










## PLANTING SCHEDULE

<u>SYMBOL</u>	<u>COMMON / BOTANICAL NAME</u>	<u>SIZE</u>	<u>QTY</u>	<u>REMARKS</u>
<b><u>TREES</u></b>				
	Chinese Pistache <i>Pistacia chinensis</i>	24" Box	24	Standard Min. Spec: 7"x2.5"x1"
	Desert Willow <i>Chilopsis linearis</i>	24" Box	18	Multi-Trunk Min. Spec: 5"x3"
	Italian Stone Pine <i>Pinus pinea</i>	36" Box	14	Standard Min. Spec: 5"x3"x1.5"
	Willow Acacia <i>Acacia salicina</i>	24" Box	29	Standard Min. Spec: 7"x2.5"x1.25"
<b><u>SHRUBS</u></b>				
	Compact Xylosma <i>Xylosma c. 'Compacta'</i>	5 gal.	85	Can Full
	Lynn's Legacy Sage <i>Leucophyllum l. 'Lynn's Legacy'</i>	5 gal.	202	Can Full
	Red Bird Of Paradise <i>Caesalpinia pulcherrima</i>	5 gal.	30	Can Full
<b><u>CACTI/SUCCULENTS</u></b>				
	Red Yucca <i>Hesperaloe parviflora</i>	5 gal.	13	Can Full
<b><u>GRASSES</u></b>				
	Deer Grass <i>Muhlenbergia rigens</i>	5 gal.	43	Can Full

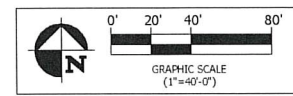
## GROUNDCOVER LEGEND

BLANK / NOT SHOWN	GRANITE ROCK MULCH - 3/4" APACHE BROWN - SCREENED, NO FINES BY KALAMAZOO MATERIALS. BEATTY QUARRY. 2" DEPTH, MIN TO 4" DEPTH, MAX. INSTALL IN ALL TREE AND SHRUB PLANTING AREAS.
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## VICINITY MAP - NTS



23-0074  
01/30/2024



Submitted after final agenda  
Item 56

**SILVER  
LANDS  
INC.** 

**LANDSCAPE ARCHITECTURE**

1310 S. 3rd St., Ste. 100B  
Las Vegas, NV 89104

702.459.3192  
[SILVERLANDSINC.COM](http://SILVERLANDSINC.COM)

---

**SEAL:**

CLIENT:



**MORGAN STONEHILL**  
DEVELOPMENT COMPANY

DESIGN REVIEW SUBMITTAL  
NOT FOR CONSTRUCTION

DEVELOPMENT INFO:  
**SAHARA RANCHO**  
Rancho Drive  
Las Vegas, NV 89102  
APN: 162-04-412-004, 008, 009

[illegible]

