

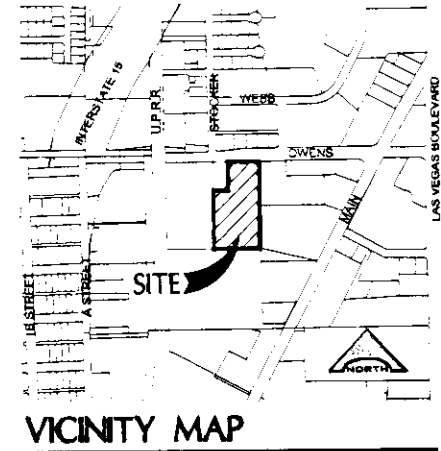
SKY VIEW PINES FAMILY APARTMENTS

FOR NEVADA H.A.N.D., INC.

MAIN STREET

N89°42'26"E 1330.14'
(BASIS OF BEARINGS)

OCT 27 2010

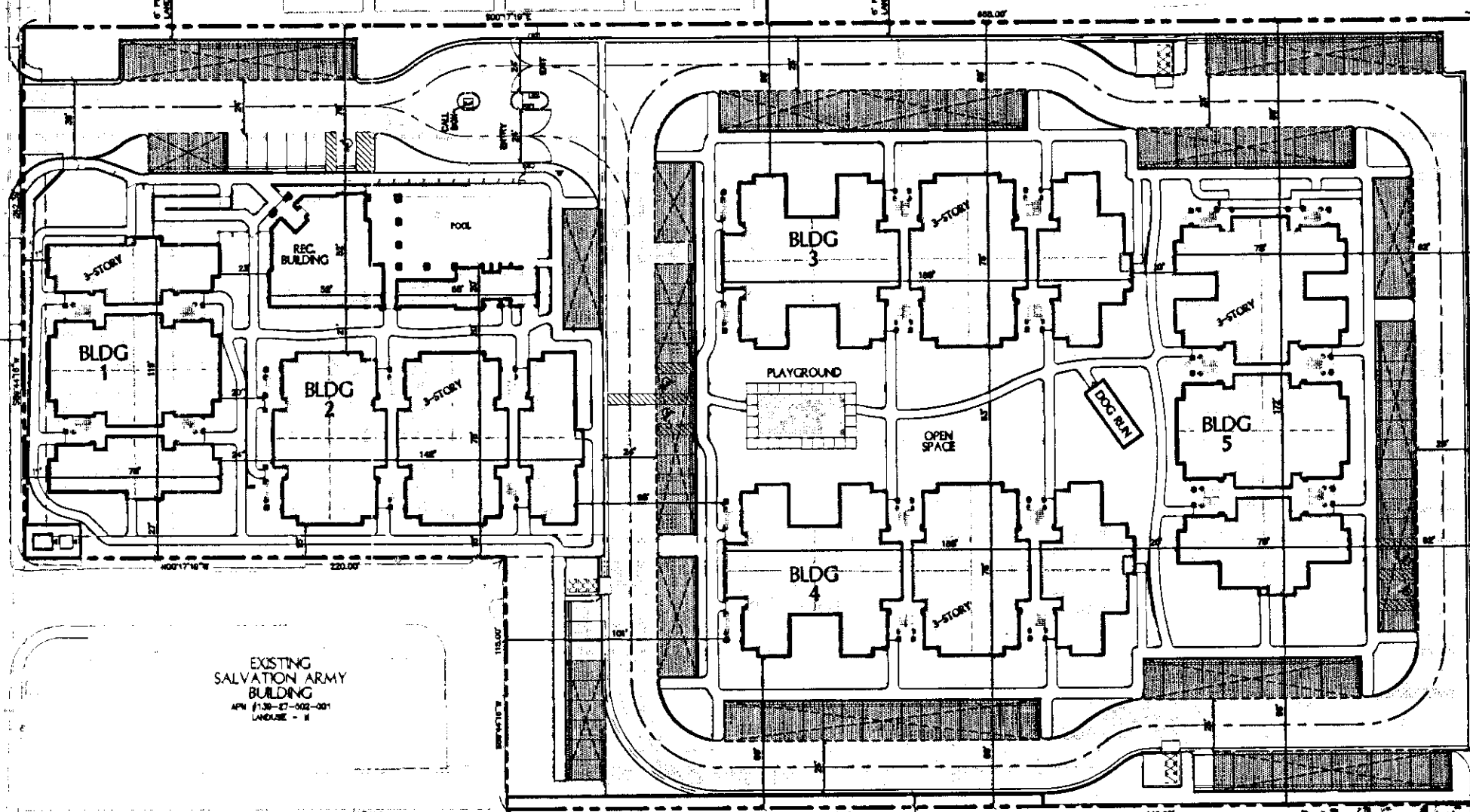


SEC. 27, T. 20 S., R. 61 E.

OWENS AVENUE

HORIZON CREST
FAMILY APARTMENTS
DEVELOPED BY NEVADA H.A.N.D., INC.
APN #130-27-002-018
LANDUSE - R-6

HELP LAS VEGAS
HOUSING CORP.
APN #130-27-002-021
LANDUSE - R-6



EXISTING
SALVATION ARMY
BUILDING
APN #130-27-002-001
LANDUSE - M

EXISTING
SALVATION ARMY
BUILDINGS
APN #130-27-002-002
LANDUSE - M

TABULATION:

AFFORDABLE HOUSING
APN #130-27-002-003
CURRENT ZONING R-6
ACREAGE 4.52 ACRES
TOTAL NUMBER OF BUILDINGS 5 BLDG FAMILY & 1 REC CENTER
TOTAL NUMBER OF UNITS 211
D.U.A.

OPEN SPACE REQUIREMENTS

REQUIRED OPEN SPACE (20%) 0.91 ACRES
PROVIDED OPEN SPACE 0.76 ACRES

PARKING REQUIREMENTS

TOTAL REQUIRED PARKING 228 P.S.
88 - 1 BEDROOM UNITS (88x1.25=110)
48 - 2 BEDROOM UNITS (48x1.75=84)
QUEST PARKING (144/8=24)
TOTAL PROVIDED PARKING 158 P.S.
UNCOVERED PARKING SPACES (71 P.S.)
UNCOVERED HANDICAP ACCESSIBLE SPACES (1 P.S.)
COVERED PARKING SPACES (138 P.S.)
COVERED HANDICAP ACCESSIBLE SPACES (8 P.S.)

SETBACKS

FRONT 5'-0"
SIDE 5'-0"
REAR 5'-0"

VAR-40088
12/16/10 PC

LEGAL DESCRIPTION

BEING A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, T. 20 S., R. 61 E., NEAR CLARK COUNTY, NEVADA.

OWNER
SKY VIEW PINES LIMITED PARTNERSHIP
250 E. MAIN SPRINGS RD., STE. 101
LAS VEGAS, NEVADA 89118
(702) 730-3345

DEVELOPER
NEVADA H.A.N.D., INC.
250 E. MAIN SPRINGS RD., STE. 101
LAS VEGAS, NEVADA 89118
(702) 730-3345

L. R. NELSON CONSULTING ENGINEERS, INC.

6785 West Russell Road, Suite 200
Las Vegas, Nevada 89118
(702) 730-3345
(702) 411-2246 FAX

SKY VIEW PINES FAMILY APTS.
FOR
NEVADA H.A.N.D., INC.
CITY OF LAS VEGAS NEVADA

SHEET NUMBER

1

OF 1 SHEETS
818-017-083

SKY VIEW PINES FAMILY APARTMENTS

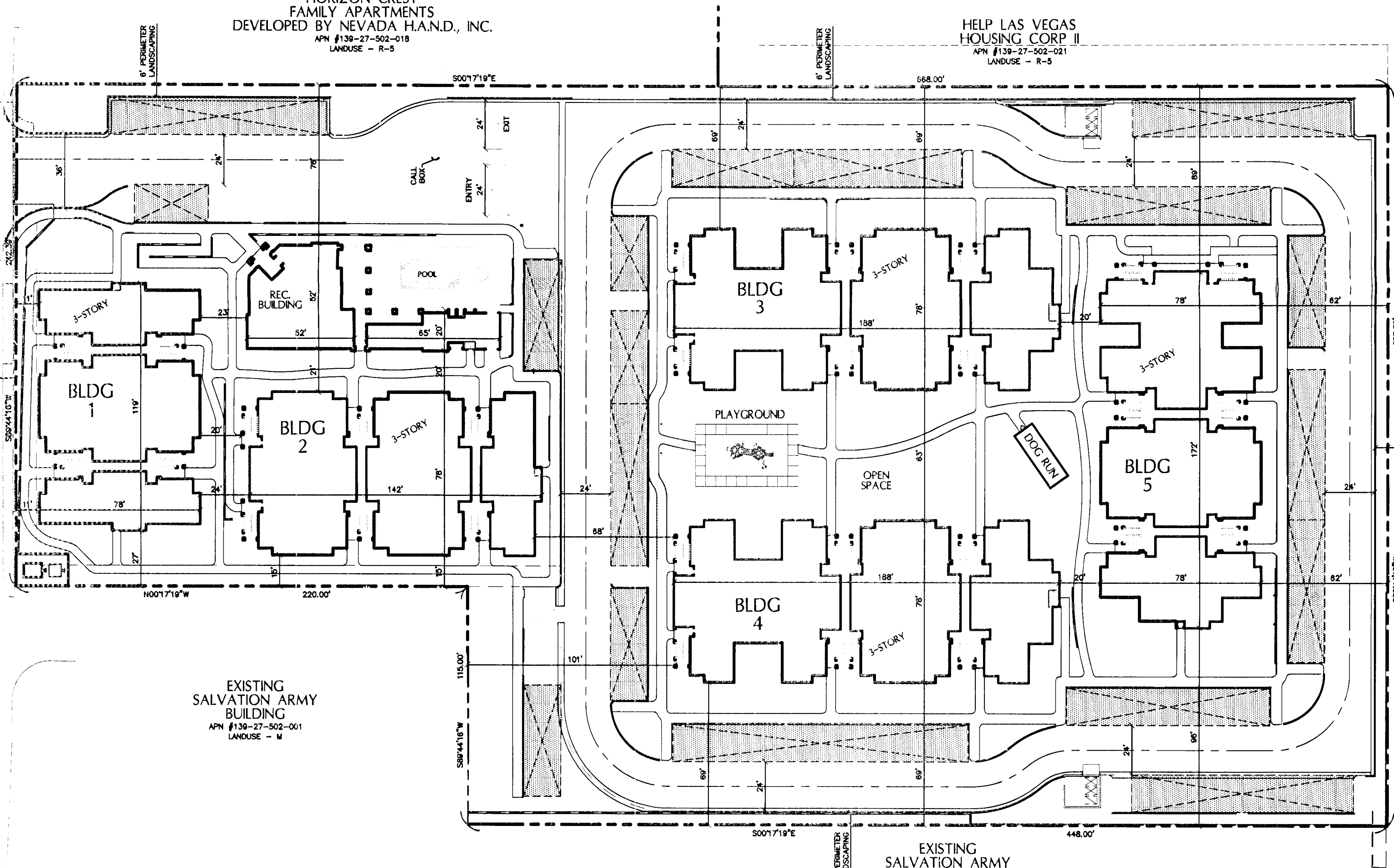
FOR
NEVADA H.A.N.D., INC.

