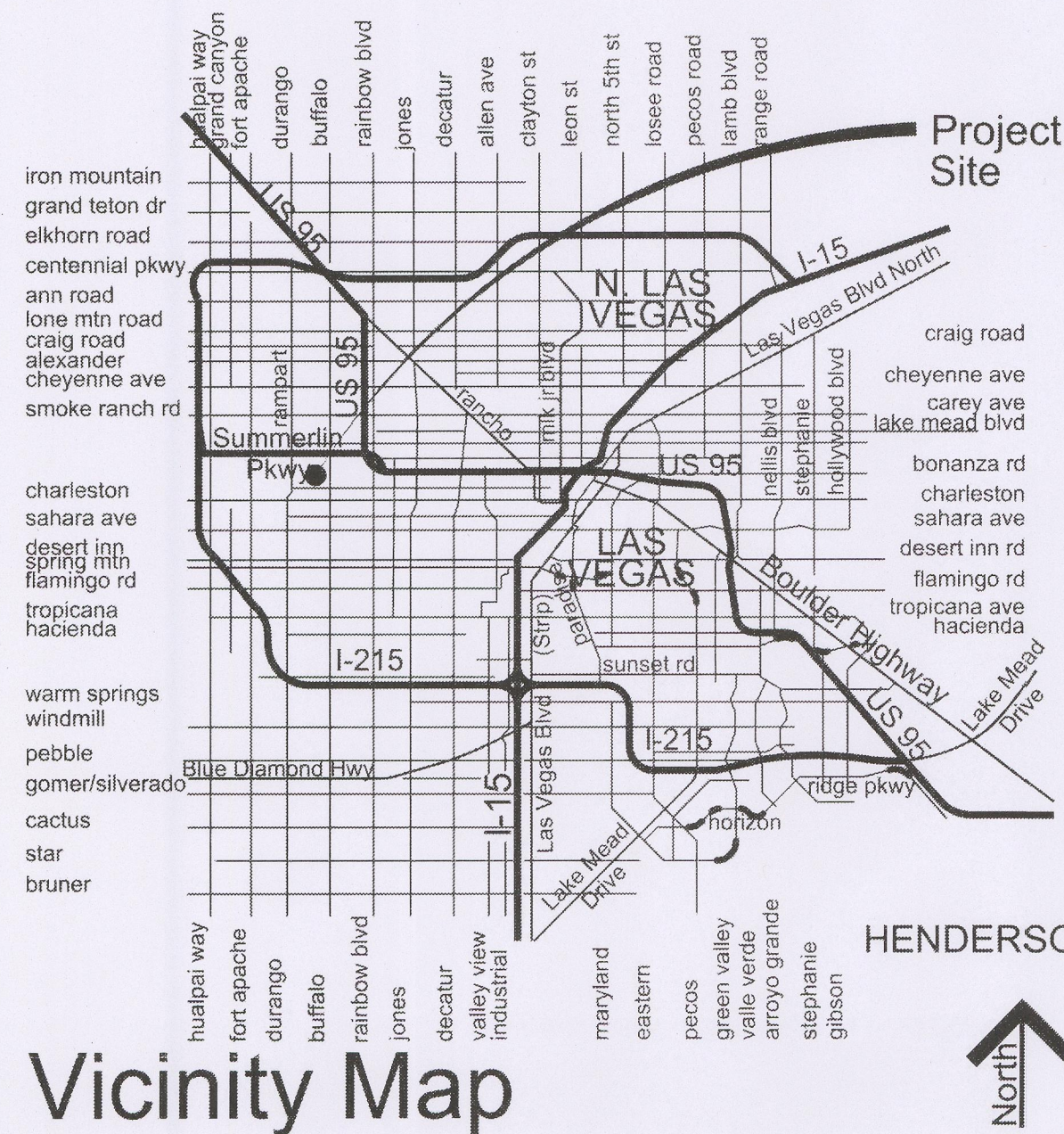
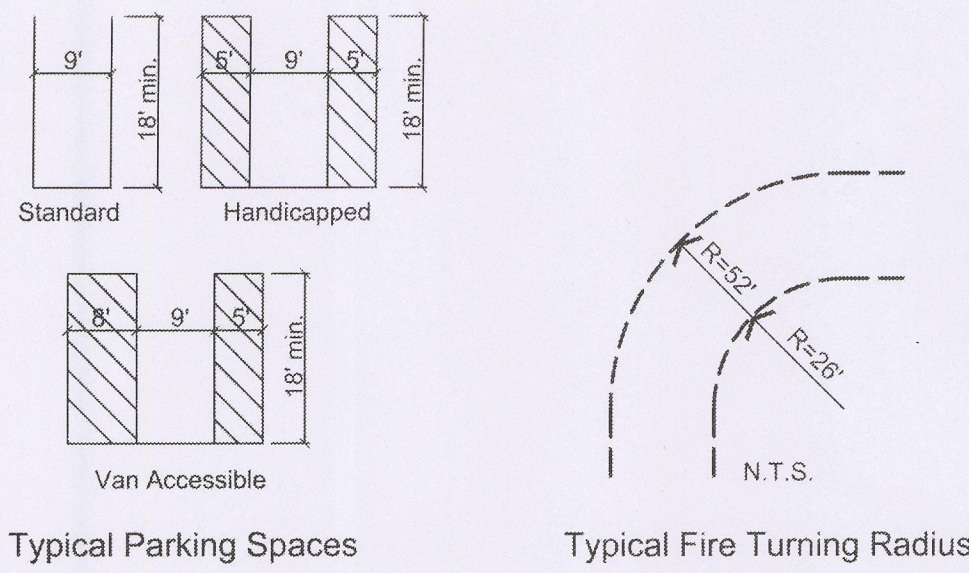
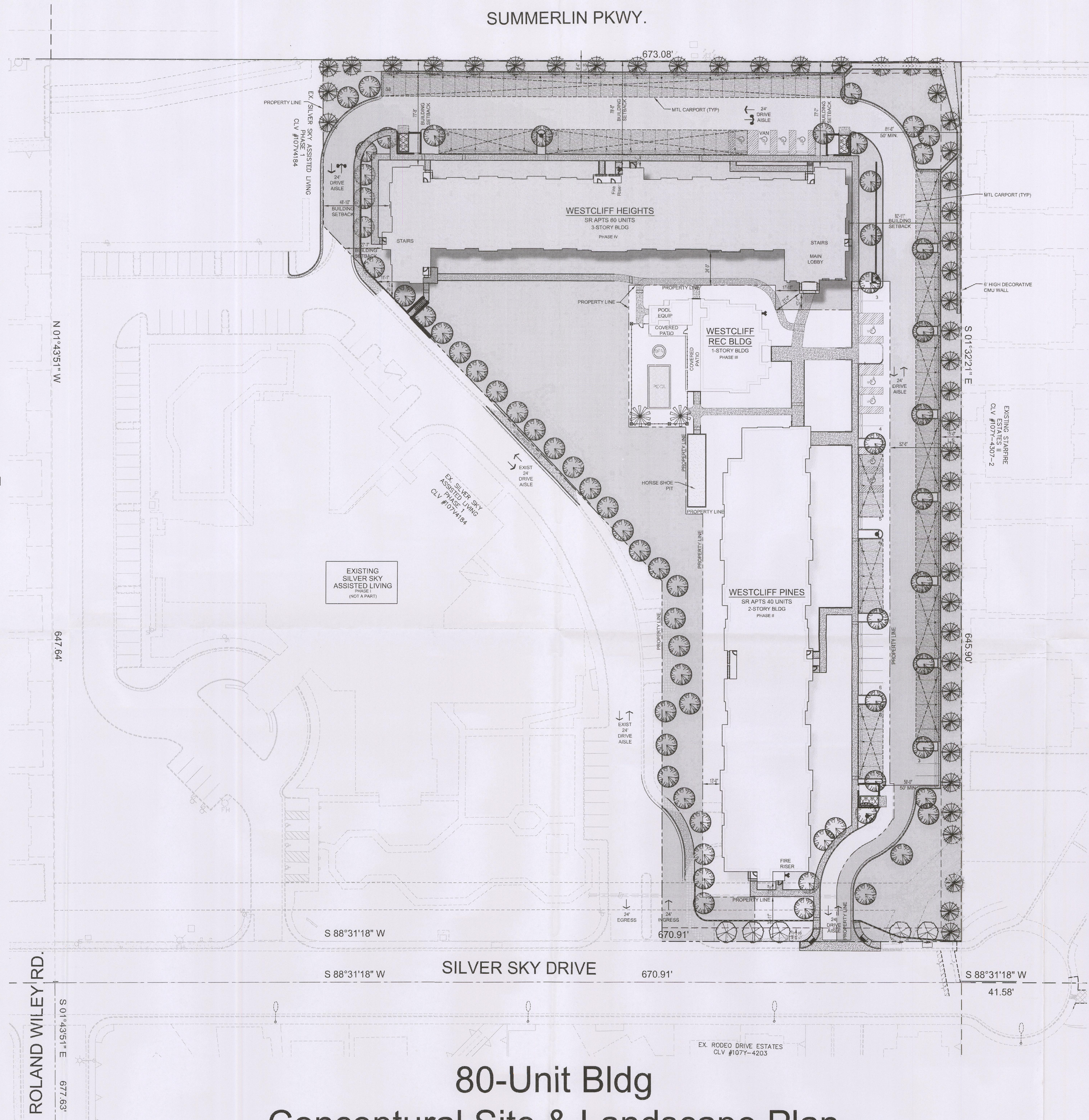




TREE / PLANT SCHEDULE			
	SYM	SIZE	SPACING
TREES		24" Box	Varies
		24" Box	20' o.c.
		24" Box	N/A
		24" Box	Varies
SHRUBS		5 gal	Varies
		5 gal	Varies
		5 gal	Varies
		5 gal	Varies
GROUND COVER		3" 4"	Varies
		1 gal	Varies



SITE INFORMATION

PROJECT: Westcliff Heights Sr. Apts 80 Unit Bldg - 3-story - Phase IV

LOCATION: 8206 Silver Sky Drive Bldg #3

PARCEL: APN #138-28-401-021

ZONING: R-3 - Medium Density Residential

PARCEL AREA (Approx. to be verified)

Phase IV: Westcliff Heights Sr Apts 80-Unit ± 3.27 Gross Acres ± 3.16 Net Acres

Phase I (Existing) Silver Sky Asst'd Living: (Not a Part) ± 5.56 Gross Acres ± 5.25 Net Acres

Phase II & III (Existing): Westcliff Pines Sr Apts 40-Unit & Rec Bldg (Existing) ± 1.61 Gross Acres ± 1.56 Net Acres

Total Parcel Area: ± 10.44 Gross Acres ± 9.97 Net Acres

Setbacks Required

North Property Line	20 Ft
East Property Line	5 Ft
South Property Line	20 Ft
West Property Line	5 Ft

UNIT COUNT

Westcliff Heights Sr Apts 80-unit (Phase IV)	
3 story	
One Bedroom Units	80 units
Two Bedroom Units	0 units
Total # of Units	80 units

Westcliff Pines Sr Apts 40-unit (Phase II - Existing)	
2 story	
One Bedroom Units	24 units
Two Bedroom Units	16 units
Total # of Units	40 units

Total # of Units	±120 units
------------------	------------

DENSITY

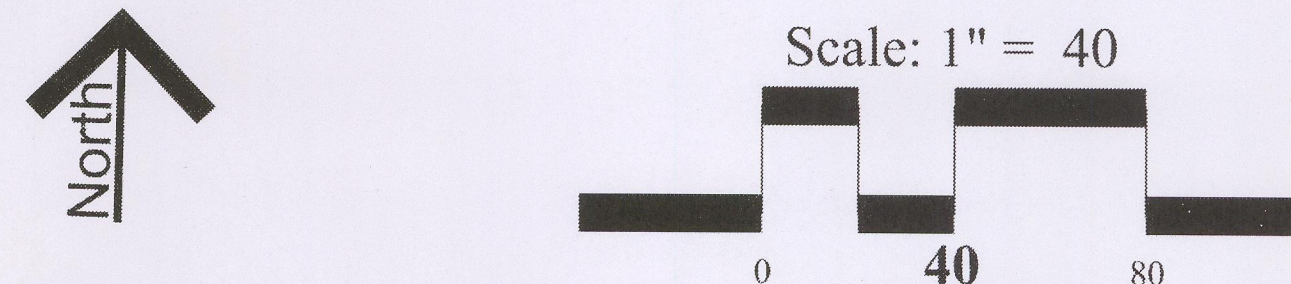
Gross Density Phase IV	±24.46 DU / Acre
Net Density Phase IV	±25.32 DU / Acre
Gross Density Phase II & III (Existing)	±24.84 DU / Acre
Net Density Phase II & III (Existing)	±25.64 DU / Acre

PARKING REQUIRED	
Westcliff Heights (80 Unit) (Phase IV)	
.75 per unit x 80 units	60
Westcliff Pines (40 Unit) (Phase II & III)	
.75 per unit x 40 units	30
Guest Parking = 1 per 6 units	20
Total Parking Required	110

PARKING PROVIDED	
Westcliff Heights (80 Unit) (Phase IV)	
Westcliff Pines (40 Unit) (Phase II & III)	24
Total Parking Provided	134

Handicapped Parking Required (2%) 3

Handicapped Parking Provided 9



Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

Nevada H.A.N.D.

