

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review
 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 400 Stewart Ave Phone: 229-1022 Fax:
 City Las Vegas State NV Zip 89101
 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.

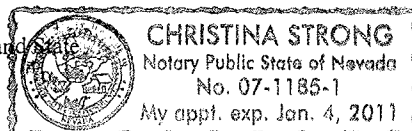
Print Name Robin Yoakum

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>SDR-36576</u>
Meeting Date: <u>12-17-09</u>
Total Fee:
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.

f:\depot\Application Packet\Application Form.pdf



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-36576** 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: _____

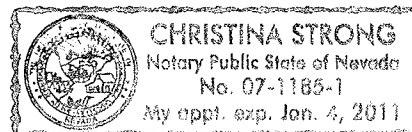
Signature of Property Owner: Robin Yorkum

Print Name: Robin Yorkum

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

APN# 139-27-502-003
ZONING: Apartment Residential District (R-5)
AREA (Approximate) Gross 4.90 acres

BUILDINGS
Units 5 Multi-Family & 1 Rec. Center
144

HEIGHT
Maximum Allowed: 35'-0"
Provided: Sloped Roof 32'-0 3/4" Avg.
Parapet 35'-0"

DENSITY: 29.38 Units/Acre

TYPE - A DWELLING UNITS
Required (5% of 144) 8
Provided: 8

SETBACKS:
Front 10'
Rear 20'
Side 5'
Bldg - Bldg 10' MIN

REQUIRED OPEN SPACE:
144 units x 100 s.f. = 0.33 acres

PARKING REQUIREMENTS

On Site Parking:
1-Bedrooms 96x1.25 = 120
2-Bedrooms 48x1.75 = 84
Guest Parking: 1 per 6 units = 24
TOTALS 228

PARKING PROVIDED:
Uncovered Parking 25
Covered Parking 144
TOTALS 170 (VARIANCE REQ.)

PARKING RATIO: 1.58/ unit
H.C. Parking Required (1 per Type A Unit + Rec Center) 9
Provided (STD Acc.) 8
Provided (Van Acc.) 1
Total H.C. Parking Provided 9

OPEN SPACE PROVIDED: 92 acres
Lot Coverage: 18.7% of Gross

UNIT MATRIX

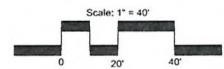
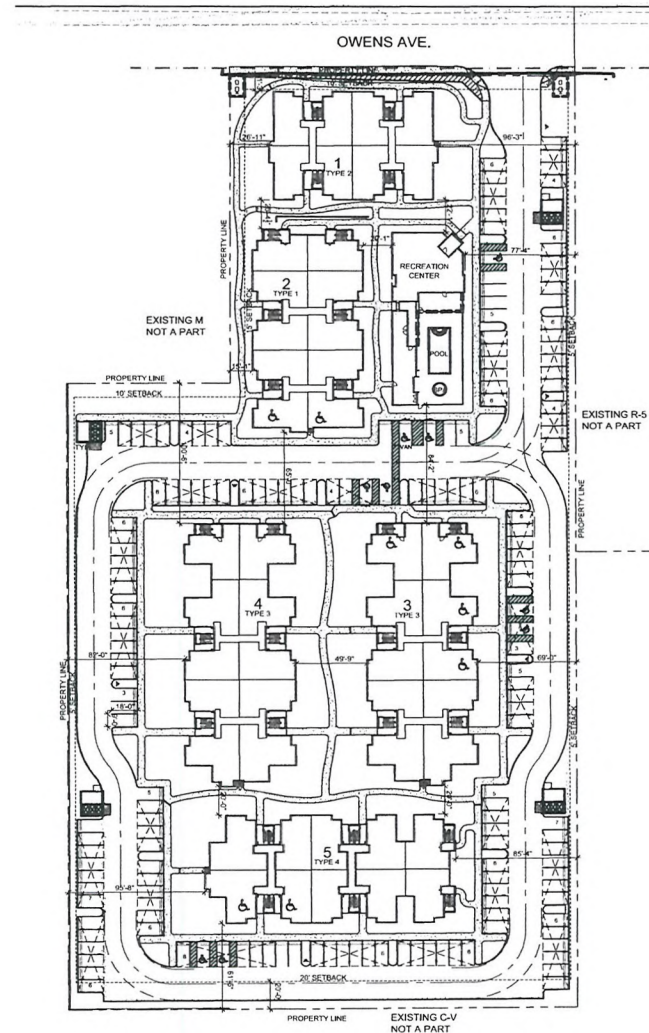
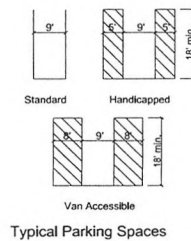
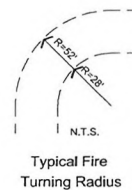
BLDG. #	BLDG TYPE	1 BD RM			2 BD RM			TOTAL
		Type A	Type B	Type C	Type A	Type B	Type C	
1	1	1	8	16	0	0	0	24
2	2	2	8	20	0	0	0	30
3	3	1	3	8	3	3	12	30
4	3	0	4	8	0	6	12	30
5	4	1	5	12	1	3	8	30
TOTAL-5 BUILDINGS		4	28	64	4	12	32	144
		96			48			

REQUIRED ANSI TYPE A UNITS:

144 units x 5% = 8 units

LEGEND:

- TYPE A = TYPE A DWELLING UNIT LOCATION
- PRIORITY LINE
- RETRACT LINE
- CONC. W/ PARKING



Conceptual Site Plan

Skyview Pines

Las Vegas, Nevada

Nevada H.A.N.D.

Project No. 908024 November 3rd, 2009

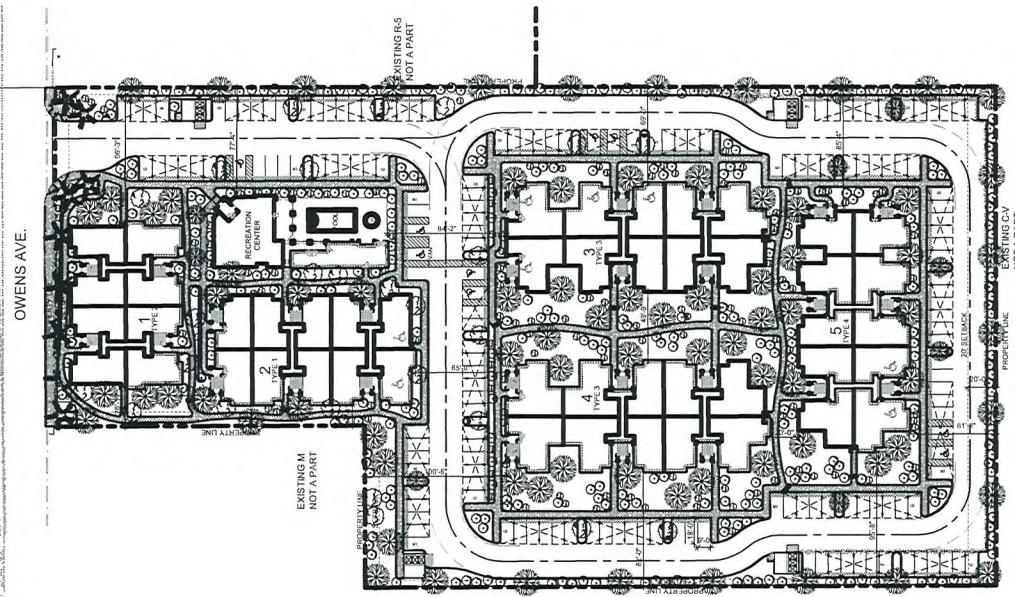


SDR-36576
12/17/09 PC

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

VICINITY MAP

SEC. 27, T. 20 S., R. 61 E.



