



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-35554** APN: 138-28-401-019

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

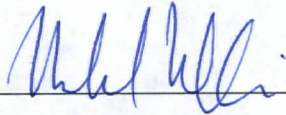
☒ No

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: N/A

Partner(s): _____

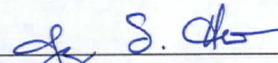
APN: _____

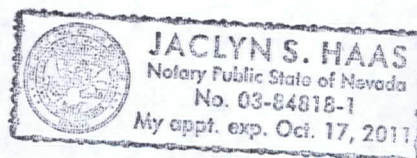
Signature of Property Owner: 

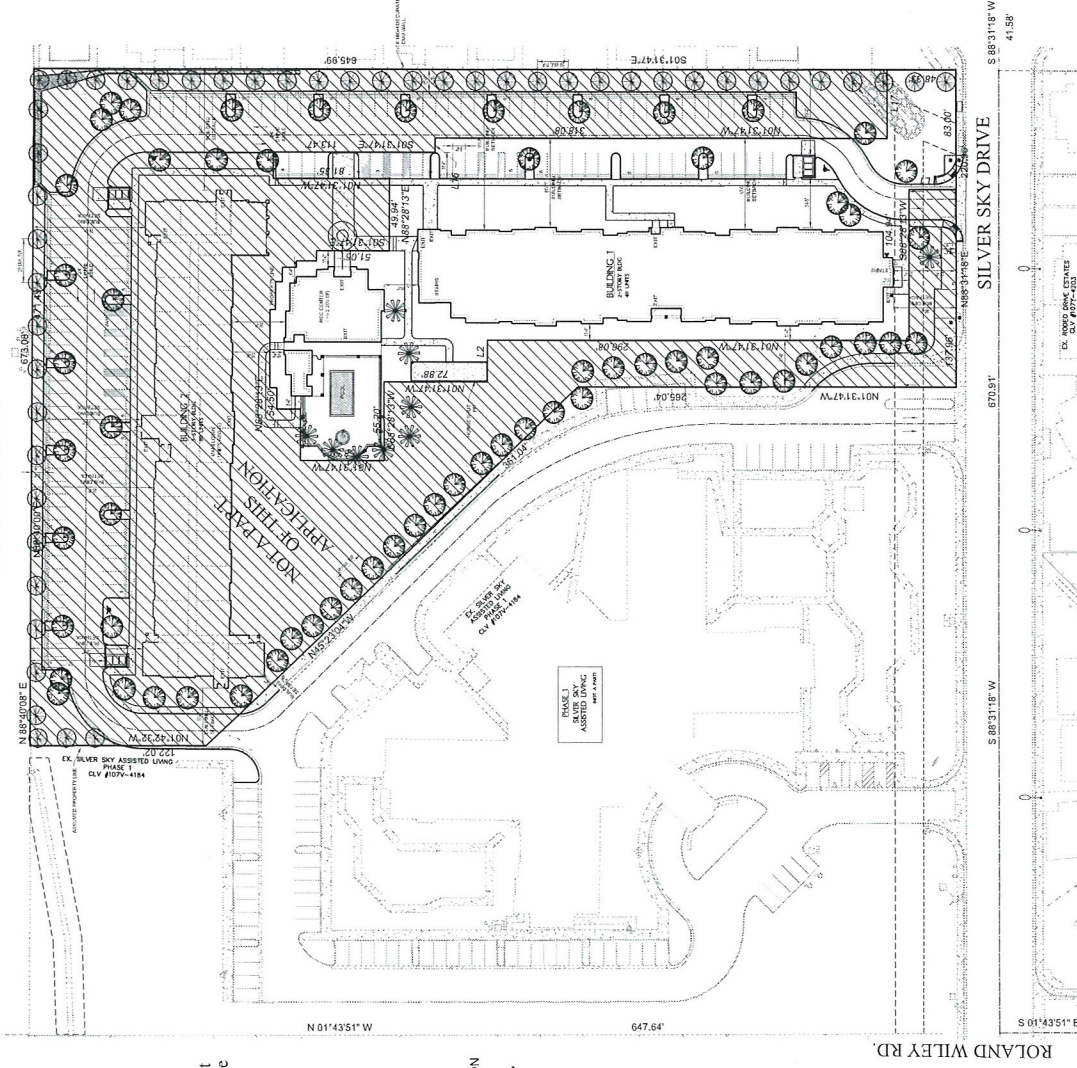
Print Name: Michael Mullin

Subscribed and sworn before me

This 10th day of August, 20 09

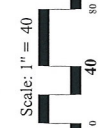

Notary Public in and for said County and State



[illegible]