80-Unit Bldg Conceptual Site & Landscape Plan

Westcliff Heights

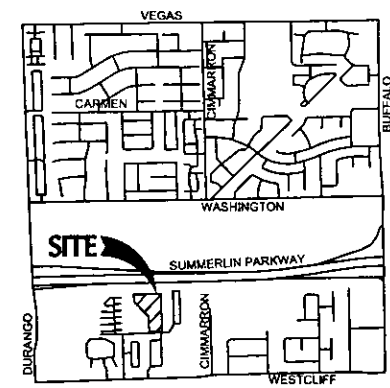
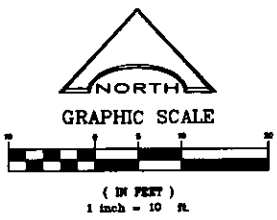
Las Vegas, Nevada



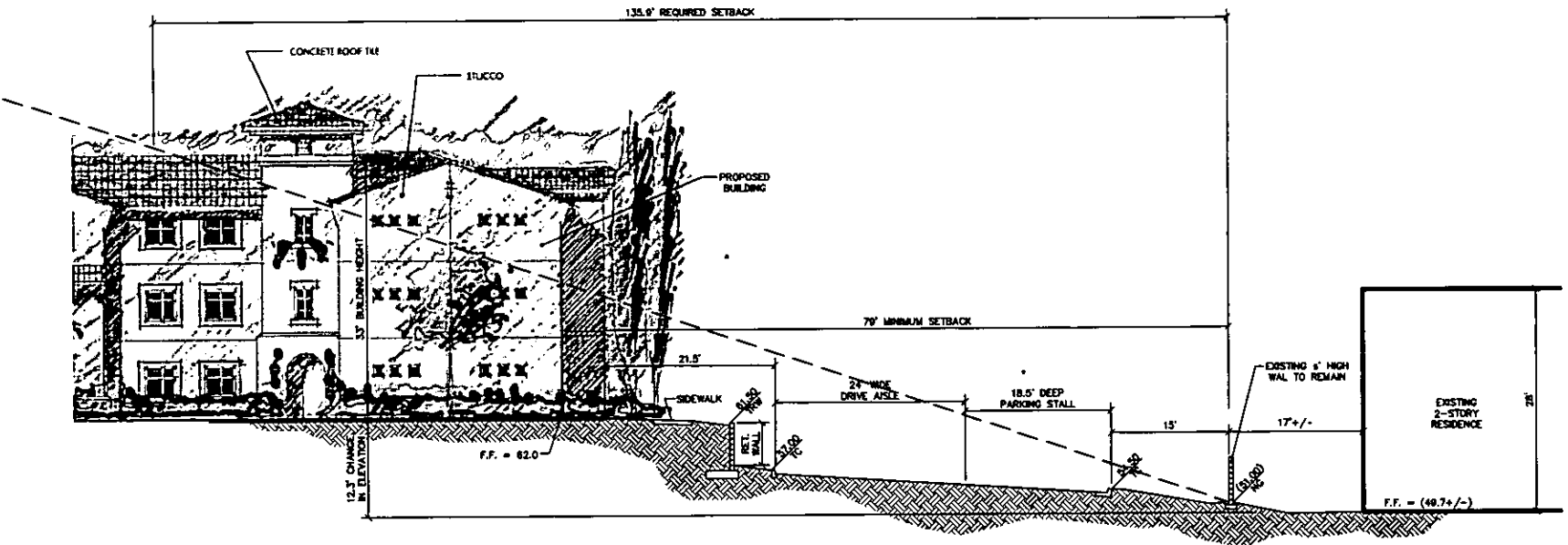
H.U.D. Project No. 125-EE131-NP-WAH
Project No. 909003 January 26, 2012



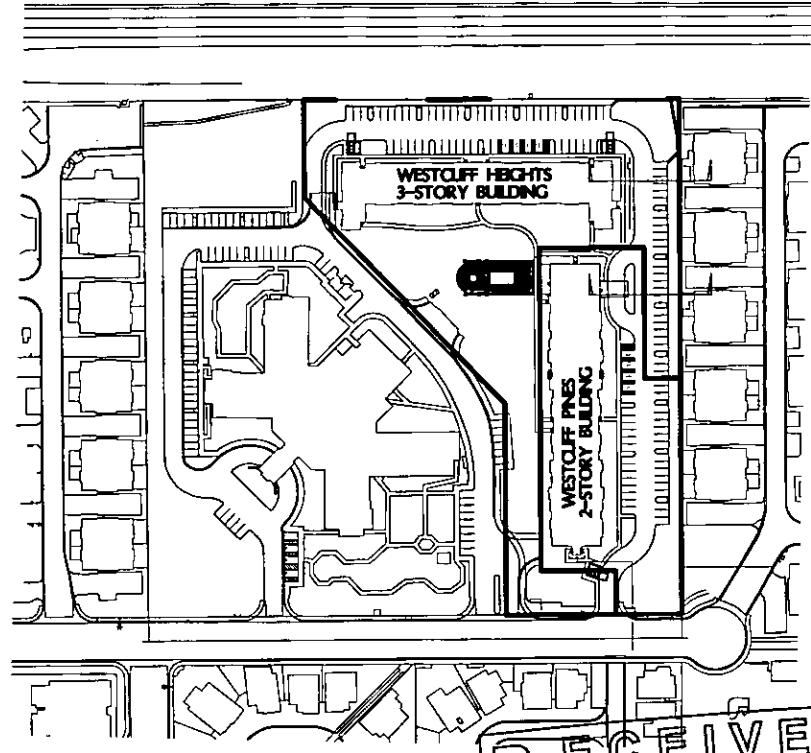
WESTCLIFF PINES FOR NEVADA H.A.N.D. INC.



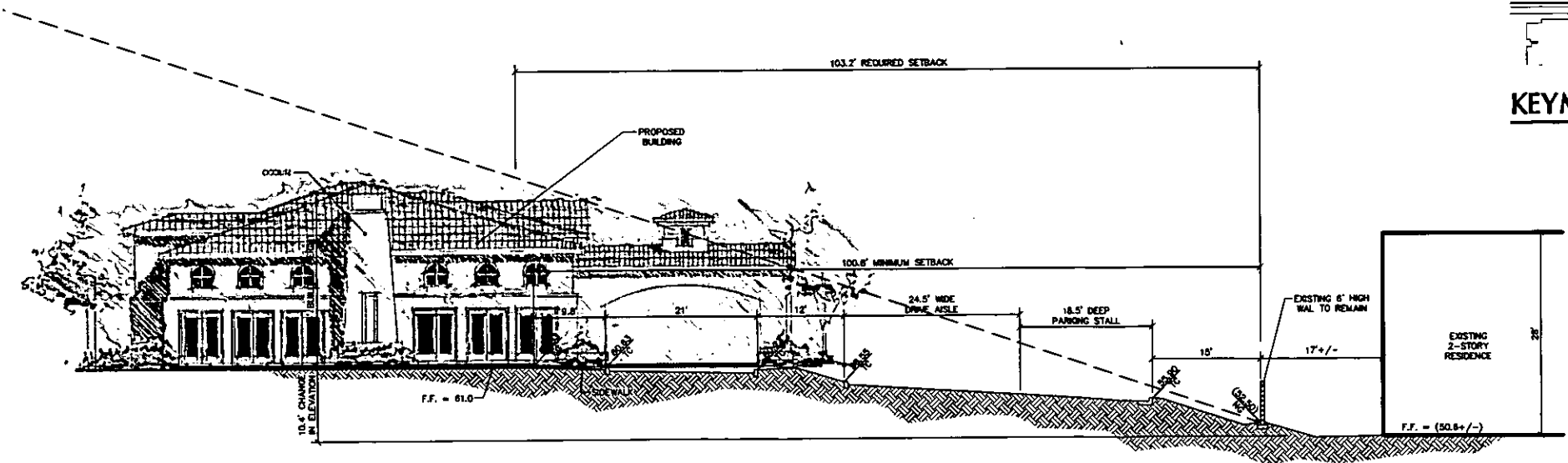
VICINITY MAP
SEC. 28, T. 20 S., R. 60 E. N.T.S.



WESTCLIFF HEIGHTS RESIDENTIAL ADJACENCY CROSS-SECTION EXHIBIT



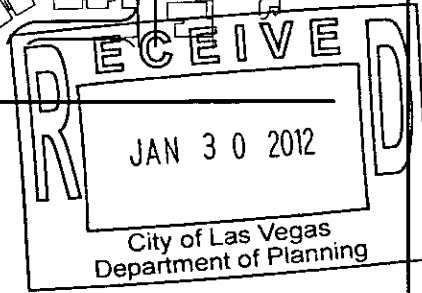
KEYMAP



WESTCLIFF PINES RESIDENTIAL ADJACENCY CROSS-SECTION EXHIBIT

LEGEND

- (XX.XX) EXISTING GRADE
- XX.XX PROPOSED GRADE
- F.F. FINISHED FLOOR
- NG NATURAL GROUND
- TC TOP OF CURB
- FG FINISHED GRADE
- TRW TOP OF RETAINING WALL



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

RESIDENTIAL ADJACENCY CROSS-SECTION EXHIBIT OF
WESTCLIFF PINES
FOR
NEVADA H.A.N.D. INC.
CITY OF LAS VEGAS NEVADA

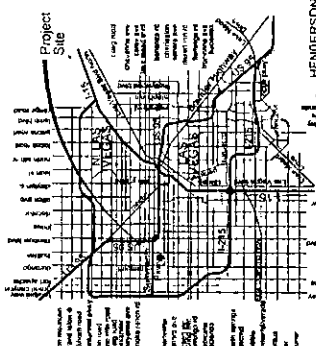
SHEET NUMBER
1
OF 1 SHEETS
816-016-081

VAR-44481
SDR-44480



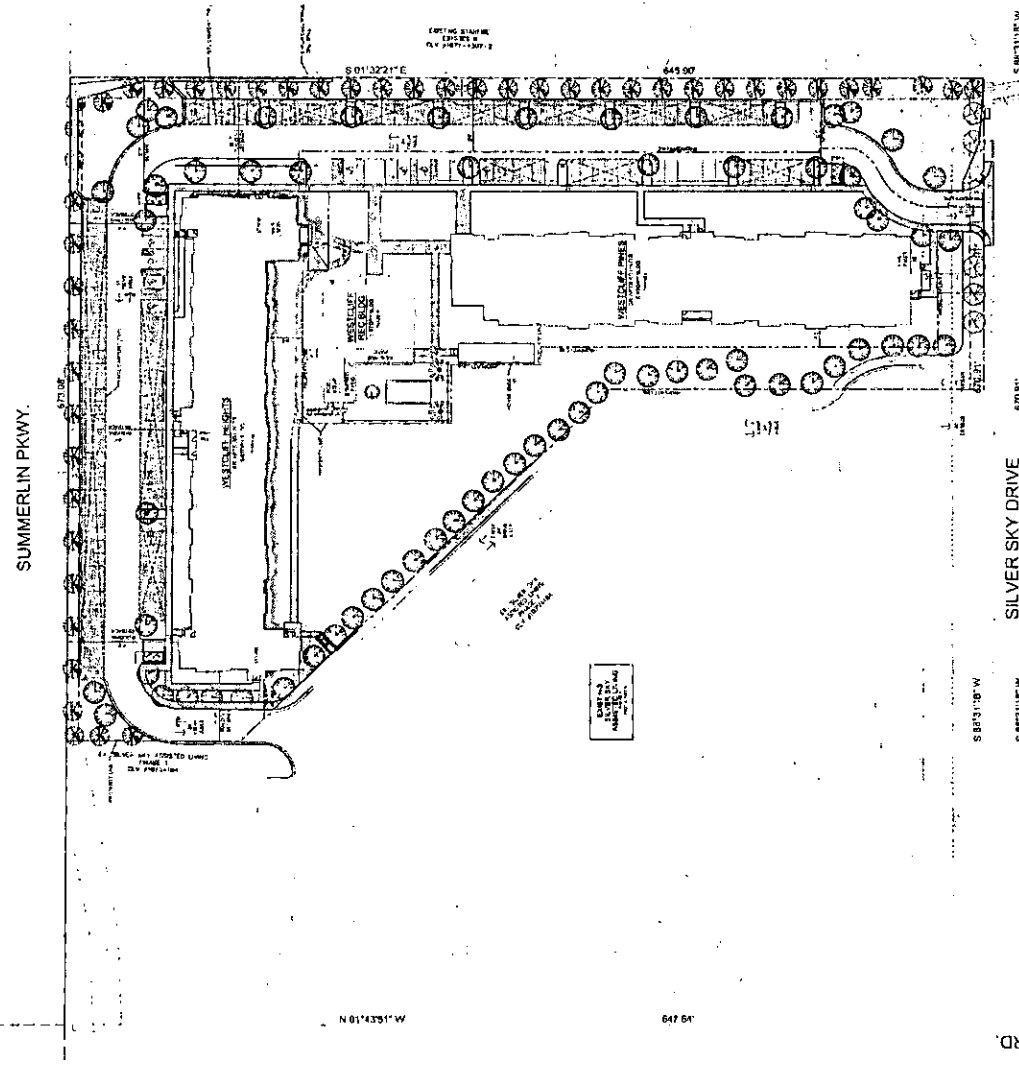
Typical Parking Spaces

Typical Fire Turning Radius



Vicinity Map

TREE / PLANT SCHEDULE		TYPICAL PLANTING	
TREES	SHRUBS	GROUND COVER	Notes
24" Box	Varies	Varies	PAINTED ASH
24" Box	Varies	Varies	MONDEL PINE
24" Box	Varies	Varies	CHINA PALM
24" Box	Varies	Varies	AMERICAN PALM
24" Box	Varies	Varies	CHILEAN MESQUITE
5 gal	Varies	Varies	DESERT BROOM
5 gal	Varies	Varies	SILVER CASIA
5 gal	Varies	Varies	GREEN TEXAS RANGER
5 gal	Varies	Varies	PINK LADY
5 gal	Varies	Varies	MONSANTHUS
5 gal	Varies	Varies	SILVER LINDA SAGE
5 gal	Varies	Varies	LOOSE FOLI
5 gal	Varies	Varies	ROCK WALNUT
5 gal	Varies	Varies	CREeping AGACIA



SITE INFORMATION

PROJECT: Westcliff Heights Sr. Apts 80 Unit Bldg - 3 story - Phase IV

LOCATION: 8206 Silver Sky Drive Bldg #3

PARCEL: APN #138-28-401-021

ZONING: R-3 - Medium Density Residential

PARCEL AREA (Approx. to be verified):

Phase IV:

Westcliff Heights Sr Apts 80-Unit ± 3.27 Gross Acres ± 3.16 Net Acres

Phase I (Existing): Silver Sky Apts'd Living (Not a Part) ± 5.56 Gross Acres ± 5.25 Net Acres

Phase II & III (Existing): Westcliff Pines Sr Apts 40-Unit ± 1.61 Gross Acres ± 1.56 Net Acres

Phase III (Existing): Westcliff Pines Sr Apts 40-Unit ± 1.61 Gross Acres ± 1.56 Net Acres

Total Parcel Area: ± 10.44 Gross Acres ± 9.97 Net Acres

Setbacks Required:

North Property Line 20 Ft

East Property Line 5 Ft

South Property Line 20 Ft

West Property Line 5 Ft

UNIT COUNT

Westcliff Heights Sr Apts 80-unit (Phase IV)

3 story

One Bedroom Units 80 units

Two Bedroom Units 0 units

Total # of Units 80 units

Westcliff Pines Sr Apts 40-unit (Phase II - Existing)

2 story

One Bedroom Units 24 units

Two Bedroom Units 16 units

Total # of Units 40 units

DENSITY

Gross Density Phase IV ± 24.46 DU / Acre

Net Density Phase IV ± 25.32 DU / Acre

Gross Density Phase II & III (Existing) ± 24.84 DU / Acre

Net Density Phase II & III (Existing) ± 25.64 DU / Acre

PARKING REQUIRED

Westcliff Heights (80 Unit) (Phase IV)

75 per unit x 80 units 60

Westcliff Pines (40 Unit) (Phase II & III)

75 per unit x 40 units 30

Guest Parking = 1 per 6 units 20

Total Parking Required 110

PARKING PROVIDED

Westcliff Heights (80 Unit) (Phase IV) 110

Westcliff Pines (40 Unit) (Phase II & III) 24

Total Parking Provided 134

Handicapped Parking Required (2%) 3

Handicapped Parking Provided 9



Scale: 1" = 40'

