



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-61027** APN: 139-34-810-050
Name of Property Owner: THOMAS J. SCHOEMAN, AIA
Name of Applicant: THOMAS J. SCHOEMAN, AIA
Name of Representative: ALAN HEINRICH, NCARB

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): _____

APN: _____

Signature of Property Owner: _____

Print Name: THOMAS J. SCHOEMAN, AIA

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State

*See attached copy
of this document*

PRJ-60529
08/27/15

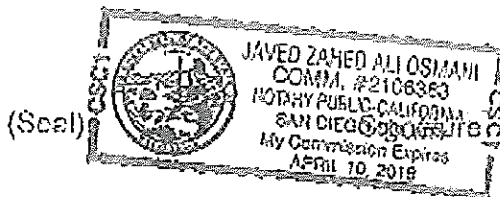
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego

Subscribed and sworn to (or affirmed) before me on this 20th
day of August, 2015, by Javed Zahed Osmani
Notary Public

proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



ZON-61027

PRJ-60529
08/27/15



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SDR - SITE DEVELOPMENT REVIEW / ZONE CHANGE
 Project Address (Location): SOUTHEAST CORNER 8th STREET & BONNEVILLE AVE.
 Project Name: "THE WALKER" Proposed Use: MULTI-FAMILY RESIDENTIAL
 Assessor's Parcel #(s): 139-34-810-050 Ward #: 3 - COFFIN
 General Plan: existing MXU proposed MXU Zoning: existing P-R proposed R-4
 Commercial Square Footage: 3720 SF Floor Area Ratio: .53
 Gross Acres: .16 Lots/Units: 1/3 Density: 3 UNITS
 Additional Information: LIVE/WORK OVERLAY, HISTORIC OVERLAY

PROPERTY OWNER: EL WALKER, LLC Contact: THOMAS SCHOEMAN, AIA
 Address: 37 PROMONTORY RIDGE DR. Phone: 702-274-296 Fax: N/A
 City: LAS VEGAS State: NEVADA Zip: 89135
 E-mail Address: THOMASJSCHOEMAN@GMAIL.COM

APPLICANT: MAIN STREET DEVELOPMENT Contact: THOMAS SCHOEMAN, AIA
 Address: 37 PROMONTORY RIDGE DR. Phone: 702-274-296 Fax: N/A
 City: LAS VEGAS State: NEVADA Zip: 89135
 E-mail Address: THOMASJSCHOEMAN@GMAIL.COM

REPRESENTATIVE: D3 DESIGN STUDIOS Contact: ALAN HEINRICH, NCARB
 Address: 530 LAS VEGAS BLVD SOUTH Phone: 702-487-5349 Fax: 702-480-9316
 City: LAS VEGAS State: NEVADA Zip: 89101
 E-mail Address: ALAN@D3DBLV.COM

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 this application, or the owner or agent fully authorized by the owner to submit this submission, as indicated by the owner's signature below.

Property Owner Signature: [Signature]

*An authorized agent may sign in lieu of the property owner for Plat Maps, Transition Maps, and Parcel Maps.

Print Name: THOMAS SCHOEMAN, AIA

Subscribed and sworn before me

This _____ day of _____, 20____.

Notary Public in and for said County and State

[Signature]
[Name]
[Address]

FOR DEPARTMENT USE ONLY

Case # **ZON-61027**

Meeting Date:

Total Fee:

Date Received: *

Received By:

PRJ-60529

*The application will not be deemed complete until the submitted materials have been received by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

