

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Duane McNelly, Principal Planner, Land Development & Community Services
From: Jimmy Love, Major Projects Coordinator, Department of Public Works
Subject: ZN-05-2024 **Old Rose Garden**
Date: March 12, 2024

In addition to the requirement to comply with the *City of North Las Vegas Municipal Code - Titles 15 and 16*, *NRS 278* and accepted *Clark County Area Uniform Standard Drawings*, the Department of Public Works recommends the following conditions of approval:

1. All known geologic hazards shall be shown on any preliminary development plans and civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans.
2. The existing 4' wide sidewalk along the perimeter streets is required to be replaced with 5' wide sidewalk to meet the current standards.
3. The applicant is required to bring the site into compliance with ADA requirements. i.e., sidewalk ramps, etc....
4. The existing street lights, along Yale and Tonopah, shall be relocated to the standard location for a 5' wide sidewalk, and street light power placed underground.
5. Approval of a drainage study is required prior to submittal of the civil improvement plans.
6. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope.
7. The size and number of driveways and their locations are subject to review and approval by the City Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040 and *Clark County Area Uniform Standard Drawing* number 222.1, including throat depths. Conformance may require modifications to the site plan.
8. The project shall take access from Yale Street and Tonopah Street and remove the existing commercial driveway on N 5th Street/Main Street and replace with vertical curb and gutter.
9. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222.1, including throat depths, and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
10. Appropriate mapping is required to combine the parcels. All mapping shall be in compliance with *NRS Chapter 278* and the *City of North Las Vegas Municipal Code* and associated Master Plans in effect at the time of subdivision and/or parcel map approval.
11. The applicant is responsible for acquiring any easements needed to construct the project.

12. The property owner is required to grant a roadway easement for commercial driveway(s).
13. The property owner is required to grant a sidewalk easement for sidewalk on private property when that sidewalk is providing public access adjacent to the right-of-way.
14. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.
15. All off-site improvements must be completed prior to final inspection of the first building.

Utilities – For information only:

- This project shall comply with the General Provisions and Conditions of the *City of North Las Vegas Water Service Rules and Regulations* and the *Design and Construction Standards for Wastewater Collection Systems*.
- Submittal of a Hydraulic Analysis per the *Uniform Design and Construction Standards (UDACS) for Potable Water Systems* is required and will be subject to the review and approval of the Utilities Department.

For more information regarding the land development process and other associated requirements in the City of North Las Vegas, please visit the City's website and find the **Land Development Guide**: <http://www.cityofnorthlasvegas.com/Departments/PublicWorks/PublicWorks.shtm>.

Jimmy Love 
Digitally signed by Jimmy Love
DN: C=US,
E=jlove@cityofnorthlasvegas.com, O=City
of North Las Vegas, OU=Development &
Flood Control, CN=Jimmy Love
Reason: I am the author of this document
Date: 2024.03.12 15:51:53-07'00'

Jimmy Love, Major Projects Coordinator
Department of Public Works

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

April 2, 2024

VIA EMAIL

NORTH LAS VEGAS
COMPREHENSIVE PLANNING DEPARTMENT
2250 Las Vegas Blvd. North
North Las Vegas, Nevada 89106

**Re: *REVISED Justification Letter – Zone Change to PUD/PID for a
Multi-Family Housing Development
APNs: 139-22-810-041 & 042 (SEC of Tonopah Avenue/Yale Street)***

To Whom It May Concern:

Please be advised our firm represents the Applicant. The Applicant is proposing to develop a multi-family housing development on property located at the southeast corner of Yale Street and Tonopah Avenue, more particularly described as APNs: 139-22-810-041 & 042 (collectively the "Site"). The Site is approximately 5.01 acres. The Southern Nevada Regional Housing Authority owns the Site.

The Site is currently zoned R-A/R-2. The Applicant is requesting a zone change to PUD/PID to develop a 192 unit multi-family affordable housing development. The proposed development will consist of one four-story building at a height of 56 feet. The building will be located essentially in the center of the Site with parking fields around the building. The building will wrap around a central courtyard on three sides. Access to the Site is from Yale Street with main entrance and drop off area located directly east. There is also an exit only driveway onto Tonopah Avenue. Visitor parking will located to the north and south of the entryway. The community will be gated with the vehicular gates located directly north and south of the visitor parking fields, respectively. There will be a total of 192 units comprised of the following bedroom mix: 180 one-bedroom units and 12 two bedroom units.

The Site is providing a total of 38,400 square feet of open space including a 24,260 square foot courtyard area and 8,385 square feet of indoor amenities. Indoor amenities include a lounge and multi-purpose area, salon, arts and crafts area, computer room, fitness center, library, and laundry lounges. The amenities throughout the Site are designed to encourage residents to socialize.

In addition to the open space, the Applicant is providing a patio for every unit on the first level and a balcony for every unit on the second level. The patio square footage is 63 square feet where 80 square feet is required; however, the balconies are 63 square feet where only 40 square feet is required. As a result, the Site is providing 12,096 square feet of patio and balcony areas (2,772 square feet of patio area (44 first level patios x 63 SF) plus 9,324 square feet of balcony area (148 second level balconies x 63 SF)). The total required square footage for patios and balconies is only 9,440 square feet (3,520 square feet of patio area (44 first level patios x 80 SF) plus 5,920 square feet of balcony area (148 second level balconies x 80 SF)). Therefore, Site is providing approximately 22% more square footage for patios and balconies than is required.

