



# 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) \_\_\_\_\_ **Extension of Time** (21-0197-VAR1 & VAR2, 21-0197-SDR1) \_\_\_\_\_

**Project Address** (Location) 1245 Lindell Rd

**Project Name** Lindell Living II **Proposed Use** \_\_\_\_\_

**Assessor's Parcel #(s)** 163-01-103-027, 163-01-103-028 **Ward #** 1

**General Plan:** Existing O Proposed \_\_\_\_\_ **Zoning:** Existing R-E Proposed \_\_\_\_\_

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

**Property Owner** Lindell Living II LLC **Contact** Rodman Jordan

**Address** 5055 W Patrick LN Ste 101 **City** Las Vegas **State** NV **Zip** 89118

**E-mail** rjordan@centuradev.com **Phone** 702-901-3183

**Applicant** Lindell Living II LLC **Contact** Rodman Jordan

**Address** 5055 W Patrick LN Ste 101 **City** Las Vegas **State** NV **Zip** 89118

**E-mail** rjordan@centuradev.com **Phone** 702-901-3183

**Representative** Baughman & Turner, Inc. **Contact** Josh Harney

**Address** 1210 Hinson St. **City** Las Vegas **State** NV **Zip** 89102

**E-mail** joshh@baughman-turner.com **Phone** 702-870-8771

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]

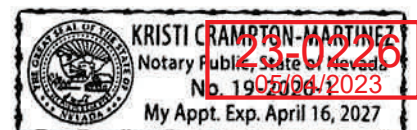
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

**Print Name** Michael Dean

Subscribed and sworn before me

This 4th day of MAY, 2023

Notary Public in and for said County and State



SITE INFORMATION

**ZONING**  
LOCATION- 1245 LINDELL RD  
PARCEL- APN: 16301103027 & 28

**ZONING**  
CURRENT: RE - RURAL ESTATES RESIDENTIAL  
PROPOSED: R4 - MULTIFAMILY RESIDENTIAL

**PARCEL AREA**  
GROSS AREA 2.70 AC

**DENSITY**  
GROSS DENSITY- 90 / 2.70 = 33.33 DU / ACRE

**BUILDING AREA**  
BUILDING 1 - CLUBHOUSE 4,550 S.F.  
BUILDING 2 - 54 UNITS 57,400 S.F.  
BUILDING 3 - 36 UNITS 43,900 S.F.

**BUILDING AREA**  
TOTAL 105,850 S.F.

**UNIT COUNT**  
ONE BEDROOM UNITS: 48 UNITS (53%)  
TWO BEDROOM UNITS: 42 UNITS (47%)

**TOTAL # OF UNITS- 90 UNITS**

BUILDINGS	A1	A2	A3	B1	B2	B3	TOTAL
BUILDING 1	6	24	6	12	6	0	54
BUILDING 2	6	6	0	12	6	6	36
BUILDING 3	6	6	0	12	6	6	36
TOTAL UNITS	12	30	6	24	12	6	90
AMT/AMK	1.38%	3.33%	2.6%	27.2%	13.6%	2.7%	100.0%
AREA 1 / AREA 2	667	723	753	1,059	1,054	1,163	
AREA 3 / AREA 4	72	17	18	24	12	31	
AREA 5 / AREA 6	697	797	857	1,133	1,179	1,293	
UNIT TOTAL	6,544	23,910	3,142	27,192	14,146	77,446	85,359

**BUILDING PARKING REQUIREMENTS**  
ONE BEDROOM - .75 PER UNIT - 41  
TWO BEDROOM - .75 PER UNIT - 27  
TOTAL REQUIRED - 68  
CENTER ACCESSORY - 23

