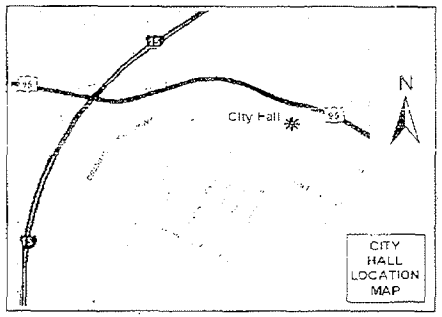
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

SDR-25485

Case: SDR-25485
12419313073
LIGHTFOOT JAMES W JR & LEONORA S
18112 ROLLINS DR
SMITHVILLE MO 64089-9082

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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0004239954 JAN 11 2008
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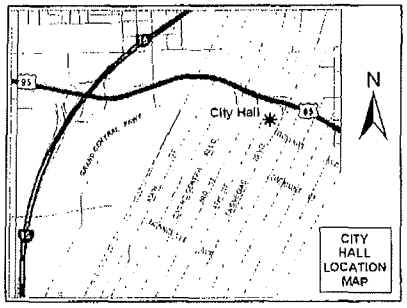
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

SDR-25485

Case: SDR-25485

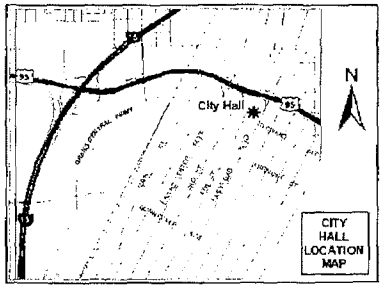
12524710017
ROGERS CLAIR F
5201 BLUE EVERGREEN AVE
LAS VEGAS NV 89131-2759

89131 2759 C063

581

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



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☑ I OPPOSE this Request

SDR-25485

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Case: SDR-25485
12524612085
NOVACK ARTHUR J & AUDREY E
4804 HARMONIZE CT
LAS VEGAS NV 89131-2785

89131 2785 C052

584

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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0004239854 JAN 11 2008
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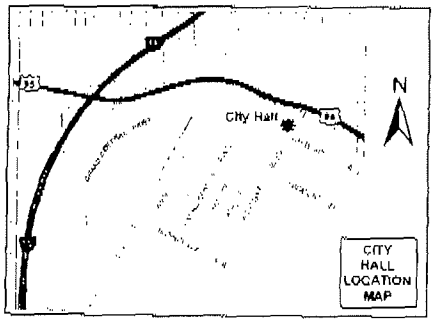

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Case: SDR-25485

12524611045
VILLA MELIZA & PATRICK L
4929 ORCHARD SKY AVE
LAS VEGAS NV 89131-1027

SDR-25485

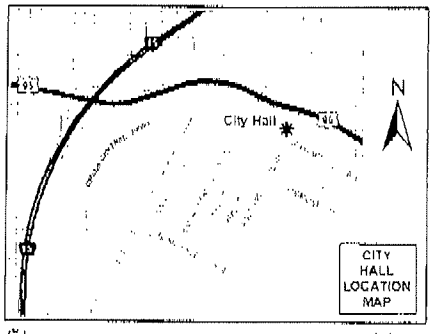
89131\$1027 C063

58 P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

$ 00.41°

Official Notice of Public Hearing



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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Case: SDR-25485

12419312013
SALVIA JOHN
6680 ABRUZZI DR #201
NO LAS VEGAS NV 89084-5449

SDR-25485

89084S449 R010

12/20/07 PC

58P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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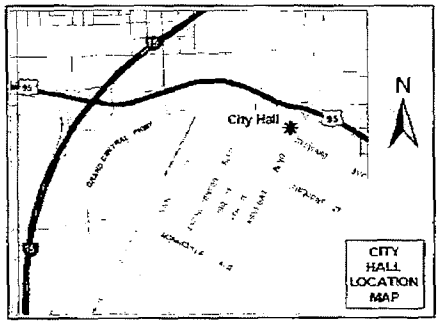

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

SDR-25485

Case: SDR-25485
12419313066
CARQUE GEORGE A & BARBARA L
1900 CORALINO DR
HENDERSON NV 89074-1056

8907431056 0050

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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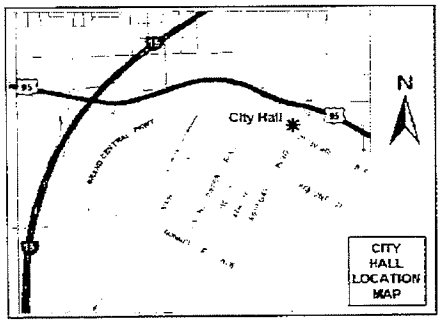

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

SDR-25485

Case SDR-25485
12524611024
HARMS ROSE M & JERRY E
4921 ENCORE PARADISE AVE
LAS VEGAS NV 89131-1032

89131 1032 C063

584

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

UNITED STATES POSTAGE
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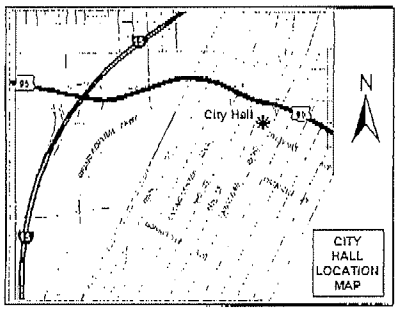

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

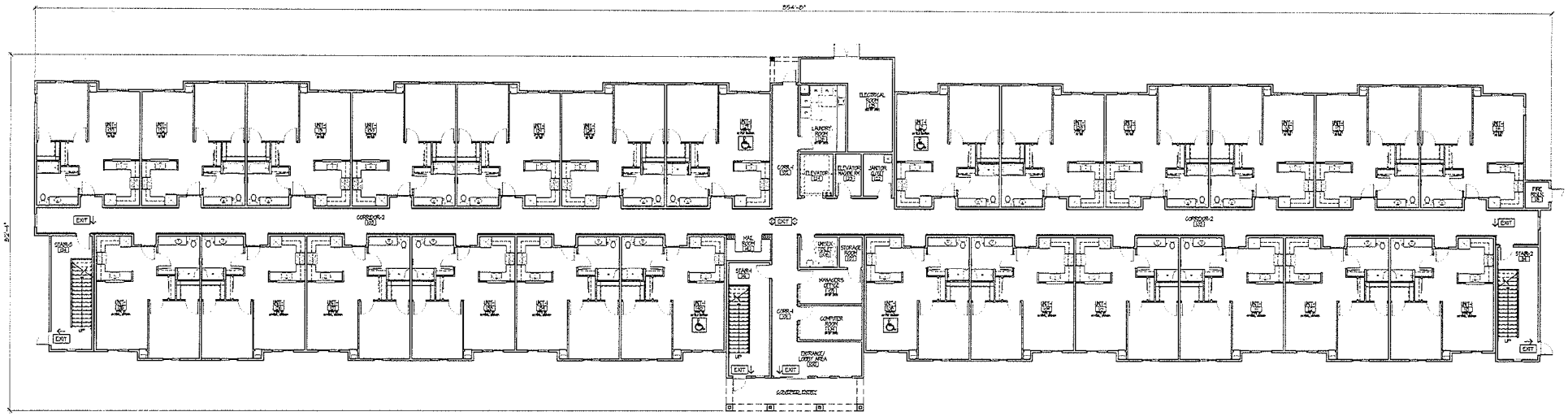
Case: SDR-25485

12419312135
CARLTON LUKE J
6655 FLAMINIAN LN #203
NO LAS VEGAS NV 89084-2180

SDR-25485

89084 2180 R010

58A



FIRST FLOOR BUILDING PLAN

SCALE: 3/32" = 1'-0"

NORTH

BUILDING PLAN FOR
DECATUR PINES SENIOR APARTMENTS (PHASE 1)

NEVADA H.A.N.D., Inc.
HOUSING AND NEIGHBORHOOD DEVELOPMENT
295 E. WARM SPRINGS ROAD, SUITE 101 LAS VEGAS, NV 89119

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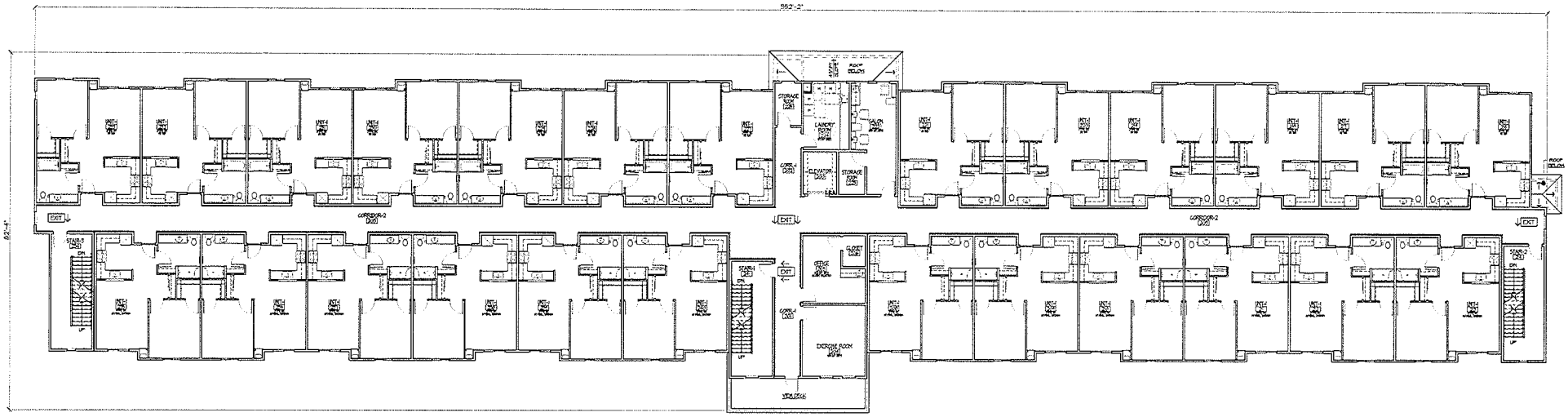

SECOND FLOOR BUILDING PLAN
SCALE: 3/32" = 1'-0"

NORTH

BUILDING PLAN FOR
DECATUR PINES SENIOR APARTMENTS (PHASE 1)

