



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) Vacation and Site Development Plan Review

Project Address (Location) 3900 Melody Lane, Las Vegas, NV 89108

Project Name The Residences at Melody **Proposed Use** Add a new building

Assessor's Parcel #(s) 139-19-802-005 **Ward #** 5

General Plan: Existing M Proposed N/A **Zoning:** Existing R-3 Proposed R-3

Additional Information _____

Property Owner The Residences at Melody, LLC **Contact** Andrew Frank

Address 1768 Willow Trail, #1 **City** Las Vegas **State** NV **Zip** 89108

E-mail office@residencesatmelody.com **Phone** 818 416-1247

Applicant The Residences at Melody, LLC **Contact** Andrew Frank

Address 1768 Willow Trail, #1 **City** Las Vegas **State** NV **Zip** 89108

E-mail office@residencesatmelody.com **Phone** _____

Representative Elizabeth Sorokac **Contact** _____

Address 8965 South Eastern Avenue, Suite 382 **City** Las Vegas **State** NV **Zip** 89108

E-mail esorokac@rsnvlaw.com **Phone** 702 727-6258

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 _____

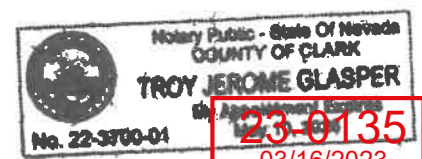
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Andrew Frank

Subscribed and sworn before me

This 3 day of February, 20 23

Troy Jerome Glasper
Notary Public in and for said County and State





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Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Vacation and Site Development Plan Review

Project Address (Location) 1768 Willow Trail, Las Vegas, NV 89108

Project Name The Residences at Melody **Proposed Use** New Building at 3900 Melody

Assessor's Parcel #(s) 139-19-802-005 002 **Ward #** 5

General Plan: Existing M Proposed N/A **Zoning:** Existing R-3 Proposed R-3

Additional Information _____

Property Owner Andrew Frank, Tiffany F Amir, Veronica G Frank **Contact** Andrew Frank

Address 1768 Willow Trail, #1 **City** Las Vegas **State** NV **Zip** 89108

E-mail office@residencesatmelody.com **Phone** 818 416-1247

Applicant Andrew Frank, Tiffany F Amir, Veronica G Frank **Contact** Andrew Frank

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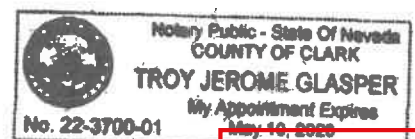
Property Owner Signature _____
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Andrew Frank

Subscribed and sworn before me

This 3 day of February, 2023

Troy Jerome Glasper
Notary Public in and for said County and State



23-0135
03/16/2023

RE: VACATION OF RIGHT-OF-WAY – WILLOW TRAIL
APN: 139-19-802-002 OWNER: ANDREW FRANK, ETAL
APN: 139-19-802-005 OWNER: THE RESIDENCES AT MELODY, LLC
LOCATION: 1768 WILLOW TRAIL AND 3900 MELODY LANE

VACATION OF RIGHT-OF-WAY
GRANTED PER BOOK NO. 285 AS DOCUMENT NO. 230830

EXHIBIT "A"

PAGE 1 OF 2

EXPLANATION

This Land Description herein describes a Vacation of Right-Of-Way, Granted per Book No. 285 as Document No. 230830, lying within the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 19, Township 20 South, Range 61 East, M.D.M., Clark County, Nevada. Generally located at the Northeast Corner of Willow Trail and Melody Lane.

LEGAL DESCRIPTION

Commencing at the Southeast 1/16 Corner of Section 19, Township 20 South, Range 61 East, M.D.M. Thence South 89°50'28" East, along the North Line of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of said Section 19 a distance of 192.52 feet to a point on the easterly right-of-way of Willow Trail, also being the **Point of Beginning**;

Thence South 01°35'08" West, along the said Easterly Right-Of-Way of Willow Trail, 2.00 feet;

Thence South 89°50'28" East, 5.00 feet to a point on the said Easterly Right-Of-Way of Willow Trail;

Thence South 01°35'08" West, along the said Easterly Right-Of-Way, 349.51 feet to a point on the Northerly Right-Of-Way of Melody Lane;

Thence South 54°42'10" West, along the said Northerly Right-Of-Way of Melody Lane, 6.25 feet;

Thence North 01°35'08" East, 353.14 feet to the **Point of Beginning**.

