



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 17th day of August, 2023

Mary Ironside

Notary Public in and for said County and State





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Application / Petition Form & Statement of Financial Interest

Department Use

Case #	23-0074
Meeting Date	08/17/2023
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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

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

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

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

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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

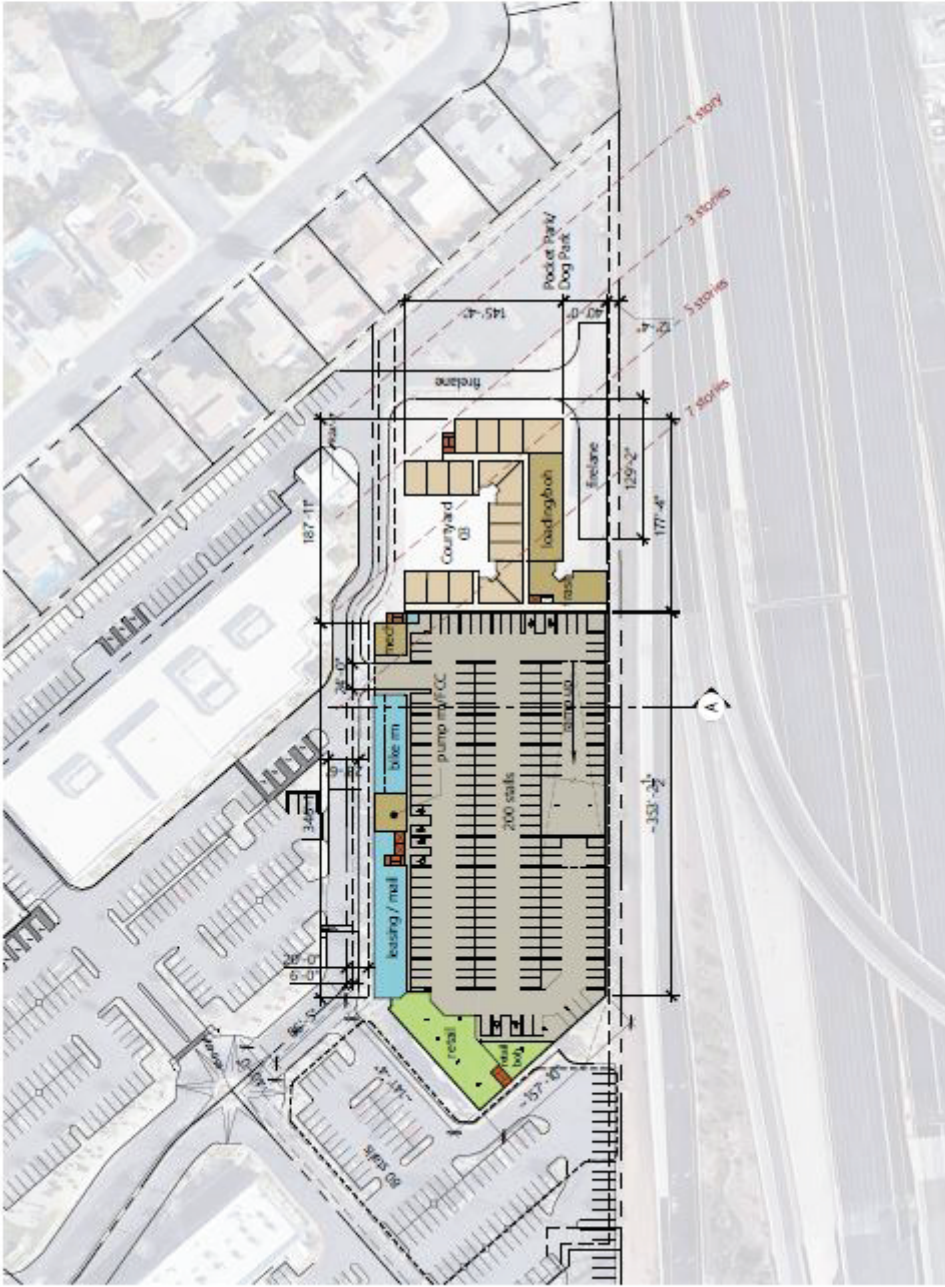
Print Name David L. Steinberg

Subscribed and sworn before me

This 17th day of August, 20 23

Mary Ironside
Notary Public in and for said County and State





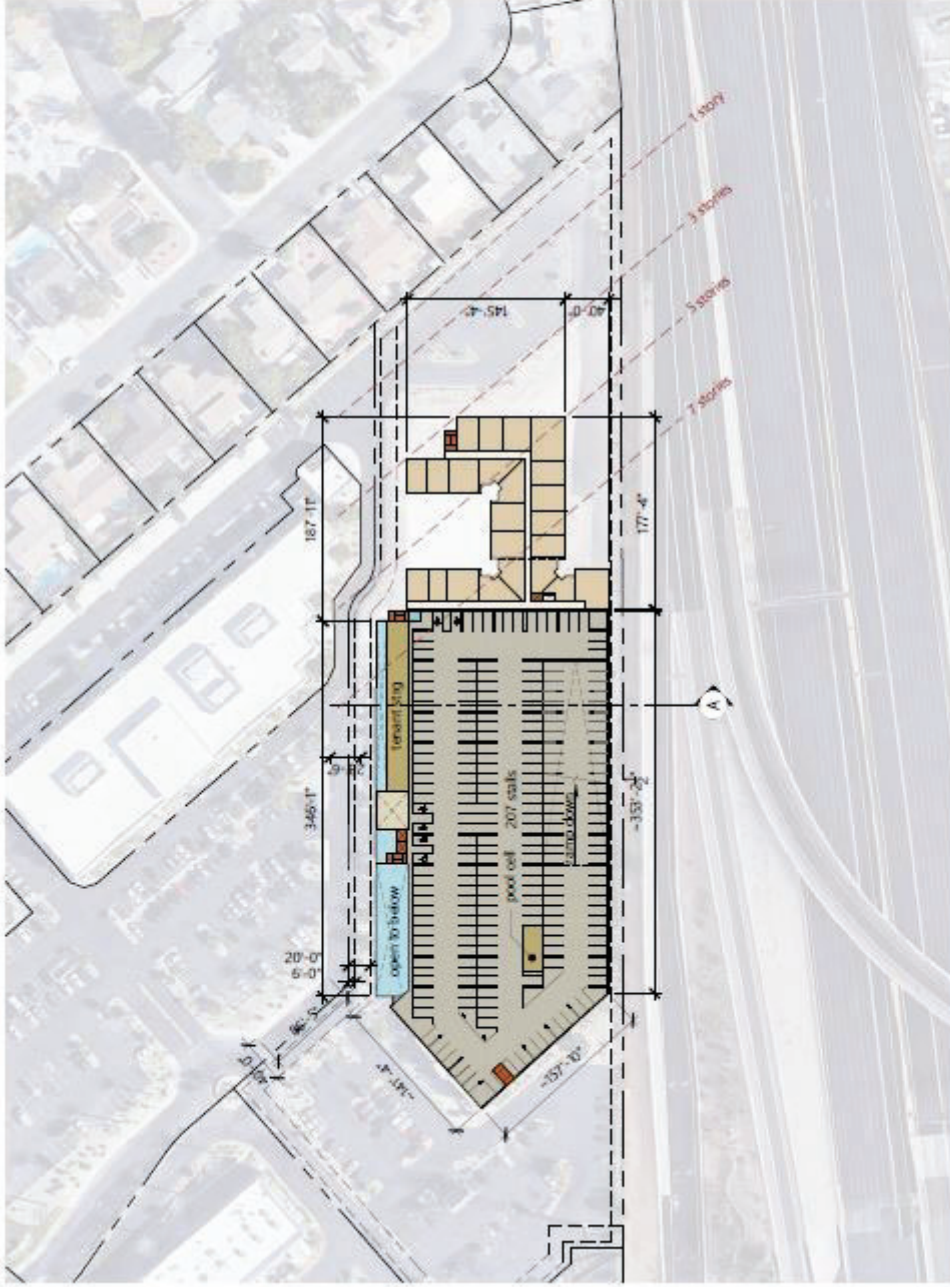
23-0074
12/18/2023

Site Plan - Level 1



Morgan Stonehill 22-07 | Sahara Rancho

Plotted: 11/16/2023

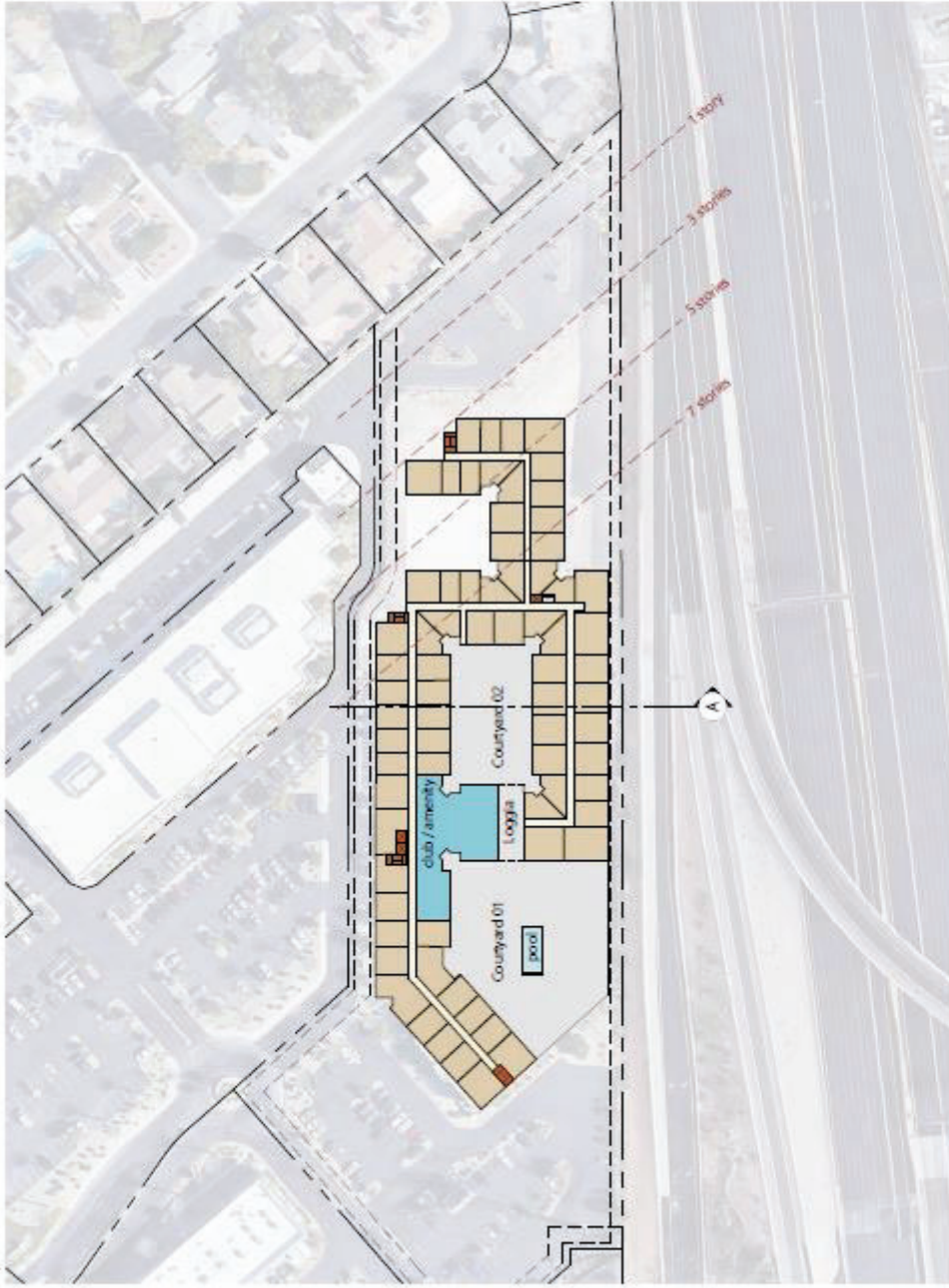


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12/18/2023

Site Plan - Level 2



Morgan Stonehill 22-07 | Sahara Rancho
Plotted: 11/26/2023

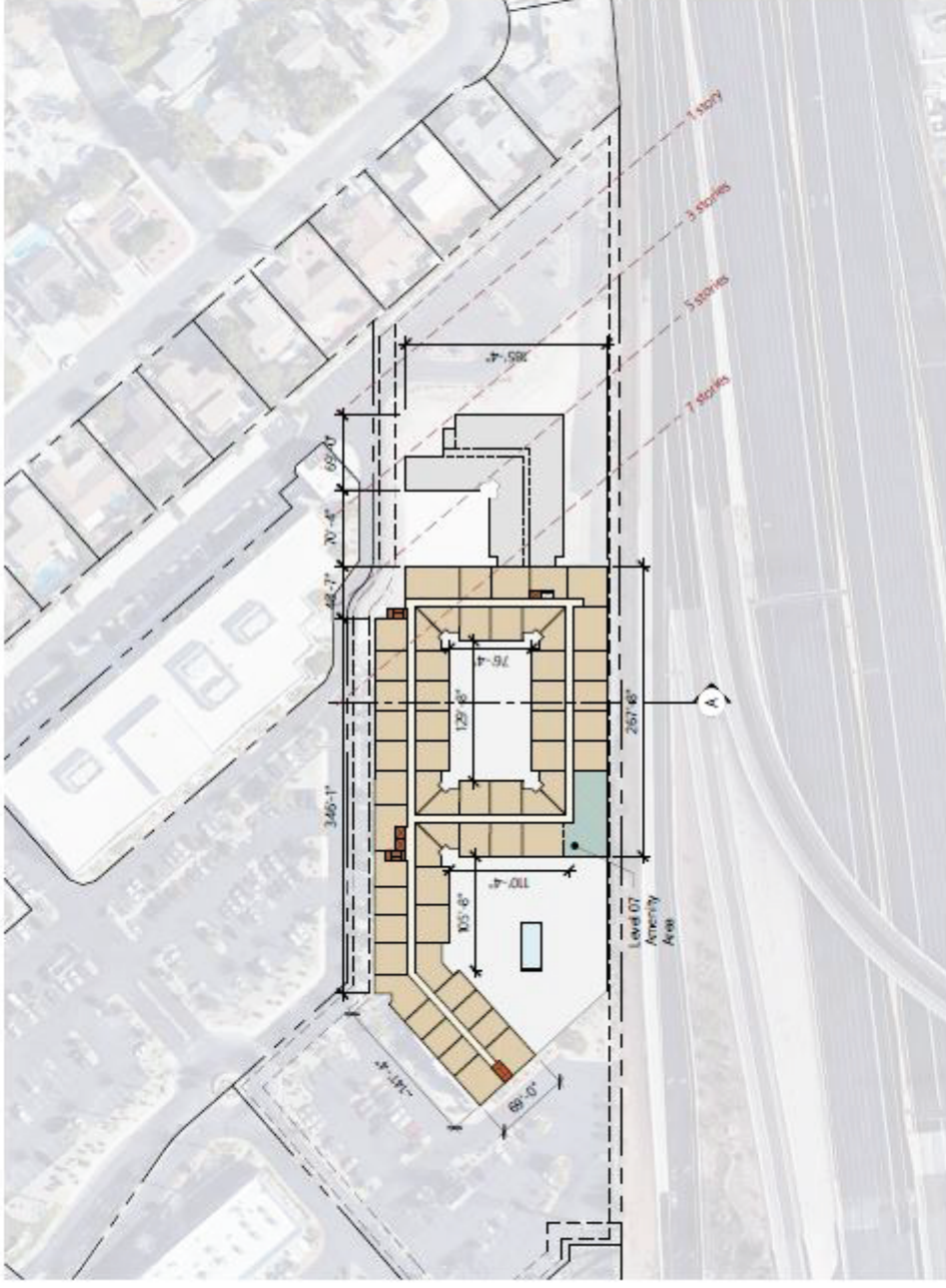


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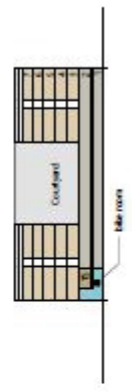
Site Plan - Level 3



