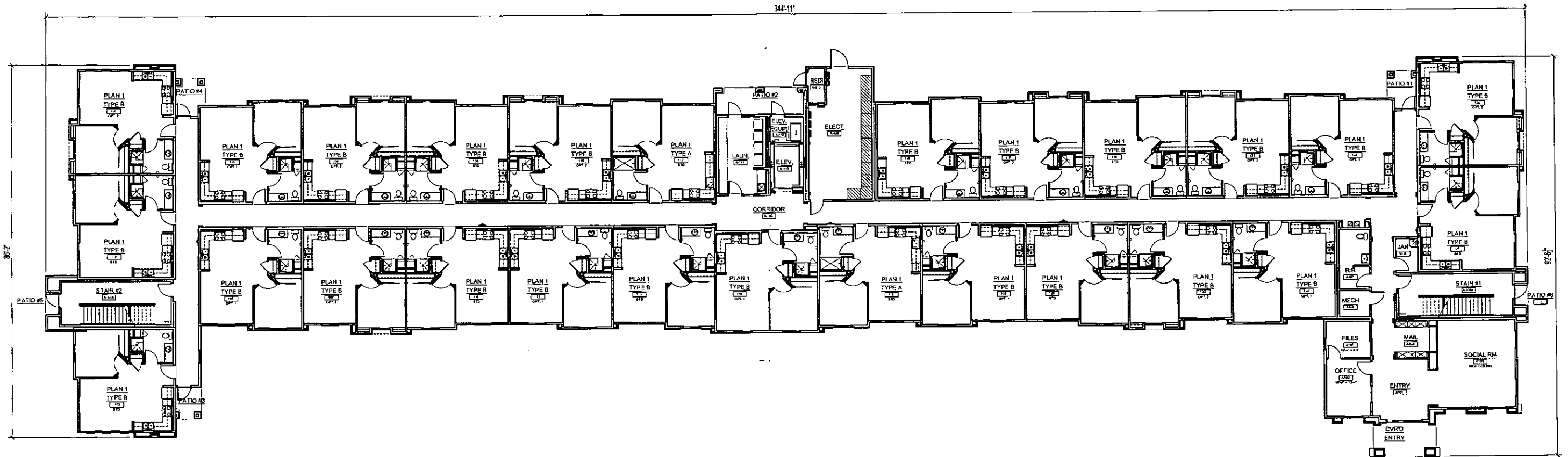




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AREA CALCULATIONS	
TOTAL 1st FLOOR	
CORRIDOR/MISC	= 2,029 S.F.
COMMON USE AREAS (B)	= 1,357 S.F.
DWELLING UNITS (R-2)	= 14,950 S.F.
UTILITY (INCIDENTAL)	= 745 S.F.
EXTERIOR PATIO (UNCONDITIONED STORAGE)	= 471 S.F.
TOTAL	= 29,552 S.F.
TOTAL BUILDING	
CORRIDOR/MISC	= 8,088 S.F.
COMMON USE AREAS (B)	= 2,241 S.F.
DWELLING UNITS (R-2)	= 45,520 S.F.
UTILITY (INCIDENTAL)	= 1,081 S.F.
EXTERIOR PATIO	= 744 S.F.
GRAND TOTAL	= 58,680 S.F.

80-Unit Bldg Building Plan - 1st Floor

Westcliff Heights
Las Vegas, Nevada

VAR-44481
SDR-44480
03/13/12 PC

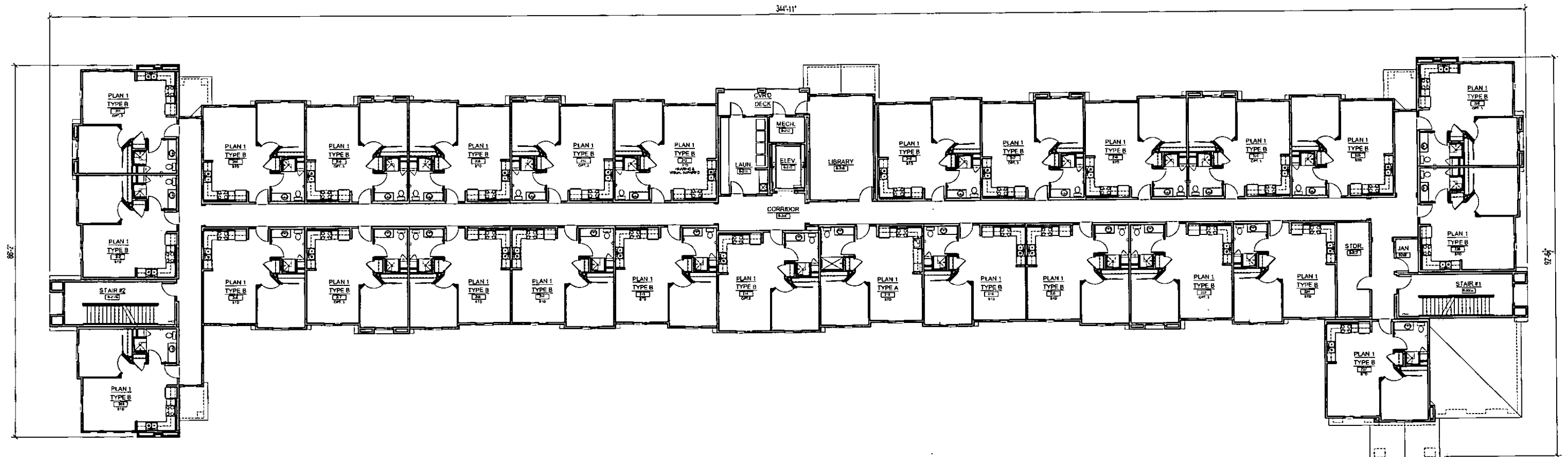
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	JAN 30 2012
	City of Las Vegas Department of Planning

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

PAZ DESIGN GROUP

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Nevada H.A.N.D.



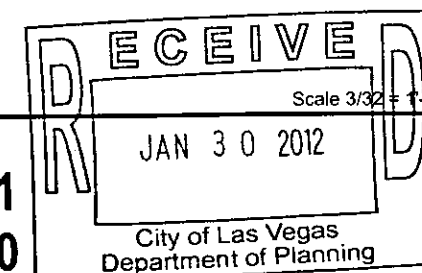
SCANNED

AREA CALCULATIONS	
TOTAL 2nd FLOOR	
CORRIDOR/MECH	= 2,785 S.F.
COMMON USE AREAS (B)	= 451 S.F.
DWELLING UNITS (R-2)	= 15,363 S.F.
UTILITY (INCIDENTAL)	= 786 S.F.
EXTENSION PATIO / UNDEVELOPED STORAGE	= 139 S.F.
TOTAL	= 19,524 S.F.
TOTAL BUILDING	
CORRIDOR/MECH	= 6,895 S.F.
COMMON USE AREAS (B)	= 2,241 S.F.
DWELLING UNITS (R-2)	= 45,871 S.F.
UTILITY (INCIDENTAL)	= 1,661 S.F.
EXTENSION PATIO	= 744 S.F.
GRAND TOTAL	= 57,352 S.F.

80-Unit Bldg Building Plan - 2nd Floor

Westcliff Heights
Las Vegas, Nevada

VAR-44481
SDR-44480
03/13/12 PC

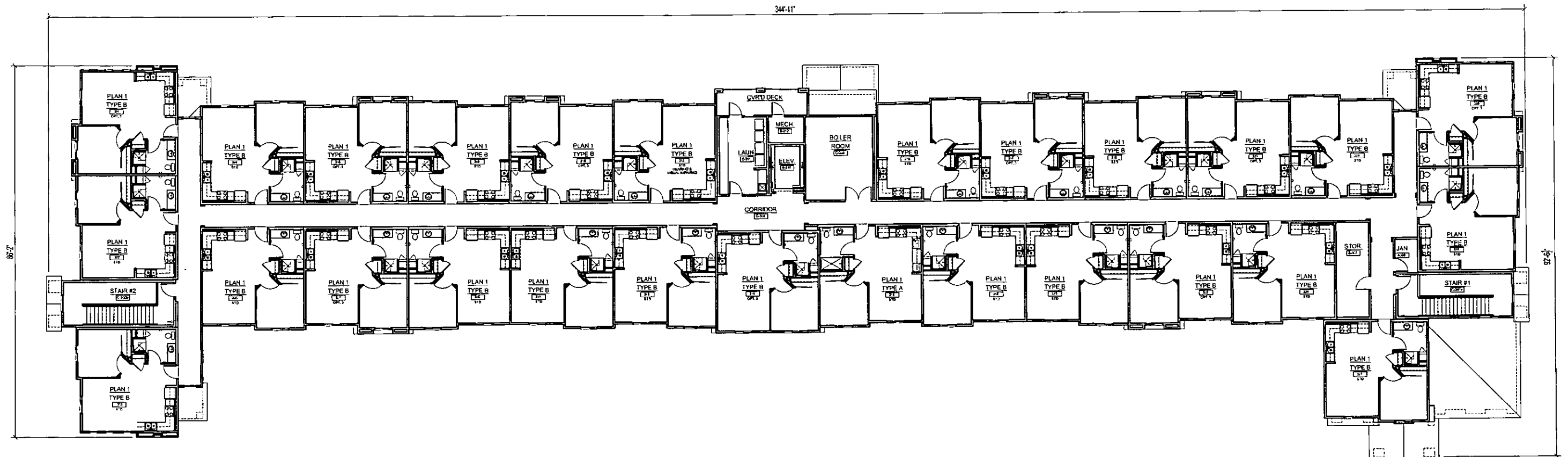


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Project No. 909003 January 26, 2012



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AREA CALCULATIONS	
TOTAL 3rd FLOOR	
CORRIDOR/MISC.	= 2,434 S.F.
COMMON USE AREAS (B)	= 235 S.F.
DWELLING UNITS (R-2)	= 15,763 S.F.
UTILITY (INCIDENTAL)	= 528 S.F.
EXTERIOR PATIO / UNFURNISHED STORAGE	= 188 S.F.
TOTAL	= 19,148 S.F.
TOTAL BUILDING	
CORRIDOR/MISC.	= 8,008 S.F.
COMMON USE AREAS (B)	= 2,241 S.F.
DWELLING UNITS (R-2)	= 45,521 S.F.
UTILITY (INCIDENTAL)	= 1,581 S.F.
EXTERIOR PATIO	= 744 S.F.
GRAND TOTAL	= 58,105 S.F.

