

# DEPARTMENT OF COMMUNITY DEVELOPMENT

## Application/Petition Form & Statement of Financial Interest



**Case Type** (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Amendment to an approved SDR and parking waiver

**Project Address** (Location) Rancho Drive and Smoke Ranch Road

**Project Name** \_\_\_\_\_ **Proposed Use** \_\_\_\_\_

**Assessor's Parcel #(s)** 139-18-410-016 **Ward #** 5

**General Plan:** Existing \_\_\_\_\_ Proposed \_\_\_\_\_ **Zoning:** Existing R-3 Proposed \_\_\_\_\_

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

**Property Owner** Nola Star Holdings, LLC **Contact** \_\_\_\_\_

**Address** 8475 Eastern Avenue, Suite 105 **City** Las Vegas **State** NV **Zip** 89123

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

**Applicant** Leggera Development, LLC **Contact** \_\_\_\_\_

**Address** 8475 Eastern Avenue, Suite 105 **City** Las Vegas **State** NV **Zip** 89123

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

**Representative** Kaempfer Crowell **Contact** Liz Olson

**Address** 1980 Festival Plaza Drive, Suite 650 **City** Las Vegas **State** NV **Zip** 89135

**E-mail** eolson@kcnvlaw.com **Phone** 702-792-7000

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** Craig Horn

Subscribed and sworn before me

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Notary Public in and for said County and State

24-0667  
12/31/2024

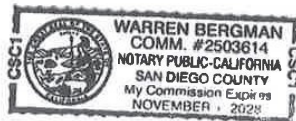
SEE ATTACHED CALIFORNIA JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of San Diego

Subscribed and sworn to (or affirmed) before me on this 19<sup>th</sup>  
day of November, 2024, by Craig Horn

proved to me on the basis of satisfactory evidence to be the  
person(s) who appeared before me.



(Seal)

Signature Warren Bergman

24-0667  
12/31/2024

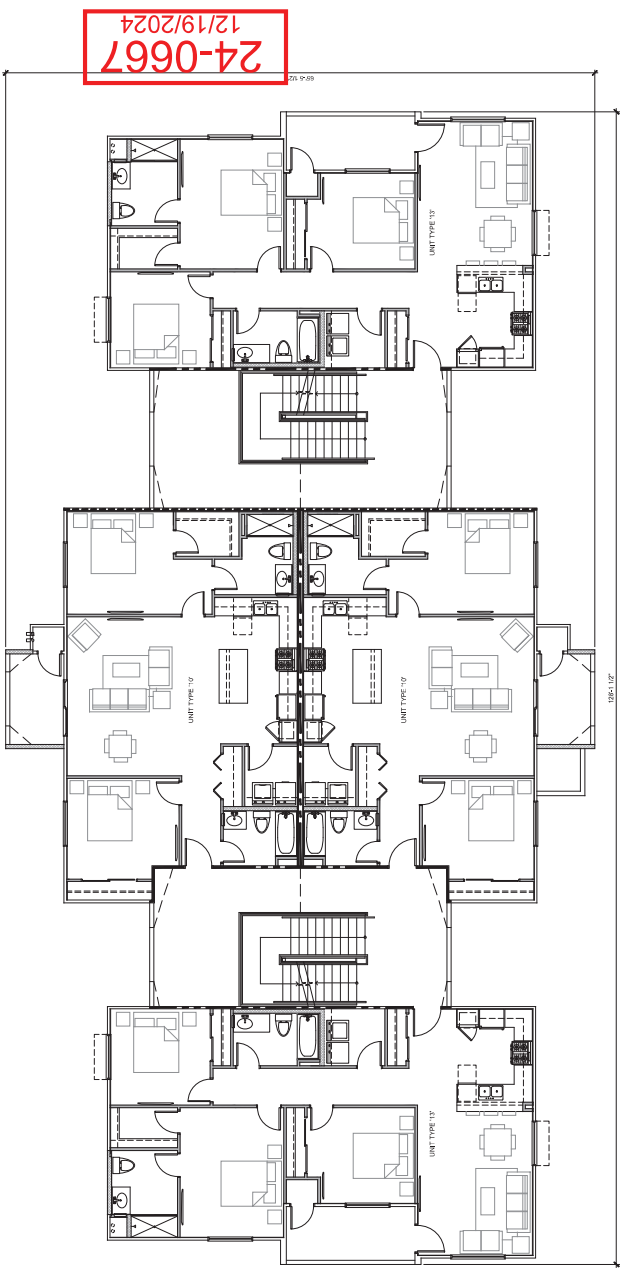
[illegible][illegible]

**PROPERTY** \_\_\_\_\_  
**ACCESSIBLE ROUTE** (REFER TO CHL DRAWINGS FOR PRETRAIL GRADING INFORMATION)  
 2% MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL.

