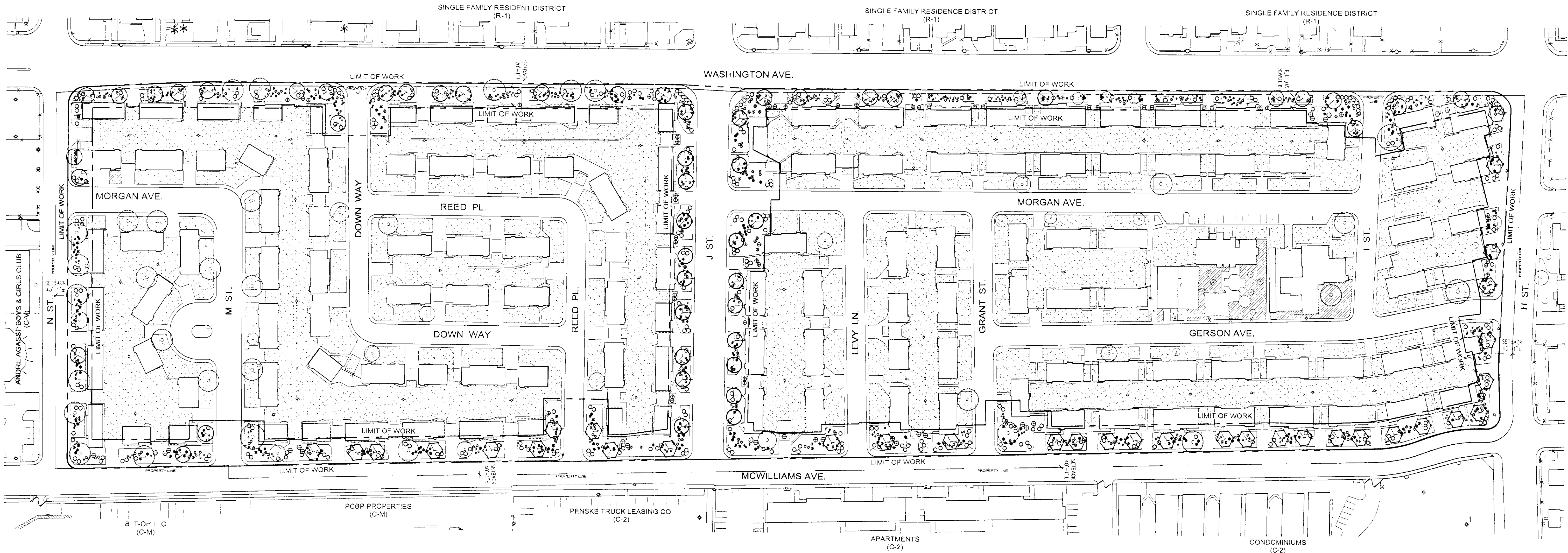




PLANTING LEGEND

TREES		
SYMBOL	BOTANICAL NAME COMMON NAME	GALLON MINIMUM SIZE
	PRUNUS VELUTINA PATERA RIO GRANDE ASH - STANDARD TRUNK	1/2" 24" BOX
	PARKINSONIA DESERT MUSEUM DESERT MUSEUM PALM VERDE - MULTI TRUNK	1/4" 24" BOX
	PROSOPIS GLANDULOSA THORNLESS TEXAS MONSIEURITE - MULTI TRUNK	1/4" 24" BOX
	EXISTING TREE PROTECT IN PLACE	

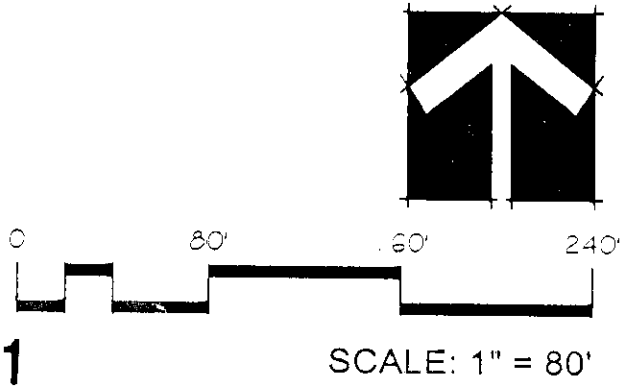
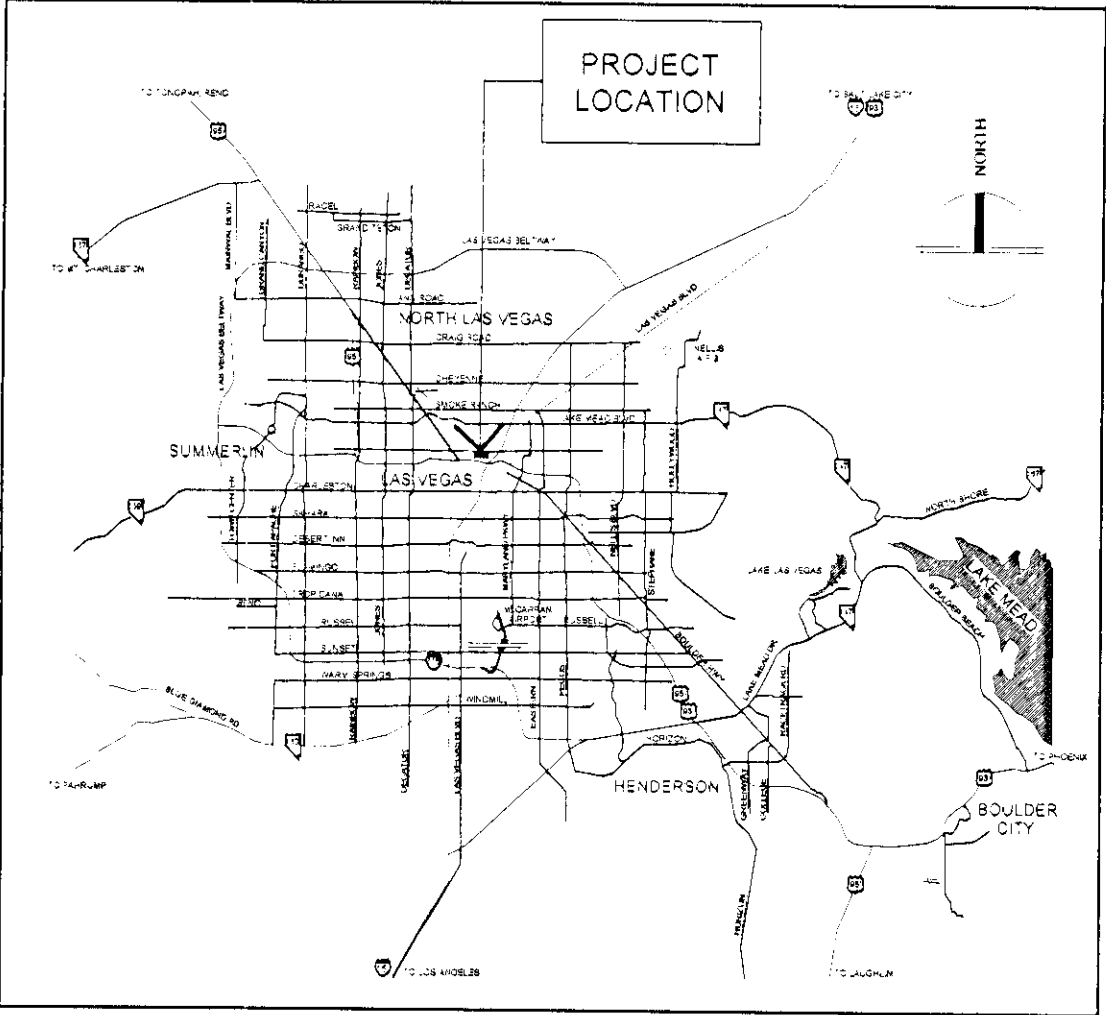
SHRUBS		
SYMBOL	BOTANICAL NAME COMMON NAME	MINIMUM SIZE
	AGAVE AMERICANA MARG VATA VARIETAL CENTURY PLANT	5 GALLON
	AGAVE VIVIPARA OCTOPUS AGAVE	5 GALLON
	CASAHUATE GUSIS YELLOW BIRD OF PARADISE	5 GALLON
	CASAHUATE PUCHERANA RED BIRD OF PARADISE	5 GALLON
	DALZARTATA SIERRA GOLD SIERRA GOLD DALEA	1 GALLON
	HESPERALOE FUNIFERA Giant HESPERALOE	5 GALLON
	HESPERALOE PARVIFLORA RED RED YUCCA	5 GALLON
	LANTANA SPECIOSA NEW GOLD GOLDEN LANTANA	1 GALLON
	LANTANA MONTEVIDENSIS PURPLE LANTANA	1 GALLON
	LEUCOPHYLLUM CANDOLUM THUNDER CLOUD VIOLET SILVER DART RANGER	5 GALLON
	LEUCOPHYLLUM ZIGOPHYLLUM MARRON CHIVARDON TEXAS RANGER	5 GALLON
	LYCOPERSICON PARVIFOLIUM VIOLET	5 GALLON
	SALVIA GREGGII COLUMBIAN SAGE	5 GALLON
	SALVIA GREGGII AUTUMN SAGE	5 GALLON
	TECOMA CHAMEDRYFOLIA PROSTRATE PROSTRATE GERMANIER	5 GALLON
	YUCCA ROSTRATA WEEPING YUCCA	5 GALLON