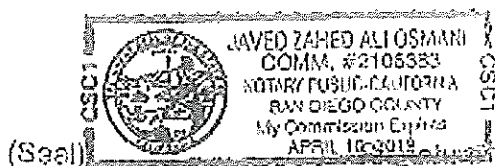
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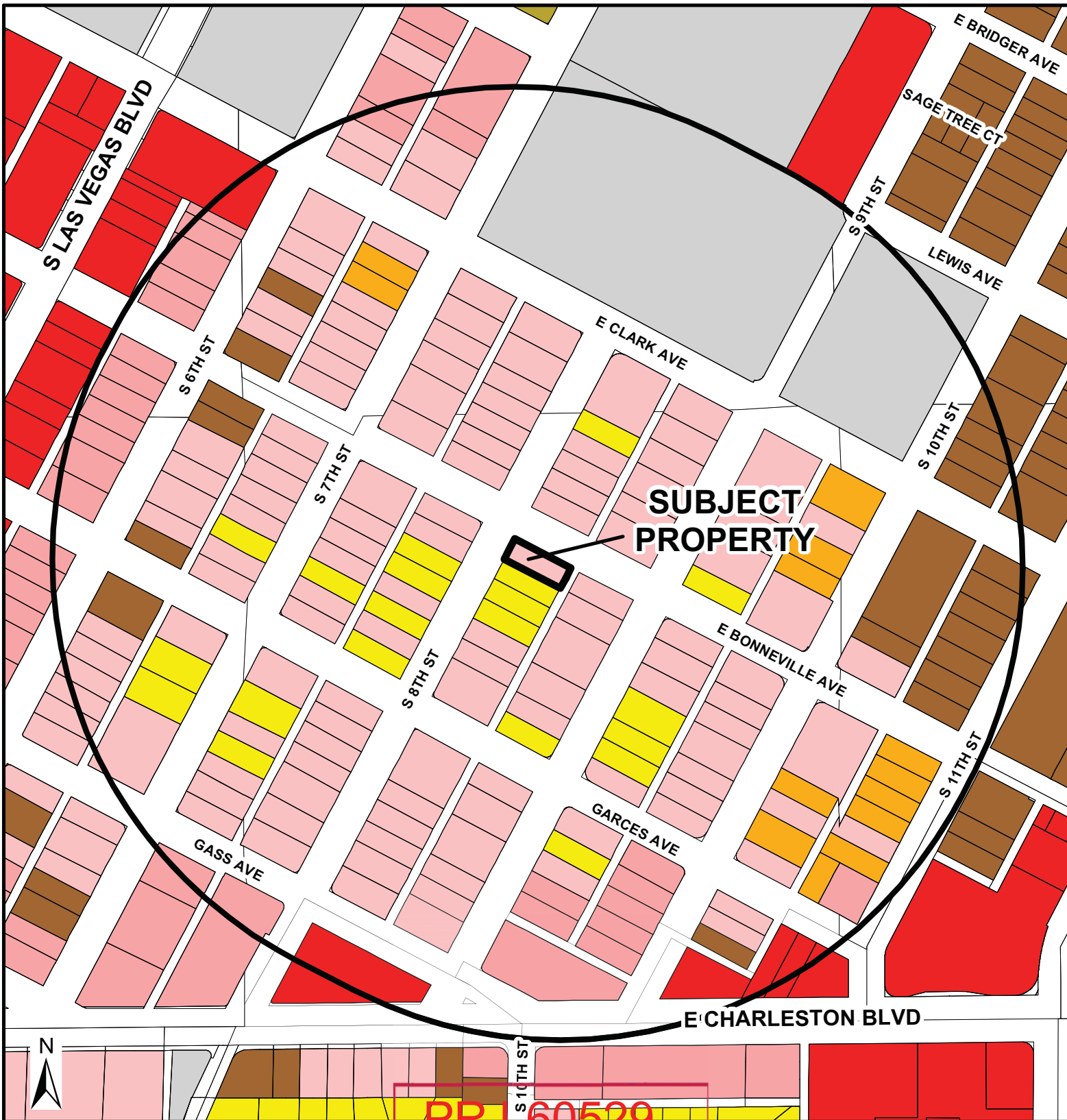
ZON-61027

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SCROW NO: 1418050-0000

EXHIBIT "A"
LEGAL DESCRIPTION

Lots One (1) and Two (2) in Block Fifteen (15) of Wardle Addition to the City of Las Vegas as shown by map thereof on file in Book I of Plans, page 12, in the Office of the County Recorder, Clark County, Nevada.