**TOTAL REQUIRED - 91**

**BUILDING PARKING PROVIDED**  
OPEN 46  
COVERED 50

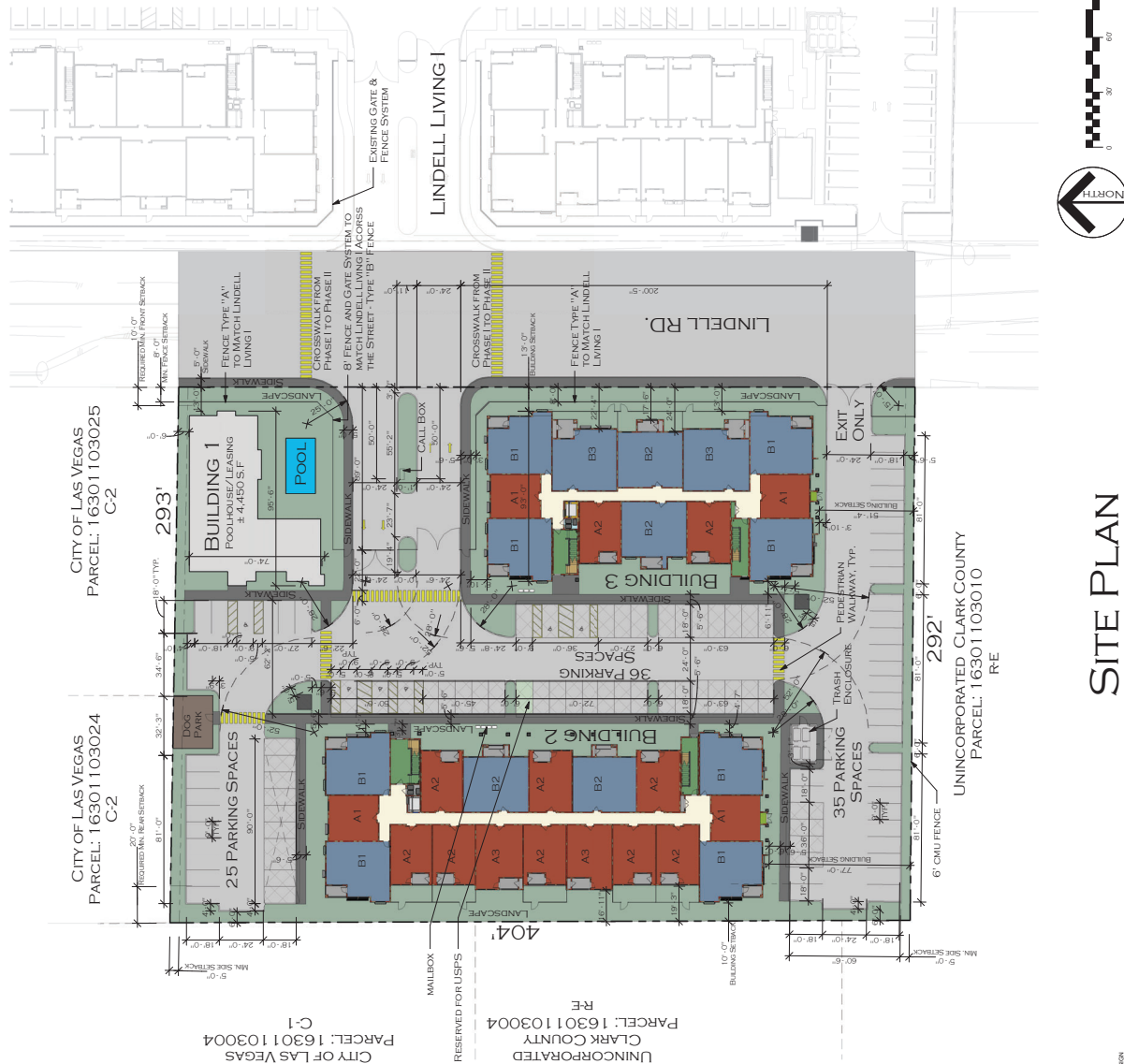
**TOTAL PROVIDED - 96**

**H/C REQUIRED**  
REQUIRED: 4  
PROVIDED: 6

23-0226  
Scale: 1" = 30'  
05/04/2023

PROJECT NO: 02/1009 05/10/21

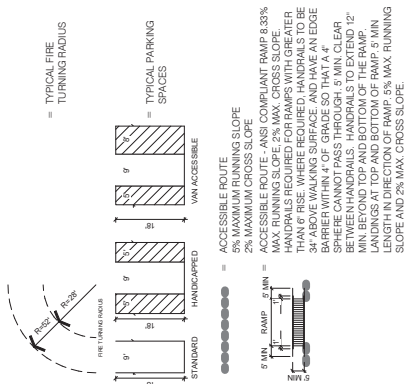
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ARCHITECTS



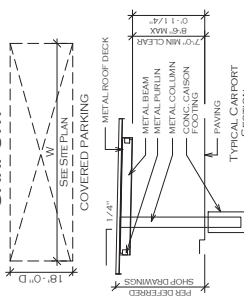
SITE PLAN

LINDELL LIVING II  
1245 LINDELL RD  
LAS VEGAS, NV

SITE LEGEND

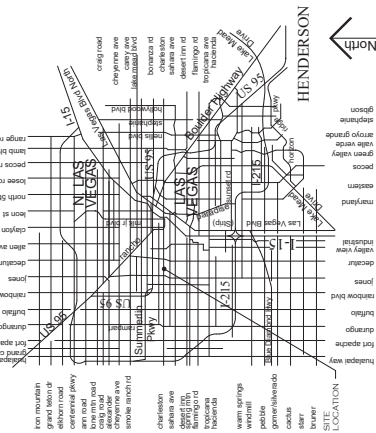


CARPORT



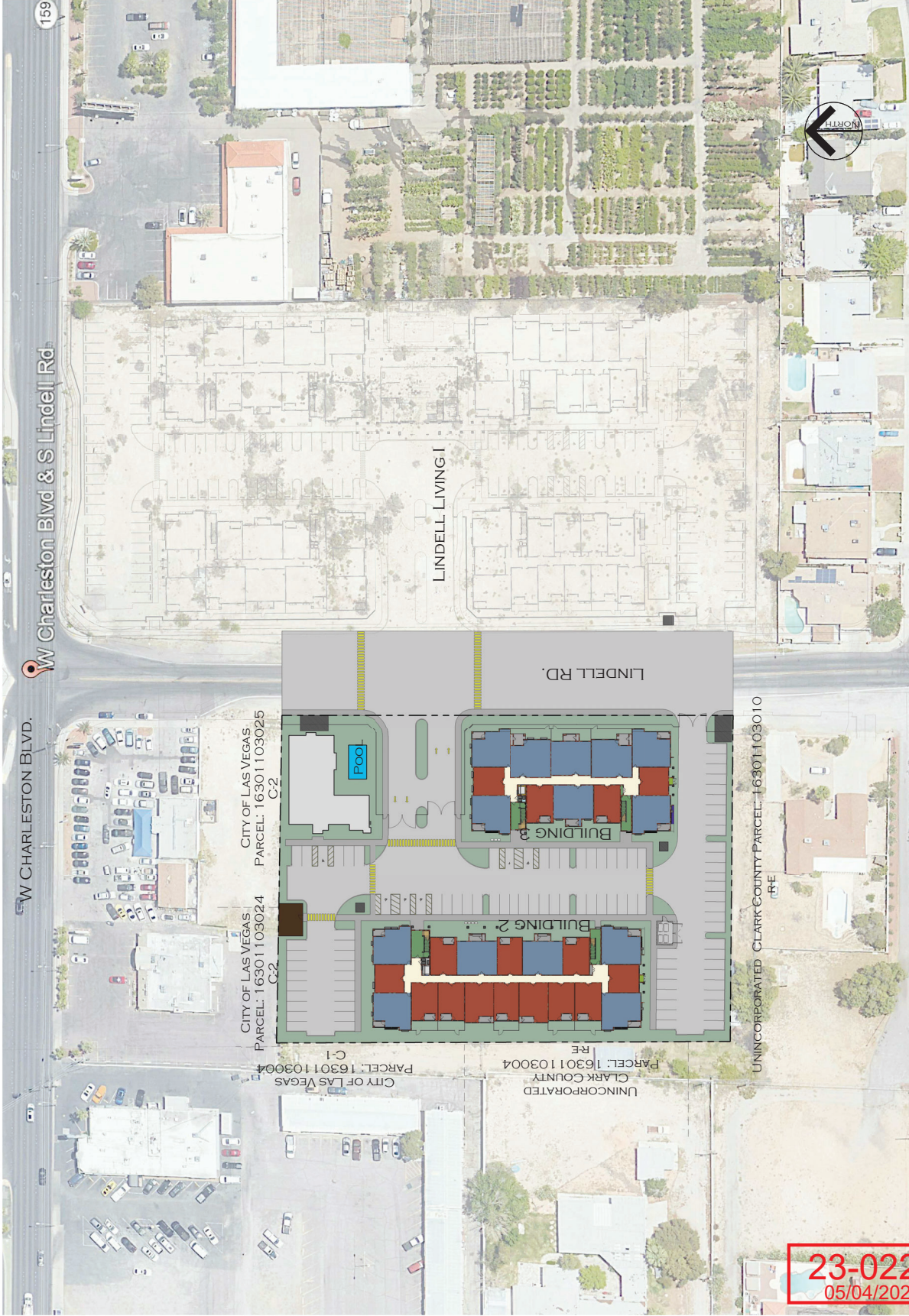
TYPICAL CARPORT

MAXIMUM 8 STALLS IN LENGTH



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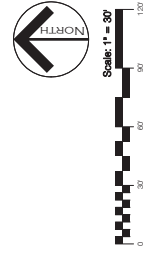
# AERIAL PLAN

LINDELL LIVING II  
1245 LINDELL RD  
LAS VEGAS, NV

23-0226  
05/04/2023



SITE COLOR CODE	
COLOR	USE
Yellow	RESIDENTIAL
Orange	MULTIFAMILY
Pink	COMMERCIAL
Light Green	LANDSCAPING
Grey	PAVEMENT
Purple	INDUSTRIAL
Blue	PUBLIC