RECEIVED
NOV 03 2009

LANDSCAPING LEGEND

	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>
	DIALPA TASHKENTOSIS/DIALPA	24" BOX
	PROSOPIS GLANDULOSA "NAVERICK" THORNLESS TEXAS MONEY MESQUITE	15" BOX

SUGGESTED SHRUB LIST

BOTANICAL/COMMON NAME		SIZE
①	ACACIA SPECIOSA/LEAF-CLAW ACACIA	1 GALLON
②	ALYDUM HUTZELLII/BLUE HIBISCUS	1 GALLON
	AMORPHOSA DECOLORADA/TRIMBLE LEAF BURSD	1 GALLON
	CASIPUARIA MEDICAGINAE/AMERICAN BIRD OF PARADISE	1 GALLON
	CALLIPHYLLIS PERUVIANA/PALE PINK BUSTLE	1 GALLON
	CELTIS PALFURI/SCIENT HAZELBERRY	1 GALLON
	DALEA FRUTESCENS/BLACK DALEA	1 GALLON
	DIOPHYLLA SPECIOSA/STRAWBERRY BLUE	1 GALLON
	JUSTICIA CALIFORNICA/CHAMPAROSA	1 GALLON
	LARICIA TRIDACTYLATA/CREOSOTE	1 GALLON
	MYRTIS COMARANSI/TWIGGED WHITE MYRTLE	1 GALLON
	NANODON DOMESTICA/NEAVEY'S BAMBOO	1 GALLON
	RHUS MICROPHYLLA/LITTLE LEAF SUMAC	1 GALLON

NOTE: SHRUBS SHALL COVER A MINIMUM OF 50% OF D.G. AREA AT MATURITY

CONCEPTUAL LANDSCAPE PLAN

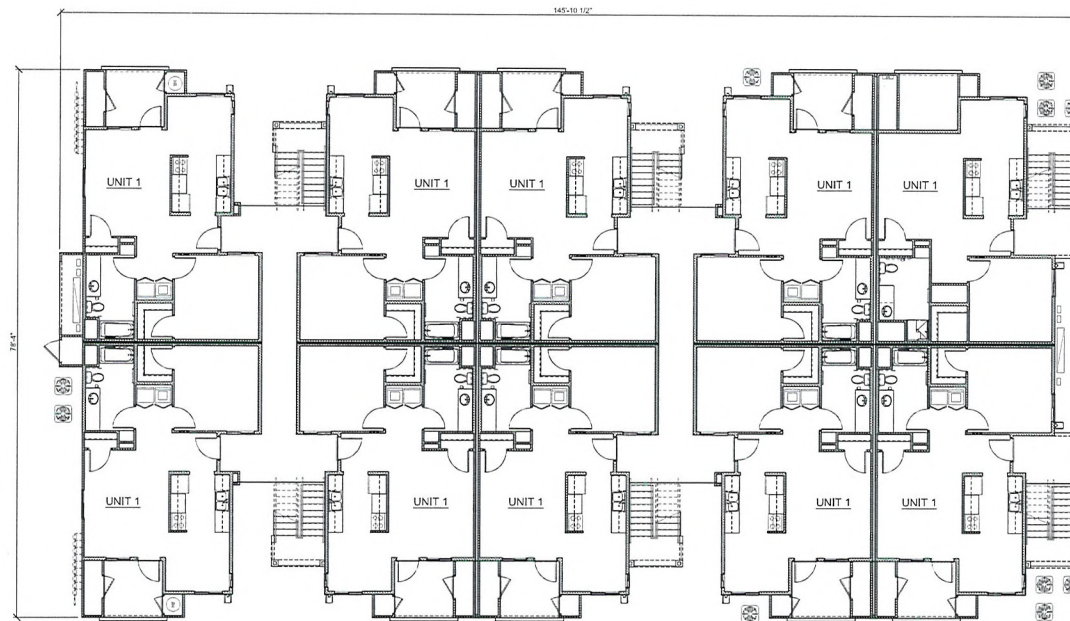
LANDSCAPING SHALL COMPLY WITH ALL CITY OF LAS VEGAS REQUIREMENTS FOR SIZE SPACING
AND QUANTITIES OF PLANT MATERIALS AND WATERING SCHEDULES.

TOTAL LANDSCAPE AREA	42,356 S.F.
----------------------	-------------

CONCEPTUAL LANDSCAPE PLAN OF
SKYVIEW PINES
FOR
NEVADA HAND, INC.
CITY OF LAS VEGAS

SHEET NUMBER
1
OF **1** SHEETS
818-017-082

SDR-36576
12/17/09 PC



ACTUAL AREA	
GROSS RESIDENTIAL S.F.	7,624 S.F.
BREEZEWAYS	798 S.F.
COVERED PATIOS	1,056 S.F.
ELECTRICAL / RISER ROOM	54 S.F.
TOTAL SF 1ST FLOOR	9,532 S.F.
TOTAL SF ALL FLOORS	28,488 S.F.

RECEIVED
NOV 03 2009

Building Type 1 - 1st Floor

Skyview Pines

Las Vegas, Nevada

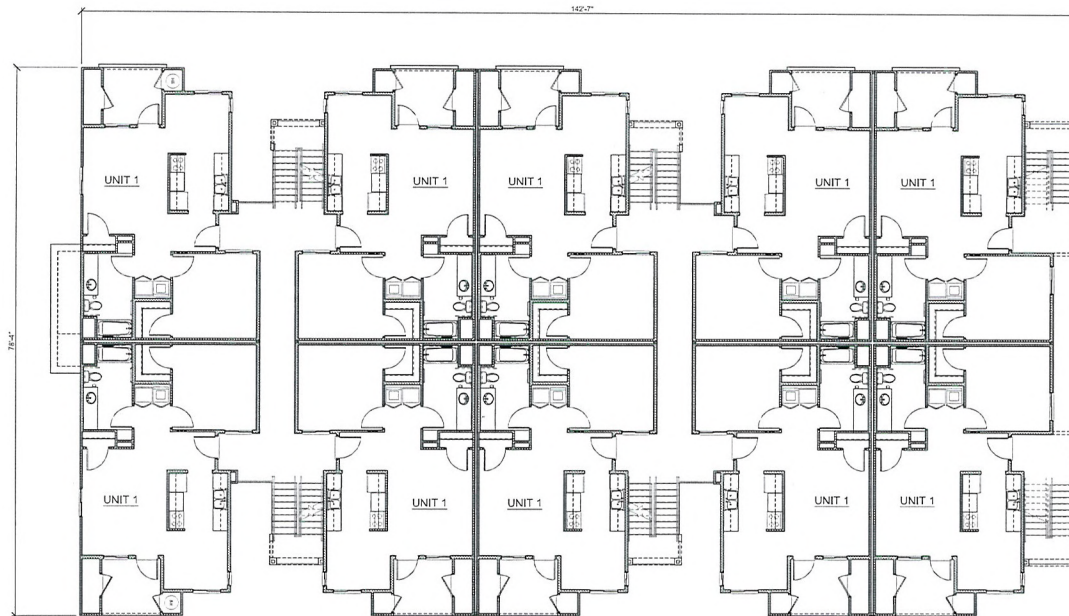
Nevada H.A.N.D.

Scale: 1/8" = 1'-0"

Project No. 908024 November 3rd, 2009



SDR-36576
12/17/09 PC



ACTUAL AREA	
GROSS RESIDENTIAL S.F.	7,624 S.F.
BREEZEWAYS	798 S.F.
COVERED PATIOS	1,056 S.F.
TOTAL SF 1ST FLOOR	9,478 S.F.
TOTAL SF ALL FLOORS	28,488 S.F.

RECEIVED
NOV 03 2009

Building Type 1 - 2nd Floor

Scale: 1/8" = 1'-0"

Project No. 908024 November 3rd, 2009

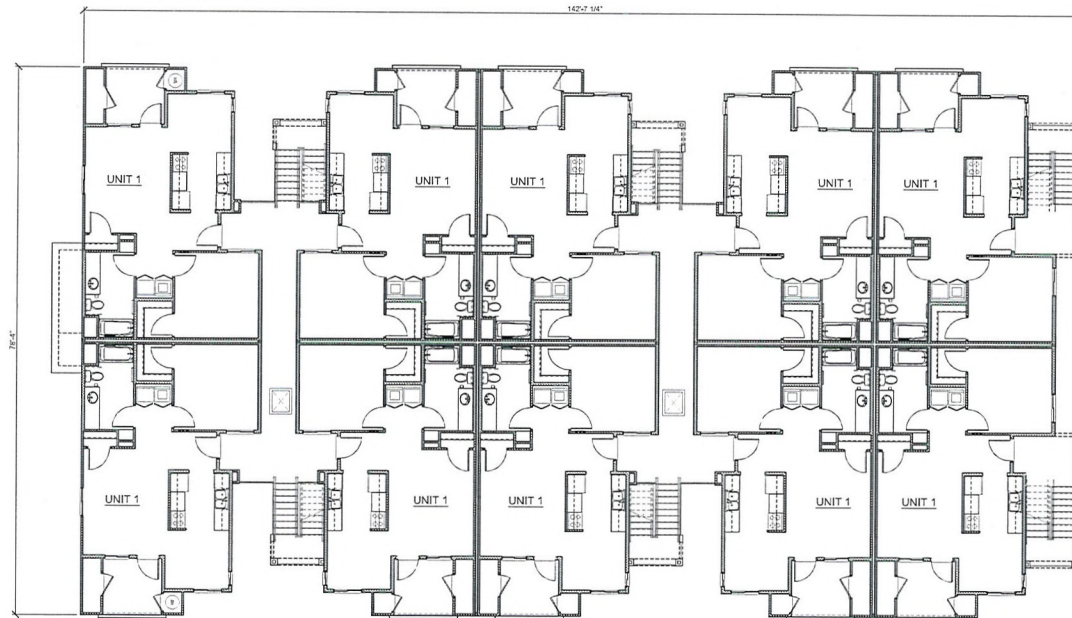
Nevada H.A.N.D.