MAIN STREET

N89°42'26"E 1330.14'
(BASIS OF BEARINGS)

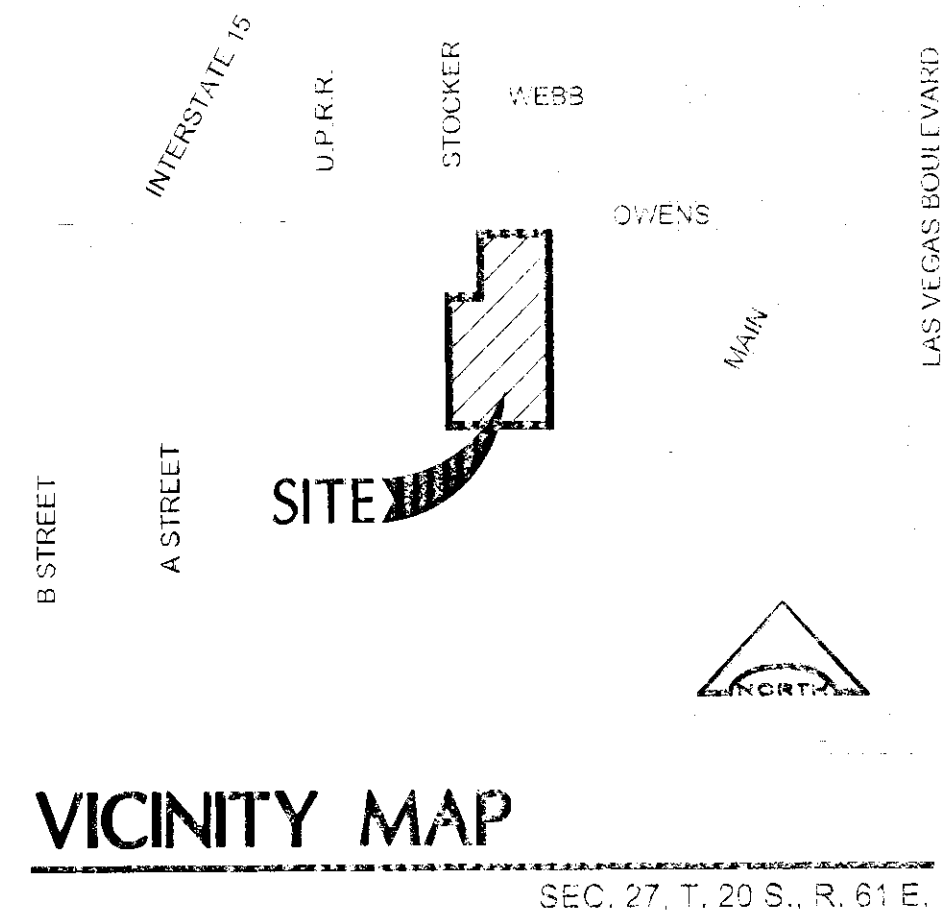
HORIZON CREST
FAMILY APARTMENTS
DEVELOPED BY NEVADA H.A.N.D., INC.
APN #139-27-502-018
LANDUSE - R-5

HELP LAS VEGAS
HOUSING CORP II
APN #139-27-502-021
LANDUSE - R-5



EXISTING
SALVATION ARMY
BUILDING
APN #139-27-502-001
LANDUSE - M

EXISTING
SALVATION ARMY
BUILDINGS
APN #139-27-502-002
LANDUSE - M



VICINITY MAP

SEC. 27, T. 20 S., R. 61 E.

TABULATION:

AFFORDABLE HOUSING		
APN #139-27-502-003		
CURRENT ZONING	R-5	
ACREAGE	4.90 ACRES	
TOTAL NUMBER OF BUILDINGS	5 MULTI FAMILY & 1 REC CENTER	144
TOTAL NUMBER OF UNITS		28.39
D.U.A.		

OPEN SPACE REQUIREMENTS

REQUIRED OPEN SPACE (20%)	0.98 ACRES
PROVIDED OPEN SPACE	0.75 ACRES

PARKING REQUIREMENTS

TOTAL REQUIRED PARKING	228 P.S.
98 - 1 BEDROOM UNITS (98x1.25=122.5)	
48 - 2 BEDROOM UNITS (48x1.75=84)	
GUEST PARKING (144/6=24)	
TOTAL PROVIDED PARKING	156 P.S.
UNCOVERED PARKING SPACES (11 P.S.)	
UNCOVERED HANDICAP ACCESSIBLE SPACES (1 P.S.)	
COVERED PARKING SPACES (136 P.S.)	
COVERED HANDICAP ACCESSIBLE SPACES (8 P.S.)	

SETBACKS

FRONT	10'
REAR	10'
SIDE	10'
BLDG TO BLDG	10' MIN.

LEGAL DESCRIPTION

BEING A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, T. 20 S., R. 61 E., M.D.M., CLARK COUNTY, NEVADA.

OWNER

SKY VIEW PINES LIMITED PARTNERSHIP
285 E. WARM SPRINGS RD., STE. 101
LAS VEGAS, NEVADA 89118
(702) 738-3343

DEVELOPER

NEVADA H.A.N.D., INC.
285 E. WARM SPRINGS RD., STE. 101
LAS VEGAS, NEVADA 89118
(702) 738-3343

VAR-40088

L. R. NELSON CONSULTING ENGINEERS, INC.

6765 West Russell Road, Suite 200
Las Vegas, Nevada 89118
(702) 798-7929
(702) 451-2296 FAX

SKY VIEW PINES FAMILY APTS.

FOR
NEVADA H.A.N.D., INC.

NEVADA

CITY OF LAS VEGAS

SHEET NUMBER

1

OF 1 SHEETS

818-017-083

Sky View Pines

Landscape Plan

Plant Legend

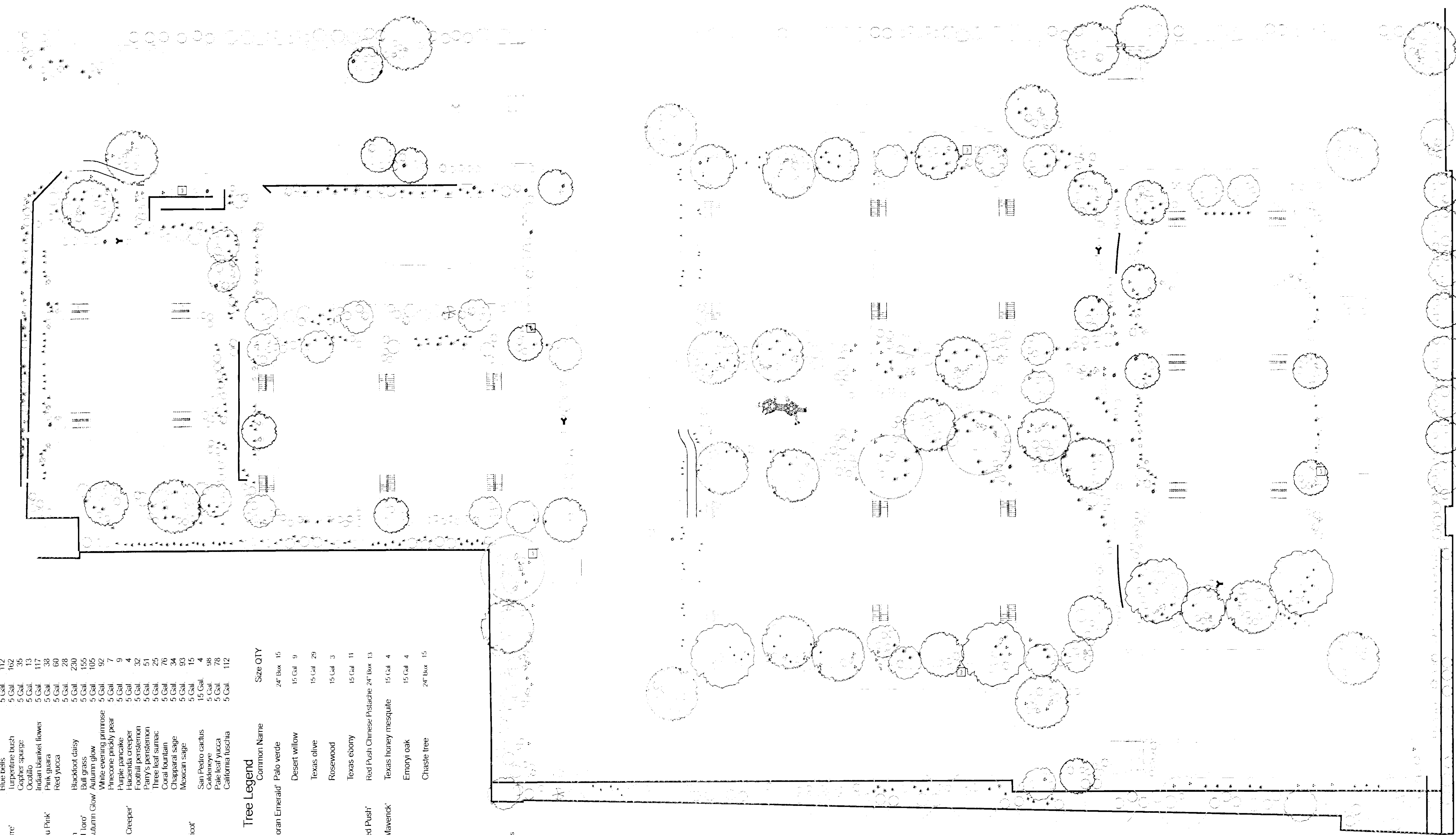
[illegible]

Tree Legend

Tree Legend		
Botanical Name	Common Name	Size QTY
 Cercidium hybrid	'Sonoran Emerald'	24" box 15
 Chilopsis linearis	Desert willow	15 Gal 9
 Cordia alliodora	Texas olive	15 Gal 29
 Dalbergia sissoo	Rosewood	15 Gal 3
 Ebenopsis ebano	Texas ebony	15 Gal 11
 Pistache chinensis 'Red Push'	Red Push Chinese Pistachio	24" box 13
 Prosopis glandulosa 'Mavenok'	Texas honey mesquite	15 Gal 4
 Quercus emoryi	Emoryi oak	15 Gal 4
 Vitex agnus-castus	Chaste tree	24" box 15

Construction Notes:

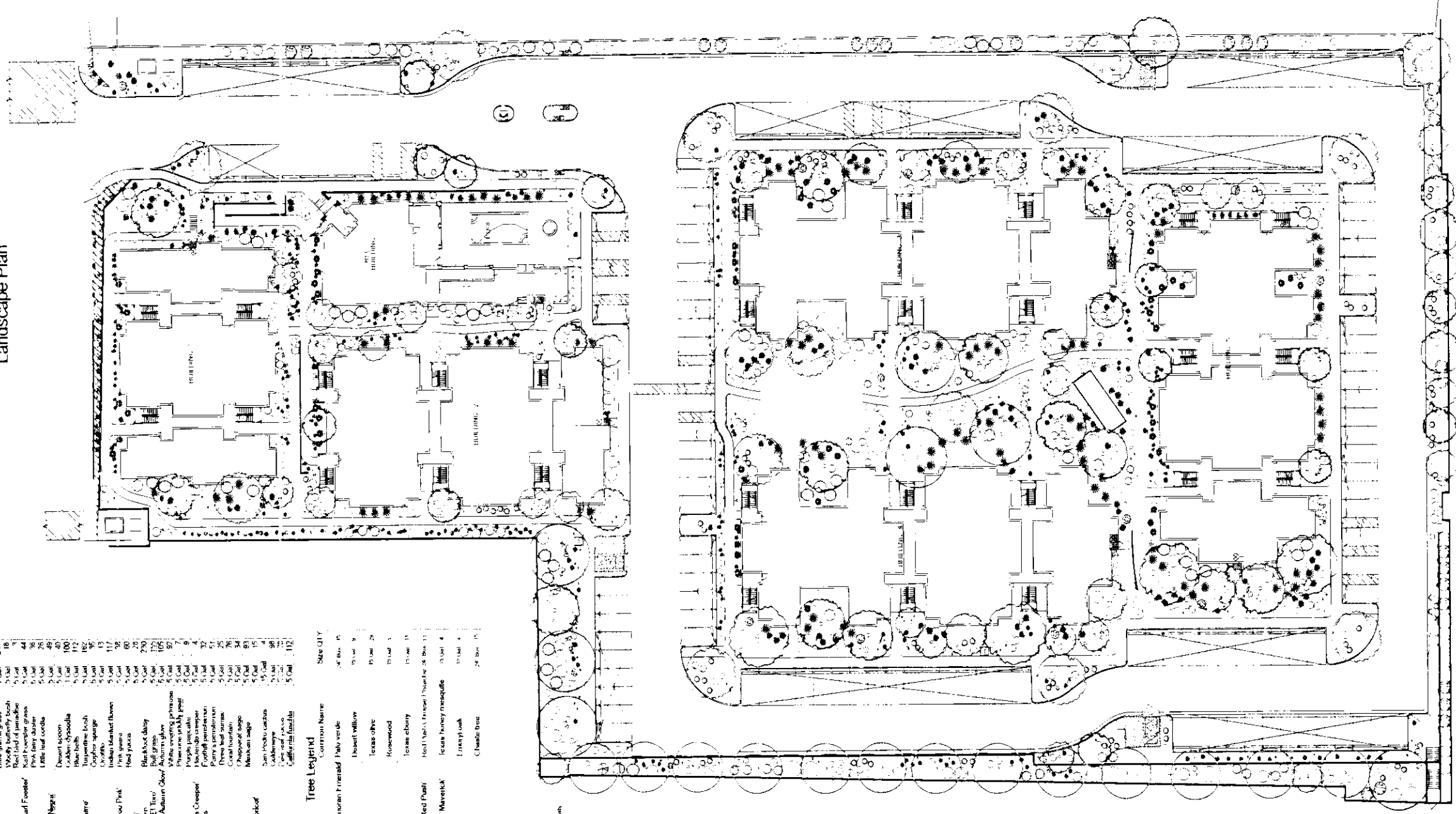
Boulder type: Arizona Top Rock
Mutch type: Mojave Gold Decomposed granite
Approximately 30% of planting areas are to have chunky 'Capuccino Brown' intercalated in natural swalls



