



**PLANNING & DEVELOPMENT DEPARTMENT**

**STATEMENT OF FINANCIAL INTEREST**

Case Number: **ZON-28523** 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: \_\_\_\_\_

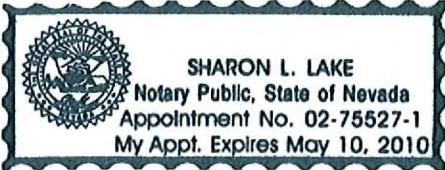
Signature of Property Owner: 

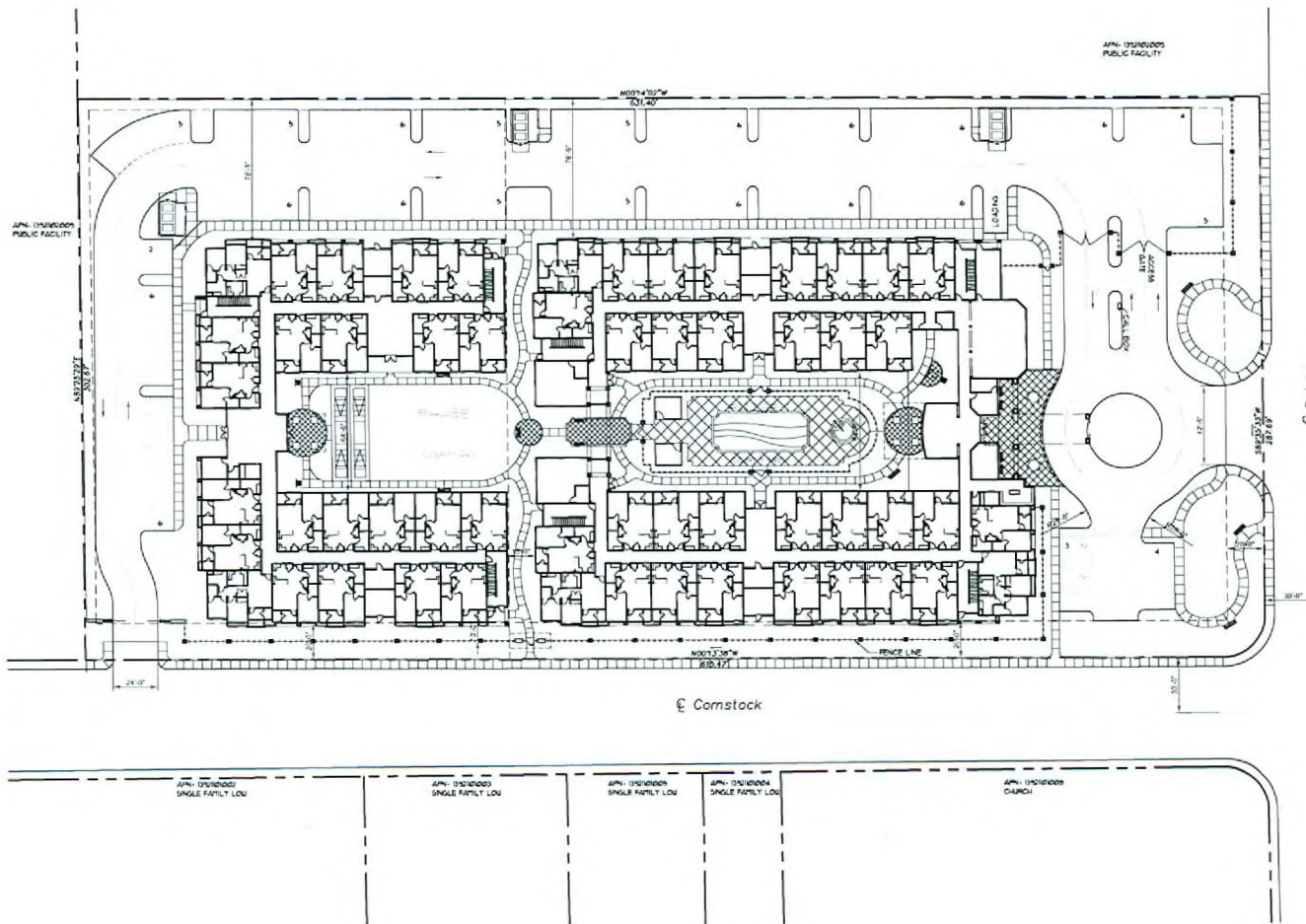
Print Name: Carl O. Rowe

Subscribed and sworn before me

This 30<sup>th</sup> day of May, 2008  
Sharon L. Lake

Notary Public in and for said County and State





**TABULATION**

SENIOR HOUSING		APN 15024100
Current Zoning		R-MHP
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

