



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

ZON-64975

Case Number: PRJ-64775 APN: 140-30-501-002

Name of Property Owner: Sandhill Villas, LLC

Name of Applicant: Luis Gutierrez

Name of Representative: _____

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: _____

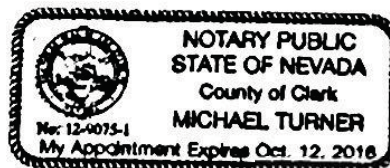
Signature of Property Owner: _____

Print Name: Luis Gutierrez

Subscribed and sworn before me

This 26 day of May, 2016

Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: ReZoning
 Project Address (Location) 3977 E. OWENS AVE.
 Project Name Sandhill Villas Proposed Use Residential
 Assessor's Parcel #(s) 40-30-501-002 Ward #
 General Plan: existing R-E proposed R-3 Zoning: existing R-E proposed R-3
 Commercial Square Footage Floor Area Ratio
 Gross Acres 1.82 Lots/Units 30 Density 165
 Additional Information Net acres 1.26

PROPERTY OWNER Sandhill Villas, LLC Contact Luis Gutierrez, Manager
 Address 7500 W. Lake Mead Blvd. #9-232 Phone: (702) 498-5305 Fax:
 City Las Vegas, NV State NV Zip 89128
 E-mail Address 4985305@gmail.com

APPLICANT Luis Gutierrez Contact
 Address 7500 W. Lake Mead Blvd. #9-232 Phone: (702) 498-5305 Fax:
 City Las Vegas, NV State NV Zip 89128
 E-mail Address 4985305@gmail.com

REPRESENTATIVE Contact
 Address Phone: Fax:
 City State Zip
 E-mail Address

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.

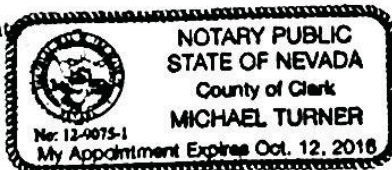
Print Name Luis Gutierrez

Subscribed and sworn before me

This 26 day of May, 20 16

[Signature]

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #
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.

f:\depot\Application Packet\Application Form.pdf

CLV Planning - Application Form

Application Number:	PRJ-64775
Application/Petition For:	Rezoning and Site Development Plan Review
ProjectAddress (Location):	SE CORNER OF OWENS AVE AND SANDHILL RD
Project Name	SANDHILL VILLAS
Assessors Parcel #(s):	14030501002
Ward #:	WARD 3 (BOB COFFIN)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	1.8
Lots/Units:	30 APT. UNITS
Additional Information:	
Applicant First Name:	LUIS
Applicant Last Name:	GUTIERREZ
Applicant Address:	7500 W. CHARLESTON,#9-232
Applicant City:	LAS VEGAS
Applicant State:	NV
Applicant Zip:	89128
Applicant Phone:	7024985305
Applicant Fax:	
Applicant Email:	4985305@GMAIL.COM
Rep First Name:	LUIS
Rep Last Name:	GUTIERREZ
Rep Address:	7500 W. CHARLESTON,#9-232
Rep City:	LAS VEGAS
Rep State:	NV
Rep Zip:	89128
Rep Phone:	7024985305
Rep Fax:	
Rep Email:	4985305@GMAIL.COM