80-Unit Bldg Building Plan - 3rd Floor

Westcliff Heights
Las Vegas, Nevada

VAR-44481
SDR-44480
03/13/12 PC

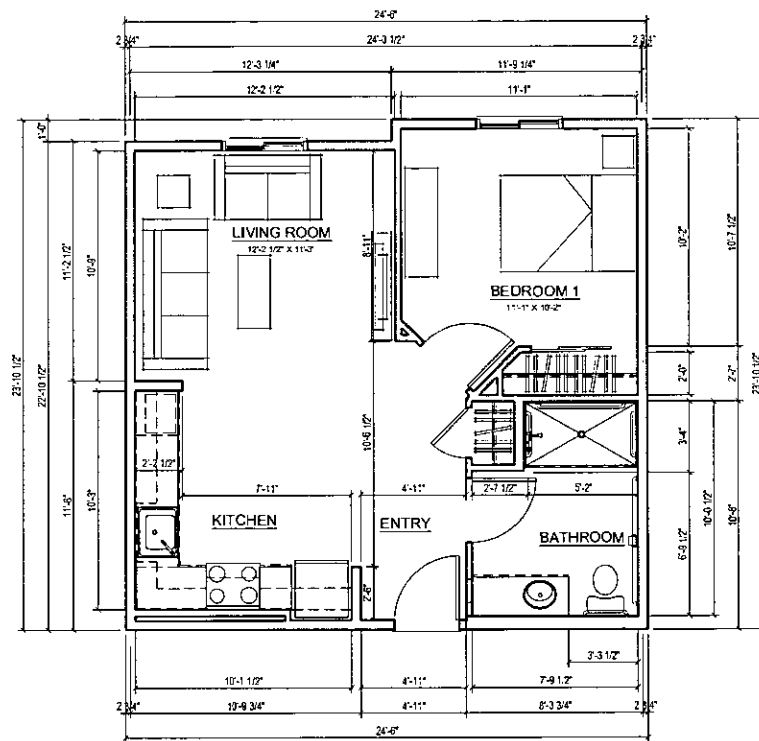
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	JAN 30 2012
	City of Las Vegas Department of Planning

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

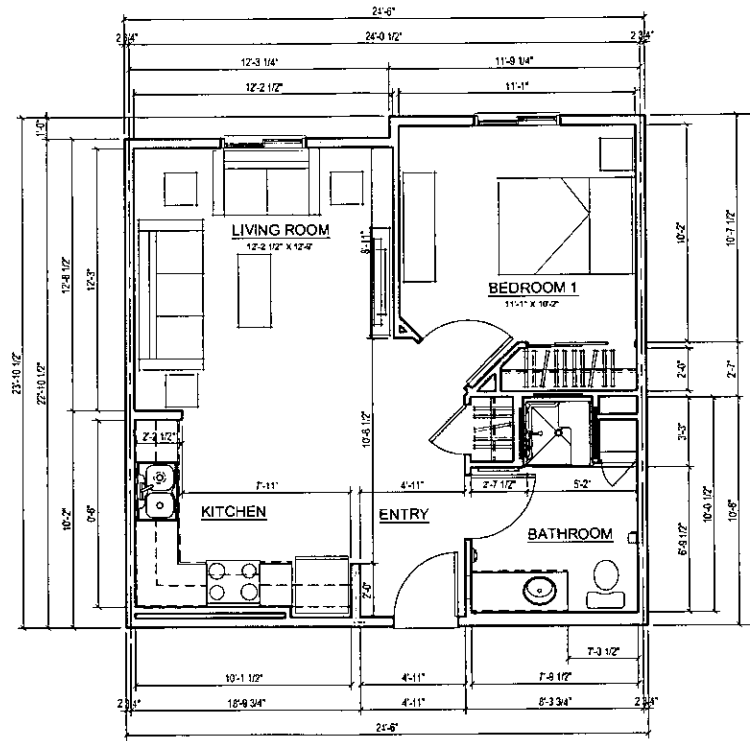
PAZ DESIGN GROUP

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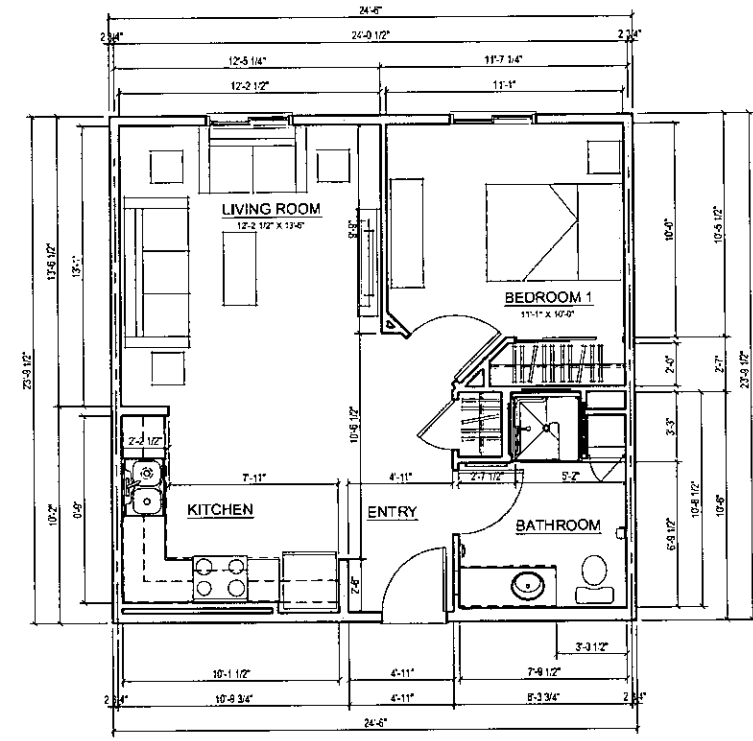
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PLAN 1 TYPE B - 1 BEDROOM, 1 BATH
 LIVABLE 562 S.F.
 NET USABLE 528 S.F.



PLAN 1 TYPE B - 1 BEDROOM, 1 BATH
 LIVABLE 562 S.F.
 NET USABLE 528 S.F.



PLAN 1 TYPE B - 1 BDRM, 1 BATH w/ OPT.
 LIVABLE w/ OPT. 570 S.F.
 NET USABLE w/ OPT. 536 S.F.

80-Unit Bldg Typical Unit Plans

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Nevada H.A.N.D.

Westcliff Heights
 Las Vegas, Nevada

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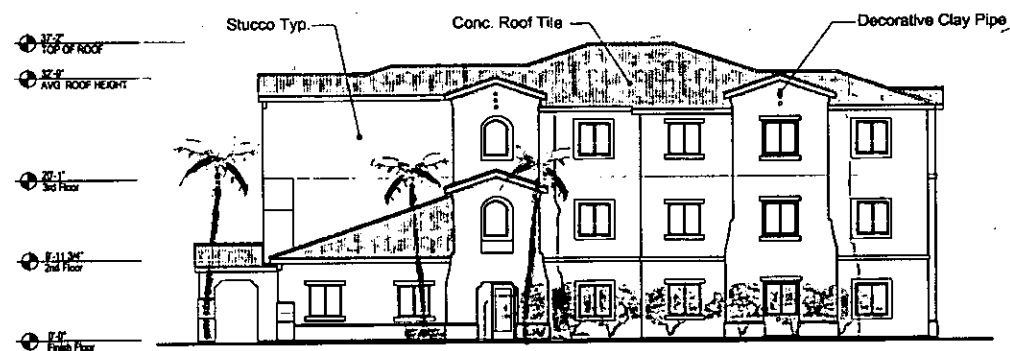
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 Project No. 909003 January 26, 2012

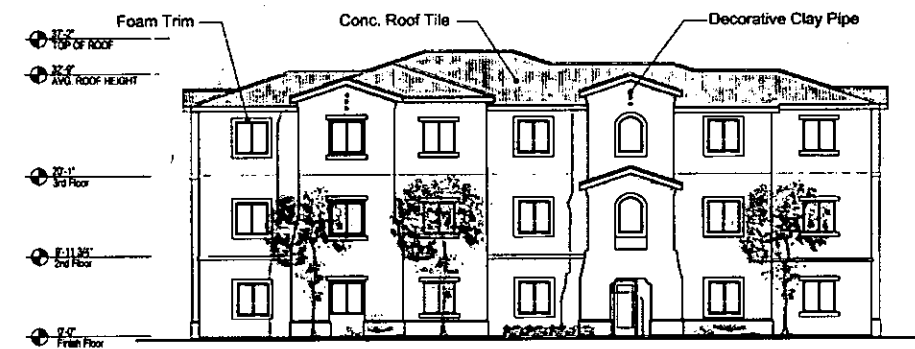
PAZ DESIGN GROUP



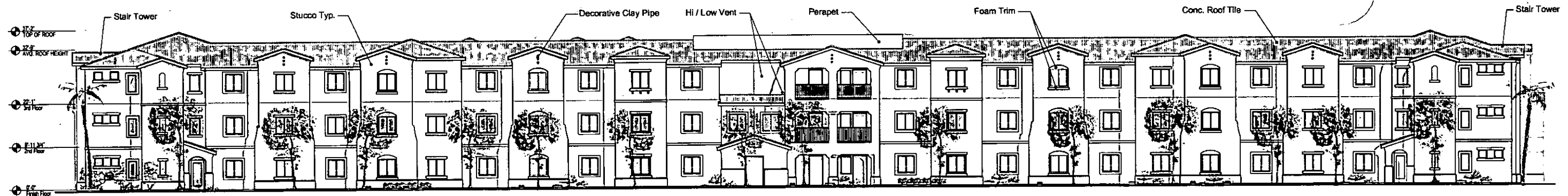
South Elevation



East Elevation



West Elevation



North Elevation

80-Unit Bldg Conceptual Elevations

Westcliff Heights VAR-44481
Las Vegas, Nevada SDR-44480
03/13/12 PC



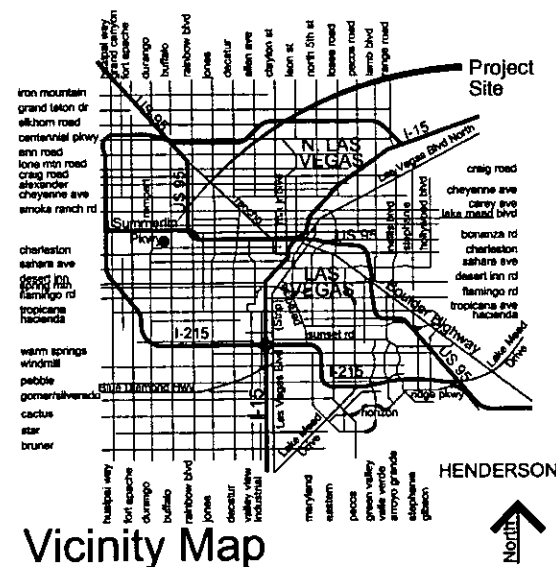
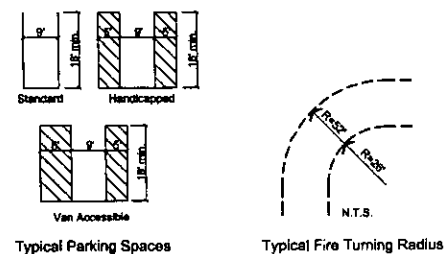
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Project No. 909003 January 26, 2012



