



# 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) Zone Change & Tentative Map

**Project Address** (Location) Alpine & Appian

**Project Name** Alpine & Appian **Proposed Use** \_\_\_\_\_

**Assessor's Parcel #(s)** 138-36-811-000, 138-36-811-001 thru -034 **Ward #** 1

**General Plan:** Existing \_\_\_\_\_ Proposed \_\_\_\_\_ **Zoning:** Existing C-1 Proposed R-1

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

**Property Owner** MOGEN HOLDINGS CO LLC **Contact** \_\_\_\_\_

**Address** 345 N Maple Dr. Ste, 294 **City** Beverly Hills **State** CA **Zip** 90210

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

**Applicant** Ambleside Properties LLLP **Contact** Rahoul Sharan

**Address** 4471 Dean Martin Dr. #806 **City** Las Vegas **State** NV **Zip** 89103

**E-mail** rahoulsharan@gmail.com **Phone** 604-889-9051

**Representative** Taney Engineering **Contact** Elisha Scrogum

**Address** 6030 S. Jones Blvd **City** Las Vegas **State** NV **Zip** 89103

**E-mail** elishas@taneycorp.com **Phone** 702-362-8844

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

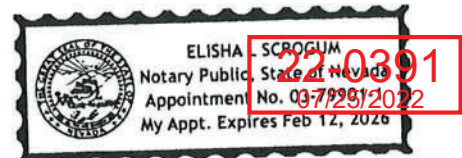
**Print Name** Rahoul Sharan

Subscribed and sworn before me

This 23rd day of June, 2022

Elisha Scrogum

Notary Public in and for said County and State



**DEPARTMENT OF PLANNING****TENTATIVE MAP APPLICATION CHECKLIST**

The following information/data shall be submitted with each tentative map application:

**A. Tentative Map Contents**

- ☒ 1. Name of the proposed subdivision.
- ☒ 2. Names, addresses and phone numbers of owner, subdivider and surveyor or engineer.
- ☒ 3. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.
- ☒ 4. A location map giving sufficient legal description to describe tract boundaries and relationships to surrounding areas and existing public streets.
- ☒ 5. Identification of adjoining properties.
- ☒ 6. Existing topography (obtained by actual survey at one (1) foot contours (based on city datum) on site and within one hundred fifty (150) feet of the proposed subdivision (except for the interior of existing subdivisions within one hundred, fifty (150) feet). The Department of Public Works may require larger contour intervals for large tracts.
- ☒ 7. Existing structures and other physical features.
- ☒ 8. Existing and proposed lot lines and dimensions. Each proposed lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- ☒ 9. Existing and proposed street right of way widths, grades (with the direction of drainage indicated) and corner radii.
- ☒ 10. Existing and proposed street names.
- NR

 11. Except for commercial subdivisions, existing and proposed street addresses or address ranges for each block, in accordance with the City's street addressing regulations.
- ☒ 12. Locations and widths of existing and proposed utility rights-of-way and easements.
- ☒ 13. Locations and widths of existing and proposed irrigation or drainage ditch rights-of-way and easements.
- NA

 14. Existing and proposed storm drains.
- ☒ 15. Proposed sanitary sewer systems, showing pipe sizes, manholes, direction of flow and point of connection to existing facilities.
- ☒ 16. Existing and proposed potable water mains and, for subdivisions to be supplies by wells, the location, pressure and capacity of such wells, and the potential population capable of being served by such wells. The wells must be authorized under State certificate.
- ☒ 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi public uses.

**22-0391**

07/28/2022

- ☒ 18. Existing street names, rights of way and pavement widths for streets within one hundred fifty (150) feet of the proposed subdivision.
- NR

 19. If required, an Impact Statement in accordance with LVMC 19.16.010 (E) and a Traffic Management Plan.
- ☒ 20. Note on the map indicating whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.
- NR

 21. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.

## B. Supplemental Information

The following supplemental information may be required by the Department of Public Works or the Department of Planning. When required, it shall be submitted on separate drawings or sheets.

- NA

 1. A Traffic Impact Analysis, Single Subdivision Access Report, or Master Driveway and Onsite Circulation Plan, prepared in accordance with City standards or as directed by the City Traffic Engineer.
- NA

 2. Development Impact Notice and Assessment (DINA) per LVMC 19.16.010 (E) of the Unified Development Code.
- ☐ 3. Any proposed deviations from City standards. **DEVIATIONS MUST BE IDENTIFIED ON MAP SUCH AS "KNUCKLE".**
- ☐ 4. A copy of the deed for the property, if required.
- ☐ 5. Whenever, on the perimeter of a project, walls are proposed which (1) face a public street or adjoining property not in common ownership; (2) are within a single plane and are not separated by landscaping; and (3) exceed the maximum acceptable wall heights indicated in Title 19 or other applicable Master Plan, the applicant shall submit three copies of a plan or proposed perimeter grades which indicates all such walls. This plan may be super imposed on the tentative map but must be legible. The plan shall include cross sections of all sections of the project perimeter with walls which exceed the heights indicated in above.
- ☐ 6. A compatible digital format copy of the tentative map.
- ☐ 7. If applicable, a letter indicating that an in lieu of park is proposed.

Reviewed by: \_\_\_\_\_

Department of Public Works Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**22-0391**  
07/22/2022

## EXHIBIT "A"

THE PURPOSE IS TO VACATE A PORTION OF RIGHT-OF-WAY OF APPIAN WAY DEDICATED PER 321:0280600 O.R. AND 653:0524908 O.R.