ZON-64975 and SDR-64976

PRJ-64775
06/06/16

CLV Planning - Application Form

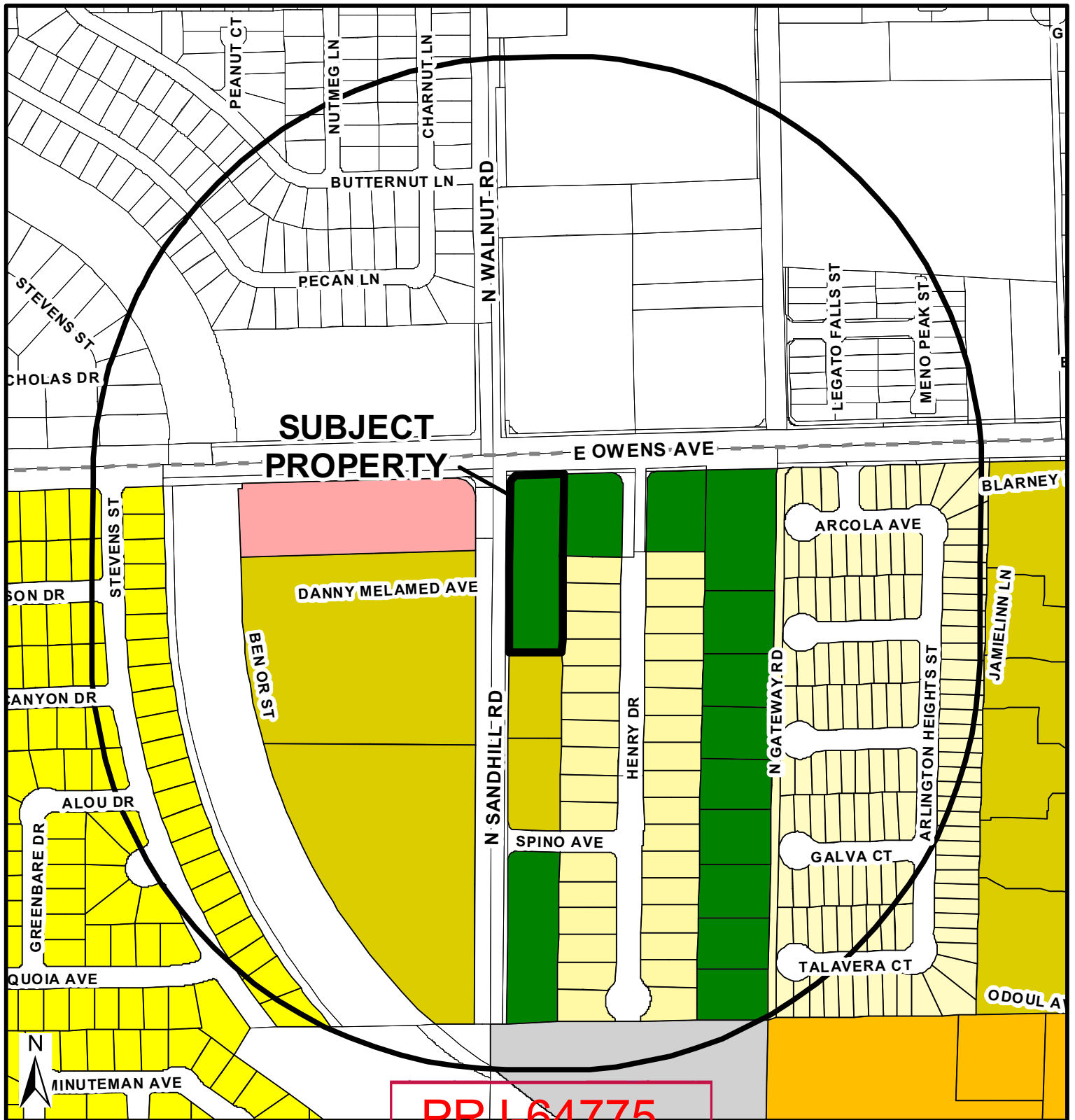
I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application 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. I Accept:	Yes
Is the Owner Information Correct:	Yes
If no, ...change what	

Owner(s)	ADDR1	ADDR2
SANDHILL VILLAS L L C	7500 W LAKE MEAD BLVD #9-232	LAS VEGAS, NV 89128

CLVEPLAN Applicant	Company	Title	Email
JAMES SMITH	CSA ENGINEERS	Sandhill Villas Apartments	CSAENG@LIVE.COM

