



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-48272 APN: 138-28-401-015

Name of Property Owner: Westcliff Pines 2 LP

Name of Applicant: Same

Name of Representative: LR Nelson

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: _____

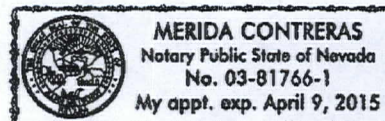
Signature of Property Owner: Michael Mullin

Print Name: Michael Mullin

Subscribed and sworn before me

This 6th day of February, 2013

Merida Contreras
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review
Project Address (Location) 8286 Silver Sky Drive
Project Name Westcliff Pines Phase 2 Proposed Use Senior Apts.
Assessor's Parcel #(s) 138-28-401-015 (portion of) Ward # 2
General Plan: existing R-M proposed R-M Zoning: existing R-3 proposed R-3
Commercial Square Footage N/A Floor Area Ratio _____
Gross Acres 3.375 Lots/Units 80 Density 23.70
Additional Information _____

PROPERTY OWNER Westcliff Pines 2 LP Contact Robert D. Feibleman
Address 295 E. Warm Springs Road, Suite 101 Phone: (702) 739-3345 Fax: (702) 739-3005
City Las Vegas State Nevada Zip 89118
E-mail Address rfeibleman@nevadahand.org

APPLICANT Same as owner Contact _____
Address _____ Phone: _____ Fax: _____
City _____ State _____ Zip _____
E-mail Address _____

REPRESENTATIVE LR Nelson Contact Richard E. Turner
Address 6765 West Russell Road, Suite 200 Phone: (702) 798-7978 Fax: (702) 451-2296
City Las Vegas State Nevada Zip 89118
E-mail Address richard.turner@lrneng.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Michael Mullin

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

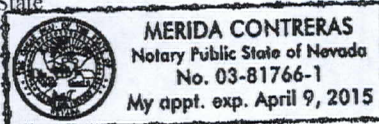
Print Name Michael Mullin

Subscribed and sworn before me

This 6th day of February, 2013.

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # SDR-48272

Meeting Date: 03/12/13

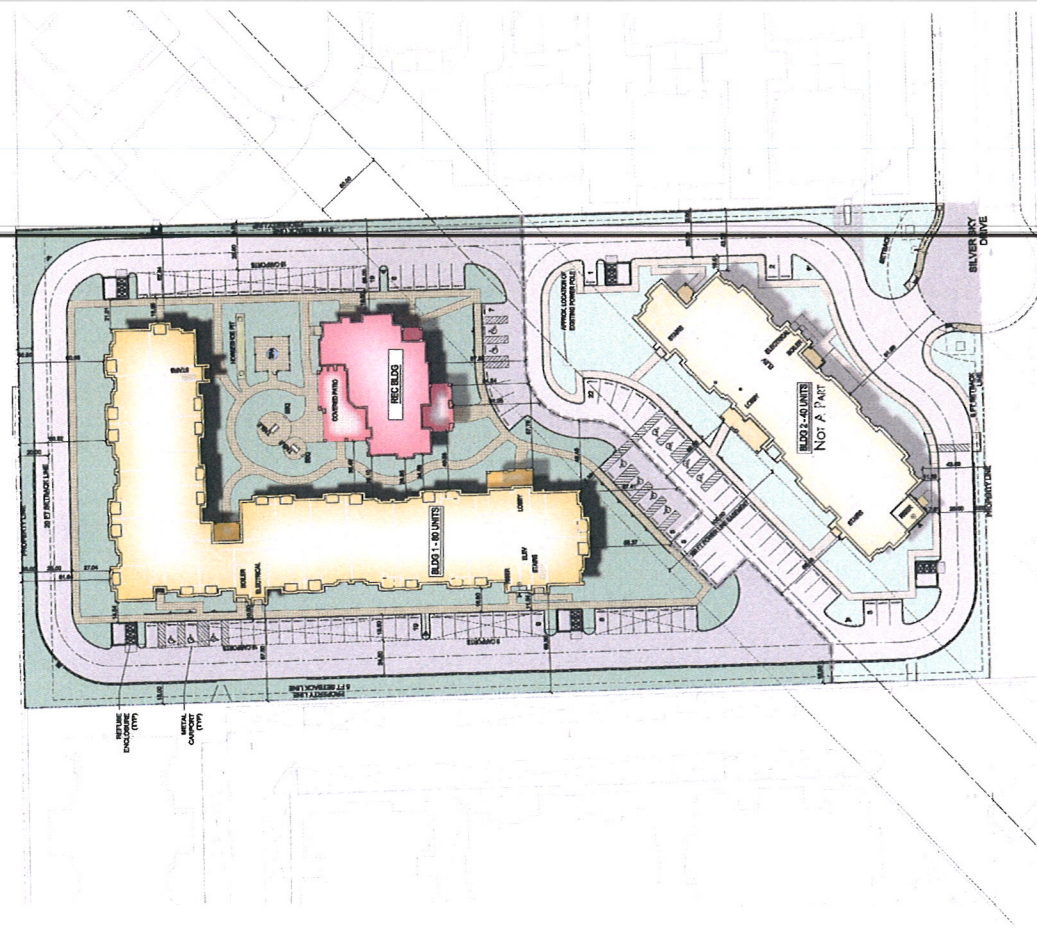
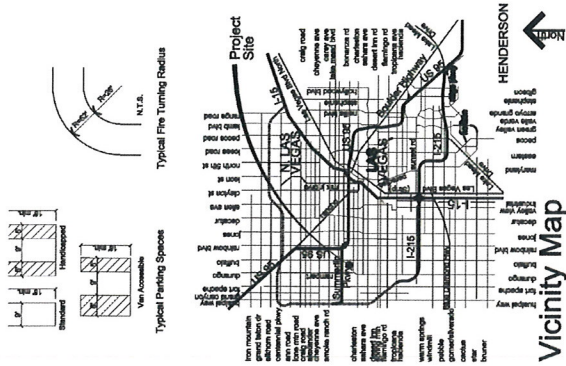
Total Fee: \$1030.00