Skyview Pines

Las Vegas, Nevada



SDR-36576
12/17/09 PC



ACTUAL AREA	
GROSS RESIDENTIAL S.F.	7,624 S.F.
BREEZEWAYS	798 S.F.
COVERED PATIOS	1,056 S.F.
TOTAL SF 1ST FLOOR	9,478 S.F.
TOTAL SF ALL FLOORS	28,488 S.F.

RECEIVED
NOV 03 2009

Building Type 1 - 3rd Floor

Scale: 1/8" = 1'-0"

Project No. 908024 November 3rd, 2009

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

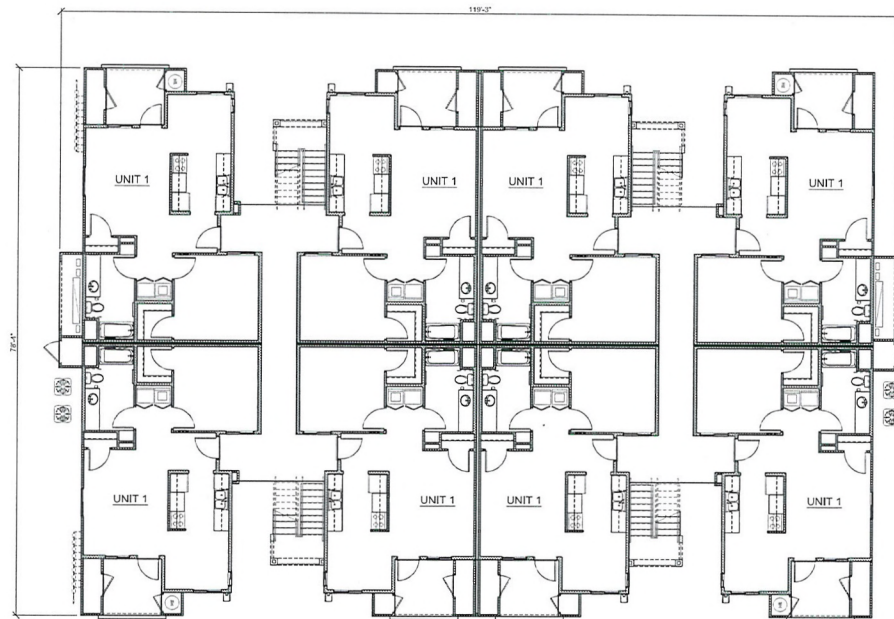
Nevada H.A.N.D.

Skyview Pines

Las Vegas, Nevada



SDR-36576
12/17/09 PC



ACTUAL AREA	
GROSS RESIDENTIAL S.F.	6,087 S.F.
BREEZEWAYS	692 S.F.
COVERED PATIO'S	1,034 S.F.
ELECTRICAL / RISER ROOM	108 S.F.
TOTAL SF 1ST FLOOR	7,729 S.F.
TOTAL SF ALL FLOORS	23,355 S.F.

RECEIVED
NOV 03 2009

Building Type 2 - 1st Floor

Scale: 1/8" = 1'-0"

Project No. 908024 November 3rd, 2009

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

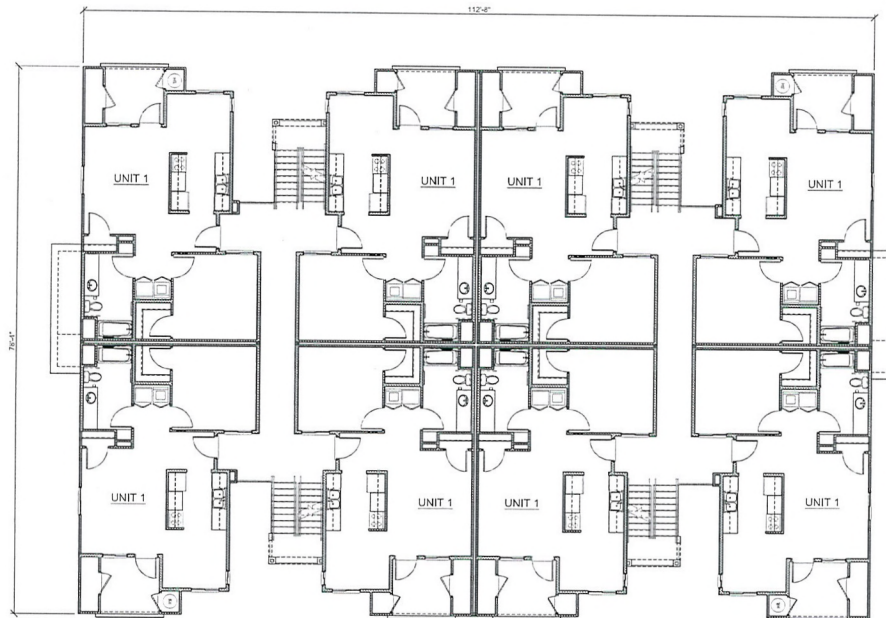
Nevada H.A.N.D.

Skyview Pines

Las Vegas, Nevada



SDR-36576
12/17/09 PC



ACTUAL AREA	
GROSS RESIDENTIAL S.F.	6,087 S.F.
BREEZEWAYS & STAIRS	692 S.F.
COVERED PATIOS	1,034 S.F.
TOTAL SF 2ND FLOOR	7,813 S.F.
TOTAL SF ALL FLOORS	23,355 S.F.

RECEIVED
NOV 03 2009

Building Type 2 - 2nd Floor

Skyview Pines

Las Vegas, Nevada

Scale: 1/8" = 1'-0"

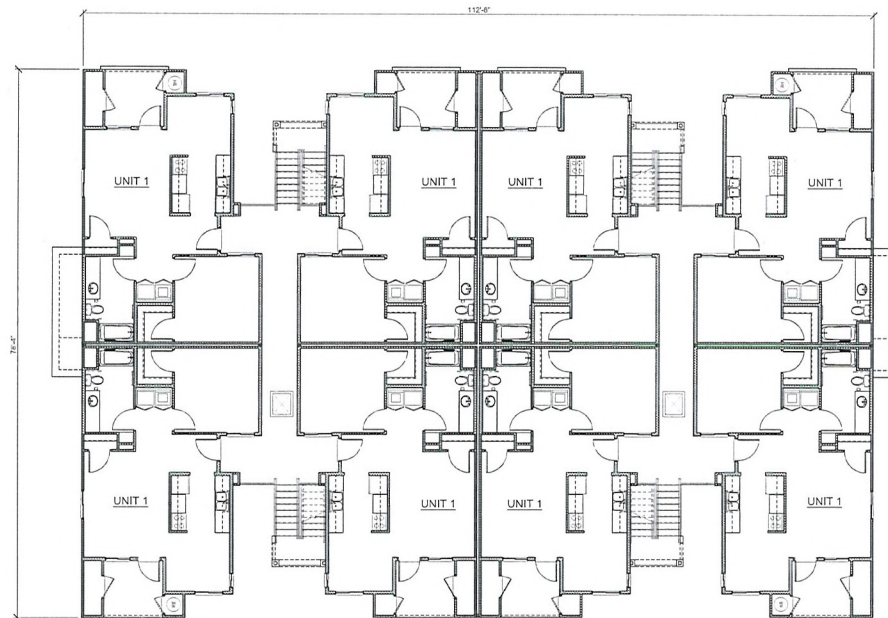
Project No. 908024 November 3rd, 2009

Nevada H.A.N.D.



VAR-36577
SDR-36576
12/17/09 PC

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



ACTUAL AREA	
GROSS RESIDENTIAL S.F.	6,087 S.F.
BREEZEWAYS & STAIRS	692 S.F.
COVERED PATIOS	1,034 S.F.
TOTAL SF 2ND FLOOR	7,813 S.F.
TOTAL SF ALL FLOORS	23,355 S.F.

