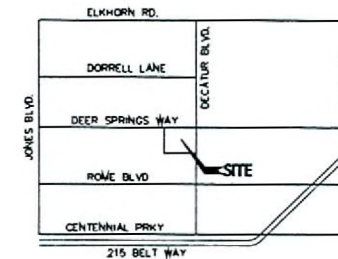
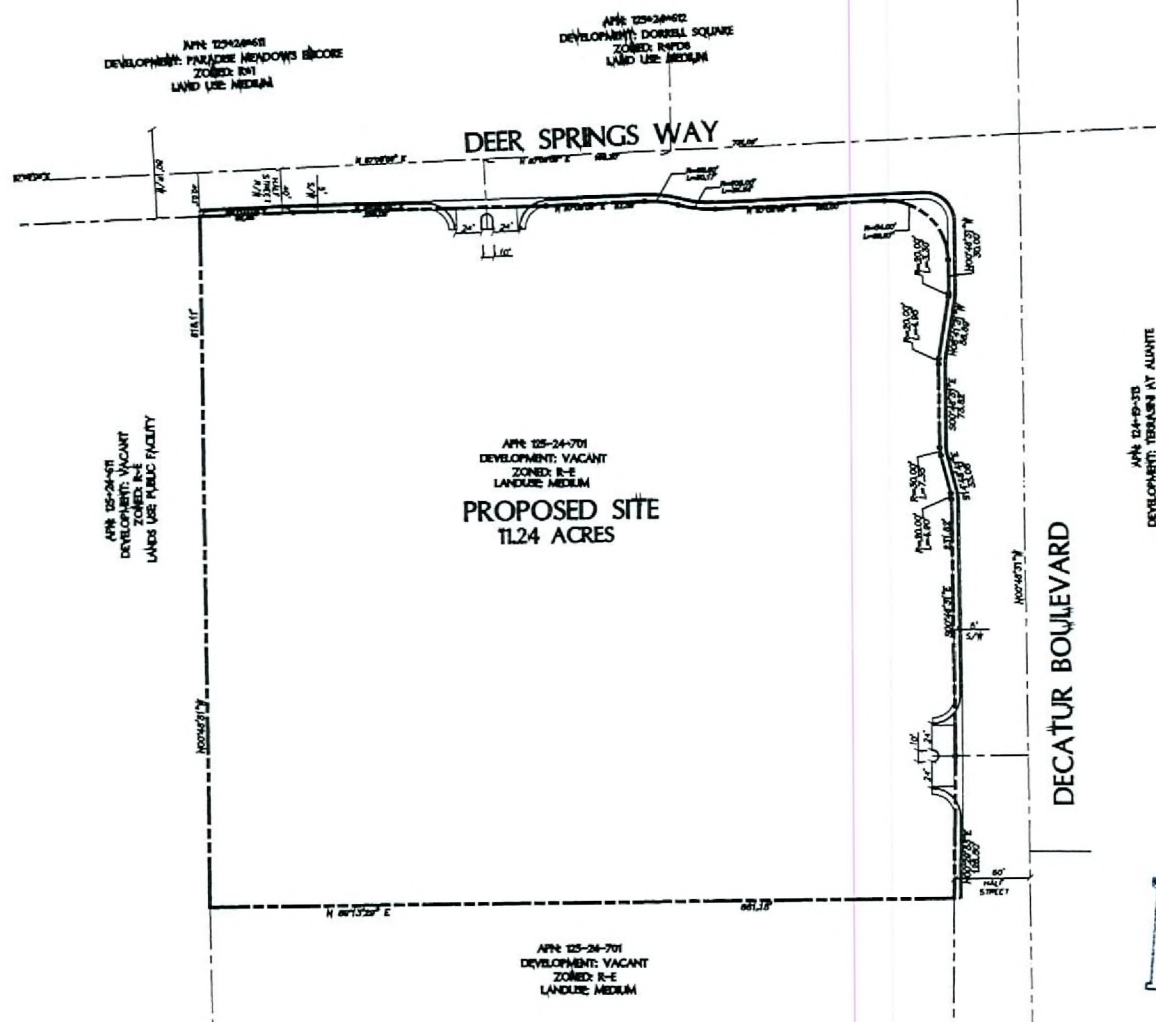


DEER SPRINGS ASSISTED LIVING FOR NEVADA HAND



VICINITY MAP

TABULATION:

