



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-28521** APN: 139-21-102-008

Name of Property Owner: Housing Authority of City of Las Vegas

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: _____

Partner(s): _____

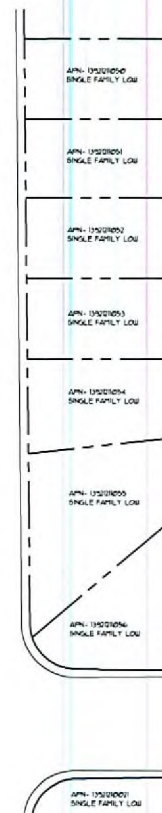
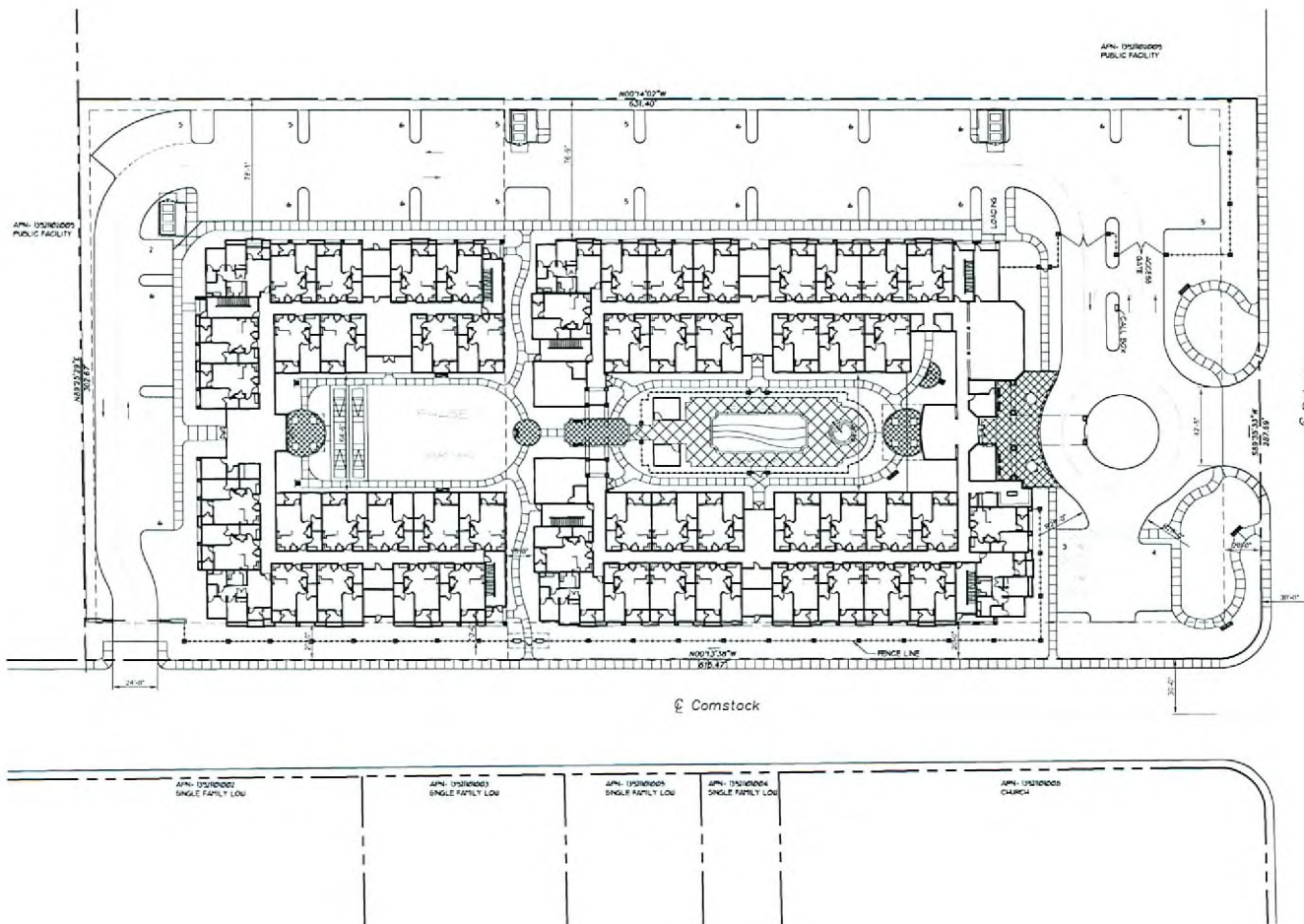
APN: _____