Date Received: 02/05/13

Received By: M. Howe

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

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



ZONING

R-3 - Medium Density Residential

LOT AREA

Area: 4.147/15 S.F., 4.375 Acres

Area: 4.147/15 S.F., 4.375 Acres

DENSITY

23.70 DU/Acre

Setbacks

Front: 20 Feet

Side: 5 Feet

Corner: 5 Feet

Height: 66.46 Feet

Height: 60.10 Feet

Height: 20 Feet

Lot Coverage

Provided: 26.1%

BUILDING AREA

Area: 30,823 S.F.

Area: 7,522 S.F.

Area: 38,345 S.F.

Dwelling Units (Similar Apartments)

Total: 48 Units

Total: 2 Units

Total: 50 Units

PARKING REQUIREMENTS

Required: 48 Units

Required: 2 Units

Required: 50 Units

DWELLING UNITS

Required: 48 Units

Required: 2 Units

Required: 50 Units

Total Dwelling Unit Parking Required

Required: 48 Units

Required: 2 Units

Required: 50 Units

Total On Site Surface Parking

Required: 48 Units

Required: 2 Units

Required: 50 Units

H.C. Required - Standard

H.C. Required - Var: 4

H.C. Required - Var: 2

Total Required

H.C. Provided - Standard: 7

H.C. Provided - Var: 7

Total Provided

H.C. Provided - Var: 7

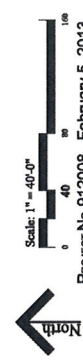
H.C. Provided - Var: 7

