



# DEPARTMENT OF PLANNING

## Application / Petition Form & Statement of Financial Interest

### Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	24-0447 08/19/2024

**Case Type** (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) EOT (22-0265 GPA1, ZON1, SDR1 & 23-0466-SDR1)

**Project Address** (Location) 5050 N. Rainbow Blvd.

**Project Name** \_\_\_\_\_ **Proposed Use** Multi-family

**Assessor's Parcel #(s)** 125-35-301-021 **Ward #** 6 - Brune

**General Plan:** Existing H Proposed \_\_\_\_\_ **Zoning:** Existing R-4 Proposed \_\_\_\_\_

**Additional Information** \_\_\_\_\_

**Property Owner** Rancho Property Owner SPE LLC **Contact** \_\_\_\_\_  
**Address** 10777 W. Twain Avenue, Suite 115 **City** Las Vegas **State** NV **Zip** 89135  
**E-mail** n/a **Phone** n/a

**Applicant** Calida Residential, LLC **Contact** \_\_\_\_\_  
**Address** 10777 W. Twain Avenue, Suite 115 **City** Las Vegas **State** NV **Zip** 89135  
**E-mail** n/a **Phone** n/a

**Representative** Kaempfer Crowell **Contact** Bob Gronauer &  
**Address** 1980 Festival Plaza Dr. Suite 650 **City** Las Vegas **State** NV **Zip** 89135  
**E-mail** mfehrman@kcnvlaw.com **Phone** 702-792-7085

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** Jared Wein Stock

Subscribed and sworn before me

This 9th day of August, 2024

Notary Public in and for said County and State





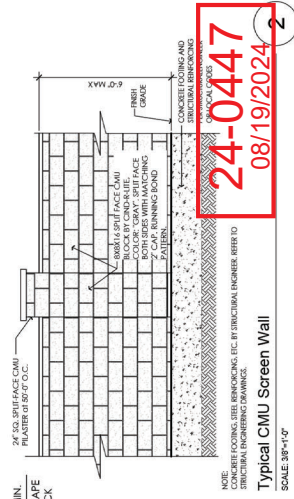
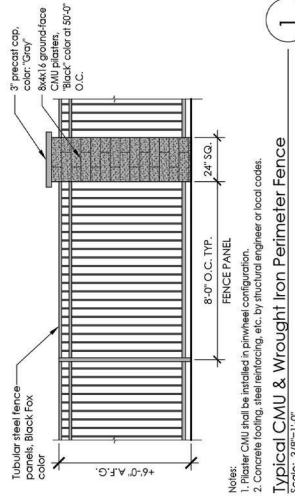


PLANTING SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	Laurea nobilis	Multi-Trunk Sweet Bay	24" Box	100	Multi-Trunk
	Ficus chinensis	Chinese Pistache	24" Box	80	Multi-Trunk
	Quercus ilex	Holly Oak	24" Box	84	Standard
	Rhus typhina	African Buckeye	24" Box	104	Standard
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	Dodonaea viscosa 'Purpurea'	Purple Hoopwood Bush	5 gal.	47	Column
	Leucophyllum frutescens 'Green Cloud'	Green Cloud Texas Sage	5 gal.	310	Can Full
	Ligustrum japonicum 'Tuscanum'	Texas Japanese Privet	5 gal.	593	Can Full
	Pyracantha lucidum 'Santa Cruz'	Santa Cruz Pyracantha	5 gal.	99	Can Full
	Tournefortia chamaedryf	German Cedar	5 gal.	556	Can Full
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	Muhlenbergia rigens	Deer Grass	5 gal.	227	Can Full
	Nassella tenuissima	Mexican Feather Grass	5 gal.	1,209	Can Full

Open Space Calculations:

Total Site Area: Approx. 12.05 Acres (524,898 SF)  
Open Space Requirements:  
100 SF Per Dwelling Unit = 334 x 100 = 33,400 SF open space required  
Open Space Provided: 132,484 SF (3.3 Acres) - 27.4% of total site area



24-0447  
08/19/2024

APN #: 125-35-301-021

VICINITY MAP - NTS





# RAINBOW AND RANCHO

APN: 125-35-301-021

THE CALIDA GROUP

TEAM MEMBERS	PROJECT INFORMATION	PROJECT RENDERING
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**OWNER**  
**BRIAN FRIDMAN**  
THE CAJADA GROUP  
10777 W. TWAIN AVENUE, SUITE 115  
LAS VEGAS, NV 89315