22-0391  
07/22/2022

THE WEST 25.5 FEET OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTH EAST QUARTER (SE 1/4) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. AND THE AREA OF A 15 FOOT RADIUS SPANDREL IN THE SOUTHWEST CORNER, TANGENT OF THE WEST BY THE EAST LINE OF SAID WEST 25.5 FEET AND TANGENT ON THE SOUTH BY THE NORTH LINE OF THE SOUTH 30 FEET OF SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTH EAST QUARTER (SE 1/4) OF SECTION 36;

EXCEPTING THEREFROM THE SOUTH 30 FEET OF SAID WEST 25.5 FEET.

ATTACHED HERETO ARE MAPS TITLED "EXHIBIT B" AND BY THIS REFERENCE, ARE MADE A PART HEREOF.

PURPOSE:	RIGHT-OF-WAY VACATION
PREPARED BY:	STEVEN M DUMOVICH 6030 SO. JONES BOULEVARD LAS VEGAS, NEVADA 89118
JOB NAME:	ALPINE & APPIAN
JOB NUMBER:	SHN22005
GOVERNING ENTITY:	CITY OF LAS VEGAS
FILE NAME:	SHN22005 ROW VAC

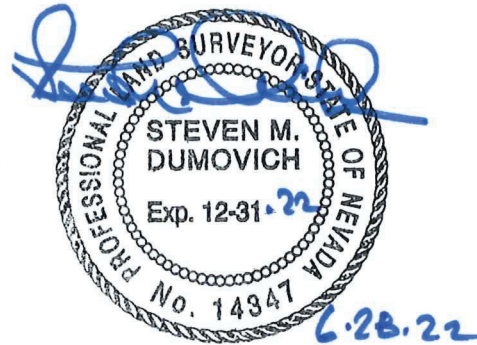
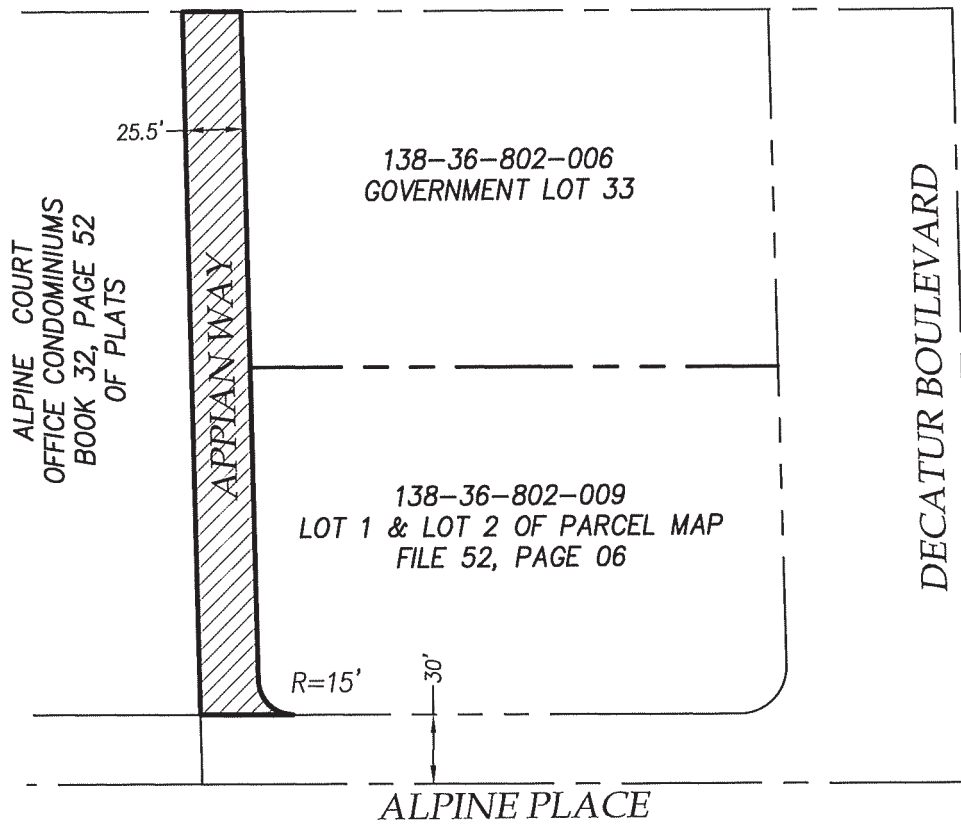


EXHIBIT B



22-0391  
07/22/2022

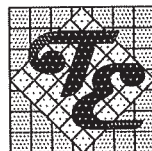


RIGHT-OF-WAY DEDICATED PER 653:0524908  
O.R. & 321:0280600 O.R. TO BE VACATED

EXHIBIT TO ACCOMPANY  
LEGAL DESCRIPTION

SHT 1 OF 1

DATE: 6.29.22



TANEY ENGINEERING

6030 S. JONES BOULEVARD  
LAS VEGAS, NEVADA 89118  
(702) 362-8844 FAX: (702) 362-5233



22-0391  
10/11/2022

[illegible]

### DEVELOPMENT NOTES

1. THE SUBVENER INTENDS ON ENHANCING THE EXISTING PROTECTIVE COVENANTS AND RESTRICTIONS AND WILL BE COMPLETING AN URBAN FORM DOCUMENT.
2. THE SUBVENER INTENDS TO CONSIDER A CHANGING THE ZONING TO A RESIDENTIAL.
3. THE SITE IS BEING REDEVELOPED INTO A MIXED USE DEVELOPMENT.
4. THE EXISTING ROADWAY, A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING CONDUCTED.
5. THE EXISTING ROADWAY, A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING CONDUCTED.