Morgan Stonehill 22-07 | Sahara Rancho
Plotted: 11/16/2023



23-0074
12/18/2023



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

Site Plan - Levels 4-7



Morgan Stonehill 22-07 | Sahara Rancho
Plotted: 11/16/2023



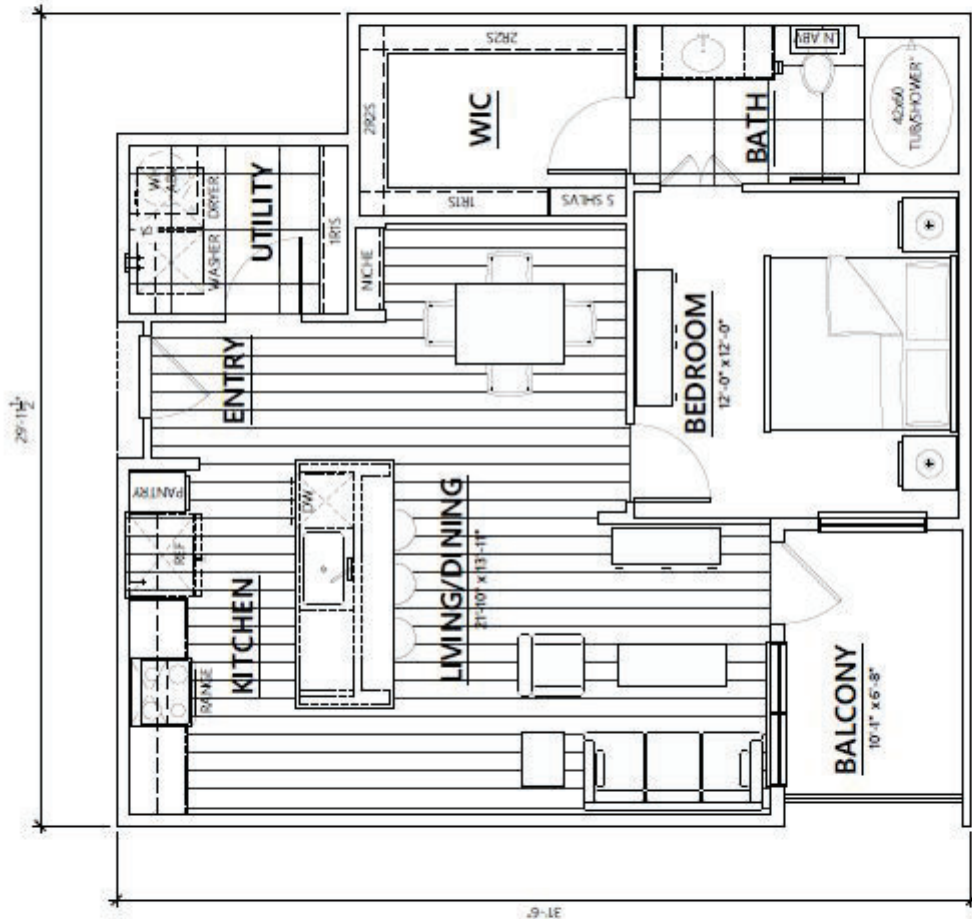
694 S.F.
SCALE: 1/4" = 1'-0"

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WPI

23-0074
12/18/2023



UNIT IC-30-837 **837 S.F.**
 ONE BEDROOM ONE BATH
 SCALE 1/4" = 1'-0"

WPI
 SAMPLE UNITS
 INTERIOR CORNER

23-0074
 12/18/2023

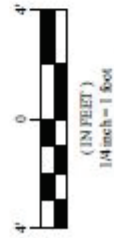
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 Houston, Texas 77056
 P: 713.993.0439
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SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

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SAMPLE UNITS
INTERIOR CORNER

23-0074

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 SAMPLE UNITS
 INTERIOR CORNER

23-0074
 12/18/2023

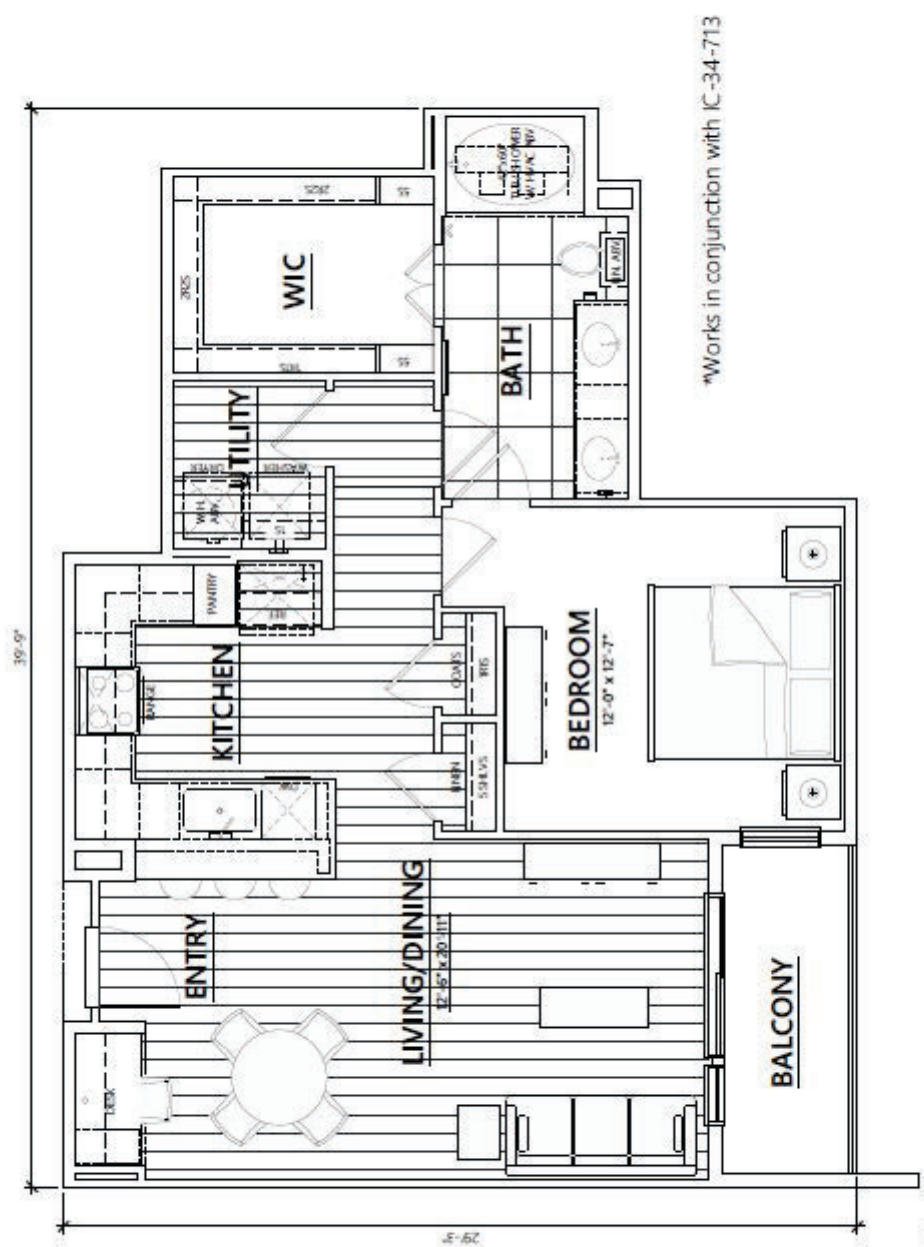
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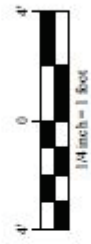
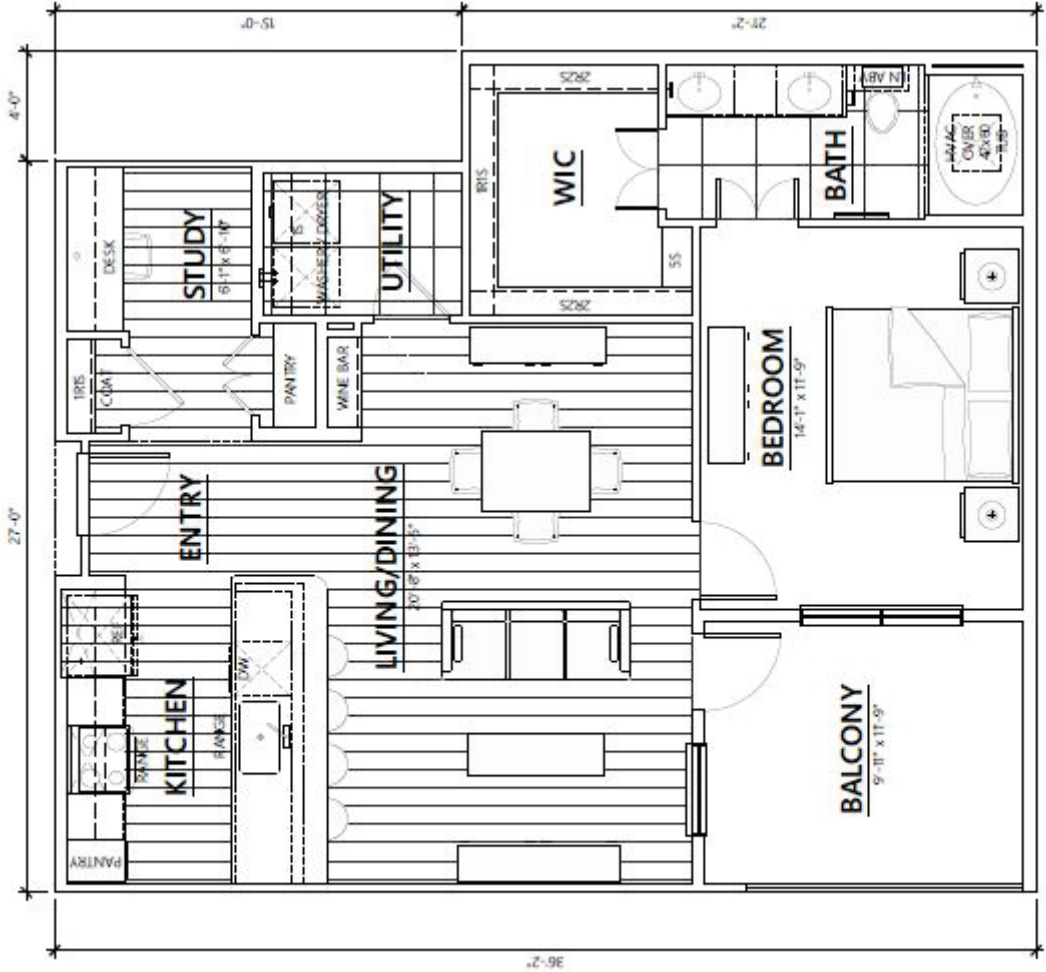
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*Works in conjunction with IC-34-713



UNIT IC-40-905 905 S.F.
 ONE BEDROOM ONE BATH SCALE: 1/4" = 1'-0"



UNIT IC-31-944 **944 S.F.**
 ONE BEDROOM ONE BATH
 SCALE: 1/4" = 1'-0"

WPI

SAMPLE UNITS

INTERIOR CORNER

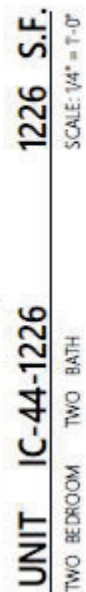
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12/18/2023

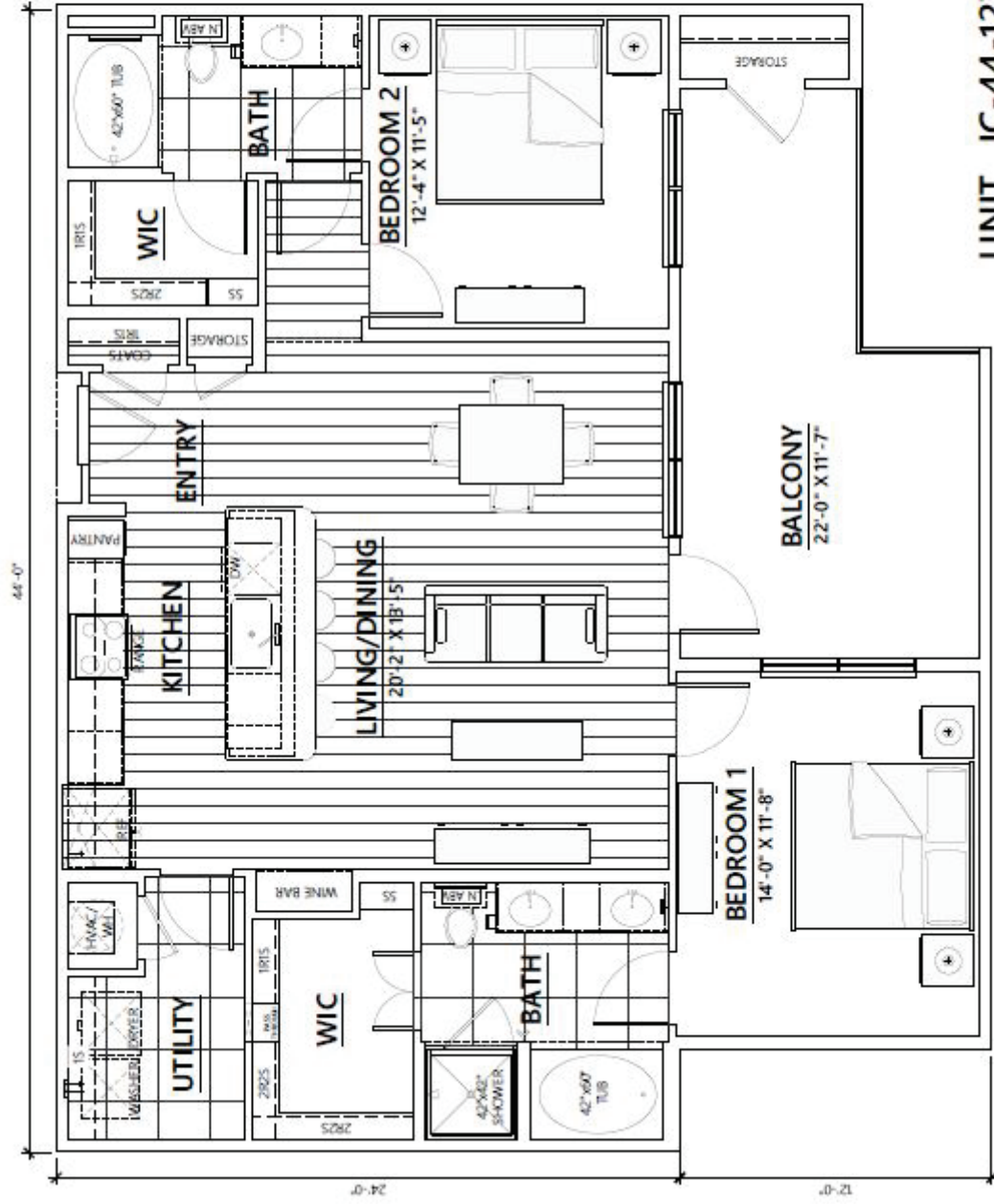
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UNIT IC-44-1270 1,270 S.F.
 TWO BEDROOM TWO BATH

WPI

SAMPLE UNITS

INTERIOR CORNER

12/18/2023

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AS OF 12/18/2023

UNIT IL-17-535

ONE BEDROOM ONE BATH

535 S.F.

SCALE: 1/4" = 1'-0"

31'-6"

16'-11"

BATH 5'-0" x 7'-0"

BEDROOM 8'-5" x 9'-3"

CLOSET 5'-0" x 7'-0"

LIVING/DINING 10'-5" x 10'-0"

KITCHEN 10'-0" x 10'-0"

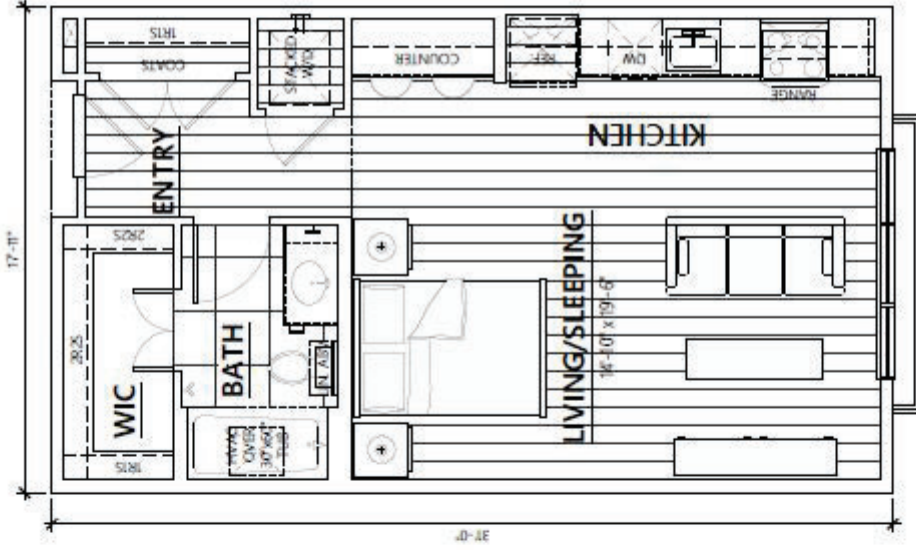
ENTRY

KITCHEN ISLAND

BREAKFAST NOOK

DINING AREA

1/4" inch = 1 foot



UNIT IL-18-558 558 S.F.
 ONE BEDROOM ONE BATH
 SCALE: 1/4" = 1'-0"

