



DEPARTMENT OF PLANNING

DEVELOPMENT IMPACT NOTICE AND ASSESSMENT (DINA) PROJECT OF REGIONAL SIGNIFICANCE (PRS)

Pursuant to Las Vegas Municipal Code (LVMC) Section 19.16.010(E) and Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that your project is subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established by the Southern Nevada Regional Policy Plan.

Applicant Information

The following Environmental Impact Assessment is being submitted for consideration for the proposed project known as THE TWO FIFTY (250.92 acres hereinafter Property), located at S. Rampart/W. Charleston/Hualapai/Alta.

This document is being prepared by:

Company Name: GCW, Inc.
Address: 1555 South Rainbow Boulevard
Las Vegas, Nevada
89146

Contact Person:

Name: Mark Fakler
Title: Director of Land Development
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E-mail: mfakler@gcwengineering.com

I certify that the statements made by me on this Environmental Impact Assessment represent my best professional judgment and are, to the best of my knowledge, true and complete and correct.

I understand that any misrepresentation or material omission of fact on this document may be considered as constituting grounds for an incomplete application and may uphold processing of the application until complete information is provided.

Signature: _____

A handwritten signature in black ink, appearing to read "Mark Fakler", written over a horizontal line.

Name: Mark Fakler

Title: Director of Land Development

Date: _____

A handwritten date "02/29/16" in black ink, written over a horizontal line.

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1 Project Description

Project Name: THE TWO FIFTY
 APN #: 138-32-202-001; 138-32-301-005; 138-32-301-006; 138-31-801-002;
 138-31-702-002
 Project location: S. Rampart/W. Charleston/Hualapai/Alta

General Plan Designation:

Current:	Park Rec Open Space	Proposed:	Desert Rural Density Residential & High Density Residential
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Zoning:

Current:	R-PD7 & PD	Proposed:	RE & R-4
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Project Details (complete all that apply):

Gross Site Acreage: 250.92
 Net Site Acreage: 250.92

i) Residential

Total # Units: 3020 Multi-Family/60 Single Family $3080/250.92 = 12.3\text{DU/AC}$
 Density: $3020/67.21 = 45$ avg du/ac and $60/183.7 = .33$ Dwelling Units / Acre
 Total Open Space: (due to size of lots, significant amount of open space to be determined as site plans are finalized) TBD SF

ii) Hospitality

Total # Rooms: 0 SF
 Total Gaming Area: 0 SF
 Total Other Area: 0 SF

iii) Commercial

Total Building Area: 0 SF
 Total Open Space and/or Plaza Areas: 0 SF
 Total Lot Coverage: 0 %

Briefly describe the project's surrounding land use and setting:

North: Peccole Professional Park C-1
 SAN Michelle North RPD-7
 Queensridge Owners Resort - Peccole 1982 Trust RPD-7
 Peccole West Lot 10 RPD-7
 Parcel 18-3 Phase 3 RPF-7
 Windsor @ Queensridge RPD-10

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East: Queensridge Towers LLC PD
LVVWD C-V
Queensridge Fairway Homes Phase 2 C-1

South: Peccole West RPD-7
Hualapai Commons C-1
Peccole Ranch Unit 2 R-3
Pecolle Ranch Unit 2 RPD-7 & C-1
Fort Apache Commons C-1

West: Star Canyon P-C
Summerlin Village 11/12 Canyon Vista P-C
Summerlin Village 12 The Arbors Parcel AA P-C
Summerlin Village 11 Business Park Parcel AA Lot 2 P-C

Project Narrative (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach exhibits if necessary):

The plan provides a sophisticated and luxury multi family living experience that consists of 3,020 units on approximately 67 acres of land strategically located within walking distance of a variety of dining, shopping, retail and commercial services. With the remaining 184 acres, the vision is grand scale estate lot project with an estimated maximum 60 single family home sites of minimum 1 acre in size. These estate lots will allow buyers the ability to create unique large scale homes with enhanced landscaping that is above and beyond what is typically seen. This project will be one of kind, not only in the valley, but in the entire country.

2 Transportation and Traffic

Insert a Table (attach additional sheets if necessary), indicating the number of vehicle trips that the proposal will generate, estimated by applying to the proposal the average trip rates for the peak days and hours established by the Institute of Transportation Engineers (or its successor).

Ingress and egress will be via Alta Drive and Rampart Boulevard and Hualapai Way. As depicted, the multi-family and single family estate lots are projected to generate 1,072 AM Peak Hour trips, and 1,208 PM Peak Hour trips.

3 Schools

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Based upon the student generation factors utilized by the Clark County School District (see exhibit 1) what is the estimated number of pupils for each elementary school, junior high or middle school, and high school that the project will cause to be enrolled in local schools?