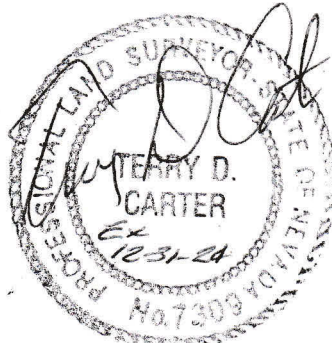
Containing 1,756.9 Square Feet more or less

BASIS OF BEARINGS

SOUTH 89°50'28" EAST being the bearing of the North Line of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 19, Township 20 South, Range 60 East, M.D.M., Clark County, Nevada as shown by map thereof in File 4, Page 7 of Parcel Maps of Official Records.

END OF DESCRIPTION

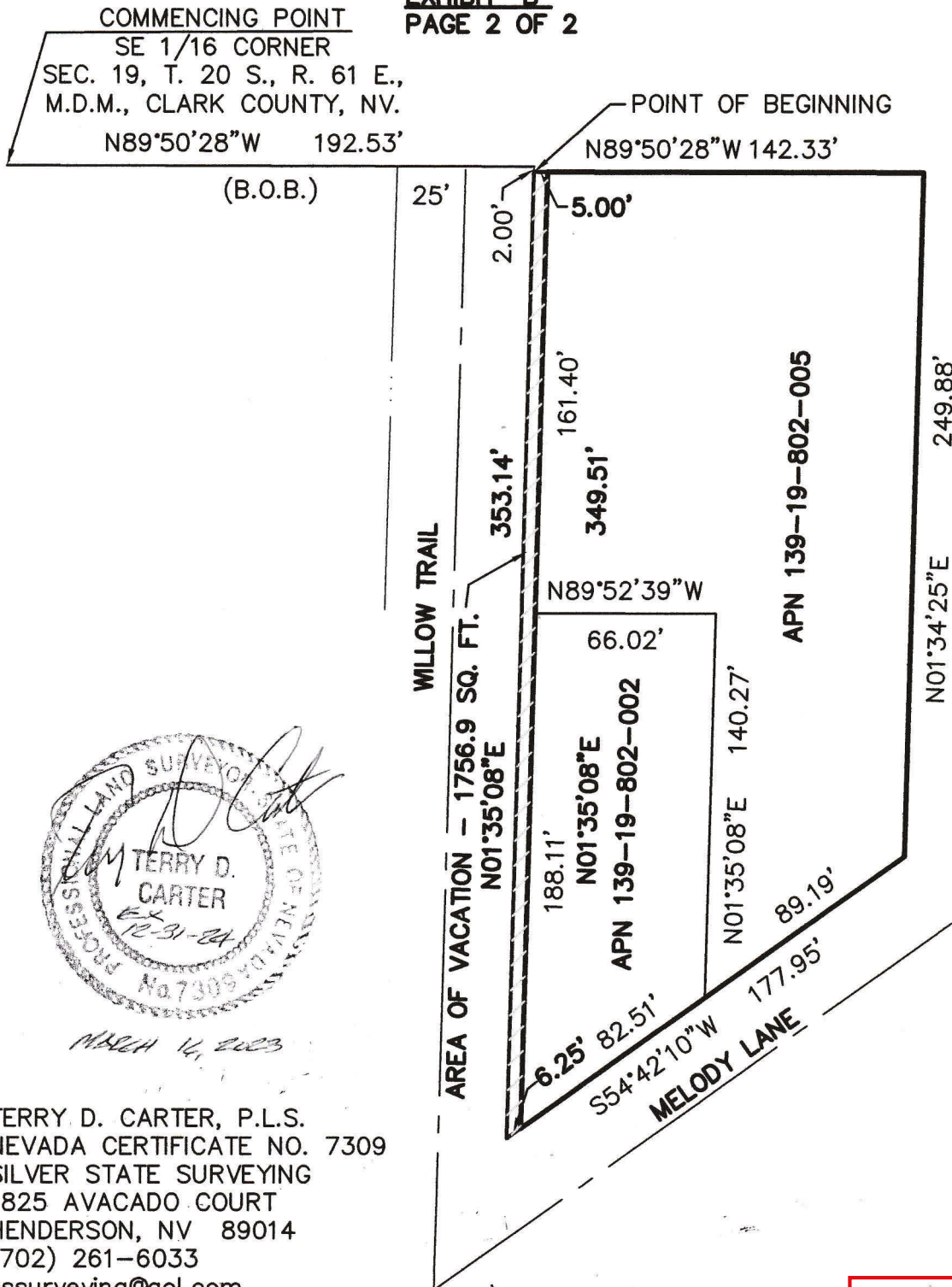
Legal prepared by:
Terry D. Carter, P.L.S.
Nevada Certificate No. 7309
dba Silver State Surveying
1825 Avacado Court
Henderson, NV 89014
(702) 261-6033



