



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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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

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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.
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Property Owner Signature _____

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Print Name David L. Steinberg

Subscribed and sworn before me

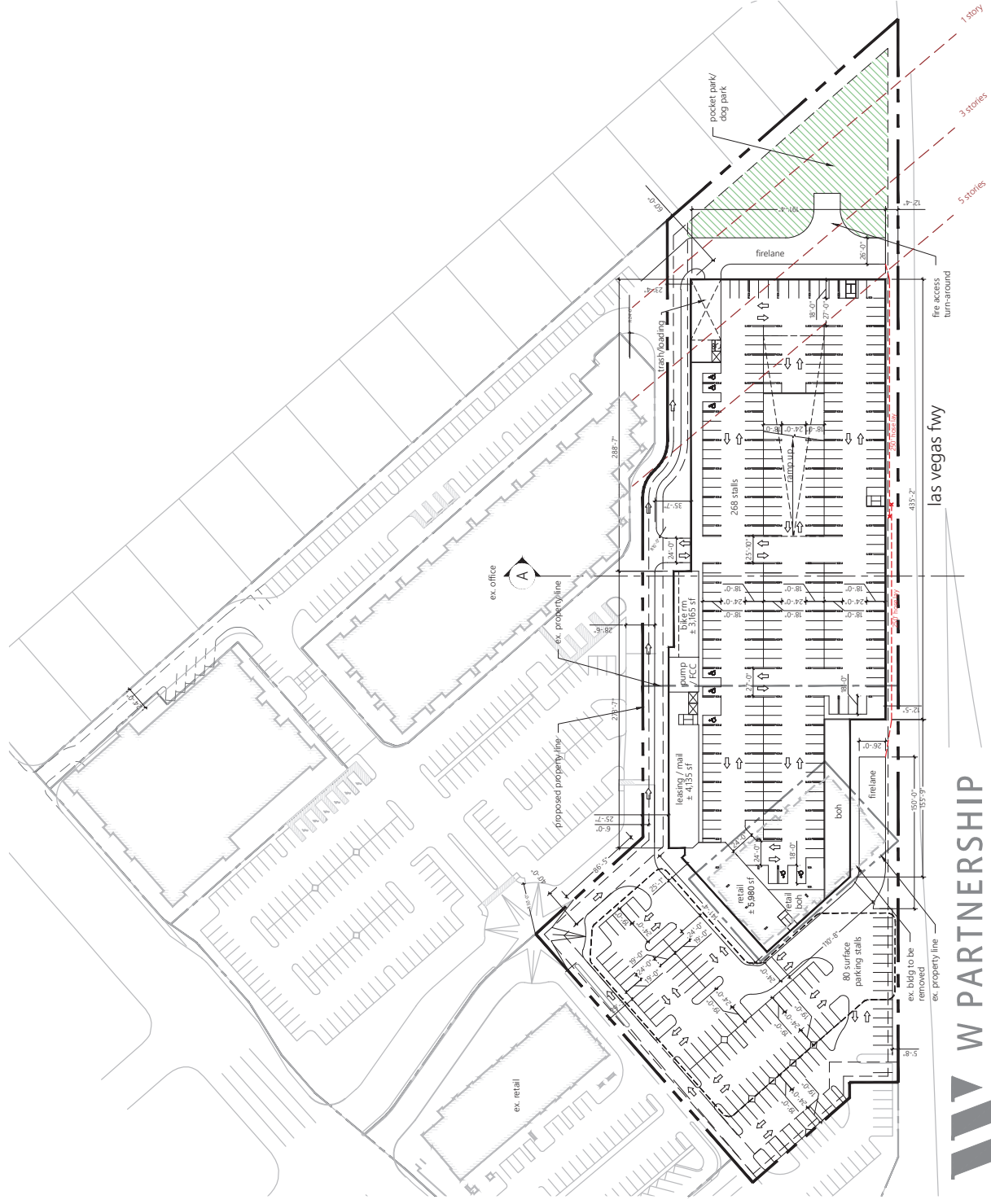
This 17th day of August, 20 23

Mary Ironside
Notary Public in and for said County and State



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	

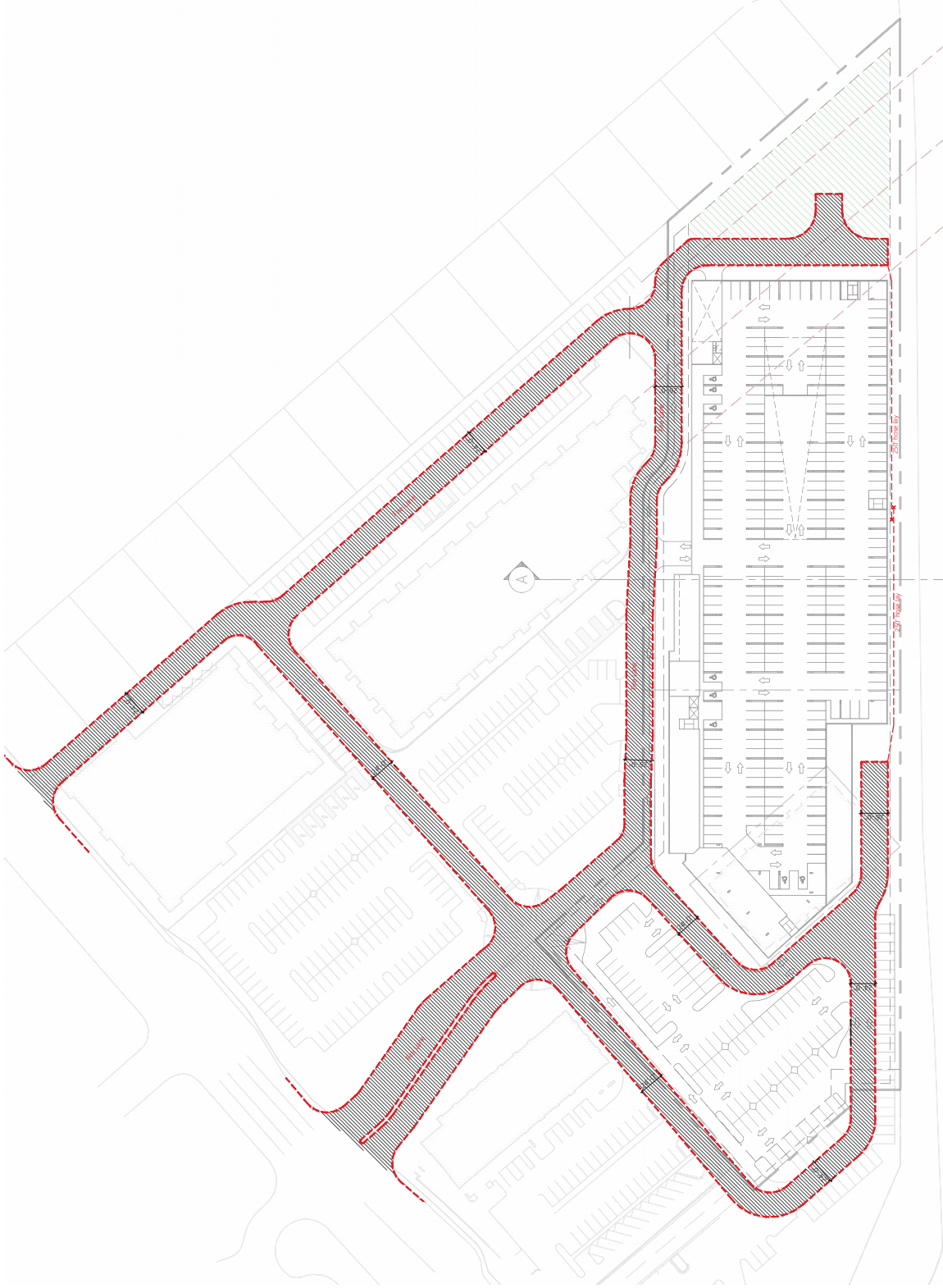
23-0074
08/12/2023



Site Plan - Level 1