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Westcliff Heights

Las Vegas, Nevada

80-Unit Bldg
Conceptual Site & Landscape Plan

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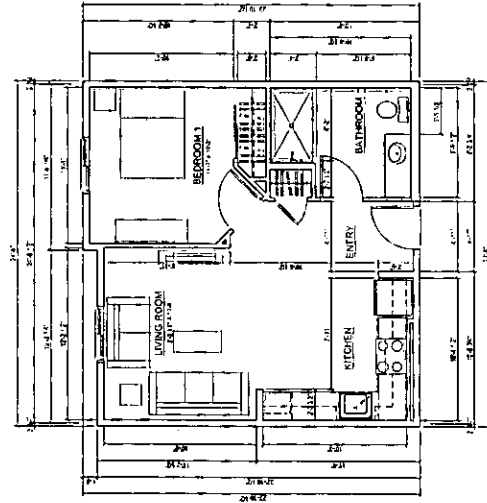
VAR-44481

SDR-44480

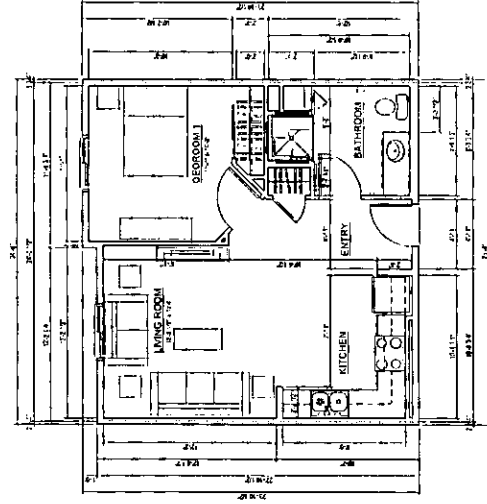
H.U.D. Project No. 125-EE131-NPMAH
Project No. 999003 January 26, 2012

City of Las Vegas
Department of Planning

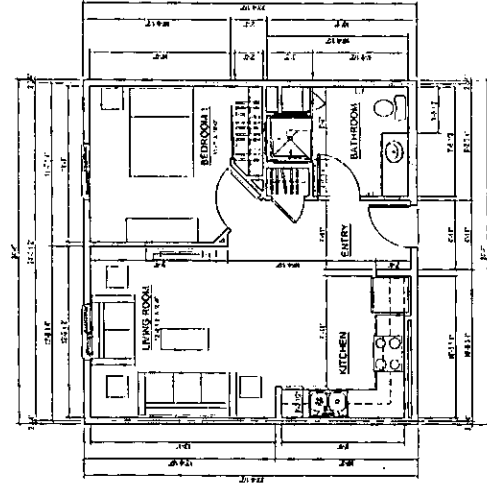
Design modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Disregarded if Conflicting with City of Las Vegas Department of Planning Requirements.



PLAN TYPE B-1 BEDROOM 1 BATH



PLAN TYPE B-1 BEDROOM 1 BATH



PLAN TYPE B-1 BEDROOM 1 BATH w/ OPT.

80-Unit Bldg Typical Unit Plans

Westcliff Heights Las Vegas, Nevada

Nevada H.A.N.D.

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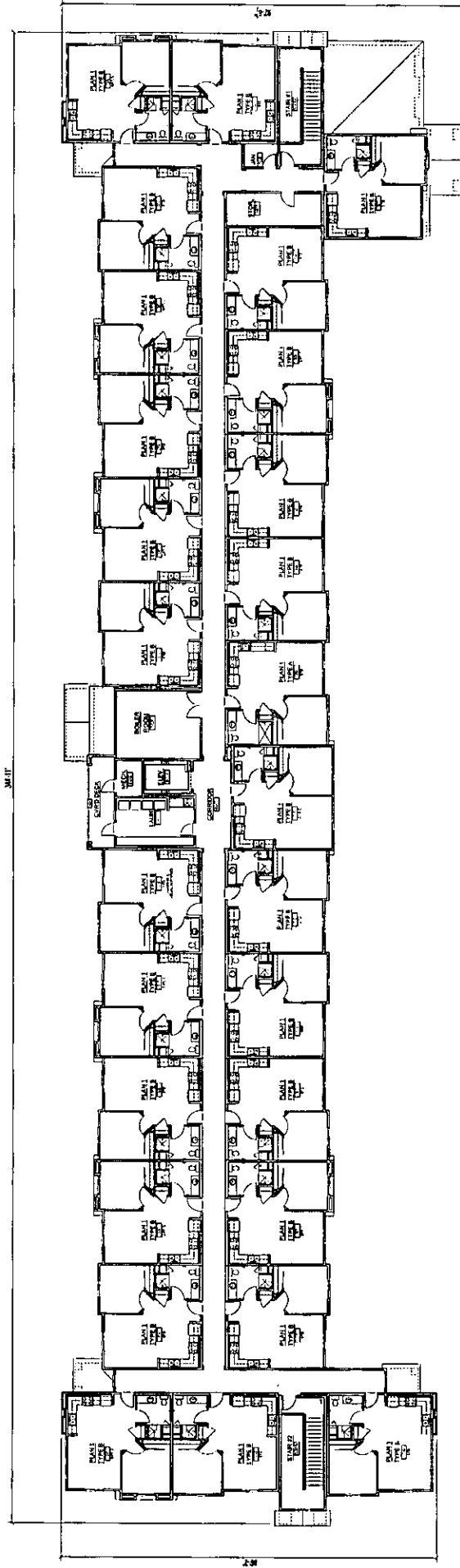
City of Las Vegas
Department of Planning

H.U.D. Project No. 125-EE-131-NP-WAH
Project No. 908903 January 25, 2012
Scale 1/8" = 1'-0"



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SDR-44480

These drawings are intended for use as a guide only. Dimensions, materials, and construction details are subject to change without notice.



TOTAL BUILDINGS	
CONCRETE RE.	100000
WOOD FRAMING	100000
STEEL FRAMING	100000
ALUMINUM FRAMING	100000
GLASS FRAMING	100000
OTHER	100000
TOTAL	600000

80-Unit Bldg
Building Plan - 3rd Floor

Nevada H.A.N.D.

Westcliff Heights

Westcliff Heights

Las Vegas, Nevada

City of Las Vegas
Department of Planning

H.U.D. Project No. 12S-EE131-NP-WAH
Project No. 909003 January 26, 2012

JAN 30 2012 Scale 333

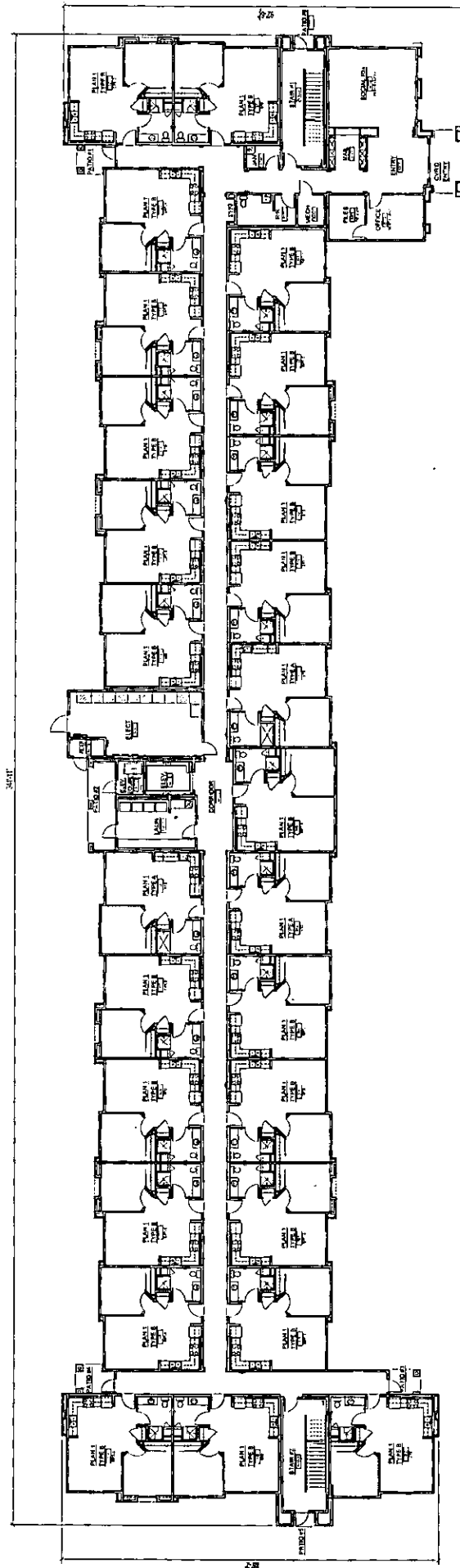
Building Plan - 3rd Floor

Design illustrations without notes: All Cases, Dimensions, Offers and Anticipated Features a Conceptual and Subject to Change

Significance: $P < 0.05$ for comparisons between groups.

Las Vegas
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80-Unit Bldg
Building Plan - 1st Floor

Westcliff Heights
Las Vegas, Nevada

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Westcliff Heights

Las Vegas, Nevada

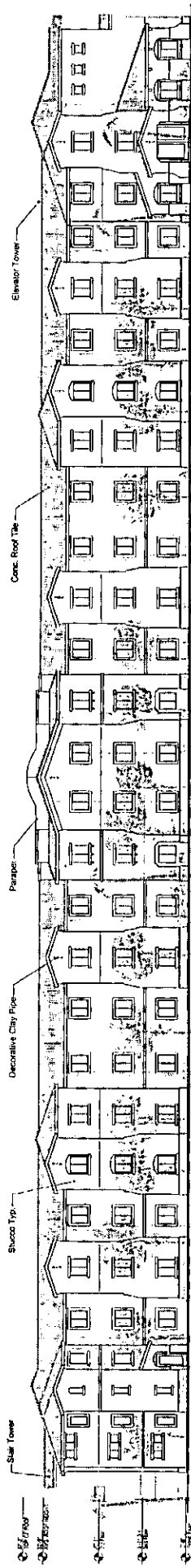
JAN 30 2012

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Department of Planning

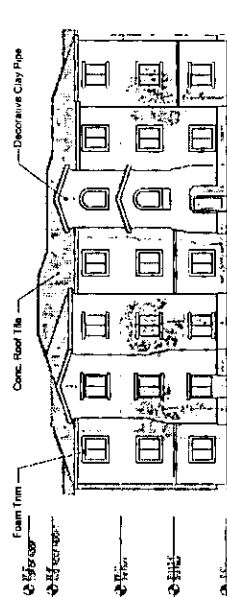
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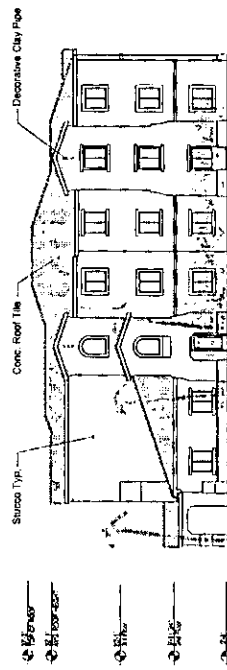
H.U.D., Project No. 125-EE131-NP-WAH
Project No. 909003 January 26, 2012



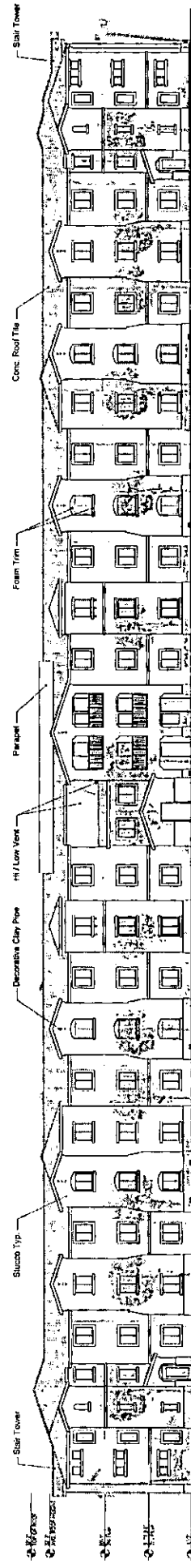
South Elevation



West Elevation



East Elevation

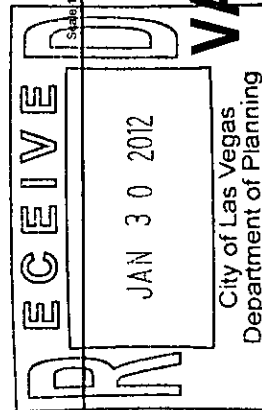


North Elevation

80-Unit Bldg Conceptual Elevations

Westcliff Heights Las Vegas, Nevada

Nevada H.A.N.D.



H.U.D. Project No. 12S-EE-131-NP-WAH
Project No. 909003 January 26, 2012



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Design modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and Subject to Change.