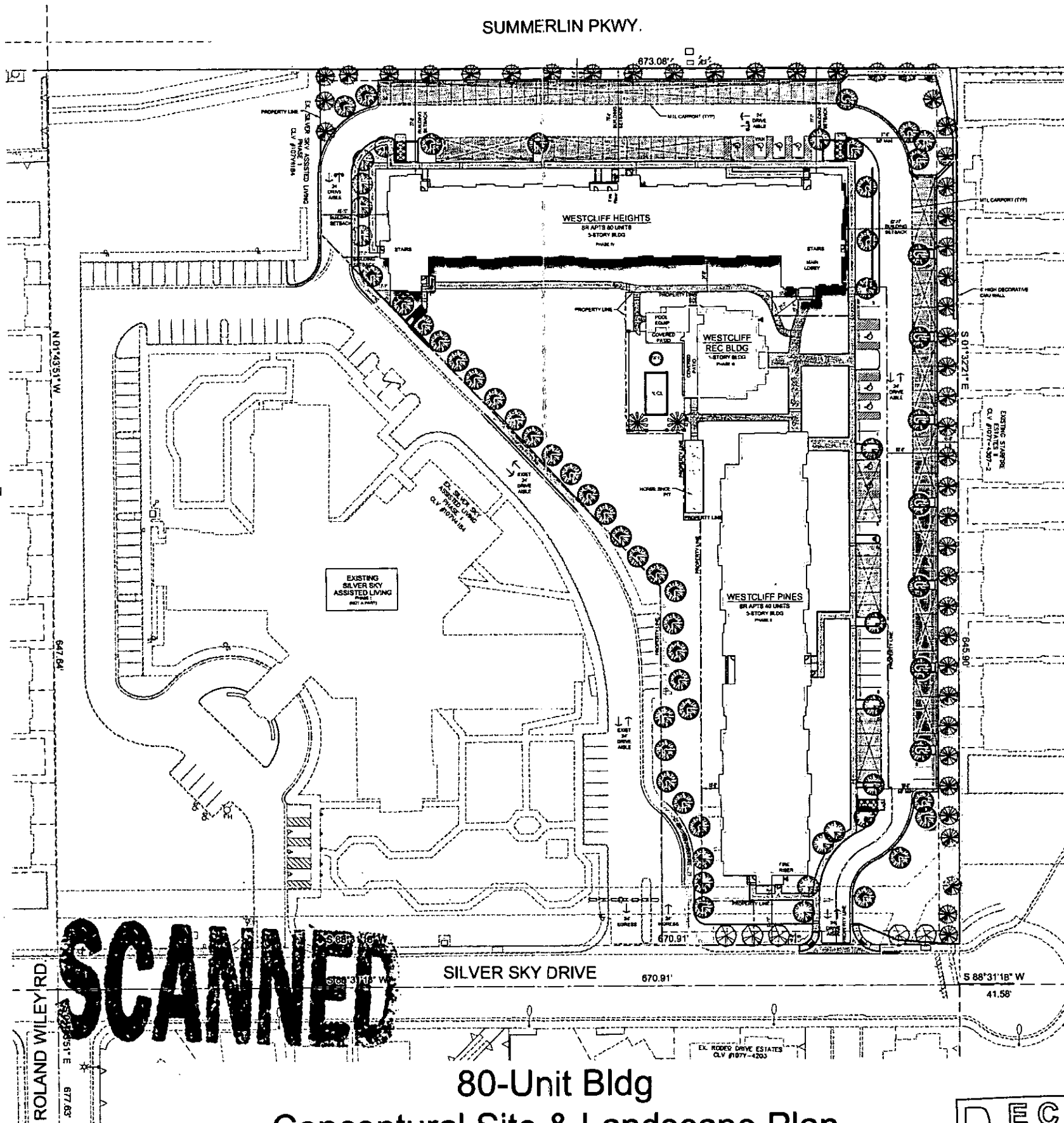
Nevada H.A.N.D.

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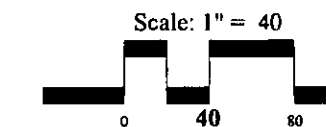
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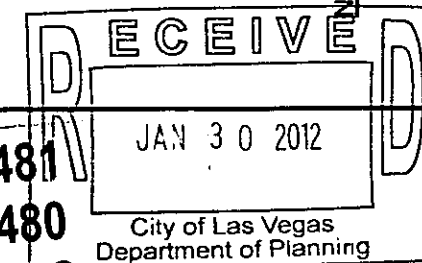
TREE / PLANT SCHEDULE				
	SYM	SIZE	SPACING	NAME
TREES		24" Box	Varies	FAN-TEX ASH
		24" Box	20' o.c.	MONDEL PINE
		24" Box	N/A	DATE PALM MEXICAN FAN PALM
		24" Box	Varies	CHILEAN MESQUITE
SHRUBS		5 gal	Varies	DESERT BROOM
		5 gal	Varies	SILVERY CASSIA
		5 gal	Varies	GREEN TEXAS RANGER
		5 gal	Varies	PINCK LADY INDIAN HAWTHORN SIERRA LINOA SAGE
GROUND COVER		3"	Varies	MOJAVE GOLD ROCK MULCH
		1 gal	Varies	CREeping 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 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)	110
Westcliff Pines (40 Unit) (Phase II & III)	24
Total Parking Provided	134
Handicapped Parking Required (2%)	3
Handicapped Parking Provided	9



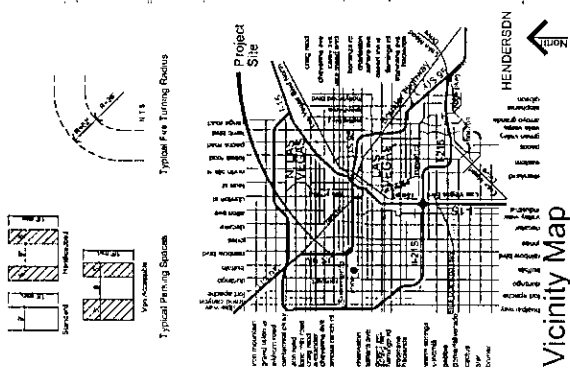
H.U.D. Project No. 125-EE131-NP-WAH
Project No. 909003 January 26, 2012



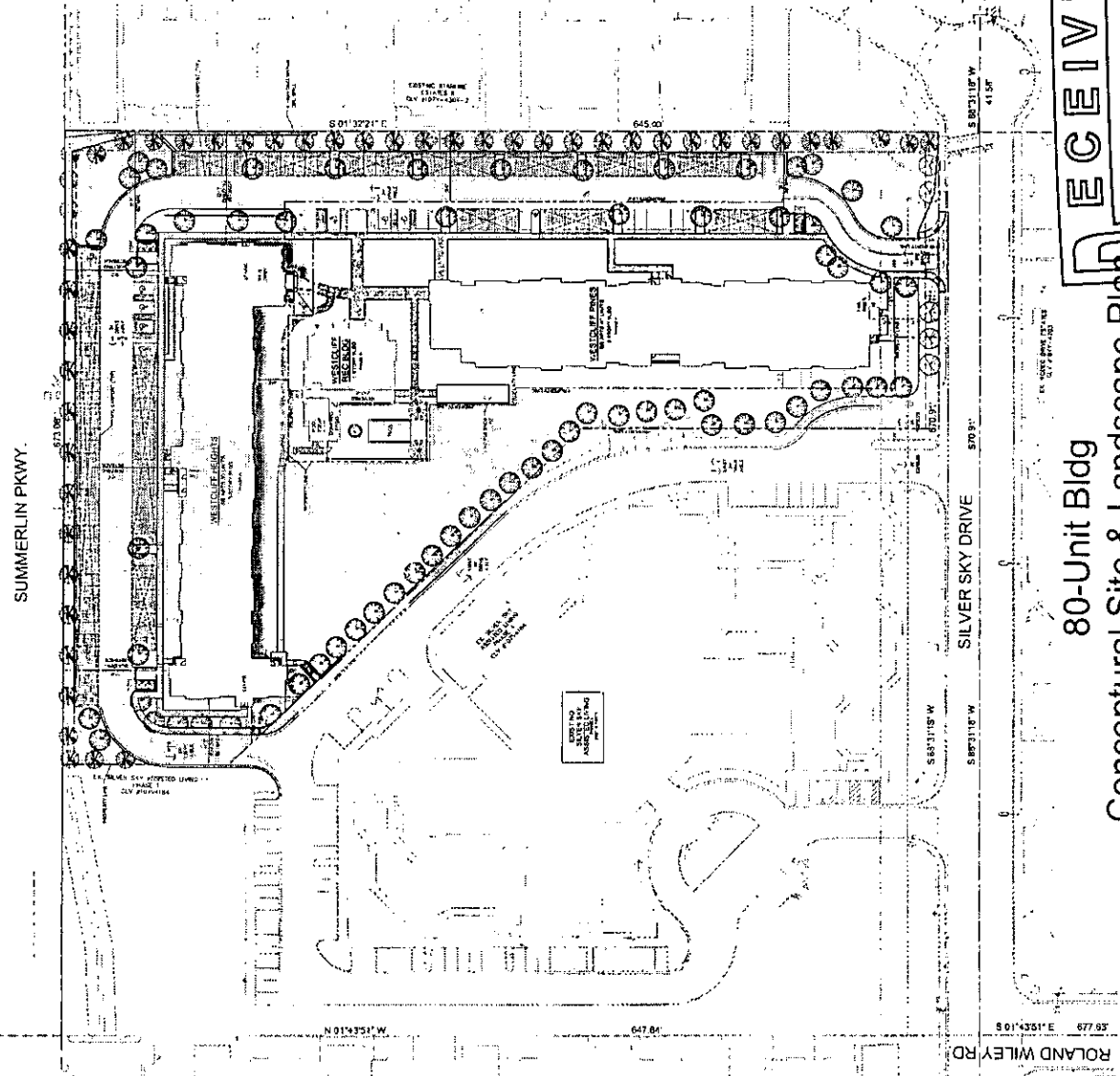
Nevada H.A.N.D.