The Site is providing 257 parking spaces where 257 parking spaces are required in the R-A area. The Site is near mass transit. In addition, the Site is intended to be used as an affordable option for residents. Therefore, some residents will not own a vehicle.

A zone change to PUD/PID with a proposed density of 40.25 units/acre is appropriate. There are existing multi-family developments in the area. In particular, immediately on the west side of Yale Street is 2.75 acres of property also owned by the Southern Nevada Regional Housing Authority. On November 9, 2016, the North Las Vegas Planning Commission approved ZN-16-16 that rezoned the property PUD/PID for a multi-family housing development with a density of approximately 36 units/acre with a building height 47 feet. In addition to the compatible uses surrounded by the Site, the Site is part of the Downtown Business District (the "District"). The District allows residential development and densities greater than 25 units/acre. The Site is an infill development along the N 5th Street corridor. Therefore, a zone change to PUD/PID is appropriate.

We thank you in advance for your time and consideration. Should you have any further questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/jmd



LYING WITHIN A PORTION OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 61 EAST,
M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA



| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N00°12'47"E | 25.00' |
| L2 | S25°30'49"E | 25.34' |
| L3 | S17°56'14"E | 67.71' |
| L4 | N28°08'48"E | 93.69' |

| LINE | BEARING |
|------|-------------|
| R1 | N77.39°57'E |

IRRIGATION CONTROL VALVE

| | |
|---|--------------|
|  | PALM TREE |
|  | FIRE HYDRANT |

| | |
|---|-----------|
| ● | MAIN HOLE |
| ⊙ | THREE |

| Utility/insurance | Sign |
|-------------------|------|
| $7.4 - q^H$ | Sign |

☐ 9 **PEDESTRIAN SIGN**


PAINTED STREET ARROWS

STREETLIGHT
UTILITY POLE

STREETLIGHT WITH SIGNAL

UTILITY POLE
AREA LIGHT

ROLLARD
CATCH BASIN



TEMPORARY CONSTRUCTION
EASEMENT

| | |
|---|--------------------|
| T | TELEPHONE EASEMENT |
| U | UTILITY EASEMENT |

AND DESCRIBE U
POWER EASEMENT
P

| | X | (X) |
|-----------------------------------|---|-----|
| NOT FOUND | | |
| FOUND MONUMENTATION AND DOCUMENTS | | |

