

Plans (PMT)



Separator Sheet



SITE INFORMATION

ZONING - City of Las Vegas

Current Zoning - R3
Proposed Zoning - R3
(APN: 139-35-211-087, 088, 089, 090, 091)

AREA (Approximate, to be Verified)
Gross Area: = 240 x 140 = 33,600 Sq. Ft.

SETBACKS
Front 10' R
Side 5' R
Side Corner 5' R
Rear 20' R

BUILDING AREA

1st Floor 15,910 Sq. Ft.
2nd Floor 15,726 Sq. Ft.
3rd Floor 14,127 Sq. Ft.
4th Floor 12,474 Sq. Ft.
Total 58,237 Sq. Ft.

HEIGHT

Maximum Allowed:
Provided:
5 stories / 50 ft
(whichever is less)
4 stories / 55 ft

PARKING REQUIREMENTS

Parking Required:
(60) 1 Bedroom Units 1.25x60 = 75
Guest 60x6 = 10
Total Parking Required: 85
Total Parking Provided: 66
(Applied for Variance)

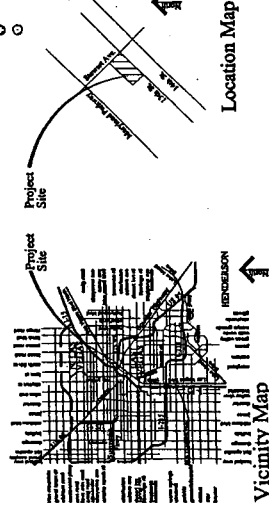
H.C. Parking Required 2
H.C. Parking Provided: 3

LANDSCAPING REQUIREMENTS

Residential:
(1) 24" Box Tree, (4) 5 Gallon
& (4) 1 Gallon @ 20' O.C.
Commercial:
(1) 24" Box Tree, (4) 5 Gallon
& (4) 1 Gallon @ 30' O.C.

LANDSCAPING LEGEND

24" Box Tree
5 Gallon
1 Gallon



Location Map

Scale: 1" = 20'

Developed By: Nevada H.A.N.D.

STANFORD PINES APARTMENTS

Las Vegas, Nevada

Building Site Plan

Date: September 3, 2004
Project Number: 104371

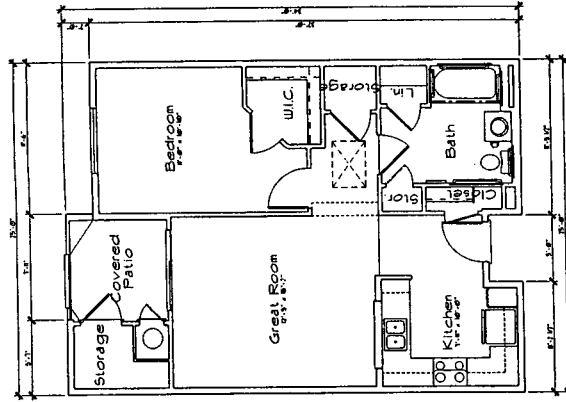
Perlman
ARCHITECTS

PERLMAN ARCHITECTS, INC.
2220 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702.980.9800 / 702.932.3222 fax

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Unit Plan

Scale: 1/4" = 1'-0"

AREA CALC'S

Livable Total	703 sf
---------------	--------

OGDEN PINES II APARTMENTS

Las Vegas, Nevada

Developed By: Nevada H.A.N.D.

Date: September 1, 2004
Project Number: 104371

Unit Plan

Scale: 1/4" = 1'



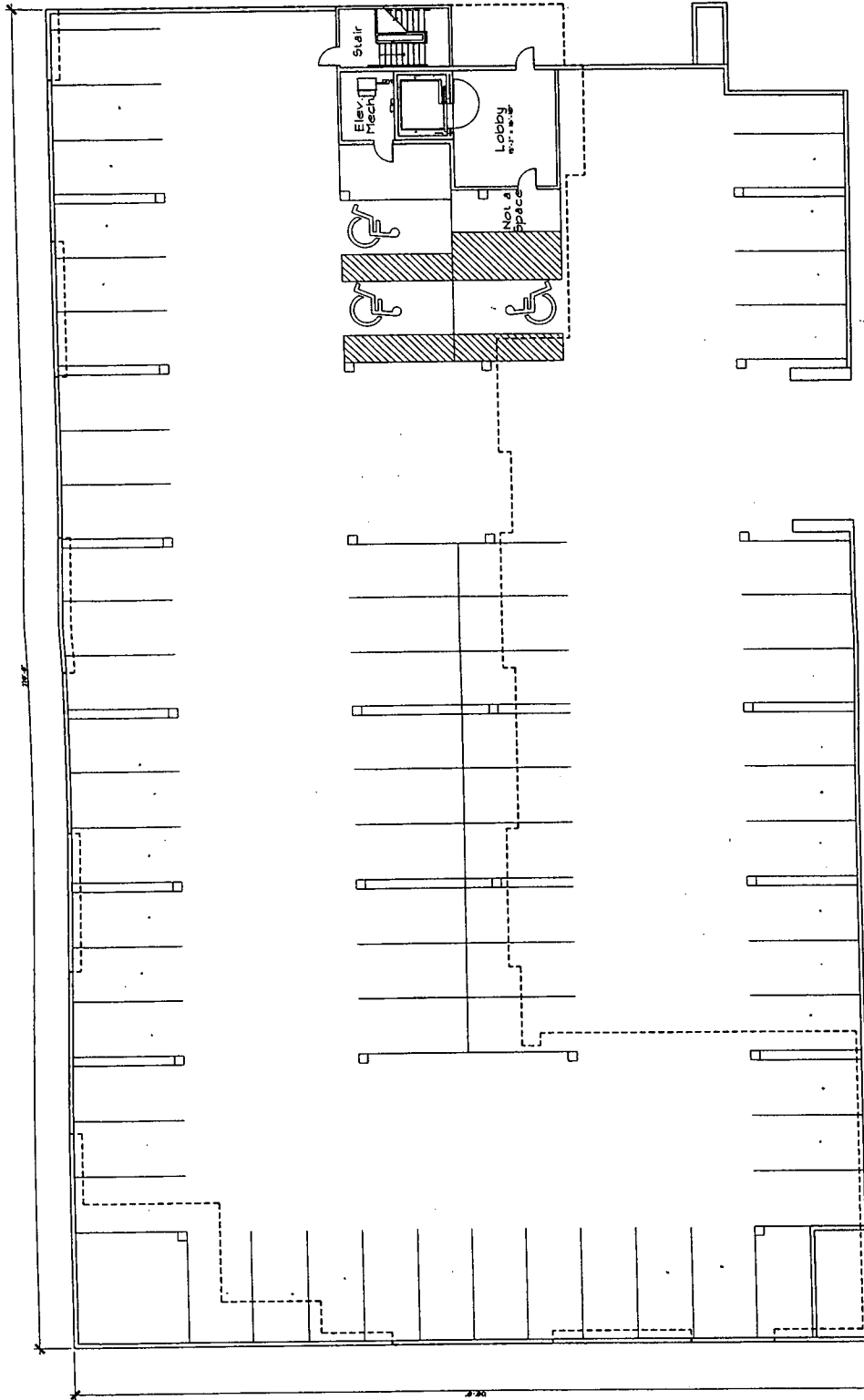
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2230 CORPORATE AVENUE, SUITE 200
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157 Garage Floor Level

Scale: 1/8" = 1'-0"

OGDEN PINES II APARTMENTS

Developed By: Nevada H.A.N.D.