RECEIVED
NOV 03 2009

Building Type 2 - 3rd Floor

Scale: 1/8" = 1'-0"

Project No. 908024 November 3rd, 2009

Skyview Pines

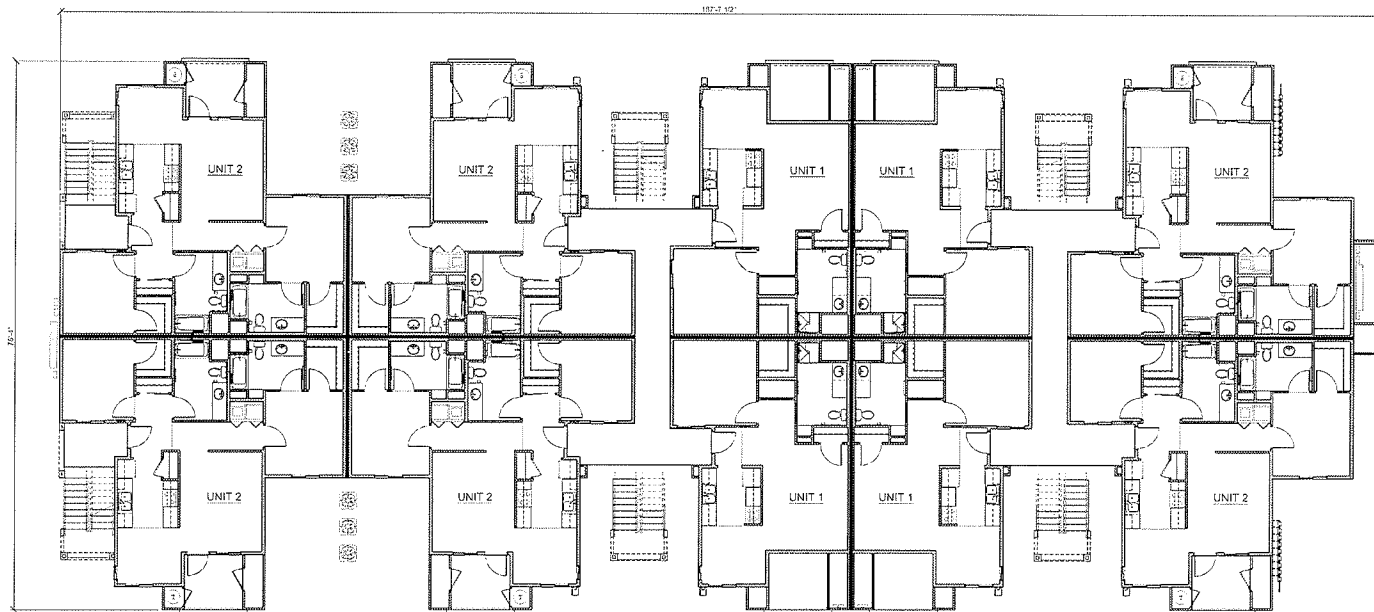
Las Vegas, Nevada

Perlmutter

Nevada H.A.N.D.

VAR-36577
SDR-36576
12/17/09 PC

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



ACTUAL AREA	
GROSS RESIDENTIAL S.F.	9,292 S.F.
BREEZEWAYS	917 S.F.
COVERED PATIO'S	1,033 S.F.
ELECTRICAL / RISER ROOM	51 S.F.
TOTAL SF 1ST FLOOR	11,193 S.F.
TOTAL SF ALL FLOORS	33,477 S.F.

RECEIVED
NOV 03 2009

Building Type 3 - 1st Floor

Scale: 1/8" = 1'-0"

Project No. 908024 November 3rd, 2009

Nevada H.A.N.D.

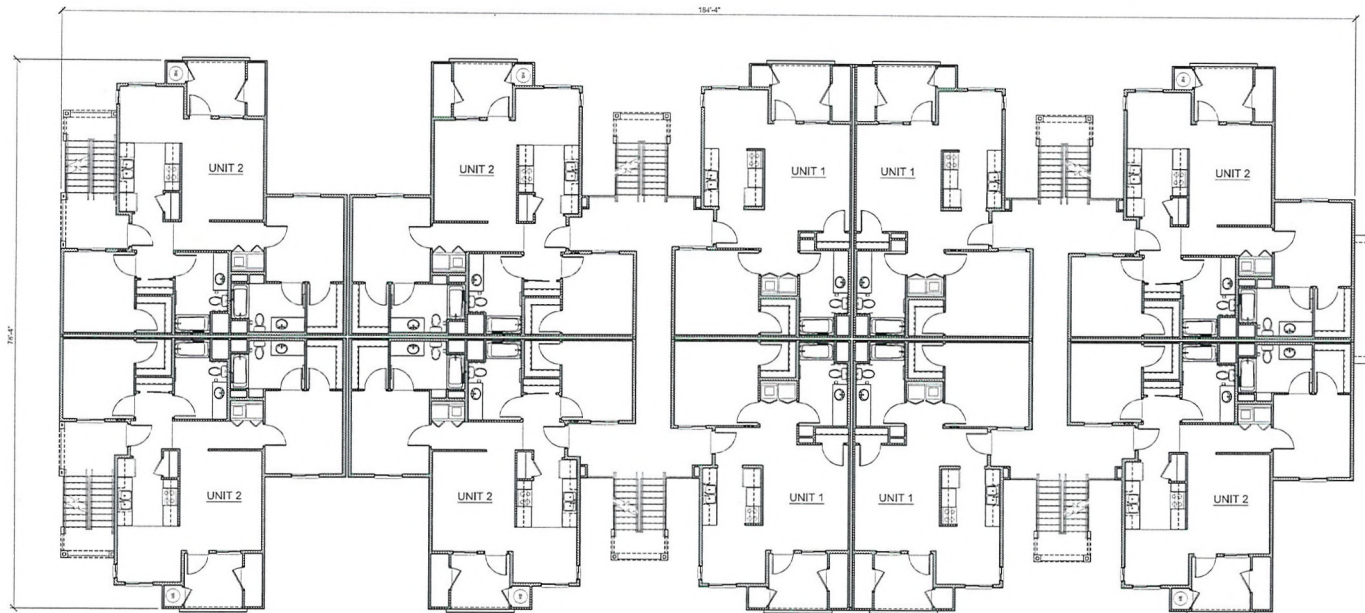
Skyview Pines

Las Vegas, Nevada



VAR-36577
SDR-36576
12/17/09 PC

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



ACTUAL AREA	
GROSS RESIDENTIAL S.F.	9,292 S.F.
BREEZEWAYS	817 S.F.
COVERED PATIO'S	1,033 S.F.
TOTAL SF 2ND FLOOR	11,142 S.F.
TOTAL SF ALL FLOORS	33,477 S.F.

RECEIVED
NOV 06 2009

Building Type 3 - 2nd Floor

Scale: 1/8" = 1'-0"

Project No. 908024 November 3rd, 2009

Nevada H.A.N.D.

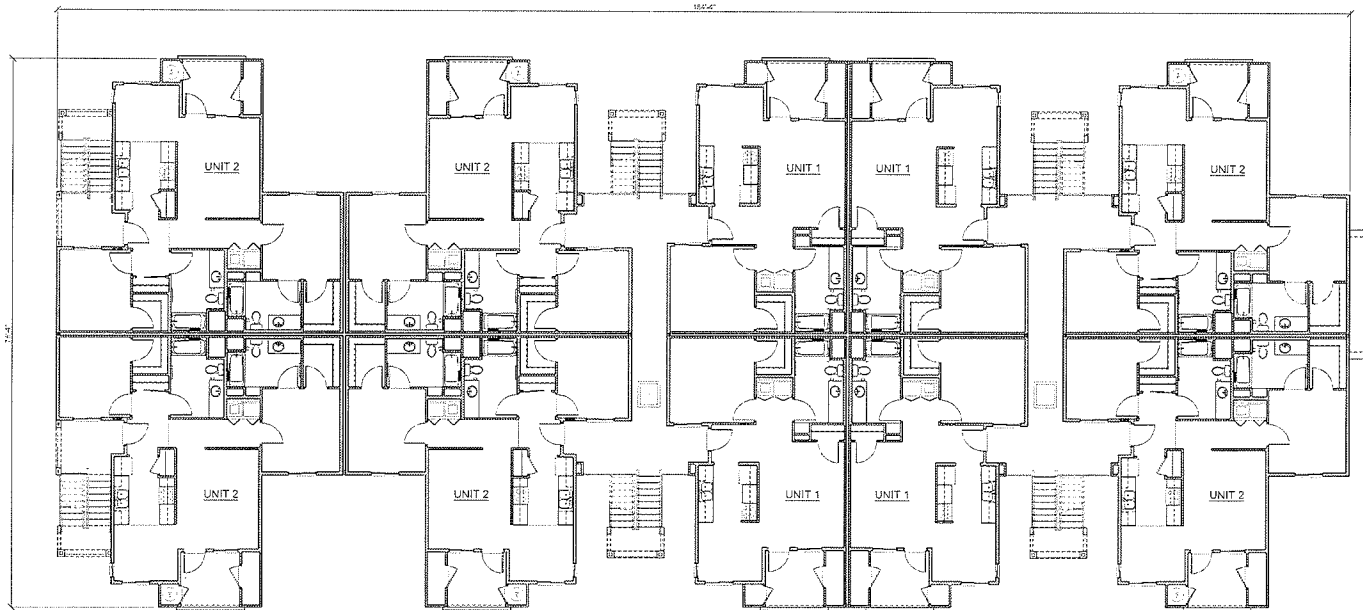
Skyview Pines

Las Vegas, Nevada

Perlman

VAR-36577
SDR-36576
12/17/09 PC

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



ACTUAL AREA	9,292 S.F.
GROSS RESIDENTIAL S.F.	817 S.F.
BREEZEWAYS	1,033 S.F.
COVERED PATIOS	11,142 S.F.
TOTAL SF 2ND FLOOR	33,477 S.F.
TOTAL SF ALL FLOORS	33,477 S.F.