VAR-40088

Sky View Pines

Landscape Plan















**Sky View Plans
Landscape Plan**

Scale
1" = 20'

N

L1
Verdugo
Man

Schilling Horticulture Group

The number of times the number 1 is written in the numbers from 1 to 1000 is 300.

OCT 27 2010

SCANNED

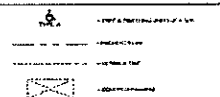
SITE INFORMATION

222nd St - City of Las Vegas		PARKING REQUIREMENTS	
APPLICANT	TRUST-2004-03	On-Site Parking	
ZONING	Apartment Residential (AR-5)	4000 sq. ft. = 1.00	
AREA	(Acres) (Squ. Ft.)	2000 sq. ft. = .50	
	Lot 1 1.00	4000 sq. ft. = 1.00	
	Lot 2 1.00	4000 sq. ft. = 1.00	
	Lot 3 1.00	4000 sq. ft. = 1.00	
	Lot 4 1.00	4000 sq. ft. = 1.00	
	Lot 5 1.00	4000 sq. ft. = 1.00	
	Lot 6 1.00	4000 sq. ft. = 1.00	
	Lot 7 1.00	4000 sq. ft. = 1.00	
	Lot 8 1.00	4000 sq. ft. = 1.00	
	Lot 9 1.00	4000 sq. ft. = 1.00	
	Lot 10 1.00	4000 sq. ft. = 1.00	
	Lot 11 1.00	4000 sq. ft. = 1.00	
	Lot 12 1.00	4000 sq. ft. = 1.00	
	Lot 13 1.00	4000 sq. ft. = 1.00	
	Lot 14 1.00	4000 sq. ft. = 1.00	
	Lot 15 1.00	4000 sq. ft. = 1.00	
	Lot 16 1.00	4000 sq. ft. = 1.00	
	Lot 17 1.00	4000 sq. ft. = 1.00	
	Lot 18 1.00	4000 sq. ft. = 1.00	
	Lot 19 1.00	4000 sq. ft. = 1.00	
	Lot 20 1.00	4000 sq. ft. = 1.00	
	Lot 21 1.00	4000 sq. ft. = 1.00	
	Lot 22 1.00	4000 sq. ft. = 1.00	
	Lot 23 1.00	4000 sq. ft. = 1.00	
	Lot 24 1.00	4000 sq. ft. = 1.00	
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	Lot 26 1.00	4000 sq. ft. = 1.00	
	Lot 27 1.00	4000 sq. ft. = 1.00	
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	Lot 95 1.00	4000 sq. ft. = 1.00	
	Lot 96 1.00	4000 sq. ft. = 1.00	
	Lot 97 1.00	4000 sq. ft. = 1.00	
	Lot 98 1.00	4000 sq. ft. = 1.00	
	Lot 99 1.00	4000 sq. ft. = 1.00	
	Lot 100 1.00	4000 sq. ft. = 1.00	

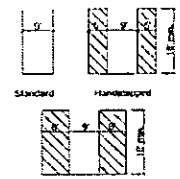
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4	4	4	4	8
5	5	5	5	10
6	6	6	6	12
7	7	7	7	14
8	8	8	8	16
9	9	9	9	18
10	10	10	10	20
11	11	11	11	22
12	12	12	12	24
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45	45	45	45	90
46	46	46	46	92
47	47	47	47	94
48	48	48	48	96
49	49	49	49	98
50	50	50	50	100

REQUIRED AND TYPE A UNITS:
144 units x 55 ft = 8 units

LEGEND:



Typical Fire Turning Radius



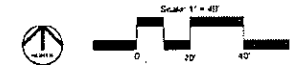
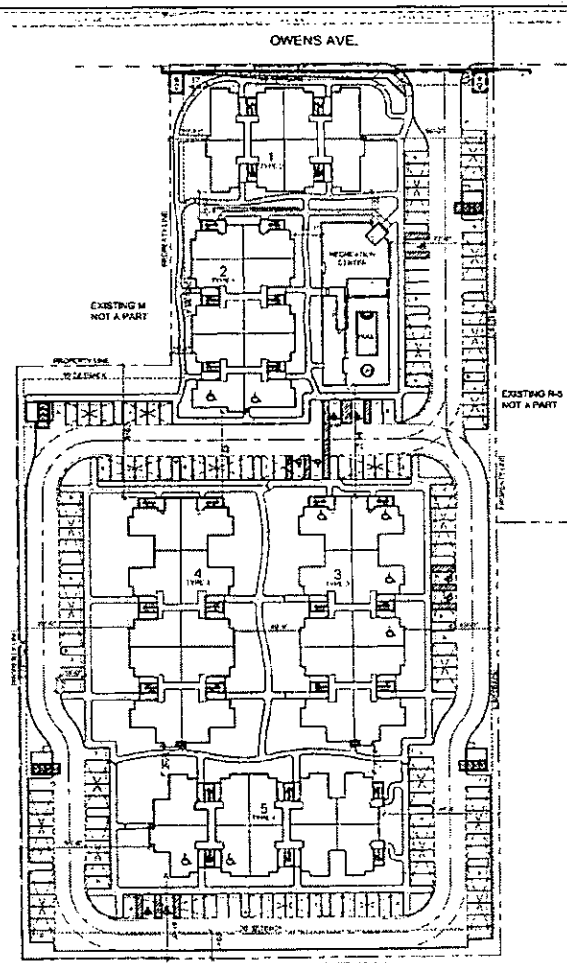
Typical Parking Spaces

RECEIVED
NOV 03 2009

Conceptual Site Plan

Skyview Pines

Las Vegas, Nevada



Project No. 90802c November 3rd, 2009



**CITY COUNCIL APPROVED
SITE PLAN FOR
VAR-36577 & SDR-36576**

Nevada H.A.N.D.

NOV 03 2009

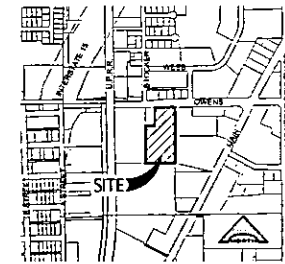
SKY VIEW PINES FAMILY APARTMENTS

FOR
NEVADA H.A.N.D., INC.

MAIN STREET

RECEIVED
OCT 27 2010

N89°42'26"E - 1330.14'
(BASED ON BEARINGS)



VICINITY MAP

SEC. 27, T. 20 S., R. 61 E.



GRAPHIC SCALE

1" = 50' 0"

TABULATION:

AFFORDABLE HOUSING
APR. 13-17-00-001
CURRENT ZONING
CITY OF LAS VEGAS
TOTAL NUMBER OF UNITS: 6
TOTAL NUMBER OF BEDROOMS: 6
TOTAL NUMBER OF BATHS: 6
TOTAL NUMBER OF GARAGES: 6
TOTAL NUMBER OF STALLS: 6

OPEN SPACE REQUIREMENTS

REQUIRED OPEN SPACE (2000) 0.25 ACRES
PROVIDED OPEN SPACE 0.70 ACRES

PARKING REQUIREMENTS

TOTAL REQUIRED PARKING
APR. 13-17-00-001
TOTAL PROVIDED PARKING
UNCOVERED PARKING SPACES (1 P.S.)
UNCOVERED PARKING ACCESSIBLE SPACES (1 P.S.)
COVERED PARKING ACCESSIBLE SPACES (1 P.S.)

SETBACKS

FRONT
REAR
SIDE
BLDG TO BLDG

LEGAL DESCRIPTION

BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST
QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST
QUARTER OF SECTION 27, T. 20 S., R. 61 E., N.M.S., CLARK
COUNTY, NEVADA.

OWNER

NEVADA H.A.N.D., INC.
1000 W. WYOMING AVE., SUITE 100
LAS VEGAS, NEVADA 89101
(702) 799-2000

DEVELOPER

NEVADA H.A.N.D., INC.
1000 W. WYOMING AVE., SUITE 100
LAS VEGAS, NEVADA 89101
(702) 799-2000

L. R. NELSON CONSULTING ENGINEERS, INC.

6765 West Flamingo Ave., Suite 200
Las Vegas, Nevada 89119
(702) 799-2000
(702) 451-2256 FAX

SITE PLAN OF
SKY VIEW PINES FAMILY APTS.

