



DEPARTMENT OF PLANNING

DEVELOPMENT IMPACT NOTICE AND ASSESSMENT (DINA) PROJECT OF REGIONAL SIGNIFICANCE (PRS)

Pursuant to Las Vegas Municipal Code (LVMC) Section 19.16.010(E) and Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that your project is subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established by the Southern Nevada Regional Policy Plan.

Applicant Information

The following Environmental Impact Assessment is being submitted for consideration for the proposed project known as TEMPORARY ASSISTANCE FOR DOMESTIC CRISES, INC, located at 5238 VEGAS DR.

This document is being prepared by:

Company Name: Kaempfer Crowell

Address: 1980 Festival Plaza Dr. Suite 650
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Contact Person:

Name: Lindsay Kaempfer

Title: Paralegal

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I certify that the statements made by me on this Environmental Impact Assessment represent my best professional judgment and are, to the best of my knowledge, true and complete and correct.

I understand that any misrepresentation or material omission of fact on this document may be considered as constituting grounds for an incomplete application and may uphold processing of the application until complete information is provided.

Signature: _____

Name: Lindsay Kaempfer
Title: Paralegal

Date: _____

12/18/23

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1 Project Description

Project Name: TEMPORARY ASSISTANCE FOR DOMESTIC CRISES

APN #: 138-24-801-036

Project location: 5238 VEGAS DR

General Plan Designation:

Current:	R (RURAL DENSITY RESIDENTIA L)	Proposed:	O (OFFICE)
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Zoning:

Current:	R-E (RESIDENCE ESTATES)	Proposed:	O (OFFICE)
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Project Details (complete all that apply):

Gross Site Acreage: 1.25

Net Site Acreage: 1.25

i) Residential

Total # Units: 19

Density: n/a Dwelling Units / Acre

Total Open Space: n/a SF

ii) Hospitality

Total # Rooms:

Total Gaming Area: SF

Total Other Area: SF

iii) Commercial

Total Building Area: SF

Total Open Space
and/or Plaza Areas: SF

Total Lot Coverage: %

Briefly describe the project's surrounding land use and setting:

North: Across Marietta Avenue; Existing Rural and Low Density Residential

East: Existing Service Commercial

South: Across Vegas Drive; Existing Medium Density Residential

West: Vacant Low Density Residential and Existing Office

Project Narrative (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach

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exhibits if necessary):

2 Transportation and Traffic

Insert a Table (attach additional sheets if necessary), indicating the number of vehicle trips that the proposal will generate, estimated by applying to the proposal the average trip rates for the peak days and hours established by the Institute of Transportation Engineers (or its successor).

TRIP GENERATION PER ITE CODE 253 Congregate Care

19 DWELLING UNITS

Average Vehicle Trip Rate 2.21 per dwelling unit

AM Peak Hour Trips - 0.19 per dwelling unit = 3.61

PM Peak Hour Trips - 0.23 per dwelling unit = 4.37

3 Schools

Based upon the student generation factors utilized by the Clark County School District (see exhibit 1) what is the estimated number of pupils for each elementary school, junior high or middle school, and high school that the project will cause to be enrolled in local schools?

N/A

4 Emergency Services

Provide the distance from the site of the proposal to the nearest facilities from which firefighting, police and emergency services will be provided, including without limitation, facilities of a local government that are planned but not yet constructed, and facilities that have been included in a local government's plan for capital improvements prepared pursuant to NRS 278.0226.

Police Station - Closest is Spring Valley Command Substation - 6.8 miles from Site

Fire Station - Station 103 190 Upland Blvd. - 1.8 miles from Site

Hospital - Mountain View Hospital - 4.0 miles from Site

5 Housing, Mass Transit, Open Space and Recreation

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Provide a brief statement setting forth the anticipated effects of the proposal on housing, mass transit, open space and recreation.

The proposed use is existing and will therefore not have any effect on housing, mass transit, open space or recreation. The Applicant is requesting a zone change and master plan amendment in order to combine the property with the adjacent site.

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EXHIBIT 1

Clark County School District

Valley-wide Student Yields

Grade	Student Yield	
	Single-Family	Multi-Family
PK	0.008	0.008
K-5	0.195	0.135
6-8	0.102	0.056
9-12	0.135	0.062
13	0.001	0.001

Single-Family units include mobile homes and townhouse.

Multi-Family units include a combination of apartments, multiplexes, and condominiums.

P & 13: Pre-school and Sunset School.

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