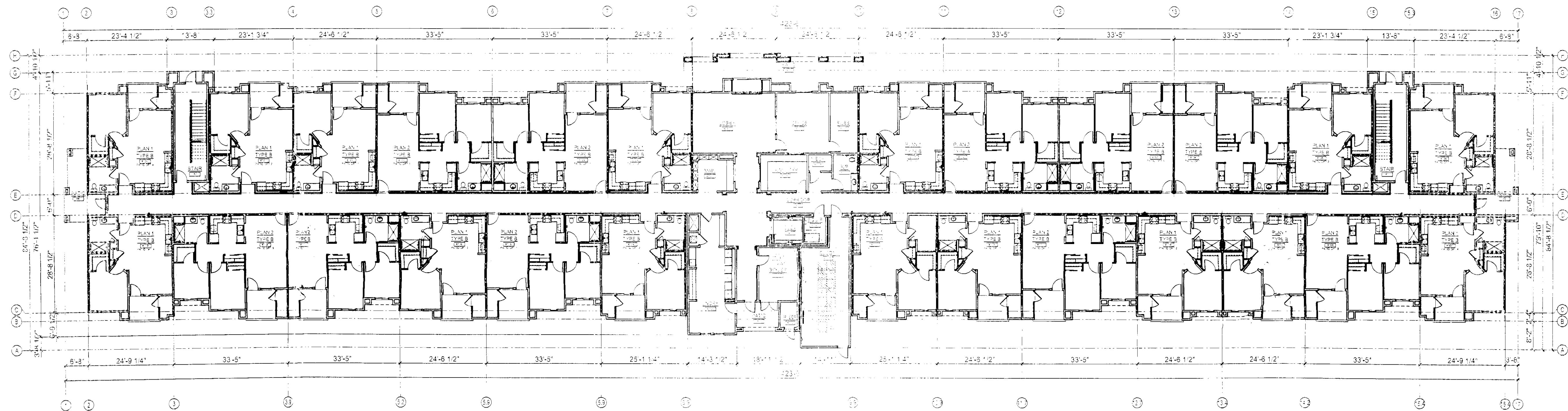
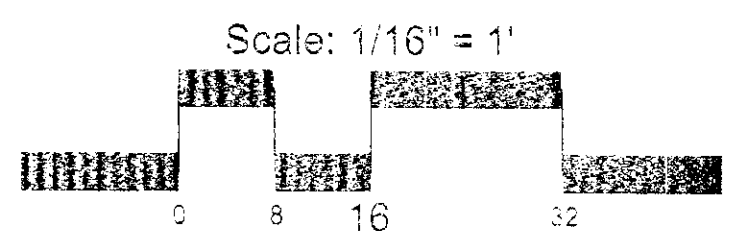




Conceptual 1st Floor Plan

Decatur Pines 2

Las Vegas, Nevada



Project # 909013

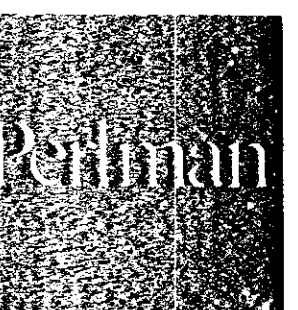
January 20th, 2011

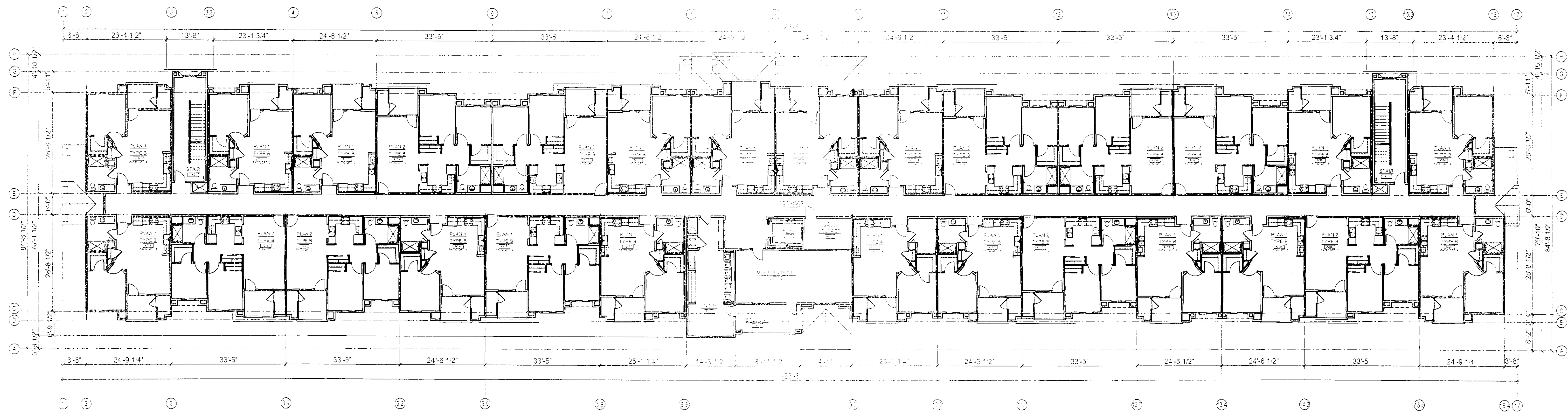
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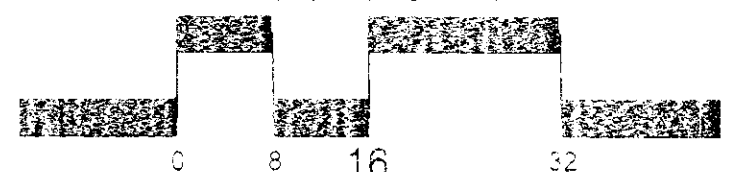


Conceptual 2nd Floor Plan

Decatur Pines 2

Las Vegas, Nevada

Scale: 1/16" = 1'



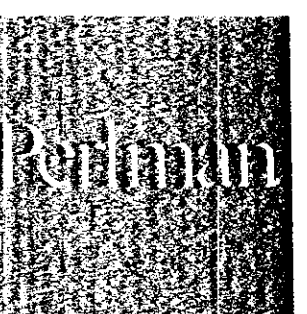
Project # 909013

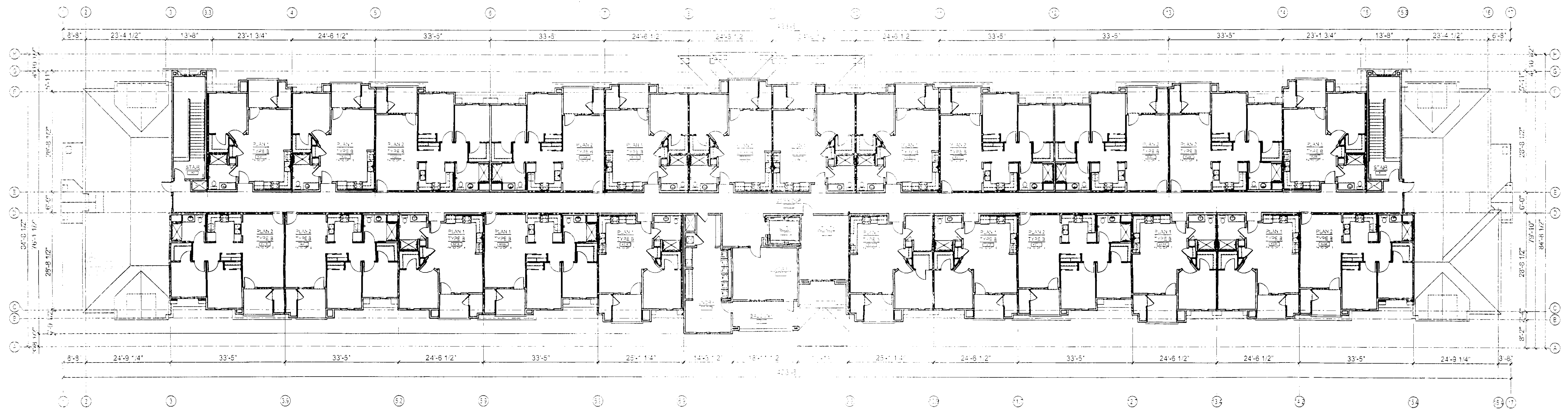
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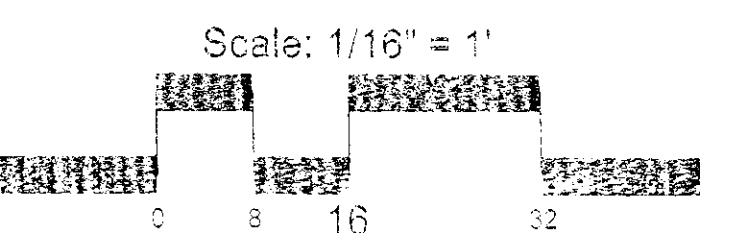




Conceptual 3rd Floor Plan

Decatur Pines 2

Las Vegas, Nevada



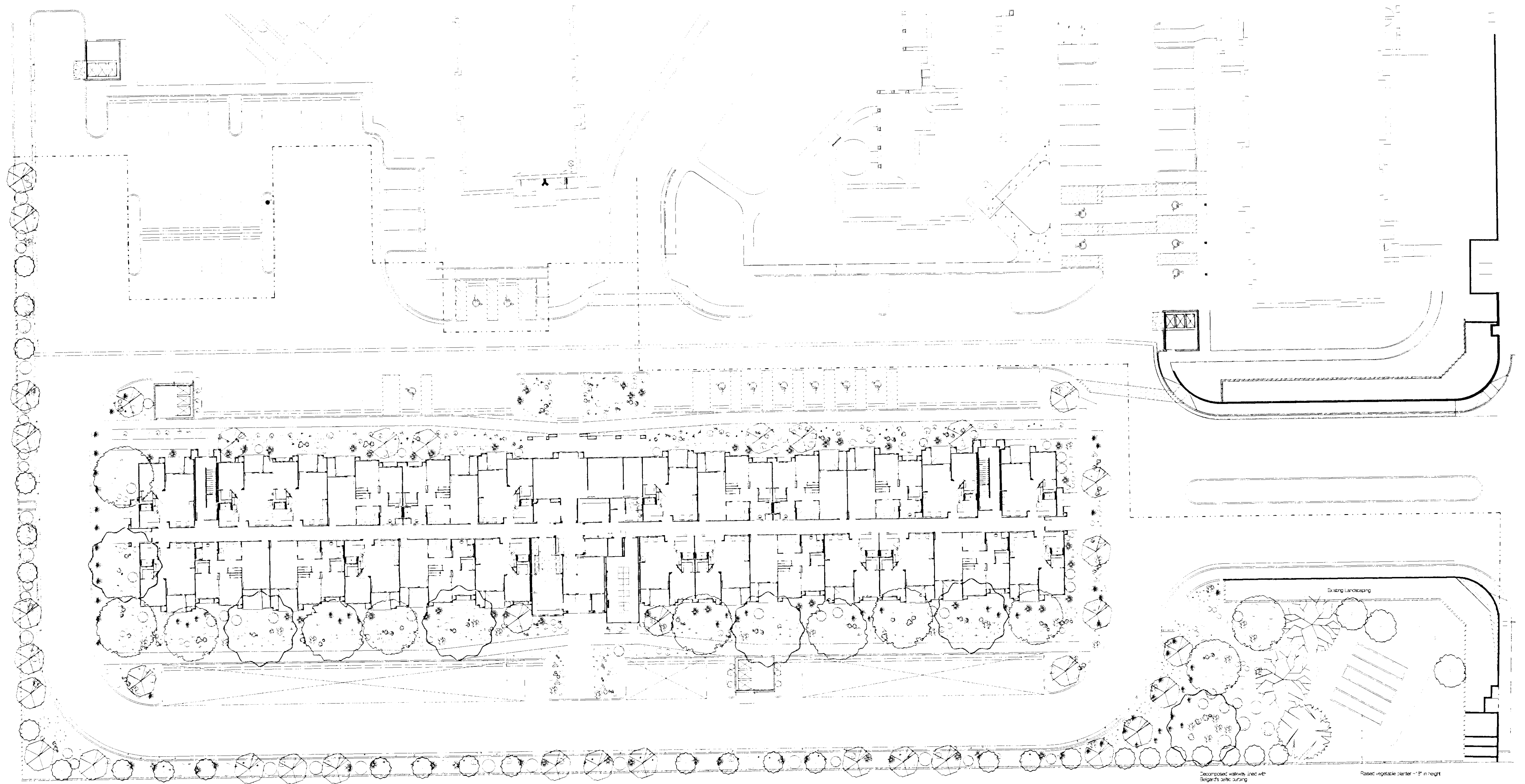
Project # 909013 January 20th, 2011

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



SDR-40767



Construction Notes

- 110 Gold Granite boulders are to be installed as shown on plan sizes as follows:
 - 30-100 lbs
 - 35-150 lbs
 - 30-200 lbs
 - 15-250 lbs
- Grey circular dashed lines signify an elevation of approximately 6'-9" in height
- Grey dashed lines signify flow of water
- Mulch type for desert planting areas: Mojave Gold Decomposed Granite
- Mulch type for orchard: DGC type Wood mulch
- Approximately 20% of planting areas (excluding orchard) will have 'Chunky Cappuccino Brown' rock mulch incorporated in natural swail to follow flow of water

