



PLANNING & DEVELOPMENT DEPARTMENT

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STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-40088** APN: 139-27-502-003
Name of Property Owner: Sky View Pines Limited Partnership
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: N/A

Partner(s): _____

APN: _____

Signature of Property Owner: Michael Mullin

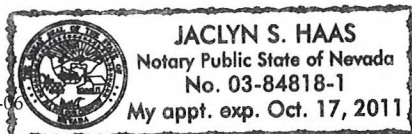
Print Name: Sky View Pines Limited Partnership

Subscribed and sworn before me

This 21st day of October, 2010

J. S. Haas
Notary Public in and for said County and State

By: Sky View Pines LLC, as GP
By: HAND Enterprises, Inc., as Sole Member to GP
By: Michael Mullin, President





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

OCT 27 2010

Application/Petition For: VARIANCE
Project Address (Location) 21 West Owens Avenue, LAS VEGAS, NV 89101
Project Name Sky View Pines Family Apartments Proposed Use APARTMENTS
Assessor's Parcel #(s) 139-27-502-003 Ward # 5
General Plan: existing H proposed - Zoning: existing R-5 proposed R-5
Commercial Square Footage N/A Floor Area Ratio _____
Gross Acres 5.028 Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER Sky View Pines Limited Partnership Contact JACQUE HAAS
Address 295 E. WARM Springs Rd., #101 Phone: 410-2706 Fax: 739-3005
City LAS VEGAS State NV Zip 89119
E-mail Address jhaas@nevadahand.org

APPLICANT NEVADA H.A.N.D., Inc. Contact JACQUE HAAS
Address 295 E. WARM Springs Rd., #101 Phone: 410-2706 Fax: 739-3005
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: 410-2706 Fax: 739-3005
City LAS VEGAS State NV Zip 89119
E-mail Address jhaas@nevadahand.org

Property Owner Signature* Michael Mullin

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

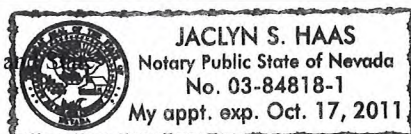
Print Name Michael Mullin

Subscribed and sworn before me

This 21st day of October, 20 10

Joy S. Haas

Notary Public in and for said County of Clark



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>VAR 40088</u>
Meeting Date:	<u>12.16.10</u>
Total Fee:	<u>\$880.-</u>
Date Received:*	<u>10.27.10</u>
Received By:	<u>JHA</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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SKY VIEW PINES FAMILY APARTMENTS

FOR
NEVADA H.A.N.D., INC.