Westcliff Heights
Las Vegas, Nevada

VAR-44481
SDR-44480
03/13/12 PC



TREE / PLANT SCHEDULE		SPECIES	
TREES	2" x 6"	PAINTED ASH	20' x 6"
	2" x 6"	MOJOEL PINE	20' x 6"
	2" x 6"	DATE PALM	20' x 6"
	2" x 6"	MEXICAN FAN PALM	20' x 6"
	2" x 6"	CHILEAN MESQUITE	20' x 6"
	2" x 6"	DESERT BROOM	20' x 6"
SHRUBS	5 gal	SILVER CASIA	5 gal
	5 gal	PRICKLY PEAR	5 gal
	5 gal	IRON-RAIL THORN	5 gal
	5 gal	SIERRA LUNA SAGE	5 gal
GROUND COVER	1 gal	WOLFE GOLD ROCK MULCH	1 gal
	1 gal	DREPPING ACACIA	1 gal



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)

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) ±25.54 DU / Acre

PARKING REQUIRED

Westcliff Heights (80 Unit) (Phase IV)

7.5 per unit x 80 units 80

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

7.5 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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80-Unit Bldg

Conceptual Site & Landscape Plan

Westcliff Heights

Las Vegas, Nevada

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H.U.D. Project No. 725-EE-131-NP-WAH
Project No. 809003 January 26, 2012

SDR-44480

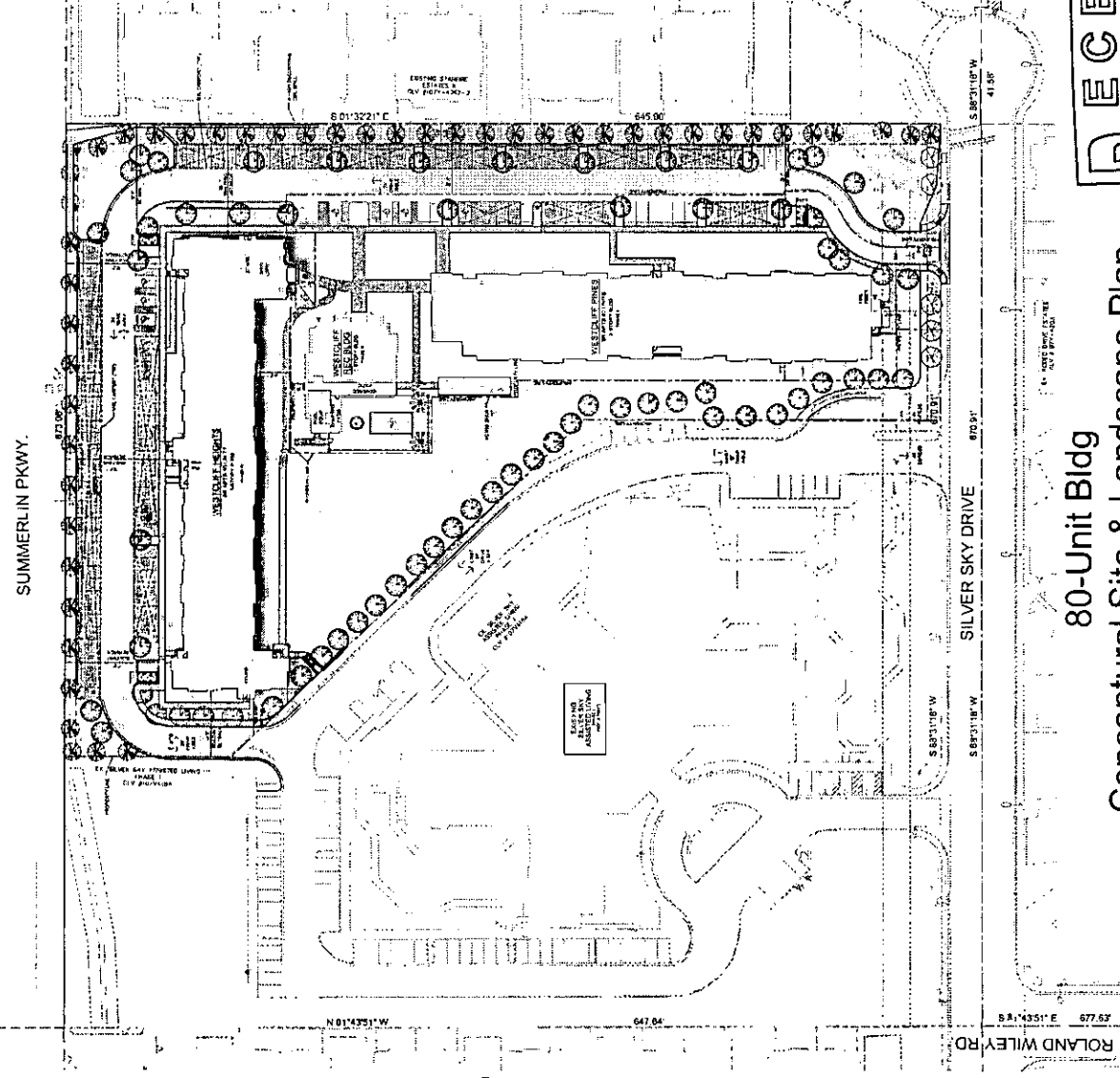


Typical Parking Spaces



Vicinity Map

TREE / PLANT SCHEDULE		STOCK	SIZE	SPECIES	NAME
TREES	24" Dia	Varies	Varies	FAN-TEX ASH	
	24" Dia	27.0 c	Varies	MONGEL PINE	
	24" Dia	N/A	Varies	DATE PALM	
	24" Dia	Varies	Varies	MEXICAN FAN PALM	
SHRUBS	24" Dia	Varies	Varies	CHILEAN MESQUITE	
	5 gal	Varies	Varies	DESERT BROOM	
	5 gal	Varies	Varies	SILVERY CASSIA	
	5 gal	Varies	Varies	GREEN TEXAS RANGER	
GROUND COVER	2"	Varies	Varies	PRICKLY PEAR CACTUS	
	2"	Varies	Varies	SIERRA LINDA SAGE	
	1 gal	Varies	Varies	TOURNEFORT	
	1 gal	Varies	Varies	ROCK MACH	



SITE INFORMATION

PROJECT: Westcliff Heights Sr. Apts
60 Unit Bldg - 3 story - Phase IV
9206 Silver Sky Drive Bldg #3
APN #138-29-401-021
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 Ass'd Living (Not a Part) ± 5.56 Gross Acres
± 5.25 Net Acres
Phase II & III (Existing):
Westcliff Phases 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 60-unit (Phase IV)
3 story
One Bedroom Units 80 units
Two Bedroom Units 0 units
Total # of Units 80 units

Westcliff Phases 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 424.46 DU / Acre
Net Density Phase IV 425.32 DU / Acre
Gross Density Phase II & III (Existing) 424.64 DU / Acre
Net Density Phase II & III (Existing) 425.64 DU / Acre

PARKING REQUIRED
Westcliff Heights (80 Unit) (Phase IV)
75 per unit x 80 units 60
Westcliff Phases (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 Phases (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

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Typical Parking Spaces



Vicinity Map

TREE / PLANT SCHEDULE		SPECIES	
SYMBOL	SIZE	QUANTITY	NOTES
TREES	24" Box	Varies	FANTEXASH
	24" Box	20 ±	MONDEL PINE
	24" Box	N/A	MEDICINE PALM
	24" Box	Varies	CHILEAN MESQUITE
SHRUBS	5 gal	Varies	DESERT BROOM
	5 gal	Varies	SILVERY CASSIA
	5 gal	Varies	GREEN TEXAS RANGER
	5 gal	Varies	PINK LADY
GROUND COVER	1 gal	Varies	ROCK MALT
	1 gal	Varies	ROCK MALT
	1 gal	Varies	ROCK MALT
	1 gal	Varies	ROCK MALT

Nevada H.A.N.D.

Westcliff Heights

Las Vegas, Nevada

80-Unit Bldg Conceptual Site & Landscape Plan

JAN 30 2012

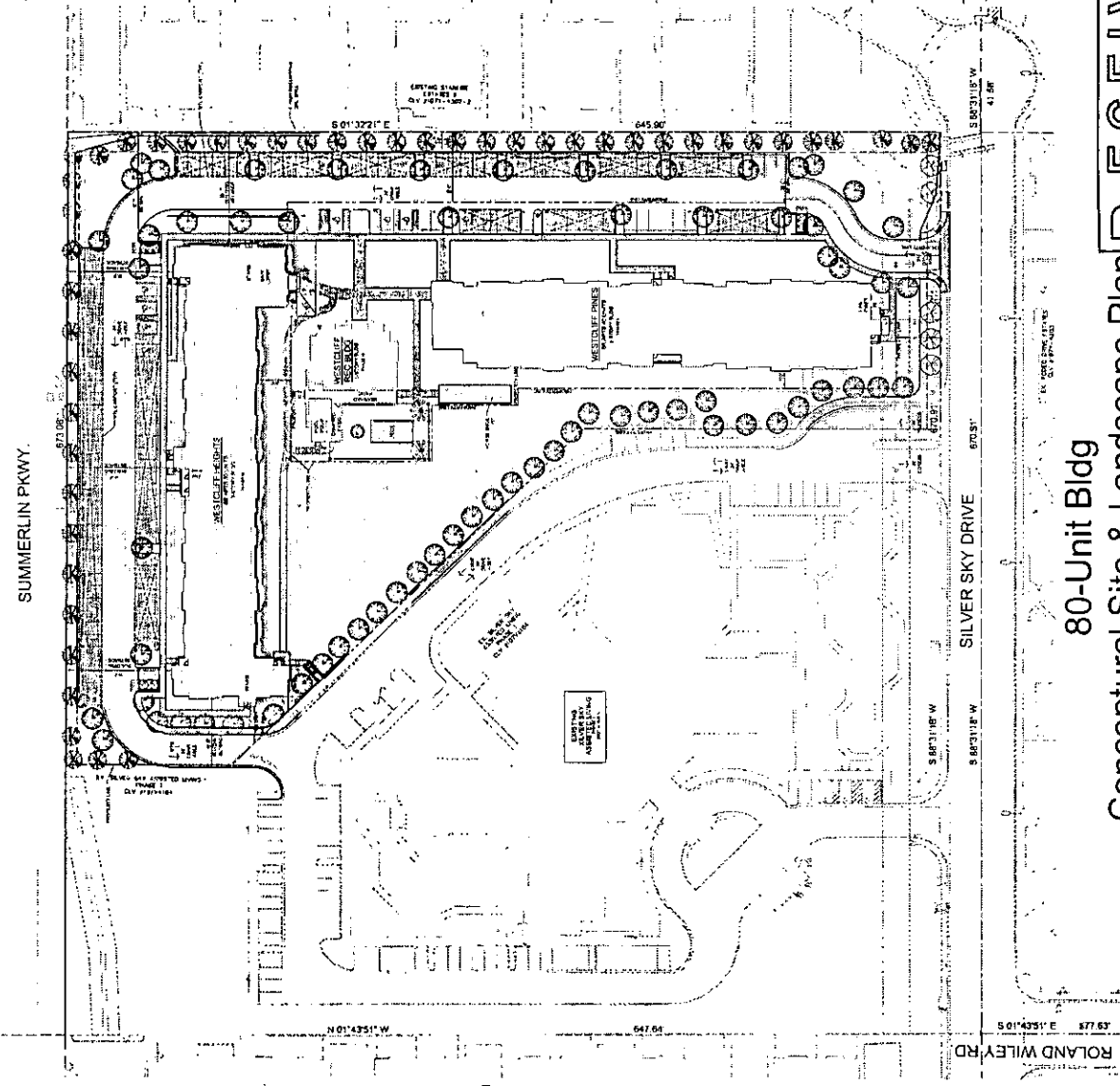
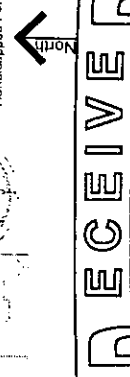
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H.U.D. Project No. 125-EE-131-P-WAH
Project No. 909003 January 26, 2012

