



# DEPARTMENT OF PLANNING

## Application / Petition Form & Statement of Financial Interest

### Department Use

Case #	23-0466
Meeting Date	09/21/2023
Total Fee	
Received By/Date	

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

Project Address (Location) 6394 N RAINBOW BLVD

Project Name AZURE RAINBOW TOWNHOMES

Proposed Use Residential

Assessor's Parcel #(s) 125-26-101-004

Ward # 6

General Plan: Existing M Proposed M Zoning: Existing R-3 Proposed R-TH

Additional Information The applicant will be submitting a zone change in support of townhomes.

Property Owner Rainbow Creek, LLC

Contact Casey Ryan

Address 3457 LUPINE BUSH CT

City Las Vegas State NV Zip 89135

E-mail \_\_\_\_\_

Phone 702.583.7887

Applicant Beazer Homes

Contact Jeff Lesnick

Address 2490 Paseo Verde Pkwy. Suite #120

City Henderson State NV Zip 89074

E-mail jeff.lesnick@beazer.com

Phone 702.802.4428

Representative Actus

Contact Darryl Lattimore

Address 3283 E. Warm Springs Road Suite 300

City Las Vegas State NV Zip 89120

E-mail darryl.lattimore@actus-nv.com

Phone 702.586.9296

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 \_\_\_\_\_

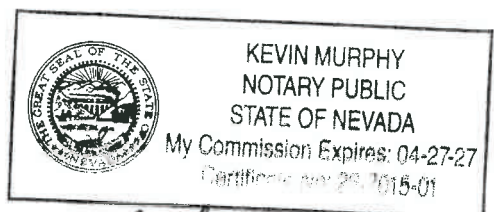
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name \_\_\_\_\_