ASSISTED LIVING
CURRENT ZONING R-E
PROPOSED ZONING R-3
ACREAGE 11.24 AC ±

APN 125-24-701
DEVELOPMENT: TERRACE AT ALVITE
ZONED: MFC R-3

RECEIVED
DEC 29 2006

DATE	BY	REVISION

DATE	BY	REVISION

U. NELSON CONSULTING ENGINEERS, INC.
6765 West Russell Road, Suite 200
Las Vegas, Nevada 89118
(702) 798-7978
(702) 451-2296 FAX

SITE PLAN TO ACCOMPANY ZONE CHANGE OF
DEER SPRINGS
ASSISTED LIVING
FOR
NEVADA HAND
CITY OF LAS VEGAS NEVADA

SHEET NUMBER
1
OF 1 SHEETS
815-002-022

ZON-18643 SDR-18642
REVISED 01/25/07 PC

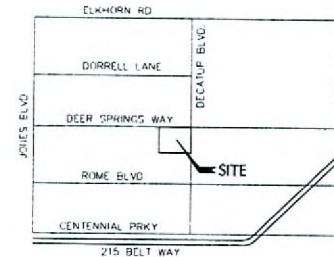
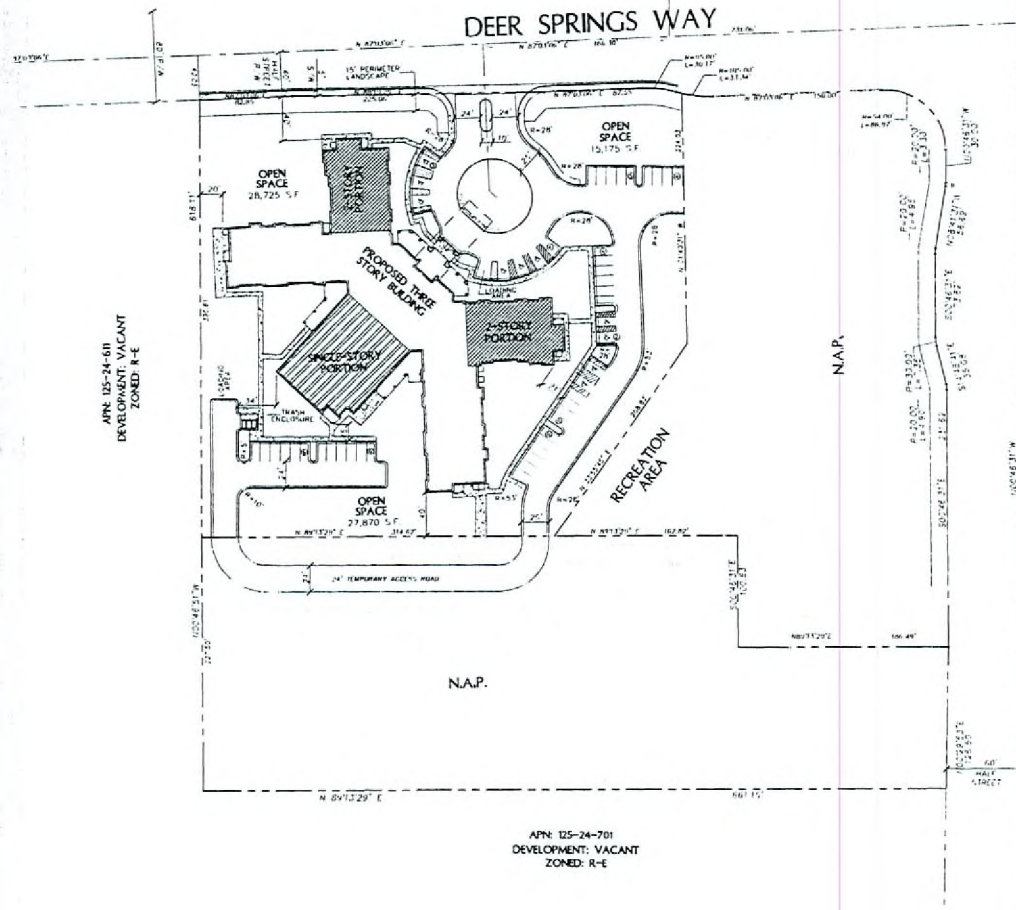
DEER SPRINGS ASSISTED LIVING FOR NEVADA HAND

APN: 125-24-611
DEVELOPMENT: PARADISE MEADOWS ENCORE
ZONED: R-1

APN: 125-24-612
DEVELOPMENT: DORRELL SQUARE
ZONED: R-PDS

APN: 125-24-611
DEVELOPMENT: VACANT
ZONED: R-E

APN: 125-24-701
DEVELOPMENT: VACANT
ZONED: R-E



VICINITY MAP

APN: 124-19-313
DEVELOPMENT: TERRACE AT AUNTE
ZONED: MPC R-3

TABULATION:

ASSISTED LIVING	
CURRENT ZONING	R-E
PROPOSED ZONING	R-3
ACREAGE	4.10 AC ±
# OF BUILDINGS	1
# OF UNITS	90
D.U.A.	22.0

OPEN SPACE CALCS	
REQUIRED OPEN SPACE	64,830 S.F.
22.0 X 1.65 = 36.3	
PROVIDED OPEN SPACE	71,770 S.F.

