



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-33010** APN: 138-28-401-017 & 018

Name of Property Owner: Silver Sky Two LP

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): _____

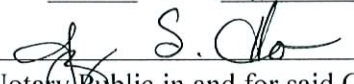
APN: _____

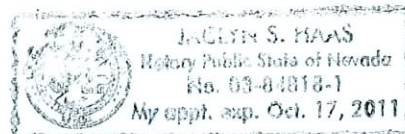
Signature of Property Owner: 

Print Name: Michael Mullin

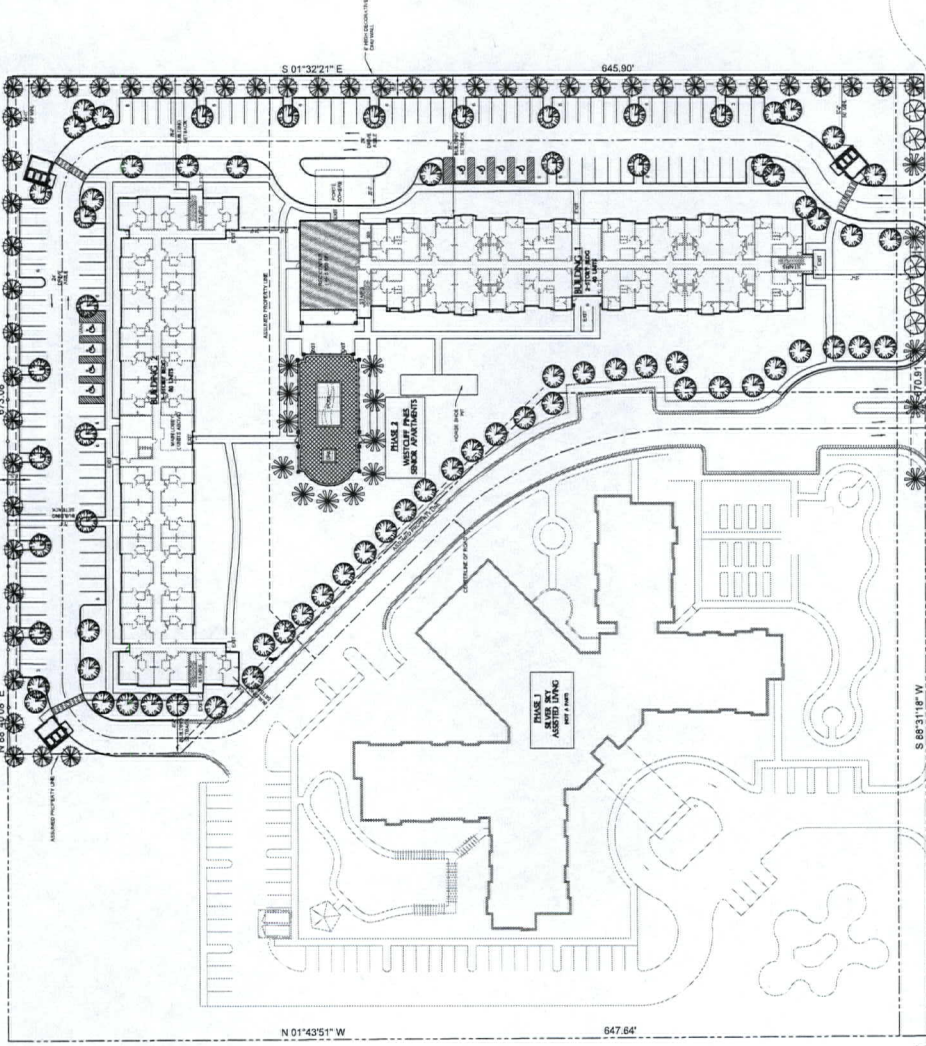
Subscribed and sworn before me

This 13th day of JANUARY, 20 09


Notary Public in and for said County and State



SUMMERLIN PKWY.



SILVER SKY DRIVE

ROLAND WILEY RD.