Subscribed and sworn before me

This 21 day of September, 2023

Notary Public in and for said County and State



Certificate no. 23-7015-01



# DEPARTMENT OF PLANNING

## Application / Petition Form & Statement of Financial Interest

### Department Use

Case #
Meeting Date
Total Fee
Received By/Date

23-0466  
09/21/2023

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

**Project Address** (Location) 6394 N RAINBOW BLVD

**Project Name** AZURE RAINBOW TOWNHOMES **Proposed Use** Residential

**Assessor's Parcel #(s)** 125-26-101-004 **Ward #** 6

**General Plan:** Existing M Proposed M **Zoning:** Existing R-3 Proposed R-TH

**Additional Information** The applicant will be submitting a zone change in support of townhomes.

**Property Owner** Rainbow Creek, LLC **Contact** Casey Ryan

**Address** 3457 LUPINE BUSH CT **City** Las Vegas **State** NV **Zip** 89135

**E-mail** \_\_\_\_\_ **Phone** 702.583.7887

**Applicant** Beazer Homes **Contact** Jeff Lesnick

**Address** 2490 Paseo Verde Pkwy. Suite #120 **City** Henderson **State** NV **Zip** 89074

**E-mail** jeff.lesnick@beazer.com **Phone** 702.802.4428

**Representative** Actus **Contact** Darryl Lattimore

**Address** 3283 E. Warm Springs Road Suite 300 **City** Las Vegas **State** NV **Zip** 89120

**E-mail** darryl.lattimore@actus-nv.com **Phone** 702.586.9296

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** James P. Smith

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

**Print Name** James P Smith

Subscribed and sworn before me

This 21 day of September, 20 23

Kevin Murphy

Notary Public in and for said County and State







# DEPARTMENT OF PLANNING

## Application / Petition Form & Statement of Financial Interest

### Department Use

Case #	<b>23-0466</b> 09/21/2023
Meeting Date	
Total Fee	
Received By/Date	

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

**Project Address** (Location) 6394 N RAINBOW BLVD

**Project Name** AZURE RAINBOW TOWNHOMES **Proposed Use** Residential

**Assessor's Parcel #(s)** 125-26-101-004 **Ward #** 6

**General Plan:** Existing M Proposed M **Zoning:** Existing R-3 Proposed R-TH

**Additional Information** The applicant will be submitting a zone change in support of townhomes.

**Property Owner** Rainbow Creek, LLC **Contact** Casey Ryan

**Address** 3457 LUPINE BUSH CT **City** Las Vegas **State** NV **Zip** 89135

**E-mail** \_\_\_\_\_ **Phone** 702.583.7887

**Applicant** Beazer Homes **Contact** Jeff Lesnick

**Address** 2490 Paseo Verde Pkwy. Suite #120 **City** Henderson **State** NV **Zip** 89074

**E-mail** jeff.lesnick@beazer.com **Phone** 702.802.4428

**Representative** Actus **Contact** Darryl Lattimore

**Address** 3283 E. Warm Springs Road Suite 300 **City** Las Vegas **State** NV **Zip** 89120

**E-mail** darryl.lattimore@actus-nv.com **Phone** 702.586.9296

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** James P. Smith

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

**Print Name** James P Smith

Subscribed and sworn before me

This 21 day of September, 2023

[Signature]

Notary Public in and for said County and State





DEPARTMENT OF PLANNING

23-0466  
09/21/2023

DATE: 08/25/2022

City of Las Vegas  
Department of Planning  
333 North Rancho Drive  
Las Vegas, NV 89106

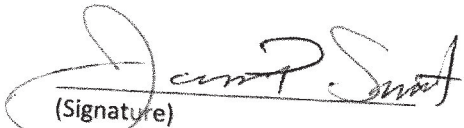
RE: **PROJECT NAME** Azure Rainbow Townhomes  
**Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit**

To whom it may concern:

Rainbow Creek, LLC (Subdivider) hereby elects to follow the alternative procedure for tentative map processing set forth in LVMC 19.16.050(C)(4). In so doing, Subdivider acknowledges that this election and the City's acceptance of a tentative map application as complete shall be deemed to constitute the mutual consent of the City and Subdivider to extend the time limits set forth in NRS 278.350 for the City to act and report on a tentative map. Subdivider also acknowledges that final action on the map may not occur until final action has been taken on any related zoning application, site development plan review, or both. Subdivider has elected the alternative procedure to facilitate the ability of the tentative map to be heard concurrently with any and all associated land use entitlements.

If any question or concerns arise from this request please contact Casey Ryan at (702) - 583 - 7887. Thank you.

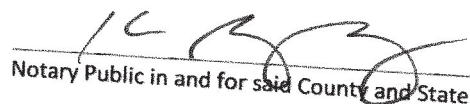
Sincerely,

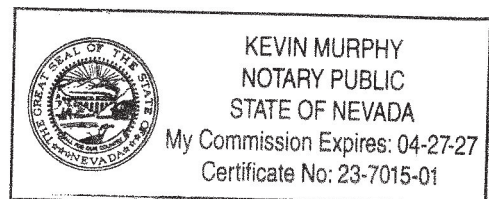
  
(Signature)

Casey Ryan James P Smith  
(Print)

Subscribed and sworn before me

This 21 day of September, 20 23.

  
Notary Public in and for said County and State



















## DEPARTMENT OF PLANNING

DATE: 09/21/2023

City of Las Vegas  
Department of Planning  
333 North Rancho Drive  
Las Vegas, NV 89106

RE: PROJECT NAME Rainbow Crossing  
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

Rainbow Creek, LLC (Subdivider) hereby elects to follow the alternative procedure for tentative map processing set forth in LVMC 19.16.050(C)(4). In so doing, Subdivider acknowledges that this election and the City's acceptance of a tentative map application as complete shall be deemed to constitute the mutual consent of the City and Subdivider to extend the time limits set forth in NRS 278.350 for the City to act and report on a tentative map. Subdivider also acknowledges that final action on the map may not occur until final action has been taken on any related zoning application, site development plan review, or both. Subdivider has elected the alternative procedure to facilitate the ability of the tentative map to be heard concurrently with any and all associated land use entitlements.

If any question or concerns arise from this request please contact James P. Smith at (702)-583-7887. Thank you.

Property Owner Signature

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

Print Name

Subscribed and sworn before me

This 21 day of September, 2023

Notary Public in and for said County and State



23-0466  
09/21/2023