ZON-64975 and SDR-64976

PRJ-64775
06/06/16



Zoning

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

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

FROM R-E TO R-3

Subject Property

1000ft Buffer

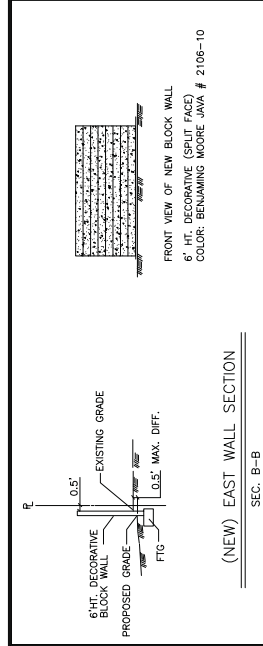
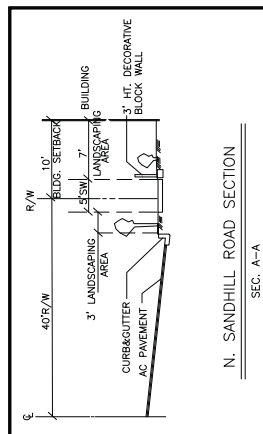
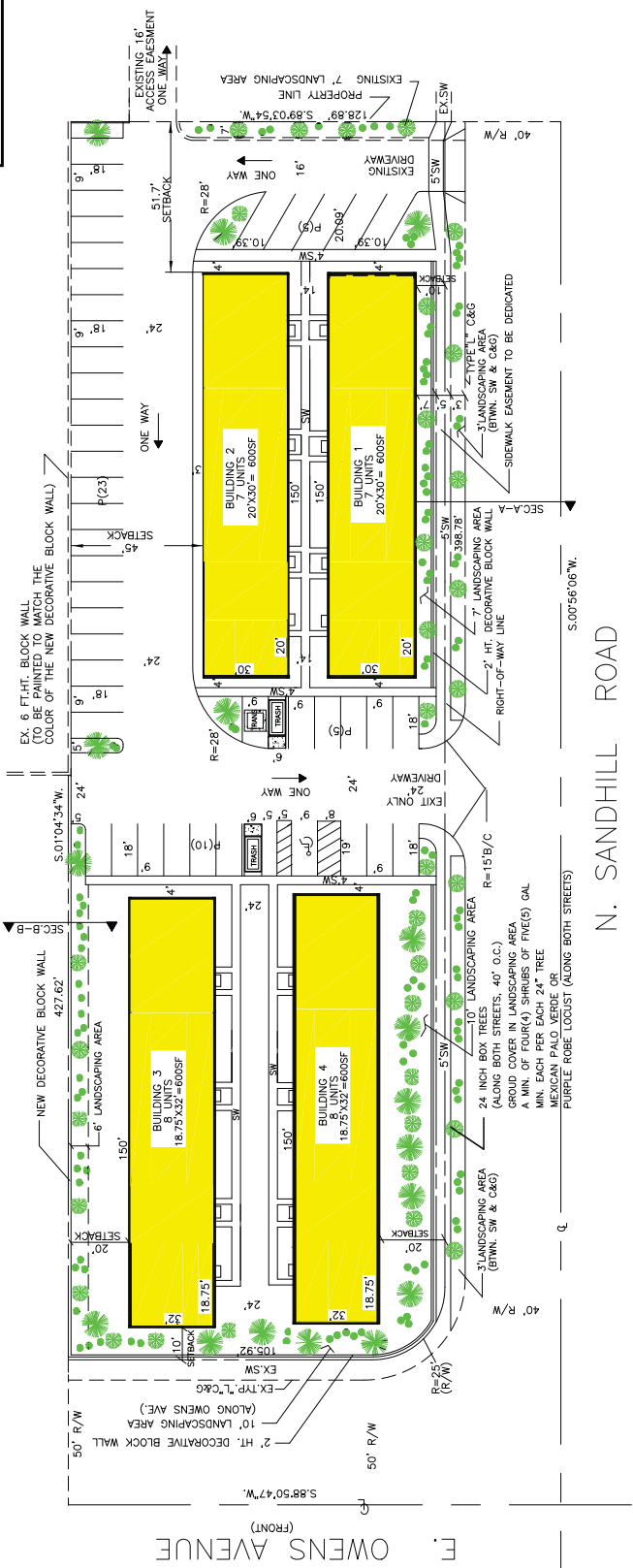
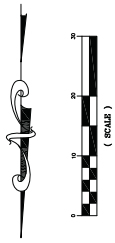
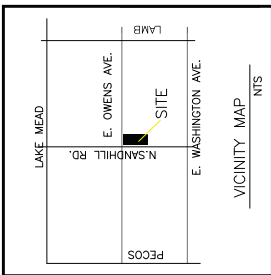
City Limits



