



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-63974** APN: 139-19-802-005

Name of Property Owner: Andrew Frank, Tiffany Frank and Veronica Frank

Name of Applicant: Andrew Frank, Tiffany Frank and Veronica Frank

Name of Representative: Jacqueline N. Walton, Esq.

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: Andrew Frank

Subscribed and sworn before me

This _____ day of _____, 20____

Please see attached
Notary Public in and for said County and State

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- ☒ See Attached Document (Notary to cross out lines 1-6 below)
☐ See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

(This section is crossed out with a large X)

 Signature of Document Signer No. 1

 Signature of Document Signer No. 2 (if any)

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 Los Angeles

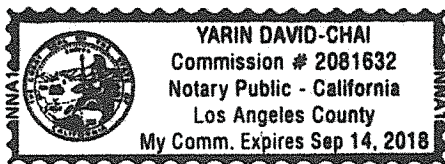
Subscribed and sworn to (or affirmed) before me

on this 18th day of March, 2016,
 by _____
 Date Month Year

(1) Andrew Frank

(and (2) _____),
 Name(s) of Signer(s)

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



Signature _____
 Signature of Notary Public

Seal
 Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Statement of Financial Interest Document Date: _____
 Number of Pages: 1 Signer(s) Other Than Named Above: _____



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Andrew Frank, Veronica Frank and Tiffany Frank

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

Project Name The Residences at Melody Proposed Use Apartments

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

General Plan: existing M proposed M Zoning: existing R-3 proposed R-3

Commercial Square Footage Existing: 2,660 Proposed: 8,324 Floor Area Ratio 9562/31,363 = 0.3

Gross Acres 0.72 Lots/Units 1/18 Density 25/acre

Additional Information _____

PROPERTY OWNER Andrew Frank, et al. Contact Andrew Frank

Address P.O. Box 6312 Phone: _____ Fax: _____

City Woodland Hills State CA Zip 91365

E-mail Address andrewfrank987@gmail.com

APPLICANT (same as Owner) _____ Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

REPRESENTATIVE Reisman Sorokac Contact Jacqueline N. Walton, Esq.

Address 8965 S. Eastern Ave., Suite 382 Phone: 727-6258 Fax: 446-6756

City Las Vegas State NV Zip 89123

E-mail Address jwalton@rsnvlaw.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 lessee or agent fully authorized by the owner to make 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 Final Maps, Tentative Maps, and Parcel Maps.

Print Name ANDREW FRANK

Subscribed and sworn before me

This _____ day of _____, 20 _____.

Please see attached

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case # **VAR-63974**

Meeting Date: _____

Total Fee: _____

Date Received: *

Received By: _____

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

CALIFORNIA JURAT WITH AFFIANT STATEMENT**GOVERNMENT CODE § 8202**

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☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

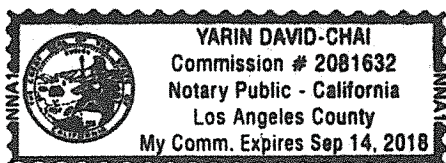
5 _____
6 _____

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

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 Los Angeles

Subscribed and sworn to (or affirmed) before me

on this 18th day of March, 2016,
by Andrew Frank
Date Month Year

(1) _____

(and (2) _____),
Name(s) of Signer(s)proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.Signature Yin
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached DocumentTitle or Type of Document: Application / Petition Form Document Date: _____Number of Pages: 1 Signer(s) Other Than Named Above: _____**VAR-63974**

PRJ-63952
03/24/16

SITE INFORMATION

3900 MELODY LANE
LAS VEGAS, NV 89108

APN: 139-19-802-005
ZONING: R-3

SITE AREA (ESTIMATE, TO BE VERIFIED):
0.72 NET ACRES
0.87 GROSS ACRES

UNITS
EXISTING: 9 1 BEDROOM
PROPOSED: 9 1 BEDROOM
18 TOTAL UNITS

DENSITY:
ALLOWED: 50 UNITS/ACRE
PROPOSED: 21 UNITS/ACRE

PARKING REQUIRED:
 $18 \times 1.25 = 23$ SPACES
 $18 / 6 = 3$ SPACES
26 TOTAL SPACES

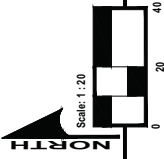
PARKING PROVIDED:
HC PARKING
REQUIRED: 2 SPACES
PROVIDED: 2 SPACES

SETBACKS: REQUIRED PROVIDED
FRONT 20' 20'
SIDE 5' 5'
REAR 20' 20'

