

# Plans (PMT)

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Separator Sheet

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# 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 = 35,000 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:  
5 stories / 50 ft  
(whichever is less)  
Provided:  
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)

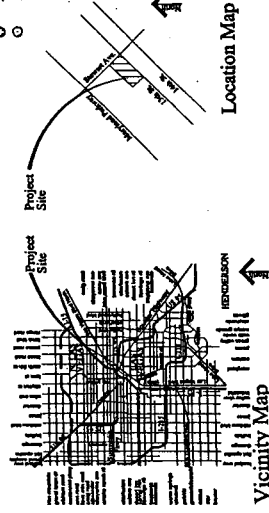
H.C. Parking Required 2  
H.C. Parking Provided: 3

## 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.

STEWART PINES # APARTMENTS

Las Vegas, Nevada

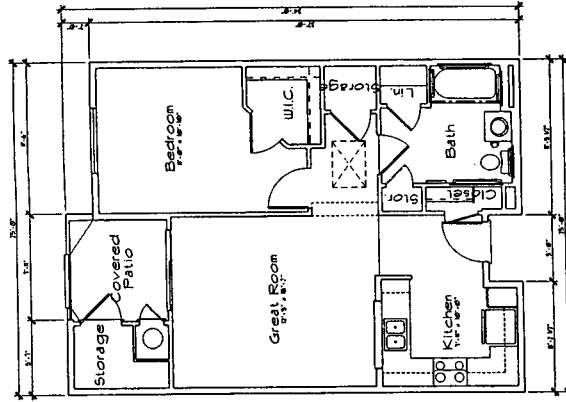
Building Site Plan

Date: September 3, 2004  
Project Number: 104371

Stewart, III

EOT-18039  
12-20-06 CC

NOV 07 2006



### 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'



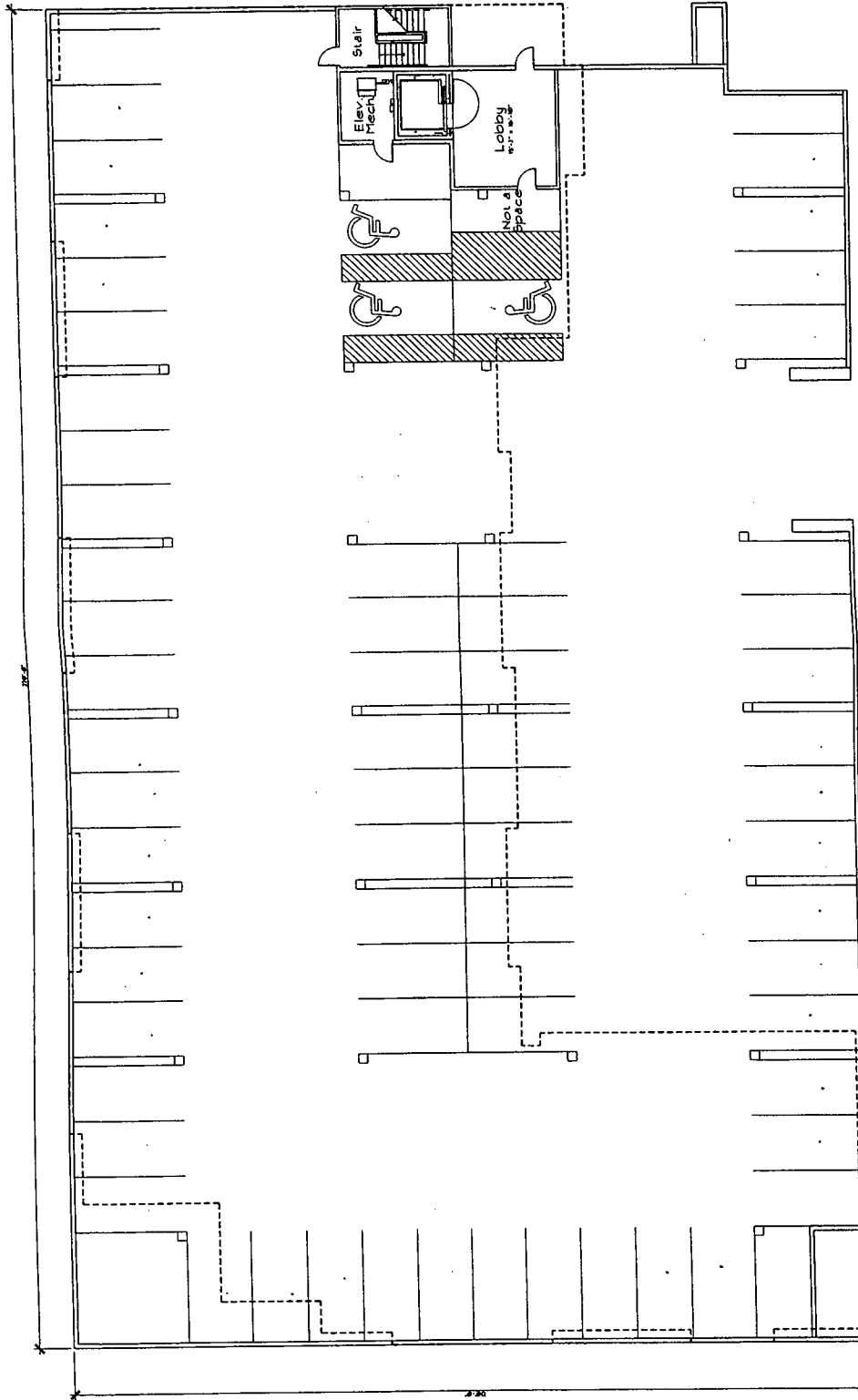
**Perlman**  
ARCHITECTS

PERLMAN ARCHITECTS, INC.  
2230 CORPORATE AVENUE, SUITE 200  
HENDERSON, NEVADA 89014  
702.960.9500 702.922.2222 fax

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157 Garage Floor Level

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

# OGDEN PINES II APARTMENTS

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

Scale: 1/8" = 1'