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City of Las Vegas

Dept. of Planning



Site Plan

Westcliff Pines Phase 2

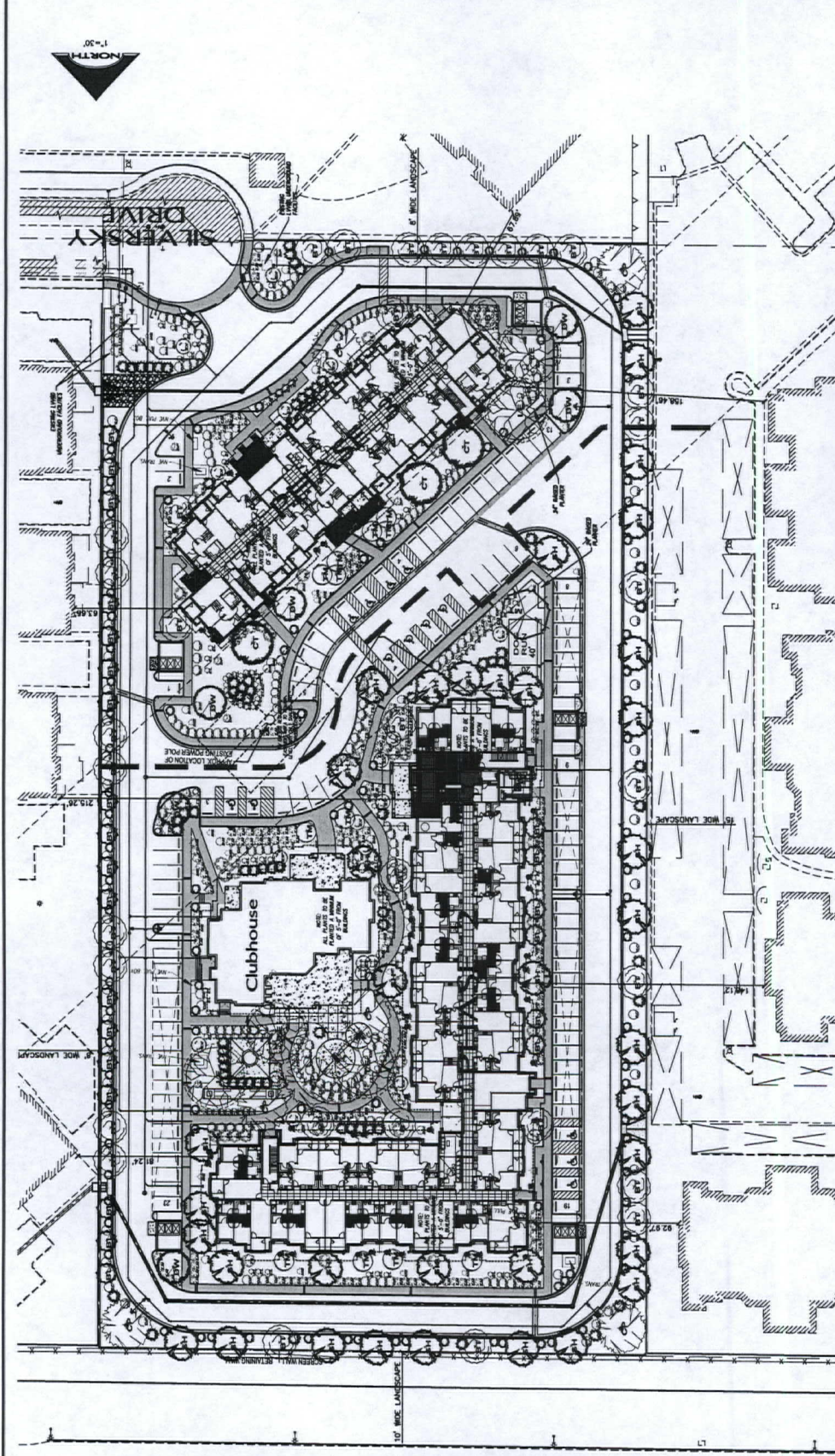
Las Vegas, Nevada

SDR-48272

NEVADA HAND

PAZ DESIGN GROUP
450 W. LAS VEGAS BLVD., SUITE 200
LAS VEGAS, NEVADA 89101
702.332.3571 702.332.1258 fax

Project No. 912008 February 5, 2013



TREE LEGEND

SEE SHEETS 2 & 3 OF 3 FOR TREE TYPES, SIZES AND COUNTS

SHRUB LEGEND

SEE SHEETS 2 & 3 OF 3 FOR SHRUB TYPES, SIZES AND COUNTS

(OVERALL DEVELOPMENT)

(OVERALL DEVELOPMENT)

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PLANNING & DEVELOPMENT

Title 19 Required Trees

City of Las Vegas Unified Development Code Title 19 requirements:

Code reference	Description	Area	Required (trees/shrub)	Proposed (trees/shrub)
19.06.040 F.8.a	20' oc	South buffer	W2	W3
19.06.040 F.8.b	20' oc	East buffer	12/48	0/0
19.06.040 F.8.c	20' oc	West buffer	17/68	0/0
19.06.040 F.8.d	20' oc	Uncovered parking	15/60	17/68
19.06.040 F.8.e	20' oc	End of parking row	28/112	5/20
19.08.110 C.12.a.1.B	One per six	Uncovered parking	3/12	6/24
19.08.110 C.12.a.1.A	One each end	End of parking row	10/40	6/24
Additional onsite trees (not required by code)			0/0	36/144
Totals			70/280	89/356