Plant Legend			
Botanical Name	Common Name	Size	QTY
AQ - Agave ocahui	Agave	1 Gal	24
AQ - Agave ovatifolia	Whale's tongue agave	5 Gal	5
AB - Aloe 'Blue Elf'	Blue elf aloe	1 Gal	17
AC - Aquilegia chrysantha	Golden columbine	5 Gal	26
A - Artemisia 'Powis Castle'	Powis castle wormwood	5 Gal	24
AS - Asclepias tuberosa	Desert milkweed	5 Gal	29
B - Bulbine frutescens 'Hallmark'	Hallmark orange bulbine	5 Gal	51
C - Calliandra hybrid 'Sierra Star'		5 Gal	13
CC - Caryopteris clandonensis 'Dark Knight'	Blue mist	5 Gal	7
CD - Cordia parvifolia	Little leaf cordia	5 Gal	8
DC - Dalea capitata 'Sierra Gold'	Golden dalea	5 Gal	40
DF - Dalea frutescens 'Sierra Negra'	Sierra Negra	5 Gal	6
DL - Dasylirion longissimum	Toothless Desert spoon	15 Gal	15
EA - Euphorbia antispyllitica	Candelilla	5 Gal	27
ER - Euphorbia rigida	Gopher spurge	5 Gal	18
HP - Hesperaloe parviflora	Red yucca	5 Gal	67
JS - Justicia spigera	Mexican honeysuckle	5 Gal	9
LL - Leucophyllum langmaniae 'Lynn's Legacy'	Lynn's legacy	5 Gal	24
MB - Mangave 'Bloodspot'		1 Gal	8
ML - Melampodium leucanthum	Blackfoot daisy	1 Gal	60
PV - Panicum virgatum 'Heavy Metal'	Switch grass	5 Gal	30
PP - Penstemon palmeri	Scented penstemon	1 Gal	18
RB - Ruellia brittoniana 'Katie'	Dwarf ruellia	5 Gal	37
RE - Rusellia equisetiformis	Coral fountain	5 Gal	16
SC - Salvia chamedryoides	Mexican blue sage	5 Gal	30
SC - Salvia clevelandii	Chapparral sage	5 Gal	14
S - Simmondsia chinensis	Joboa	5 Gal	10
SA - Sphaeralcea ambigua	Globe mallow	5 Gal	42
TS - Tecoma stans 'Gold Star'	Yellow bells	5 Gal	5
T - Thympophylla pentachaeta	Golden dysodia	5 Gal	40
T - Tradescantia pallida	Purple heart	1 Gal	12
YP - Viguiera parishii	Goldeneye	5 Gal	34
WT - Wedelia texanum 'Devil's River'		5 Gal	22
YF - Yucca filamentosa 'Color Guard'	Variegated yucca	5 Gal	18
Z - Zephyranthes species	Rainily	1 Gal	47

Tree Legend

Botanical Name	Common Name	Size	Qty
Bauhinia macranthera	Chihuahuan orchid tree	15 Gal	6
Bauhinia mexicana		15 Gal	4
Ceratonia siliqua	Carob	15 Gal	6
Ebenopsis ebano	Texas ebony	15 Gal	5
Olea europaea 'Swan Hill'	Swan hill olive	15 Gal	2
Pistache chinensis 'Sarah's Radiance'	Sarah's Radiance pistache	15 Gal	6
Quercus emoryi	Emory oak	24" Box	4
Vaquerinia californica	Arizona rosewood	15 Gal	28
Vitex agnus-castus	Chaste tree	15 Gal	31
Yucca rostrata	Beaked yucca	24" Box	5

Orchard Legend

Botanical Name	Common Name	Size	Qty
Ficus carica 'Brown Turkey'	Brown Turkey Fig	15 Gal	1
Malus domestica 'Pink Lady'	Pink Lady Apple	15 Gal	3
Prunus amariaca	Apricot	15 Gal	2
Prunus dulcis	Almond	15 Gal	2
Prunus salicina	Plum	15 Gal	3
Prunus persica	Peach	15 Gal	2
Punica granatum 'Wonderful'	Pomegranate	15 Gal	1

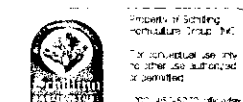
L1 Landscape Plan



Scale: 1"= 20'

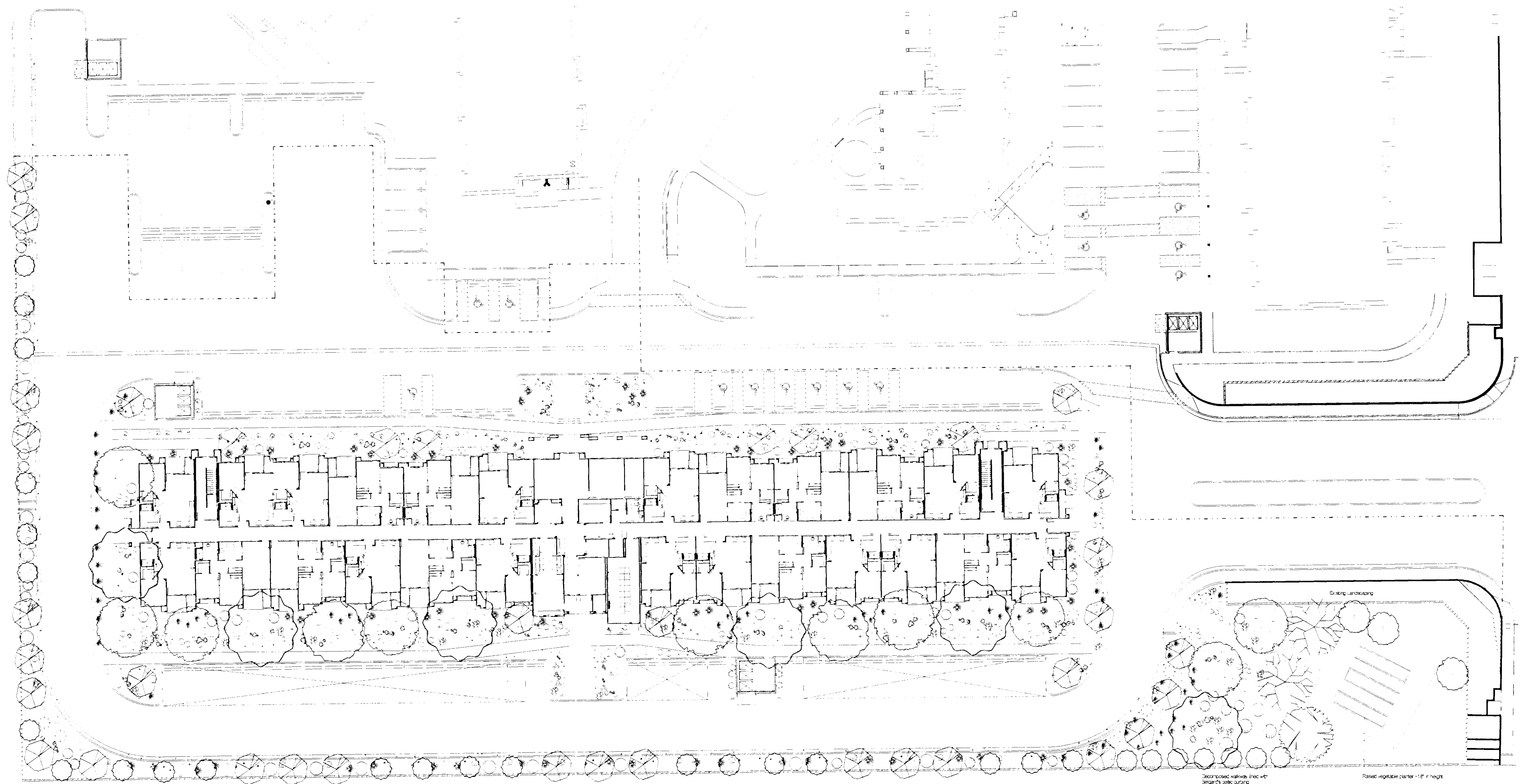
Decatur Phase 2
Landscape Plan

Schilling Horticulture Group



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Construction Notes

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 - 30" 100 lbs
 - 35" 150 lbs
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Botanical Name	Common Name	Size QTY
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AO Agave ovatifolia	Whale's tongue agave	5 Gal. 5
AB Aloe 'Blue Elf'	Blue elf aloe	1 Gal. 17
AC Aquilegia chrysantha	Golden columbine	5 Gal. 28
A Artemisia 'Powis Castle'	Powis castle wormwood	5 Gal. 24
AS Asclepias tuberosa	Desert milkweed	5 Gal. 29
B Bulbine frutescens 'Hallmark'	Hallmark orange bulbine	5 Gal. 51
C Calliandra hybrid 'Sierra Starr'		5 Gal. 13
CC Caryopteris andonensis 'Dark Knight'	Blue mist	5 Gal. 7
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DC Dalea capitata 'Sierra Gold'	Golden dalea	5 Gal. 40
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LL Leucophyllum langmaniae 'Lynn's Legacy'	Lynn's legacy	5 Gal. 24
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ML Melampodium leucanthum	Blackfoot daisy	1 Gal. 60
PV Panicum virgatum 'Heavy Metal'	Switch grass	5 Gal. 30
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RB Ruellia brittoniana 'Katie'	Dwarf ruellia	5 Gal. 37
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SC Salvia clevelandii	Chapparral sage	5 Gal. 14
S Simmondsia chinensis	Jojoba	5 Gal. 10
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T Thymophyllia pentachaeta	Golden dysodia	5 Gal. 40
T Tradescantia pallida	Purple heart	1 Gal. 12
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WT Wedelia texanum 'Devil's River'		5 Gal. 22
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Prunus dulcis	Almond	15 Gal.	2
Prunus salicina	Plum	15 Gal.	3
Prunus persica	Peach	15 Gal.	2
Punica granatum 'Wonderful'	Pomegranate	15 Gal.	1

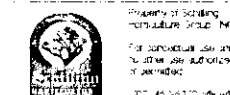
L1 Landscape Plan



Scale:
1" = 20'

Decatur Phase 2
Landscape Plan
Hendricks & Associates
Las Vegas, NV

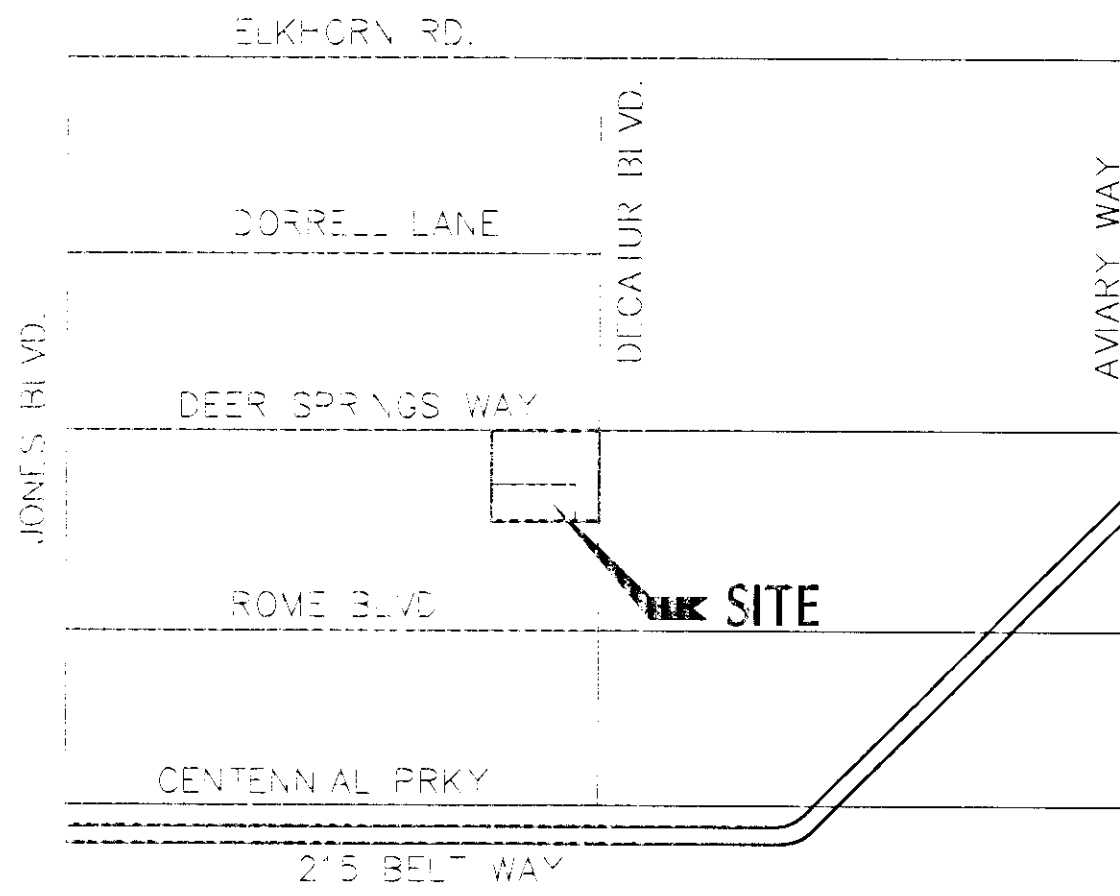
Schilling Horticulture Group
Landscape Designer for: Central Air Services