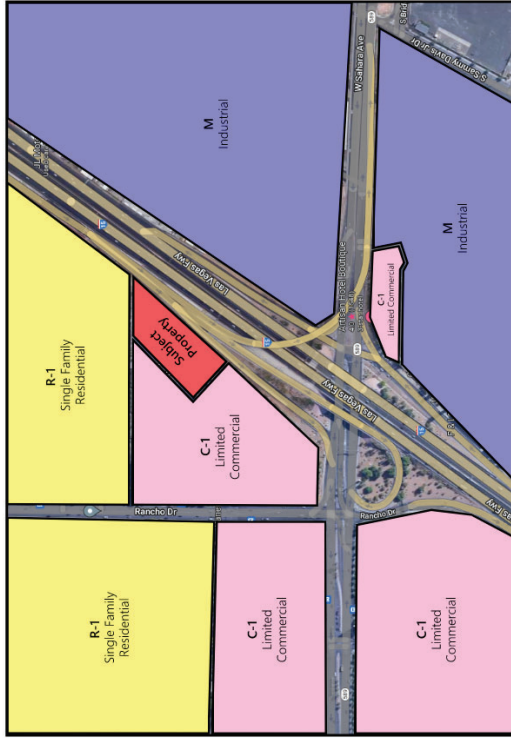
100' 100' 100'

1 inch= 100 feet

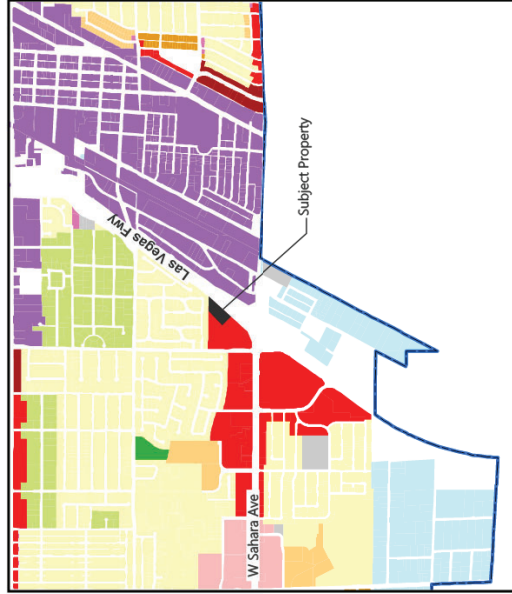


23-0074
08/17/2023

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		
Residential Area:		
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.	
Total Building Gross Residential Area:	303,940 s.f.	
Building Efficiency (1.5%):	-4,560 s.f.	
Balcony Area Allocation (25 sf/unit):	-8,800 s.f.	
Total Building Net Residential:	290,580 s.f.	
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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:		
Total Parking:	637 spaces	
Residential Garage Parking:	557 spaces	
Surface Parking:	80 spaces	
Parking Ratio:	1.81 spaces/unit	
	1.63 spaces/br	
Density:		
Site Area:	4.87 acre	
Density:	72.22 units/acre	