Las Vegas, Nevada

Garage Floor Level

Date: September 3, 2004
Project Number: 104371

Scale: 1/8" = 1'

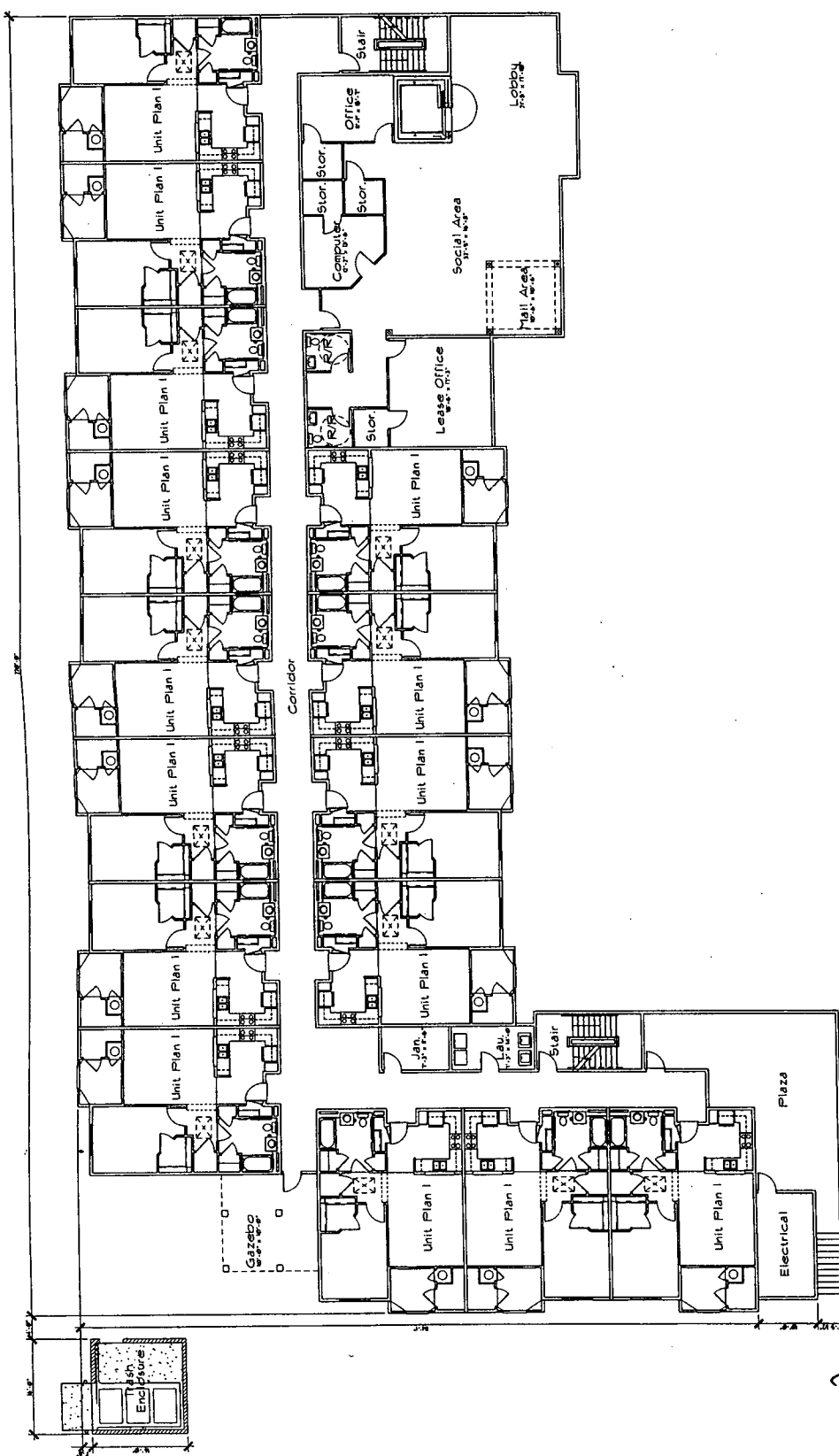
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2nd First Floor Level
Scale: 1/8" = 1'-0"

OGDEN PINES II APARTMENTS

Las Vegas, Nevada

Developed By: Nevada H.A.N.D.

First Floor Level

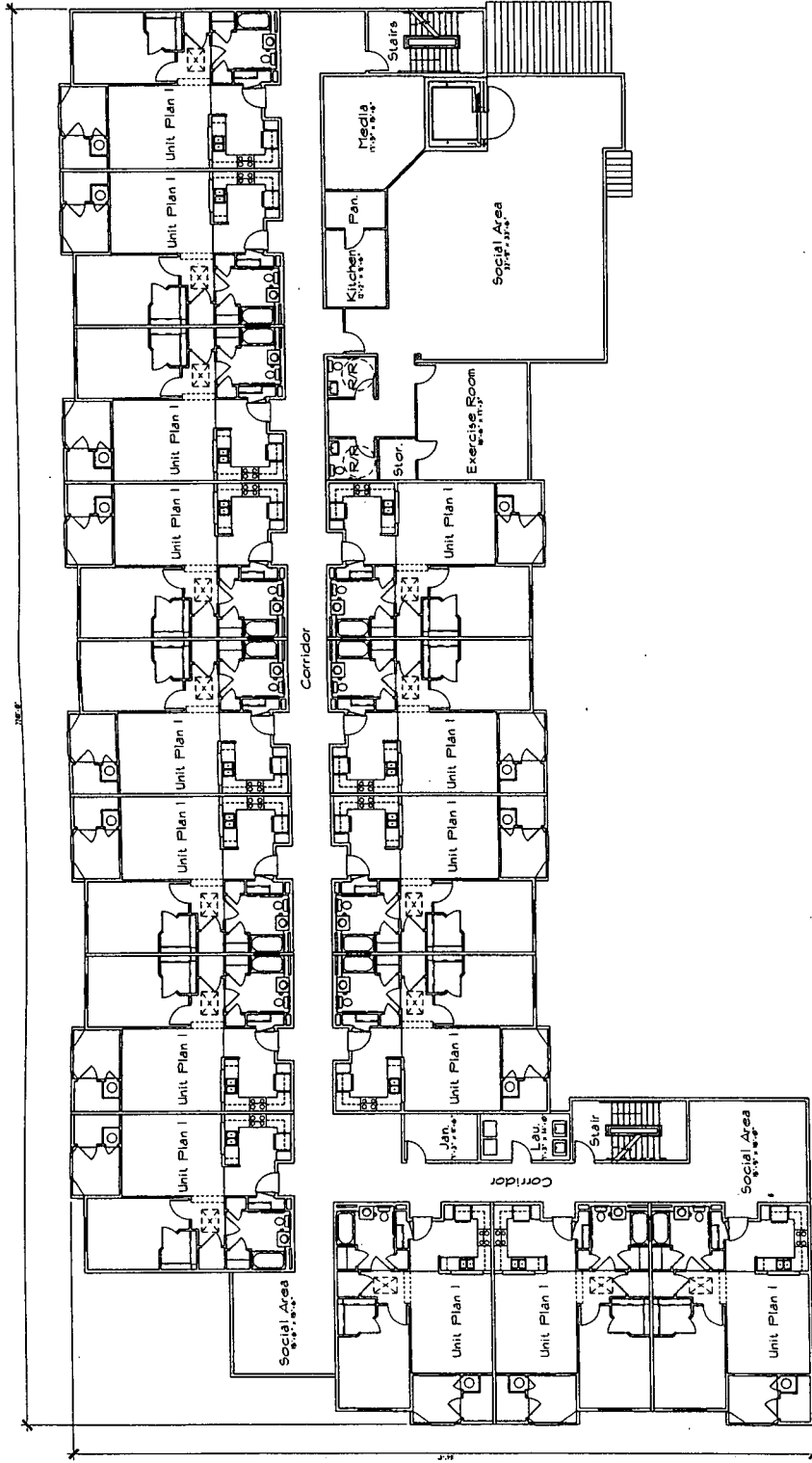
Date: September 1, 2004
Project Number: 104371

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3rd ~~Second Floor Level~~
Scale: 1/8" = 1'-0"

OGDEN PINES II APARTMENTS

Las Vegas, Nevada

Developed By: Nevada H.A.N.D.