### UNDISCAPING REQUIREMENTS

THE SUBVENER INTENDS TO CONSIDER A CHANGING THE ZONING TO A RESIDENTIAL. THE SUBVENER INTENDS TO CONSIDER A CHANGING THE ZONING TO A RESIDENTIAL. THE SUBVENER INTENDS TO CONSIDER A CHANGING THE ZONING TO A RESIDENTIAL.

[illegible]

**TIES**

SOUTHWEST GAS CORP.  
LAS VEGAS VALLEY  
WATER DISTRICT  
SOUTHERN CALIFORNIA  
CITY OF LAS VEGAS  
COX CABLE  
N.Y. ENERGY  
CENTURYLINK



**TANEY ENGINEERING**  
**CIVIL ENGINEERING**  
**LAND SURVEYING**  
**EST. 2000**

6030 S. JONES BLVD  
 LAS VEGAS, NV 89118  
 (702) 362-6344  
[INFO@TANEYCORP.COM](mailto:INFO@TANEYCORP.COM)

FILE	10110223	
DATE	1-10-01	
INSTR NO	SHW-21-003	
INSTR TYPE	21 CREATED BY: NC	
RET NAME		SP
RET NUMBER	1	OF 1
LV		00000000

GAS: SOUTHWEST GAS CORP.  
WATER: LAS VEGAS VALLEY  
SOLID WASTE DISPOSAL: WATER DISTRICT  
SEWER: REPUBLIC SERVICES  
CABLE TELEVISION: CITY OF LAS VEGAS  
POWER: COX CABLE  
TELEPHONE: NV ENERGY  
CENTURYLINK

	REQUIRED	PROPOSED
FRONT:	30 FT.	30 FT.
FRONT GARAGE	30 FT.	33 FT.
INTERIOR SIDE	0 FT.	0 FT.
CORNER SIDE	30 FT.	30 FT.
REAR	5 FT.	10 FT.

1. THE SUBMITTER INTENDS ON ENFORCING THE STANDARD PROTECTIVE COVENANTS AND DEED RESTRICTIONS WHICH WILL BE COMPILED INTO A SEPARATE DOCUMENT.
2. THE SITE CONTAINS NO KNOWN FAULTS AND FISSURES. A GEO TECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY BE TERMINED OTHERWISE.
3. THIS SITE HAS NO KNOWN GROUNDWATER DEPTHS HISTORICALLY WITHIN 20 FEET OF THE EXISTING GROUND SURFACE. A GEO TECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY BE TERMINED OTHERWISE.

CITY OF LAS VEGAS STANDARDS REQUIRE 24 INCH THICKS WATERSHEDED 50 FT. CYC  
 A LINE PLANT LANDSCAPING SHALL INCLUDE DRAINAGE-RESISTANT AND PAVED EROSION  
 WITH THE SLOTTED NEAR REGIONAL PLANTING  
 CONTEMPORARY LANDSCAPE  
 SHRUBS ARE REQUIRED IN ALL BUFFER AREAS WITH A MINIMUM OF FOUR SCALLON  
 SHRUBS REQUIRED FOR EVERY 1000 FEET  
 GROUND COVERS SHALL BE INSTALLED IN ALL LANDSCAPED AREAS NON-NEGATIVE  
 CHURCH ROADS AND DRIVE, INSTALLED TO A MINIMUM DEPTH OF TWO INCHES IN ALL  
 AREAS  
 A LANDSCAPING MAINTENANCE AGREEMENT WILL BE CREATED TO DETERMINE WHO IS  
 LOCATED ADJACENT TO PUBLIC RIGHT-OF-WAY AND INTERNAL COMMON LO  
 MAINTENANCE DEPT. LANDSCAPING SHALL BE IN CONFORMANCE WITH TITLE 50  
 VEGANITY MAP

INTERCOMPLAINTS  
 INTERCOMPLAINTS

A detailed street map of the Chicago Loop area, showing the proposed 'PROJECT SITE' for the new Interstate 55. The map includes major streets like Madison, Dearborn, and La Salle, and landmarks such as the Chicago River and the Loop Expressway. A decorative graphic of a car is at the top left.

**BASIS OF BEARING**  
N89° 33' 00" W BEING THE CENTERLINE OF CHARLESTON BOULEVARD AS SHOWN ON RECORD OF SURVEY MAP FILE 13 PAGE 60 CLARK COUNTY RECORDS, CLARK COUNTY, NEVADA.

MONUMENT ID: 7LV01319WS  
RIVET & PLATE IN TOP OF CURB AT NE CORNER OF DECATUR & CHARLESTON  
ELEVATION (MEETERS): 670.37  
REL. ELEVATION (FEET): 3,200.37

**LEGAL DESCRIPTION**

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION ,  
TOWNSHIP 20 SOUTH, RANGE 40 E., M.D.B. & M. IN THE COUNTY OF CLARK, STATE OF  
NEVADA, AS SHOWN ON RECORD OF SURVEY MAP, FILE 13, PAGE OF CLARK COUNTY,  
NEVADA RECORDS.