23-0135
03/16/2023

RE: VACATION OF RIGHT OF WAY - WILLOW TRAIL
APN: 139-19-802-002 OWNER: ANDREW FRANK, ETAL
APN: 139-19-802-005 OWNER: THE RESIDENCES AT MELODY, LLC

EXHIBIT "B"
PAGE 2 OF 2



TERRY D. CARTER, P.L.S.
NEVADA CERTIFICATE NO. 7309
SILVER STATE SURVEYING
1825 AVACADO COURT
HENDERSON, NV 89014
(702) 261-6033
sss surveying@aol.com

23-0135
03/16/2023

PROJECT NAME

DESIGN REVIEW PACKAGE FOR:

THE RESIDENCES AT MELODY II

3900 MELODY LANE
LAS VEGAS, NEVADA 89108
APN: 139-19-802-005 and 139-19-802-002 merged
JURISDICTION: CITY OF LAS VEGAS - 89108
ZONING: LIMITED MULTI-RESIDENTIAL DISTRICT (R-3)

VICINITY MAP

PROJECT INFORMATION

PROPERTY ADDRESS:
3900 MELODY LANE, LAS VEGAS NEVADA 89108

ASSESSORS PARCEL NUMBER:
139-19-802-005 and 139-802-002 merged

PROPERTY OWNER:
THE RESIDENCES AT MELODY, L.L.C