LANDSCAPE PLAN - OVERALL SCHEMATIC

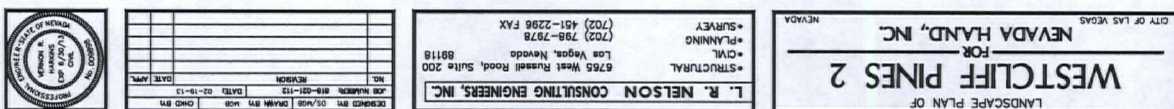
SDR-48272
REVISED

NO.	REVISION	DATE	BY

L. R. NELSON CONSULTING ENGINEERS, INC.
6765 West Russell Road, Suite 200
Las Vegas, Nevada 89118
(702) 798-7978
(702) 451-2298 FAX

LANDSCAPE PLAN OF
WESTCLIFF PINES 2 & 3
FOR
NEVADA HAND, INC.
CITY OF LAS VEGAS

SHEET NUMBER
1
OF 3 SHEETS
818-021-112



Description		Required (trees/ha)		Proposed (trees/ha)	
Area		N2	W2	N2	W2
440 F.S.a	20' oc	South buffer	1748	0/0	0/0
440 F.S.b	20' oc	East buffer	1768	1768	1768
440 F.S.c	20' oc	North buffer	1248	1040	1040
440 F.S.d	20' oc	West buffer	2812	5/20	1674
10 C.12.a.1.b	One per six	Uncovered parking	312	6/24	4/16
40 C.12.a.1.b	One each end	End of parking row	10/40	8/32	6/24
Total on-site trees (not required by code)		0/0	0/0	36/144	4/16
Totals		707280	467184	897356	4/16

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT



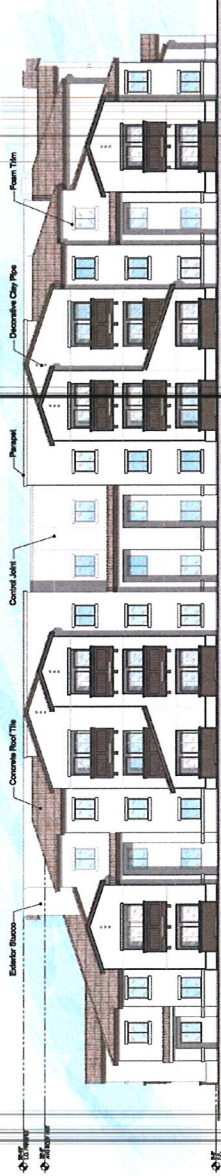
SOUTH ELEVATION
Scale: 3/32" = 1'-0"



EAST ELEVATION
Scale: 3/32" = 1'-0"



WEST ELEVATION
Scale: 3/32" = 1'-0"



NORTH ELEVATION
Scale: 3/32" = 1'-0"

Conceptual Elevations - Building 1

Westcliff Pines Phase 2

Las Vegas, Nevada

**NEVADA
HAND**

Project No. 912008 FEBRUARY 5, 2013

0 4 8 16 32

PAZ DESIGN
GROUP

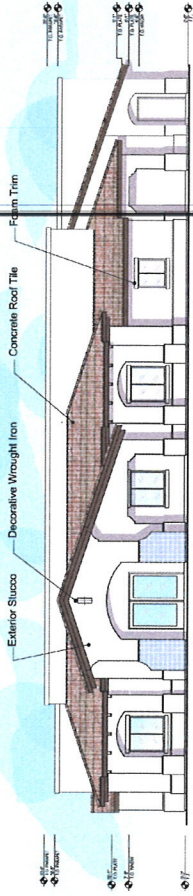
400 PRODUCE BLVD., SUITE 200
PHOENIX, AZ 85004 FAX 602.975.1234

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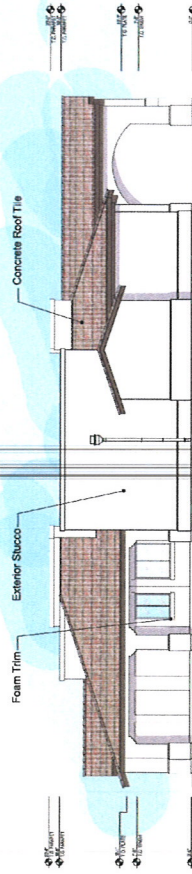
FEB - 5 2013