PARKING CALCS	
REQUIRED PARKING (1 PER EVERY 3 RESIDENT)	30 P.S.
HANDICAP PARKING REQUIRED	8 P.S.
PROVIDED PARKING	37 P.S.
HANDICAP PARKING PROVIDED	10 P.S.
TOTAL SPACES	47 P.S.

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ZON-18643 SDR-18642

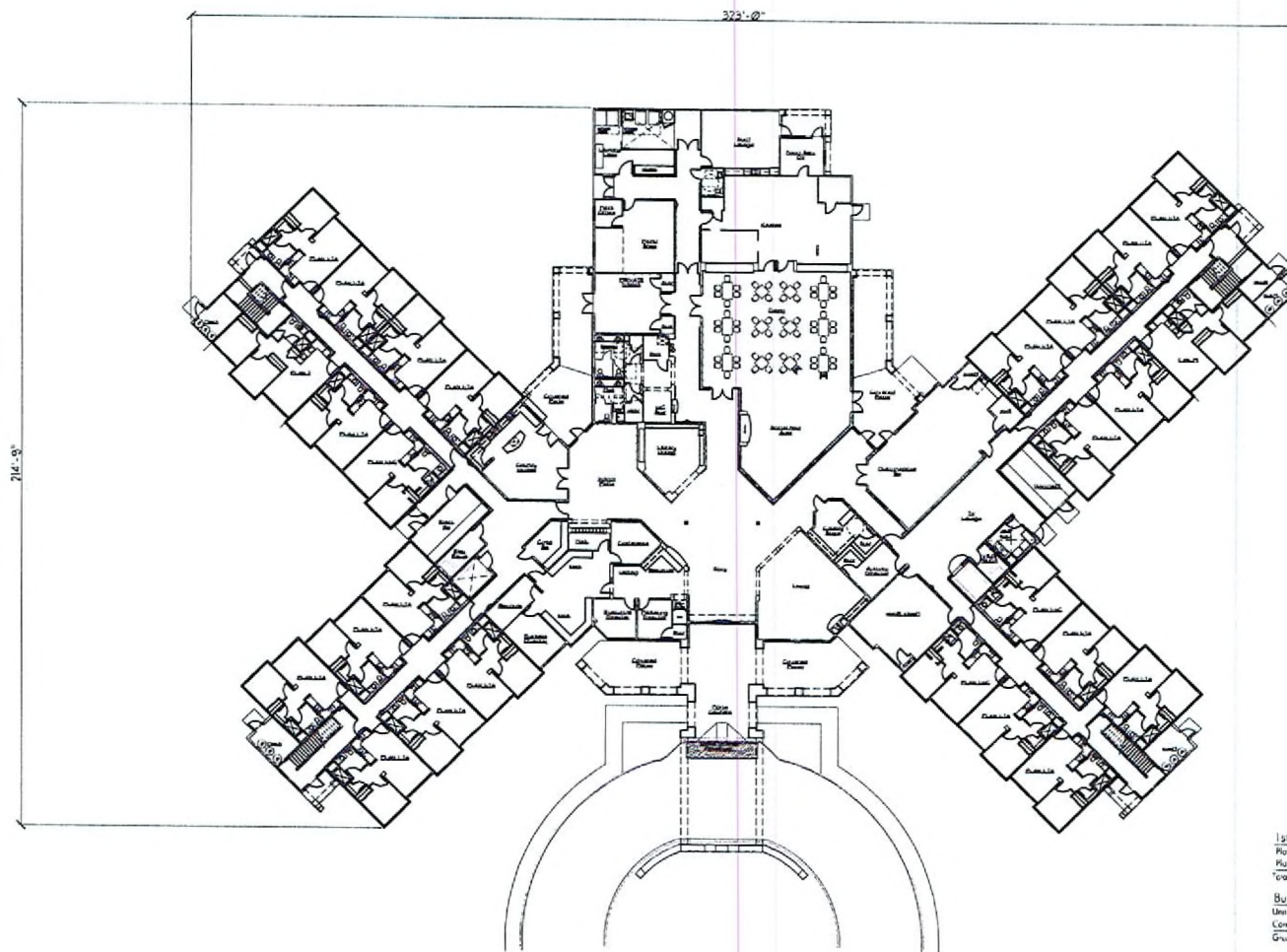
REVISED 01/25/07 PC

DATE	12-29-06
BY	DR

REVISION NO.	DATE	BY	DESCRIPTION
1	12-29-06	DR	ISSUED FOR PERMIT

L. R. NELSON CONSULTING ENGINEERS, INC.
6725 West Pecos Road, Suite 200
Las Vegas, NV 89138
(702) 788-7878 FAX
(702) 451-2266 FAX

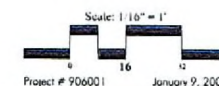
SITE PLAN TO ACCOMPANY DEVELOPMENT PLAN REVIEW OF
DEER SPRINGS ASSISTED LIVING FOR NEVADA HAND
SIT. OF LAS VEGAS



1st Floor	
Plan 1A	24 units
Plan 2	2 units
Total units	26 units

Building Area 1st Floor	
Units (usable)	13,384 s.f.
Common Areas & Misc.	25,974 s.f.
Gross Area	39,358 s.f.

1st Floor	39,358 s.f.
2nd Floor	27,145 s.f.
3rd Floor	19,680 s.f.
Total Building Area	86,183 s.f.