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HOUSING AND NEIGHBORHOOD DEVELOPMENT
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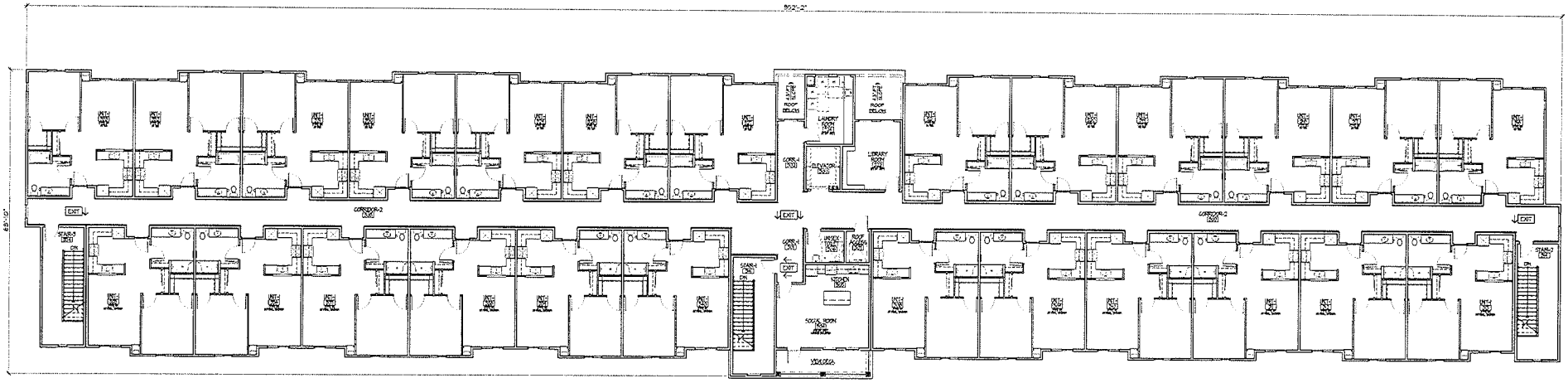

THIRD FLOOR BUILDING PLAN

SCALE: 3/32" = 1'-0"

NORTH

BUILDING PLAN FOR
DECATUR PINES SENIOR APARTMENTS (PHASE 1)

NEVADA H.A.N.D., Inc.
HOUSING AND NEIGHBORHOOD DEVELOPMENT
295 E. WARM SPRINGS ROAD, SUITE 101 LAS VEGAS, NV 89119

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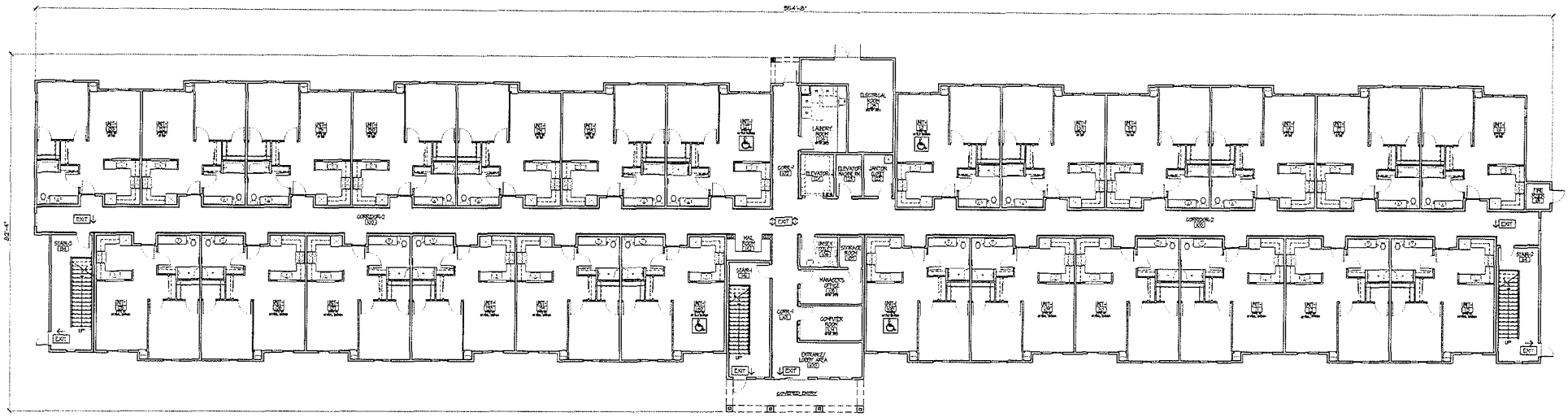
12/20/07 PC



FIRST FLOOR BUILDING PLAN

SCALE: 3/32" = 1'-0"

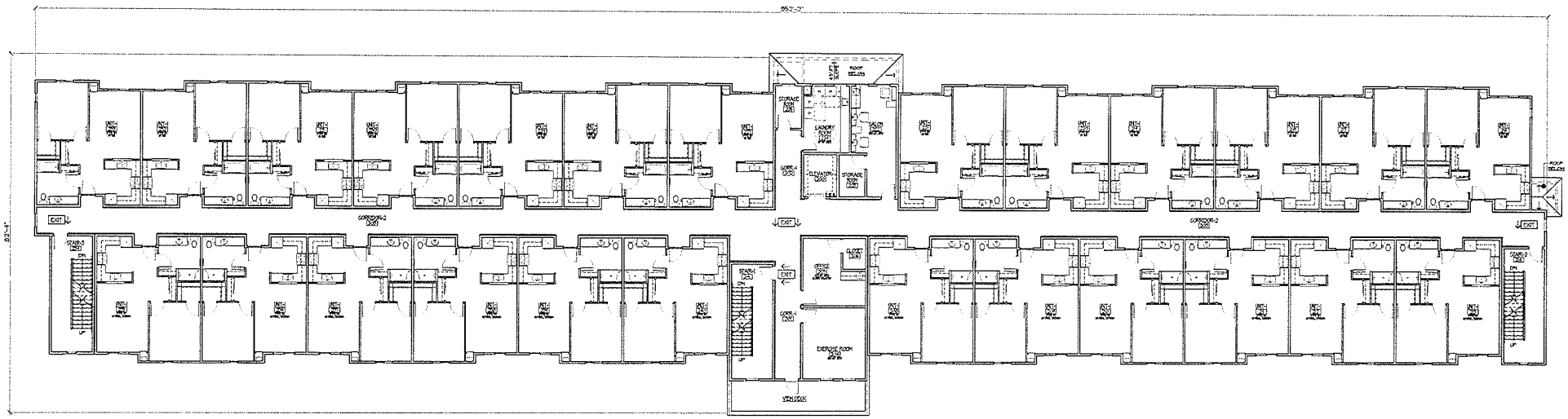
NORTH

RECEIVED,
NOV 06 2007,

BUILDING PLAN FOR
DECATUR PINES SENIOR APARTMENTS (PHASE 2)

NEVADA H.A.N.D., Inc.
HOUSING AND NEIGHBORHOOD DEVELOPMENT
295 E. WARM SPRINGS ROAD, SUITE 101 LAS VEGAS, NV 89119

SDR-25485
12/20/07 PC



SECOND FLOOR BUILDING PLAN

SCALE: 3/32" = 1'-0"

NORTH

RECEIVED
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BUILDING PLAN FOR
DECATUR PINES SENIOR APARTMENTS (PHASE 2)

NEVADA H.A.N.D., Inc.
HOUSING AND NEIGHBORHOOD DEVELOPMENT
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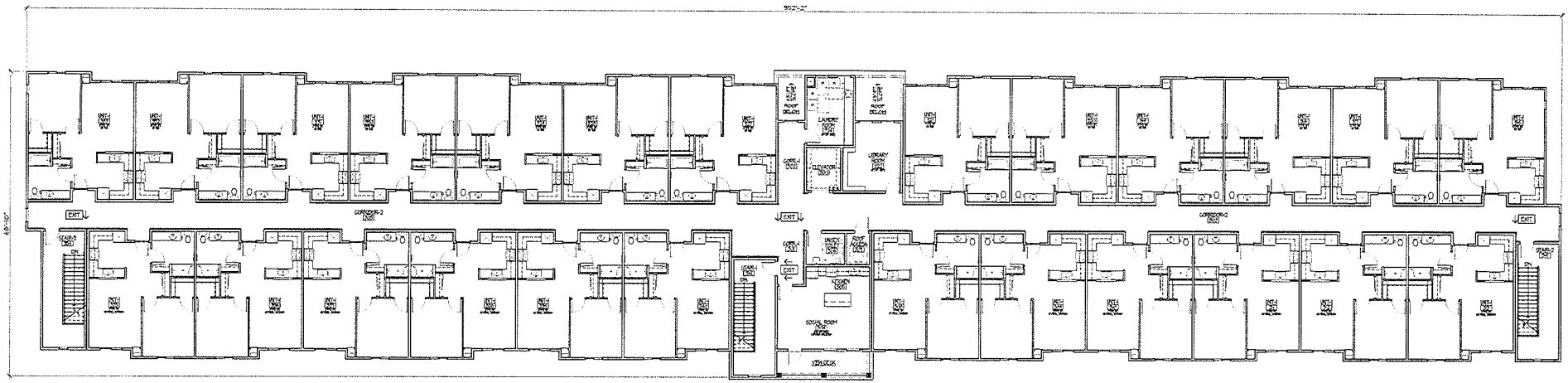

THIRD FLOOR BUILDING PLAN

SCALE: 3/32" = 1'-0"

NORTH

RECEIVED
NOV 06 2007

BUILDING PLAN FOR
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295 E. WARM SPRINGS ROAD, SUITE 101 LAS VEGAS, NV 89119

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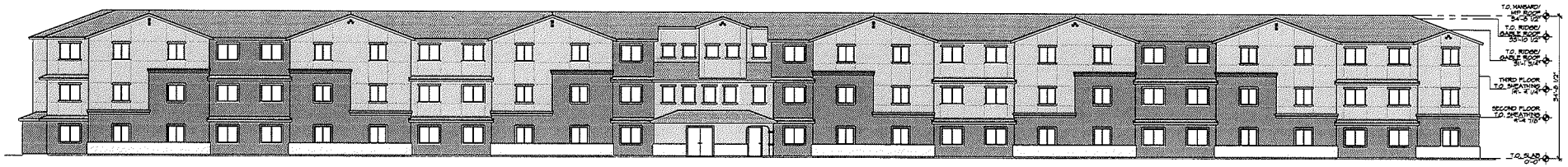
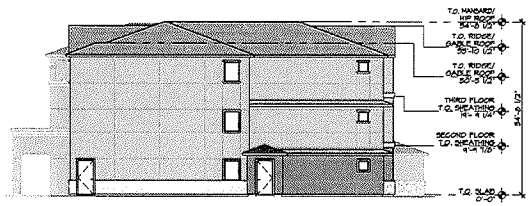
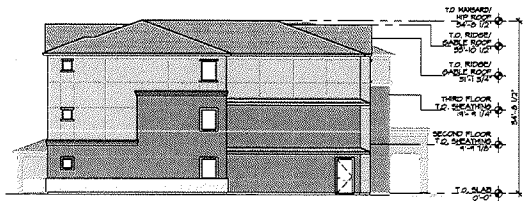
FRONT BUILDING ELEVATION
SCALE: 3/32" = 1'-0"



REAR BUILDING ELEVATION
SCALE: 3/32" = 1'-0"



RIGHT SIDE BUILDING ELEVATION
SCALE: 3/32" = 1'-0"



LEFT SIDE BUILDING ELEVATION
SCALE: 3/32" = 1'-0"

COLORS AND MATERIALS KEY

	LOCATION	COLOR	PATERN
1	EXTERIOR UPPER MAIN BODY	FRAZEE - T7350 TANNERY	
2	EXTERIOR LOWER MAIN BODY	FRAZEE - S6260 ARCHORE GREEN	
3	FASCIA, TRIM, AND RECESSED PANELS	FRAZEE - S6204 SLATEGUSH	
4	RED TILE PIPES	FRAZEE - AC434 ROBUST RED	
5	FLAT CONCRETE ROOF TILES	HANSON "IRON WOOD BLEND" CSL - 350	

