



# DEPARTMENT OF PLANNING

## Application / Petition Form & Statement of Financial Interest

Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	

23-0074  
08/17/2023

**Case Type** (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc.) Site Plan Review

**Project Address** (Location) Rancho Drive and Sahara Avenue

**Project Name** Rancho Sahara Mixed Use **Proposed Use** Mixed Use

**Assessor's Parcel #**(s) 162-04-112-008 and a portion of 162-04-112-009 **Ward #** 1-Knudsen

**General Plan:** Existing TOC-2 Proposed TOC-1 **Zoning:** Existing C-1 Proposed N/A

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

**Property Owner** Sahara Rancho Office Center, LLC and Sahara Rancho 008, LLC **Contact** Jonathan Fragrosu

**Address** 2200 S. Rancho Dr. #130 **City** Las Vegas **State** NV **Zip** 89102

**E-mail** n/a **Phone** 000-000-0000

**Applicant** Morgan Stonehill **Contact** Jonathan Fragrosu

**Address** 7301 Peak Drive **City** Las Vegas **State** NV **Zip** 89128

**E-mail** n/a **Phone** 000-000-0000

**Representative** Kaempfer Crowell **Contact** Jennifer Lazovich

**Address** 1980 Festival Plaza Dr. #650 **City** Las Vegas **State** NV **Zip** 89135

**E-mail** apierce@kcnvlaw.com **Phone** 702+792-7048

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** [Signature]

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

**Print Name** David L. Steinberg

Subscribed and sworn before me

This 17<sup>th</sup> day of August, 2023

Mary Ironside

Notary Public in and for said County and State





# DEPARTMENT OF PLANNING

## Application / Petition Form & Statement of Financial Interest

### Department Use

Case #	23-0074
Meeting Date	08/17/2023
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) General Plan Amendment

Project Address (Location) Rancho Drive and Sahara Avenue

Project Name Rancho Sahara Mixed Use

Proposed Use Mixed Use

Assessor's Parcel #(s) 162-04-412-008 and a portion of 162-04-412-009

Ward # 1-Knudsen

General Plan: Existing TOC-2

Proposed TOC-1

Zoning: Existing C-1

Proposed N/A

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

Property Owner Sahara Rancho Office Center, LLC and Sahara Rancho 008, LLC

Contact Jonathan Fragrosso

Address 2200 S. Rancho Dr. #130

City Las Vegas State NV Zip 89102

E-mail n/a

Phone 000-000-0000

Applicant Morgan Stonehill

Contact Jonathan Fragrosso

Address 7301 Peak Drive

City Las Vegas State NV Zip 89128

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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.
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Notary Public in and for said County and State

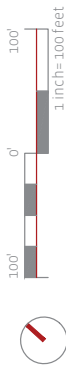




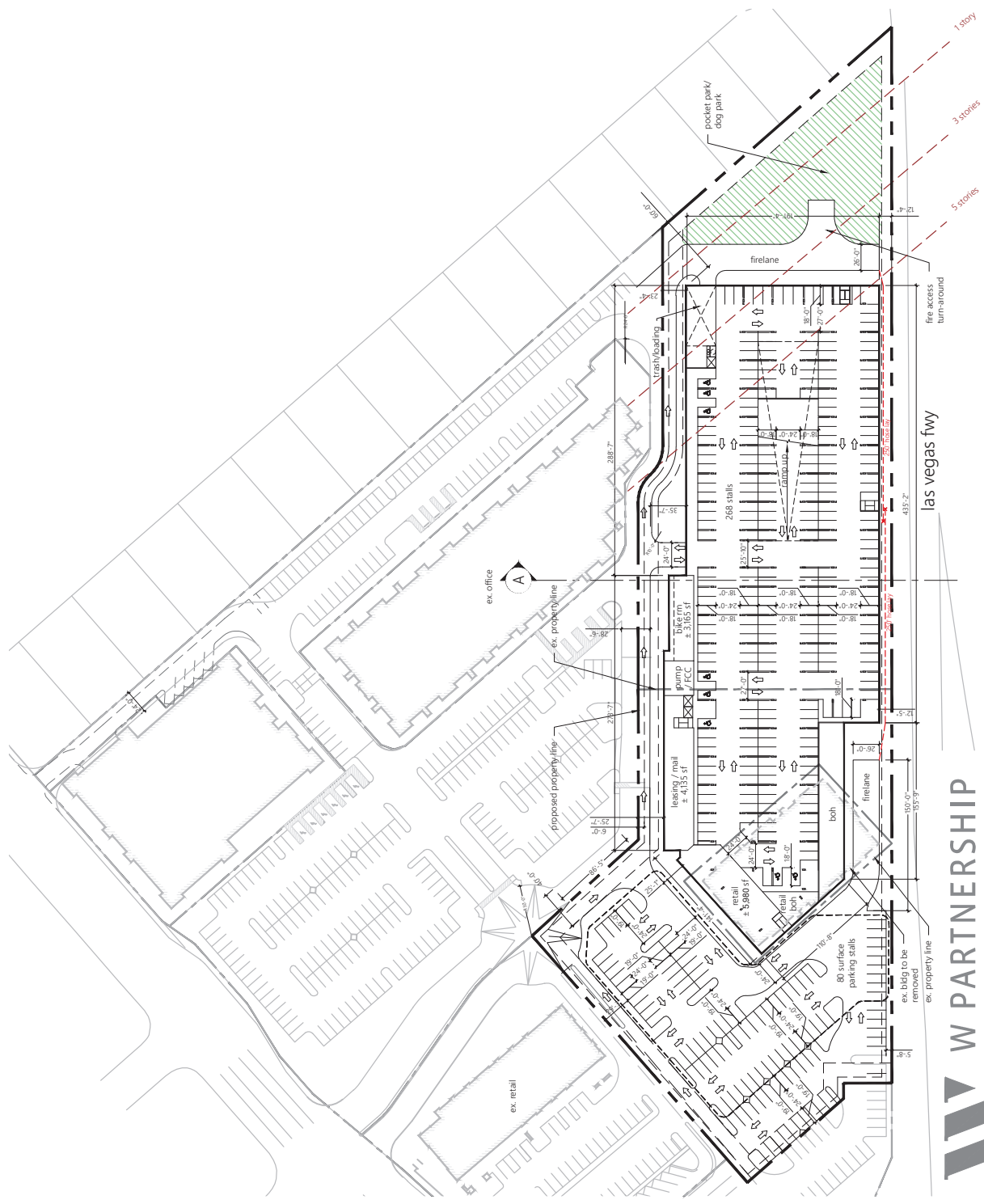
22-07 Prelim. Site Area Calcs		6/22/2023
Version 09rev -- 5/2 Podium		
Residential Area:		
Level 3 Gross Residential Area (below podium):	50,600 s.f.	
Level 4-6 Gross Residential Area:	63,940 s.f.	
Level 7 Gross Residential Area:	61,520 s.f.	
Total Building Gross Residential Area:	303,940 s.f.	
Building Efficiency (1.5%):	-4,560 s.f.	
Balcony Area Allocation (2.5 s.f./unit):	-8,800 s.f.	
Total Building Net Residential Area:	290,580 s.f.	
Average SF/unit:	825 s.f.	
~Unit Count:	352 units	
Eff units (20%) :	70 units	
1 br units (52%) :	183 units	
2 br units (25%) :	88 units	
3 br units (3%) :	11 units	
Leasing/Mail Area (below podium):	7,310 s.f.	
Retail Area:	5,980 s.f.	
Level 3 Amenity	10,650 s.f.	
Level 7 Amenity	2,420 s.f.	
Gross Building Area:		
Level 1 Gross Building Area:	13,290 s.f.	
Level 3-7 Gross Building Area:	72,595 s.f.	
Total Gross Building Area:	376,265 s.f.	
Building Efficiency (NRA/GBA):	77.2%	
Building Efficiency (Programmed Area/GBA):	84.2%	
Parking:		
Required Parking:	492 spaces	
18R Required Pkg (1.25 spc/unit):	316 spaces	
28R Required Pkg (1.75 spc/unit):	154 spaces	
38R Required Pkg (2 spc/unit):	22 spaces	
Total Parking Provided:	633 spaces	
Residential Garage Parking:	553 spaces	
Surface Parking:	80 spaces	
Parking Ratio:	1.80 spaces/unit	
	1.61 spaces/br	
Density:		
Site Area:	4.87 acre	
Lot Coverage:	47.3%	
Density:	72.22 units/acre	