LANDSCAPE ELEMENTS	
SYMBOL	DESCRIPTION
	NEW LANDSCAPE AREAS
	EXISTING TURF - PROTECT IN PLACE
	EXISTING LANDSCAPE - PROTECT IN PLACE

PLANTING NOTES

2. INSTALL MINIMUM 2" LAYER OF DECOMPOSED GRANITE ROCK IN ALL LANDSCAPE AREAS WITHIN THE NEW LANDSCAPE AREAS. COLOR TO BE GOLD.
4. ANY TREE PLANTED WITHIN 5 FEET OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT GUARD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.
5. CONTRACTOR TO PRESERVE AND PROTECT EXISTING TREES AND EXISTING LANDSCAPE IDENTIFIED ON PLAN. CONTRACTOR TO PRESERVE AND PROTECT ALL LANDSCAPE OUTSIDE LIMIT OF LANDSCAPE WORK.
4. PROVIDE DRIP IRRIGATION TO ALL NEW TREES AND SHRUBS AND TO ALL EXISTING TREES WHERE TURF HAS BEEN REMOVED.

VICINITY MAP



CLIENT:

CONSULTANT:

STAMP:

MARBLE MANOR
Southern Nevada Regional
Housing Authority
Las Vegas, NV 89106

REVISIONS:

SHEET CONTENTS:

**SITE AND
LANDSCAPE
PLAN**

DRAWN BY: **ESI/CD**
REVIEWED BY: **SWS**
DATE: **October 1, 2010**
PROJECT NO: **10-011**

SHEET:

L1.00
RECEIVED

SDR-39811
11/2010 MINOR REVISION

OCT 05 2010



FEDERAL TAX

MARBLE MANOR
Southern Nevada Regional
Housing Authority
Las Vegas, NV 89106

REVIEWER

SUMLET CONTENTS

SITE AND LANDSCAPE PLAN

© 2004 Blackwell Publishing Ltd *Journal of Internal Medicine* 255: 105–112

DRAWN BY: DATE:

REVIEWED BY B. W. W.

DATE: October 1, 2010

PROJECT NO 10-03.1

NEXT.

11.00

1.00

References

1. **_____**

• *Journal of Management Education* 31(10):1039-1050

TREES		
SYMBOL	BOTANICAL NAME COMMON NAME	CALIFORNIA NATURALIZED
	FRAXINUS VELUTINA WHITE BIRCH WHITE BIRCH	1-100 100%
	PINUS PONDEROSA MOUNTAIN PINE MOUNTAIN PINE	1-100 100%
	PINUS JEFFREYI JEFFREY PINE JEFFREY PINE	1-100 100%
	PINUS PONDEROSA MOUNTAIN PINE MOUNTAIN PINE	1-100 100%
	PINUS PONDEROSA MOUNTAIN PINE MOUNTAIN PINE	1-100 100%
	PINUS PONDEROSA MOUNTAIN PINE MOUNTAIN PINE	1-100 100%
	PINUS PONDEROSA MOUNTAIN PINE MOUNTAIN PINE	1-100 100%
	PINUS PONDEROSA MOUNTAIN PINE MOUNTAIN PINE	1-100 100%

SYMBOL		BOTANICAL NAME COMMON NAME	MINIMUM SIZE
		WINE RED VASCULATED CORKY PART	5 GALLON
		NEARLY UNIFORM CORKY PART	5 GALLON
		CASHEW-LEAF YELLOW BUD OF FRUITAGE	5 GALLON
		CASHEW-LEAF RED BUD OF FRUITAGE	5 GALLON
		CHALKY PART OF BARK BARK LEAF	1 GALLON
		REFRIGERATE PLANT WAXY REFERENCE	5 GALLON
		REFRIGERATE PLANT RED WOOD	5 GALLON
		LAMINATE SPECIES WAXY WOOD	1 GALLON
		LAMINATE SPECIES PURPLE LAMINATE	1 GALLON
		UNIFORMALLY WAXY PLANT	1 GALLON
		UNIFORMALLY WAXY PLANT	5 GALLON
		UNIFORMALLY WAXY PLANT	5 GALLON
		UNIFORMALLY WAXY PLANT	5 GALLON
		UNIFORMALLY WAXY PLANT	5 GALLON

LANDSCAPE ELEMENTS	
SYMBOL	DESCRIPTION
	NEW LANDSCAPE AREAS
	EXISTING BLVD. 10' DETECT IN PLACE
	EXISTING LANDSCAPE. PROTECT IN PLACE.

2. INSTALL MINIMUM 3" LAYER OF DECOMPOSED GRANULATED IN ALL LANDSCAPE AREAS WITHIN THE NEW LANDSCAPE AREAS. COLOR TO BE GOLD.
3. ANY TREE PLANTED WITHIN 5 FEET OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT GUARD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.
4. CONTRACTOR TO PRESERVE AND PROTECT EXISTING TREES AND EXISTING LANDSCAPE IDENTIFIED ON PLAN. CONTRACTOR TO PRESERVE AND PROTECT ALL LANDSCAPE OUTSIDE LIMIT OF LANDSCAPE WORK.
5. PROVIDE Drip IRRIGATION TO ALL NEW TREES AND SHRUBS AND TO ALL EXISTING TREES WHERE TUNE HAS BEEN REMOVED.