FOR
NEVADA H.A.N.D., INC.
CITY OF LAS VEGAS

SHEET NUMBER

1

OF 1 SHEETS

015-017-003

VAR-40088

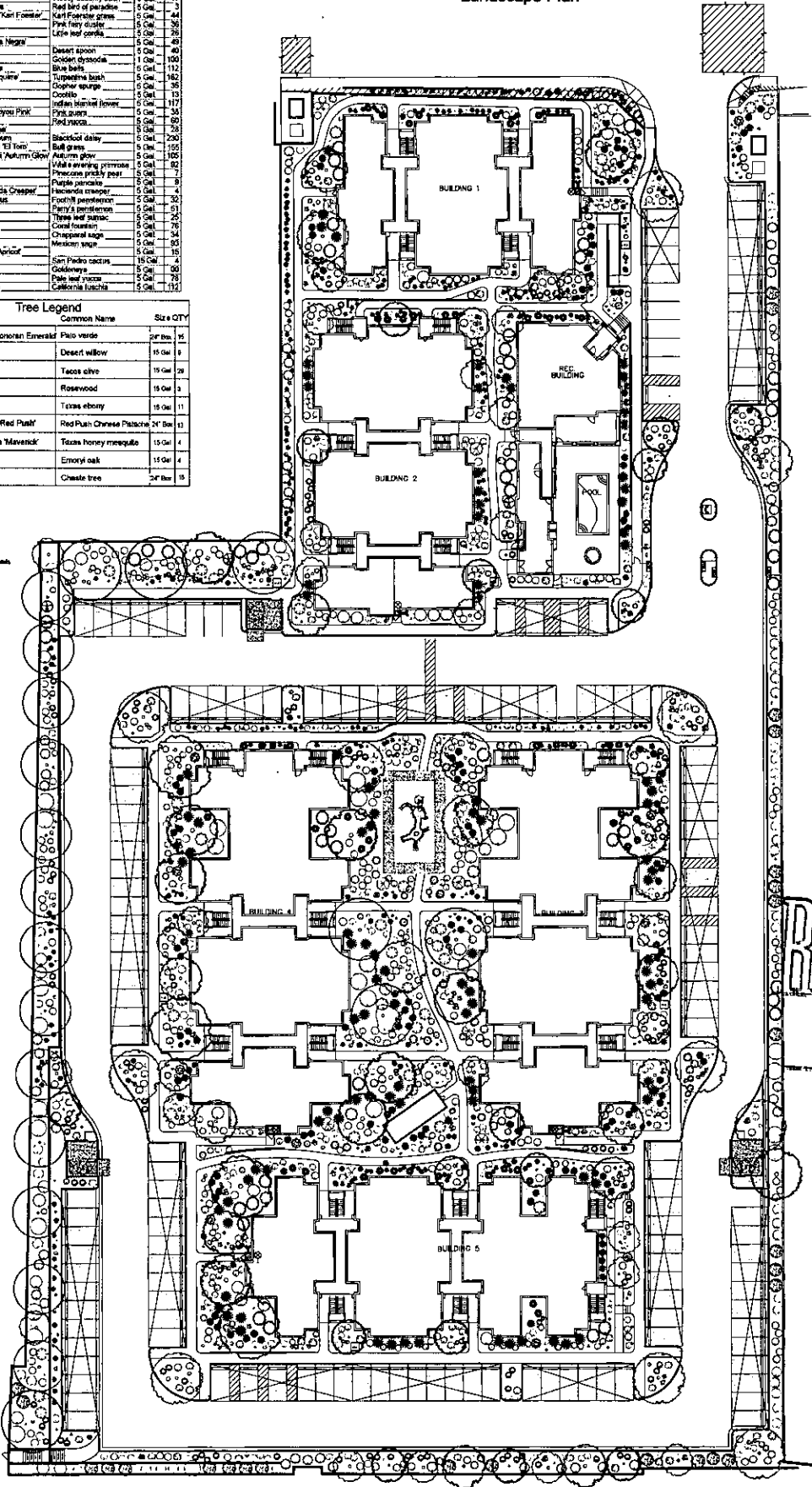
Sky View Pines

Landscape Plan

[illegible]

Tree Legend			
Botanical Name	Common Name	Size	QTY
 <i>Carodum hybrid</i> 'Sonoran Emerald'	Plato verde	2' H	15
 <i>Chalipala linearis</i>	Desert willow	3' H	15
 <i>Cordia alliodora</i>	Tacos olive	18' H	28
 <i>Dalbergia sissoo</i>	Rosewood	18' H	3
 <i>Elaeagnus albens</i>	Texas ebony	18' H	11
 <i>Pistache chinensis</i> 'Red Pash'	Red Pash Chinese Pistache	24' H	18
 <i>Prosopis glandulosa</i> 'Mavenick'	Texas honey mesquite	15' H	4
 <i>Quercus emoryi</i>	Emory oak	14' H	4
 <i>Vibex quercus-cuscut</i>	Chaste tree	24' H	15

- Boulder type: Arizona Top Rock
- Mutch type: Mojave Gold Decomposed granite
- Approximately 30% of planting areas are to have chunky 'Cappuccino Brown' incorporated in natural swells

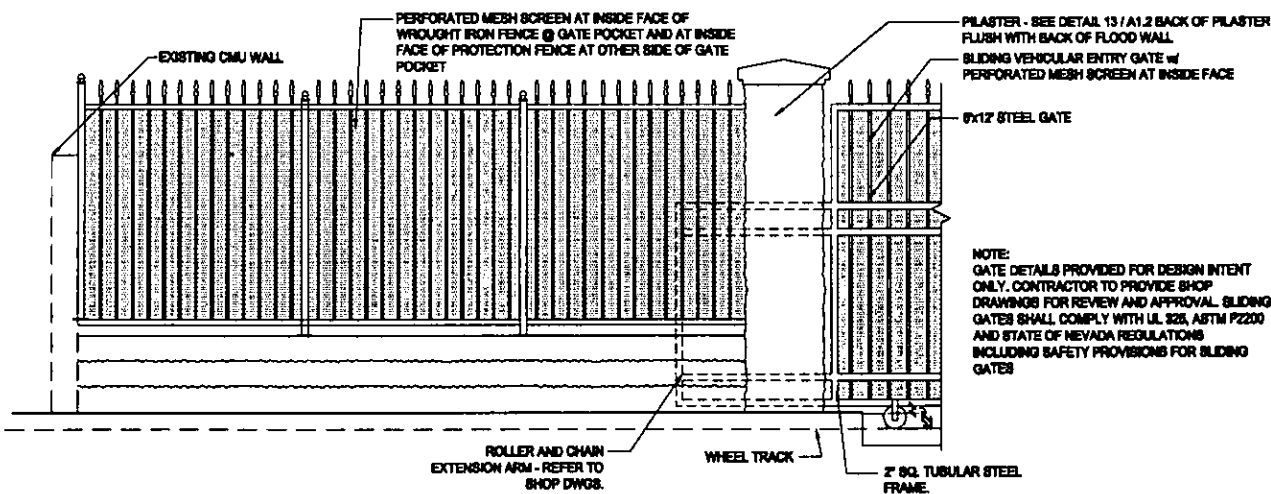


RECEIVED
OCT 27 2010

VAR-40088

#40660

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MEMORANDUM

City of Las Vegas
Planning & Development Department

To: Land Development
From: Linda Hartman-Maynard
Phone: (702) 229-6899 Fax: (702) 385-7268
CC: Land Development Civil Plan Ref. #40660
Date: 01/13/2011
Re: Sky View Pines Family Apartments

The Planning Department has reviewed the aforementioned plans and has the following comments:

- ✓ 1. Please provide a dimensioned detail of throat depth of the proposed entry area to the apartments.
- ✓ 2. Please provide details and elevations of the entry gate to be installed.

NOTE: Please be aware that it is the applicant's responsibility to ensure that all plans submitted for permits; including, civil improvement plans, building permit submittals and final maps, must be identical in terms of site design.

02 1M \$ 00.414
0004279218 DEC 06 2010
MAILED FROM ZIP CODE 89101

SHADE TREE INCORPORATED
P O BOX 669
LAS VEGAS NV 89125-0669

1940年1月 1 日 星期一

[illegible]

15A

Pre-Application Conference Item Required <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">YES</td> <td style="width: 50%; text-align: center;">NO</td> </tr> </table>	YES	NO	CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST	RECEIVED OCT 27 2010																																		
YES	NO																																					
APPLICATION PACKET																																						
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THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.																																						
Owner / Applicant: Representative: APN: Planner's Signature: Planner:	Sky Views Pines Limited Partnership Jacque Haas, Nevada HAND 13927502008 Steve Gebeke, Planning Supervisor - 229-5410	Application Type: Application Purpose: Site Location: Pre-App. Meeting Date: Submittal Deadline: Earliest PC / CC Meeting Dates:	Variance Parking (154 where 228 required) 21 W. Owens Avenue 09/28/10 10/05/10 - no later than 2:00 pm 11/18/10 PC - 12/15/10 CC - Cycle 9																																			



RECEIVED
OCT 27 2010

CITY OF LAS VEGAS

- ☒ Meeting
☐ Conversation Record
☐ Telephone

Page: 1 of 1
Date: 09/28/10
Time: 9:00 a.m.

Project Name: 21 W. Owens Avenue

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

Name	Company/Department	Phone	Fax	Email
1. Jacque Haas	Nevada HAND	410-2706		
2.				
3.				
4.	CLV - Finance (Business License)	229-6321	383-0769	
5.	CLV - PW - Dev Co	229-6578	474-7599	
6.	CLV - PW - Traffic	229-6901 / 6880		
7.	CLV - PW - Flood	229-6541	382-8551	
8.	CLV - Building and Safety	229-6251	382-1731	
9.	CLV - Fire and Rescue	229-0366	229-0124	
10.	CLV - Office of Business Development	229-6551	385-3128	

Is this project intended to meet the City of Las Vegas Green Building Rebate Program? ☐ YES ☒ NO
Please refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives.

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

Airport Overlay (175 Feet), Downtown North Land Use Plan

Meeting Notes:

Parking Requirement (from VAR-36577)							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Multi-Family Residential	One-Bedroom (96 Units)	1.25 / Unit	120				
Multi-Family Residential	Two-Bedroom (48 Units)	1.75 / Unit	84				
Multi-Family Residential	Guest Parking (144 Units)	1 / 6 Units	24				
TOTAL SPACES REQUIRED			228				170 154
Regular and Handicap Spaces Required			221	7	161 145	9	N
Percent Deviation			25% 32%				

A maximum of 30% of the required spaces may be designated as compact spaces. There were no compact spaces designated for VAR-36577.

1. Cannot reduce parking lot landscaping below what is required/approved.
- 2.

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 --

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



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

December 17, 2010

Ms. Jacque Haas
Skyview Pines, Limited Partnership
295 East Warm Springs Road, Suite #101
Las Vegas, Nevada 89119

RE: VAR-40088 - VARIANCE
PLANNING COMMISSION MEETING OF DECEMBER 16, 2010

Dear Ms. Haas:

Your request for a Variance TO ALLOW 156 PARKING SPACES WHERE 170 SPACES FOR AN APPROVED 144-UNIT APARTMENT DEVELOPMENT on 4.86 acres on the south side of Owens Avenue, approximately 850 feet west of Main Street (APN 139-27-502-003), R-5 (Apartment) Zone, Ward 5 (Barlow), was considered by the Planning Commission on December 16, 2010.

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

Planning and Development

1. Conformance to the approved conditions for Site Development Plan Review (SDR-28121) and Site Development Plan Review (SDR-36576).
2. This approval shall be void two years from the date of final approval, unless upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. 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. The landscape plan shall conform to the requirement of Condition of Approval #5 of Site Development Plan Review (SDR-36576). Perimeter trees relocated to the interior of the site pursuant to this condition shall maintain the minimum 24-inch box size requirement. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

Mayor
Oscar B. Goodman

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



Ms. Jacque Haas
VAR-40088 - Page Two
December 17, 2010

4. Prior to occupancy, 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **December 16, 2010** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **January 3, 2011**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Jacque Haas
Nevada H.A.N.D., Inc.
295 East Warm Springs Road, Suite #101
Las Vegas, Nevada 89119

C.C.

P/L

82/63

Report of All Selected Parcels**Case Number:** VAR-40088**Printed On:** Mon: November 8, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
		13927698001
		13927598002
		13922898001
		13922898002
		13927598001
		13922898003
130 W OWEN AVE L L C	P O BOX 336421 NO LAS VEGAS NV	13922811029
3 STAR FAMILY TRUST	2040 S TENAYA WY LAS VEGAS NV	13922811004
3 STAR FAMILY TRUST	2040 S TENAYA WY LAS VEGAS NV	13922811003
AGUIRRE DANIEL H & AMELIA	2533 CLIFF LODGE AVE NO LAS VEGAS NV	13922810025
ARRIAGA FERNANDO & PATRICIA	4175 W MAULE AVE LAS VEGAS NV	13922811005
ARTEAGA PABLO A & ROSA E	16 ROSE CIR NO LAS VEGAS NV	13922810020
BANK NEW YORK MELLON	400 COUNTRYWIDE WY SV-35 SIMI VALLEY CA	13922810014
BENITEZ RENE	5208 STARTER AVE LAS VEGAS NV	13922810023
BRITZ FLORENCE REVOCABLE TRUST	1657 STOCKER NO LAS VEGAS NV	13922811002
BRITZ LARRY A ETAL	7898 NAUTILUS SHELL ST LAS VEGAS NV	13922811001
CANNAVO SUSAN M TRUST	3966 RUSKIN ST LAS VEGAS NV	13922803002
CANNON IVIN B & HELEN C FAM TR	P O BOX 15291 LAS VEGAS NV	13922811030
CATHOLIC CHARITIES SOUTHERN NV	1501 LAS VEGAS BLVD N LAS VEGAS NV	13927503006
CHURCH UNIVERSAL	220 E 23RD ST #509 NEW YORK NY	13922810034
CITY OF LAS VEGAS	400 E STEWART LAS VEGAS NV	13927502016
CITY OF NORTH LAS VEGAS	%CITY CLERK P O BOX 4086 NO LAS VEGAS NV	13922810040
CITY OF NORTH LAS VEGAS	%CITY CLERK P O BOX 4086 NO LAS VEGAS NV	13922811010
DAVIS FUNERAL HOME INC	%SCI-PPTY TAX P O BOX 130548 HOUSTON TX	13927504003
DESERT SKY INVESTMENTS L L C	%E RANES 284 E LAKE MEAD PKWY #272 HENDERSON NV	13927504002
ENRIQUEZ ELOY B	24 ROSE CIR NO LAS VEGAS NV	13922810022
EWING BROS INC	1200 N A ST LAS VEGAS NV	13927501006
EWING INVESTMENTS	1200 A ST LAS VEGAS NV	13927501003
EWING INVESTMENTS	1300 N A ST LAS VEGAS NV	13927501005
EWING INVESTMENTS	1200 A ST LAS VEGAS NV	13927601006
EWING INVESTMENTS	1200 N A ST LAS VEGAS NV	13927501004
EWING REX C JR	1200 N A ST LAS VEGAS NV	13927501008