At project build out with the proposed 3,020 Luxury Multi Family units and the 60 single family estate lots, the following is the estimated number of pupils expected to be added to the enrollment of each of the following:

Elementary School: Jacobson Elementary School
Distance from Site: 1.0 Miles
Number of Pupils: 443

Junior High/
Middle School: Johnson Middle School
Distance from Site: 1.6 Miles
Number of Pupils: 187

High School: Palo Verde High School
Distance from Site: 2.7 Miles
Number of Pupils: 211

Notwithstanding, practical experience and actual as-built development statistics show (as supported by the Urban Land Institute report on multi-family development) that the greatest impact on schools' population comes from higher density single family residential development—not from large estate home development nor from luxury multi-family development, since neither one of the foregoing typically involve large family occupancies. Consequently, the development of the Property is not contemplated to have a substantial impact on schools. Furthermore, as stated in the November 2010 Brookings Institute Report, "The Next Real Estate Boom", "85% of the new households formed between now (2010) and 2025 will be single individuals or couples with no children at home". That being said, after the approval of this Major Modification and during the course of the implementation of the 2016 Master Plan, the Applicants will continue to work with the School District to explore ways that the Applicants may of be assistance in mitigating any actual impacts that the additional residences on the Property may actually have on nearby schools.

In the Economic & Fiscal Benefits Study dated February 2016 and prepared by RCG Economics, there are very real and very significant fiscal impact benefits that are realized from development under the 2016 Master Plan: and the Clark County School District is a significant beneficiary of those benefits. The estimated "One-time /Non-Recurring Tax Revenue" to be received by the School District is \$30,915,000 with an estimated "Annual Recurring Tax Revenue" of \$4,208,000.

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4 Emergency Services

Provide the distance from the site of the proposal to the nearest facilities from which firefighting, police and emergency services will be provided, including without limitation, facilities of a local government that are planned but not yet constructed, and facilities that have been included in a local government's plan for capital improvements prepared pursuant to NRS 278.0226.

Fire

Name of Facility: City of Las Vegas Fire Station No. 2 (Existing)
Distance from Site: 1.08 miles

Police

Name of Facility: Metro, Northwest Area Command (Existing)
Distance from Site: 5.6 miles

Emergency Services

Name of Facility: Summerlin Hospital (Existing)
Distance from Site: 2.9 miles

Additional services: Fire Station No. 44 (2.4 miles), Metro Southwest Area Command (6.4 miles) and Mountain View Hospital (5.4 miles)

5 Housing, Mass Transit, Open Space and Recreation

Provide a brief statement setting forth the anticipated effects of the proposal on housing, mass transit, open space and recreation.

This residential community will be provided with an opportunity to live in close proximity to employment, retail services and restaurants offered at Boca Park, Tivoli, Suncoast and other nearby neighborhood commercial centers.

The mass transit loading point would be at Alta/Durango (Intersection 207) and Suncoast Hotel and Casino (WAX) on Line 207. The distance from the site is 0.5 miles to Route 207 and 1,100 feet to WAX. The residential development will contribute to an increase of usage on the mass transit system, but it should be consistent with normal growth patterns.

Transportation leaders have been discussing the planning for light rail on Charleston Boulevard from downtown Las Vegas to Downtown Summerlin. Such major infrastructure elements require nodes of residential density, exactly as is being provided with the repurposing of the easterly approximately 70 acres of the Property.

Open Space and Recreation

There is a neighborhood park, Angel Park, at Durango/Westcliff which is 0.4 miles from the site. A community park, Rainbow Family Park, is located at 7137 W. Oakey Boulevard which is 3

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miles from the project site. A regional park, Durango Hills, is located at Gowan and Durango and is 4.1 miles from the site.

183.7 acres of the Property will be large Estate Lots with a maximum of 60 home sites with approximately 120 acres of enhanced landscaped open space. These Estate Lots range in size from a minimum of one acre to over 5 acres. The smallest lots for these 183.7 acres, with only a couple of exceptions, are larger than the largest lots existing in Queensridge. These Estate Lots are one of a kind, representing a rare concentration of extremely large estate lots with quality design, construction and landscape guidelines in one Association, producing an unparalleled, luxury residential development, the likes of which is unparalleled. The size of the lots dictate a significant amount of open space. The estates area and the multi family components will be providing recreation and amenities commensurate with their density. Surrounding recreational uses may provide alternative activities for residents.

67.21 acres represent the area to be developed with luxury multi-family homes. As with the 183.7 acre single family development, this 67.21 acre multi-family development, in addition to having a variety of luxury multi-family offerings, will be provided with enhanced landscaping which will consist of large areas of both grass and/or artificial turf, with an abundance of trees planted throughout the site. Substantial open space, park areas, fitness rooms, pools, recreation areas and walking paths will also be provided to varying degrees throughout the 67.21 acres. There will be special emphasis on providing both enhanced landscape buffers and increased setbacks adjacent to any presently existing single and multi-family residences.

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EXHIBIT 1

Clark County School District

Valley-wide Student Yields

Grade	Student Yield	
	Single-Family	Multi-Family
PK	0.008	0.008
K-5	0.195	0.135
6-8	0.102	0.056
9-12	0.135	0.062
13	0.001	0.001

Single-Family units include mobile homes and townhouse.

Multi-Family units include a combination of apartments, multiplexes, and condominiums.

P & 13: Pre-school and Sunset School.

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