HEIGHT: ALLOWED: 2 STORIES OR 35'
PROPOSED: 2 STORIES - 32'

UNIT MIX:	UNIT TYPE	NUM. OF UNIT	AREA
UNIT 'A' EXISTING	1BDRM	5	510 S.F.
UNIT 'B' EXISTING W/ ADDITION		4	708 S.F.
UNIT 'C' NEW 1 BDRM		5	640 S.F.
UNIT 'D' NEW 1 BDRM W/DEN		4	856 S.F.

F.A.R. = 9562/31,363=0.3

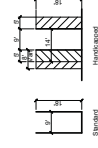
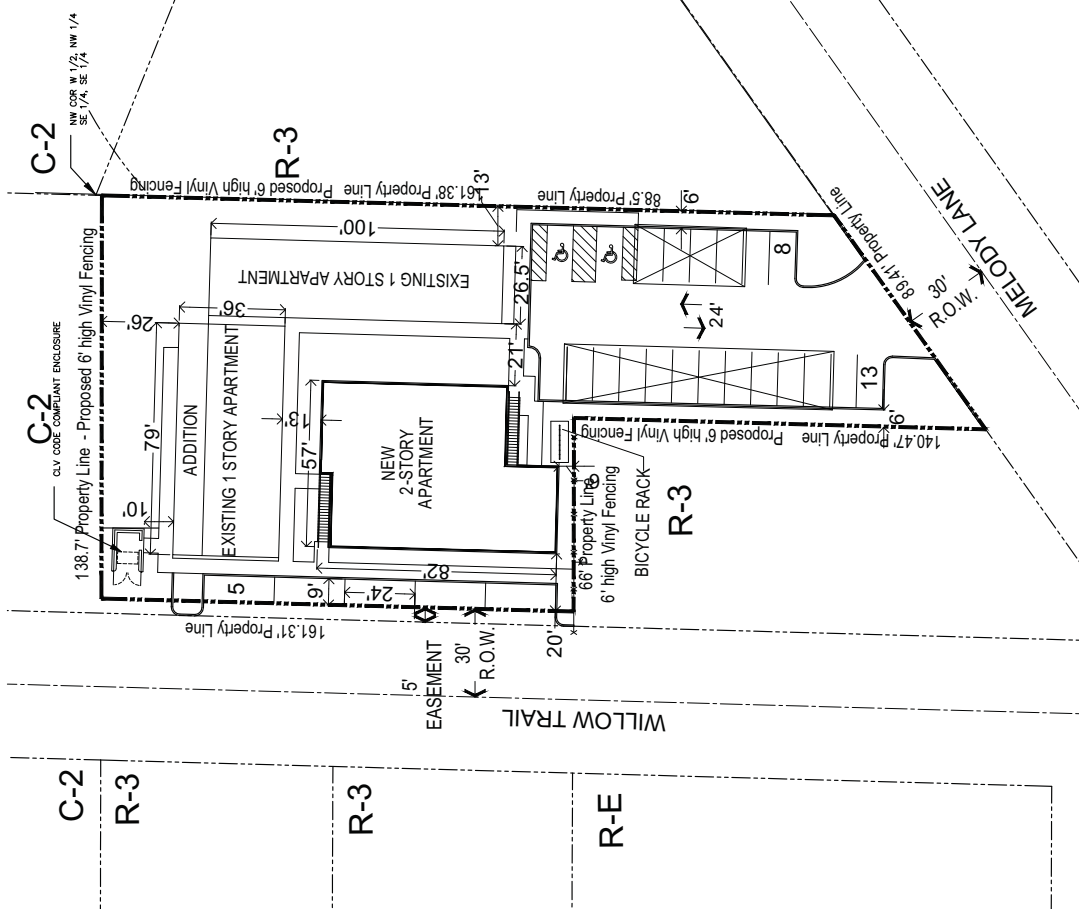