Typical Parking Sources

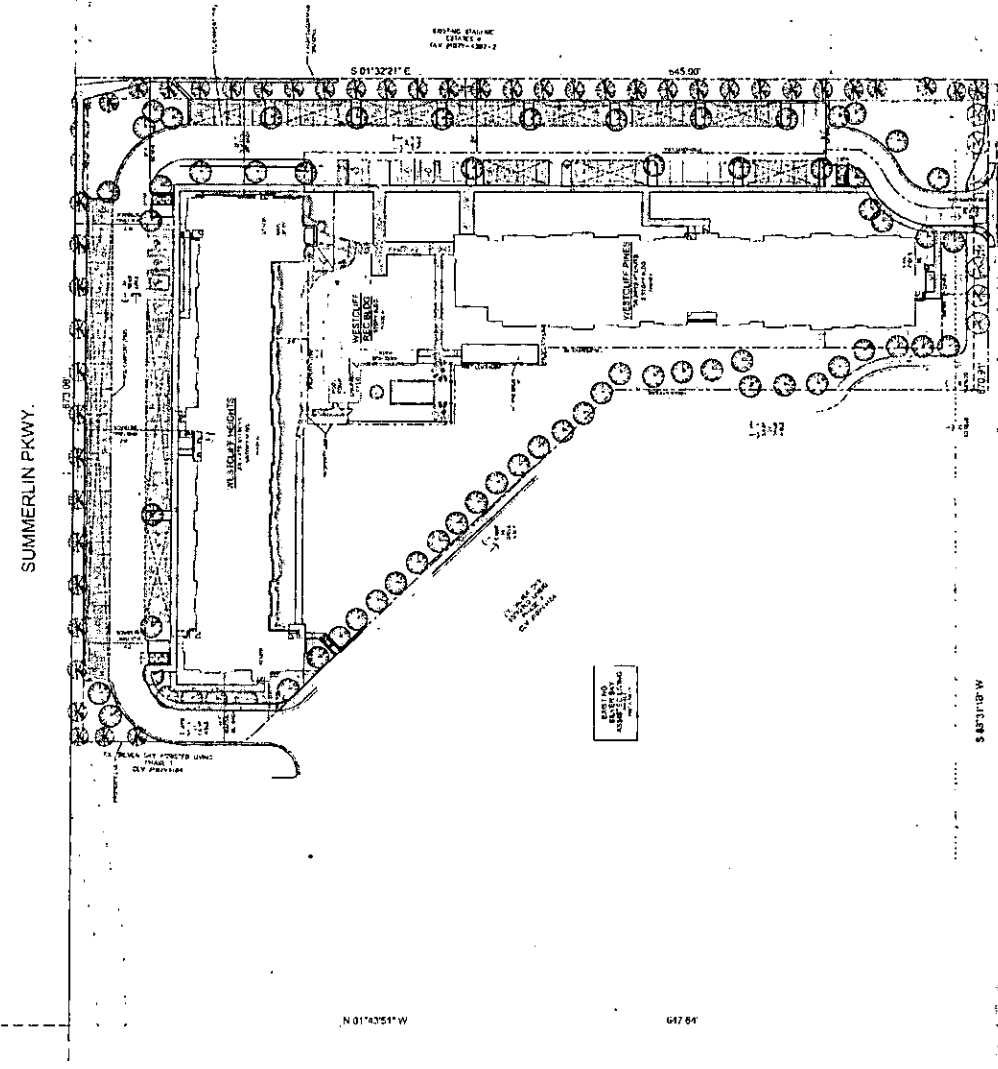


Vicinity Map

TREE / PLANT SCHEDULE		SPECIES	
ESTIM.	SIZE	SPACING	NAME
TREES	24" Box	10' x 10'	PANTEX ASH
	24" Box	20' x 20'	MONSIEUR PINE
	24" Box	N/A	CHOCOLATE MONSIEUR PINE
	24" Box	10' x 10'	MEXICAN PALM
	24" Box	10' x 10'	CHILEAN MESQUITE
	5 gal	10' x 10'	DESERT BROOM
	5 gal	10' x 10'	SILVER CASSIA
SHRUBS	5 gal	10' x 10'	QUEEN TEXAS RANGE
	5 gal	10' x 10'	PINK LAD
	5 gal	10' x 10'	INDIAN HAWTHORN
	5 gal	10' x 10'	SIERRA LINDA SAGE
GROUND COVER	1 gal	10' x 10'	ROCK GROUND
	1 gal	10' x 10'	GREENING ACACIA

Nevada H.A.N.D.

Design modifications or additions after the 10% plan check are subject to change.



80-Unit Bldg Conceptual Site & Landscape Plan

Westcliff Heights Las Vegas, Nevada

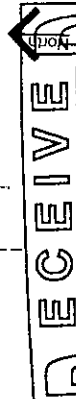
JAN 30 2012

City of Las Vegas
Department of Planning



H.U.D. Project No. 125-EE13-NP-WAH
Project No. 009003 January 26, 2012

Scale: 1" = 40'



SITE INFORMATION

PROJECT Westcliff Heights Sr. Apts
60 Unit Bldg - 3-story - Phase IV

LOCATION 8206 Silver Sky Drive Bldg #3

PARCEL APN #138-28-401-021

ZONING R-3 - Medium Density Residential

PARCEL AREA (Approx. to be verified)

Phase IV:
Westcliff Heights Sr Apts 80-Unit ± 3.27 Gross Acres
± 3.16 Net Acres

Phase I (Existing):
Silver Sky Apts'd Living (Not a Part) ± 5.55 Gross Acres
± 5.25 Net Acres

Phase II & III (Existing):
Westcliff Pines Sr Apts 40-Unit & Rec Bldg (Existing) ± 1.61 Gross Acres
± 1.56 Net Acres

Total Parcel Area:
± 10.44 Gross Acres
± 9.97 Net Acres

Setbacks Required:
North Property Line 20 Ft
East Property Line 5 Ft
South Property Line 20 Ft
West Property Line 5 Ft

UNIT COUNT

Westcliff Heights Sr Apts 80-unit (Phase IV)
3 story
One Bedroom Units 80 units
Two Bedroom Units 0 units
Total # of Units 80 units

Westcliff Pines Sr Apts 40-unit (Phase II - Existing)
2 story
One Bedroom Units 24 units
Two Bedroom Units 16 units
Total # of Units 40 units

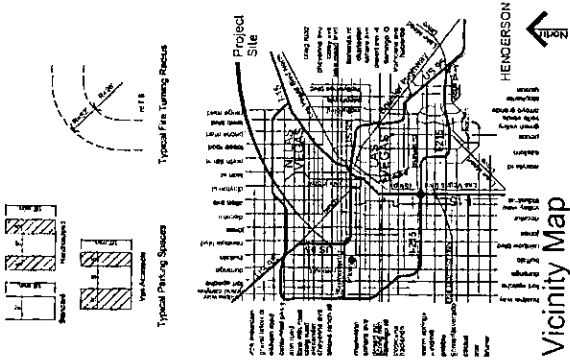
DENSITY
Gross Density Phase IV ± 24.46 DU / Acre
Net Density Phase IV ± 25.32 DU / Acre
Gross Density Phase II & III (Existing) ± 24.84 DU / Acre
Net Density Phase II & III (Existing) ± 25.64 DU / Acre

PARKING REQUIRED
Westcliff Heights 80 Unit (Phase IV)
.75 per unit x 80 units 60
Westcliff Pines 40 Unit (Phase II & III)
.75 per unit x 40 units 30
Guest Parking = 1 per 8 units 20
Total Parking Required 110

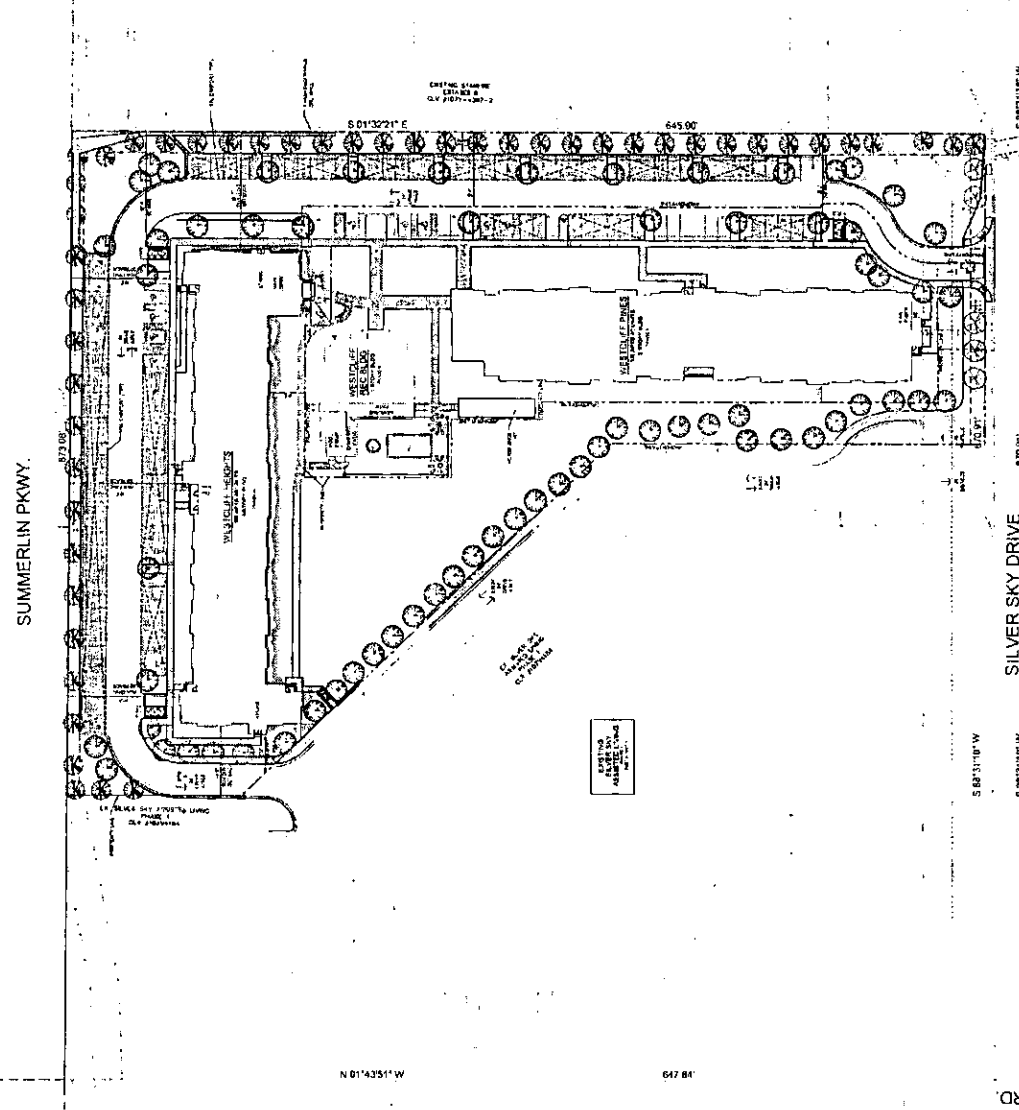
PARKING PROVIDED
Westcliff Heights 80 Unit (Phase IV) 110
Westcliff Pines 40 Unit (Phase II & III) 24
Total Parking Provided 134

Handicapped Parking Required (2%) 3
Handicapped Parking Provided 9

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TREE / PLANT SCHEDULE		
SYMBOL	SIZE	PLANTING NAME
TREES	24" DBH	FAIRTEX ASH
	24" DBH	MONSIEUR PINE
	24" DBH	NIA
	24" DBH	MEDIAN MESQUITE
	24" DBH	DESERT BROOM
SHRUBS	5 gal	SILVERY CASSIA
	5 gal	GREEN TEXAS RANGER
	5 gal	PINK LADY
	5 gal	SIERRA LINDA SAGE
	5 gal	ROCK SALT
GROUND COVER	1 gal	CREPENSIC ACACIA
	1 gal	CREPENSIC ACACIA



SITE INFORMATION	
PROJECT	Westcliff Heights Sr. Apts 80 Unit Bldg - 3 story - Phase IV
LOCATION	8206 Silver Sky Drive Bldg #3
PARCEL	APN # 138-28-401-021
ZONING	R-3 - Medium Density Residential
PARCEL AREA	(Approx. to be verified)

Phase IV:	
Westcliff Heights Sr Apts 80-Unit	± 3.27 Gross Acres ± 3.16 Net Acres
Phase I (Existing)	
Silver Sky Apts Living (Not a Part)	± 5.56 Gross Acres ± 5.25 Net Acres
Phase II & III (Existing)	
Westcliff Pines Sr Apts 40-Unit & Rec Bldg (Existing)	± 1.61 Gross Acres ± 1.56 Net Acres
Total Parcel Area:	± 10.44 Gross Acres ± 9.97 Net Acres
Subtotals Required	
North Property Line	20 Ft
East Property Line	5 Ft
South Property Line	20 Ft
West Property Line	5 Ft

UNIT COUNT	
Westcliff Heights Sr Apts 80-unit (Phase IV)	
One Bedroom Units	80 units
Two Bedroom Units	0 units
Total # of Units	80 units

Westcliff Pines Sr Apts 40-unit (Phase II - Existing)	
One Bedroom Units	24 units
Two Bedroom Units	16 units
Total # of Units	40 units

Total # of Units	
	± 120 units
DENSITY	
Gross Density Phase IV	± 24.46 DU / Acre
Net Density Phase IV	± 25.32 DU / Acre
Gross Density Phase II & III (Existing)	± 24.84 DU / Acre
Net Density Phase II & III (Existing)	± 25.64 DU / Acre
PARKING REQUIRED	
Westcliff Heights (80 Unit) (Phase IV)	60
Westcliff Pines (40 Unit) (Phase II & III)	30
Guest Parking = 1 per 8 units	20
Total Parking Required	110

PARKING PROVIDED	
Westcliff Heights (80 Unit) (Phase IV)	110
Westcliff Pines (40 Unit) (Phase II & III)	24
Total Parking Provided	134
Handicapped Parking Required (2%)	3
Handicapped Parking Provided	9

Scale: 1" = 40'

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PAZ DESIGN GROUP

80-Unit Bldg

Conceptual Site & Landscape Plan

Westcliff Heights
Las Vegas, Nevada

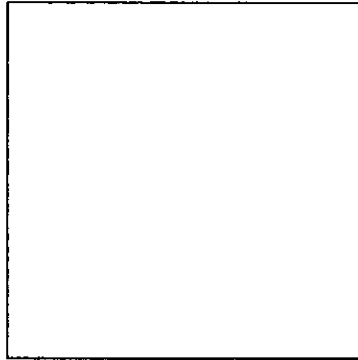
Nevada H.A.N.D.

City of Las Vegas
Department of Planning

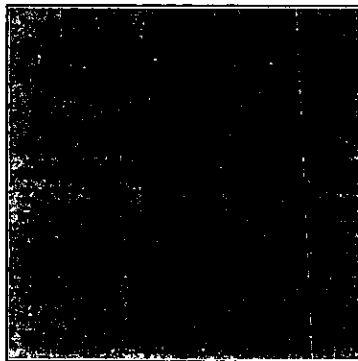
VAR-44481

SDR-44480

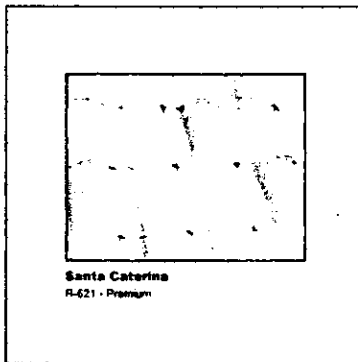
Design Modification without notice. All Colors, Dimensions, Elevation and Architectural Features are Conceptual & Subject to Change.