**UTILITY DISCLAIMER**  
EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR EXISTING LOCATIONS.

CONTROL PANEL

22-0394

10/11/2022

CONSOLE RETURN

CHARTER

RECEIPT

PRODUCT LINE

CHIN AND OUT

FINCH

POWER POLE

CONSOLE MANIPULATOR

MECHANICAL

CONSOLE CONTROL

FRONT PANEL

CONSOLE IS MANIPULABLE

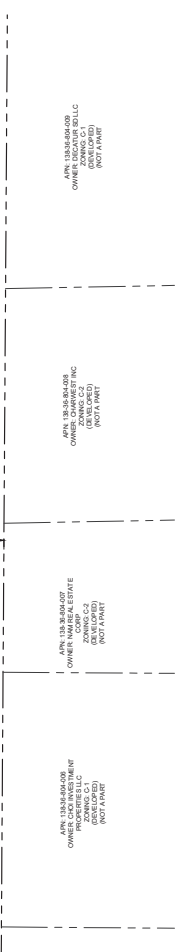
WATER LINE

CHARTER

S'YM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	PER PLAN	24" Box	PER PLAN	SHOE STRING ACACIA OR EQUIVALENT	Acacia stenophylla
	PER PLAN	1-5 Gallon	NA	TEXAS SAGE OR EQUIVALENT	Leucophyllum frutescens

PROPOSED USE OF PROPERTY:	SINGLE FAMILY ATTACHED
EXISTING ZONING:	R-TH
PROPOSED ZONING:	TS 1.1 LOTS (COMMON LOTS)
PROPOSED LOT AREA:	1337 ACRES
PROPOSED GROSS ACREAGE:	1337 ACRES
NET ACREAGE:	1337 ACRES
DEED (BASED ON GROSS ACREAGE):	224.010896
DEED (BASED ON NET ACREAGE):	224.010896
LARGE LOT SIZE:	3,607 SF
SMALL LOT SIZE:	1,961 SF
AVERAGE LOT SIZE:	2,784 SF
MINIMUM LOT SIZE ALLOWED:	4,077
MINIMUM HEIGHT ALLOWED:	N/A
OPEN SPACE REQUIRED:	10.64 SF
OPEN SPACE PROVIDED:	10.64 SF
PARKING REQUIRED:	68 SPACES
PARKING PROVIDED:	68 SPACES (22 PARKING SPACES, 46 TRUCK SPACES)

A map of the project site area in Boston. The map shows the intersection of Brighton Street, Almont Street, and Decatur Boulevard. A shaded rectangular area on Almont Street is labeled 'PROJECT SITE' with an arrow pointing to it.

[illegible]

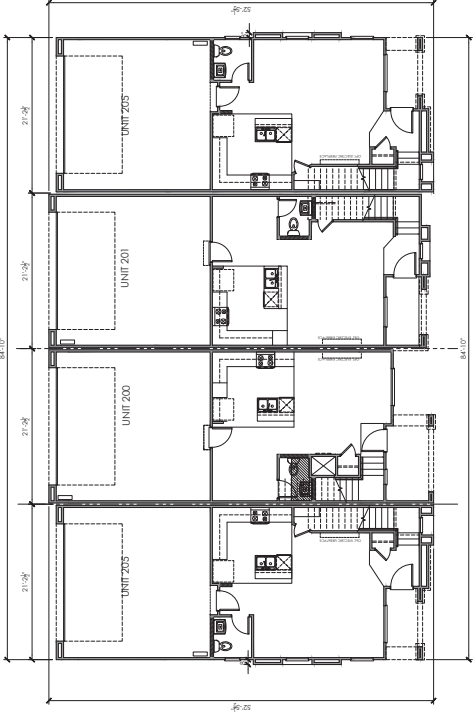
FACILITY TYPE: SINGLE-FAMILY RESIDENTIAL  
TOTAL UNITS AT BUILD: 31 HOUSES

AVERAGE FLOW = 0.00716 MGD (31 ERUS)  
PEAK FLOW = 0.0269 MGD (109 ERUS)  
PEAK + WET WEATHER = 0.0333 MGD (137 ERUS)

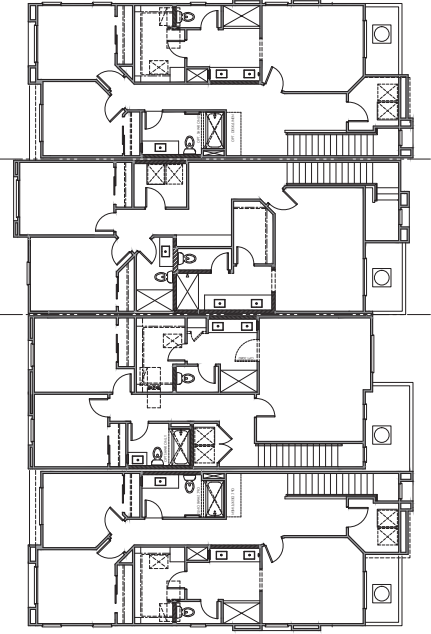
CALCULATIONS:

AVG FLOW = 31 X 0.00023 GAL X 1 MG  
365 DAYS 1,000,000 G

PEAK FLOW = 0.00716 X 3.5 = 0.0251 MGD  
PEAK + WET WEATHER FLOW = 0.0251 MGD X 1.25 = 0.0313 MGD



FIRST FLOOR



SECOND FLOOR



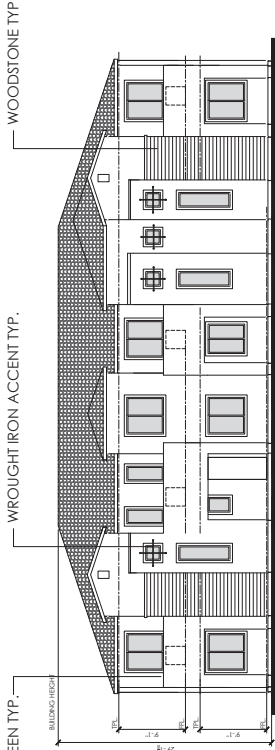
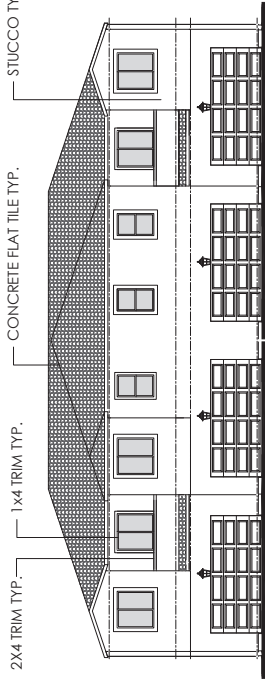
**RFI DESIGN**  
ARCHITECTURE  
PLANNING  
LANDSCAPE  
GRAPHICS  
RFIDESIGN.COM

13700 ALTON PKWY  
IRVINE  
CALIFORNIA  
92618  
714.952.4611  
714.952.4611.0605  
714.952.4611.0603

4 UNIT BUILDING  
FLOOR PLANS

HARMONY HOMES  
PROJECT NO. 22020  
DATE 10.05.22  
TITLE: FLOOR PLANS  
SCALE: 1/8" = 1'-0"

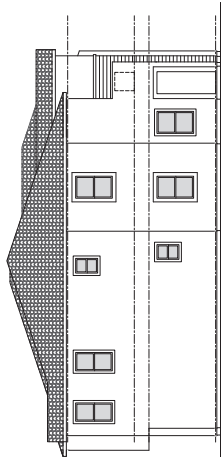
22-0391  
ALPINE AND APPALACHIAN CULT-FAMILY



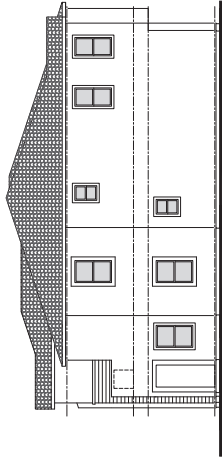
UNIT C      UNIT B      UNIT A      UNIT C

REAR ELEVATION

FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

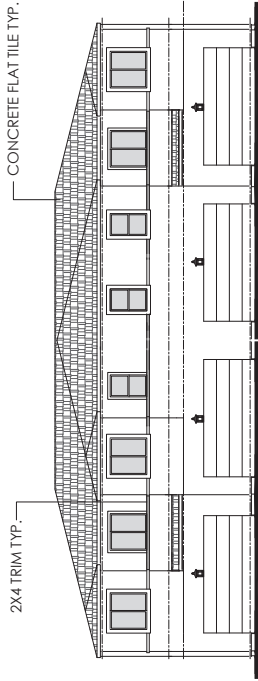


**RFI DESIGN**  
ARCHITECTURE  
PLANNING  
LANDSCAPE  
GRAPHICS  
13700 AULTON PKWY  
IRVINE  
CALIFORNIA  
92618  
714.954.1060  
714.954.1065  
714.954.1063  
RFIDESIGN.COM

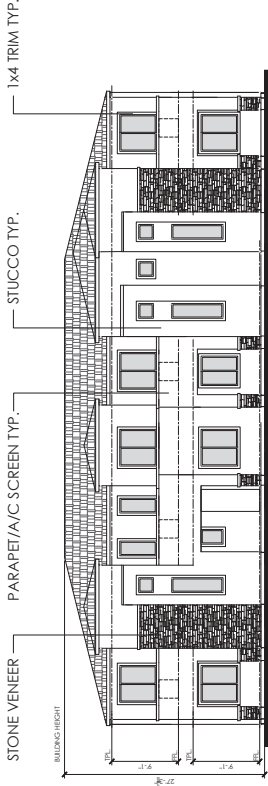
## 4 UNIT BUILDING 'A' ELEVATIONS

**22-0391**  
**ALPINE AND APPIAN COURT - FAMILY**

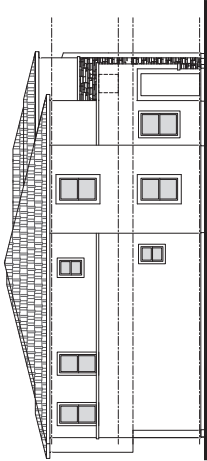
HARMONY HOMES  
PROJECT NO. 22020  
DATE 10.05.22  
TITLE ELEVATIONS  
SCALE 1/8" = 1'-0"