Scale: 1" = 40'



SITE INFORMATION

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

LOCATION 8208 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 Ass'd Living (Not a Plan) ± 5.56 Gross Acres
± 5.25 Net Acres

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

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

Subsides 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

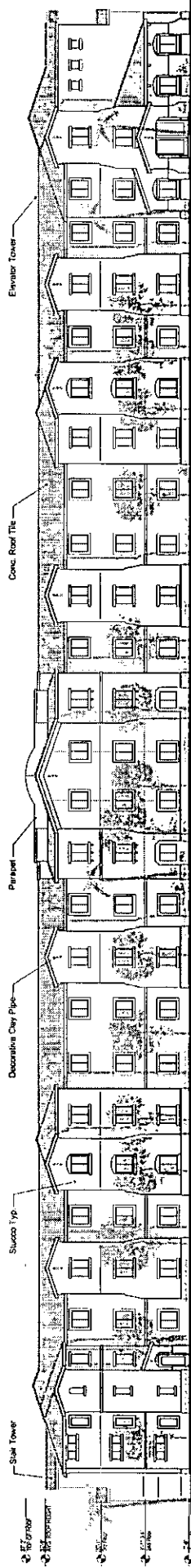
PARKING REQUIRED

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

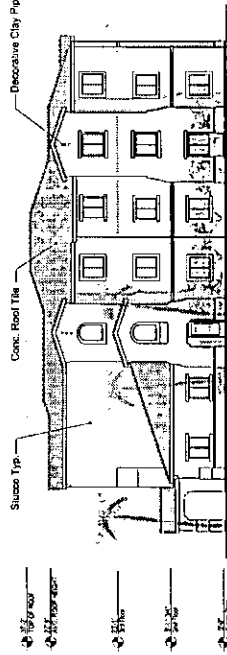
PARKING PROVIDED

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

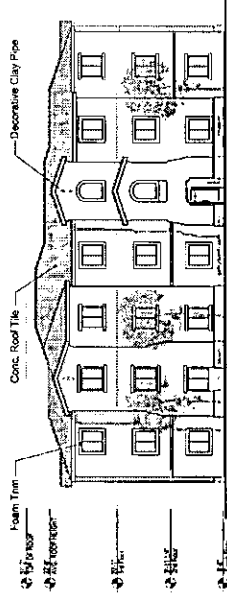
Handicapped Parking Required (2%) 3
Handicapped Parking Provided 9



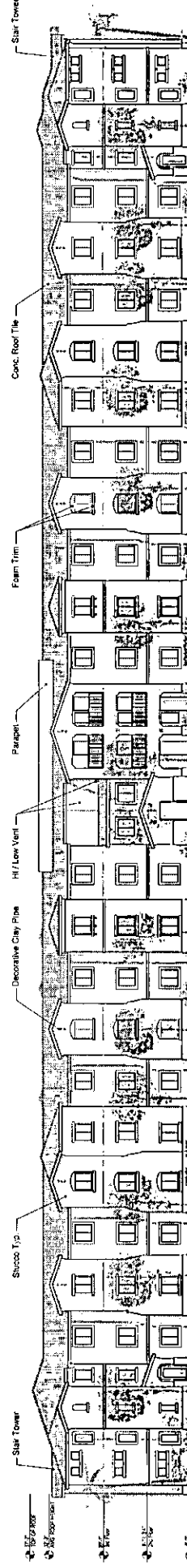
South Elevation



East Elevation



West Elevation

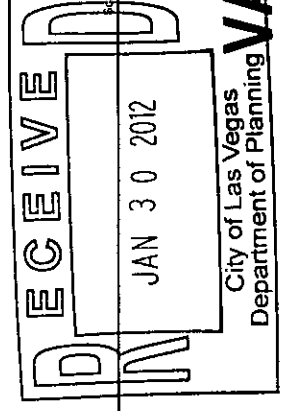


North Elevation

80-Unit Bldg Conceptual Elevations

Westcliff Heights Las Vegas, Nevada

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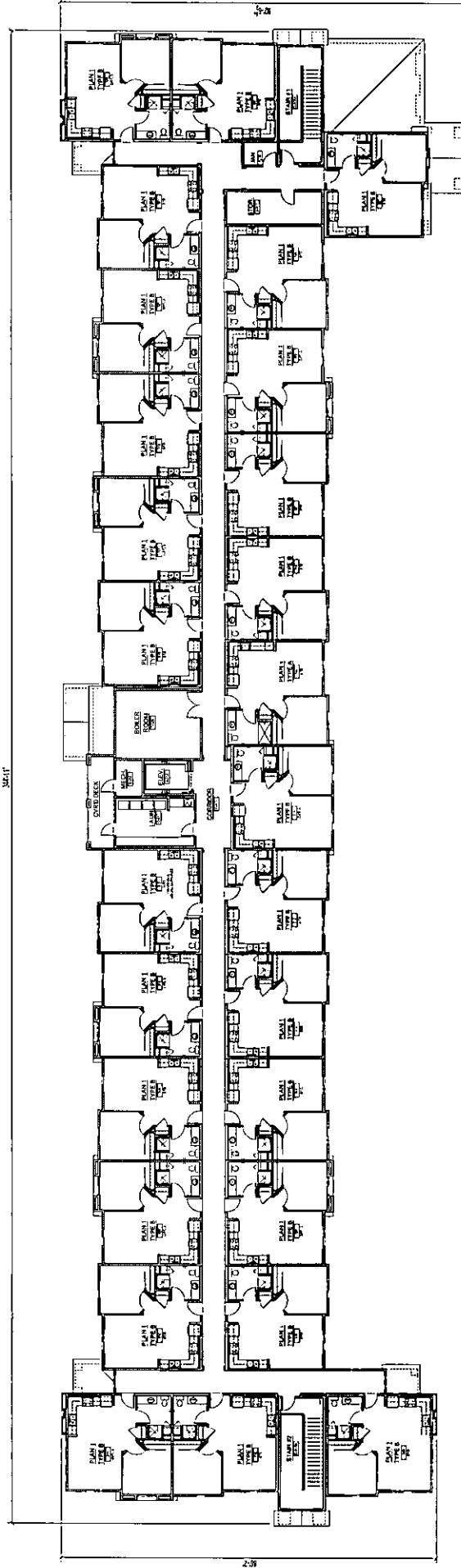


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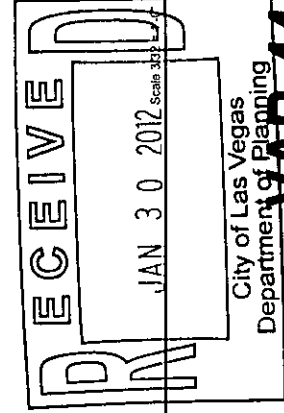
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AREA CALCULATIONS	
TOTAL FLOOR	
COMMON AREAS	1,000.00
UNIT AREAS	1,000.00
TOTAL FLOOR AREA	2,000.00
TOTAL BUILDING	2,000.00
COMMON AREAS	1,000.00
UNIT AREAS	1,000.00
TOTAL BUILDING AREA	2,000.00



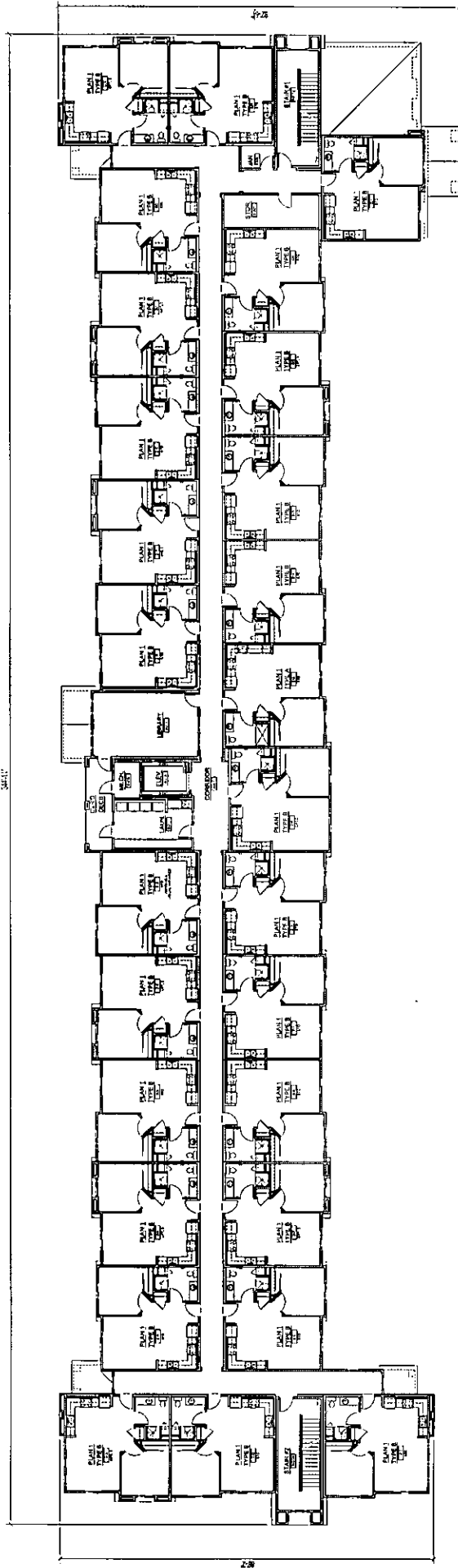
80-Unit Bldg Building Plan - 3rd Floor Westcliff Heights Las Vegas, Nevada

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H.U.D. Project No. 125-EE 13-AP-WAH
Project No. 99503 January 20, 2012

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AREA CALCULATIONS	
TOTAL 2ND FLOOR	
CONCRETE	12,881.1
CEILING	12,881.1
WALLS	12,881.1
FLOORING	12,881.1
MECHANICAL	12,881.1
PAINT	12,881.1
TOTAL BUILDING	12,881.1
CONCRETE	12,881.1
CEILING	12,881.1
WALLS	12,881.1
FLOORING	12,881.1
MECHANICAL	12,881.1
PAINT	12,881.1
TOTAL BUILDING	12,881.1

80-Unit Bldg Building Plan - 2nd Floor Westcliff Heights Las Vegas, Nevada

Nevada H.A.N.D.