Program Data

Morgan Stonehill 22-07 | Sahara Rancho

Plotted: 1-10-2023



PLANTING SCHEDULE

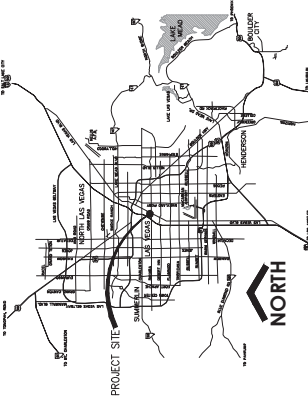
TREES	BOTANICAL COMMON NAME	SIZE	QTY	REMARKS
	Acacia salicina	24" Box	43	Standard 7.52x1.25'
	Chilopsis linearis	24" Box	15	Multi-Trunk Spec: 5x7
	Platanus christiana	24" Box	27	Standard 7.52x1.25'
	Platanus christiana	24" Box	27	Standard 7.52x1.25'
	Red Bird Of Paradise	5 gal.	16	Can Full
	Laurophyllum L. Lyons Legacy	5 gal.	202	Can Full
	Lyons Legacy Sage	5 gal.	21	Can Full
	Santa artemisioides	5 gal.	21	Can Full
	Yucca s. Compacta	5 gal.	136	Can Full
	Yucca s. Compacta	5 gal.	136	Can Full
	Heptaphysa parviflora	5 gal.	48	Can Full
	Red Yucca	5 gal.	48	Can Full
	Malvaceae rigens	5 gal.	77	Can Full
	Deer Grass	5 gal.	77	Can Full

GROUND COVER LEGEND

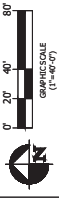
GRANITE ROCK MULCH - 3/4" APACHE BROWN - SCREENED, NO FINES BY KALAMAZOO MATERIALS. BEATTY QUARRY 2" DEPTH, MIN TO 4" DEPTH, MAX. INSTALL IN ALL TREE AND SHRUB PLANTING AREAS.

