



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-25485** APN: 125-24-701-040

Name of Property Owner: City of Las Vegas

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

Name of Representative: L.R. Nelson Engineers

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

Yes

No

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

City Official: _____

Partner(s): _____

APN: _____

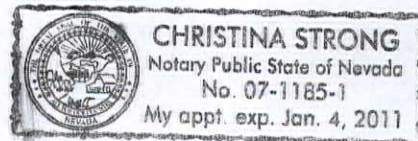
Signature of Property Owner: *Robin Yaakum*

Print Name: Robin Yaakum

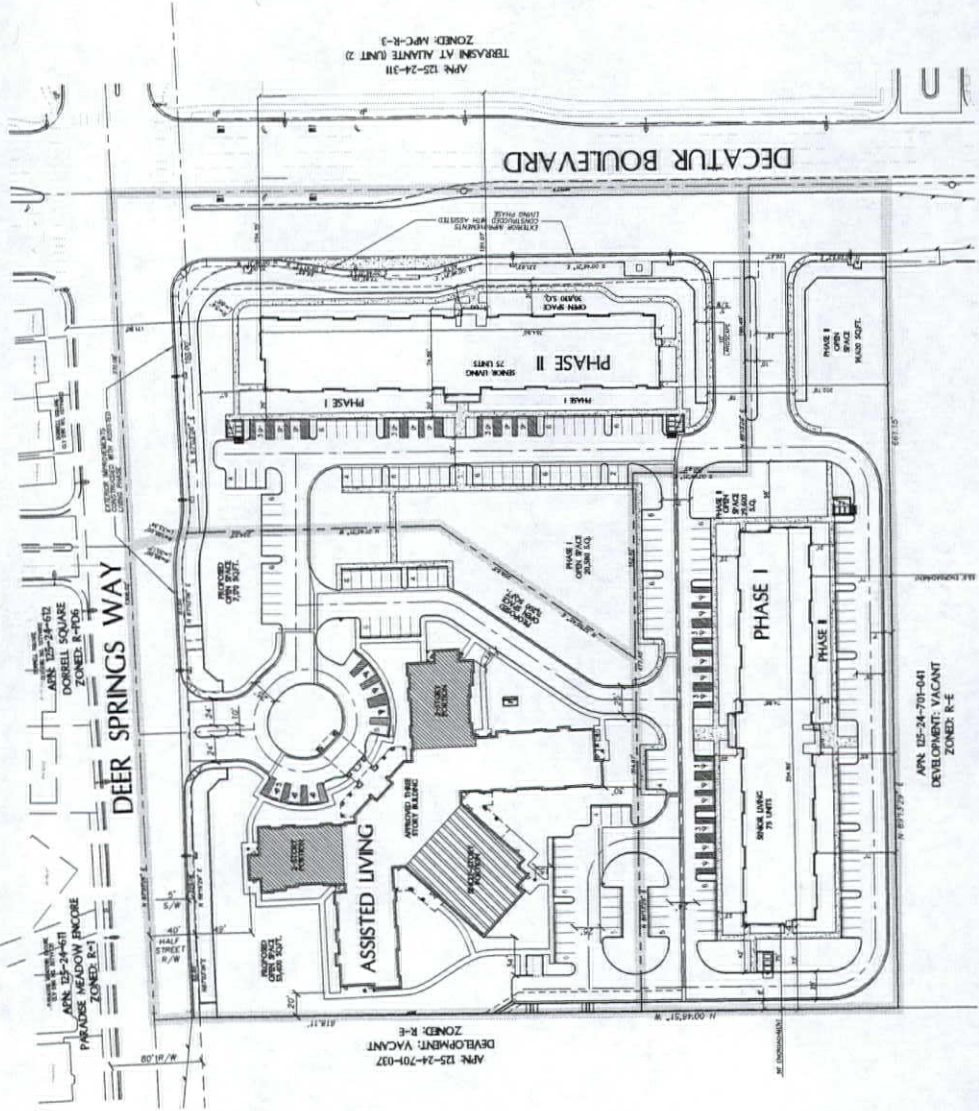
Subscribed and sworn before me *Robin Yaakum*

This 31st day of October, 2007

Christina Strong
Notary Public in and for said County and State



SILVER SKY @ DEER SPRINGS & DECATUR PINES (PHASE I & II) FOR NEVADA HAND



TABULATION:

OVERALL	R-E	90
CURRENT ZONING	R-3	
PROPOSED ZONING	11.2 AC ±	
ADZEASE	21.4	
S.U.A.		
ASSISTED LIVING		
# OF BUILDINGS		
# OF UNITS		
PHASE I		
SENIOR HOUSING		
# OF BUILDINGS		
# OF UNITS		
PHASE II		
SENIOR HOUSING		
# OF BUILDINGS		
# OF UNITS		

OPEN SPACE CALCULATION:

APPROVED ASSISTED LIVING (90 UNITS)	64,830 SF.
REQUIRED OPEN SPACE	22.0 X 1.65 = 36.3
PROVIDED OPEN SPACE	71,770 SF.
PROPOSED SENIOR HOUSING (PHASE I) 75 UNITS	44,047 SF.
REQUIRED OPEN SPACE	19.2 X 1.65 = 31.68
PROVIDED OPEN SPACE	51,410 SF.
PROPOSED SENIOR HOUSING (PHASE II) 75 UNITS	54,138 SF.
REQUIRED OPEN SPACE	23.2 X 1.65 = 38.28
PROVIDED OPEN SPACE	48,200 SF.
OVER ALL REQUIRED OPEN SPACE	163,018 SF.
OVER ALL PROVIDED OPEN SPACE	171,380 SF.

PARKING CALCULATION:

APPROVED ASSISTED LIVING (90 UNITS)	60 P.S.
2 RESIDENT PER UNITS	180 P.S.
180 RESIDENTS / 3 = 60 SPACES REQUIRED	3 P.S.
HANDICAP PARKING REQUIRED	29 P.S.
PROVIDED PARKING	6 P.S.
HANDICAP PARKING PROVIDED	35 P.S.
TOTAL PARKING SPACES	
PROPOSED SENIOR HOUSING (PHASE I) 75 UNITS	57 P.S.
REQUIRED PARKING (75 PER UNIT)	3 P.S.
HANDICAP PARKING REQUIRED	65 P.S.
PROVIDED PARKING	10 P.S.
HANDICAP PARKING PROVIDED	75 P.S.
TOTAL PARKING SPACES	
PROPOSED SENIOR HOUSING (PHASE II) 75 UNITS	57 P.S.
REQUIRED PARKING (75 PER UNIT)	3 P.S.
HANDICAP PARKING REQUIRED	43 P.S.
PROVIDED PARKING	75 P.S.
HANDICAP PARKING PROVIDED	75 P.S.
TOTAL PARKING SPACES	
OVER ALL REQUIRED PARKING	174 P.S.
OVER ALL PROVIDED PARKING	185 P.S.

NO.	REVISION
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
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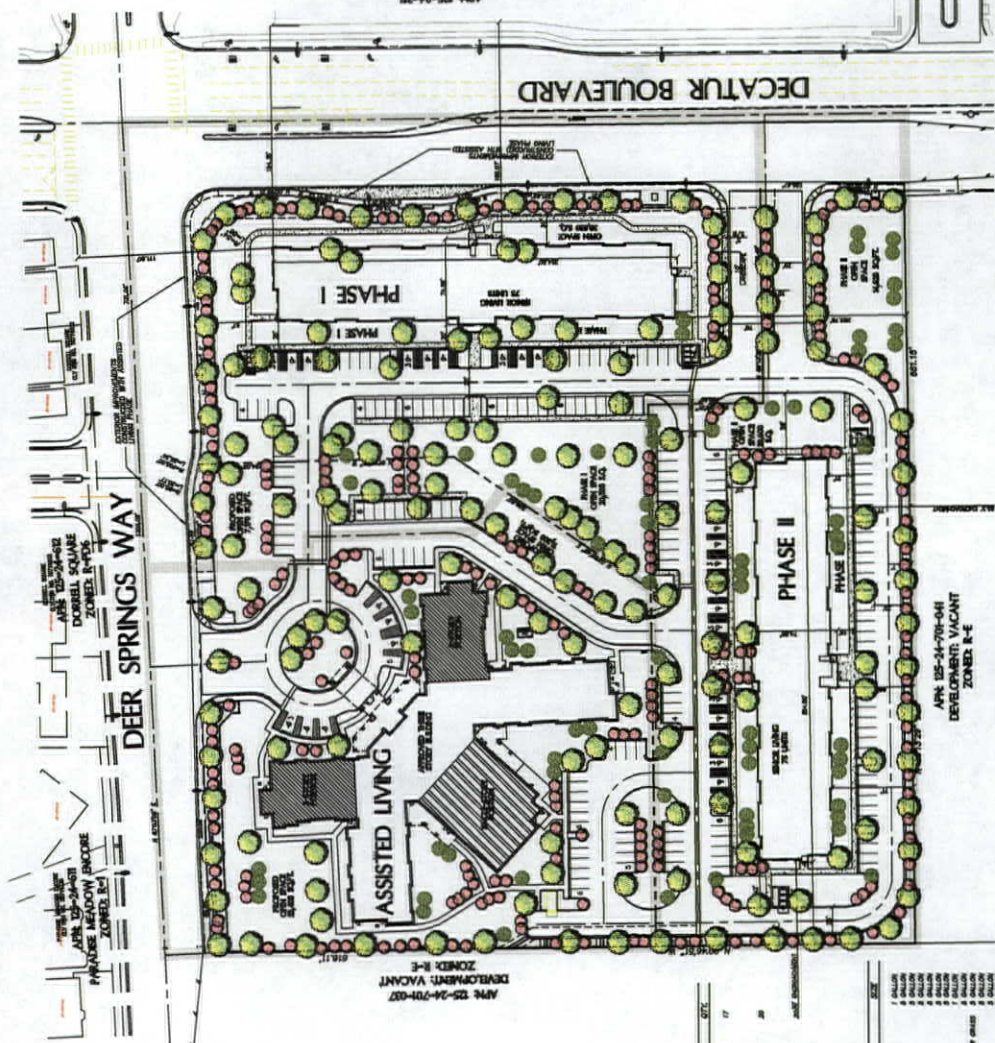
L. R. NELSON
CONSULTING ENGINEERS, INC.
675 West Russell Road, Suite 200
Las Vegas, Nevada 89118
(702) 798-7978
(702) 451-2296 FAX