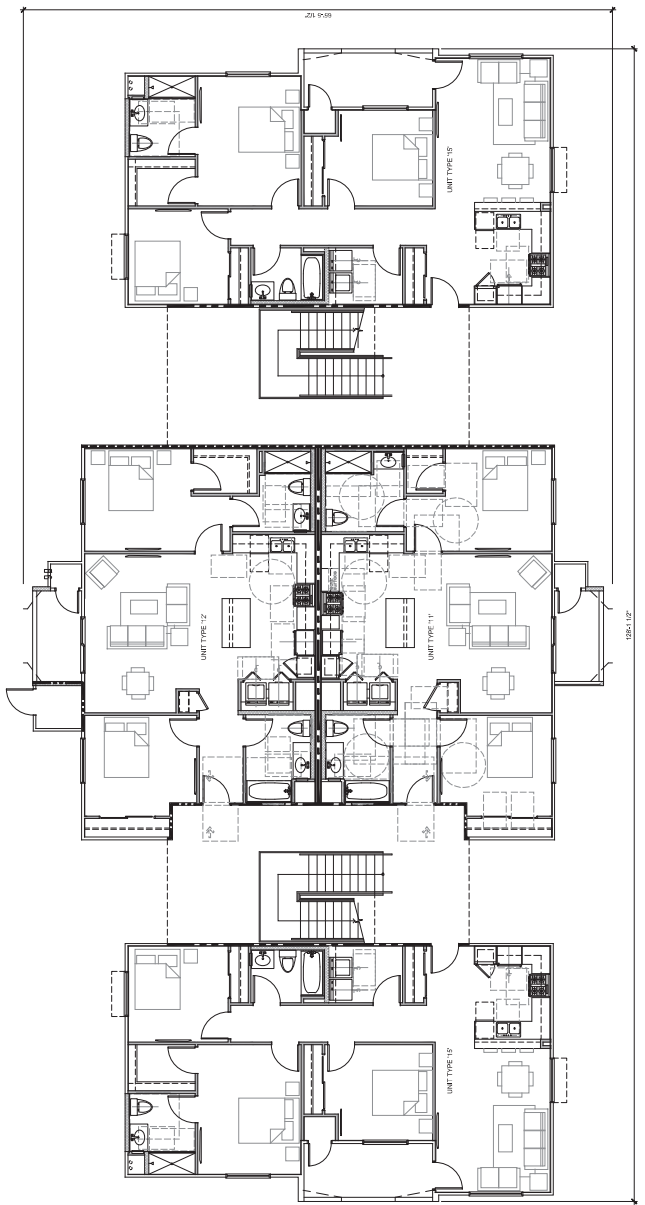
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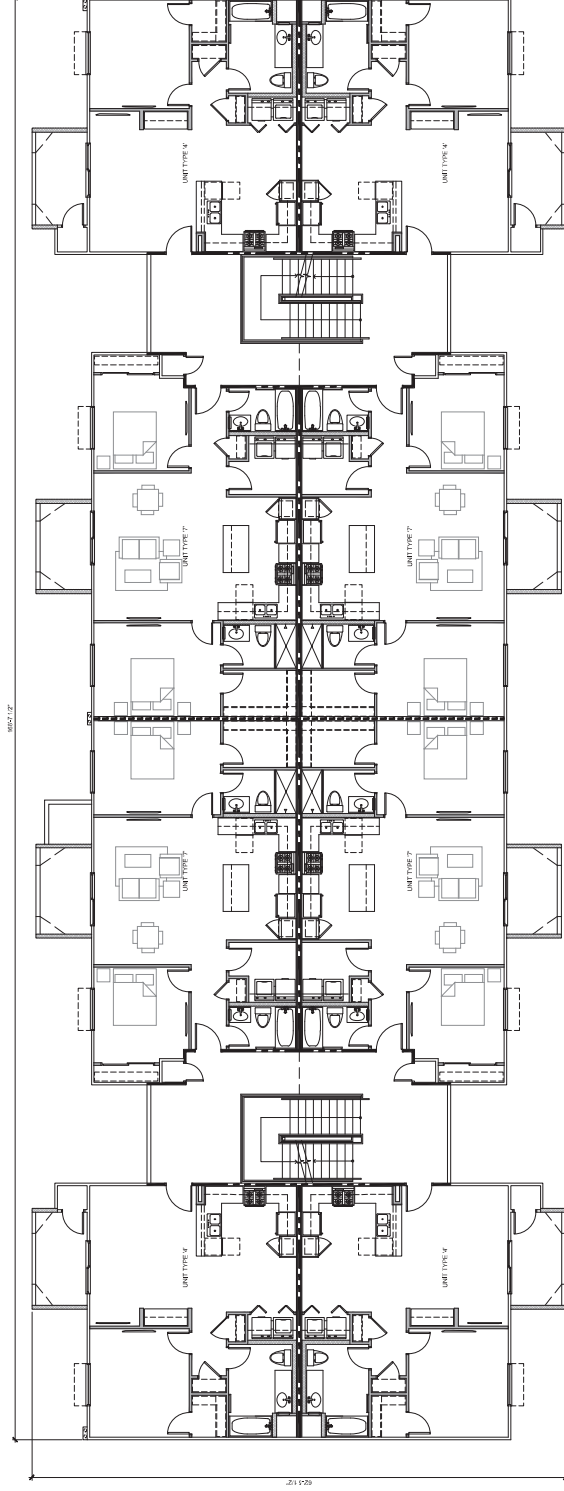


