



# DEPARTMENT OF PLANNING

## Application / Petition Form & Statement of Financial Interest

### Department Use

Case #	24-0404
Meeting Date	08/05/2024
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) General Plan Amendment, Zone Change and Use Permit

Project Address (Location) 490 Hualapai Way, Las Vegas, Nevada 89144

Project Name MorningStar Senior Living at the Canyons

Proposed Use Assisted Living

Assessor's Parcel #(s) 138-31-210-008

Ward # 2- Seaman

General Plan: Existing H Proposed Com Zoning: Existing R-3 Proposed C-1

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

Property Owner CD-MS (Las Vegas) LLC

Contact n/a

Address 2215 Market Street

City Denver State CO Zip 80205

E-mail n/a

Phone 000-000-0000

Applicant CD-MS (Las Vegas) LLC

Contact n/a

Address 2215 Market Street

City Denver State CO Zip 80205

E-mail n/a

Phone 000-000-0000

Representative Kaempfer Crowell

Contact Tony Celeste

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

See Signature Block

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

Print Name

Jonathan Rankin

Subscribed and sworn before me

This 15<sup>th</sup> day of July, 2024

Notary Public in and for said County and State

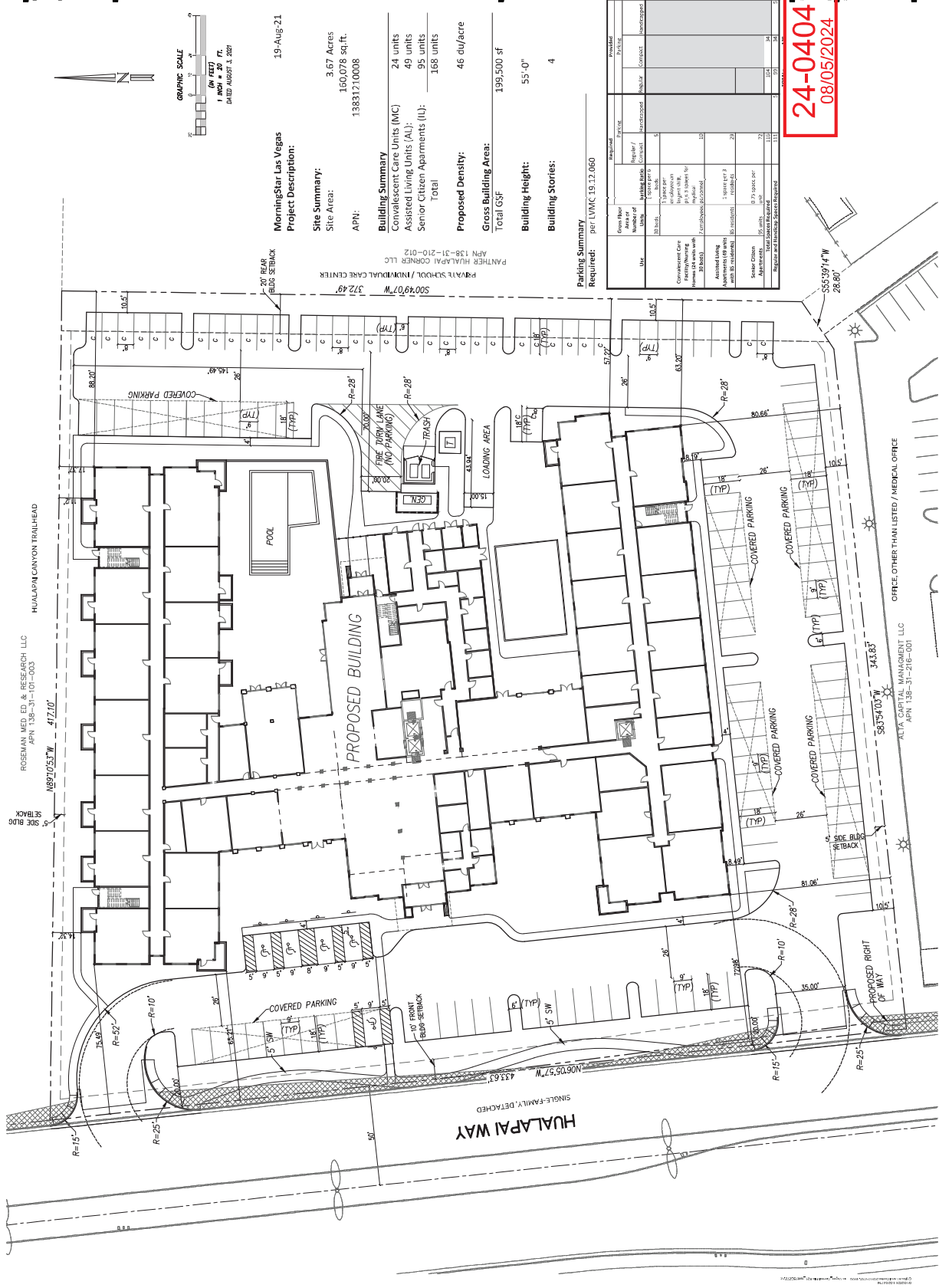


CD-MS (LAS VEGAS) LLC,  
a Colorado limited liability company

By: CD Manager LLC,  
a Colorado limited liability company,  
its Manager

By:

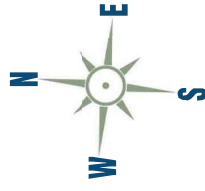
Jonathan Rankin,  
Chief Financial Officer and Chief Investment Officer

[illegible]

**Marking Summary**  
**required:** per LVMC 19.12.060

# First Floor

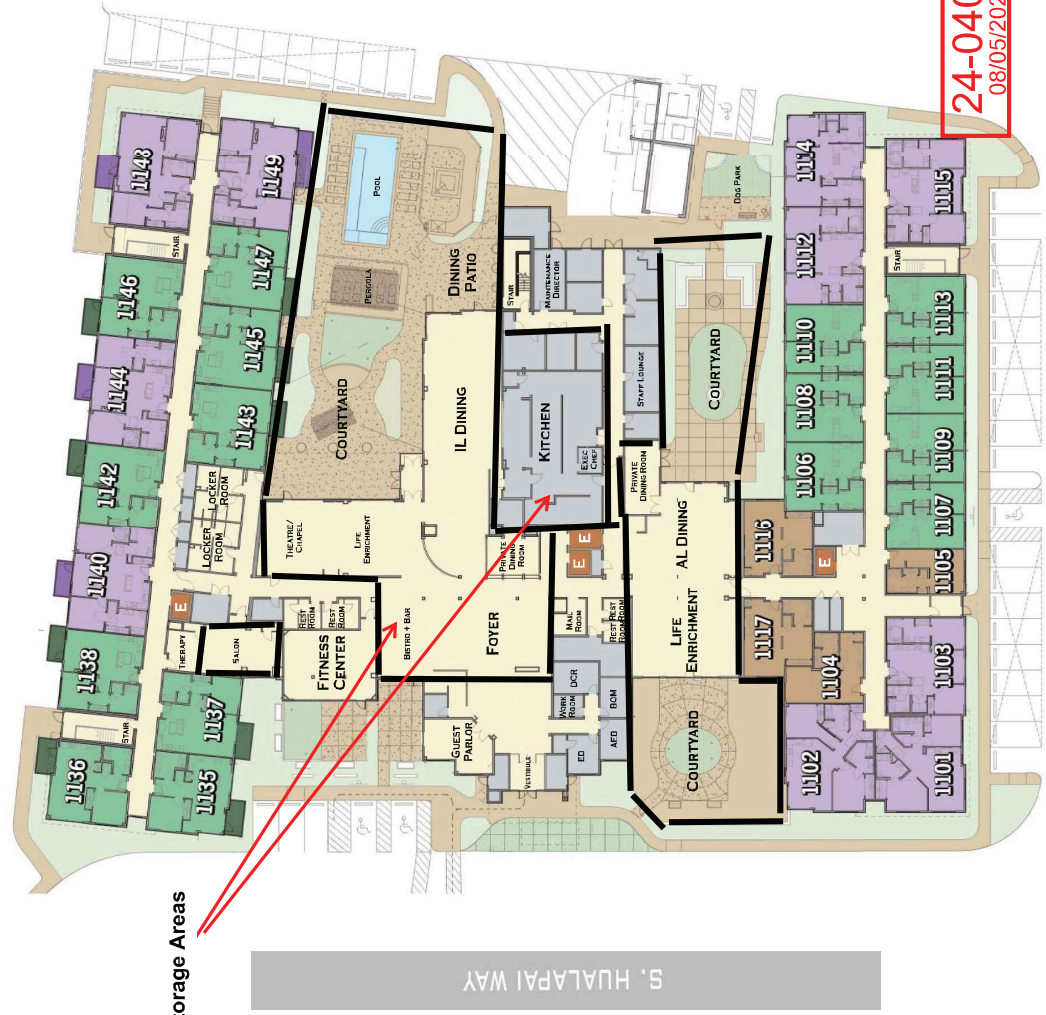
Common Areas  
Independent & Assisted Living