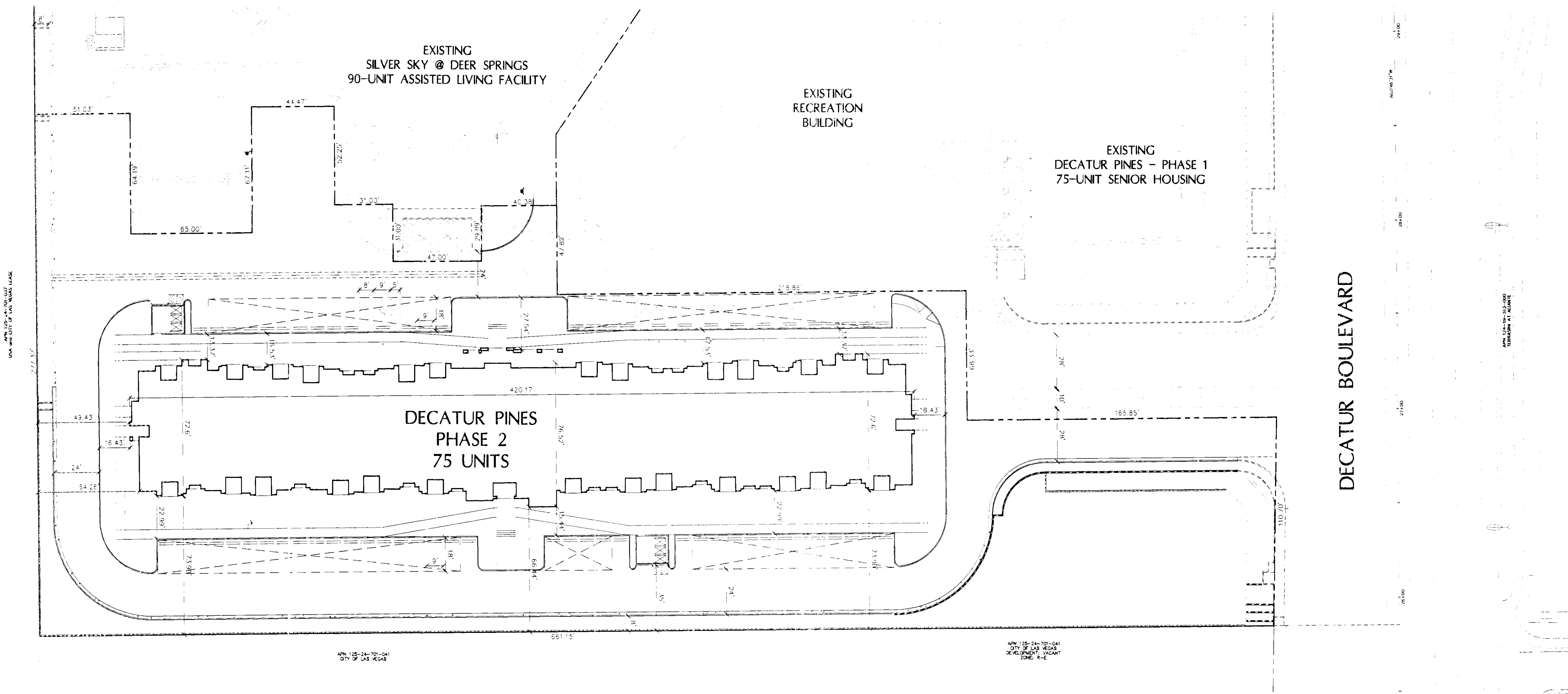
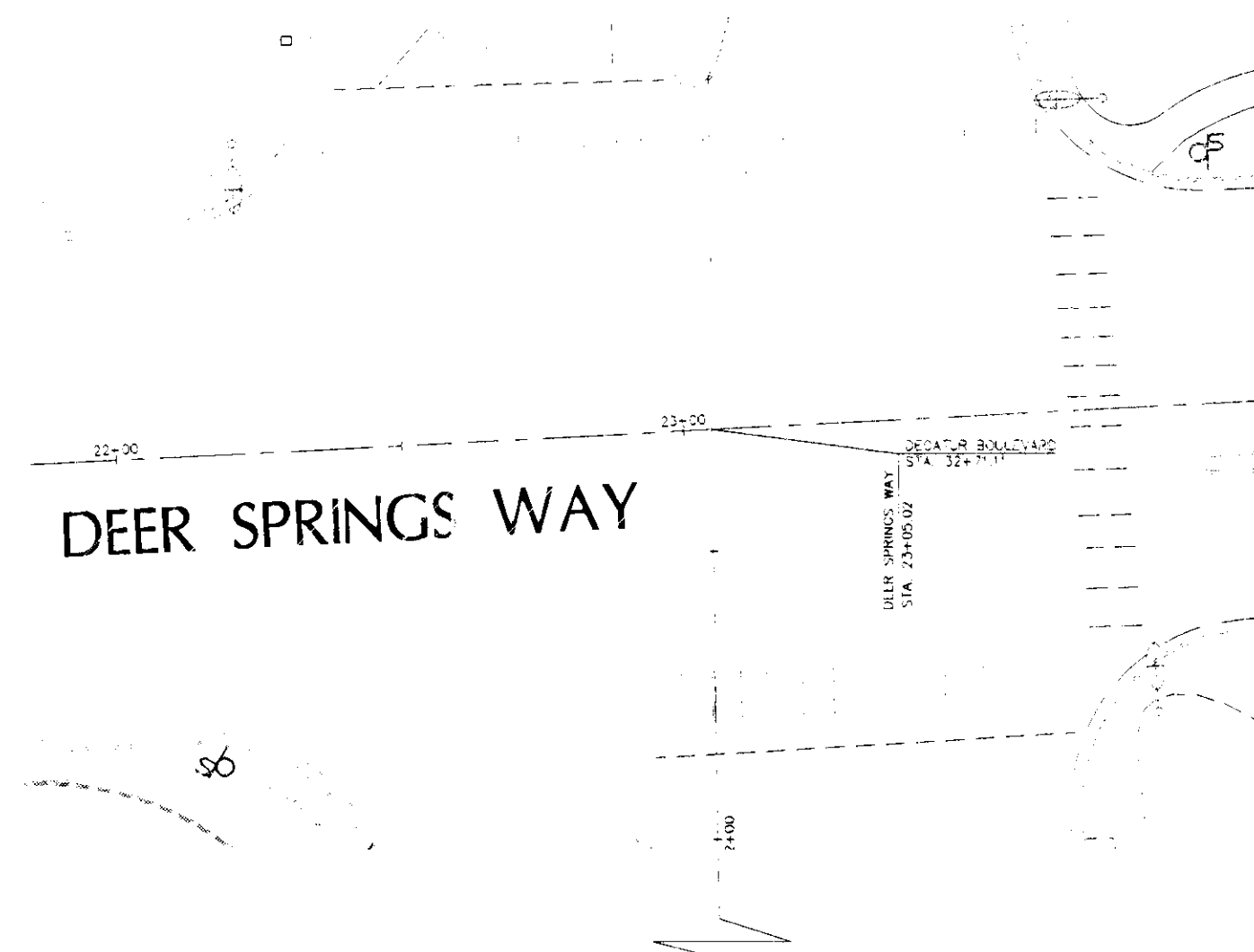
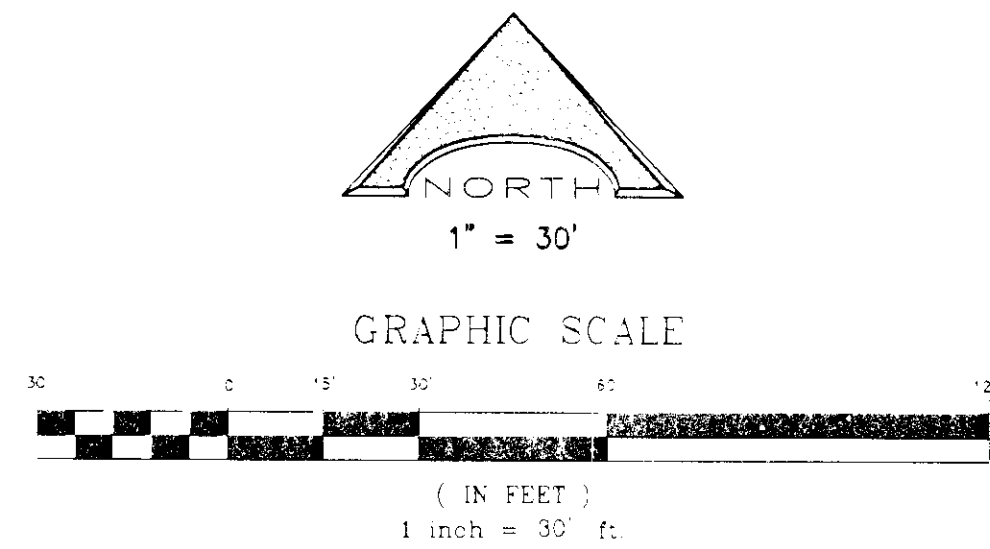
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DECATUR PINES - PHASE 2
FOR
NEVADA H.A.N.D.



VICINITY MAP



LEGAL DESCRIPTION

BEING A PORTION OF THE NORTH EAST QUARTER OF THE
NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.,
CLARK COUNTY, NEVADA.

OWNER/DEVELOPER

NEVADA H.A.N.D., INC.
295 E. WARM SPRINGS RD. #101
LAS VEGAS, NEVADA 89119

TABULATION:

APN NUMBER 25-24-701-049
CURRENT ZONING R-3
ACREAGE 3.22 AC.±
D.U.A. 23.22

SENIOR HOUSING

OF BUILDINGS 1
OF UNITS 75

PARKING CALCULATION:

PROPOSED SENIOR HOUSING - 75 UNITS

REQUIRED PARKING (75 PER UNIT) 57 P.S.
HANDICAP PARKING REQUIRED 3 P.S.

UNCOVERED PARKING 5 P.S.
COVERED PARKING 54 P.S.
COVERED HANDICAP PARKING 7 P.S.
TOTAL PARKING SPACES 66 P.S.

OPEN SPACE CALCULATION:

PROPOSED SENIOR HOUSING - 75 UNITS

REQUIRED OPEN SPACE 54,138 S.F.
23.2 X 1.65 = 38.2%

PROVIDED OPEN SPACE 48,200 S.F.

OVER ALL REQUIRED OPEN SPACE 193,018 S.F.
OVER ALL PROVIDED OPEN SPACE 171,380 S.F.

L. R. NELSON CONSULTING ENGINEERS, INC.

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

SITE PLAN TO ACCOMPANY A VARIANCE OF
DECATUR PINES - PHASE 2
FOR
NEVADA H.A.N.D.
CITY OF LAS VEGAS NEVADA

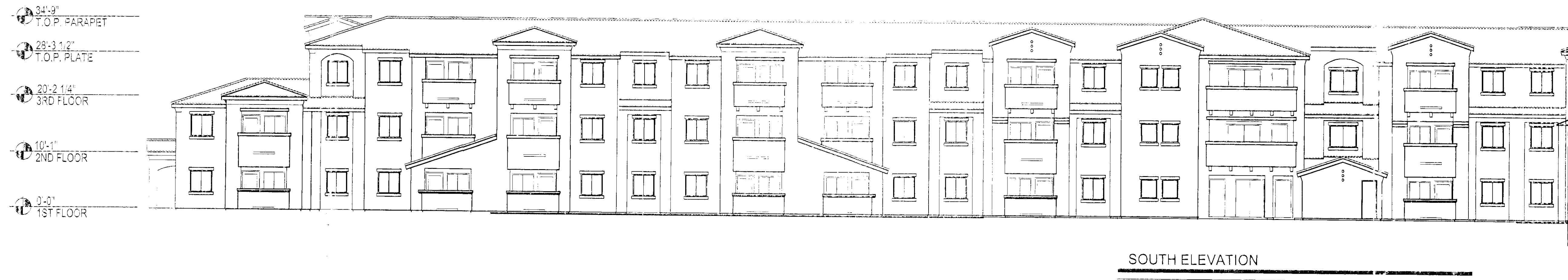
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OF 1 SHEETS

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SDR-40767



Scale: 3/32" = 1'

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Conceptual Elevations

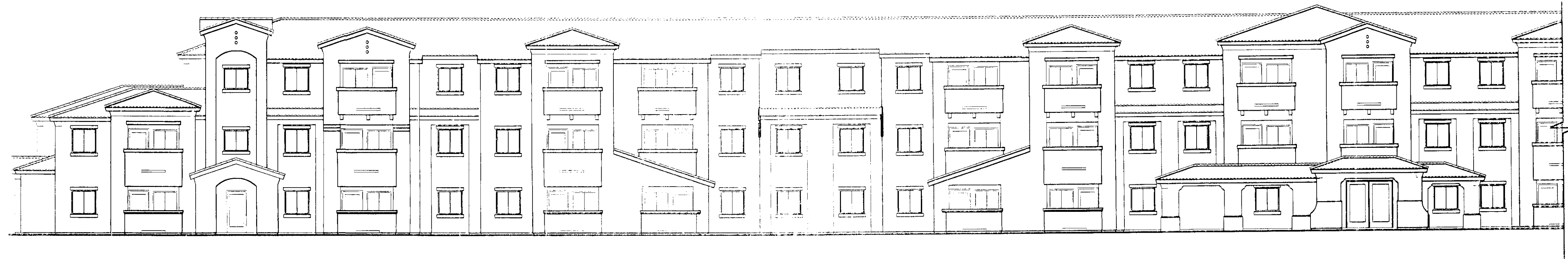
Decatur Pines 2

Las Vegas, Nevada

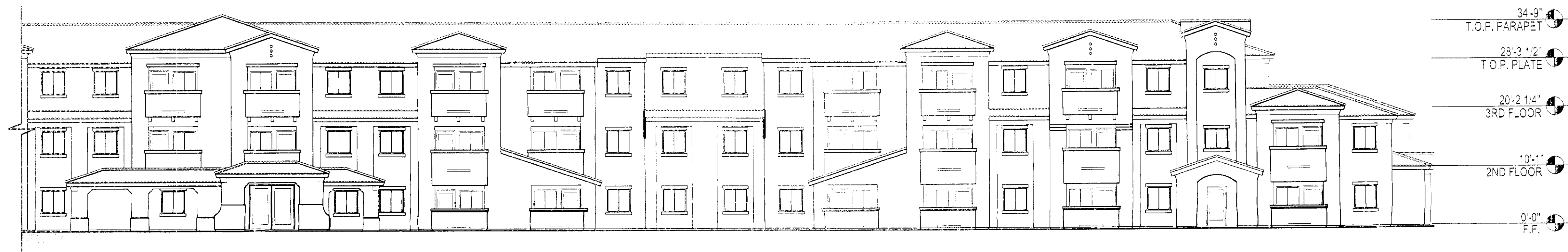
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- 34'-9" T.O.P. PARAPET
- 28'-3 1/2" T.O.P. PLATE
- 20'-2 1/4" 3RD FLOOR
- 10'-1" 2ND FLOOR
- 0'-0" 1ST FLOOR