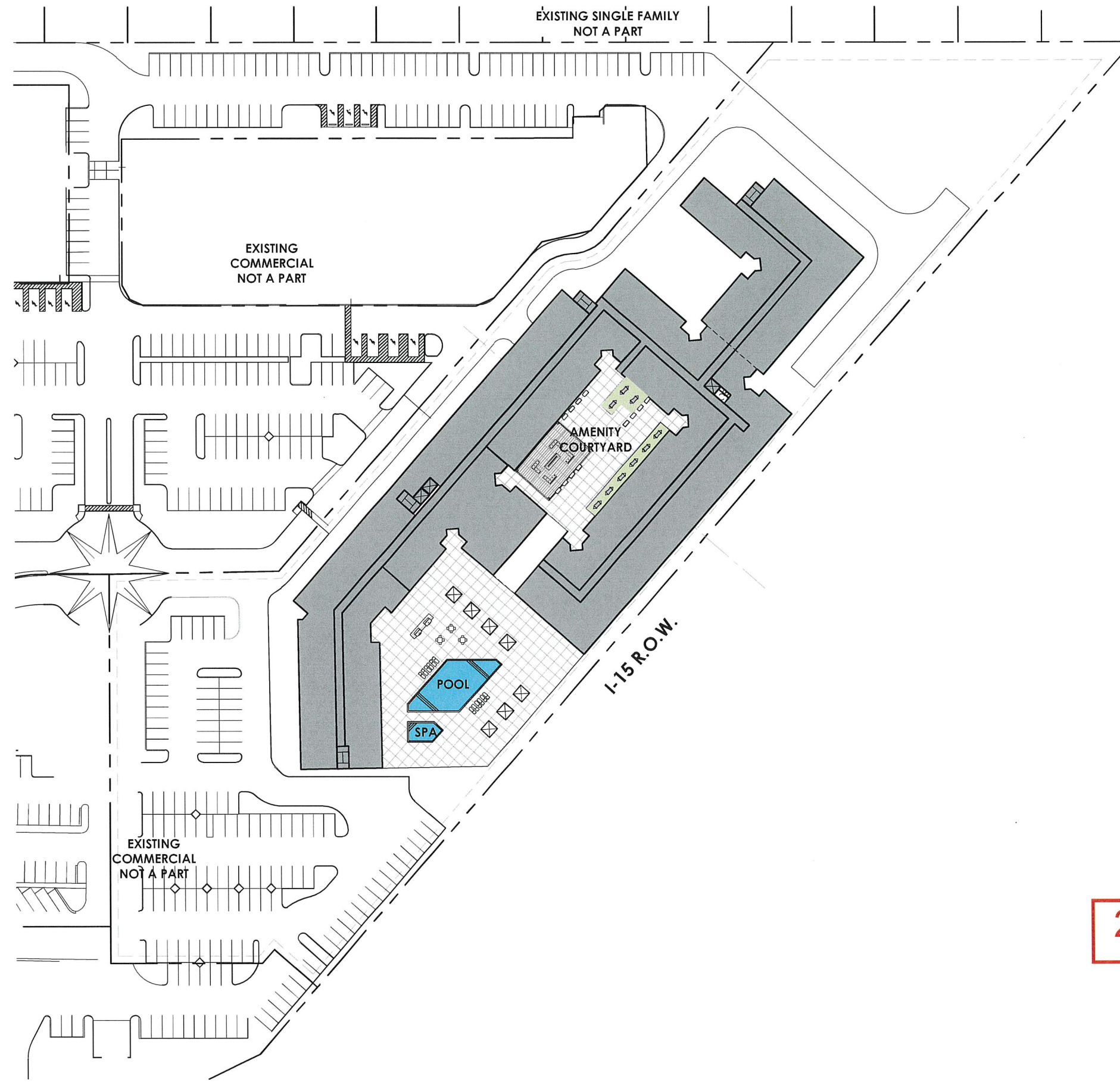
**PROJECT DATA:**  
SLI PRJ NO: 78582  
PROJECT ARCHITECT: EDK  
ISSUED FOR: DESIGN REVIEW  
DATE: 01/08/24

**SHEET:**

**LP001**

**LANDSCAPE PLAN**  
**GROUND LEVEL**





**SILVER  
LANDS  
INC.**

LANDSCAPE ARCHITECTURE  
1310 S. 3rd St., Ste. 100B  
Las Vegas, NV 89104  
702.459.3192  
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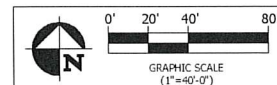
DEVELOPMENT INFO:  
**SAHARA RANCHO**  
Rancho Drive  
Las Vegas, NV 89102  
APN: 162-04-412-004, 008, 009

SUBMITTALS:

#	DATE	DESCRIPTION

PROJECT DATA:  
SLI PRJ NO: 78582  
PROJECT ARCHITECT: EDK  
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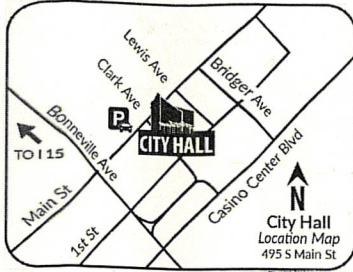
**23-0074**  
**01/30/2024**



SHEET:  
**LP002**  
LANDSCAPE PLAN  
LEVEL 3 AMENITY DECK

City of Las Vegas, Office of The City Clerk  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101

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I SUPPORT  
this Request



I OPPOSE  
this Request

Please use available blank space on card for your comments.