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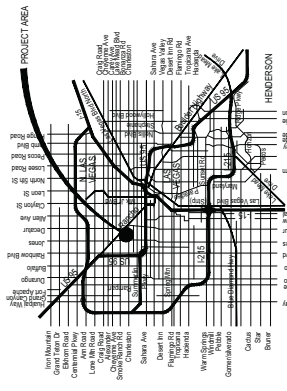
PRJ-63952
04/29/19
MUSE architecture studio

BUILDING SQUARE FOOTAGE:
EXISTING 1 STORY APT. = 2,650 S.F.
EXISTING 1 STORY APT. WITH ADDITION = 2,850 S.F.
NEW 2 STORY APT. = 8,124 S.F.

SITE PLAN
SCALE: 1"=132'



Typical Parking Spaces



Vicinity Map SCALE: N.T.S.



Location Map SCALE: N.T.S.



Typical Vinyl Perimeter Fencing

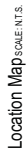


Typical Bicycle Rack

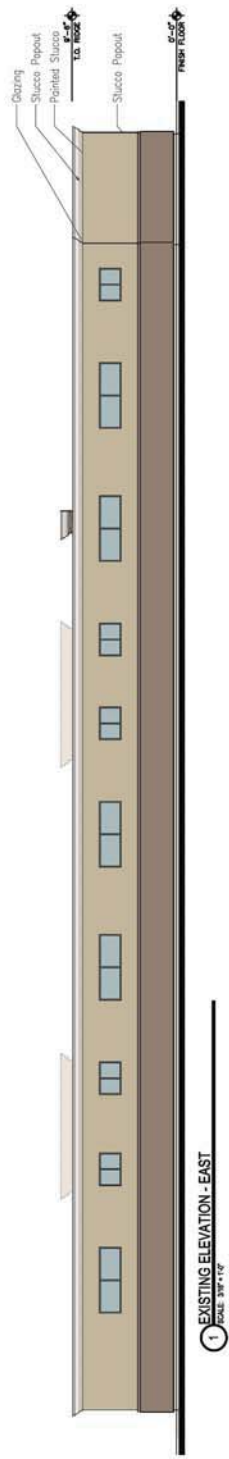
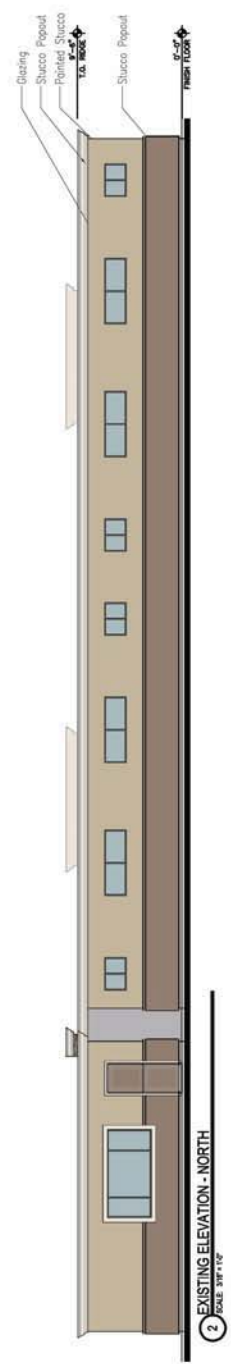
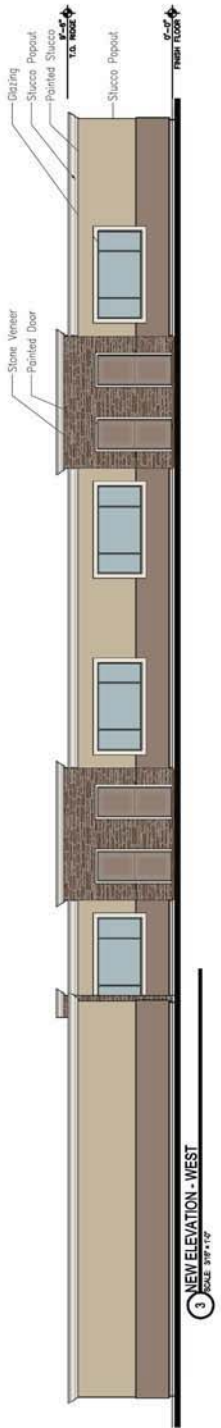
Willow and Melody Apartment Homes