RECEIVED

FEB 04 2009

Scale: 1" = 40'



SITE INFORMATION

LOCATION

North of Silver Sky and East of Roland Wiley
APN #138-28-401-014

PARCEL

U (M) - Undeveloped

CURRENT ZONING

R-3 - Medium Density Residential

PROPOSED ZONING

R-3 - Medium Density Residential

PARCEL AREA

Phase One: ± 5.25 Acres
Phase Two: ± 4.71 Acres
Total Area: ± 9.96 Acres

Setbacks

North Property Line 20 Ft
East Property Line 5 Ft
South Property Line 20 Ft
West Property Line 5 Ft

UNIT COUNT

Building 1 - 2 story

One Bedroom Units 24 units
Two Bedroom Units 16 units
Total # of Units 40 units

Building 1 - 2 story

Total # of One Bedroom Units 80 units
Total # of Units ± 120 units

DENSITY

Gross Density 425.47 DU / Acre

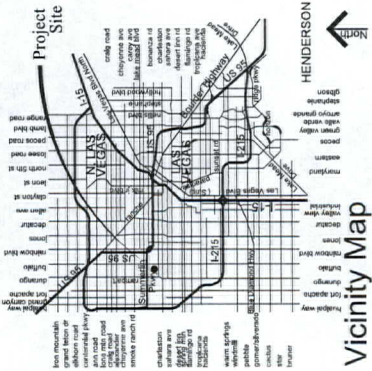
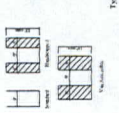
PARKING REQUIRED

.75 per unit x 120 units 90
Guest Parking = 1 per 6 units 20
Total Parking Required 110
Handicapped Parking Required (2%) 4

PARKING PROVIDED

Total Parking Provided 121
Handicapped Parking Provided 8

Typical Parking Spaces



Vicinity Map

TREE / PLANT SCHEDULE

SYMBOL	SIZE	SPACING	NAME
TREES	24" Box	Varies	FANTEX ASH
	24" Box	20' o.c.	MONDEL PINE
	24" Box	N/A	DATE PALM
	24" Box	Varies	MEXICAN FAN PALM
	24" Box	Varies	CHILEAN MESQUITE
	5 gal	Varies	DESERT BROOM
	5 gal	Varies	SILVERY CASSIA
SHRUBS			GREEN TEXAS RANGER
			PRICKLY LADY
			INDIAN HAWTHORN
			SIERRA LINDA SAGE
GROUND COVER			MOJAVE GOLD
			ROCK MULLCH
			CREEPING ACACIA

Design modifications without notice. All Colors, Dimensions, Sizes and Abbreviations of Features are Controlled and Subject to Change.