2 Building Type AA - Floor Plans Levels 2 & 3  
 SCALE: 3/8" = 1'-0"

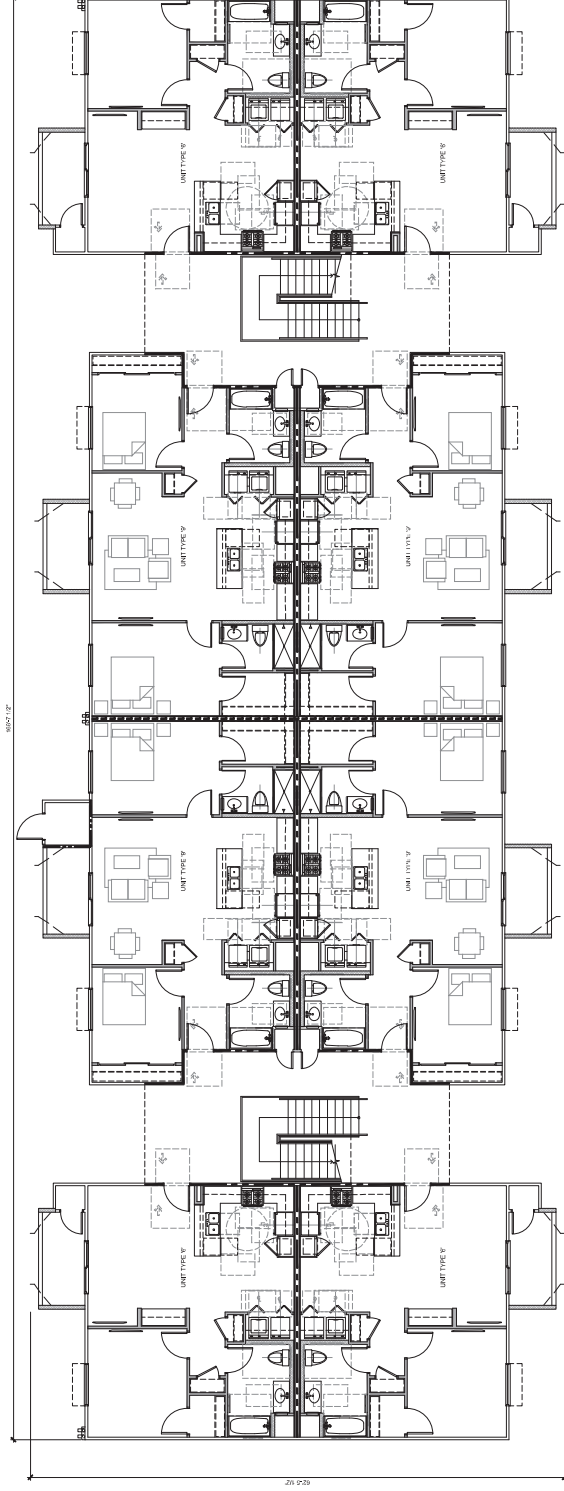


1 Building Type AA - Floor Plan Level 1  
 SCALE: 3/8" = 1'-0"

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 12/19/2024



2 Building Type AB - Floor Plan Levels 2 & 3  
 SCALE: 3/16" = 1'-0"



1 Building Type AB - Floor Plan Level 1  
 SCALE: 3/16" = 1'-0"

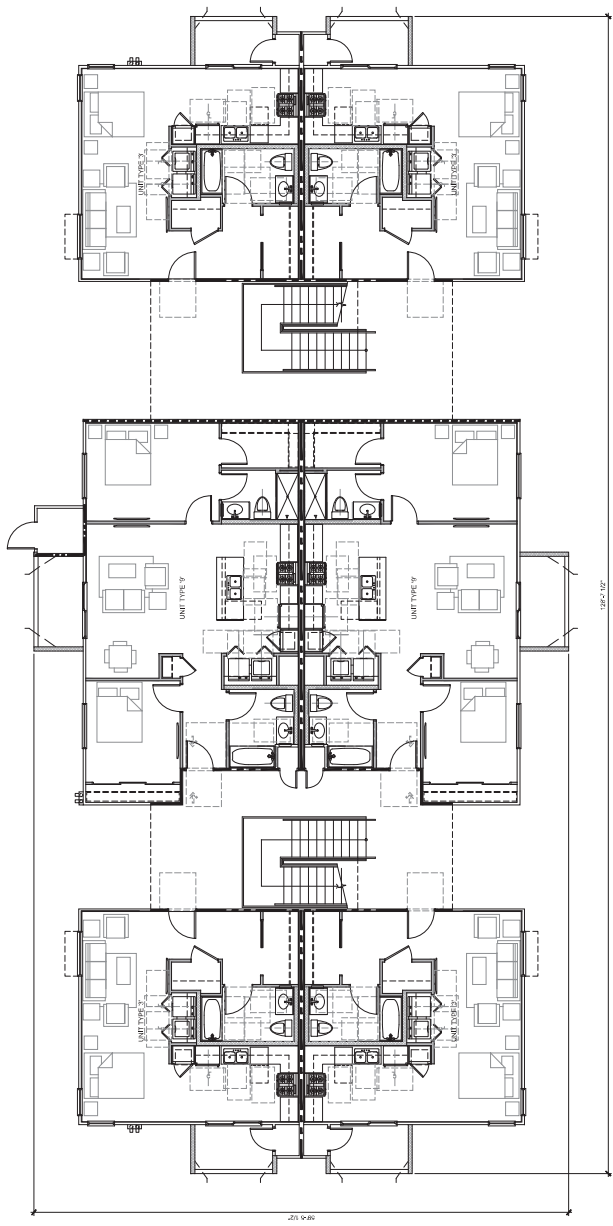
Rancho Apartments  
 Phase III  
 APN #139-18-410-016  
 Las Vegas, NV 89108

Item	Code	Description
Project No.	24-0667	
Date	November 26, 2024	
Drawn	RAJ	
Reviewed	RAJ	
Shrinking Date		
BUILDING TYPE AB - FLOOR PLANS		
NOT FOR CONSTRUCTION		

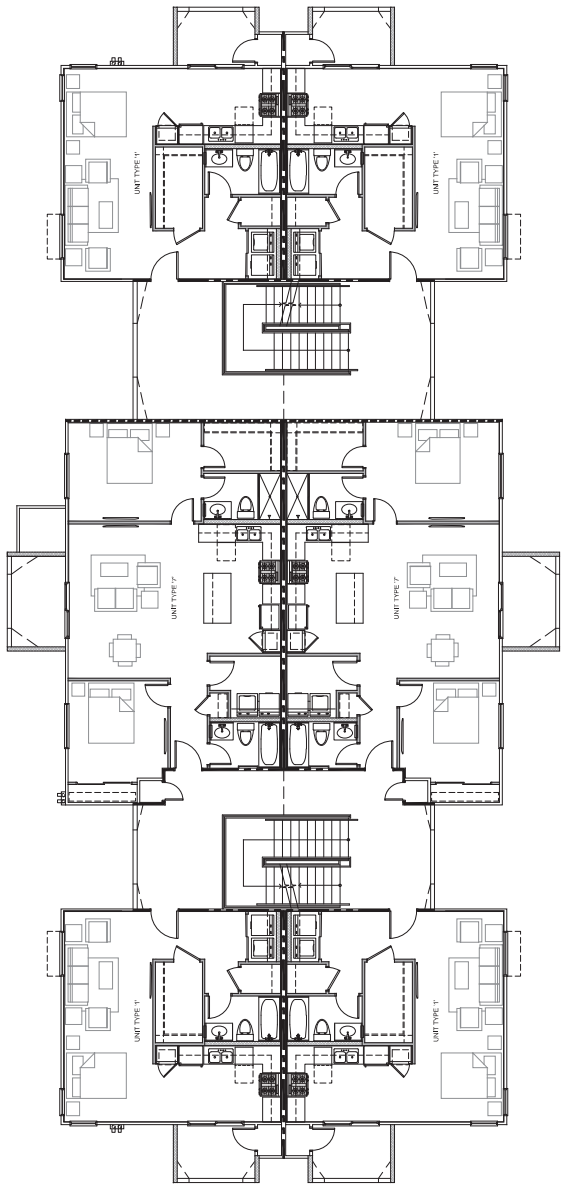
A1.03

The floor plan is symmetrical about a vertical centerline. At the top and bottom are common areas, each containing a large sofa, two armchairs, and a coffee table. The central portion of the plan contains four residential units, two on each side of the centerline. Each unit is labeled 'UNIT TYPE-1'. The units are arranged in a row, with a central staircase and common area between them. Each unit includes a living area, kitchen, bathroom, and bedroom. The plan also shows a central entrance area with a staircase and a common area at the bottom.

**rad** studio  
ARCHITECTURE | INTERIORS | PLANNING  
address: 767 Fremont St., Suite 3220  
Las Vegas, NV 89101  
contact: email: [ryan@radstudio.com](mailto:ryan@radstudio.com)  
phone: 702.390.4188  
www.radstudio.com



