



# DEPARTMENT OF PLANNING

## Application / Petition Form & Statement of Financial Interest

Case #
Meeting Date
Total Fee
Received By/Date

**Case Type** (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Site Plan Review for Vertical Mixed use in C-1 zone

**Project Address** (Location) NWC of Vegas Drive at Simmons Street

**Project Name** Golden Apartments **Proposed Use** Mixed Use

**Assessor's Parcel #(s)** 139-20-403-001, 002 **Ward #** 5 - Crear

**General Plan:** Existing Commercial Proposed same **Zoning:** Existing C-1 Proposed C-1

**Additional Information** five acre

**Property Owner** The Golden Apartments LLC **Contact** Jack Panou

**Address** 1735 North Nellis Blvd suite E, D **City** Las Vegas **State** NV **Zip** 89115

**E-mail** \_\_\_\_\_ **Phone** \_\_\_\_\_

**Applicant** The Golden Apartments LLC **Contact** Jack Panou

**Address** 1735 North Nellis Blvd suite E, D **City** Las Vegas **State** NV **Zip** 89115

**E-mail** amerpanou@embarqmail.com **Phone** \_\_\_\_\_

**Representative** Brown, Brown and Premsirut **Contact** Lora Dreja

**Address** 520 South Fourth Street **City** Las Vegas **State** NV **Zip** 89135

**E-mail** Lora@Brownlawlv.com **Phone** (702) 598-1408

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** AMEK PANOU

Subscribed and sworn before me

This 17<sup>th</sup> day of Jan, 20 23

[Signature] Clark County, Nevada  
Notary Public in and for said County and State



NEW 6' H CMU WALL AT NORTH PROPERTY LINE TO  
CONNECT WITH EXISTING WALL. PAINT WEB GRAY - SW 7075

SOUTH ELEVATION OF 6" CMU WALL ON NORTH PROPERTY LINE

SCALE: 1/16" = 1'-0"

## PARKING INFORMATION

[illegible]


157 TOTAL PARKING SPACES SHOWN

## TREE SCHEDULE

## TREE SCHEDULE

**RHUS LANCEA - AFRICAN SUMAC**

PISTACIA CHINENSIS - RED PUSH PISTACHE



ROBINIA AMBIGUA • PURPLE ROBE LOCUST

## SHRUBS &amp; GROUND COVER

GROUND COVER TO BE - 2" DEEP  $\frac{3}{4}$ " SCREENED "VISTA  
SOLID" ROCK MULL CHIN ALL LANDSCAPED AREAS

SHRUBS TO BE: DESERT SPOON, SIERRA GOLD DALEA,  
BLUE BELLS EMU BUSH, HEAVENLY CLOUD TEXAS  
RANGER, RED YUCCA NEW GOLD LANTANA, REGAL MIST  
GRASS, TRAILING ROSEMARY, COMPACT MYRTLE.

## SITE DATA

PARCELS: 139-20-403-001 002

ACREAGE: 3.03

ZONING: C-1

EXISTING 6" H CMU WALL AT NORTH PROPERTY LINE.  
REPAIR AS REQUIRED. PAINT WEB GRAY - SW 7075

SEE PROJECT ELEVATIONS FOR WROUGHT IRON FENCE AND GATES AT EAST AND WEST SIDES OF PROJECT

23-0050 06/15/2023

**Engineered  
Architectural  
Solution LLC**  
7235 Bermuda Road, Suite G  
Las Vegas, Nevada 89119  
702.307.7350

GOLDEN RETAIL & APARTMENTS  
A MIXED USE PROJECT

VEGAS DR & SIMMONS ST  
LAS VEGAS, NEVADA 89101

## SITE PLAN

1.20.23

# SITE PLAN with LANDSCAPING

SCALE: 1/16" = 1'-0"

