



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

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

Project Address (Location) Rainbow Boulevard / Rancho Drive

Project Name Rancho Rainbow **Proposed Use** _____

Assessor's Parcel #(s) 125-35-301-021 **Ward #** 6 - Fiore

General Plan: Existing SC Proposed HIGH **Zoning:** Existing R-E Proposed R-3

Additional Information _____

Property Owner Rancho Drive, LLC **Contact** Harvey Gettleson
Address 16000 Ventura Boulevard, Suite 900 **City** Encino **State** CA **Zip** 91436
E-mail Hgettleson@getwitz.com **Phone** 310-288-9970

Applicant Calida Residential, LLC **Contact** Brian Fridman
Address 10777 W. Twain Avenue, Suite 115 **City** Las Vegas **State** NV **Zip** 89135
E-mail bfridman@thecalidagroup.com **Phone** 702.947.2000

Representative Kaempfer Crowell **Contact** Tony Celeste
Address 1980 Festival Plaza Drive, Suite 650 **City** Las Vegas **State** NV **Zip** 89135
E-mail aceleste@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 [Signature]

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

Print Name Randal O'Connor

Subscribed and sworn before me

This _____ day of _____, 20 _____

Notary Public in and for said County and State

22-0265
05/20/2022

**SEE ATTACHED CA
NOTARY CERTIFICATE**

GOVERNMENT CODE § 8202

Signature of Document Signer No. 2 (if any)

Subscribed and sworn to (or affirmed) before me

on this 25 day of April, 2022,
by Date Month Year






















(and ~~2~~ _____),
Name(s) of Signer(s)

Signature 
Signature of Notary Public



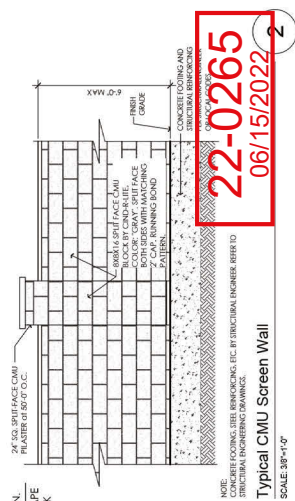
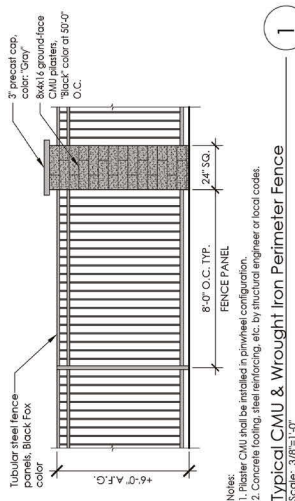
Signer(s) Other Than Named Above: _____

PLANTING SCHEDULE

TILES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	<i>Laurea nobilis</i>	Multi Trunk Sweet Bay	24" Box	100	Multi Trunk
	<i>Prickles chinensis</i>	Chinese Prickles	24" Box	80	Multi Trunk
	<i>Quercus ilex</i>	Holly Oak	24" Box	84	Standard
	<i>Rhus lancea</i>	African Sumac	24" Box	104	Standard
TILES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	<i>Dodonaea viscosa 'Purpurea'</i>	Purple Hoopseed Bush	5 gal	47	Column
	<i>Leucophyllum frutescens 'Green Cloud'</i>	Green Cloud Texas Sage	5 gal	310	Can Full
	<i>Ligularia latifolium 'Teutium'</i>	Texas Japanese Privet	5 gal	888	Can Full
	<i>Pyracantha holziiensis 'Surreal Cruz'</i>	Surreal Cruz Pyracantha	5 gal	98	Can Full
	<i>Teutium chamaedrya</i>	Gambelder	5 gal	556	Can Full
TILES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	<i>Muhlenbergia rigens</i>	Deer Grass	5 gal	227	Can Full
	<i>Nassella tenuissima</i>	Mexican Feather Grass	5 gal	308	Can Full
TILES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
					
					
					
					
					
					
					
					
					
					

Open Space Calculations:

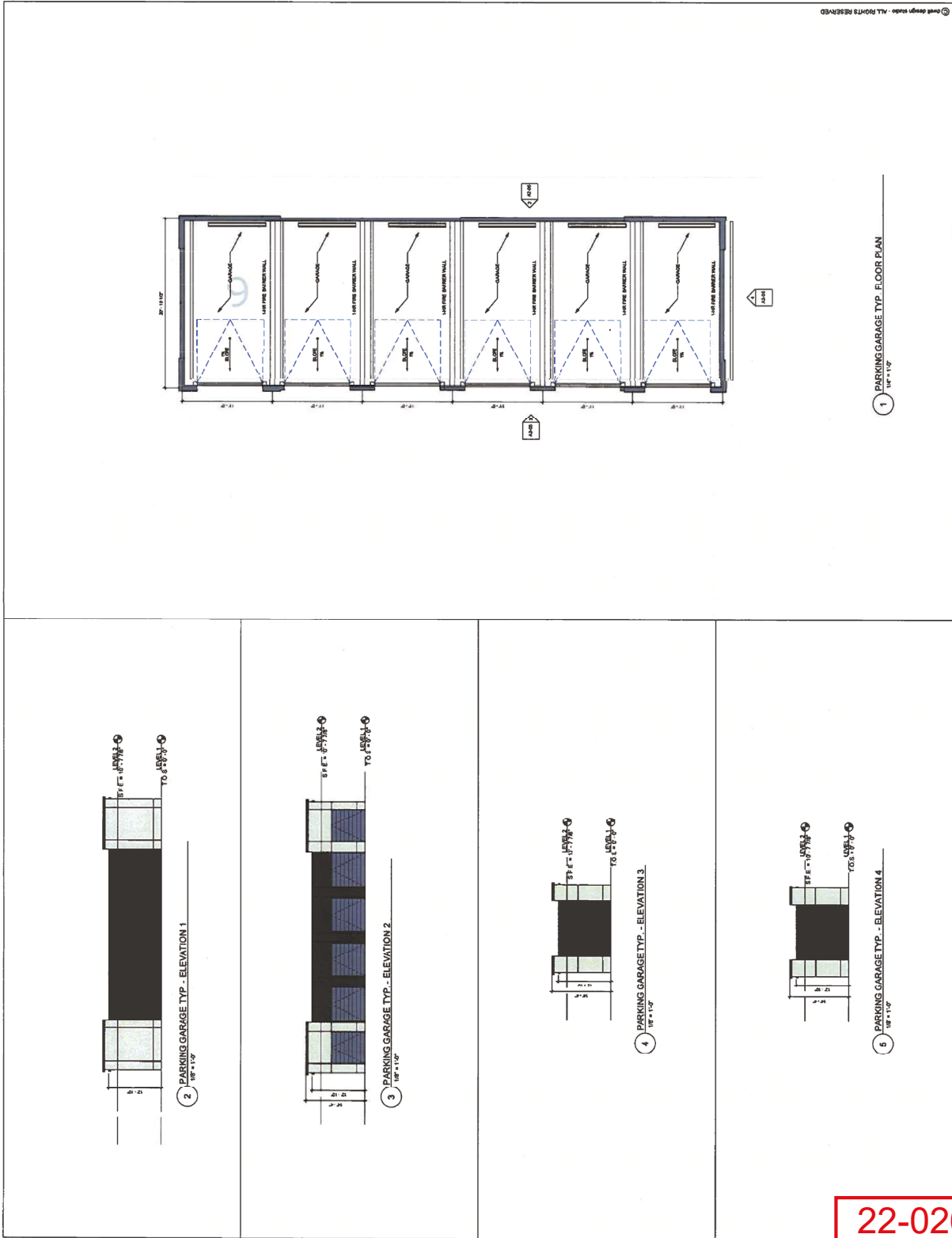
Total Site Area: Approx. 12.05 Acres (524,898 SF)
Open Space Requirements:
100 SF Per Dwelling Unit = $334 \times 100 = 33,400$ SF open space required
Open Space Provided: 132,484 SF (3.3 Acres) - 27.4% of total site area