Conceptual 1st Floor Building Plan

Deer Springs Way & Decatur Boulevard

Deer Springs Assisted Senior Living Facility

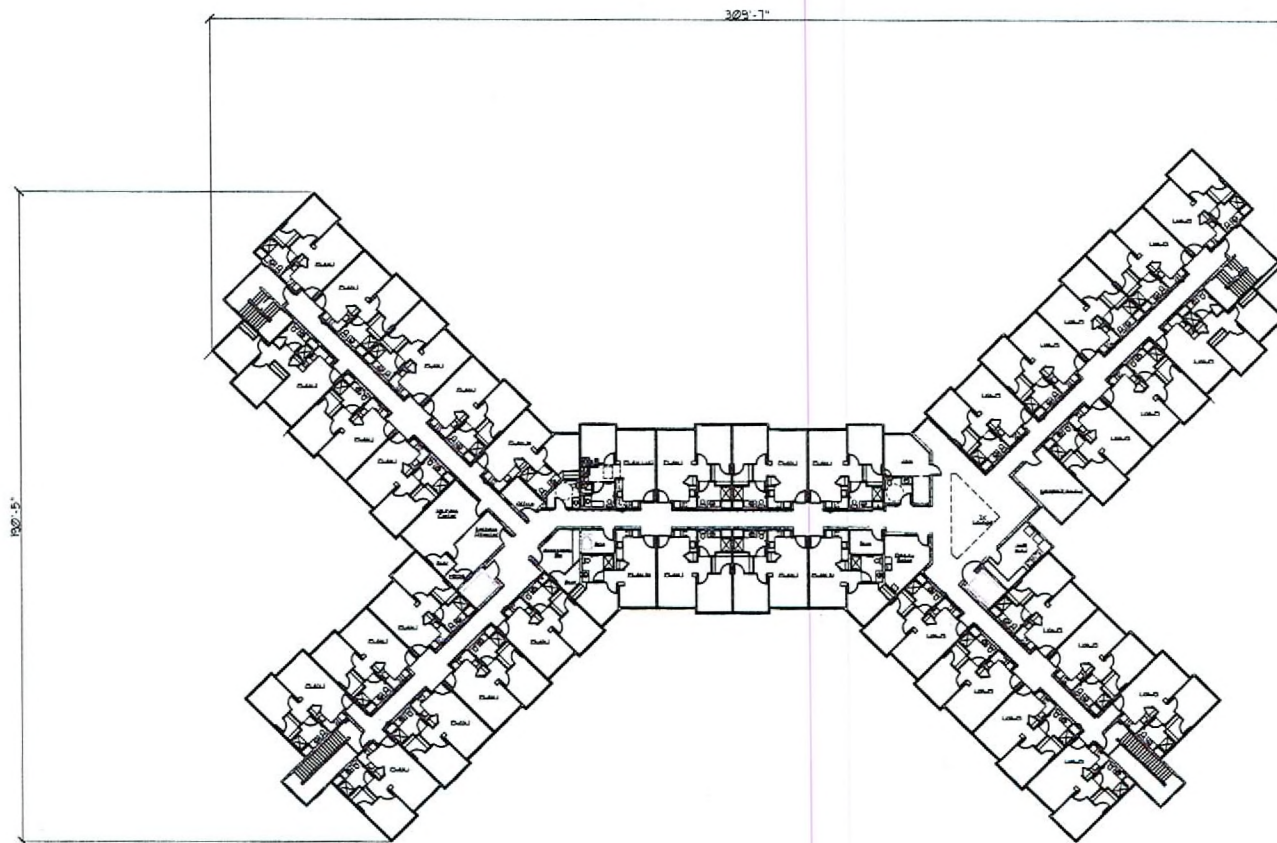
Las Vegas, Nevada

SDR-18642

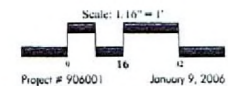
01/25/07 PC

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2nd Floor	
Plan 1A	33 units
Plan 1B	3 units
Plan 2	2 units
Total units	38 units
Building Area 2nd Floor	
Units (approx)	19,957 sq ft
Common Areas (approx)	1,213 sq ft
Gross Area	21,170 sq ft



