



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 , located at .

This document is being prepared by:

Company Name: Rancho LIQUOR LLC
Address: 3900 Rancho Dr Unit 104
Las Vegas NV 89130

Contact Person:

Name: Saifaldin S Baji
Title: OWNER
Telephone: 909-600-4320-
Fax: N/A
E-mail: Saifnaoum87@gmail.com

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: [Handwritten Signature] Date: 15/11/2023
Name: Saif
Title: OWNER

1 Project Description

Project Name: Rancho LIQUOR LLC
APN #: 138 121 10012 #104
Project location: 3900 Rancho Dr Las Vegas NV 89130
General Plan Designation:
Current: TOC-2 Proposed:

23-0552
12/11/2023

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.

**5 Housing, Mass Transit, Open Space and Recreation** N/A

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

□

**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.

Zoning:

Current: C-2

Proposed:

Project Details (complete all that apply):

Gross Site Acreage: N/A

Net Site Acreage: N/A

i) Residential

Total # Units:

Density:

Dwelling Units / Acre

Total Open Space:

SF

ii) Hospitality

Total # Rooms:

Total Gaming Area:

SF

Total Other Area:

SF

iii) Commercial

Total Building Area:

SF 1.500

Total Open Space  
and/or Plaza Areas:

SF

Total Lot Coverage:

% 2.22

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

North:

East:

N/A

South:

West:

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 exhibits if necessary):

2 Transportation and Traffic

N/A

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).

3 Schools

N/A

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?

4 Emergency Services

N/A

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