Second Floor Level

Date: September 3, 2004
Project Number: 104371

Scale: 1/8" = 1'



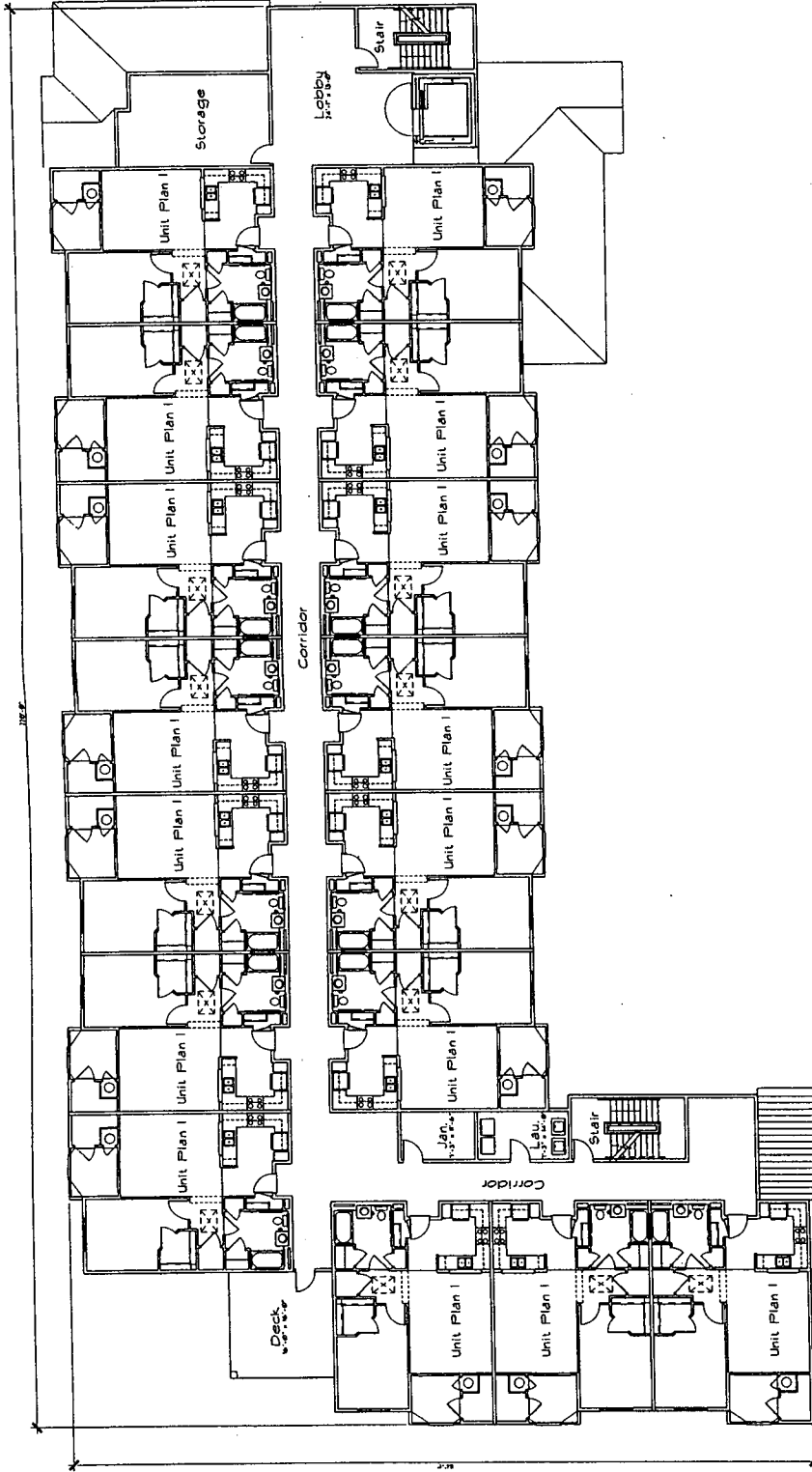
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Third Floor Level

Scale: 1/8" = 1'-0"

OGDEN PINES II APARTMENTS

Developed By: Nevada H.A.N.D.

Las Vegas, Nevada

Third Floor Level

Date: September 3, 2004
Project Number: 104371

Scale: 1/8" = 1'



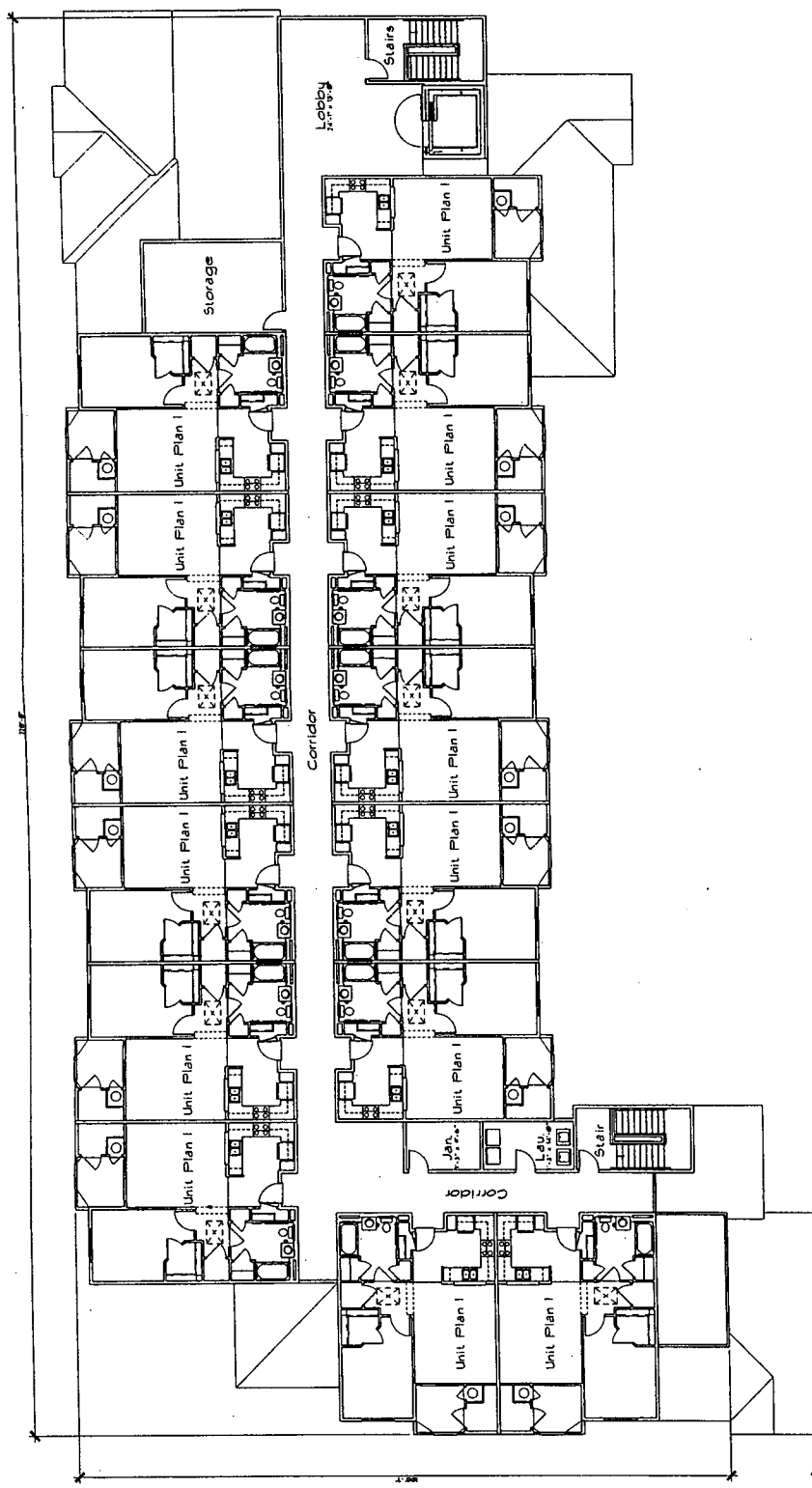
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Handwritten signature Fourth Floor Level
Scale: 1/8" = 1'-0"

Developed By: Nevada H.A.N.D.