Public Street Dedicated
CR-20100426-04494

| | |
|-----|------------------------|
| R1 | RADIAL LINE SEGMENT |
| E14 | TITLE REPORT EXCEPTION |

C1 CURVE LABEL SEGMENT

| APN | ASSESSOR'S PARCEL NUMBER |
|-----|--------------------------|
| 61 | LINE LABEL SEQUENT |

OR: RETAINING WALL OFFICIAL RECORDS

2403

~~~~~

TREE LINE


MAJOR CONTOUR (5' INTERVALS)

EDGE OF TRAIL

EDGE OF ROCKS

CHAIN LINK FENCE LINE

EDGE OF CONCRETE  
EXTENDING 1" ABOVE

|                                                                                       |                   |
|---------------------------------------------------------------------------------------|-------------------|
|  | BUILDING          |
|  | BUILDING OVERHANG |

ADJOINING LOT LINE

EDGE OF ASPHALT

**STREET CENTERLINE**

SECTION LINE

SIXTEENTH SECTION LINE

LOT LINE  
EASEMENT LINE

**LEGEND**

SUBJECT PROPERTY BOUNDARY


2525

0 SOUTH, RANGE 61 EAST,

---

**WESTWOOD PROFESSIONAL SERVICES, INC.**  
**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY**  
**BOUNDARY / TOPOGRAPHIC SURVEY ANALYSIS**  
**ALTA/NSPS LAND TITLE SURVEY**

| REV: | DATE: | DESCRIPTION |
|------|-------|-------------|
|------|-------|-------------|



WALLACE MORRIS KLINE  
SURVEYING, LLC.  
LAND SURVEY CONSULTING  
6525 W. WARM SPRINGS ROAD, #100  
LAS VEGAS, NEVADA 89118  
PH. 702.212.3967 FAX. 702.204.1572

|                                       | 1ST FLOOR | 2ND FLOOR | 3RD FLOOR   | 4TH FLOOR |
|---------------------------------------|-----------|-----------|-------------|-----------|
| WARTER                                | QTY AREA  | QTY AREA  | QTY AREA    | QTY AREA  |
| 1.000000                              | 32        | 32        | 32          | 32        |
| 1.000000                              | 11        | 12        | 12          | 12        |
| 1.000000                              | 4         | 4         | 4           | 4         |
| TOTAL                                 | 44        | 48        | 52          | 48        |
| TOTAL BALCONIES PROVIDED (1 PER UNIT) |           |           | 192         |           |
| TOTAL BALCONY AREA PROVIDED:          |           |           | 12,298 S.F. |           |