Zoning

U - (GPA Designation) Undeveloped	R-2 - Medium-Low Density Residential
R-A - Ranch Acres	R-3 - Medium Density Residential
R-E - Residential Estates	R-4 - High Density Residential
R-D - Single-Family Residential-Restricted	R-5 - Apartment
R-PD - Residential Planned Development	R-MH - Mobile/Manufactured Home Residence
R-1 - Single Family Residential	R-MHP - Residential Mobile/Manufactured Home Park
R-CL - Single-Family Compact-Lot	P-R - Professional Offices and Parking

P-O - Professional Office	C-M - Commercial/Industrial
N-S - Neighborhood Service	M - Industrial
O - Office	C-V - Civic
C-D - Designed Commercial	P-C - Planned Community
C-1 - Limited Commercial	T-D - Traditional Development
C-2 - General Commercial	PD - Planned Development
C-PB - Planned Business Park	T-C - Town Center

FROM P-R TO R-4
ZON-61027

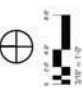
- Subject Property
- 1000ft Buffer
- City Limits



GIS maps are normally produced to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Monday, August 31, 2015





SITE ANALYSIS

PROPERTY SIZE:
BUILDING AREAS:
7,060 SF (.16209 AC)
2,825 SF (FIRST LEVEL)
2,240 SF (SECOND LEVEL)

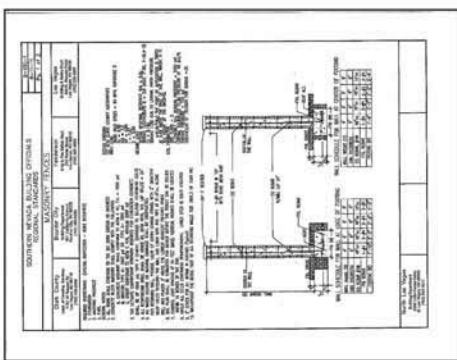
F.A.R.:
40.5%
683 SF - 8%

DENSITY: (R-4 ZONING)
25 UNITS PER ACRE (4 UNITS PROVIDED)

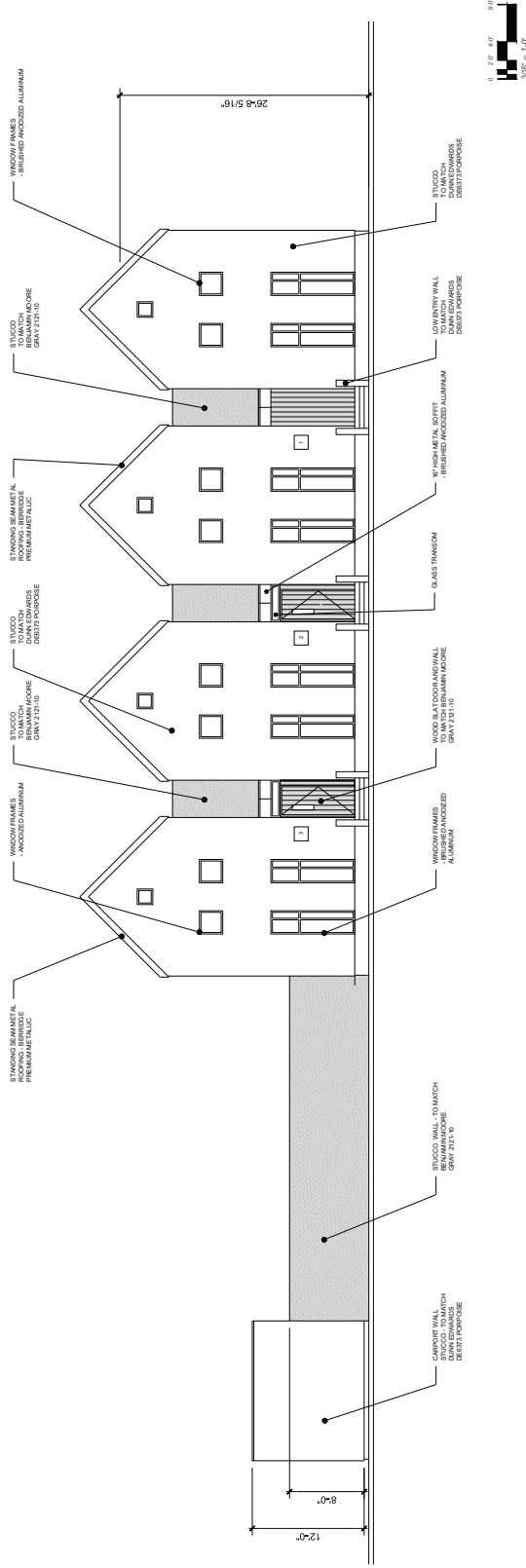
LANDSCAPE AREA:
PARKING REQUIRED:
683 SF - 8%
1.25 SPACES PER 1 BEDROOM UNIT
1.75 SPACES PER 2 BEDROOM UNIT
+ 1 GUEST