**ARCHITECT**  
**JASON R. SHEPARD**  
DWELL DESIGN STUDIO, LLC  
3655 BROOKSIDE PARKWAY, SUITE 150  
ALPHARETTA, GA 30022  
(770) 864-1035

**LANDSCAPE/HARDSCAPE DESIGN**  
**ERIC KELLY**  
SILVERLANDS INC.  
2901 S. HIGHLAND DRIVE 15-A  
LAS VEGAS, NV 89109  
(702) 809-3429

THE DRAWINGS FOR THIS PROJECT ARE THE PROPERTY OF DWELL DESIGN STUDIO, LLC. COPIES OF THE DRAWINGS MAY BE USED ONLY BY THE OWNER TO CONSTRUCT AND OCCUPY THIS PROJECT. NEITHER THE DRAWINGS NOR THE DESIGN INDICATED ON THE DRAWINGS MAY BE REPRODUCED NOR USED FOR ANY OTHER PROJECT OR PURPOSE. DWELL DESIGN STUDIO, LLC, ACCEPTS RESPONSIBILITY ONLY FOR THOSE DRAWINGS WHICH HAVE AN ORIGINAL SEAL, SIGNATURE, CONSTRUCTION ISSUE DATE, AND DATE OF FINAL REVISION FOR THE DRAWINGS.

## VICINITY MAP



## PROJECT DESCRIPTION

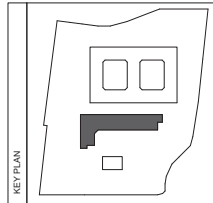
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08/19/2024



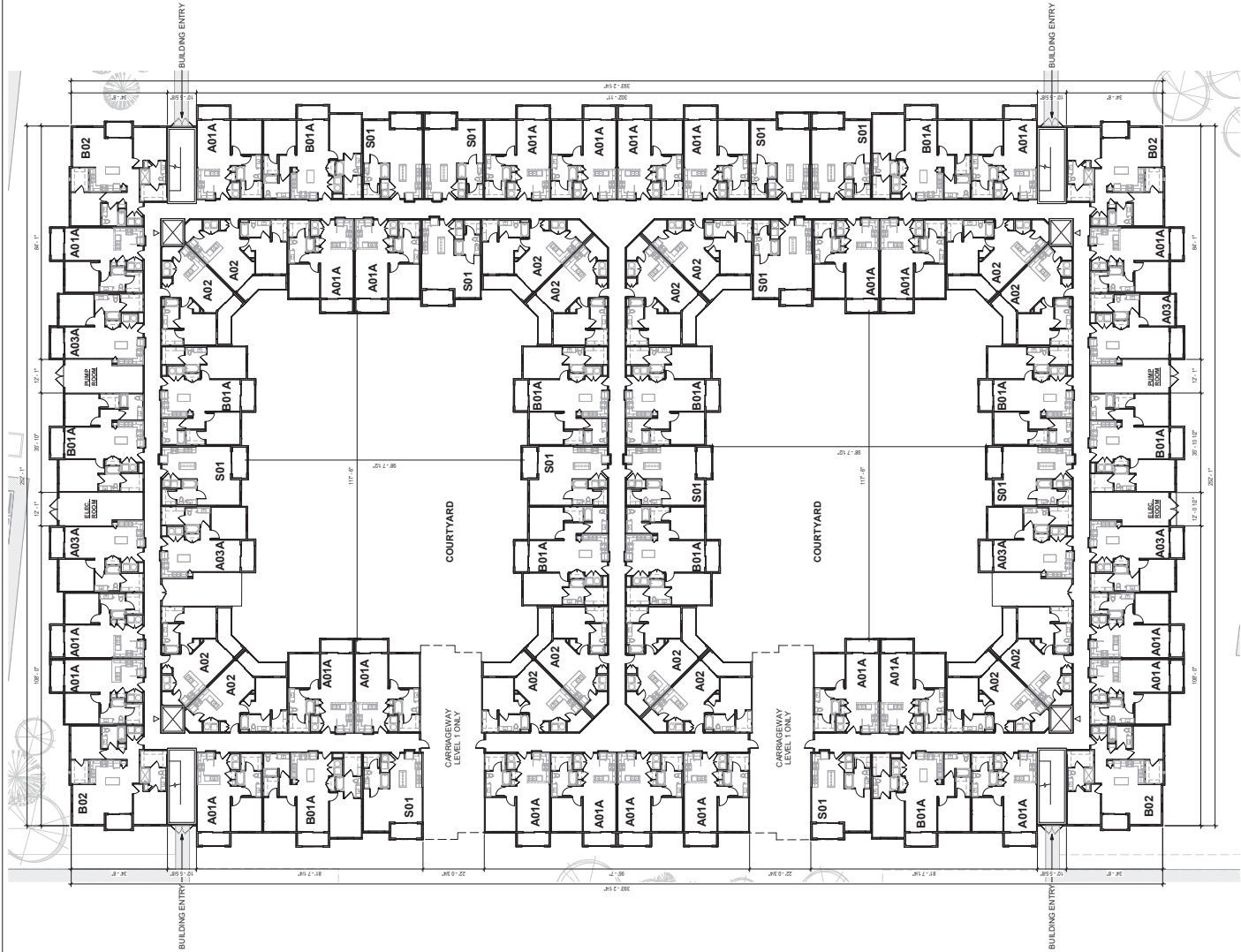
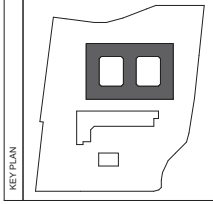