## CITY SITE COLOR SITE PLAN

### LINDELL LIVING II

1245 LINDELL RD  
LAS VEGAS, NV

PROJECT NO 921009 05/10/2021

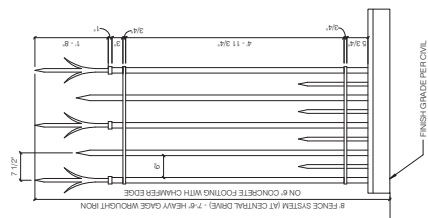
**Perlman**  
ARCHITECTS

**23-0226**  
05/04/2023

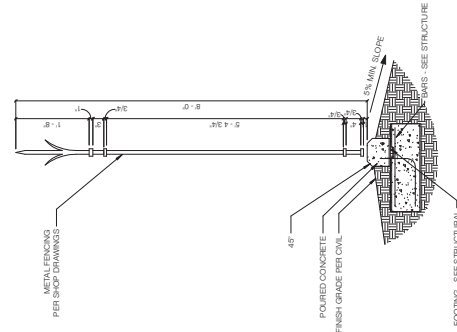
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TYPE 'B' ELEVATION AT ENTRANCE

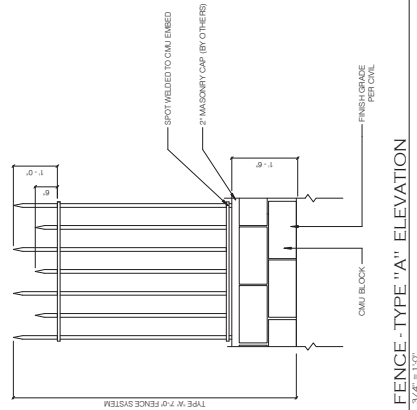


CURB & FENCE - TYPE "B" ELEVATIONS  
3/4" = 1'0"

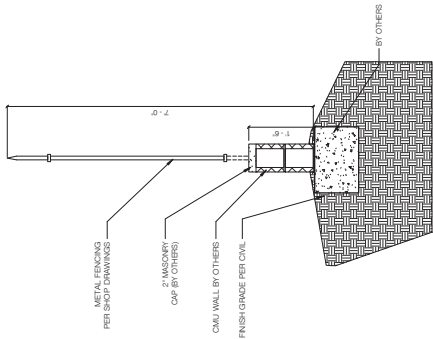


CURB & FENCE - TYPE "B" ELEVATIONS  
3/4" = 1'0"

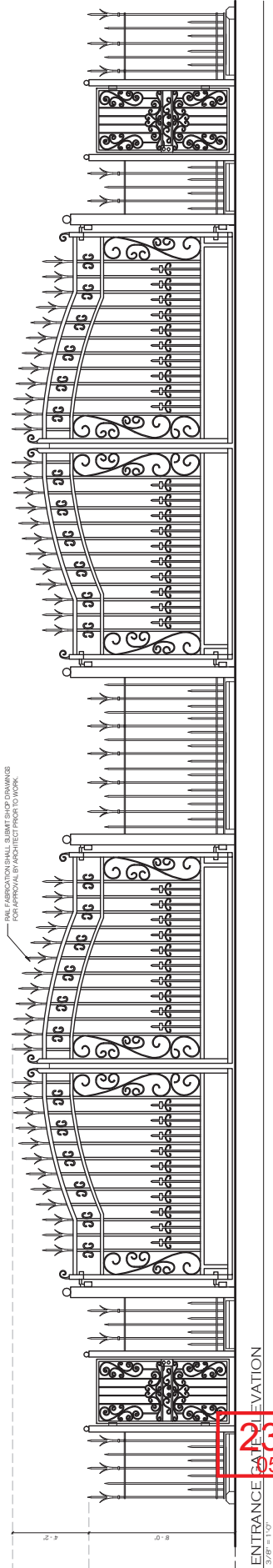
TYPE "A" TYPICAL ELEVATION



FENCE - TYPE "A" ELEVATION  
3/4" = 1'0"



RETAINING WALL & FENCE - TYPE "A"  
3/4" = 1'0"



ENTRANCE GATE ELEVATION  
3/4" = 1'0"

FENCE & GATE  
LINDELL LIVING II  
1245 LINDELL RD  
LAS VEGAS, NV



TRASH ENCLOSURE

LINDELL LIVING II

1245 LINDELL RD  
LAS VEGAS, NV





## LANDSCAPE PLAN

LINDELL LIVING II  
1245 LINDELL RD  
LAS VEGAS, NV

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PROJECT NO: 921009 05/10/21







## LANDSCAPE INFORMATION

## OPEN SPACE CALCULATION

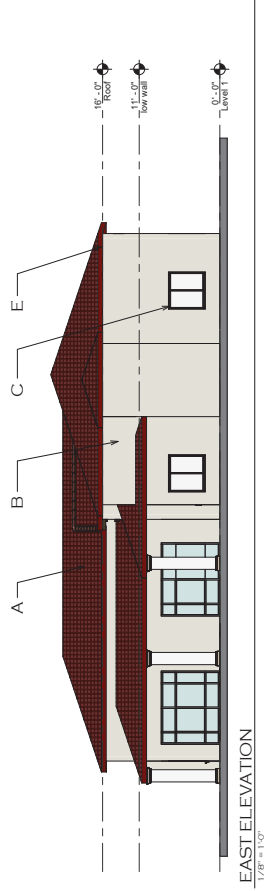
TOTAL PROVIDED -

35,117 SQFT

TREE / PLANT SCHEDULE				
SYM	QTY	SIZE	SPACING	COMMON NAME  BOTANICAL NAME
	34	24" BOX BAILED AND STUMPED	VARIABLE SET BACK IN REGULARS	RAWWOOD ASH  FRAXINUS VELUTINA NEWCAST
	53	24" BOX BAILED AND STUMPED	VARIABLE SET BACK IN REGULARS	WHITE THORN ACACIA  ACACIA CONstricta
	18	24" BOX BAILED AND STUMPED	VARIABLE SET BACK IN REGULARS	MONDIE PINE  PINUS ELAMICA
	3	HEIGHT VARIES	20' SET BACK IN REGULARS	MEXICAN PALM PALM  WASHINGTON ROBUSTA
	11	VARIABLES SAME SIZE VARIES 50 GAL. MIN	N/A	BIG SAGEBRUSH PINE PART DUTCHER  ARTEMISA TRIDENTATA CALANDRINA PROBYLLA CYTISUS SPACHIANUS
		N/A	N/A	DESERT LANDSCAPING COMBINATION OF FINER ROCKS AND GRAVEL
		N/A	N/A	CONCRETE SIDEWALK

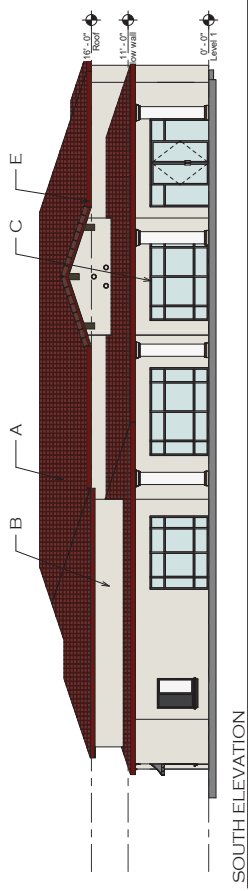
## LANDSCAPING NOTES:

- [illegible]



