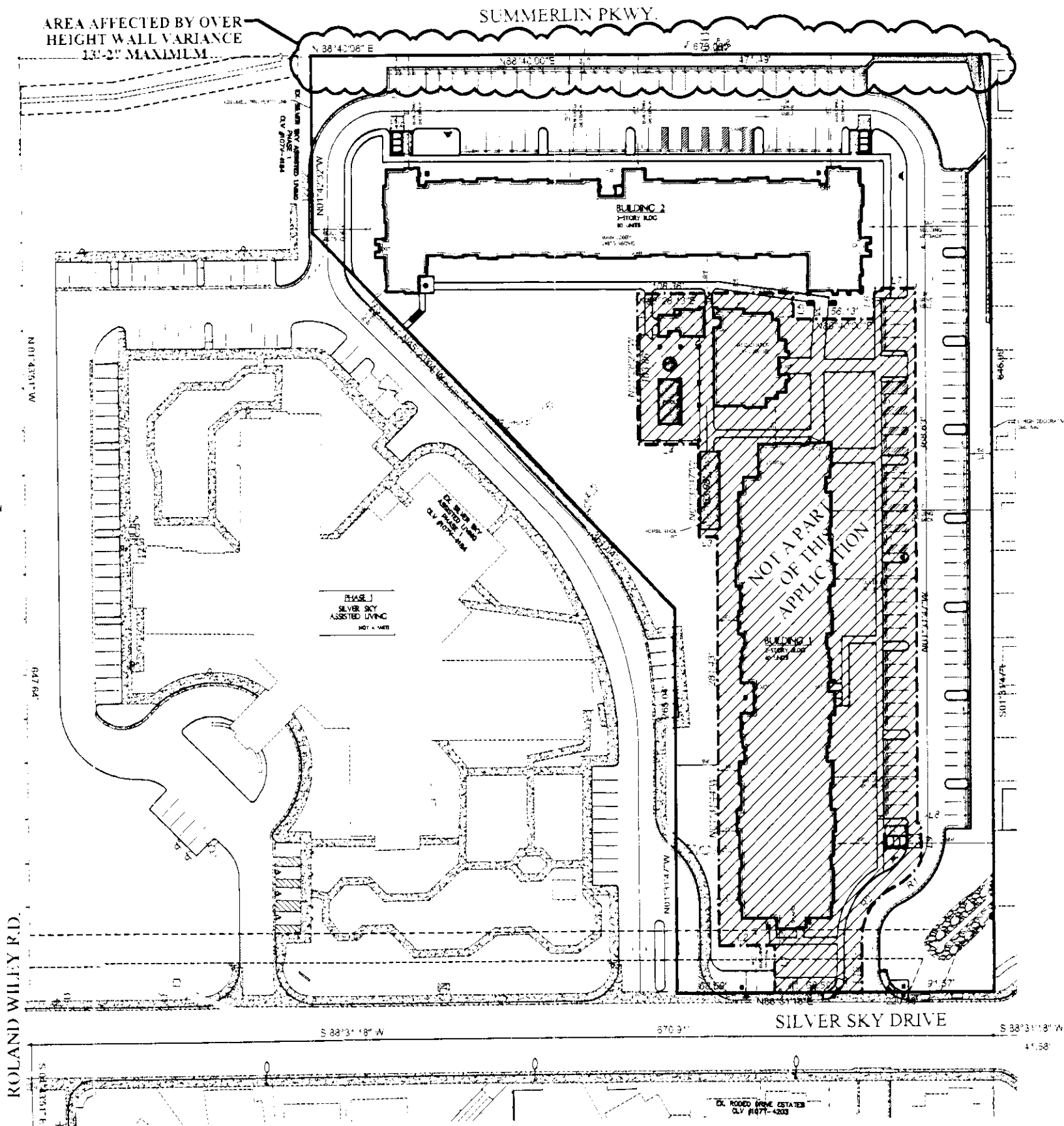
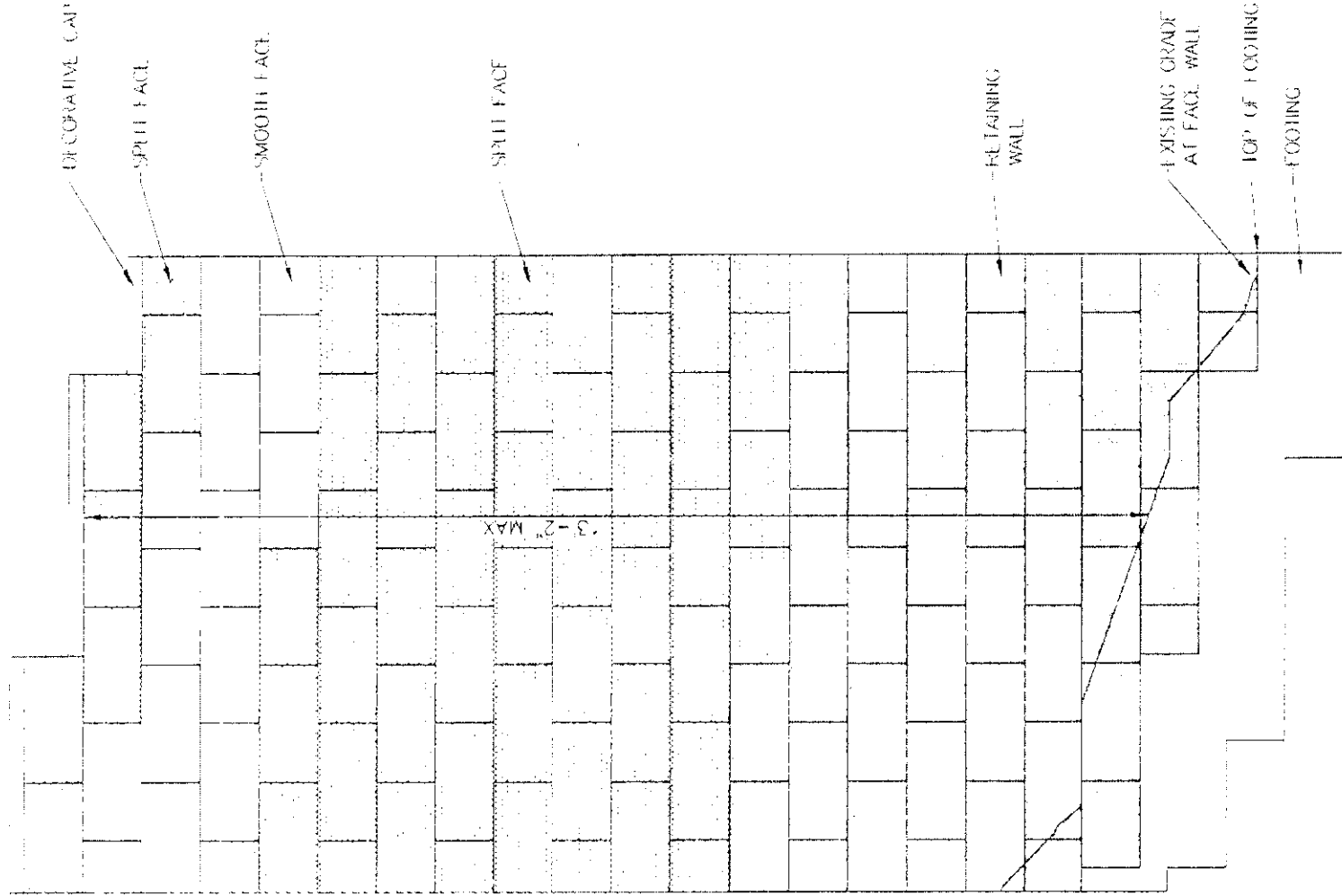




Perlman



WALL ELEVATION

WALL COLOR:
50% DILP BEIGE

L. R. NELSON CONSULTING ENGINEERS, INC.

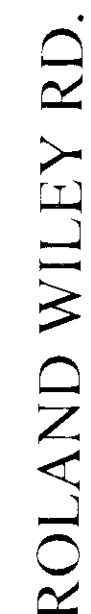
•STRUCTURAL 6765 West Russell Road, Suite 200
•CIVIL Las Vegas, Nevada 89118
•PLANNING (702) 798-7978
•SURVEY (702) 451-2296

