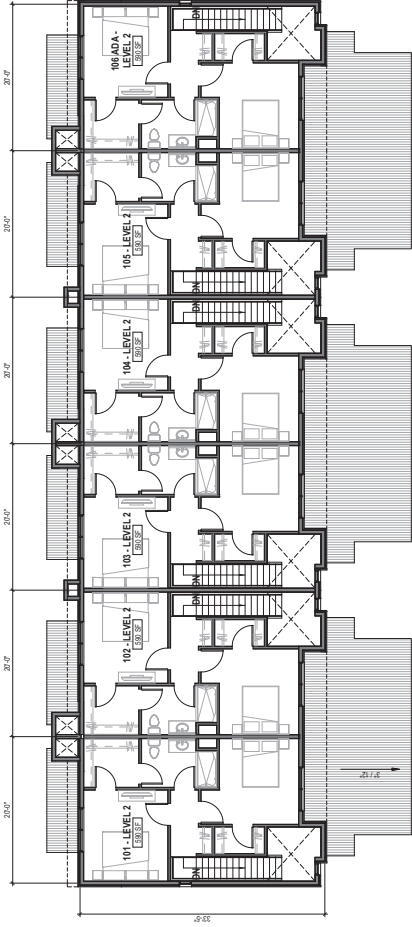
SENIOR APARTMENTS
4-STORY, 161 KEYS
FLOOR PLAN -
LEVEL 4

DR-2.4

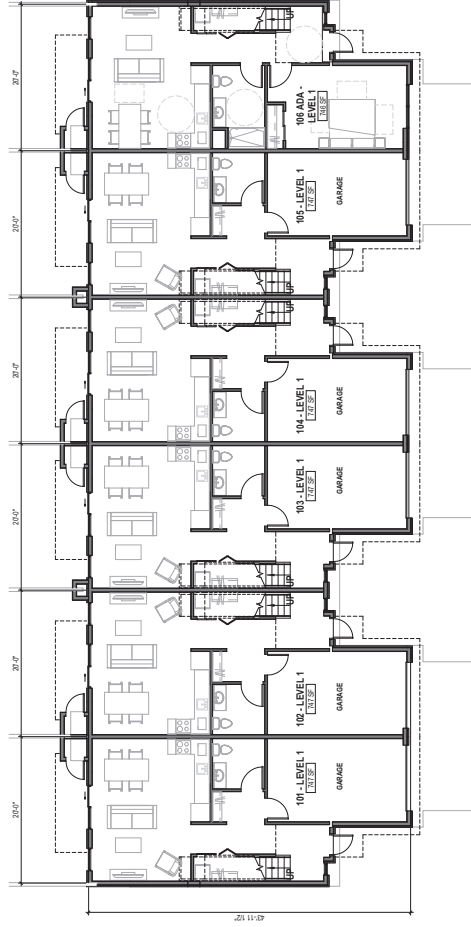
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12/02/2018
PRELIMINARY DESIGN

2360 N. DECATUR BLVD, LAS VEGAS, NV



2 FLOOR PLAN - LEVEL 2
1/8" = 1'-0"



1 FLOOR PLAN - LEVEL 1
1/8" = 1'-0"

APARTMENT SCHEDULE			
UNIT 01			
LEVEL 1		747 SF	
LEVEL 2		500 SF	
		1,337 SF	
UNIT 02			
LEVEL 1		747 SF	
LEVEL 2		500 SF	
		1,337 SF	
A A 1000			
UNIT 03			
LEVEL 1		747 SF	
LEVEL 2		500 SF	
		1,337 SF	
UNIT 04			
LEVEL 1		747 SF	
LEVEL 2		500 SF	
		1,337 SF	
UNIT 05			
LEVEL 1		747 SF	
LEVEL 2		500 SF	
		1,337 SF	
LEVEL 1		746 SF	
LEVEL 2		500 SF	
		1,336 SF	