EXTERIOR BUILDING ELEVATIONS FOR
DECATUR PINES SENIOR APARTMENTS

NEVADA H.A.N.D., Inc.
HOUSING AND NEIGHBORHOOD DEVELOPMENT
295 E. WARM SPRINGS ROAD, SUITE 101 LAS VEGAS, NV 89119

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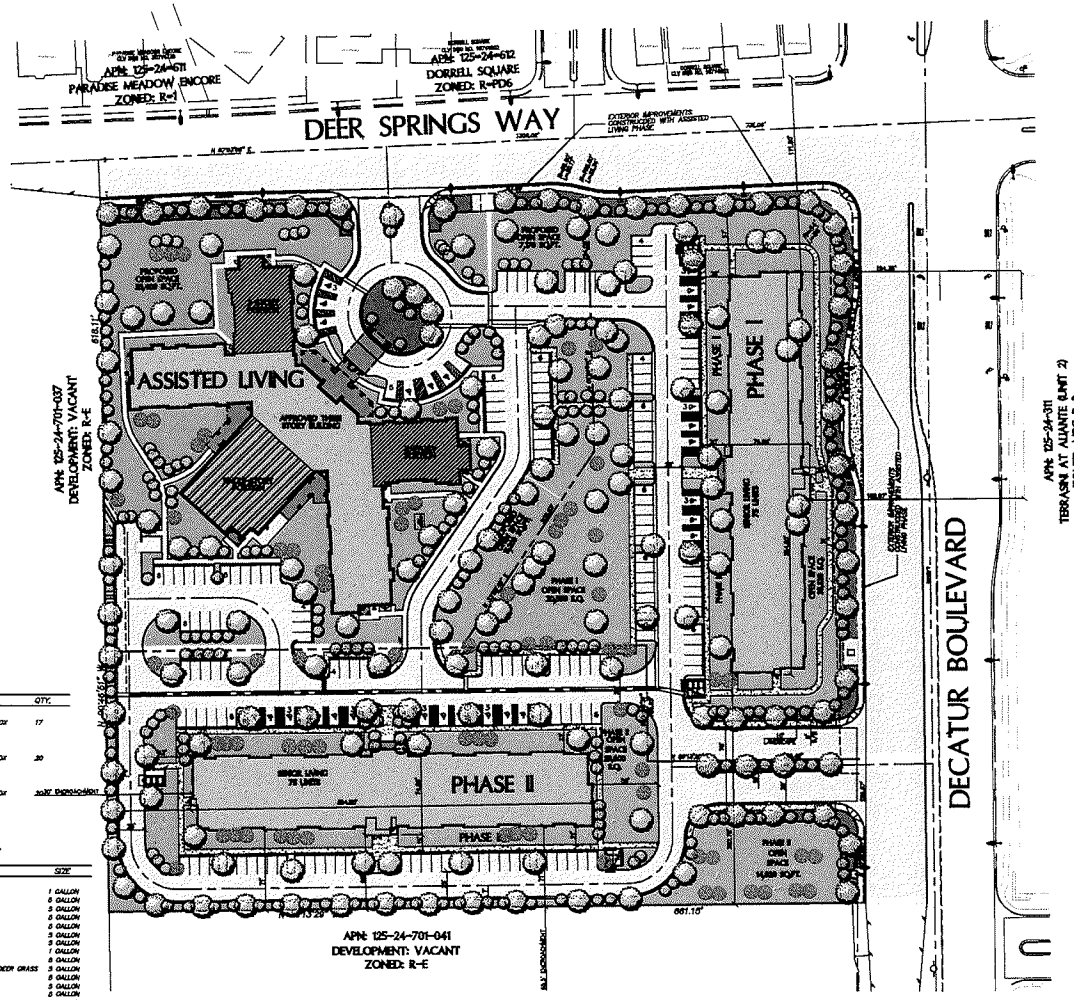
SILVER SKY @ DEER SPRINGS & DECATUR PINES (PHASE I & II)

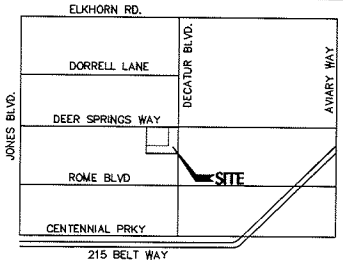
FOR

NEVADA HAND

NORTH
1" = 50'

GRAPHIC SCALE
(IN FEET)
1 inch = 50' ft.





VICINITY MAP

TABULATION:

OVERALL	
CURRENT ZONING	R-E
PROPOSED ZONING	R-3
ACREAGE	11.2 AC.±
D.U.A.	21.4
ASSISTED LIVING	
# OF BUILDINGS	1
# OF UNITS	90
PHASE I SENIOR HOUSING	
# OF BUILDINGS	1
# OF UNITS	75
PHASE II SENIOR HOUSING	
# OF BUILDINGS	1
# OF UNITS	75

OPEN SPACE CALCULATION:

APPROVED ASSISTED LIVING (90 UNITS)		
REQUIRED OPEN SPACE 22.0 X 1.65 = 36.3	64,830	S.F.
PROVIDED OPEN SPACE	71,770	S.F.
PROPOSED SENIOR HOUSING (PHASE I) 75 UNITS		
REQUIRED OPEN SPACE 19.2 X 1.65 = 31.6%	44,047	S.F.
PROVIDED OPEN SPACE	51,410	S.F.
PROPOSED SENIOR HOUSING (PHASE II) 75 UNITS		
REQUIRED OPEN SPACE 23.2 X 1.65 = 38.2%	54,138	S.F.
PROVIDED OPEN SPACE	48,200	S.F.
OVER ALL REQUIRED OPEN SPACE	163,018	S.F.
OVER ALL PROPOSED OPEN SPACE	171,380	S.F.

PARKING CALCULATION:

APPROVED ASSISTED LIVING (90 UNITS)	
2 RESIDENT PER UNITS	60 P.S.
180 RESIDENTS / 3 = 60 SPACES REQUIRED	
HANDICAP PARKING REQUIRED	3 P.S.
PROVIDED PARKING	29 P.S.
HANDICAP PARKING PROVIDED	6 P.S.
TOTAL PARKING SPACES	35 P.S.
PROPOSED SENIOR HOUSING (PHASE I) 75 UNITS	
REQUIRED PARKING (.75 PER UNIT)	57 P.S.
HANDICAP PARKING REQUIRED	3 P.S.
PROVIDED PARKING	65 P.S.
HANDICAP PARKING PROVIDED	10 P.S.
TOTAL PARKING SPACES	75 P.S.
PROPOSED SENIOR HOUSING (PHASE II) 75 UNITS	
REQUIRED PARKING (.75 PER UNIT)	57 P.S.
HANDICAP PARKING REQUIRED	3 P.S.
PROVIDED PARKING	63 P.S.
HANDICAP PARKING PROVIDED	12 P.S.
TOTAL PARKING SPACES	75 P.S.
OVER ALL REQUIRED PARKING	174 P.S.
OVER ALL PROPOSED PARKING	185 P.S.

TREE LEGEND

ALL LANDSCAPE SHALL COMPLY WITH CITY OF LAS VEGAS TITLE 30

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.
	CATALPA TASHKENTENSIS CATALPA	24" BOX	17
	PROSOPIS GLANDULOSA 'MAVERICK' THORNLESS TEXAS HONEY MESQUITE	15" BOX	30
	QUERCUS VIRGINIANA 'HORTACIE' HERITAGE LIVE OAK	15" BOX	30

SUGGESTED SHRUB LIST

BOTANICAL/COMMON NAME	SIZE
ACACIA REDOLENS - CREEPING ACACIA	1 GALLON
CASSIA ARTEMISIOIDES - FEATHERY CASSIA	5 GALLON
CALLIANDRA EBRONYSLA - FAIRY DUSTER	5 GALLON
CONVOLVULUS CNEORUM - BUSH MORNING GLORY	5 GALLON
DALEA SPECIOSA - INDIGO BUSH	5 GALLON
ENCELIA FARINOSA - BRITTLEBUSH	5 GALLON
HESPERALOE PARVIFLORA - RED YUCCA	5 GALLON
LANTANA MONTEVIDENSIS - TRAILING LANTANA	1 GALLON
LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUAN SAGE	5 GALLON
MUHLENBERGIA CAPILLARIS 'REGAL MIST' - REGAL MIST DEER GRASS	5 GALLON
ROSMARINUS OFFICINALIS - ROSEMARY	5 GALLON
SALVIA CLEVELANDII - CHAPARRAL SAGE	5 GALLON
SALVIA GREGGII - AUTUMN SAGE	5 GALLON
TECOMA CHAMAEDRYS	5 GALLON
VERBENA RIGIDA - RIGID VERBENA	1 GALLON

NOTE: SHRUBS SHALL COVER A MINIMUM OF 50% OF D.G. AREA AT MATURITY

NOTE: ALL LANDSCAPE SHOULD CONFORM TO TITLE 19A LANDSCAPE GUIDELINES

DESIGNED BY: CFA	DRAWN BY: CFA	CHKD BY:
JOB NUMBER: 1342-001-051	DATE: 12-04-06	

NO.	REVISION	DATE	APPR.

L. R. NELSON CONSULTING ENGINEERS, INC.
6765 West Russell Road, Suite 200
Las Vegas, Nevada 89118
(702) 798-7978
(702) 451-2296 FAX

CONCEPTUAL LANDSCAPE PLAN TO ACCOMPANY DEVELOPMENT PLAN REVIEW OF
SILVER SKY @ DEER SPRINGS & DECATUR PINES (PHASE I AND PHASE II)
FOR
NEVADA HAND.
CITY OF LAS VEGAS NEVADA

SHEET NUMBER
1
OF 1 SHEETS
1527-001-071

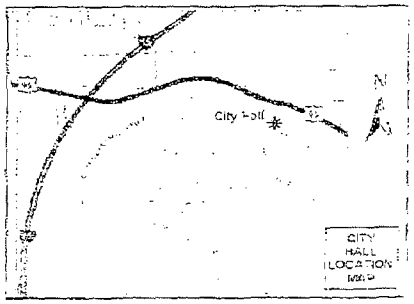
SDR-25485
REVISED
01/24/08 PC

RECEIVED
DEC 10 2007

H:\Land Projects\1527001\DWG\Planning\Site Plan\1527001-REV-ALL.dwg, 12/10/2007 10:11:53 AM, Chris.Arambula

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



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Case: SDR-25488

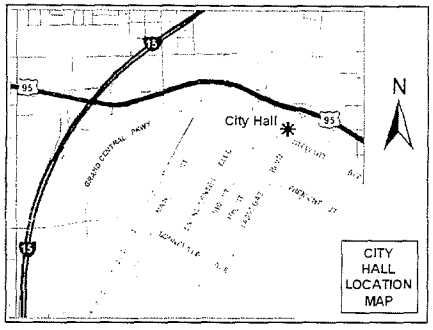
12416313000
PRESLIK ROBBIE M & JOHN P
[illegible]
LAS VEGAS NV 89084-2101

Submitted after final agenda
Date
Item 59

A

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



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☒ I SUPPORT this Request

☐ I OPPOSE this Request

SDR-25485

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0004239954 JAN 11 2008
MAILED FROM ZIP CODE 89101