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 SAMPLE UNITS
 INLINE

23-0074
 12/18/2023

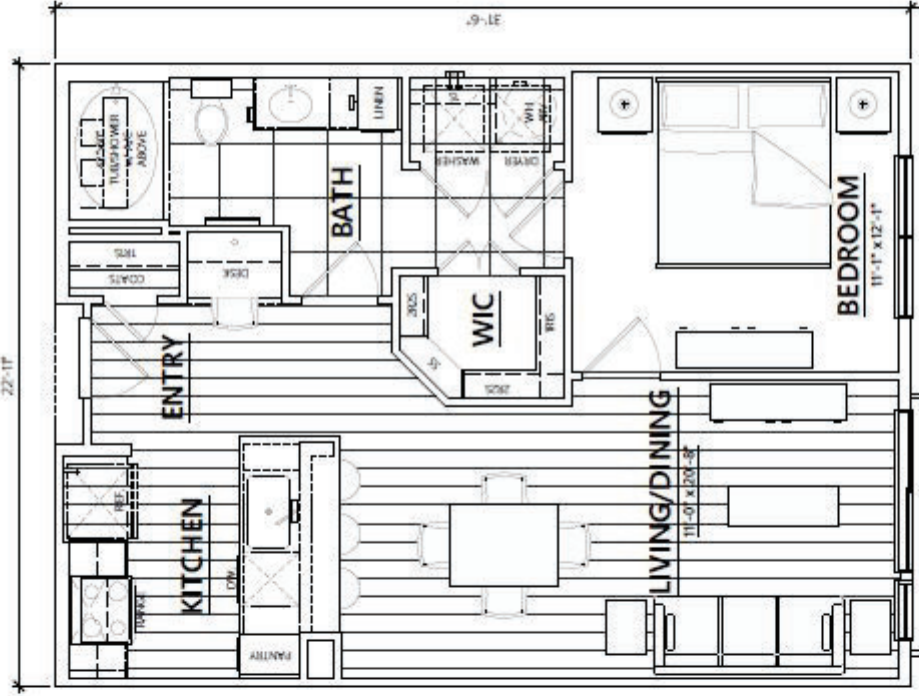
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UNIT IL-23-725 **725 S.F.**
ONE BEDROOM ONE BATH SCALE: 1/4" = 1'-0"

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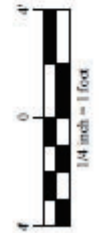
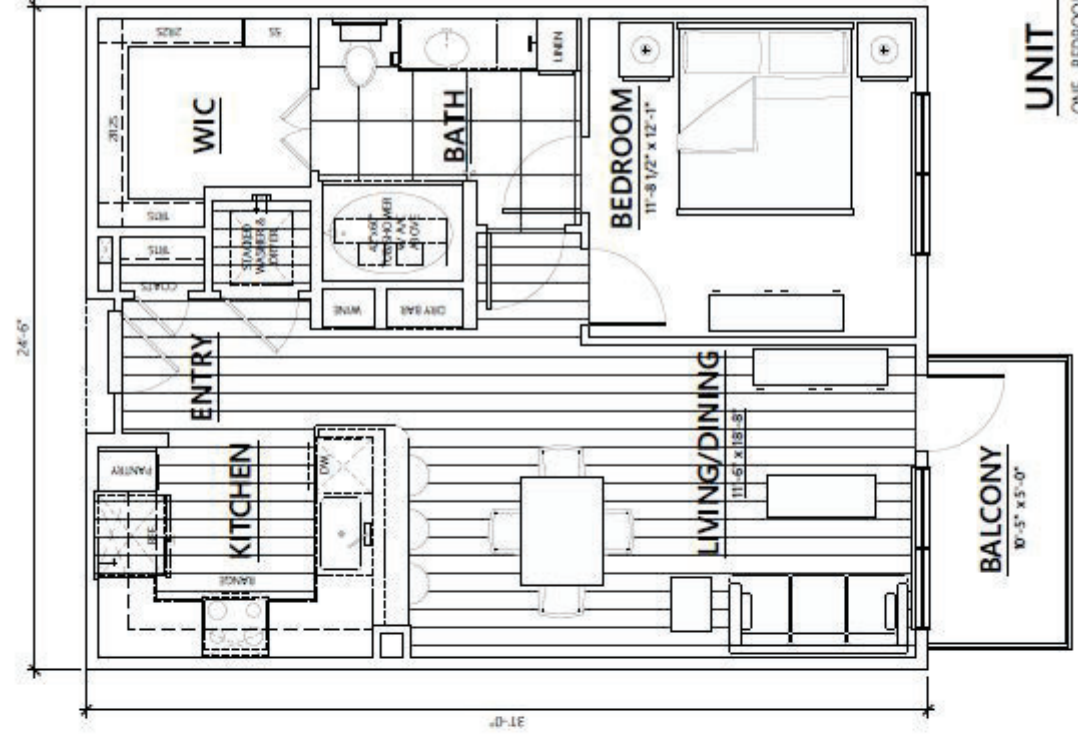


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UNIT IL-25-763 **763 S.F.**
 ONE BEDROOM ONE BATH
 SCALE: 1/4" = 1'-0"

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CONTRACT NO. 23-0074
 PROJECT NO. 23-0074
 DATE: 12/18/2023
 BY: [Signature]

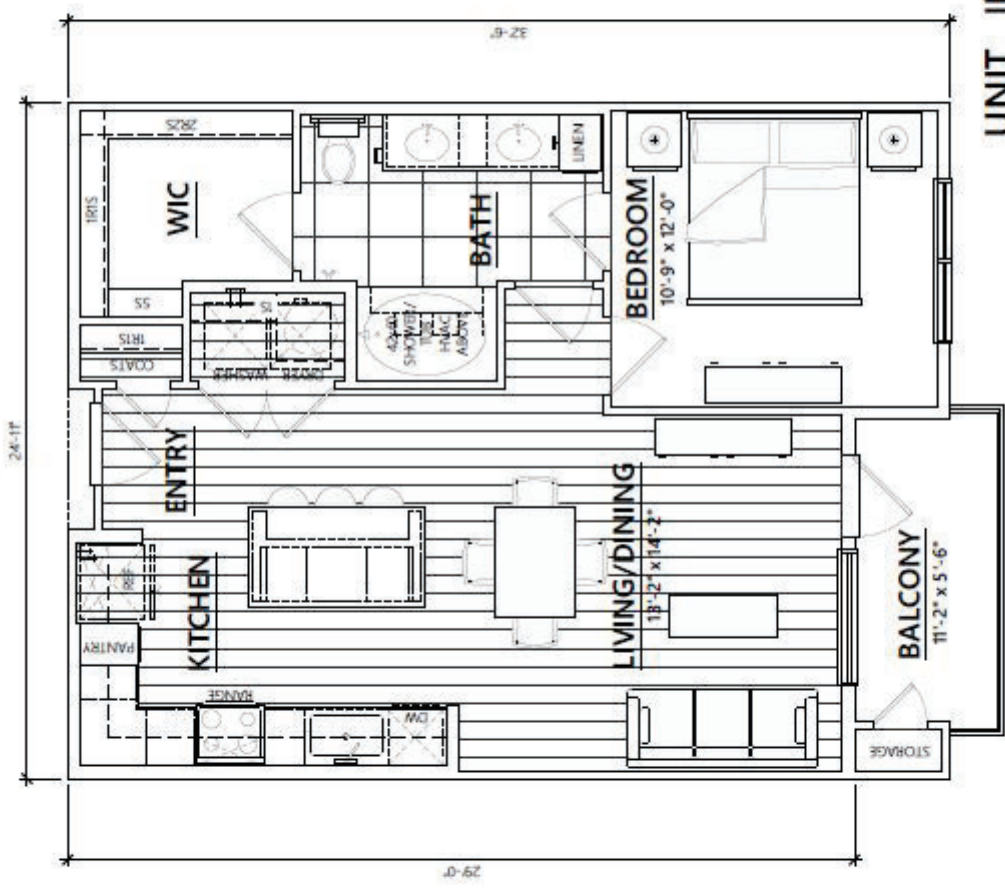


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 INLINE

23-0074
 12/18/2023



UNIT IL-25-776 776 S.F.
ONE BEDROOM ONE BATH SCALE 1/4" = 1'-0"

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SAMPLE UNITS
INLINE

23-0074
12/18/2023

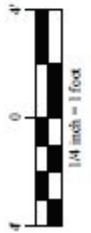
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UNIT IL-25-789 **789 S.F.**
 ONE BEDROOM ONE BATH SCALE: 1/4" = 1'-0"

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DATE: 12/18/2023
 DRAWN BY: J. WILSON
 CHECKED BY: J. WILSON
 APPROVED BY: J. WILSON
 PROJECT: UNIT IL-25-789
 SHEET: 23-0074



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EXTERIOR CORNER

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SAMPLE UNITS

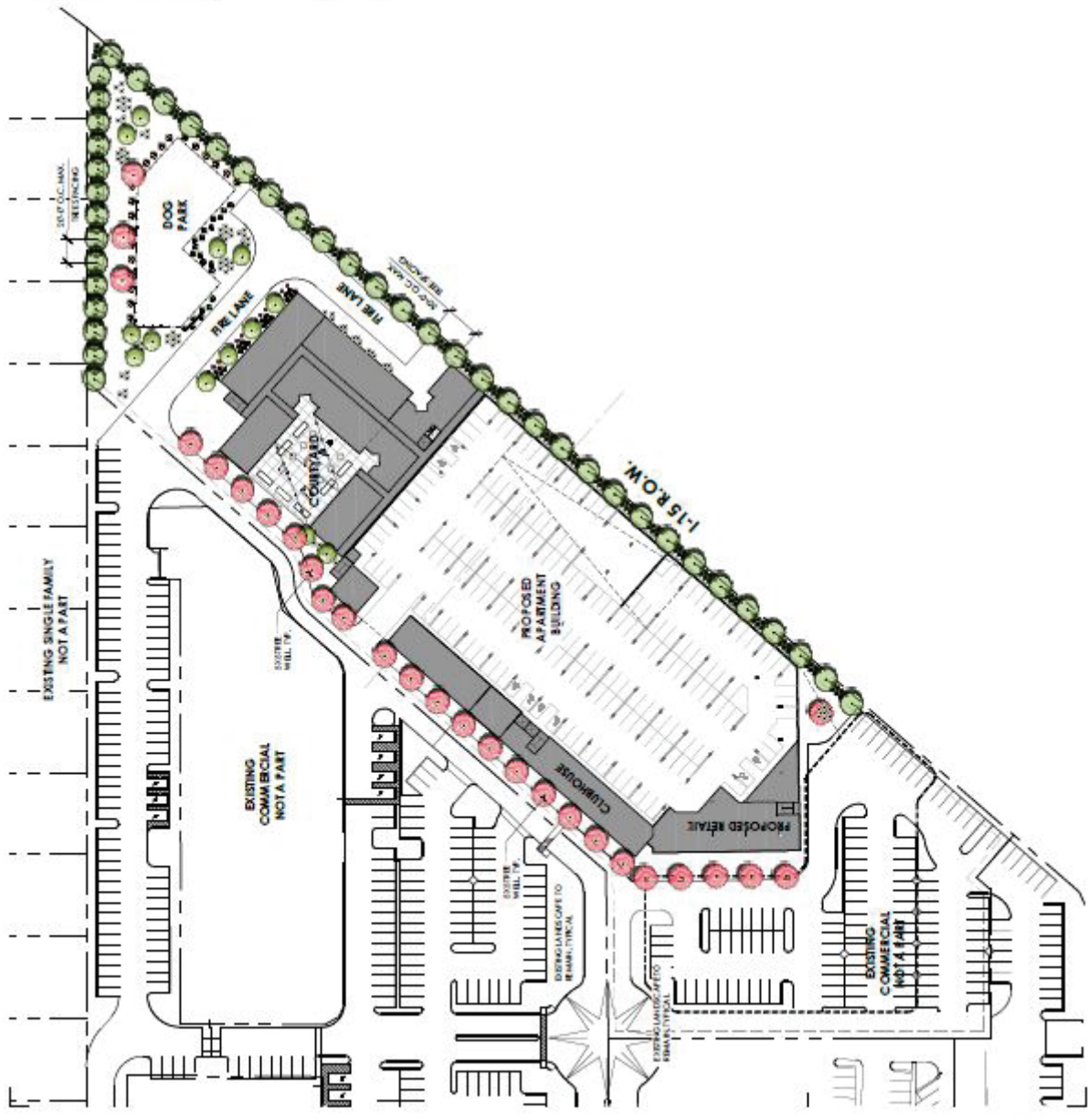
EXTERIOR CORNER

23-0074
12/18/2023









SCALE 1/4" = 1'-0"

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PLANTING SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME	SIZE	QTY	REMARKS
TEARS				
	Orange Petals Pink, 10000	24" Dia	27	Standard Mfr. Spec 7/1/2017
	Double Yellow Orange Petals	24" Dia	35	Multitask Mfr. Spec 5/3/17
	Yellow Anthers Pink Petals	24" Dia	43	Standard Mfr. Spec 7/1/2017
SUNBES				
	Orange Volume Volume A, 10000	5 gal	111	Can Roll
	Yellow Volume Volume B, 10000	5 gal	21	Can Roll
	Green Volume Volume C, 10000	5 gal	302	Can Roll
	Pink Volume Volume D, 10000	5 gal	20	Can Roll
CACTUS CUCUMBERS				
	Pink Volume Volume E, 10000	5 gal	10	Can Roll
GRASSES				
	Green Volume Volume F, 10000	5 gal	80	Can Roll

GROUND COVER LEGEND

CHATEAUX HATCH - MAPACHE BROWN - SCHEDULED TO BE SEEN BY FALA HANCO HAWKINS, BEATY GRADY, 2 DEPT. HNTO 4" DEPT. HANX BEZALL. WILL THE AND SHIRL FLORIO AREAS.

VICINITY MAP - NTS



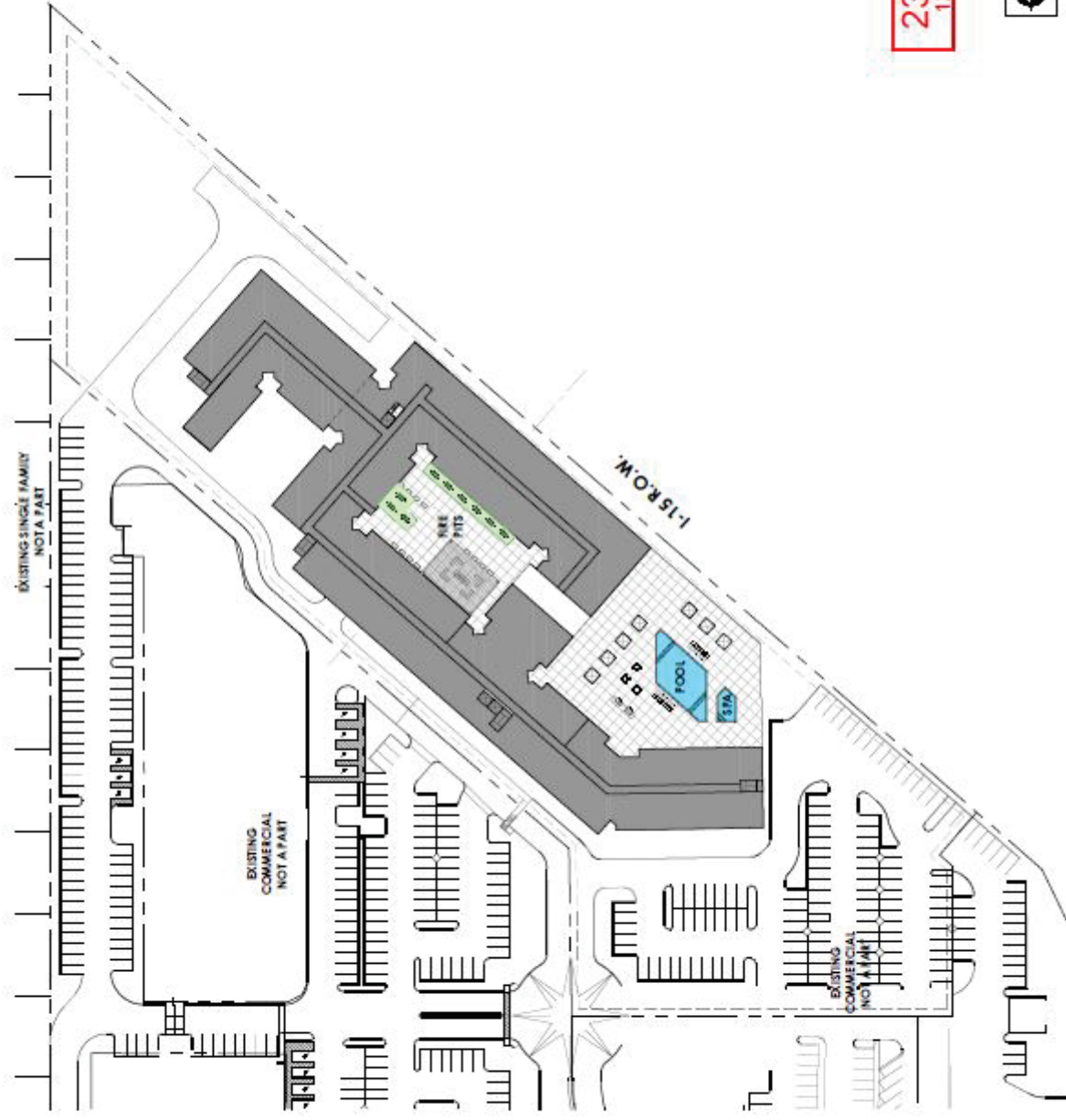
SAHARA RANCHO
COURTSHIP RESORT
KARNATAKA
U.S. 100, N. 100, N. 100
U.S. 100, N. 100, N. 100