Nevada HAND

Conceptual Site & Landscape Plan

Westcliff Pines

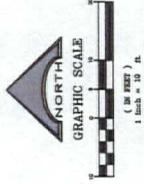
Los Vegas, Nevada

SDR-33010
REVISED
02/26/09 PC

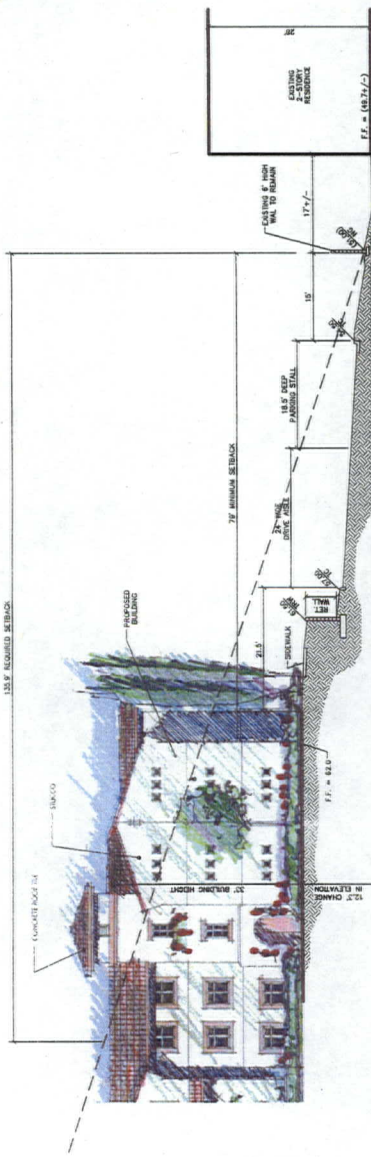


Project # 908012 February 3rd, 2008

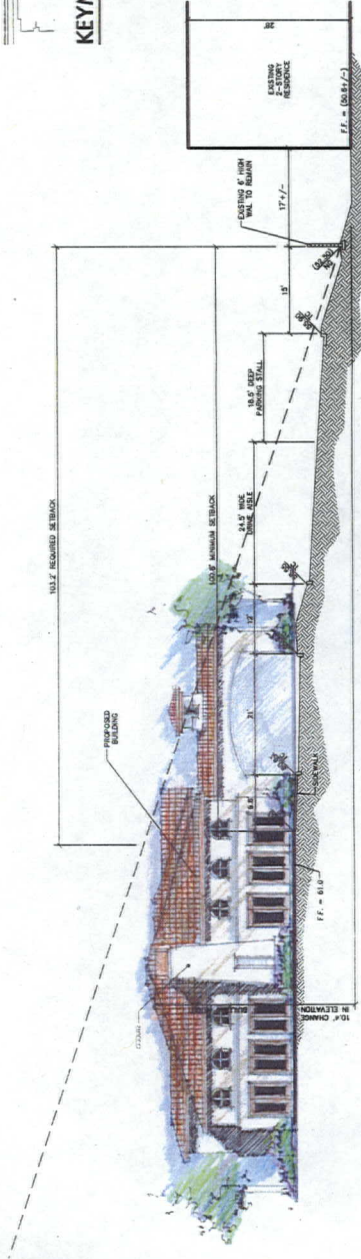
WESTCLIFF PINES FOR NEVADA H.A.N.D. INC.



VICINITY MAP
SEC 28 T 20 S R 6 E
NTS



WESTCLIFF HEIGHTS RESIDENTIAL ADJACENCY CROSS-SECTION EXHIBIT

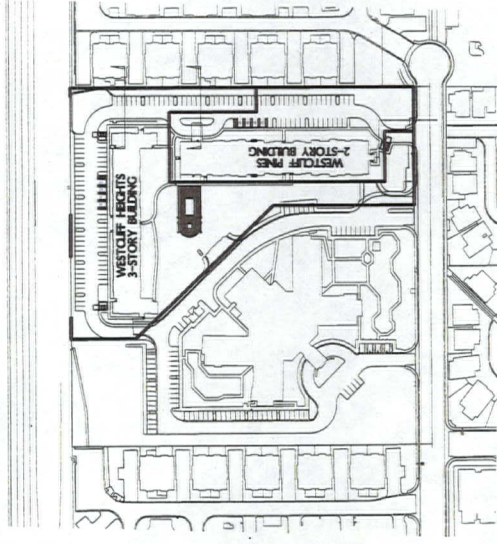


WESTCLIFF PINES RESIDENTIAL ADJACENCY CROSS-SECTION EXHIBIT

LEGEND

(XXX)	EXISTING GRADE
XXX	PROPOSED GRADE
FF	FINISHED FLOOR
NG	NATURAL GROUND
TC	TOP OF CURB
FG	FINISHED GRADE
TRW	TOP OF RETAINING WALL