RECEIVED
JAN 16 2008

Case: SDR-25485

12419313054
IRACLEANOS SONIA J
4660 BASILICATA LN #102-38
NO LAS VEGAS NV 89084-2129

S30B432130 R010

58 A

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

UNITED STATES POSTAGE
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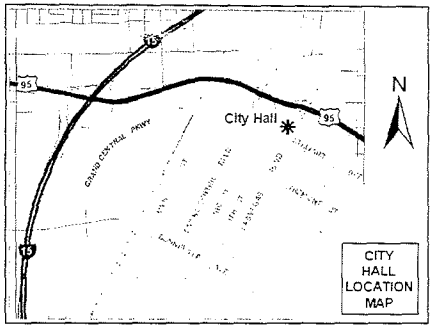
Official Notice of Public Hearing



RECEIVED
JAN 22 2008

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Case: SDR-25485

12524611024
HARMS ROSE M & JERRY E
4921 ENCORE PARADISE AVE
LAS VEGAS NV 89131-1032

☐ I SUPPORT this Request

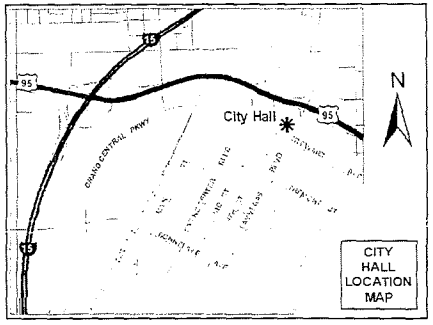
☒ I OPPOSE this Request

SDR-25485

89131 1032 C063

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

SDR-25485

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0004239954 JAN 11 2008
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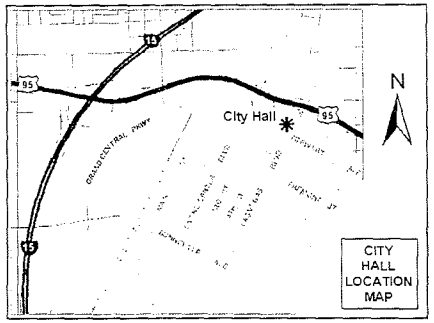
Case: SDR-25485

12524611009
FELSKI RICHARD
4920 ORCHARD SKY AVE
LAS VEGAS NV 89131-1027

89131\1027 C053

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



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SDR-25485

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JAN 22 2008

Case: SDR-25485

12524612014
MAUCH GERALD J
4341 GALVESTON HARBOR CT
LAS VEGAS NV 89131-2783

89131 2783 C092

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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0004239954 JAN 11 2008
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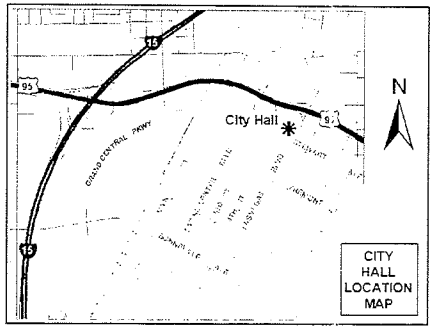
Official Notice of Public Hearing



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JAN 23 2008

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

SDR-25485

Case: SDR-25485

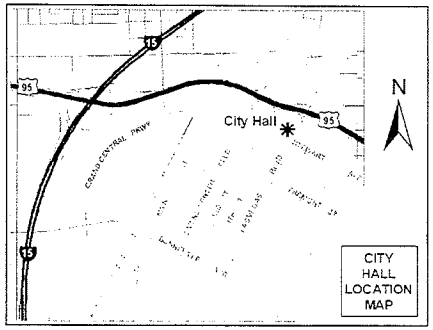
12419312150
O'RILEY ROBERT & EILEEN
21 IBSEN AVE
STATEN ISLAND NY 10312-1915

1031281915 C018

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41°
0004239954 JAN 11 2008
MAILED FROM ZIP CODE 89101

Official Notice of Public Hearing



JAN 22 2008

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

SDR-25485

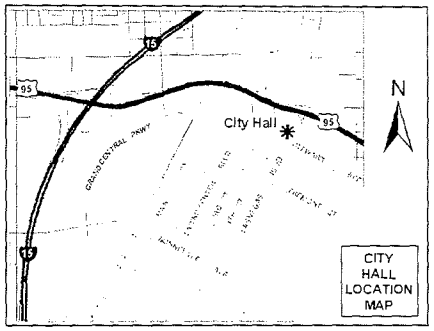
Case: SDR-25485
12524612003
D'AMICO DEBORAH J
4845 ROSE WINDOW CT
LAS VEGAS NV 89131-2791

89131$2791 C092

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41°
0004239954 JAN 11 2008
MAILED FROM ZIPCODE 89101

Official Notice of Public Hearing



There are no 2 or 3 level (40 ft) in area
All are single store housing
west side of North Decatur.
Terry Roy Peggy Lee Roy

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

Case: SDR-25485
12524611021
ROY TERRY C & PEGGY L REV LIV TR
6808 HAZELNUT GARDEN ST
LAS VEGAS NV 89131-1031

☐ I SUPPORT this Request

☒ I OPPOSE this Request

JAN 22 2008

SDR-25485

89131$1031 C063

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41°
0004239954 JAN 11 2008
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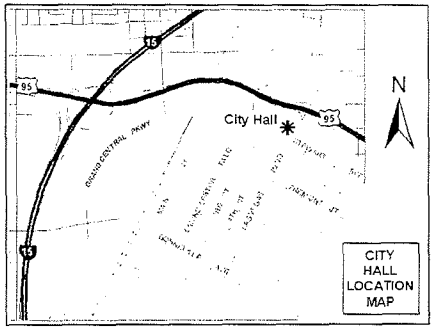


I WAS TOLD WHEN I BOUGHT THIS HOUSE THAT THIS LOT WOULD HAVE SINGLE FAMILY HOMES

RECEIVED
JAN 17 2008

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Case: SDR-25485

12524612074
TIMM GERALD L
6809 CORBEL CT
LAS VEGAS NV 89131-2790

SDR-25485

89131\$2790 C092

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delinioted 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

0 50 100 200 400 600 800

AVERAGE QA VALUE 55

ASSESSOR'S PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

MAP LEGEND

———	PARCEL BOUNDARY	001	PARCEL NUMBER
———	SUBD BOUNDARY	1.00	ACREAGE
- - - -	ROAD EASEMENT	202	PARCEL SUB/SEQ NUMBER
———	PM/LD BOUNDARY	PB 25-45	PLAT RECORDING NUMBER
- - - -	NON-PARCEL LOT LINE	5	BLOCK NUMBER
———	MATCH LINE / LEADER LINE	5	LOT NUMBER
001	ROAD ID NUMBER	GL5	GOV. LOT NUMBER

BOOK T19S R60E

	R59E	R60E	R61E
T18S	99	100	101
T19S	126	125	124
T20S	137	138	139

Scale:1"=200'

SEC 24

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

Rev:11/28/06

MAP N 2 SE 4

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

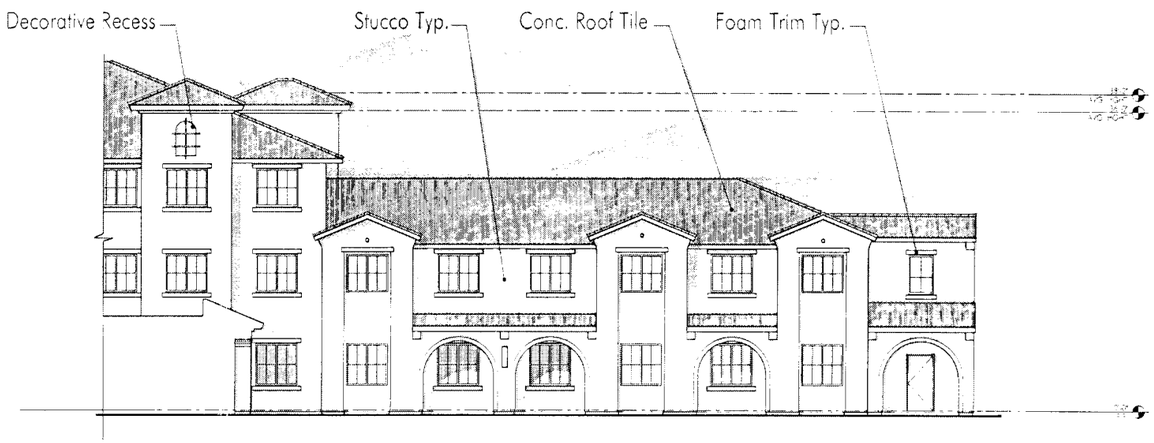
125-24-7

SDR-25485
12/20/07 PC

TAX DIST 200

157372-C-10

ELEVATIONS A



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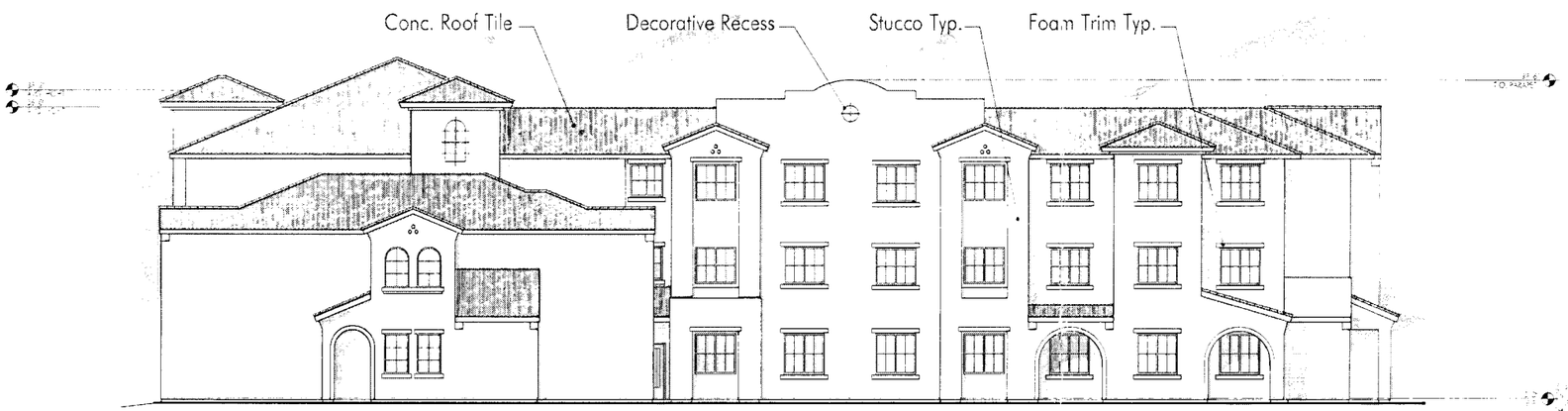

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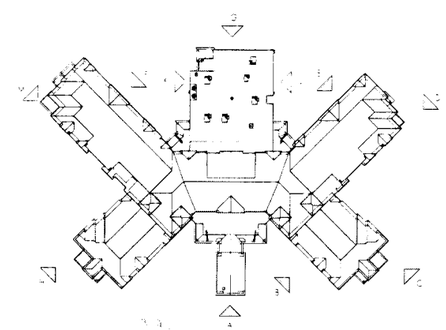


APPROVED
Minor Amendment to SDR-25485
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS
BY
3/23/10