Report of All Selected Parcels**Case Number:** VAR-40088**Printed On:** Mon: November 8, 2010

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EWING REX C JR	%EWING BROS AUTO BODY 1200 N A ST LAS VEGAS NV	13927501007
EWING REX C JR ETAL	1200 N A ST LAS VEGAS NV	13927601001
GIBBS DELBERT & PATRICIA FAM TR	7436 SPENCER ST LAS VEGAS NV	13927601010
HAND PROPERTY HOLDING COMPANY	295 E WARM SPRINGS RO #101 LAS VEGAS NV	13922810037
HAND PROPERTY HOLDING COMPANY	295 E WARM SPRINGS RO #101 LAS VEGAS NV	13922810036
HAND PROPERTY HOLDING COMPANY	295 E WARM SPRINGS RD #101 LAS VEGAS NV	13922810035
HAND PROPERTY HOLDING COMPANY	295 E WARM SPRINGS RD #101 LAS VEGAS NV	13922810038
HELP LAS VEGAS HOUSING CORP II	%C GALATI PRESIOENT %L GALATI 5 HANOVER SQUARE NEW YORK NY	13927502020
HELP LAS VEGAS HOUSING CORP II	%G EISENMAN 5 HANOVER SQUARE 17TH FLR NEW YORK NY	13927502021
HELP LAS VEGAS HOUSING CORP II	%L BELINSKY 5 HANOVER SQUARE 17TH FLR NEW YORK NY	13927502022
HORIZON CREST LIMITED PTNRSH	295 E WARM SPRINGS RO #101 LAS VEGAS NV	13927502018
JAOA HOLDINGS L L C	%J APPELHANS %D TENNARIELLO-APPELHANS 210 N ROYAL ASCOT OR LAS VEGAS NV	13927502007
LOPEZ GILBERTO & ENRIQUETA	3639 PIMENTO ST NO LAS VEGAS NV	13922810027
MARTINEZ SERGIO A & MARIA E	25 ROSE CIR NO LAS VEGAS NV	13922810013
MAUPIN RANOY & MARIANNE	5205 YOUR AVE LAS VEGAS NV	13922810019
MCKINNEY JERRINA J TRUST	1039 VIA SAN GALLO CT HENOERSON NV	13922811011
MORELANO GLORIA J	9 BRITZ CIR NO LAS VEGAS NV	13922810026
OWENS LIMITED PARTNERSHIP	1626 DAVIS PL NO LAS VEGAS NV	13922810039
PALM MORTUARY	%PPTY TAX 9TH FLR P O BOX 130548 HOUSTON TX	13927603027
PALM MORTUARY INC	%PPTY TAX 9TH FLR P O BOX 130548 HOUSTON TX	13927504012
PALM MORTUARY INC	%PPTY TAX 9TH FLR P O BOX 130548 HOUSTON TX	13927603001
PALM MORTUARY INC	%PPTY TAX 9TH FLR P O BOX 130548 HOUSTON TX	13927504006
PEREZ ROSENOO	17 BRITZ CIR NO LAS VEGAS NV	13922810024
RIEGER 1982 REVOCABLE TRUST	38 PRINCEVILLE LN LAS VEGAS NV	13922803001
ROSE GAROENS HOUSING LTO PTNRSH	%MARVIN F POER & CO 410 17TH ST #1730 DENVER CO	13922810012
ROSE GAROENS HOUSING LTO PTNRSH	%MARVIN F POER & CO 410 17TH ST #1730 DENVER CO	13922810011
ROSE GAROENS HOUSING LTO PTNRSH	%MARVIN F POER & CO 410 17TH ST #1730 DENVER CO	13922810033
SALVATION ARMY	%MR SULLIVAN P O BOX 28369 LAS VEGAS NV	13927502001
SALVATION ARMY	P O BOX 28369 LAS VEGAS NV	13927502002
SANCHEZ MIGUEL & PATRICIA	7921 MIDNIGHT RIDE ST LAS VEGAS NV	13922810017
SHAOE TREE INCORPORATED	P O BOX 669 LAS VEGAS NV	13927502019
SINGH YASH P ETAL	6680 DORINDA DR RIVERSIOE CA	13922812003

Report of All Selected Parcels**Case Number:** VAR-40088**Printed On:** Mon: November 8, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
SKY VIEWS PINES LIMITED PTNRSH	295 E WARM SPTING RD #101 LAS VEGAS NV	13927502003
SMITH FAMILY TRUST	37675 CALLA DE LOBO MURRIETA CA	13927501010
SOUTHWEST GAS CORPORATION	LVS435 P O BOX 98510 LAS VEGAS NV	13927501002
STATE OF NEVADA TRANSPORTATION	P O BOX 170 LAS VEGAS NV	13927603005
THROWER HERMAN JR & CHARLENE	3305 KEMP ST NO LAS VEGAS NV	13927504001
TREJO MARIO	13 ROSE CIR NO LAS VEGAS NV	13922810015
TRUSTEE CLARK COUNTY TREASURER	%MARILES FELIPE REYNOSO 9 ROSE CIR NO LAS VEGAS NV	13922810016
UNITED OCEAN ENTERPRISES INC	1609 STOCKER ST NO LAS VEGAS NV	13922811012
UNITEO OCEAN ENTERPRISES INC	1609 STOCKER ST NO LAS VEGAS NV	13922811014
UNITEO OCEAN ENTERPRISES INC	1609 STOCKER ST NO LAS VEGAS NV	13922811013
USA LV INDIAN RESERVATION	WASHINGTON OC	13927502006
USA TRUST LAS VEGAS PAIUTE TRIBE	1 PAIUTE DR LAS VEGAS NV	13927602002
USA TRUST LAS VEGAS PAIUTE TRIBE	1 PAIUTE DR LAS VEGAS NV	13927502013
USA TRUST LV PAIUTE INDIANS	%G YAZZIE 1321 N KEN ST LAS VEGAS NV	13927602001
VALLEJO MARIA INES	22 ROSE CIR NO LAS VEGAS NV	13922810021
VIDA ENTERPRISE L L C	%A SUSTAITA 914 E SAHARA AVE LAS VEGAS NV	13927602003
VIZCARRA FERNANDO & MARTINA	8 ROSE CIR #A NO LAS VEGAS NV	13922810018
YALE KEYES L P	2009 ALTA OR LAS VEGAS NV	13922810051

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

December 3, 2010

Ms. Jacque Haas
Skyview Pines, Limited Partnership
295 East Warm Springs Road, Suite #101
Las Vegas, Nevada 89119

RE: VAR-40088 - VARIANCE
PLANNING COMMISSION MEETING OF DECEMBER 16, 2010

Dear Ms. Haas:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **December 16, 2010** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Friday, December 10, 2010** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

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

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Jacque Haas
Nevada H.A.N.D., Inc.
295 East Warm Springs Road, Suite #101
Las Vegas, Nevada 89119

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





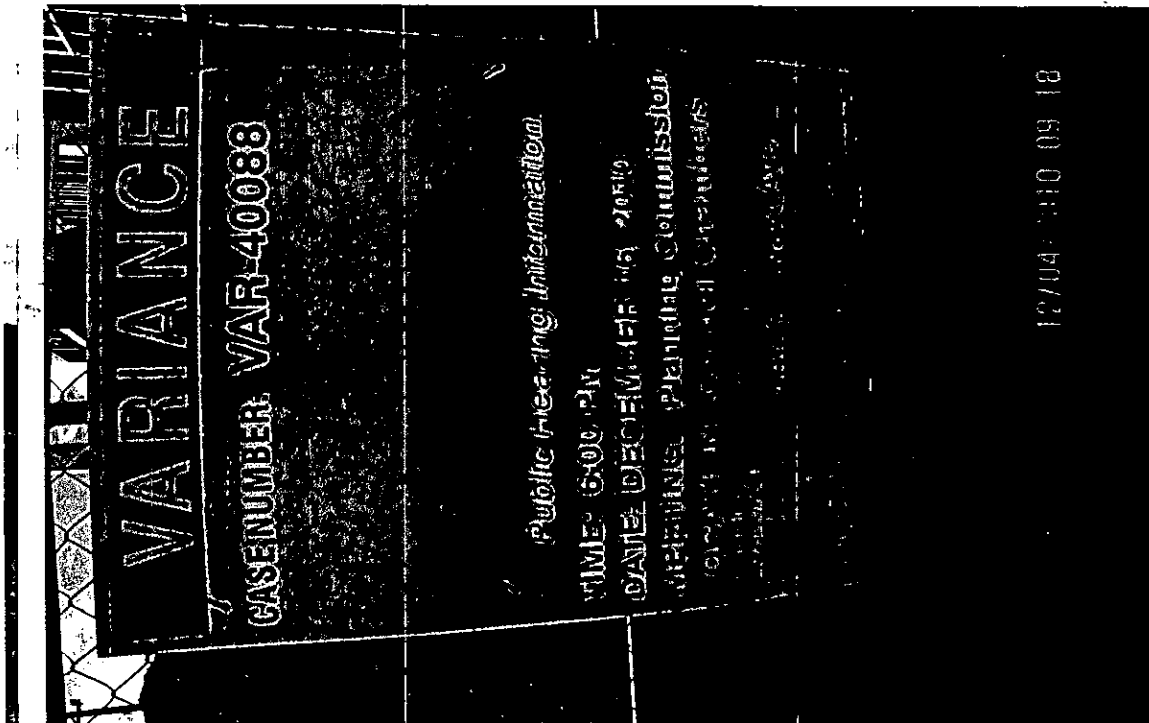
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

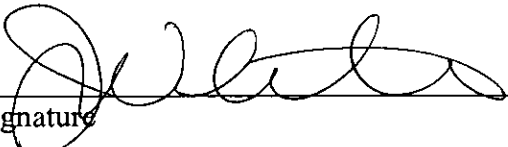


CASE NUMBER: VAR-40088

MEETING DATE: 12/16/10 PC

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




Signature

12-04-10
Date

This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

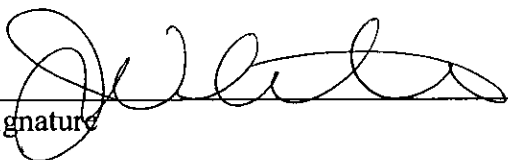


CASE

MEE

Sign I
Code,
schedules




Signature

12-04-10
Date

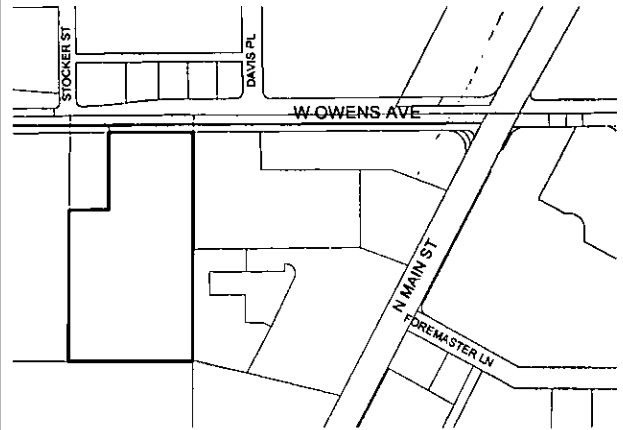
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Application Information

VAR-40088 - VARIANCE - PUBLIC HEARING - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: SKY VIEW PINES, LIMITED PARTNERSHIP - Request for a Variance TO ALLOW 156 PARKING SPACES WHERE 170 SPACES WERE PREVIOUSLY APPROVED FOR A 144-UNIT APARTMENT COMPLEX on 4.86 acres on the south side of Owens Avenue, approximately 850 feet west of Main Street (APN 139-27-502-003), R-5 (Apartment) Zone, Ward 5 (Barlow).