Conceptual 2nd Floor Building Plan

Deer Springs Way & Decatur Boulevard

Deer Springs Assisted Senior Living Facility

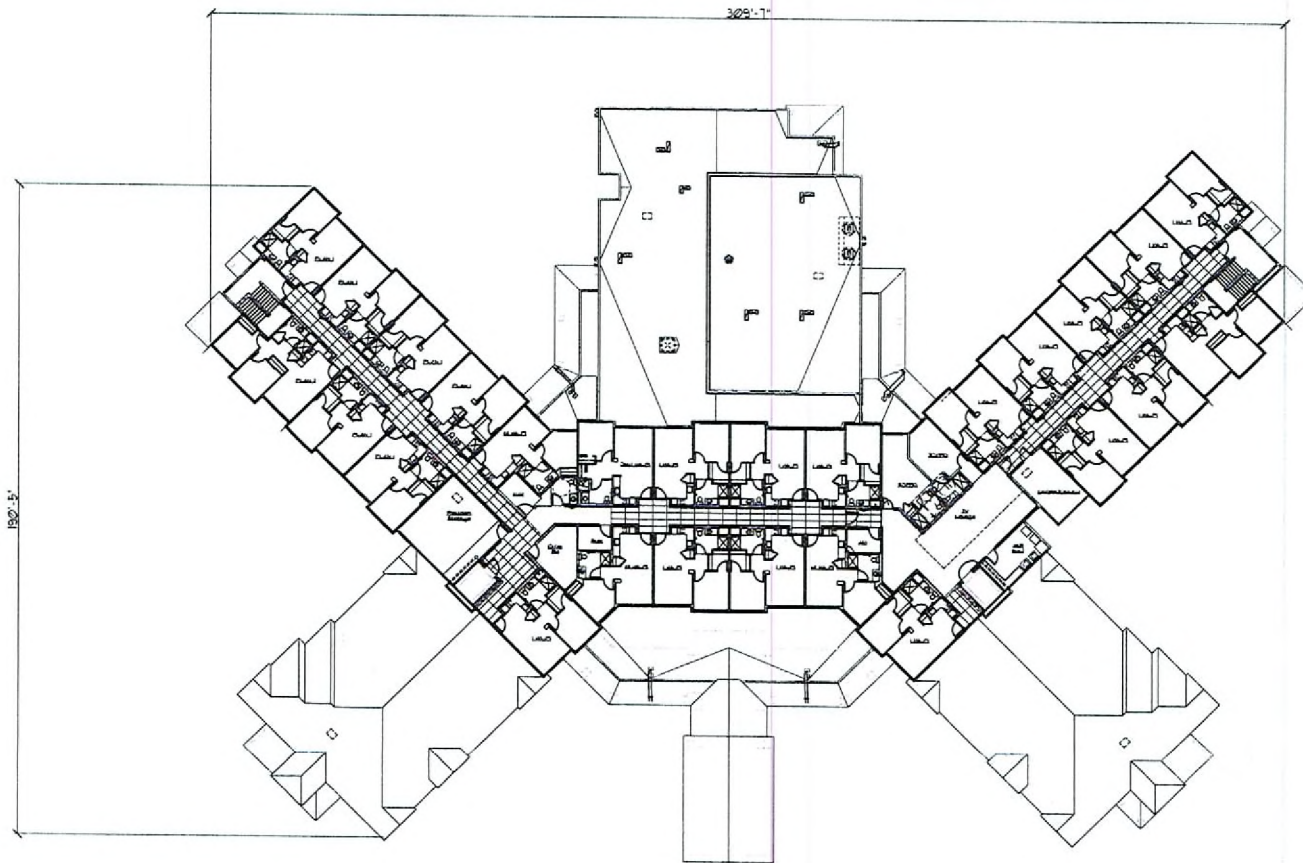
Las Vegas, Nevada

SDR-18642

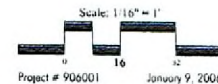
01/25/07 PC

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3rd Floor	
Plan 1A	21 units
Plan 1B	3 units
Plan 2	2 units
Total units	26 units
Building Area 3rd Floor	
Units Landable	13,692 s.f.
Common Areas & Misc.	2,989 s.f.
Gross Area	16,681 s.f.



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Deer Springs Way & Decatur Boulevard

Deer Springs Assisted Senior Living Facility

Las Vegas, Nevada

SDR-18642
01/25/07 PC





ELEVATIONS A

SCALE 1/8" = 1'-0"



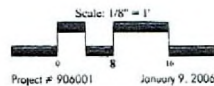
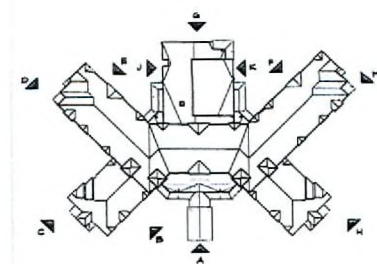
ELEVATIONS B