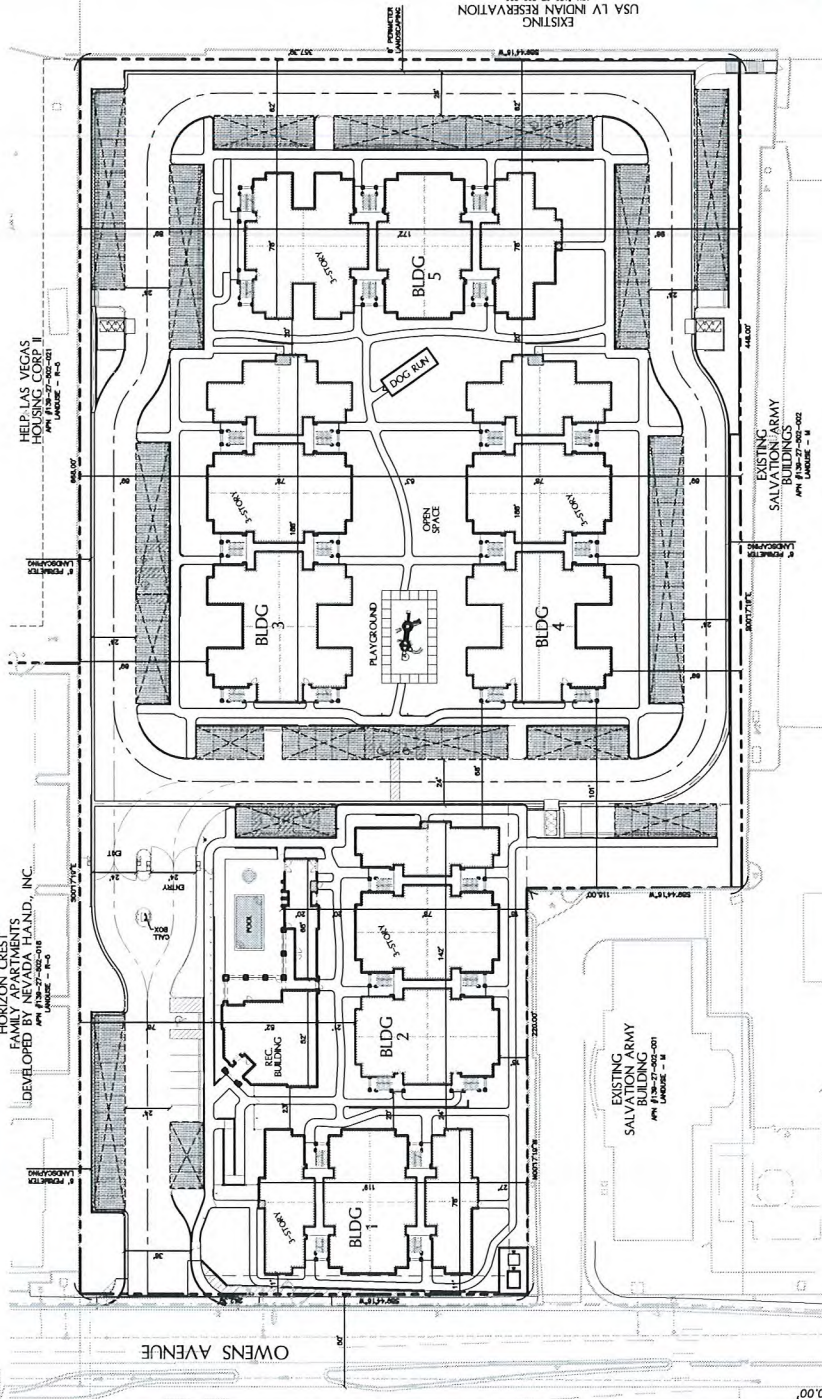
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MAIN STREET

(BASIS OF BEARINGS)
N89°42'26"E 1330.14'

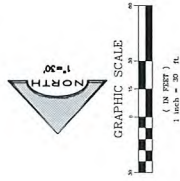
HORIZON CREST
FAMILY APARTMENTS
DEVELOPED BY NEVADA H.A.N.D., INC.
APN 813-27-002-014
UNRECORDED - R-4.5

HELP LAS VEGAS
HOUSING CORP. II
APN 813-27-002-021
UNRECORDED - R-4.5



VICINITY MAP

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



TABULATION:

APPROXIMATE HOUSING
UNITS
CURRENT ZONING
TOTAL NUMBER OF BUILDINGS
TOTAL NUMBER OF UNITS
TOTAL AREA

OPEN SPACE REQUIREMENTS

REQUIRED OPEN SPACE (SQ. FT.)
PROVIDED OPEN SPACE

PARKING REQUIREMENTS

TOTAL REQUIRED PARKING SPACES (1 P.S.)
TOTAL PROVIDED PARKING SPACES (1 P.S.)
TOTAL REQUIRED ACCESSIBLE PARKING SPACES (1 P.S.)
TOTAL PROVIDED ACCESSIBLE PARKING SPACES (1 P.S.)
TOTAL REQUIRED ACCESSIBLE PARKING SPACES (1 P.S.)
TOTAL PROVIDED ACCESSIBLE PARKING SPACES (1 P.S.)

SETBACKS

FRONT
SIDE
REAR
BLDG TO BLDG

LEGAL DESCRIPTION

SECTION 27, T. 20 S., R. 61 E., BLK. 1, LOT 10, UNRECORDED - R-4.5, COUNTY OF CLATSOP, OREGON.