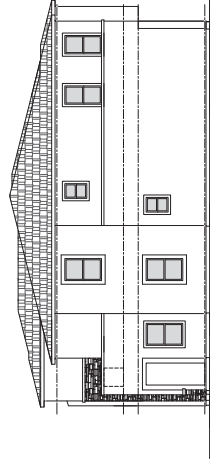
REAR ELEVATION



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

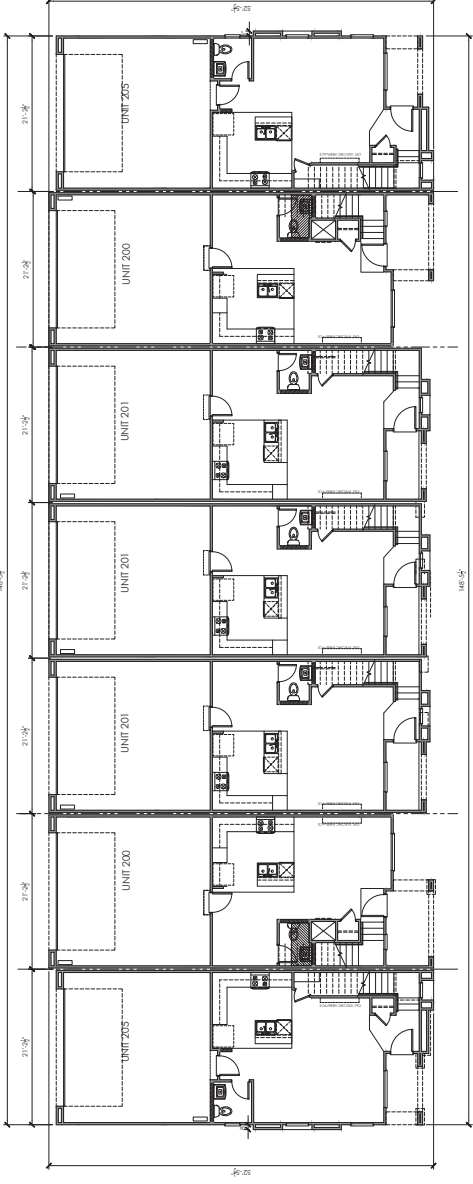


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ARCHITECTURE  
PLANNING  
LANDSCAPE  
GRAPHICS  
13700 AULTON PKWY  
IRVINE  
CALIFORNIA  
92618  
714.962.1060  
RTIDESIGN.COM

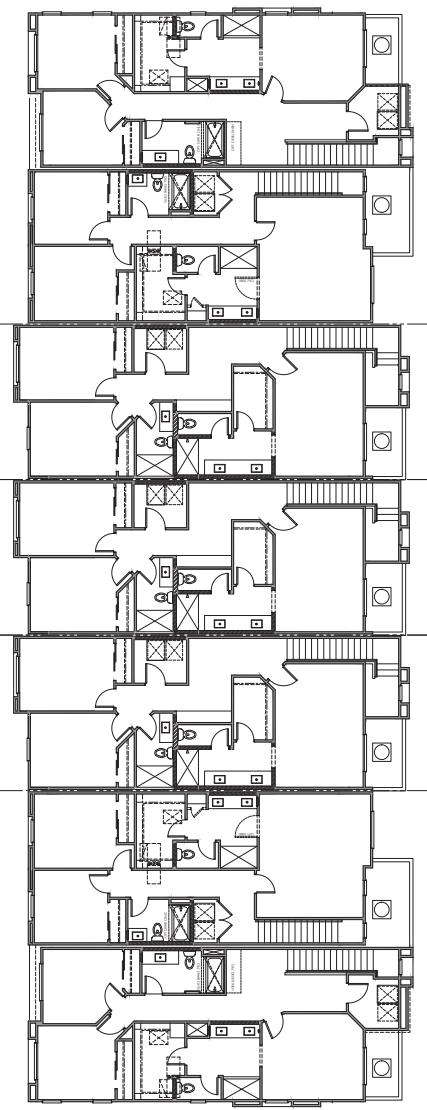
## 4 UNIT BUILDING 'B' ELEVATIONS

22-0391  
ALPINE AND APPIAN COURT - FAMILY

HARMONY HOMES  
PROJECT NO. 22020  
DATE 10.03.22  
TITLE ELEVATIONS  
SCALE 1/8" = 1'-0"



FIRST FLOOR



SECOND FLOOR

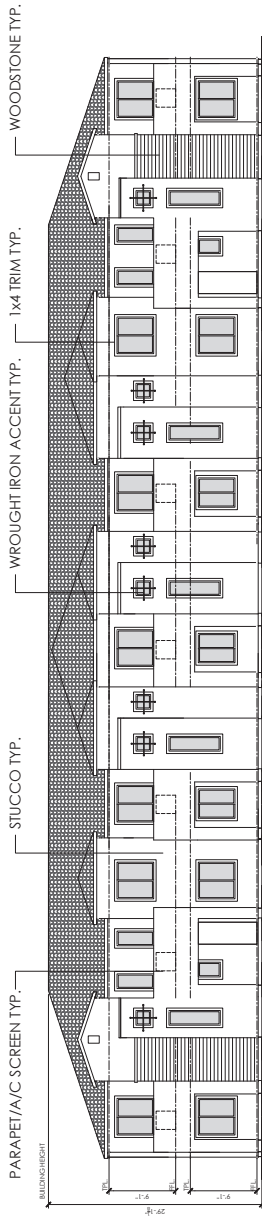
**22-0391**  
**ALPINE AND APPIAN AVENUE T-FAMILY**

HARMONY HOMES  
PROJECT NO. 22020  
DATE 10.05.22  
TITLE FLOOR PLANS  
SCALE 1/8" = 1'-0"