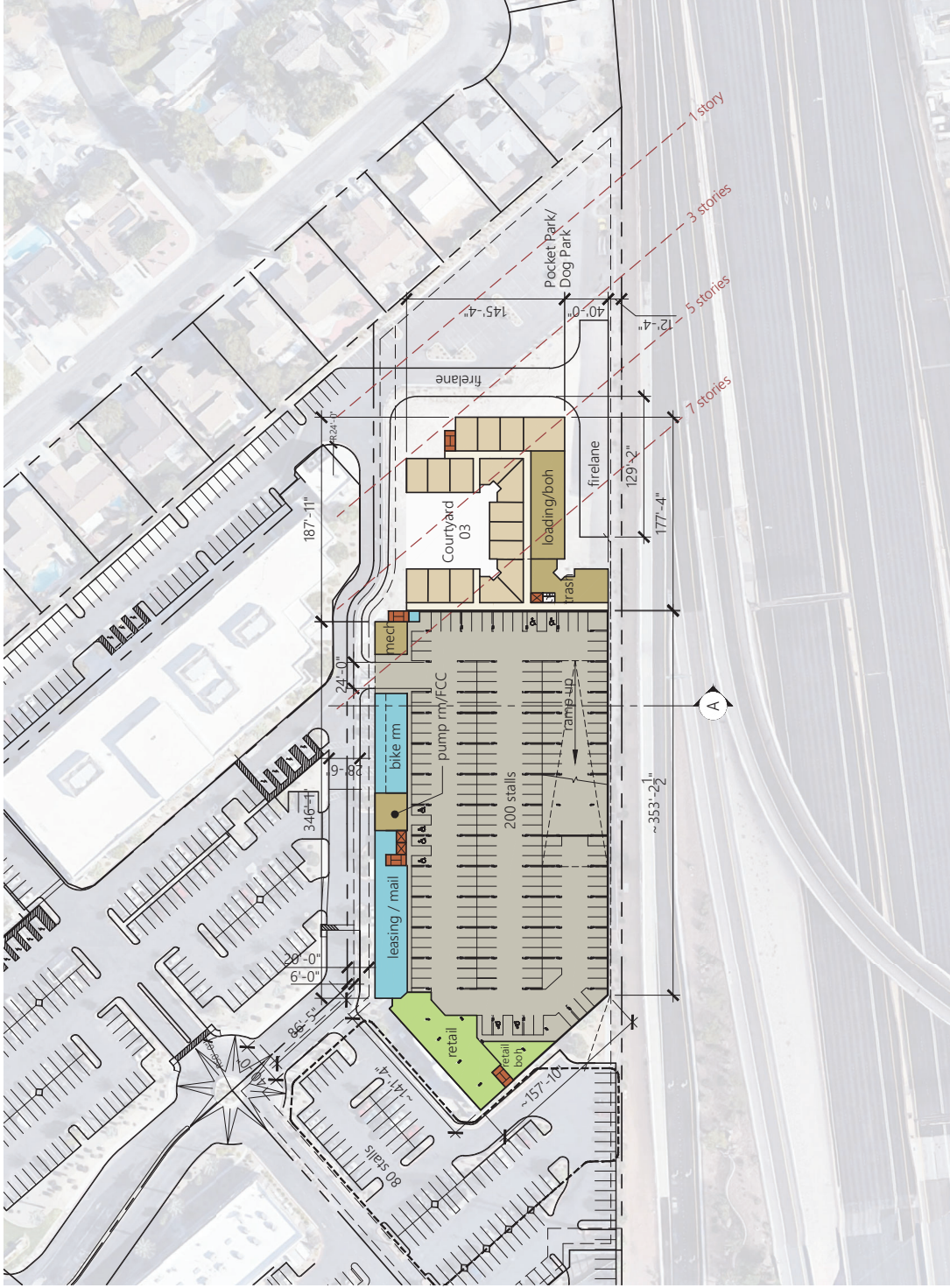
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LP001
LAKE CAPE HAN
CIRCUMFERENCE

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12/18/2023



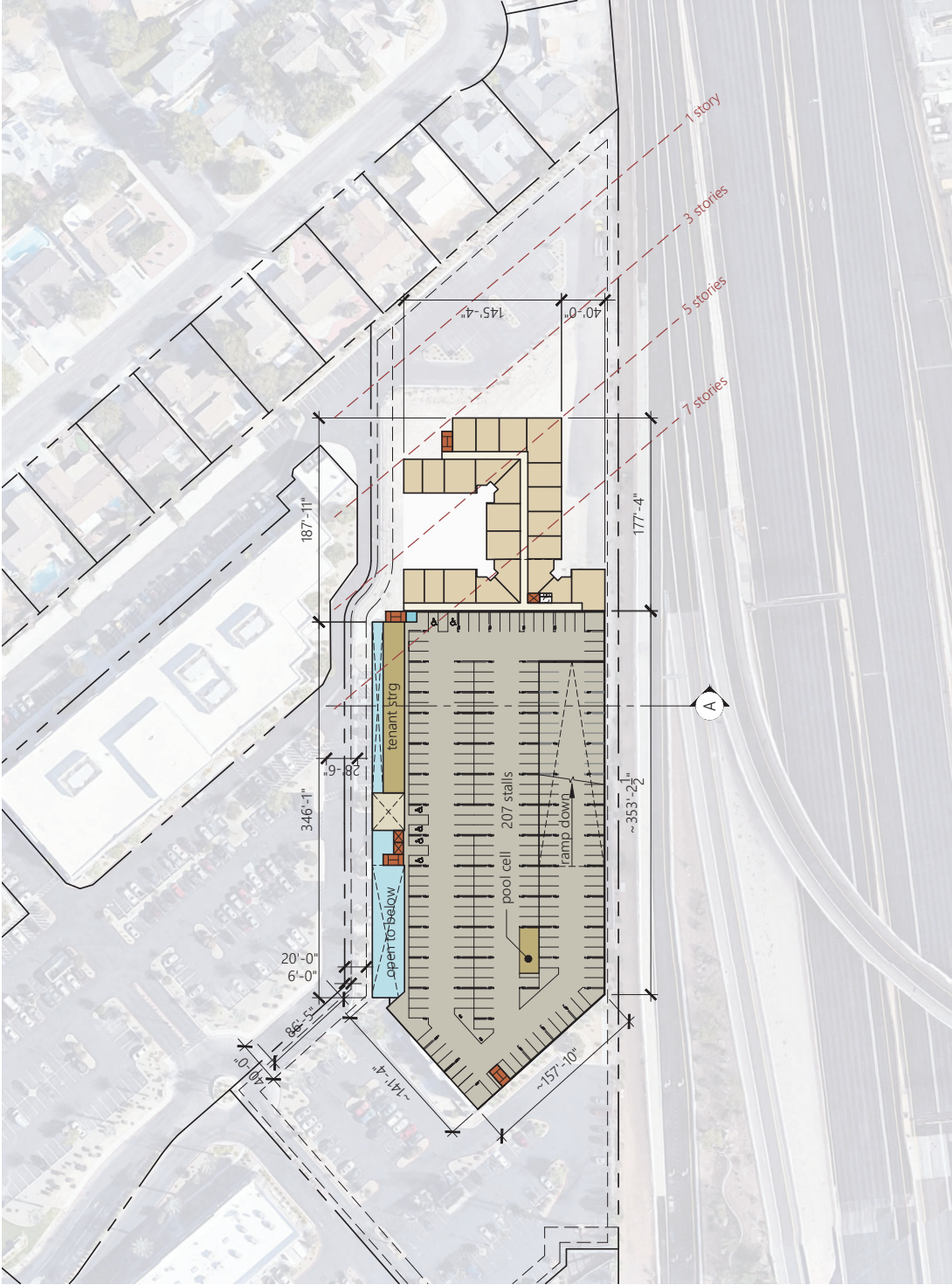


23-0074
12/18/2023

Site Plan - Level 1



Morgan Stonehill 22-07 | Sahara Rancho
Plotted: 11-16-2023

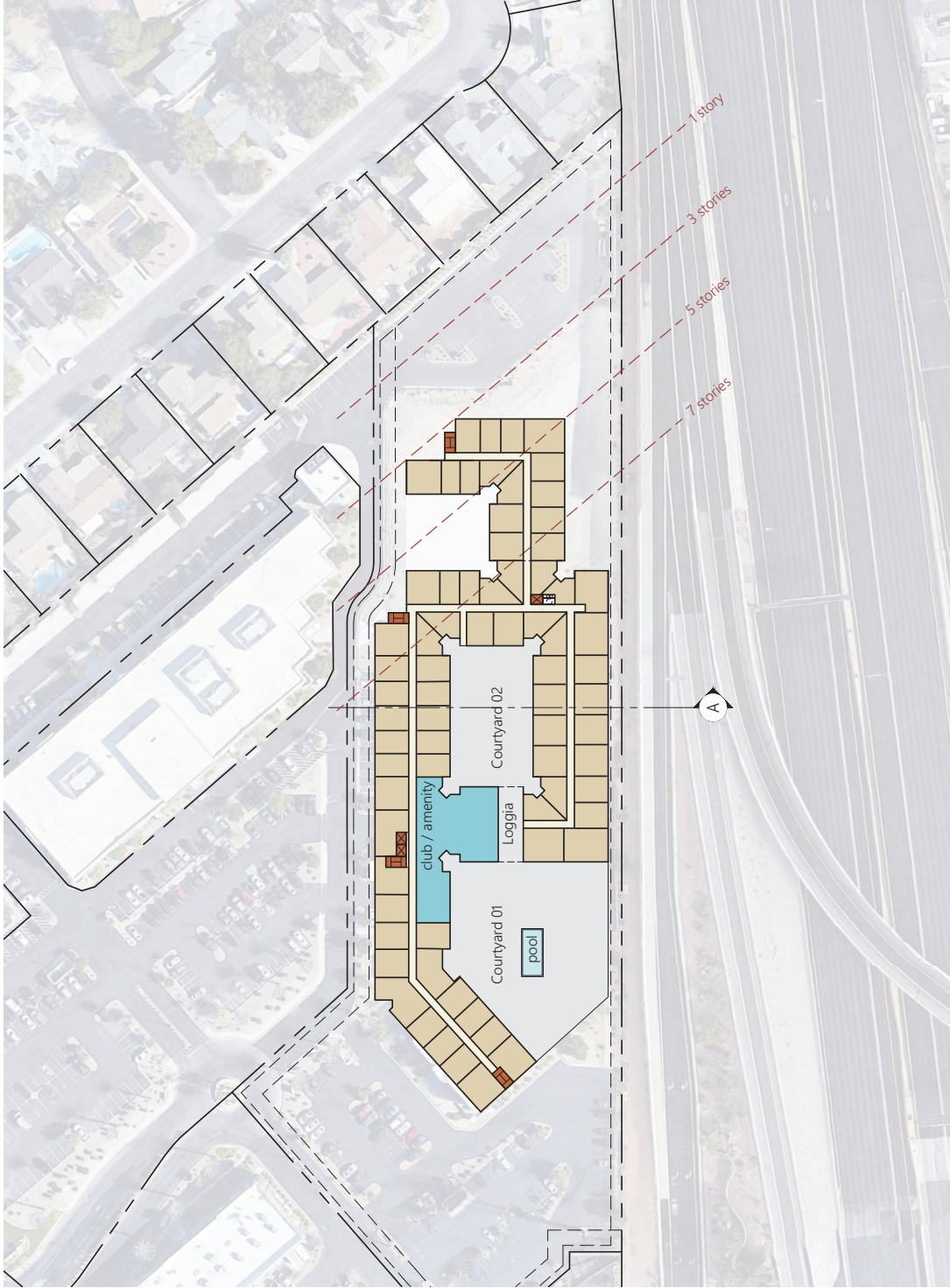


23-0074
12/18/2023

Site Plan - Level 2



Morgan Stonehill 22-07 | Sahara Rancho
Plotted: 11-16-2023

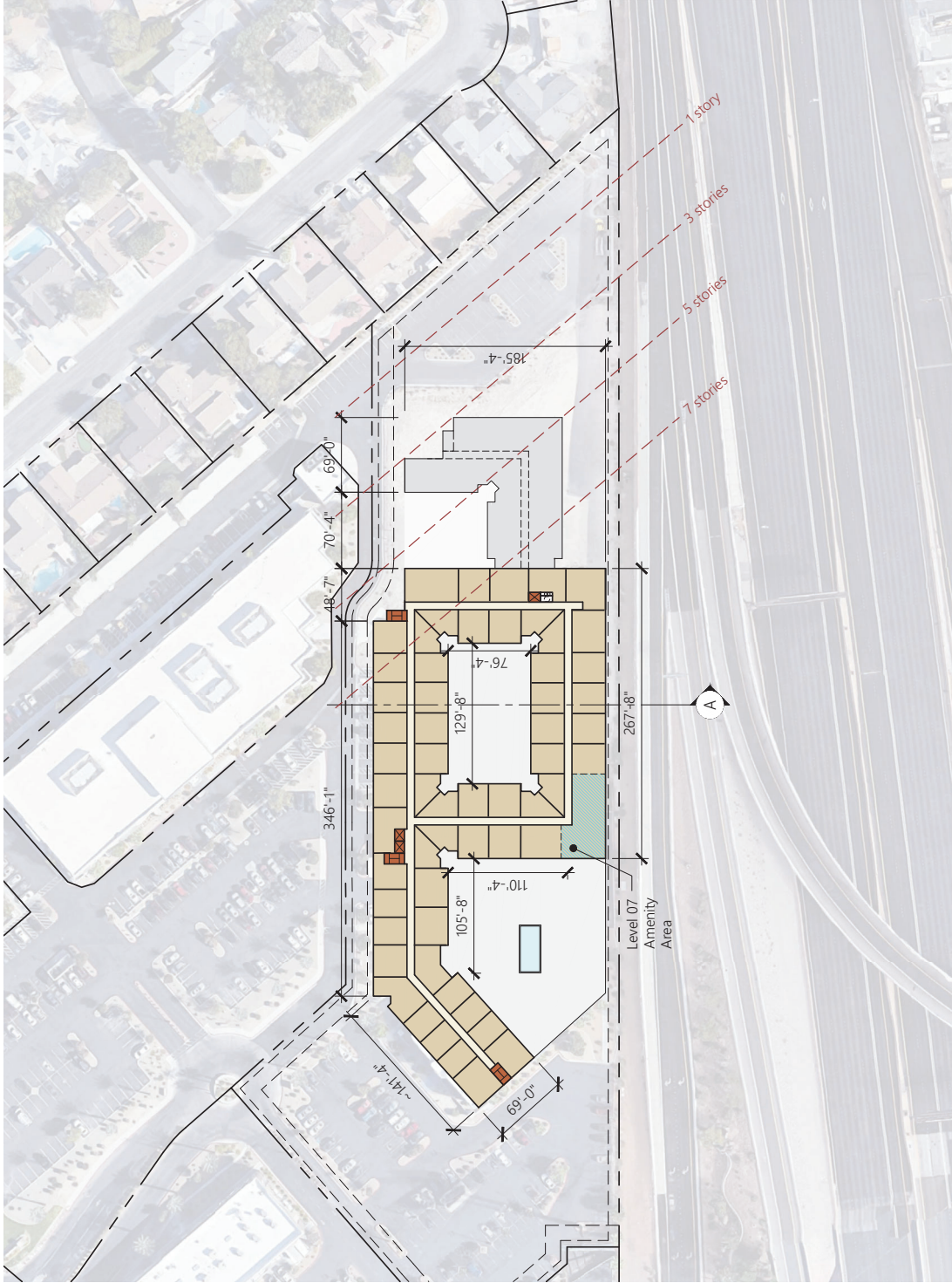


23-0074
12/18/2023

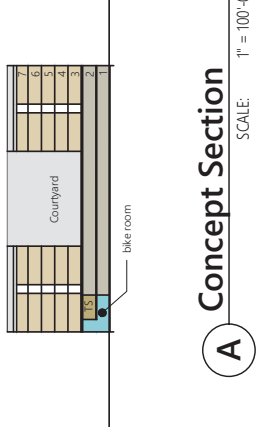
Site Plan - Level 3



Morgan Stonehill 22-07 | Sahara Rancho
Plotted: 11-16-2023



23-0074
12/18/2023



Site Plan - Levels 4-7



Morgan Stonehill 22-07 | Sahara Rancho
Plotted: 11-16-2023

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SAMPLE UNITS
INTERIOR CORNER