SDR-39811

PLANNING & DEVELOPMENT



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

November 1, 2010

Mr. Amparo Gamazo
South Nevada Regional Housing Authority
340 North 11th Street
Las Vegas, Nevada 89101

**RE: SDR-39811 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - NOVEMBER 2010**

Dear Mr. Gamazo:

Your request for a Minor Site Development Plan Review TO REPLACE EXISTING TURF WITH DESERT LANDSCAPING WITHIN THE PERIMETER LANDSCAPE BUFFER AREAS on 32.16 acres at the southwest corner of Washington Avenue and "H" Street (APN 139-28-702-001), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Barlow), 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. This approval shall be void two years from the date of final approval unless a final inspection is approved. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the landscape plan date stamped 10/05/10, except as amended by conditions herein.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
4. 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. Installed landscaping shall not impede visibility of any traffic control device.

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. Freitag



Mr. Amparo Gamazo
SDR-39811 - Page Two
November 1, 2010

5. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

Public Works

6. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

This action by the Planning and Development Department staff on November 1, 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 read 'Steve Gebeke', with a long horizontal line extending to the right.

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Cassaundra Dawes
Southwick Landscape Architects
12 Commerce Center Drive
Henderson, Nevada 89014

City of Las Vegas

AGENDA MEMO

ADMINISTRATIVE MINOR REVIEW DATE: NOVEMBER 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
SDR-39811	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SDR-39811 CONDITIONS

Planning and Development

1. This approval shall be void two years from the date of final approval unless a final inspection is approved. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the landscape plan date stamped 10/05/10, except as amended by conditions herein.
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Conditions Page Two
November 2010 - Administrative Minor Review

Public Works

6. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Minor Site Development Plan Review for a proposed perimeter landscape retrofit of a Multi-Family Residential Development located on approximately 32 acres of property generally located south of Washington Avenue, north of McWilliams Avenue, between H Street and N Street. The scope of this proposal is limited to the front yards and sidewalks of the development along the southern side of Washington Avenue, the northern side of McWilliams Avenue, the western side of H Street, the eastern side of N Street, and along both sides of J Street. Specifically, the applicant is proposing to remove 3.3 acres of turf along the perimeter of the development and replace it with decomposed granite groundcover and desert appropriate foliage. All existing trees will remain in place.

The proposed landscaping and streetscape are compatible with the surrounding area, will provide a beneficial amenity for area residents and is consistent with the goals of the General Plan and the West Las Vegas Plan; therefore, staff recommends approval.

ISSUES

- The proposed landscaping seeks to remove and replace 3.3 acres of turf with decomposed granite, 24-inch box trees, and approximately 800 one-gallon and five-gallon shrubs.
- The existing elm trees will remain; however, all additional trees will consist of the following desert-appropriate species: Rio Grande Ash, Desert Museum Palo Verde, and Thornless Honey Mesquite.
- The proposed streetscape will continue the example of tree installation performed by the City of Las Vegas along Washington Avenue.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc

There is no relevant case history for the subject property.

Most Recent Change of Ownership

08/01/1985	A deed was recorded for a change in ownership.
------------	--

Related Building Permits/Business Licenses

There are no building permits or business licenses related to this request on file.

Staff Report Page Two
November 2010 - Administrative Minor Review

<i>Pre-Application Meeting</i>	
09/20/2010	A pre-application meeting was held with staff to review the requirements for the proposed landscape and streetscape retrofit of an existing public housing development. No specific concerns were raised during this meeting as there were no proposed alterations to the existing structures, roadways, or sidewalks. It was noted that the application would be proceed as a Minor site Development Plan Review so long as all landscape requirements were met.

<i>Neighborhood Meeting</i>
A neighborhood meeting is not required nor was one held.

<i>Field Check</i>	
10/15/10	A field check was performed by staff with the following observations: - The existing turf and trees are well maintained and in healthy condition. - There is a significant amount of turf along the front yards and sidewalk, but there is a shortage of mature shade cover.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	35.74
Net Acres	32.16

<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	Multi-Family Residential	ML (Medium Low Density Residential)	R-2 (Medium-Low Density Residential)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Delivery and Service Vehicle Storage	MXU (Mixed Use)	C-M (Commercial/Industrial)
	Truck Rental		C-2 (General Commercial)
	Multi-Family Residential		

Staff Report Page Three
November 2010 - Administrative Minor Review

East	Undeveloped	M (Medium Density Residential)	R-3 (Medium Density Residential)
	Church/House of Worship		
	Multi-Family Residential		
West	Community Center	PF (Public Facilities)	C-V (Civic)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
West Las Vegas Plan	X		Y
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District	X		Y
Trails – Pioneer Trail	X		Y
Rural Preservation Overlay District		X	NA
Las Vegas Redevelopment Plan Area		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

DEVELOPMENT STANDARDS

Pursuant to Title 19.12, the following landscape standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	37 Trees	32 Trees	N
• South	1 Tree / 20 Linear Feet	37 Trees	39 Trees	Y
• East	1 Tree / 20 Linear Feet	18 Trees	8 Trees	N
• West	1 Tree / 20 Linear Feet	18 Trees	11 Trees	Y
TOTAL PERIMETER TREES		110 Trees	90 Trees	N
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	10 Feet		20 Feet	Y
• South	10 Feet		30 Feet	Y
• East	10 Feet		15 Feet	Y
• West	10 Feet		10 Feet	Y

Staff Report Page Four
November 2010 - Administrative Minor Review

<i>Functional Classification of Streets</i>	<i>Governing Document</i>	<i>Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Washington Avenue: Secondary Collector	Master Plan of Streets and Highways	80 feet	Y
H Street: Secondary Collector	Master Plan of Streets and Highways	80 feet	Y

ANALYSIS

All of the existing perimeter landscaping and streetscape for the 32-acre Multi-Family Residential Development will be upgraded to conform more closely to Title 19 requirements. The upgrades are voluntary on the part of the applicant; full compliance with Title 19 Standards will be required with any future redevelopment of the site. Included with perimeter landscaping will be improvements to the streetscape and front yards along both sides of J Street. The proposed landscape retrofit consists of the removal of approximately 3.3 acres of turf which will be replaced with a decomposed granite groundcover and the installation of approximately 174 24-inch box trees and approximately 1,600 shrubs within the perimeter landscape buffers of the Marble Manor public housing development.

All of the 74 existing elm trees will remain in place, but the proposed trees and shrubs have been selected to place emphasis on desert appropriate species with low-irrigation needs. The trees proposed along Washington Avenue, and the remaining three sides of the development, will follow the example of the recently completed tree installation completed by the City of Las Vegas. The Pioneer Trail is located along a portion of the east side of the development, along H Street. The Trail was completed in 2005, but the proposed landscaping in this request will provide additional trees along the trail, increasing the pedestrian comfort. The applicant has also proposed landscaping along the east and west sides of J Street, which will help establish this street as a north-south pedestrian corridor for the 235-unit residential development.

The proposed landscaping provides a substantial aesthetic improvement to the residential development while greatly reducing the irrigation demands and solar exposure of the existing landscaping. There, staff recommends approval of this request.