DEVELOPMENT PLAN REVIEW OF
SILVER SKY @ DEER SPRINGS &
DECATUR PINES (PHASE I & PHASE II)
FOR
NEVADA HAND.
CITY OF LAS VEGAS

SHEET NUMBER
1
OF 1 SHEETS
1527-001-071

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SILVER SKY @ DEER SPRINGS & DECATUR PINES (PHASE I & II) FOR NEVADA HAND



TABULATION

OVERALL	R-E
CURRENT ZONING	11.2 21.4
PROPOSED ZONING	
ADDRESS	
S.U.A.	
# OF BUILDINGS	1
# OF UNITS	90
PHASE I	
SENIOR HOUSING	
# OF BUILDINGS	1
# OF UNITS	75
PHASE II	
SENIOR HOUSING	
# OF BUILDINGS	1
# OF UNITS	75

OPEN SPACE CALCULATION:

APPROVED ASSISTED LIVING (90 UNITS)	64,830 S.F.
REQUIRED OPEN SPACE	71,770 S.F.
2.0' x 1.65' = 3.30 S.F. PER UNIT	
PROPOSED SENIOR HOUSING (PHASE I) 75 UNITS	44,047 S.F.
REQUIRED OPEN SPACE	51,410 S.F.
19.2' x 1.65' = 31.68 S.F. PER UNIT	
PROPOSED SENIOR HOUSING (PHASE II) 75 UNITS	54,138 S.F.
REQUIRED OPEN SPACE	48,200 S.F.
23.2' x 1.65' = 38.28 S.F. PER UNIT	
OVER ALL REQUIRED OPEN SPACE	163,018 S.F.
OVER ALL PROPOSED OPEN SPACE	171,980 S.F.

PARKING CALCULATION:

APPROVED ASSISTED LIVING (90 UNITS)	60 P.S.
2 RESIDENT PER UNITS	
180 RESIDENTS / 3 = 60 SPACES REQUIRED	
HANDICAP PARKING REQUIRED	3 P.S.
PROVIDED PARKING	29 P.S.
HANDICAP PARKING PROVIDED	6 P.S.
TOTAL PARKING SPACES	35 P.S.
PROPOSED SENIOR HOUSING (PHASE I) 75 UNITS	57 P.S.
REQUIRED PARKING (1.75 PER UNIT)	
HANDICAP PARKING REQUIRED	3 P.S.
PROVIDED PARKING	68 P.S.
HANDICAP PARKING PROVIDED	19 P.S.
TOTAL PARKING SPACES	75 P.S.
PROPOSED SENIOR HOUSING (PHASE II) 75 UNITS	57 P.S.
REQUIRED PARKING (1.75 PER UNIT)	
HANDICAP PARKING REQUIRED	3 P.S.
PROVIDED PARKING	63 P.S.
HANDICAP PARKING PROVIDED	15 P.S.
TOTAL PARKING SPACES	75 P.S.
OVER ALL REQUIRED PARKING	174 P.S.
OVER ALL PROPOSED PARKING	185 P.S.