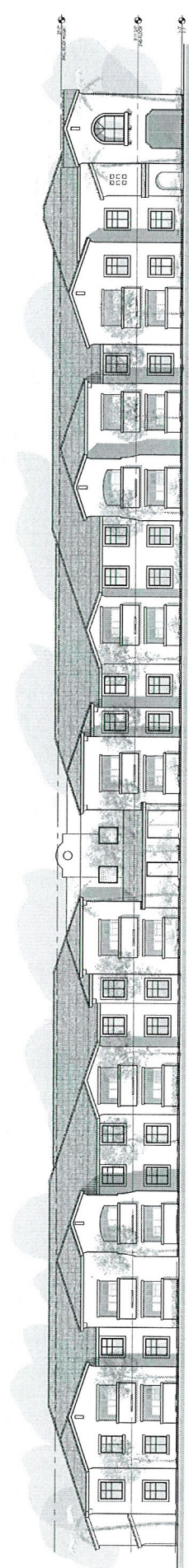
TREE / PLANT SCHEDULE		
SYM.	SIZE	SPACING
TREES		
	24" Box	Varies
	24" Box	20' o.c.
	24" Box	N/A
	24" Box	Varies
	5 gal	Varies
SHRUBS	5 gal	Varies
		Varies
GROUND COVER	1 gal	Varies

Handicapped Parking Provided

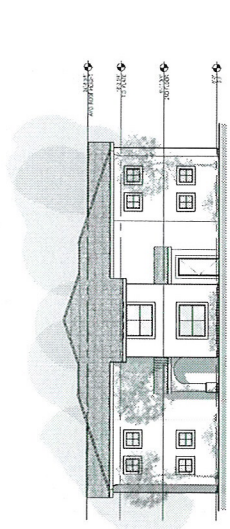


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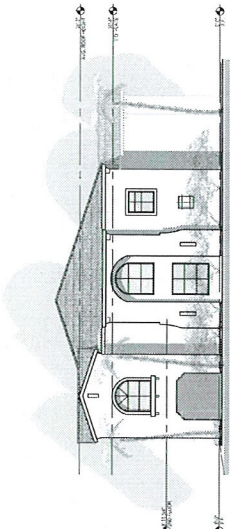
Westcliff Pines
Las Vegas, Nevada



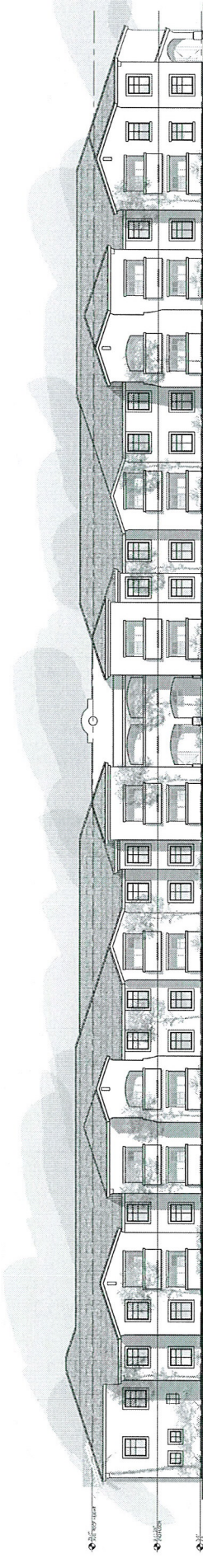
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

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Scale: 3/32" = 1'-0"
 Project No. 909002 July 2, 2009

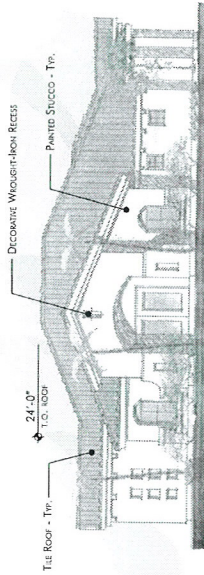
NEVADA H.A.N.D.