Signature of Property Owner:

Print Name: Carl O. Rowe

Subscribed and sworn before me
This 30th day of May, 2008
Sharon L. Lake
Notary Public in and for said County and State





TABULATION

SENIOR HOUSING		APN 139-21-192-008
Current Zoning		R-31P
Proposed Zoning		R-3
Net Acreage		4.38 Acres
Gross Acreage		5.04 Acres
Number of Dwelling Units		111
Density		22.02 DU/Acre
Building Height		2 Stories

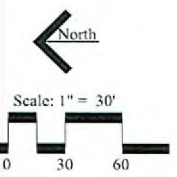
PARKING REQUIREMENTS		
Resident	0.75 per Unit	x 111 Units = 84
PARKING PROVIDED		
Phase I - Parking Spaces Provided		61
Phase II - Parking Spaces Provided		52
General - Parking Spaces Provided		7
Total Parking		120
H.C. Parking Provided		4

Phase I	
1 Bedroom Units	60
2 Bedroom Units	5
Phase I - Total Units	65

Phase II	
1 Bedroom Units	43
2 Bedroom Units	3
Phase II - Total Units	46
Total Units	111



RECEIVED
JUL 10 2008



Project # 908005 July 3rd, 2008

Design WorkShops will submit a 484 plan, Decision Support Information Form and a copy to GHA.