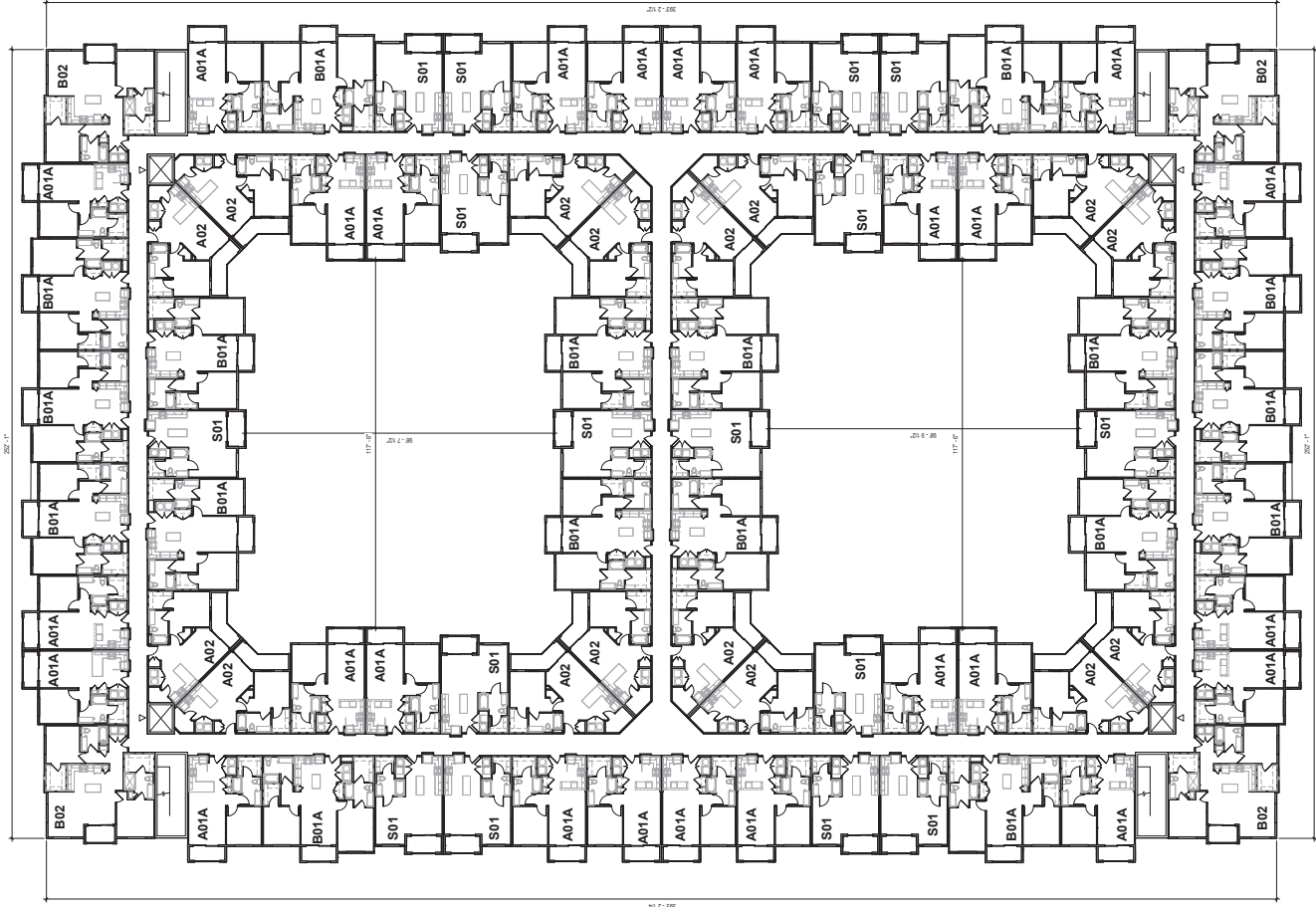
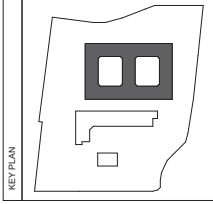