Las Vegas, Nevada

Garage Floor Level

Date: September 3, 2004  
Project Number: 104371

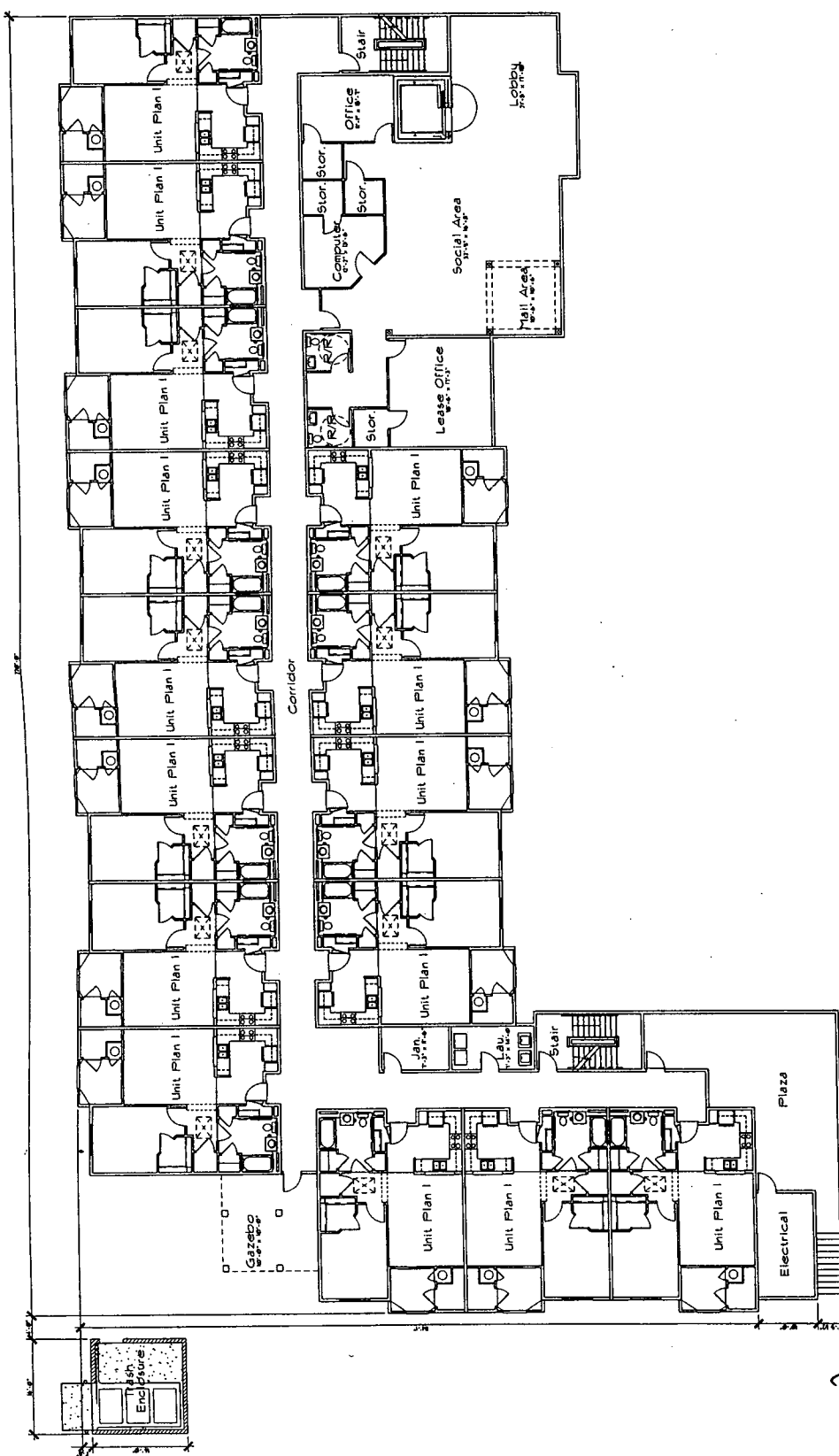
**Perlman**  
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PERLMAN ARCHITECTS, INC.  
2230 CORPORATE CIRCLE, SUITE 200  
HENDERSON, NEVADA 89074  
702.660.3900 702.632.3222 fax