GIS maps are normally produced only 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: Wednesday, June 08, 2016

ZON-64975 and SDR-64976 - REVISED

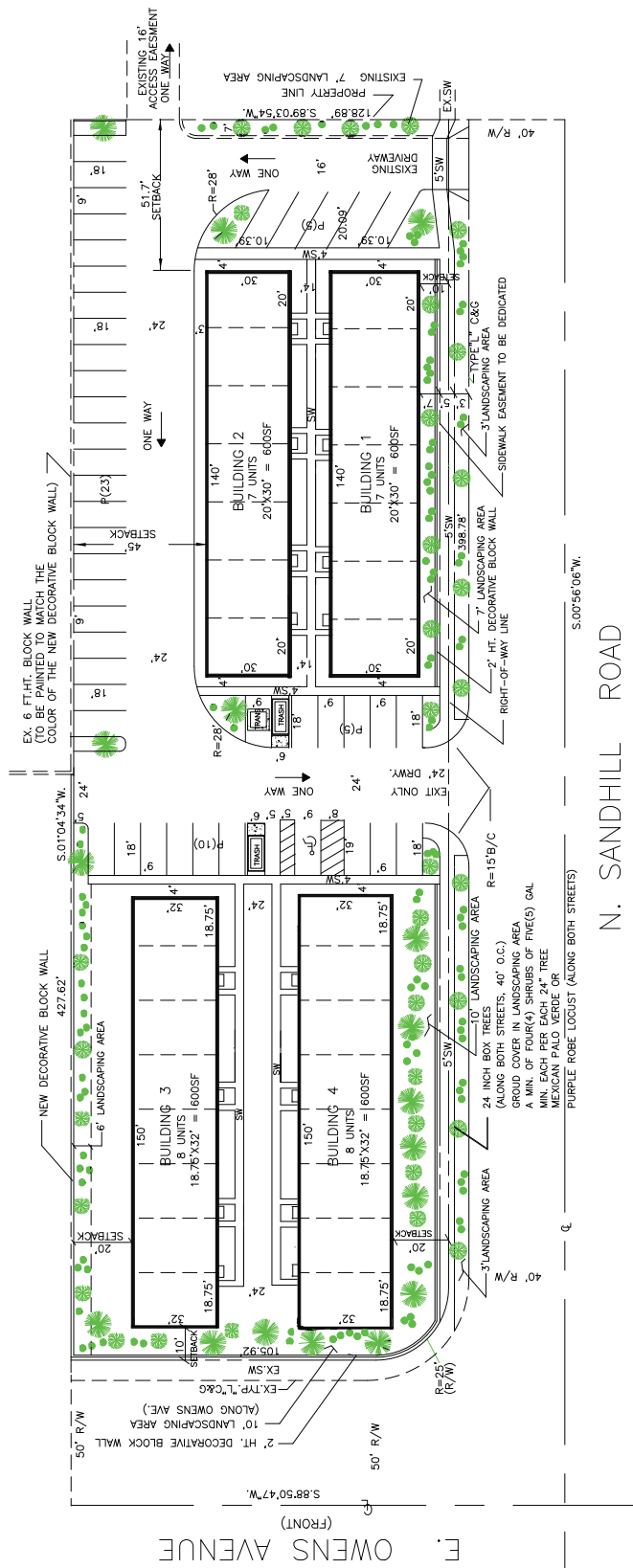
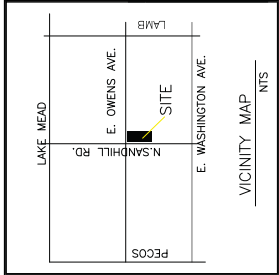
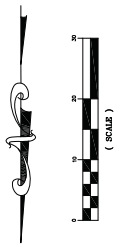