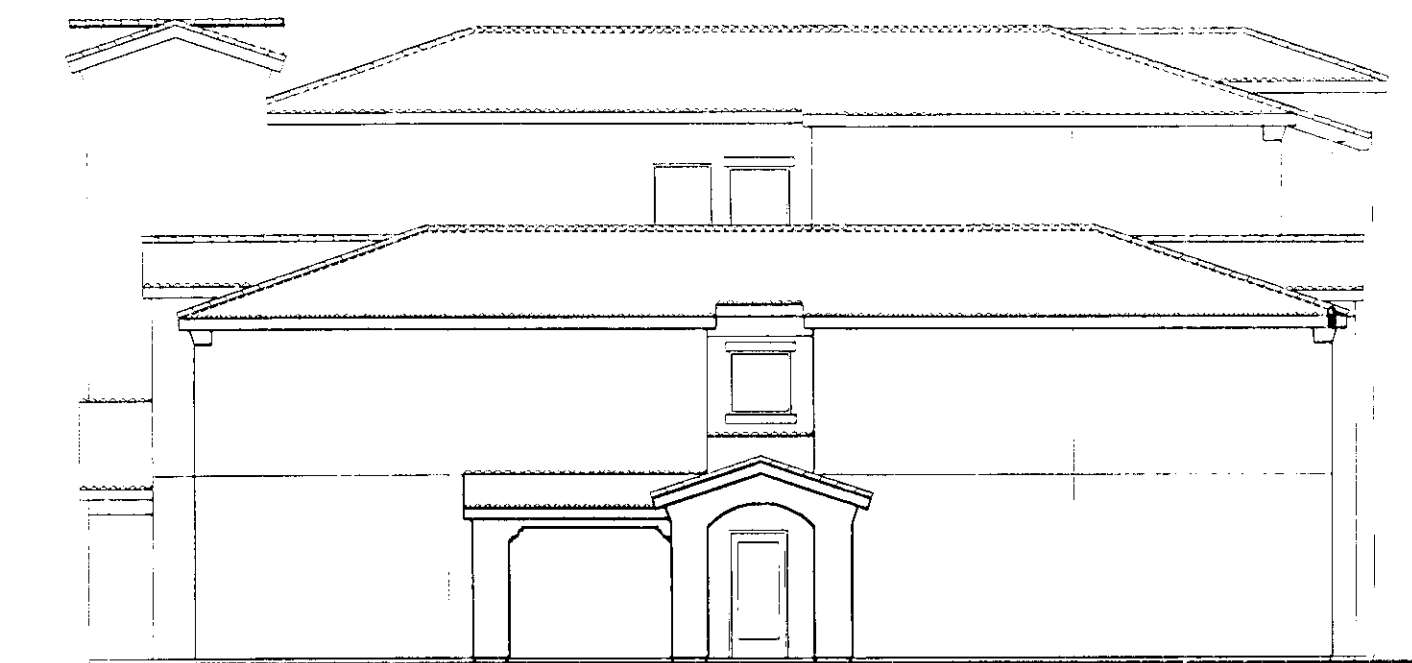
NORTH ELEVATION



- 34'-9" T.O.P. PARAPET
- 28'-3 1/2" T.O.P. PLATE
- 20'-2 1/4" 3RD FLOOR
- 10'-1" 2ND FLOOR
- 0'-0" F.F.

NORTH ELEVATION

- 34'-9" T.O.P. PARAPET
- 28'-3 1/2" T.O.P. PLATE
- 20'-2 1/4" 3RD FLOOR
- 10'-1" 2ND FLOOR
- 0'-0" 1ST FLOOR

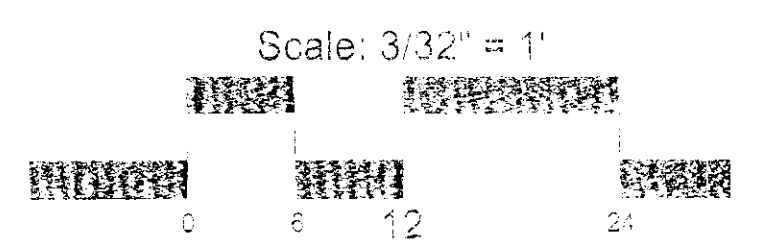


WEST ELEVATION

- 34'-9" T.O.P. PARAPET
- 28'-3 1/2" T.O.P. PLATE
- 20'-2 1/4" 3RD FLOOR
- 10'-1" 2ND FLOOR
- 0'-0" 1ST FLOOR



EAST ELEVATION



Project # 909013

January 20th, 2011

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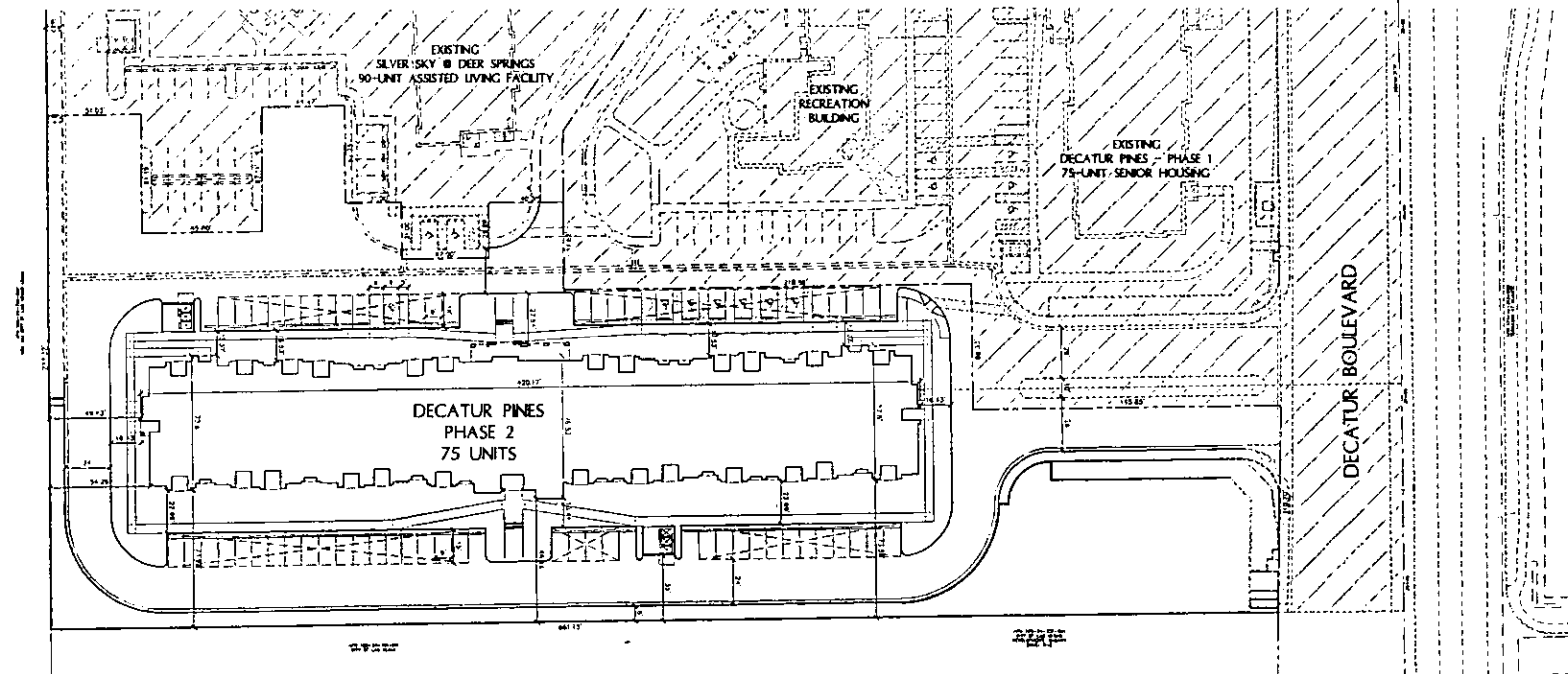
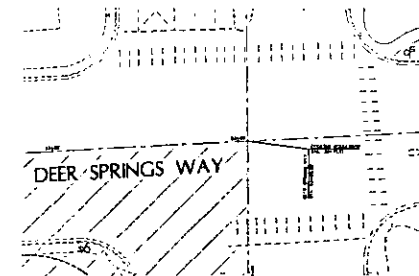
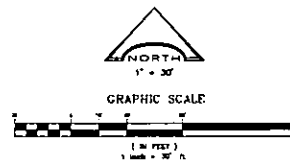
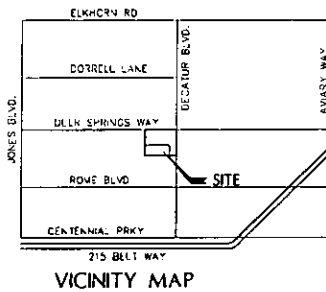
Conceptual Elevations

Decatur Pines 2

Las Vegas, Nevada



DECATUR PINES - PHASE 2 FOR NEVADA H.A.N.D.



LEGAL DESCRIPTION

BEING A PORTION OF THE NORTH EAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 80 EAST, N.M., CLAY COUNTY, NEVADA.

OWNER/DEVELOPER

NEVADA H.A.N.D., INC.
245 E. MAIN SPRINGS RD. #101
LAS VEGAS, NEVADA 89101

TABULATION:

APN NUMBER	125-24-701-049
CURRENT ZONING	D-3
CORRECTION	332 AC ±
CUR	23.22

SENIOR HOUSING

# OF BUILDINGS	1
# OF UNITS	75

PARKING CALCULATION:

PROPOSED SENIOR HOUSING - 75 UNITS
REQUIRED PARKING (1.75 PER UNIT) 57 P.S.
HANDICAP PARKING REQUIRED 3 P.S.
UN-COVERED PARKING 5 P.S.
COVERED PARKING 34 P.S.
COVERED HANDICAP PARKING 3 P.S.
TOTAL PARKING SPACES 80 P.S.

OPEN SPACE CALCULATION:

PROPOSED SENIOR HOUSING - 75 UNITS
REQUIRED OPEN SPACE
25.2 X 1.65 = 38.28
PROVIDED OPEN SPACE
OVER ALL REQUIRED OPEN SPACE 183,000 S.F.
OVER ALL PROVIDED OPEN SPACE 171,360 S.F.

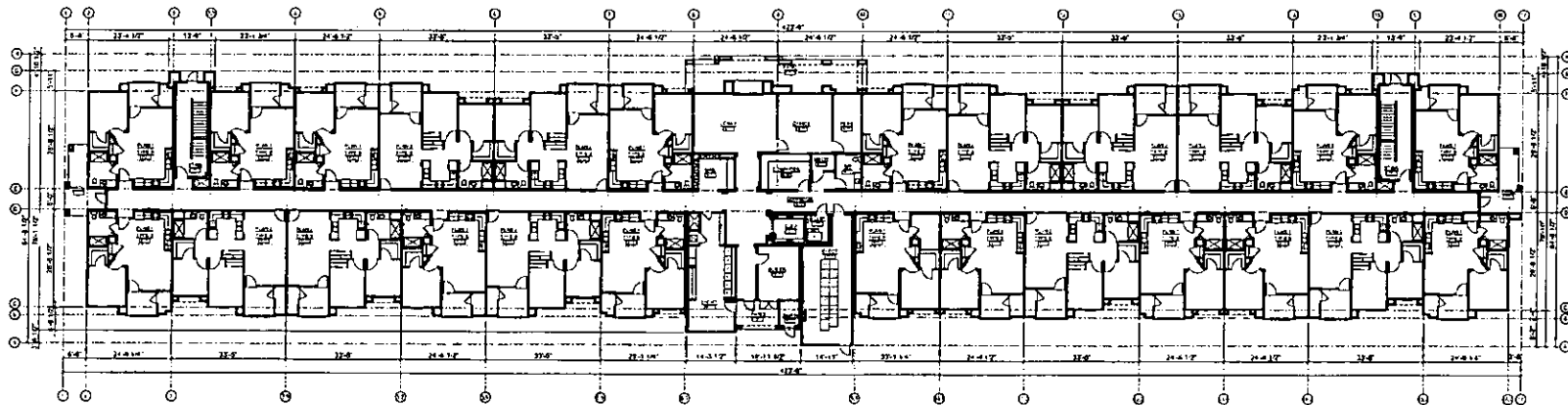
L. R. NELSON CONSULTING ENGINEERS, INC.
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(702) 796-7978
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SITE PLAN TO ACCOMPANY A VARIANCE OF
DECATUR PINES - PHASE 2
FOR
NEVADA H.A.N.D.
CITY OF LAS VEGAS, NEVADA

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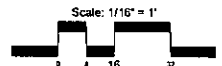
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001-071