24-0447  
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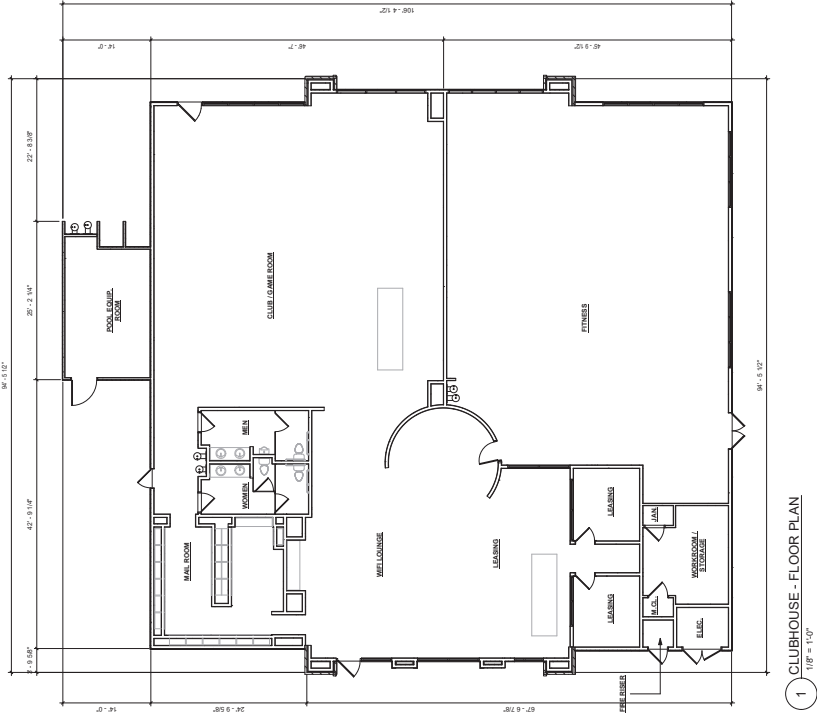
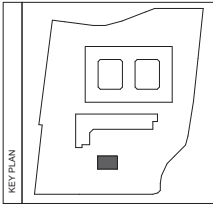
1 OVERALL FLOOR PLAN- BLDG 200 LEVEL 1  
1/16" = 1'-0"