RECEIVED

JAN 30 2012

City of Las Vegas
Department of Planning

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

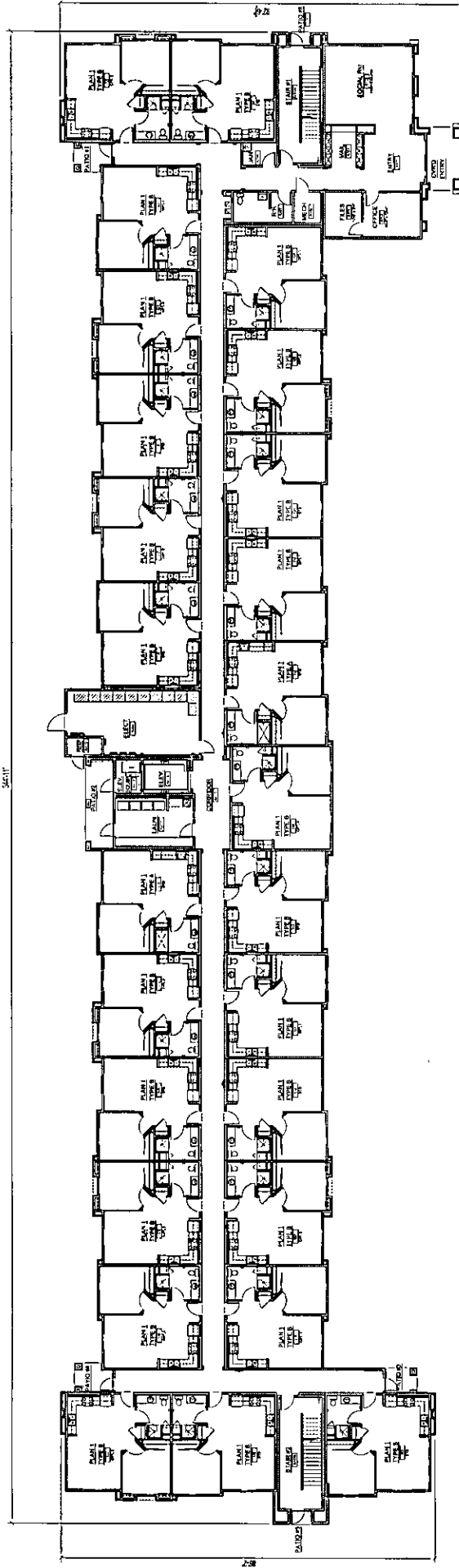
PAZ DESIGN GROUP

VAR-44481

H.U.D. Project No. 125-EE131-NP-VIAH
Project No. 998003 January 25, 2012

Design Modifications without notice. All Copy, Dimensions, Notes and Annotations / References are Considered and subject to Change.

SDR-44480



AREA CALCULATIONS	
TOTAL FLOOR	
CONCRETE	1,000.00
CEILING	1,000.00
WALLS	1,000.00
FLOORING	1,000.00
MECHANICAL	1,000.00
PAINT	1,000.00
TOTAL BUILDING	6,000.00
CONCRETE	1,000.00
CEILING	1,000.00
WALLS	1,000.00
FLOORING	1,000.00
MECHANICAL	1,000.00
PAINT	1,000.00
TOTAL BUILDING	6,000.00

80-Unit Bldg Building Plan - 1st Floor Westcliff Heights Las Vegas, Nevada

Nevada H.A.N.D.

RECEIVED

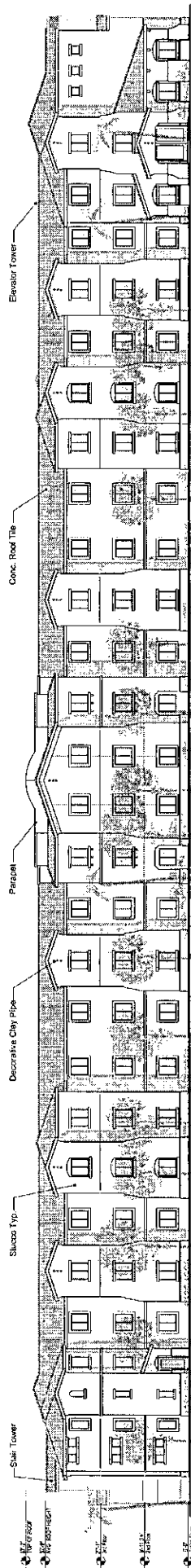
JAN 30 2012

City of Las Vegas
Department of Planning

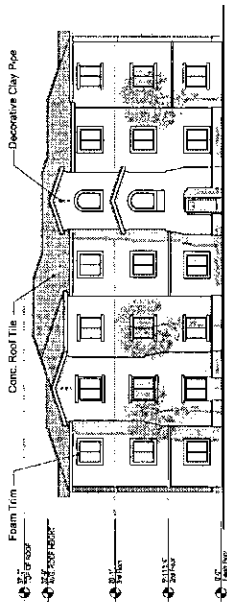
PAZ DESIGN GROUP

VAR-44481
SDR-44480

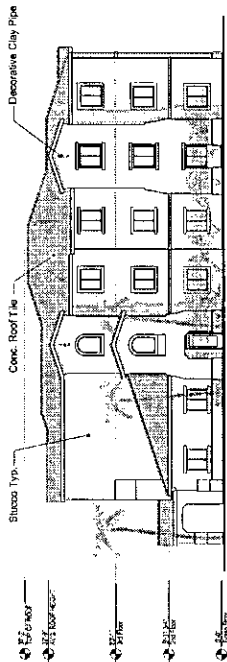
H.U.D. Project No. 125-EE131-NP-WAH
Project No. 908903 January 26, 2012



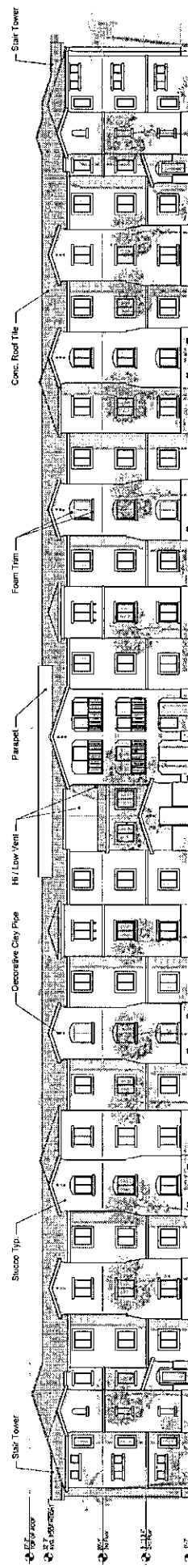
South Elevation



West Elevation



East Elevation

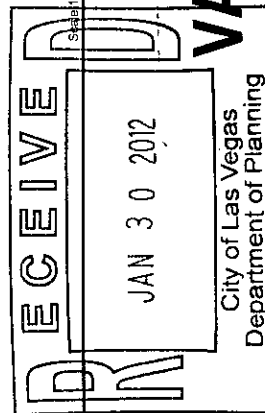


North Elevation

80-Unit Bldg Conceptual Elevations

Westcliff Heights Las Vegas, Nevada

Nevada H.A.N.D.



H.U.D. Project No. 125 EE131-AND-WAH
Project No. 95003 January 28, 2012



VAR-44481
SDR-44480

City of Las Vegas
Department of Planning

Design illustrations are not to scale. All colors, dimensions, sizes and structural features are conceptual and subject to change.



March 14, 2012

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

**RE: SDR-44480 - SITE DEVELOPMENT PLAN REVIEW RELATED TO
VAR-44481
PLANNING COMMISSION MEETING OF MARCH 13, 2012**

Dear Mr. Mullin:

Your 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), 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 Variance (VAR-44481) 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.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 01/30/12, except as amended by conditions herein.
4. A Waiver from 19.06.040 Landscape and Buffer Standards is hereby approved, to allow a zero-foot Landscape Buffer along portions of the south perimeter where six feet is the minimum required.
5. An Exception from 19.06 Landscape and Buffer Standards is hereby approved, to allow 97 trees where 173 perimeter buffer trees are the minimum required.

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

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



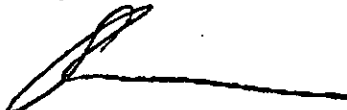
Mr. Mike Mullin
Westcliff Heights, LP
SDR-44480 - Page Two
March 14, 2012

6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: For each 24-inch box tree; four, five gallon shrubs for each required tree.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
9. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
11. Sign and record a deed restriction with language determined to be satisfactory by the City Attorney which restricts the use of the site to an age-restricted community for those persons 55 years of age or older, to the full extent of the law.
12. A Drainage Study update must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage study update.
13. Site development to comply with all previously approved conditions of approval for SDR-35554 and all other applicable site-related actions.

Mr. Mike Mullin
Westcliff Heights, LP
SDR-44480 - Page Three
March 14, 2012

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:db

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



March 2, 2012

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

**RE: SDR-44480 - SITE DEVELOPMENT LAN REVIEW RELATED TO
VAR-44481
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,

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

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TTY 702.386.9108

www.lasvegasnevada.gov



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).

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>.

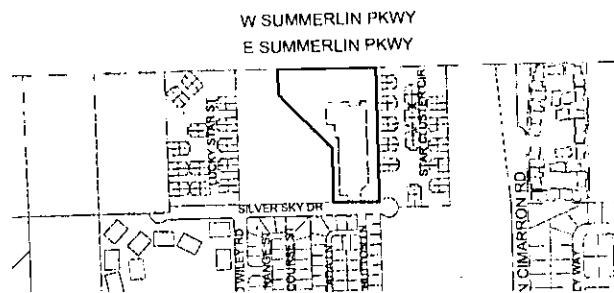
Application Information

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Application Location

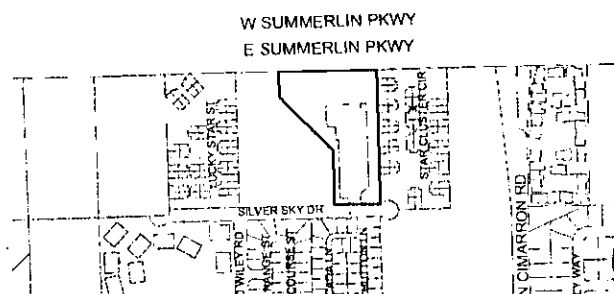


The proposed project may not pertain to the entire highlighted project site.