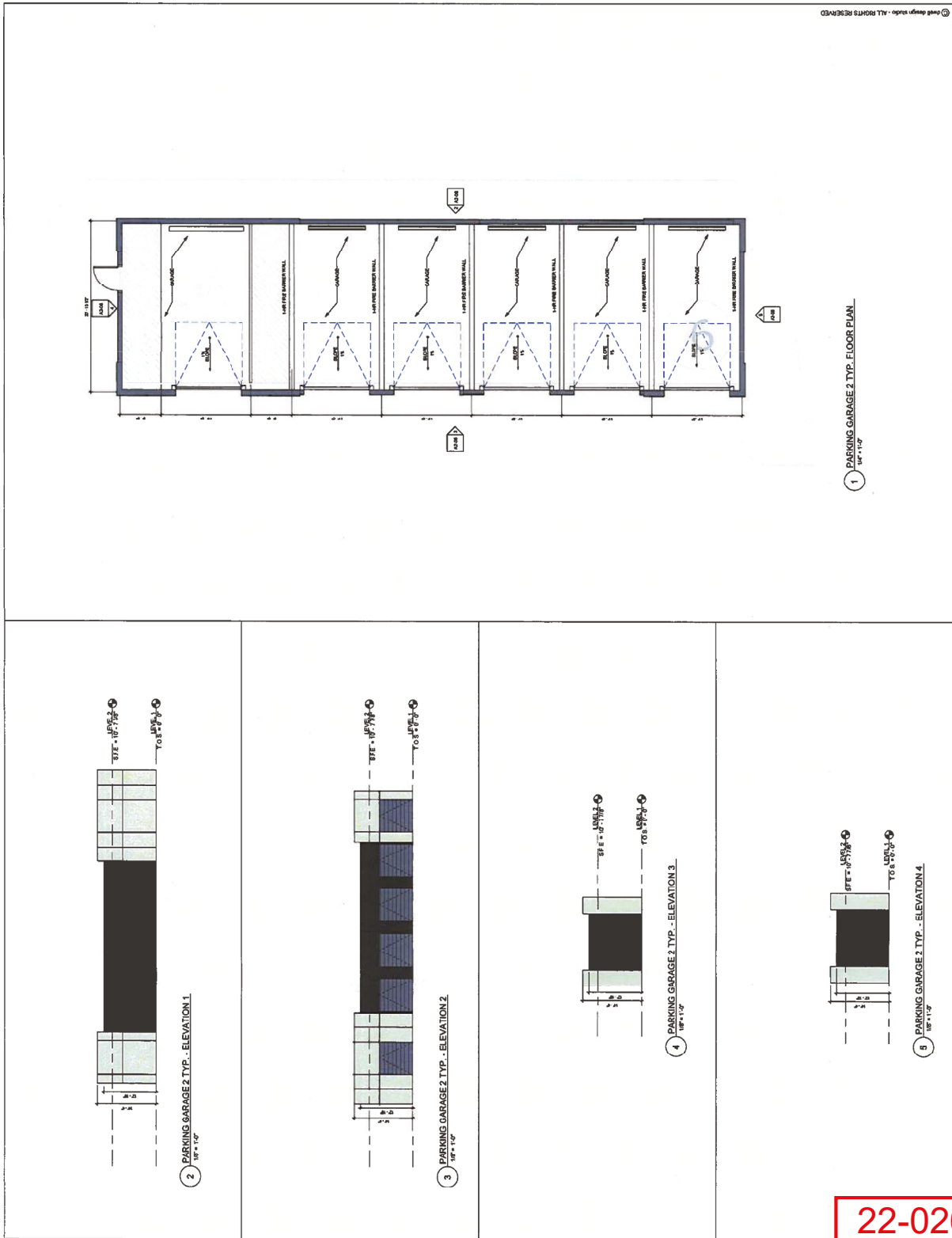
22-0265
06/15/2022

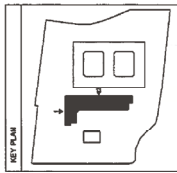
SITE VISIBILITY ZONES:
OWNER SHALL MAINTAIN ALL PLANT MATERIALS OCCURRING WITHIN SITE VISIBILITY ZONES AT 24" MAX. HEIGHT, TYPICAL.

LANDSCAPE PLAN



22-0265
06/15/2022





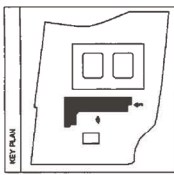
FINISH SCHEDULE	
1	STUCCO 1
2	STUCCO 2
3	STUCCO 3
4	STUCCO 4
5	STUCCO 5
6	VINYL WINDOW
7	ALUM. RAILING SYSTEM
8	ALUM. CANOPY
9	ALUM. STOREFRONT SYSTEM



2 BUILDING 100 - ELEVATION 2
302' x 14'



1 BUILDING 100 - ELEVATION 1
302' x 107'



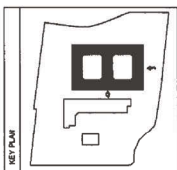
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2	STUCCO 2	7	ALUM. RAILING SYSTEM
3	STUCCO 3	8	ALUM. CANOPY
4	STUCCO 4	9	ALUM. WINDOW
5	STUCCO 5		



2 BUILDING 100 - ELEVATION 4
3/32" = 1'-0"



1 BUILDING 100 - ELEVATION 3
3/2" = 1'-0"



FINISH SCHEDULE	
1	STUCCO 1
2	STUCCO 2
3	STUCCO 3
4	STUCCO 4
5	STUCCO 5
6	VANT. WINDOW
7	ALUM. RAILING SYSTEM
8	ALUM. CANOPY
9	ALUM. STORE/FRONT SYSTEM

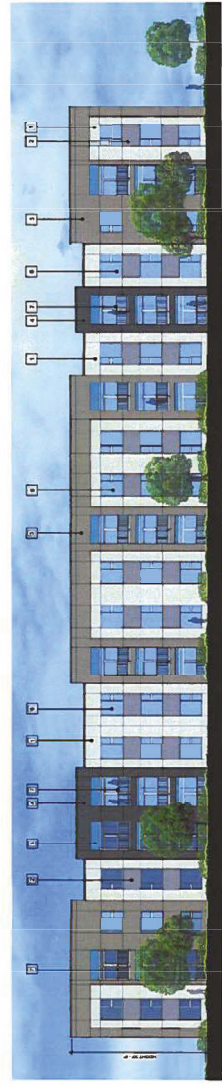


2 BUILDING 200 - ELEVATION 4
3/32" = 1'-0"



1 BUILDING 200 - ELEVATION 3
3/2" x 1'-0"

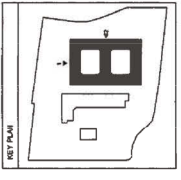
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1 BUILDING 200 - ELEVATION 1
3/02" = 1'-0"



2 BUILDING 200 - ELEVATION 2
3/02" = 1'-0"



FINISH SCHEDULE	
<input type="checkbox"/> BRUCCO 1	<input type="checkbox"/> VINYL SIDING
<input type="checkbox"/> BRUCCO 2	<input type="checkbox"/> ALUM. BALCONY SYSTEM
<input type="checkbox"/> BRUCCO 3	<input type="checkbox"/> ALUM. CANOPY
<input type="checkbox"/> BRUCCO 4	<input type="checkbox"/> ALUM. STONEFONE SYSTEM
<input type="checkbox"/> BRUCCO 5	

dwell
design
studio

ARCHITECTS
1001 10TH AVENUE
SUITE 100
DENVER, CO 80202
303.733.1111

RAINBOW AND RANCHO

APN: 123-00-001-021

THE CALIDA GROUP

1001 10TH AVENUE
SUITE 100
DENVER, CO 80202
303.733.1111

PROCESS POINT
ARCHITECTS
1001 10TH AVENUE
SUITE 100
DENVER, CO 80202
303.733.1111

1001 10TH AVENUE
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DENVER, CO 80202
303.733.1111