DATE: 8-25-10 PROJ No: 818-018 DRWN: JAY

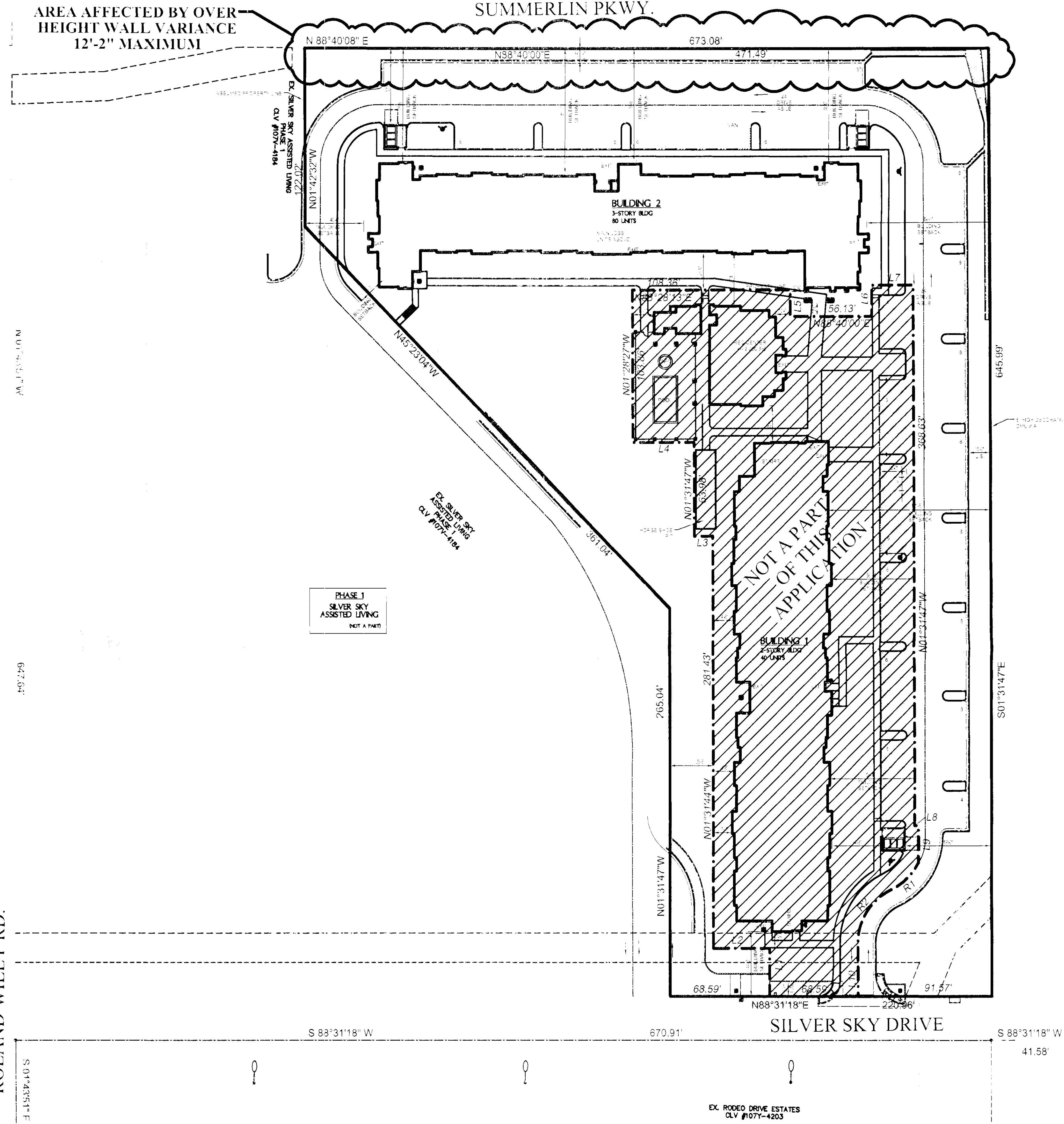
WESTCLIFF PINES
WALL ELEVATION

AUG 26 2010

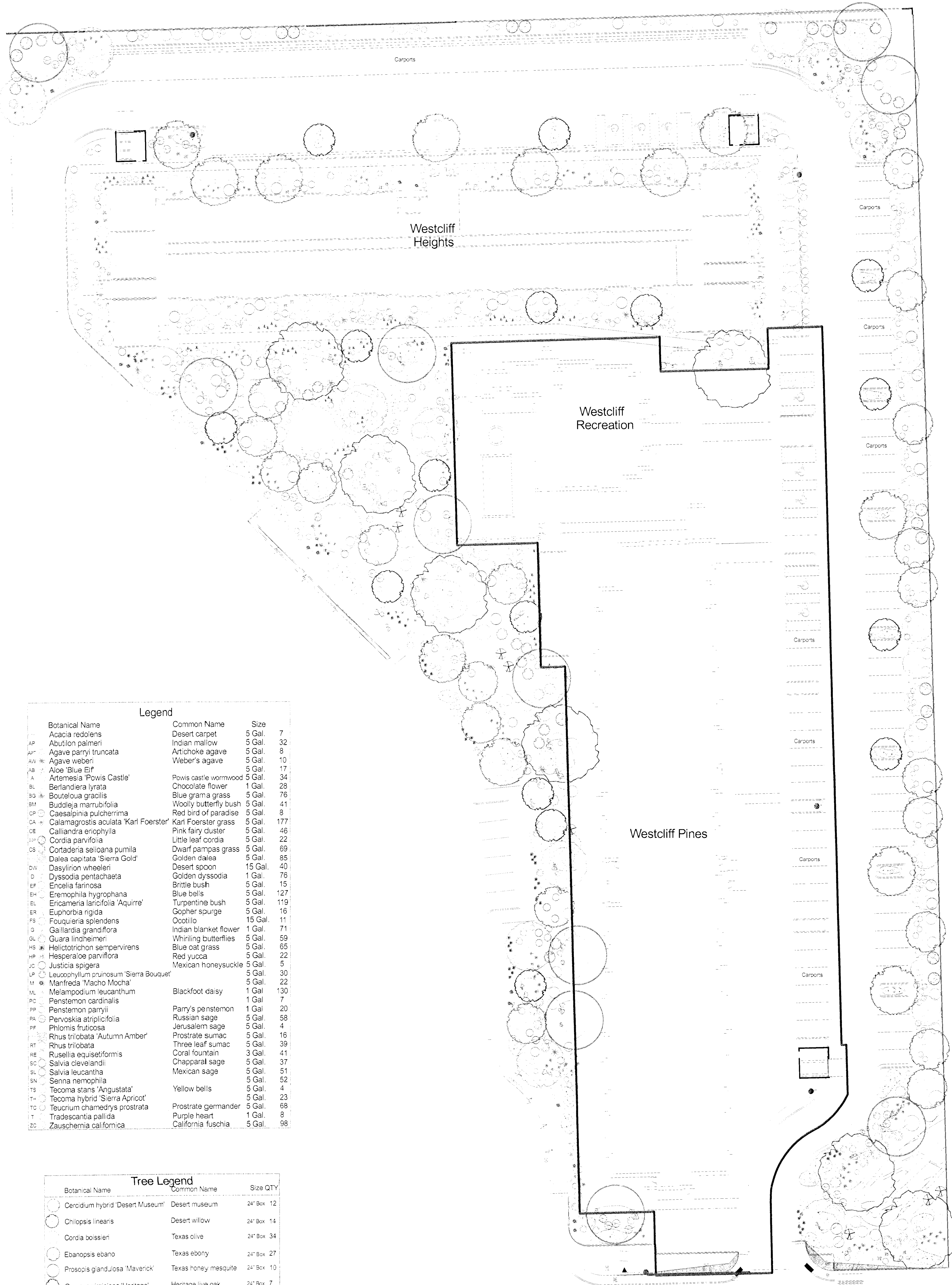
DVN-39084
REVISED



Las Vegas, Nevada



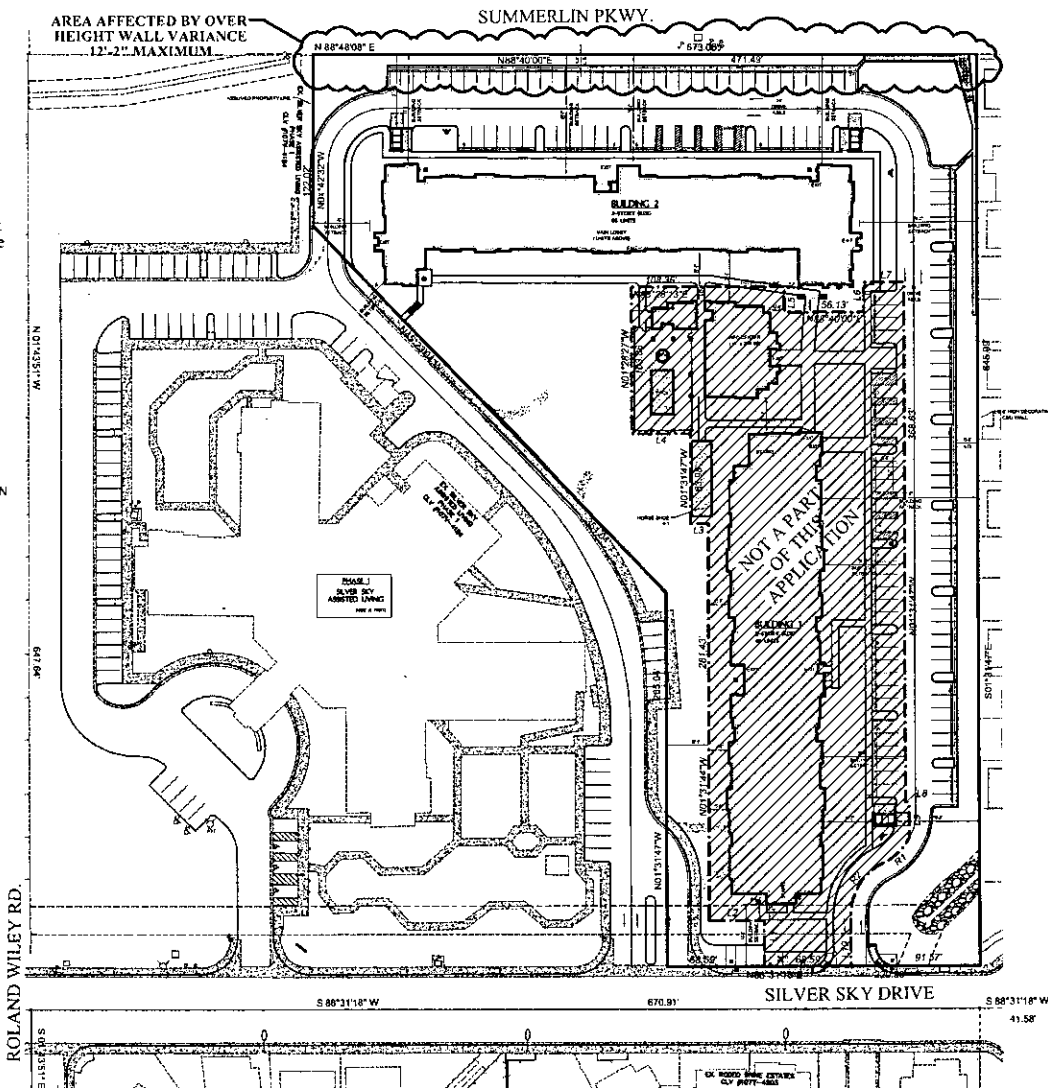
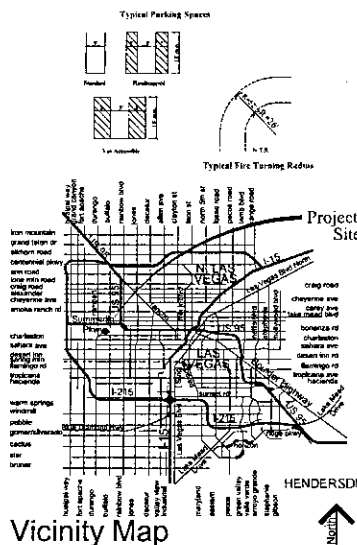
DVN-39084
ADMIN



Legend			
	Botanical Name	Common Name	Size
AP	Acacia redolens	Desert carpet	5 Gal. 7
AP	Abutilon palmeri	Indian mallow	5 Gal. 32
AW	Agave parryi truncata	Artichoke agave	5 Gal. 8
AW	Agave weberi	Weber's agave	5 Gal. 10
AB	Aloe 'Blue Elf'		5 Gal. 17
A	Artemesia 'Powis Castle'	Powis castle wormwood	5 Gal. 34
BL	Berlandiera lyrata	Chocolate flower	1 Gal. 28
BG	Bouteloua gracilis	Blue grama grass	5 Gal. 76
BM	Buddleia marrubifolia	Woolly butterfly bush	5 Gal. 41
CP	Caesalpinia pulcherrima	Red bird of paradise	5 Gal. 8
CA	Calamagrostis acutata 'Karl Foerster'	Karl Foerster grass	5 Gal. 177
CE	Calliandra eriophylla	Pink fairy duster	5 Gal. 46
CE	Cordia parvifolia	Little leaf cordia	5 Gal. 22
CS	Cortaderia seloana pumila	Dwarf pampas grass	5 Gal. 69
	Dalea capitata 'Sierra Gold'	Golden dalea	5 Gal. 85
DW	Dasyliroon wheeleri	Desert spoon	15 Gal. 40
D	Dyssodia pentachaeta	Golden dyssodia	1 Gal. 76
EF	Encelia farinosa	Brittle bush	5 Gal. 15
EH	Eremophila hygrophana	Blue bells	5 Gal. 127