TOTAL SPACES REQ'D:
5.25 SPACES

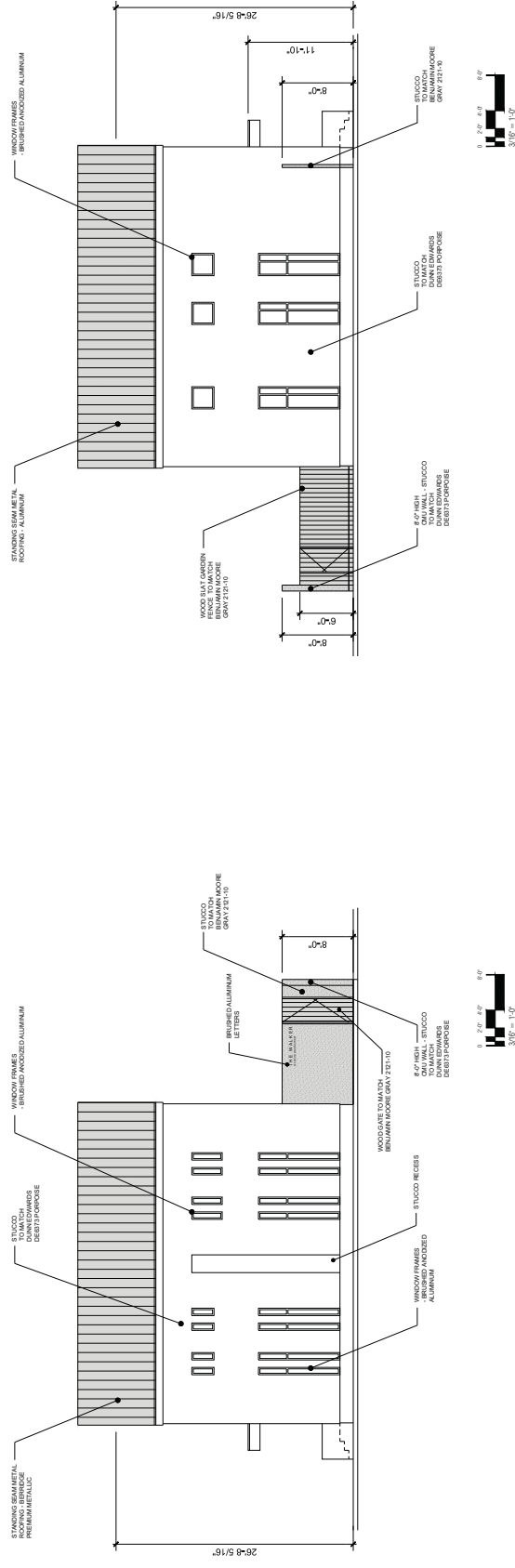
PARKING PROVIDED:
4 SPACES







ZON-61027, VAR-61029, VAR-61030, VAR-61032 and SDR-61033



1
West Elevation
3/16"=1'-0"

2 East Elevation
3/16"=1'-0"

[illegible]

Sheet Name:

EXTERIOR ELEVATIONS

Sheet Number:

A5.1

PRJ-60529
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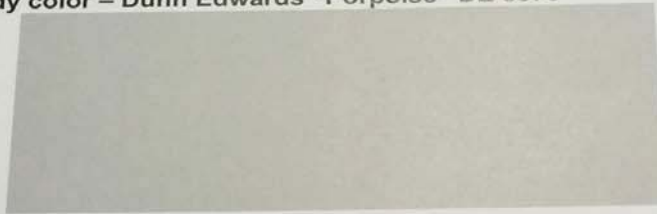