SCALE 1/8" = 1'-0"



ELEVATIONS C

SCALE 1/8" = 1'-0"



Conceptual Elevations

Deer Springs Way & Decatur Boulevard

Deer Springs Assisted Senior Living Facility

Las Vegas, Nevada

SDR-18642
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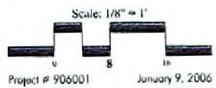
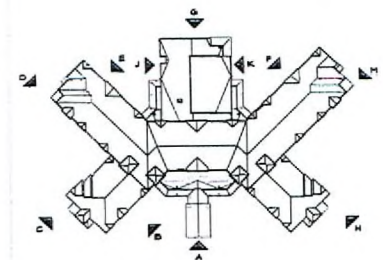
ELEVATIONS D
SCALE 1/8" = 1'-0"



ELEVATIONS E
SCALE 1/8" = 1'-0"



ELEVATIONS F
SCALE 1/8" = 1'-0"



Conceptual Elevations

Deer Springs Way & Decatur Boulevard

Deer Springs Assisted Senior Living Facility

Las Vegas, Nevada

SDR-18642
01/25/07 PC

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DEC 08 2006

Perkins



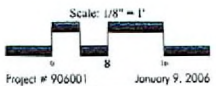
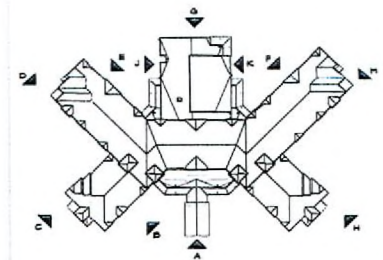
ELEVATIONS H

SCALE 1/8" = 1'-0"



ELEVATIONS G

SCALE 1/8" = 1'-0"