23-0074  
08/12/2023

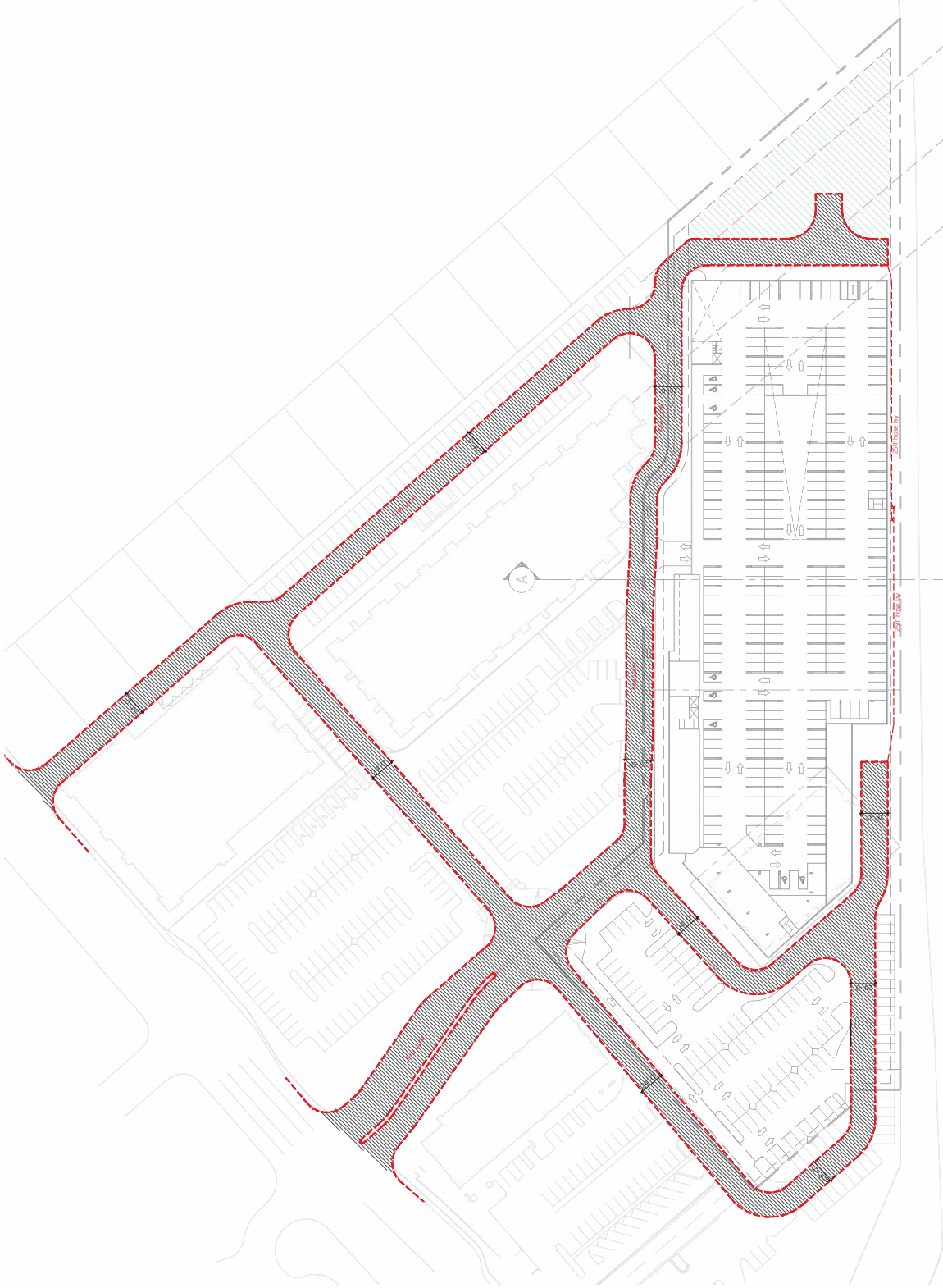
# Site Plan - Level 1



Morgan Stonehill 22-07 | Sahara Rancho  
Plotted: 8-14-2023

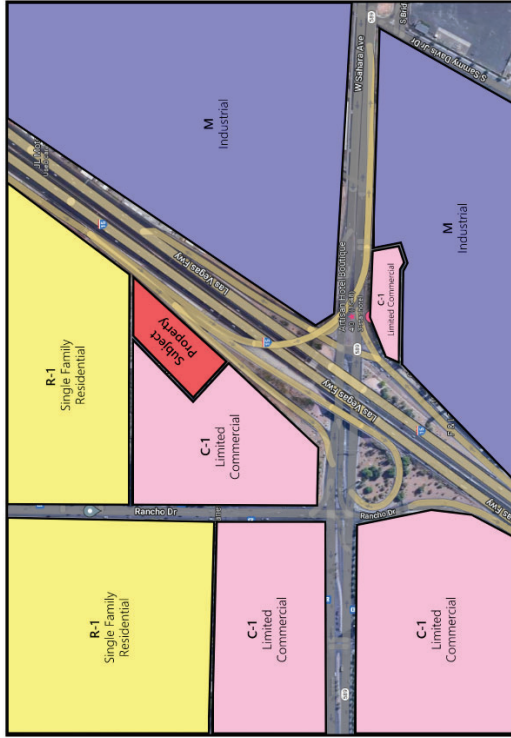


**W PARTNERSHIP**  
wallace · wilson · architects  
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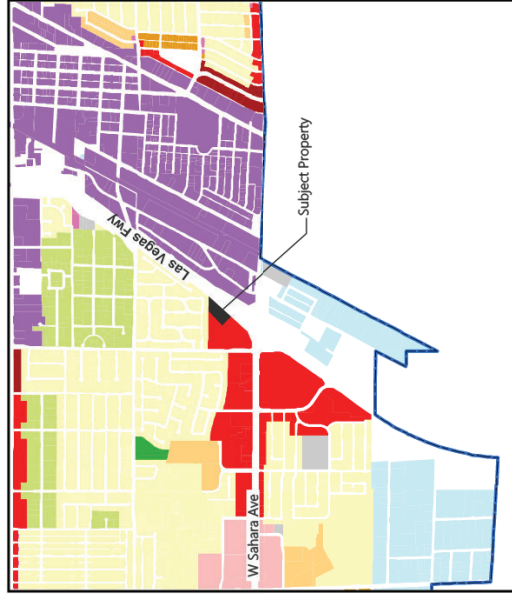


23-0074  
08/17/2023

## Site Plan - Level 1 Fire Lane Exhibit



Vicinity Map



2050 General Plan and Key

Site Data	
Parcel #	16204412008
Current Zoning:	C-1 (Limited Commercial)
Proposed Zoning:	R-4 (High Density Residential)
Bicycle Parking:	2 Spaces Min., + 1 per 20 units
Bicycle Parking Required:	22

22-07 Prelim. Site Area Calcs		1/6/2023
Version 09 - 5/2 Podium		
<b>Residential Area:</b>		
Level 3 Gross Residential Area (abv. Podium):	50,600 s.f.	
Level 4-6 Gross Residential Area:	63,940 s.f.	
Level 7 Gross Residential Area:	61,520 s.f.	
<b>Total Building Gross Residential Area:</b>	<b>303,940 s.f.</b>	
Building Efficiency (1.5%):	-4,560 s.f.	
Balcony Area Allocation (25 sf/unit):	-8,800 s.f.	
<b>Total Building Net Residential:</b>	<b>290,580 s.f.</b>	
Average SF/unit:	825 s.f.	
<b>~Unit Count:</b>	<b>352 units</b>	
Eff units (20%) :	70 units	
1 br units (52%) :	183 units	
2 br units (25%) :	88 units	
3 br units (3%) :	11 units	
Leasing/Mail Area (below podium):	7,310 s.f.	
Retail Area:	5,980 s.f.	
Level 3 Amenity	10,650 s.f.	
Level 7 Amenity	2,420 s.f.	