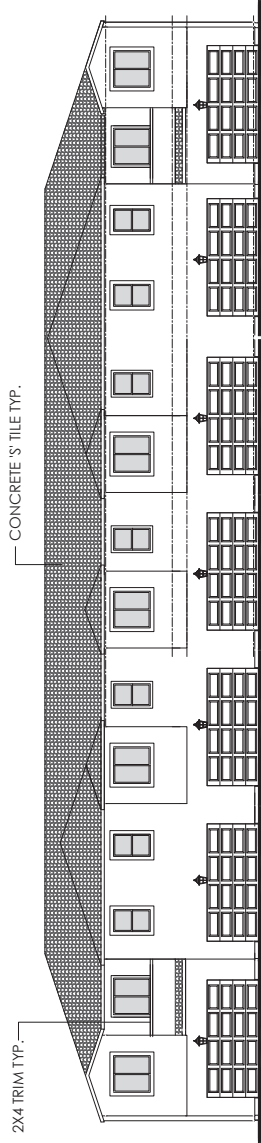
7 UNIT BUILDING  
FLOOR PLANS

**RFT DESIGN**  
ARCHITECTURE  
PLANNING  
LANDSCAPE  
GRAPHICS  
RFTDESIGN.COM  
13700 AULTON PKWY  
IRVINE  
CALIFORNIA  
92618  
714.952.4611  
714.952.8133

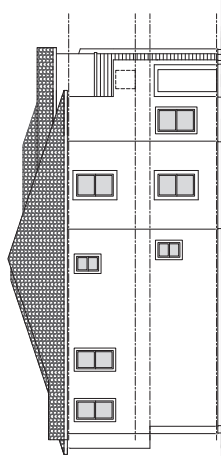




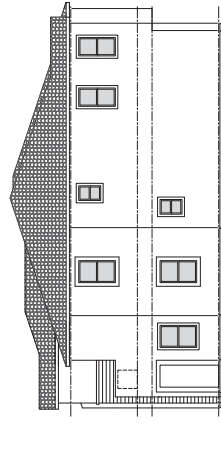
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



**RFI DESIGN**  
ARCHITECTURE  
PLANNING  
LANDSCAPE  
GRAPHICS  
13700 ALTON PKWY  
IRVINE  
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714.961.0605  
714.961.0603  
RFIDESIGN.COM