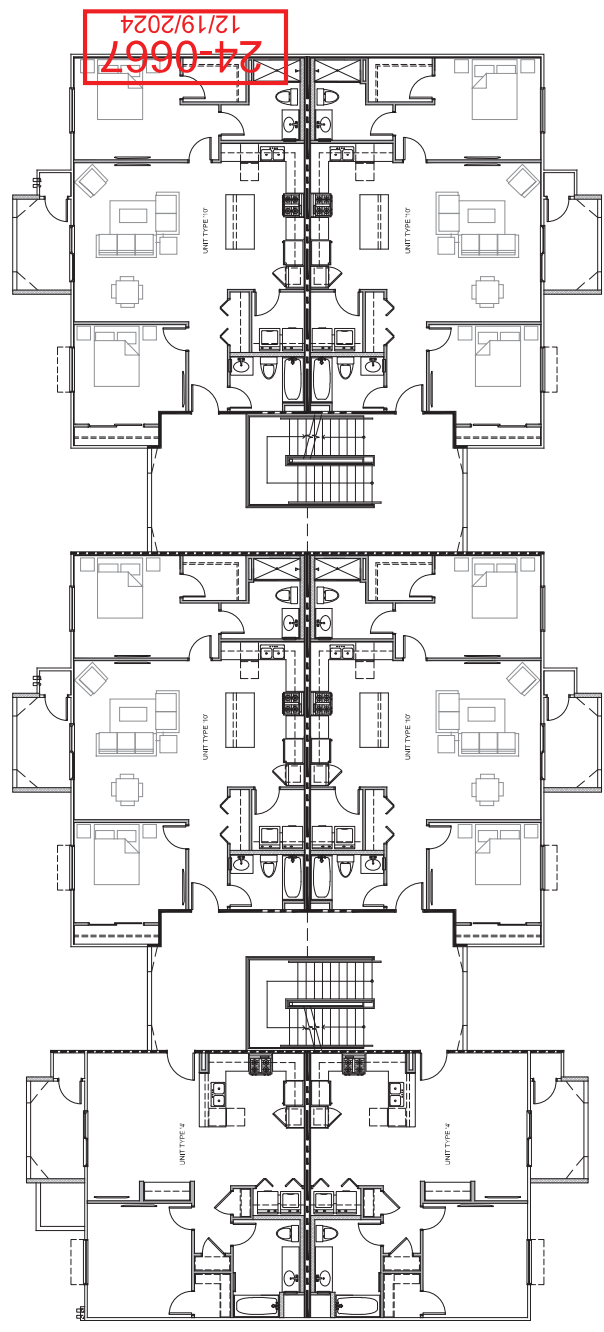
1 Building Type AD - Floor Plan Level 1



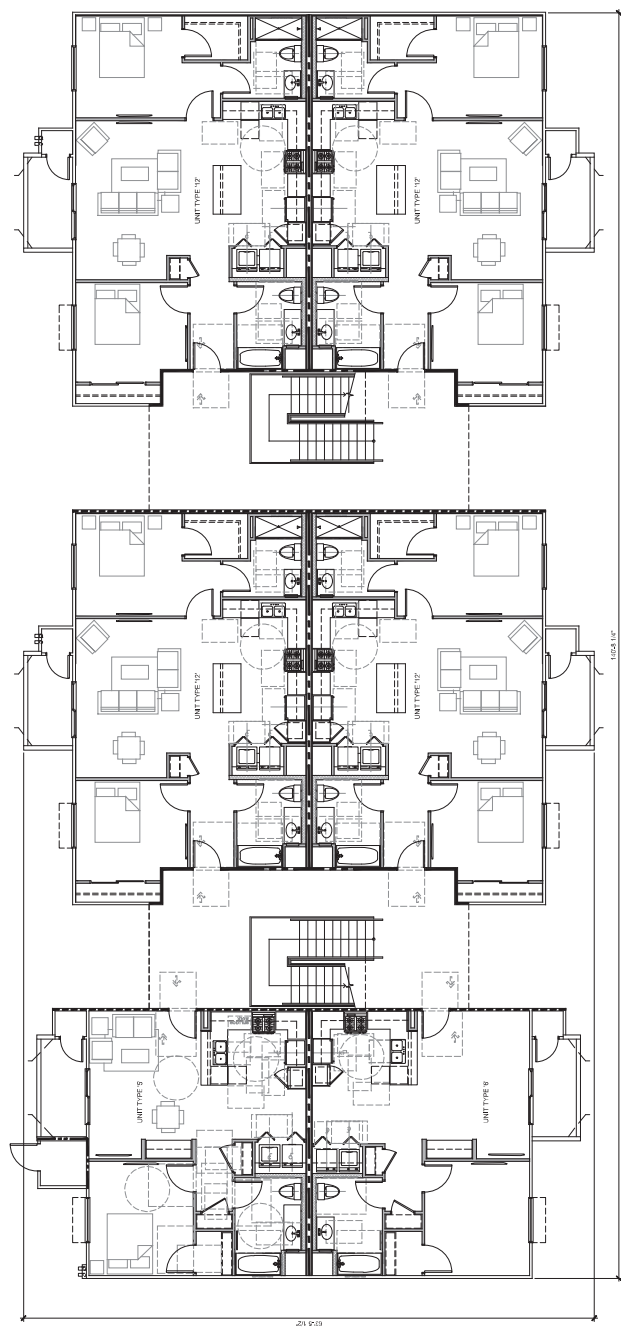
2 Building Type AD - Floor Plan Levels 2 & 3  
SCALE: 3/16" = 1'-0"