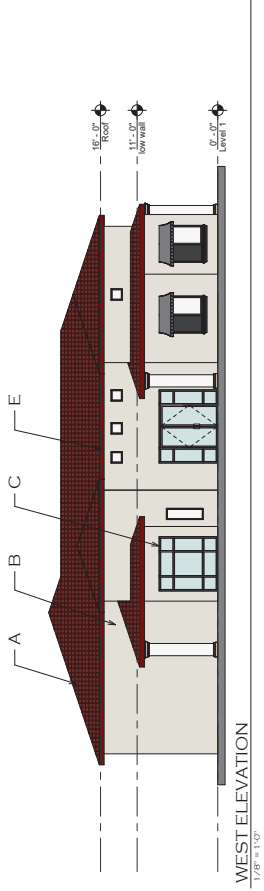
EAST ELEVATION

1/8" = 1'-0"



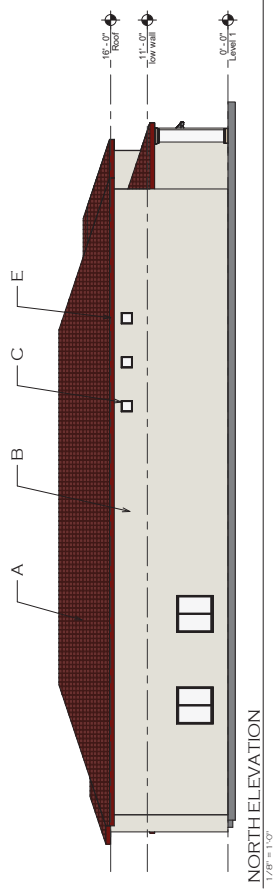
SOUTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

- A. 3608 KONA RED RANGE  
PROFILE CAPISTRANO  
MNF. ELDOGRADO STONE
- B. SHERWIN WILLIAMS  
SW 7008 ALABASTER  
STUCCO
- C. SHERWIN WILLIAMS  
SW 0216 JASPER
- D. SHERWIN WILLIAMS  
BLACKBERRY
- E. SHERWIN WILLIAMS  
DEEP CHERRY

23-0226  
05/04/2023

PROJECT NO 921009 05/10/2021

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## CLUBHOUSE ELEVATIONS

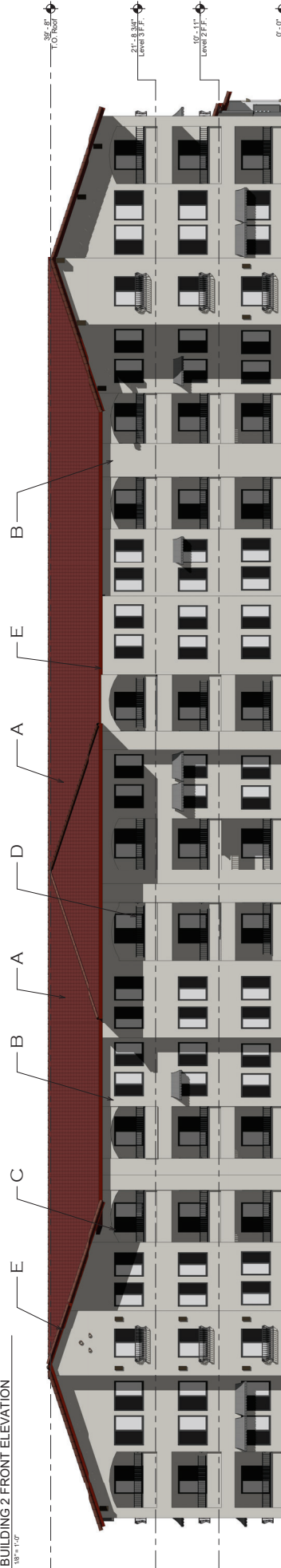
### LINDELL LIVING II

1245 LINDELL RD  
LAS VEGAS, NV





BUILDING 2 FRONT ELEVATION  
1/8" = 1'-0"



BUILDING 2 REAR ELEVATION  
1/8" = 1'-0"



BUILDING 2 SIDE ELEVATION 2  
1/8" = 1'-0"

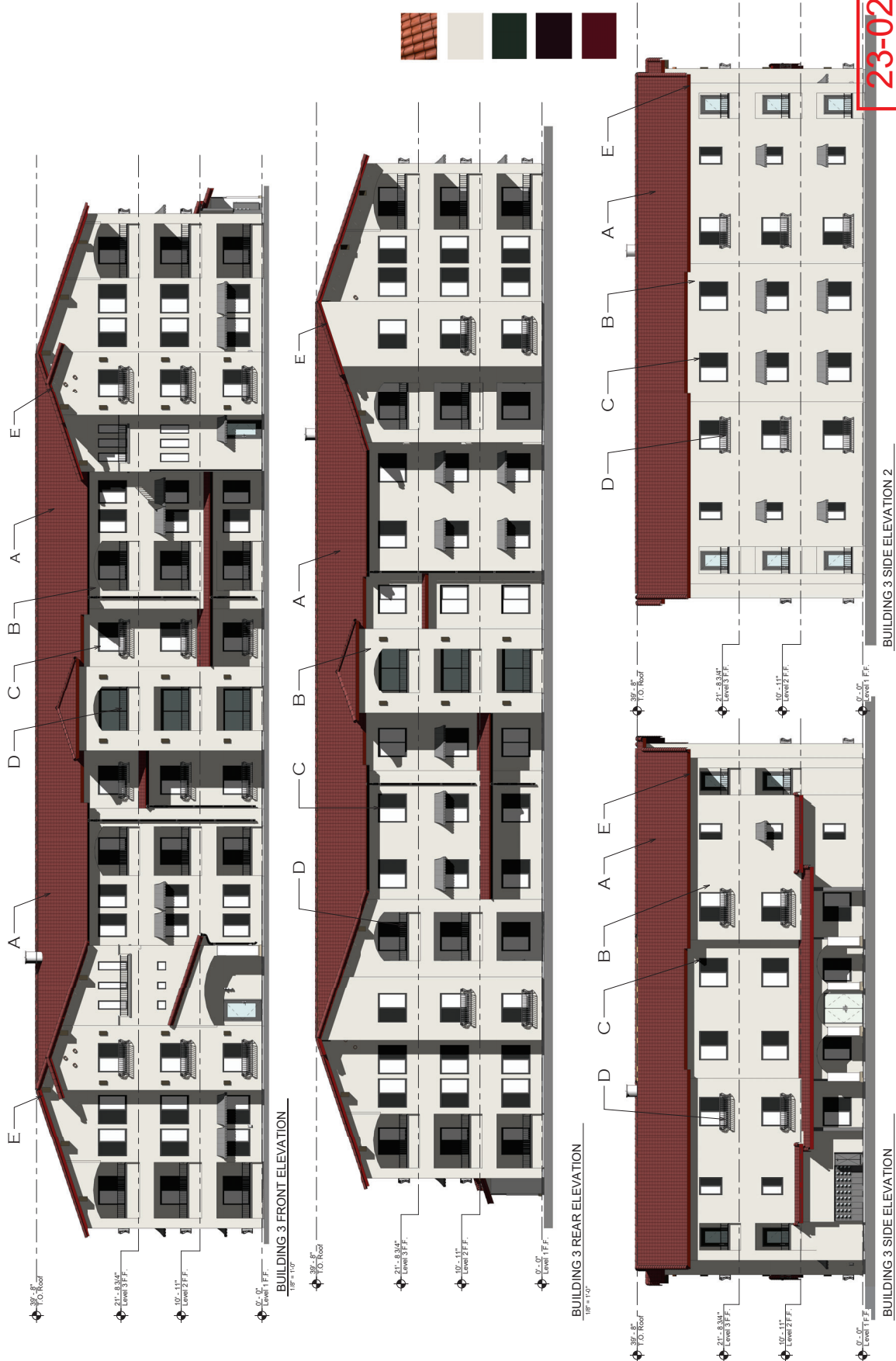
23-0226  
05/04/2023

- A. 3698 KONA RED RANGE  
PROFILE CAPSTRANO  
MNF. ELIZABETH STONE
- B. SHERWIN WILLIAMS  
SW 7008 ALABASTER  
STUCCO
- C. SHERWIN WILLIAMS  
SW 6216 JASPER
- D. SHERWIN WILLIAMS  
BLACKBERRY
- E. SHERWIN WILLIAMS  
DEEP CHERRY