**23-0074-SDR1**

City Council Meeting of **02/21/2024**

23-0074-SDR1

16204312040

CLEWES MARK J & MARY E

1812 BIRCH ST

LAS VEGAS NV 89102-4404

69 89074P1 89102



Submitted after final agenda

Item 56



City of Las Vegas, Office of The City Clerk  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101

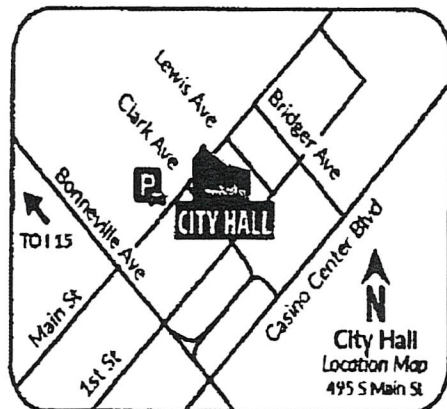
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**23-0074-SDR1**

**City Council Meeting of 02/21/2024**

23-0074-SDR1

16204312030

SHAFFER CHRISTINE S

1613 INVERNESS AVE

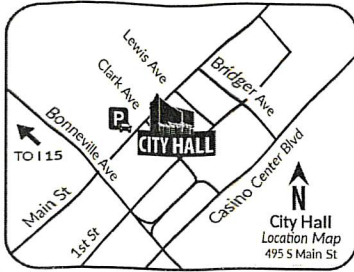
LAS VEGAS NV 89102

89 BRDFNP1 89102



City of Las Vegas, Office of The City Clerk  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101

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City Council Meeting of 02/21/2024

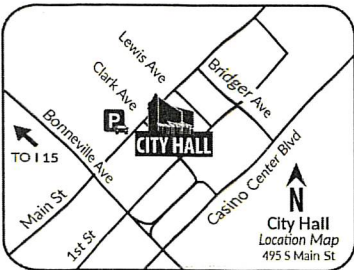
00 BRDFNP1 09102

23-0074-SDR1  
16204411008  
KNAPP KURT  
2008 BIRCH ST  
LAS VEGAS NV 89102

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**23-0074-SDR1**

City Council Meeting of 02/21/2024

00 BRDFNP1 09102

23-0074-SDR1  
16205716002  
CORON BRYAN P & HEIDI M  
2304 EL CORTEZ AVE  
LAS VEGAS NV 89102-2029

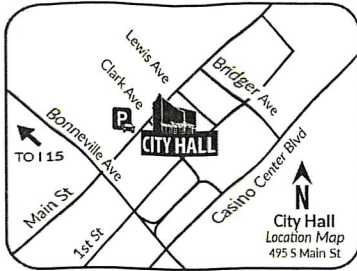
Submitted after final agenda  
Item 56

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**23-0074-SDR1**

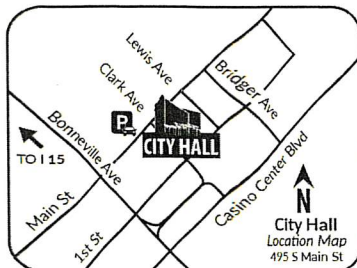
City Council Meeting of 02/21/2024

23-0074-SDR1  
16205716004  
EASELY STEPHEN C  
2308 EL CORTEZ AVE  
LAS VEGAS NV 89102

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**23-0074-SDR1**

City Council Meeting of 02/21/2024

23-0074-SDR1  
16205716003  
EASLEY STEVE TRUST  
EASLEY STEPHEN TRS  
2308 EL CORTEZ AVE  
LAS VEGAS NV 89102-2029

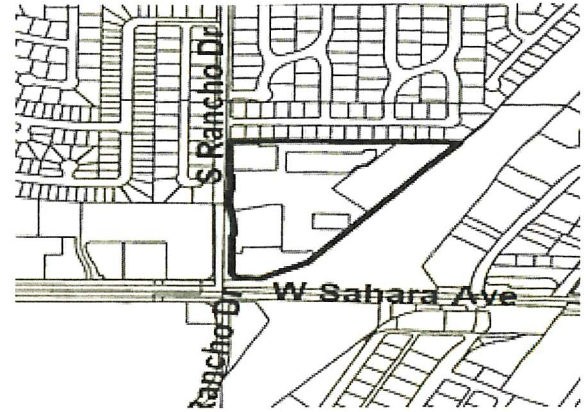
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## Application Information

23-0074-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -  
APPLICANT: MORGAN STONEHILL - OWNER: SAHARA RANCHO 008,  
LLC - For possible action on a Land Use Entitlement project request TO ALLOW A  
SEVEN-STORY MIXED-USE DEVELOPMENT CONSISTING OF 352  
RESIDENTIAL UNITS AND 5,980 SQUARE FEET OF COMMERCIAL SPACE  
WITH A WAIVER OF TITLE 19.08 RESIDENTIAL ADJACENCY  
STANDARDS on 3.05 acres at the northeast corner of Sahara Avenue and Rancho  
Drive (APNs 162-04-412-004 and 006 through 009), C-1 (Limited Commercial)  
Zone, Ward 1 (Knudsen). The Planning Commission (6-1 vote) and Staff  
recommend APPROVAL.