$\left[ \begin{array}{c} \\ \\ \\ \end{array} \right]$

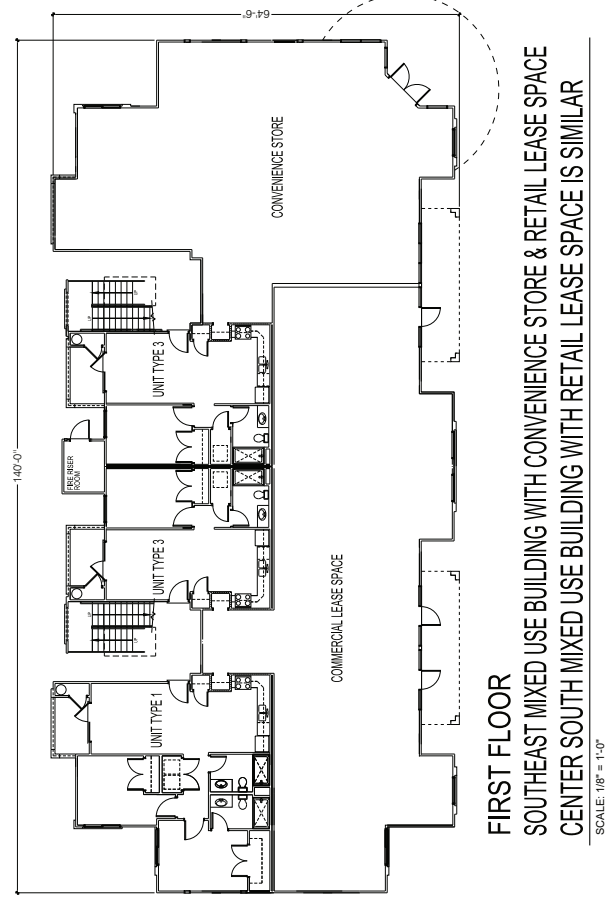
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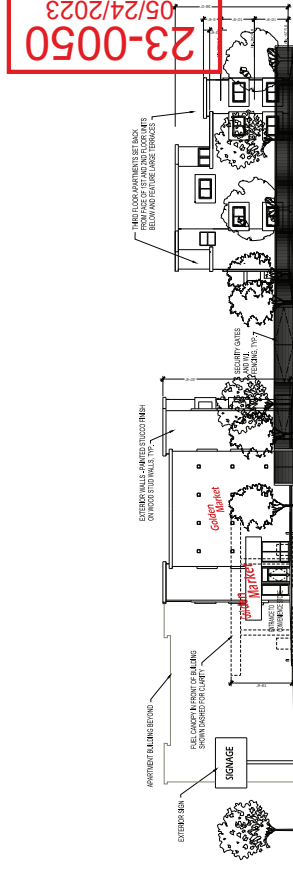


## A1.1

100

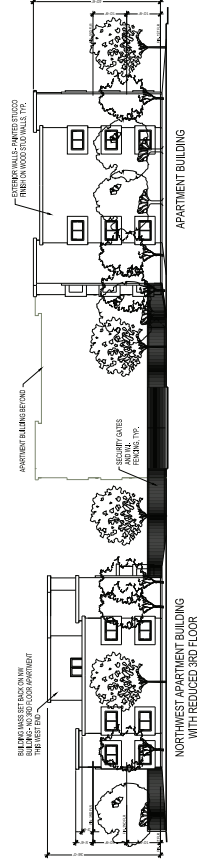






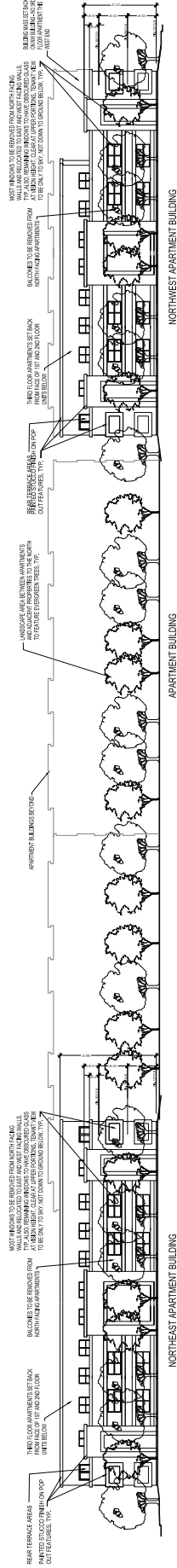
VIEW OF PROJECT FROM THE EAST - SIMMONS ST

SCALE: 1/16" = 1'-0"



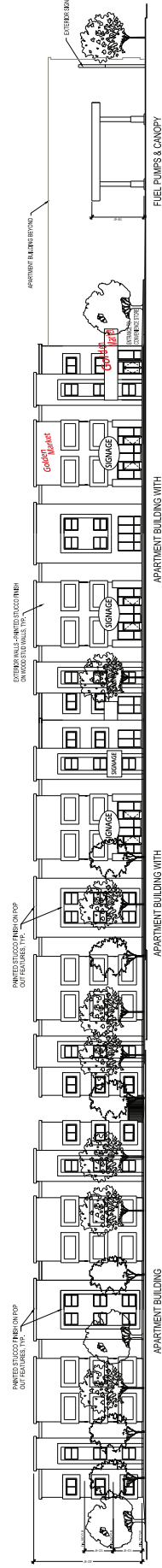
VIEW OF PROJECT FROM THE WEST - WINDCHIME DR