CITY OF LAS VEGAS

Scale: 1/8" = 1'

Project # 906001 March 18, 2010

Conceptual Elevations

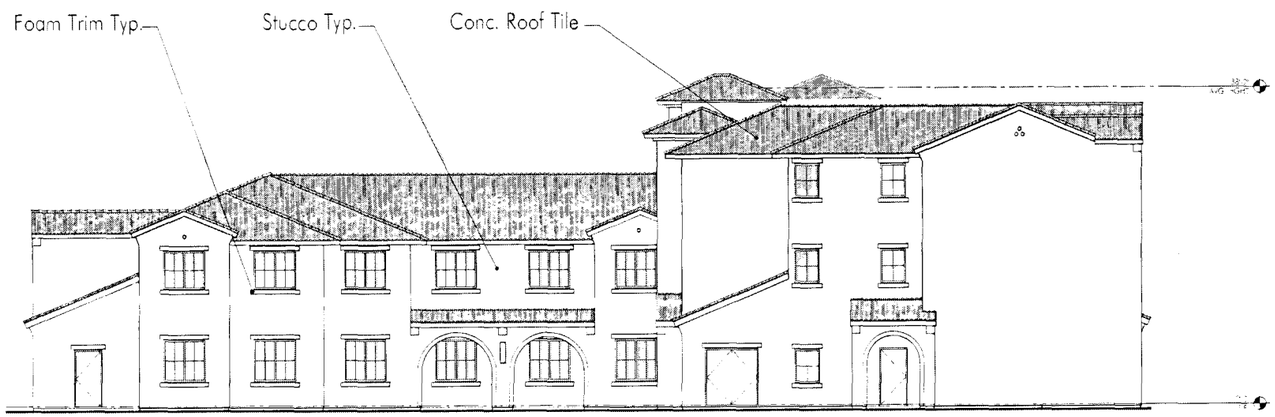
Deer Springs Way & Decatur Boulevard

Deer Springs Assisted Senior Living Facility

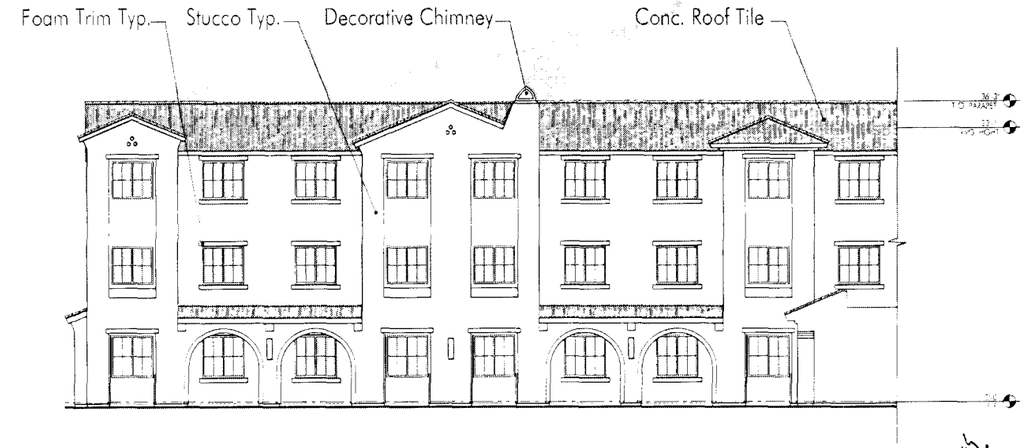
Las Vegas, Nevada

Perlman

157372-C-10

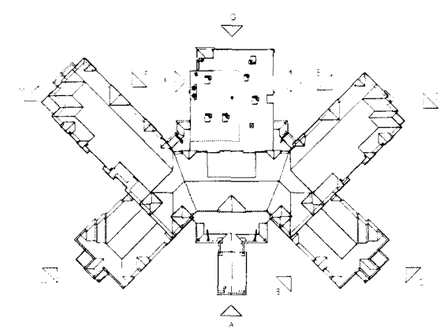


ELEVATIONS D



ELEVATIONS E

ELEVATIONS F



APPROVED
Minor Amendment to SDR-25488
BY [signature] SUPERVISOR PLANNING DIVISION 3/23/10
CITY OF LAS VEGAS

Scale: 1/8" = 1'
0 8 16
Project # 906001 March 18, 2010

Conceptual Elevations

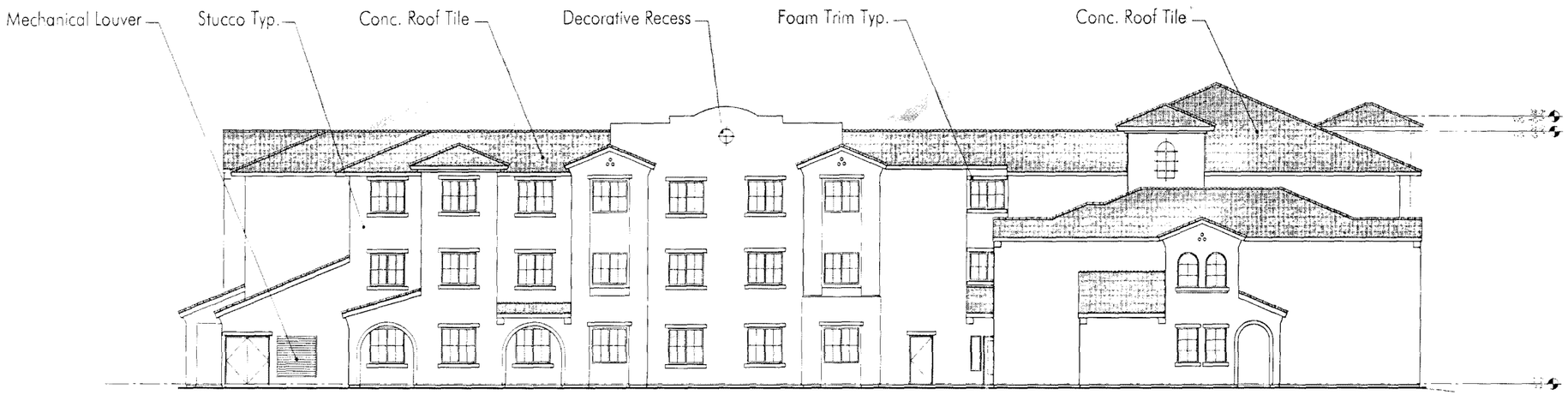
Deer Springs Way & Decatur Boulevard

Deer Springs Assisted Senior Living Facility

Las Vegas, Nevada

Perlman

157372-C-10



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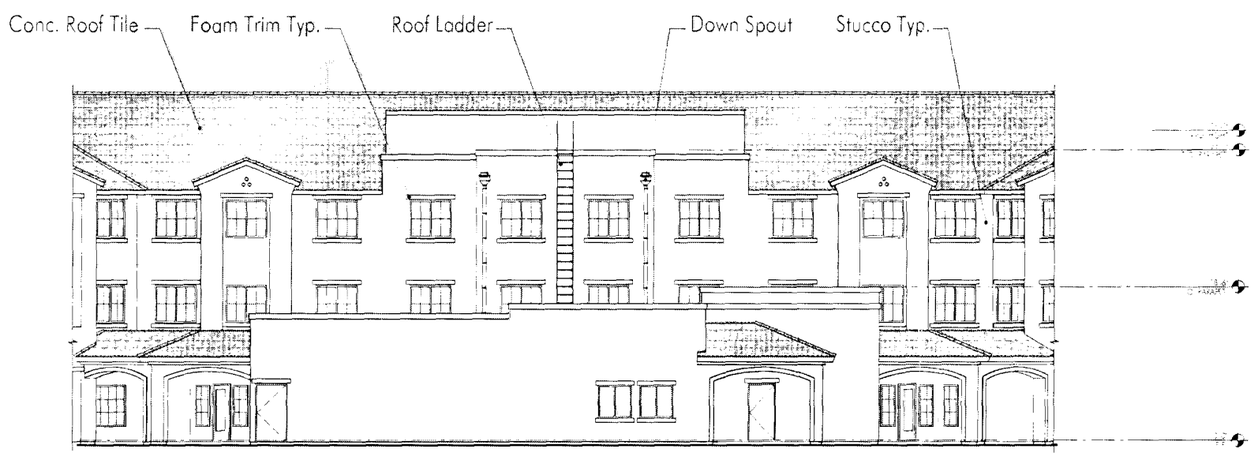

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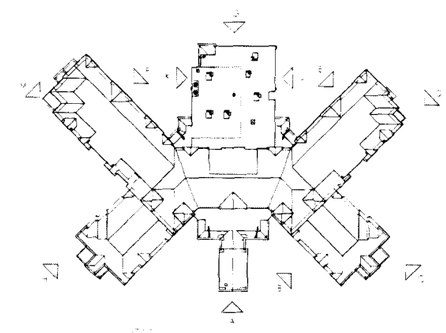


APPROVED
BY
CLARK COUNTY PLANNING DIVISION
CITY OF LAS VEGAS
3/23/10

Scale 1/8" = 1'

Project # 906001 March 18, 2010

Conceptual Elevations

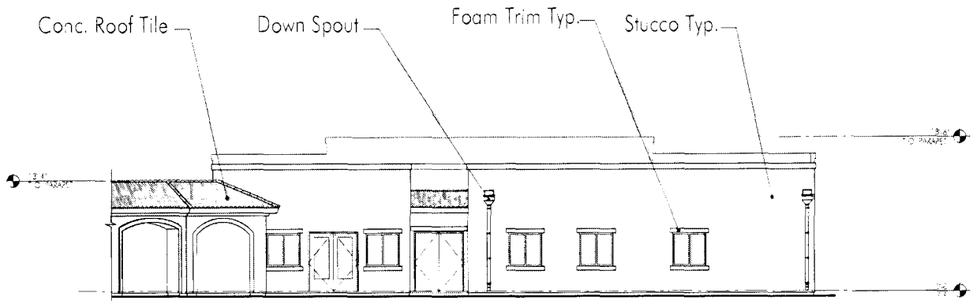
Deer Springs Way & Decatur Boulevard

Deer Springs Assisted Senior Living Facility

Las Vegas, Nevada

Perlman

157372-C-10



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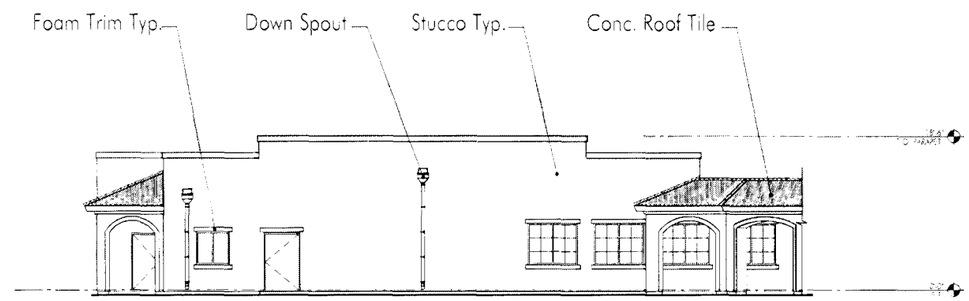