| AVERAGE BALCONY AREA PROVIDED:        |           |           | 63.9 S.F.   |           |

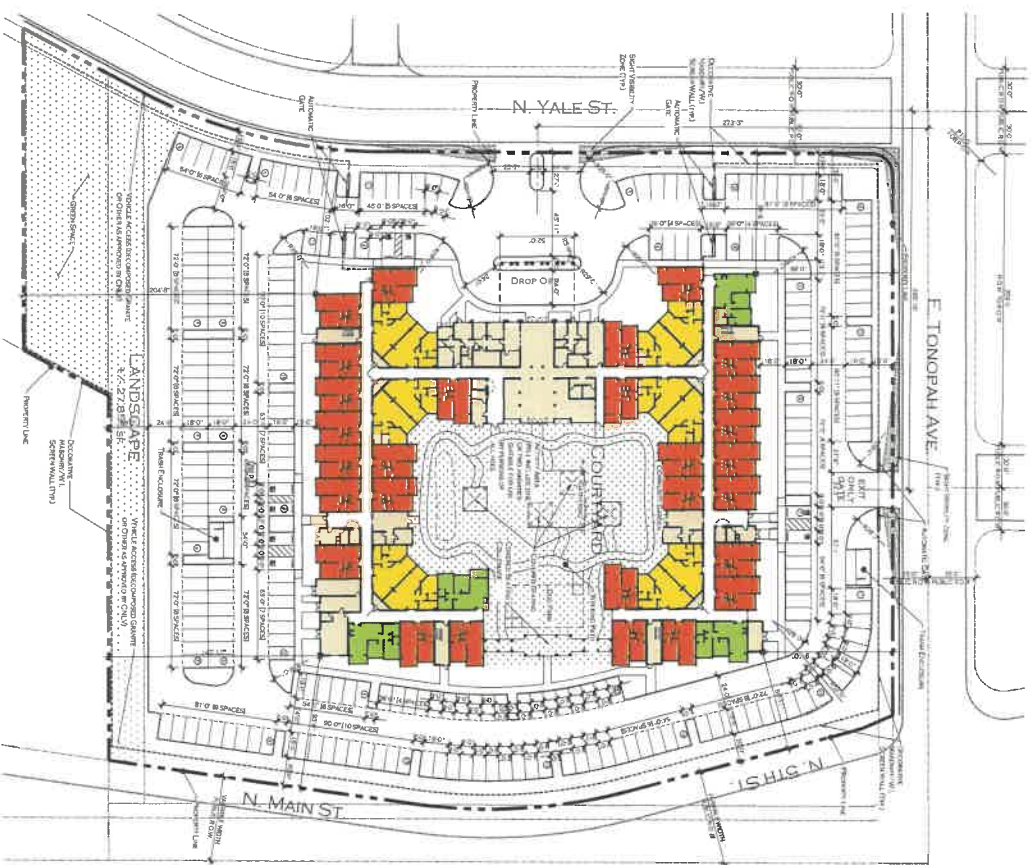
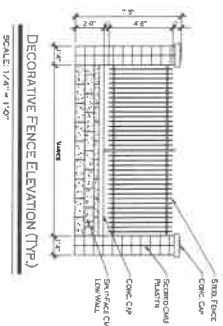
|                                        |     |               |                            |            |
|----------------------------------------|-----|---------------|----------------------------|------------|
| GROUND FLOOR UNITS                     | 44  | AREA REQUIRED | 80.57' TOTAL AREA REQUIRED | 3,560 S.F. |
| UPPER FLOOR UNITS                      | 148 | AREA REQUIRED | 40.5' TOTAL AREA REQUIRED  | 5,950 S.F. |
| TOTAL BALCONIES REQUIRED (1 PER UNIT): |     |               |                            | 192        |
| TOTAL BALCONY AREA REQUIRED:           |     |               |                            | 9,440 S.F. |
| AVERAGE BALCONY AREA REQUIRED:         |     |               |                            | 49 S.F.    |

PER TABLE 17.24.020.2 200 S.F. OF OPEN SPACE IS REQUIRED PER DWELLING UNIT FOR A TOTAL OF 38,400 S.F.

|                            |             |
|----------------------------|-------------|
| RECREATIONAL COURTYARD     | 24,200 S.F. |
| DECK/PAVE LANDSCAPED       | 27,895 S.F. |
| INDOOR RECREATIONAL SPACES |             |
| LOBBY LOUNGE A             | 2,541 S.F.  |
| MULTIPURPOSE               |             |
| SALON & LOUNGE             | 981 S.F.    |
| ARTS & CRAFTS A            | 997 S.F.    |
| COMPUTER ROOM              |             |
| FITNESS CENTER             |             |
| LIBRARY                    | 730 S.F.    |
| LAUNDRY LOUNGES            | 984 S.F.    |
|                            | 2,702 S.F.  |
| TOTAL INDOOR               |             |
| RECREATIONAL SPACES        | 8,395 S.F.  |
| TOTAL OPEN SPACE PROVIDED  | 60,501 S.F. |

|                           |           |
|---------------------------|-----------|
| CONCRETE WALLS            | 8,980 SF  |
| TOTAL OPEN SPACE PROVIDED | 60,501 SF |

IT SHOULD BE NOTED, IN ADDITION TO THE RECREATIONAL OPEN SPACE PROVIDED AND NUMEROUS AREAS FOR COMMUNITY GATHERING, THE FACILITY IS ALSO BEING PROVIDED A SOCIAL CASE WORKER'S OFFICE AND A SMALL DOCTOR'S OFFICE FOR THE CONVENIENCE OF THE RESIDENTS. ADDITIONALLY, THE SETBACK ON THE EAST SIDE OF THE PROPERTY (ALONG N. 5TH STREET/N. MAIN ST) WILL BE TREATED WITH ENHANCED LANDSCAPING.