WESTCLIFF PINES
 LAS VEGAS, NEVADA
VAR-35557 SDR-35554
REVISED 09/24/09 PC

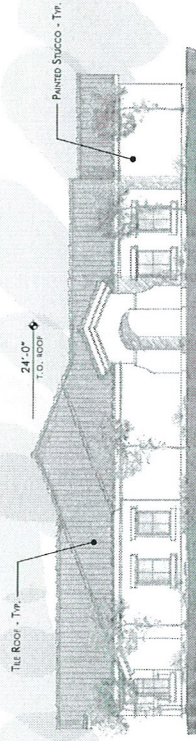
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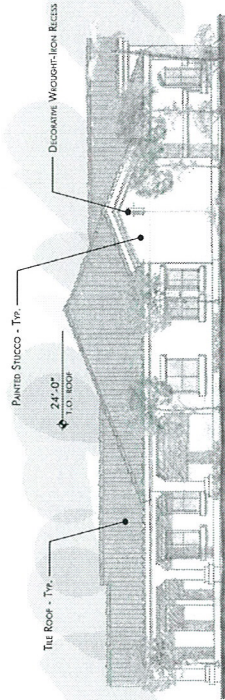




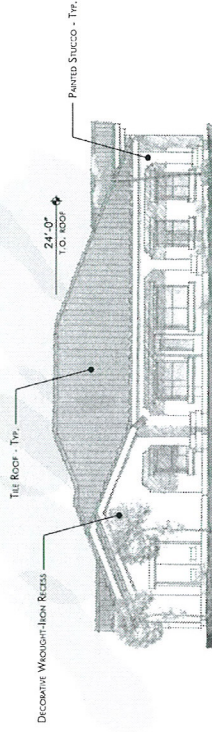
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

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IN RESERVE DESIGN GROUP, INC. 10000 E. UNIVERSITY AVENUE, SUITE 100, DENVER, COLORADO 80231

CONCEPTUAL RECREATION BUILDING ELEVATIONS

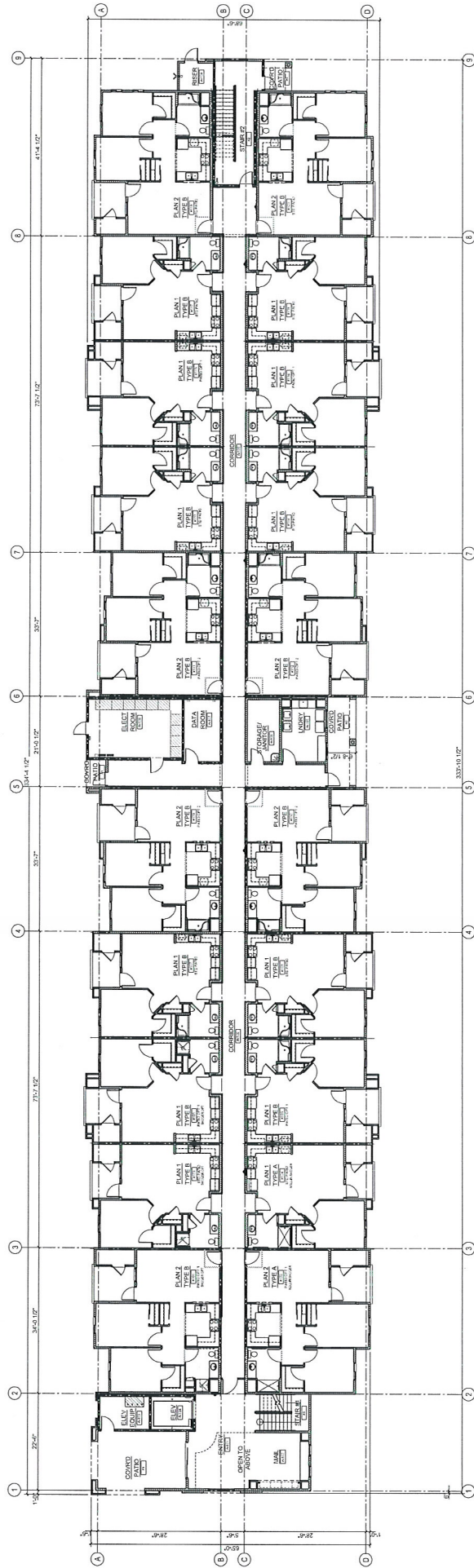
WESTCLIFF PINES
LAS VEGAS, NEVADA

NEVADA H.A.N.D.