23-0074
12/18/2023

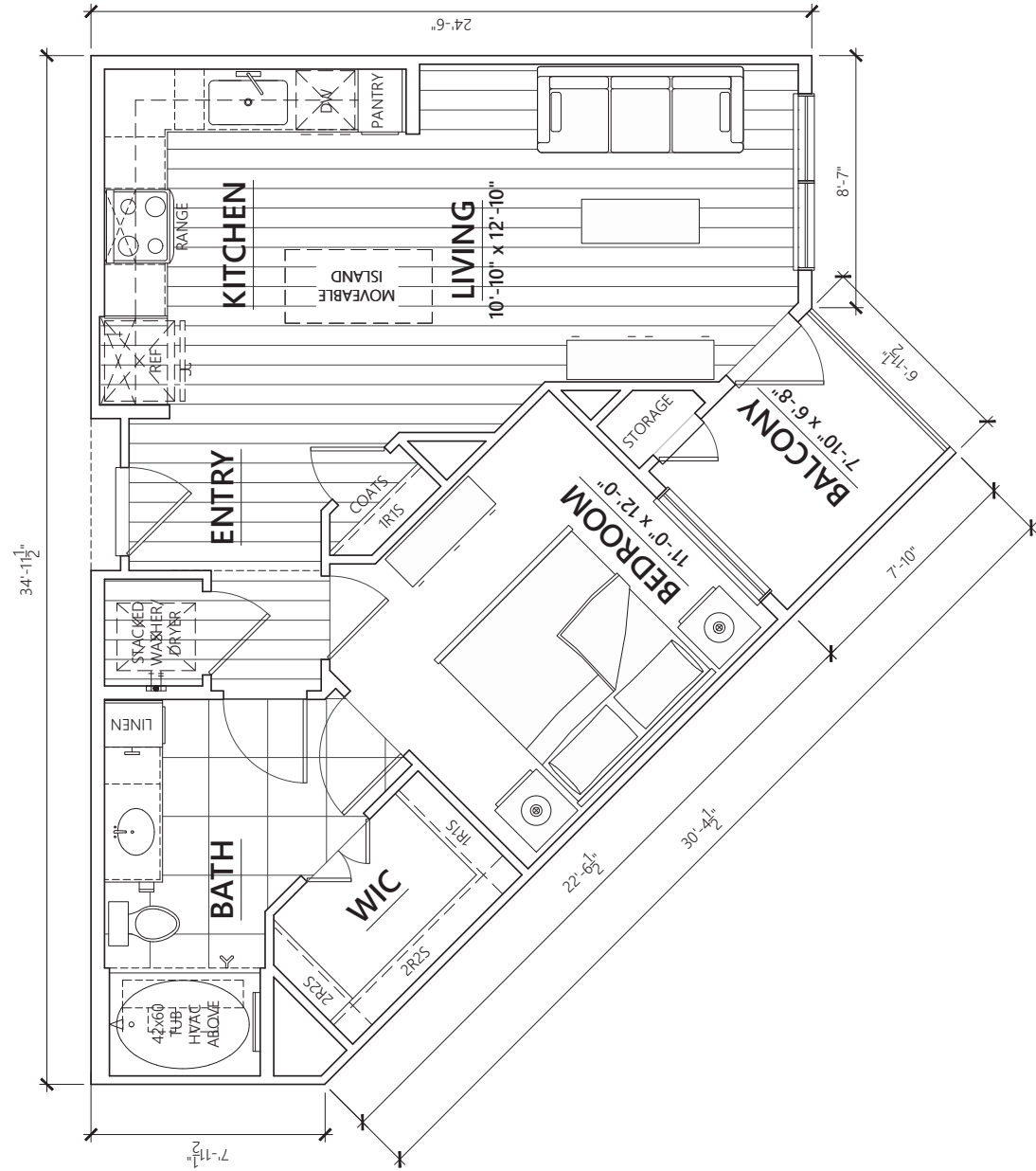
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694 S.F.

UNIT IC-35-694

SCALE: 1/4" = 1'-0"

ONE BEDROOM ONE BATH



(IN FEET)
1/4 inch = 1 foot

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SAMPLE UNITS
INTERIOR CORNER

23-0074
12/18/2023

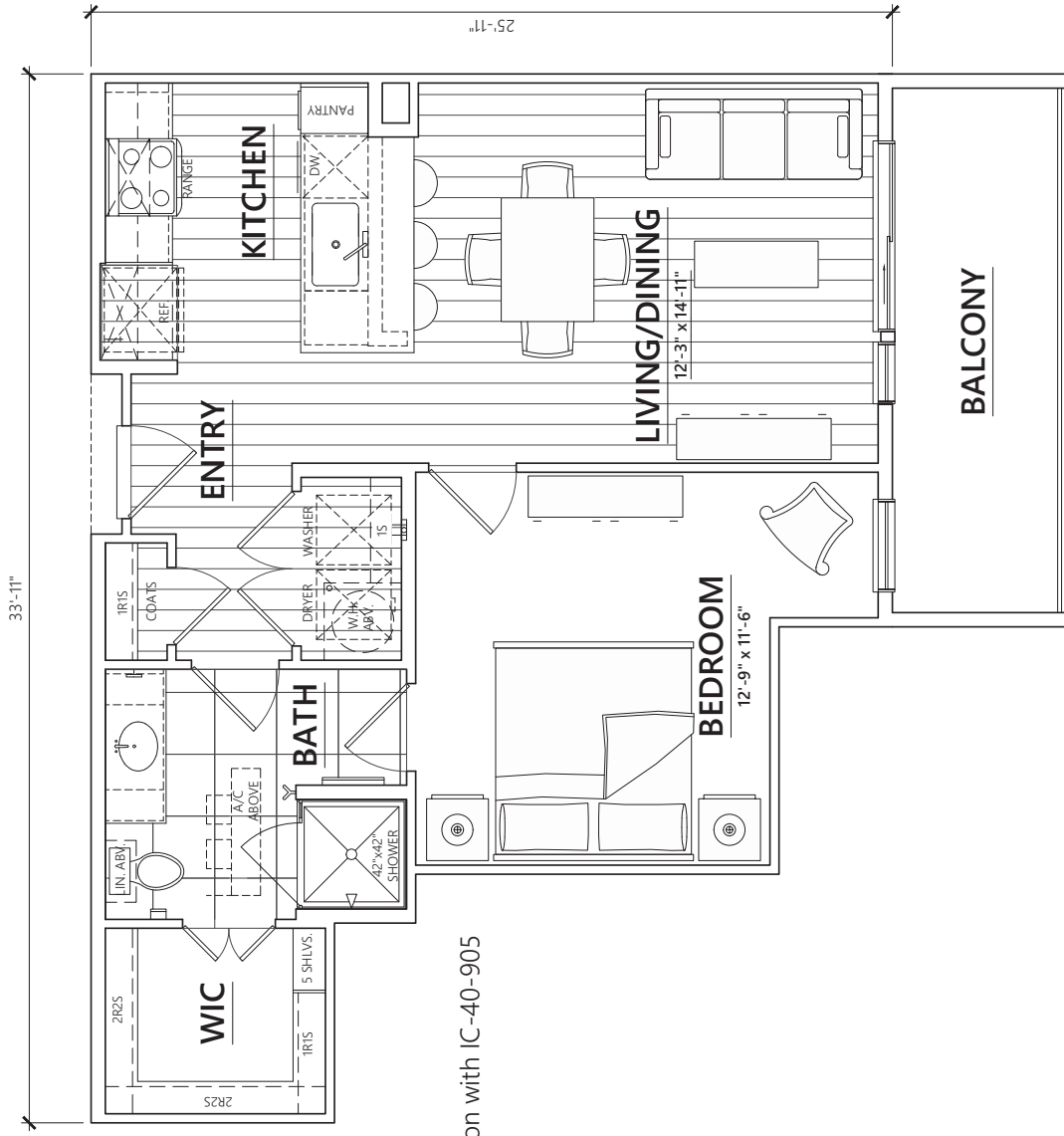
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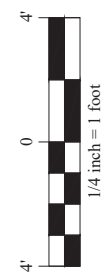


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*Works in conjunction with IC-40-905



UNIT IC-34-713 **713 S.F.**
ONE BEDROOM ONE BATH SCALE: 1/4" = 1'-0"

WPI
SAMPLE UNITS
INTERIOR CORNER

23-0074
12/18/2023

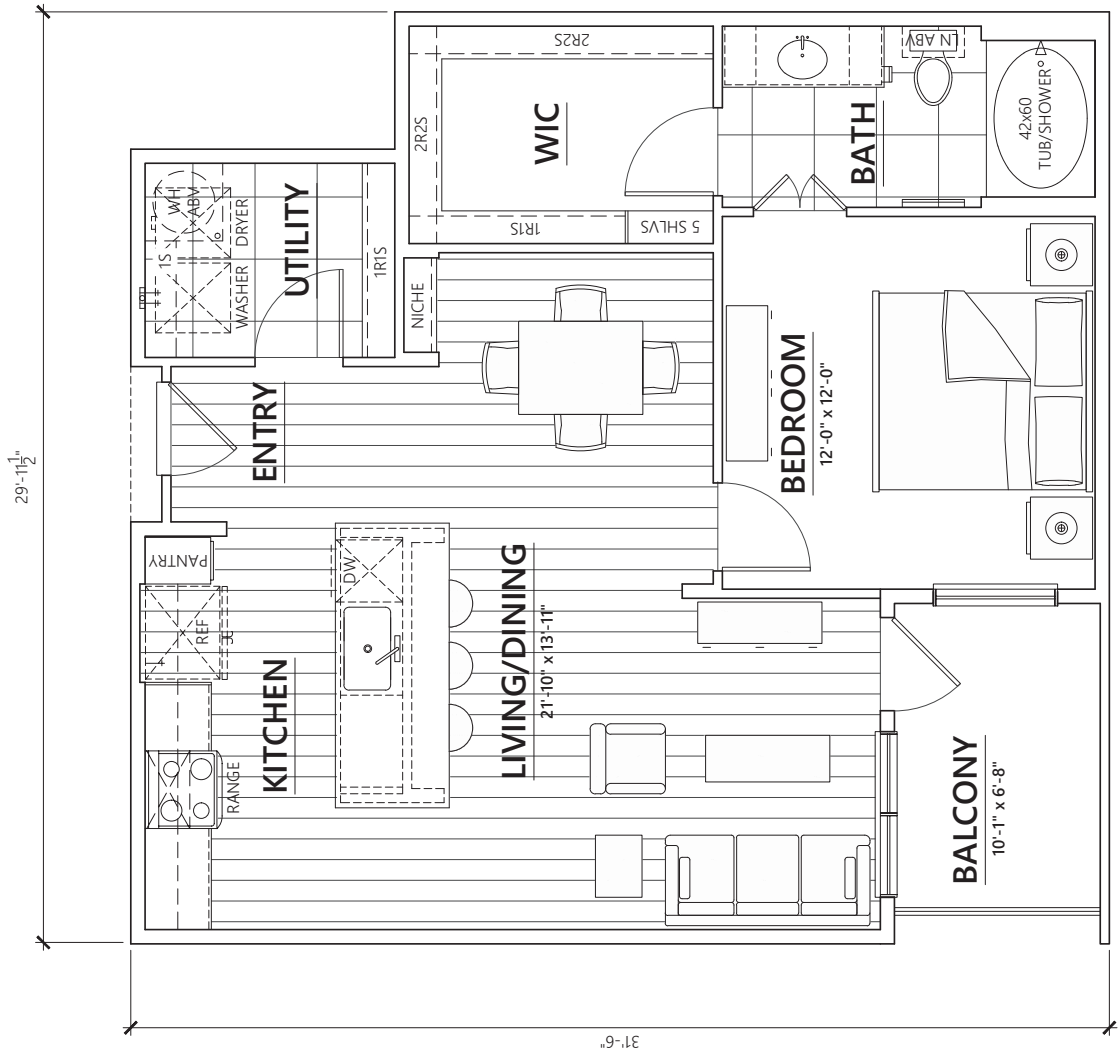
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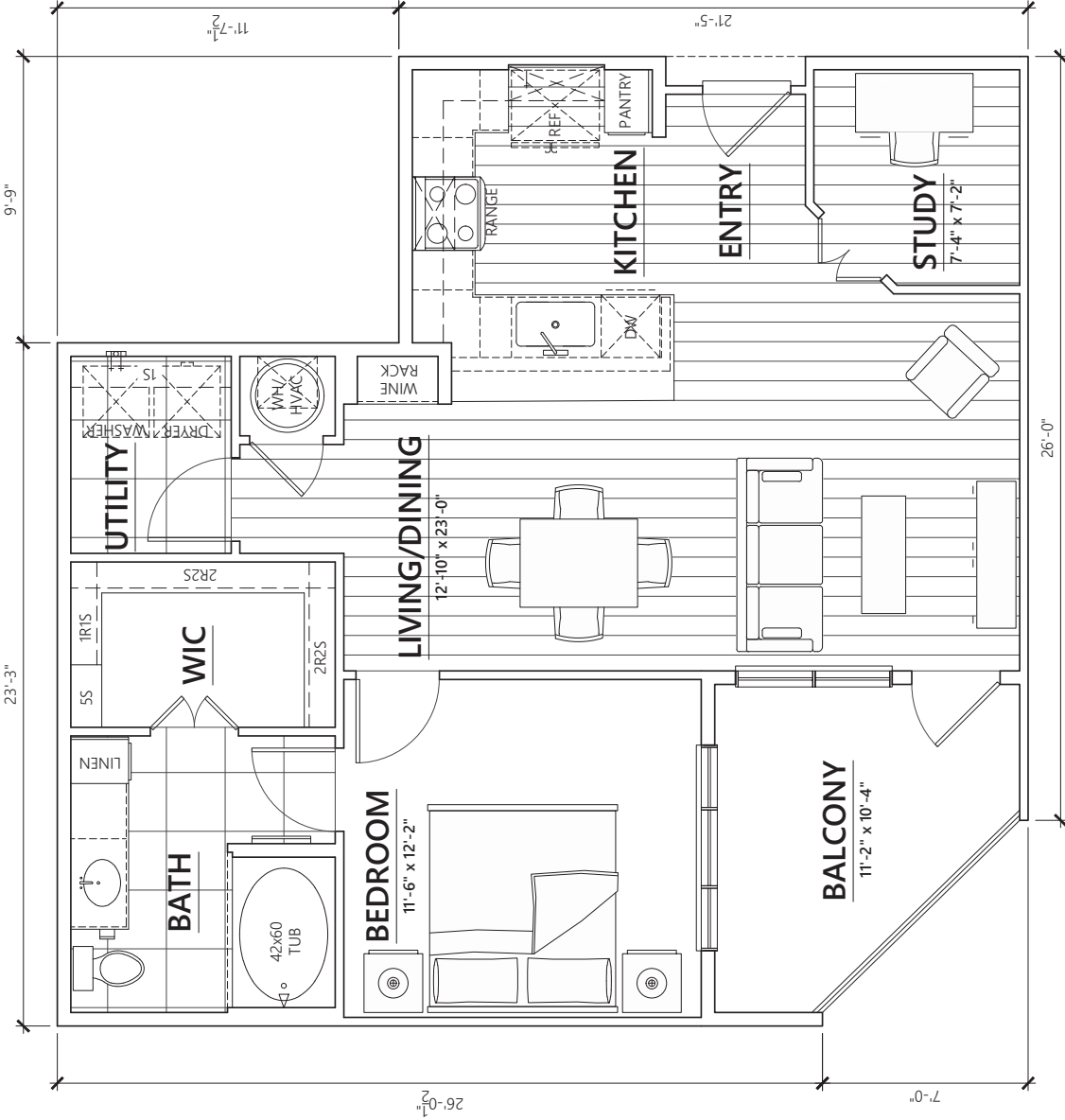


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UNIT IC-30-837 837 S.F.
ONE BEDROOM ONE BATH
SCALE: 1/4" = 1'-0"



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SAMPLE UNITS
INTERIOR CORNER

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SAMPLE UNITS
INTERIOR CORNER