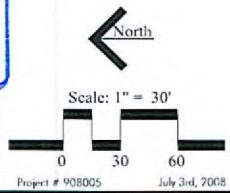
PARKING REQUIREMENTS		
Resident	0.75 per Unit	x 111 Units = 84
PARKING PROVIDED		
Phase I - Parking Spaces Provided		61
Phase II - Parking Spaces Provided		52
Guest - Parking Spaces Provided		7
Total Parking		120
I.C. Parking Provided:		4

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



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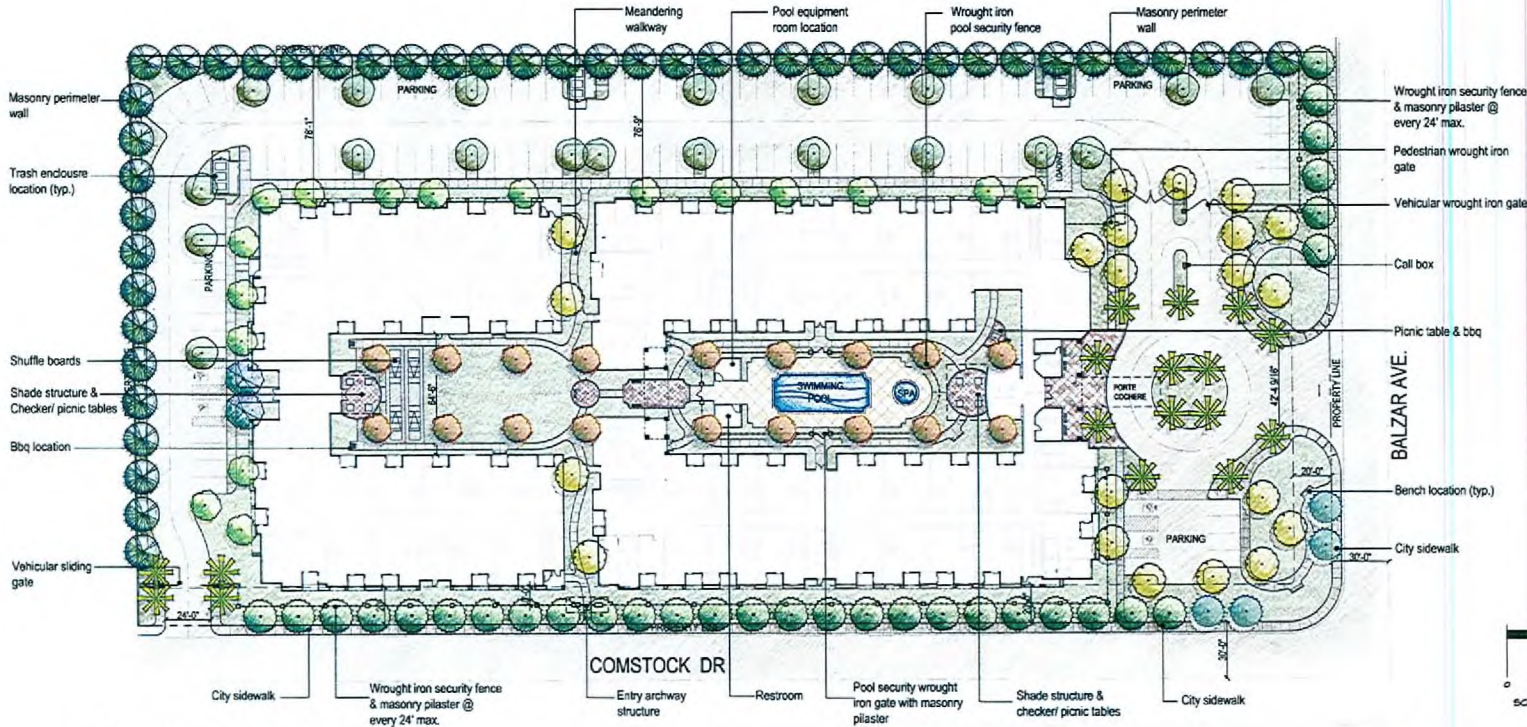
Nevada HAND  
The City of Las Vegas Housing Authority