RECEIVED
NOV 03 2009

Building Type 3 - 3rd Floor

Scale: 1/8" = 1'-0"

Project No. 908024 November 3rd, 2009

Nevada H.A.N.D.

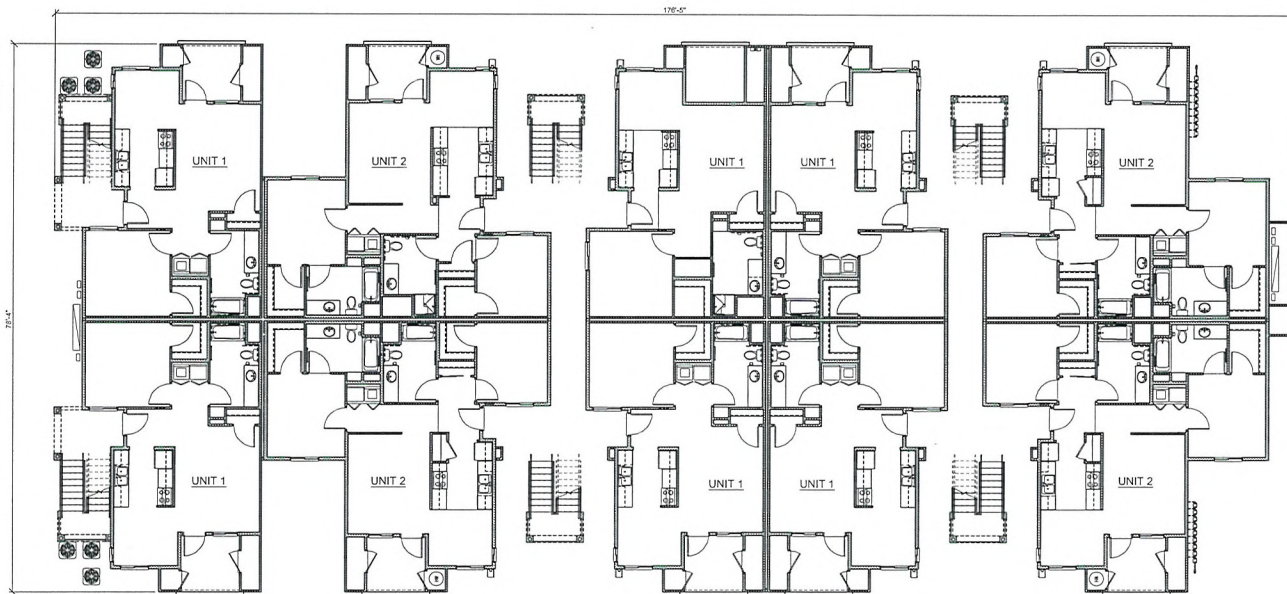
Skyview Pines

Las Vegas, Nevada



VAR-36577
SDR-36576
12/17/09 PC

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



ACTUAL AREA	
GROSS RESIDENTIAL S.F.	8,734 S.F.
BREEZEWAYS	809 S.F.
COVERED PATIOS	1,039 S.F.
ELECTRICAL / RISER ROOM	51 S.F.
TOTAL SF 1ST FLOOR	10,633 S.F.
TOTAL SF ALL FLOORS	31,797 S.F.

RECEIVED
NOV 03 2009

Building Type 4 - 1st Floor

Scale: 1/8" = 1'-0"

Project No. 908024 November 3rd, 2009

Nevada H.A.N.D.

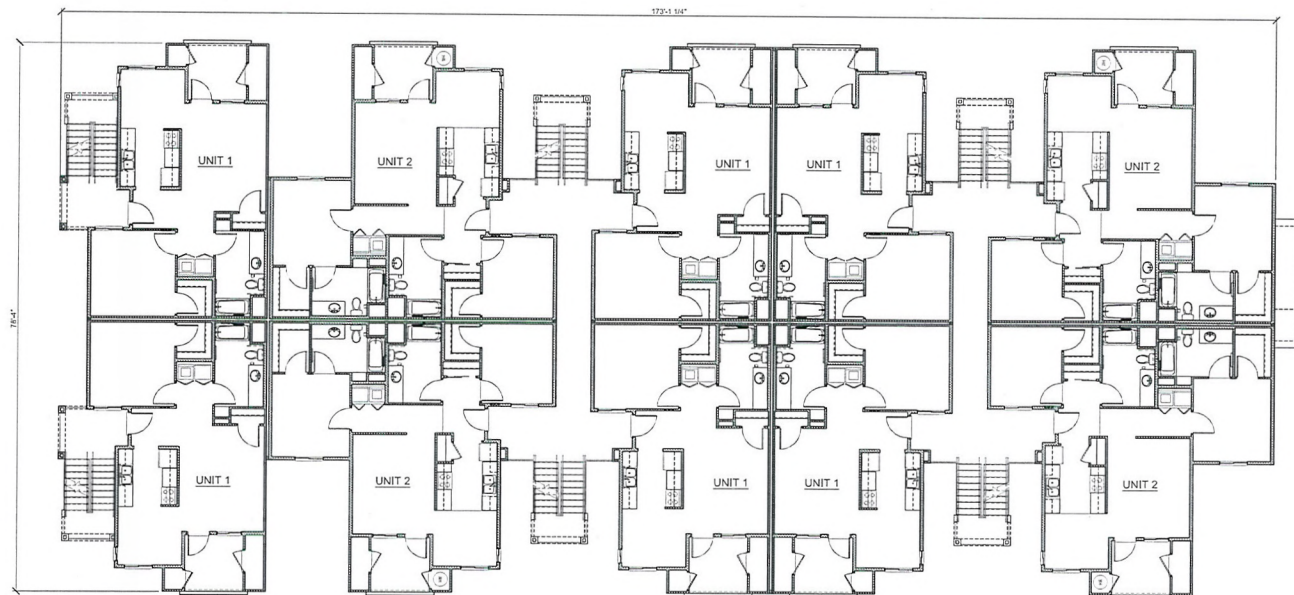
Skyview Pines

Las Vegas, Nevada



VAR-36577
SDR-36576
12/17/09 PC

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



ACTUAL AREA	
GROSS RESIDENTIAL S.F.	8,734 S.F.
BREEZEWAYS	809 S.F.
COVERED PATIOS	1,039 S.F.
TOTAL SF 2ND FLOOR	10,582 S.F.
TOTAL SF ALL FLOORS	31,797 S.F.

RECEIVED
NOV 03 2009

Building Type 4 - 2nd Floor

Skyview Pines

Las Vegas, Nevada

Scale: 1/8" = 1'-0"

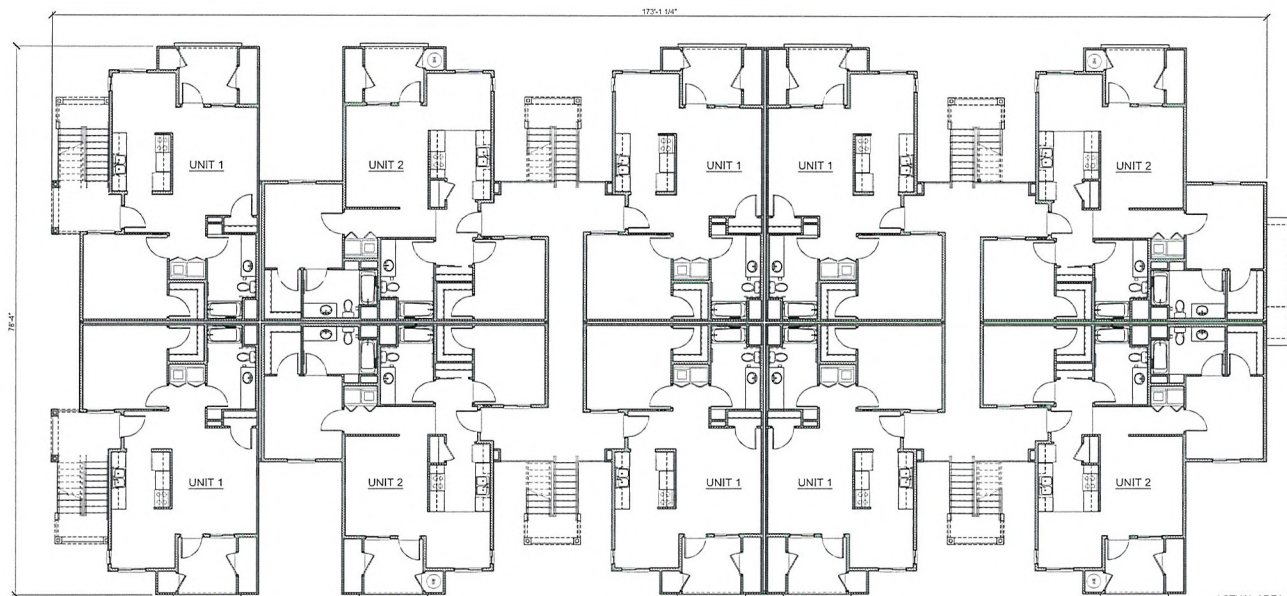
Project No. 908024 November 3rd, 2009

Nevada H.A.N.D.