PLEASE DO NOT MAKE  
THE TRAFFIC PROBLEM ON  
RANCHO WORSE THAN IT  
CURRENTLY IS. THANK YOU  
Steve Easley

## Application Location



The proposed project may not pertain to the entire highlighted project site.

## Public Hearing Information

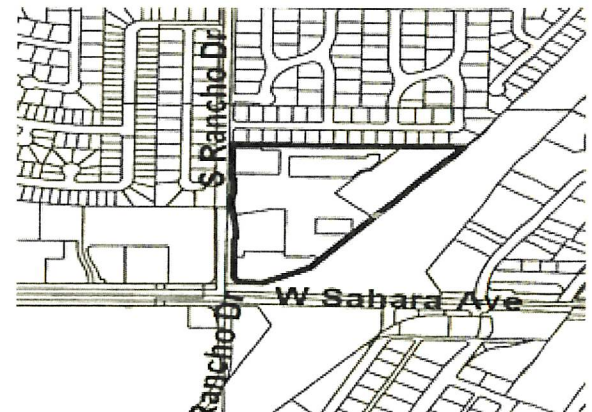
Meeting: City Council  
Date: 02/21/2024  
Location: City Council Chambers  
495 South Main St, 2<sup>nd</sup> Fl.  
Las Vegas, Nevada  
Time: 9:30 a.m.

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 2nd Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101. For more information, go to [www.lasvegasnevada.gov/meetings](http://www.lasvegasnevada.gov/meetings) or call (702) 229-6311 (TTY 7-1-1). Note that postcards and comments received after an agenda posts will not be reflected online until after the meeting; however, the comments are made available to the members of the governing body for their consideration prior to the meeting.

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## Application Location



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## Public Hearing Information

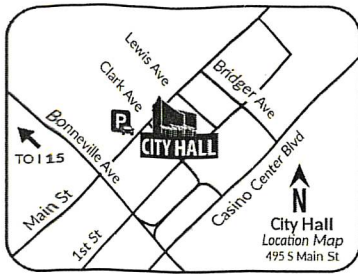
Meeting: City Council  
Date: 02/21/2024  
Location: City Council Chambers  
495 South Main St, 2<sup>nd</sup> Fl.  
Las Vegas, Nevada  
Time: 9:30 a.m.

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I SUPPORT  
this Request



I OPPOSE  
this Request

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**23-0074-SDR1**

City Council Meeting of 02/21/2024

23-0074-SDR1  
16205814015  
BURN P S TRUST  
2209 WESTLUND DR  
LAS VEGAS NV 89102-6114

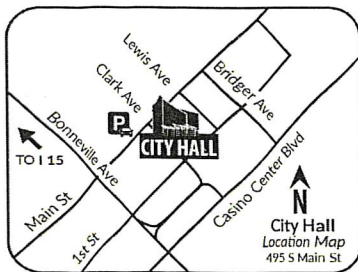
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66 BROFNP1 69102



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**23-0074-SDR1**

City Council Meeting of 02/21/2024

23-0074-SDR1  
16205717002  
KOLINOSKI DAVID J  
1904 WESTLUND DR  
LAS VEGAS NV 89102-2015

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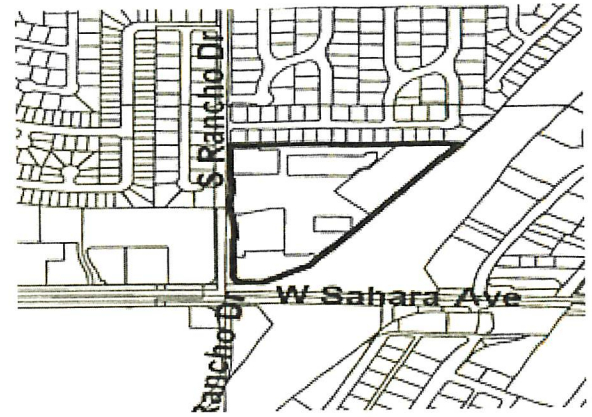