Conceptual Site Plan  
**Balzar Comstock Senior Apartments**  
Las Vegas, Nevada

**ZON-28523**  
**REVISED**  
**07/24/08 PC**



Project # 908005 July 3rd, 2008



**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 Elm trees spaced 30 ft. apart (approximately 20 trees) along Balzar and Comstock. Evergreen sits on a fast growing shade 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) for ground cover along the site perimeter.
- There will be approximately 4 Live Oak (heritage Oak) trees near the intersection for a more significant presence of landscape.
- At the north and west edges of the site we will be using Model Pine spaced 20 ft. apart (approximately 40 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) for ground cover along the site perimeter.
- Site Entrance:**  
At the site entrance we will be using palm trees to serve as way-finding devices.
- At the main entry along Balzar, we will have approximately 13 Date Palms in the roundabout 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 15 ft. apart.
- On-site:**  
On-site we are using the landscape to enhance the design of this project as well as provide shade to the residences and walking areas.
- The parking fingers will contain one Fan-Tex 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 area we will plant approximately 20 Blue Palm Yucca 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 Pinet trees, spaced 40 ft. apart. We will also be using Featherly Cassia, Septo Palms, Fountains Lily, and Dwarf Coyote bush for ground cover in the courtyard.
- At the rear building entrance we are planting 2 Showery Ash trees spaced 20 ft. apart.
- All of the trees on-site will be 1 1/2 gallon, 24" maximum tree size at time of planting. As mentioned in the landscape plan, any turf will be limited to 30% of the landscaped area.

**SUGGESTED PLANT PALETTE**

STREET TREES SUCH AS:		PALM TREES SUCH AS:		VINES SUCH AS:	
SYMBOL	BOTANICAL NAME - COMMON NAME	SYMBOL	BOTANICAL NAME - COMMON NAME	SYMBOL	BOTANICAL NAME - COMMON NAME
	Quercus agrifolia - Heritage Oak - Live Oak		Phoenix dactyloides - Date Palm		Gesnerium sanguinolentum - Candela, Jeanne MacDougal's orange-leaf - Carl's Cove
	Ulmus parviflora - Tree Green - Evergreen Elm		Not shown		Not shown
	Not shown		Agave americana - Century Plant		Lantana montevidensis - Purple Lantana
	Not shown		Baccharis caroliniana - Dwarf Coyote Bush		Rhus glabra - Staghorn Sumac
	Not shown		Cassia nemoralis - Featherly Cassia		Trachelium majus - Blue Bell
	Not shown		Conocarpus palmifolius - Red Chokeberry		Not shown
	Not shown		Coccoloba palmifolia - Red Chokeberry		Not shown
	Not shown		Cyperus involutus - Septo Palm		Not shown
	Not shown		Dioscorea villosa - Fountains Lily		Not shown
	Not shown		Hypericum perforatum - Red Yucca		Not shown
	Not shown		Centrosema pectinifolium - Red Yucca		Not shown
	Not shown		Croton retusus - Mexican Bird of Paradise		Not shown
	Not shown		Yucca rostrata - Yucca		Not shown
	Not shown				Not shown
	Not shown				Not shown
	Not shown				Not shown
	Not shown				Not shown
	Not shown				Not shown

**NOTES**

- Detailed landscape irrigation and planting plans will be provided on Construction Documents.
- All landscaping including perimeter landscape buffer requirements will be adhered to as specified in the City of Las Vegas Zoning Code Chapter 18.12 Landscape, Wall and Buffer Requirements.
- All mechanical equipment (roof-mounted, wall-mounted, ground-mounted) will be screened with appropriate shrub hedges.
- Site lighting will be installed per Code. Vehicular gates will be installed with emergency access per fire Department requirements.
- Site utility lines will be installed with plant material that does not exceed 24" in height.
- Schedules will be constructed of concrete, stamped or colored concrete, stone, brick pavers, or exposed aggregate, which are compliant with ADA requirements.
- At maturity, shade tree canopies shall be pruned to provide a minimum clearance of 10' above sidewalks and 15'-4" above streets.
- Total turf area will not to 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. tall 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.
- Road curbs shall be installed on trees planted within 10' of public improvements within the public right-of-way.
- Impressum plans, to be provided on Construction Documents, will provide for an automatic system that includes the following:
  - electronic automatic controller and multiple program capabilities
  - multiple repeat cycle capabilities
  - flexible calendar program
- The planting of palms is prohibited between October and March 1st.
- Non-replicative groundcover shall be installed in 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 gallon measured 18" above the soil line.

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This Drawing is Conceptual in Nature and no Guarantee of its accuracy is implied. The Owner/Architect Reserves the Right to make Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