EL	Ericameria laricifolia 'Aquirre'	Turpentine bush	5 Gal. 119
ER	Euphorbia rigida	Gopher spurge	5 Gal. 16
FS	Fouquieria splendens	Ocotillo	15 Gal. 11
G	Gaillardia grandiflora	Indian blanket flower	1 Gal. 71
GL	Guara lindheimeri	Whirling butterflies	5 Gal. 59
HS	Helictotrichon sempervirens	Blue oat grass	5 Gal. 65
HP	Hesperaloe parviflora	Red yucca	5 Gal. 22
JO	Justicia spigera	Mexican honeysuckle	5 Gal. 5
LP	Leucophyllum pruinosum 'Sierra Bouquet'		5 Gal. 30
M	Manfreda 'Macho Mocha'		5 Gal. 22
ML	Melampodium leucanthum	Blackfoot daisy	1 Gal. 130
PD	Penstemon cardinalis		1 Gal. 7
PP	Penstemon parryi	Parry's penstemon	1 Gal. 20
PA	Pervoskia atriplicifolia	Russian sage	5 Gal. 58
PF	Phlomis fruticosa	Jerusalem sage	5 Gal. 4
R	Rhus trilobata 'Autumn Amber'	Prostrate sumac	5 Gal. 16
RT	Rhus trilobata	Three leaf sumac	5 Gal. 39
RE	Rusellia equisetiformis	Coral fountain	3 Gal. 41
SC	Salvia cleveandii	Chapparral sage	5 Gal. 37
SL	Salvia leucantha	Mexican sage	5 Gal. 51
SN	Senna nemophila		5 Gal. 52
TS	Tecoma stans 'Angustata'	Yellow bells	5 Gal. 4
TC	Tecoma hybrid 'Sierra Apricot'		5 Gal. 23
TC	Teucomium chamedrys prostrata	Prostrate germander	5 Gal. 68
T	Tradescantia pallida	Purple heart	1 Gal. 8
ZC	Zauscheria californica	California fuschia	5 Gal. 98