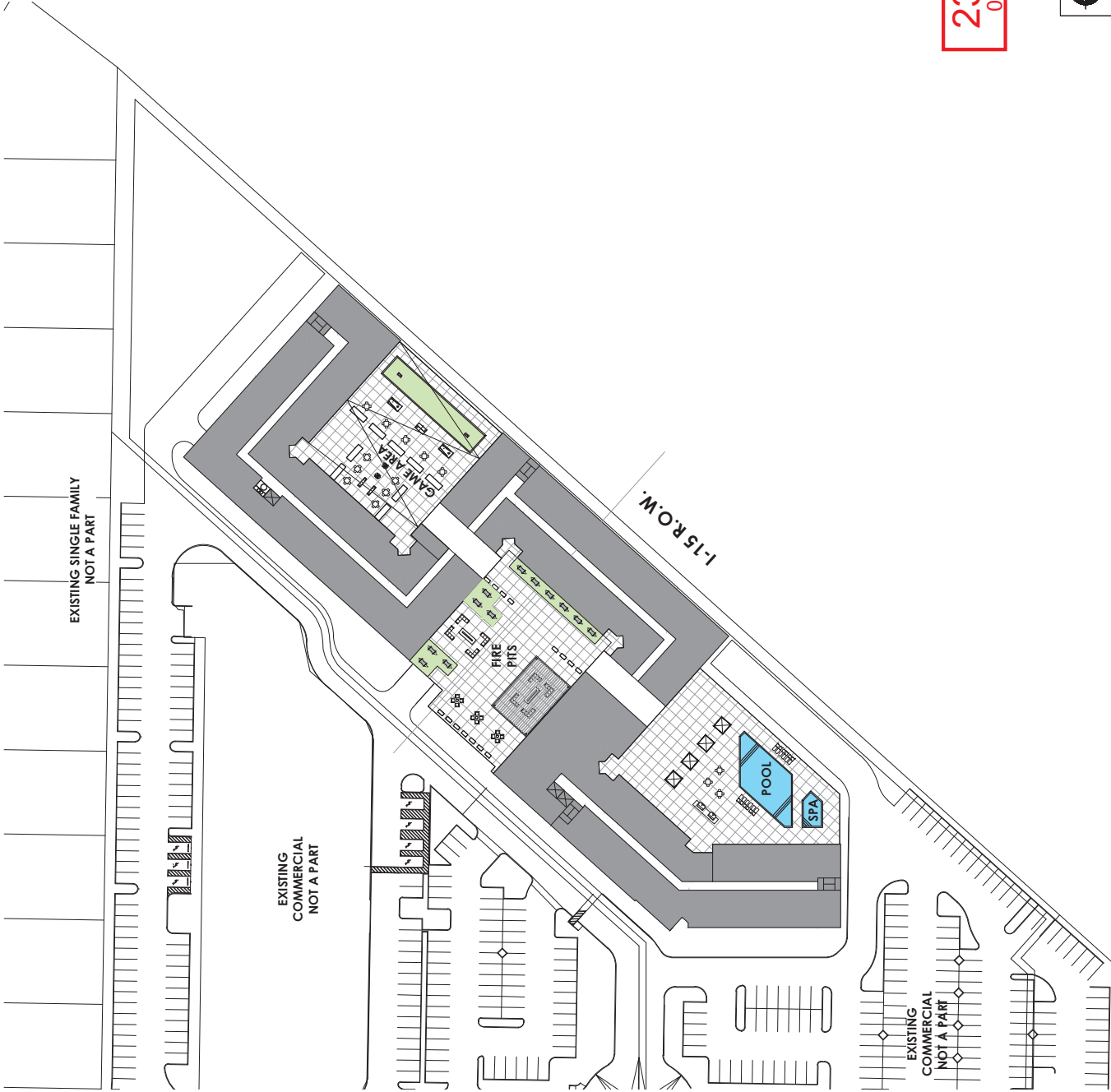
BLANK / SHOWN

VICINITY MAP - NTS

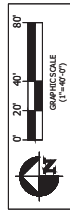


23-0074
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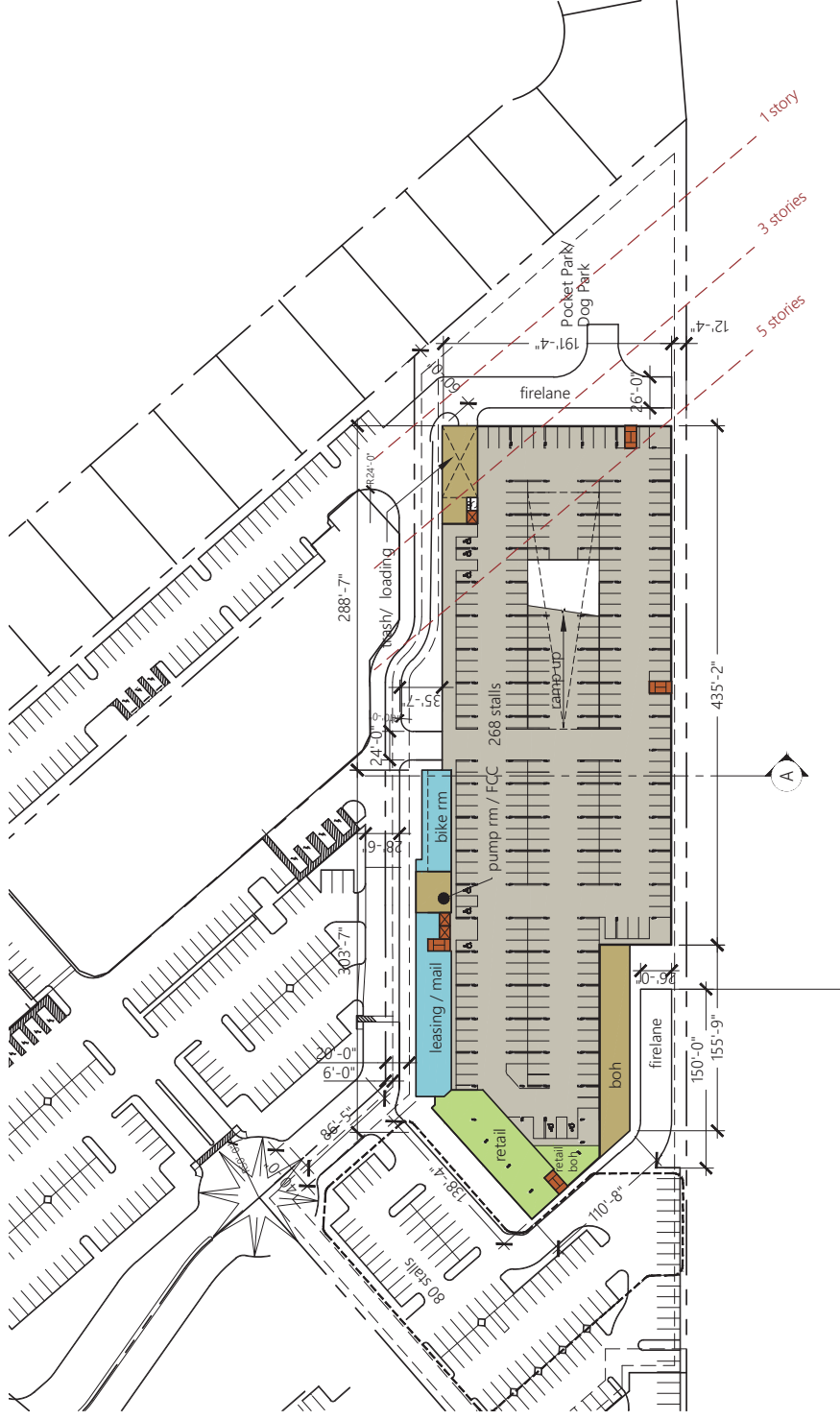