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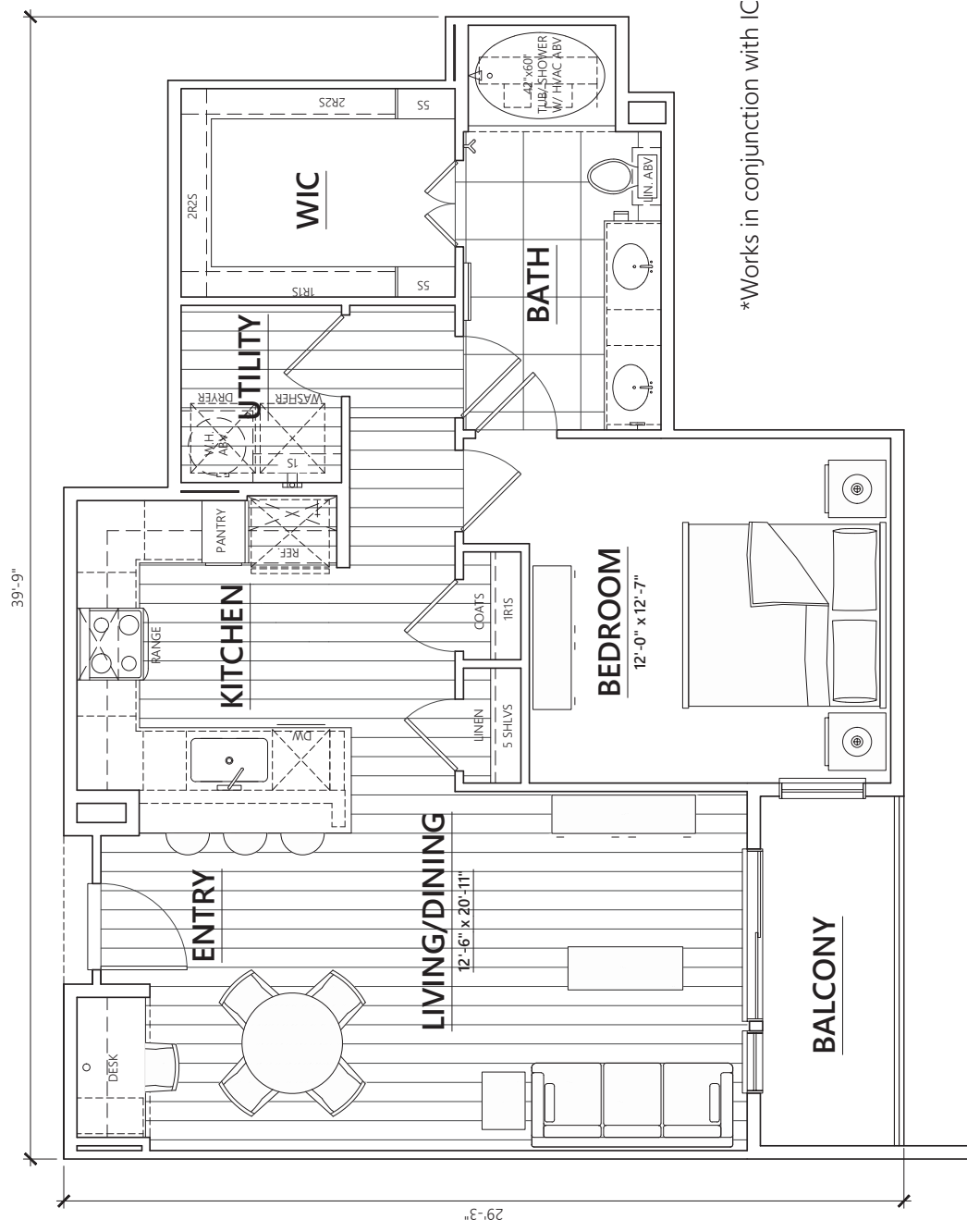
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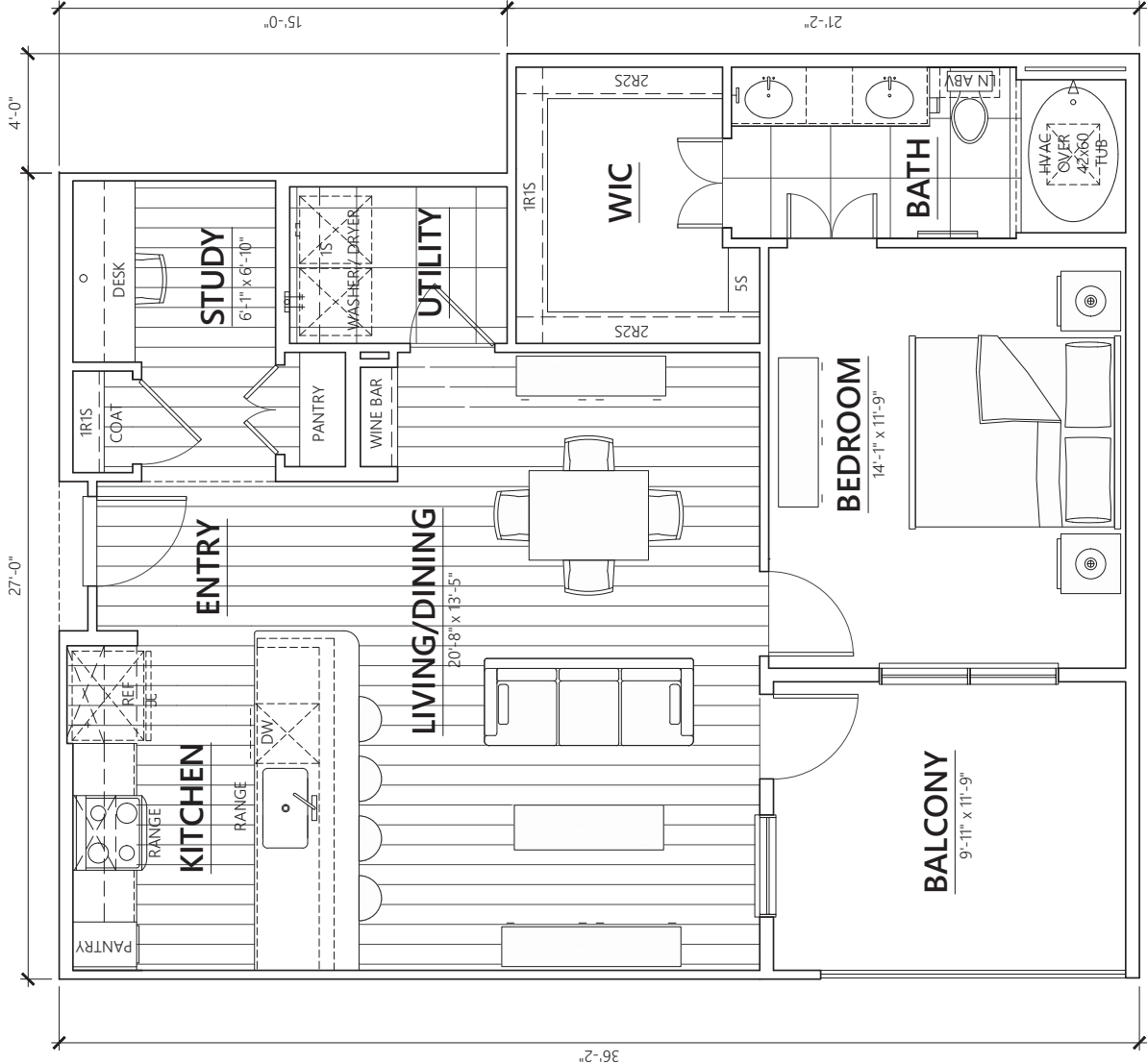
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UNIT IC-40-905 905 S.F.
ONE BEDROOM ONE BATH SCALE: 1/4" = 1'-0"



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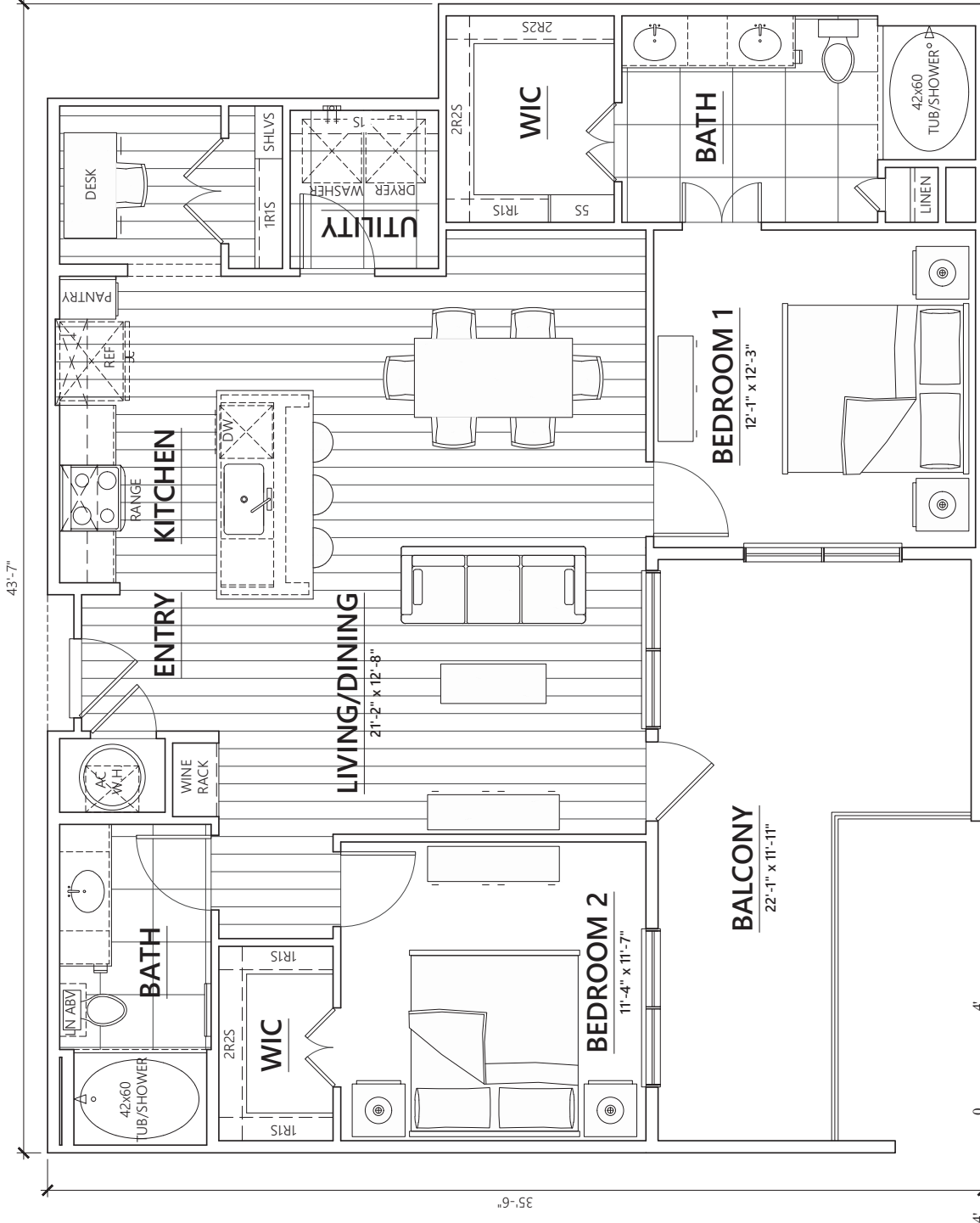


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UNIT IC-31-944 944 S.F.
ONE BEDROOM ONE BATH
SCALE: 1/4" = 1'-0"



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INTERIOR CORNER

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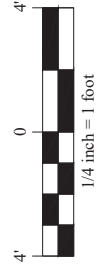
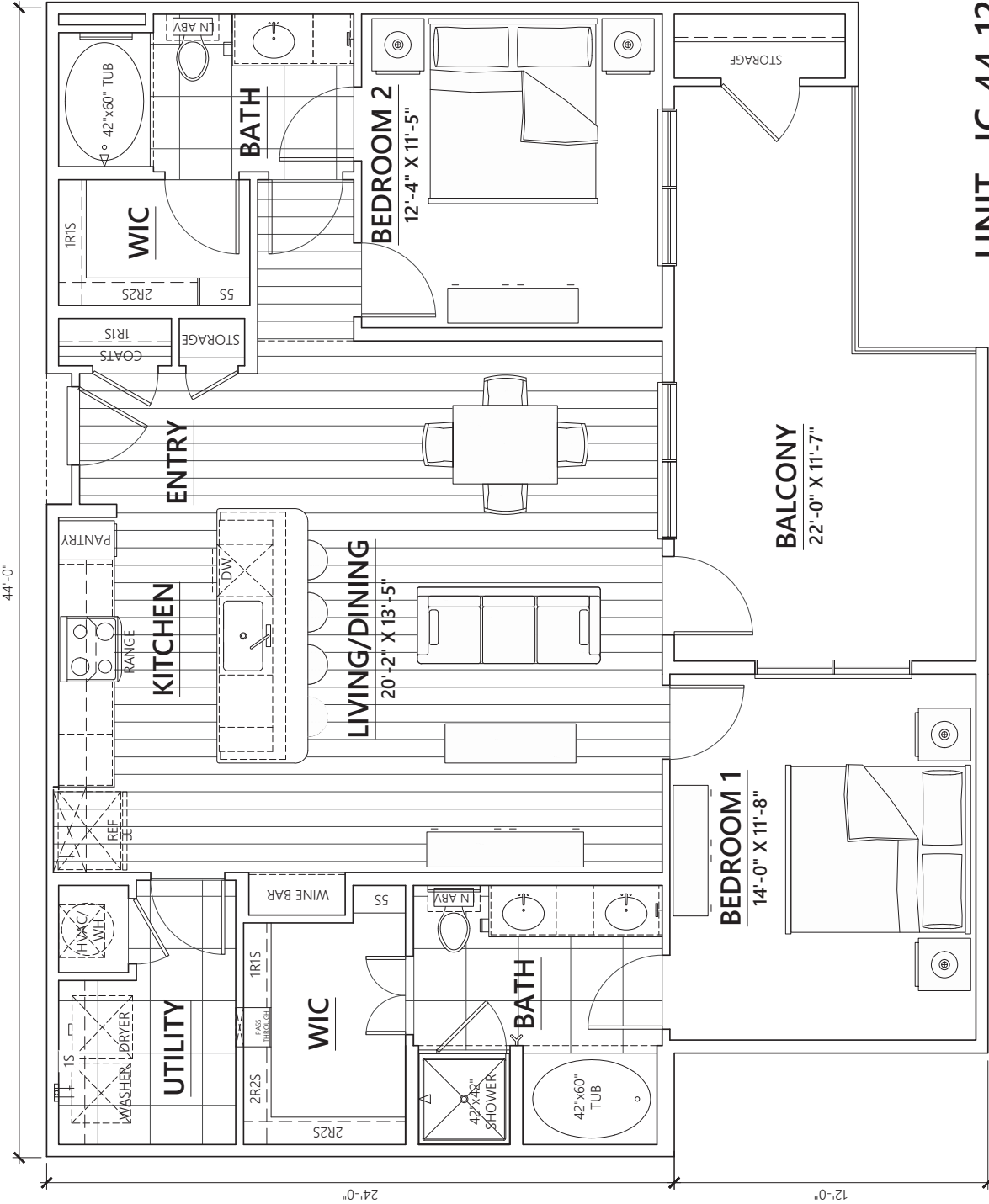
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UNIT IC-44-1226

1226 S.F.

TWO BEDROOM TWO BATH
SCALE: 1/4" = 1'-0"



UNIT IC-44-1270 1,270 S.F.