VAR-36577
SDR-36576
12/17/09 PC

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



ACTUAL AREA	
GROSS RESIDENTIAL S.F.	8,734 S.F.
BREEZEWAYS	809 S.F.
COVERED PATIOS	1,039 S.F.
TOTAL SF 3RD FLOOR	10,582 S.F.
TOTAL SF ALL FLOORS	31,797 S.F.

RECEIVED
NOV 03 2009

Building Type 4 - 3rd Floor

Scale: 1/8" = 1'-0"

Project No. 908024 November 3rd, 2009

Skyview Pines

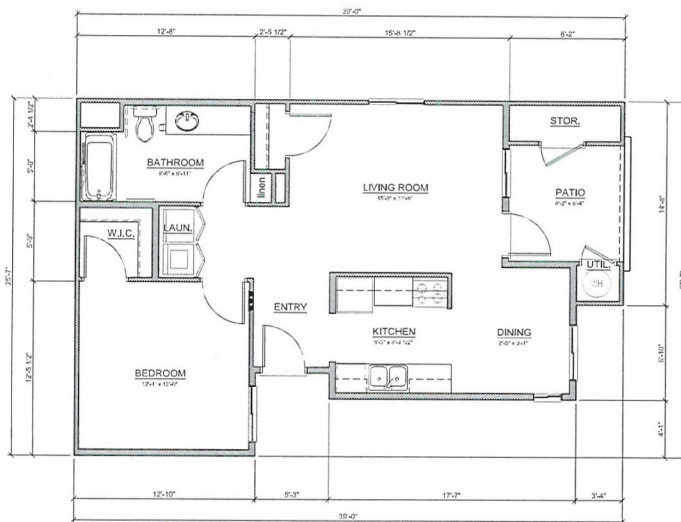
Las Vegas, Nevada



Nevada H.A.N.D.

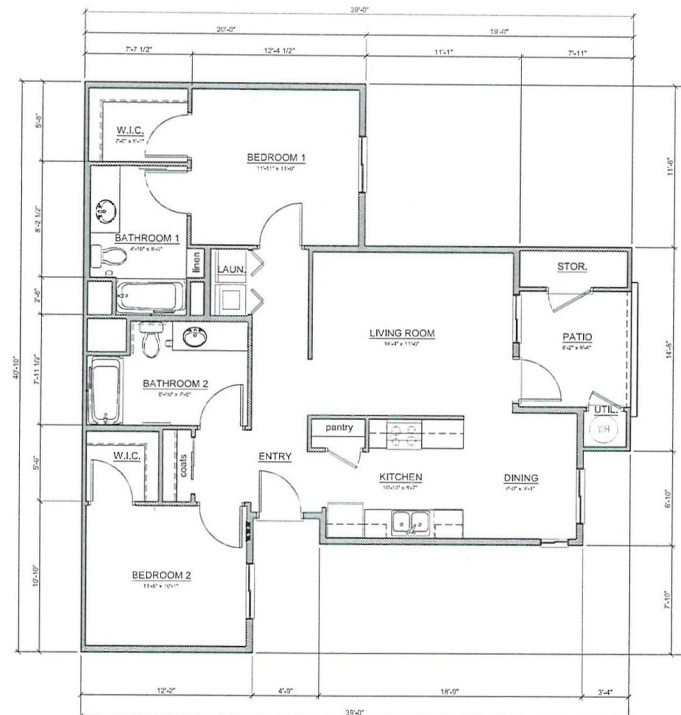
VAR-36577
SDR-36576
12/17/09 PC

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



UNIT PLAN 1 - 1 BEDROOM, 1 BATH

UNABLE	754 S.F.
PAINTED / STENCILED	104 S.F.
TOTAL	858 S.F.



UNIT PLAN 2 - 2 BEDROOM, 2 BATH

UNABLE	1,038 S.F.
PAINTED / STENCILED	104 S.F.
TOTAL	1,142 S.F.

RECEIVED
NOV 03 2009

Typical Unit Plans 1 & 2

Skyview Pines

Las Vegas, Nevada

Scale: 1/4" = 1'-0"

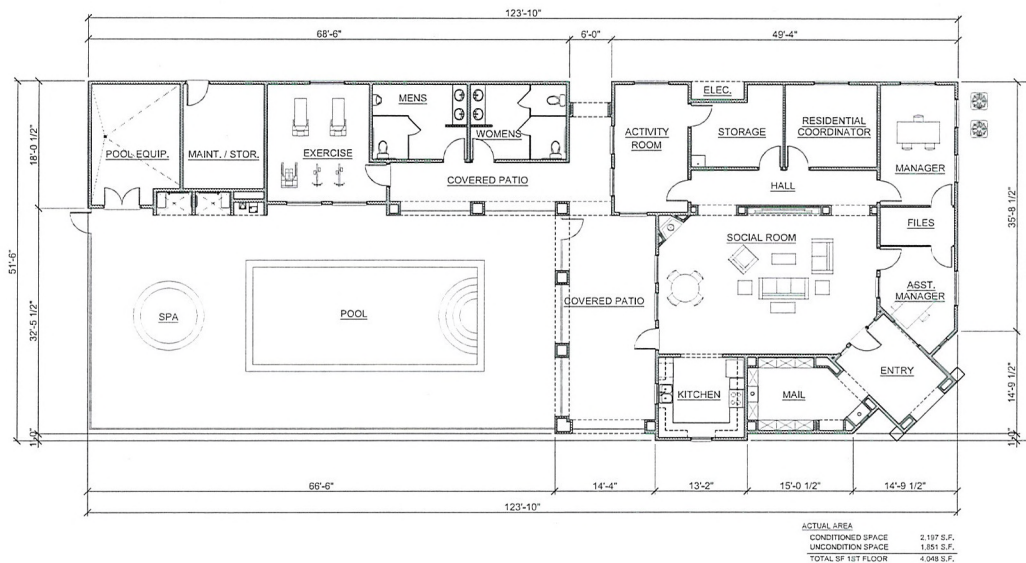
Project No. 908024 November 3rd, 2009

Nevada H.A.N.D.



VAR-36577
SDR-36576
12/17/09 PC

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



RECEIVED
NOV 03 2009

Recreation Building Floor Plan

Scale: 1/8" = 1'-0"

Project No. 908024 November 3rd, 2009

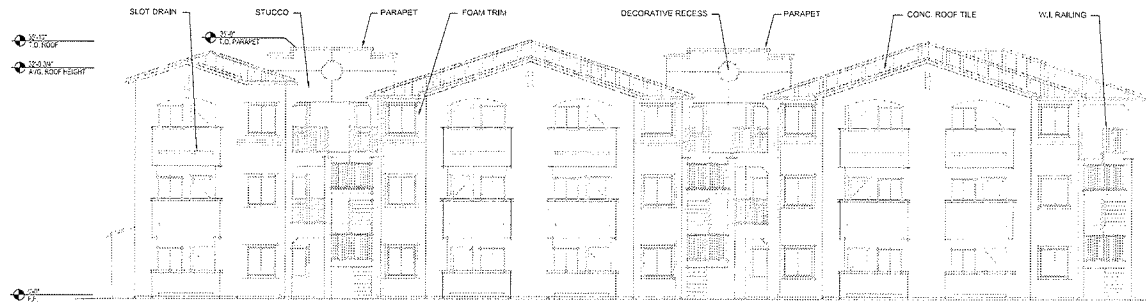
Nevada H.A.N.D.