Nevada HAND
The City of Las Vegas Housing Authority

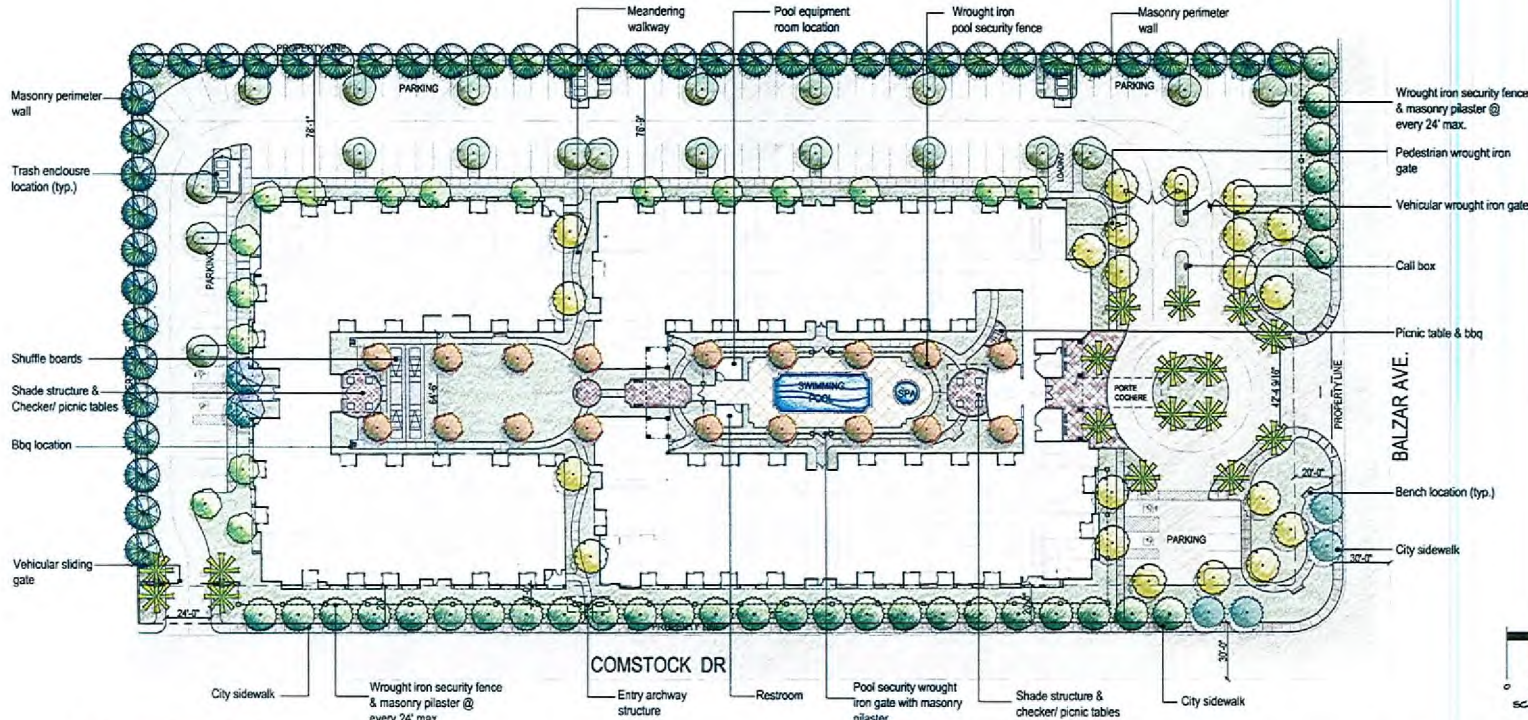
Conceptual Site Plan

Balzar Comstock Senior Apartments

Las Vegas, Nevada

GPA-28521
REVISED
07/24/08 PC





LANDSCAPE NOTES

Site Perimeter:
Along the site perimeter, we are using trees which will help screen traffic from the residents.

We will be using Evergreen (3m trees spaced 20 ft. apart (approximately 30 trees) along Balzar and Comstock. Evergreen trees are a less growing shrubs tree with little disease and insect problems. We will also be using Century Plant, Mexican Bird of Paradise, Red Yucca, and Yucca (four 5-gal. shrubs for every tree) to ground cover along the site perimeter.

There will be approximately 4 Live Oak (Shade Tree) trees near the intersection for a more significant presence of landscape.

At the north and west ends of the site we will be using Monrovia Pines spaced 20 ft. apart (approximately 20 trees) to buffer from adjacent properties. We will also be using Century Plant, Mexican Bird of Paradise, Red Yucca, and Yucca (four 5-gal. shrubs for every tree) to ground cover along the site perimeter.

Site Entrance:
At the site entrance we will be using palm trees to serve as way-finding devices.

As the Main entry along Balzar, we will have approximately 13 Date Palms in the more-about area. We will be planting Featherly Cassia, Mexican Bird of Paradise, Red Yucca, and Dwarf Coyote bush for ground cover at the Main entry.

At the Resident entry along Comstock, we will have approximately 4 Date Palms (two on either side of the street) spaced 10 ft. apart.

On-site:
On-site we are using the landscape to enhance the design of the project as well as provide shade to the residences and walking areas.

The parking fingers will contain one Fan Tree Ash tree each (approximately 20 trees) to shade parked vehicles and break up the parking area with landscape.

At the main entry gate (near round-about), visitor parking area, and the building separation areas we will plant approximately 20 true Palo Verde trees, spaced 20-40 ft. apart.

Along the west and north sides of the building we will be planting Raywood Ash trees spaced 25 ft. apart (approximately 20 trees). We will also be using Featherly Cassia, Mexican Bird of Paradise, Red Yucca, and Dwarf Coyote bush for ground cover along the building perimeter.

In the courtyard areas we will be using approximately 18 Glossy Privet trees, spaced 40 ft. apart. We will also be using Featherly Cassia, Sago Palms, Forsythia Lily, and Dwarf Coyote bush for ground cover in the courtyard.

At the rear building entrance we are planting 2 Showerting Ash trees spaced 20 ft. apart.

All of the trees on-site will be 15 gallon, 24" minimum tree size at time of planting. As mentioned in the landscape plan, any tree will be limited to 30% of the landscaped area.



SUGGESTED PLANT PALETTE

STREET TREES SUCH AS:

SYMBOL	BOTANICAL NAME - COMMON NAME	MIN. SIZE @ TIME OF PLANTING
	Quercus virginiana - Heritage Oak - Live Oak	24" tree
	Ulmus parvifolius - Tree Green - Evergreen Elm	24" tree

BUFFER TREES SUCH AS:

SYMBOL	BOTANICAL NAME - COMMON NAME	MIN. SIZE @ TIME OF PLANTING
	Pinus elliotii - Meador Pine	24" tree

ON-SITE TREES SUCH AS:

SYMBOL	BOTANICAL NAME - COMMON NAME	MIN. SIZE @ TIME OF PLANTING
	Avicennia schimperiana - Showerting Avicennia	15 gal / 24" tree
	Cercubus forficatus - Blue Palo Verde	15 gal / 24" tree
	Fraxinus angustifolia - Raywood Ash	15 gal / 24" tree
	Fraxinus velutina - Fan Tree Ash	15 gal / 24" tree
	Lawsonia inermis - Glossy Privet	15 gal / 24" tree

PALM TREES SUCH AS:

SYMBOL	BOTANICAL NAME - COMMON NAME	MIN. SIZE @ TIME OF PLANTING
	Phoenix roebelinii - Date Palm	10" BTH

SHRUBS SUCH AS:

SYMBOL	BOTANICAL NAME - COMMON NAME	MIN. SIZE @ TIME OF PLANTING
	Agave americana - Century Plant	5 gal
	Baccharis caroliniana - Dwarf Coyote Bush	5 gal
	Cassia nemoralis - Featherly Cassia	5 gal
	Cornus amomum - Red Clusterberry	5 gal
	Citrus molle - Sago Palm	5 gal
	Desma vegeta - Forsythia Lily	5 gal
	Hesperaloe parviflora - Red Yucca	5 gal
	Striptaria reginae - Mexican Bird of Paradise	5 gal
	Yucca rostrata - Yucca	5 gal

VINES SUCH AS:

SYMBOL	BOTANICAL NAME - COMMON NAME	MIN. SIZE @ TIME OF PLANTING
	Calceolaria tomentosa - Candy Jasmine	1 gal
	Calceolaria tomentosa - Candy Jasmine	5 gal

GROUNDCOVERS SUCH AS:

SYMBOL	BOTANICAL NAME - COMMON NAME	MIN. SIZE @ TIME OF PLANTING
	Lantana montevidensis - Purple Lantana	1 gal
	Tradescantia virginiana - Rosemary	1 gal
	Tradescantia virginiana - Rosemary	5 gal

NOTES

- Detailed landscape, irrigation and planting plans will be provided on Construction Documents. All landscaping including perimeter landscape buffer requirements will be as specified on the City of Las Vegas Zoning Code Chapter 19.12 Landscaping, and all other requirements.
- All mechanical equipment (roof-mounted, wall-mounted, ground-mounted) will be screened with appropriate shrub heights.
- Site lighting will be installed per Code. Vehicular gates will be installed with emergency access per fire department requirements.
- Site visibility panels will be installed with glass material that does not exceed 24" in height.
- Subsoils will be corrected of concrete, stone or cement concrete, stone, brick areas, or exposed aggregate, which are not compliant with ADA requirements.
- At maturity, shade tree canopies shall be pruned to provide a minimum clearance of 10' above sidewalks and 10'-4" above streets.
- Total lot area will not be exceed 30% of the landscaped area of the development.
- Turf areas shall not be located within 6' from a street, curb or paved surface.
- The planting of all cool-season grasses (i.e. all fescue or ryegrass) is prohibited during the months of May through August. The planting of warm-season grasses (i.e. bermuda and zoysia) is permitted during these months.
- Food guards shall be installed on these plants within 10' of public improvements within the public right-of-way.
- Irrigation plans, to be provided on Construction Documents, will provide for an automatic system that includes the following:
- electric automatic controller and multiple program capabilities
- multiple wheel cycle capabilities
- flexible calendar program
- The planting of palms is prohibited between October and March 1st.
- Non-vegetative groundcover shall be installed on all landscaped areas to a minimum depth of 2"
- Deciduous and evergreen street trees shall have a minimum size of 24" tree and a minimum 1-1/2" caliper measured 6" above the soil line.

©Copyright 2006, PA Las Vegas, LLC. A Periman Design Group Company
This Drawing is Conceptual in Nature and no Guarantee of its accuracy is implied. The Owner/Architect Assumes the Right to make Design Modifications without notice. All Colors, Dimensions, Sites and Architectural Features are Conceptual and subject to Change.

LANDSCAPE PLAN

BALZAR COMSTOCK SENIOR APARTMENTS

NEVADA HAND
THE CITY OF LAS VEGAS HOUSING AUTHORITY

RECEIVED
JUL 10 2008

GPA-28521
REVISED
07/24/08 PC

PROJECT No. 908005 July 3rd, 2008