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12/19/2024





2 Building Type AE - Floor Plan Levels 2 & 3  
 SCALE: 3/8" = 1'-0"



1 Building Type AE - Floor Plan Level 1  
 SCALE: 3/8" = 1'-0"

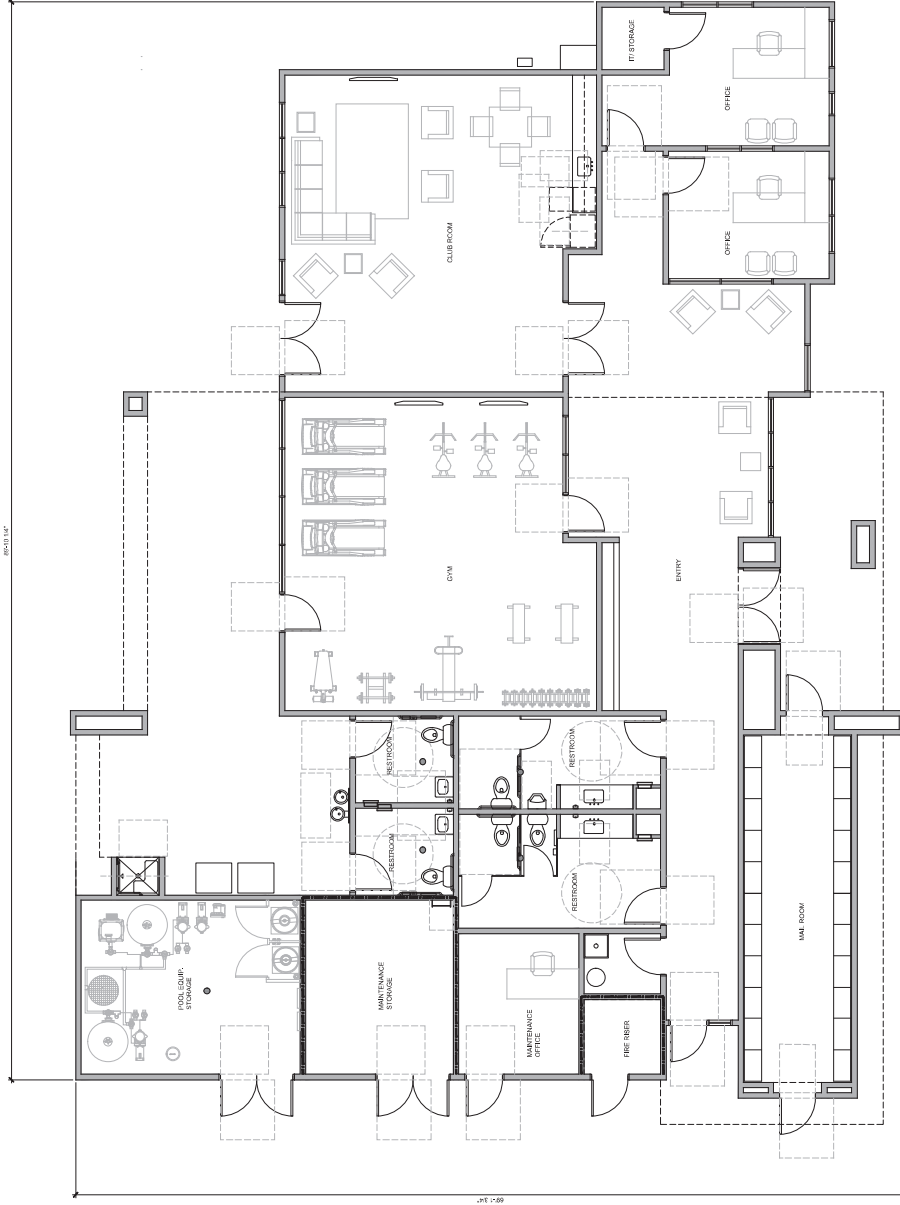
## AC1.01

[illegible]

Rancho Apartments  
Phase III  
APN # 139-18-410-016  
Las Vegas, NV 89108

These designs and specifications are instruments of the company's strategy. They are designed to be implemented. Companies that do not specify designs and specifications for their new products and services are at a disadvantage. Companies that do not specify designs and specifications for their new products and services are at a disadvantage. Companies that do not specify designs and specifications for their new products and services are at a disadvantage.

C. Confalonieri et al.



24-0667  
12/19/2024

Exterior Elevation Finish and Materials Legend

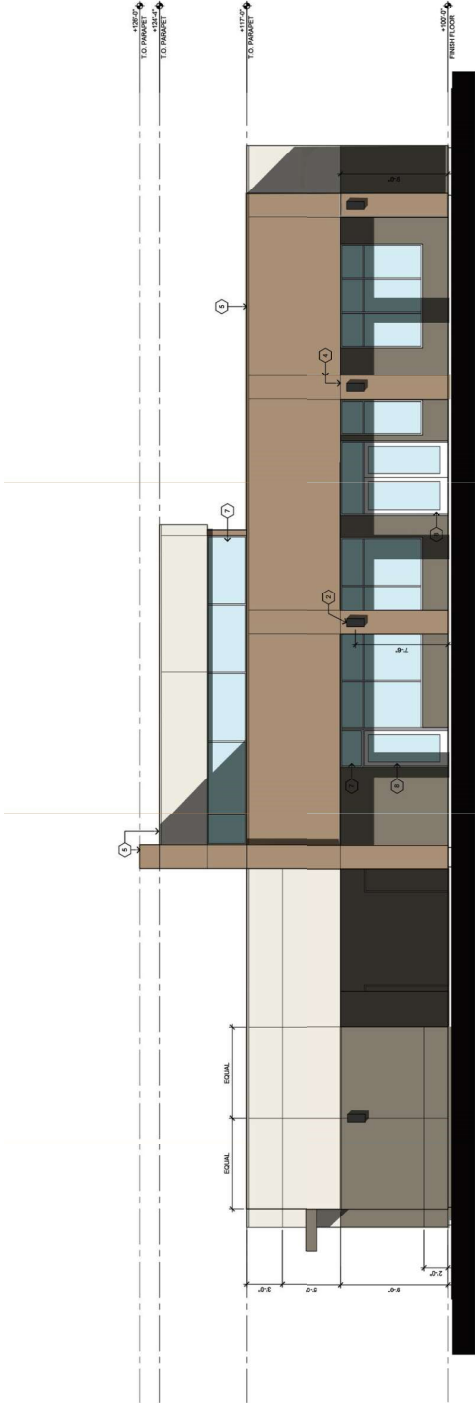
PT1	EXTERIOR PAINT FINISH: CARBON GRAY, SEMI-GLOSS PLASTER PAINT - SHERWIN WILLIAMS - SW700 - COLOR MATCH: MANTLE
PT2	EXTERIOR PAINT FINISH: CARBON GRAY, SEMI-GLOSS PLASTER PAINT - SHERWIN WILLIAMS - SW700 - COLOR MATCH: MANTLE
PT3	EXTERIOR PAINT FINISH: CARBON GRAY, SEMI-GLOSS PLASTER PAINT - SHERWIN WILLIAMS - SW700 - COLOR MATCH: MANTLE
PT4	EXTERIOR PAINT FINISH: CARBON GRAY, SEMI-GLOSS PLASTER PAINT - SHERWIN WILLIAMS - SW700 - COLOR MATCH: MANTLE

Exterior Elevation General Notes

1. PROVIDE AND CONTRACTOR TO PROVIDE ONLY DOWN PAINT SAMPLES PRIOR TO ORDER FOR APPROVAL.
2. ALL EXTERIOR FINISH TO BE LIGHT SAND TEXTURE FINISH.
3. REFER TO CIVIL FOR FINISH FLOOR HEIGHTS.

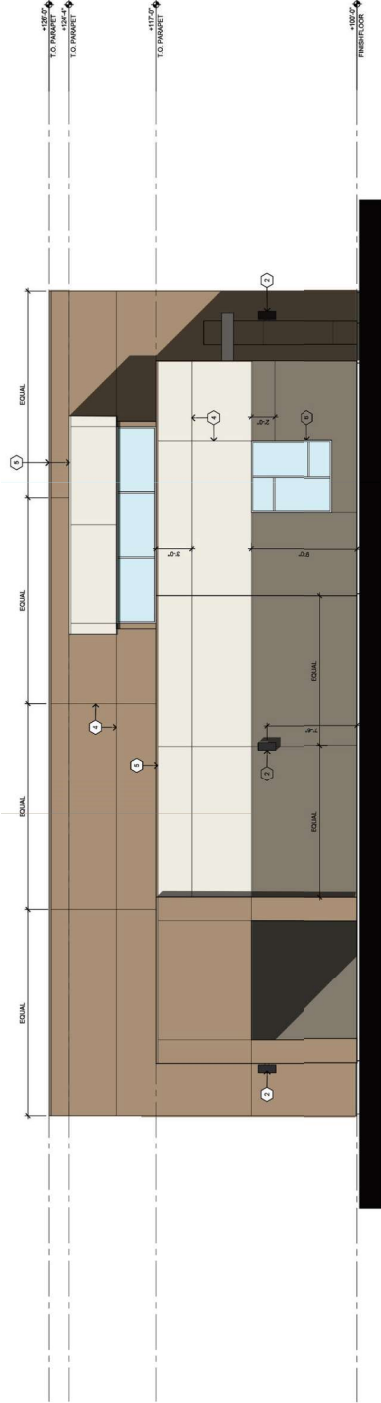
Exterior Elevation Keynotes

1. NOT USED
2. WALL SOURCE LIGHTING - REFER TO ELECTRICAL DRAWINGS
3. CONTINUE FINISH AROUND CORNER
4. CEMENT PLASTER CONTROL JOINTS AT ALL PAINT TRANSITIONS AND WHERE INDICATED PER ARCHITECTURAL DETAILS TO MATCH WALL (PT1)
5. METAL CAP FLASHING PAINTED TO MATCH WALL (PT1)
6. STUCCO IMPARTED DATE PAINTED AS SCHEDULED - REFER TO DETAILS 8 & 8A 13
7. WINDOW AS SCHEDULED REFER TO LIFT PLAN
8. DOOR AS SCHEDULED REFER TO LIFT PLAN
9. PROVIDE ADDRESS NUMBERING CHARACTERISTICS IN COORDINATION WITH A STONE THRESHOLD OF 1-1/2" VISIBLE FROM THE ROAD FRONTING THE PROPERTY