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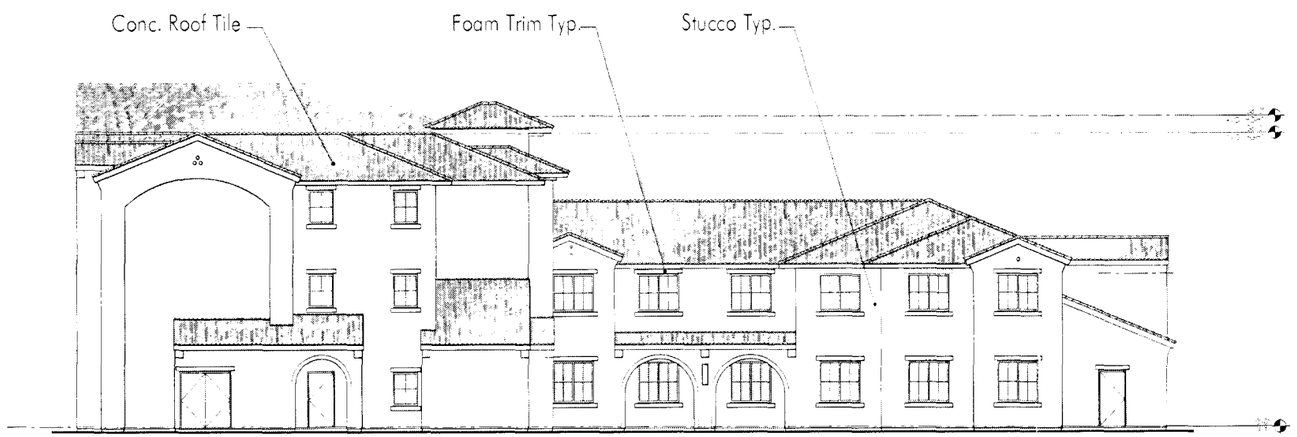
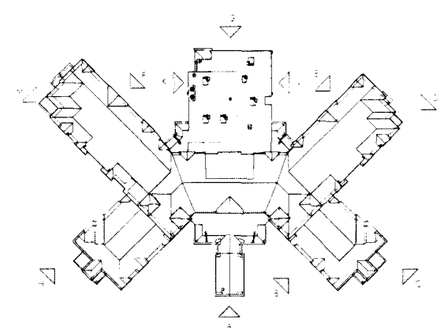


ELEVATIONS M



APPROVED
Minor Amendment to SDR-12485
BY
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS
3/23/10

Scale: 1/8" = 1'

Project # 906001 March 18, 2010

Conceptual Elevations

Deer Springs Way & Decatur Boulevard

Deer Springs Assisted Senior Living Facility

Las Vegas, Nevada

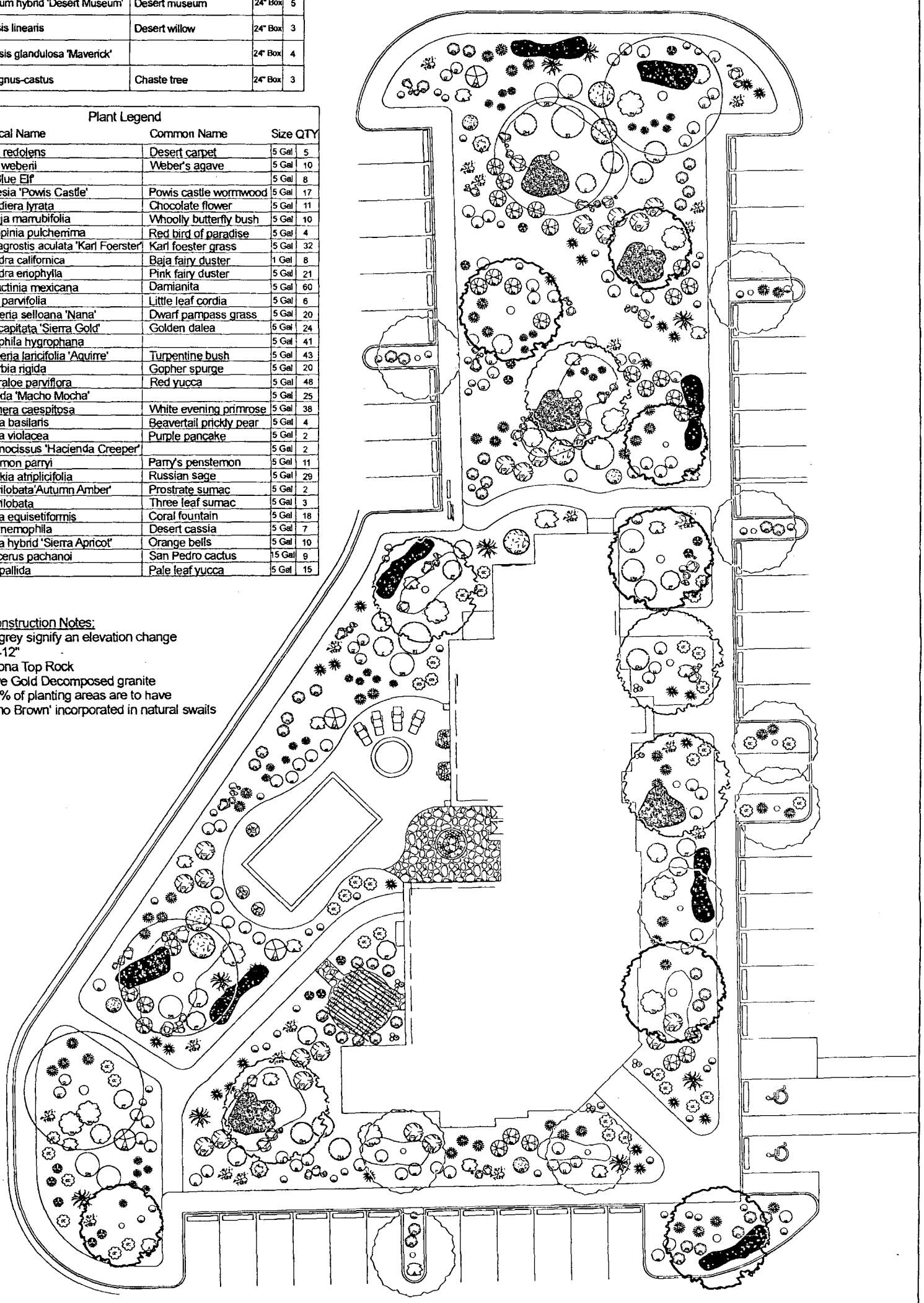
Perlman

Decatur Recreation Building

Landscape Plan

Tree Legend				
	Botanical Name	Common Name	Size	QTY
	Acacia stenophylla	Shoestring acacia	24" Box	9
	Cercidium hybrid 'Desert Museum'	Desert museum	24" Box	5
	Chilopsis linearis	Desert willow	24" Box	3
	Prosposis glandulosa 'Maverick'		24" Box	4
	Vitex agnus-castus	Chaste tree	24" Box	3

Plant Legend				
	Botanical Name	Common Name	Size	QTY
	Acacia redolens	Desert carpet	5 Gal	5
AW	Agave weberii	Weber's agave	5 Gal	10
AB	Aloe 'Blue Elf'		5 Gal	8
A	Artemesia 'Powis Castle'	Powis castle wormwood	5 Gal	17
BL	Berlandiera lyrata	Chocolate flower	5 Gal	11
BM	Buddleja marrubifolia	Whoolly butterfly bush	5 Gal	10
CP	Caesalpinia pulchemima	Red bird of paradise	5 Gal	4
CA	Calamagrostis aculata 'Karl Foerster'	Karl foester grass	5 Gal	32
C	Calliandra californica	Baja fairy duster	1 Gal	8
CE	Calliandra eriophylla	Pink fairy duster	5 Gal	21
CM	Chrysactinia mexicana	Damianita	5 Gal	60
COP	Cordia parvifolia	Little leaf cordia	5 Gal	6
CS	Cortaderia selloana 'Nana'	Dwarf pampass grass	5 Gal	20
	Dalea capitata 'Sierra Gold'	Golden dalea	5 Gal	24
EH	Eremophila hygrophana		5 Gal	41
EL	Ericameria laricifolia 'Aquirre'	Turpentine bush	5 Gal	43
ER	Euphorbia rigida	Gopher spurge	5 Gal	20
HP	Hesperaloe parviflora	Red yucca	5 Gal	48
M	Manfreda 'Macho Mocha'		5 Gal	25
OC	Oenothera caespitosa	White evening primrose	5 Gal	38
OB	Opuntia basilaris	Beavertail prickly pear	5 Gal	4
OV	Opuntia violacea	Purple pancake	5 Gal	2
HC	Parthenocissus 'Hacienda Creeper'		5 Gal	2
PP	Penstemon parryi	Parry's penstemon	5 Gal	11
PA	Pervoskia atriplicifolia	Russian sage	5 Gal	29
	Rhus trilobata'Autumn Amber'	Prostrate sumac	5 Gal	2
RT	Rhus trilobata	Three leaf sumac	5 Gal	3
RE	Rusellia equisetiformis	Coral fountain	5 Gal	18
SN	Senna nemophila	Desert cassia	5 Gal	7
TH	Tecoma hybrid 'Sierra Apricot'	Orange bells	5 Gal	10
TP	Trichocerus pachanoi	San Pedro cactus	15 Gal	9
YP	Yucca pallida	Pale leaf yucca	5 Gal	15



Construction Notes:
- Areas outlined in grey signify an elevation change of approximately 9-12"
-Boulder type: Arizona Top Rock
-Mulch type: Mojave Gold Decomposed granite
- Approximately 30% of planting areas are to have chunky 'Cappuccino Brown' incorporated in natural swails

SDR-34893 REVISED
08/27/09 MINOR REVIEW
OCT 01 2009

Scale: 3/32" = 1' N	Decatur Recreation Building Las Vegas, NV	Schilling Horticulture Group Landscape Designed by: Corina Van Gorkum	Property of Schilling Horticulture Group, INC. For conceptual use only; no other use authorized or permitted (702) 452-5272 office/fax Contract License # 5790