FINDINGS (SDR-39811)

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. The proposed development is compatible with adjacent development and development in the area;

The proposed improvements to the perimeter landscaping and streetscape will not affect the density, size, or location of the existing Multi-Family Residential Development. The scope of the proposal consists only of removing irrigation-intensive turf and replacing it with shade trees and shrubbery. The existing Multi-Family Residential Development has been in place since 1951, and remains compatible with the adjacent development and the surrounding development in the area.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed improvements to the perimeter landscaping and streetscape will improve the pedestrian comfort and curb appeal for the community by removing irrigation-intensive turf and replacing it with shade trees and shrubbery. The landscaping is compatible with the adjacent properties and will provide a desert-appropriate replacement for turf while also providing needed shade.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

The proposed landscape retrofit will not affect the existing site access and circulation or have a negative impact on adjacent roadways or neighborhood traffic. The improved landscaping will be sensitive to site visibility zones and the improved streetscape will provide needed pedestrian accommodations for safe and comfortable travel.

4. **Building and landscape materials are appropriate for the area and for the City;**

The proposed front yard landscape and streetscape retrofit is consistent with similar desert-appropriate landscaping in the City of Las Vegas; the materials and design are not undesirable or obnoxious, but instead create an orderly and efficient experience that is compatible with the surrounding area.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The proposed landscaping will not affect the existing structures, but will provide a positive contribution to the overall aesthetic appearance of the Multi-Family Residential Development. Both the perimeter landscaping and streetscape will be improved with shade trees and shrubbery that will replace the existing turf.

Staff Report Page Six
November 2010 - Administrative Minor Review

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

The proposed development is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety, and general welfare.

APPROVALS . 0

PROTESTS 0



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

October 14, 2010

Mr. Amparo Gamazo
South Nevada Regional Housing Authority
340 North 11th Street
Las Vegas, Nevada 89101

**RE: SDR-39811 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - NOVEMBER 2010**

Dear Mr. Gamazo:

Your request for a Minor Site Development Plan Review TO REPLACE EXISTING TURF WITH DESERT LANDSCAPING WITHIN THE PERIMETER LANDSCAPE BUFFER AREAS on 32.16 acres at the southwest corner of Washington Avenue and "H" Street (APN 139-28-702-001), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Barlow), 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

cc: Ms. Cassandra Dawes
Southwick Landscape Architects
12 Commerce Center Drive
Henderson, Nevada 89014

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



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; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riekki, Survey (FM, PM, & A's only)
Date: October 20, 2010
Re: **SDR-39811** Southern Nevada Regional Housing Authority SWC Washington Ave. & "H" St.
Request for a Site Development Plan Review to replace existing turf with desert landscaping

CONDITIONS OF APPROVAL:

1. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-39811

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2nd Floor
METRO	BRIAN O'CALLAGHAN	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	2900 RONEMUS
*STREETS & SANITATION (DPW)	JERRY WALKER	2875 RONEMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2875 RONEMUS
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	HEIDI DEXHEIMER ENGINEERING DESIGN DIVISION	100 CITY PARKWAY, SUITE #700 (HAND DELIVERY ADDRESS ONLY)
CLARK COUNTY (IT) (NO PLANS)	SHARON RICE (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4th Floor
NELLIS AFB (NO PLANS)	DEBORAH MACNEILL	4430 Grissom Avenue, Building 11, Suite 103D

*** 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>**

SDPR
10/05/2010

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

SDR-39811 - SITE DEVELOPMENT PLAN REVIEW - MINOR REVIEW - APPLICANT/OWNER:
SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - Request for a Minor Site Development Plan Review TO REPLACE EXISTING TURF WITH DESERT LANDSCAPING WITHIN THE PERIMETER LANDSCAPE BUFFER AREAS on 32.16 acres at the southwest corner of Washington Avenue and "H" Street (APN 139-28-702-001), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Barlow).

MINOR REVIEW ADMINISTRATIVE: **NOVEMBER 2010**

PLANNING SUPERVISOR: **STEVE GEBEKE**



ADMINISTRATIVE

Comments Due: **OCTOBER 15, 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



PLANNING & DEVELOPMENT DEPARTMENT

PLANNER'S NOTES FOR PRE-APPLICATION CONFERENCE

SNRHA- Marble Manor Landscape Retrofit

APN:	139-28-702-001	Pre-app Date:	09/20/2010
Location:	On land bound north of McWilliams Ave, south of Washington Ave, east of N St, and west of H St.	Meeting Location:	DSC 1st Floor Conference Room - 1B
Acres:	35.74	Ward #:	5 - Barlow
Ownership Info:	City of Las Vegas Housing Authority	Phone:	(702)-
		Fax:	(702)-
		Email:	
Applicant Info:	City of Las Vegas Housing Authority	Phone:	(702)-
		Fax:	(702)-
		Email:	
Representative Info:	Southwick Landscape Architects	Phone:	(702)-597-3108
		Fax:	(702)-597-3177
		Email:	
Cases:	Permits / Licenses:		
1. N/A	1. N/A		
Proposed Use:	Landscape retrofit (remove/replace turf along streets with desert landscaping)		
General Plan:	Existing:	ML (Medium Low Density Residential)	
	Proposed:	No change proposed	
Zoning:	Existing:	R-2 (Medium Low Density Residential)	
	Proposed:	No change proposed	
Special Area, Master Plans, and / or Overlay Districts that Apply:	N/A		
	Special Land Use Designation (per plan): N/A		
Questions / Comments:	1.		

RECEIVED
OCT 05 2010



CITY OF LAS VEGAS

- ☒ **Meeting**
☐ **Conversation Record**
☐ **Telephone**

Page: 1 of 1
Date: 09/20/10
Time: 10:00 a.m.

Project Name: SNHA- Marble Manor Landscape Retrofit

Conversation between CLV P&D Representative: Mike Howe, Planner I (229-6821 Office / 385-7268 Fax / mphowe@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Yorgo Kagafas	CLV - Planning & Development	229-6196		
2.				
3.				
4.				
5.				
6.	CLV - Finance (Business License)	229-6321	383-0769	
7.	CLV - PW - Dev Co	229-6578	474-7599	
8.	CLV - PW - Traffic	229-6901 / 6880		
9.	CLV - PW - Flood	229-6541	382-8551	
10.	CLV - Building and Safety	229-6251	382-1731	
11.	CLV - Fire and Rescue	229-0366	229-0124	
12.	CLV - Office of Business Development	229-6551	385-3128	

OR: ☐ see Meeting Attendance Sheet

Is this project intended to meet the City of Las Vegas Green Building Rebate Program? ☐ YES ☒ NO
If yes, please address how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered by the City of Las Vegas.

The following Special Area/Master Plan(s)/Overlay District(s) apply to the project site: N/A

Meeting Notes:

1. Property completed in 1951, maintains the ML (Medium Low Residential) land use and is located within the R-2 (Residential) zoning district.
2. Per 19.12.030 (G)1, Multi-Family Residential Districts are limited to 30% use of turf for the total landscapable area.
3. Per 19.12.040 (A)1, Multi-Family Residential requires a 10-foot wide perimeter landscape buffer when adjacent to right-of-way. If across the street from an existing SFR use or district, then the buffer shall be increased to 15 feet.
4. A 6-foot wide landscape buffer is required along interior lot lines, unless the building setbacks are more restrictive.
5. Tree Requirements: one 24"-box sized tree per 20 linear feet.
6. Shrub Requirements: Four 5-gallon shrubs per 24"-box tree
7. Ground Cover Requirements: Ground covers shall be installed in all landscaped areas. Non-vegetative ground covers shall include, without limitation, rocks and small stones, crushed rock and bark, installed to a minimum depth of two inches in all areas.

Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:

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

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

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

OCT 05 2010

Pre-Application Conference Item Required YES NO		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST			
APPLICATION PACKET					
☒	☐	Application signed and notarized by all property owners or authorized agent(s)		NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." -> "Apply for -> Planning Applications")	
☒	☐	Grant deed and legal description			
☒	☐	Detailed justification letter			
☒	☐	Original meeting notes and checklist(s) signed by planner			
☒	☐	Correct fee(s): \$ 500.00 (Application) + \$ 0.00 (Notification) + \$ 0.00 (Recordation) = \$ 500.00 Total			
☒	☐	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)			
☐	☒	Development Impact Notice and Assessment (DINA)			
☐	☒	Project of Regional Significance (PRS)			
☐	☒	Color & Materials Board per Site Development Plan Review Submittal Requirements			
☐	☒	Copy of Business Licenses: (Owner: ☐ Applicant: ☐ Representative: ☐)			
ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)					
SITE PLAN					
☒	☐	11" x 17" min. to 24" x 36" max. page size		Folded Plans:	6
☒	☐	North arrow, scale, and vicinity map		Colored, Rolled Plans:	1
☒	☐	All property lines and present dimensions labeled		Reduced Copy (8-1/2x11 BW):	1
☒	☐	All building setbacks labeled		NOTES: SITE/LANDSCAPE PLANS CAN BE COMBINED	
☒	☐	All adjacent existing land uses and street names labeled			
☒	☐	All points of ingress and egress shown			
☐	☒	ADA accessibility requirements shown/labeled			
☐	☒	Parking standard(s) utilized: SFR			
☐	☒	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total			
☐	☒	All free-standing sign locations shown and heights and sizes noted			
LANDSCAPE PLAN					
☒	☐	11" x 17" min. to 24" x 36" max. page size		Folded Plans:	1
☒	☐	North arrow, scale, and vicinity map		Colored, Rolled Plans:	1
☒	☐	All property lines and present dimensions labeled		Reduced Copy (8-1/2x11 BW):	1
☒	☐	All required perimeter landscape planters shown		NOTES:	
☒	☐	All required parking lot fingers/islands shown			
☒	☐	Quantity, size, species/variety of all trees, shrubs, and ground cover			
BUILDING ELEVATIONS					
☐	☒	11" x 17" min. to 24" x 36" max. page size		Folded Plans:	0
☐	☒	Scale and building dimensions labeled		Colored, Rolled Plans:	0
☐	☒	North, south, east, and west elevations of all buildings		Reduced Copy (8-1/2x11 BW):	0
☐	☒	All building materials and colors noted		NOTES:	
☐	☒	8" x 10" photo of original color and material board			
☐	☒	All wall sign locations shown and sizes noted			
FLOOR PLANS					
☐	☒	11" x 17" min. to 24" x 36" max. page size		Folded Plans:	0
☐	☒	Scale and building dimensions labeled		Rolled Plans:	0
☐	☒	All building entrances/exits shown		Reduced Copy (8-1/2x11 BW):	0
☐	☒	Use of all rooms noted/labeled		NOTES:	
☐	☒	Maximum Occupancy (per I.B.C.)			
☐	☒	Seating Capacity (where applicable)			
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.					
Owner / Applicant:		Housing Authority City of LV/SNRHA		Application Type:	
Representative:		Southwick Landscape Architects		Application Purpose:	
APN:		139-28-702-001		Site Location:	
Planner's Signature:				On land bound north of McWilliams Ave, south of Washington Ave, east of N St, and west of H St.	
Planner:				Mike Howe, Planner I - 229-6821	
		Pre-App. Meeting Date:		9/20/2010 OCT 05 2010	
		Submittal Deadline:		10/05/10 - no later than 2:00 pm	
		Earliest PC / CC Meeting Dates:		11/18/10 PC - 12/15/10 CC - Cycle 9	

YK

Report Date 10/05/2010 03:50 PM

Submitted By

Page 1

A/P # 39811 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	10/05/2010 11:13	970634	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-39811 - SITE DEVELOPMENT PLAN REVIEW - MINOR REVIEW - APPLICANT/OWNER: SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - Request for a Minor Review TO REPLACE THE EXISTING TURF WITH DESERT LANDSCAPING WITHIN THE PERIMETER LANDSCAPE BUFFER on 32.16 acres at the southwest corner of Washington Avenue and H Street (APN 139-28-702-001), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Barlow).

Parent A/P #

Project # 39811 Project/Phase Name LANDSCAPE RETROFIT FOR MARBLE Phase #
Size/Area 3.30 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13928702001

Location

Owner/Tenant

Contact ID AC1298337 Name HOUSING AUTHORITY CITY OF LV
Mailing Address P O BOX 1897 Organization
City LAS VEGAS State/Province NV
ZIP/PC 89125-1897 Country ☐ Foreign
Day Phone (702)799-6435 x Evening Phone
Fax (702)799-5436 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

1226 DOWN WAY
LAS VEGAS, 89106-

1233 DOWN WAY
LAS VEGAS, 89106-

833 DOWN WAY
LAS VEGAS, 89106-

1224 DOWN WAY
LAS VEGAS, 89106-

912 GERSON AVE
LAS VEGAS, 89106-

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Address	Parcel Link	AP Link
916 GERSON AVE LAS VEGAS, 89106-		
923 GERSON AVE LAS VEGAS, 89106-		
815 GRANT ST LAS VEGAS, 89106-		
801 GRANT ST LAS VEGAS, 89106-		
802 GRANT ST LAS VEGAS, 89106-		
815 H ST LAS VEGAS, 89106-		
817 H ST LAS VEGAS, 89106-		
819 H ST LAS VEGAS, 89106-		
820 I ST LAS VEGAS, 89106-		
814 I ST LAS VEGAS, 89106-		
816 I ST LAS VEGAS, 89106-		
818 I ST LAS VEGAS, 89106-		
811 I ST LAS VEGAS, 89106-		
840 J ST LAS VEGAS, 89106-		
824 LEVY LN LAS VEGAS, 89106-		