- Areas Where Stored, Served and Consumed
- Studio
- 1 Bedroom, 1 Bath
- 2 Bedroom, 2 Bath



Storage Areas

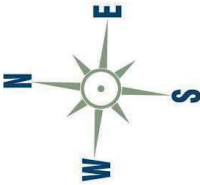


24-0404  
08/05/2024



# Second Floor

Assisted Living & Memory Care

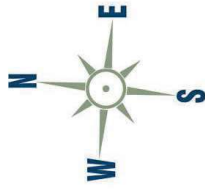


- Studio
- Studio Deluxe
- 1 Bedroom, 1 Bath
- 2 Bedroom, 1 Bath
- 2 Bedroom, 2 Bath



# Third Floor

## Independent Living



Areas Where  
Stored, Served  
and Consumed



- Studio
- Studio Deluxe
- 1 Bedroom, 1 Bath
- 2 Bedroom, 2 Bath



# MorningStar

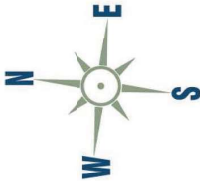
SENIOR LIVING  
at THE CANYONS



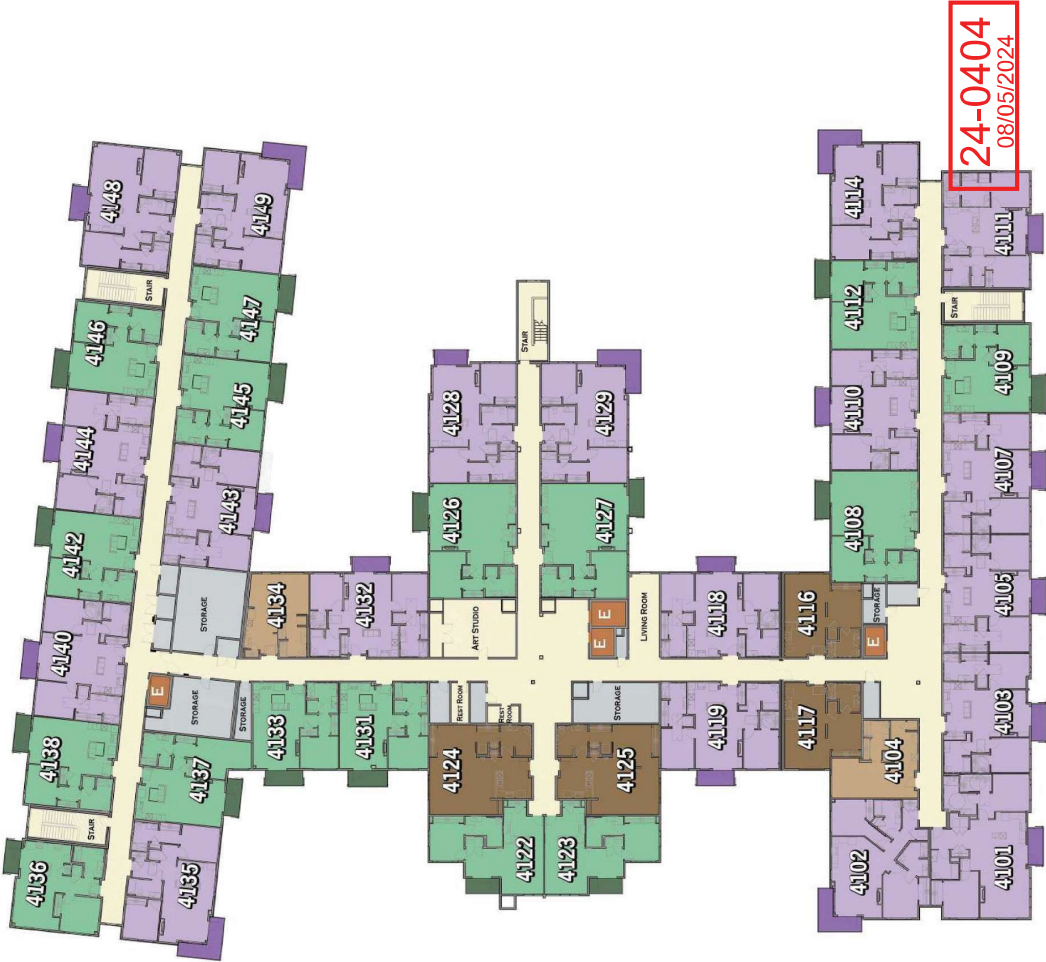
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# Fourth Floor