LAS VEGAS, NV

VAR-63974 and SDR-63975 - REVISED

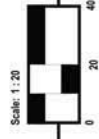


VAR-63974 and SDR-63975 - REVISED



Willow and Melody Apartment Homes

LAS VEGAS, NV



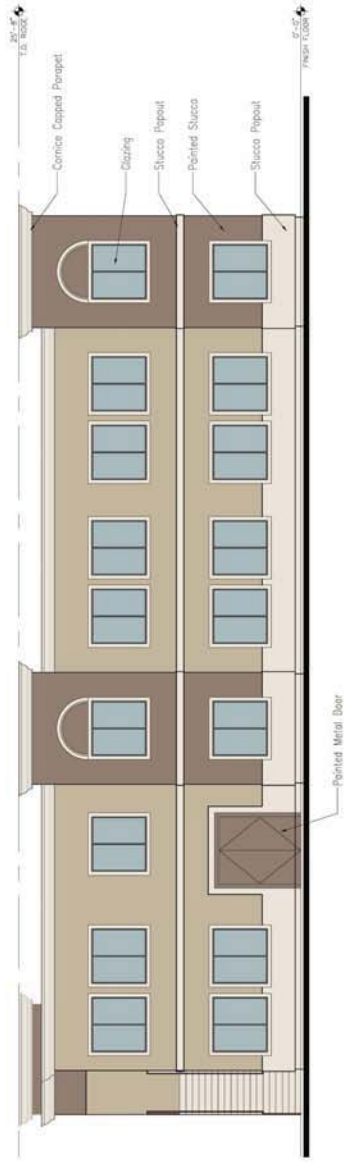
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PRJ-63952
03/23/19

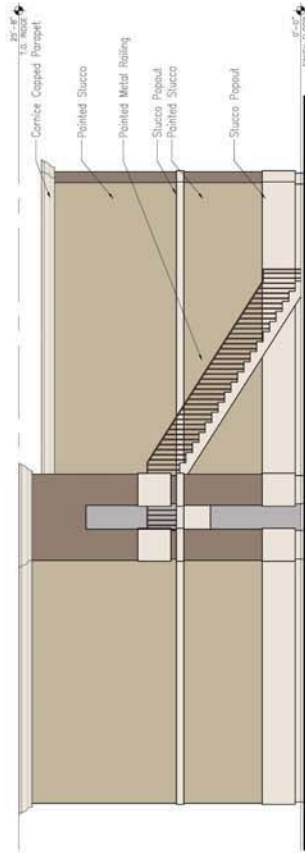
MUSLIT architecture studio

Conceptual Elevations : Sheet Title
15-197 : Project Number
3-15-18 : Date

VAR-63974 and SDR-63975



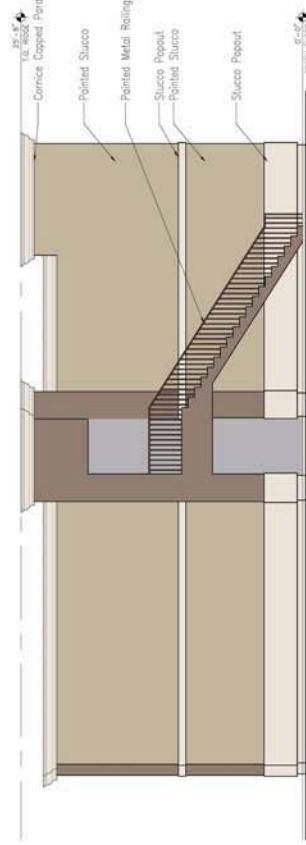
3 WEST ELEVATION
SCALE 3/8" = 1'-0"