TWO BEDROOM TWO BATH

SCALE: 1/4" = 1'-0"

WPI

SAMPLE UNITS

INTERIOR CORNER

23-0074

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INLINE

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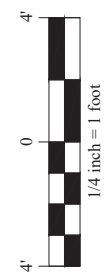
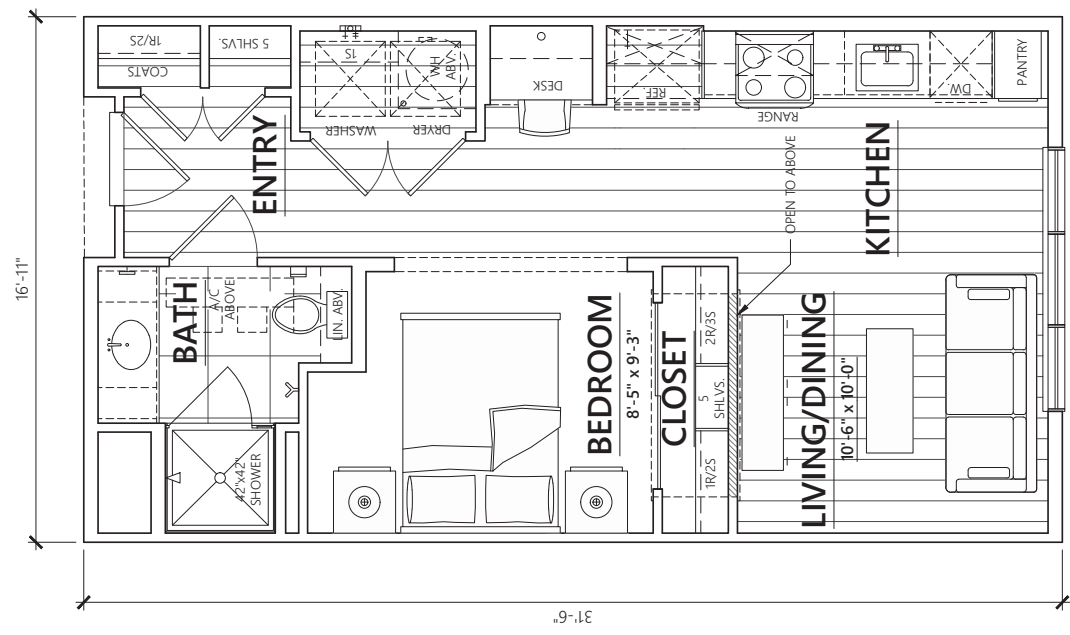
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UNIT IL-17-535 535 S.F.
ONE BEDROOM ONE BATH SCALE: 1/4" = 1'-0"

WPI
SAMPLE UNITS
INLINE

23-0074
12/18/2023

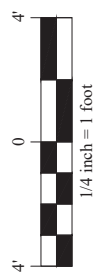
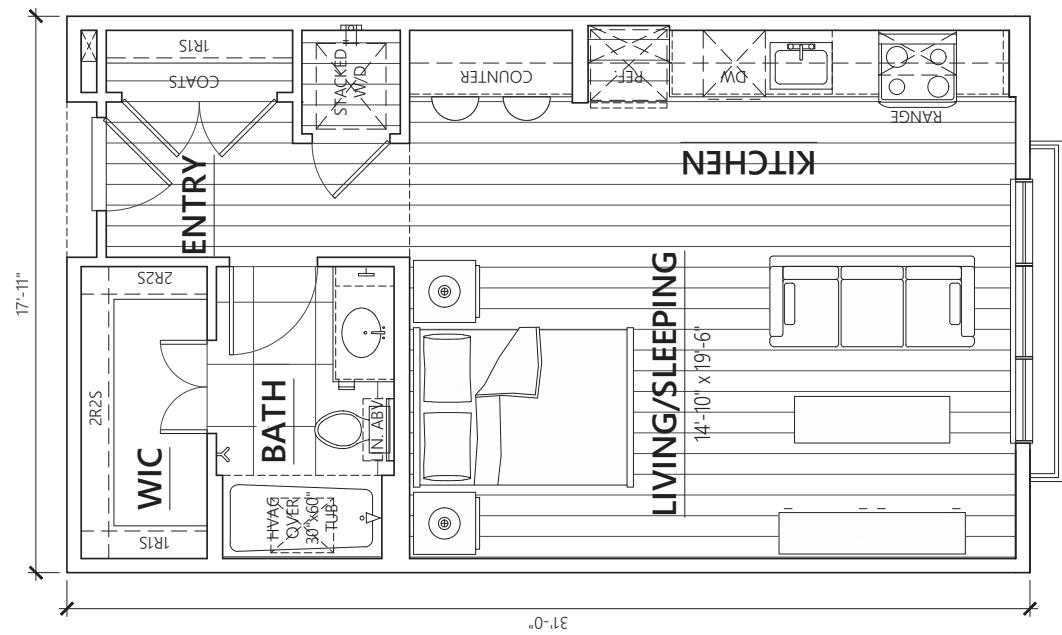
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UNIT IL-18-558 558 S.F.
ONE BEDROOM ONE BATH SCALE: 1/4" = 1'-0"

WPI
SAMPLE UNITS
INLINE

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12/18/2023

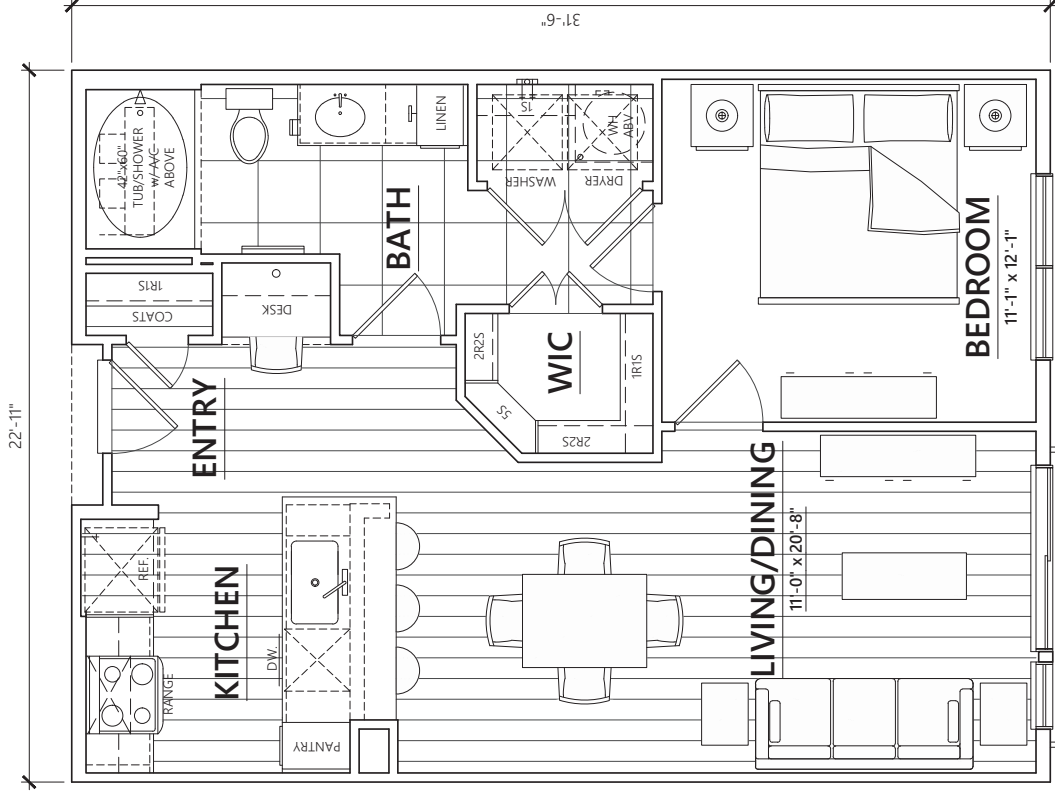
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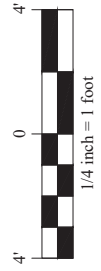
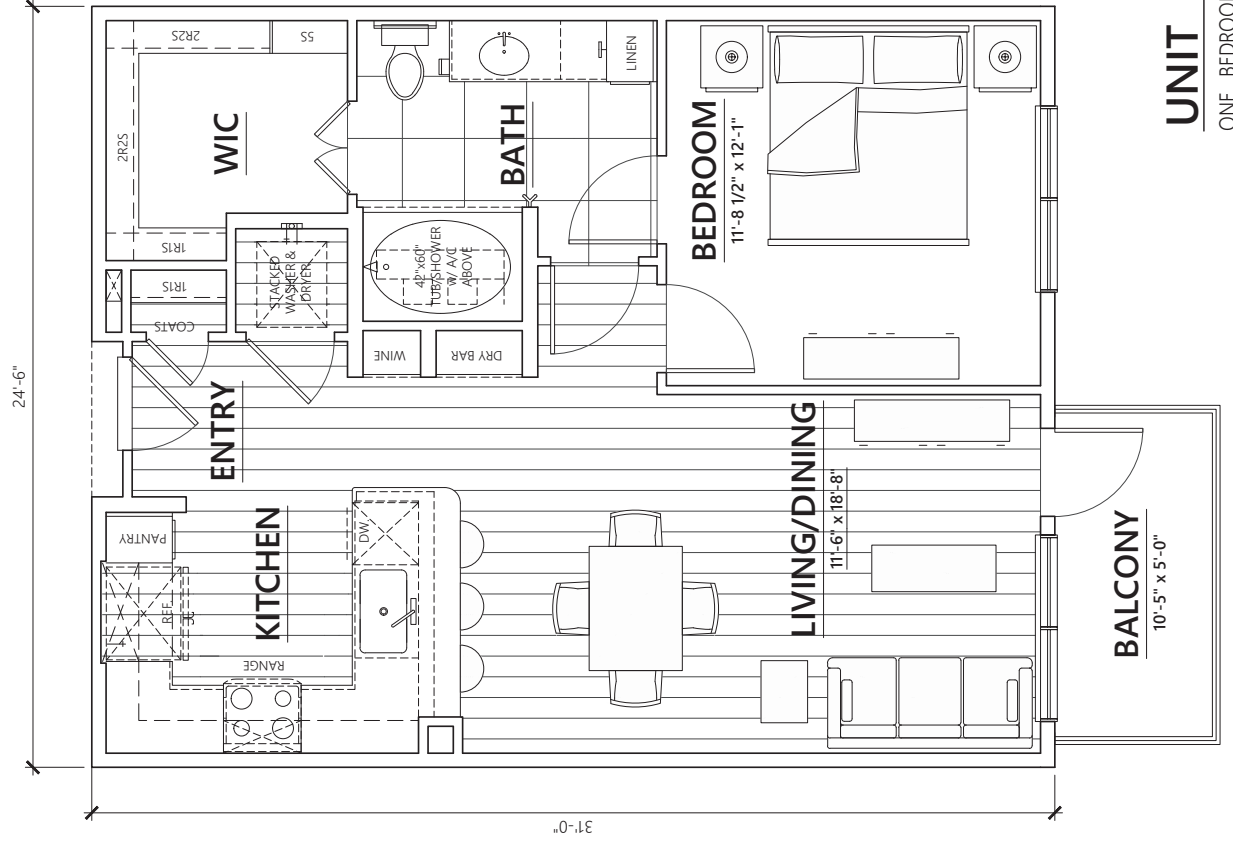


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UNIT IL-23-725
ONE BEDROOM ONE BATH
725 S.F.
SCALE: 1/4" = 1'-0"



1/4 inch = 1 foot

24'-6"

WPI

SAMPLE UNITS

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1

UNIT IL-25-763 763 S.F.

763 S.F.

ONE BEDROOM ONE BATH

SCALE: 1/4" = 1'-0"

WPI
SAMPLE UNITS
INLINE

23-0074
12/18/2023

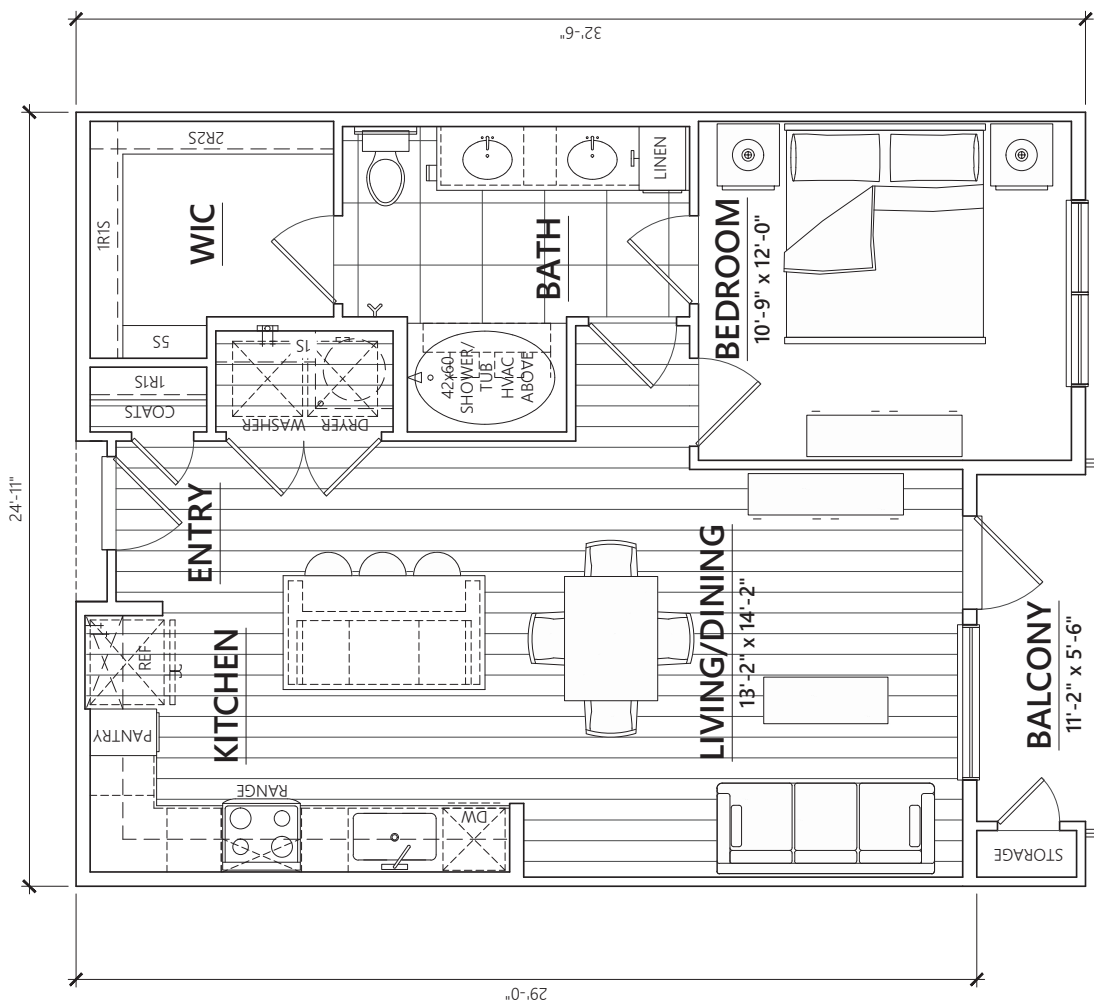
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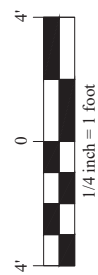


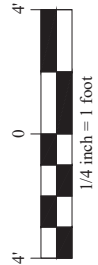
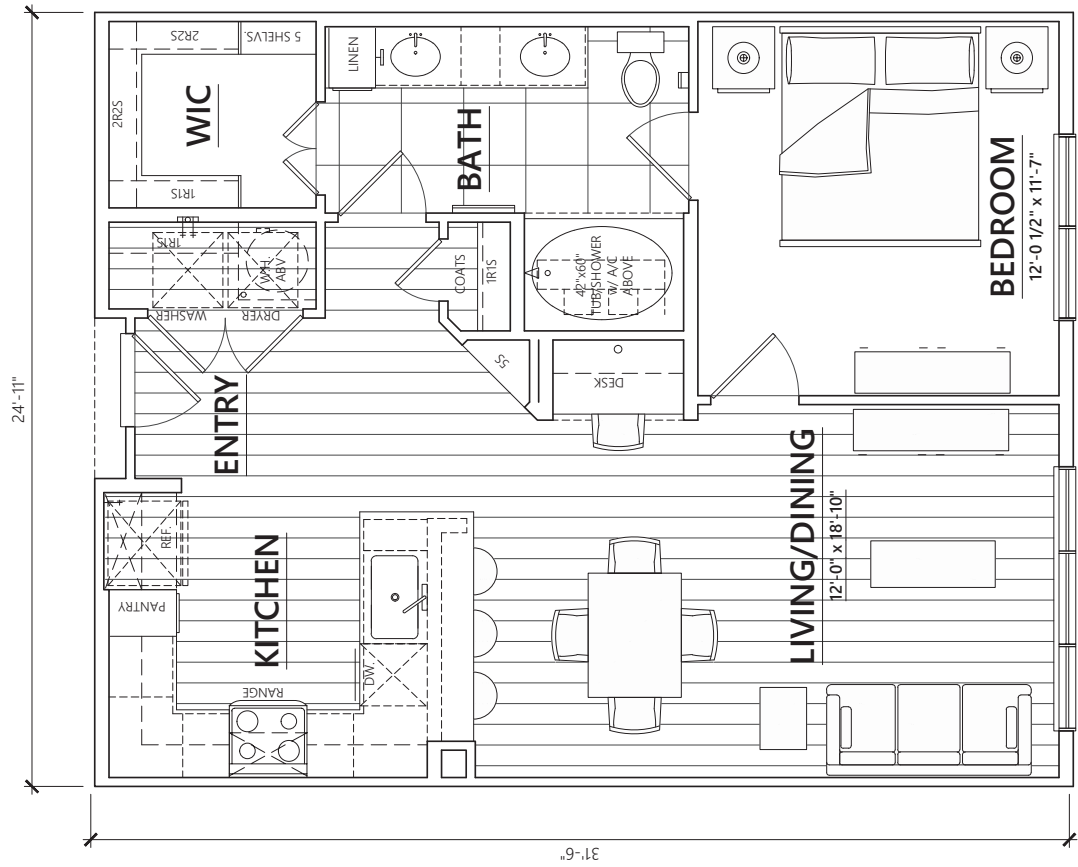
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UNIT IL-25-776 776 S.F.
ONE BEDROOM ONE BATH SCALE: 1/4" = 1'-0"