Tree Legend			
	Botanical Name	Common Name	Size QTY
○	Cercidium hybrid 'Desert Museum'	Desert museum	24" Box 12
○	Chilopsis linearis	Desert willow	24" Box 14
○	Cordia boissieri	Texas olive	24" Box 34
○	Ebanopsis ebano	Texas ebony	24" Box 27
○	Prosopis glandulosa 'Maverick'	Texas honey mesquite	24" Box 10
○	Quercus virginiana 'Heritage'	Heritage live oak	24" Box 7
○	Vitex agnus-castus	Chaste tree	24" Box 19

Construction Notes
- Areas outlined in grey signify an elevation change of approximately 5"-2"
- Box: der type: Arizona Top Rock
- Much type: Mojave Gold Decomposed granite
- Approximately 30% of planting areas are to have chunky 'Capocho to Brown' incorporated in natural areas



SITE INFORMATION

LOCATION North of Silver Sky and East of Roland Wiley

PARCEL APN #138-28-401-019

CURRENT ZONING R-3 - Medium Density Residential

PARCEL AREA (Approx. to be verified)

Westcliff Pines: ± 1.57 Acres

Westcliff Heights: ± 3.15 Acres

Total Area: ± 4.72 Acres

APPROVED ZONING ACTIONS

ZON-32514
Modified the zoning from U to R-3

VAR-33012
Reduced the required residential adjacency setback from 136'-0" to 79'-0" along the east property line

UNIT COUNT

Building 1 - 3 story

One Bedroom Units	80 units
Total # of Units	80 units
Total # of Units	80 units

DENSITY

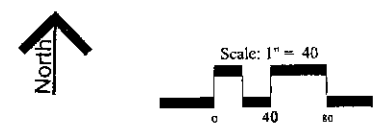
Density ±25.39 DU / Acre

PARKING REQUIRED

.75 per unit x 80 units	60
Total Parking Required	60
Handicapped Parking Required (2%)	3

PARKING PROVIDED

Total Parking Provided	107
Handicapped Parking Provided	4



Conceptual Site Plan

Westcliff Heights

Las Vegas, Nevada

DVN-39084

RECEIVED
AUG 03 2010

Project No. 909002 July 7, 2009

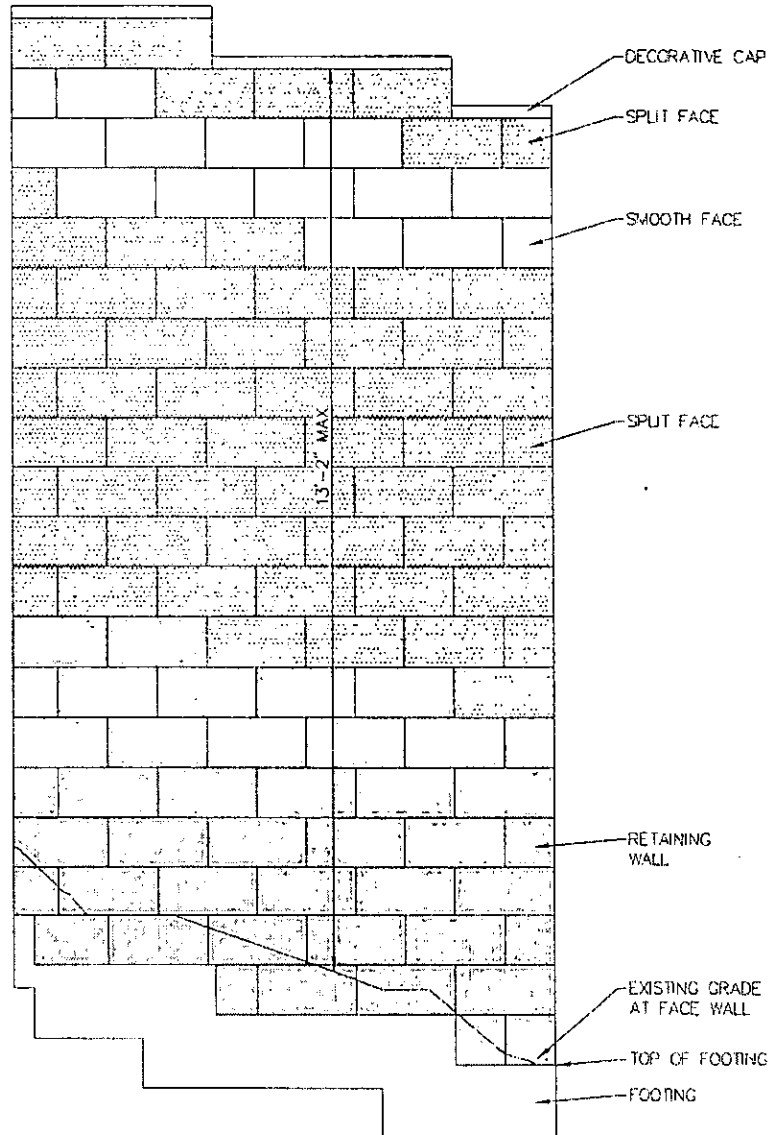
Perlmán

VOID

SEE REVISED PLAN DATE
STAMPED 8/24/10

Nevada H.A.N.D.

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



WALL ELEVATION

WALL COLOR:
50% DEEP BEIGE

L. R. NELSON CONSULTING ENGINEERS, INC.

•STRUCTURAL	6765 West Russell Road, Suite 200
•CIVIL	Las Vegas, Nevada 89118
•PLANNING	(702) 798-7978
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DATE: 8-25-10

PROJ.No: 818-018

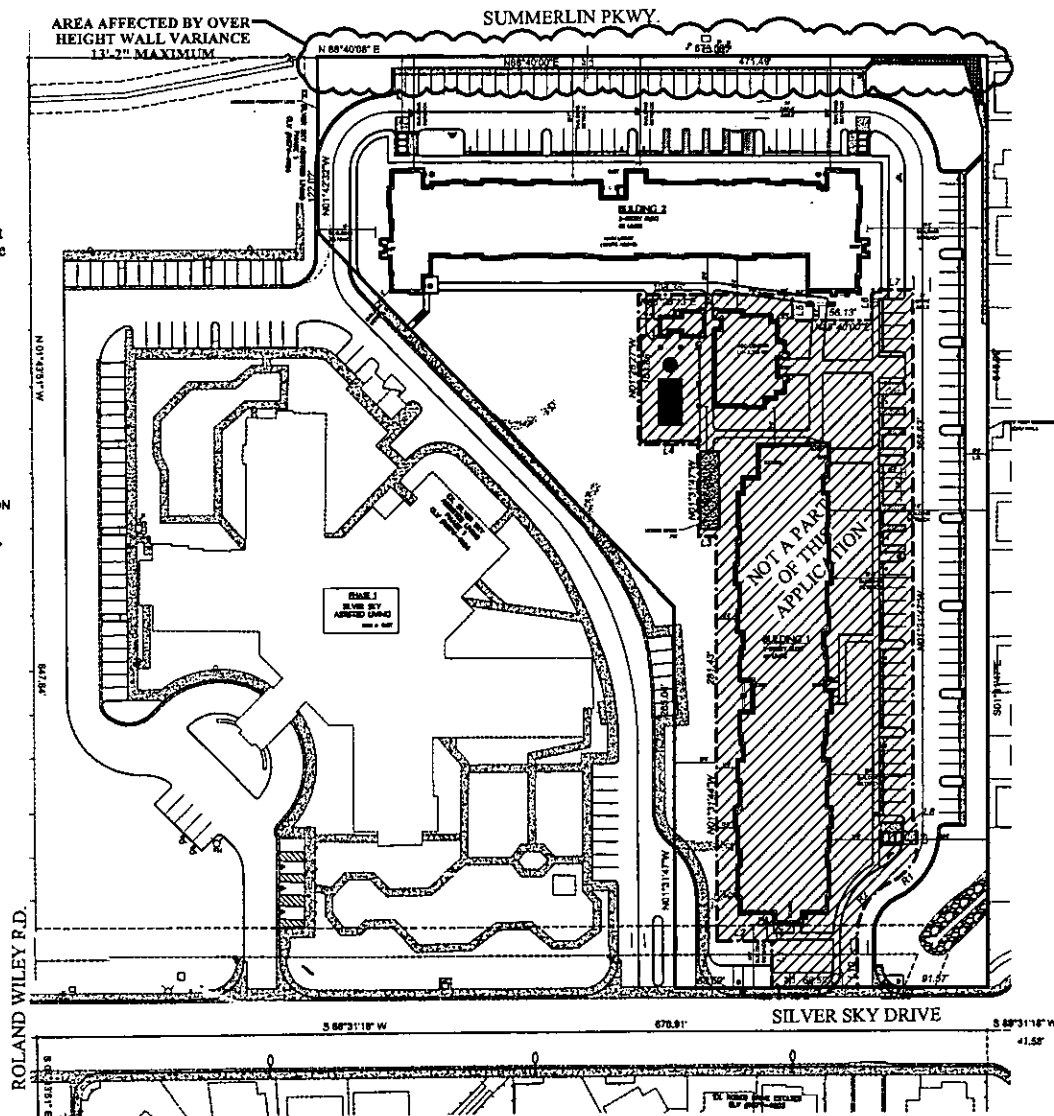
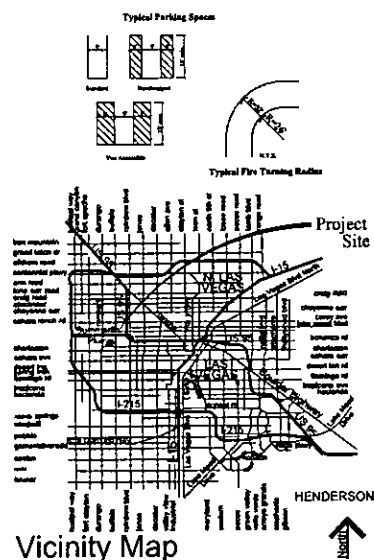
DRWN: JAY