OWNER:
NEVADA H.A.N.D., INC.
300 W. PINE STREET, SUITE 101
LAS VEGAS, NEVADA 89101
(702) 738-3343

DEVELOPER:
NEVADA H.A.N.D., INC.
300 W. PINE STREET, SUITE 101
LAS VEGAS, NEVADA 89101
(702) 738-3343

SHEET NUMBER
1
OF 1 SHEETS
B18-017-083

SITE PLAN OF
SKY VIEW PINES FAMILY APTS.
FOR
NEVADA H.A.N.D., INC.
CITY OF LAS VEGAS
NEVADA

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

DESIGNED BY: **WGB** DRAWN BY: **WGB** CHECK BY: **WGB**
REVISION
DATE: 10/29/10
DATE APPROVED:

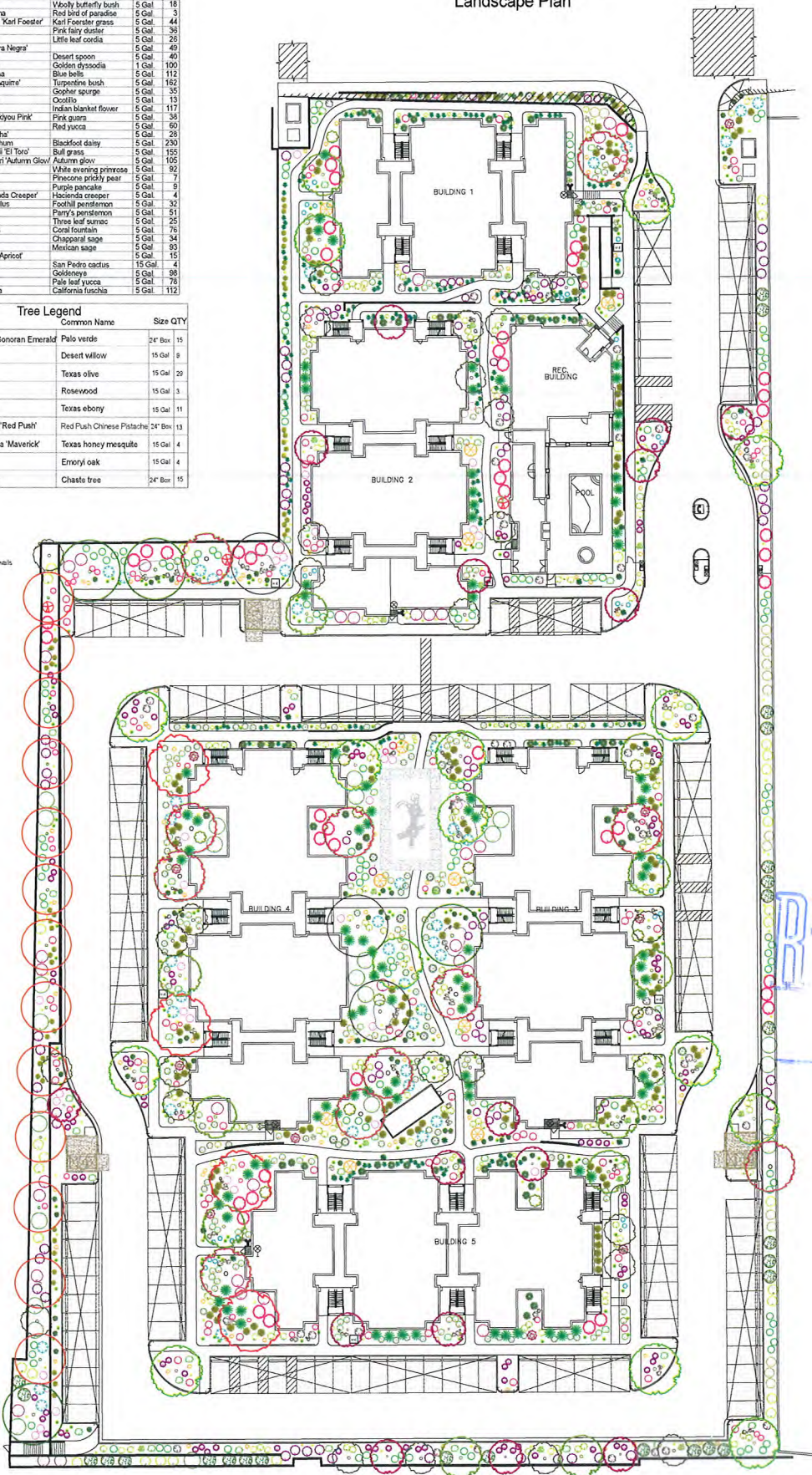
VAR-40088

Plant Legend			
Botanical Name	Common Name	Size	Qty
Abutilon palmieri	Indian mallow	5 Gal	35
Agave multiflora		5 Gal	16
Agave parryi truncata		5 Gal	32
Artemisia 'Povis Castle'	Povis castle wormwood	5 Gal	60
Besleria lyata	Chocolate flower	1 Gal	45
Bouteloua gracilis	Blue grama grass	1 Gal	217
Buddleja mammbifolia	Vibbly butterfly bush	5 Gal	18
Ceanothus pulcherrima	Red bed of paradise	5 Gal	3
Callanthe bicolorata 'Karl Foerster'	Karl Foerster grass	5 Gal	44
Calliandra eriophylla	Pink fairy duster	5 Gal	36
Cordia parvifolia	Little leaf cordia	5 Gal	26
Dalmanella 'Sierra Negra'		5 Gal	40
Desfontainia viridiflora	Desert spoon	5 Gal	40
Dryas octopetala	Golden dryas	1 Gal	100
Eremophila hyssopifolia	Blue bells	5 Gal	112
Eriogonum fasciculatum 'Aquitae'	Turpentine bush	5 Gal	162
Euphorbia rigida	Gopher spurge	5 Gal	35
Fouquieria splendens	Ocotillo	5 Gal	13
Gallardia grandiflora	Indian blanket flower	5 Gal	117
Gutera lindheimeri 'Siskiyou Pink'	Pink yucca	5 Gal	36
Hesperaloe parviflora	Red yucca	5 Gal	60
Marifredo 'Macho Mocha'		5 Gal	26