Scale: 1/8" = 1'

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2230 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702.990.9900 702.932.3222 fax

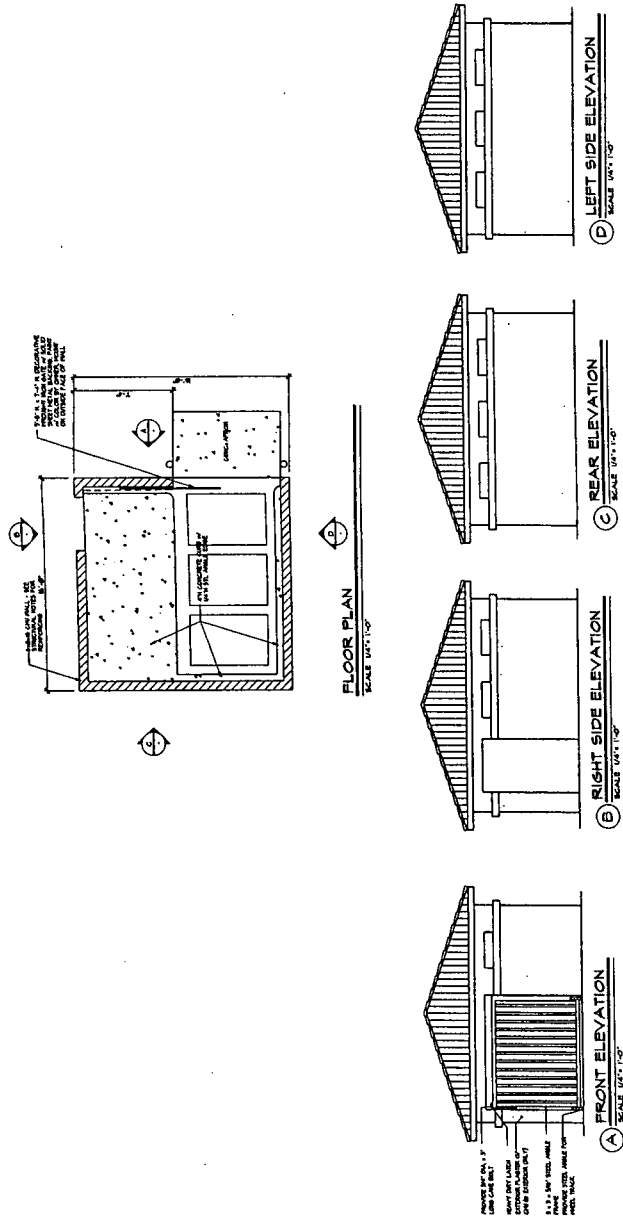
Fourth Floor Level
Date: September 1, 2004
Project Number: 104371

Las Vegas, Nevada

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OGDEN PINES II APARTMENTS
Developed By: Nevada H.A.N.D.

Scale: 1/4" = 1'

Las Vegas, Nevada

Typical Trash Enclosure

Date: September 3, 2004
Project Number: 104371

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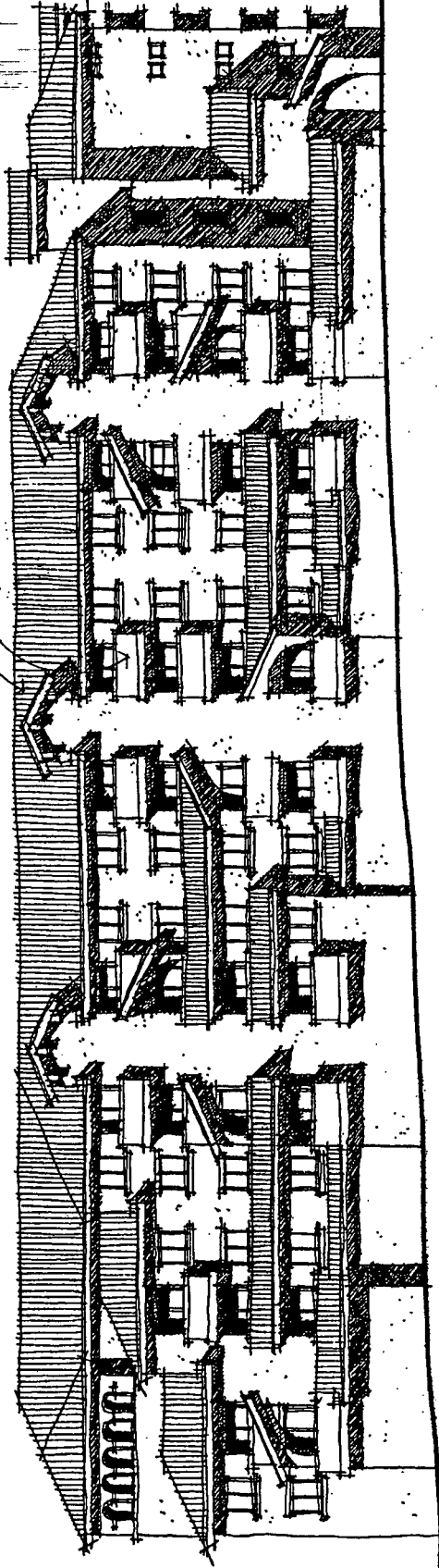
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Concrete Tile Roof
Stucco



Alley Exterior Elevation

Stewart

OGDEN PINES II APARTMENTS

Developed By: Nevada H.A.N.D.

Las Vegas, Nevada

Elevations

Date: September 3, 2004
Project Number: 104371

Scale: 1/8" = 1'