City of Las Vegas
Scale: 3/32" = 1'-0"

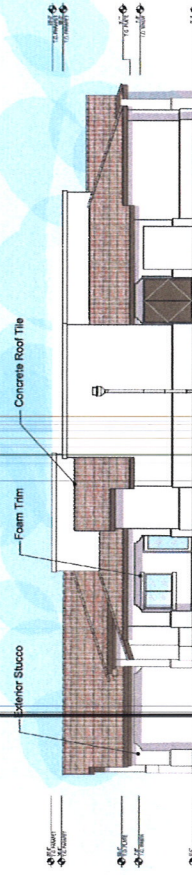
SDR-48272



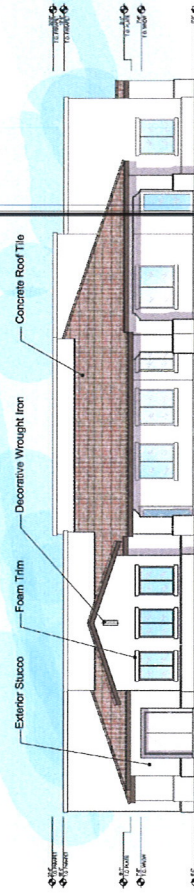
South Elevation



West Elevation



East Elevation



North Elevation

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Dept of Planning

0 4 8 16 32

PROJECT No 912008 February 5, 2013

PAZ DESIGN GROUP
4501 PRECINCT DRIVE, SUITE 203
LAS VEGAS, NEVADA 89101
702.795.3571 702.879.1359 fax

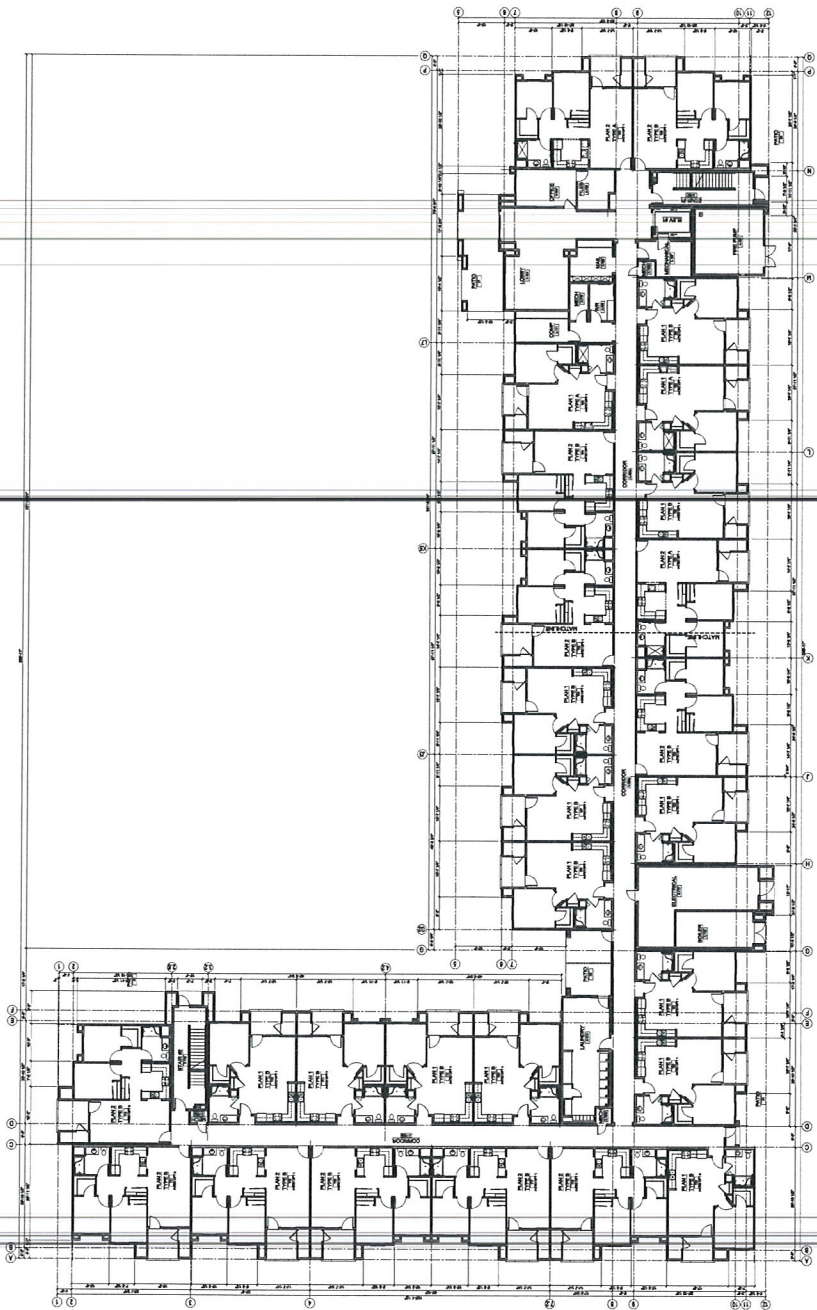
Conceptual Recreation Building Elevations