Melampodium leucanthum	Blackfoot daisy	5 Gal	230
Muhlenbergia emersleyi 'El Toro'	Bull grass	5 Gal	155
Muhlenbergia linheimi 'Autumn Glow'	Autumn glow	5 Gal	105
Oenothera caespitosa	White evening primrose	5 Gal	92
Opuntia turpinii	Pinecone prickly pear	5 Gal	7
Opuntia violacea	Purple pancake	5 Gal	9
Persea pseudocedrus 'Sierra Creeper'	Sierra creeper	5 Gal	4
Penstemon heterophyllus	Foothill penstemon	5 Gal	32
Penstemon parryi	Parry's penstemon	5 Gal	51
Perezia trilobata	Three leaf sumac	5 Gal	20
Ruellia equisetiformis	Coral fountain	5 Gal	76
Salvia densiflora	Chipparral sage	5 Gal	34
Salvia leucantha	Mexican sage	5 Gal	83
Tecoma hybrid 'Sierra Apricot'		5 Gal	15
Trichocereus pachanoi	San Pedro cactus	15 Gal	4
Vigueria parisi	Goldeneye	5 Gal	98
Yucca pallida	Pale leaf yucca	5 Gal	78
Zauschneria californica	California fuchsia	5 Gal	112

Tree Legend			
Botanical Name	Common Name	Size	QTY
Cercidium hybrid 'Sonoran Emerald'	Palo verde	24" Box	15
Chilopsis linearis	Desert Willow	15 Gal	8
Cordia boissieri	Texas olive	15 Gal	29
Dalbergia sissoo	Rosewood	15 Gal	3
Ebanopsis ebano	Texas ebony	15 Gal	11
Pistache chinensis 'Red Push'	Red Push Chinese Pistache	24" Box	13
Prosopis glandulosa 'Maverick'	Texas honey mesquite	15 Gal	4
Quercus emoryi	Emory oak	15 Gal	4
Vitex agnus-castus	Chaste tree	24" Box	15

Construction Notes:
 - Boulder type: Arizona Top Rock
 - Mulch type: Mexican Gold Decomposed granite
 - Approximately 30% of planting areas are to have chunky 'Cappuccino Brown' incorporated in natural settings

Sky View Pines Landscape Plan



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