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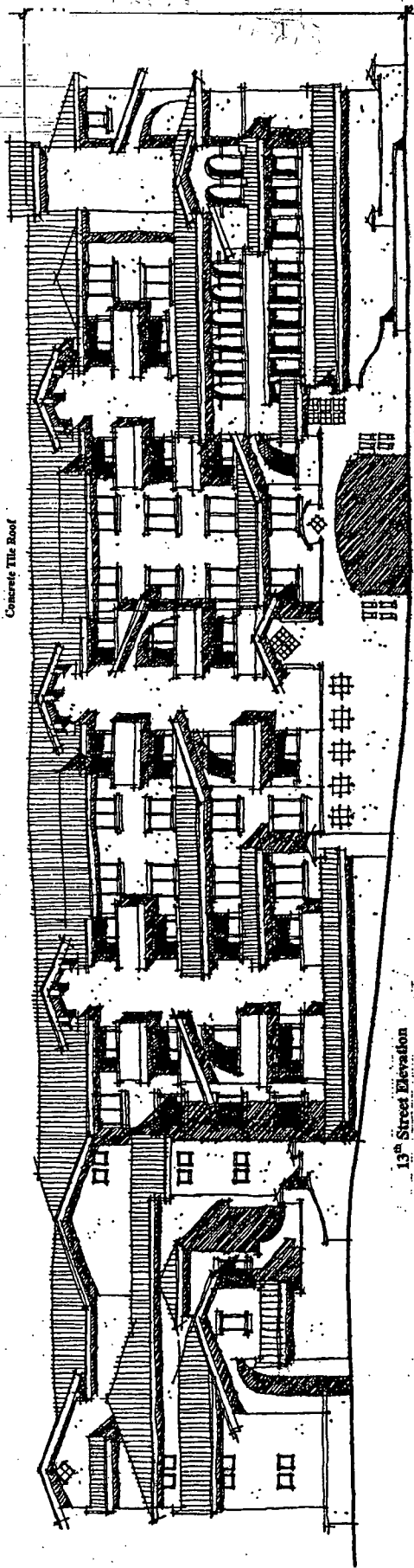
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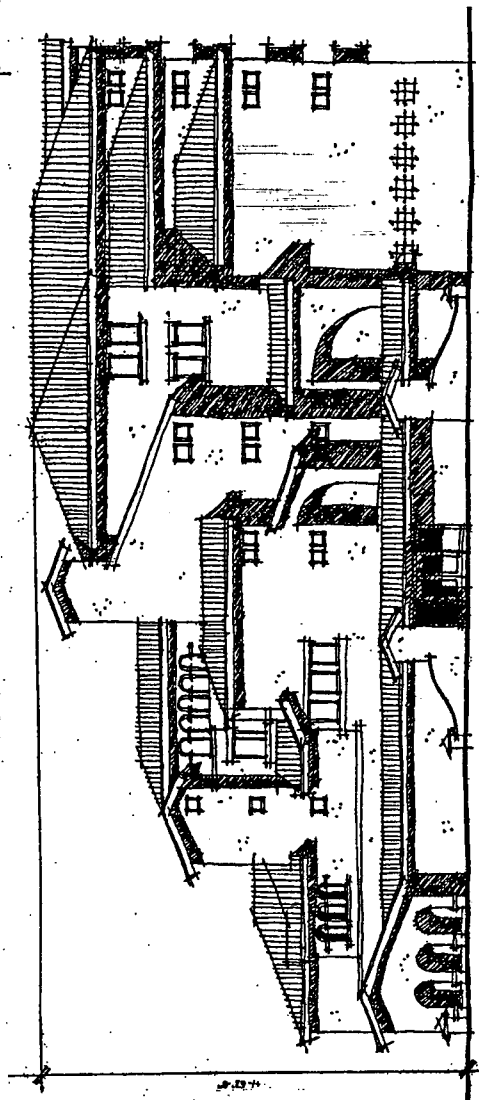
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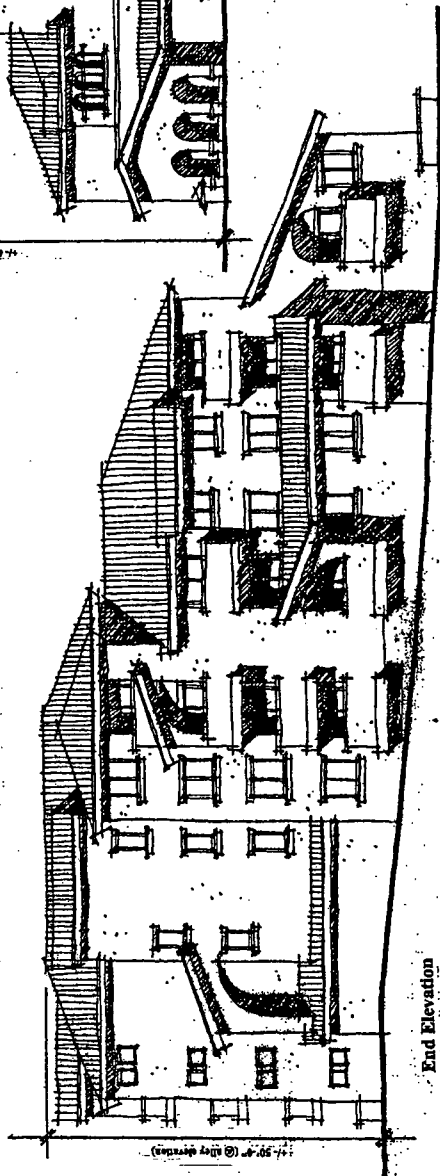
Stucco
Concrete Tile Roof



13th Street Elevation



Stewart Avenue Elevation



End Elevation

OGDEN PINES APARTMENTS

Las Vegas, Nevada

Conceptual Exterior Elevations

Date: August 16, 2004
Project Number: 000000

Scale: 1/8" = 1'-0"



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Deed



Separator Sheet

A.P.N. # 139-35-211-087

R.P.T.T. \$ 413.10

ESCROW NO. 04010272

RECORDING REQUESTED BY:
STEWART TITLE COMPANY
MAIL TAX STATEMENTS TO:
SAME AS BELOW

20040510-0000987
Fee: \$15.00 RPTT: \$413.10
05/10/2004 09:03:19 T20040017437
Req: STEWART TITLE OF NEVADA
Frances Deane
Clark County Recorder Pgs: 4

WHEN RECORDED MAIL TO:
NEVADA HAND., INC
295 E WARM SPRINGS RD #101
LAS VEGAS NV 89119

(space above for recorder's use only)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That HOOPER INDUSTRIES, LTD. A NEVADA CORPORATION

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to NEVADA H.A.N.D. INC. A NEVADA NON-PROFIT CORPORATION

and to the heirs and assigns of such Grantee forever, all that real property situated in the
County of Clark State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description
SUBJECT TO: 1. Taxes for fiscal year.

2. Reservations, restrictions, conditions, rights, rights of way and easements, if any, of record on said premises.
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in
anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

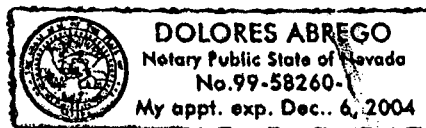
March 30, 2004

DATE:

HOOPER INDUSTRIES, LTD.

V. F. Hooper, President
V.F. HOOPER

STATE OF NEVADA }
COUNTY OF CLARK } ss.



This instrument was acknowledged before me on May 5, 2004
by, V.F. Hooper

Signature *[Signature]*
Notary Public (One Inch Margin on all sides of Document for Recorder's Use Only)

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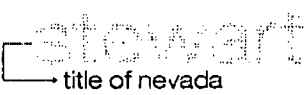
EXHIBIT "A"

ESCROW NO.: 04010272 LEGAL DESCRIPTION

**Lot THIRTEEN (13) in Block FIVE (5) of FAIRVIEW TRACT, as shown
by map thereof on file in Book 1 of Plats, Page 7, in the
Office of the County Recorder of Clark County, Nevada.**

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14

A.P.N. #	139-35-211-088
R.P.T.T.	\$739.50
Escrow No.	401852JH
Recording Requested By:	
	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Nevada HAND, Inc	
295 E. Warm Springs, #101	
Las Vegas, NV 89119	

20050513-0004204

Fee: \$17.00 RPTT: \$739.50
N/C Fee: \$0.00

05/13/2005 14:07:34
T20050089605

Requestor:
STEWART TITLE OF NEVADA

Frances Deane BGN
Clark County Recorder Pgs: 4

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Norman Curry, a single man
for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant,
Bargain Sell and Convey to Nevada H.A.N.D., Inc., a Nevada Non-Profit Corporation of such
Grantee forever, all that real property situated in the County of Clark, State of Nevada,
bounded and described as follows:

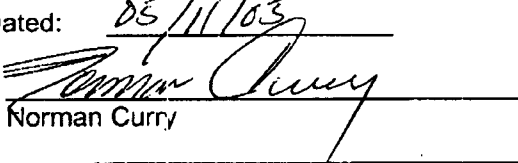
See Exhibit "A" attached hereto and by reference made a part hereof for complete legal
description.

SUBJECT TO:

1. Taxes for fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of
record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto
belonging or in anywise appertaining, and any reversions, remainders, rents, issues or
profits thereof.

Dated: 05/11/05


Norman Curry

State of Nevada }
County of Clark } ss.

This instrument was acknowledged before me on _____
by: Norman Curry

Signature: _____
Notary Public

(One Inch Margin on all sides of Document for Recorder's use Only)

Page 1 of 2

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14
**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 139-35-211-088
b) _____
c) _____
d) _____

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument No. _____
Book _____ Page _____
Date of Recording: _____
Notes: _____

2. Type of Property

- a) ☐ Vacant Land b) ☐ Single Family Residence
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☒ Apartment Bldg. f) ☐ Commercial/Industrial
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (Value of Property) (\$145,000.00)
Transfer Tax Value \$145,000.00
Real Property Transfer Tax Due: \$739.50

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption or other determination of additional tax due, may result in a penalty of 1% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____
Signature: _____

Capacity: Seller
Capacity: _____

SELLER (GRANTOR) INFORMATION

Print Name: Norman Curry
Address: 3238 Rolling Acres Circle
City/State/Zip: Las Vegas, NV 89117

BUYER (GRANTEE) INFORMATION

Print Name: Naked HAND, Inc
Address: 295 E. Warm Springs, #101
City/State/Zip: Las Vegas, NV 89119

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: Stewart Title of Nevada Escrow No 401852JH
Address: 1120 Town Center Drive, Suite 140
City Las Vegas State: NV Zip 89144

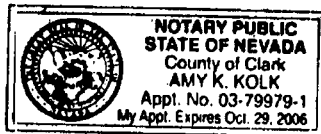
AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE
FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004

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STATE OF Nevada

COUNTY OF Clark

This instrument was acknowledged before me on May 11, 2006
by Norman Curry.