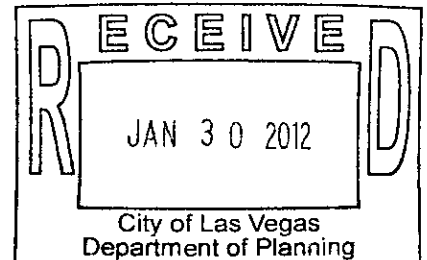
STUCCO BODY COLOR
FRAZEE #CLW 1013 W
"AKAMINA"



STUCCO FACIA AND TRIM
FRAZEE #CL 2687 N
"SEPIA"



CONCRETE ROOF TILE
HANSEN - REGAL #R-621
"SANTA CATERINA"

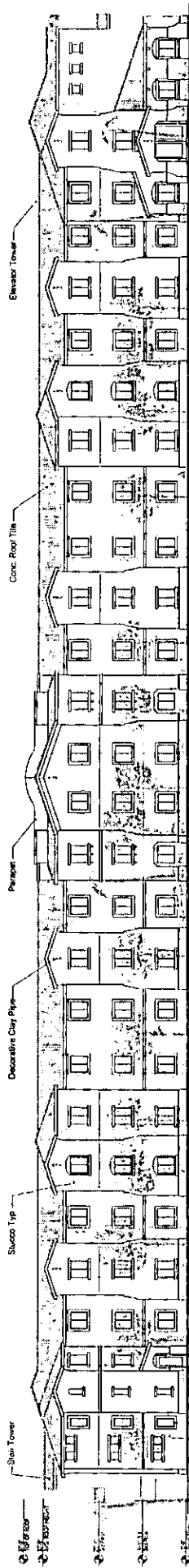


Color & Material Board

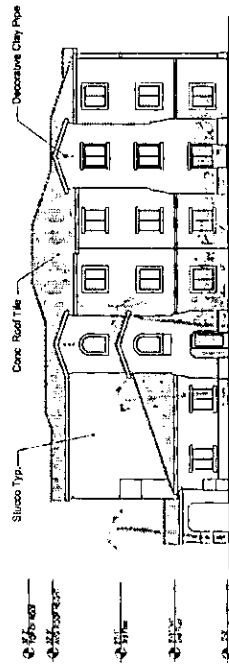
Westcliff Heights
Las Vegas, Nevada

VAR-44481
SDR-44480

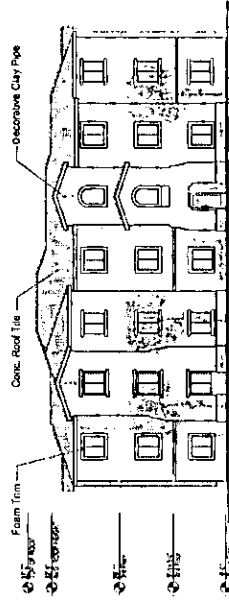




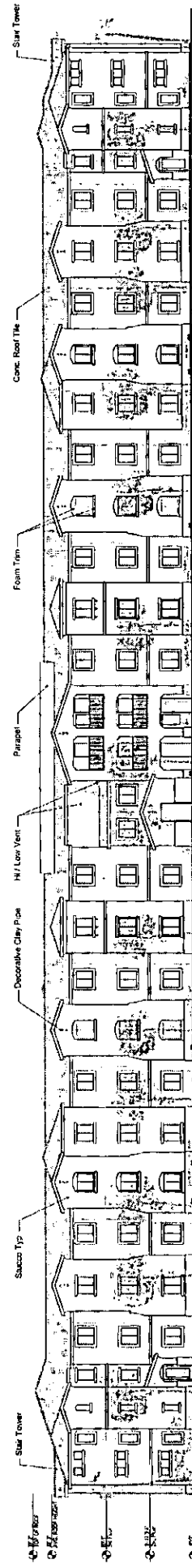
South Elevation



East Elevation



West Elevation

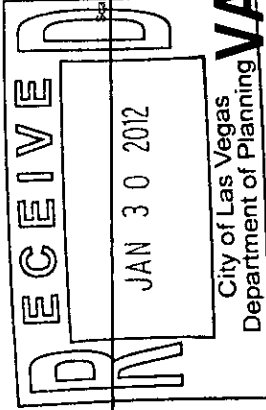


North Elevation

80-Unit Bldg
Conceptual Elevations

Westcliff Heights
Las Vegas, Nevada

Nevada H.A.N.D.



H.U.D. Project No. 125-EE131-NP-WAH
Project No. 909003 January 26, 2012

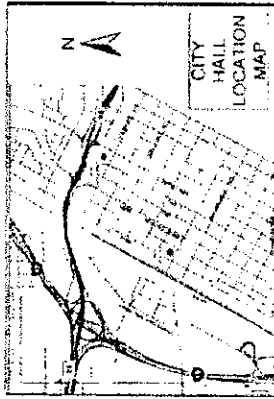
PAZ DESIGN GROUP

City of Las Vegas
Department of Planning

VAR-44481
SDR-44480

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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 Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

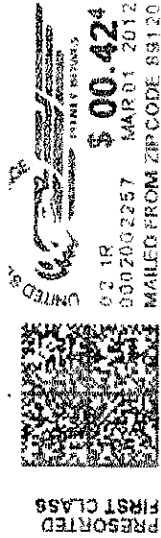
☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-44481 & SDR-44480
Planning Commission Meeting of 3/13/2012 *PLZ NO*

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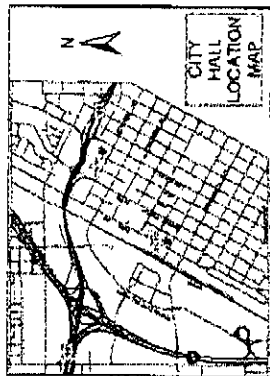
Case VAR-44481

13828411010
WILEYHOUSE LLC
%C & S WILSON
%J ANN
5219 PROGRESSO ST
LAS VEGAS NV 89135-3255

*24-25
P*

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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 Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT
(this Request)

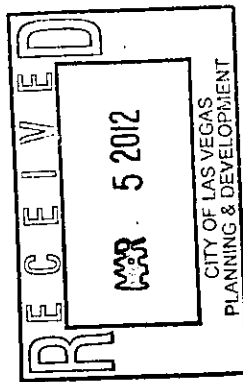
☒ I OPPOSE
(this Request)

Please use a available blank space on card for your comments.

VAR-44481 & SDR-44480

Planning Commission Meeting of 3/13/2012

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CORONA JOSE RUFO
10022 AMBER FIELD ST
LAS VEGAS NV 89178-8901
Case: VAR-44481

54 3/13/2012 10:17:23

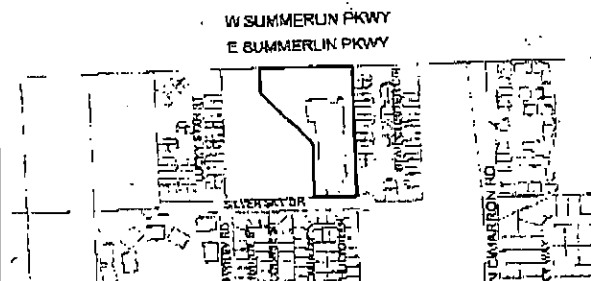
24-25
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Application Information

VAR-44481 - VARIANCE - PUBLIC HEARING - APPLICANT:
NEVADA H.A.N.D., INC. - OWNER: WESTCLIFF HEIGHTS, LP -
 For possible action on a request for a Variance TO ALLOW A 79-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 136 FEET on 3.15 acres adjacent to the north side of Silver Sky Drive, approximately 500 feet east of Roland Wiley Drive (APN 138-28-401-021), R-3 (Medium Density Residential) Zone, Ward 2 (Vacant).

SDR-44480 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-44481 - PUBLIC HEARING - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: WESTCLIFF HEIGHTS, LP - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 80-UNIT SENIOR CITIZEN APARTMENT DEVELOPMENT WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG PORTIONS OF THE SOUTH PERIMETER WHERE SIX FEET IS REQUIRED on 3.15 acres adjacent to the north side of Silver Sky Drive, approximately 500 feet east of Roland Wiley Drive (APN 138-28-401-021), R-3 (Medium Density Residential) Zone, Ward 2 (Vacant).

Application Location



The proposed project may not pertain to the entire highlighted project site.

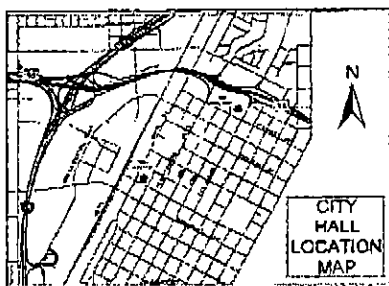
Public Hearing Information

Meeting: Planning Commission
Date: March 13, 2012
Time: 6:00 P.M.
Location: City Council Chambers
 495 South Main Street
 Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

City of Las Vegas
 Department of Planning
 Development Services Center
 333 North Rancho Drive, 3rd Floor
 Las Vegas, Nevada 89106

Return Service Requested Official Notice of Public Hearing



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☐ I SUPPORT
 this Request

☒ I OPPOSE
 this Request

Please use available blank space on card for your comments.

VAR-44481 & SDR-44480

Planning Commission Meeting of 3/13/2012

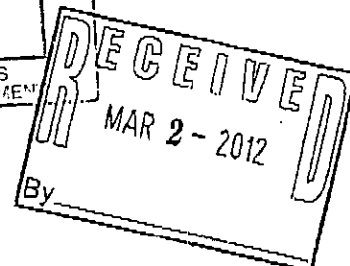
Our property backs up to this property we
 don't want the home to be next to a 3-story project.

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PRESORTED
 FIRST CLASS



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 MAILED FROM ZIP CODE 89120



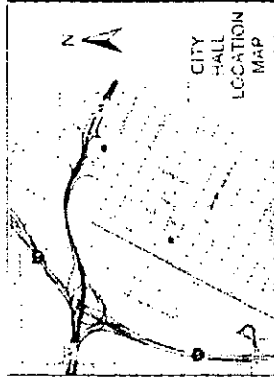
Case: VAR-44481

13828411040
 FOUR D HOLDINGS L.L.C.
 1349 GALLERIA DR #200
 HENDERSON NV 89014-8624 89014-8824



City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

**Return Service Requested
Official Notice of Public Hearing**



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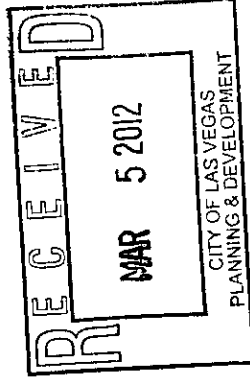
☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

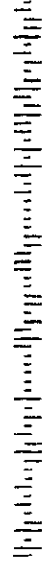
Please use available blank space on card for your comments.

VAR-44481 & SDR-44480

Planning Commission Meeting of 3/13/2012



13828415053
PODORZER ARTHUR
113 EMERALD FOREST ST #201
LAS VEGAS NV 89145-3984
Case: VAR-44481



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Pre-Application Conference		City Of Las Vegas Department Of Planning Submittal Checklist (Cont.)							
Item Required		APPLICATION PACKET (ALL ITEMS IN THIS SECTION ARE REQUIRED FOR EACH APPLICATION TYPE, unless indicated otherwise)			Fees				
YES	NO			Appl. Type	Application	Notification	Recordation	Sub-Total	
☒	☐	Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots		Visit the CLV website For blank application, SOFI & DINA/PRS forms, and justification letter info @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." -> "Apply for -> Planning Applications")					
☒	☐	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots							
☒	☐	Detailed justification letter (the same letter addressing all applications, included with each application)			SDR	\$ 500.00	\$ 500.00	\$ 30.00	\$ 1030.00
☐	☒	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS)			VAR	\$ 300.00	\$ 500.00	\$ 30.00	\$ 830.00
☒	☐	Grant deed and legal description (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)			\$	\$	\$	\$	
☒	☐	Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)			\$	\$	\$	\$	
☐	☒	Copy of Business License(s) - requested, but submittals will be accepted without			\$	\$	\$	\$	
☐	☒	Cop(ies) of approval letter(s) for		Subtotal:				\$ 1860.00	
☐	☒	Neighborhood Meeting (see General Plan submittal req's for details) - Add neighborhood meeting fee: Applicant only to notify, add \$0; Mailing labels only, add: \$50; Full notification, add: \$500			\$	-		\$0.00	
☒	☐	Photo Reproduction of the Color & Materials Board (SDR applications only)		Grand Total All Fees:				\$1860.00	
REQUIRED DRAWINGS (INCLUDES TOTAL NUMBER REQUIRED FOR ALL APPLICATION TYPES): MUST BE 11" X 17" MINIMUM TO 24" X 36" MAXIMUM PAGE SIZE ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)									
☒	☐	SITE PLAN			TOTAL REQUIRED FOR ALL APPLICATIONS				
		North arrow, scale, and vicinity map			Folded Plans (5, plus 1 per application):		7		
		All property lines and present dimensions labeled			Colored, Rolled Plans:		1		
		All building setbacks labeled			Reduced Copy (8-1/2"x11" BW; 1 per application):		2		
		All adjacent existing land uses and street names labeled			NOTES: SDR, VAR				
		All points of ingress and egress shown							
		ADA accessibility requirements shown/labeled							
		Parking standard(s) utilized:							
		Parking space count and typical dimensions labeled							
		# regular + [30% or less of total] # compact + # handicap = Total							
		For residential subdivisions, provide a connectivity calculation							
		All free-standing sign locations shown and heights and sizes noted							
☒	☐	LANDSCAPE PLAN			TOTAL REQUIRED FOR ALL APPLICATIONS				
		North arrow, scale, and vicinity map			Folded Plans (1 per application):		1		
		All property lines and present dimensions labeled			Colored, Rolled Plans:		1		
		All required perimeter landscape planters shown			Reduced Copy (8-1/2"x11" BW; 1 per application):		1		
		All required parking lot fingers/islands shown			NOTES: SDR				
		Quantity, size, species/variety of all trees, shrubs, and ground cover							
☒	☐	BUILDING ELEVATIONS			TOTAL REQUIRED FOR ALL APPLICATIONS				
		Scale and building dimensions labeled			Folded Plans (1 per application):		2		
		North, south, east, and west elevations of all buildings			Colored, Rolled Plans:		1		
		All building materials and colors noted			Reduced Copy (8-1/2"x11" BW; 1 per application):		2		
		All wall sign locations shown and sizes noted			NOTES: SDR (need full elevations), VAR (need slope analysis for residential adjacency only for VAR, not full elevations)				
☒	☐	FLOOR PLANS			TOTAL REQUIRED FOR ALL APPLICATIONS				
		Scale and building dimensions labeled			Folded Plans (1 per application):		2 (112)		
		North arrow and scale			Rolled Plans:		1		
		All building entrances/exits shown			Reduced Copy (8-1/2"x11" BW; 1 per application):		1		
		Use of all rooms noted/labeled			NOTES:				
		Maximum Occupancy (per I.B.C.)							
		Seating Capacity (where applicable)							

City of Las Vegas
 Department of Planning

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Pre-Application Conference	City Of Las Vegas Department Of Planning Submittal Checklist (Cont.)
Item Required	

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

APN(s):	13828401021	Application Type:	Site Development Plan Review Variance
Location:	North side of Silver Sky Dr, approx 450' east of Roland Wiley Rd	Application Purpose:	Sr Citizen Apts (SDR) and Residential Adjacency (VAR)
Ward:	2 - Wolfson	Pre-App Meeting Date:	via email
Planner's Signature:	Via Email 01/25/12 - SG	Submittal Deadline:	01/26/12 - no later than 2:00 pm
Planner:	Steve Gebeke, Planning Supervisor - 229-5410	Earliest PC / CC Meeting Dates:	03/13/12 PC - 04/18/12 CC (Cycle 3)

Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:
 In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.