CORRECTED MAP

Application Location



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

Public Hearing Information

Meeting: Planning Commission
Date: December 16, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

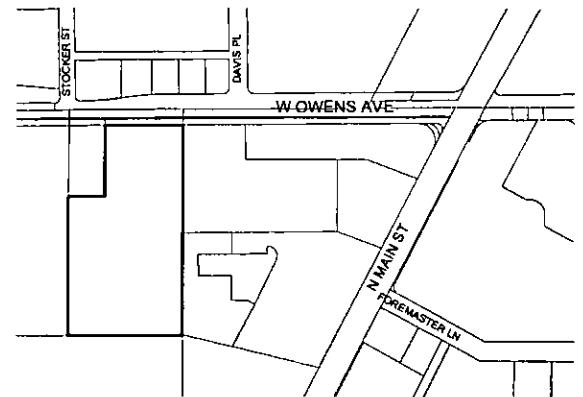
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

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CORRECTED MAP

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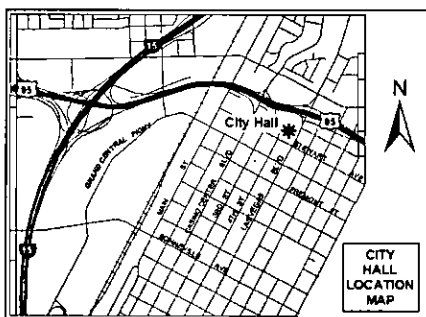
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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

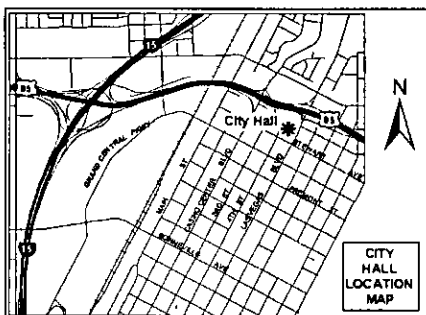
Please use available blank space on card for your comments.

VAR-40088

Planning Commission Meeting of 12/16/2010

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

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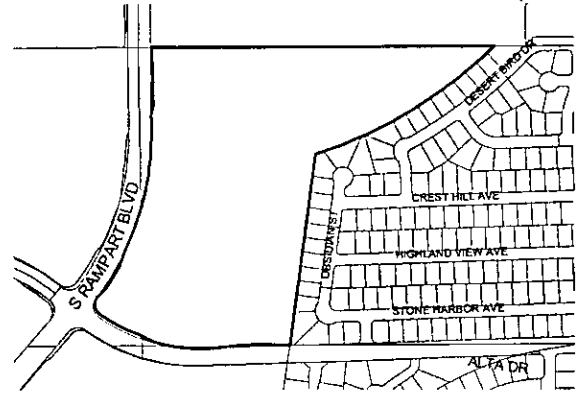
VAR-40088

Planning Commission Meeting of 12/16/2010

Application Information

VAR-40088 - VARIANCE - PUBLIC HEARING - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: SKY VIEW PINES, LIMITED PARTNERSHIP - Request for a Variance TO ALLOW 156 PARKING SPACES WHERE 170 SPACES WERE PREVIOUSLY APPROVED FOR A 144-UNIT APARTMENT COMPLEX on 4.86 acres on the south side of Owens Avenue, approximately 850 feet west of Main Street (APN 139-27-502-003), R-5 (Apartment) Zone, Ward 5 (Barlow).

Application Location



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

Public Hearing Information

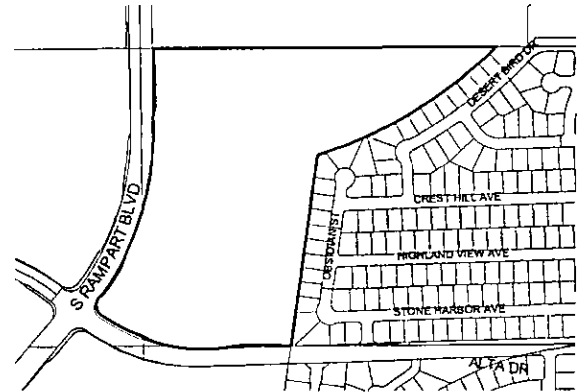
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Date: December 16, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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VAR-40088 - VARIANCE - PUBLIC HEARING - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: SKY VIEW PINES, LIMITED PARTNERSHIP - Request for a Variance TO ALLOW 156 PARKING SPACES WHERE 170 SPACES WERE PREVIOUSLY APPROVED FOR A 144-UNIT APARTMENT COMPLEX on 4.86 acres on the south side of Owens Avenue, approximately 850 feet west of Main Street (APN 139-27-502-003), R-5 (Apartment) Zone, Ward 5 (Barlow).

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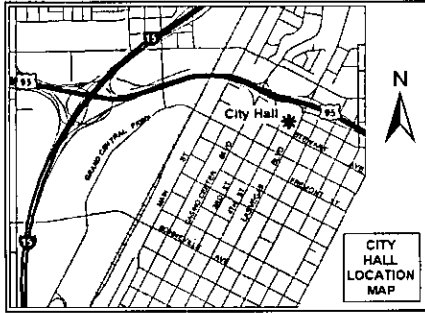
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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

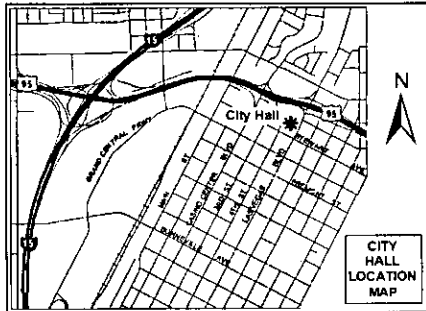
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VAR-40088

Planning Commission Meeting of 12/16/2010

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

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☐

I SUPPORT
this Request

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I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-40088

Planning Commission Meeting of 12/16/2010

Development Notification

PC Meeting: December 16, 2010

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

VAR-40088

Arehie C. Grant Park Resident Council

Berkley Square NA

Cultural Corridor Coalition NCG

Downtown Business Operators Council

Marble Manor Annex Resident Council

Robert Gordon Plaza Resident Council

Sherman Gardens Annex and Villa Capri Resident Council

Vegas Heights NA

Vera Johnson Manor A Resident Council

WLV-NAA1

WLV-NAA2

WLV-NAA4

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 Riekkilä, Survey (FM, PM, & A's only)
Date: November 15, 2010
Re: **VAR-40088** Nevada H.A.N.D., Inc. S. Side of Owens Ave., W. of Main St.
Request for a Variance for parking

COMMENTS:

We support present City Code parking requirements, therefore we cannot support the variance request to allow 154 parking spaces where 228 spaces are the minimum allowed for property located on the south side of Owens Avenue, west of Main Street.



LAS VEGAS CITY COUNCIL

DSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

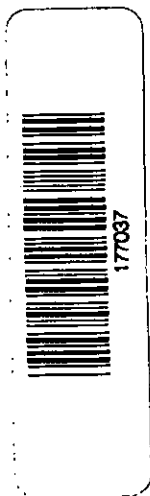
LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER



CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09

January 22, 2010

Ms. Robin Yoakum
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: VAR-36577 - VARIANCE
CITY COUNCIL MEETING OF JANUARY 20, 2010
RELATED TO SDR-36576

Dear Ms. Yoakum:

The City Council at a regular meeting held January 20, 2010 APPROVED the request for a Variance TO ALLOW 170 PARKING SPACES WHERE 228 ARE REQUIRED on 4.86 acres on the south side of Owens Avenue, approximately 850 feet west of Main Street (APN 139-27-502-003), R-5 (Apartment) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on January 21, 2010. This approval is subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-24442) and Site Development Plan Review (SDR-28121), except as amended herein.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-36576) shall be required, if approved.
3. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

Sincerely,

Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Ms. Jacque Haas
Nevada H.A.N.D., Inc.
295 East Warm Springs Road, Suite #101
Las Vegas, Nevada 89119

VAR-40088

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LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

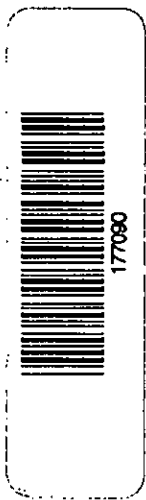
LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER



CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

FM-0044-08-09

January 28, 2010

Ms. Robin Yoakum
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: SDR-36576 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JANUARY 20, 2010
RELATED TO VAR-36577

Dear Ms. Yoakum:

The City Council at a regular meeting held January 20, 2010 APPROVED the request for a Major Amendment to an approved Site Development Plan Review (SDR-28121) FOR SITE MODIFICATIONS FOR A PREVIOUSLY APPROVED MAXIMUM 150-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 4.86 acres on the south side of Owens Avenue, approximately 850 feet west of Main Street (APN 139-27-502-003), R-5 (Apartment) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on January 21, 2010. This approval is subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-24442) and Site Development Plan Review (SDR-28121), except as amended herein.
2. Approval of and conformance to the Conditions of Approval for Variance (VAR-36577) shall be required, if approved.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan, landscape plan, floor plan, and building elevations date stamped 11/03/09, except as amended by conditions herein.
5. An Exception from Title 19.12.040 is hereby approved, to allow 37 trees within the perimeter landscape buffers where 103 trees are required; however, the plans shall be amended so that the entire site accommodates the 103 trees.

VAR-40088

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6. Deleted at City Council.
7. 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.
8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing public improvements adjacent to this site damaged during construction shall be repaired at the applicant's expense to the satisfaction of the City of Las Vegas Department of Public Works.
14. Site Visibility Restriction Zones (S.V.R.Z.) adjacent to public streets shall be indicated on civil improvement plans, not on Final Maps, and shall include the following note: "No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the Sight Visibility Restriction Zone (S.V.R.Z.) unless said object is maintained at less than 24 inches in height measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel, or pavement street surface". Area shall be labeled as "Privately Maintained".

Ms. Robin Yoakum
SDR-36576 – Page Three
January 28, 2010

15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits; submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Ms. Jacque Haas
Nevada H.A.N.D., Inc.
295 East Warm Springs Road, Suite #101
Las Vegas, Nevada 89119

VAR-40088

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

VAR-40088

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, 2 nd Floor
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	2900 RONEMUS
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

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

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

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

VAR-40088 - VARIANCE - PUBLIC HEARING - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: SKY VIEW PINES, LIMITED PARTNERSHIP - Request for a Variance TO ALLOW 154 PARKING SPACES WHERE 228 SPACES ARE REQUIRED on 4.86 acres on the south side of Owens Avenue, approximately 850 feet west of Main Street (APN 139-27-502-003), R-5 (Apartment) Zone, Ward 5 (Barlow).

PLANNING COMMISSION: DECEMBER 16, 2010

CITY COUNCIL: JANUARY 19, 2011

PLANNING SUPERVISOR: STEVE GEBEKE



PUBLIC HEARING

Comments Due: NOVEMBER 17, 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:

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

VAR Application

PH 12/16/10 RG

Report Date 11/01/2010 09:16 AM

Submitted By

Page 1

A/P # 40088 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	10/27/2010 15:35	984662	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0
Dept of Commerce	# Plans	0
Priority	☒ Auto Reviews	Bill Group

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

VAR-40088 - VARIANCE - PUBLIC HEARING - APPLICANT: NEVADA H.A.N.D., INC - OWNER: SKY VIEW PINES LIMITED PARTNERSHIP - Request for a Variance TO ALLOW 154 PARKING SPACES WHERE 228 SPACES ARE REQUIRED on 4.86 acres on the south side of Owens Avenue, approximately 850 feet west of Main Street (APN 139-27-502-003), R-5 (Apartment) Zone, Ward 5 (Barlow).