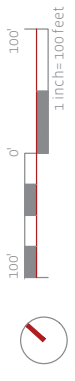
23-0074
08/17/2023



23-0074
09/10/2023

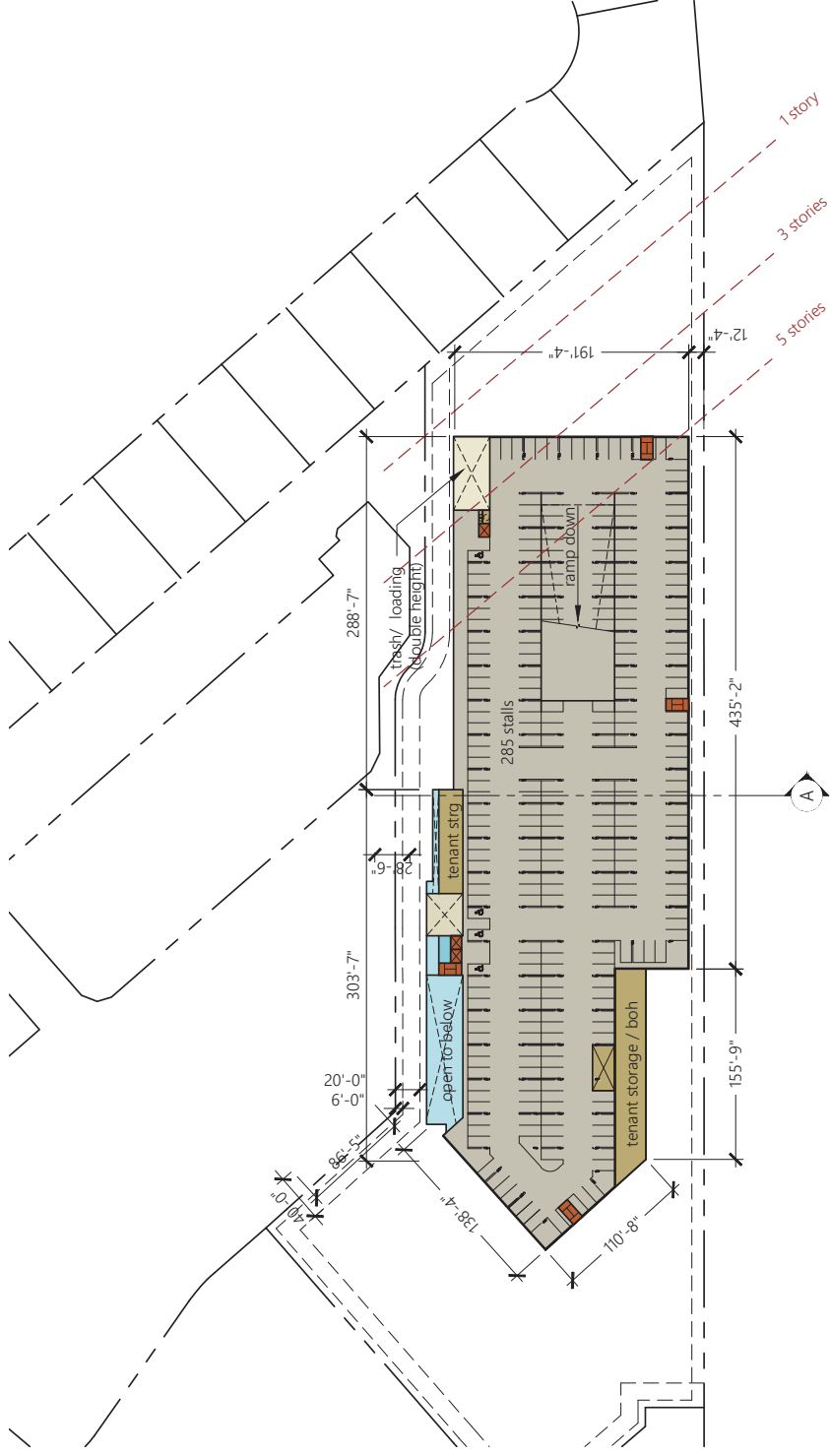


Site Plan - Level 1



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

23-0074
09/10/2023

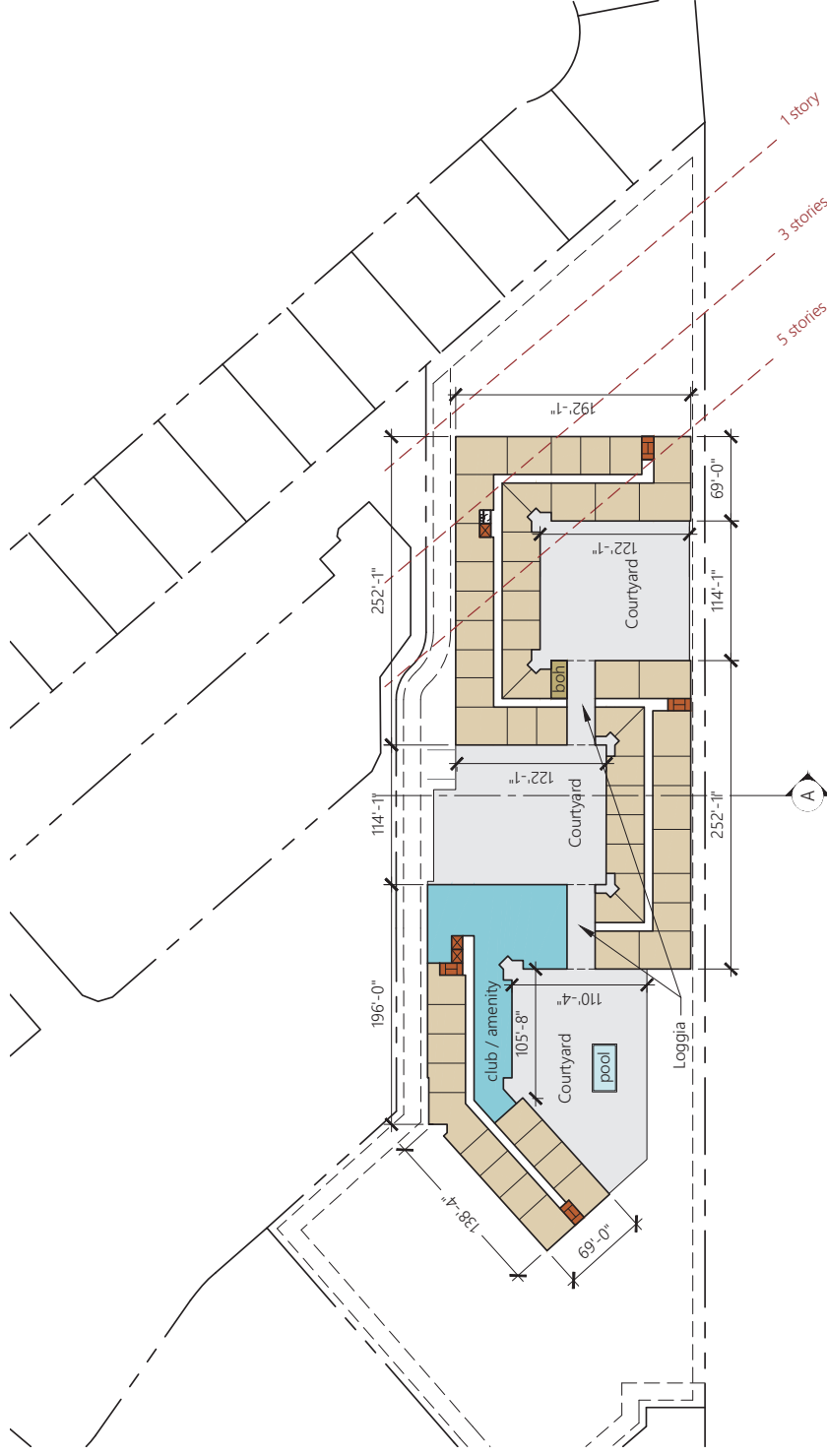


Site Plan - Level 2

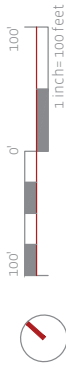


Morgan Stonehill 22-07 | Sahara Rancho
Plotted: 8-21-2023

23-0074
09/10/2023

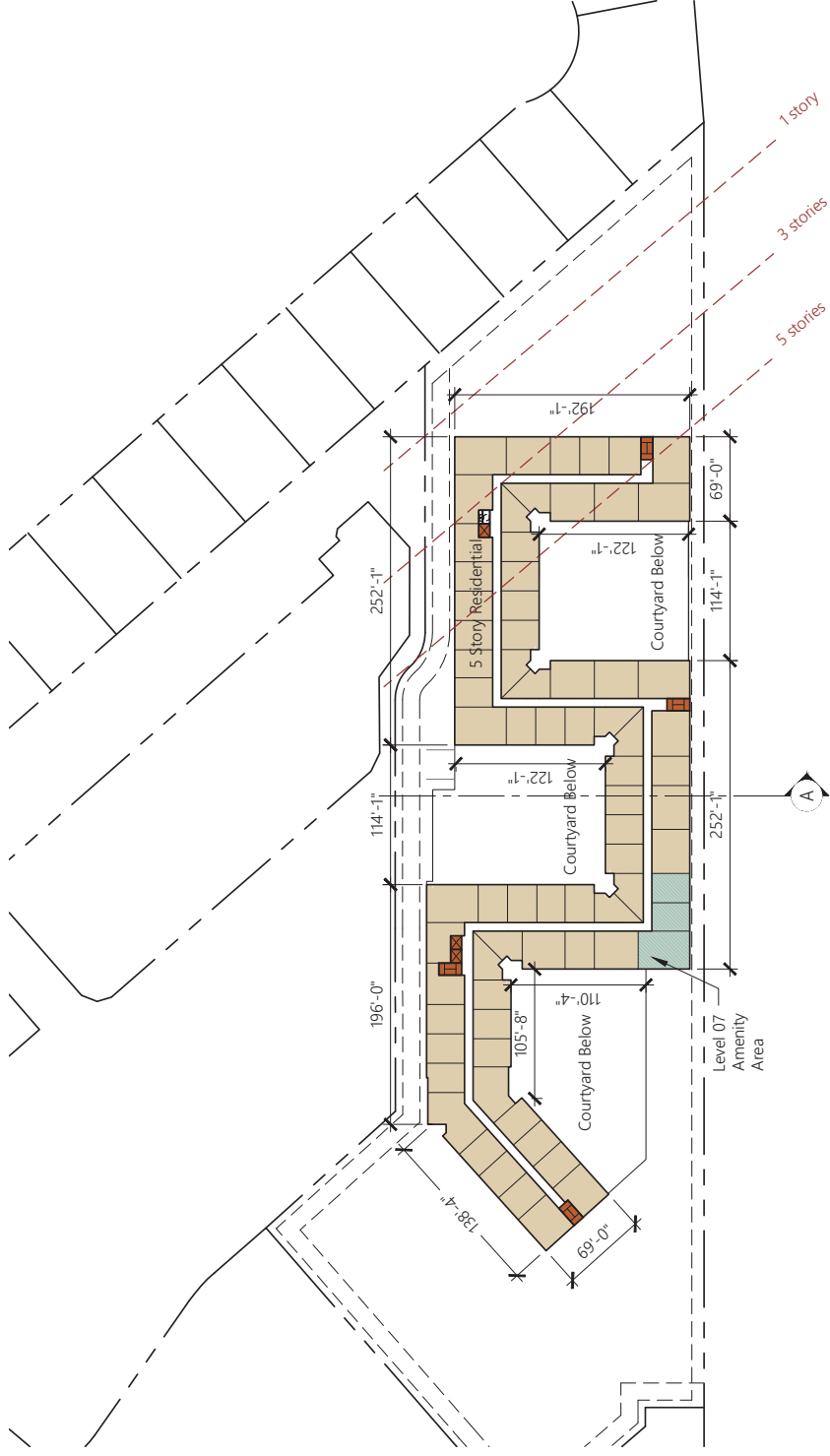


Site Plan - Level 3

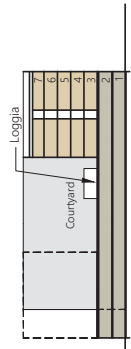


Morgan Stonehill 22-07 | Sahara Rancho