<b>Gross Building Area:</b>		
Level 1 Gross Building Area:	13,290 s.f.	
Level 3-7 Gross Building Area:	72,595 s.f.	
<b>Total Gross Building Area:</b>	<b>376,265 s.f.</b>	
Building Efficiency (NRA/GBA):	77.2%	
Building Efficiency (Programmed Area/GBA):	84.2%	
<b>Parking:</b>		
<b>Total Parking:</b>	<b>637 spaces</b>	
Residential Garage Parking:	557 spaces	
Surface Parking:	80 spaces	
Parking Ratio:	1.81 spaces/unit	
	1.63 spaces/br	
<b>Density:</b>		
Site Area:	4.87 acre	
Density:	72.22 units/acre	












## Program Data

Morgan Stonehill 22-07 | Sahara Rancho

Plotted: 1-10-2023



PLANTING SCHEDULE

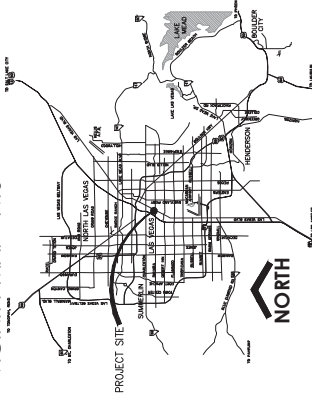
TREES	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
	Acacia salicina Wheat Acacia	24" Box	49	Standard 7.52x1.25'
	Chilopsis linearis Desert Willow	24" Box	15	Multi-Trunk Spec: 5x7
	Pistacia chinensis Chinese Pistache	24" Box	27	Standard 7.52x1.25' 7.62x1.41'
	BOTANICAL / COMMON NAME Red Bird Of Paradise	5 gal	16	Can Full
	BOTANICAL / COMMON NAME Lacodaphyllum l. Lyons Legacy	5 gal	202	Can Full
	BOTANICAL / COMMON NAME Lycium ligustrum Sage	5 gal	21	Can Full
	BOTANICAL / COMMON NAME Serenoa repens	5 gal	136	Can Full
	BOTANICAL / COMMON NAME Xyris sp. Composite	5 gal	48	Can Full
	BOTANICAL / COMMON NAME Hebe x exoniifolia	5 gal	77	Can Full
	BOTANICAL / COMMON NAME Mahoebergia rigens	5 gal	77	Can Full
	BOTANICAL / COMMON NAME Deer Grass	5 gal	77	Can Full