Conceptual 1st Floor Plan

Decatur Pines 2

Las Vegas, Nevada



Project # 909013 January 20th, 2011

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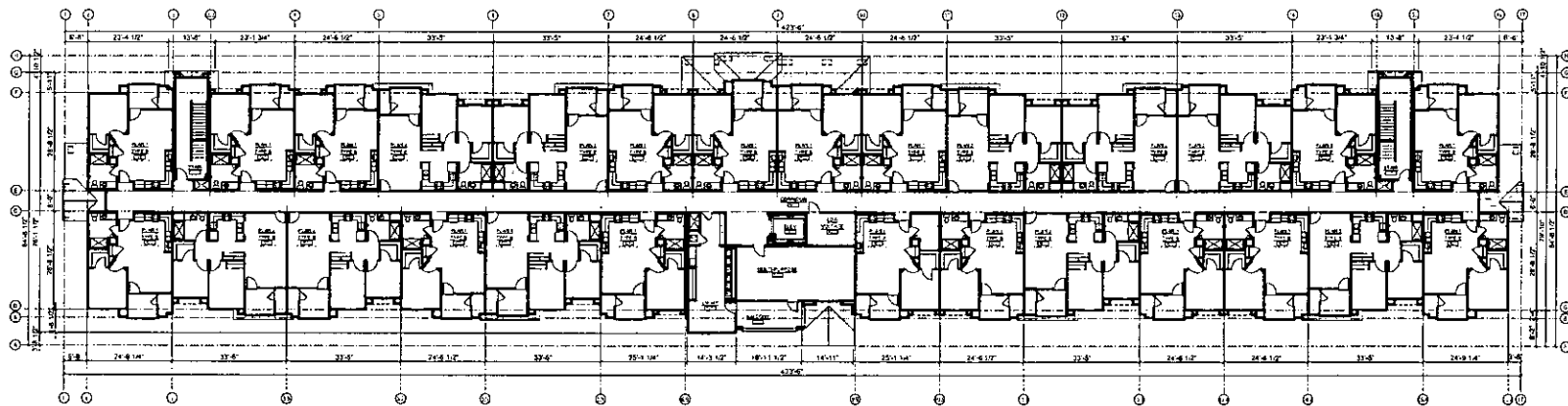
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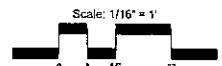
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Conceptual 2nd Floor Plan

Decatur Pines 2

Las Vegas, Nevada



Project # 909013

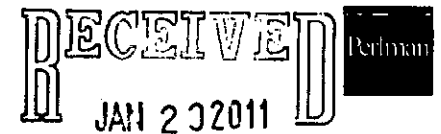
January 20th, 2011

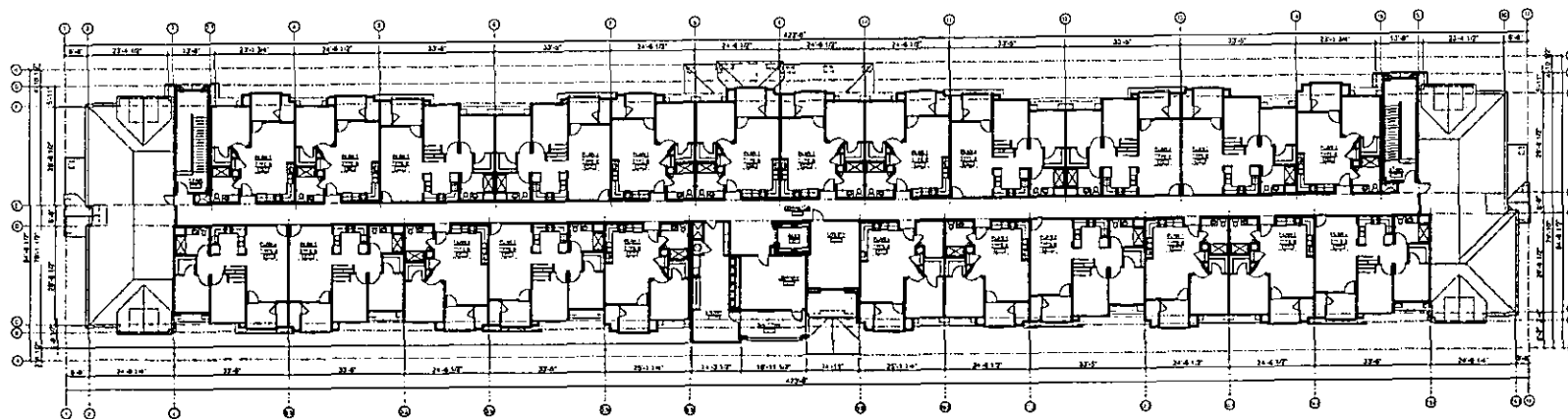
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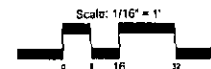


Conceptual 3rd Floor Plan

Decatur Pines 2

Las Vegas, Nevada

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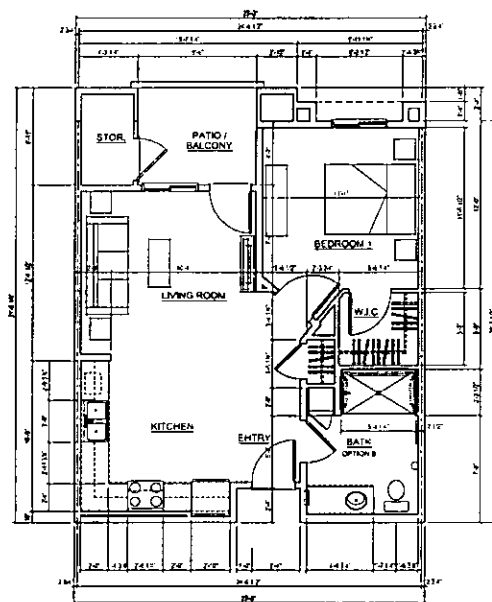
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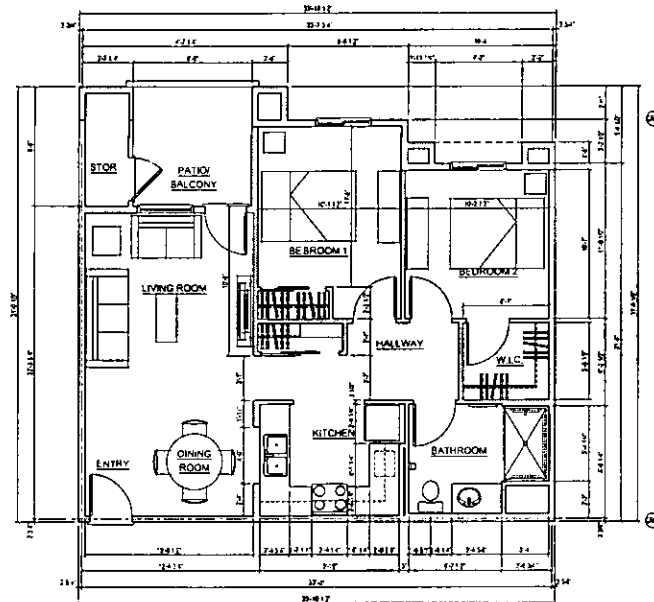


VAR-40768
SDR-40767



PLAN 1 TYPE B w/ STB. PATIO
SCALE: 1/4" = 1'-0"

Overall Unit	1,111.0	sq. ft.
Living Room	111.0	sq. ft.
Kitchen	77.0	sq. ft.
Dining Room	77.0	sq. ft.
Bedroom 1	111.0	sq. ft.
Bedroom 2	111.0	sq. ft.
Bathroom	55.0	sq. ft.
Patio/Balcony	111.0	sq. ft.



PLAN 2 TYPE B w/ STD. PATIO
SCALE: 1/4" = 1'-0"

Overall Unit	1,111.0	sq. ft.
Living Room	111.0	sq. ft.
Kitchen	77.0	sq. ft.
Dining Room	77.0	sq. ft.
Bedroom 1	111.0	sq. ft.
Bedroom 2	111.0	sq. ft.
Bathroom	55.0	sq. ft.
Patio/Balcony	111.0	sq. ft.

Conceptual Unit Floor Plans

Decatur Pines 2

Las Vegas, Nevada

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

Scale: 1/4" = 1'

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Project # 000011

January 20th, 2011

Petman

VAR-40768

SDR-40767



Conceptual Elevations

Decatur Pines 2

Las Vegas, Nevada

Scale: 3/32" = 1'

Project # 909013

January 20th, 2011

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Pedman

- 34'-9" T.O.P. PARAPET
- 28'-3 1/2" T.O.P. PLATE
- 20'-2 1/4" 3RD FLOOR
- 10'-1" 2ND FLOOR
- 0'-0" 1ST FLOOR



NORTH ELEVATION



- 34'-9" T.O.P. PARAPET
- 28'-3 1/2" T.O.P. PLATE
- 20'-2 1/4" 3RD FLOOR
- 10'-1" 2ND FLOOR
- 0'-0" F.F.

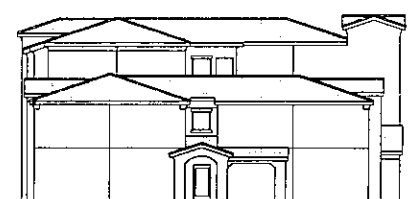
NORTH ELEVATION

- 34'-9" T.O.P. PARAPET
- 28'-3 1/2" T.O.P. PLATE
- 20'-2 1/4" 3RD FLOOR
- 10'-1" 2ND FLOOR
- 0'-0" 1ST FLOOR



WEST ELEVATION

- 34'-9" T.O.P. PARAPET
- 28'-3 1/2" T.O.P. PLATE
- 20'-2 1/4" 3RD FLOOR
- 10'-1" 2ND FLOOR
- 0'-0" 1ST FLOOR



EAST ELEVATION

Conceptual Elevations

Decatur Pines 2

Las Vegas, Nevada

Scale: 3/32" = 1'

Project # 909013

January 20th, 2011

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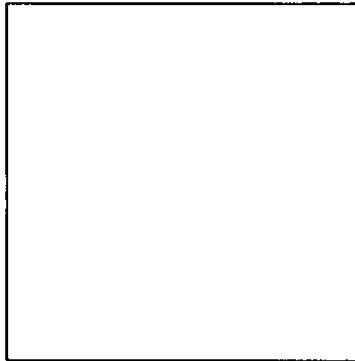
All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

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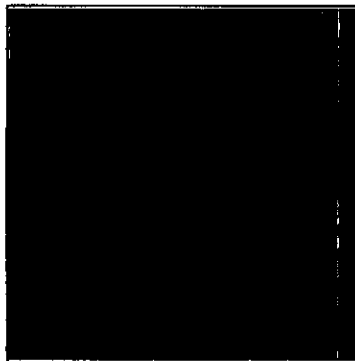
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VAR-40768

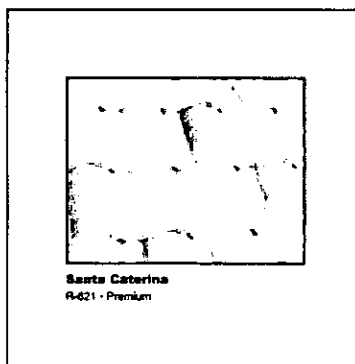
SDR-40767



STUCCO BODY COLOR
FRAZEE #CLW 1013 W
"AKAMINA"



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



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

Color & Material Board
Decatur Pines 2
Las Vegas, Nevada

VAR-40768

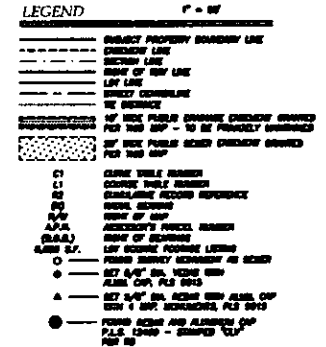
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January 20th, 2011