Skyview Pines

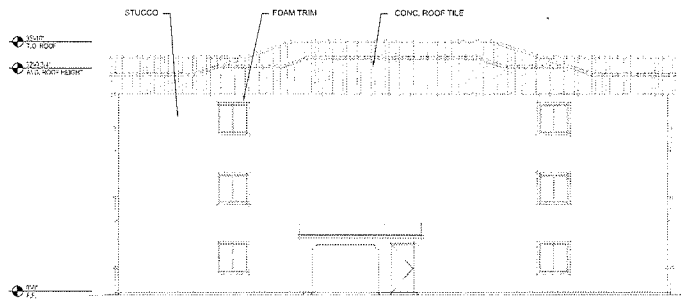
Las Vegas, Nevada



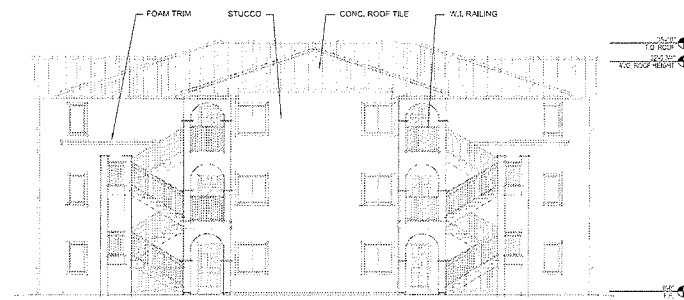
VAR-36577
SDR-36576
12/17/09 PC



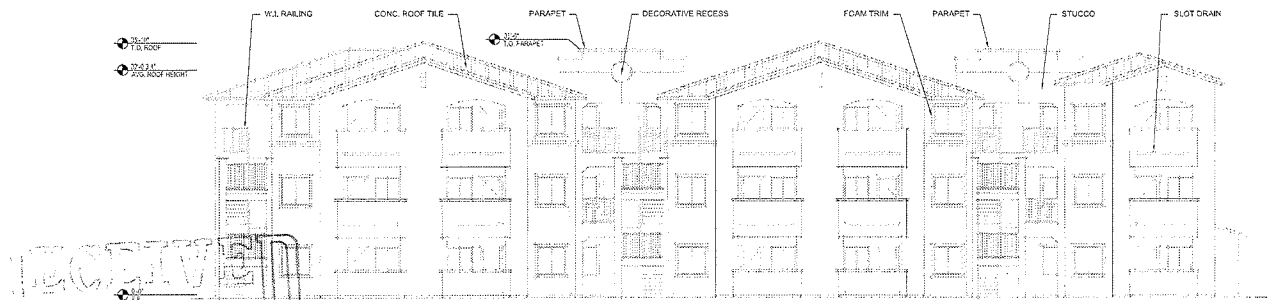
Front Elevation



Side Elevation



Side Elevation



Rear Elevation

RECEIVED
NOV 03 2009

Building Type 1 - Exterior Elevations

Skyview Pines

Las Vegas, Nevada

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

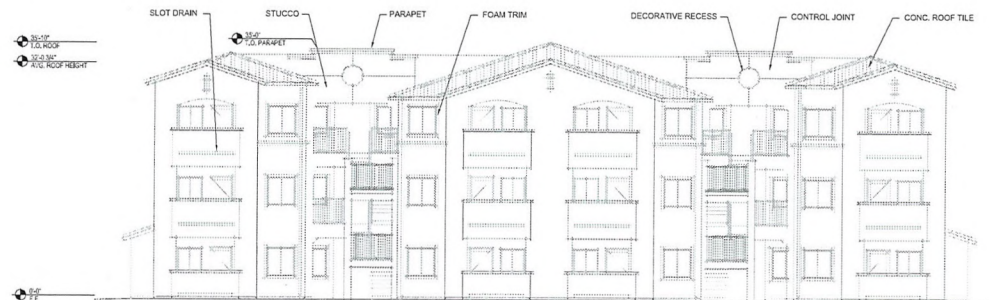
Scale: 1/8" = 1'-0"

Project No. 908024 November 3rd, 2009

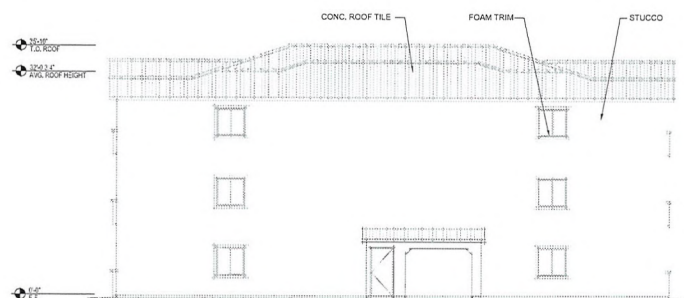
Nevada H.A.N.D.



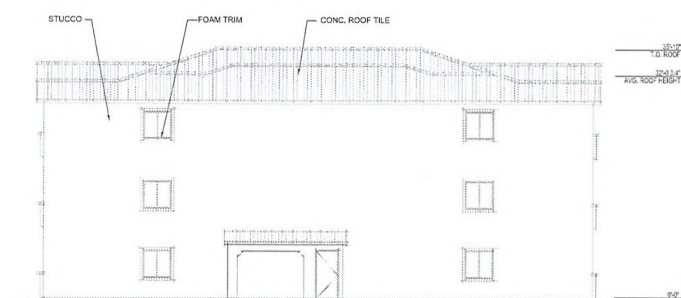
VAR-36577
SDR-36576
12/17/09 PC



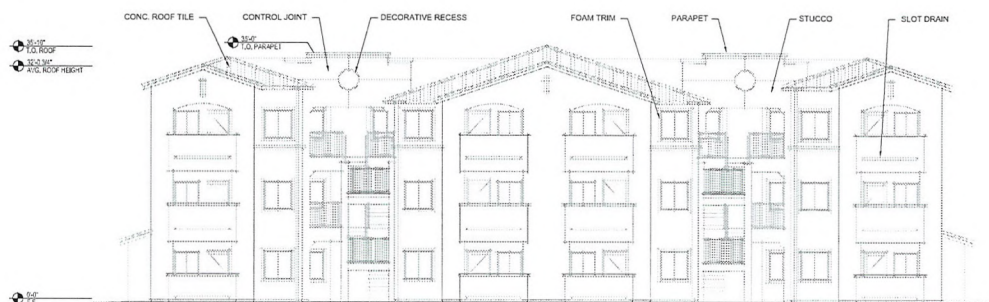
Front Elevation



Side Elevation



Side Elevation



Rear Elevation

RECEIVED
NOV 03 2009

Building Type 2 - Exterior Elevations

Skyview Pines

Las Vegas, Nevada

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

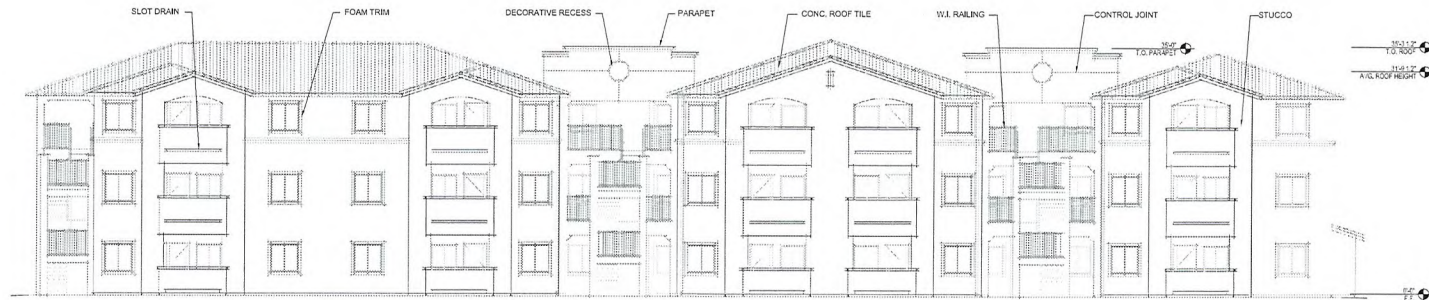
Scale: 1/8" = 1'-0"

Project No. 908024 November 3rd, 2009

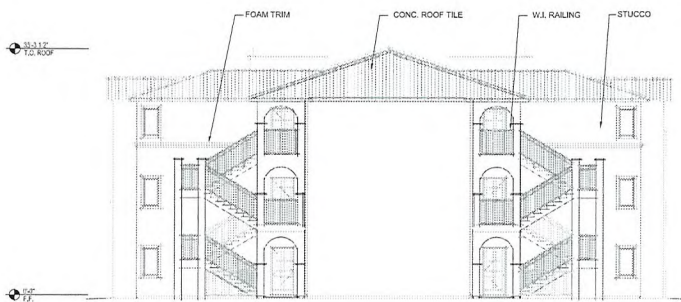
Nevada H.A.N.D.