## SITE INFORMATION

ZONING:  
CURRENT: RA/R2 PROPOSED: PUD/PID  
PROPOSED: RESIDENTIAL - INDEPENDENT SENIOR LIVING  
APN:

**PROPOSED PARCEL:** (APPROXIMATE, TO BE VERIFIED)  
(E) PARCEL NO. (1) 139-22810041 3.86 ACRES  
(E) PARCEL NO. (2) 139-22810042 1.95 ACRES

GROSS AREA 253,083 NSF 5.81 ACRES  
DENSITY: 192 / 5.81 = 33.05 U/GA

| UNIT MIX     |         |
|--------------|---------|
| UNIT TYPE    | # UNITS |
| 1 BED 1 BATH | 180     |
| 2 BED 2 BATH | 12      |
| TOTAL UNITS  | 192     |

### PARKING REQUIREMENTS

| BASIC PARKING REQUIRED: |            | RA ZONE |            |
|-------------------------|------------|---------|------------|
| 1 BED                   | 180' 1.50= | 270     | 0.75= 203  |
| 2 BED                   | 12' 2.00=  | 24      | 0.75= 18   |
| GUEST                   | 192 0.25=  | 48      | 0.75= 36   |
| TOTAL REQUIRED:         |            | 342     | <u>257</u> |

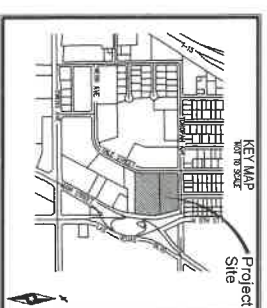
|                 |     |
|-----------------|-----|
| TOTAL PROVIDED: | 257 |
|-----------------|-----|

## H/C PARKING REQUIREMENTS

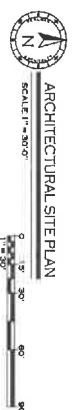
H/C PARKING REQUIRED: 257 P.S. 7  
H/C PARKING PROVIDED: 8

H/C PARKING PROVIDED:

| Parcel #   | 2 Bedroom | 1 Bedroom | Total |
|------------|-----------|-----------|-------|
| Type A     | 1         | 3         | 192   |
| Type B     | 11        | 177       | 192   |
| Building 1 | 12        | 180       | 192   |
| % Unit Mix | 6%        | 94%       | 100%  |



## ARCHITECTURAL SITE PLAN



PROJECT NO.: 923066.1 DECEMBER 11TH, 2023

OLD ROSE GARDEN  
NORTH LAS VEGAS, NEVADA

NORTH LAS VEGAS, NEVADA

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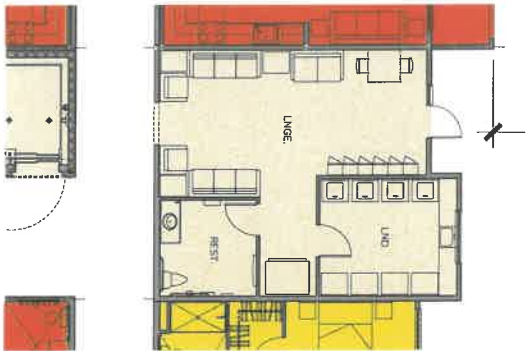




PROJECT NO.: 923066.1 DECEMBER 11TH, 2023

OLD ROSE GARDEN  
NORTH LAS VEGAS, NEVADA

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**MCCORMACK**  
**BARON**  
**SALAZAR**

# OLD ROSE GARDEN

NORTH LAS VEGAS, NEVADA

ENLARGED  
 FIRST FLOOR PLANS  
 SCALE 3/8" = 1'-0"

PROJECT NO.: 923066.1 DECEMBER 11TH, 2023





meets the right to make  
crystal and subject to Orange