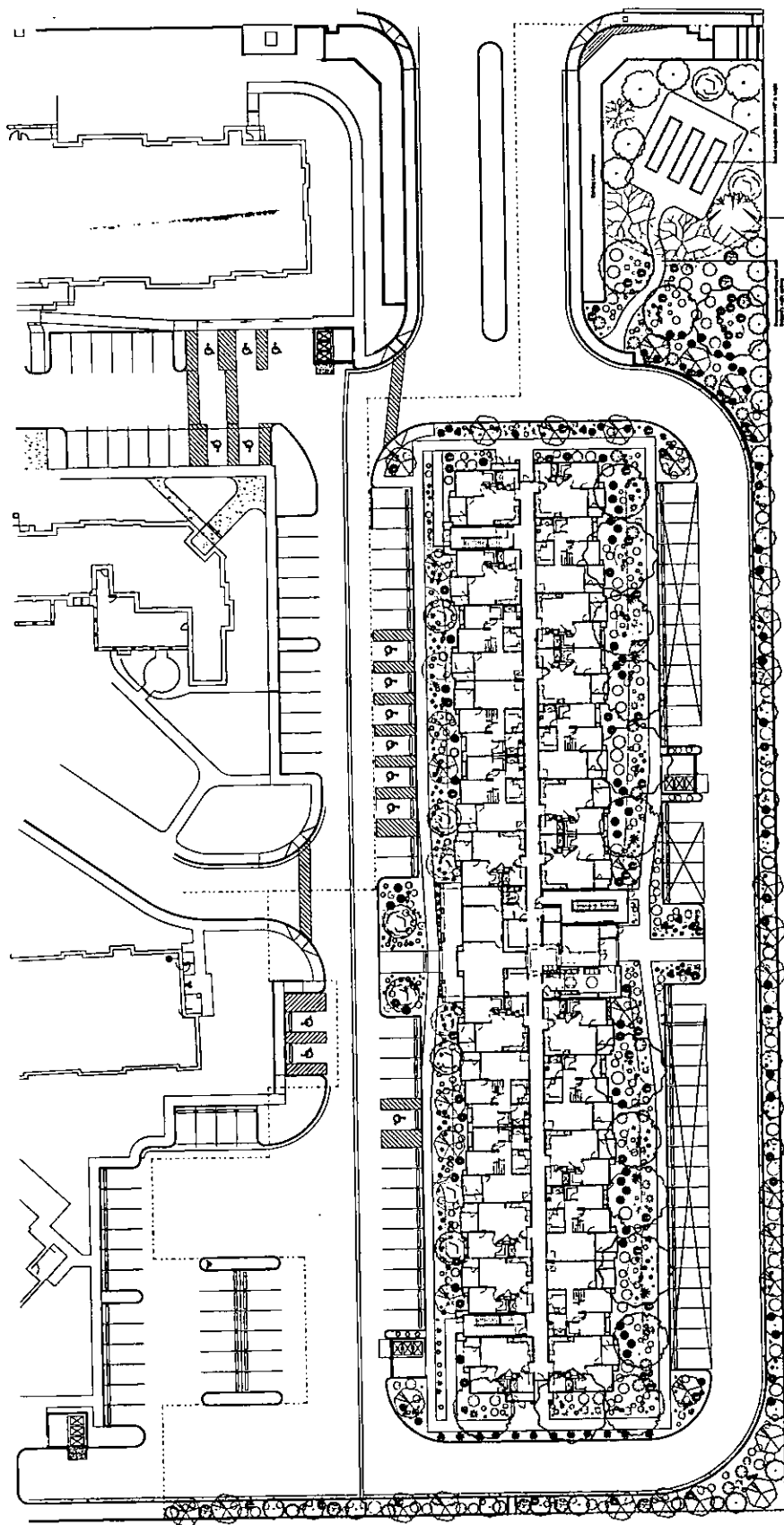
BEING LOT 1 AS SHOWN IN FILE 112, PAGE 93 OF PARCEL MAPS, IN THE RECORDER'S OFFICE, CLARK COUNTY, NEVADA,
SITUATE WITHIN THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST AND THE
NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M.,
CITY OF LAS VEGAS,
CLARK COUNTY, NEVADA

21...RECORD OF SURVEY FILE 70, PAGE 60 OF SURVEY
22...RECORD OF SURVEY FILE 62, PAGE 51 OF SURVEY
23...RECORD OF SURVEY FILE 62, PAGE 70 OF SURVEY
24...RECORD OF SURVEY FILE 100, PAGE 31 OF SURVEY
25...PARCEL MAP FILE 113, PAGE 60 OF PARCEL MAPS
26...SECTION 110, PAGE 100 OF PLATS



COUNTY 12/14/14		
COUNTY	12/14/14	12/14/14
1	30.50	30.50
2	23.00	23.00
3	23.00	23.00
4	30.50	30.50
5	13.00	13.00
6	13.00	13.00
7	13.00	13.00
8	13.00	13.00
9	13.00	13.00
10	13.00	13.00
11	13.00	13.00
12	13.00	13.00
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100	13.00	13.00

[illegible]



Construction Notes

- 110 Cold Churner blowers are to be installed as shown in plan notes as follows:
 - 30 100 lbs
 - 30 150 lbs
 - 30 200 lbs
 - 30 250 lbs
 - 15 250 lbs
- Dry weather cleared area (up to a maximum of approximately 6' in length) to be used for storage of blowers.
- Machine type for contract: OSC type (type note).
- Approximately 25% of blowing time (including unloading and haul) to be used for blowing of debris.
- Heavy Construction blowers shall remain transported to final work area.

Plant Legend		Common Name	State Occ.
40	40	Adiantum species	Local
41	41	Adiantum species	Local
42	42	Adiantum species	Local
43	43	Adiantum species	Local
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45	45	Adiantum species	Local
46	46	Adiantum species	Local
47	47	Adiantum species	Local
48	48	Adiantum species	Local
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98	98	Adiantum species	Local
99	99	Adiantum species	Local
100	100	Adiantum species	Local

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VAR-40768
SDR-40767
REVISED

Pre-Application
Conference

Item Required

YES NO

CITY OF LAS VEGAS

Planning & Development Department

SUBMITTAL CHECKLIST

**APPLICATION PACKET (REQUIRED FOR EACH APPLICATION, unless indicated otherwise)**

				Appl. Type	Fees			
					Application	Notification	Recordation	Sub-Total
☒	☐	Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots	Visit the CLV website for blank application, SOFI & DINA/PRS forms, and justification letter info @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." -> "Apply for -> Planning Applications")					
☒	☐	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots						
☒	☐	Detailed justification letter (the same letter addressing all applications, included with each application)		VAR	\$ 300.00	\$ 500.00	\$ 30.00	\$ 830.00
☐	☒	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS)		SDR	\$ 500.00	\$ 500.00	\$ 30.00	\$ 1030.00
☒	☐	Grant deed and legal description (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)			\$	\$	\$	\$
☒	☐	Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)			\$	\$	\$	\$
☒	☐	Copy of Business License(s)			\$	\$	\$	\$
☐	☒	If required, cop(ies) of approval letter(s) for			Subtotal:			\$
☐	☒	Neighborhood Meeting (see General Plan submittal req's for details) – Add neighborhood meeting fee: Applicant only to notify, add \$0; Mailing labels only, add: \$50; Full notification, add: \$500			\$	—		\$
☒	☐	Photo Reproduction of the Color & Materials Board (SDR applications only)			Grand Total All Fees:			\$1860.00

REQUIRED DRAWINGS:**MUST BE 11" X 17" MINIMUM TO 24" X 36" MAXIMUM PAGE SIZE****ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)****SITE PLAN**

☒	☐	North arrow, scale, and vicinity map	Folded Plans (5, plus 1 per application):	7
☒	☐	All property lines and present dimensions labeled	Colored, Rolled Plans:	1
☒	☐	All building setbacks labeled	Reduced Copy (8-1/2"x11" B/W; 1 per application):	2
☒	☐	All adjacent existing land uses and street names labeled	NOTES:	
☒	☐	All points of ingress and egress shown		
☒	☐	ADA accessibility requirements shown/labeled		
☒	☐	Parking standard(s) utilized:		
☒	☐	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total		
☒	☐	All free-standing sign locations shown and heights and sizes noted		

LANDSCAPE PLAN

☒	☐	North arrow, scale, and vicinity map	Folded Plans (1 per application):	2
☒	☐	All property lines and present dimensions labeled	Colored, Rolled Plans:	1
☒	☐	All required perimeter landscape planters shown	Reduced Copy (8-1/2"x11" B/W; 1 per application):	2
☒	☐	All required parking lot fingers/islands shown	NOTES:	
☒	☐	Quantity, size, species/variety of all trees, shrubs, and ground cover		

BUILDING ELEVATIONS

☒	☐	Scale and building dimensions labeled	Folded Plans (1 per application):	2
☒	☐	North, south, east, and west elevations of all buildings	Colored, Rolled Plans:	1
☒	☐	All building materials and colors noted	Reduced Copy (8-1/2"x11" B/W; 1 per application):	2
☒	☐	8" x 10" photo of original color and material board	NOTES:	
☐	☒	All wall sign locations shown and sizes noted		

FLOOR PLANS

☒	☐	Scale and building dimensions labeled	Folded Plans (1 per application):	2
☒	☐	North arrow and scale	Rolled Plans:	1
☒	☐	All building entrances/exits shown	Reduced Copy (8-1/2"x11" B/W; 1 per application):	2
☒	☐	Use of all rooms noted/labeled	NOTES:	
☒	☐	Maximum Occupancy (per I.B.C.)		
☒	☐	Seating Capacity (where applicable)		

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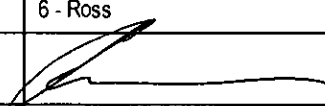
JAN 20 2011

Pre-Application
Conference

CITY OF LAS VEGAS
Planning & Development Department
SUBMITTAL CHECKLIST (CONT.)



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

Owner / Applicant / Representative:	Nevada Hand, Inc., L.R. Nelson Consulting Engineers	Application Type(s):	Site Development Plan Review Variance
APN(s):	125-24-701-049	Application Purpose:	Senior Citizen Apartment Site Revisions and Residential Adjacency Setbacks
Location:	6731 North Decatur Boulevard	Pre-App. Meeting Date:	01/13/11
Ward:	6 - Ross	Submittal Deadline:	01/20/11 - no later than 2:00 pm
Planner's Signature:		Earliest PC / CC Meeting Dates:	03/08/11 PC - 04/06/11 CC (Cycle 3)
Planner:	Steve Gebeke, Planning Supervisor - 229-5410 John Grider, Planner I - 229-6711		

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.

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PRE-APPLICATION CONFERENCE NOTES

CITY OF LAS VEGAS



CYCLE
3

Project Name: Decatur Pines Phase II

APN(s):	125-24-701-049	Pre-app Date:	01/13/11
Location:	6731 North Decatur Boulevard	Meeting Location:	DSC 1st Floor Conference Room - 1B
Ward #:	6 - Ross	Acres:	2.83
		Time:	3:00 p.m.

Ownership Info:	Nevada Hand, Inc.		Last Change of Ownership Date:	09/26/08
	Phone: (702)-739-3345	Fax: (702)-739-3305	Email:	
Applicant Info:	Nevada Hand, Inc.			
	Phone: (702)-739-3345	Fax: (702)-739-3305	Email:	
Representative Info:	L.R. Nelson Consulting Engineers			
	Phone: (702)-756-5243	Fax: (702)-451-2296	Email:	

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

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

Between CLV P&D Representative : Steve Gebeke, Planning Supervisor (229-5410 Office / 385-7268 Fax / sgebeke@lasvegasnevada.gov), and:
John Grider, Planner I (229-6711 Office / 385-7268 Fax / jgrider@lasvegasnevada.gov)

Name	Company/Department	Phone	Fax	Email
1. Richard Turner	L.R. Nelson Consulting Engineers	756-5243	451-2296	
2. Jackie				
3. Bob				
4.				
5.				
6.				
7.				
8.	CLV - Planning and Development			
9.	CLV - Finance (Business License)	229-6321	383-0769	
10. Roger Bailey	CLV - PW - Dev Co	229-6578	474-7599	
11.	CLV - PW - Traffic	229-6901 / 6880		
12.	CLV - PW - Flood	229-6541	382-8551	
13.	CLV - Building and Safety	229-6251	382-1731	
14.	CLV - Fire and Rescue	229-0366	229-0124	
15.	CLV - Office of Business Development	229-6551	385-3128	

OR: ☐ **see Meeting Attendance Sheet**

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PRE-APPLICATION CONFERENCE NOTES

CITY OF LAS VEGAS



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

Meeting Notes:

1. Due to the increase in building size, a Major Amendment to the previously approved Site Development Plan Reviews is required. Detail the increase in building square-footage versus what was approved.
2. How will the landscaping be impacted?
3. How will parking be impacted?
4. Landscape fingers are required for uncovered parking spaces; if covered parking is proposed, then fingers may be reduced.
5. A Variance is required for all Residential Adjacency Setbacks, including the trash enclosure.
6. The proposed carports with solar panels need to be indicated on the Site Plan and Building Elevations.
7. Stair tower roof structure is not exempt from Residential Adjacency, but may extend a maximum of 12 feet above the proximity slope. Please indicate on the slope analysis. (For Both Sides.)

- 8.) Variance for property line on the ^{north parcel} ~~west~~ ~~property~~ line for the carport (necessary Signature) -
9.) PW may require addendum to Drainage Study 3' min required
10.) ~~variance~~ for Trees (Reduction). Exception.
11.)

-- 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

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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

March 9, 2011

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

**RE: SDR-40767 - SITE DEVELOPMENT PLAN REVIEW RELATED TO
VAR-40768
PLANNING COMMISSION MEETING OF MARCH 8, 2011**

Dear Ms. Haas:

Your request for a Major Amendment to an approved Site Development Plan Review (SDR-25485) FOR BUILDING MODIFICATIONS AND THE ADDITION OF COVERED PARKING WITH WAIVERS TO ALLOW NO LANDSCAPE PERIMETER BUFFER WHERE AN EIGHT-FOOT WIDE BUFFER IS REQUIRED ALONG THE NORTH PROPERTY LINE AND TO ALLOW RESIDENTIAL ADJACENCY SETBACKS OF 66 FEET ALONG THE SOUTH PROPERTY LINE AND 49 FEET ALONG THE WEST PROPERTY LINE WHERE 70 FEET WAS PREVIOUSLY APPROVED FOR A BUILDING, AND 35 FEET ALONG THE SOUTH PROPERTY LINE WHERE 50 FEET IS REQUIRED FOR A TRASH ENCLOSURE AT AN APPROVED 75-UNIT SENIOR APARTMENT BUILDING on 2.83 acres at 6731 North Decatur Boulevard (APN 125-24-701-049), R-3 (Medium Density Residential) Zone, Ward 6 (Ross), was considered by the Planning Commission on March 8, 2011.

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

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-40768) shall be required, if approved.
2. 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.

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

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

3. All development shall be in conformance with the site plan and building elevations date stamped 01/20/11 and landscape plans date stamped 02/10/11, except as amended by conditions herein.
4. A Waiver from Title 19.12 is hereby approved, to allow no perimeter landscape buffer along the north property line where eight feet is required.
5. Waivers from Title 19.08 are hereby approved, to allow a 66-foot Residential Adjacency Setback along the south property line, where 105 feet is required, a 49-foot Residential Adjacency Setback along the west property line where 105 feet is required for a building and a 35-foot setback for a trash enclosure along the south property line where 50 feet is required.
6. Exception from Title 19.12 is hereby approved, to allow 53, 15-inch box perimeter landscape trees along the west and south property lines where 24-inch box trees are required.
7. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 02/10/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
8. 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.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. 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.