## Application Information

23-0074-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: MORGAN STONEHILL - OWNER: SAHARA RANCHO 008, LLC - For possible action on a Land Use Entitlement project request TO ALLOW A SEVEN-STORY MIXED-USE DEVELOPMENT CONSISTING OF 352 RESIDENTIAL UNITS AND 5,980 SQUARE FEET OF COMMERCIAL SPACE WITH A WAIVER OF TITLE 19.08 RESIDENTIAL ADJACENCY STANDARDS on 3.05 acres at the northeast corner of Sahara Avenue and Rancho Drive (APNs 162-04-412-004 and 006 through 009), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). The Planning Commission (6-1 vote) and Staff recommend APPROVAL.

## Application Location



The proposed project may not pertain to the entire highlighted project site.

## Public Hearing Information

**Meeting:** City Council  
**Date:** 02/21/2024  
**Location:** City Council Chambers  
495 South Main St, 2<sup>nd</sup> Fl.  
Las Vegas, Nevada  
**Time:** 9:30 a.m.

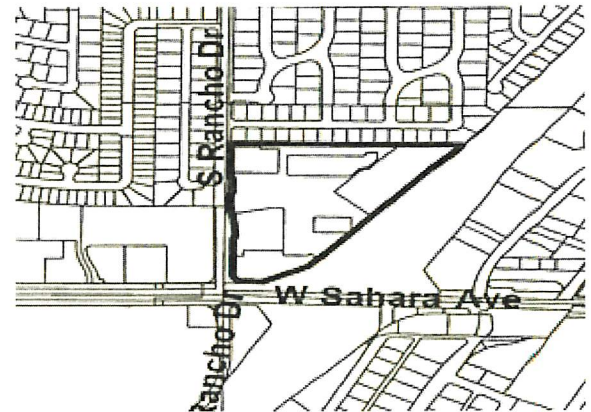
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NO. TOO MUCH TRAFFIC.

## Application Location



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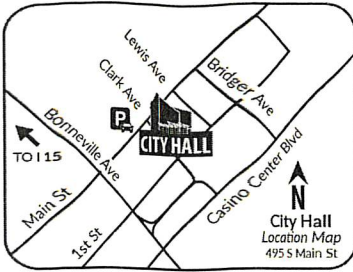
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I SUPPORT  
this Request



I OPPOSE  
this Request

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**23-0074-SDR1**

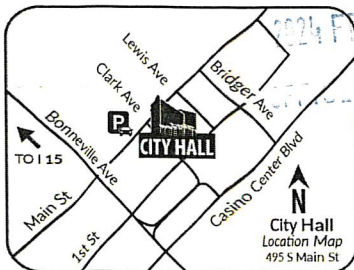
City Council Meeting of 02/21/2024

23-0074-SDR1  
16205716024  
DOYLE MARY JO  
2013 DE OSMA ST  
LAS VEGAS NV 89102

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**23-0074-SDR1**

City Council Meeting of 02/21/2024

I live in the  
Historic Glen Heather

Neighborhood—I urge  
you to help us keep us  
whole without the  
explosion of a  
11 story  
apartment overlooking  
our homes.