## BUILDING 2 ELEVATION

### LINDELL LIVING II

1245 LINDELL RD  
LAS VEGAS, NV



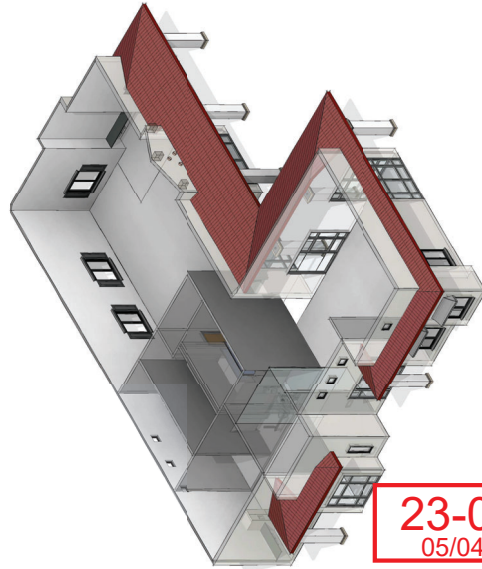
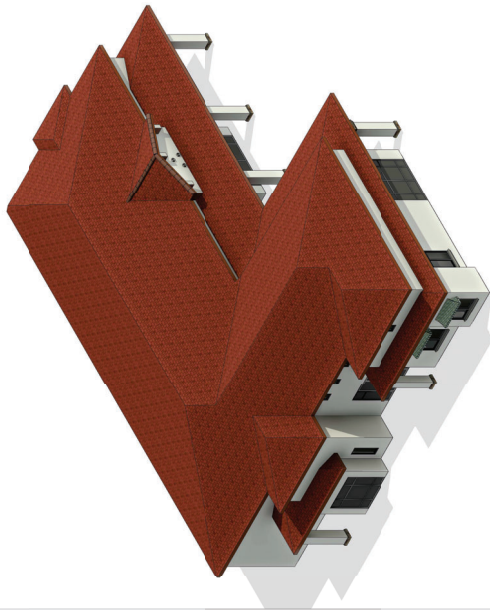
- A. 369B KONA RED RANGE  
PROFILE: CARPSTRANO  
MINI: ELDORADO STONE  
SLUG
- B. SHERWIN WILLIAMS  
SW 6218 ALABASTER  
SLUG
- C. SHERWIN WILLIAMS  
SW 6218 JASPER
- D. SHERWIN WILLIAMS  
BLACKBERRY
- E. SHERWIN WILLIAMS  
DEEP CHERRY

23-0226  
05/04/2023

BUILDING 3 - ELEVATION

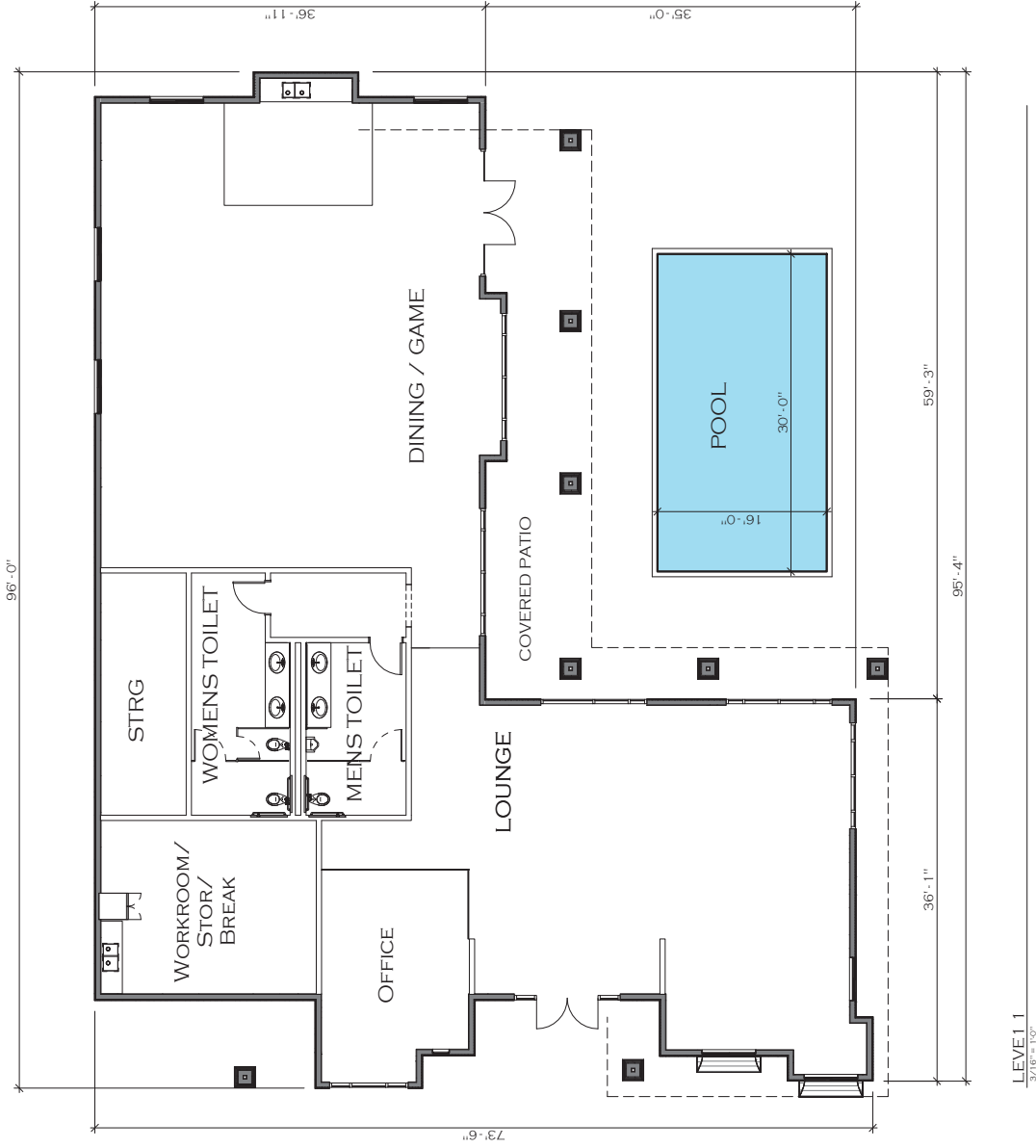
LINDELL LIVING II  
1245 LINDELL RD  
LAS VEGAS, NV