1 NORTH ELEVATION
SCALE 3/8" = 1'-0"



4 EAST ELEVATION
SCALE 3/8" = 1'-0"



2 SOUTH ELEVATION
SCALE 3/8" = 1'-0"

Willow and Melody Apartment Homes

LAS VEGAS, NV



Scale: 1" = 20'

Conceptual Elevations : Sheet Title
15-197 : Project Number
3-18-18 : Date

PRJ-63952
03/24/18

MOSIER architecture studio

VAR-63974 and SDR-63975

Color Board

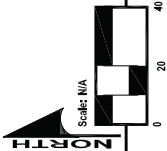
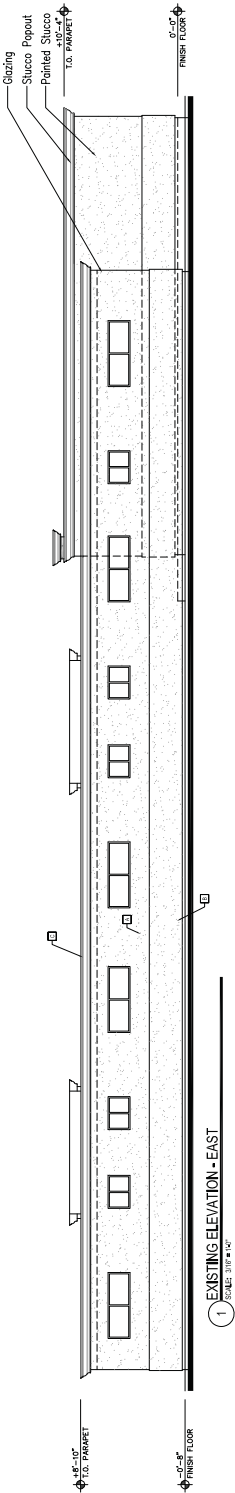
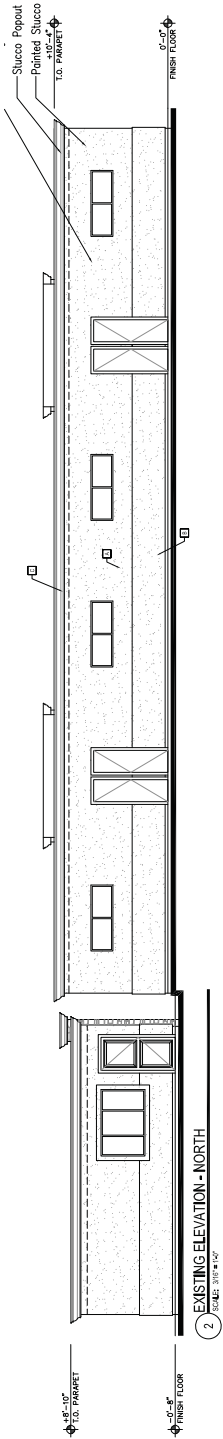
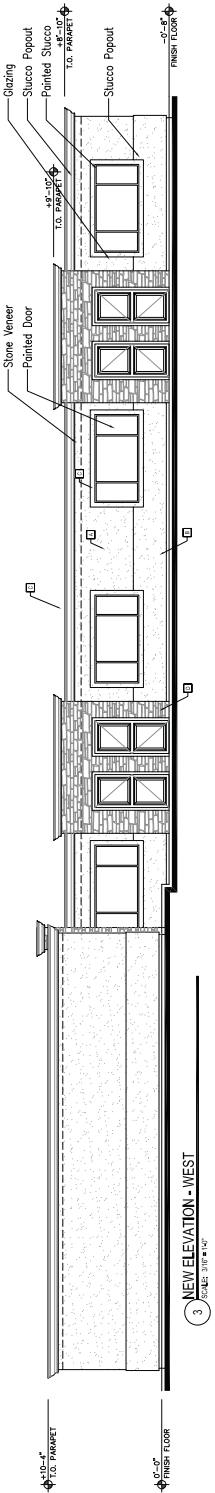
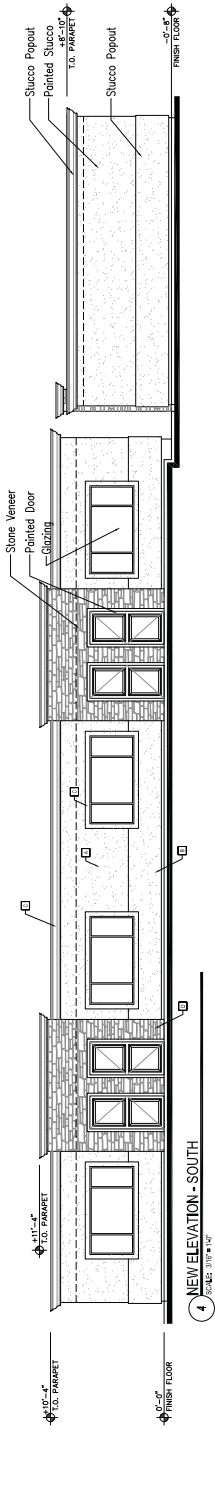
Stucco