VAR-35557 SDR-35557 RECEIVED
REVISED 09/24/09 PC
AUG 26 2009

Petman

SCALE: 1" = 8'-0"
0 8 16
PROJECT NO. 909002 JULY 7, 2009



Building 1 - First Floor

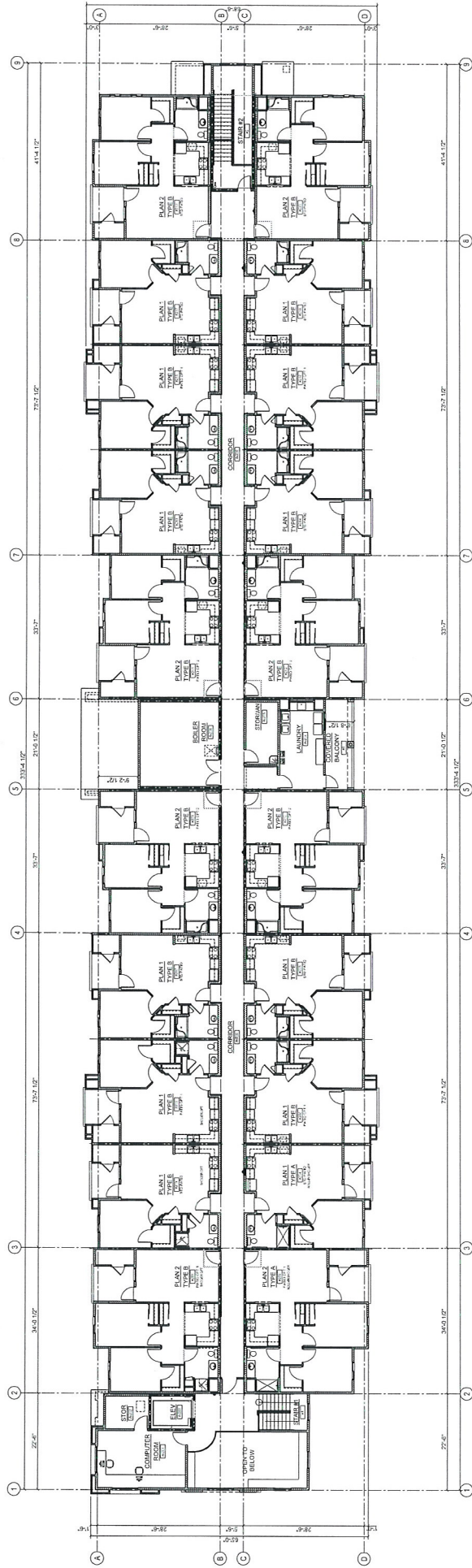
Westcliff Pines
 Las Vegas, Nevada
VAR-35557 SDR-35554
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REVISED 09/24/09 PG 26 2009

Nevada H.A.N.I.D.

Scale: 3/32" = 1' Project No. 909002 July 7, 2009



Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.



VAR-35557 SDR-35554
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Building 1- Second Floor

Westcliff Pines

Las Vegas, Nevada

Nevada H.A.N.D.