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

# OGDEN PINES II APARTMENTS

Las Vegas, Nevada

First Floor Level

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

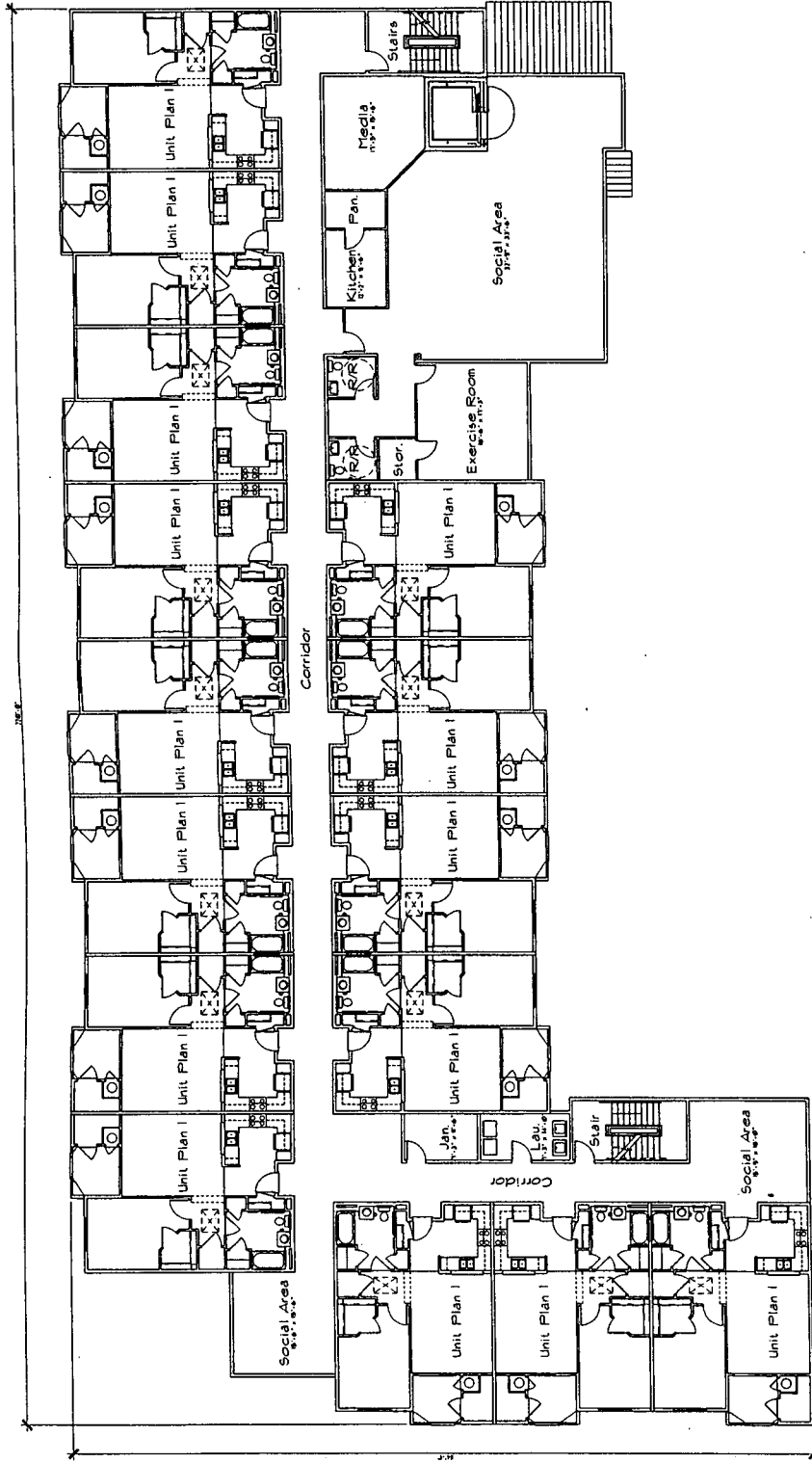
Scale: 1/8" = 1'

Date: September 1, 2004  
Project Number: 104371

**Perlman ARCHITECTS**  
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702.960.9800 702.502.3222 fax  
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3<sup>rd</sup> ~~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'