Westcliff Pines Phase 2

Las Vegas , Nevada

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1st FLOOR

Unit Type	2 Bd	1 Bd	Total
1st Floor	12	15	27
2nd Floor	12	17	29
3rd Floor	8	16	24
All Floors	32	48	80

FIRST FLOOR	
CORRIDOR/MISC	= 3,770 S.F.
COMMON AREAS	= 1,062 S.F.
DWELLING UNITS	= 2,025 S.F.
EXT. PATIO - UNITS	= 1,545 S.F.
EXT. PATIO - COMMON	= 2,088 S.F.
TOTAL	= 10,490 S.F.
TOTAL BUILDING	
CORRIDOR/MISC	= 10,775 S.F.
COMMON AREAS	= 4,074 S.F.
DWELLING UNITS	= 6,065 S.F.
EXT. PATIO - UNITS	= 1,545 S.F.
EXT. PATIO - COMMON	= 1,368 S.F.
GRAND TOTAL	= 33,827 S.F.

Scale: 1/16" = 1'-0"
0 16 32 64
Project No. 912008 February 5, 2013

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HAND

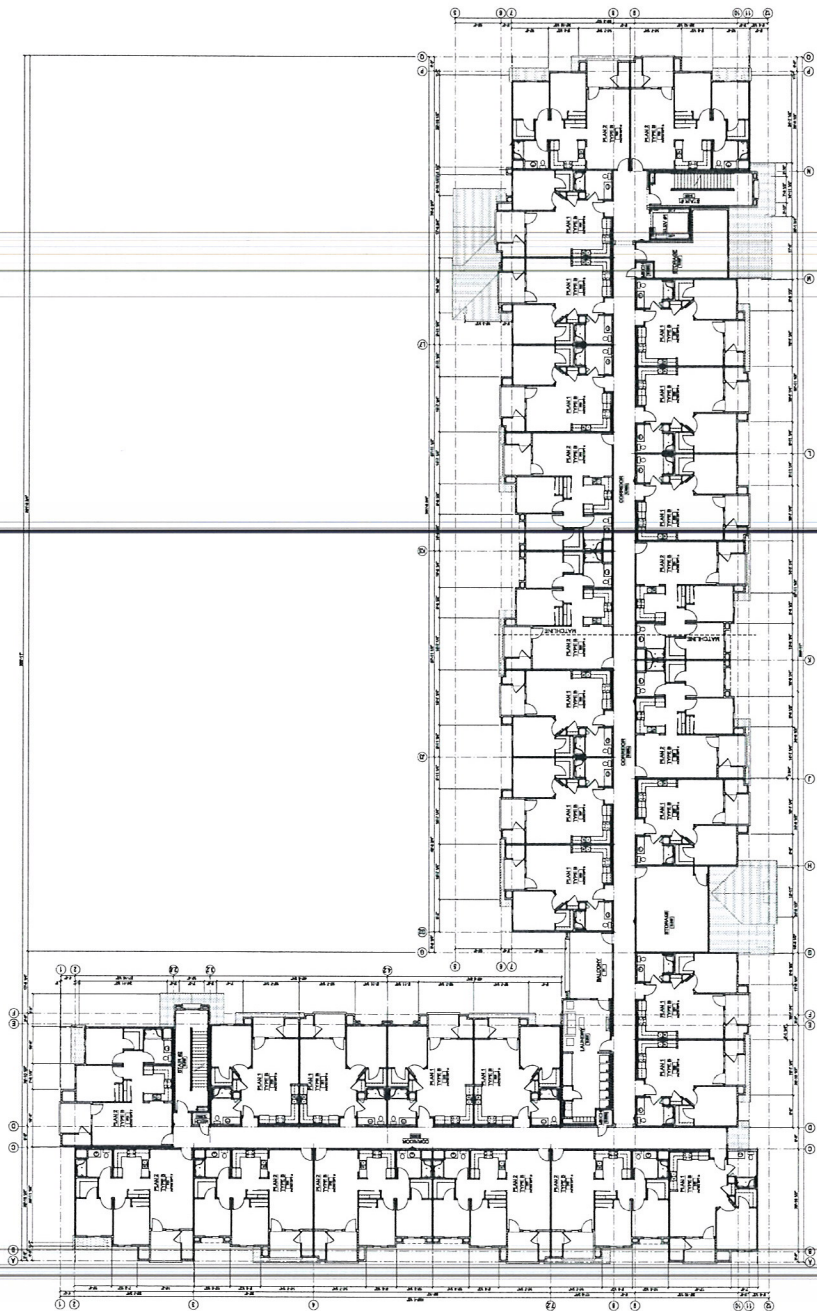
Conceptual Building Plan - Bldg 1

Westcliff Pines Phase 2