Stone Veneer

Glazing

PRJ-63952

03/24/16



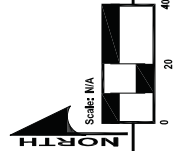
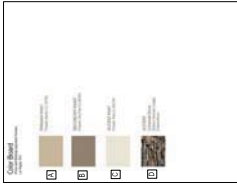
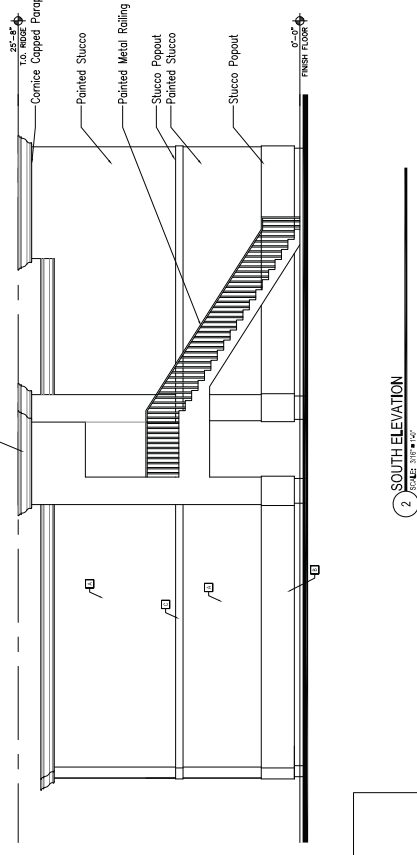