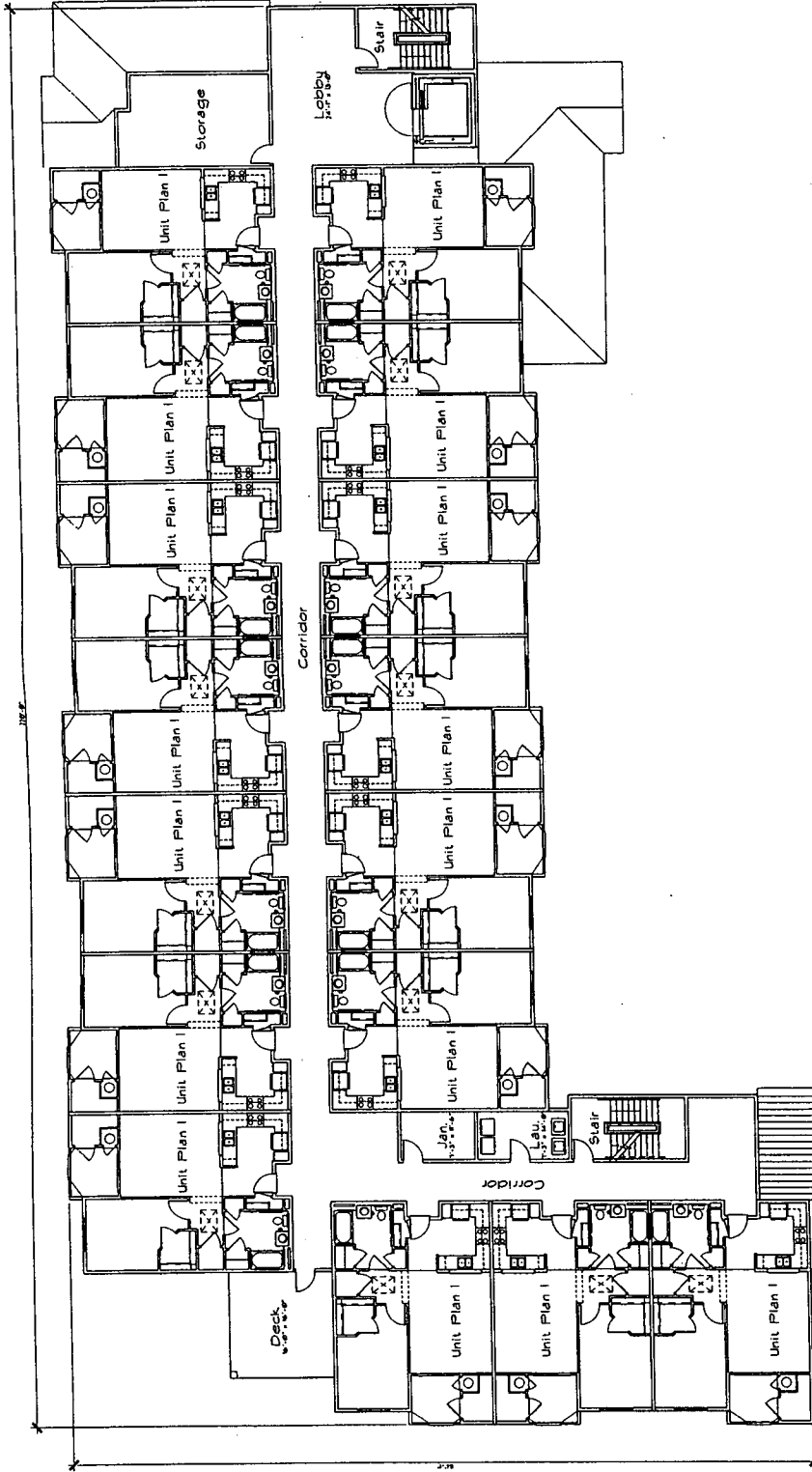
**Perلمان**  
ARCHITECTS

PERLMAN ARCHITECTS, INC.  
2230 CORPORATE CIRCLE, SUITE 200  
HENDERSON, NEVADA 89074  
702.960.9900 702.932.3222 FAX

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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'



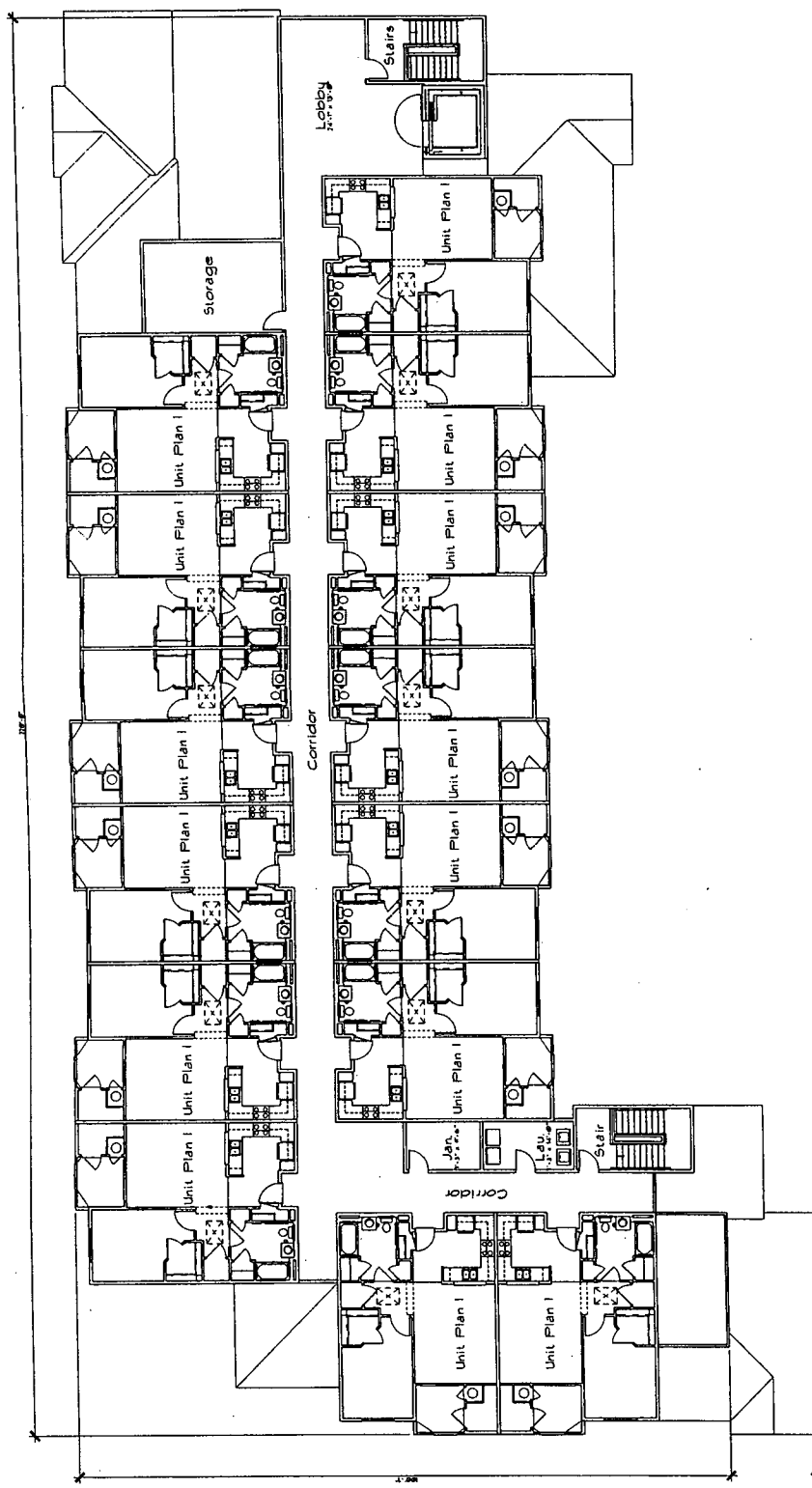
**Perlman**  
ARCHITECTS

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2230 CORPORATE CIRCLE, SUITE 200  
HENDERSON, NEVADA 89074  
702.890.9900 702.932.3222 fax