11. 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).
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
14. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. 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.
15. 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.
16. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
17. Sign and record a deed restriction with language determined to be satisfactory by the City Attorney which restricts the use of the site to an age-restricted community for those persons 55 years of age or older, to the full extent of the law.
18. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

19. Structural support components of the proposed covered parking shall not encroach into the existing Public Sewer Easement as granted by Parcel Map Book 115 Page 36 and also Book 117 Page 13.

Ms. Jacque Haas
SDR-40767 - Page Four
March 9, 2011

20. No landscaping over three feet high shall be allowed within the existing Public Sewer Easement.

This action by the Planning Commission on **March 8, 2011** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **March 21, 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



February 24, 2011

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

**RE: SDR-40767 - SITE DEVELOPMENT PLAN REVIEW RELATED TO
VAR-40768
PLANNING COMMISSION MEETING OF MARCH 8, 2011**

Dear Ms. Haas:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **March 8, 2011** 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 **Wednesday, March 2, 2011** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

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

Sincerely,

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

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Application Information

VAR-40768 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NEVADA H.A.N.D., INC. - Request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE (COVERED PARKING) WHERE FIVE FEET IS REQUIRED ALONG THE NORTH PROPERTY LINE on 2.82 acres at 6731 North Decatur Boulevard (APN 125-24-701-049), R-3 (Medium Density Residential) Zone, Ward 6 (Ross).

SDR-40767 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-40768 - PUBLIC HEARING - APPLICANT/OWNER: NEVADA H.A.N.D., INC. - Request for a Major Amendment to an approved Site Development Plan Review (SDR-25485) FOR BUILDING MODIFICATIONS AND THE ADDITION OF COVERED PARKING WITH WAIVERS TO ALLOW NO LANDSCAPE PERIMETER BUFFER WHERE AN EIGHT-FOOT WIDE BUFFER IS REQUIRED ALONG THE NORTH PROPERTY LINE AND TO ALLOW RESIDENTIAL ADJACENCY SETBACKS OF 66 FEET ALONG THE SOUTH PROPERTY LINE AND 49 FEET ALONG THE WEST PROPERTY LINE WHERE 70 FEET WAS PREVIOUSLY APPROVED FOR A BUILDING, AND 35 FEET ALONG THE SOUTH PROPERTY LINE WHERE 50 FEET IS REQUIRED FOR A TRASH ENCLOSURE AT AN APPROVED 75-UNIT SENIOR APARTMENT BUILDING on 2.83 acres at 6731 North Decatur Boulevard (APN 125-24-701-049), R-3 (Medium Density Residential) Zone, Ward 6 (Ross).

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

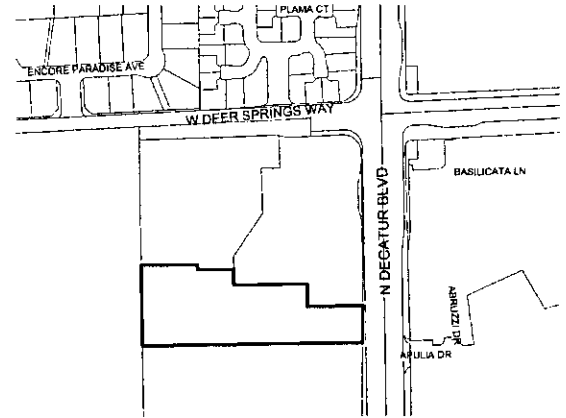
Application Information

VAR-40768 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NEVADA H.A.N.D., INC. - Request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE (COVERED PARKING) WHERE FIVE FEET IS REQUIRED ALONG THE NORTH PROPERTY LINE on 2.82 acres at 6731 North Decatur Boulevard (APN 125-24-701-049), R-3 (Medium Density Residential) Zone, Ward 6 (Ross).

SDR-40767 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-40768 - PUBLIC HEARING - APPLICANT/OWNER: NEVADA H.A.N.D., INC. - Request for a Major Amendment to an approved Site Development Plan Review (SDR-25485) FOR BUILDING MODIFICATIONS AND THE ADDITION OF COVERED PARKING WITH WAIVERS TO ALLOW NO LANDSCAPE PERIMETER BUFFER WHERE AN EIGHT-FOOT WIDE BUFFER IS REQUIRED ALONG THE NORTH PROPERTY LINE AND TO ALLOW RESIDENTIAL ADJACENCY SETBACKS OF 66 FEET ALONG THE SOUTH PROPERTY LINE AND 49 FEET ALONG THE WEST PROPERTY LINE WHERE 70 FEET WAS PREVIOUSLY APPROVED FOR A BUILDING, AND 35 FEET ALONG THE SOUTH PROPERTY LINE WHERE 50 FEET IS REQUIRED FOR A TRASH ENCLOSURE AT AN APPROVED 75-UNIT SENIOR APARTMENT BUILDING on 2.83 acres at 6731 North Decatur Boulevard (APN 125-24-701-049), R-3 (Medium Density Residential) Zone, Ward 6 (Ross).

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Application Location

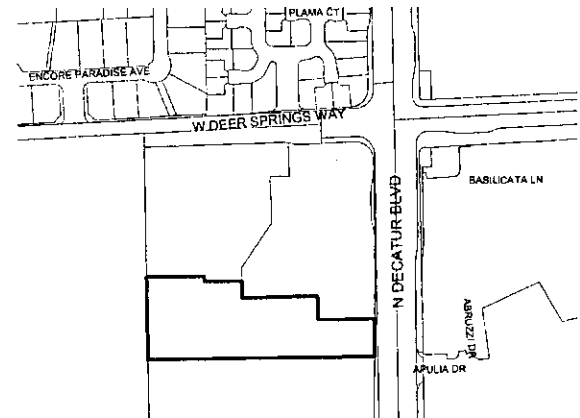


The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: March 08, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Application Location



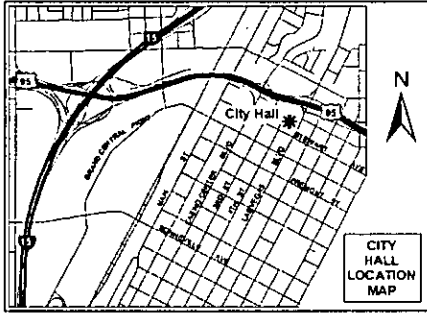
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: March 08, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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

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



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

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

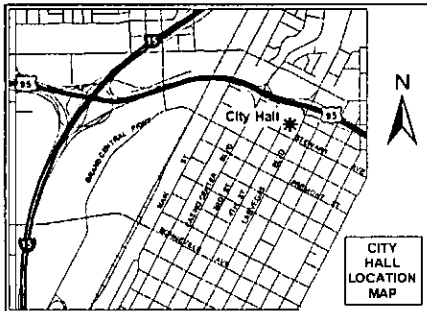
Please use available blank space on card for your comments.

VAR-40768 & SDR-40767

Planning Commission Meeting of 3/8/2011

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

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



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☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-40768 & SDR-40767

Planning Commission Meeting of 3/8/2011

Development Notification

PC Meeting: March 8, 2011

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:

SDR-40767

Bradley Ranch Subdivision HOA

Carson Ranch East HOA

Diamond Creek Community Association

Dorrell Square HOA

Eagle Canyon HOA

Eagle Creek Heights Community Association

Eagle Crossing Community Association

Heritage Estates Community Association

Heritage Estates II HOA

Lynbrook Master Association

Meister Park North HOA

Mystic Canyon

Paradise Falls HOA

Paradise Meadows HOA

Pavona Estates Association

Romano Ridge HOA

Savannah Falls HOA

The Springs HOA

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 Riekk, Survey (FM, PM, & A's only)
Date: February 2, 2011
Re: **SDR-40767** Nevada H.A.N.D., Inc. 6731 N. Decatur Blvd.
Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-25485)

COMMENTS:

We note that a drainage study update accounting for the proposed amendments to this Site Plan has been submitted and approved by the Department of Public Works.

CONDITIONS OF APPROVAL:

1. Structural support components of the proposed covered parking shall not encroach into the existing Public Sewer Easement as granted by Parcel Map Book 115 Page 36 and also Book 117 Page 13.
2. No landscaping over three feet high shall be allowed within the existing Public Sewer Easement.
3. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-18643, SDR-25485 and all other site-related actions.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

**VAR-40768
SDR-40767**

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

ROUTED ELECTRONICALLY / US 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
*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, 4 th 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. ASSDC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT < US MAIL DELIVERY >**

SDPR
01/20/2011

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-40768 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NEVADA H.A.N.D., INC. -
Request for a Variance TO ALLOW A ZERO-FOOT SETBACK FOR AN ACCESSORY STRUCTURE (COVERED PARKING) WHERE FIVE FEET IS REQUIRED ALONG THE NORTH PROPERTY LINE AND TO ALLOW RESIDENTIAL ADJACENCY SETBACKS OF 60 FEET ALONG THE SOUTH PROPERTY LINE AND 45 FEET ALONG THE WEST PROPERTY LINE WHERE 70 FEET IS REQUIRED FOR A BUILDING, AND 35 FEET WHERE 50 FEET IS REQUIRED ALONG THE SOUTH PROPERTY LINE FOR A TRASH ENCLOSURE on 2.82 acres at 6731 North Decatur Boulevard (APN 125-24-701-049), R-3 (Medium Density Residential) Zone, Ward 6 (Ross).

SDR-40767 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-40768 - PUBLIC HEARING -
APPLICANT/OWNER: NEVADA H.A.N.D., INC. - Request for a Major Amendment to an approved Site Development Plan Review (SDR-25485) FOR BUILDING MODIFICATIONS AND THE ADDITION OF COVERED PARKING AT AN APPROVED 75-UNIT SENIOR APARTMENT BUILDING on 3.23 acres at 6731 North Decatur Boulevard (APN 125-24-701-049), R-3 (Medium Density Residential) Zone, Ward 6 (Ross).

PLANNING COMMISSION: *MARCH 8, 2011*
CITY COUNCIL: *APRIL 6, 2011*

PLANNING SUPERVISOR: *STEVE GEBEKE*



PUBLIC HEARING

Comments Due: *FEBRUARY 3, 2011*

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney (cburney@lasvegasnevada.gov)**, the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Report Date 01/20/2011 03:25 PM

Submitted By

Page 2

A/P Linked Parcels

12524701049

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC252622 ☐ Foreign
Effective Expire
Name NEVADA HAND INC
Day Phone (702)410-2706 x Eve Phone Organization
Pager PIN # Position
Fax (702)739-3005 Mobile Profession
E-Mail
Address 295 E WARM SPRINGS RD #101
LAS VEGAS, NV 89119-4212
Seasonal Addr

Valid From To
Comments No Comments

Primary N Capacity APPL Contact ID AC252622 ☐ Foreign
Effective Expire
Name NEVADA HAND INC
Day Phone (702)410-2706 x Eve Phone Organization
Pager PIN # Position
Fax (702)739-3005 Mobile Profession
E-Mail
Address 295 E WARM SPRINGS RD #101
LAS VEGAS, NV 89119-4212
Seasonal Addr

Valid From To
Comments No Comments

Primary Y Capacity OTHER Other REP Contact ID AC252622 ☐ Foreign
Effective Expire
Name NEVADA HAND INC
Day Phone (702)410-2706 x Eve Phone Organization
Pager PIN # Position
Fax (702)739-3005 Mobile Profession
E-Mail
Address 295 E WARM SPRINGS RD #101
LAS VEGAS, NV 89119-4212
Seasonal Addr

Valid From To
Comments No Comments

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	01/20/2011 12:28	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	01/20/2011 12:28	30.00
PROCESSING FEE	P	01/20/2011 12:28	500.00
Total Unpaid	0.00	Total Paid	1030.00

Report Date 01/20/2011 03:25 PM

Submitted By

Page 3

Inspections

There are no inspections for this Report

Review Activities

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

Activity/Review Details

Detail SUBMITTAL CHECKLIST (SDR)

Modified By GKAPOVICH

Modified Date/Time 01/20/2011 12:18

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

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

Y Business Licensing Requirements Met

N Business License Exempt

Check Conditions

Condition	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigned
-----------	----------	-------------	---------------	------------	--------------	----------

Z-LEGAL

984224

01/20/2011 12:18

N

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

No children exist for this project

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

There is no planning condition for this project.

Report Date 01/20/2011 03:25 PM

Submitted By

Page 4

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance?

N Parent Project link required?

Y Will this go to the City Council?

is there a condition of approval for a Required Review?

Hearing Type

If yes, when does it need to be reviewed?

Public, Non-Public, AdminPUBLIC

Staff Recommendation

Entitlement Exercised?

Meeting Information

Meeting Info
Meeting Date
Comments
Added By

Meeting Type

Meeting Status

YES Votes

NO Votes

ABSTENTIONS

Add Date

Modified By

Modified Date

03/08/2011

PC

SCHEDULED

0

0

0

GKAPOVICH

01/20/2011

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
RICHARD TURNER; DECATUR HEIGHTS LIMITED; CK#10; 702-798-7978;

01/20/2011 12:29

0.00

No Model Home Details

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SDR
 Project Address (Location) 6741 N. Decatur Blvd., Bldg. #4 W, NV 89119
 Project Name Decatur Pines 2 Sr. Apts. Proposed Use Sr. Apts.
 Assessor's Parcel #(s) 125-24-701-049 Ward # 6
 General Plan: existing M proposed M Zoning: existing R-3 proposed R-3
 Commercial Square Footage N/A - 0 Floor Area Ratio
 Gross Acres 2.83 Lots/Units 75 Density 21.50 S.F. 79,087
 Additional Information Affordable senior apartments

PROPERTY OWNER 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

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.