Conceptual Elevations

Deer Springs Way & Decatur Boulevard

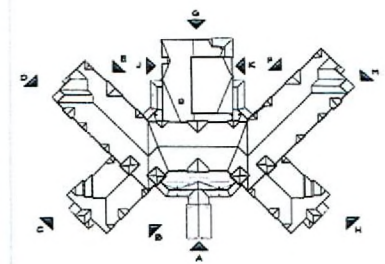
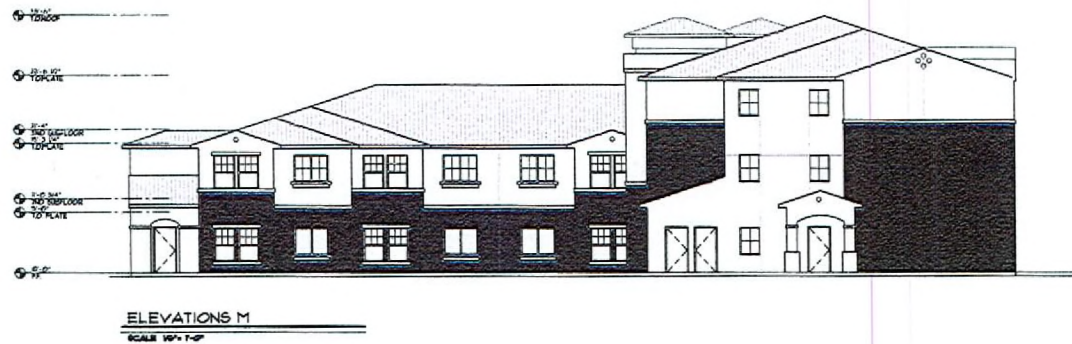
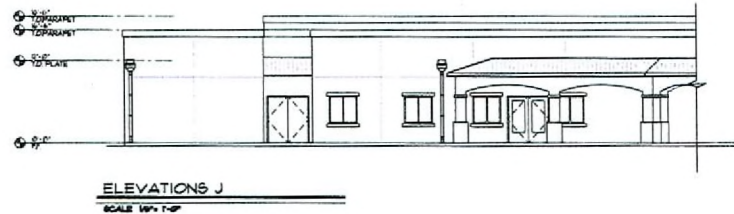
Deer Springs Assisted Senior Living Facility

Las Vegas, Nevada

SDR-18642
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Conceptual Elevations

Deer Springs Way & Decatur Boulevard

Deer Springs Assisted Senior Living Facility

Las Vegas, Nevada

SDR-18642
01/25/07 PC

Scale: 1/8" = 1'
Project # 906001 January 9, 2006

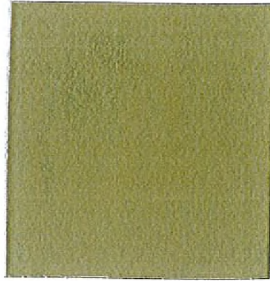
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Deer Springs Assisted Living Residence



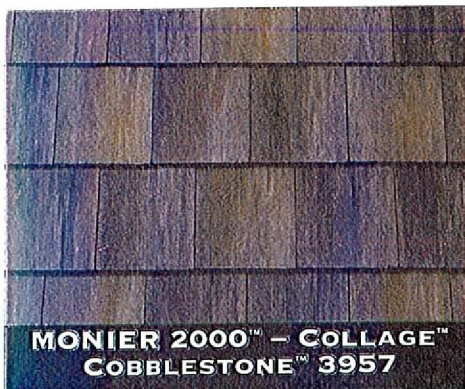
1. Primary
Frazee # 7755D
Tannery



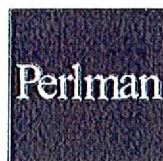
2. Secondary
Frazee # 8185D
Ardmore Green