**SCALE: 1/16" = 1'-0"**



## VIEW OF PROJECT FROM THE NORTH

SCALE: 1/16" = 1'-0"



VIEW OF PROJECT FROM THE SOUTH - VEGAS DR

**SCALE: 1/16" = 1'-0"**

ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

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Las Vegas, Nevada 89101  
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23-0050  
05/24/2023

GOLDEN RETAIL & APARTMENTS  
A MIXED USE PROJECT  
VEGAS PR & SIMMONS ST  
LAS VEGAS, NEVADA 89101

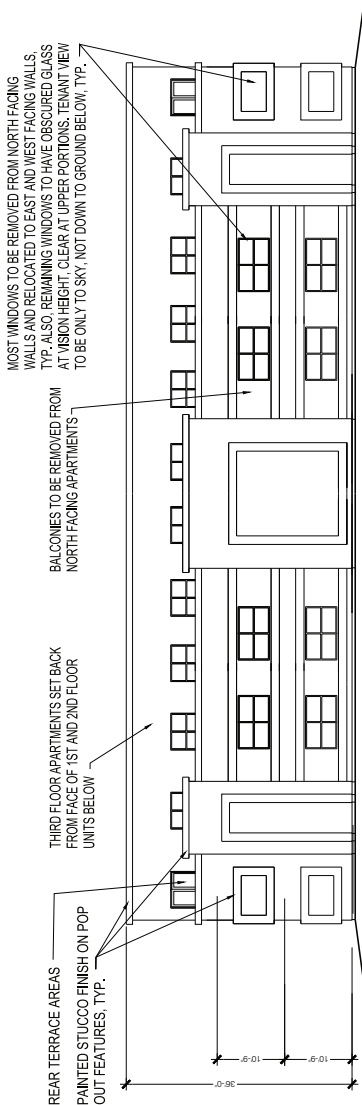
ELEVATIONS OF  
NORTHEAST BUILDING

1.20.23

A1.3

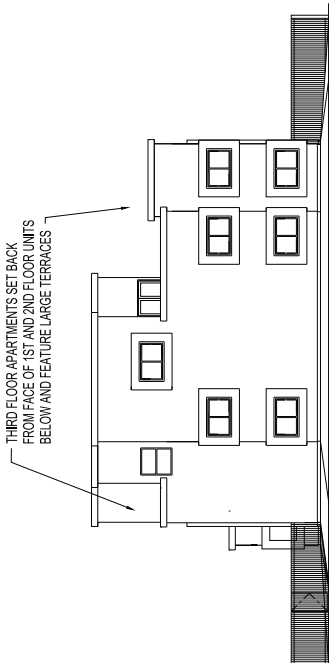
PROJECT NO.

300



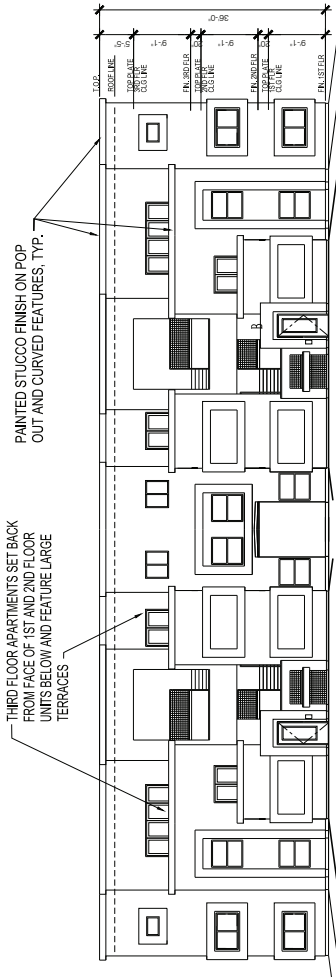
NORTH ELEVATION - NORTHEAST BUILDING

SCALE: 1/8" = 1'-0"



EAST ELEVATION - NORTHEAST BUILDING

SCALE: 1/8" = 1'-0" WEST ELEVATION OF NE BLDG & EAST ELEVATION OF NW BLDG SIMILAR



SOUTH ELEVATION - NORTHEAST BUILDING

SCALE: 1/8" = 1'-0"