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

# OGDEN PINES II APARTMENTS

Las Vegas, Nevada

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

Fourth Floor Level

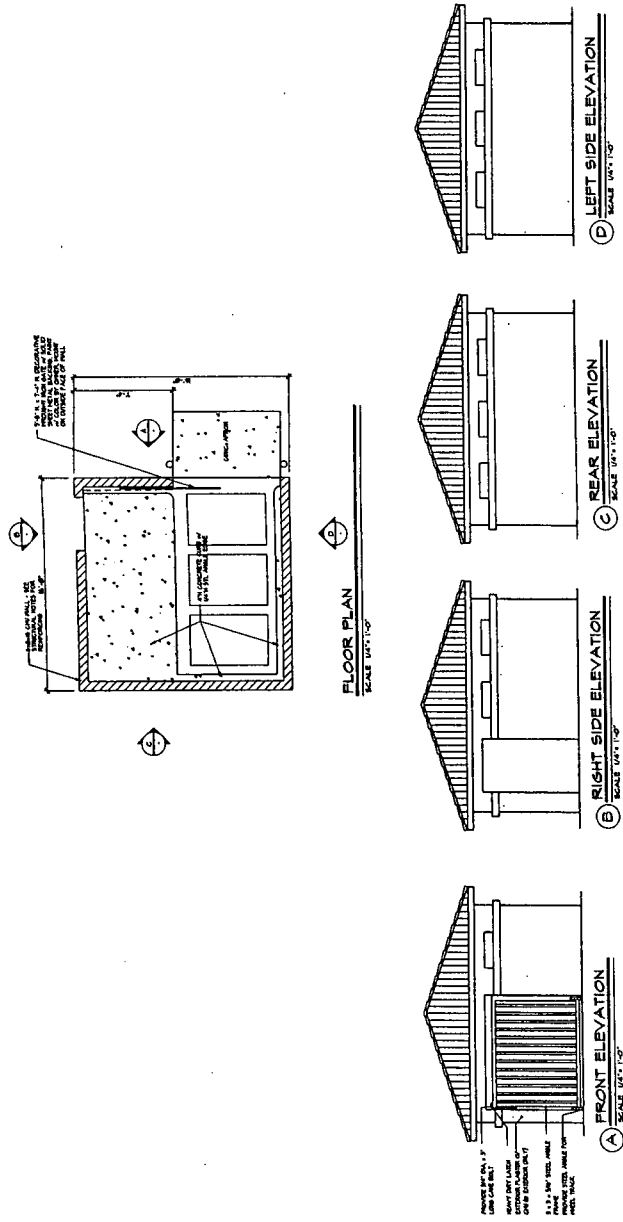
Date: September 1, 2004  
Project Number: 104371

Scale: 1/8" = 1'

**Perlman ARCHITECTS**  
PERLMAN ARCHITECTS, INC.  
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OGDEN PINES II APARTMENTS  
Developed By: Nevada H.A.N.D.

Scale: 1/4" = 1'

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2220 CORPORATE CIRCLE, SUITE 200  
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702.990.8900 702.932.3222 fax  
© COPYRIGHT 2004 PERLMAN ARCHITECTS, INC.

Date: September 3, 2004  
Project Number: 104371

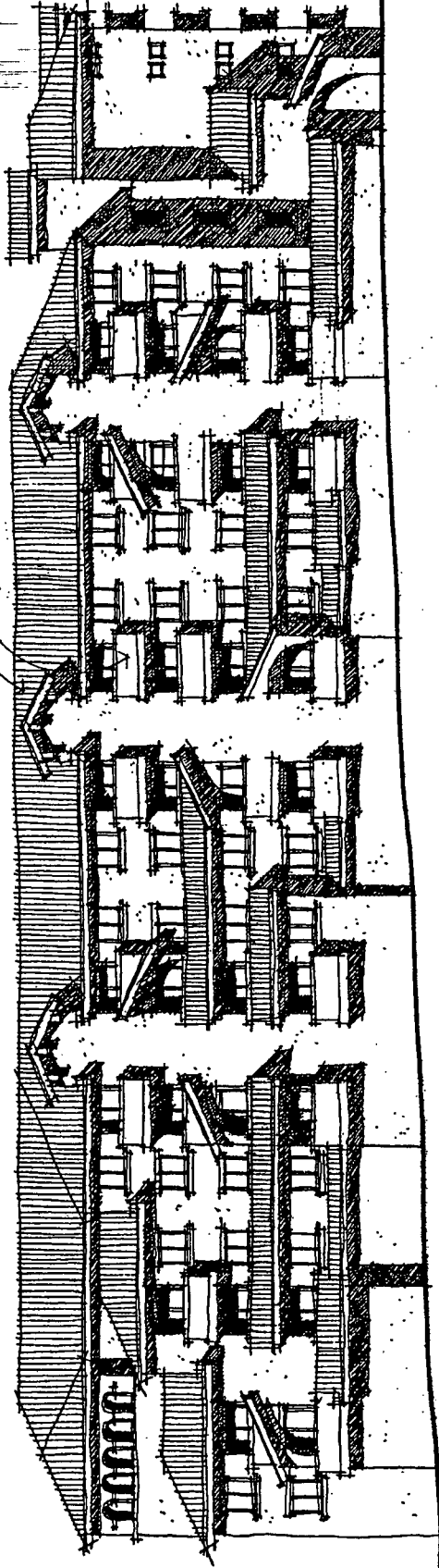
Typical Trash Enclosure

Las Vegas, Nevada

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Concrete Tile Roof  
Stucco



Alley Exterior Elevation

Scale: 1/8" = 1'