3. Fascia/Trim
Frazee # 8183M
Sailbush

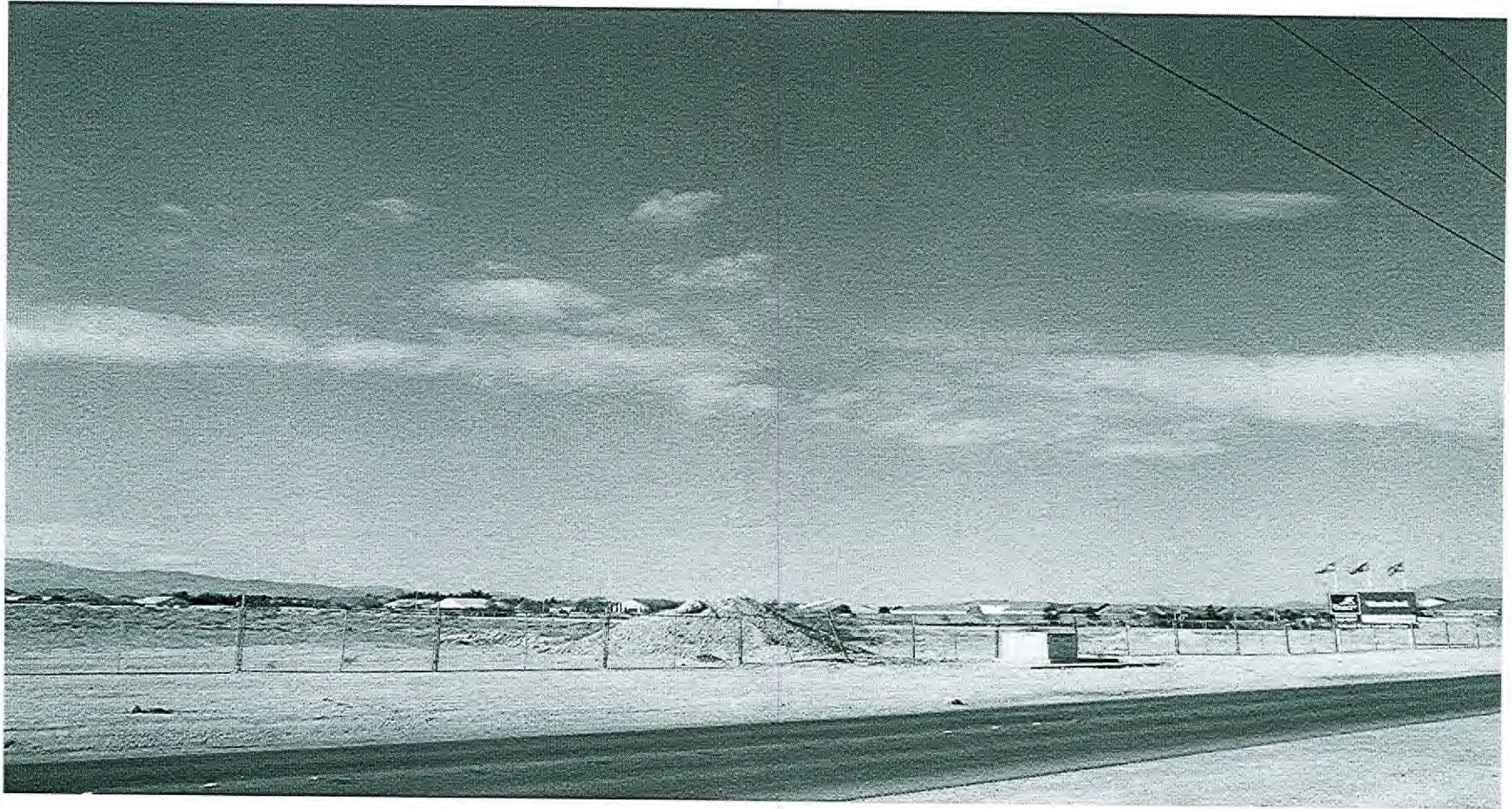


4. Roof Tile
Monier 3957
Cobblestone



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SDR 18642				
Nevada Hand				
SWC Deer Springs & Decatur				
Proposed 90 unit assisted living facility.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	ASSISTED LIVING [BEDS]	90	2.66	239
AM Peak Hour			0.14	13
PM Peak Hour			0.22	20
<i>(heaviest 60 minutes)</i>				
Existing traffic on all nearby streets:				
Deer Springs Way				
Average Daily Traffic (ADT)	516			
PM Peak Hour	41			
<i>(heaviest 60 minutes)</i>				
Decatur Boulevard				
Average Daily Traffic (ADT)	1,891			
PM Peak Hour	151			
<i>(heaviest 60 minutes)</i>				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Deer Springs Way	32585			
Decatur Boulevard	51700			
This project will add approximately 239 trips per day on Deer Springs and Decatur. This will increase expected volumes by about forty six percent on Deer Springs and about thirteen percent on Decatur. Deer Springs is at about 2 percent of capacity and Decatur is at about 4 percent of capacity.				
Based on Peak Hour use, this development will add roughly 20 additional cars into the area; which works out to about one every three minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



ZON-18643, SUP-19004 & SDR-18642 - APPLICANT: NEVADA HAND - OWNER: CITY OF LAS VEGAS
SOUTHWEST CORNER OF DECATUR BOULEVARD AND DEER SPRINGS WAY
JANUARY 25, 2007 PLANNING COMMISSION

12/22/06



ZON-18643, SUP-19004 & SDR-18642 - APPLICANT: NEVADA HAND - OWNER: CITY OF LAS VEGAS
SOUTHWEST CORNER OF DECATUR BOULEVARD AND DEER SPRINGS WAY
JANUARY 25, 2007 PLANNING COMMISSION

12/22/06



ZON-18643, SUP-19004 & SDR-18642 - APPLICANT: NEVADA HAND - OWNER: CITY OF LAS VEGAS
SOUTHWEST CORNER OF DECATUR BOULEVARD AND DEER SPRINGS WAY
JANUARY 25, 2007 PLANNING COMMISSION

12/22/06



ZON-18643, SUP-19004 & SDR-18642 - APPLICANT: NEVADA HAND - OWNER: CITY OF LAS VEGAS
SOUTHWEST CORNER OF DECATUR BOULEVARD AND DEER SPRINGS WAY
JANUARY 25, 2007 PLANNING COMMISSION

12/22/06