SITE DATA	
A.P.N. #140-30-501-002	
SITE AREA	= 94,885 SF (1.26 ACRES)
BUILDING AREA	= 15,400 S.F.
BUILDING COVERAGE = 28%	
30/1.26 =	23.81 DU/AC
LEGEND	
_____	PROPERTY LINE
_____	RIGHT-OF-WAY
_____	CENTERLINE OF ROADWAY
_____	EXISTING CURB
_____	B/C
_____	BACK OF CURB
_____	R/W
_____	RIGHT OF WAY

SHEET 1 OF 1 A-1 DRAWING NO.	SCALE	1" = 20'
	PROJECT NO.	
	VERT.	
	1168 EL CEDRO CIRCLE LAS VEGAS, NEVADA 89119 PH: (702) 583-9155 EMAIL: cseng@live.com	
CSA ENGINEERING SANDHILL VILLAS SITE PLAN 3937 E. OWENS AVENUE CITY OF LAS VEGAS, NEVADA A.P.N. #140-30-501-002		
NO.	DATE	1 05/18/16
REVISIONS CHANGING AREA ADJACENT CORR. ALONG SMOOTHIE 05/18/16		
APP'D.		

LANDSCAPE LEGEND

SYMBOL	LARGE TREES	TYPE	SIZE	SYMBOL	SHRUBS	SIZE
	ALFORD PINE <i>Pinus halepensis</i>	LARGE EVERGREEN	24" BOX		NANDINA <i>Nandina domestica</i>	15 GAL
	CALIFORNIA PEPPER <i>Schinus molle</i>	LARGE DECIDUOUS	24" BOX		EVERGREEN JAPONICUS <i>Euonymus japonicus</i>	15 GAL
	SHADEMASTER HONEY LOCUST <i>Gleditsia triacanthos inermis</i>	LARGE DECIDUOUS	24" BOX		COMMON WINTER CREEPER <i>Euonymus fortunei</i>	15 GAL
	CHILEAN MESQUITE <i>Prosopis chilensis</i>	MEDIUM DECIDUOUS	24" BOX		MEDITERRANEAN FAN PALM <i>Chamaecyparis humilis</i>	15 GAL
	MEXICAN PALM VERDE <i>Portulacaria aquatica</i>	MEDIUM EVERGREEN	24" BOX		GROUND COVER	SIZE
	PURPLE ROBE LOCUST <i>Robinia pseudoacacia 'adolescens'</i>	MEDIUM EVERGREEN	24" BOX		MEXICAN PRIMROSE <i>Oenothera biennis</i>	1 GAL
	PURPLE ROBE LOCUST <i>Robinia pseudoacacia 'adolescens'</i>	SMALL EVERGREEN	15 GAL		DWARF COYOTE BRUSH <i>Baccharis pilularis 'Centennial'</i>	1 GAL
					HYBRID GAZANIA <i>Gazania hybridus</i>	1 GAL



SCALE: HORIZ. 1" = 20'