Las Vegas, Nevada

PAZ DESIGN GROUP
PAZ DESIGN GROUP
405 LAS VEGAS, NEVADA 89101
702.262.5071 702.262.1255 fax

SDR-48272



Unit Type			Total
1st Floor	2 Bd	1 Bd	
2nd Floor	12	15	27
3rd Floor	12	17	29
All Floors	8	16	24
	32	48	80

SECOND FLOOR		
CORRIDOR/MISC	= 3,458 S.F.	
COMMON AREAS	= 1,389 S.F.	
DWELLING UNITS	= 21,340 S.F.	
UTILITY	= 88 S.F.	
EXT. PATIO - UNITS	= 2,865 S.F.	
EXT. PATIO - COMMON	= 251 S.F.	
TOTAL	= 29,348 S.F.	

TOTAL BUILDING		
CORRIDOR/MISC	= 10,373 S.F.	
COMMON AREAS	= 4,074 S.F.	
DWELLING UNITS	= 55,965 S.F.	
UTILITY	= 1,594 S.F.	
EXT. PATIO - UNITS	= 17,974 S.F.	
EXT. PATIO - COMMON	= 1,389 S.F.	
GRAND TOTAL	= 85,968 S.F.	

Scale: 1/16" = 1'-0"

0 4 8 12 16 20 24 28 32 36 40 44

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Project No. 912008 February 5, 2013