# Perlman



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BARON  
SALAZAR

# OLD ROSE GARDEN

NORTH LAS VEGAS, NEVADA

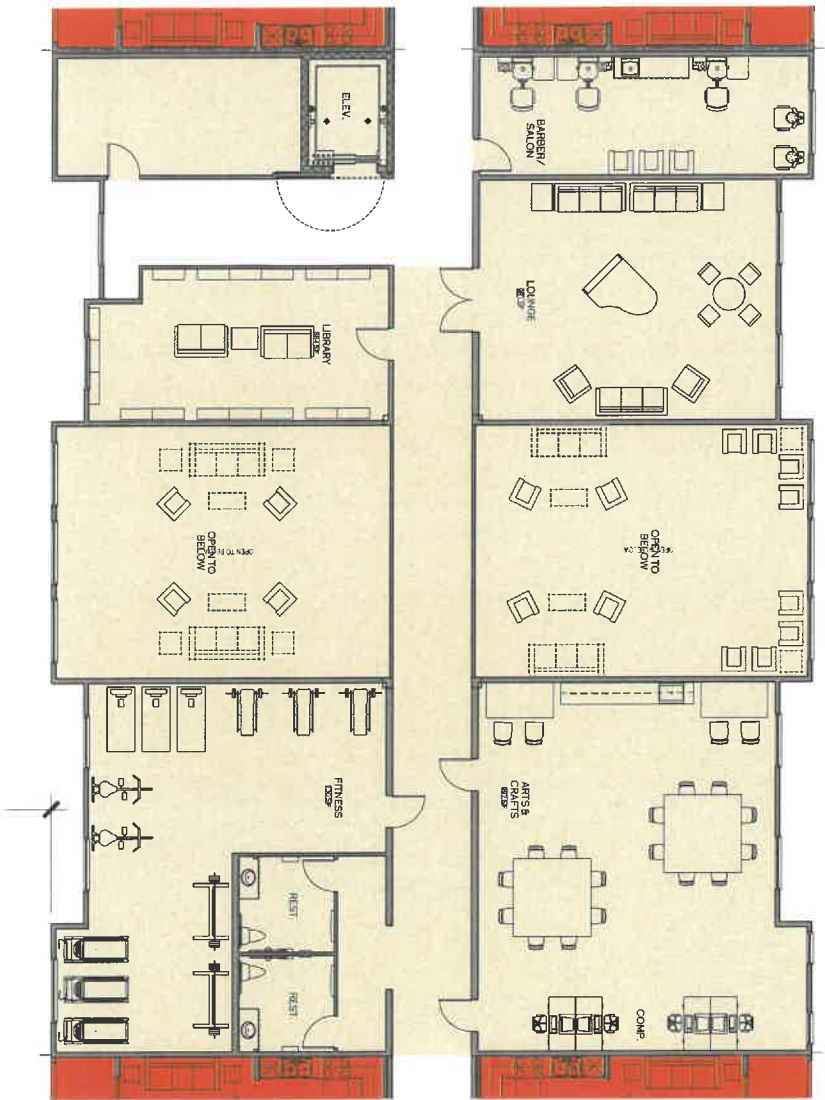


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ENLARGED  
SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



PROJECT NO.: 923066.1, DECEMBER 11TH, 2023





THIRD FLOOR PLAN  
SCALE: 1/16" = 1'-0"

[illegible]

OLD ROSE GARDEN  
NORTH LAS VEGAS, NEVADA

PROJECT NO.: 923066.1 DECEMBER 11TH, 2023

# Perlman

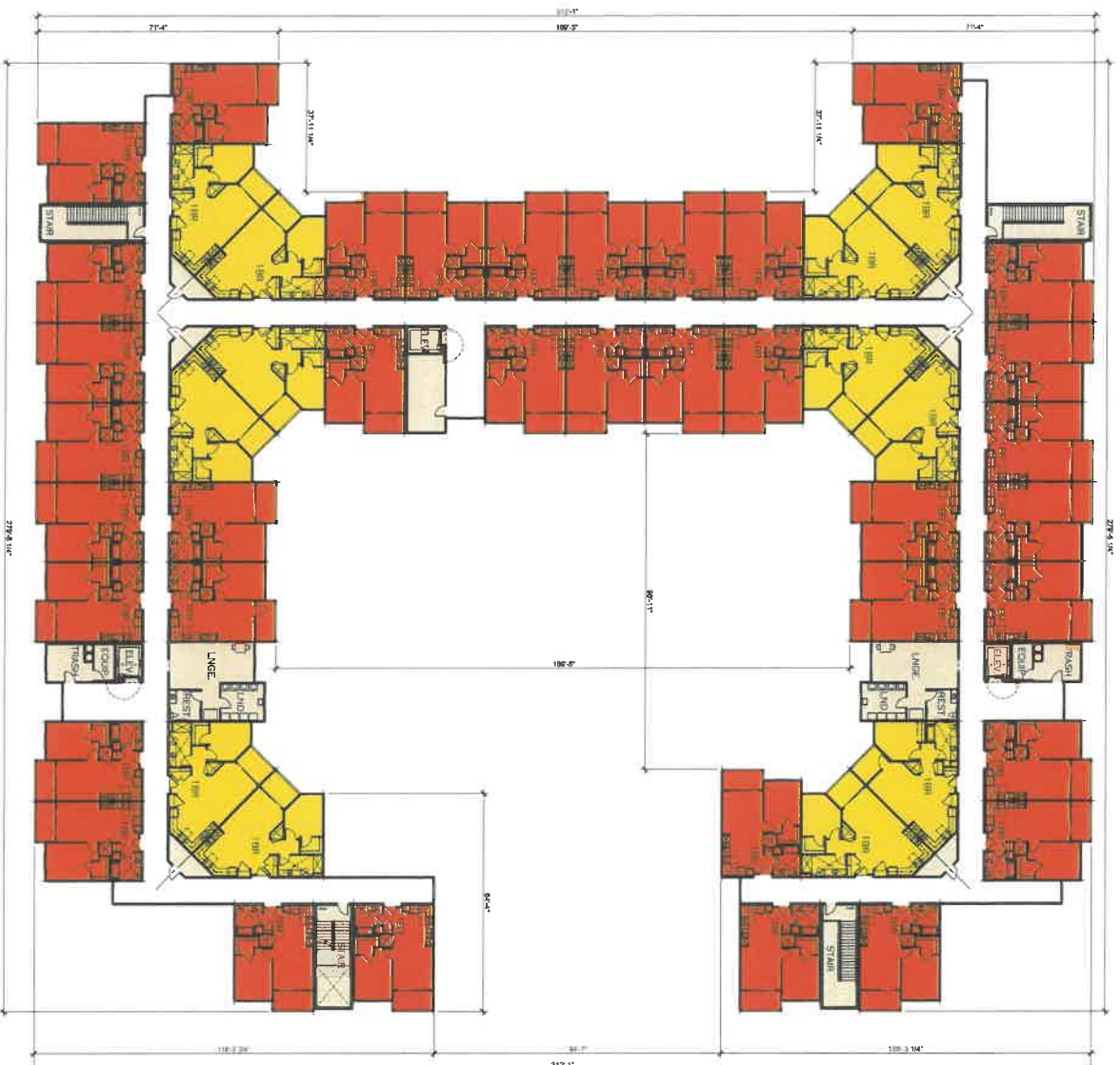




MCCORMACK  
BARON  
SALAZAR

PROJECT NO.: 923066.1 DECEMBER 11TH, 2023

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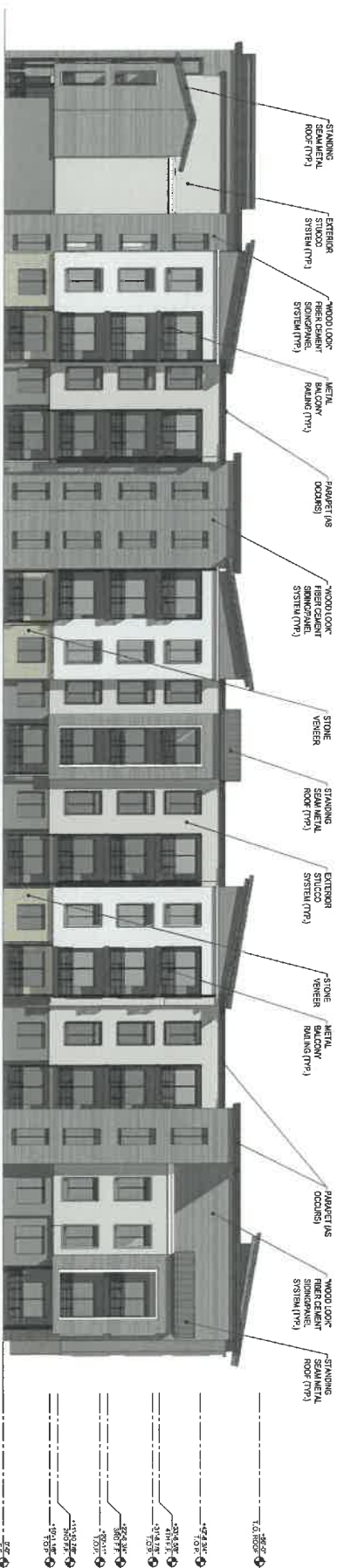
PROJECT NO.: 923066.1 DECEMBER 11TH, 2023

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EAST ELEVATION  
(FACING 5TH ST./MAIN ST.)  
SCALE 3/32" = 1'-0"



NORTH ELEVATION  
(FACING TONOPAH AVE.)  
SCALE 3/32" = 1'-0"



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# OLD ROSE GARDEN

NORTH LAS VEGAS, NEVADA

PROJECT NO.: 923066.1 DECEMBER 11TH, 2023







CONCEPTUAL RENDERINGS



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# OLD ROSE GARDEN

NORTH LAS VEGAS, NEVADA

PROJECT NO.: 923066 | DECEMBER 11TH, 2023



## Neighborhood Meeting Summary

On February 12, 2024, the applicant conducted a neighborhood meeting at The Neighborhood Recreation Center. Approximately, five surrounding neighbors attended. Also present at the meeting were representatives from the Southern Nevada Housing Authority, McCormack Barron Salazar, Councilwoman Ruth Garcia Anderson and Councilman Isaac Baron.

The neighbors asked questions about parking, age qualifications, height of building, amenities and if other commercial uses would be allowed because the zoning category being sought was PUD.

Overall, no opposition was expressed.





Real Property Management  
1180 Military Tribute Place  
Henderson, NV 89074

## School Development Tracking Form

<http://facilities.ccsd.net/departments/real-property-management/>

Date Filed 04/16/2024 Application Number ZN-000005-2024 Entity NLV

Company Name Southern Nevada Regional Housing Authority

Contact Name \_\_\_\_\_