GROUND COVER LEGEND

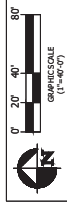
GRANITE ROCK MULCH - 3/4" APACHE BROWN - SCREENED, NO FINES BY  
KALAMAZOO MATERIALS. BEATTY QUARRY 2" DEPTH, MIN TO 4" DEPTH, MAX.  
BLANK / INITIAL IN ALL TREE AND SHRUB PLANTING AREAS.  
SHOWN



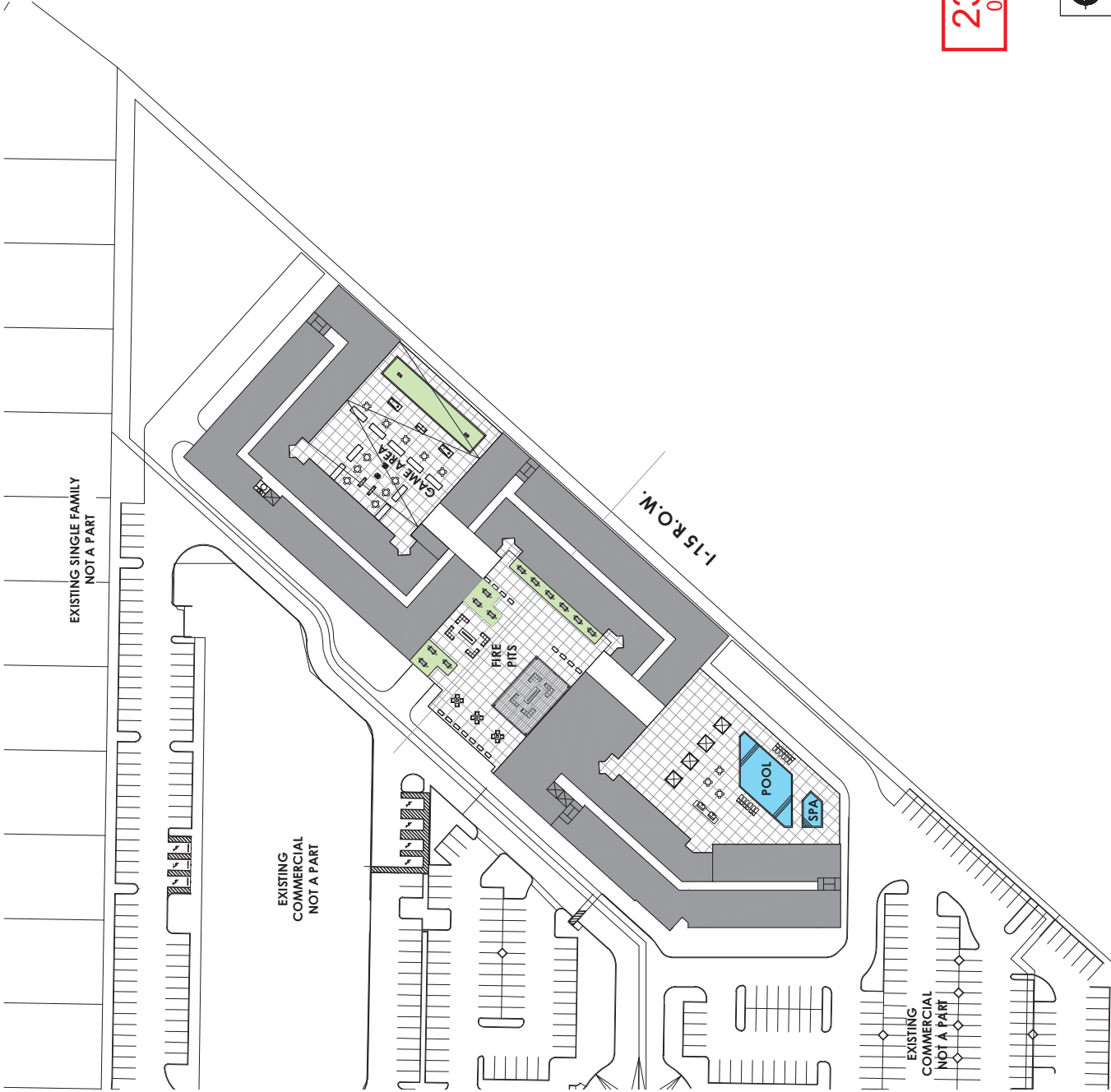
VICINITY MAP - NTS



23-0074  
08/17/2023







**SILVER LANDS INC.**  
LANDSCAPE ARCHITECTURE  
1335 S. LAS VEGAS BLVD. SUITE 100  
LAS VEGAS, NV 89102  
702.468.8192  
SILVERLANDSINC.COM

SEAL:

**MORGAN STONEHILL**  
ARCHITECTS  
CLIENT:

DESIGN FOR CONSTRUCTION  
NOT FOR CONSTRUCTION

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

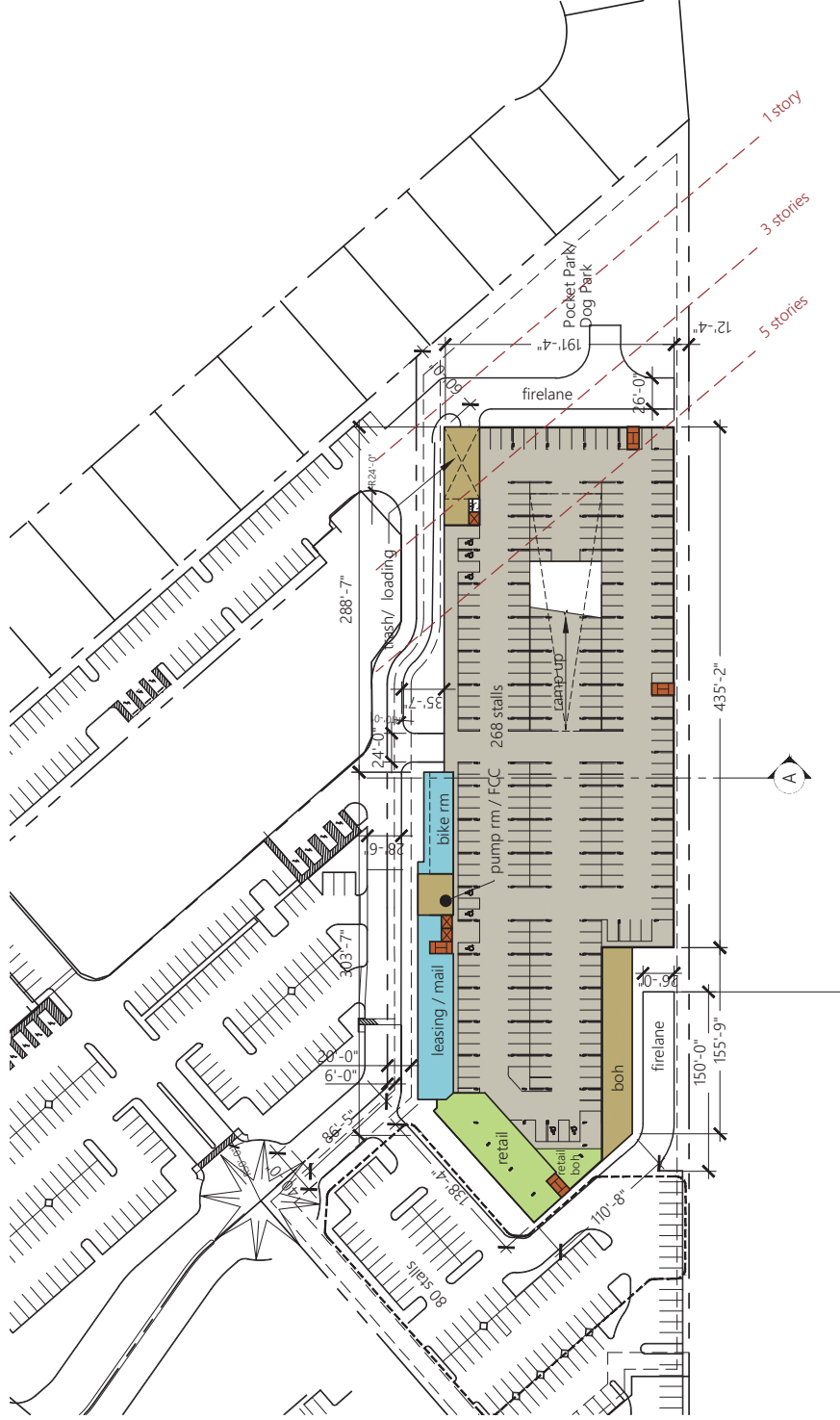
**SUBMITTALS**  
P. DATE DESCRIPTION

**PROJECT DATA:**  
SIPRI NO: 7882  
PROJECT ARCHITECT: EDK  
ISSUED FOR: DESIGN REVIEW  
DATE: 10/15/2022

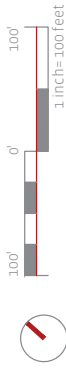
**23-0074**  
08/17/2023

**LP002**  
LANDSCAPE PLAN  
LEVELS AMBITY DECK

23-0074  
09/10/2023

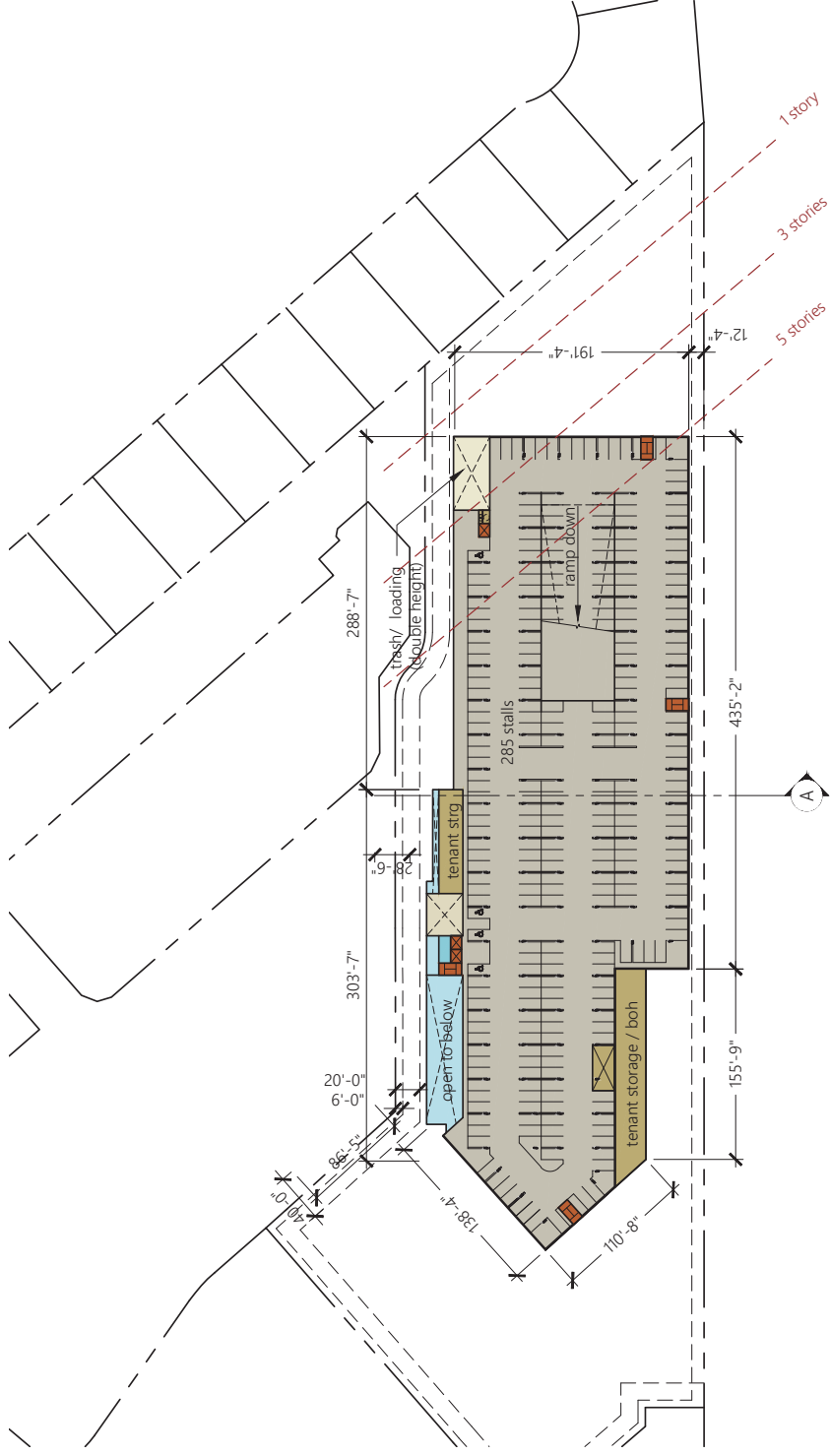