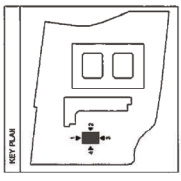
BUILDING 200 -
OVERALL
ELEVATIONS

OWNER
ARCHITECT
DESIGNER

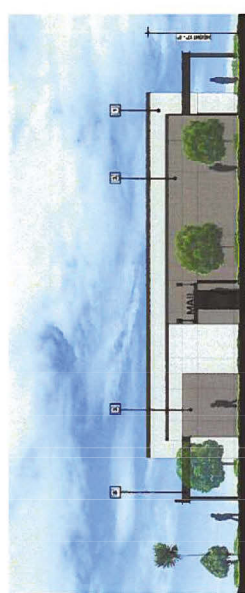
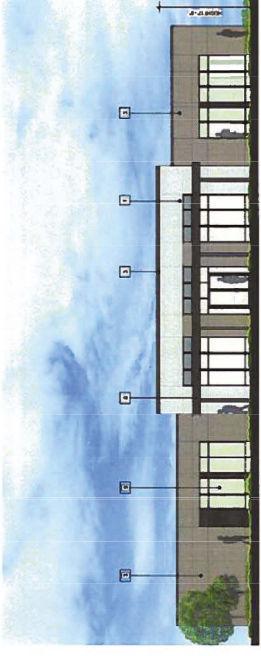
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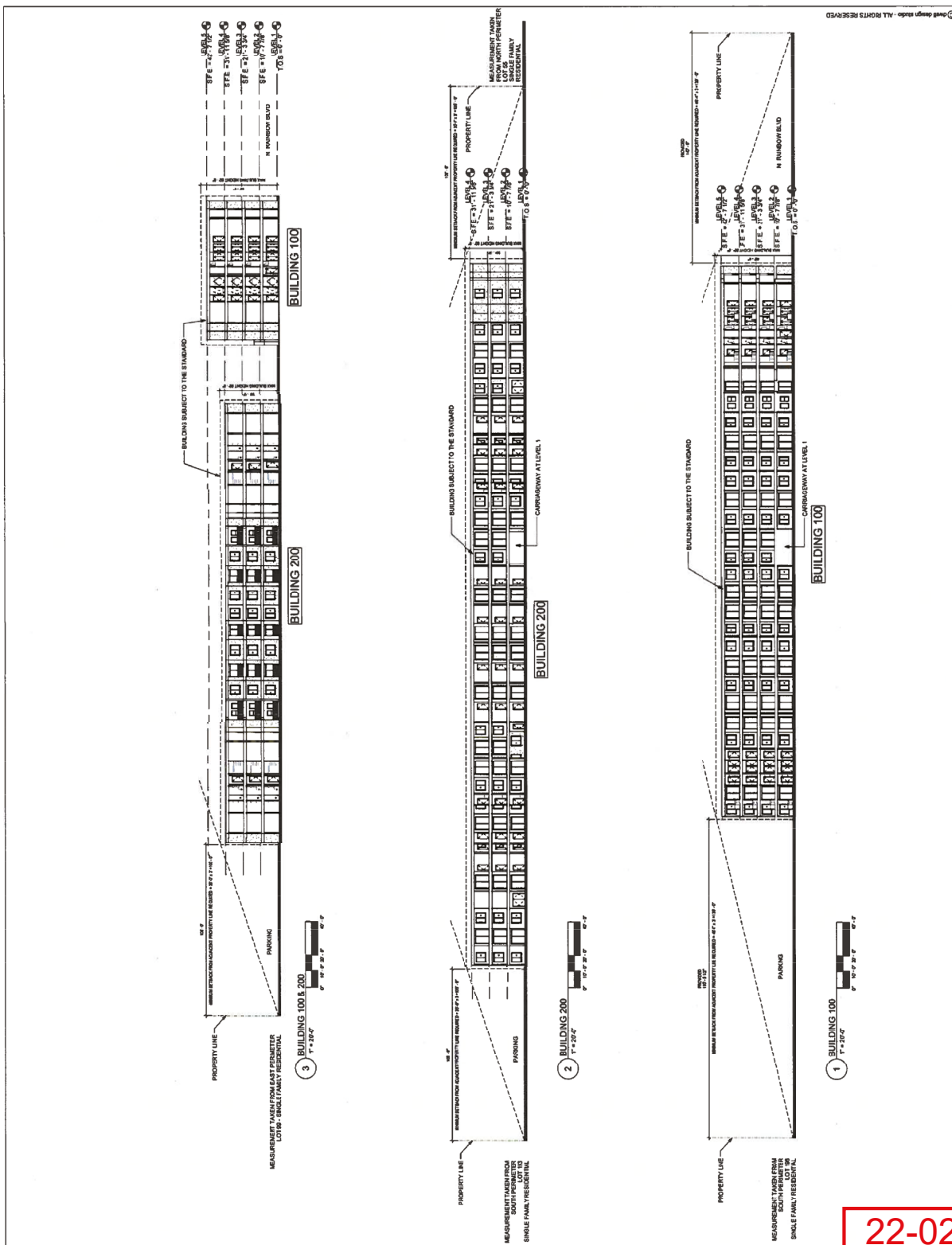
22-0265
06/15/2022