UNIT IL-25-789 **789 S.F.**
ONE BEDROOM ONE BATH
SCALE: 1/4" = 1'-0"

WPI

SAMPLE UNITS

INLINE

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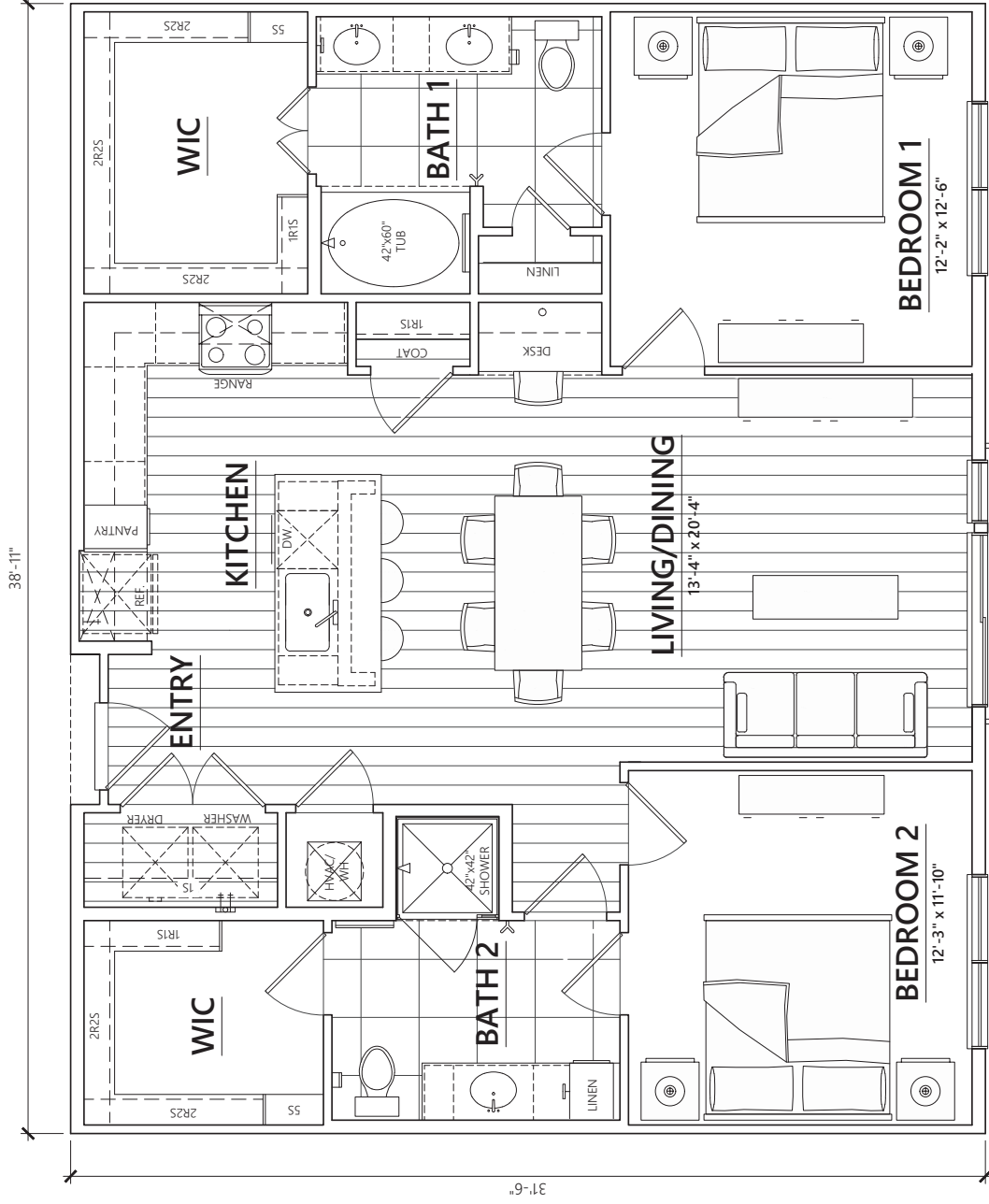
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UNIT IL-39-1233 **1,233 S.F.**
TWO BEDROOM TWO BATH
SCALE: 1/4" = 1'-0"

WPI
SAMPLE UNITS
EXTERIOR CORNER

23-0074
12/18/2023

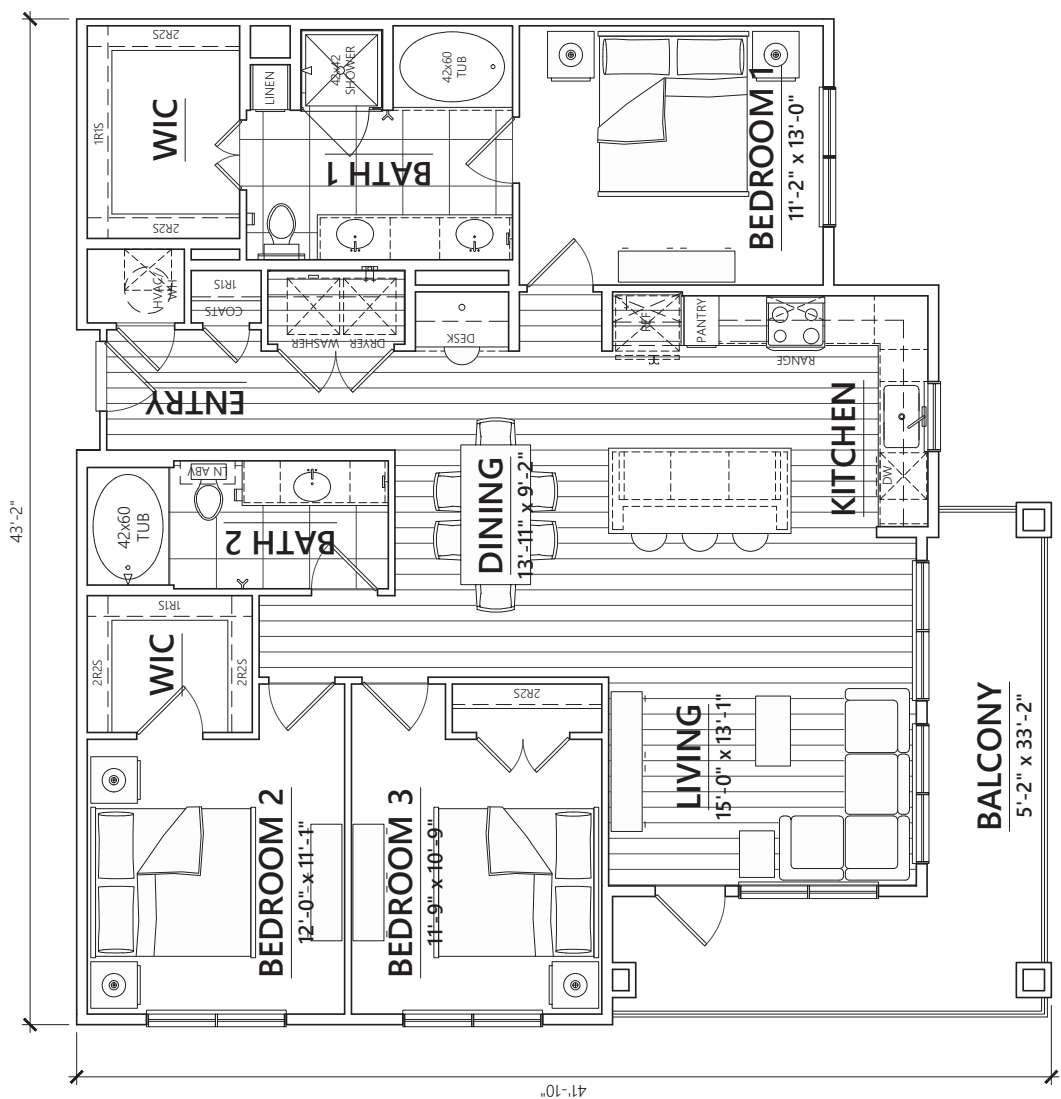
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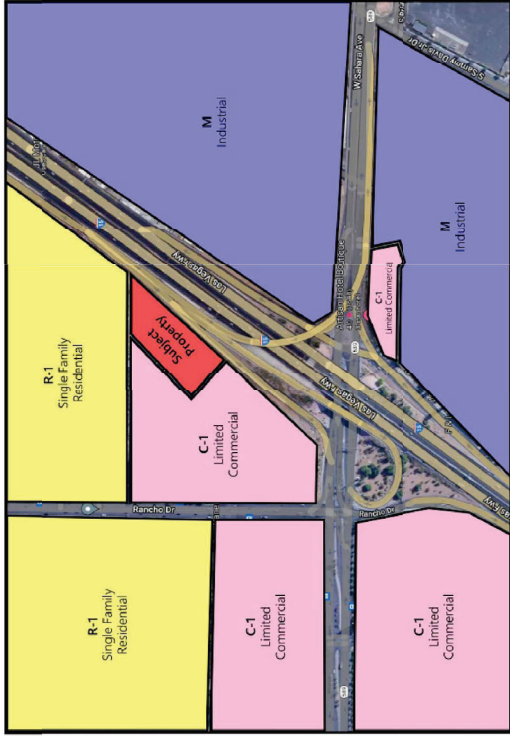
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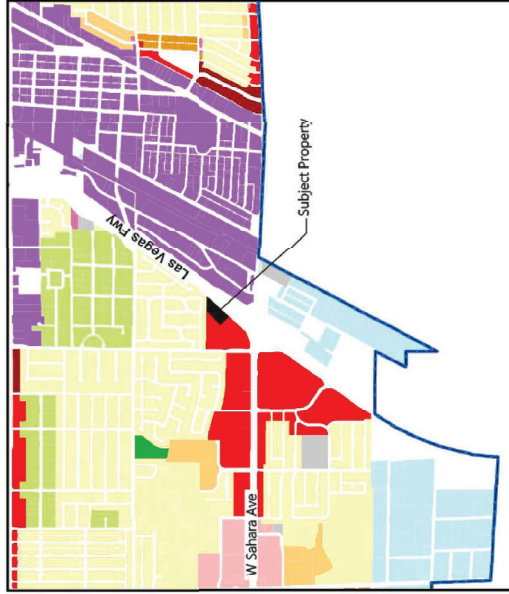
3/16 mch = 1 foot

UNIT EC-43-1474 1,474 S.F.
THREE BEDROOM TWO BATH
SCALE: 3/16" = 1'-0"

UNIT EC-44-1358 1,358 S.F.
TWO BEDROOM TWO BATH SCALE: 1/4" = 1'-0"



Vicinity Map



2050 General Plan and Key

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23-0074
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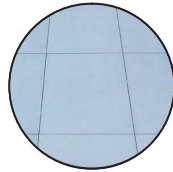
Site Data	
Parcel #	1620412008
Current Zoning:	C-1 (Limited Commercial)
Proposed Zoning:	R-4 (High Density Residential)
Bicycle Parking:	2 Spaces Min., + 1 per 20 units
Bicycle Parking Required:	22

22-07 Prelim. Site Area Calcs		11/16/2023
Residential Area:		
Level 1 Gross Residential Area:		11,170 s.f.
Level 2 Gross Residential Area:		16,850 s.f.
Level 3 Gross Residential Area:		57,110 s.f.
Level 4-6 Gross Residential Area:		53,845 s.f.
Level 7 Gross Residential Area:		51,115 s.f.
Total Building Gross Residential Area:		297,780 s.f.
Bulding Efficiency (15%):		-4,465 s.f.
Balcony Area Allocation (25 sf/unit):		-8,500 s.f.
Total Building Net Residential:		284,715 s.f.
Average SF/unit:		825 s.f.
~Unit Count:		344 units
Eff units (20%) :		69 units
1 br units (52%) :		179 units
2 br units (25%) :		86 units
3 br units (3%) :		10 units
Leasing/Mail Area (below podium):		7,000 s.f.
Retail Area:		5,980 s.f.
Level 3 Amenity		6,800 s.f.
Level 7 Amenity		2,765 s.f.
Gross Building Area:		
Level 1 Gross Building Area:		35,355 s.f.
Level 2 Gross Building Area:		19,865 s.f.
Level 3 Gross Building Area:		72,780 s.f.
Level 4-7 Gross Building Area:		61,545 s.f.
Total Gross Building Area:		374,180 s.f.
Building Efficiency (NPA/GBA):		76.1%
Building Efficiency (Programmed Area/GBA):		82.1%
Parking:		
Required Parking:		481 spaces
1BR Required Pkg (125 spc/unit):		310 spaces
2BR Required Pkg (175 spc/unit):		151 spaces
3BR Required Pkg (2 spc/unit):		20 spaces
Total Parking Provided:		487 spaces
Residential Garage Parking:		407 spaces
Surface Parking:		80 spaces
Parking Ratio:		1.42 spaces/unit
		1.28 spaces/br
Density:		
Site Area:		487 acre
Lot Coverage:		42.8%
Density:		70.58 units/acre

Program Data

Morgan Stonehill 22-07 | Sahara Rancho

Plotted: 11-16-2023



EF4 CAST STONE
PILASTER BASE

Vertical screens to aid in controlling views directly into adjacent neighborhood



1131	SHOCK VIBRATES, COLOR: DARK GRAY/BLACK
1132	SHOCK VIBRATES, COLOR: GRAY/BLACK
1133	SHOCK VIBRATES, COLOR: DARK BROWN/BLACK
1134	SHOCK VIBRATES, COLOR: WHITE
1135	SHOCK VIBRATES, COLOR: LIGHT GRAY
1136	SHOCK VIBRATES, COLOR: GRAY
1137	SHOCK VIBRATES, COLOR: DARK GRAY
1138	SHOCK VIBRATES, COLOR: SAND
1139	SHOCK VIBRATES, COLOR: YELLOW
1140	SHOCK VIBRATES, COLOR: BROWN
1141	SHOCK VIBRATES, COLOR: BROWN
1142	SHOCK VIBRATES, COLOR: BROWN
1143	SHOCK VIBRATES, COLOR: BROWN
1144	SHOCK VIBRATES, COLOR: BROWN
1145	SHOCK VIBRATES, COLOR: BROWN
1146	SHOCK VIBRATES, COLOR: BROWN
1147	SHOCK VIBRATES, COLOR: BROWN
1148	SHOCK VIBRATES, COLOR: BROWN
1149	SHOCK VIBRATES, COLOR: BROWN
1150	SHOCK VIBRATES, COLOR: BROWN
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1194	SHOCK VIBRATES, COLOR: BROWN
1195	SHOCK VIBRATES, COLOR: BROWN
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1197	SHOCK VIBRATES, COLOR: BROWN
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1199	SHOCK VIBRATES, COLOR: BROWN
1200	SHOCK VIBRATES, COLOR: BROWN

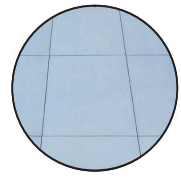
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23-0074
12/28/2023



East Elevation



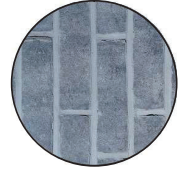
EF2 STUCCO SIDING
(COLOR VARIES)



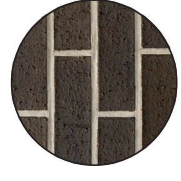
EF2b STUCCO
FRAMING ELEMENT



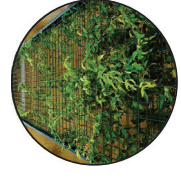
EF1b BRICK VENEER
COLOR: DARK GRAY



EF1a BRICK VENEER
COLOR: GRAY



EF1b BRICK VENEER
COLOR: DARK BROWN

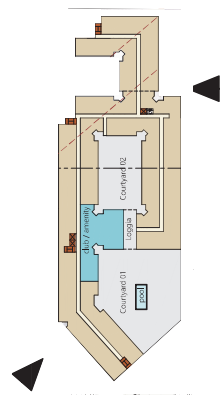


EF3 ARCHITECTURAL
SCREEN

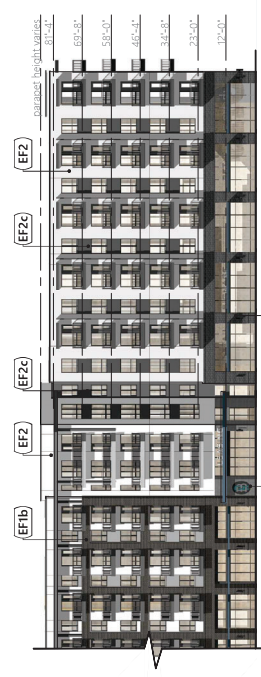


EF4 CAST STONE
PILASTER BASE

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 PILASTER BASE



South Elevation



Concept Elevations