Parent A/P

Project # 40088 Project/Phase Name SKY VIEW PINES FAMILY APARTMEN
Size/Area 5.02 ACRE Size Description
Proposed Start Proposed Stop
% Complete Formula

Phase #
Subdivision Code
% Completed 0.00

Property/Site Information

Parcel 13927502003

Location

Owner/Tenant

Contact ID AC1748960	Name SKY VIEWS PINES LIMITED PTNRSH	
Mailing Address 295 E WARM SPTING RD #101	Organization	
City LAS VEGAS	State/Province NV	
ZIP/PC 89119	Country	☐ Foreign
Day Phone	Evening Phone	
Fax	Mobile #	

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

21 W OWENS AVE
LAS VEGAS, 89106-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13927502003

Report Date 11/01/2010 09:16 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OTHER Contact ID AC1163792 ☐ Foreign
Effective Expire
Name NEVADA HAND INC
Day Phone (702)739-3345 x Eve Phone Organization
Pager PIN # Position
Fax (702)739-3305 Mobile Profession
E-Mail
Address 295 E WARM SPRINGS RD STE 101
LAS VEGAS, NV 89119
Seasonal Addr

Valid From To
Comments Jacque Haas is contact @ 702.410.2706

Primary Y Capacity OWNER Contact ID AC1748960 ☐ Foreign
Effective Expire
Name SKY VIEWS PINES LIMITED PTNRSHIP
Day Phone Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 295 E WARM SPTING RD #101
LAS VEGAS, NV 89119
Seasonal Addr

Valid From To
Comments Jacque Haas is contact @ 702.410.2706

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$300.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION (\$30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
416771 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete
416769 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
416780 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
416773 FLOOD #1 (FLOOD CONTROL)	Incomplete
416772 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
416770 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
416779 ROW #1 (RIGHT-OF-WAY)	Incomplete
416774 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
416778 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
416776 SURVEY #1 (SURVEY)	Incomplete
416777 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
416775 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Z-LEGAL (LEGAL DONE?)	No affect on stage
Check Alert Conditions	Alert Conditions Failed
(PT-ENTER THE # OF LABELS)	

Report Date 11/01/2010 09:16 AM

Submitted By

Page 3

Item Description	Item Status
(ASSIGN CASE TO A PLANNER)	
(AT-COMplete DRT PROCESS)	
(PT-NOTIFICATION MAP DATE)	
(AT-ROUTE PLANS FOR REVIEW)	
(AT-SEND PUB HEARING NOTICE)	
(AT-SEND TO REVIEW JOURNAL)	
(PT-SIZE OF NOTIFICATION AREA)	
(SIGNPRO-MEMO SENT TO POST DT)	
(SIGNPRO-SIGN POSTED DATE)	
(STAFF RECOMMENDATION)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	10/27/2010 15:39	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	10/27/2010 15:39	30.00
PROCESSING FEE	P	10/27/2010 15:39	300.00
Total Unpaid	0.00	Total Paid	830.00

Inspections

There are no Inspections for this Report

Review/Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
416769	DEVCO	1	Incomplete	☐	11/01/2010 09:15			
416770	NEIGH P&S	1	Incomplete	☐	11/01/2010 09:15			
416771	B&S PLAN	1	Incomplete	☐	11/01/2010 09:15			
416772	LAND DEV	1	Incomplete	☐	11/01/2010 09:15			
416773	FLOOD	1	Incomplete	☐	11/01/2010 09:15			
416774	SEWER	1	Incomplete	☐	11/01/2010 09:15			
416775	TRAFFIC	1	Incomplete	☐	11/01/2010 09:15			
416776	SURVEY	1	Incomplete	☐	11/01/2010 09:15			
416777	TEFO	1	Incomplete	☐	11/01/2010 09:15			
416778	SID	1	Incomplete	☐	11/01/2010 09:15			
416779	ROW	1	Incomplete	☐	11/01/2010 09:15			
416780	FIRE ENG	1	Incomplete	☐	11/01/2010 09:15			

Activity Review Details

Detail SUBMITTAL CHECKLIST (VAR)
Comments
No Comments

Modified By JALABADO

Modified Date/Time 10/27/2010 15:35

Report Date 11/01/2010 09:16 AM

Submitted By

Page 4

SUBMITTAL CHECKLIST

Indicate if item is being submitted

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

Y Business Licensing Requirements Met

N Business License Exempt

Detail LINKED PROJECTS

Modified By JALABADO

Modified Date/Time 10/27/2010 15:39

Comments

No Comments

LINKED PRDJECT

Grid Template Type	Project Number	APKEY	COMMENTS	Proj Type
PRJ	36577	301341	VARIANCE	VAR
PRJ	36576	301339	SITE DEVELOPMENT PLAN REVIEW	SDR

Check Conditions Condition	Approval Supervisor Required	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
Z-LEGAL				984662	10/27/2010 15:35	
N						

Project#	AP Type	Status	Stage	Relation
No children exist for this project				

Planning Condition	Description	Effective	Expire	Comments
There is no planning condition for this project.				

Report Date 11/01/2010 09:16 AM

Submitted By

Page 5

VARIANCE

N Parent Project link required?

N Will this go to the City Council?

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

Staff Recommendation

Meeting Information

Meeting Information Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
12/16/2010	PC	SCHEDULED		0	0	0
JALABADO	10/27/2010					

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#	890381	10/27/2010 15:39		0.00
RICHARD TURNER; L R NELSON ENGINEERING; SKY VIEW PINES LP; CK#123; 702-739-3345;					

No Model Home Details

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

OCT 27 2010

Application/Petition For: VARIANCE
 Project Address (Location) 21 West Owens Avenue, LAS VEGAS, NV 89101
 Project Name Sky View Pines Family Apartments Proposed Use APARTMENTS
 Assessor's Parcel #(s) 139-27-502-003 Ward # 5
 General Plan: existing H proposed - Zoning: existing R-5 proposed R-5
 Commercial Square Footage N/A Floor Area Ratio
 Gross Acres 5.028 Lots/Units Density
 Additional Information

PROPERTY OWNER Sky View Pines Limited Partnership Contact JACQUE HAAS
 Address 295 E. WARM Springs Rd., #101 Phone: 410-2706 Fax: 739-3005
 City LAS VEGAS State NV Zip 89119
 E-mail Address jhaas@nevadahand.org

APPLICANT NEVADA H.A.N.D., Inc. Contact JACQUE HAAS
 Address 295 E. WARM Springs Rd., #101 Phone: 410-2706 Fax: 739-3005
 City LAS VEGAS State NV Zip 89119
 E-mail Address jhaas@nevadahand.org

REPRESENTATIVE NEVADA H.A.N.D., Inc. Contact JACQUE HAAS
 Address 295 E. WARM Springs Rd., #101 Phone: 410-2706 Fax: 739-3005
 City LAS VEGAS State NV Zip 89119
 E-mail Address jhaas@nevadahand.org

Property Owner Signature* Michael Mullin

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

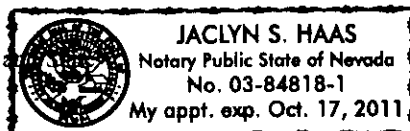
Print Name Michael Mullin

Subscribed and sworn before me

This 21st day of October, 20 10.

J. S. Haas

Notary Public in and for said County



FOR DEPARTMENT USE ONLY

Case #	<u>VAR 42088</u>
Meeting Date:	<u>12.16.10</u>
Total Fee:	<u>\$880.-</u>
Date Received:*	<u>10.27.10</u>
Received By:	<u>JHA</u>

*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.



PLANNING & DEVELOPMENT DEPARTMENT

RECEIVED
OCT 27 2010

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-40088** APN: 139 - 27 - 502 - 003
Name of Property Owner: Sky View Pines Limited Partnership
Name of Applicant: NEVADA H.A.N.D., Inc.
Name of Representative: JACQUE HAAS

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: N/A

Partner(s): _____

APN: _____

Signature of Property Owner: Michael Mullin

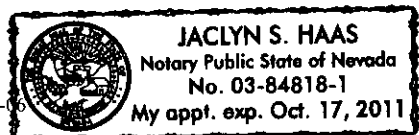
Print Name: Sky View Pines Limited Partnership

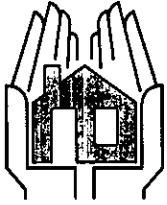
Subscribed and sworn before me

This 21st day of October, 2010

J. S. Haas
Notary Public in and for said County and State

By: Sky View Pines LLC, as GP
By: HAND Enterprises, Inc., as Sole Member to GP
By: Michael Mullin, President





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

Housing And Neighborhood Development

October 25, 2010

Steve Gebeke
City of Las Vegas
731 South 4th Street
Las Vegas, NV 89101

RECEIVED
OCT 27 2010

**Re: Justification Letter
Sky View Pines Family Apartments
21 West Owens Avenue, Las Vegas, Nevada**

Dear Steve:

We are requesting a variance to reduce the amount of required parking spaces from 170 to 156.

The purpose of this request is to allow for the installation of traffic gates.

The original design did not include these gates because they would not fit with the design of the zoning criteria for parking. After meetings with adjacent property owners and Metro, it was determined that the inclusion of the gates was important to restrict unauthorized vehicular traffic onsite.

With the parking space reduction we believe that there will still be ample parking for the property. The income restrictions at Sky View Pines targets lower income individuals and families, and car ownership is doubtful. These income levels are lower than the adjacent property, Horizon Crest Family Apartments, and our records indicate there is less than .5 cars per apartment at that location. Therefore we believe that a parking ratio of greater than 1 to 1 is sufficient.

We are currently under construction on Sky View Pines, and expect to be complete by June 2011.

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

Sincerely,

Jacquie Haas
Real Estate Development Manager

VAR-40088

SKY VIEW PINES LIMITED PARTNERSHIP

RECEIVED
OCT 27 2010

Business Entity Information

Status:	Active	File Date:	1/24/2008
Type:	Limited Partnership (ULPA)	Entity Number:	E0042722008-8
Qualifying State:	NV	List of Officers Due:	1/31/2011
Managed By:		Expiration Date:	12/31/2070
NV Business ID:	NV20081664500	Business License Exp:	

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 - SKY VIEW PINES, LLC

Address 1:	295 E. WARM SPRINGS RD., SUITE 101	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89119	Country:	USA
Status:	Active	Email:	

Actions\Amendments

Action Type:	Certificate of Limited Partnership		
Document Number:	20080046092-41	# of Pages:	2
File Date:	1/24/2008	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20080211324-63	# of Pages:	1
File Date:	3/27/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090218466-38	# of Pages:	1
File Date:	3/06/2009	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090900344-31	# of Pages:	1
File Date:	12/31/2009	Effective Date:	

(No notes for this action)			
Action Type:	Amended List		
Document Number:	20100028792-81	# of Pages:	1
File Date:	1/20/2010	Effective Date:	
(No notes for this action)			
Action Type:	Amendment		
Document Number:	20100178992-79	# of Pages:	1
File Date:	3/22/2010	Effective Date:	3/22/2010
(No notes for this action)			

APN: 139-27-502-003

Mail + tax statements to:

RPTT: \$ 6,479.55

Nevada H.A.N.D., Inc

295 E. Warm Springs Road #101

Las Vegas, Nevada 89119

7-1

Inst #: 201002160003970

Fees: \$19.00 N/C Fee: \$0.00

RPTT: \$6479.55 Ex: #

02/16/2010 04:02:58 PM

Receipt #: 234505

Requestor:

STEWART TITLE OF NEVADA

Recorded By: BRT Pgs: 7

DEBBIE CONWAY

CLARK COUNTY RECORDER

After recording, Mail to:

City of Las Vegas

Neighborhood Services Department

400 Stewart Avenue, 2nd Floor

Las Vegas, NV 89101

RECEIVED
OCT 27 2010

Grant Deed

For valuable consideration, the receipt of which is hereby acknowledged,

THE CITY OF LAS VEGAS, a municipal corporation of the State of Nevada (herein called "Grantor"), hereby grants, bargains and sells to Nevada H.A.N.D., Inc. (herein called "Grantee"), the real property (the "Property") legally described in the document attached hereto, labeled Exhibit "A" and incorporated herein by this reference.