WESTCLIFF PINES
WALL ELEVATION

RECEIVED
AUG 26 2010

DVN-39084

REVISED



SITE INFORMATION

LOCATION

North of Silver Sky and East of Roland Wiley

PARCEL

APN #138-28-401-019

CURRENT ZONING

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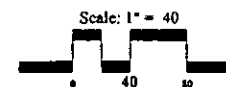
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Handicapped Parking Provided	4



Conceptual Site Plan

Westcliff Heights

Las Vegas, Nevada

Nevada H.A.N.D.

DVN-39084
REVISED

DEC 24 2010

Project No. 009002 July 7, 2009





PLANNING & DEVELOPMENT DEPARTMENT

ADMINISTRATIVE DEVIATION SUBMITTAL REQUIREMENTS

731 So. 4th 89101
- per sound study
- proximity to Sunway Pkwy
+ determination of our sound study of adequate sound barrier
✓ **Application/Petition Form:** A completed Application/Petition Form is required. The application shall be signed, notarized and acknowledged by the owner of record of each parcel of property. Non-Property Owner: An application is sufficient if it is signed and acknowledged by a lessee, a contract purchaser or an optionee of the property for which the Administrative Deviation is sought. However, interest in that property must exist in a written agreement with the owner of record, attached to which is a copy of the Administrative Deviation application and in which the owner of record has authorized the lessee, contract purchaser or optionee to sign the application. The agreement must further stipulate that the owner of record consents to the filing and processing of the application and agrees to be bound by the requested Administrative Deviation.

✓ **DEED & LEGAL DESCRIPTION:** In order to verify ownership, a copy of the recorded deed(s) for the subject property(ies), including exhibits and attachments, is required. The deed and all attachments must be legible. In most cases, the legal description on the deed is sufficient.

JUSTIFICATION LETTER: A detailed letter that explains the request, the intended use of the property, and how the project meets/supports existing City policies and regulations is required.

FEES: \$300

THE FOLLOWING PLANS ARE REQUIRED ONLY IF APPLICABLE

ALL PLANS SUBMITTED MUST BE NO SMALLER THAN 11x17 AND NO LARGER THAN 24x36.

SITE PLAN: (3 folded) Draw to scale and make legible: the entire subject parcel(s), all proposed and existing structures, utility easements and locations, signage, and adjacent streets. Site Plans must include:

- | | | |
|--|---|--|
| ☐ PROPERTY LINES CALLED OUT | ☐ ADJACENT LAND USES/STREETS | ☐ PARKING ANALYSIS |
| ☐ DIMENSIONS (ACTUAL)/SCALE | ☐ LANDSCAPE AREAS | ☐ BUILDING SIZE (SQ. FT.) |
| ☐ STREET NAMES | ☐ VICINITY MAP | ☐ PROPERTY SIZE (SQ. FT.) |
| ☐ PARKING SPACES | ☐ NORTH ARROW | ☐ F.A.R. (FLOOR AREA RATIO) |
| ☐ INGRESS/EGRESS | ☐ SCALE | ☐ DENSITY |

LANDSCAPE PLAN: (1 folded) Draw and make legible: all proposed and/or existing trees, shrubs and ground covers within common areas, easements, parking islands, buffers, perimeters and all other open space areas. Landscape Plans must include:

- | | | |
|---|---|--------------------------------------|
| ☐ TYPE & SIZE OF GROUND COVER | ☐ SPECIFIC PLANT MATERIAL/SIZE | ☐ NORTH ARROW |
| ☐ LANDSCAPED AREA DIMENSIONS/SCALE | | |

BUILDING ELEVATIONS: (1 folded) Draw and make legible: all sides of all buildings on site. Building Elevations must include:

- | | | |
|---|---|---|
| ☐ DIRECTION OF ELEVATION | ☐ BUILDING MATERIALS & COLORS CALLED OUT | ☐ ELEVATION DIMENSIONS/SCALE |
|---|---|---|



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION FOR ADMINISTRATIVE DEVIATION

Project Address (Location) _____

Project Name _____ Proposed Use _____

Assessor's Parcel #(s) _____ Ward # _____

Zoning: existing _____

PROPERTY OWNER _____ Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

WE THE UNDERSIGNED ABUTTING PROPERTY OWNERS HAVE NO OBJECTION TO THE PROPOSED:

Name	Property Address	Owner Address	Signature

FOR DEPARTMENT USE ONLY

Property Owner Signature

Print Name _____

Subscribed and sworn before me

This _____ day of _____, 20 _____

Notary Public in and for said County and State

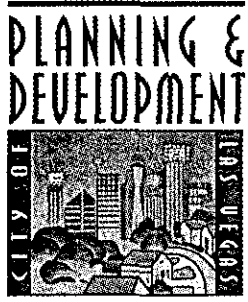
Case #

Meeting Date: ADMINISTRATIVE

Total Fee - \$300.00

Date Accepted:

Accepted By:



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

September 2, 2010

Silver Sky Two, LP
295 East Warm Springs Road, Suite #101
Las Vegas, Nevada 89119-4212

**RE: DVN-39084 - ADMINISTRATIVE DEVIATION
MINOR REVIEW CYCLE - SEPTEMBER 2010**

Dear Applicant:

Your request for an Administrative Deviation TO ALLOW A WALL HEIGHT OF 13 FEET 2 INCHES WHERE 12 FEET IS THE MAXIMUM HEIGHT ALLOWED ALONG THE NORTH PROPERTY LINE at 8206 Silver Sky Drive (APN 138-28-401-021), R-3 (Medium Density Residential) Zone, Ward 2 (Wolfson), has been considered administratively by the Planning and Development Department staff.

The Planning and Development Department Staff has administratively **APPROVED** your request subject to the following:

Planning and Development

1. Conformance to the approved conditions for Variances (VAR-35555 and VAR-35557), and Site Development Plan Reviews (SDR-35552 and 35554).
2. This approval shall be void two years from the date of final approval, unless a final inspection has been approved. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



Silver Sky Two, LP
DVN-39084 - Page Two
September 2, 2010

This action by the Planning and Development Department staff on September 2, 2010 is final unless a written appeal is filed with the Director of Planning and Development Department within ten days of the date of this letter.

Sincerely,

A handwritten signature in black ink, appearing to be 'Steve Gebeke', with a long horizontal stroke extending to the right.