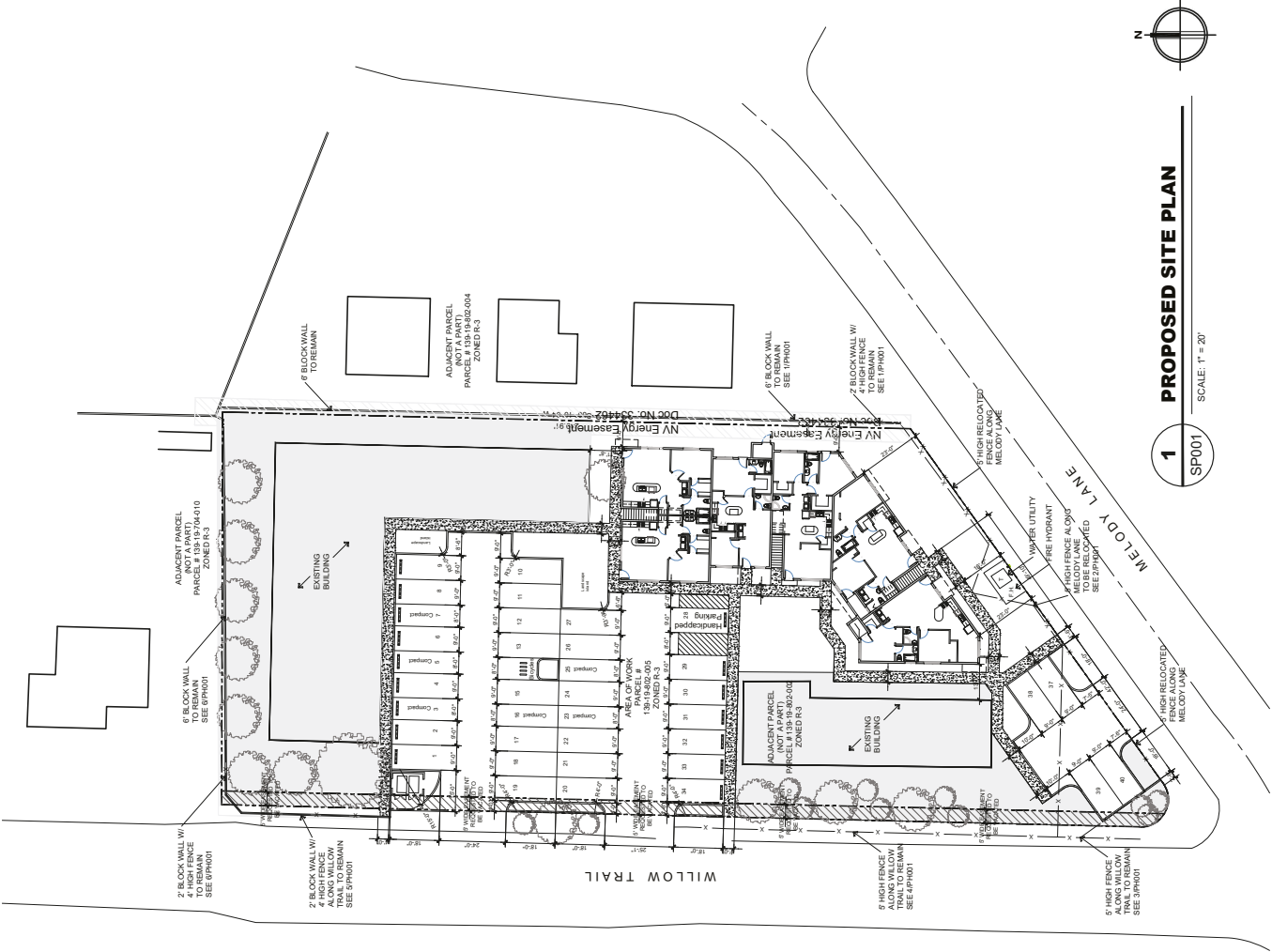
JURISDICTION:
CITY OF LAS VEGAS - 89108

CONTRACT NUMBER:
LIMITED MULTI-RESIDENTIAL DISTRICT - (R-3)

LOT SIZE (POST-VACATION EASEMENT GRANTED):
0.59 ACRES = 43,298 S.F.

PARKING CALCULATIONS

	SQUARE FOOTAGE
PROPOSED BLDG.	5,692 S.F.
FIRST FLOOR (EXTERIOR WALL)	5,692 S.F.
TOTAL	11,662 S.F.
EXISTING BLDGS.	
EXIST. BLDG #1 (1774 WILLOW TRAIL)	2,345 S.F.
EXIST. BLDG #2 (1778 WILLOW TRAIL)	8,845 S.F.
TOTAL	11,662 S.F.
PARKING RATIO	1.05 STALLS : 1 BR.
PROPOSED BUILDING	1BR : 2BR
EXIST. BLDG #2 (1774 WILLOW TRAIL)	4 : 1
EXIST. BLDG #1 (1778 WILLOW TRAIL)	8 : 1
TOTAL BEDROOMS	16 : 9
TOTAL PARKING REQUIRED:	39 STALLS
COMPACT STALLS	01 STALLS
H.C. ACCESSIBLE (H)	
PARKING REQUIRED:	40 STALLS
TOTAL PARKING PROVIDED:	39 STALLS
COMPACT STALLS	06 STALLS
H.C. ACCESSIBLE (H)	01 STALL
PARKING PROVIDED:	37 STALLS



STAMP:

REVISIONS:
REV. NO. Description
Date
05/15/2023 Original










DATE: 05-15-2023
JOB NUMBER: 013-23-002
SHEET NAME: PROPOSED SITE PLAN
SHEET NUMBER: SP001

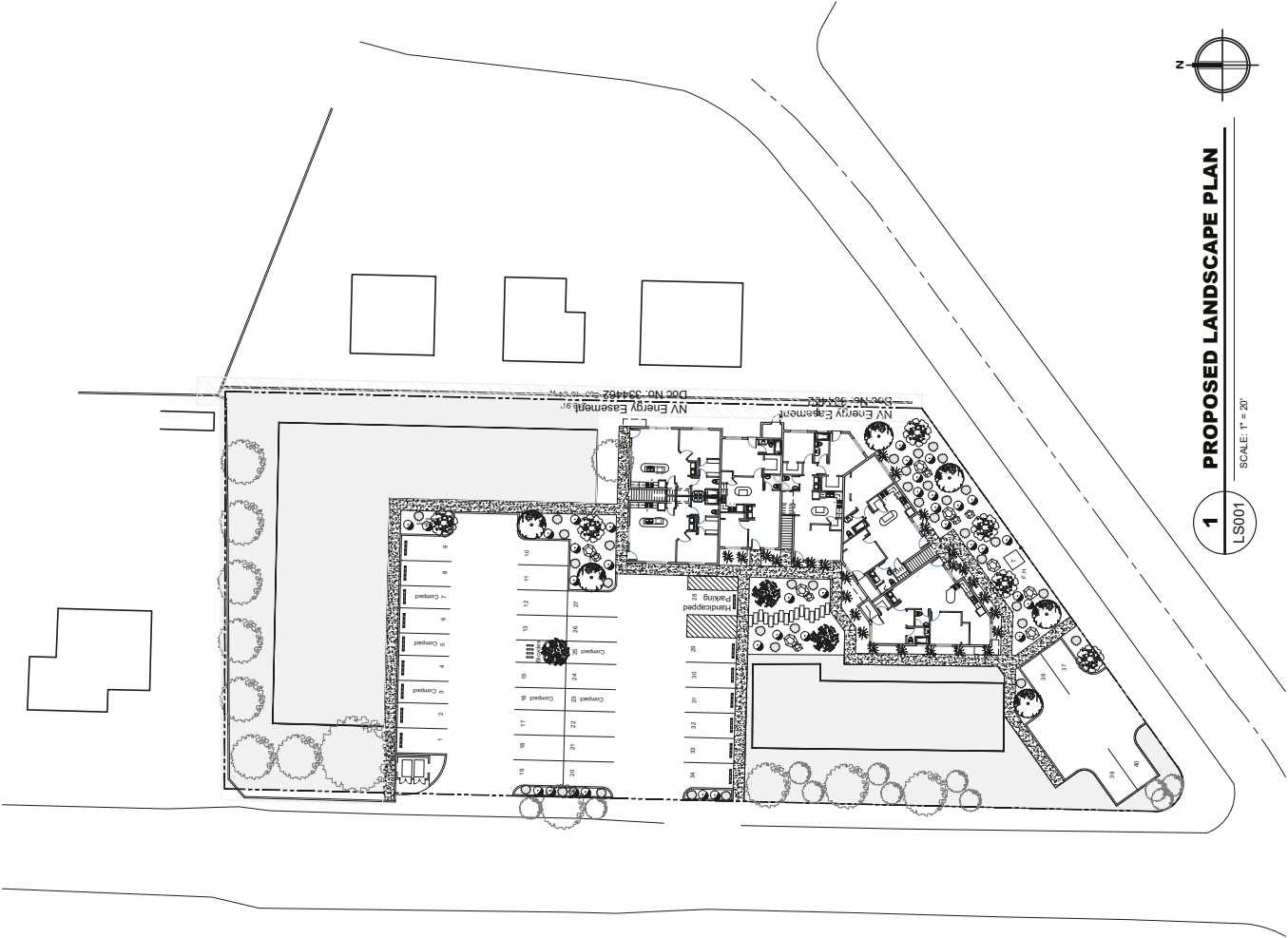
DATE: 05-15-2023
JOB NUMBER: 013-23-002
SHEET NAME: PROPOSED SITE PLAN
SHEET NUMBER: SP001