2 Club House Rear Elevation

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



1 Club House Side Elevation

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

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Exterior Elevation General Notes

- A. HAVING SUBCONTRACTOR TO PAINT JAMBES UNLESS OTHERWISE SPECIFIED PRIOR TO ORDER FOR OWNER APPROVAL.
- B. ALL STUCCO FINISH TO BE LIGHT AND TEXTURE FINISH.
- C. REFER TO DIAL FOR FINISH COLOR HEIGHTS.

Exterior Elevation Keynotes

- 1. WALL PACK LIGHTING - REFER TO ELECTRICAL DRAWINGS
- 2. WALL SOURCE LIGHTING - REFER TO ELECTRICAL DRAWINGS
- 3. CONTINUE FINISH MOVING CORNER - TYP. FOR CONTROL DETAIL Joints AND PAINT
- 4. GROUND FINISH TO MATCH EXISTING FINISH - TYP. FOR CONTROL DETAIL Joints AND PAINT
- 5. METAL ON PLUMBING PAINTED TO MATCH WALL (TYP)
- 6. PRIME AND PAINTED METAL FINISH - REFER TO DETAILS 12.4.19A.11 - ELEVANT SPACE VENT
- 7. WINDOW AS SCHEDULED REFER TO WINDOW PLAN
- 8. ROOF AS SCHEDULED REFER TO WINDOW PLAN
- 9. WINDOW FINISH TO MATCH EXISTING FINISH - TYP. FOR CONTROL DETAIL Joints AND PAINT
- 10. WINDOW FINISH TO MATCH EXISTING FINISH - TYP. FOR CONTROL DETAIL Joints AND PAINT
- 11. WINDOW FINISH TO MATCH EXISTING FINISH - TYP. FOR CONTROL DETAIL Joints AND PAINT
- 12. WINDOW FINISH TO MATCH EXISTING FINISH - TYP. FOR CONTROL DETAIL Joints AND PAINT
- 13. WINDOW FINISH TO MATCH EXISTING FINISH - TYP. FOR CONTROL DETAIL Joints AND PAINT

PT.1	PAINT - EXTERIOR WALLS - WHITE FINISH - REFER TO DETAILS 12.4.19A.11 - ELEVANT SPACE VENT
PT.2	PAINT - EXTERIOR WALLS - WHITE FINISH - REFER TO DETAILS 12.4.19A.11 - ELEVANT SPACE VENT
PT.3	PAINT - EXTERIOR WALLS - WHITE FINISH - REFER TO DETAILS 12.4.19A.11 - ELEVANT SPACE VENT
PT.4	PAINT - EXTERIOR WALLS - WHITE FINISH - REFER TO DETAILS 12.4.19A.11 - ELEVANT SPACE VENT

Exterior Elevation Finish and Materials Legend

PT.1	PAINT - EXTERIOR WALLS - WHITE FINISH - REFER TO DETAILS 12.4.19A.11 - ELEVANT SPACE VENT
PT.2	PAINT - EXTERIOR WALLS - WHITE FINISH - REFER TO DETAILS 12.4.19A.11 - ELEVANT SPACE VENT
PT.3	PAINT - EXTERIOR WALLS - WHITE FINISH - REFER TO DETAILS 12.4.19A.11 - ELEVANT SPACE VENT
PT.4	PAINT - EXTERIOR WALLS - WHITE FINISH - REFER TO DETAILS 12.4.19A.11 - ELEVANT SPACE VENT



4 Building Type AA - Exterior Elevation - Side

SCALE: 3/16" = 1'-0"



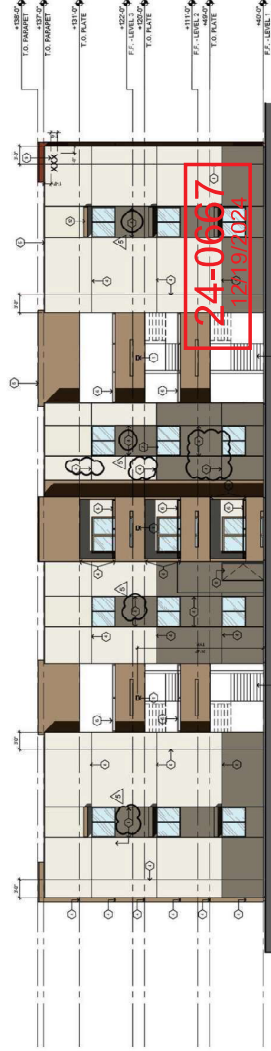
2 Building Type AA - Exterior Elevation - Rear

SCALE: 3/16" = 1'-0"



3 Building Type AA - Exterior Elevation - Side

SCALE: 3/16" = 1'-0"



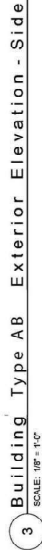
1 Building Type AA - Exterior Elevation - Front

SCALE: 3/16" = 1'-0"

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- EXTERIOR PAINT FINISH OVER SAND FINISH COLOUR FLAESTER  
PAINT - SHERWIN WILLIAMS - 507001 - COLOUR MARSHMALLOW
- EXTERIOR PAINT FINISH OVER SAND FINISH COLOUR FLAESTER  
PAINT - SHERWIN WILLIAMS - 507002 - COLOUR ACHROVIOUS
- EXTERIOR PAINT FINISH OVER SAND FINISH COLOUR FLAESTER  
PAINT - SHERWIN WILLIAMS - 507003 - COLOUR MAINT BROWN
- METALS - EXTERIOR PAINT FINISH OVER PRIMER FINISH -  
SHERWIN WILLIAMS - 509601 - COLOUR BLACK MAGIC
- WINDOWS - VINYL RESIDENTIAL WINDOWS - WHITE FRAME

- A. PAINTING SUB-CONTRACTOR TO PAINT SAMPLED SNATCHES ON BUILDING PRIOR TO ORDER FOR OWNER APPROVAL.
- B. ALL STUCCO FINISH TO BE LIGHT SAND TEXTURE FINISH.
- C. REFER TO CIVIL FOR FINISH FLOOR HEIGHTS