24-0447  
08/19/2024

24-0447  
08/19/2024

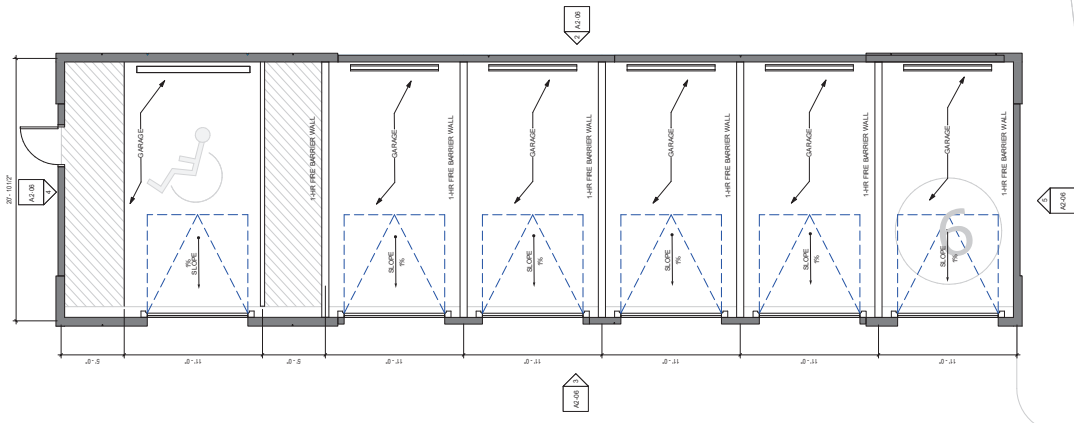






24-0447  
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1 PARKING GARAGE 2 TYP. FLOOR PLAN  
1/8" = 1'-0"



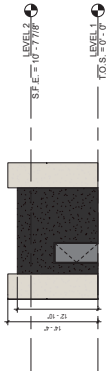
2 PARKING GARAGE 2 TYP. - ELEVATION 1  
1/8" = 1'-0"



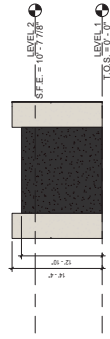
3 PARKING GARAGE 2 TYP. - ELEVATION 2  
1/8" = 1'-0"



4 PARKING GARAGE 2 TYP. - ELEVATION 3  
1/8" = 1'-0"



5 PARKING GARAGE 2 TYP. - ELEVATION 4  
1/8" = 1'-0"









dwelldesignstudio

4001 WILSON AVENUE  
SUITE 100  
SAN JOSE, CA 95128  
PHONE: 415.350.8550  
WWW.DWELLDSTUDIO.COM

APN: 125-35-301-021  
RAINBOW AND RANCHO

THE CALDA GROUP

ISSUE: 01  
DATE: 08/19/2024  
PROJECT: 24-0447  
SHEET: 100-01

REVISION: 01  
DATE: 08/19/2024  
BY: JLD  
CHECKED BY: JLD

PROGRESS PRINT  
08/20/2024 1:28:47 PM

NOT FOR CONSTRUCTION

DATE: 08/19/2024  
TIME: 1:28:47 PM  
PROJECT: 24-0447  
SHEET: 100-01  
DRAWN BY: JLD  
CHECKED BY: JLD  
APPROVED BY: JLD

PROJECT: 24-0447  
SHEET: 100-01  
DRAWN BY: JLD  
CHECKED BY: JLD  
APPROVED BY: JLD

FINISH SCHEDULE

1	STUCCO 1	4	VINYL WINDOW
2	STUCCO 2	7	ALUM. RAILING SYSTEM
3	STUCCO 3	8	ALUM. CANOPY
4	STUCCO 4	9	ALUM. STOREFRONT SYSTEM
5	STUCCO 5		

KEY PLAN



2 BUILDING 100 - ELEVATION 2  
3/32" = 1'-0"



1 BUILDING 100 - ELEVATION 1  
3/32" = 1'-0"

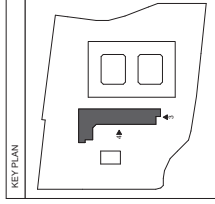
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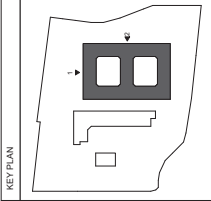




## FINISH SCHEDULE

1	STUCCO 1	6	VINYL WINDOW
2	STUCCO 2	7	ALUM. RAILING SYSTEM
3	STUCCO 3	8	ALUM. CANOPY
4	STUCCO 4	9	ALUM. STOREFRONT SYSTEM
5	STUCCO 5		





FINISH SCHEDULE	
1	STUCCO 1
2	STUCCO 2
3	STUCCO 3
4	STUCCO 4
5	STUCCO 5
6	VINYL WINDOW
7	ALUM. RAILING SYSTEM
8	ALUM. CANOPY
9	ALUM. STOREFRONT SYSTEM



2 BUILDING 200 - ELEVATION 2

3.022' x 1'-0"