DESIGN REVIEW PACKAGE FOR:
THE RESIDENCES AT MELODY II
3900 MELODY LANE
LAS VEGAS, NEVADA 89108
APN: 139-19-802-005 and 139-19-802-002 merged
JURISDICTION: CITY OF LAS VEGAS - 89108
ZONING: LIMITED MULTI-RESIDENTIAL DISTRICT (R-3)

DEVELOPMENT I LAND ANALYSIS I CONSTRUCTION
DLC CONSULTING
LAS VEGAS, NEVADA 89120
PHONE: 702-521-7021

23-0135
05/16/2023

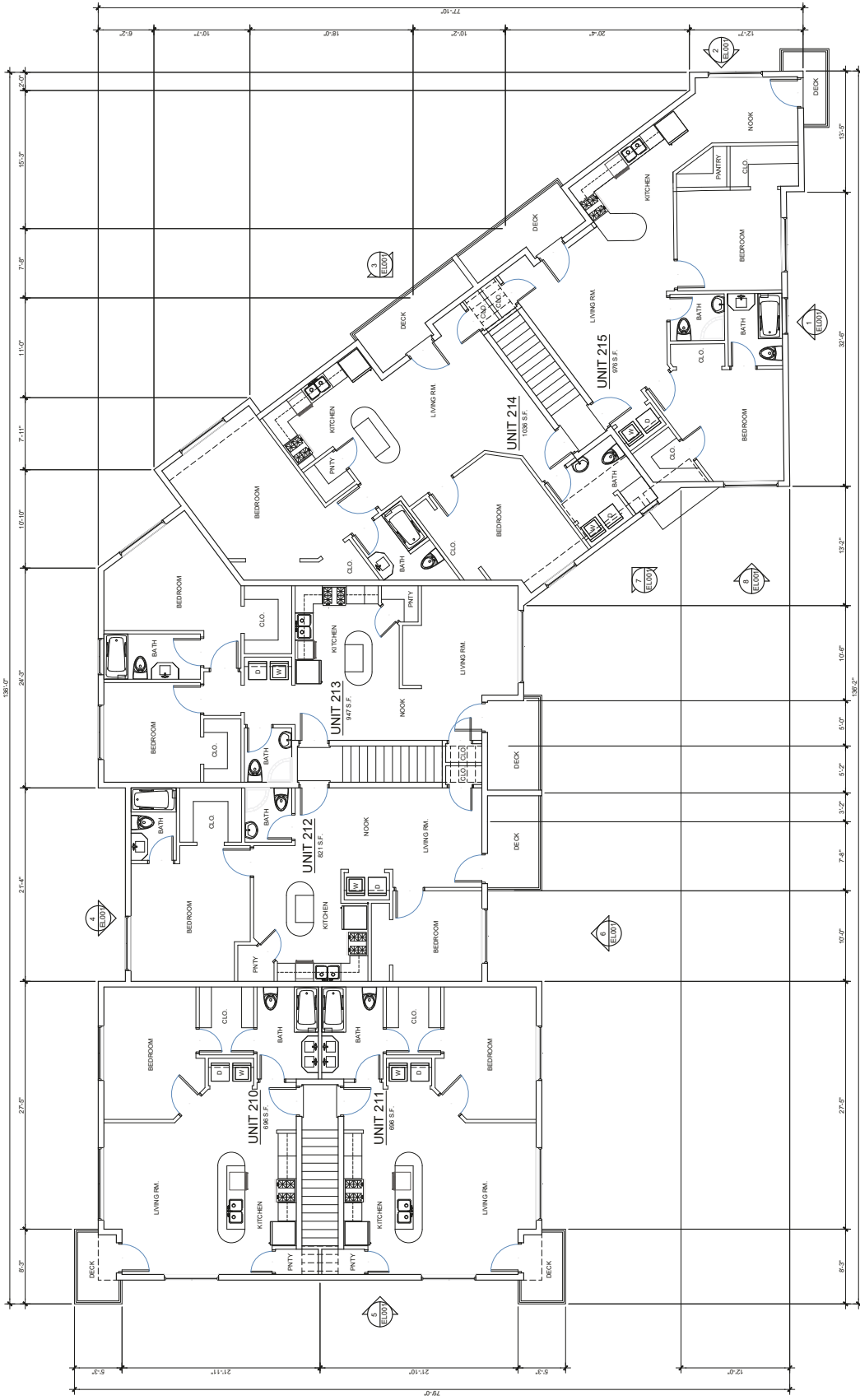
LANDSCAPE LEGEND		
TREE SYMBOL	QTY.	COMMON NAME
	06	MESQUITE TREE
	03	BLUE PALO VERDE
	06	BOTTLE TREE
	27	DEER GRASS
	38	SEA HOLLY
	37	MANGAVES
	LOT	BOULDER
	LOT	DECORATIVE WALKING PATH
		