Plotted: 8-21-2023

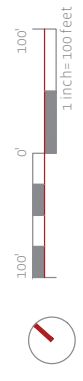


23-0074
09/10/2023



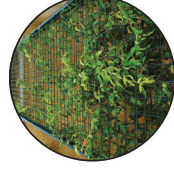
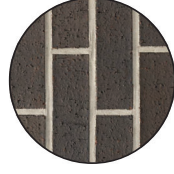
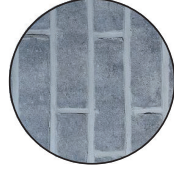
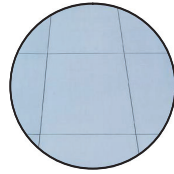
A Concept Section
SCALE: 1" = 100'-0"

Site Plan - Levels 4-7








West Elevation

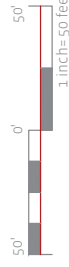


Vertical screens to aid in controlling views directly into adjacent neighborhood



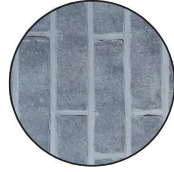
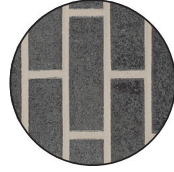
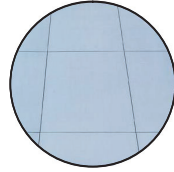
CONCEPTUAL EXTERIOR FINISH LEGEND	
	BRICK VENEER, COLOR: DARK GRAY/BRICK
	BRICK VENEER, COLOR: GRAY
	BRICK VENEER, COLOR: DARK BROWN/BRICK
	STUCCO PANELS, COLOR: WHITE
	STUCCO PANELS, COLOR: LIGHT GRAY
	STUCCO PANELS, COLOR: GRAY
	STUCCO PANELS, COLOR: DARK GRAY
	STUCCO PANELS, COLOR: SAND
	STUCCO FRAMING ELEMENT, COLOR: YELLOW
	ARCHITECTURAL SCREEN
	CAST STONE/PLASTER BASE

Concept Elevations



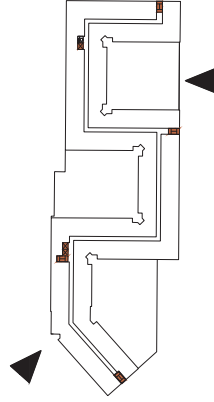
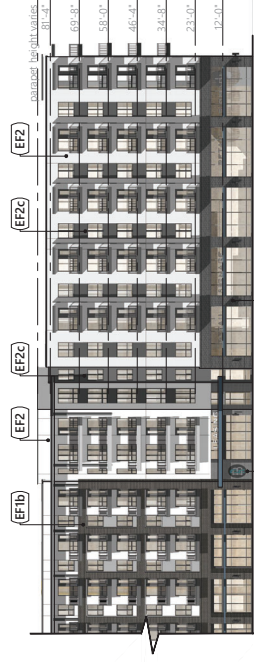