Conceptual Building Plan - Bldg 1

Westcliff Pines Phase 2

Las Vegas, Nevada

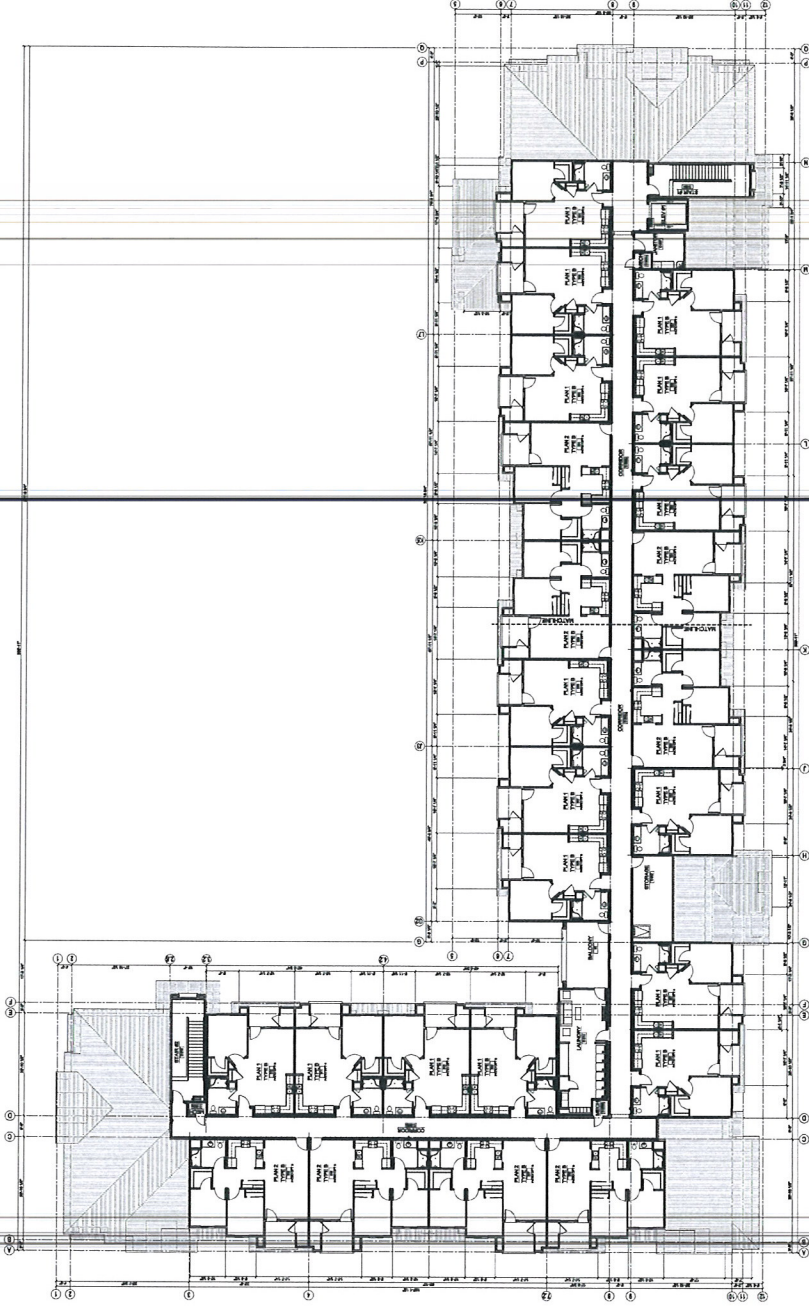
City of Las Vegas
Dept. of Planning

SDR-48272

PAZ DESIGN GROUP
PAZ DESIGN GROUP
1000 W. FLORISSANT AVE., SUITE 100
LAS VEGAS, NEVADA 89101
702.202.3571 702.202.1028 fax

NEVADA HAND

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3rd FLOOR

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Scale: 1/16" = 1'-0"

Conceptual Building Plan - Bldg 1

Westcliff Pines Phase 2

Las Vegas , Nevada

City of Las Vegas
Dept. of Planning

PAZ DESIGN GROUP
400 PRESERVE STREET, SUITE 200
LAS VEGAS, NEVADA 89169
702.258.5001 FAX 702.258.1000

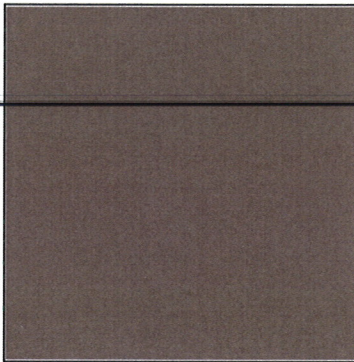
Project No. 912008 February 5, 2013

Unit Type			Total
1st Floor	2 Bld	1 Bld	27
2nd Floor	12	17	29
3rd Floor	8	16	24
All Floors	32	48	80
THIRD FLOOR			
CORRIDOR/MISC			= 3,047 S.F.
DWELLING UNITS			= 17,278 S.F.
UTILITY			= 46 S.F.
EXT. PATIO - UNITS			= 2,265 S.F.
EXT. PATIO - COMMON			= 261 S.F.
TOTAL			= 23,697 S.F.
TOTAL BUILDING			
CORRIDOR/MISC			= 10,373 S.F.
DWELLING UNITS			= 58,665 S.F.
UTILITY			= 1,594 S.F.
EXT. PATIO - UNITS			= 7,574 S.F.
EXT. PATIO - COMMON			= 1,389 S.F.
GRAND TOTAL			= 83,995 S.F.

SDR-48272



STUCCO BODY COLOR
FRAZEE #CLW 1013 W
"AKAMINA"



STUCCO FACIA AND TRIM
FRAZEE #CL 2687 N
"SEPIA"



Santa Caterina
R-621 • Premium

CONCRETE ROOF TILE
HANSEN - REGAL #R-621
"SANTA CATERINA"

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