2012 PLANNING COMMISSION MEETING SCHEDULE Generally, the Planning Commission meetings are held on the second Tuesday of each month. *Denotes a GPA Cycle			
Pre-Application Conference Request Deadline	Application Closing Day	Planning Commission Meeting Date	City Council Meeting Date
November 3, 2011	November 23, 2011	January 10, 2012*	February 15, 2012
December 1, 2011	December 19, 2011	February 14, 2012	March 21, 2012
January 5, 2012	January 26, 2012	March 13, 2012	April 18, 2012
February 2, 2012	February 23, 2012	April 10, 2012*	May 16, 2012
March 1, 2012	March 22, 2012	May 8, 2012	June 6, 2012
April 5, 2012	April 26, 2012	June 12, 2012	July 18, 2012
May 3, 2012	May 24, 2012	July 10, 2012*	August 15, 2012
June 7, 2012	June 28, 2012	August 14, 2012	September 19, 2012
July 5, 2012	July 26, 2012	September 11, 2012	October 17, 2012
August 2, 2012	August 23, 2012	October 9, 2012*	November 7, 2012
September 6, 2012	September 27, 2012	November 13, 2012	December 19, 2012
October 4, 2012	October 25, 2012	December 11, 2012	January 16, 2013
November 1, 2012	November 21, 2012	January 8, 2013*	February 20, 2013
November 29, 2012	December 20, 2012	February 12, 2013	March 20, 2013

**Applications MUST BE submitted by 2:00 P.M. on CLOSING DAYS,
 or by 4:00 P.M. on NON-CLOSING DAYS. Call (702) 229-6301 for additional information**

City Of Las Vegas Department Of Planning Pre-Application Conference Notes

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Project Name: Westcliff Heights

APN(s):	13828401021	Pre-app Date:	01/25/12
Location:	North side of Silver Sky Dr, approx 450' east of Roland Wiley Rd	Meeting Location:	DSC Conference Room 3E - 333
Ward #:	2 - Wolfson	Acres:	3.15
		Time:	8:00 a.m.

Ownership Info:	Westcliff Heights, LP	Last Change of Ownership Date:	2011
	Phone: (702)-	Fax: (702)-	Email:
Applicant Info:	NEVADA HAND		
	Phone: (702)-	Fax: (702)-	Email:
Representative info:	Richard Turner, LR Nelson Engineering		
	Phone: (702)-	Fax: (702)-	Email:

Use:	Existing:	Undeveloped
	Proposed:	Senior Citizen Apts
General Plan:	Existing:	M
	Proposed:	No change proposed
Zoning:	Existing:	R-3
	Proposed:	No change proposed
Special Area, Master Plans, and / or Overlay Districts that Apply:	N/A	
	Special Land Use Designation (per plan, if applicable): N/A	

☐ **Meeting**
 ☒ **Email**
 ☐ **Conversation Record**
 ☐ **Telephone Record**

Between CLV Planning Representative: Steve Gebeke, Planning Supervisor (229-5410 Office / 385-7268 Fax / sgebeke@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.	CLV - Planning			
9.	CLV - Planning / Business License	229-6321	383-0769	
10.	CLV - PW - Dev Co	229-6578	474-7599	
11.	CLV - PW - Traffic	229-6901 / 6880		
12.	CLV - PW - Flood	229-6541	382-8551	
13.	CLV - Building and Safety	229-6251	382-1731	
14.	CLV - Fire and Rescue	229-0366	229-0124	
15.	CLV - Economic Development	229-6551	385-3128	

OR: ☐ see Meeting Attendance Sheet

-- Please return a copy of this form with the original Pre-Application Submittal Checklist --

****Complete Submittal Packets MUST be received by Planning staff no later than 2:00 PM of the Submittal Deadline Date, no exceptions****

City of Las Vegas Department of Planning Pre-Application Conference Notes

Is this project intended to promote Sustainability (i.e. use "Green Building" technology)? ☐ YES ☒ NO
If yes, Please detail how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered through the City of Las Vegas.

Meeting Notes:

1. Previous entitlements for the subject site (SDR-35552 and VAR-35555) expired on 10/21/11 as no building permits were issued for the primary structure. New entitlements for a Site Development Plan Review for Senior Citizen Apartments and a Variance for residential adjacency setback are required to proceed with building permits.
2. Waivers of perimeter landscape are required (as previously approved).
3. Residential adjacency setback of 79 feet where 136 feet required is needed.
4. For the Variance submittal, no building elevations are required, but a slope analysis for residential adjacency is.



March 14, 2012

Mr. Mike Mullin
Westcliff Heights, LP
295 East Warm Springs Road, Suite #101
Las Vegas, Nevada 89119

**RE: VAR-44481 - VARIANCE RELATED TO SDR-44480
PLANNING COMMISSION MEETING OF MARCH 13, 2012**

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

Dear Mr. Mullin:

Your request for a Variance TO ALLOW A 79-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 136 FEET on 3.15 acres adjacent to the north side of Silver Sky Drive, approximately 500 feet east of Roland Wiley Drive (APN 138-28-401-021), R-3 (Medium Density Residential) Zone, Ward 2 (Vacant), was considered by the Planning Commission on March 13, 2012.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-44480) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

This action by the Planning Commission on **March 13, 2012** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **March 26, 2012**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

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

Mr. Mark Bangan
LR Nelson Engineers
6765 West Russell Road, Suite #200
Las Vegas, Nevada 89118

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov





March 2, 2012

Mr. Mike Mullin
Westcliff Heights, LP
295 East Warm Springs Road, Suite #101
Las Vegas, Nevada 89119

**RE: VAR-44481 - VARIANCE RELATED TO SDR-44480
PLANNING COMMISSION MEETING OF MARCH 13, 2012**

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

Dear Mr. Mullin:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **March 13, 2012** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Wednesday, March 7, 2012** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", is written over a horizontal line.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

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

Mr. Mark Bangan
LR Nelson Engineers
6765 West Russell Road, Suite #200
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CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
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LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

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Application Information

VAR-44481 - VARIANCE - PUBLIC HEARING - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: WESTCLIFF HEIGHTS, LP - For possible action on a request for a Variance TO ALLOW A 79-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 136 FEET on 3.15 acres adjacent to the north side of Silver Sky Drive, approximately 500 feet east of Roland Wiley Drive (APN 138-28-401-021), R-3 (Medium Density Residential) Zone, Ward 2 (Vacant).

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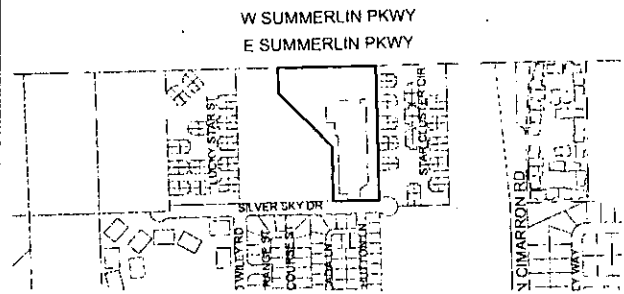
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Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Location

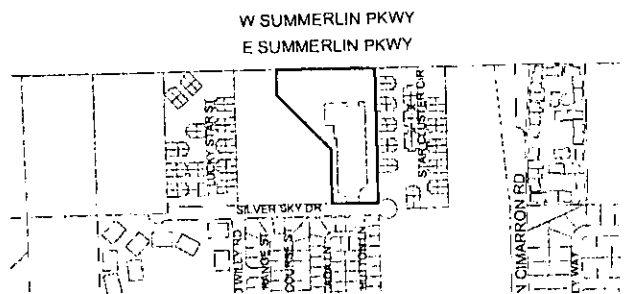


The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: March 13, 2012
Time: 6:00 P.M.
Location: City Council Chambers
495 South Main Street
Las Vegas, Nevada

Application Location



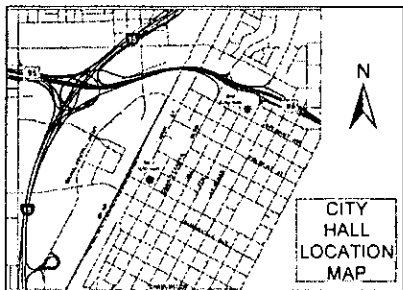
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: March 13, 2012
Time: 6:00 P.M.
Location: City Council Chambers
495 South Main Street
Las Vegas, Nevada

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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 Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

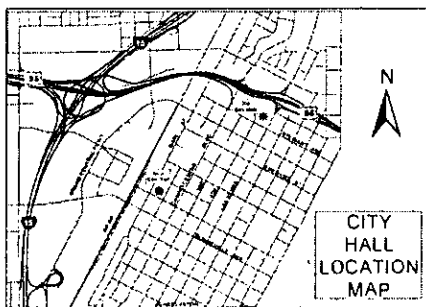
Please use available blank space on card for your comments.

VAR-44481 & SDR-44480

Planning Commission Meeting of 3/13/2012

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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 Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-44481 & SDR-44480

Planning Commission Meeting of 3/13/2012

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BAA*
CC: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: February 8, 2012
Re: **VAR-44481** Nevada H.A.N.D. N. Side Silver Sky Dr., E. of Roland Wiley Dr.
Request for a Variance for setbacks

COMMENTS:

We have no comment on the Request for a Variance application to allow a 79-foot setback where Residential Adjacency Standards require 136 feet adjacent to the north side of Silver Sky Drive, east of Roland Wiley Drive.

Development Notification

PC Meeting: March 13, 2012

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Department of Planning:

VAR-44481

Allure 1 Townhomes HOA

Angel Park Ranch Architectural Committee

Cambria Hills HOA

Canyon View Apartment Homes

Durango Trails HOA

Elan HOA

Lakeside Village HOA

Marquesa HOA

Parc West Apartment Homes

Rock Springs Vista Unit 9 HOA

San Moritz Apartments

Spring Oaks III HOA

Summer Springs HOA

Tuscany Hills North HOA

Westcliff-Tenaya NCG

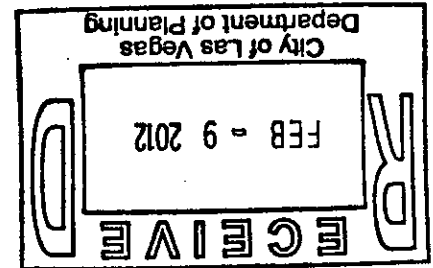
LARRY R. NELSON, P.E.
President

Project #: 1364-001-041

February 9, 2012

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING

City of Las Vegas Current Planning
333 N. Rancho Drive
Las Vegas, NV 89106
Attn: Yorgo Kagafas



Re: **Westcliff Heights Senior Apartments**
(SDR-44480 & VAR-44481)
APN# 138-28-401-021

Dear Yorgo,

On behalf of our client Nevada H.A.N.D., Inc. we are pleased to submit this justification letter for a Site Development Plan Review and a residential adjacency setback Variance for the proposed Westcliff Heights Development. Westcliff Heights is a proposed 80-unit senior apartment building located on the north side of Silver Sky Drive approximately 450 ft east of Roland Wiley Drive.

Our client is proposing to develop 80 one and two-bedroom senior rental apartments in one three-story building specifically designed for low-income senior citizens in the Las Vegas valley. Westcliff Heights is the second phase of a two phase project which included Westcliff Pines a 40-unit building and a 4,500 s.f. recreational building that serves only the residents.

NEVADA

L. R. NELSON
CONSULTING ENGINEERS, INC.
6765 West Russell Road, Suite 200
Las Vegas, NV 89118-1885

Phone 702 / 798-7978
FAX 702 / 451-2296
Email lrmelson@lrneng.com

UTAH

L. R. NELSON
CONSULTING ENGINEERS, L.L.C.
51 West 9000 South
Sandy, UT 84070-2008

Phone 801 / 565-8580
FAX 801 / 565-9340
Email lrnengineers@lrnslc.com

With the exception of some minor changes to the building footprint this application is very similar to the site and variance approved with SDR-35552 & VAR-35555. We feel that this development will be compatible with the surrounding area, and is in conformance with the master plan designation for this parcel. The parcel is currently zoned R-3 which allows up to 25.49 units per acre. Therefore we respectfully request that staff recommend approval for both the Site Development Plan Review and Variance applications.

If you have any questions or comments, please feel free to contact me at your earliest convenience.

Sincerely,
L. R. NELSON CONSULTING ENGINEERS, INC.


Mark Bangan
Planning Manager

VAR-44481
SDR-44480
REVISED

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

VAR-44481
SDR-44480

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7 th Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5 th Floor
*FLOOD CONTROL (DPW)	OH-SANG KWON	DSC - 7 th Floor
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC - 2 nd Floor
PERMITS/ INSPECTIONS	ROD CLARK	DSC - 1 st Floor
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC - 8 th Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7 th Floor
*SID (DPW)	PATRICK MURPHY	DSC - 9 th Floor
*SURVEY (DPW)	ALAN RIEKKI	DSC - 8 th Floor
*TEFO (DPW)	REBECCA WHITLOCK	WSC-3001 RONEMUS
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC - 8 th Floor

ROUTED ELECTRONICALLY

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2 nd Floor
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL

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

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax

VAR-44481 - VARIANCE - PUBLIC HEARING - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: WESTCLIFF HEIGHTS, LP - For possible action on a request for a Variance TO ALLOW A 79-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 136 FEET on 3.15 acres adjacent to the north side of Silver Sky Drive, approximately 500 feet east of Roland Wiley Drive (APN 138-28-401-021), R-3 (Medium Density Residential) Zone, Ward 2 (Wolfson).

SDR-44480 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-44481 - PUBLIC HEARING - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: WESTCLIFF HEIGHTS, LP - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 80-UNIT SENIOR CITIZEN APARTMENT DEVELOPMENT WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG PORTIONS OF THE SOUTH PERIMETER WHERE SIX FEET IS REQUIRED on 3.15 acres adjacent to the north side of Silver Sky Drive, approximately 500 feet east of Roland Wiley Drive (APN 138-28-401-021), R-3 (Medium Density Residential) Zone, Ward 2 (Wolfson).

PLANNING COMMISSION: **MARCH 13, 2012**

CITY COUNCIL: **APRIL 18, 2012**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **FEBRUARY 9, 2012**

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 **Carman Burney** (cburney@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:

Report Date 01/30/2012 12:46 PM

Submitted By

Page 1

A/P # 44481 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	01/30/2012 11:41	984548	Temp CDO		
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

VAR-44481 - VARIANCE - PUBLIC HEARING - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: WESTCLIFF HEIGHTS LP - For possible action on a request for a Variance TO ALLOW A 79-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 136 FEET on 3.15 acres adjacent to the north side of Silver Sky Drive, approximately 500 feet east of Roland Wiley Drive (APN 138-28-401-021), R-3 (Medium Density Residential) Zone, Ward 2 (Wolfson).