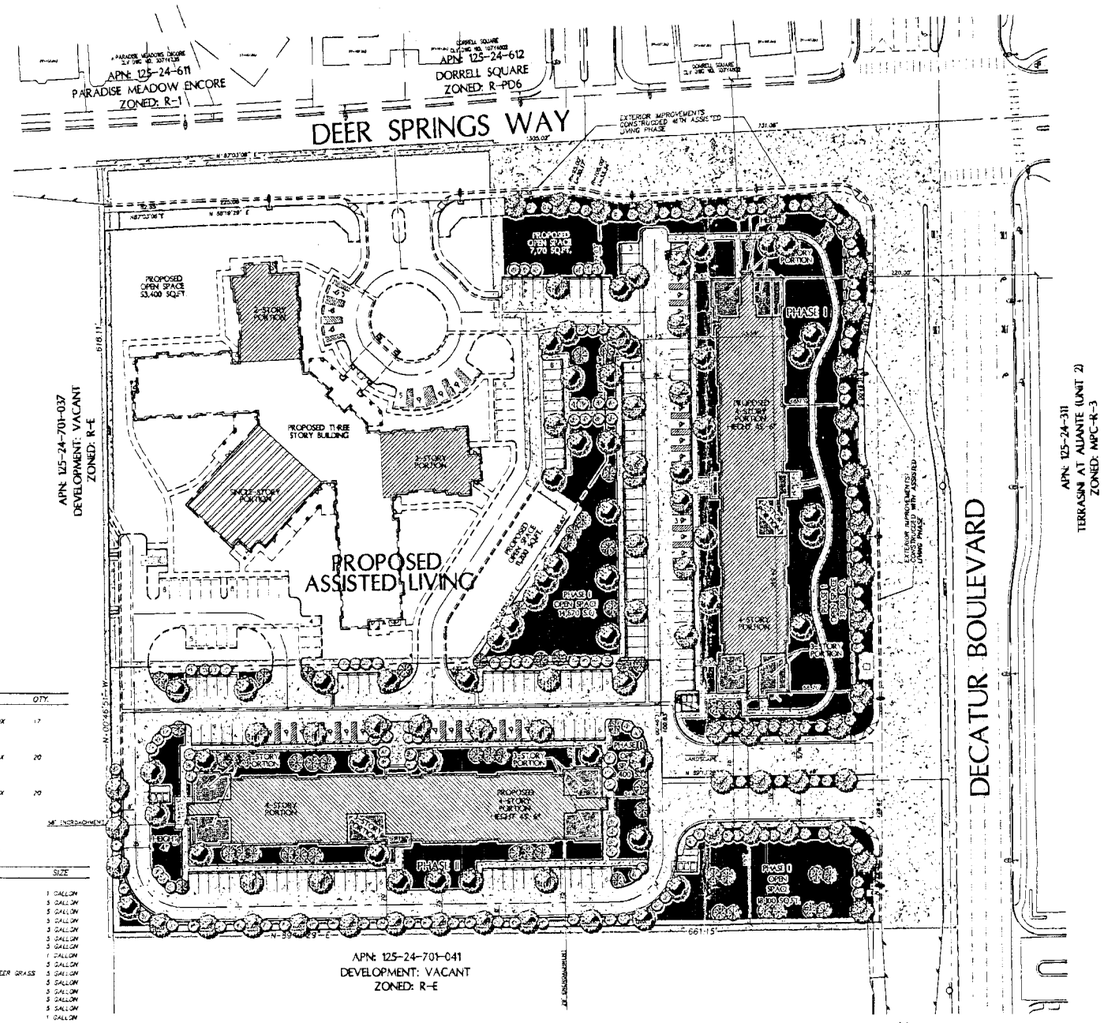
DECATUR PINES (PHASE I & II)

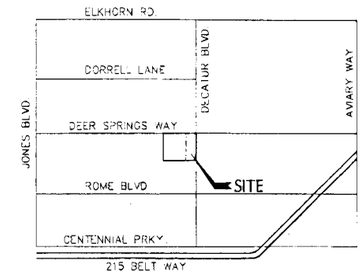
FOR

NEVADA HAND

NORTH
1" = 50'

GRAPHIC SCALE
(IN FEET)
1 inch = 50' ft.





VICINITY MAP

TABULATION: PHASE I

SENIOR HOUSING

CURRENT ZONING	R-E
PROPOSED ZONING	R-3
ACREAGE	3.9 AC.±
# OF BUILDINGS	1
# OF UNITS	75
D.U.A.	19.23

TABULATION: PHASE II

SENIOR HOUSING

CURRENT ZONING	R-E
PROPOSED ZONING	R-3
ACREAGE	3.2 AC.±
# OF BUILDINGS	1
# OF UNITS	75
D.U.A.	23.44

OPEN SPACE CALCULATION:

APPROVED ASSISTED LIVING (90 UNITS)

REQUIRED OPEN SPACE		
22.0 X 1.65 = 36.3	64,830	S.F.
PROVIDED OPEN SPACE	71,770	S.F.

PROPOSED SENIOR HOUSING (PHASE I) 75 UNITS

REQUIRED OPEN SPACE		
19.2 X 1.65 = 31.5%	53,663	S.F.
PROVIDED OPEN SPACE	54,470	S.F.

PROPOSED SENIOR HOUSING (PHASE II) 75 UNITS

REQUIRED OPEN SPACE		
23.4 X 1.65 = 38.6%	54,138	S.F.
PROVIDED OPEN SPACE	49,500	S.F.
OVER ALL REQUIRED OPEN SPACE	172,631	S.F.
OVER ALL PROPOSED OPEN SPACE	175,740	S.F.

PARKING CALCULATION:

APPROVED ASSISTED LIVING (90 UNITS)

2 RESIDENT PER UNITS	60 P.S.
180 RESIDENTS / 3 = 60 SPACES REQUIRED	
HANDICAP PARKING REQUIRED	3 P.S.
PROVIDED PARKING	29 P.S.
HANDICAP PARKING PROVIDED	6 P.S.
TOTAL PARKING SPACES	35 P.S.

PROPOSED SENIOR HOUSING (PHASE I) 75 UNITS

REQUIRED PARKING (.75 PER UNIT)	57 P.S.
HANDICAP PARKING REQUIRED	3 P.S.
PROVIDED PARKING	65 P.S.
HANDICAP PARKING PROVIDED	10 P.S.
TOTAL PARKING SPACES	75 P.S.

PROPOSED SENIOR HOUSING (PHASE II) 75 UNITS

REQUIRED PARKING (.75 PER UNIT)	57 P.S.
HANDICAP PARKING REQUIRED	3 P.S.
PROVIDED PARKING	65 P.S.
HANDICAP PARKING PROVIDED	10 P.S.
TOTAL PARKING SPACES	75 P.S.
OVER ALL REQUIRED PARKING	174 P.S.
OVER ALL PROPOSED PARKING	185 P.S.

TREE LEGEND

ALL LANDSCAPE SHALL COMPLY WITH CITY OF LAS VEGAS TITLE 30

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.
	CHITALPA TASHKENTENSIS CHITALPA	24" BOX	17
	PROSOPIS GLANDULOSA 'MAVERICK' THORNLESS TEXAS HONEY MESQUITE	15" BOX	20
	QUERCUS VIRGINIANA 'HERITAGE' HERITAGE LIVE OAK	15" BOX	20

MC INTERSHADE

SUGGESTED SHRUB LIST

BOTANICAL/COMMON NAME	SIZE
ACACIA REDOLENS - CREEPING ACACIA	1 GALLON
CASSIA ARTEMISIOIDES - FEATHERY CASSIA	5 GALLON
CALLIANDRA ERIOPHYLLA - FAIRY DUSTER	5 GALLON
EUHYDRYLLIS SHEDORUM - BUSH MORNING GLORY	3 GALLON
DALEA PRECOX - INDIGO BUSH	3 GALLON
ERICELLA FARINOSA - SHITTLEBUSH	5 GALLON
HESPERALOE PARVIFLORA - RED YUCCA	5 GALLON
LANTANA MONTEVIDENSIS - TRAILING LANTANA	1 GALLON
LEUCOPHYLLUM LACHIANUM - HOPHGAMIAN SAGE	5 GALLON
MUHLENBERGIA CAPILLARIS 'REGAL MIST' - REGAL MIST DEER GRASS	5 GALLON
ROSMARINUS OFFICINALIS - ROSEMARY	5 GALLON
SALIA CLEVELANDIA - CHAPARRAL SAGE	5 GALLON
SALIA GREGGI - AUTUMN SAGE	5 GALLON
TEUCRIUM CHAMAEDRYS	5 GALLON
VERBENA PUMILA - RUBY VERBENA	1 GALLON

NOTE: SHRUBS SHALL COVER A MINIMUM OF 50% OF D.G. AREA AT MATURITY

NOTE: ALL LANDSCAPE SHOULD CONFORM TO TITLE 19A LANDSCAPE GUIDELINES

SDR-34893 REVISED
08/27/09 MINOR REVIEW
OCT 01 2009

DESIGNED BY:	G.A.	DRAWN BY:	G.A.	CHKD BY:	
JOB NUMBER:	1292-081-001	DATE:	12-04-06		
NO	REVISION			DATE	APPD.

L. R. NELSON CONSULTING ENGINEERS, INC.
6765 West Russell Road, Suite 200
Las Vegas, Nevada 89118
(702) 798-7978
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LANDSCAPE PLAN TO ACCOMPANY DEVELOPMENT PLAN REVIEW OF
DECATUR PINES (PHASE I & II)
FOR
NEVADA HAND
CITY OF LAS VEGAS NEVADA

SHEET NUMBER
1
OF 1 SHEETS
1527-001-071

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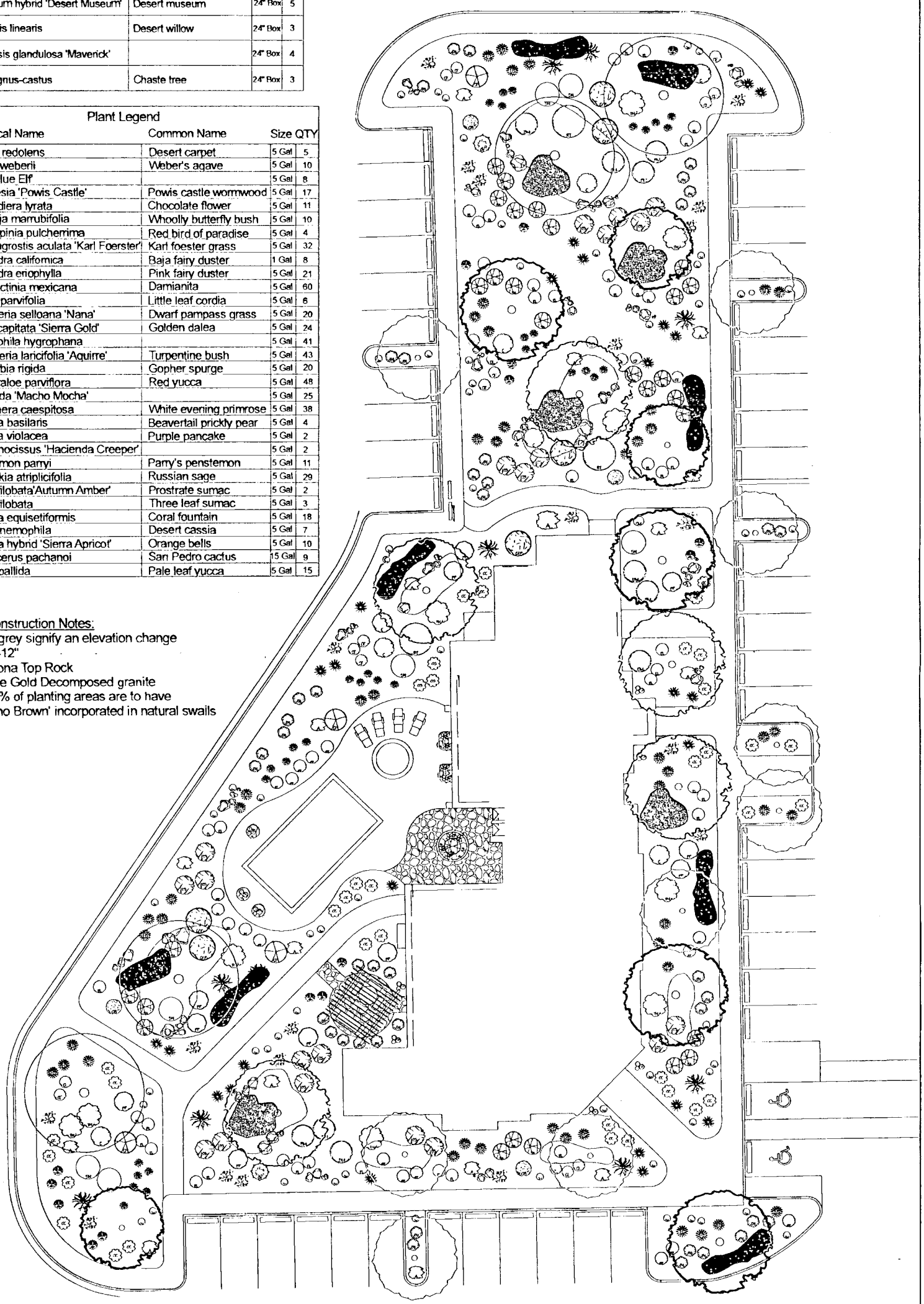
Decatur Recreation Building