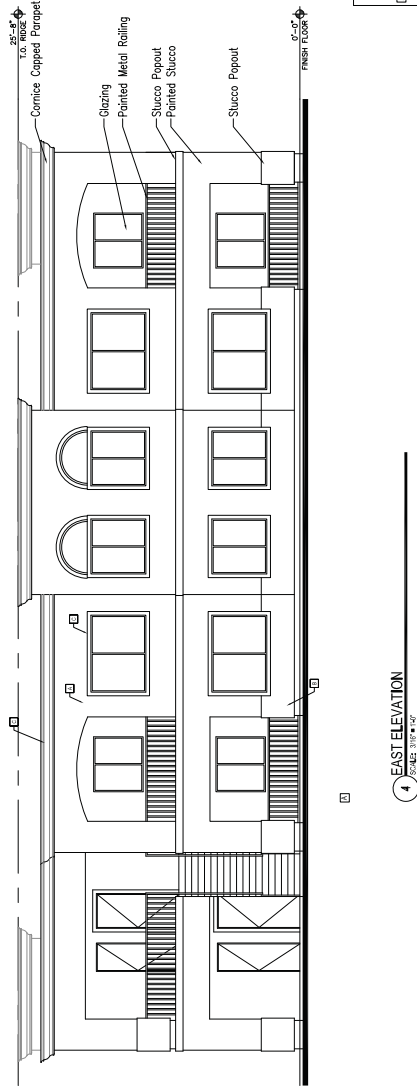
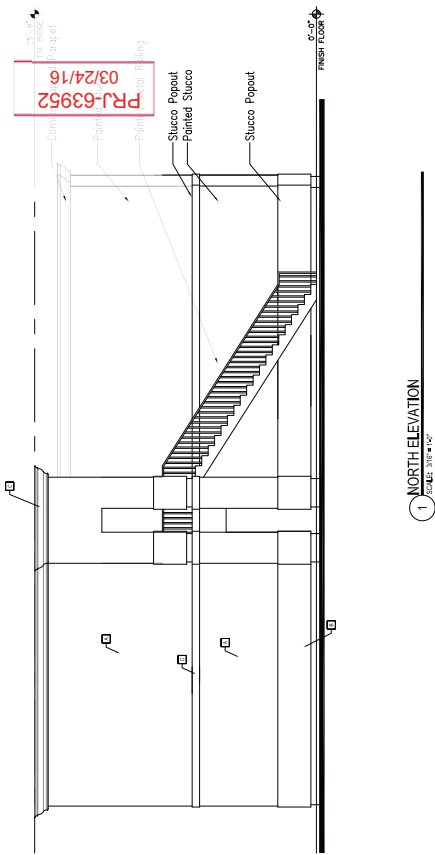
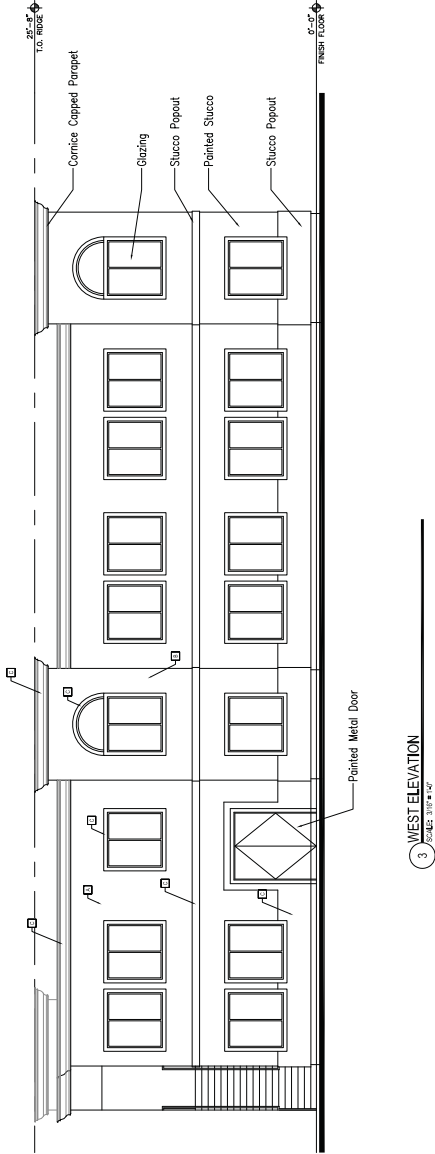
Willow and Melody Apartment Homes