Parent A/P #

Project # 44481 Project/Phase Name WESTCLIFF HEIGHTS SENIOR APART Phase #
Size/Area 3.15 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13828401021

Location

Owner/Tenant

Contact ID AC1898944 Name WESTCLIFF HEIGHTS L P
Mailing Address 295 E WARM SPRINGS RD #101 Organization
City LAS VEGAS State/Province NV
ZIP/PC 89119-4212 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

8238 SILVER SKY DR
LAS VEGAS, 89145-

8206 SILVER SKY DR 3
LAS VEGAS, 89145-

8206 SILVER SKY DR
LAS VEGAS, 89145-

Report Date 01/30/2012 12:46 PM

Submitted By

Page 2

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13828401021

Applicants/Contacts

Primary	N	Capacity	OWNER	Contact ID	AC1898944	☐ Foreign
Effective		Expire				
Name	WESTCLIFF HEIGHTS L P					
Day Phone		Eve Phone		Organization		
Pager		PIN #		Position		
Fax		Mobile		Profession		
E-Mail						
Address	295 E WARM SPRINGS RD #101 LAS VEGAS, NV 89119-4212					
Seasonal Addr						
Valid From		To				
Comments	No Comments					
CONTACT ADDITIONAL						

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License #	Percent Owned	Waiver	Health Card	Director Letter	Original Transcripts
Orientation Attended					

There are no items in this list

Primary	N	Capacity	OTHER	Other	REP	Contact ID	AC1454249	☐ Foreign
Effective		Expire						
Name	L.R. NELSON ENGINEERS							
Day Phone	() 798-7978 x	Eve Phone		Organization				
Pager		PIN #		Position				
Fax	() 451-2296	Mobile		Profession				
E-Mail								
Address	6765 W. RUSSELL ROAD #200 LAS VEGAS, NV 89118							
Seasonal Addr								
Valid From		To						
Comments	No Comments							

Report Date 01/30/2012 12:46 PM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcript
Orientation Attended

There are no items in this list

Primary Y Capacity APPL Contact ID AC1163792 ☐ Foreign
Effective Expire
Name NEVADA HAND 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 STE 101
LAS VEGAS, NV 89119
Seasonal Addr
Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcript
Orientation Attended

There are no items in this list

Report Date 01/30/2012 12:46 PM

Submitted By

Page 4

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$300.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION (\$30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Successful
Check Conditions	Conditions Successful
Z-LEGAL (LEGAL DONE?)	No affect on stage
Check Alert Conditions	Alert Conditions Successful
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	1
Case # 108693	
Pre-Check Conditions Added:	0
Inspections Added:	0
Reviews Added:	13
DEVCO	
NEIGH P&S	
B&S PLAN	
LAND DEV	
FLOOD	
SEWER	
TRAFFIC	
SURVEY	
TEFO	
SID	
ROW	
FIRE ENG	
ENGDESIGN	
Fees Added:	0
Conditions Added:	0
Periodic Inspection Schedules Added:	0

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	01/30/2012 11:46	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	01/30/2012 11:46	30.00
PROCESSING FEE	P	01/30/2012 11:46	300.00
Total Unpaid		0.00	Total Paid 830.00

Inspections

There are no inspections for this Report

Review Activities

Review #	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
481931	OEVCO	1	Incomplete	☐	01/30/2012 12:46			

Report Date 01/30/2012 12:46 PM

Submitted By

Page 5

Review Activities
Review #
Comments

Review Type

#

Status

Waived

Issued

Started

Completed

Comp. By

481932	NEIGH P&S	1	Incomplete	☐	01/30/2012 12:46			
481933	B&S PLAN	1	Incomplete	☐	01/30/2012 12:46			
481934	LAND DEV	1	Incomplete	☐	01/30/2012 12:46			
481935	FLOOD	1	Incomplete	☐	01/30/2012 12:46			
481936	SEWER	1	Incomplete	☐	01/30/2012 12:46			
481937	TRAFFIC	1	Incomplete	☐	01/30/2012 12:46			
481938	SURVEY	1	Incomplete	☐	01/30/2012 12:46			
481939	TEFO	1	Incomplete	☐	01/30/2012 12:46			
481940	SID	1	Incomplete	☐	01/30/2012 12:46			
481941	ROW	1	Incomplete	☐	01/30/2012 12:46			
481942	FIRE ENG	1	Incomplete	☐	01/30/2012 12:46			
481943	ENGDESIGN	1	Incomplete	☐	01/30/2012 12:46			

Activity Review Details

Detail SUBMITTAL CHECKLIST (VAR)
Comments

Modified By JGRIDER

Modified Date/Time 01/30/2012 11:41

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- | | |
|--|---|
| Y Pre-Application Conference Checklist | Y Site Plan (6 Folded Blue Lines, 1 Rolled Color) |
| Y Application/Petition Form | Y Building Elevations (1 Folded, 1 Rolled Color) |
| Y Deed and Legal Description | Y Floor Plan (1 Folded, 1 Rolled) |
| Y Justification Letter | Y Laser Print Site Plan |
| Y Statement of Financial Interest | Y Laser Print Floor Plan |
| | Y Laser Print Elevation |

Y Business Licensing Requirements Met

N Business License Exempt

Check Conditions
Condition
Supervisor Required

Approval

Approved By
Comments

Approved Date

Applied By

Applied Date

Assigned

Z-LEGAL
N

984548

01/30/2012 11:41

Report Date 01/30/2012 12:46 PM

Submitted By

Page 6

Check Conditions	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigned
Condition	Supervisor Required	Comments				

Project#	A/P Type	Status	Stage	Relation
----------	----------	--------	-------	----------

No children exist for this project

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

VARIANCE

N Parent Project link required?

Y Will this go to the City Council?

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

Staff Recommendation

Entitlement Exercised?

Meeting Information

Meeting Information	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date	Add Date	Modified By			
Comments					

03/13/2012 PC SCHEDULED

0 0 0

JGRIDER 01/30/2012

Template Type	A/P #	A/P Type	Status	Stage
---------------	-------	----------	--------	-------

No children exist for this project

Employee	Last	First	MI	Comments
Employee ID				

No Employee Entries

Log	Description	Entered By	Start	Stop	Hours
Action					
Comments					

PAYMNT CO NAME WHO PICKED UP CONTACT# 984640 01/30/2012 11:49
MARK BANGAN; WESTCLIFF HEIGHTS LP; CK#99; 702-739-3345; 44480-44481

0.00

No Model Home Details



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance - Residential Adjacency
 Project Address (Location) N. Side of Silver Sky Dr. approx. 450 ft. east of Roland Wiley
 Project Name Westcliff Heights Senior Apartments Proposed Use affordable sr. apts.
 Assessor's Parcel #(s) 138-28-401-021 Ward # 2
 General Plan: existing M proposed M Zoning: existing R-3 proposed R-3
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 4.73 Lots/Units _____ Density _____
 Additional Information SDR-35552, VAR-35555

PROPERTY OWNER Westcliff Heights L P Contact Mike Mullin
 Address 295 E. Warm Springs Rd. Suite 101 Phone: (702) 739-3345 Fax: (702) 739-3305
 City Las Vegas State NV Zip 89119
 E-mail Address mtmullin@nevadahand.org

APPLICANT Nevada H.A.N.D., Inc. Contact Mike Mullin
 Address 295 E. Warm Springs Rd. Suite 101 Phone: (702) 739-3345 Fax: (702) 739-3305
 City Las Vegas State NV Zip 89119
 E-mail Address _____

REPRESENTATIVE L.R. Nelson Engineers Contact Mark Bangan
 Address 6765 W. Russell Road, Suite 200 Phone: (702) 798-7978 Fax: (702) 451-2296
 City Las Vegas State NV Zip 89118
 E-mail Address mark.bangan@lrneng.com

Property Owner Signature* Michael Mullin

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

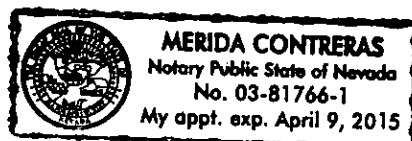
Print Name Michael Mullin

Subscribed and sworn before me

This 25th day of January, 20 12
Michael Mullin

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>VAR-44481</u>
Meeting Date:	<u>3/13/12</u>
Total Fee:	<u>830.00</u>
Date Received:*	<u>1/30/12</u>
Received By:	<u>[Signature]</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.
 JAN 30 2012
 (Depot) Application Packet Application Form.pdf

City of Las Vegas
 Department of Planning



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-44481** APN: 138-28-401-021

Name of Property Owner: Westcliff Heights L.P.

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

Name of Representative: L. R. Nelson Consulting Engineers, 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

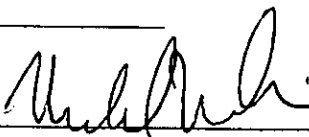
☒ No

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): _____

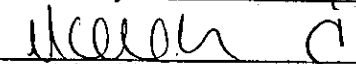
APN: _____

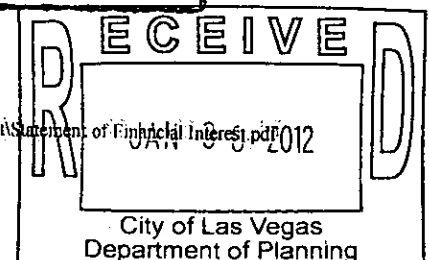
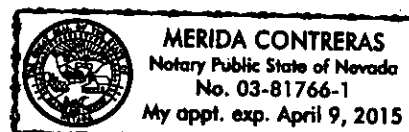
Signature of Property Owner: 

Print Name: Michael Mullin

Subscribed and sworn before me:

This 25th day of January, 2012


Notary Public in and for said County and State



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

August 10, 2009

City of Las Vegas
Planning and Development
731 S. Fourth Street
Las Vegas, NV 89101

Re: Westcliff Pines Senior Apartments
Set-Back Variance – Justification Letter
APN: 138-28-401-019

Dear Staff:

Please accept this correspondence as our Set-Back Variance submittal for our newest development, Westcliff Pines Senior Apartments located on the north side of Silver Sky Drive, approximately 450 ft. east of Roland Wiley, Las Vegas, Nevada.

We are proposing to develop 40 one and two-bedroom rental apartments in one building specifically designed for low-income senior citizens in the Las Vegas valley. Westcliff Pines is the first of a two-phase affordable housing development.

Due to the odd shape of this parcel as well as the existing site topography, a variance for front and rear set-backs is needed. We are requesting a reduction from the required 20 feet to 10 feet for the front yard set-back and we are asking for a reduction from the required 20 feet to 5 feet for the rear yard set-back. These setbacks are required for the allowance of parcel lines to be platted for financing purposes. Therefore, we respectfully request that staff recommend approval of this application.

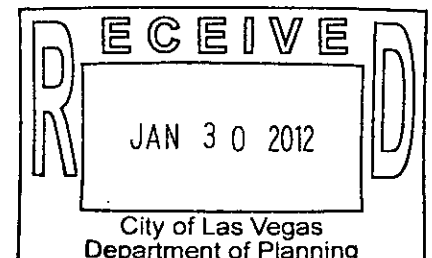
Please feel free to call me at (702) 739-3345 ext. 243 if you have any further questions. Thank you.

Sincerely,



Jacquie Haas
Real Estate Development Manager

VAR-44481



WESTCLIFF HEIGHTS LIMITED PARTNERSHIP

Business Entity Information			
Status:	Active	File Date:	2/13/2009
Type:	Limited Partnership (ULPA)	Entity Number:	E0085042009-8
Qualifying State:	NV	List of Officers Due:	2/29/2012
Managed By:		Expiration Date:	
NV Business ID:	NV20091093086	Business License Exp:	2/29/2012

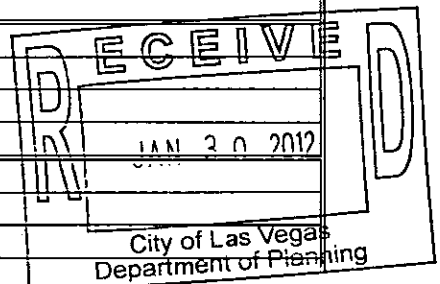
Additional Information	
Central Index Key:	

Registered Agent Information			
Name:	MICHAEL MULLIN	Address 1:	295 E. WARM SPRINGS RD.
Address 2:	#101	City:	LAS VEGAS
State:	NV	Zip Code:	89119
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information	
No Par Share Count:	0
Capital Amount:	\$ 0
No stock records found for this company	

Officers ☐ Include Inactive Officers			
General Partner - WESTCLIFF HEIGHTS, LLC			
Address 1:	295 E. WARM SPRINGS RD., SUITE 101	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89119	Country:	USA
Status:	Active	Email:	

Actions\Amendments			
Action Type:	Certificate of Limited Partnership		
Document Number:	20090146343-22	# of Pages:	2
File Date:	2/13/2009	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20090146344-33	# of Pages:	1
File Date:	2/13/2009	Effective Date:	
(No notes for this action)			
Action Type:	Amended List		
Document Number:	20090706414-63	# of Pages:	1
File Date:	9/28/2009	Effective Date:	





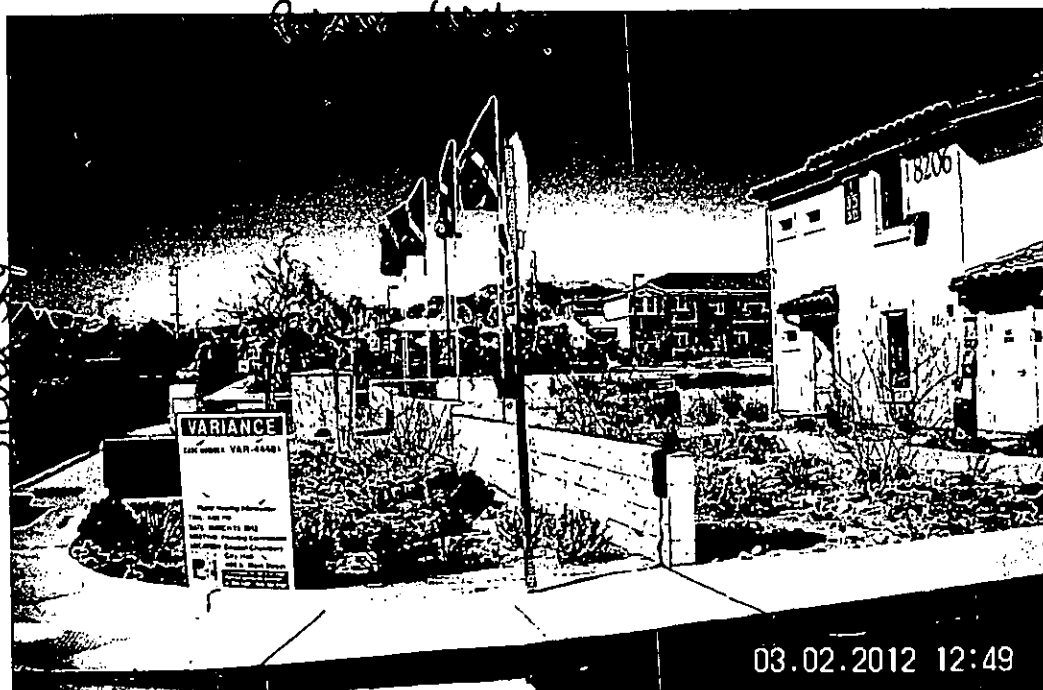
**CITY OF LAS VEGAS
SIGN POSTING AFFIDAVIT**

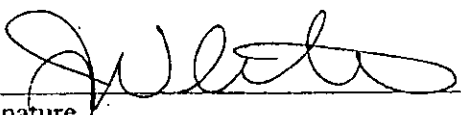


CASE NUMBER: VAR-44481

MEETING DATE: 3/13/12 PC

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.