KEYMAP



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

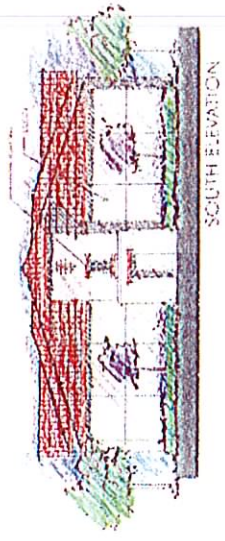
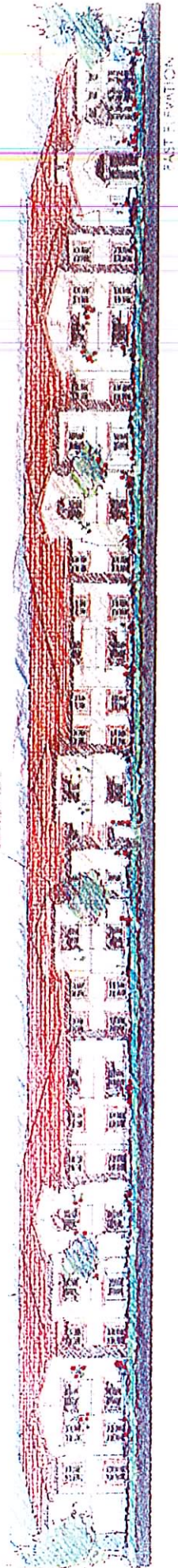
WESTCLIFF PINES
FOR
NEVADA HAND, INC.
CITY OF LAS VEGAS
RESIDENTIAL ADJACENCY CROSS-SECTION EXHIBIT OF

SHEET NUMBER
1
OF 1 SHEETS
818-018-001

SDR-33010
SUPPLEMENTAL
03/26/09 PC

RECEIVED

MAR 04 2009



SCALE 1/8" = 1'-0"

PROJECT NO. 2580 2 / JAN. 15th. 2009

CONCEPTUAL BUILDING 1 ELEVATIONS

WESTCLIFF PINES

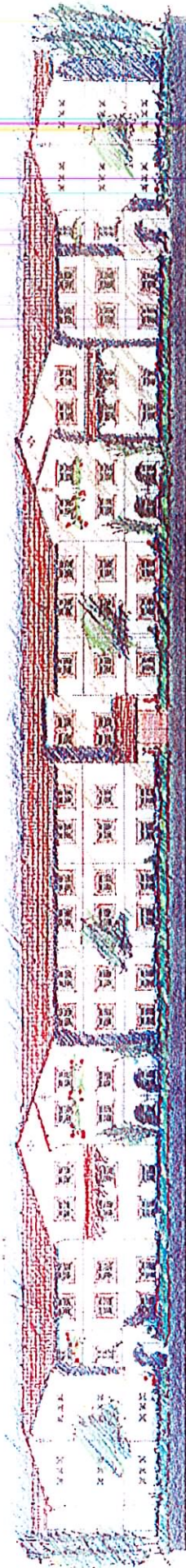
NEVADA HAND

RECEIVED

JAN 13 2009

VAR-33012
SDR-33010
02/26/09 PC





CONCEPTUAL BUILDING 2 ELEVATIONS

WESTFIELD
DUNES

RECEIVED

JAN 18 2009

VAR-33012
SDR-33010
02/26/09 PC

AS
Palm

SDR 33010				
Nevada H.A.N.D., INC.				
8206 Silver Sky Dr.				
Proposed 120-unit senior citizen apartment development.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SENIOR ADULT HOUSING- ATTACHED [OCC.DWELL]	120	3.48	418
AM Peak Hour			0.08	10
PM Peak Hour			0.11	13
(heaviest 60 minutes)				
Existing traffic on all nearby streets: Count data unavailable for Silver Sky Dr.				
Westcliff Dr.				
Average Daily Traffic (ADT)	7,250			
PM Peak Hour	580			
(heaviest 60 minutes)				
Durango Dr.				
Average Daily Traffic (ADT)	32,616			
PM Peak Hour	2,609			
(heaviest 60 minutes)				
Cimarron Rd.				
Average Daily Traffic (ADT)	2,822			
PM Peak Hour	226			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
Existing Street Capacity				
Westcliff Dr.	32775			
Durango Dr.	51800			
Cimarron Rd.	17745			
This project will add approximately 418 trips per day on Westcliff Dr., Durango Dr., and Cimarron Rd. This will increase expected volumes by about 6 percent on Westcliff, by about 1 percent on Durango, and by about 15 percent on Cimarron. Currently Westcliff is at about 22 percent of capacity, Durango is at about 63 percent of capacity, and Cimarron is at about 16 percent of capacity. Count data was unavailable for Silver Sky Dr., but it is believed to under capacity				
Based on Peak Hour use, this development will add roughly 13 additional cars into the area; which works out to about 1 every 5 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				