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

OGDEN PINES II APARTMENTS

Date: September 3, 2004  
Project Number: 104371

Elevations

Las Vegas, Nevada

**Perلمان**  
ARCHITECTS

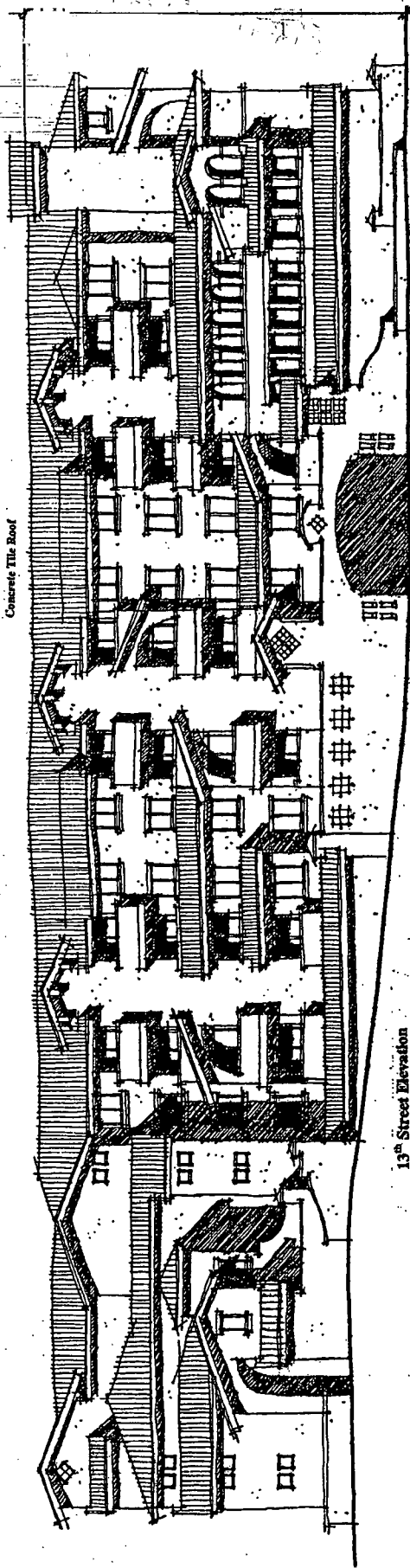
PERLMAN ARCHITECTS, INC.  
2230 CORPORATE CIRCLE, SUITE 200  
HENDERSON, NEVADA 89074  
702.980.9900 702.932.3222 fax

© COPYRIGHT 2004, PERLMAN ARCHITECTS, INC.

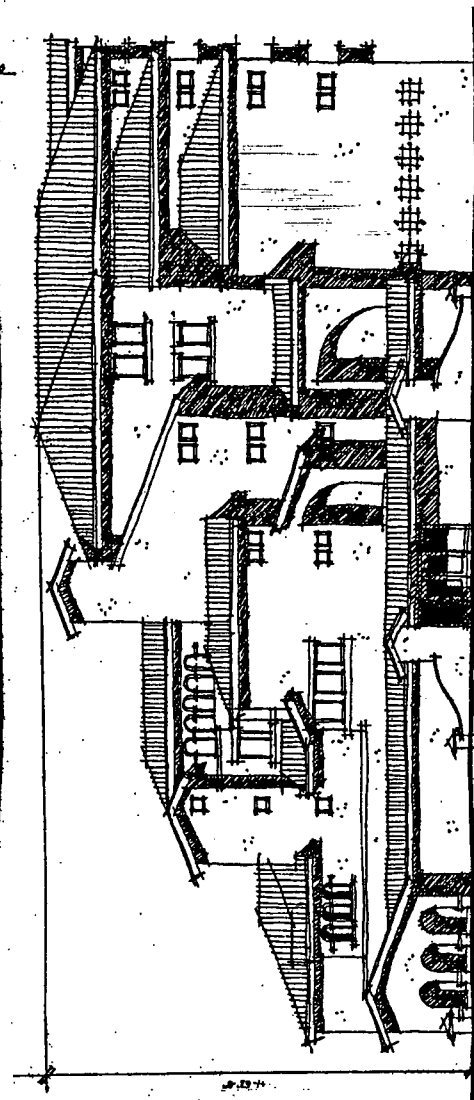
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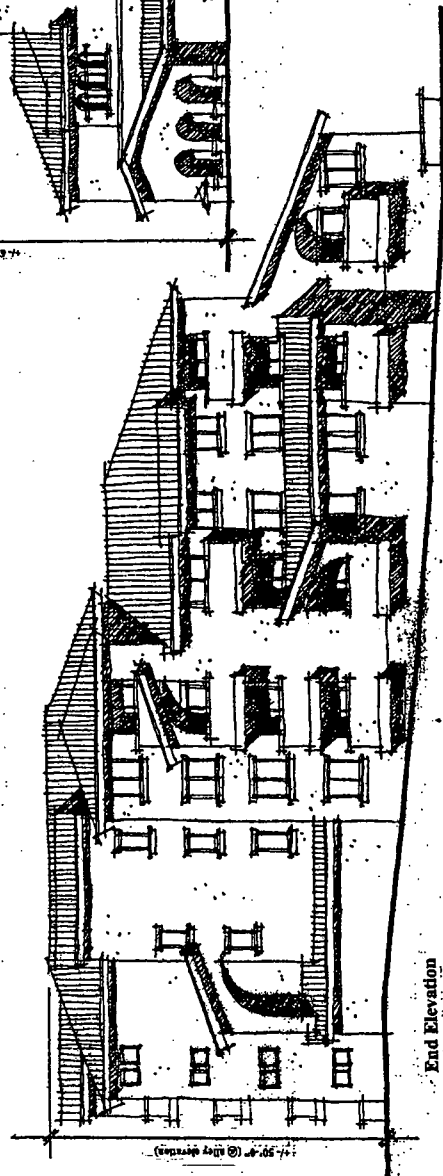
Stucco  
Concrete Tile Roof