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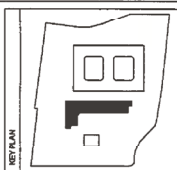


FINISH SCHEDULE	
1	BRICK
2	WOOD
3	ALUM. RAILING SYSTEM
4	ALUM. CANOPY
5	ALUM. STONEFRONT SYSTEM

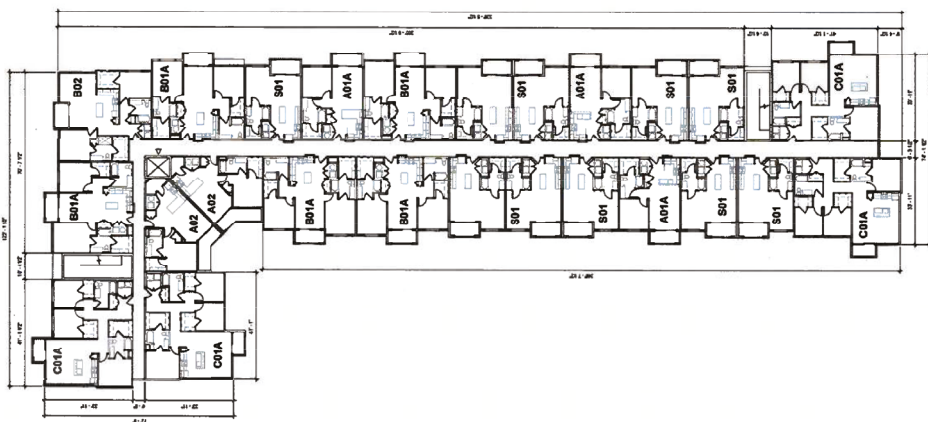




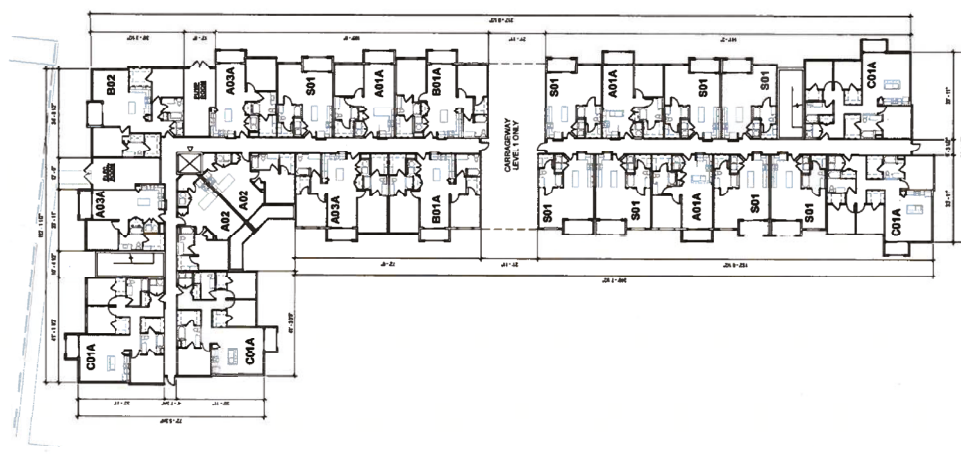
22-0265
06/15/2022



2 OVERALL FLOOR PLAN- BLDG 100 LEVEL 2-4
1/16" = 1'-0"



1 OVERALL FLOOR PLAN- BLDG 100 LEVEL 1
1/16" = 1'-0"



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studio

ARCHITECT
1000 10TH AVENUE
SUITE 1000
SAN FRANCISCO, CA 94103
415.774.1000
WWW.DWELLDIGNS.COM

RAINBOW AND RANCHO
APN: 125-35-001-021

THE CALIDA
GROUP

DATE: 06/15/2022
DRAWN BY: [REDACTED]
CHECKED BY: [REDACTED]
SCALE: 1/8" = 1'-0"