1. The Property is conveyed subject to the Disposition and Development Agreement dated September 17, 2008, and the subsequent amendment thereto dated November 4, 2009 (collectively the "Agreement") entered into between Grantor and Grantee. The Property is also conveyed subject to all easements, reservations, restrictions, conditions, rights-of-way, and other encumbrances of record. All terms capitalized herein which are not otherwise defined herein shall have the meaning given to them in the Agreement.

2. The Grantee hereby covenants and agrees for itself, its successors, its assigns and every successor in interest, that during construction and thereafter for the periods of time specified in the Agreement, the Grantee, its successors and assignees, shall not use the Property for other than the uses specified in the Agreement.

3. The Grantee hereby covenants and agrees for itself, its successors, its assigns and every successor in interest, that it will maintain the improvements on the Property and keep the Property free from any accumulation of debris or waste materials and will conform the development requirements specified in the Agreement. If at any time the Grantee, its successors or assignees or every successor in interest

thereafter, shall fail to maintain the Property free of debris or waste materials, then the City may perform the necessary cleanup or maintenance, and the Grantee, or its successors or assignees or every successor hereafter, shall pay costs as a reasonably incurred for such cleanup or maintenance.

4. Except as provided in the Agreement, the Grantee shall not transfer, convey, assign or lease the whole or any part of the Property or the buildings or improvements thereon without the prior written consent and approval of Grantor. This prohibition shall not be deemed to prevent the granting of easements or permits to facilitate the development of the Property or to prohibit or restrict the leasing of any part or parts of a building or structure in accordance with the Agreement.

5. Subsequent to the execution of this Deed and prior to the issuance of the Certificate of Completion, and subject to the provision of Section 414 of the Agreement, the Grantor shall have the right at its option to reenter and repossess the Property hereby conveyed, or any portion thereof, together with all improvements thereon, upon the occurrence of a Developer Event of Default.

Such right to repurchase, reenter and repossess, to the extent provided in this Deed, shall not defeat, render invalid or limit:

a. Any mortgage, deed of trust, or security instrument specifically permitted by the Agreement; or

b. Any rights or interest provided in the Agreement for the protection of the holder of such mortgage, deed of trust or other security instruments.

6. The Grantee covenants by and for itself, its successor, its assigns and every successor in interest thereafter that there shall be no discrimination against or segregation of any person or group of persons on account of race, color, creed, religion, sex, age, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Property.

7. No violation or breach of the covenants, conditions, restrictions, provisions, or limitations contained in this Deed shall defeat or render invalid or in any way impair the mortgage, deed of trust or other security instrument permitted by the Agreement; provided, however, that any successor of Grantee to the Property shall be bound by such remaining covenants conditions, restrictions, limitations and provisions, whether

such successor's title was acquired by foreclosure, deed in lieu of foreclosure, trustee's sale or otherwise.

8. The covenants contained in paragraph 6 and paragraph 7 of this Deed shall remain in perpetuity. The covenants contained in paragraph 4 shall remain in effect for One Hundred Eighty (180) months after the date of conveyance of the Site to Grantee. The covenants contained in paragraph 5 shall remain in the effect until issuance of a Certificate of Completion pursuant to Section 222 of the Agreement. The covenants contained in paragraph 2 and paragraph 3 shall remain in effect for the time periods set forth in the Agreement.

9. The covenants contained in paragraphs 2, 3, 4, 5, 6, and 7 of this Deed shall be binding for the benefit of Grantor, its successors and assigns, and any successor in interest thereafter to the Property or any part thereof, and such covenants shall run in favor of the Grantor and such aforementioned parties for the entire period during which such covenants shall be in force and effect, without regard to whether the Grantor is, or remains an owner of any land or interest therein to which such covenants relate. The Grantor and such aforementioned parties, in the event of any breach of any covenants, shall have the right to exercise all of the rights and remedies, and to maintain any actions at law or suit in equity or other proper proceedings to enforce the curing of such breach. The covenants contained in this Deed shall be for the benefit of and shall be enforceable only by the Grantor and such aforementioned parties.

Remainder of Page Intentionally Left Blank

My commission expires: 10-14-2012

"GRANTEE"

NEVADA H.A.N.D., INC.

Michael Mullin

By: Michael Mullin

Its: President

STATE OF NEVADA }
 ss.
COUNTY OF CLARK }

This instrument was acknowledged before me, a notary public, on this

4th day of Feb., 2010, by Michael Mullin,

as President of NEVADA H.A.N.D., Inc.

Jaclyn S. Haas

NOTARY PUBLIC, in and for said County and State

My commission expires: 10-17-11

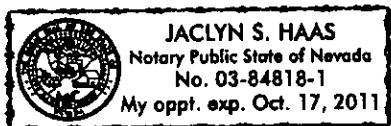


Exhibit "A"

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Clark, described as follows:

That portion of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 27, Township 20 South, Range 61 East, M.D.M., described as follows:

BEGINNING at a point in the North line of the said Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 27, distant thereon East 364.02 feet from its intersection with the East line of the Los Angeles and Salt Lake Railroad Company Right of Way, being the point of intersection of the said North line of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) with the Northerly prolongation of the East line of that certain parcel of land conveyed to T.A. Wells, et ux, to the Las Vegas Gas Company, by deed recorded April 5, 1948, as Document No. 282079, Clark County, Nevada Records; thence South along the last mentioned Northerly prolongation and the East line of the said parcel conveyed to Las Vegas Gas Company, a distance of 718 feet to the Southeast Corner (SE cor.) thereof, being a point in the North line of that certain parcel of land conveyed by Helen J. Stewart to the United States of America, for the use of the Piute Indians, by deed recorded March 15, 1912 in Book 2 of Deeds, Page 246, Clark County, Nevada records; thence East along the North line of the last mentioned conveyed parcel, a distance of 354.98 feet to a point in the East line of the said Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 27; thence North along the last mentioned East line, a distance of 718 feet to the Northeast Corner (NE cor.) of the said Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 27; thence West along the North line of the said Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼), a distance of 354.93 feet to the POINT OF BEGINNING.

EXCEPTING therefrom the Northerly 270.00 feet of the Westerly 115.00 feet thereof, previously deeded to Calor Gas Service, Inc., by deed recorded April 9, 1956 as Document No. 74784, Official Records, Clark County, Nevada.

FURTHER EXCEPTING therefrom the interest of the City of Las Vegas of the North 50 feet of said land.

STATE OF NEVADA
DECLARATION OF VALUE FORM

RECEIVED
OCT 27 2010

1. Assessor Parcel Number(s)

a. 139-27-502-003
b. _____
c. _____
d. _____

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. a. Total Value/Sales Price of Property

\$ 1,270,211-

b. Deed in Lieu of Foreclosure Only (value of property)

()

c. Transfer Tax Value:

\$ 1,270,211-

d. Real Property Transfer Tax Due

\$ 6,479.55

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____%

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

Signature _____ Capacity AGENT

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: City of Las Vegas
Address: 400 Stewart St 2nd fl.
City: Las Vegas
State: NV Zip: 89101

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Nevada H. A. N. D.
Address: 295 E Warm Springs #101
City: Las Vegas
State: NV Zip: 89119

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

Print Name: STEWART TITLE of NEV Escrow #: 1001443-MH
Address: 376 E Warm Springs #190
City: Las Vegas State: NV Zip: 89119

Inst #: 201002160003971
Fees: \$16.00 N/C Fee: \$0.00
RPTT: \$6479.55 Ex: #
02/16/2010 04:02:58 PM
Receipt #: 234505
Requestor:
STEWART TITLE OF NEVADA
Recorded By: BRT Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

4-1

A.P.N. #	139-27-502-003
R.P.T.T.	
Escrow No.	1001443-MRH
Recording Requested By:	
	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Sky View Pines Limited Partnership	
295 E. Warm Springs Road #101	
Las Vegas, Nevada 89119	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That NEVADA H.A.N.D. INC, a Nevada non-profit corporation for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to SKY VIEW PINES LIMITED PARTNERSHIP, a Nevada limited partnership, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

SUBJECT TO:

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

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

Dated: February 11, 2010

NEVADA H.A.N.D. INC., a Nevada non-profit corporation

BY: Michael Mullin

Michael Mullin
President

State of Nevada

}

} ss.

County of Clark

}

This instrument was acknowledged before me
on

2-12-10

By: Michael Mullin, President

Signature: Jaclyn S. Haas

Notary Public

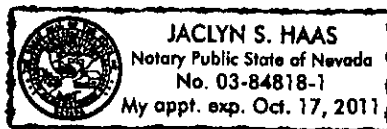


Exhibit A
LEGAL DESCRIPTION

File Number: 1001443-MRH

That portion of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 27, Township 20 South, Range 61 East, M.D.M., described as follows:

BEGINNING at a point in the North line of the said Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 27, distant thereon East 364.02 feet from its intersection with the East line of the Los Angeles and Salt Lake Railroad Company Right of Way, being the point of intersection of the said North line of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) with the Northerly prolongation of the East line of that certain parcel of land conveyed to T.A. Wells, et ux, to the Las Vegas Gas Company, by deed recorded April 5, 1948, as Document No. 282079, Clark County, Nevada Records; thence South along the last mentioned Northerly prolongation and the East line of the said parcel conveyed to Las Vegas Gas Company, a distance of 718 feet to the Southeast Corner (SE cor.) thereof, being a point in the North line of that certain parcel of land conveyed by Helen J. Stewart to the United States of America, for the use of the Piute Indians, by deed recorded March 15, 1912 in Book 2 of Deeds, Page 246, Clark County, Nevada records; thence East along the North line of the last mentioned conveyed parcel, a distance of 354.98 feet to a point in the East line of the said Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 27; thence North along the last mentioned East line, a distance of 718 feet to the Northeast Corner (NE cor.) of the said Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 27; thence West along the North line of the said Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼), a distance of 354.93 feet to the POINT OF BEGINNING.

EXCEPTING therefrom the Northerly 270.00 feet of the Westerly 115.00 feet thereof, previously deeded to Calor Gas Service, Inc., by deed recorded April 9, 1956 as Document No. 74784, Official Records, Clark County, Nevada.

FURTHER EXCEPTING therefrom the interest of the City of Las Vegas of the North 50 feet of said land.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 139-27-502-003
b) _____
c) _____
d) _____

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument No. _____
Book _____ Page _____
Date of Recording: _____
Notes: _____

2. Type of Property

- a) ☒ Vacant Land b) ☐ Single Family Residence
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apartment Bldg. f) ☐ Commercial/Industrial
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

3. a. Total Value/Sales Price of Property

\$1,270,211-

b. Deed in Lieu of Foreclosure Only (Value Property) (_____)

c. Transfer Tax Value

1,270,211

d. REAL PROPERTY TRANSFER TAX DUE:

6,479.55

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature:

Michael H. N.D., Inc.

Capacity:

Grantor

Signature:

Sky View Pines Limited Partnership

Capacity:

Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Nevada H.A.N.D., Inc

Address: 295 E. Warm Springs #101

City/State/Zip Las Vegas, Nevada 89119

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Sky View Pines, L.P.

Address: 295 E. Warm Springs Rd #190

City/State/Zip Las Vegas, Nevada 89119

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: Stewart Title of Nevada

Escrow No 1001443-MRH

Address: 376 E. Warm Springs Road, Suite 190

City Las Vegas

State: NV

Zip 89119

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)