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Address

Parcel Link

APN Link

823 LEVY LN
LAS VEGAS, 89106-

800 LEVY LN
LAS VEGAS, 89106-

818 M ST
LAS VEGAS, 89106-

804 W MCWILLIAMS AVE
LAS VEGAS, 89106-

900 W MCWILLIAMS AVE
LAS VEGAS, 89106-

902 W MCWILLIAMS AVE
LAS VEGAS, 89106-

904 W MCWILLIAMS AVE
LAS VEGAS, 89106-

906 W MCWILLIAMS AVE
LAS VEGAS, 89106-

908 W MCWILLIAMS AVE
LAS VEGAS, 89106-

910 W MCWILLIAMS AVE
LAS VEGAS, 89106-

912 W MCWILLIAMS AVE
LAS VEGAS, 89106-

914 W MCWILLIAMS AVE
LAS VEGAS, 89106-

916 W MCWILLIAMS AVE
LAS VEGAS, 89106-

918 W MCWILLIAMS AVE
LAS VEGAS, 89106-

920 W MCWILLIAMS AVE
LAS VEGAS, 89106-

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Address	Parcel Link	AP Link
922 W MCWILLIAMS AVE LAS VEGAS, 89106-		
806 W MCWILLIAMS AVE LAS VEGAS, 89106-		
802 W MCWILLIAMS AVE LAS VEGAS, 89106-		
1310 W MCWILLIAMS AVE LAS VEGAS, 89106-		
800 W MCWILLIAMS AVE LAS VEGAS, 89106-		
1314 W MCWILLIAMS AVE LAS VEGAS, 89106-		
930 MORGAN AVE LAS VEGAS, 89106-		
912 MORGAN AVE LAS VEGAS, 89106-		
1119 MORGAN AVE LAS VEGAS, 89106-		
1115 MORGAN AVE LAS VEGAS, 89106-		
1320 MORGAN AVE LAS VEGAS, 89106-		
811 MORGAN AVE LAS VEGAS, 89106-		
909 MORGAN AVE LAS VEGAS, 89106-		
820 N ST LAS VEGAS, 89106-		
800 N ST LAS VEGAS, 89106-		

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Submitted By

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Address

Parcel Link

AP Link

804 N ST
LAS VEGAS, 89106-

808 N ST
LAS VEGAS, 89106-

812 N ST
LAS VEGAS, 89106-

816 N ST
LAS VEGAS, 89106-

824 N ST
LAS VEGAS, 89106-

828 N ST
LAS VEGAS, 89106-

1219 REED PL
LAS VEGAS, 89106-

812 REED PL
LAS VEGAS, 89106-

1228 REED PL
LAS VEGAS, 89106-

818 REED PL
LAS VEGAS, 89106-

1215 W WASHINGTON AVE
LAS VEGAS, 89106-

1225 W WASHINGTON AVE
LAS VEGAS, 89106-

1325 W WASHINGTON AVE
LAS VEGAS, 89106-

AP Addresses

No Other Addresses are associated to this Application

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**SDR Application****Report Date** 10/05/2010 03:50 PM**Submitted By**

Page 6

Linked Parcels

No Parcels are linked to this Application

AP Linked Parcels

13928702001

Applicants/Contacts**Primary** N **Capacity** OWNER **Contact ID** AC1298337 ☐ **Foreign****Effective** **Expire****Name** HOUSING AUTHORITY CITY OF LV**Day Phone** (702)799-6435 x**Pager** **Eve Phone****Fax** (702)799-5436 **PIN #****E-Mail** **Organization****Address** P O BOX 1897
LAS VEGAS, NV 89125-1897**Seasonal Addr****Valid From** **To****Comments** No Comments**Primary** Y **Capacity** APPL **Contact ID** AC1828129 ☐ **Foreign****Effective** **Expire****Name** SOUTHWICK LANDSCAPE ARCHITECTS**Day Phone** (702)597-3108 x**Pager** **Eve Phone****Fax** (702)597-3177 **PIN #** **Organization****E-Mail** **Position****Address** 12 COMMERCE CENTER DRIVE
HENDERSON, NV 89014**Seasonal Addr****Valid From** **To****Comments** No Comments**Contractors**

No Contractors

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	10/05/2010 11:29	500.00
Total Unpaid	0.00	Total Paid	500.00

Inspections

There are no inspections for this Report

Review Activities

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

Comments

Report Date 10/05/2010 03:50 PM

Submitted By

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Review Activities Review # Comments	Review Type	#	Status	Valued	Issued	Started	Completed	Comp By
413210	DEVCO	1	Incomplete	☐	10/05/2010 11:30			
413211	B&S PLAN	1	Incomplete	☐	10/05/2010 11:30			
413212	FLOOD	1	Incomplete	☐	10/05/2010 11:30			
413213	ROW	1	Incomplete	☐	10/05/2010 11:30			
413214	TRAFFIC	1	Incomplete	☐	10/05/2010 11:30			
413215	TEFO	1	Incomplete	☐	10/05/2010 11:30			
413216	SURVEY	1	Incomplete	☐	10/05/2010 11:30			
413217	SID	1	Incomplete	☐	10/05/2010 11:30			
413218	SEWER	1	Incomplete	☐	10/05/2010 11:30			
413219	LAND DEV	1	Incomplete	☐	10/05/2010 11:30			
413220	FIRE ENG	1	Incomplete	☐	10/05/2010 11:30			

Activity/Review Details

Detail SUBMITTAL CHECKLIST (SDR)

Modified By LMAYNARD

Modified Date/Time 10/05/2010 13:45

Comments

Business license information not required as per pre app check list. No building elevations or floor plans required.

Deed for property and signature of Interim Executive Director was OK as per Senior Planner on PC team.

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 | N Building Elevations (1 Folded, 1 Rolled Color) |
| Y Justification Letter | N Floor Plan (1 Folded, 1 Rolled) |
| N Color and Material Board | Y Laser Print Site Plan |
| N DINA (Not Always Required) | N Laser Print Floor Plan |
| Y Statement of Financial Interest | N Laser Print Elevation |

N Business Licensing Requirements Met

N Business License Exempt

Check Conditions Condition Supervisor Required	Approval Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
No Conditions					
Project#	AP Type	Status	Stage	Relation	
No children exist for this project					
Planning Condition	Description	Effective	Expire	Comments	

Report Date 10/05/2010 03:50 PM

Submitted By

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SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance?

N Parent Project link required?

N Will this go to the City Council?

is there a condition of approval for a Required Review?

Hearing Type

Public, Non-Public, Admin ADMIN

If yes, when does it need to be reviewed?

Staff Recommendation

Meeting Information

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
11/18/2010	ADMIN	SCHEDULED		0	0	0
LMAYNARD	10/05/2010					

Template Type	AP #	AP Type	Status	Stage
No children exist for this project				

Employee 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#	970040	10/05/2010 11:29		0.00
CASSANDRA DAWES, 702.597.3108, HOUSING AUTHORITY OF THE CITY OF LAS VEGAS CK 255334					

No Model Home Details

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Minor Amendment
 Project Address (Location) 802 McWilliams Avenue, Las Vegas, NV 89106
 Project Name Marble Manor Proposed Use no change in use
 Assessor's Parcel #(s) 139-28-702-001 Ward # 5
 General Plan: existing ML proposed n/a Zoning: existing R-2 proposed n/a
 Commercial Square Footage n/a Floor Area Ratio n/a
 Gross Acres n/a Lots/Units n/a Density n/a
 Additional Information Existing development's landscape to be retrofited on portions of site

PROPERTY OWNER S NV Regional Housing Authority Contact Amparo Gamazo
 Address 340 N. 11th Street Phone: (702) 922-6060 Fax: (702) 922-6080
 City Las Vegas State NV Zip 89101
 E-mail Address amgamazo@haciv.org

APPLICANT Southern NV Regional Housing Authority Contact Amparo Gamazo
 Address 340 N. 11th Street Phone: (702) 922-6060 Fax: (702) 922-6080
 City Las Vegas State NV Zip 89101
 E-mail Address amgamazo@haciv.org