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

City of Las Vegas

AGENDA MEMO

ADMINISTRATIVE MINOR REVIEW DATE: SEPTEMBER 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: SILVER SKY TWO LP

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
DVN-39084	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

DVN-39084 CONDITIONS

Planning and Development

1. Conformance to the approved conditions for Variances (VAR-35555 and VAR-35557), and Site Development Plan Reviews (SDR-35552 and 35554).
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5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ******PROJECT DESCRIPTION**

The subject site includes an approved three-story Senior Citizen Apartment development and a related two-story Senior Citizen Apartment development currently under construction. The north perimeter wall adjacent to Summerlin Parkway is currently also being constructed in conjunction with these developments. This wall is allowed a maximum height of 12 feet from finished grade on the lower side of the wall to the top of the wall; however, the applicant requests that the height be increased an additional one foot two inches for a total of 13 feet 2 inches in order to create an adequate sound barrier from Summerlin Parkway. The request represents less than 10 percent of the maximum height allowed by Title 19.12, and the wall is proposed to meet all other current perimeter wall standards. As the proposed deviation request is the result of the property's location next to a state highway and the result will not have a negative effect on neighboring development, the Planning and Development Department is administratively approving the request with conditions.

ISSUES

- The proposed 14-inch addition to the wall represents a 9.7% deviation from the maximum allowed wall height of 12 feet. This deviation is within the 10% maximum allowed for administrative deviations.
- Permits have been pulled and construction started for the perimeter walls on the site, including the wall that is the subject of this request. Those permits allow a maximum height of 12 feet per Title 19.

BACKGROUND INFORMATION

<i>Related/Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/15/04	The City Council approved a General Plan Amendment (GPA-4528) to amend a portion of the Southwest Sector Plan of the General Plan from MLA (Medium Low Attached Density Residential) to M (Medium Density Residential) on 10 acres adjacent to the northeast corner of Roland Wiley Road and Silver Sky Drive. The Planning Commission recommended denial of this request, whereas staff recommended approval.
02/01/05	The Planning and Development Department administratively approved a three-lot Parcel Map Technical Review (PMP-5277) on property located on the southwest corner of Summerlin Parkway and Cimarron Road. The map was recorded on 02/22/05.

Staff Report Page Two

September 2010 - Administrative Minor Review Meeting

03/31/09	Planning and Development Department staff administratively approved a Reversionary Parcel Map Technical Review (PMP-33933) to revert two lots to acreage on 4.71 acres adjacent to the north side of Silver Sky Drive, approximately 450 feet east of Roland Wiley Road. The map was recorded on 06/03/09.
05/06/09	The City Council approved a Site Development Plan Review (SDR-33010) for a two and three-story 120-unit Senior Citizen Apartment development with a Waiver to allow a zero-foot landscape buffer along the west perimeter where six feet is the minimum required, a Variance (VAR-33012) to allow a 79-foot setback where residential adjacency standards require 136 feet, and a Rezoning (ZON-32514) from U (Undeveloped) [M (Medium Density Residential) General Plan Designation] to R-3 (Medium Density Residential) on 4.71 acres adjacent to the north side of Silver Sky Drive, approximately 500 feet east of Roland Wiley Road. The Planning Commission and staff recommended approval of the request.
10/21/09	The City Council approved requests for a Variance (VAR-35557) to allow a 10-foot front yard setback where 20 feet is required and to allow a five-foot rear yard setback where 20 feet is required and a Site Development Plan Review (SDR-35554) for a proposed 2-story, 40-unit Senior Citizen Apartment development (Building 1 only) and 4,520 square-foot recreation building with a Waiver to allow a zero-foot landscape buffer along a portion of the north, west and east perimeter where six feet is required and a zero-foot buffer along a portion of the south perimeter where 15 feet is required on the subject site. The Planning Commission recommended approval. Staff recommended denial.
10/21/09	The City Council approved requests for a Variance (VAR-35555) to allow a 79-foot setback where residential adjacency standards require 136 feet and a Site Development Plan Review (SDR-35552) for a proposed three-story, 80-unit Senior Citizen Apartment development (Building 2 only) with a Waiver to allow a zero-foot landscape buffer along portions of the south perimeter where six feet is required on 4.72 acres adjacent to the north side of Silver Sky Drive, approximately 500 feet east of Roland Wiley Road. The Planning Commission and staff recommended approval.
10/27/09	The Planning and Development Department administratively approved a Parcel Map Technical Review (PMP-35685) for two lots on 4.71 acres adjacent to the north side of Silver Sky Drive, approximately 450 feet east of Roland Wiley Road. The map was recorded 12/01/09.
01/29/10	The Planning and Development Department administratively approved a Parcel Map Technical Review (PMP-37254) for two lots on 4.72 acres adjacent to the north side of Silver Sky Drive, approximately 450 feet east of Roland Wiley Road. The map was recorded on 04/27/10.
07/13/10	Code Enforcement processed a complaint (#92737) at 8206 Silver Sky Drive that construction on the site is starting as early as 6:00 a.m. Code Enforcement closed the case on 08/31/10.

Staff Report Page Three

September 2010 - Administrative Minor Review Meeting

Most Recent Change of Ownership	
05/26/10	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
01/07/10	A building permit (145827) was issued for a recreation building for certificate of occupancy at 8206 Silver Sky Drive. A final inspection has not been approved.
01/07/10	A building permit (138157) was issued for on-site improvements on 1.89 acres at 8206 Silver Sky Drive. A final inspection was approved 08/19/10.
03/31/10	A building permit was issued for an 80-unit senior apartment complex at 8206 Silver Sky Drive. A final inspection has not been approved.
06/10/10	A building permit (164796) was issued for site excavation at 8206 Silver Sky Drive.
06/11/10	A building permit (164809) was issued for site grading on 3.15 acres at 8206 Silver Sky Drive. A final inspection has not been approved.
07/20/10	Application was made for a building permit (167556) for engineered retaining walls along the perimeter of the site at 8206 Silver Sky Drive. Planning and Development Department staff denied its review on 07/22/10. Issuance of the permit is pending approval of Civil Improvement Plans (L-PROJ-38990) and this Administrative Deviation request.
07/23/10	A building permit (168176) was issued for retaining walls along the south perimeter of the subject site at 8206 Silver Sky Drive. A final inspection has not been approved.
08/03/10	A building permit (168563) was issued for engineered retaining and screening walls along the perimeter at 8206 Silver Sky Drive. A final inspection has not been completed.

Pre-Application Meeting
A pre-application meeting was not required for this request.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
08/19/10	A field check was conducted on this site, with the following items noted: - The wall along the north side of the property adjacent to Summerlin Parkway is partially constructed. - Temporary chain link fencing separates the site from Summerlin Parkway.

Staff Report Page Four

September 2010 - Administrative Minor Review Meeting

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	3.15 (portion of 4.72-acre site)

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Approved 3-story Senior Citizen Apartment development	M (Medium Density Residential)	R-3 (Medium Density Residential)
North	ROW (Right-of-Way)	ROW (Right-of-Way)	ROW (Right-of-Way)
South	Approved 2-story Senior Citizen Apartment development	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	Single Family Dwellings, Attached (Townhouse)	MLA (Medium Low Attached Density Residential)	R-PD11 (Residential Planned Development – 11 Units per Acre)
West	Assisted Living Apartments	M (Medium Density Residential)	R-PD17 (Residential Planned Development – 17 Units per Acre)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area		X	N/A
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

Staff Report Page Five

September 2010 - Administrative Minor Review Meeting

DEVELOPMENT STANDARDS

Pursuant to Title 19.12, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Maximum Perimeter Wall Height (> 2% natural grade)	12 Feet max. vertical plane total (8 feet screening/6 feet max retaining)	13 Feet 2 Inches	N (9.7% deviation)

<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Street Width (Feet)</i>	<i>Compliance with Street Section</i>
<i>Silver Sky Drive - Collector</i>	N/A	60 Feet	N/A

ANALYSIS

Title 19.12.075 requires perimeter walls located on a parcel with a natural grade of two percent or more to be no taller than 12 feet from the finished grade on the lower side of the wall to the top of the wall. This property is located along the south side of Summerlin Parkway, where the natural slope exceeds two percent. Title 19.18.080 allows relief from wall height standards if the deviation from the standard is 10 percent or less. In this case, the requested 13-foot 2 inch wall deviates from the requirement by 9.7 percent and is thus eligible for administrative review.

