



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance - Parking
Project Address (Location) 15 W. Owens Avenue Las Vegas, NV 89106
Project Name Sky View Family Apartments Proposed Use Apartments
Assessor's Parcel #(s) 139-27-502-003 Ward #
General Plan: existing proposed Zoning: existing R-5 proposed R-5
Commercial Square Footage N/A Floor Area Ratio
Gross Acres 4.86 Lots/Units 144 Density 29.63
Additional Information Affordable Apartments for low-income individuals

PROPERTY OWNER City of Las Vegas Contact Robin Yoakum
Address 3400 Stewart Ave Phone: 229-1022 Fax:
City Las Vegas State NV Zip 89129
E-mail Address

APPLICANT Nevada H.A.N.D., Inc. Contact Jacque Haas
Address 295 E. Warm Springs Rd, #101 Phone: 739-3345 Fax: 739-3305
City Las Vegas State NV Zip 89119
E-mail Address jhaas@nevadahand.org

REPRESENTATIVE Nevada H.A.N.D., Inc. Contact Jacque Haas
Address 295 E. Warm Springs Rd, #101 Phone: 739-3345 Fax: 739-3305
City Las Vegas State NV Zip 89119
E-mail Address jhaas@nevadahand.org

Property Owner Signature* Robin Yoakum

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

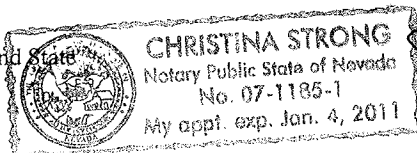
Print Name Robin Yoakum

Subscribed and sworn before me Christina Strong

This 12th day of November, 2009

Christina Strong

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #
<u>VAR-36577</u>
Meeting Date:
<u>12-17-09</u>
Total Fee:
<u> </u>
Date Received:*
<u>11/17/09</u>
Received By:
<u>[Signature]</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-36577** APN: 139-27-502-003

Name of Property Owner: _____

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

Name of Representative: Jacque Haas

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: _____

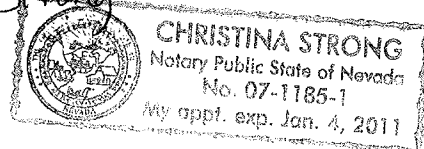
Signature of Property Owner: Robin Yoakum

Print Name: Robin Yoakum

Subscribed and sworn before me — Christina Strong

This 12th day of November, 2009

Christina Strong
Notary Public in and for said County and State



SITE INFORMATION

ZONING - City of Las Vegas		PARKING REQUIREMENTS	
APN#	139-27-502-003	On Site Parking:	
ZONING:	Apartment Residential District (R-5)	1-Bedrooms	96x1.25 = 120
AREA (Approximate)	Gross 4.90 acres	2-Bedrooms	48x1.75 = 84
BUILDINGS	5 Multi-Family & 1 Rec. Center	Guest Parking:	1 per 6 units = 24
Units	144	TOTALS	228
HEIGHT		PARKING PROVIDED:	
Maximum Allowed:	35'-0"	Uncovered Parking	26
Provided:	Sloped Roof Parapet 32'-0 3/4" Avg. 35'-0"	Covered Parking	144
DENSITY:	29.38 Units/Acre	TOTALS	170 (VARIANCE REQ.)
TYPE - A DWELLING UNITS		PARKING RATIO:	1.58/ unit
Required (5% of 144)	8	H.C. Parking Required (1 per Type A Unit + Rec Center)	9
Provided:	8	Provided (STD Acc.)	8
SETBACKS:		Provided (Van Acc.)	1
Front	10'	Total H.C. Parking Provided	9
Rear	20'		
Side	5'		
Bldg - Bldg	10' MIN		
REQUIRED OPEN SPACE:		OPEN SPACE PROVIDED:	92 acres
144 units x 100 s.f. = 0.33 acres		Lot Coverage:	18.7% of Gross

UNIT MATRIX

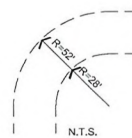
BLDG. #	BLDG TYPE	1 BD RM			2 BD RM			TOTAL
		Type A	Type B	Type C	Type A	Type B	Type C	
1	1	1	8	16	0	0	0	24
2	2	2	8	20	0	0	0	30
3	3	1	3	8	3	3	12	30
4	3	0	4	8	0	6	12	30
5	4	1	5	12	1	3	8	30
TOTAL-5 BUILDINGS		4	28	64	4	12	32	144
			96			48		

REQUIRED ANSI TYPE A UNITS:

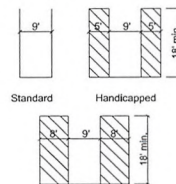
144 units x 5% = 8 units

LEGEND:

- TYPE A DWELLING UNIT LOCATION
- PROPERTY LINE
- SETBACK LINE
- COVERED PARKING

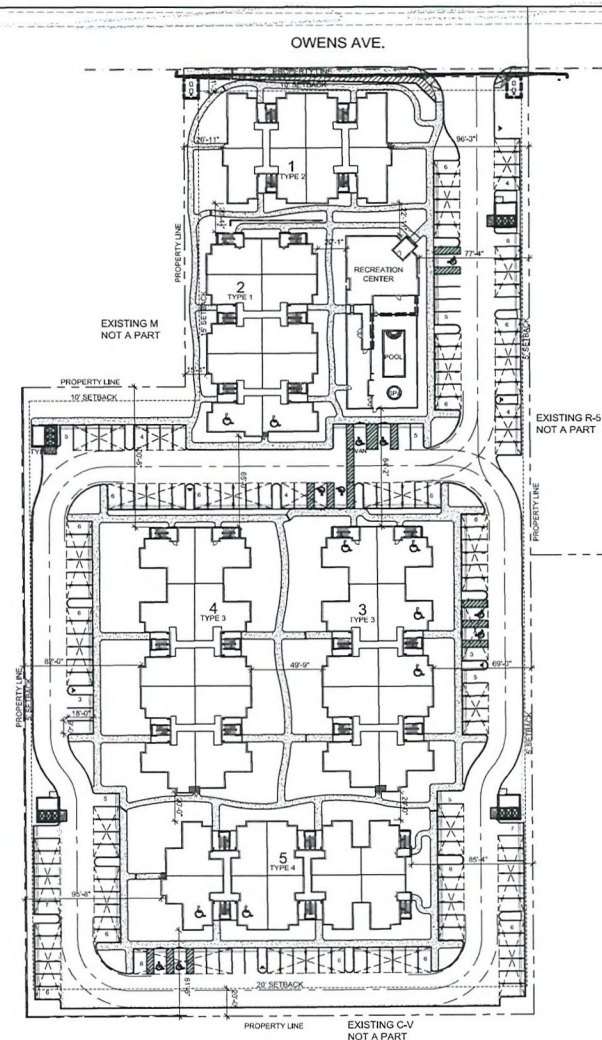


Typical Fire Turning Radius



Typical Parking Spaces

RECEIVED
NOV 03 2009



Scale: 1" = 40'
0 20' 40'

Conceptual Site Plan

Skyview Pines

Las Vegas, Nevada

Nevada H.A.N.D.

Project No. 908024 November 3rd, 2009



VAR-36577
12/17/09 PC