ZON-61027, VAR-61029, VAR-61030, VAR-61032 and SDR-61033

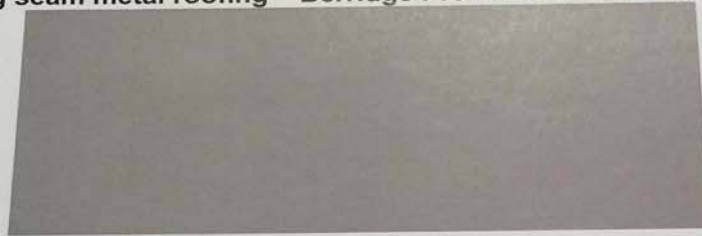
ZON-61027, VAR-61029, VAR-61030, VAR-61032 and SDR-61033

THE WALKER
8TH ST & BONNEVILLE AVE.
LAS VEGAS, NV 89101

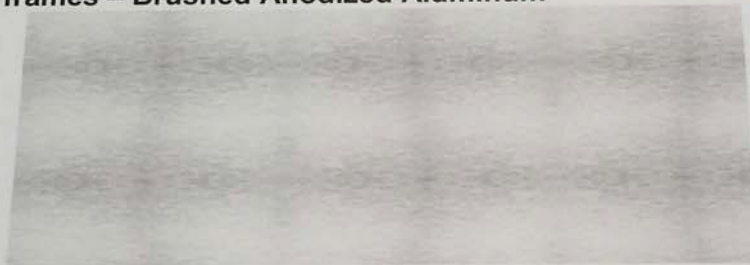
Main body color – Dunn Edwards “Porpoise” DE 6373



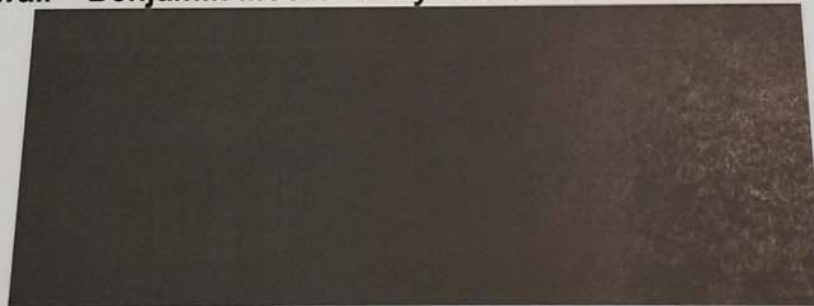
Standing seam metal roofing – Berridge Premium Metallic “Zinc-cote”



Window frames – Brushed Anodized Aluminum



Accent wall – Benjamin Moore “Gray” 2121-10



**ZON-61027, VAR-61029, VAR-61030, VAR-61032 and
SDR-61033**

School Development Tracking Form

<http://ccsd.net/departments/real-property>

Date Filed 09/03/2015 Application Number PRJ-60529 Entity LV

Company Name El Walker, LLC

Contact Name _____

Contact Mailing Address _____

City _____ State _____ Zip Code _____

Phone _____ Mobile _____ Fax _____ Email _____

Project Name The Walker

Project Description 8th & Bonneville

APN's 139-34-810-050

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1) 4	x 0.196 = 1	x 0.101 = 0	x 0.137 = 1
Multi-Family Units (2)	x 0.140 = 0	x 0.058 = 0	x 0.064 = 0
Resort Condo Units (3)			
Total	1	0	1

(1) Single Family unit is defined as single family detached home, mobile home, and town homes.

(2) Multi-Family unit is defined as apartment, multiplexes, and condominiums.

(3) Resort Condominium units for tracking purposes only.

* To be completed by CCSD

Schools Serving the Area*					
Name	Address	Grade	Capacity	Enrollment	Site Date
Hollingsworth ES	1776 E. Ogden Ave	K-5	792	653	05/15/15
Fremont MS	1100 E. St. Louis Ave	6-8	1336	847	05/15/15
Rancho HS	1900 Searles Ave	9-12	2481	3106	05/15/15

* CCSD Comments Rancho HS is over capacity for the 2014-15 school year. Rancho HS is 25.39% over capacity.

☐ Approved ☐ Disapproved

**ZON-61027, VAR-61029, VAR-61030, VAR-61032 and
SDR-61033**