NO.	DATE	BY	CHKD BY
1	12-10-07	CHRS	CHRS

L. NELSON CONSULTING ENGINEERS, INC.
6750 West Russell Road, Suite 200
Las Vegas, Nevada 89118
(702) 491-2296 FAX
(702) 798-7978

CONCEPTUAL LANDSCAPE PLAN TO ACCOMPANY
DEVELOPMENT PLAN REVIEW OF
SILVER SKY @ DEER SPRINGS &
DECATUR PINES (PHASE I AND PHASE II)
FOR
NEVADA HAND
CITY OF LAS VEGAS

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OF 1 SHEETS
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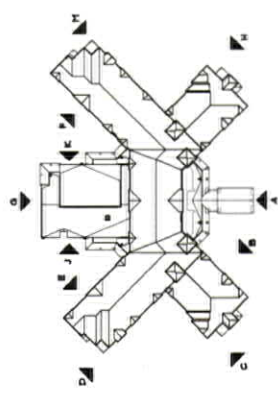
ELEVATIONS A
SCALE 1/8" = 1'-0"



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



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



Scale: 1/8" = 1'
Project # 900001
December 4, 2007

Conceptual Elevations

Deer Springs Assisted Senior Living Facility

Las Vegas, Nevada

Deer Springs Way & Decatur Boulevard

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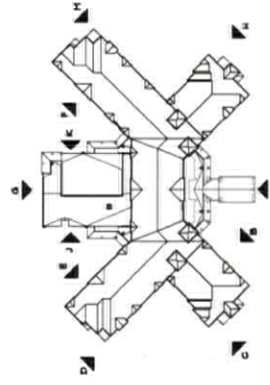
ELEVATIONS D
SCALE 1/8" = 1'-0"



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



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



Scale: 1/8" = 1'
Project # 906001
December 4, 2007

Conceptual Elevations

Deer Springs Way & Decatur Boulevard

Deer Springs Assisted Senior Living Facility
 SDR-25485
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Las Vegas, Nevada

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

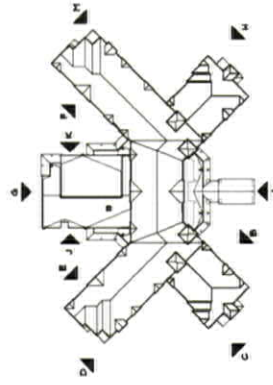
- ④ TO 2ND
- ④ TO 3RD
- ④ TO 4TH
- ④ TO 5TH
- ④ TO 6TH
- ④ TO 7TH
- ④ TO 8TH
- ④ TO 9TH
- ④ TO 10TH
- ④ TO 11TH
- ④ TO 12TH



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

- Concrete Tile Typical
- Stucco Finish Form Trim Typical
- Decorative Corbel Typical
- Stucco Finish Typical

- ④ TO 2ND
- ④ TO 3RD
- ④ TO 4TH
- ④ TO 5TH
- ④ TO 6TH
- ④ TO 7TH
- ④ TO 8TH
- ④ TO 9TH
- ④ TO 10TH
- ④ TO 11TH
- ④ TO 12TH



Scale: 1/8" = 1'
Project # 906001
December 4, 2007

Conceptual Elevations

Deer Springs Assisted Senior Living Facility

Las Vegas, Nevada

Deer Springs Way & Decatur Boulevard

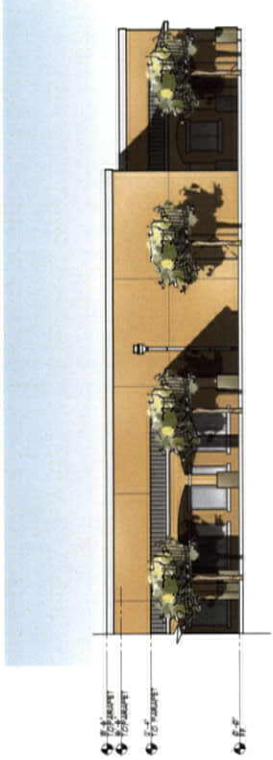
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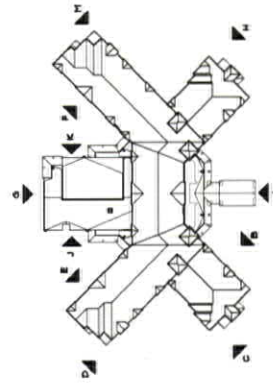
ELEVATIONS J
SCALE 1/8" = 1'-0"



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



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



Scale: 1/8" = 1'
Project # 906001
December 4, 2007

Conceptual Elevations

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