Amy K. Kolk
Notary Public

My Commission Expires: Oct 29, 2006

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EXHIBIT "A"

LOT TWELVE (12) IN BLOCK FIVE (5) OF FAIRVIEW TRACT, AS SHOWN BY MAP
THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 7, IN THE OFFICE OF THE COUNTY
RECORDER OF CLARK COUNTY, NEVADA.

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NEVADA H.A.N.D., INC.
2450 E. Chandler Ave # 18
Las Vegas, NV 89120-4059

Grant, Bargain, Sale Deed

APN: 139-35-211-089, 090 & 091.

L.P.T.T. \$ 330.00

Escrow No. 02090213

his indenture witnesseth that Judith Johns Hankins, a married woman, Alan Raymond Johns, a married man, Ronald Mark Johns, a married man, Linda Johns Lawton, a married woman, and Larry Charles Johns, a married man as to an undivided one-fifth interest each as to Parcel I, and

~~Donna Holmes, a widow and~~ Villa L. Holmes Living Trust as to Parcel II, and

HOLMES

Villa L. ~~Holmes~~ Living Trust, an undivided 5/10 interest and Judith Johns Hankins, a married woman, Alan Raymond Johns, a married man, Ronald Mark Johns, a married man, Linda Johns Lawton, a married woman and Larry Charles Johns, a married man as to an undivided 1/10 interest as to Parcel III.

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain Sell and Convey to

NEVADA H.A.N.D., INC., a Nevada non-profit corporation

all that real property situate in the County of Clark, State of Nevada bounded and described as follows:

See Exhibit "A" legal description attached hereto and by this reference made a part hereof.

Subject to:

1. Taxes for the fiscal year.
2. Reservations, restriction and conditions if any; rights of way and easements either of record or actually existing on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my hand this 30th day of August, 2002

Judith Johns Hankins by Alan R. Johns her attorney-in-fact
Judith Johns Hankins ALAN R. JOHNS

Ronald Mark Johns by Alan R. Johns his attorney-in-fact
Ronald Mark Johns ALAN R. JOHNS

Alan Raymond Johns
Alan Raymond Johns

Linda Johns Lawton
Linda Johns Lawton

Larry Charles Johns

/P&A/V/L/H/L

The Villa L. Holmes Living Trust

BY Alan R. Johns
managing Trustee

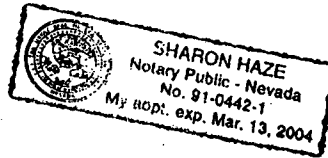
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STATE OF Nevada
COUNTY OF Clark SS.

On this 30th day of August 2002, personally appeared before
me, a notary public in and for Clark County, Alan R. Johns,
personally known (or proved) to me to be the person whose name is subscribed to the within instrument as the
attorney in fact of Judith Johns Sanders and Alan Mark Johns
and acknowledged to me that (s)he subscribed his/her own name as attorney in fact.

Signature Sharon Haze

(This area for official notarial seal)



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State of Nevada

SS:

County of Clark

On August 30, 2002 personally appeared before me, a notary public, Alan R. Johns,
Larry C. Johns and Linda Johns Sawton known to me (or proved to me)
to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the
same freely and voluntarily for the uses and purposes therein mentioned.

Mary Pratt
Notary Public

(SEAL)



When recorded mail to:

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SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-18039 APN: 139-35-211-087, 088, 089, 090, and 091

Name of Property Owner: Nevada H.A.N.D., Inc.

Name of Applicant: Nevada H.A.N.D., Inc.

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

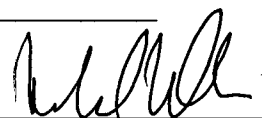
☒ No

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): _____

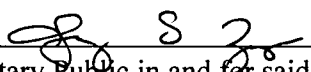
APN: _____

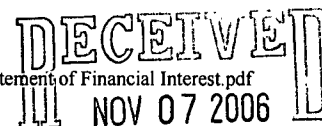
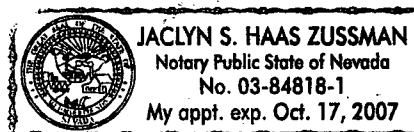
Signature of Property Owner: 

Print Name: Michael Mullin

Subscribed and sworn before me

This 7th day of November, 20 06


Notary Public in and for said County and State



Justification Letter



Separator Sheet

Nevada H.A.N.D., Inc.
HOUSING AND NEIGHBORHOOD DEVELOPMENT
295 E. Warm Springs Road, Suite 101 • Las Vegas, NV 89119
Office (702) 739-3345 Fax (702) 739-3305

November 7, 2006

The City of Las Vegas
Planning and Development
731 South Fourth Street
Las Vegas, NV 89101

RE: Stewart Pines III Senior Apartments
SDR-5177

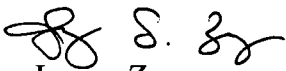
To Whom It May Concern:

Please accept this correspondence as our request to extend the Site Development Review on our project, Stewart Pines III Senior Apartments (APN: 139-35-211-087, 088, 089, 090, and 091). Zoning to R-5 (Apartment) was approved by City Council on November 17, 2004. The proposed Site Development Review for a 5 story, 60 unit, multifamily development was approved by City Council on November 18, 2004.

Our financing is now in place, and we are ready to move forward with developing our project. We intend to develop and construct Stewart Pines III Senior Apartments, which is a 57 unit, one and two bedroom apartment building targeted to serve low-income senior citizens.

If you need any further assistance, please feel free to contact me at (702) 739-3345 ext. 243. Thank you.

Sincerely,



Jacquie Zussman
Real Estate Development Manager

EOT-18039
12-20-06 CC

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Application



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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: To extend the Site Development Review
 Project Address (Location) APN (139-35-211-087, 088, 089, 090, and 091) Stewart Ave. & 13th
 Project Name Stewart Pines III Senior Apartments Proposed Use senior apartments
 Assessor's Parcel #(s) 139-35-211-087, 088, 089, 090, and 091 Ward # 5- Weekly
 General Plan: existing _____ proposed _____ Zoning: existing R-5 proposed R-5
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres .81 acres Lots/Units 5 Density 60 units- Apartment
 Additional Information affordable housing for low-income senior citizens

PROPERTY OWNER Nevada H.A.N.D., Inc. Contact Michael Mullin
 Address 295 E. Warm Springs Rd., Suite 101 Phone: 739-3345 Fax: 739-3305
 City Las Vegas State NV Zip 89113

APPLICANT Nevada H.A.N.D., Inc. Contact Michael Mullin
 Address 295 E. Warm Springs Rd., Suite 101 Phone: 739-3345 Fax: 739-3305
 City Las Vegas State NV Zip 89119

REPRESENTATIVE Nevada H.A.N.D., Inc. Contact Jacque Zussman
 Address 295 E. Warm Springs Rd., Suite 101 Phone: 739-3345 Fax: 739-3305
 City Las Vegas State NV Zip 89119

Property Owner Signature* [Signature]

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

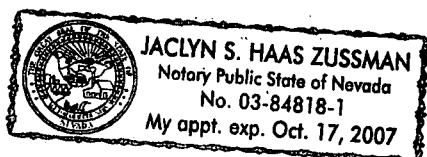
Print Name Michael Mullin

Subscribed and sworn before me

This 7th day of November, 20 06.