LAS VEGAS, NV

Conceptual Elevations : Sheet Title
15-117 : Project Number
3-15-16 : Date



VAR-63974 and SDR-63975

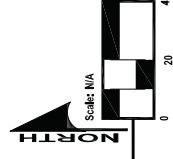
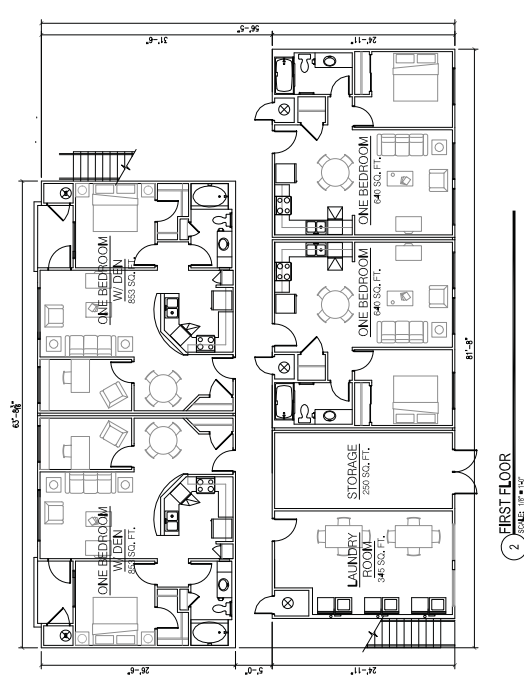
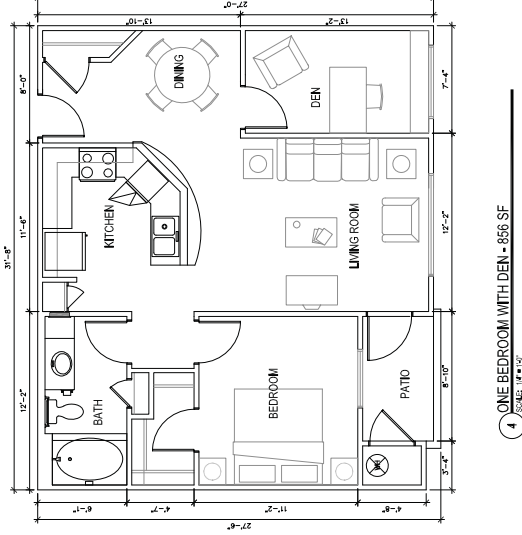
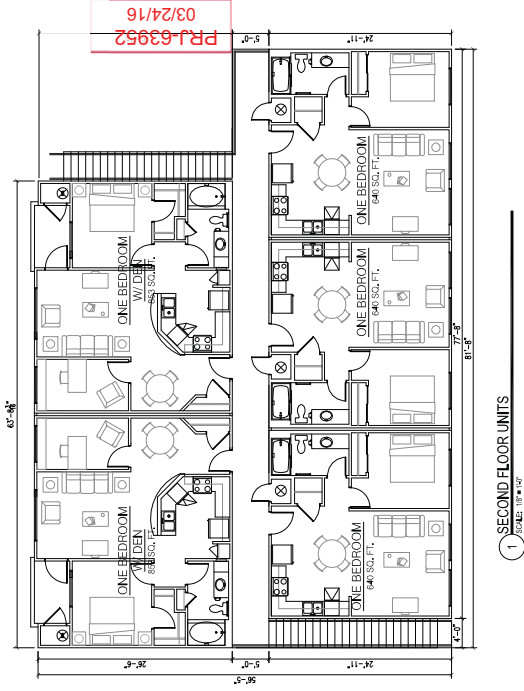
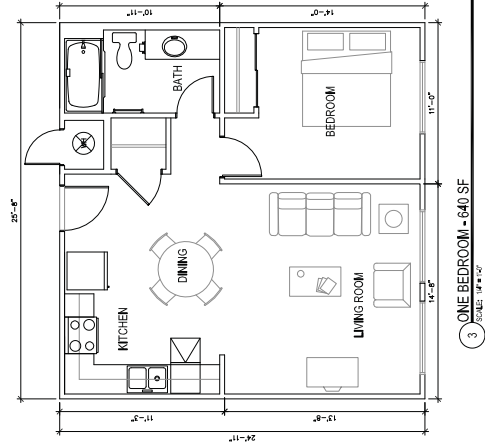
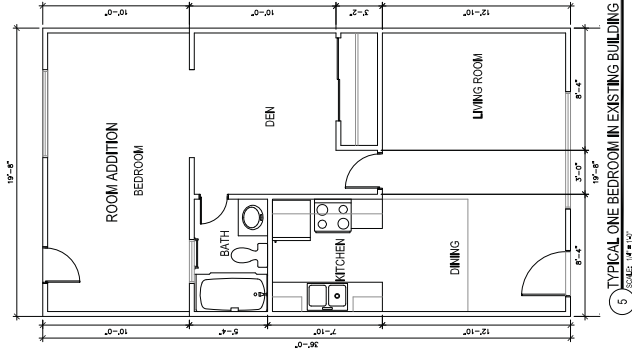


Conceptual Elevations : Sheet Title
154197 : Project Number
3-4-16 : Date

Willow and Melody Apartment Homes
LAS VEGAS, NV



VAR-63974 and SDR-63975



Willow and Melody Apartment Homes
LAS VEGAS, NV

VAR-63974 and SDR-63975



Conceptual Building Plan - Sheet Title
VAR-63974 : Project Number
SDR-63975 : Date

PRJ-63952
03/24/16