PLEASE vote NO

23-0074-SDR1  
16204411009  
SUMNER MARYLYN E  
2004 BIRCH ST  
LAS VEGAS NV 89102-4439

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Permit No. 1630



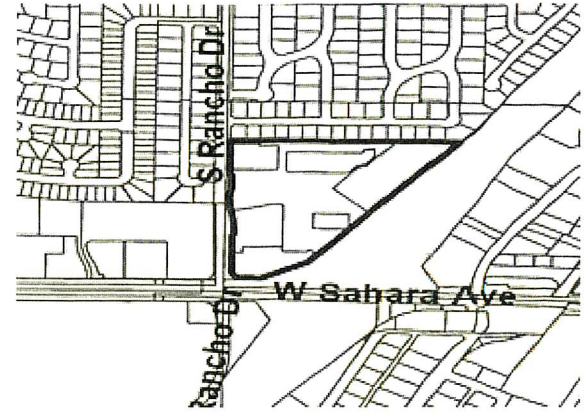
## Application Information

23-0074-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -  
APPLICANT: MORGAN STONEHILL - OWNER: SAHARA RANCHO 008,  
LLC - For possible action on a Land Use Entitlement project request TO ALLOW A  
SEVEN-STORY MIXED-USE DEVELOPMENT CONSISTING OF 352  
RESIDENTIAL UNITS AND 5,980 SQUARE FEET OF COMMERCIAL SPACE  
WITH A WAIVER OF TITLE 19.08 RESIDENTIAL ADJACENCY  
STANDARDS on 3.05 acres at the northeast corner of Sahara Avenue and Rancho  
Drive (APNs 162-04-412-004 and 006 through 009), C-1 (Limited Commercial)  
Zone, Ward 1 (Knudsen). The Planning Commission (6-1 vote) and Staff  
recommend APPROVAL.

INTERSECTION ON RANCHO DR  
WOULD NOT BE ABLE TO ACCOMMODATE  
THE POTENTIAL TRAFFIC CREATED  
BY THE COMPLEX. WHERE WOULD  
SCHOOL BUSES PICK UP POTENTIAL  
STUDENTS?

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 2nd Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101. For more information, go to [www.lasvegasnevada.gov/meetings](http://www.lasvegasnevada.gov/meetings) or call (702) 229-6311 (TTY 7-1-1). Note that postcards and comments received after an agenda posts will not be reflected online until after the meeting; however, the comments are made available to the members of the governing body for their consideration prior to the meeting.

## Application Location



The proposed project may not pertain to the entire highlighted project site.

## Public Hearing Information

**Meeting:** City Council  
**Date:** 02/21/2024  
**Location:** City Council Chambers  
495 South Main St, 2nd Fl.  
Las Vegas, Nevada  
**Time:** 9:30 a.m.

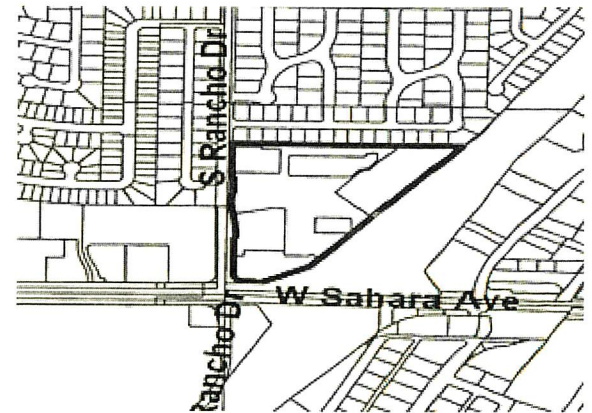
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please  
See comments on back-  
side.

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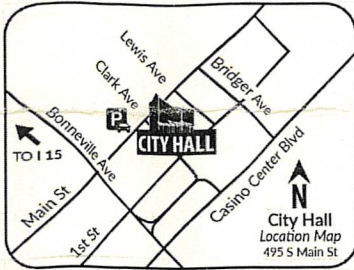
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495 South Main St, 2nd Fl.  
Las Vegas, Nevada  
**Time:** 9:30 a.m.

City of Las Vegas, Office of The City Clerk  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101

**Return Service Requested**  
**Official Notice of Public Hearing**



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Las Vegas, NV  
Permit No. 1630

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Office Of The City Clerk at the above address or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT  
this Request



I OPPOSE  
this Request

*(Signature)* 2/12/2024

Please use available blank space on card for your comments.

**23-0074-SDR1**

City Council Meeting of **02/21/2024**

23-0074-SDR1  
16204311053  
STREED RUSSELL O  
1808 LOCH LOMOND WAY  
LAS VEGAS NV 89102

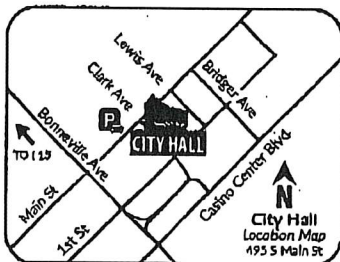
89 BRDFNP1 89102





City of Las Vegas, Office of The City Clerk  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101

**Return Service Requested**  
**Official Notice of Public Hearing**



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I SUPPORT  
this Request



I OPPOSE  
this Request

Please use available blank space on card for your comments.

**23-0074-SDR1**

City Council Meeting of 02/21/2024

23-0074-SDR1

16204301010

FELDMAN SAM & GERT L L C

800 N RAINBOW BLVD STE 208

LAS VEGAS NV 89107-1193

97 89074851 89107