Independent Living

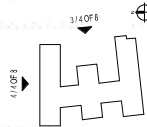


- Studio
- Studio Deluxe
- 1 Bedroom, 1 Bath
- 2 Bedroom, 2 Bath



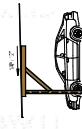
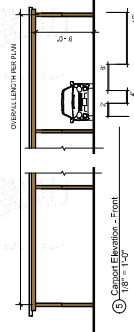
702.789.1700 | 490 South Hualapai Way, Las Vegas, NV 89144 | MorningStarTheCanyons.com



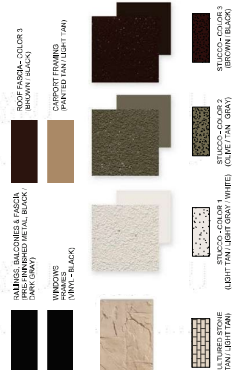


## ARCHITECTURAL ELEMENTS

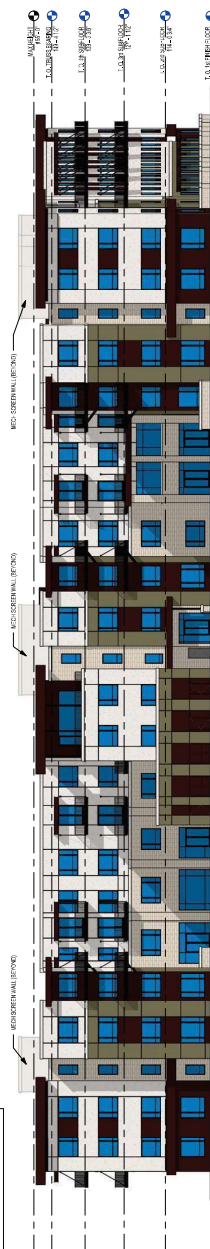
- The roof must be the right size or shape
- All rooftop mechanical equipment shall be screened from public view, taken as a cross-section from the existing roof level, 4' away from level. Mechanical systems to fully screen mechanical equipment and screen with height to avoid height of equipment
- Building with parapet and facades are within the 25' of Building Height Limit, as measured to the top of the roof coping.
- Building sloping or West Facades to be 30' or more with 35' max. lower height



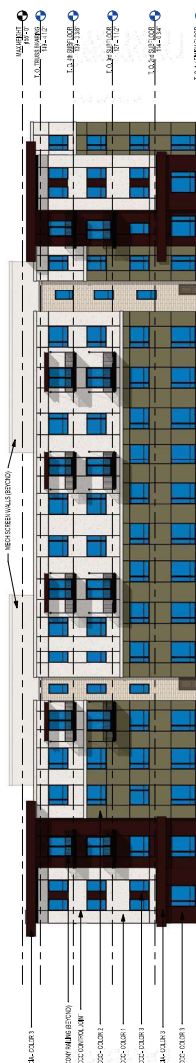
## MATERIALS BOARD



4 North Elevation



3 East Elevation



South Elevation



### ① West Elevation