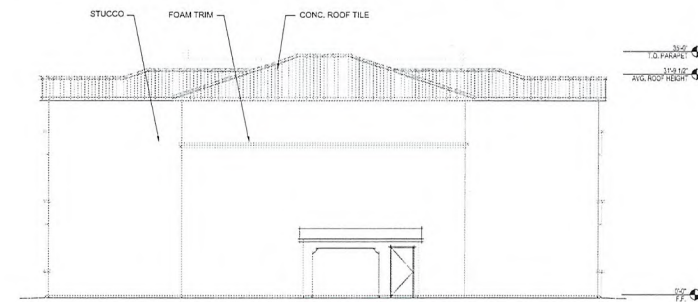
VAR-36577
SDR-36576
12/17/09 PC



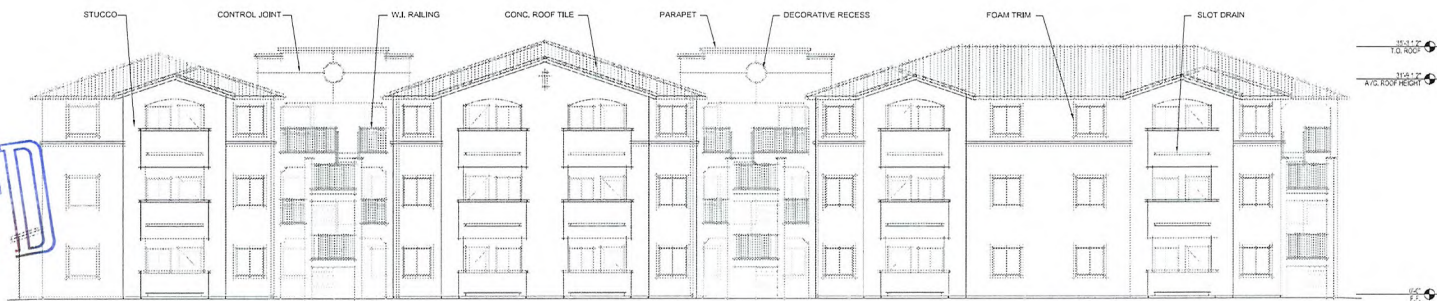
Front Elevation



Side Elevation



Side Elevation



Rear Elevation

RECEIVED
NOV 03 2009

Building Type 3 - Exterior Elevations

Skyview Pines

Las Vegas, Nevada

Nevada H.A.N.D.

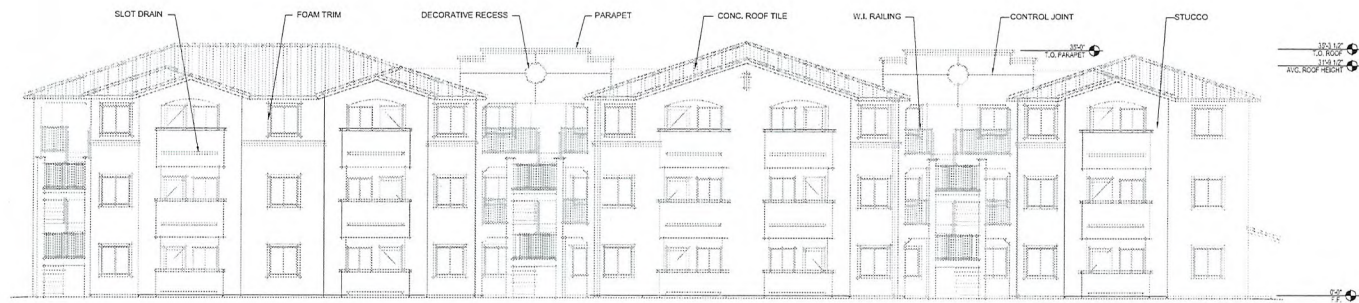
Scale: 1/8" = 1'-0"

Project No. 908024 November 3rd, 2009

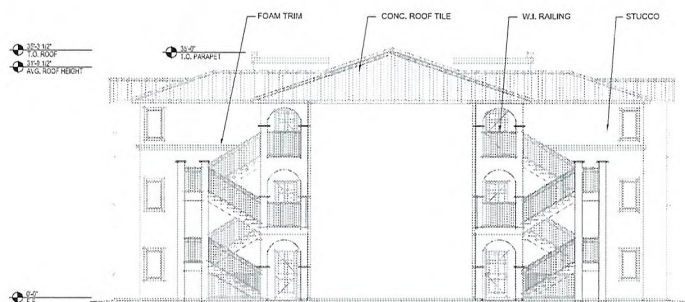


VAR-36577
SDR-36576
12/17/09 PC

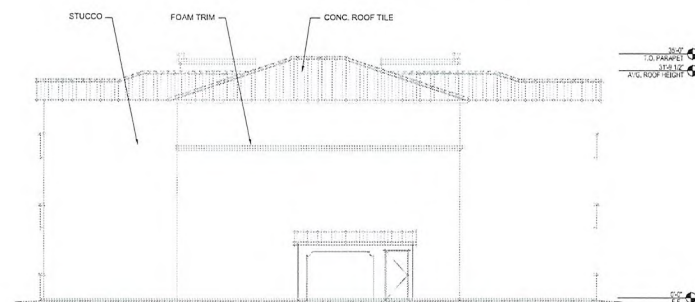
Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.



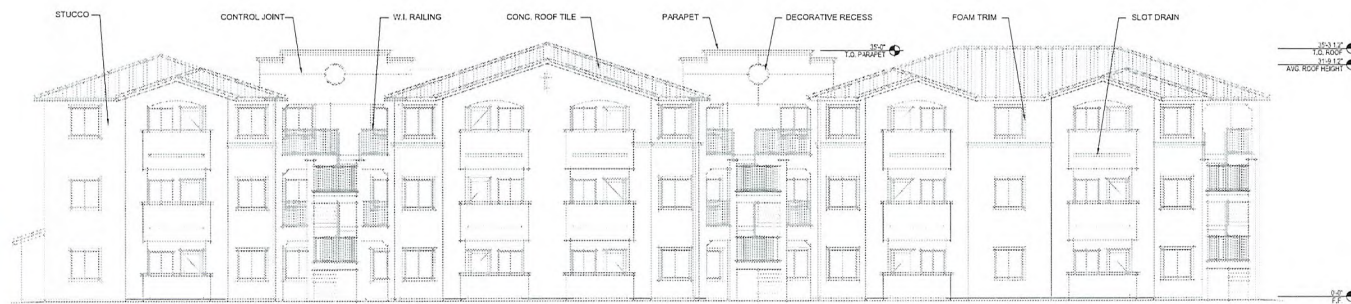
Front Elevation



Side Elevation



Side Elevation



Rear Elevation

RECEIVED
NOV 03 2009

Building Type 4 - Exterior Elevations

Skyview Pines

Las Vegas, Nevada

Scale: 1/8" = 1'-0"

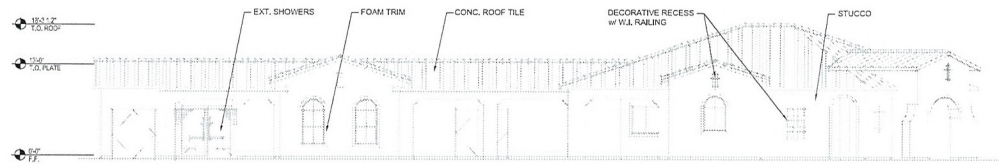
Project No. 908024 November 3rd, 2009

Nevada H.A.N.D.

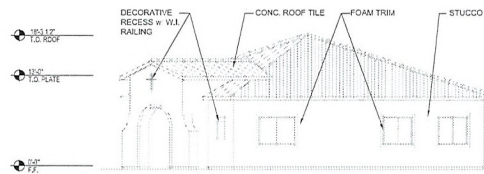


VAR-36577
SDR-36576
12/17/09 PC

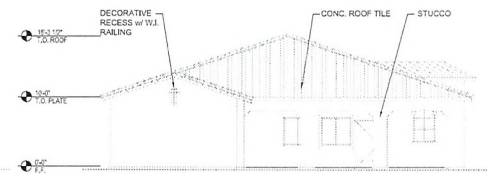
Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.



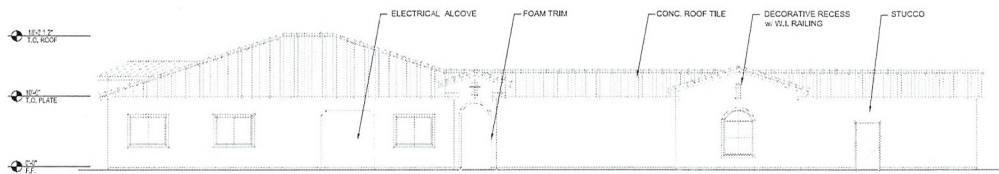
East Elevation



North Elevation



South Elevation



West Elevation

RECEIVED
NOV 03 2009

Recreation Building - Exterior Elevations

Skyview Pines

Las Vegas, Nevada

Scale: 1/8" = 1'-0"

Project No. 908024 November 3rd, 2009

Nevada H.A.N.D.

VAR-36577
SDR-36576
12/17/09 PC



Skyview Pines

Nevada H.A.N.D.

STUCCO



DUNN EDWARDS CLASSIC
DEC760 DESERT GRAY

FASCIA



DUNN EDWARDS
DE6063 BLACK WALNUT

DOORS



DUNN EDWARDS
DE6230 CENTER RIDGE



DUNN EDWARDS
DE6056 BUFFALO HERD

RECEIVED
NOV 03 2009

ROOF



DUNN EDWARDS
DE6171 SAND DOLLAR



MONIERLIFETILE
NEWPORT SUN

ARCHITECTURE ■ PLANNING ■ INTERIORS

SDR-36576