23-0226  
05/04/2023

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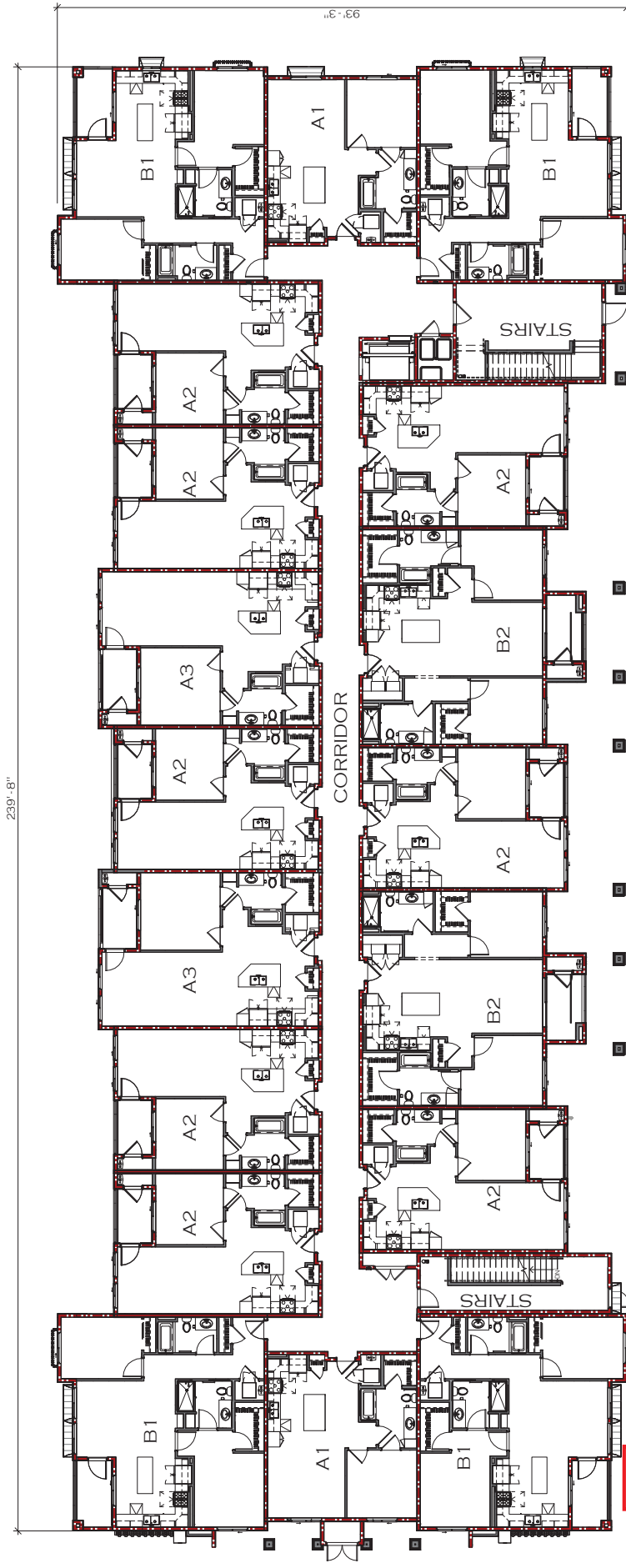
# CLUBHOUSE FLOOR PLAN