Signature

3-2-12
Date

This affidavit must be returned to the Department of Planning, Case Planning Division, at 333 North Rancho Drive, 3rd Floor during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

VARIANCE

CASE NUMBER: VAR-44481

Public Hearing Information

TIME: 6:00 PM

DATE: MARCH 13, 2012

MEETING: Planning Commission

LOCATION: Council Chambers

City Hall

495 S. Main Street

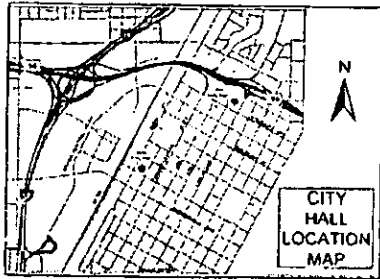


For information call: City of Las Vegas
Planning & Development Department
at 229 6301, TDD 386 9108

03.02.2012 12:49

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-44481 & SDR-44480

Planning Commission Meeting of 3/13/2012

28 BRDFN11 89145

PRESORTED
FIRST CLASS



UNITED STATES
02 1R \$ 00.42⁴
0002002257 MAR 01 2012
MAILED FROM ZIP CODE 89120

The desert should remain
the way it is now. To put
apts up at this location it
takes away most of the
view from our development
in the back.

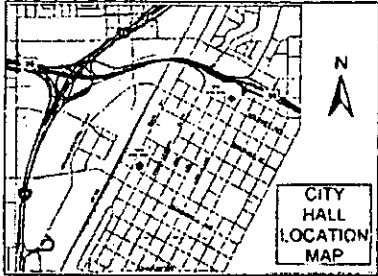
13828415035 Case: VAR-44481
MCKAY ROBERT B & ELIZABETH J
112 EMERALD FOREST #201
LAS VEGAS NV 89145-3983 89145-3983

And I am a senior,
who live in L.V. for a
ten months a yr.

24-25
P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-44481 & SDR-44480

Planning Commission Meeting of 3/13/2012

PRESORTED
FIRST CLASS



UNITED STATES
02 1R
0002002257
\$ 00.42⁴
MAR 01 2012
MAILED FROM ZIP CODE 89120



Case: VAR-44481
13828810014
BRINK CLIFFORD R & ROCHELLE P
215 N CIMARRON RD
LAS VEGAS NV 89145-3917, 89145-3917

28 BRDFN11 89145



fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-44481 & SDR-44480

Planning Commission Meeting of 3/13/2012

Our property backs up to this property. We don't want the home to be next to a 3-story project.

41 BRDFN11 89014



Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-44481 & SDR-44480

Planning Commission Meeting of 3/13/2012

*Sooner like
it will be
unattractive &
have poor
aesthetics*

Case: VAR-44481
13828415025
GOLDSTEIN WALTER & PAULA
120 EMERALD FOREST #103
LAS VEGAS NV 89145-3987 89145-3987

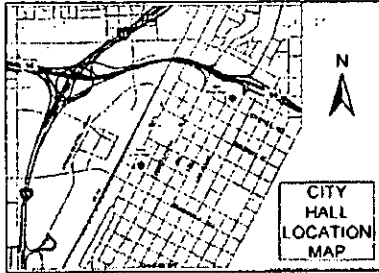
28 BRDFN11 89145



*24-25
3P*

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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I SUPPORT
this Request



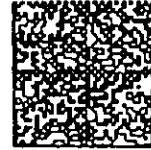
I OPPOSE
this Request

Please use available blank space on card for your comments.

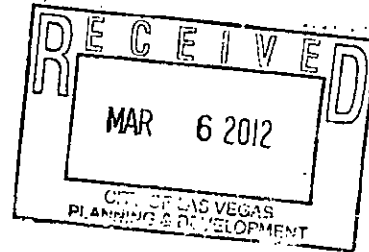
VAR-44481 & SDR-44480

Planning Commission Meeting of 3/13/2012

PRESORTED
FIRST CLASS



02 1R \$ 00.42⁴
0002002257 MAR 01 2012
MAILED FROM ZIP CODE 89120



13828415065 Case: VAR-44481
FEHSENFELD JOHN A
P O BOX 35200
LAS VEGAS NV 89133-5200 89133-5200

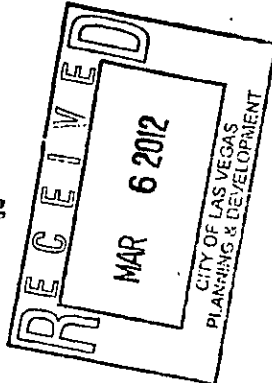
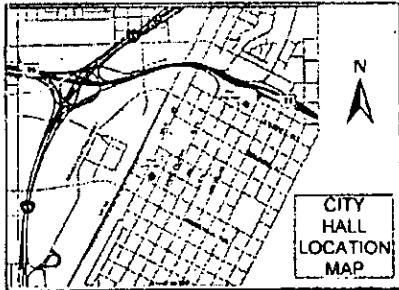
77 BRDFN11 89133



24-25
A

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

**Return Service Requested
Official Notice of Public Hearing**



PRESORTED
FIRST CLASS



UNITED STATES
02 1R \$00.424
0002002257 MAR 01 2012
MAILED FROM ZIP CODE 89120

*I oppose a Three
Story Building -
Their other Building
is Two Story*

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 Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

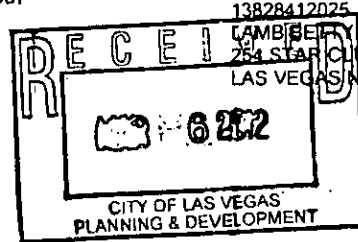
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I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-44481 & SDR-44480

Planning Commission Meeting of 3/13/2012



Case: VAR-44481

13828412025
CAMPBELL CITY
254 STAR CLUSTER CIR
LAS VEGAS, NV 89145-3952

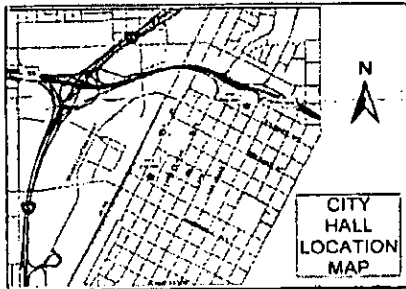
28 BROFN11 89145



*24-25
P*

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

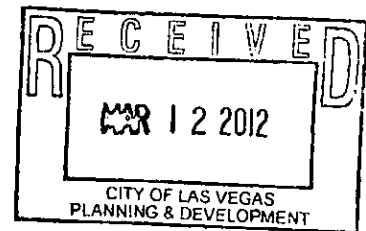
VAR-44481 & SDR-44480

Planning Commission Meeting of 3/13/2012

PRESORTED
FIRST CLASS



UNITED STATES
02 1R
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\$ 00.424
MAR 01 2012
MAILED FROM ZIP CODE 89120



Case: VAR-44481
13828814016
PARAMONOFF ANDREAS
10972 OAK CREEK DR
LAKESIDE CA 92040-1633 92040-1633

SO BRDFN11 92040



24-25
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Application Information

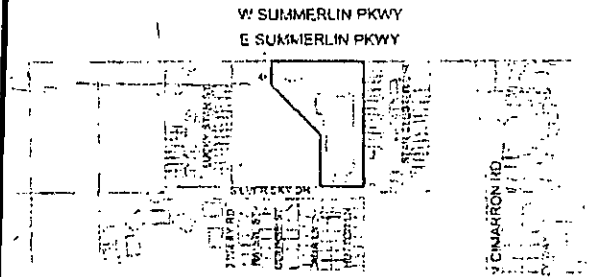
VAR-44481 - VARIANCE - PUBLIC HEARING - APPLICANT:
NEVADA H.A.N.D., INC. - **OWNER:** WESTCLIFF HEIGHTS, LP -
For possible action on a request for a Variance TO ALLOW A 79-FOOT
SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS
REQUIRE 136 FEET on 3.15 acres adjacent to the north side of Silver Sky
Drive, approximately 500 feet east of Roland Wiley Drive (APN 138-28-
401-021), R-3 (Medium Density Residential) Zone, Ward 2 (Vacant).

SDR-44480 - SITE DEVELOPMENT PLAN REVIEW RELATED TO
VAR-44481 - PUBLIC HEARING - APPLICANT: NEVADA
H.A.N.D., INC. - **OWNER:** WESTCLIFF HEIGHTS, LP - For possible
action on a request for a Site Development Plan Review FOR A
PROPOSED THREE-STORY, 80-UNIT SENIOR CITIZEN
APARTMENT DEVELOPMENT WITH A WAIVER TO ALLOW A
ZERO-FOOT LANDSCAPE BUFFER ALONG PORTIONS OF THE
SOUTH PERIMETER WHERE SIX FEET IS REQUIRED on 3.15 acres
adjacent to the north side of Silver Sky Drive, approximately 500 feet east
of Roland Wiley Drive (APN 138-28-401-021), R-3 (Medium Density
Residential) Zone, Ward 2 (Vacant).

① Bldgs not higher than 2 stories high
② Request trees along the wall for buffer

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezoning will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Location



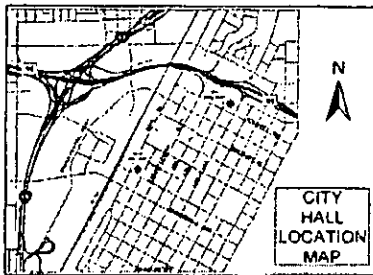
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: March 13, 2012
Time: 6:00 P.M.
Location: City Council Chambers
495 South Main Street
Las Vegas, Nevada

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-44481 & SDR-44480

Planning Commission Meeting of 3/13/2012

PRESORTED
FIRST CLASS



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MAILED FROM ZIP CODE 89120



13828411024
FRANK EVELYNE E
257 LUCKY STAR ST
LAS VEGAS NV 89145-3927 89145-3927

Case: VAR-44481

24-25
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Application Information

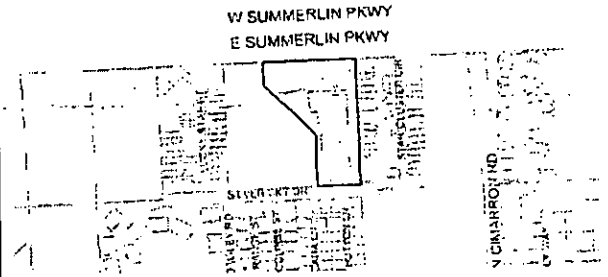
VAR-44481 - VARIANCE - PUBLIC HEARING - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: WESTCLIFF HEIGHTS, LP - For possible action on a request for a Variance TO ALLOW A 79-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 136 FEET on 3.15 acres adjacent to the north side of Silver Sky Drive, approximately 500 feet east of Roland Wiley Drive (APN 138-28-401-021), R-3 (Medium Density Residential) Zone, Ward 2 (Vacant).

SDR-44480 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-44481 - PUBLIC HEARING - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: WESTCLIFF HEIGHTS, LP - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 80-UNIT SENIOR CITIZEN APARTMENT DEVELOPMENT WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG PORTIONS OF THE SOUTH PERIMETER WHERE SIX FEET IS REQUIRED on 3.15 acres adjacent to the north side of Silver Sky Drive, approximately 500 feet east of Roland Wiley Drive (APN 138-28-401-021), R-3 (Medium Density Residential) Zone, Ward 2 (Vacant).

Bldgs should not be more than 2 stories high

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Application Location



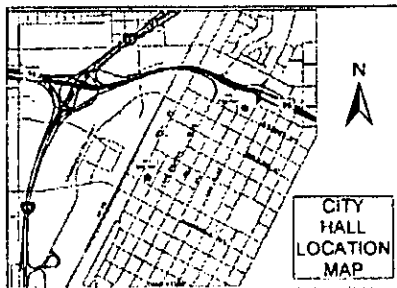
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: March 13, 2012
Time: 6:00 P.M.
Location: City Council Chambers
 495 South Main Street
 Las Vegas, Nevada

City of Las Vegas
 Department of Planning
 Development Services Center
 333 North Rancho Drive, 3rd Floor
 Las Vegas, Nevada 89106

Return Service Requested Official Notice of Public Hearing



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☐ I SUPPORT
 this Request

☒ I OPPOSE
 this Request

Please use available blank space on card for your comments.

VAR-44481 & SDR-44480

Planning Commission Meeting of 3/13/2012

PRESORTED
 FIRST CLASS



UNITED STATES
 02 1R \$00.42
 0002002257 MAR 01 2012
 MAILED FROM ZIP CODE 89120



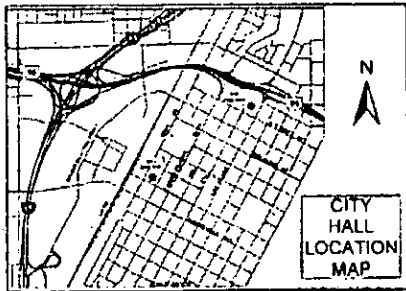
Case: VAR-44481
 13828411027
 JOHNSON GREG M & PENELOPE B
 253 LUCKY STAR ST
 LAS VEGAS NV 89145-3927 89145-3927

24-25 P



City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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☐

I SUPPORT
this Request

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I OPPOSE
this Request

Please use available blank space on card for your comments.

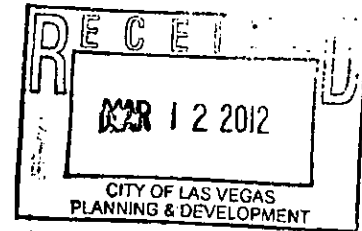
VAR-44481 & SDR-44480

Planning Commission Meeting of 3/13/2012

PRESORTED
FIRST CLASS



02 1R \$ 00.42⁴
0002002257 MAR 01 2012
MAILED FROM ZIP CODE 89120



13828412006 Case: VAR-44481
KLEIN NORMAN
580 SICILIANO ST
LAS VEGAS NV 89138-7515 89138-7515

55 BRDFN11 89138



24-25
P