## Site Plan - Level 1

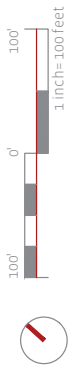


Morgan Stonehill 22-07 | Sahara Rancho  
Plotted: 8-21-2023

23-0074  
09/10/2023

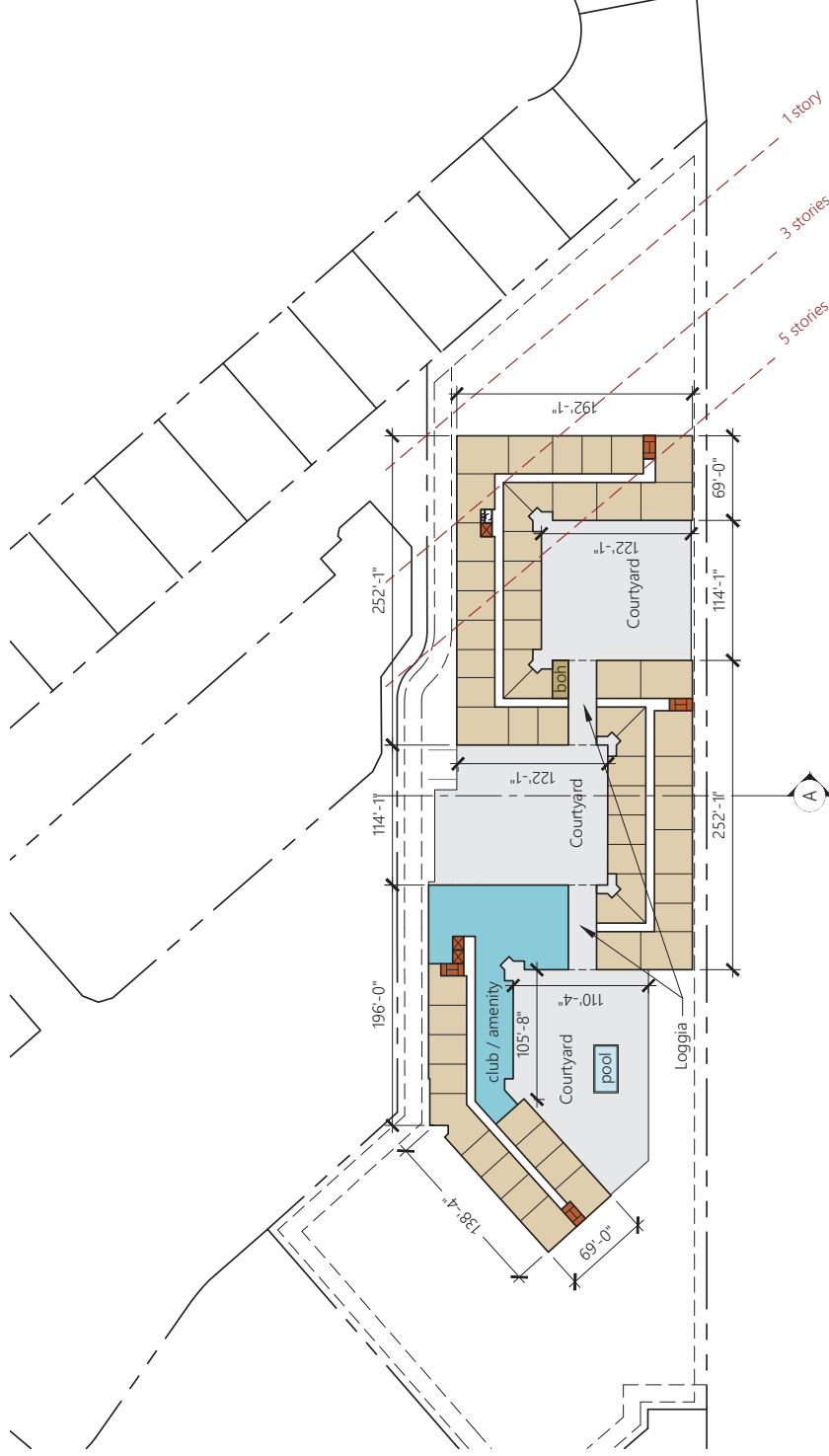


# Site Plan - Level 2

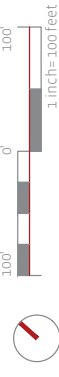


Morgan Stonehill 22-07 | Sahara Rancho  
Plotted: 8-21-2023

23-0074  
09/10/2023



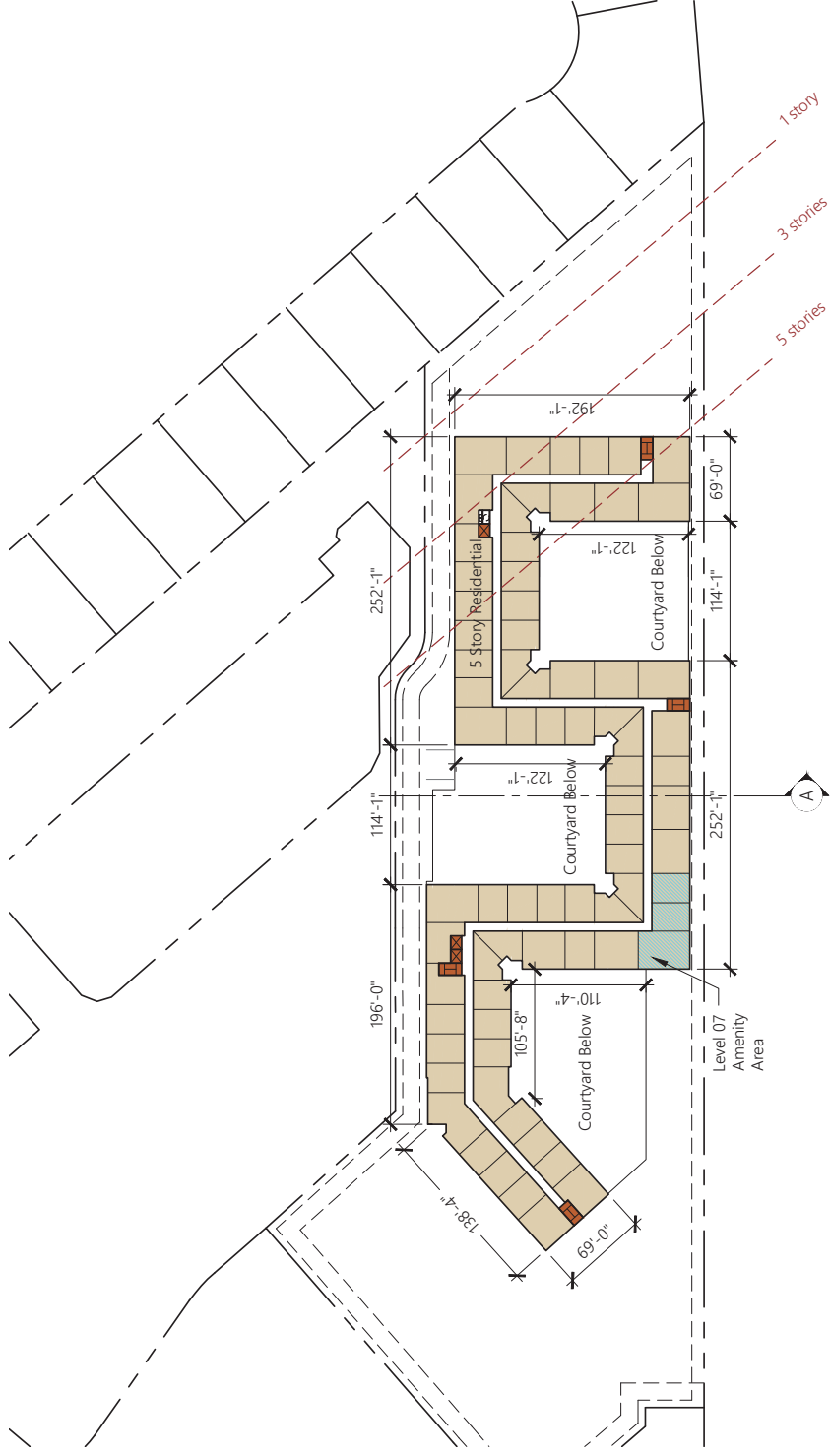
## Site Plan - Level 3



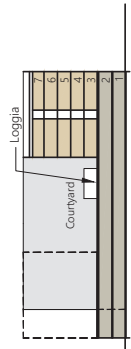
Morgan Stonehill 22-07 | Sahara Rancho

Plotted: 8-21-2023



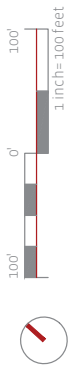