[illegible]

24-0667  
12/19/2024

### Exterior Elevation Finish and Materials Legend

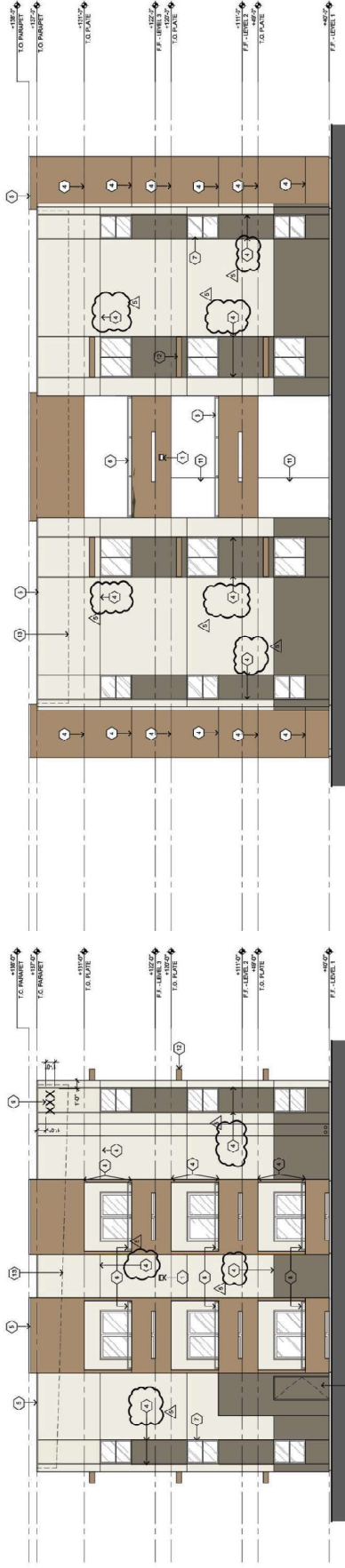
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## 1

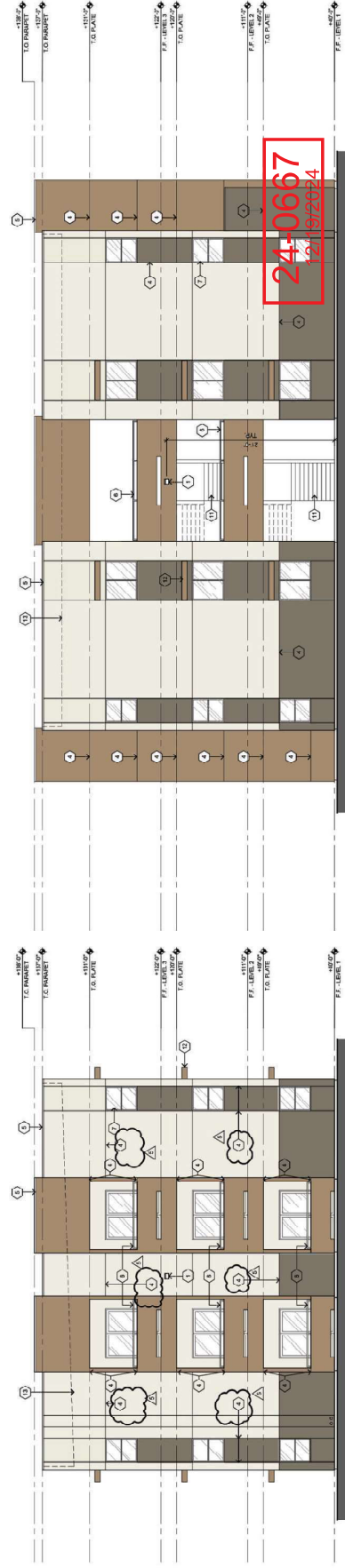
- 7-1d

- PT-3

- 11



Building Type AC Exterior Elevation - Rear

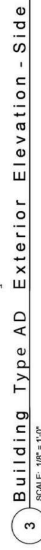
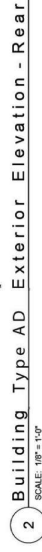


Building Type AC Exterior Elevation - Front

24-0667  
12/19/2024

[illegible]

- A. PAINTING SUB-CONTRACTOR TO PAINT SAMPLES SWATCHES ON BUILDING PRIOR TO ORDER FOR OWNER APPROVAL.
- B. ALL STUCCO FINISH TO BE LIGHT SAND TEXTURE FINISH.
- C. REFER TO CIVIL FOR FINISH FLOOR HEIGHTS

[illegible]

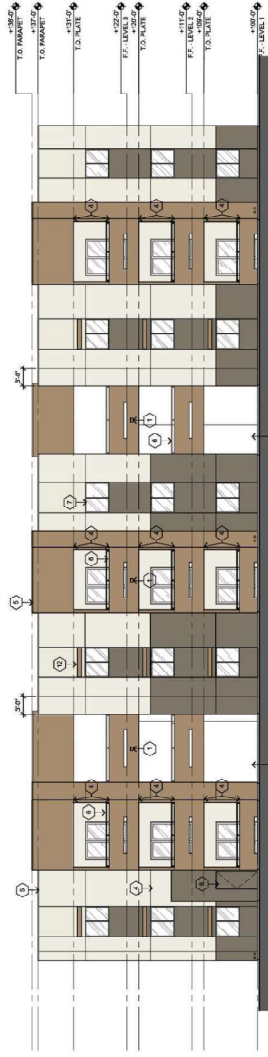


### Exterior Elevation Finish and Materials Legend

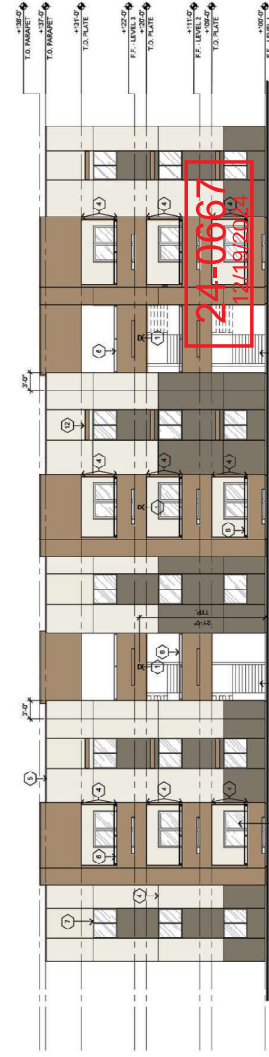
- |  |      |  |
|--|------|--|
|  | PT-1 | EXTERIOR PAINT FINISH OVER SAND FINISH CEMENT PLASTER<br>PAINT -SHEPARD WILLIAMS - SW7001 - COLOR MARSH-MALLOW |
|--|------|--|