REPRESENTATIVE Southwick Landscape Architects Contact Cassandra Dawes
 Address 12 Commerce Center Drive Phone: (702) 597-3108 Fax: (702) 597-3177
 City Henderson State NV Zip 89014
 E-mail Address cassid@southwickla.com

Property Owner Signature Carl O. Rowe

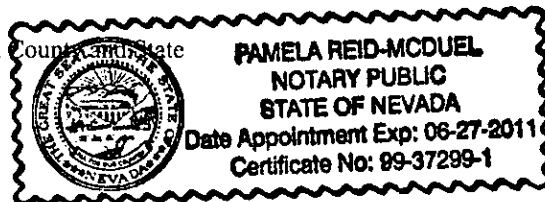
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Carl O. Rowe, Interim Executive Director

Subscribed and sworn before me

This 24th day of September, 2010
Pamela Reid-McDuel

Notary Public in and for said County, State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SDR-39811</u>
Meeting Date:	<u>11/18/10</u>
Total Fee:	<u>500.00</u>
Date Received:*	<u>10/5/10</u>
Received By:	<u>LHM</u>

RECEIVED

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

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-39811** APN: 139-28-702-001

Name of Property Owner: Southern Nevada Regional Housing Authority

Name of Applicant: Southern Nevada Regional Housing Authority (Amparo Gamazo)

Name of Representative: Southwick Landscape Architects (Cassandra Dawes)

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

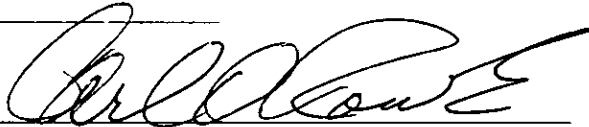
☒ No

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): _____

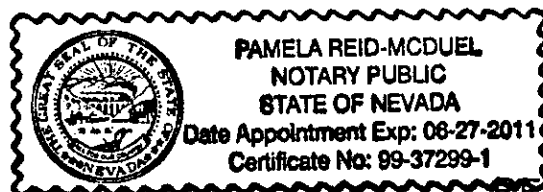
APN: _____

Signature of Property Owner: 

Print Name: Carl O. Rowe, Interim Executive Director

Subscribed and sworn before me

This 24th day of Sept, 2010
Pamela Reid-McDuel
Notary Public in and for said County and State



RECEIVED

October 4, 2010

City of Las Vegas
Planning & Development Department
731 South Fourth Street
Las Vegas, NV 89101



RE: Marble Manor Landscape Retrofit
Justification Letter

Ladies and Gentlemen,

We respectfully request a Minor Amendment for the Marble Manor Landscape Retrofit project.

Project Description: Marble Manor is an existing housing development that is operated by the Southern Nevada Regional Housing Authority (formerly the Housing Authority of the City of Las Vegas). Marble Manor is an existing 37.74 acres site, built in the 1950's, located between Washington Avenue & McWilliams Avenue and between H Street & N Street. It consists of 235 dwelling units in 132 buildings, plus 3 community buildings. The zoning designation for the property is R-2. The property consists of single family and double family homes. The current layout of the dwelling units is suggestive of current single family developments in Las Vegas. The existing landscape of the buildings is all lawn with the exception of the management office building and some of the community buildings. There are approximately 74 existing trees on the entire site.

At the time that Marble Manor was built, there were no landscape standards for the City of Las Vegas that I am aware of.

Landscape Retrofit Project: The Southern Nevada Regional Housing Authority (SNRHA) would like to remove the lawn in the front yards of the buildings along Washington Avenue, N Street, McWilliams Avenue, H Street and J Street and replace the existing landscape with desert landscaping. This is approximately 3.3 acres of landscape that would be retrofitted. The intents are to provide a more attractive front door experience and streetscape for the residents and passers-by and to reduce water use and maintenance.

The SNRHA would like to provide one tree per dwelling unit as is suggested by the existing landscape and following the example of tree installation that the City of Las Vegas provided recently along Washington Avenue. This would provide approximately 2 trees per building. All existing trees would be protected in place. The number of shrubs currently planned for the landscape averages to approximately 8 to 10 shrubs per dwelling unit.

The SNRHA has a limited budget and therefore the final design and landscape areas to be retrofitted will be ultimately determined by the budget.

Should you have any questions, please feel free to contact me at our office at 597-3108.

Sincerely,


Cassandra Dawes, ASLA
NV RLA #579

SDR-39811
RECEIVED

85-3

APN#: 139-20-802-008, con't. on Exhibit "B"

RECORDING REQUESTED BY:

Marquis & Aurbach
10001 Park Run Drive
Las Vegas, Nevada 89145
Attention: Sally L. Galati

**WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENT TO:**

Southern Nevada Regional Housing Authority
Attn: Carl Rowe
340 N. 11th Street, Ste. 170
Las Vegas, NV 89101

Inst #: 201002050000460

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

RPTT: \$0.00 Ex: #002

02/05/2010 09:08:20 AM

Receipt #: 221683

Requestor:

MARQUIS & AURBACH

Recorded By: JRV Pgs: 85

DEBBIE CONWAY

CLARK COUNTY RECORDER

GRANT, BARGAIN AND SALE DEED

For Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Housing Authority of the City of Las Vegas ("Grantor"), with an address of 340 N. 11th Street, Ste. 170, Las Vegas, NV 89101, hereby grants, bargains, sells and conveys to Southern Nevada Regional Housing Authority ("Grantee"), with an address of 340 N. 11th Street, Ste. 170, Las Vegas, NV 89101, that certain real property located in Clark County, Nevada as more particularly described on the attached Exhibit "A", attached hereto and incorporated herein by this reference, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging and in any way appertaining.

SUBJECT ONLY TO:

All matters of record including but not limited to the Declarations of Trust from Housing Authority of the City of Las Vegas to U.S. Department of Housing and Urban Development Office of Public and Indian Housing.

[SIGNATURE ON FOLLOWING PAGE]

RECEIVED

OCT 05 2010

DATED as of this 30th day of December, 2009.

Grantor



By: Executive Director
Housing Authority of the City of Las Vegas

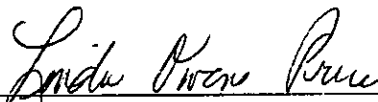
Carl O. Rowe

ACKNOWLEDGMENT

STATE OF NEVADA)

COUNTY OF CLARK)

The foregoing instrument was acknowledged before me this 30th day of December, 2009, by Carl O. Rowe, as Executive Director of the Housing Authority of the City of Las Vegas.



Notary Public

My Commission Expires:



Mail Tax statement to:
Southern Nevada Regional Housing authority
340 N. 11th street
Las Vegas, NV 89101

RECEIVED

OCT 05 2010

Exhibit "A"
Legal Description

2120 VEGAS DRIVE (139-20-802-008)

The South Half (S ½) of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 20, Township 20 South, Range 61 East, M.D.M.

Except therefrom that parcel described as follows:

Commencing at the Southeast corner of said Section 20; thence South 89°22'25" West along the South line thereof a distance of 30.00 feet to a point thence North 0°33'25" West, parallel with the East line of said Section 20, a distance of 40.00 feet to the true point of beginning; thence continuing North 0°33'25" West along the last described course a distance of 145.55 feet to a point; thence South 89°28'43" West a distance of 149.64 feet to a point; thence South 0°33'25" East a distance of 145.80 feet to a point; thence North 89°22'25" East a distance of 149.64 feet to the true point of beginning.