East Elevation



Approx. Overpass Location

- Local Street Art



Concept Elevations



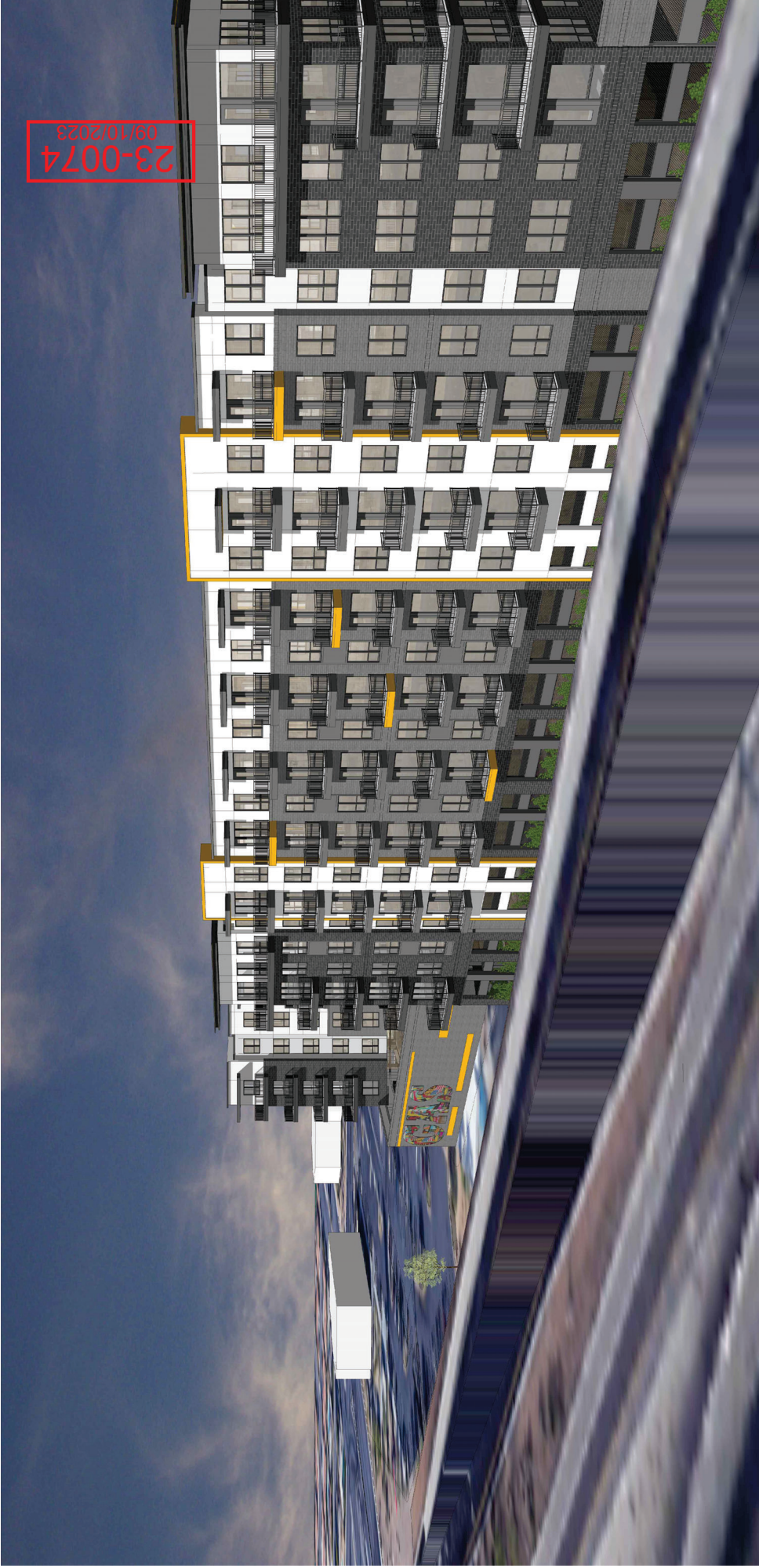
W PARTNERSHIP
Wallace · Wilson · Architects

MONTELEONE, INC. There are no employees and no independent contractors.

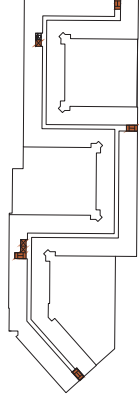
Wallace · Wilson · Architects

Morgan Stonehill 22-07 | Sahara Rancho

Plotted: 8-21-2023

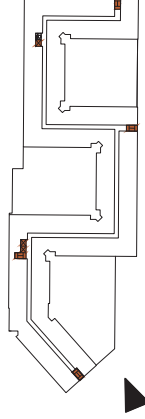


Concept Massing



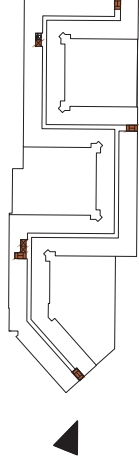


Concept Massing



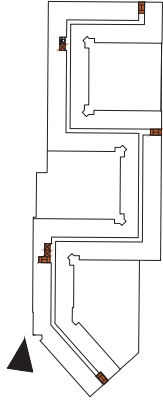


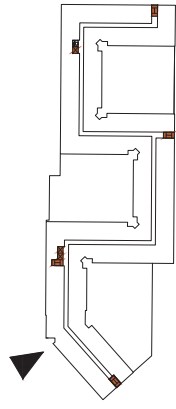
Concept Massing





Concept Massing





Concept Massing



Concept Massing