23-0135

05/16/2023

SQUARE FOOTAGES	
SECOND FLOOR	SQUARE FOOTAGE
UNIT 210	696 S.F.
UNIT 211	696 S.F.
UNIT 212	847 S.F.
UNIT 213	847 S.F.
UNIT 214	1036 S.F.
UNIT 215	976 S.F.



23-0135
03/16/2023

STAMP

REVISIONS

REV

DATE

DESCRIPTION

01/10/2023

Original

DESIGN REVIEW PACKAGE FOR:
THE RESIDENCES AT
MELODY II
3900 MELODY LANE
LAS VEGAS, NEVADA 89108
APN: 139-19-802-005 and 139-19-802-002 merged
JURISDICTION: CITY OF LAS VEGAS - 89108
ZONING: LIMITED MULTI-RESIDENTIAL DISTRICT (R-3)

DLC CONSULTING
DEVELOPMENT | LAND ANALYSIS | CONSTRUCTION
2885 EAST QUAIL AVENUE
LAS VEGAS, NEVADA 89120
PHONE: 702-521-7021

DATE: 03-15-2023
JOB NUMBER: 013-23-002
SHEET NAME: PROPOSED SECOND FLOOR PLAN
SHEET NUMBER:

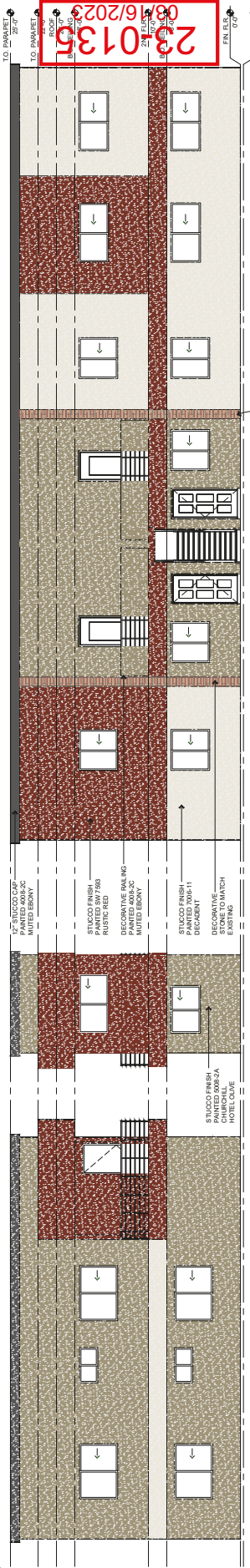
FP002
SHEET NUMBER:

2

PROPOSED SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

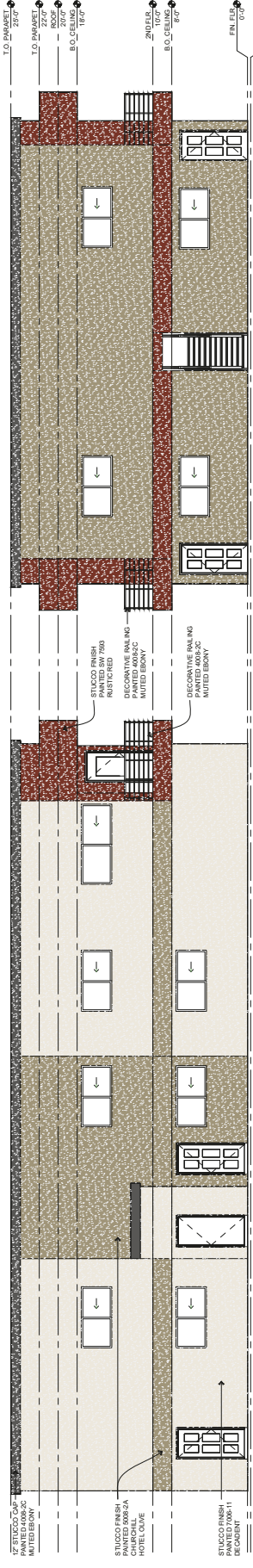
FP002



1 EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

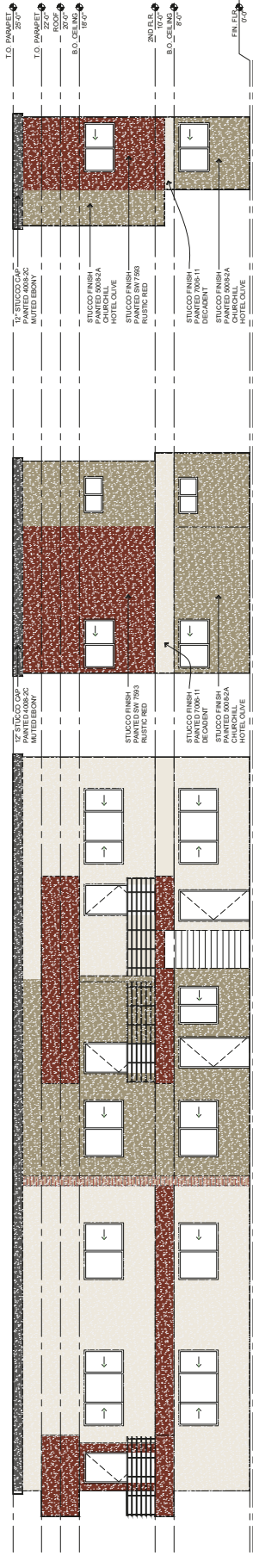
2 EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

3 EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



4 EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

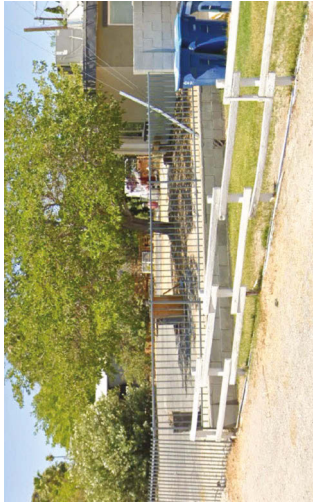
5 EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



6 EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

7 EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

8 EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



1 PERIMETER FENCE ELEVATION

PH001

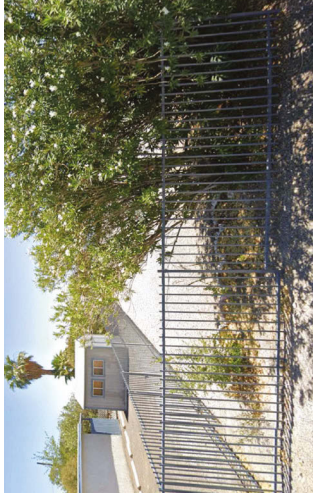
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2 PERIMETER FENCE ELEVATION

PH001

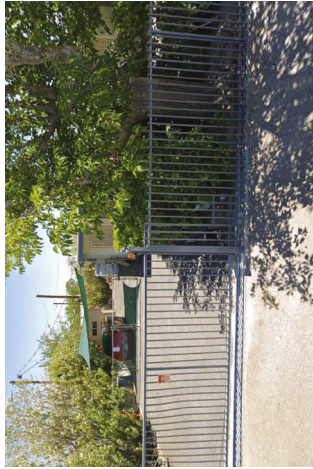
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3 PERIMETER FENCE ELEVATION

PH001

SCALE: NO SCALE



4 PERIMETER FENCE ELEVATION

PH001

SCALE: NO SCALE



5 PERIMETER FENCE ELEVATION

PH001

SCALE: NO SCALE



6 PERIMETER FENCE ELEVATION

PH001

SCALE: NO SCALE