PROJECT NO. 3168 EL CERRILLO CIRCLE LAS VEGAS, NEVADA 89119

DRAWING NO. A-1

SHEET 1 OF 1

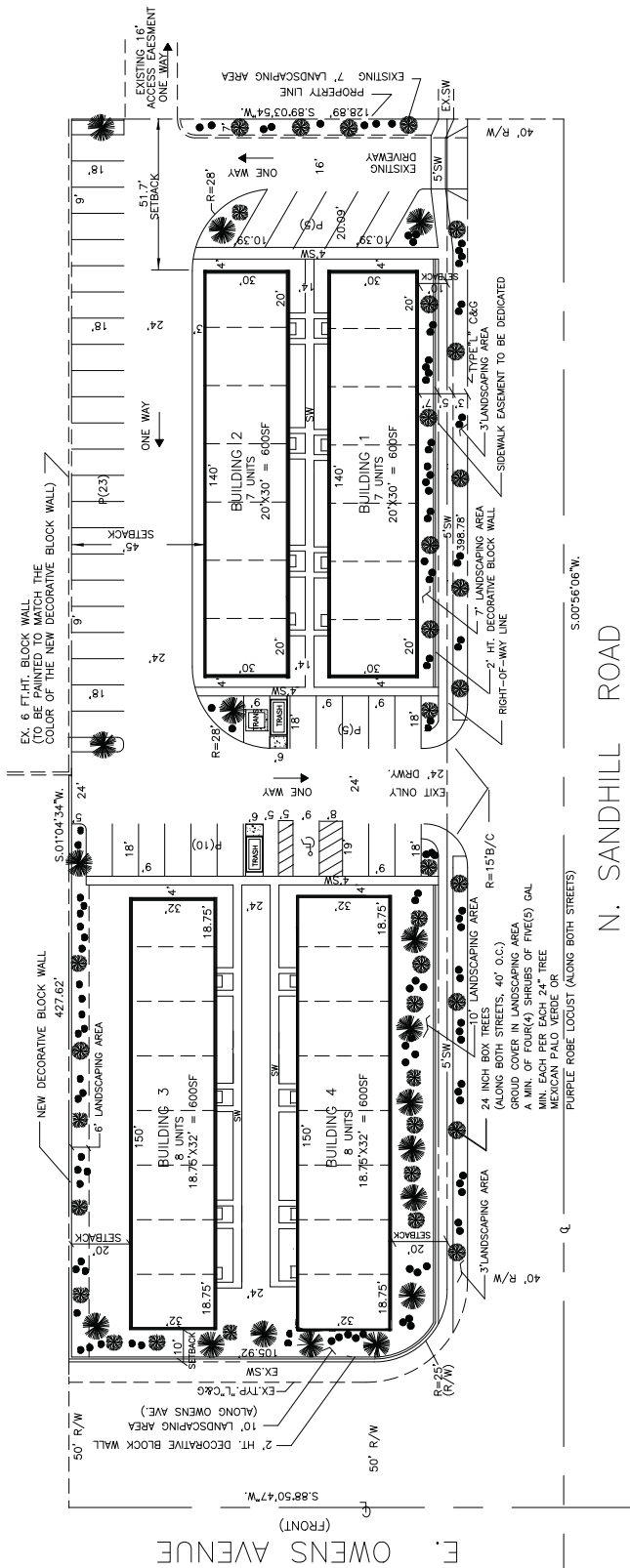
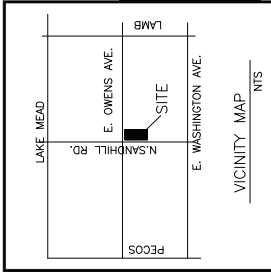
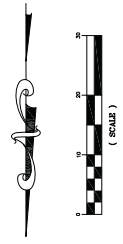
CSA ENGINEERING
PH: (702) 583-9185
EMAIL: csaeng@live.com

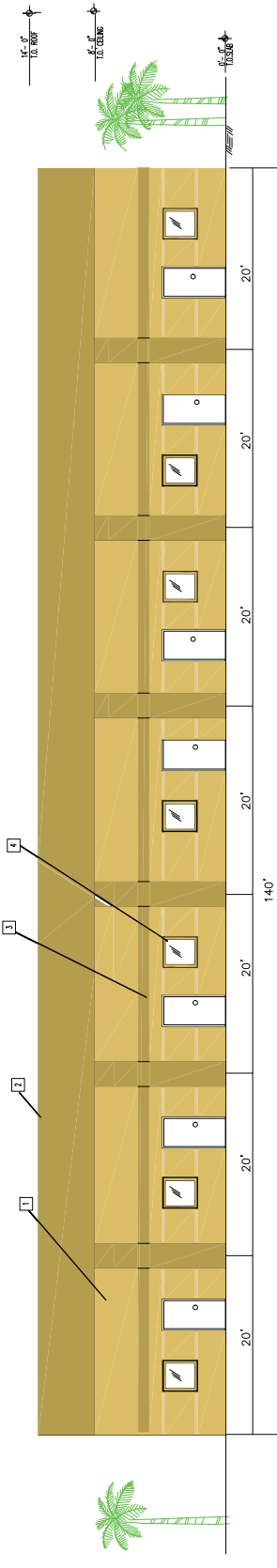
SANDHILL VILLAS LANDSCAPING PLAN
3977 E. OWENS AVENUE
CITY OF LAS VEGAS, NEVADA
A.P.N. #140-30-501-002