Contact Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone (000) 000-0000 Email \_\_\_\_\_

Project Name Old Rose Garden - Tonopah Ave & Yale Street

Project Description Develop a 192- unit multi-family housing development  
Located southeast corner of Yale Street & Tonopah Ave  
5.81 Gross Acres

APN's 139-22-810-041 & 042

| Student Yield              | Elementary School | Middle School | High School  |
|----------------------------|-------------------|---------------|--------------|
| Single-Family Units (1)    | x 0.142 = 0       | x 0.080 = 0   | x 0.130 = 0  |
| Multi-Family Units (2) 192 | x 0.124 = 24      | x 0.061 = 12  | x 0.080 = 16 |
| Resort Condo Units (3)     |                   |               |              |
| Total                      | 24                | 12            | 16           |

(1) Single Family unit is defined as single family detached home, mobile home, and townhouse.

(2) Multi-Family unit is defined as apartment, multiplexes, and condominiums.

(3) Resort Condominium units for tracking purposes only.

\*To be completed by CCSD

| Schools Serving the Area* |                         |       |          |            |           |
|---------------------------|-------------------------|-------|----------|------------|-----------|
| Name                      | Address                 | Grade | Capacity | Enrollment | Site Date |
| Martinez, Reynaldo L. ES  | 350 East Judson Ave     | K-5   | 507      | 454        | 04/01/24  |
| Bridger, Jim MS           | 2505 North Bruce Street | 6-8   | 1432     | 1106       | 04/01/24  |
| Rancho HS                 | 1900 Searles Ave        | 9-12  | 2368     | 2849       | 04/01/24  |
|                           |                         |       |          |            |           |
|                           |                         |       |          |            |           |
|                           |                         |       |          |            |           |

\* CCSD Comments Rancho High School is over program capacity for the 2023-2024 school year. Rancho High School is 120.31% over program capacity.

☐ Approved

☐ Disapproved

**NOTES**

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE FEET WHEN MAP REDUCED FROM 11X17 ORIGINAL