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

Application Location



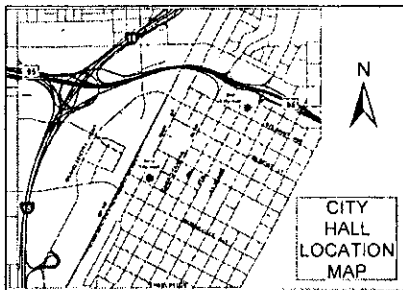
The proposed project may not pertain to the entire highlighted project site.

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

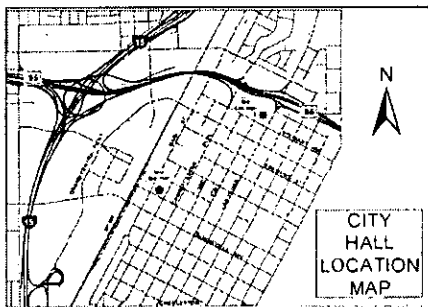
Please use available blank space on card for your comments.

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 *BA*
CC: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: February 9, 2012
Re: **SDR-44480** Nevada H.A.N.D. N. Side Silver Sky Dr., E. of Roland Wiley Dr.
Request for a Site Development Plan Review for a proposed three-story, 80 unit senior apartment development

CONDITIONS OF APPROVAL:

1. A Drainage Study update must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage study update.
2. Site development to comply with all previously approved conditions of approval for SDR-35552, SDR-35554 and all other applicable site-related actions.

City of Las Vegas - Department of Planning.

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:

SDR-44480

Allure I 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

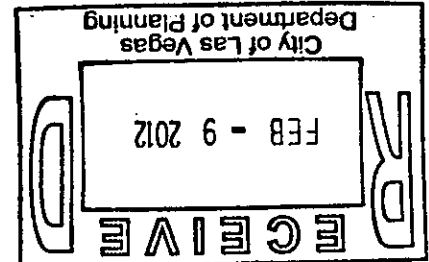
LARRY R. NELSON, P.E.
President

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 lnnelson@lrneng.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.

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

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


Mark Bangan
Planning Manager

VAR-44481
SDR-44480
REVISED

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:

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>**

Report Date 01/30/2012 12:48 PM

Submitted By

Page 1

A/P # 44480 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	01/30/2012 11:37	984548	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Description of Work

SDR-44480 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-44481 - PUBLIC HEARING - APPLICANT: NEVADA H.A.N.D., INC. - DWNER: 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).

Parent A/P # 44481
Project # 44480 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 12:48 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 12:48 PM

Submitted By

Page 3

CONTACT ADDITIDNAL

WDRKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

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

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
CDNTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

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

There are no items in this list

Report Date 01/30/2012 12:48 PM

Submitted By

Page 4

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$500.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION (\$30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
481915 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete
481913 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
481925 ENGDESIGN #1 (CAPITAL PROJECT MANAGEMENT)	Incomplete
481924 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
481916 FLOOD #1 (FLOOD CONTROL)	Incomplete
481923 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
481914 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
481917 ROW #1 (RIGHT-OF-WAY)	Incomplete
481922 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
481921 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
481920 SURVEY #1 (SURVEY)	Incomplete
481919 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
481918 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Z-LEGAL (LEGAL DONE?)	No affect on stage
Check Alert Conditions	Alert Conditions Failed
(AT-ROUTE PLANS FOR REVIEW)	
(PT-NOTIFICATION MAP DATE)	
(AT-SEND TO REVIEW JOURNAL)	
(AT-SEND PUB HEARING NOTICE)	
(STAFF RECOMMENDATION)	
(ASSIGN CASE TO A PLANNER)	
(PT-SIZE OF NOTIFICATION AREA)	
(AT-COMPLETE DRT PROCESS)	
(PT-ENTER THE # OF LABELS)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	1
Case # 108693	

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	500.00
Total Unpaid		0.00	Total Paid 1030.00

Inspections

There are no Inspections for this Report

Review Activities

Review #	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
----------	-------------	---	--------	--------	--------	---------	-----------	---------

Comments

Report Date 01/30/2012 12:48 PM

Submitted By

Page 5

Review Activities
Review #
Comments

Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
DEVCO	1	Incomplete	☐	01/30/2012 12:39			
NEIGH P&S	1	Incomplete	☐	01/30/2012 12:39			
B&S PLAN	1	Incomplete	☐	01/30/2012 12:39			
FLOOD	1	Incomplete	☐	01/30/2012 12:39			
ROW	1	Incomplete	☐	01/30/2012 12:39			
TRAFFIC	1	Incomplete	☐	01/30/2012 12:39			
TEFO	1	Incomplete	☐	01/30/2012 12:39			
SURVEY	1	Incomplete	☐	01/30/2012 12:39			
SID	1	Incomplete	☐	01/30/2012 12:39			
SEWER	1	incomplete	☐	01/30/2012 12:39			
LAND DEV	1	incomplete	☐	01/30/2012 12:39			
FIRE ENG	1	Incomplete	☐	01/30/2012 12:39			
ENGDESIGN	1	Incomplete	☐	01/30/2012 12:39			

Activity Review Details

Detail SUBMITTAL CHECKLIST (SDR)
Comments

Modified By JGRIDER

Modified Date/Time 01/30/2012 11:35

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- | | |
|--|--|
| Y Pre-Application Conference Checklist | Y Site Plans (6 Folded Blue Lines, 1 Rolled Color) |
| Y Application/Petition Form | Y Landscape Plan (1 Folded, 1 Rolled Color) |
| Y Deed and Legal Description | Y Building Elevations (1 Folded, 1 Rolled Color) |
| Y Justification Letter | Y Floor Plan (1 Folded, 1 Rolled) |
| Y Color and Material Board | Y Laser Print Site Plan |
| Y DINA (Not Always Required) | Y Laser Print Floor Plan |
| Y Statement of Financial Interest | 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 11:37

Report Date 01/30/2012 12:48 PM

Submitted By

Page 6

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

Project #	AP Type	Status	Stage	Relation
-----------	---------	--------	-------	----------

No children exist for this project

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

There is no planning condition for this project.

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance?

Entitlement Exercised?

Y Parent Project link required?

Sustainable Component?

Y Will this go to the City Council?

Hearing Type

Public, Non-Public, Admin PUBLIC

is there a condition of approval for a Required Review?

Staff Recommendation

If yes, when does it need to be reviewed?

Meeting Information

Meeting Info	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date	Add Date	Modified By	Modified Date		
Comments	Added By				
03/13/2012	PC	SCHEDULED	0	0	0
JGRIDER	01/30/2012				

Template Type	APR #	AP 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 11:47		0.00
	MARK BANGAN; WESTCLIFF HEIGHTS LP; CK#99; 702-739-3345; 44480-44481				

No Model Home Details



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review
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

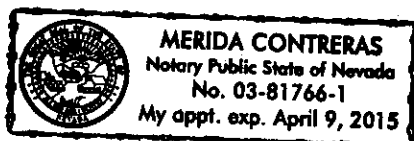
Print Name Michael Mullin

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

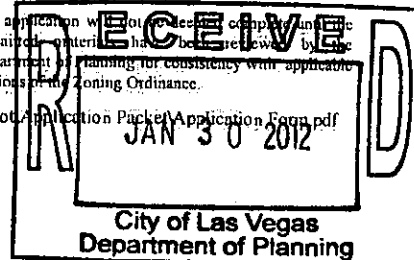


FOR DEPARTMENT USE ONLY

Case # SDR-44480
Meeting Date: 3/13/12
Total Fee: 1030.00
Date Received: * 1/30/12
Received By: [Signature]

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

F:\depot\Application Packet\Application Form.pdf





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number **SDR-44480** 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

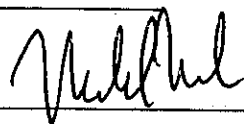
☒ No

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: _____

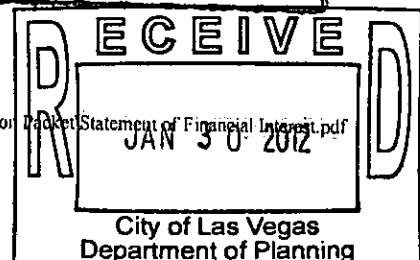
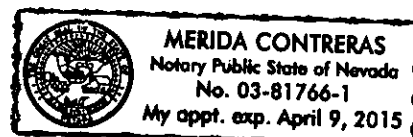
Signature of Property Owner: 

Print Name: Michael Mullin

Subscribed and sworn before me

This 25th day of January, 2012

Notary Public in and for said County and State





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number **SDR-44480** 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

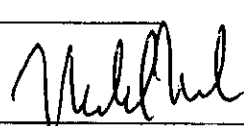
☒ No

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: _____

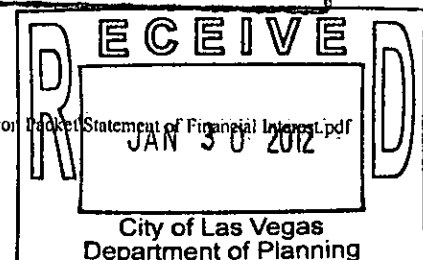
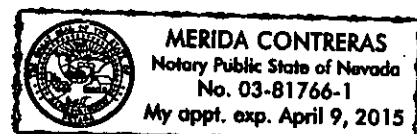
Signature of Property Owner: 

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
Site Development Plan Review – Justification Letter (Ref. SDR 33010)
APN: 138-28-401-019

Dear Staff:

Please accept this correspondence as our Site Development Plan Review 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 two-story building specifically designed for low-income senior citizens in the Las Vegas valley. Westcliff Pines is the first phase of a two-phase project, which includes a 4,500 sq. ft. recreation building that can only be accessed by residents.

With the exception of the addition of a clubhouse and some minor site adjustment this application is very similar to the site approved with SDR 33010. The purpose of this SDR is to allow for parcel lines to be platted for financing purposes. We are also asking for a waiver of the perimeter landscaping requirements were the lot line cross parking and drive aisles.

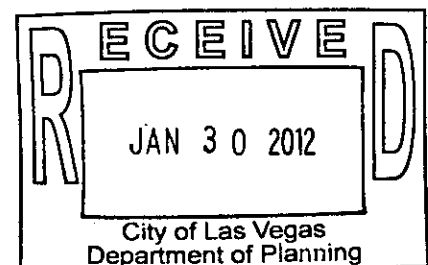
We feel this development will be compatible and benefit the surrounding area, and is in conformance with the masterplan designation for this parcel. The parcel is currently zoned R-3, which allows 25.49 units per acre. Therefore, we respectfully request that staff recommend approval of this Site Development Plan Review application.