23-0074  
09/10/2023



**A** Concept Section  
SCALE: 1" = 100'-0"

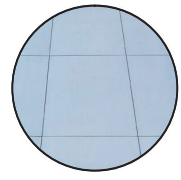
# Site Plan - Levels 4-7







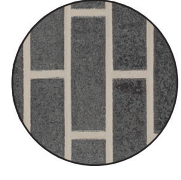
East Elevation



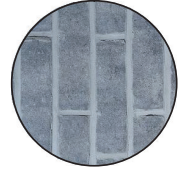
EF2 STUCCO SIDING  
(COLOR VARIES)



EF2a STUCCO  
FRAMING ELEMENT



EF1b BRICK VENEER  
COLOR: DARK GRAY



EF1a BRICK VENEER  
COLOR: GRAY



EF1b BRICK VENEER  
COLOR: DARK BROWN

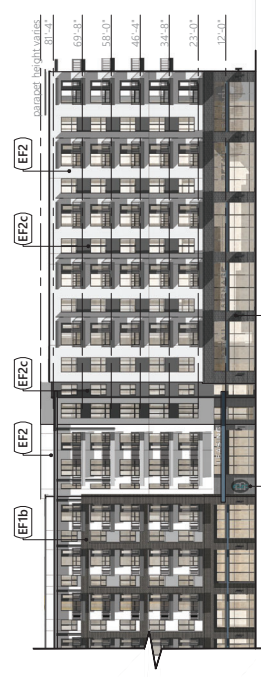
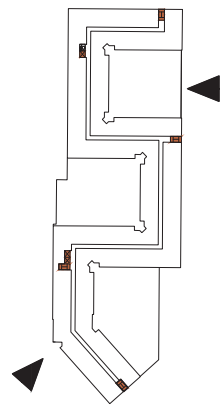