**MAP LEGEND**

- PARCEL BOUNDARY
- SUB BOUNDARY
- PM/D BOUNDARY
- ROAD EASEMENT
- MATCH /UTADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUBSEQ NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- 61.5 GOV. LOT NUMBER

| BOOK | T20S | R61E |
|------|------|------|
| 125  | 124  | 123  |
| 138  | 139  | 140  |
| 163  | 162  | 161  |

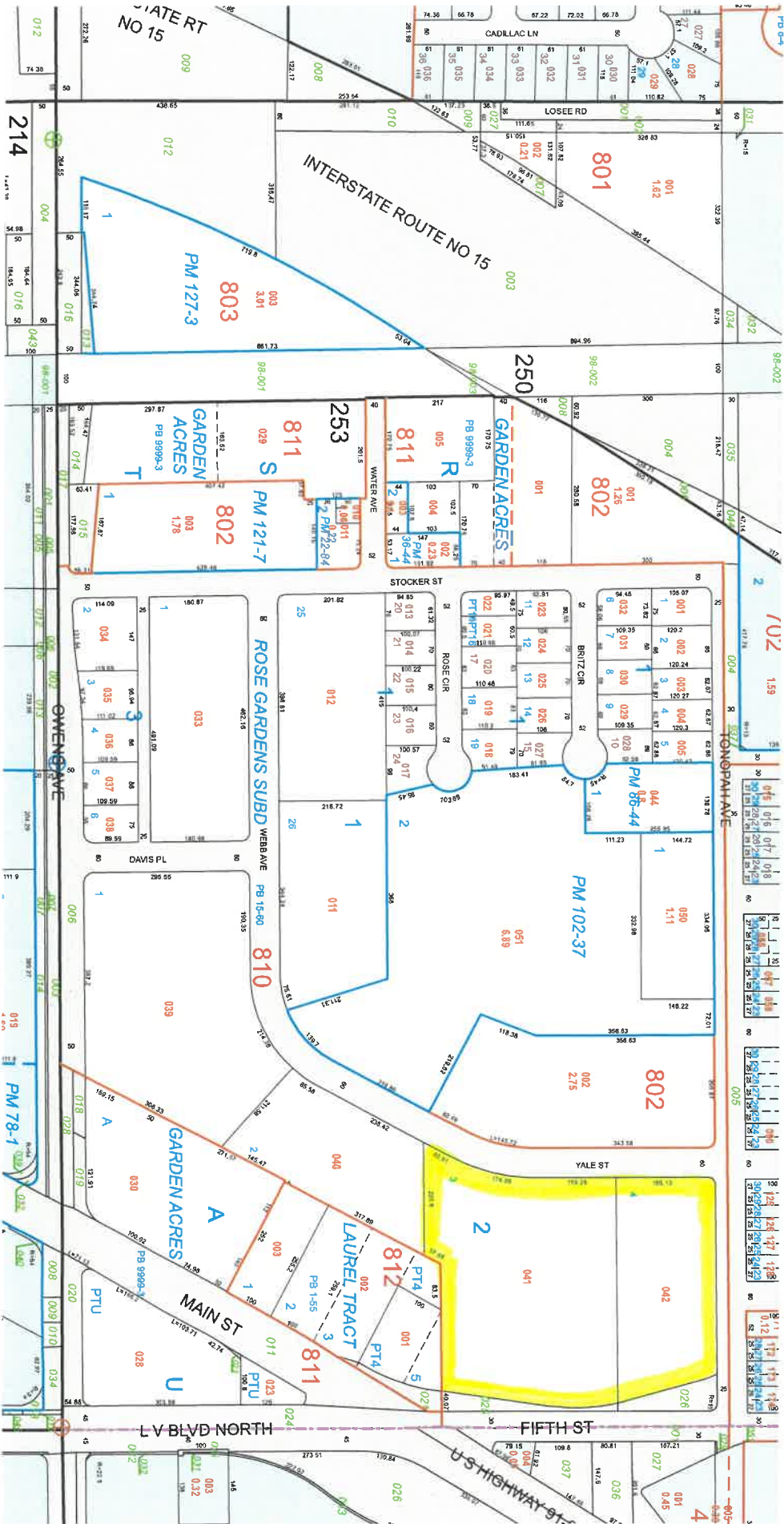
| SEC. | 22  |
|------|-----|
| 1    | 2   |
| 3    | 4   |
| 5    | 6   |
| 7    | 8   |
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| 87   | 88  |
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| 91   | 92  |
| 93   | 94  |
| 95   | 96  |
| 97   | 98  |
| 99   | 100 |

| MAP | S 2 SE 4 |
|-----|----------|
| 1   | 2        |
| 3   | 4        |
| 5   | 6        |
| 7   | 8        |
| 9   | 10       |
| 11  | 12       |
| 13  | 14       |
| 15  | 16       |
| 17  | 18       |
| 19  | 20       |
| 21  | 22       |
| 23  | 24       |
| 25  | 26       |
| 27  | 28       |
| 29  | 30       |
| 31  | 32       |
| 33  | 34       |
| 35  | 36       |
| 37  | 38       |
| 39  | 40       |
| 41  | 42       |
| 43  | 44       |
| 45  | 46       |
| 47  | 48       |
| 49  | 50       |
| 51  | 52       |
| 53  | 54       |
| 55  | 56       |
| 57  | 58       |
| 59  | 60       |
| 61  | 62       |
| 63  | 64       |
| 65  | 66       |
| 67  | 68       |
| 69  | 70       |
| 71  | 72       |
| 73  | 74       |
| 75  | 76       |
| 77  | 78       |
| 79  | 80       |
| 81  | 82       |
| 83  | 84       |
| 85  | 86       |
| 87  | 88       |
| 89  | 90       |
| 91  | 92       |
| 93  | 94       |
| 95  | 96       |
| 97  | 98       |
| 99  | 100      |

Scale: 1" = 200'

Rev. 4/5/2021

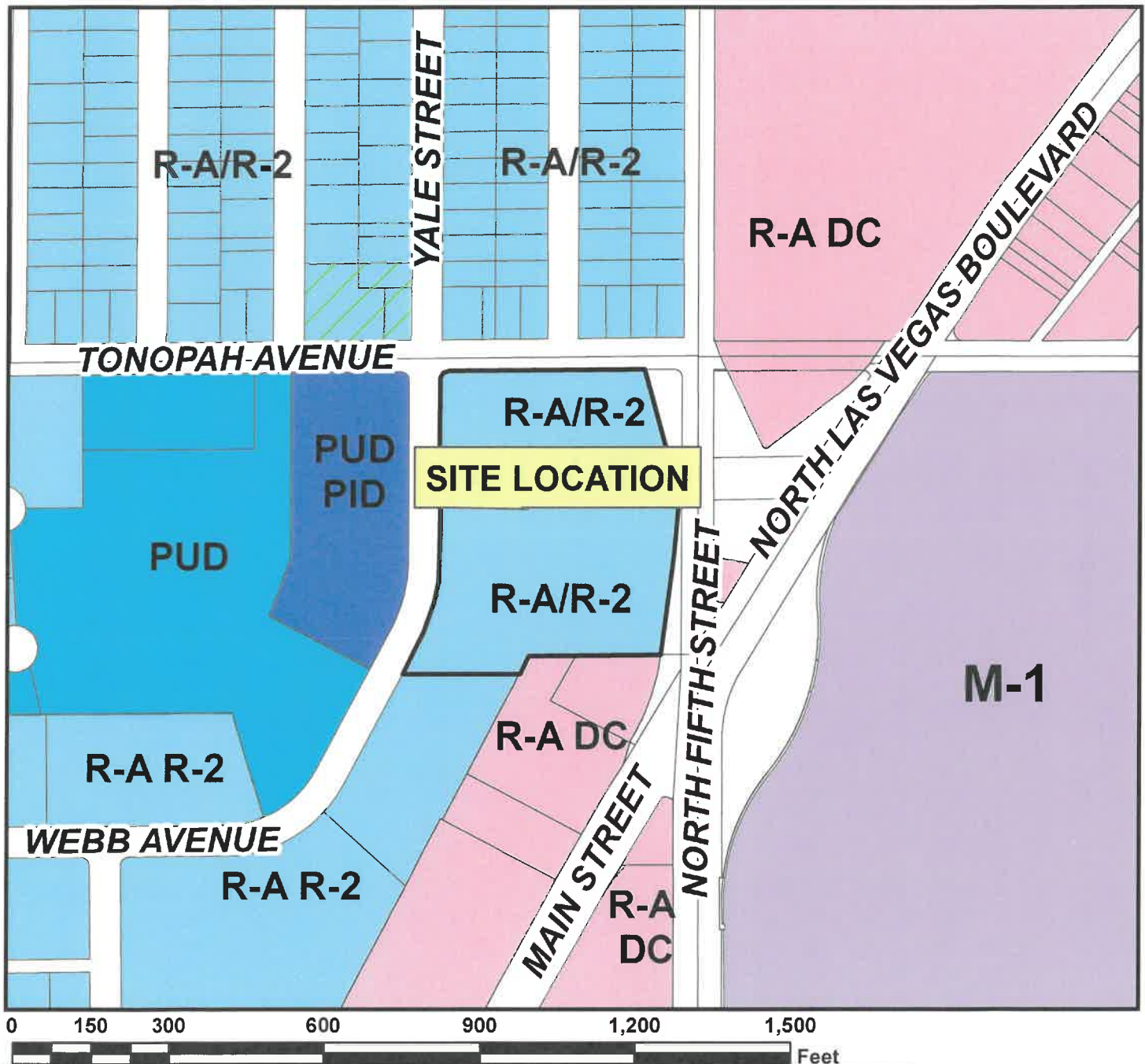
139-22-8



# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: Southern Nevada Regional Housing Authority  
Application Type: Property Reclassification  
Request: From R-A/R-2 (Medium Density Residential Subdistrict) to PUD/PID (Planned Unit Development District/Planned Infill Development District) Consisting of a 192-Unit, Multi-Family Housing Development  
Project Info: Southeast Corner of Tonopah Avenue and Yale Street  
Case Number: ZN-05-2024

03/05/2024