## LINDELL LIVING II

1245 LINDELL RD  
LAS VEGAS, NV

PROJECT NO 92 009 05/10/2021

Perlman  
ARCHITECTS



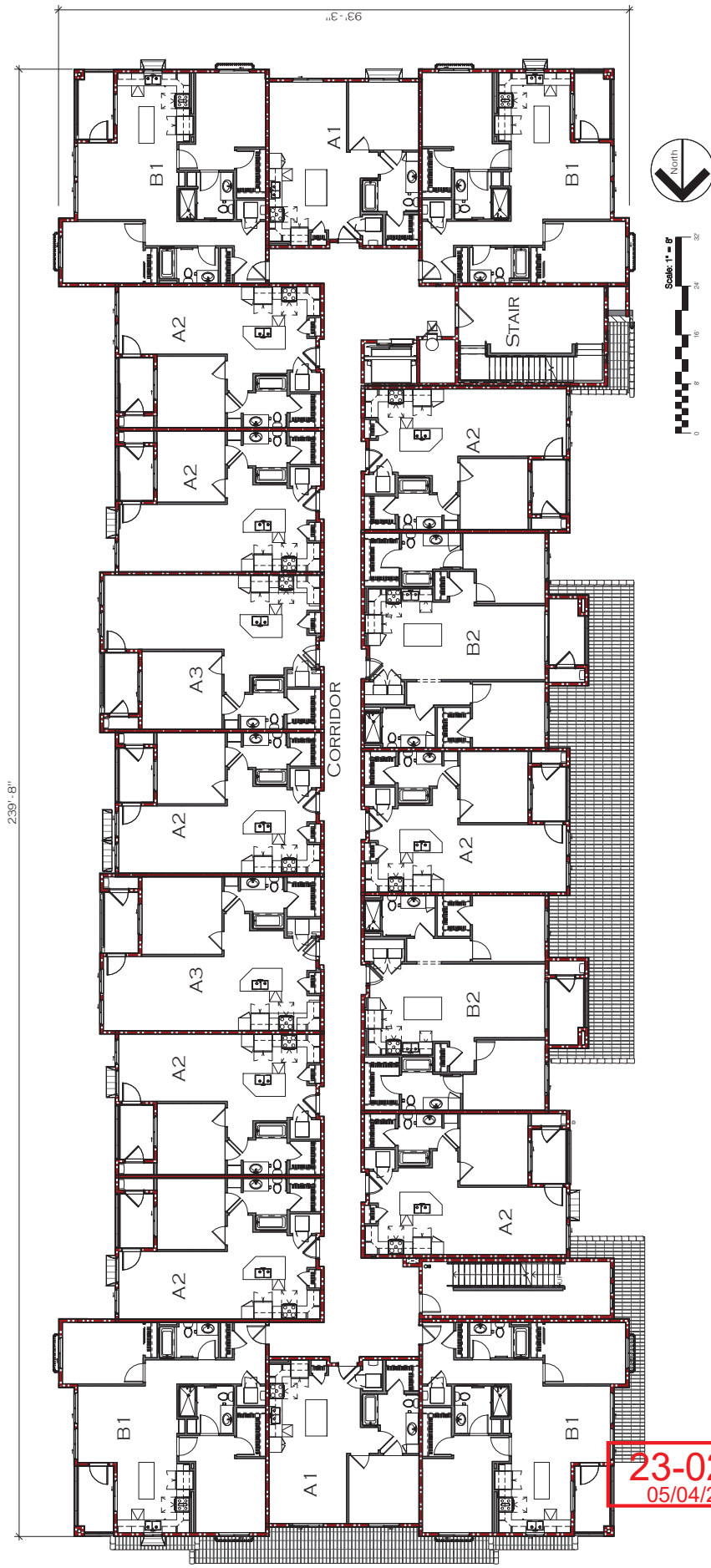
# LEVEL 1 - BUILDING 2

## LINDELL LIVING II

1245 LINDELL RD  
LAS VEGAS, NV

23-0226  
05/04/2023





## LEVELS 2 & 3 - BUILDING 2

### LINDELL LIVING II

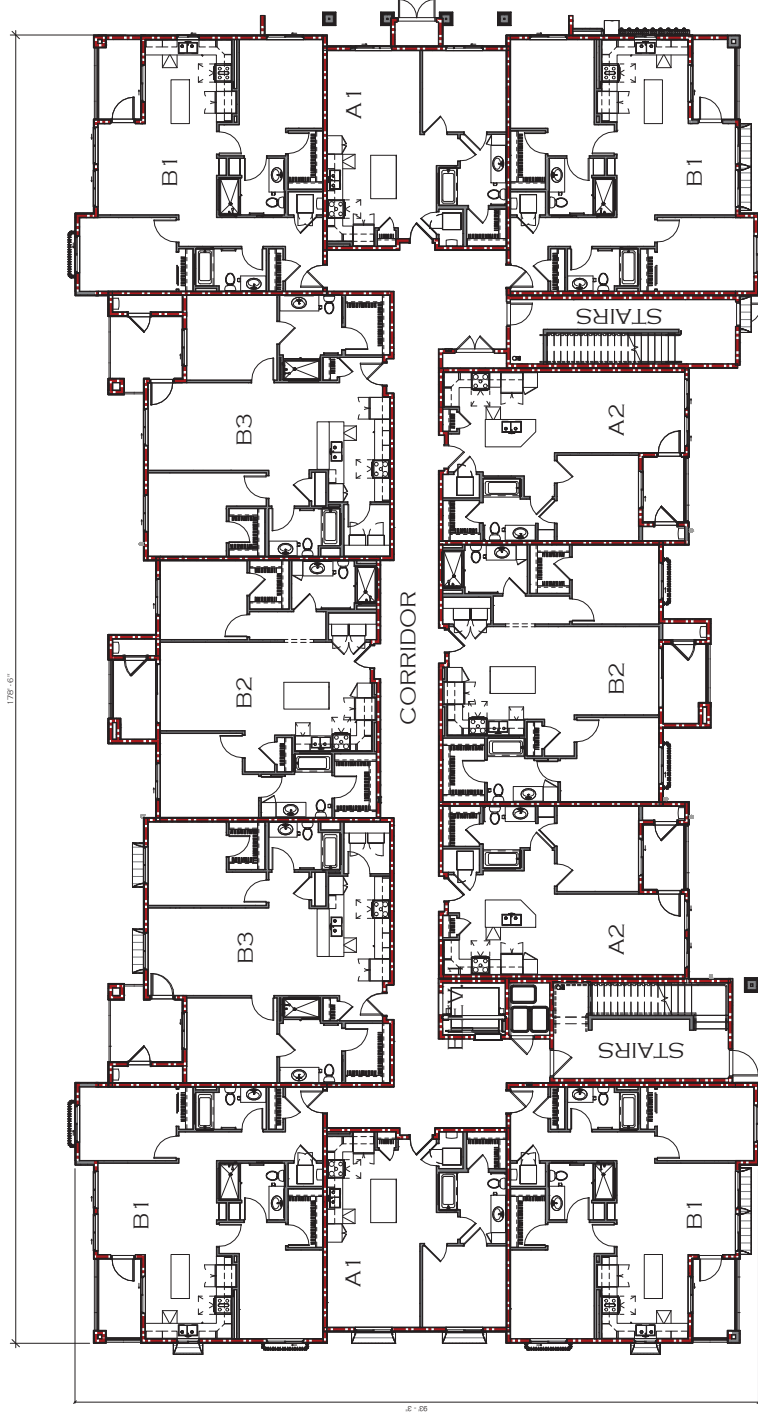
1245 LINDELL RD  
LAS VEGAS, NV

PROJECT NO 92 009 05/10/2021

**Perlman**  
ARCHITECTS

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**23-0226**  
05/04/2023



## LEVEL 1 - BUILDING 3

### LINDELL LIVING II

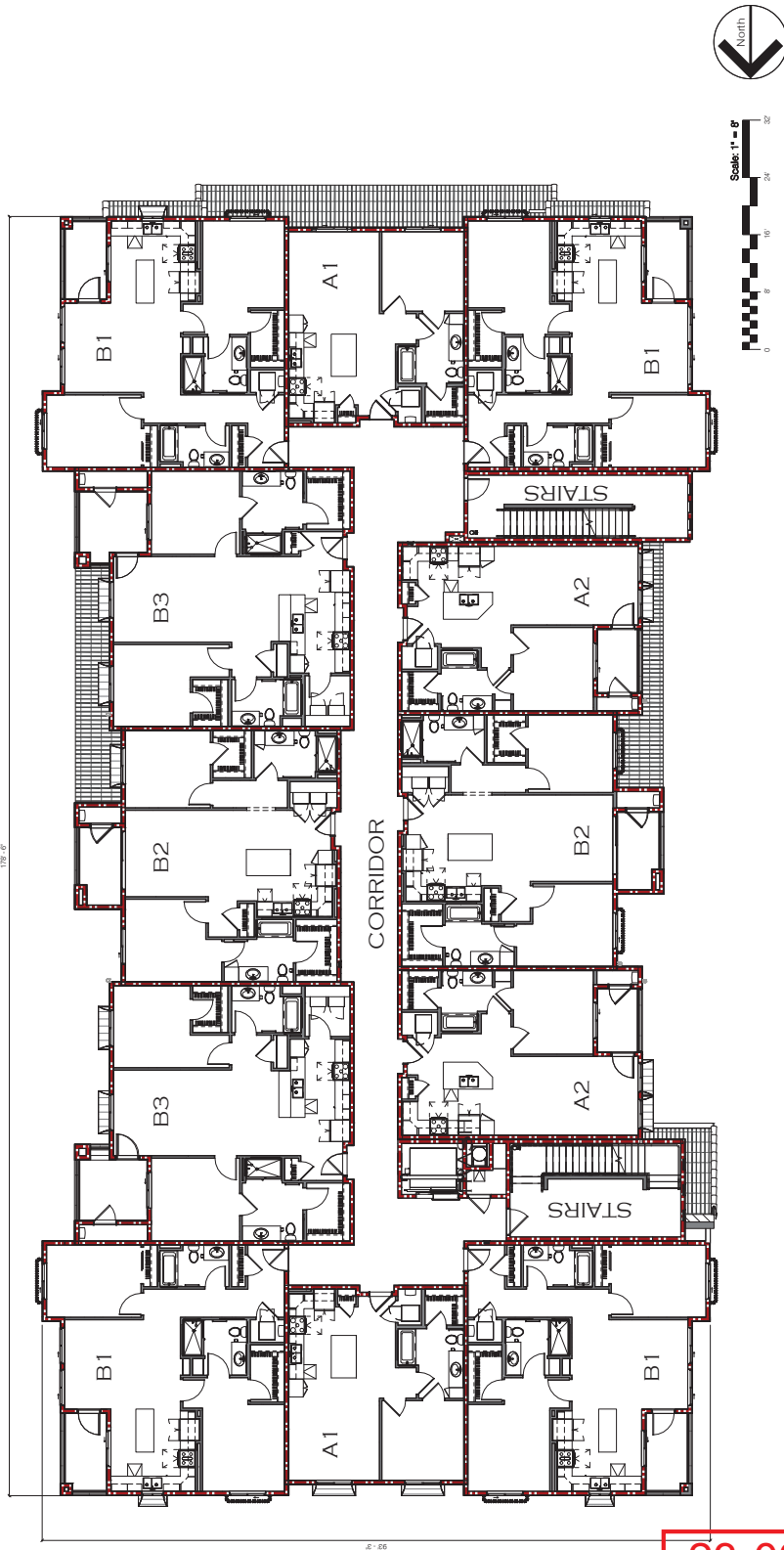
1245 LINDELL RD  
LAS VEGAS, NV

PROJECT NO 92.009 05/10/2021

**Perlman**  
ARCHITECTS

**23-0226**  
05/04/2023

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## LEVELS 2 & 3 - BUILDING 3