**LANDSCAPE PLAN**

**BALZAR COMSTOCK SENIOR APARTMENTS**

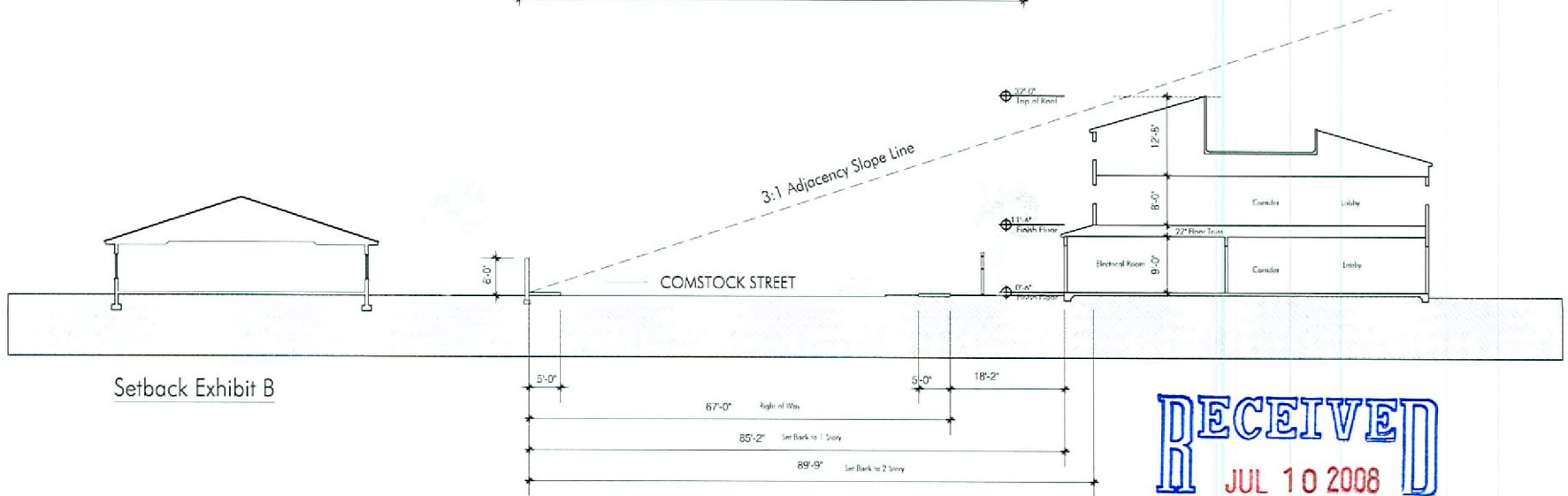
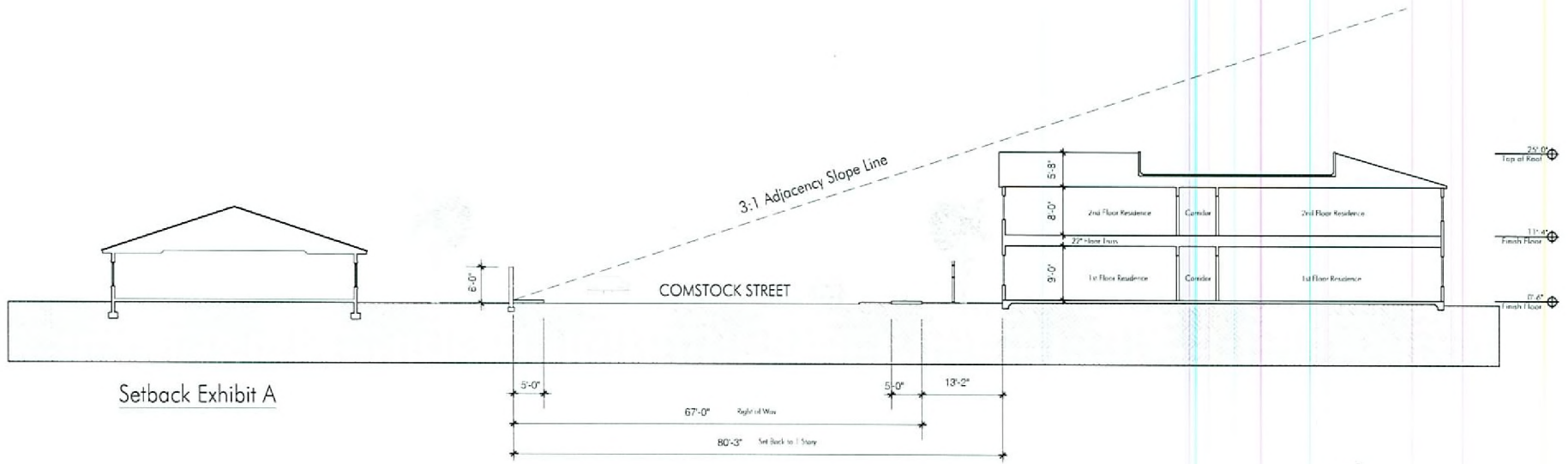
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THE CITY OF LAS VEGAS HOUSING AUTHORITY

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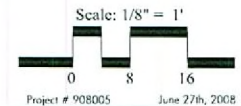
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PROJECT No. 908005 July 3rd, 2008



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Nevada HAND  
The City of Las Vegas Housing Authority

# Building Setback Exhibits

## Balzar Comstock Senior Apartments

Las Vegas, Nevada

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