Landscape Plan

Tree Legend				
	Botanical Name	Common Name	Size	QTY
	Acacia stenophylla	Shoestring acacia	24" Box	9
	Cercidium hybrid 'Desert Museum'	Desert museum	24" Box	5
	Chilopsis linearis	Desert willow	24" Box	3
	Prosposis glandulosa 'Maverick'		24" Box	4
	Vitex agnus-castus	Chaste tree	24" Box	3

Plant Legend				
	Botanical Name	Common Name	Size	QTY
	Acacia redolens	Desert carpet	5 Gal	5
AW	Agave weberii	Weber's agave	5 Gal	10
AB	Aloe 'Blue Elf'		5 Gal	8
A	Artemesia 'Powis Castle'	Powis castle wormwood	5 Gal	17
BL	Berlandiera lyrata	Chocolate flower	5 Gal	11
BM	Buddleja marrubifolia	Whoolly butterfly bush	5 Gal	10
CP	Caesalpinia pulcherrima	Red bird of paradise	5 Gal	4
CA	Calamagrostis aculata 'Karl Foerster'	Karl foester grass	5 Gal	32
C	Calliandra californica	Baja fairy duster	1 Gal	8
CE	Calliandra eriophylla	Pink fairy duster	5 Gal	21
CM	Chrysactinia mexicana	Damianita	5 Gal	60
COP	Cordia parvifolia	Little leaf cordia	5 Gal	6
CS	Cortaderia selloana 'Nana'	Dwarf pampass grass	5 Gal	20
	Dalea capitata 'Sierra Gold'	Golden dalea	5 Gal	24
EH	Eremophila hygrophana		5 Gal	41
EL	Ericameria laricifolia 'Aquirre'	Turpentine bush	5 Gal	43
ER	Euphorbia rigida	Gopher spurge	5 Gal	20
HP	Hesperaloe parviflora	Red yucca	5 Gal	48
M	Manfreda 'Macho Mocha'		5 Gal	25
OC	Oenothera caespitosa	White evening primrose	5 Gal	38
OB	Opuntia basilaris	Beavertail prickly pear	5 Gal	4
OV	Opuntia violacea	Purple pancake	5 Gal	2
HC	Parthenocissus 'Hacienda Creeper'		5 Gal	2
PP	Penstemon parryi	Parry's penstemon	5 Gal	11
PA	Pervoskia atriplicifolia	Russian sage	5 Gal	29
	Rhus trilobata'Autumn Amber'	Prostrate sumac	5 Gal	2
RT	Rhus trilobata	Three leaf sumac	5 Gal	3
RE	Rusellia equisetiformis	Coral fountain	5 Gal	18
SN	Senna nemophila	Desert cassia	5 Gal	7
TH	Tecoma hybrid 'Sierra Apricot'	Orange bells	5 Gal	10
TP	Trichocerus pachanoi	San Pedro cactus	15 Gal	9
YP	Yucca pallida	Pale leaf yucca	5 Gal	15



Construction Notes:

- Areas outlined in grey signify an elevation change of approximately 9-12"
- Boulder type: Arizona Top Rock
- Mulch type: Mojave Gold Decomposed granite
- Approximately 30% of planting areas are to have chunky 'Cappuccino Brown' incorporated in natural swails

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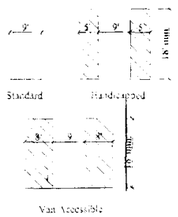
Scale: 3/32" = 1' N	Decatur Recreation Building Las Vegas, NV	Schilling Horticulture Group Landscape Designed by: Corina Van Gorkum	Property of Schilling Horticulture Group, INC. For conceptual use only no other use authorized or permitted (702) 452-5372 office/fax Contract License # 5780

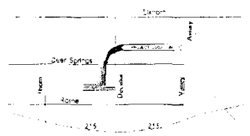


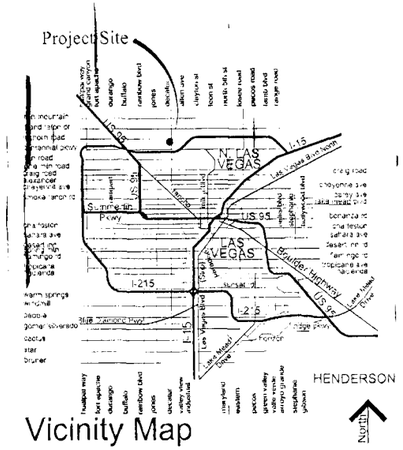
Typical Parking Spaces

Typical Fire Turning Radius

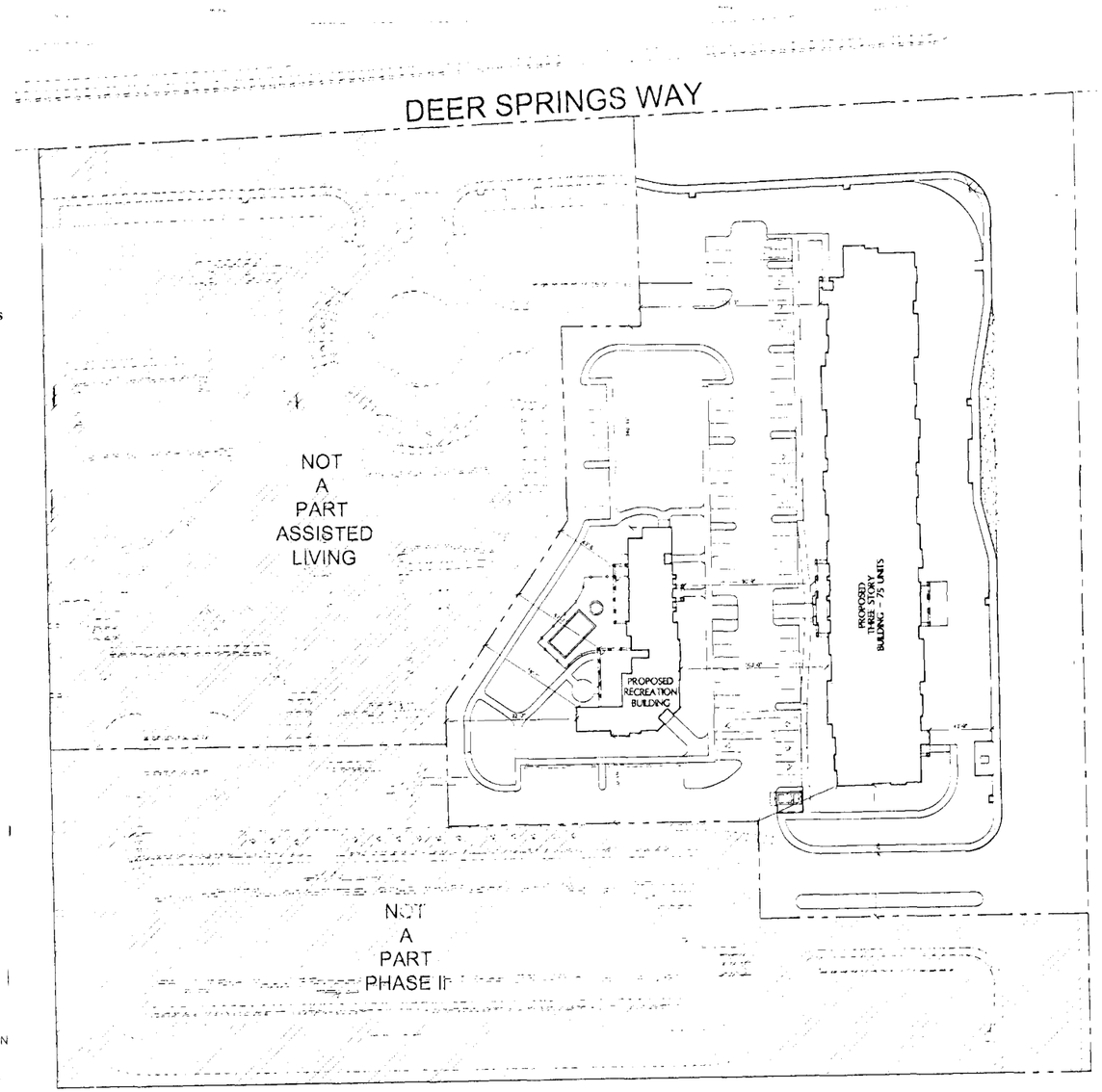
= Accessible Route -
5% Maximum Running Slope
2% Maximum Cross Slope

LOCATION MAP





Vicinity Map



SITE INFORMATION

LOCATION South of Deer Springs & West of Decatur

PARCEL APN: 125-24-701-043 + 044

ZONING R-3

PARCEL AREA

Gross Area	202,299 SF	= 4.64 Acres

Setbacks

Front Property Line (Deer Springs Way)	10 Ft
Interior Side Property Line	15 Ft
Rear Property Line	5 Ft

BUILDING AREA

Rec center	6,660 SF
Decatur Senior Housing Phase I	68,524 SF
Total	75,184 SF

PARKING REQUIRED

Decatur Senior Housing Phase I	0.75 Per Unit	57

Entire Site Parking Requirements

Decatur Senior Housing Phase I	0.75 Per Unit	57
Decatur Senior Housing Phase II	0.75 Per Unit	57
Assisted Living	1.3 Residents	30
Recreation Area	N/A	0
Total Required Entire Site		144

PARKING PROVIDED

Decatur Recreation Building (Phase I)	79
Total Constructed with this Phase	79

Entire Site Parking Provided

Phase	Covered	Open	Total
Decatur Senior Housing Phase I	0	26	26
Decatur Senior Housing Phase II	0	69	69
Assisted Living	0	42	42
Recreation Area	0	53	53
Total Required Entire Site	0	26	190

H.C. Parking

Phase	Required	Provided Std	Provided Van	Provided Total
Decatur Senior Housing Phase I	2% 1	5	4	9
Decatur Senior Housing Phase II	2% 2	12	2	14
Assisted Living	Table 1106.1 3	5	1	6
Recreation Area	2% 2	1	1	2
Total Required Entire Site	8	23	8	31

Scale: 1" = 40'

0 40 80 160

North

PROJECT No 909004 April 29, 2009

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Phase I & Recreation Building Site Plan

Nevada HAND

Decatur Pines

Las Vegas, Nevada

SDR-34893 REVISED
08/27/09 MINOR REVIEW

OCT 9 1 2009