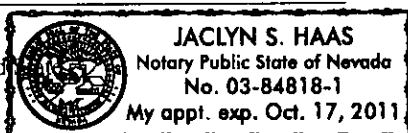
Print Name Michael Mullin

Subscribed and sworn before me

This 17th day of January, 20 11

J. S. Haas

Notary Public in and for said County and



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SDR - 40767</u>
Meeting Date:	<u>3/8/11 PC</u>
Total Fee:	<u>\$1,030</u>
Date Received:	<u>1/20/11</u>
Received By:	<u>[Signature]</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.

Adopted Application Packet Application Form.pdf

JAN 23 2011



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-40767** APN: 125 - 24 - 701 - 049

Name of Property Owner: Nevada H.A.N.D., Inc.

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

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

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: N/A

Partner(s): 5

APN: 2

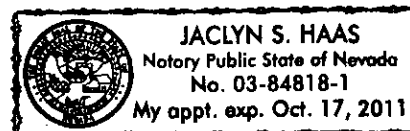
Signature of Property Owner: Michael Mullin

Print Name: Michael Mullin

Subscribed and sworn before me

This 17th day of JANUARY, 20 11

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



Project Number: 1527-001-071

LARRY R. NELSON, P.E.
President

February 2, 2011

City of Las Vegas
Planning Department
731 S. 4th Street
Las Vegas, NV 89101

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING

**Re: JUSTIFICATION LETTER TO ACCOMPANY A SITE
DEVELOPMENT PLAN REVIEW AND VARIANCE
APPLICATION FOR DECATUR PINES PHASE 2
APN: 125-24-701-049**

Dear Staff:

On behalf of our client, Nevada H.A.N.D., Inc., we are submitting this justification letter to accompany this site development review and variance application for Decatur Pines Phase 2, located on the Southwest Corner of Decatur Blvd. and Deer Springs Way. The proposed site will consist of a three story senior housing low income apartments with 75 units and will sit on approximately 3.23 acres (23.22 DU).

We are requesting a variance to further reduce the required residential adjacency setbacks for the revised building footprint. Below is a tabulation of what was originally approved and what is being requested.

NEVADA

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

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

(SDR-25485)
South Property Line:
Req'd 105 feet – Prov'd 70 feet
33% Reduction

West Property Line:
Req'd 105 feet – Prov'd 70 feet
33% Reduction

(New Request)
South Property Line:
Req'd 114 feet – Prov'd 60 feet
47% Reduction

West Property Line:
Req'd 114 feet – Prov'd 45 feet
60% Reduction

UTAH

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

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

According to the Staff Report for SDR-25485 in regards to the previously approved residential adjacency setback reduction, staff's recommendation was as follows, "This waiver can be supported as the adjacent property, though carrying a General Plan designation that permits single-family residential development has been set aside by the Department of Public Works for a future Civic project. Therefore; this development will not have a negative effect on the adjacent property." Since nothing has been built on the

RECEIVED

FEB - 2 2011

**VAR-40768
SDR-40767
REVISED**

adjacent property we hold this to still be true, and respectfully request the changes to the setbacks as outlined above.

We are also requesting a reduction in the setback for the south trash enclosure from 50 feet to 35 feet. This reduction will provide a shorter walk for the residents to the enclosure. The above staff comment justifies this request as well.

We are also requesting a reduction in the setback for the covered parking at the Northeast corner of the site from 5 feet to 0 feet. This request is due to the configuration of the parcel lines in this development. The applicant owns all of the parcels within this 10 acre development.

The owner/developer is requesting an exception to the perimeter landscape buffer (24 inch box at 20 feet on center) and the tree requirement at the end of the parking rows. The perimeter request is because there simply is not enough room between the curb and wall footing for the trees. We are also asking for an exception in planting material size (15 gal. in lieu of 24 inch box trees). The purpose of this request is that 24 inch box trees are typically root bound and do not properly grow. 15 gal. trees have a better chance of success. Please refer to the landscape plan for tabulations of required vs. provided and overall site landscaping.

The revised site plan has eliminated the landscape fingers in the covered parking areas. These landscape fingers are not required when the covered stalls are provided.

If you have any additional questions or concerns please feel free to contact myself at 702-798-7978.

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



Richard Turner
Project Manager

RECEIVED

FEB -2 2011

VAR-40768

SDR-40767

REVISED

Project Number: 1527-001-071

LARRY R. NELSON, P.E.
President

January 20, 2011

City of Las Vegas
Planning Department
731 S. 4th Street
Las Vegas, NV 89101

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING

**Re: JUSTIFICATION LETTER TO ACCOMPANY A SITE
DEVELOPMENT PLAN REVIEW AND VARIANCE
APPLICATION FOR DECATUR PINES PHASE 2
APN: 125-24-701-049**

Dear Staff:

On behalf of our client, Nevada H.A.N.D., Inc., we are submitting this justification letter to accompany this site development review and variance application for Decatur Pines Phase 2, located on the Southwest Corner of Decatur Blvd. and Deer Springs Way. The proposed site will consist of a three story senior housing low income apartments with 75 units and will sit on approximately 3.23 acres (23.22 DU).

We are requesting a variance to further reduce the required residential adjacency setbacks for the revised building footprint. Below is a tabulation of what was originally approved and what is being requested.

NEVADA

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

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

(SDR-25485)
South Property Line:
Req'd 105 feet – Prov'd 70 feet
33% Reduction

West Property Line:
Req'd 105 feet – Prov'd 70 feet
33% Reduction

(New Request)
South Property Line:
Req'd 114 feet – Prov'd 60 feet
47% Reduction

West Property Line:
Req'd 114 feet – Prov'd 45 feet
60% Reduction

UTAH

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

Phone 801 / 565-8580
FAX 801 / 565-9340
Email lrmengineers@lrnsllc.com

According to the Staff Report for SDR-25485 in regards to the previously approved residential adjacency setback reduction, staff's recommendation was as follows, "This waiver can be supported as the adjacent property, though carrying a General Plan designation that permits single-family residential development has been set aside by the Department of Public Works for a future Civic project. Therefore; this development will not have a negative effect on the adjacent property." Since nothing has been built on the

VAR-40768
SDR-40767

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adjacent property we hold this to still be true, and respectfully request the changes to the setbacks as outlined above.

We are also requesting a reduction in the setback for the south trash enclosure from 50 feet to 35 feet. This reduction will provide a shorter walk for the residence to the enclosure. The above staff comment justifies this request as well.

We are also requesting a reduction in the setback for the covered parking at the Northeast corner of the site from 5 feet to 0 feet. This request is due to the configuration of the parcel lines in this development. The applicant owns all of the parcels within this 10 acre development.

The owner/developer is requesting a waiver of the perimeter landscape buffer (24 inch box at 20 feet on center). This request is because there simply is not enough room between the curb and wall footing for the trees. We are also asking for a waiver for reduction in tree size and quantity throughout the site. Refer to landscape plan size and quantity.

The revised site plan has eliminated the landscape fingers in the covered parking areas. These landscape finger are not required when the covered stalls are provide.

If you have any additional questions or concerns please fell free to contact myself at 702-798-7978.

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



Richard Turner
Project Manager

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SDR-40767

BUSINESS LICENSE

City of Las Vegas • Las Vegas, Nevada

IN ACCORDANCE WITH THE PROVISIONS OF THE LAS VEGAS MUNICIPAL CODE, AS AMENDED, LICENSE IS HEREBY GRANTED TO OPERATE THE BUSINESS REFERENCED BELOW.

LICENSE #: C11-10494-I-079232

DATE ISSUED: 06/27/08

TYPE OF LICENSE: CONTRACTOR

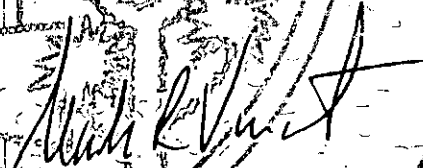
BUSINESS LOCATION: 295 E WARM SPRINGS RD-101

ISSUE TO: HAND CONSTRUCTION CO INC

DBA:
HAND CONSTRUCTION CO INC
295 E WARM SPRINGS RD 101
LAS VEGAS NV 89120-4059

PRINCIPAL(S)

MULLIN, MICHAEL T, PRES
FEIBLEMAN, ROBERT D, EXEC VP
ROBINSON, HUSTON L, VP


Director, Department of Finance and Business Services

Failure to maintain any required state license renders this Business License invalid.

Post in a conspicuous place.

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20080926-0003628

Fee: \$19.00 RPTT: \$31,326.75

N/C Fee: \$25.00

09/26/2008 13:10:04

T20080225115

Requestor:

STEWART LAS VEGAS SUNSET

Debbie Conway OSA

Clark County Recorder Pgs: 7

GRANT, BARGAIN, AND SALE DEED

APN: 125-24-701-042
125-24-701-043
125-24-701-044
125-24-701-045

Recording Requested by:

Stewart Title
8363 W. Sunset Rd., Suite 100
Las Vegas, NV 89113

After recording, Mail to:

Nevada H.A.N.D., Inc.
295 E. Warm Springs Rd., Suite 101
Las Vegas, NV 89119

Send Tax Statements to:

Deer Springs Assisted Living Limited Partnership
295 E. Warm Springs Rd., Suite 101
Las Vegas, NV 89119
Attn: Margaret Freman

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.

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1. The Property is conveyed subject to a Disposition and Development Agreement entered into on May 2, 2007, between Grantor and Grantee. The Property is also conveyed subject to all easements, reservations, restrictions, conditions, rights-of-way, and other encumbrances of record, including U.S. Patent No. 27-2004-0042. All terms capitalized herein which are not otherwise defined herein shall have the meaning given to them in the Disposition and Development Agreement.

2. The Grantee hereby covenants and agrees for itself, its successors, its assigns and every successor in interest, that during construction and thereafter, the Grantee, its successors and assignees, shall not use the Property for other than the uses specified in the Disposition and Development 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 with the development requirements specified in the Disposition and Development Agreement, including the U.S. Patent No. 27-2004-0042. 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 thereafter, shall pay costs as a reasonably incurred for such cleanup or maintenance.

4. Except as provided in the Disposition and Development 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 Disposition and Development 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 Disposition and Development 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 Disposition and Development Agreement; or
- b. Any rights or interest provided in the Disposition and Development Agreement for the protection of the holder of such mortgage, deed of trust or other security instruments.

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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 Disposition and Development 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 3, 6 and 7 of this Deed shall remain in perpetuity. The covenants contained in paragraph 5 shall remain in effect until issuance of a Certificate of Completion pursuant to Section 222 of the Disposition and Development 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.

10. In the event of any express conflict between this Deed or the Disposition and Development Agreement, the provisions of this Deed shall control.

11. This Deed may be signed in two counterparts, each of which shall be deemed an original and all of which together shall be deemed to be one and the same Deed.

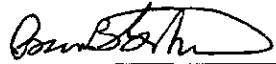
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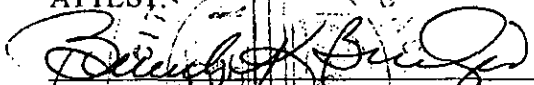
IN WITNESS WHEREOF, the Grantor and Grantee have caused this instrument to be executed on their behalf by their respective officers thereunto duly authorized, this 25th day of September, 2008.

GRANTOR:

CITY OF LAS VEGAS

By: 
OSCAR B. GOODMAN, Mayor

ATTEST:


BEVERLY W. BRIDGES, City Clerk

Approved as to form:

Robert S. Sylvain 9-24-08
Date

GRANTEE: NEVADA

Nevada H.A.N.D., Inc.
a Nevada limited partnership


By: Michael Mullin
Its: President

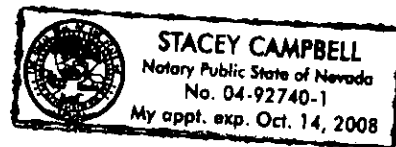
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JAN 23 2011

ACKNOWLEDGMENTS

STATE OF NEVADA }
 ss.
COUNTY OF CLARK }

This instrument was acknowledged before me, a notary public, on this 25TH day of September, 2008, by Oscar B. Goodman, as Mayor of the City of Las Vegas.

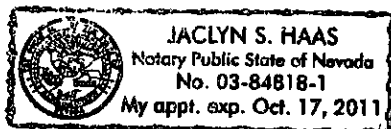
Stacey Campbell
NOTARY PUBLIC, in and for said County and State



STATE OF NEVADA }
 ss.
COUNTY OF CLARK }

This instrument was acknowledged before me, a notary public, on this 19th day of Sept., 2008, by Michael Mullin as President of Nevada H.A.N.D., Inc.

Jaclyn S. Haas
NOTARY PUBLIC, in and for said County and State



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EXHIBIT "A"
TO
GRANT, BARGAIN AND SALE DEED

LEGAL DESCRIPTION

SITUATE WITHIN THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. AND THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

PARCELS 1, 2, 3, AND 4 OF THAT CERTAIN PARCEL MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE AS FILE 115, PAGE 36 OF PARCEL MAPS.

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LEGAL DESCRIPTION

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

Situate within the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section 24, Township 19 South, Range 60 East, M.D.M., and the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 19 South, Township 19, Range 61 East, M.D.M., City of Las Vegas, Clark County, Nevada.

Parcel 3 of that certain Parcel Map on file in the Clark County, Nevada Recorder's Office as File 117, Page 13 of Parcel Maps.