Due to the property's location adjacent to Summerlin Parkway, the applicant requests a taller wall along portions of the north property line for sound mitigation purposes. The requested 13 foot 2 inch height is the maximum height of this wall. The applicant does not intend to construct the entire length of the wall to this height; in fact, most of the wall will comply with Title 19.12 standards, which requires a maximum six-foot retaining wall, a maximum eight-foot screen wall and a maximum of 12 feet in total height.

Because the wall faces the Summerlin Parkway and will have no negative effect on adjacent properties, and because otherwise the future residents may not be protected from traffic noise when other residents in the area do not have to contend with this issue, staff is administratively approving the deviation request with conditions.

FINDINGS (DVN-39084)

In order to approve an Administrative Deviation, the Director must determine that:

1. The request does not exceed the prescribed limitations of Title 19.18.080(C);

Staff Report Page Six
September 2010 - Administrative Minor Review Meeting

The request is to increase the height of a wall. The administrative deviation eligibility limitations of Subsection (C) do not apply to wall heights.

2. Granting the Administrative Deviation will not be inconsistent with the spirit and intent of the General Plan;

Approval of a 14-inch increase in height of the subject wall beyond its maximum allowed height is not inconsistent with the intent of the General Plan. The purpose of the additional height is to protect residents from noise generated by traffic on Summerlin Parkway, based on the applicant's acoustical evaluation.

3. The request is not intended to be combined with a previous or future Variance request in order to achieve a deviation that would not likely be granted by means of Variance alone; and

The maximum requested future height of the wall is 13 feet 2 inches. No additional wall height requests will be necessary.

4. That one or more of the following conditions exist:

(a) There are special circumstances applicable to the property, such as size, shape, topography, location or surroundings and that the strict application of the Code requirement deprives the property of privileges enjoyed by other property in the vicinity and under the identical land use district classification;

The lot's location adjacent to Summerlin Parkway creates a hardship in that traffic noise must be mitigated. The height of these walls depends upon the finished grade of the site and the size of the buildings on the site. Other residential properties that are not immediately adjacent to Summerlin Parkway do not have this problem.

(b) Granting the Administrative Deviation is necessary for the preservation and enjoyment of a substantial property right possessed by other property owners in the same vicinity and land use district and is denied to the property for which the Administrative Deviation is sought;

Residents in the approved senior citizen apartment development on the site have the same right to quality of life (that includes a quiet atmosphere) that other residents in the area enjoy without the need for tall perimeter walls that exceed code requirements or a deviation such as this one.

(c) The Administrative Deviation will not be materially detrimental to the public health, safety, or general welfare, or injurious to the property or improvements in the vicinity and land use district in which the property is located; or

Staff Report Page Seven**September 2010 - Administrative Minor Review Meeting**

The wall will be engineered for safety and will be designed to meet Title 19 decorative wall requirements; therefore, granting of the administrative deviation will not have a measurably negative effect on nearby properties either visually or in the realm of safety.

(d) Granting the Administrative Deviation does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and land use district in which the property is located.

Other owners of residential properties in the vicinity are eligible to request an administrative deviation for similar issues if the request can be justified.

APPROVALS

0

PROTESTS

0

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; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riekkilä, Survey (FM, PM, & A's only)
Date: August 27, 2010
Re: **DVN-39084** Silver Sky Two, LP 8206 Silver Sky Dr.
Request for an Administrative Deviation for wall height

COMMENTS:

We have no comment on the Request for and Administrative Deviation application to allow a wall height of 13'-2" where 12 feet is the maximum height allowed for property located at 8206 Silver Sky Drive.



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108
www.lasvegasnevada.gov

August 17, 2010

Silver Sky Two, LP
295 East Warm Springs Road, Suite #101
Las Vegas, Nevada 89119-4212

**RE: DVN-39084 - ADMINISTRATIVE DEVIATION
MINOR REVIEW CYCLE - SEPTEMBER 2010**

Dear Applicant:

Your request for an Administrative Deviation TO ALLOW A WALL HEIGHT OF 13 FEET 2 INCHES WHERE 12 FEET IS THE MAXIMUM HEIGHT ALLOWED ALONG THE NORTH PROPERTY LINE at 8206 Silver Sky Drive (APN 138-28-401-021), R-3 (Medium Density Residential) Zone, Ward 2 (Wolfson), will be considered administratively by the Planning and Development Department staff.

Staff will determine within thirty (30) days of the date of this letter whether or not your request will be approved as submitted. We will notify you in writing as to our determination after we have reviewed the details of the request.

If you have any questions or need additional information please do not hesitate to contact me at (702) 229-6301.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthany
City Manager
Elizabeth N. Fretwell



CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

DVN-39084

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC
*LAND DEVELOPMENT (DPW)	DENNIS MOYER	DSC
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC
*SANITARY SEWERS (DPW)	TIM PARKS	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHRODER	DSC
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**

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

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

DVN-39084 - ADMINISTRATIVE DEVIATION - APPLICANT/OWNER: SILVER SKY TWO LP - Request for an Administrative Deviation TO ALLOW A WALL HEIGHT OF 13'-2" WHERE 12 FEET IS THE MAXIMUM HEIGHT ALLOWED at 8206 Silver Sky Drive (APN 138-28-401-021), R-3 (Medium Density Residential) Zone, Ward 2 (Wolfson).

MINOR REVIEW ADMINISTRATIVE: *SEPTEMBER 2010*

PLANNING SUPERVISOR: STEVE GEBEKE



ADMINISTRATIVE

Comments Due: *AUGUST 24, 2010*

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:

THIS ITEM WILL BE CONSIDERED
ADMINISTRATIVELY AND WILL NOT
APPEAR ON A PLANNING COMMISSION
AGENDA

VK

Report Date 08/05/2010 09:58 AM

Submitted By

Page 1

A/P # 39084 ADMINISTRATIVE DEVIATION

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	08/03/2010 16:23	982998	Temp COD		
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

DVN-39084 - ADMINISTRATIVE DEVIATION - OWNER/APPLICANT: SILVER SKY TWO LP - Request for an Administrative Deviation TO ALLOW A WALL HEIGHT OF 13'-2" WHERE 12 FEET IS THE MAXIMUM HEIGHT ALLOWED on property located at 8206 Silver Sky Drive (APN 138-28-401-021), R-3 (Medium Density Residential) Zone, Ward 2 (Wolfson).

Parent A/P #

Project #	39084	Project/Phase Name	WESTCLIFF HEIGHTS	Phase #	
Size/Area	0.00	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 13828401021

Location

Owner/Tenant

Contact ID	AC1644109	Name	SILVER SKY TWO L P	Organization	
Mailing Address	295 E WARM SPRINGS RD #101			State/Province	NV
City	LAS VEGAS			Country	☐ Foreign
ZIP/PC	89119-4212			Evening Phone	
Day Phone	(702)739-3345 x			Mobile #	
Fax	(702)739-3305				

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-

A/P Addresses

No Other Addresses are associated to this Application

Report Date 08/05/2010 09:58 AM

Submitted By

Page 2

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13828401021

Applicants/Contacts

Primary Y Capacity OWNER Contact ID AC1644109 ☐ Foreign
Effective Expire
Name SILVER SKY TWO L P
Day Phone (702)739-3345 x Eve Phone Organization
Pager PIN # Position
Fax (702)739-3305 Mobile Profession
E-Mail
Address 295 E WARM SPRINGS RD #101
LAS VEGAS, NV 89119-4212
Seasonal Addr

Valid From To
Comments Jacque Haas #410-2706 Fax#739-3305

Contractors

No Contractors

Fees	Status	Paid Date	Amount
APPLICATION FEE	P	08/03/2010 16:26	300.00
	Total Unpaid	0.00	Total Paid 300.00

Inspections

There are no Inspections for this Report

Review Activities	Review #	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
Comments									

Activity Review Details

No Activity Review Details

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

No Conditions

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.