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

Sincerely,


Jacquie Haas

SDR-44480



Inst #: 201104190000027
Fees: \$17.00 N/C Fee: \$25.00
RPTT: \$731.85 Ex: #
04/19/2011 08:00:48 AM
Receipt #: 744490
Requestor:
STEWART TITLE LAS VEGAS WAR
Recorded By: LEX Pgs: 5
DEBBIE CONWAY
CLARK COUNTY RECORDER

A.P.N. #	138-28-401-021
R.P.T.T.	731.85
Escrow No.	
Recording Requested By:	
	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Westcliff Heights Limited Partnership	
295 E. Warm Springs Road #101	
Las Vegas, Nevada 89119-4212	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH That SILVER SKY TWO LP, a Nevada limited partnership, for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to WESTCLIFF HEIGHTS LIMITED PARTNERSHIP, a Nevada limited partnership

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

See Exhibit Attached

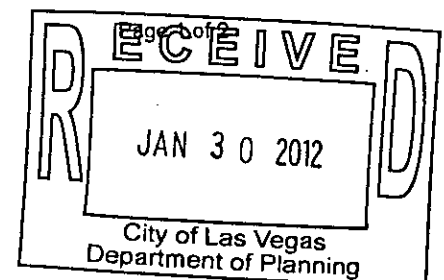
SUBJECT TO:

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

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

Dated: April 11, 2011

(One inch Margin on all sides of Document for Recorder's Use Only)



SILVER SKY TWO LP, a Nevada limited partnership

By: Affirmative Nevada, LLC, a Nevada
limited liability company, general partner

BY: David Ennis

David Ennis
Manager

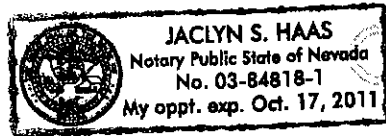
State of Nevada }
County of CLARK } ss.

This instrument was acknowledged before me
on April 12, 2011

By: David Ennis, Manager

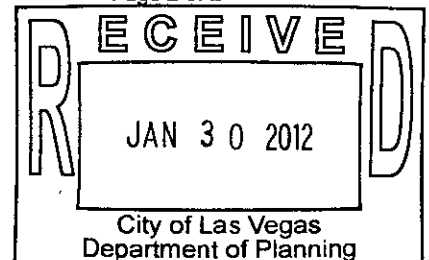
Signature: J. S. Haas

Notary Public



(One inch Margin on all sides of Document for Recorder's Use Only)

Page 2 of 2



A.P. NO. 138-28-401-021
3 MAY 2010
JOB NO. 818-018-082

EXPLANATION: FILE 117, PAGE 16 OF PARCEL MAPS WAS AMENDED TO ADJUST THE PARCEL LINES BETWEEN PARCELS 1 AND 2. THIS LEGAL DESCRIBES PARCEL 2 OF THE AMENDED PARCEL MAP (FILE 117, PAGE 37 OF PARCEL MAPS).

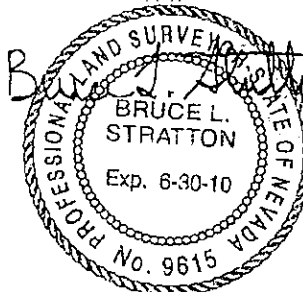
LEGAL DESCRIPTION

SITUATE WITHIN THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

PARCEL 2 OF THAT CERTAIN PARCEL MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE AS FILE 117, PAGE 37 OF PARCEL MAPS.

CONTAINING 3.15 ACRES.

BRUCE L. STRATTON
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 9615
L. R. Nelson Consulting Engineers
6765 West Russell Road, Suite 200
Las Vegas, NV 89118-1811
(702) 798-7978



3 MAY 2010

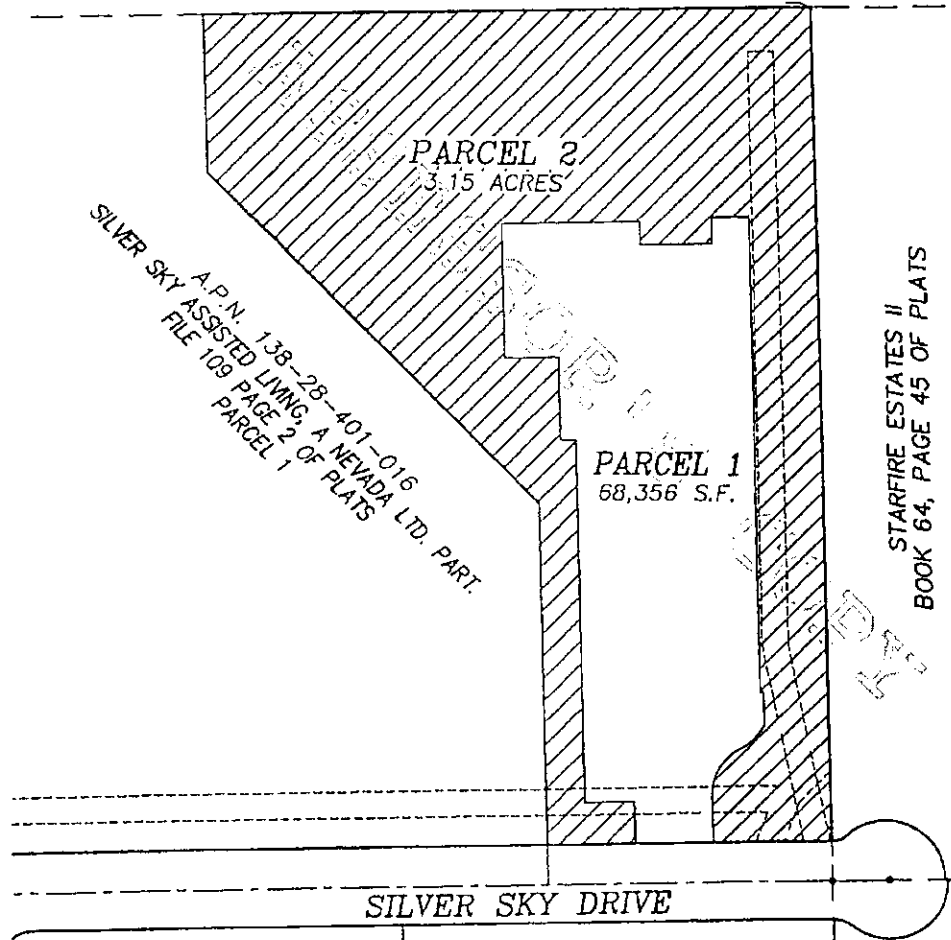


EXHIBIT "A"
TO ACCOMPANY LEGAL DESCRIPTION
OF AMENDED PARCEL 2 OF
FILE 117, PAGE 37 OF PARCEL MAPS

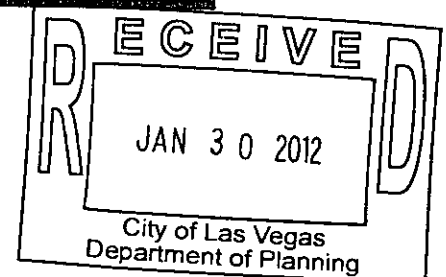
SUMMERLIN PARKWAY

A.P.N. 138-28-301-006

U.S.A.
NOT A PART



FOR PARCEL DIMENSIONS PLEASE SEE
FILE 117, PAGE 37 OF PARCEL MAPS



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a. 138-28-401-021
b. _____
c. _____
d. _____

2. Type of Property:

a. ☒ Vacant Land b. ☐ Single Fam. Res.
c. ☐ Condo/Twnhse d. ☐ 2-4 Plex
e. ☐ Apt. Bldg f. ☐ Comm'l/Ind'l
g. ☐ Agricultural h. ☐ Mobile Home
Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. a. Total Value/Sales Price of Property \$ 143,325.00
b. Deed in Lieu of Foreclosure Only (value of property) ()
c. Transfer Tax Value: \$ 143,325.00
d. Real Property Transfer Tax Due \$ 731.85

4. If Exemption Claimed:

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

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Dan E. ... Capacity Grantor

Signature Michael Miller Capacity Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Silver Sky Two LP
Address: 295 E. Warm Springs Rd #101
City: Las Vegas
State: Nevada Zip: 89119

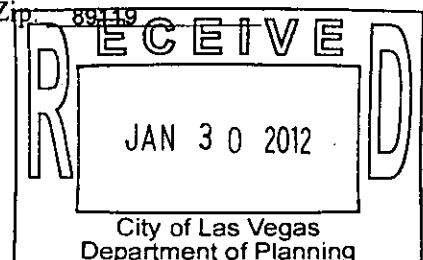
**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Westcliff Heights LP
Address: 295 E. Warm Springs Rd #101
City: Las Vegas
State: NV Zip: 89119

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Stewart Title of Nevada Holdings Escrow #: _____
Address: 376 E. Warm Springs Road #190
City: Las Vegas State: NV Zip: 89119

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED



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			

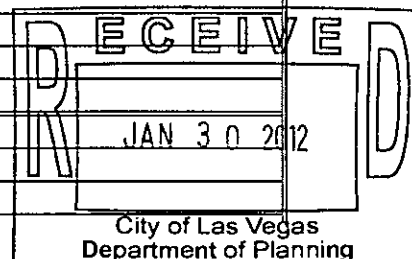
Officers

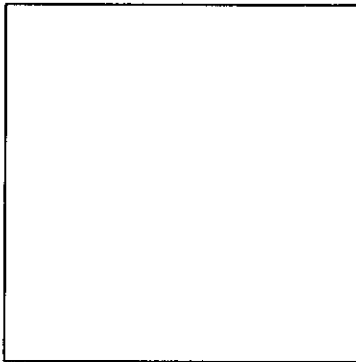
☐ Include Inactive Officers

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:	

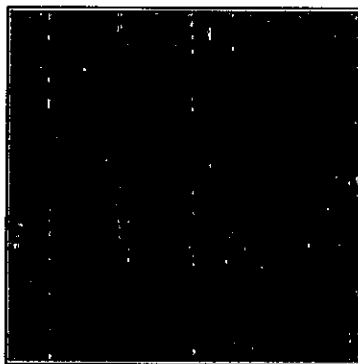
Actions\Amendments

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:	

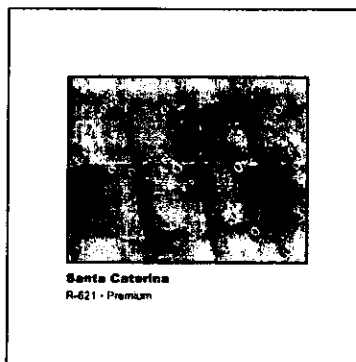




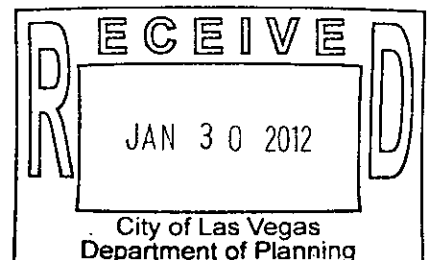
STUCCO BODY COLOR
FRAZEE #CLW 1013 W
"AKAMINA"



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