[Signature]

Notary Public in and for said County and State



Revised 04/26/05

FOR DEPARTMENT USE ONLY

Case #	<u>EOT-18039</u>
Meeting Date:	<u>12/20/06</u>
Total Fee:	<u>300.00</u>
Date Received:*	<u>11-7-06</u>
Received By:	<u>Joh-B. McClellan</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

RECEIVED
NOV 07 2006

Hansen Sheet



Separator Sheet

Report Date 11/07/2006 04:22 PM

Submitted By

Page 1

A/P # 18039 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	11/07/2006 12:15	983538	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

EOT-18039 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: NEVADA H.A.N.D., INC. - Request for an Extension of Time of an approved Site Development Plan Review (SDR-5177) THAT ALLOWED A 5 STORY, 60 UNIT, MULTI-FAMILY DEVELOPMENT on 0.80 acres adjacent to the southwest corner of Stewart Avenue and 13th Street (APN 139-211-087, 088, 089, 090 and 091), R-3 (Medium Density Residential) under Resolution of Intent to R-5 (Apartment) Zone, Ward 5 (Weekly).

Parent A/P #	5117	Project/Phase Name	STEWART PINES III SENIOR APART	Phase #	
Project #	18039	Size Description		Subdivision Code	
Size/Area	0.00	Proposed Start		% Completed	0.00
Proposed Stop					
% Complete Formula					

Property/Site Information

Parcel 13935211087

Location

Owner/Tenant

Contact ID AC146106	Name	NEVADA H A N D INC	Organization	
Mailing Address 295 E WARM SPRINGS RD #101			State/Province NV	
City LAS VEGAS			Country	☐ Foreign
ZIP/PC 89119-4212			Evening Phone	
Day Phone (702)739-3345 x			Mobile #	
Fax (702)739-3305				

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

213 N 13TH ST
LAS VEGAS, 89101-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13935211087
13935211088
13935211089
13935211090
13935211091

Report Date 11/07/2006 04:22 PM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC146106 ☐ Foreign
Effective Expire
Name NEVADA H A N D INC
Day Phone (702)739-3345 x Eve Phone Organization
Pager PIN # Position
Fax (702)739-3305 Mobile Profession
E-Mail
Address 295 E WARM SPRINGS RD #101
LAS VEGAS, NV 89119-4212
Seasonal Addr
Valid From To
Comments Michael Mullin 702-739-3345

Primary Y Capacity OTHER Other REP Contact ID AC817938 ☐ Foreign
Effective Expire
Name NEVADA H.A.N.D., INC.
Day Phone (702)739-3345 x 243 Eve Phone Organization
Pager PIN # Position
Fax (702)739-3305 Mobile Profession
E-Mail
Address 295 E. WARM SPRINGS RD.
STE 101
LAS VEGAS, NV 89119
Seasonal Addr
Valid From To
Comments Jacque Zussman 702-739-3345

Contractors

No Contractors

Activity Review Details

Detail SUBMITTAL CHECKLIST (EOT) Modified By JMCLELLAND Modified Date/Time 11/07/2006 12:15
Comments
No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Application/Petition Form
- Y Justificaton Letter
- Y Laser Print Site Plan
- Y Laser Print Floor Plan
- Y Laser Print Elevation
- Y Statement of Financial Interest
- Y Copy of Approval Letter

Report Date 11/07/2006 04:22 PM

Submitted By

Page 3

EXTENSION OF TIME

Y Will this go to the City Council? Final City Council letter received

Y Will this go DIRECTLY to City Council? Annotated minutes received

Parent Application Type SDR

Hearing Type

Parent Project # 5177

Public, Non-Public or Admin? NON-PUBLIC

Meeting Information

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified by	Modified Date	YES Votes	NO Votes	ABSTENTIONS
12/20/2006	CC	SCHEDULED		0	0	0
JMCCELLAND	11/07/2006					

Template Type A/P #	A/P Type	Status	Stage
No children exist for this project			

Employee Employee ID	Last	First	MI	Comments
No Employee Entries				

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CK NAME,# WHO PICKED UP PERMIT nevada hand ck 8878 / 739-3345	983657	11/07/2006 12:27		0.00

Final DRT



Separator Sheet

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

EOT-18039 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW -
APPLICANT/OWNER: NEVADA H.A.N.D., INC. - Request for an Extension of Time of an
approved Site Development Plan Review (SDR-5177) THAT ALLOWED A 5 STORY, 60
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Stewart Avenue and 13th Street (APN 139-35-211-087, 088, 089, 090 and 091), R-3 (Medium
Density Residential) under Resolution of Intent to R-5 (Apartment) Zone, Ward 5 (Weekly).

***NOTE: THIS IS A DIRECT TO COUNCIL ITEM - COMMENTS ARE DUE WITHIN
APPROXIMATELY ONE WEEK**

CITY COUNCIL MEETING: DECEMBER 20, 2006

PUBLIC HEARING: NO

CASE PLANNER: BEN STICKA

Comments Due: NOVEMBER 28, 2006*

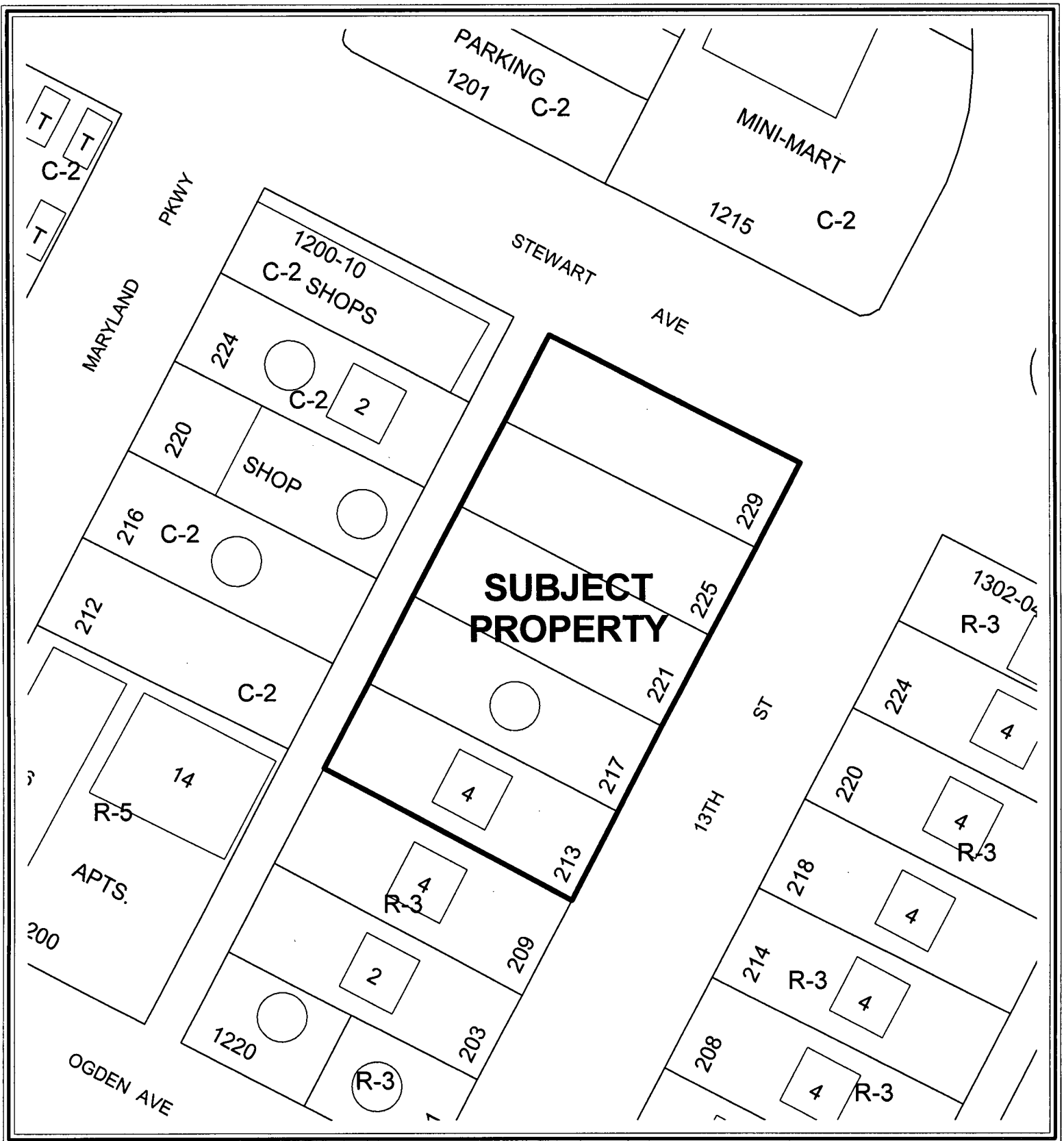
Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to CAROLE COMBS (ccombs@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Public Hearing Notice