Also except therefrom that parcel described as follows:

Commencing at the Southeast corner of said Section 20; thence South 89°22'25" West along the South line thereof a distance of 30.00 feet to a point; thence North 0°33'25" West, parallel with the East line of said Section 20, a distance of 185.55 feet to the true point of beginning; thence continuing North 0°33'25" West along the last described course a distance of 144.00 feet to a point; thence South 89°34'31" West a distance of 184.00 feet to a point; thence South 0°33'25" East a distance of 144.31 feet to a point; thence North 89°28'43" East a distance of 184.00 feet to the true point of beginning.

Also except therefrom that parcel described as follows:

The South 50.00 feet of the South Half (S ½) of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 20, Township 20 South, Range 61 East, M.D.M., Nevada; except the North 10.00 feet of the South 50.00 feet of the West 149.64 feet of the East 179.64 feet thereof as conveyed to the County of Clark for road purposes.

800 W. MCWILLIAMS AVE. (139-28-702-001)
(see attached)

PARCEL 1:

THAT PORTION OF THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 28;

THENCE SOUTH 02°25'59" WEST ALONG THE EAST LINE THEREOF, 84.82 FEET;

THENCE NORTH 87°51'36" WEST, DEPARTING SAID EAST LINE, 70.99 FEET;

THENCE NORTH 43°58'20" WEST, 88.05 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 88.00 FEET OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 28;

THENCE SOUTH 89°52'57" WEST, ALONG SAID SOUTH LINE, 150.23 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°25'38", AN ARC DISTANCE OF 30.52 FEET TO A POINT OF NON-TANGENCY TO WHICH A RADIAL LINE BEARS NORTH 87°32'41" WEST;

THENCE SOUTH 87°28'16" WEST, 41.11 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET TO WHICH A RADIAL LINE BEARS SOUTH 87°44'02" EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 82°23'01", AN ARC DISTANCE OF 32.25 FEET TO THE POINT OF TANGENCY ON THE SOUTH LINE OF THE NORTH 88.00 FEET OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 28;

THENCE SOUTH 89°52'57" WEST, ALONG SAID SOUTH LINE, 989.28 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°07'06", AN ARC DISTANCE OF 38.89 FEET TO A POINT OF NON-TANGENCY TO WHICH A RADIAL LINE BEARS NORTH 89°14'11" WEST;

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THENCE SOUTH 89°5658' WEST, 61.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET;
THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°21'25", AN ARC DISTANCE OF 39.43 FEET TO THE POINT OF TANGENCY ON THE SOUTH RIGHT-OF-WAY LINE OF WASHINGTON AVENUE DESCRIBED IN DEED RECORDED AUGUST 23, 1948 AS INSTRUMENT 0231835 IN BOOK 44 OF OFFICIAL RECORDS IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA;
THENCE SOUTH 89°54'06" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 68.80 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL DESCRIBED IN DEED RECORDED AS INSTRUMENT 0231835 IN BOOK 44 OF OFFICIAL RECORDS;
THENCE NORTH 00°29'59" EAST ALONG SAID EAST LINE, 33.51 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 28;
THENCE NORTH 89°52'57" EAST ALONG SAID NORTH LINE, 1842.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 59,357 SQUARE FEET OR 1.225 ACRES, MORE OR LESS.

PARCEL 2:

THAT PORTION OF THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 28;

THENCE NORTH 89°51'50" EAST ALONG THE NORTH LINE THEREOF, 294.05 FEET TO A POINT ON THE CENTERLINE OF "N" STREET AS SHOWN BY MAP OF "BONANZA TERRACE" ON FILE IN BOOK 5, PAGE 20 OF PLATS IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA;

THENCE SOUTH 00°11'06" EAST ALONG THE SOUTHERLY PROLONGATION OF SAID CENTERLINE, 31.18 FEET TO THE POINT OF BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF WASHINGTON AVENUE AS DESCRIBED IN DEED RECORDED AUGUST 23, 1948 AS INSTRUMENT 231835 IN BOOK 44 OF OFFICIAL RECORDS IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA;

THENCE SOUTH 89°54'06" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 185.22 FEET;
THENCE SOUTH 87°03'58" WEST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, 138.08 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°15'38", AN ARC DISTANCE OF 88.07 FEET TO A POINT OF NON-TANGENCY TO WHICH A RADIAL LINE BEARS SOUTH 89°48'20" WEST;

THENCE SOUTH 89°48'20" WEST ALONG THE WESTERLY PROLONGATION OF SAID RADIAL LINE, 25.51 FEET TO A POINT ON THE EAST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEDICATION RECORDED FEBRUARY 24, 1970 AS INSTRUMENT 03801 IN BOOK 13 OF OFFICIAL RECORDS IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA;

THENCE NORTH 00°11'06" WEST ALONG SAID EAST LINE, 32.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 1621 SQUARE FEET OR 0.037 ACRES, MORE OR LESS.

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PARCEL 3:

THAT PORTION OF THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 61 EAST, MDLM, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SUB SECTION 24;

THENCE NORTH 89°51'00" EAST ALONG THE NORTH LINE THEREOF, 284.05 FEET TO A POINT ON THE CENTRAL LINE OF "N" STREET AS SHOWN BY MAP OF BONANZA TERRACE ON FILE IN BOOK 6, PAGE 80 OF PLATS IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA;

THENCE SOUTH 00°11'00" EAST ALONG THE SOUTHERLY PROLONGATION OF SAID CENTRAL LINE, 91.18 FEET TO A POINT ON THE SOUTHWEST-OF-WAY LINE OF WASHINGTON AVENUE AS DESCRIBED IN DEED RECORDED AUGUST 24, 1949 AS INSTRUMENT 251635 IN BOOK 44 OF OFFICIAL RECORDS IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA;

THENCE SOUTH 89°54'00" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 44.81 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°54'00" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 80.89 FEET TO A POINT OF CURVE ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 200.0 FEET TO WHICH A RADIAL LINE BEARS NORTH 00°48'04" EAST, THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 80°51'00", AN ARC DISTANCE OF 81.72 FEET TO A POINT OF NON-TANGENCY TO WHICH A RADIAL LINE BEARS SOUTH 89°18'00" WEST;

THENCE NORTH 89°00'00" WEST, 40.87 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 200.0 FEET TO WHICH A RADIAL LINE BEARS NORTH 89°08'21" EAST, THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°02'27", AN ARC LENGTH OF 81.08 FEET TO THE POINT OF BEGINNING AND BEING TANGENT TO THE SOUTH RIGHT-OF-WAY LINE OF WASHINGTON AVENUE.

CONTAINING 808 SQUARE FEET OR 0.023 ACRES, MORE OR LESS.

TOTAL COMBINED AREA OF PARCELS 1, 2, AND 3 IS 85,998 SQUARE FEET OR 1.239 ACRES, MORE OR LESS.

BASIS OF BEARING
NORTH 89°52'00" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 61 EAST, MDLM, CLARK COUNTY, NEVADA, AS SHOWN ON MAP ON FILE IN FILE 77, PAGE 80 OF PARCEL MAPS IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA.

NOTE: THIS LEGAL DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED FOR THE PURPOSE OF SUBDIVIDING LAND NOT IN CONFORMANCE WITH NEVADA REVESED STATUTES.

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