ZON-64975 and SDR-64976 - REVISED

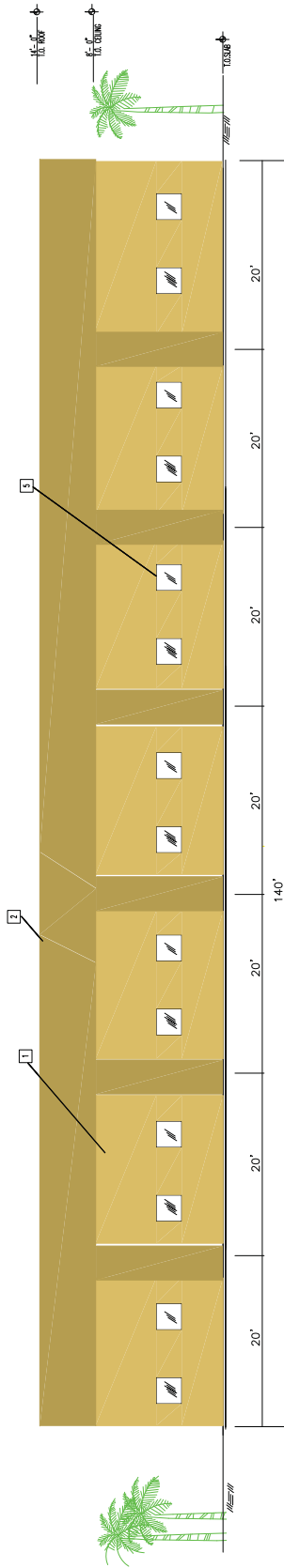
LANDSCAPE LEGEND

SYMBOL	LARGE TREES	TYPE	SIZE	SYMBOL	SHRUBS	SIZE
	ALEPPO PINE <i>Pinus halepensis</i>	LARGE EVERGREEN	24" BOX		NANDINA <i>Nandina domestica</i>	15 GAL
	CALIFORNIA PEPPER <i>Schinus molle</i>	LARGE DECIDUOUS	24" BOX		EVERGREEN JAPANESE <i>Euonymus japonica</i>	15 GAL
	SHADBLOW <i>Galium aparine</i>	LARGE DECIDUOUS	24" BOX		COMMON WINTER CREEPER <i>Euonymus fortunei</i>	15 GAL
	CHILEAN MESQUITE <i>Prosopis chilensis</i>	MEDIUM DECIDUOUS	24" BOX		MEDITERRANEAN FAN PALM <i>Chamaerops humilis</i>	15 GAL
	MEXICAN PALO VERDE <i>Parsonsia aquatica</i>	MEDIUM EVERGREEN	24" BOX		MEXICAN PRIMROSE <i>Oenothera biennis</i>	1 GAL
	PURPLE ROBE LOCUST <i>Robinia pseudoacacia</i>	MEDIUM EVERGREEN	24" BOX		DWARF COYOTE BRUSH <i>Baccharis pilularis</i>	1 GAL
	PURPLE ROBE <i>Idahoensis</i>	SMALL EVERGREEN	15 GAL		HYBRID GAZANIA <i>Gazania hybridus</i>	1 GAL