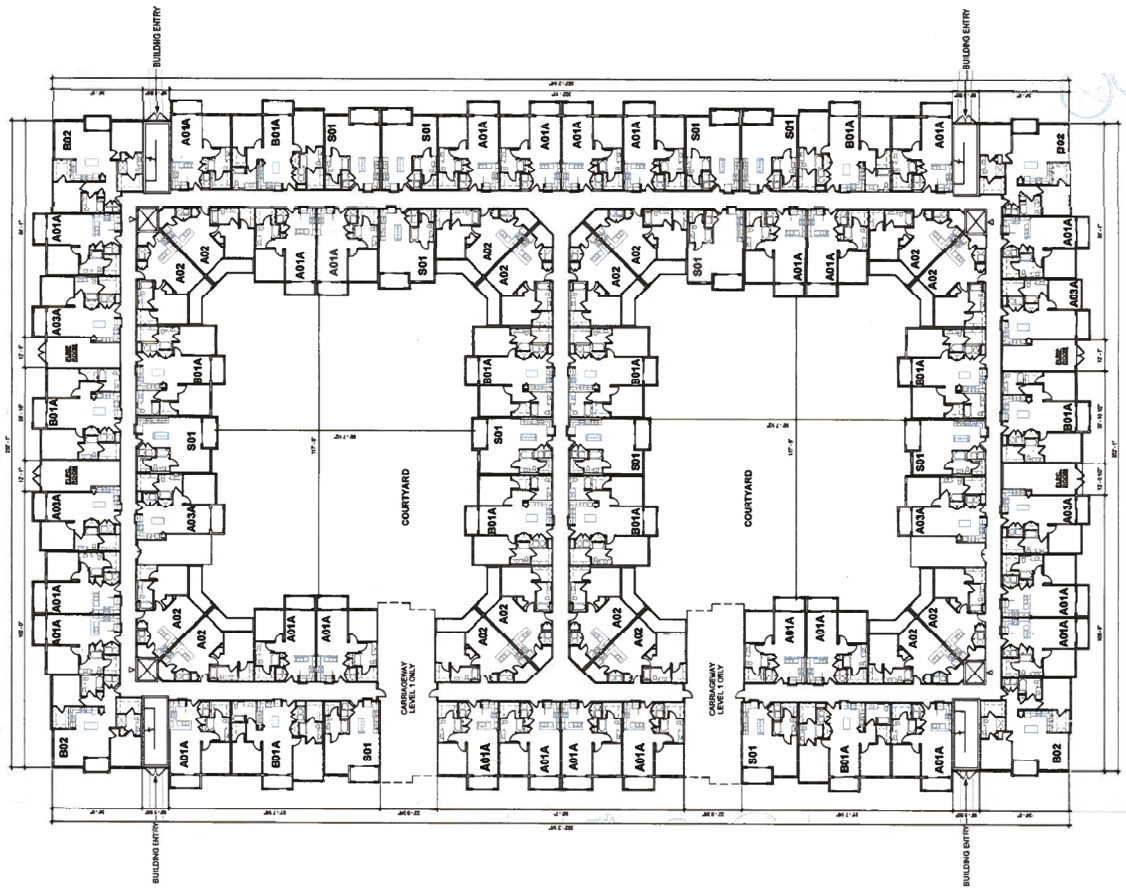
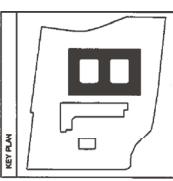
PROPOSED WORK
06/02/22 10:30 AM

NOT FOR
CONSTRUCTION

OVERALL
FLOOR PLAN
BUDG 200
LEVEL 1

DATE: 06/15/2022
DRAWN BY: [REDACTED]
CHECKED BY: [REDACTED]

A0-02



1 OVERALL FLOOR PLAN: BUDG 200 LEVEL 1
1/8" = 1'-0"

22-0265
06/15/2022

dwelldesign
studio

ARCHITECT
1000 S. GATEWAY
SUITE 100
SAN ANTONIO, TX 78205
PHONE 214-521-1000

RAINBOW AND RANCHO
APN: 125-25-201-021

THE CALIDA
GROUP

DATE: 06/15/2022
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

PROJECT: [Blank]

PROGRESS PRINT
SHEET 1 OF 17

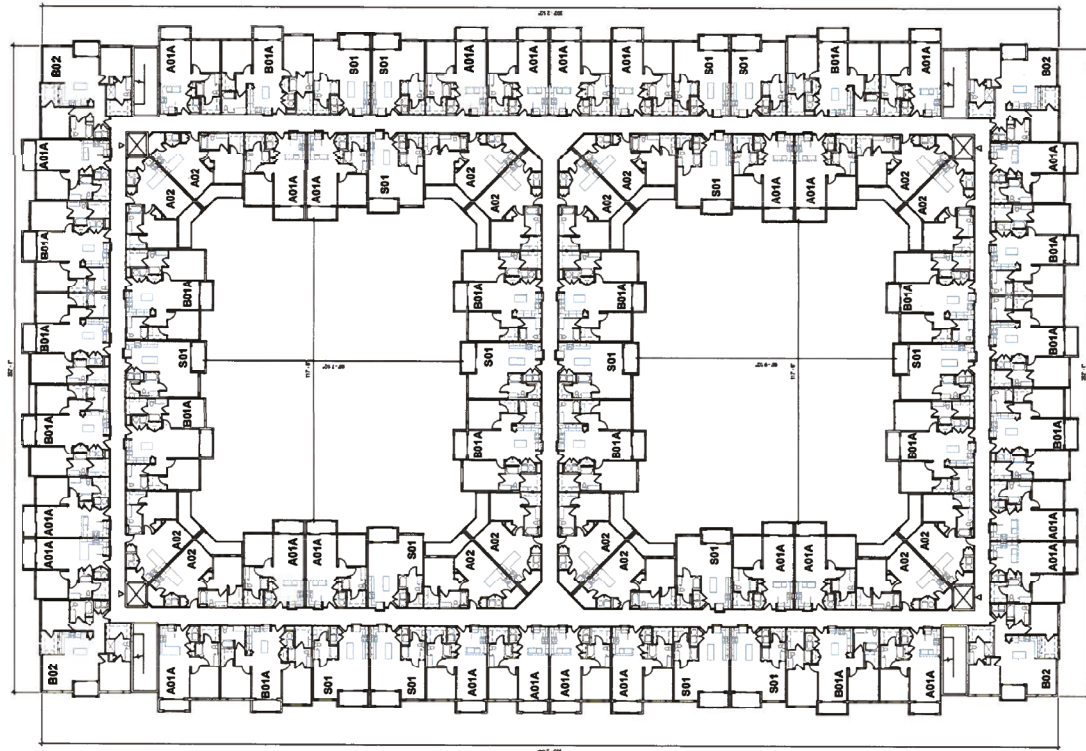
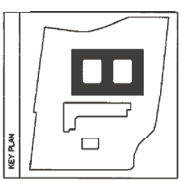
NOT FOR
CONSTRUCTION