Report Date 08/05/2010 09:58 AM

Submitted By

Page 3

ADMIN DEVIATION

Submittal Checklist

Action Letter Sent

- Y Application for Administrative Deviation Form
- Y Deed && Legal Description
- Y Justification Letter
- Y Site Plan (3 folded)
- Y Landscape Plan (1 folded, if applicable)
- N Building Elevations (1 folded, if applicable)

Template Type/AP #	AP Type	Status	Stage
--------------------	---------	--------	-------

No children exist for this project

Employee ID	Last	First	MI	Comments
-------------	------	-------	----	----------

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CO NAME WHO PICKED UP CONTACT# DIANE LASTIMOSA, WESTCLIFF HEIGHTS LP CK 36, 702.739.3345	970040	08/03/2010 16:27		0.00

No Model Home Details



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION FOR ADMINISTRATIVE DEVIATION

Project Address (Location) 8206 Silver Sky Drive, LAS Vegas, NV 89145
 Project Name Westcliff Heights Proposed Use Senior apartments
 Assessor's Parcel #(s) 138-28-401-021 Ward # 2
 Zoning: existing L-3

PROPERTY OWNER Silver Sky Two LP Contact JACQUE HAAS
 Address 295 E. Warm Springs Rd., #101 Phone: 410-2706 Fax: 739-3305
 City LAS Vegas State NV Zip 89119

WE THE UNDERSIGNED ABUTTING PROPERTY OWNERS HAVE NO OBJECTION TO THE PROPOSED:

To increase wall height of the north perimeter
WALL from 12ft. per code, to 13ft. 2 in. tall.

Name	Property Address	Owner Address	Signature
HAND Property Holding Co.	8206 Silver Sky Dr. LAS Vegas, NV 89145	295 E. Warm Springs W, NV 89119 #101	

FOR DEPARTMENT USE ONLY

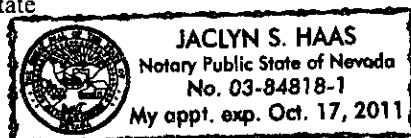
Property Owner Signature

Print Name Michael Mullin

Subscribed and sworn before me

This 27th day of July, 20 10

Notary Public in and for said County and State



Case #

DVN-39084

Meeting Date: ADMINISTRATIVE

Total Fee - \$300.00

Date Accepted: 8/3/10

Accepted By:



Nevada H.A.N.D., Inc.

Housing And Neighborhood Development

July 26, 2010

City Planner
City of Las Vegas
731 South 4th Street
Las Vegas, NV 89009

Re: Westcliff Heights – Administrative Variance
Justification Letter

To Whom It May Concern:

We are requesting a variance, which we believe may be handled administratively, to increase the proposed wall height on our north property wall, adjacent to Summerlin Parkway. We are proposing to increase the north property wall height from 12 ft., per code, to 13 ft. 2 in. tall, which is within the ten percent (10%) administrative deviation.

This variance request complements the 80-unit apartment community, Westcliff Heights Senior Apartments, which will be developed, and leased to very low-income senior citizens in the Las Vegas Valley.

Per our acoustical evaluation and the close proximity to Summerlin Parkway, this adjustment in wall height is necessary to create an adequate sound barrier for the senior apartment homes.

Please feel free to contact me at (702) 410-2706 should you have any questions. Thank you.

Sincerely,

Jacquie Haas
Real Estate Development Manager
Nevada H.A.N.D., Inc.

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AUG 03 2010

DVN-39084

SILVER SKY TWO LIMITED PARTNERSHIP

Business Entity Information

Status:	Active	File Date:	2/28/2005
Type:	Domestic Limited Partnership	Entity Number:	E0061822005-0
Qualifying State:	NV	List of Officers Due:	2/28/2011
Managed By:		Expiration Date:	2/28/2055
NV Business ID:	NV20051254514	Business License Exp:	2/28/2011

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 - AFFIRMATIVE NEVADA, LLC			
Address 1:	33 UNION STREET	Address 2:	
City:	BOSTON	State:	MA
Zip Code:	2108	Country:	USA
Status:	Active	Email:	
General Partner - HAND ENTERPRISES, INC.			
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:	20050036025-63	# of Pages:	1
File Date:	2/28/2005	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20050180874-85	# of Pages:	1
File Date:	5/13/2005	Effective Date:	
6/10/05 NC			
Action Type:	Annual List		
Document Number:	20060110705-92	# of Pages:	1

RECEIVED
AUG 03 2010

File Date:	2/23/2006	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Address Change		
Document Number:	20070228894-82	# of Pages:	8
File Date:	4/02/2007	Effective Date:	
(No notes for this action)			
Action Type:	Amendment		
Document Number:	20070282553-04	# of Pages:	1
File Date:	4/20/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070298970-84	# of Pages:	1
File Date:	4/30/2007	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Change		
Document Number:	20080122830-06	# of Pages:	1
File Date:	2/22/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080243590-53	# of Pages:	1
File Date:	4/08/2008	Effective Date:	
(No notes for this action)			
Action Type:	Amendment		
Document Number:	20080441844-25	# of Pages:	1
File Date:	7/01/2008	Effective Date:	5/20/2008
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080812721-11	# of Pages:	1
File Date:	12/16/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20100074190-74	# of Pages:	1
File Date:	2/05/2010	Effective Date:	
(No notes for this action)			

Receipt/Conformed Copy

Requestor:

FIRST AMERICAN TITLE COMPANY OF NEVADA

03/16/2005 14:29:45 T20050048049

Book/Instr: 20050316-0004420

Deed Page Count: 8

Fees: \$21.00 N/C Fee: \$0.00

RPTT: EX0008

Frances Deane
Clark County Recorder

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

RPTT's Exempt 8

Silver Sky Two Limited Partnership

Attn: David Ennis

33 Union Street

Boston, Massachusetts 02108

APN: Pm.138-28-401-014

GRANT, BARGAIN AND SALE DEED

Silver Sky Assisted Living, A Nevada Limited Partnership, as "Grantor," does hereby Grant, Bargain, Sell and Convey to Silver Sky Two Limited Partnership, a Nevada limited partnership, as "Grantee", the real property located in the County of Clark, State of Nevada (the "Land"), more particularly described on Exhibit "A" attached hereto and incorporated herein by the reference, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or otherwise appertaining.

SUBJECT TO:

1. General taxes for the current fiscal tax year.
2. All covenants, conditions, restrictions, reservations, rights, rights-of-way and easements recorded against the Land prior to or concurrently with this Deed, and all other matters of record.

[signature page follows]

2630017_v1

RECEIVED
AUG 03 2010

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date set forth below.

Dated as of March 10TH, 2005.

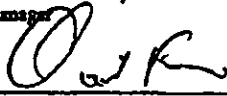
"GRANTOR":

SILVER SKY ASSISTED LIVING,
A NEVADA LIMITED PARTNERSHIP

By: Silver Sky Assisted Living, LLC, a Nevada
Limited Liability Company
Its: General Partner

By: Affirmative Nevada, LLC, a Nevada
Limited Liability Company
Its: Manager

By: Affirmative Investments, Inc., a
Massachusetts corporation
Its: Manager

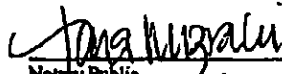
By: 
David Ennis
Its: President

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF SUFFOLK

} ss.

On this 10TH day of March, 2005, before me, TARA MIZYALU, a Notary Public in and for said State, personally appeared David Ennis, the President of Affirmative Investments, Inc., the Manager of Affirmative Nevada, LLC, the Manager of Silver Sky Assisted Living, LLC, the General Partner of Silver Sky Assisted Living, A Nevada Limited Partnership, personally known by me or proved to me on basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal the day and year in this certificate first above written.


Notary Public

commission expires 9-08-2011

David - Silver Sky

- 2 -

RECEIVED
AUG 03 2010

Exhibit "A"

That portion of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 28, Township 20 South, Range 60 East, M.D.B. & M., more particularly described as follows:

Parcel II and III as shown by map thereof on file in File 109 of Parcel Maps, page 2, in the Office of the Recorder of Clark County, Nevada.

RECEIVED
AUG 03 2010