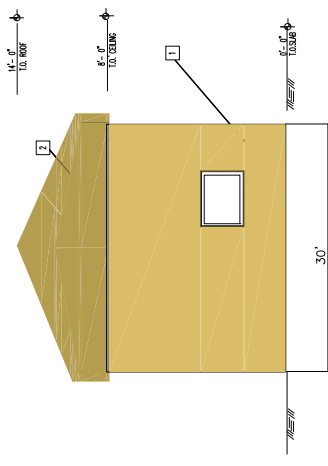




FRONT VIEW



REAR VIEW



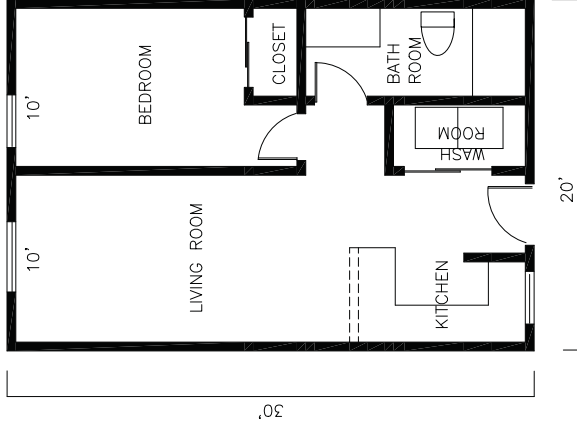
SIDE VIEW

KEY NOTES

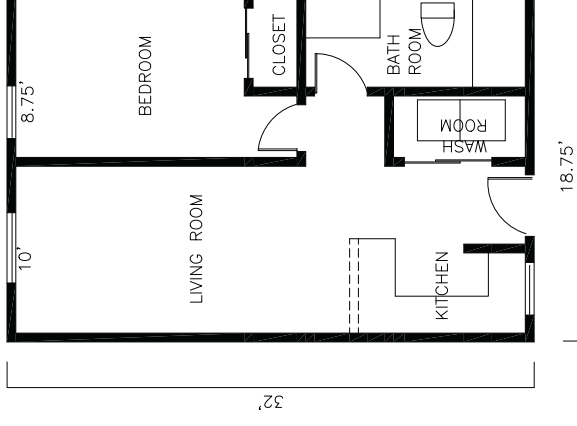
- 1 THREE (3) COBE STUCCO
PAINTED WITH BEAUMAIN MAKE COLOR #1115 BEAUM DESERT
- 2 SHINGLED ROOF (COLOR BEAUMAIN MAKE - JMW #1045-10)
- 3 METAL DOOR (ALUMINUM)
- 4 2'-5" WINDOW (ALUMINUM)
- 5 4'-4" WINDOW (ALUMINUM)

BUILDING ELEVATIONS

ZON-64975 and SDR-64976



BUILDINGS 1&2



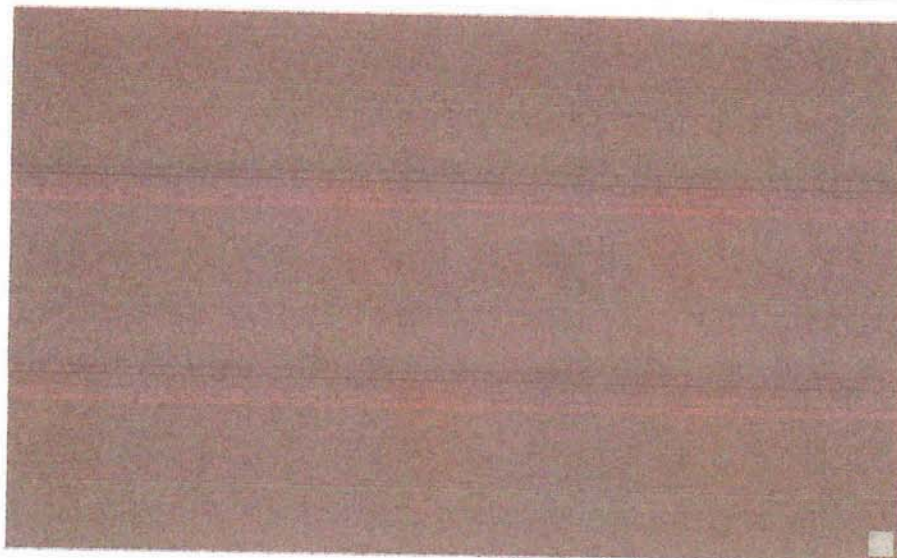
BUILDINGS 3&4

FLOOR PLANS

BUILDINGS COLOR: BENJAMIN MOORE MOJAVE DESERT (#1115)



SHINGLED ROOF COLOR AND BLOCK WALL COLOR: BENJAMIN MOORE
JAVA (#2106-10)



PRJ-64775
06/06/16

ZON-64975 and SDR-64976