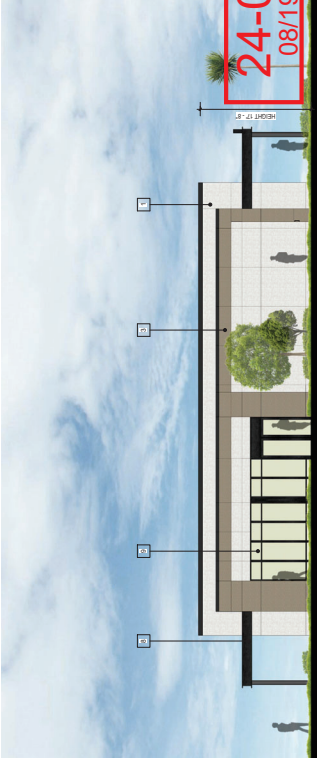
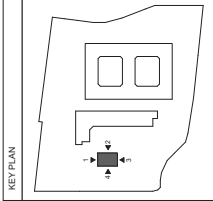
1 BUILDING 200 - ELEVATION 1

3.022' x 1'-0"



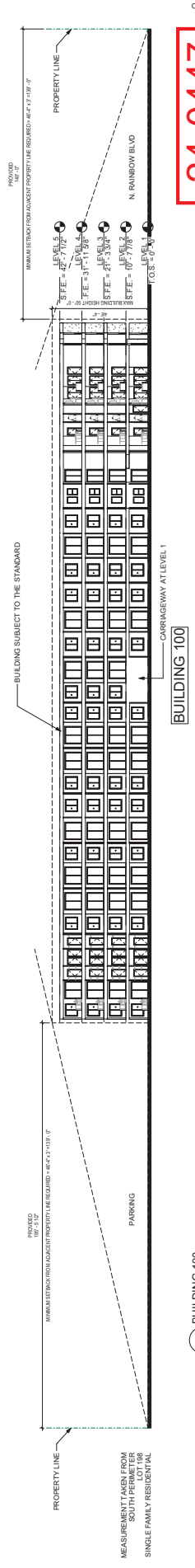


FINISH SCHEDULE	
1	STUCCO 1
2	STUCCO 2
3	STUCCO 3
4	STUCCO 4
5	STUCCO 5
6	VINYL WINDOW
7	ALUM. RAILING SYSTEM
8	ALUM. CANOPY
9	ALUM. STOREFRONT SYSTEM



24-0447  
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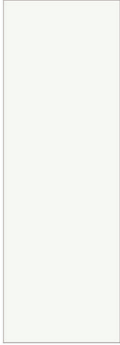




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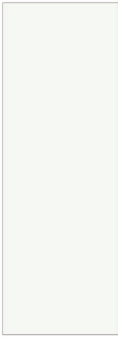
CALIDA RANCHO & RAINBOW - MAIN CORNER APPROACH



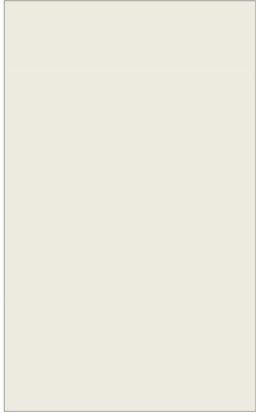
**WINDOW**  
MI VINYL WINDOW - WHITE



**CANOPY**  
MAPES CANOPIES - DARK BRONZE



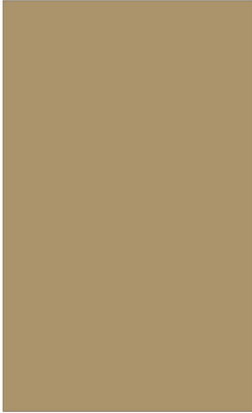
**CTB 01**  
CEMENTITIOUS TRIM BOARD  
REFLECTIVE WHITE- SW 7672



**STO 01**  
ALABASTER - SW 7008



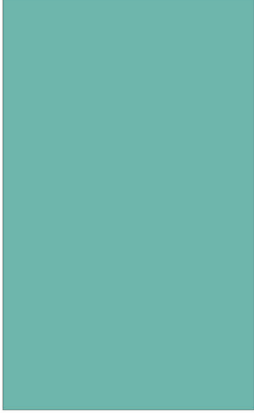
**STO 02**  
ALPACA - SW 7022



**STO 03**  
BURLAP- SW 6137



**STO 04**  
ROCKWEED - SW 2735



**STO 05**  
COOLED BLUE - SW 6759

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