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"



**Perlman**  
ARCHITECTS

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2230 CORPORATE CIRCLE, SUITE 200  
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702.560.5900 702.562.3222 fax

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# Deed

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# Separator Sheet

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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.

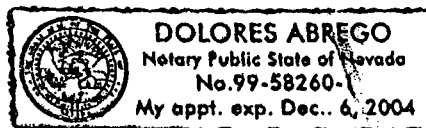
March 30, 2004

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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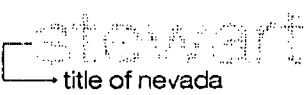
**EXHIBIT "A"**

**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<br>295 E. Warm Springs, #101<br>Las Vegas, NV 89119              |                |

4

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

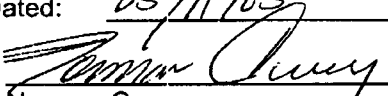
THIS INDENTURE WITNESSETH: That Norman Curry, a single man  
for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant,  
Bargain Sell and Convey to Nevada H.A.N.D., Inc., a Nevada Non-Profit Corporation of such  
Grantee forever, all that real property situated in the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

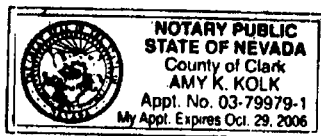
AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE  
FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004

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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 30<sup>th</sup> 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/

The Villa L. Holmes Living Trust

BY Alan R. Johns  
managing Trustee

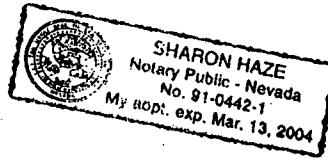
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STATE OF Nevada  
COUNTY OF Clark } SS.

On this 30<sup>th</sup> 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

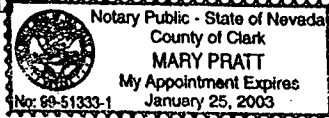
SS:

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

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## Separator Sheet

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## 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

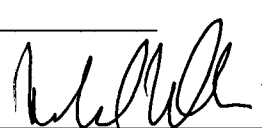
☒ No

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): \_\_\_\_\_

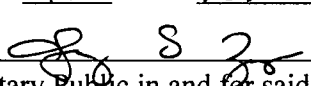
APN: \_\_\_\_\_

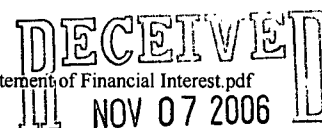
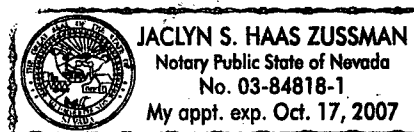
Signature of Property Owner: 

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

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# Separator Sheet

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**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

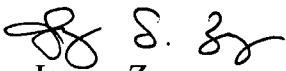
To Whom It May Concern:

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**

**RECEIVED**  
NOV 07 2006

# Application

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Separator Sheet

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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.

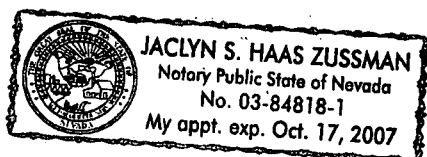
Print Name Michael Mullin

Subscribed and sworn before me

This 7th day of November, 20 06.

[Signature]

Notary Public in and for said County and State



### 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

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# Separator Sheet

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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         | <input checked="" type="checkbox"/> 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        | <input type="checkbox"/> 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<br>Meeting Date<br>Comments<br>Added By | Meeting Type<br>Add Date | Meeting Status<br>Modified by | Modified Date | YES Votes | NO Votes | ABSTENTIONS |
|------------------------------------------------------|--------------------------|-------------------------------|---------------|-----------|----------|-------------|
| 12/20/2006                                           | CC                       | SCHEDULED                     |               | 0         | 0        | 0           |
| JMCCLELLAND                                          | 11/07/2006               |                               |               |           |          |             |

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

| Employee<br>Employee ID | Last | First | MI | Comments |
|-------------------------|------|-------|----|----------|
| No Employee Entries     |      |       |    |          |

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

# Final DRT

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# Separator Sheet

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# **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  
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, 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](mailto: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:**