OVERALL
FLOOR PLAN
RANCHO
LEVEL 2-3

OVERALL
FLOOR PLAN
RANCHO
LEVEL 2-3

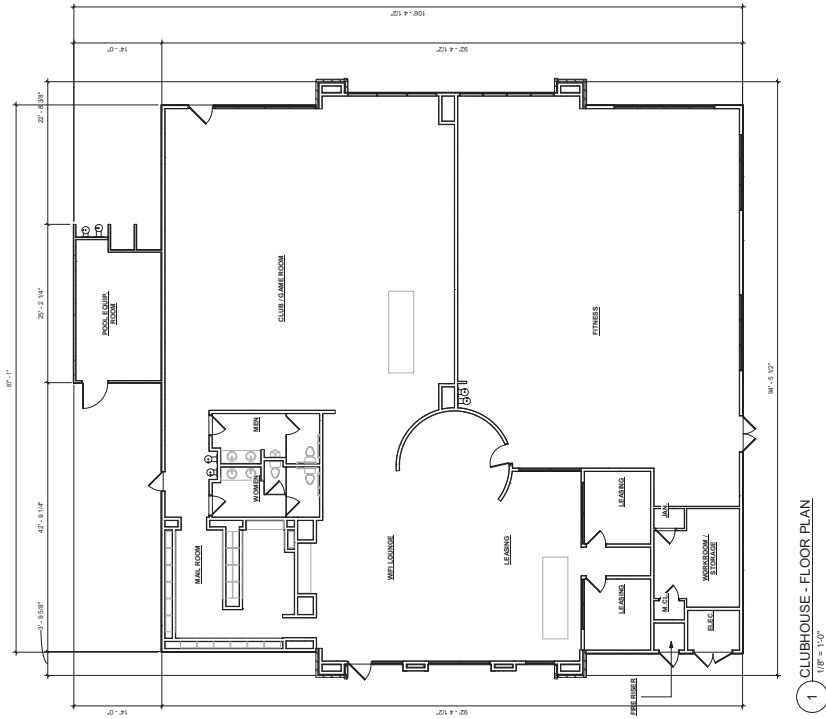
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BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

A0-03

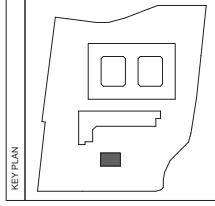


1 OVERALL FLOOR PLAN - BLDG 201 LEVEL 2-3
1/8" = 1'-0"

22-0265
06/15/2022

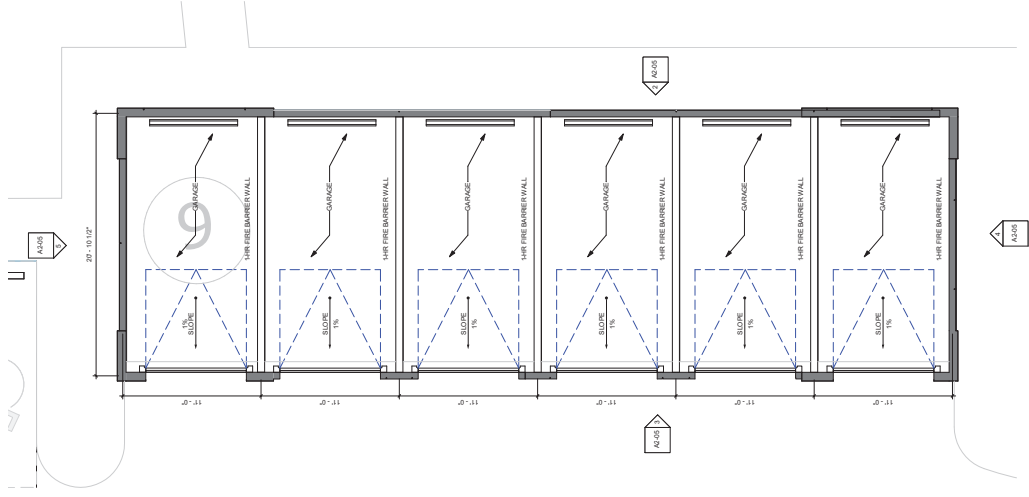


1 CLUBHOUSE - FLOOR PLAN
1/8" = 1'-0"

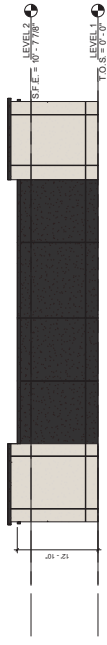


22-0265
05/20/2022

1 PARKING GARAGE TYP. FLOOR PLAN
1/8" = 1'-0"



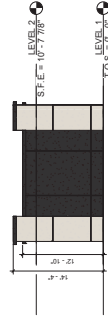
2 PARKING GARAGE TYP. - ELEVATION 1
1/8" = 1'-0"



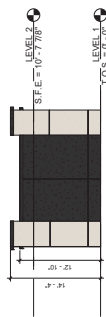
3 PARKING GARAGE TYP. - ELEVATION 2
1/8" = 1'-0"