## 1

- |      |  |
|------|--|
| PT-2 | <p>EXTREMES: PINK FINGER, COYD LAMPS, GREEN, PLASTER</p> <p>FRONT: *BROWN WILLIAMS: SPOT, COLOR: INCH/NO. 40</p> <p>FRONT: *BROWN WILLIAMS: SPOT, COLOR: INCH/NO. 40</p> |
| PT-3 | <p>EXTREMES: PINK FINGER, COYD LAMPS, GREEN, PLASTER</p> <p>FRONT: *BROWN WILLIAMS: SPOT, COLOR: INCH/NO. 40</p> <p>FRONT: *BROWN WILLIAMS: SPOT, COLOR: INCH/NO. 40</p> |
| PT-4 | <p>EXTREMES: PINK FINGER, COYD LAMPS, GREEN, PLASTER</p> <p>FRONT: *BROWN WILLIAMS: SPOT, COLOR: INCH/NO. 40</p> <p>FRONT: *BROWN WILLIAMS: SPOT, COLOR: INCH/NO. 40</p> |



Building Type	AE	Exterior Elevation - Rear
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10
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100	100	100



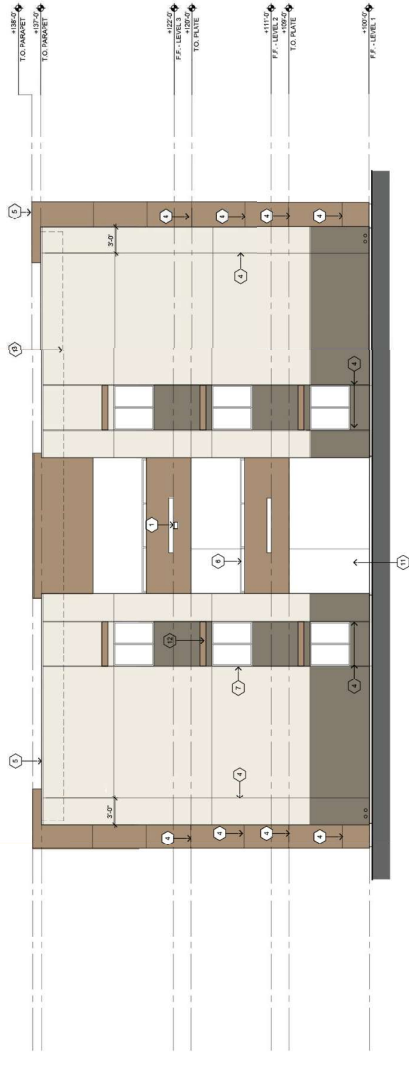
Building Type AE Exterior Elevation - Front

### Exterior Elevation Finish and Materials Legend

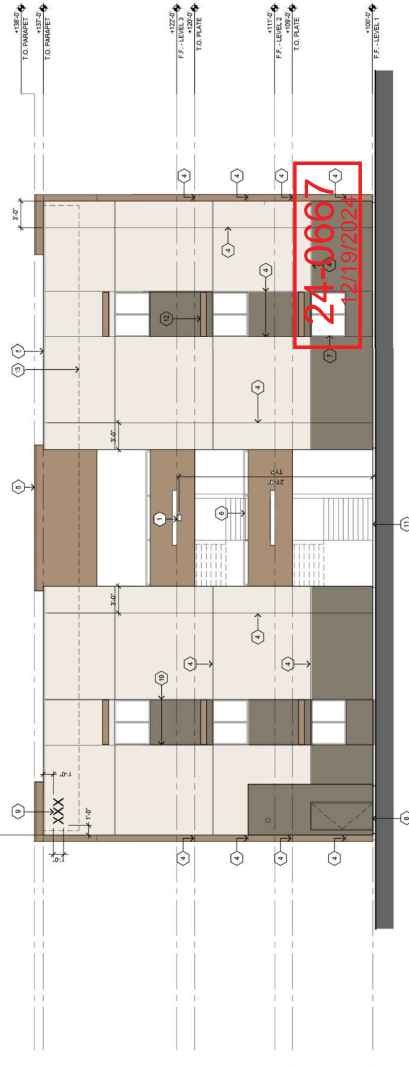
- PT-1
- EXTERIOR PAINT FINISH OVER SAND FINISH CEMENT PLASTER  
PAINT - SHERWIN WILLIAMS - SW7001 - COLOR MARSHMALLOW

1000

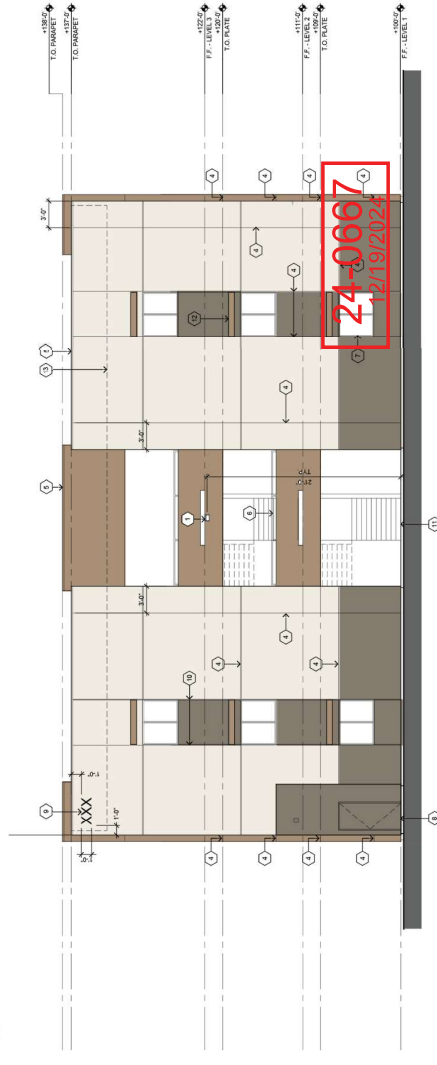
- |   |        |
|---|--------|
| PART - SHERWIN WILLIAMS - SPECIAL COLOR MATCHING  |        |
| EXTERIOR PAINT FRESH OVER EARTH PAINT CEMENT PLASTER  |        |
| PART - SHERWIN WILLIAMS - COLOR MATCH BRUNN   | 27 5 3 |
| INTERIOR PAINT FRESH OVER EARTH PAINT CEMENT PLASTER  |        |
| PART - SHERWIN WILLIAMS - 5099H COLOR BLACK MUGGO   | 27 4   |
| METAL - EXTERIOR PAINT FRESH OVER PRIMER FRESH - SHERWIN WILLIAMS - 5099H COLOR BLACK MUGGO |        |
| WINDOWS - WYLL DESCENTAL WOODCO - WHITE FRAME   |        |



Building Type AF - Exterior Elevation - Rear



Building Type AF - Exterior Elevation - Front



Building Type AF - Exterior Elevation - Front