Separator Sheet



0 - 30 60 Feet

CASE: EOT-18039

ZONING OF SUBJECT PROPERTY:

R-3 (MEDIUM DENSITY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO
R-5 (APARTMENT)



Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

EOT-18039

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	JEFF GALAMBAS	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	TIM PARKS	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*STREETS & SANITATION (DPW)	JERRY WALKER	2900 RONEMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2900 RONEMUS
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	DOA J. MEADE, ENGINEERING DESIGN DIVISION	1001 S. VALLEY VIEW BLVD.

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC.
ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND
DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

SDPR
11/21/2006

Applicant Letter



APPLICANT LETTER

Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

December 13, 2006

Mr. Michael Mullin
Nevada H.A.N.D., Inc.
295 East Warm Springs Road, Suite #101
Las Vegas, Nevada 89113

RE: EOT-18039 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN
REVIEW

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Council at its regular meeting on **December 20, 2006**. This meeting will be held at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations and any conditions related to your application may be obtained prior to the meeting from the Planning and Development Department, Current Planning Division, at the Development Services Center, 731 South Fourth Street, or you may obtain this information by calling 229-6301.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

M. Margo Wheeler, AICP
Director, Planning and Development Department

MW:cc

cc: Ms. Jacque Zussman
Nevada H.A.N.D., Inc.
295 East Warm Springs Road, Suite #101
Las Vegas, Nevada 89113

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



City Council Action Letter



CITY COUNCIL ACTION LETTER

Separator Sheet



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

December 21, 2006

Mr. Michael Mullin
Nevada H.A.N.D., Inc.
295 East Warm Springs Road, Suite #101
Las Vegas, Nevada 89113

RE: EOT-18039 – EXTENSION OF TIME
CITY COUNCIL MEETING OF DECEMBER 20, 2006

Dear Mr. Mullin:

The City Council at a regular meeting held December 20, 2006 APPROVED the request for an Extension of Time of an approved Site Development Plan Review (SDR-5177) THAT ALLOWED A 5 STORY, 60 UNIT, MULTI-FAMILY DEVELOPMENT on 0.80 acres adjacent to the southwest corner of Stewart Avenue and 13th Street (APN 139-35-211-087, 088, 089, 090 and 091), R-3 (Medium Density Residential) under Resolution of Intent to R-5 (Apartment) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 21, 2006. This approval is subject to:

Planning and Development

1. This Extension of Time will expire on November 17, 2008 unless another Extension of Time is approved by the Planning Commission.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-5177) and all other subsequent related actions as required by the Planning and Development Department and Department of Public Works.

Sincerely,

A handwritten signature in cursive script that reads "Angela Grolli".

Angela Grolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009

Ms. Jacque Zussman
Nevada H.A.N.D., Inc.
295 East Warm Springs Road, Suite #101
Las Vegas, Nevada 89113



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

November 19, 2004

Mr. Michael Mullin
Nevada H.A.N.D., Inc.
295 East Warm Springs Road, Suite #101
Las Vegas, Nevada 89119

RE: SDR-5177 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF NOVEMBER 17, 2004
Related to ZON-5176

Dear Mr. Mullin:

The City Council at a regular meeting held November 17, 2004 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 5 STORY, 60 UNIT, MULTI-FAMILY DEVELOPMENT on 0.80 acres adjacent to the southwest corner of Stewart Avenue and 13th Street (APN 135-35-211-087, 088, 089, 090 and 091), R-3 (Medium Density Residential) Zone [PROPOSED: R-5 (Apartment)]. The Notice of Final Action was filed with the Las Vegas City Clerk on November 18, 2004. This approval is subject to:

Planning and Development

1. A Rezoning (ZON-5176) to a R-5 Zoning District approved by the City Council.
2. The development shall be limited to a maximum of 57 units.
3. The development shall conform to the definition of Senior Citizen Apartment as listed in Title 19.20.
4. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
5. All development shall be in conformance with the revised site plan and building elevations, date stamped October 18, 2004, except as amended by conditions herein.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

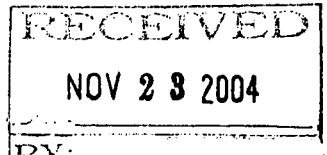
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TDD 702.386.9108

www.lasvegasnevada.gov
18112-001-6/04

EOT-18039
12-20-06 CC



NOV 27 2006

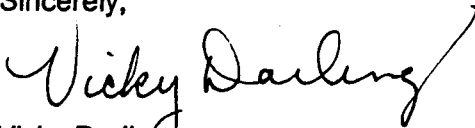
Mr. Michael Mullin
SDR-5177 – Page Two
November 19, 2004

7. Turf shall be limited to 15% of the total landscape area. No turf shall be permitted in the non-recreational common areas.
8. A property line wall shall be constructed along the south property line in accordance with the requirements of Title 19.12. The property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall height shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department 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.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. Coordinate with the City Surveyor to determine whether a Merger and Re-subdivision Map or other map is necessary. Comply with the recommendations of the City Surveyor.
14. Driveways shall be designed, located and meet the intent of Standard Drawing #222A.
15. Site development to comply with all applicable conditions of approval for ZON-5176 and all other subsequent site-related actions.

Sincerely,



Vicky Darling
Assistant Deputy City Clerk for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Ms. Jacque Haas
Nevada H.A.N.D., Inc.
295 East Warm Springs Road, Suite #101
Las Vegas, Nevada 89119

EOT-18039
12-20-06 CC

NOV 17 2006



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

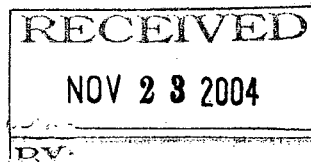
GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov
18112-001-6/04



November 19, 2004

Mr. Michael Mullin
Nevada H.A.N.D., Inc.
295 East Warm Springs Road, Suite #101
Las Vegas, Nevada 89119

RE: SDR-5177 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF NOVEMBER 17, 2004
Related to ZON-5176

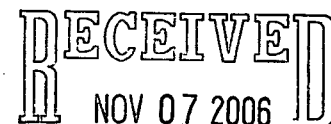
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6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

EOT-18039
12-20-06 CC



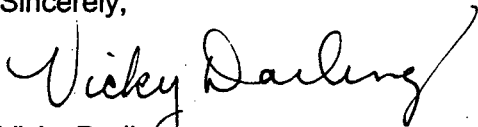
Mr. Michael Mullin
SDR-5177 – Page Two
November 19, 2004

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15. Site development to comply with all applicable conditions of approval for ZON-5176 and all other subsequent site-related actions.

Sincerely,



Vicky Darling
Assistant Deputy City Clerk for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Ms. Jacque Haas
Nevada H.A.N.D., Inc.
295 East Warm Springs Road, Suite #101
Las Vegas, Nevada 89119

EOT-18039
12-20-06 CC

RECEIVED
NOV 07 2006