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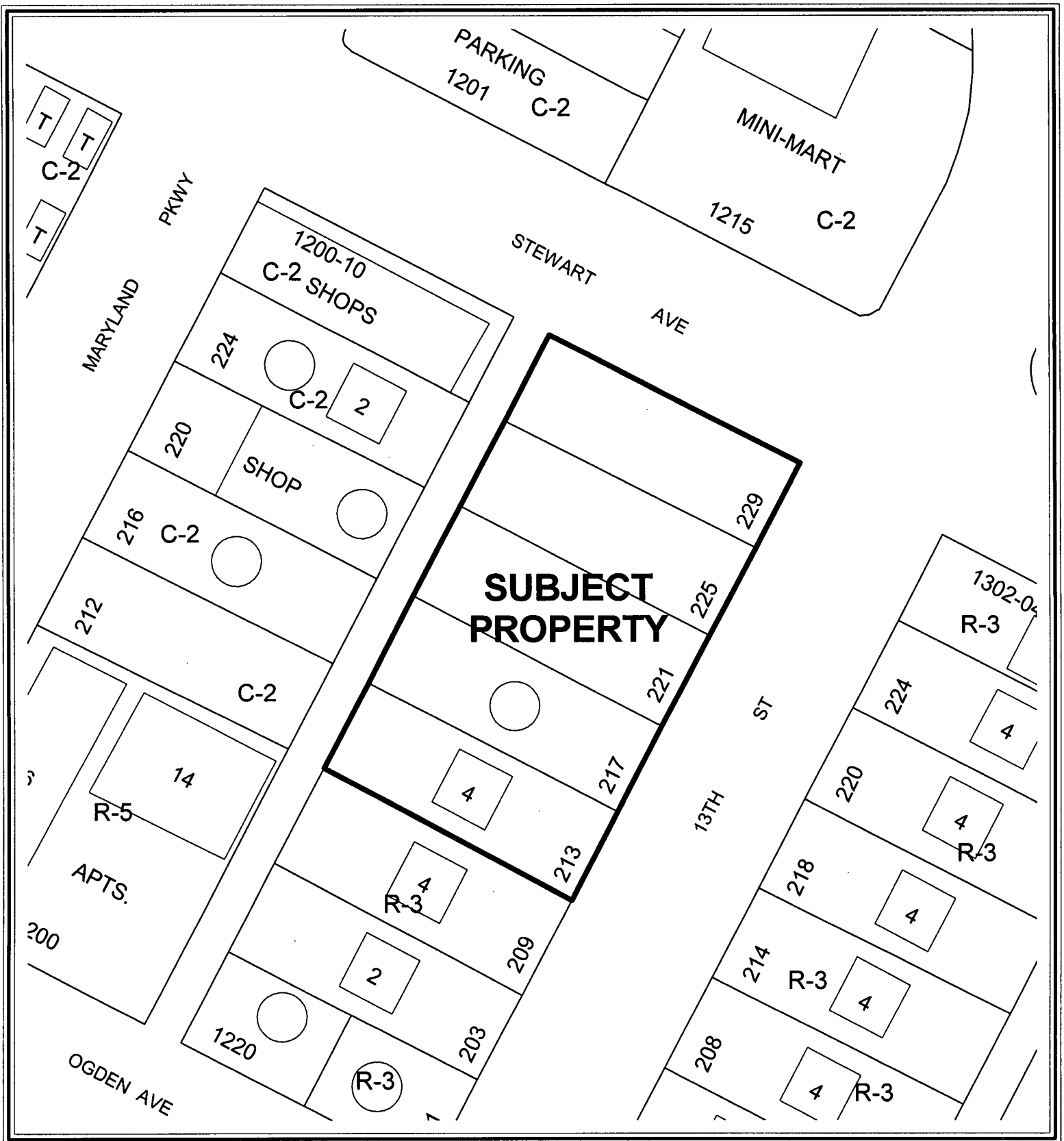
# Public Hearing Notice

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Separator Sheet

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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

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Separator Sheet

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# 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 <sup>th</sup> FLOOR CITY HALL           |
| OFFICE OF BUSINESS DEVELOPMENT                | DAVID BRATCHER                               | 2 <sup>nd</sup> FLOOR CITY HALL EXPANSION |
| NEIGHBORHOOD SERVICES                         | ANNE KILPONEN                                | 2 <sup>nd</sup> 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 <sup>th</sup> FLOOR CITY HALL           |
| *SURVEY (DPW)                                 | ALAN RIEKKI                                  | WEST YARD                                 |
| <EMBARQ> (SDPR only)                          | SANDRA HOLLEY                                | 330 VALLEY VIEW BOULEVARD                 |
| LAS VEGAS VALLEY WATER DISTRICT<br>(NO PLANS) | DOA J. MEADE,<br>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

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# Separator Sheet

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# 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](http://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](http://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

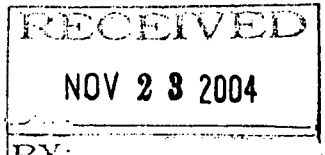
VOICE 702.229.6011

TDD 702.386.9108

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

18112-001-6/04

EOT-18039  
12-20-06 CC



NOV 27 2006

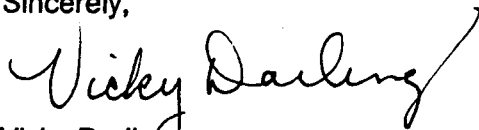
Mr. Michael Mullin  
SDR-5177 – Page Two  
November 19, 2004

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

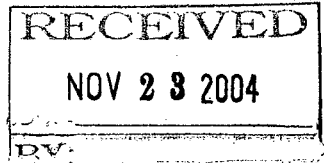
GARY REESE  
MAYOR PRO TEM

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

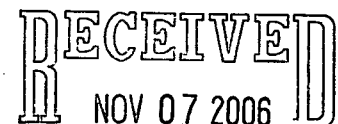
Dear Mr. Mullin:

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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.

EOT-18039  
12-20-06 CC



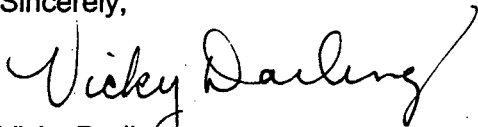
Mr. Michael Mullin  
SDR-5177 – Page Two  
November 19, 2004

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

RECEIVED  
NOV 07 2006