### LINDELL LIVING II

1245 LINDELL RD  
LAS VEGAS, NV

PROJECT NO 921009 05/10/2021

**Perlman**  
ARCHITECTS

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**23-0226**  
05/04/2023





**LAS VEGAS  
CITY COUNCIL**

CAROLYN G. GOODMAN  
Mayor

STAVROS S. ANTHONY  
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES  
City Manager

DEPARTMENT OF PLANNING

**SETH T. FLOYD**

DIRECTOR OF  
COMMUNITY DEVELOPMENT

**CITY HALL**

495 S. MAIN ST.  
3RD FLOOR  
LAS VEGAS, NV 89101  
702.229.6301 | VOICE  
702.464.2545 | FAX  
711 | TTY



cityoflasvegas  
lasvegasnevada.gov

August 19, 2021

Mr. Rodman Jordan  
Casino Center, LLC  
5451 Lockhaven Drive  
Buena Park, California 90621

**RE: 21-0197-GPA1, 21-0191-ZON1, 21-0197-VAR1, 21-0197-VAR2 AND  
21-0197-SDR1  
CITY COUNCIL MEETING OF AUGUST 18, 2021**

Dear Mr. Jordan:

The City Council at a regular meeting held on **August 18, 2021** voted to **APPROVE** the following Land Use Entitlement project requests on 2.70 acres at 1245 Lindell Road (APNs 163-01-103-027 and 028), Ward 1 (Knudsen).

- **21-0197-GPA1** - GENERAL PLAN AMENDMENT - FROM: SC (SERVICE COMMERCIAL) TO: TOC-1 (TRANSIT ORIENTED CORRIDOR) (APN 163-01-103-028)
- **21-0197-ZON1** - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-4 (HIGH DENSITY RESIDENTIAL) (APNs 163-01-103-027 and 028)
- **21-0197-VAR1** - VARIANCE - TO ALLOW AN EIGHT-FOOT TALL FRONT YARD FENCE WHERE FIVE FEET IS THE MAXIMUM ALLOWED AND TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED
- **21-0197-VAR2** - VARIANCE - TO ALLOW THREE ADDRESSES WHERE ONE IS ALLOWED FOR A SENIOR CITIZEN APARTMENTS DEVELOPMENT
- **21-0197-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY TALL, 90-UNIT SENIOR CITIZENS APARTMENTS DEVELOPMENT WITH A WAIVER OF THE PERIMETER LANDSCAPE DEVELOPMENT STANDARDS

**21-0197-GPA1 and 21-0197-ZON1 approval is subject to no conditions:**

**23-0226**  
05/03/2023

**21-0197-VAR1** approval is subject to the following conditions:

**Planning**

1. Approval of a General Plan Amendment (21-0197-GPA1) and Rezoning (21-0197-ZON1) and approval of and conformance to the Conditions of Approval for Variance (21-0197-VAR2) and Site Development Plan Review (21-0197-SDR1) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**21-0197-VAR2** approval is subject to the following conditions:

**Planning**

1. Approval of a General Plan Amendment (21-0197-GPA1) and Rezoning (21-0197-ZON1) and approval of and conformance to the Conditions of Approval for Variance (21-0197-VAR1) and Site Development Plan Review (21-0197-SDR1) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

23-0226  
05/03/2023

Mr. Rodman Jordan

Casino Center, LLC

21-0197-GPA1, 21-0191-ZON1, 21-0197-VAR1, 21-0197-VAR2 AND 21-0197-SDR1

Page Three

August 19, 2021

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**21-0197-SDR1** approval is subject to the following conditions:

**Planning**

1. Approval of a General Plan Amendment (21-0197-GPA1) and Rezoning (21-0197-ZON1) and approval of and conformance to the Conditions of Approval for Variance (21-0197-VAR1) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/27/21, except as amended by conditions herein.
4. A Waiver from Title 19.06.120 is hereby approved, to allow an eight-foot landscape buffer along a portion of the east property line where 10 feet is the minimum required.
5. A Waiver from Title 19.06.120 is hereby approved, to allow a zero-foot buffer along a portion of the north perimeter and a five-foot landscape buffer along a portion of the south perimeter where six feet is the minimum required.
6. An Exception from Title 19.06.040(D)(8) is hereby denied, to allow 60 24-inch box trees where 61 are required within the perimeter landscape buffers.
7. An Exception from Title 19.08.110(C) is hereby approved, to allow 11 interior parking lot islands with 24-inch box trees where 22 are required.
8. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.





9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
11. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.
12. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
15. Sign and record a deed restriction with language determined to be satisfactory by the City Attorney which restricts the use of the site is restricted to an age restricted community where at least one resident of each rental unit is 55 years or older.

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16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

17. Construct all half-street improvements meeting Current City Standards on Lindell Road adjacent to this site, including widened paving from the north edge of this site northward to Charleston Boulevard, and appropriate transition at the south edge of the site concurrent with the development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
18. Unless otherwise allowed by the City Engineer, connect to Public Sewer from existing Lindell Living I (L20-01061). Prior to receiving civil plan approval/permits, existing sewer from Lindell Living I must be accepted by the City of Las Vegas and the Public Sewer Easement per separate document must be recorded. Coordinate a private sewer easement (10-foot width minimum) in favor of Lindell Living II over private sewer connection running through Lindell Living I. Alternatively, extend Public Sewer to full frontage on Lindell Road from existing 15-inch sewer in Charleston Boulevard.
19. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
20. If the site is deed restricted and developed as senior apartments, then no Traffic Impact Analysis will be required. Otherwise, a Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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Mr. Rodman Jordan  
Casino Center, LLC  
21-0197-GPA1, 21-0191-ZON1, 21-0197-VAR1, 21-0197-VAR2 AND 21-0197-SDR1  
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21. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainage ways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

The Notice of Final Action was filed with the Las Vegas City Clerk on August 19, 2021.

Sincerely,



Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:clb

cc: Mr. Rodman Jordan  
Centura Development  
1210 Hinson Street  
Las Vegas, Nevada 89102

Mr. David Turner  
Baughman & Turner, Inc.  
1210 Hinson Street  
Las Vegas, Nevada 89102

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