4 PARKING GARAGE TYP. - ELEVATION 3
1/8" = 1'-0"

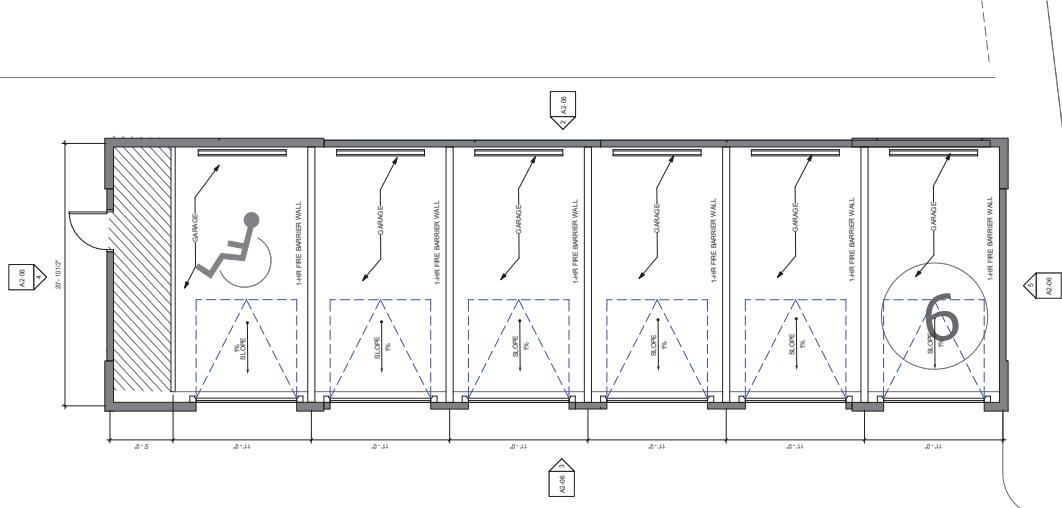


5 PARKING GARAGE TYP. - ELEVATION 4
1/8" = 1'-0"



22-0265
05/20/2022

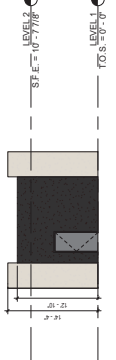
1 PARKING GARAGE 2 TYP. FLOOR PLAN
1/8" = 1'-0"



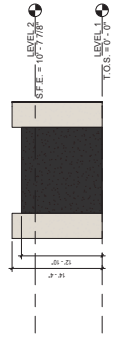
2 PARKING GARAGE 2 TYP. - ELEVATION 1
1/8" = 1'-0"



3 PARKING GARAGE 2 TYP. - ELEVATION 2
1/8" = 1'-0"



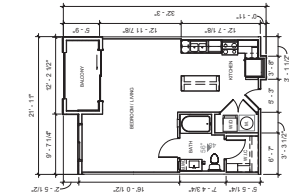
4 PARKING GARAGE 2 TYP. - ELEVATION 3
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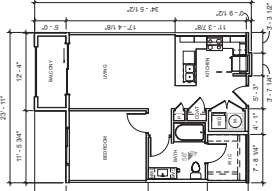
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1/8" = 1'-0"

22-0265
05/20/2022

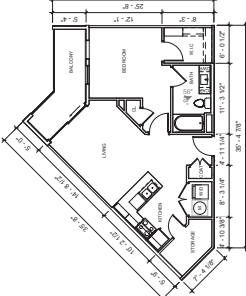
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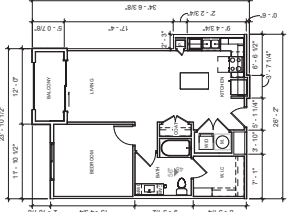
1 UNIT S01 - STUDIO (N = 82)
18'0" = 1'-0"



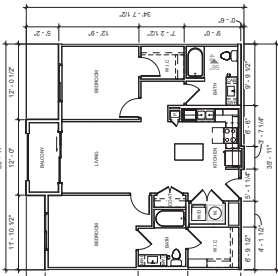
2 UNIT A01A - 1 BED (N = 90)
18'0" = 1'-0"



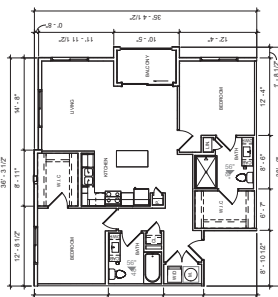
3 UNIT A02 - 1 BED (N = 56)
18'0" = 1'-0"



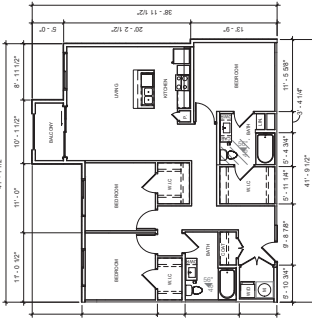
4 UNIT A03A - 1 BED (N = 8)
18'0" = 1'-0"



5 UNIT B01A - 2 BED (N = 66)
18'0" = 1'-0"



6 UNIT B02 - 2 BED (N = 16)
18'0" = 1'-0"



7 UNIT C01A - 3 BED (N = 16)
18'0" = 1'-0"

UNIT MIX

UNIT SUMMARY		5/20/2022	
Rainbow & Rancho			
UNIT TYPE	QUANTITY	BUILDING 100	BUILDING 200
		LEVELS	LEVELS
		1	2
		3	4
		5	6
		7	8
		9	10
		11	12
		13	14
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