EF3 ARCHITECTURAL  
SCREEN



EF4 CAST STONE  
PLASTER BASE

CONCEPTUAL EXTERIOR FINISH LEGEND	
EF1	BRICK VENEER, COLOR: DARK GRAY BRICK
EF1a	BRICK VENEER, COLOR: GRAY BRICK
EF1b	BRICK VENEER, COLOR: DARK BROWN BRICK
EF2	STUCCO PANELS, COLOR: WHITE
EF2a	STUCCO PANELS, COLOR: LIGHT GRAY
EF2b	STUCCO PANELS, COLOR: GRAY
EF2c	STUCCO PANELS, COLOR: DARK GRAY
EF2d	STUCCO PANELS, COLOR: SAND
EF2e	STUCCO FRAMING ELEMENT, COLOR: YELLOW
EF3	ARCHITECTURAL SCREEN
EF4	CAST STONE PLASTER BASE



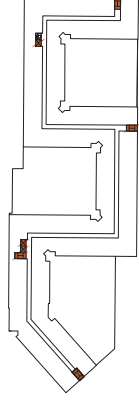
South Elevation

# Concept Elevations

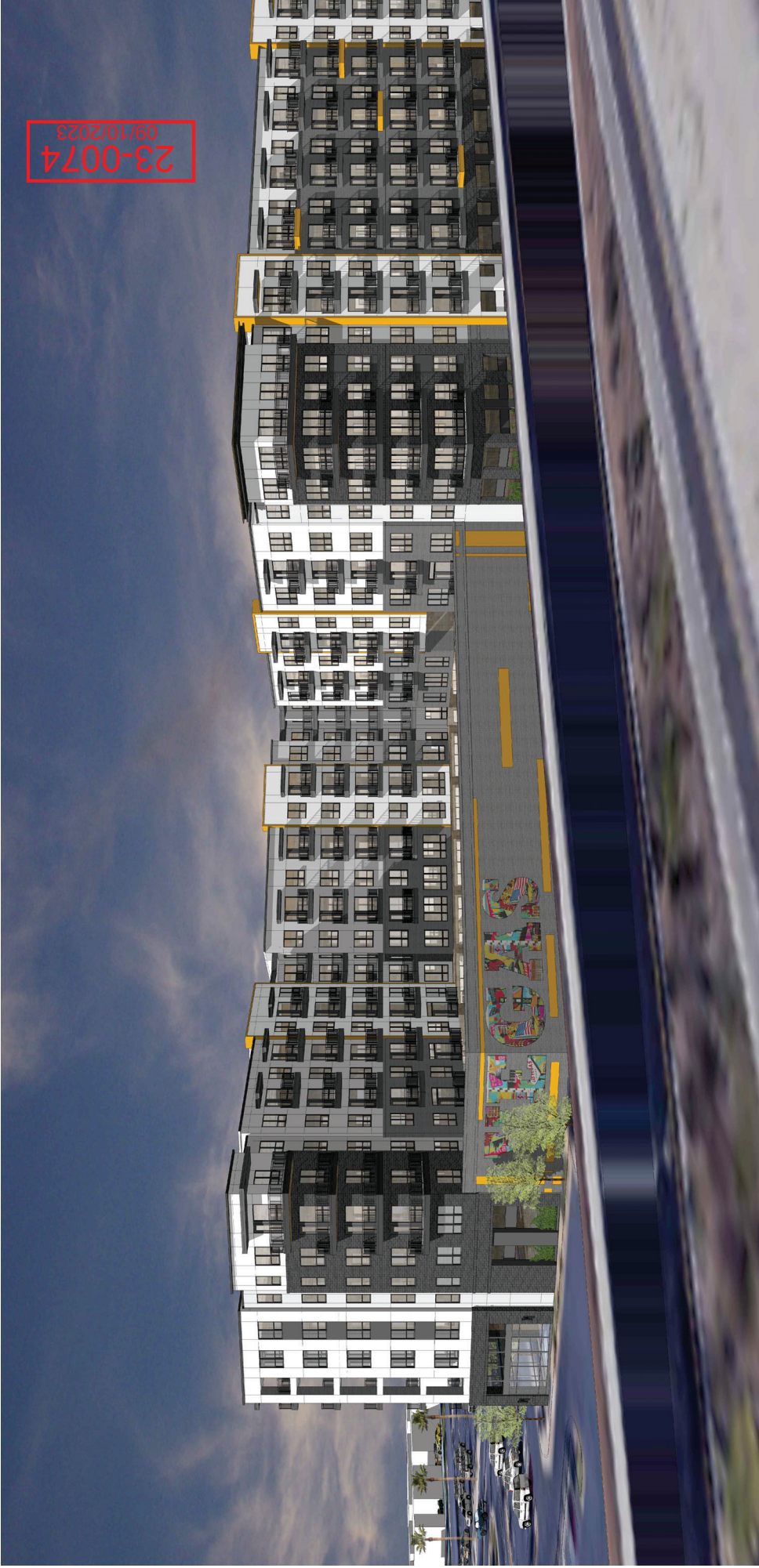




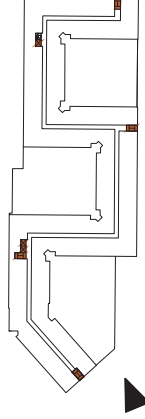
## Concept Massing







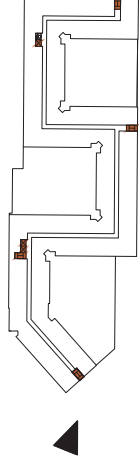
## Concept Massing







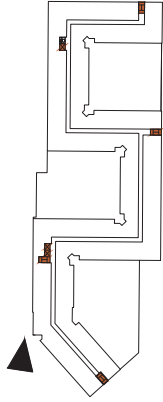
## Concept Massing



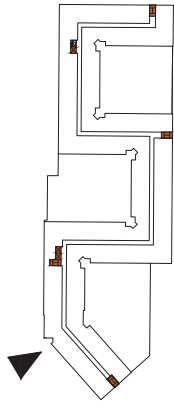




## Concept Massing







## Concept Massing





## Concept Massing