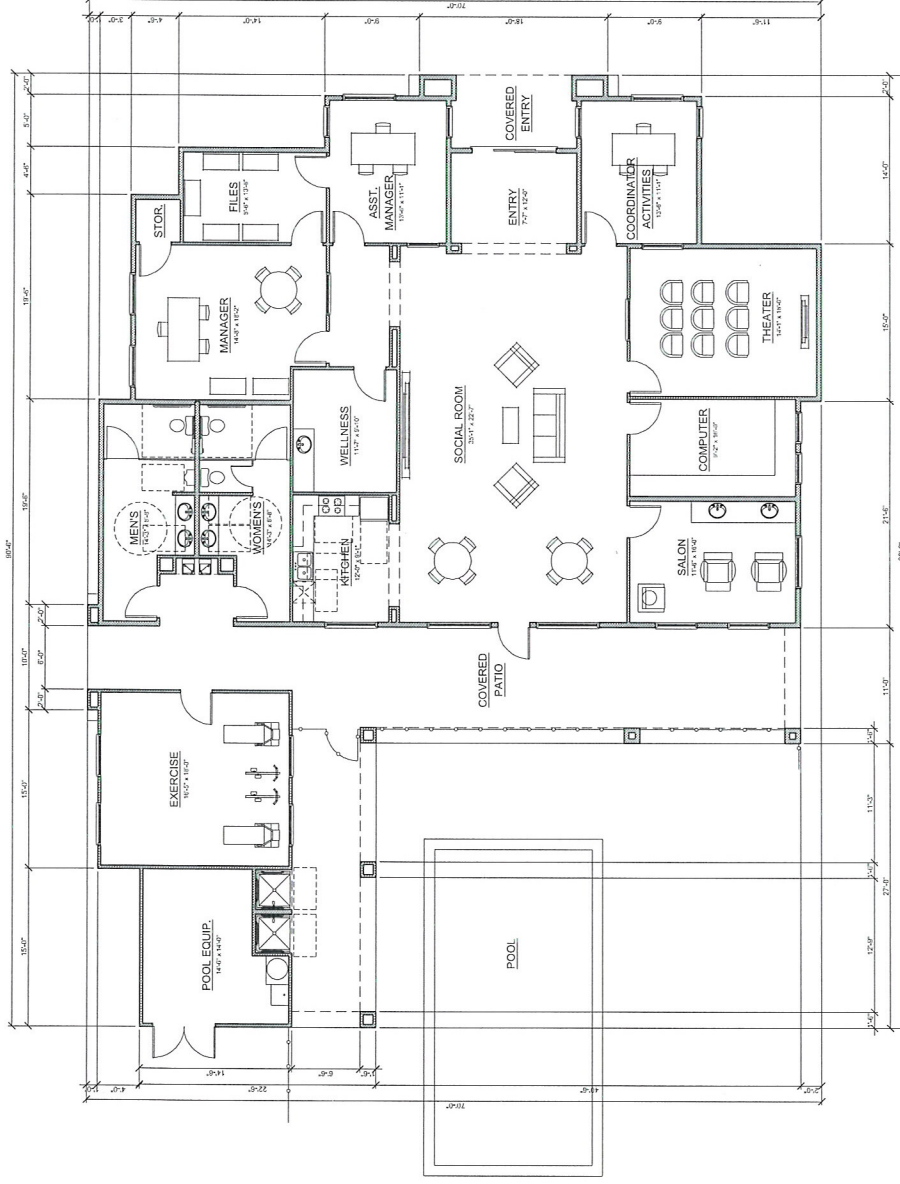
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AUG 26 2009

Scale: 3/32" = 1' Project No. 909002 July 7, 2009

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CLUBHOUSE FLOOR PLAN

SCALE: 3/16" = 1'-0"

CLUBHOUSE	2,850 SF
CONDITIONED AREA	1,570 SF
UNCONDITIONED AREA	4,520 SF
CLUBHOUSE TOTAL AREA	

VAR-35557 SDR-35554
REVISED 09/24/09 PC

North

Project No. 909002 July 7, 2009

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Clubhouse Floor Plan

Westcliff Pines

Las Vegas, Nevada

Nevada H.A.N.D.

Design Modifications without notice. All Cases, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

SDR 35552/35554				
Nevada H.A.N.D., INC.				
North side of Silver Sky Dr., East of Roland Wiley Dr.				
Proposed 120-unit senior citizen apartment development.				
Traffic produced by proposed development:				
Previous Approval	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)				
New Proposal	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)				
Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SENIOR ADULT HOUSING-ATTACHED [OCC.DWELL]	0	3.48	0
AM Peak Hour			0.08	0
PM Peak Hour			0.11	0
(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.				