## 7 UNIT BUILDING 'A' ELEVATIONS

HARMONY HOMES

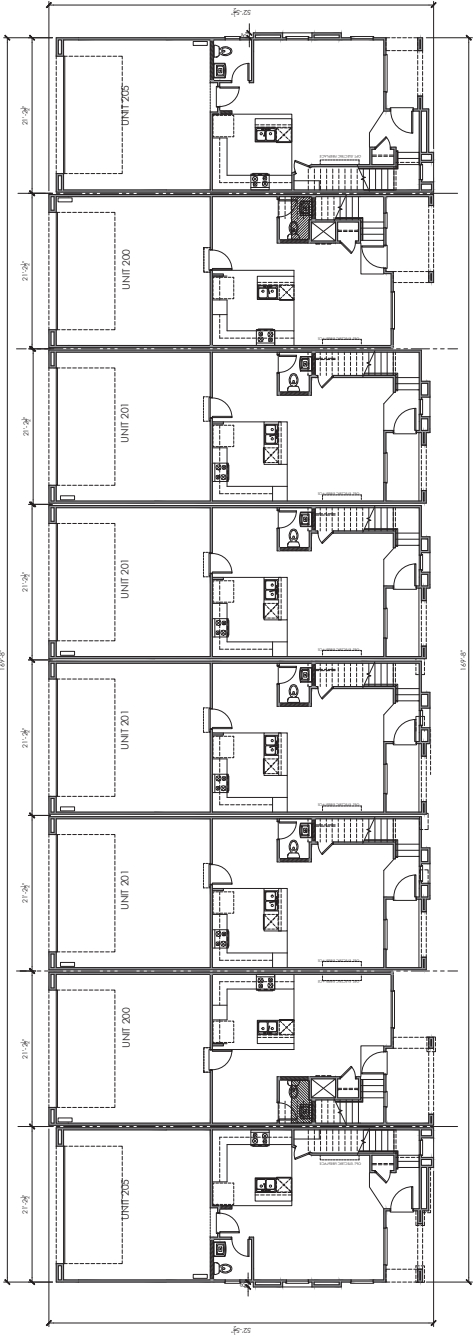
PROJECT NO. 22020

DATE 10.05.22

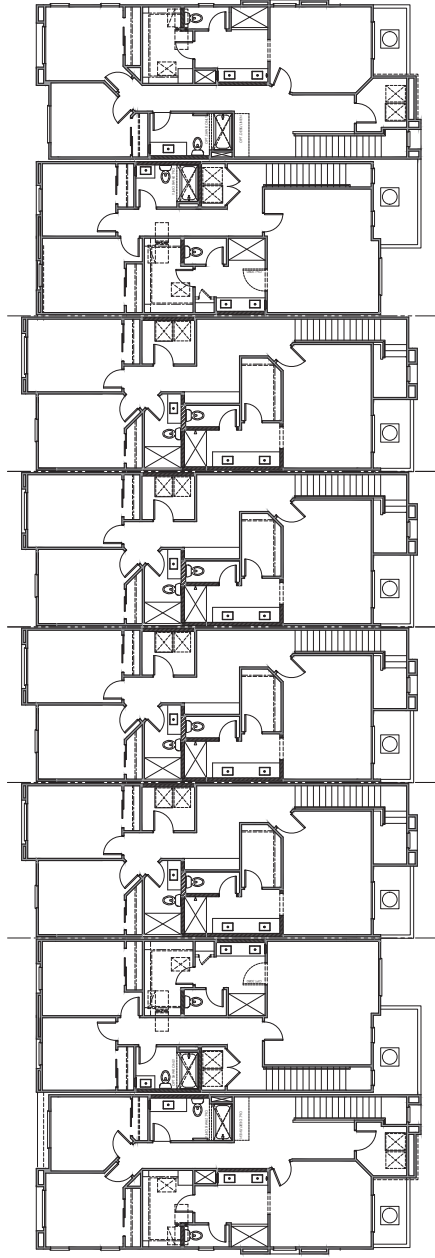
TITLE: ELEVATIONS

SCALE 1/8" = 1'-0"

**22-0391**  
**ALPINE AND APPALACHIAN T-FAMILY**



FIRST FLOOR



SECOND FLOOR

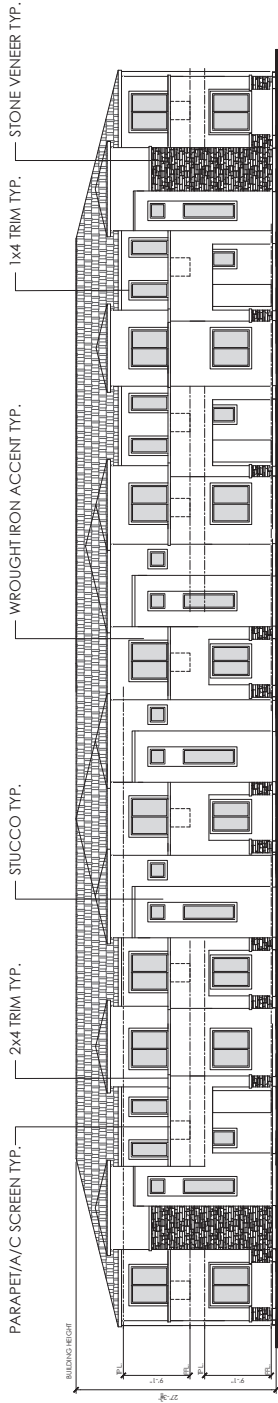
22-0391  
ALPINE AND APPIAN CANYON T-FAMILY

HARMONY HOMES  
PROJECT NO. 22020  
DATE 10.05.22  
TITLE FLOOR PLANS  
SCALE 1/8" = 1'-0"

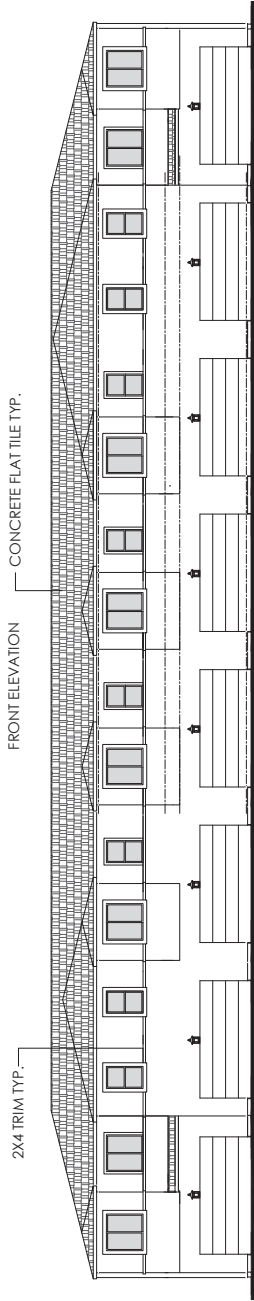
8 UNIT BUILDING  
FLOOR PLANS

RFT DESIGN  
ARCHITECTURE  
PLANNING  
LANDSCAPE  
GRAPHICS  
13700 AULTON PKWY  
IRVINE  
CALIFORNIA  
92618  
714.952.4611  
RFTDESIGN.COM

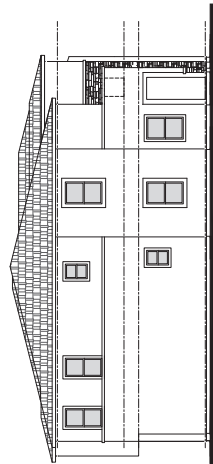




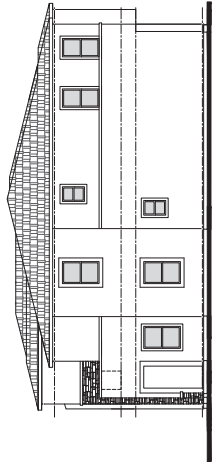
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

**RFT DESIGN**  
ARCHITECTURE  
PLANNING  
LANDSCAPE  
GRAPHICS  
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13700 ALTON PKWY  
IRVINE  
CALIFORNIA  
92618  
714.952.1060  
714.952.1065

## 8 UNIT BUILDING 'B' ELEVATIONS

**22-0391**  
**ALPINE AND APPALOOSA T-FAMILY**

HARMONY HOMES  
PROJECT NO. 22020  
DATE 10.05.22  
TITLE ELEVATIONS  
SCALE 1/8" = 1'-0"





