

CITY OF LAS VEGAS	
ONE MOTION / ONE VOTE	
	Planning and Development Department
	Case Planning Division
	333 North Rancho Drive, 3rd Floor
	Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 385-7268 Fax	

SUBJECT: SDR-48272 - APPLICANT/OWNER: WESTCLIFF PINES 2, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **MARCH 12, 2013** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Carman Burney** at (702)385-7268 or e-mail to cburney@lasvegasnevada.gov. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM **MARCH 11, 2013**.

 3/6/13
 Signature Date

Robert D. Feibleman
 Please Print Name

Westcliff Pines 2 LP
 Company Name

Sincerely,

Peter Lowenstein, AICP
 Planning Supervisor
 Case Planning Division

RECEIVED
MAR 06 2013
 City of Las Vegas
 Department of Planning

Submitted after final agenda

Date 3/6/13 Item 13

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

**Return Service Requested
Official Notice of Public Hearing**



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-48272

Planning Commission Meeting of 3/12/2013

5 LRGHMP 89145



appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-48272

Planning Commission Meeting of 3/12/2013

28 LRGHMP 89145



PRESORTED
FIRST CLASS



RECEIVED

MAR 07 2013

**City of Las Vegas
Dept. of Planning**

13828415015

Case: SDR-48272

CHRISTENSEN SUSAN *Jerry Gruber*
8305 CHERRY GLAZE AVE #202

LAS VEGAS NV 89145-3981 89145-3981

13833110075

Case: SDR-48272

ARDIGO MONICA
8421 STAPLETON AVE
LAS VEGAS NV 89145-4759 89145-4759

13
2P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

**Return Service Requested
Official Notice of Public Hearing**



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-48272

Planning Commission Meeting of 3/12/2013

PRESORTED
FIRST CLASS



RECEIVED
MAR 11 2013
City of Las Vegas
Dept. of Planning

Case: SDR-48272
13828411027
JOHNSON GREG M & PENELOPE B
253 LUCKY STAR ST
LAS VEGAS NV 89145-3927 89145-3927

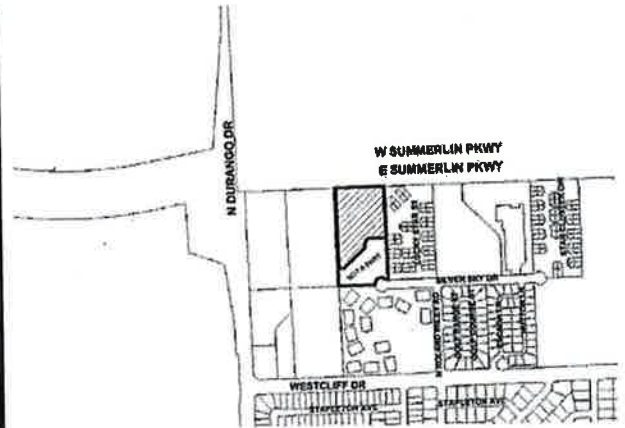
28 LRGHMP 89145



SDR-48272 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: WESTCLIFF PINES 2, LP - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 80-UNIT SENIOR CITIZEN APARTMENT DEVELOPMENT WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE A SIX-FOOT BUFFER IS REQUIRED on 3.38 acres adjacent to the south side of Summerlin Parkway at the west end of Silver Sky Drive (APN 138-28-401-015), R-3 (Medium Density Residential) Zone, Ward 2 (Beers).

No more than two-story

NO



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: March 12, 2013
Time: 6:00 P.M.
Location: City Council Chambers
495 South Main Street
Las Vegas, Nevada

13P

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

City of Las Vegas
 Department of Planning
 Development Services Center
 333 North Rancho Drive, 3rd Floor
 Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-48272

Planning Commission Meeting of 3/12/2013

RECEIVED

MAR 05 2013

City of Las Vegas
 Dept. of Planning

Case: SDR-48272

13828415040
 MEHDAK INVESTMENT L L C
 121 EMERALD FOREST #201
 LAS VEGAS NV 89145-3989 89145-3989

28 LRDGMP 89145



13P

City of Las Vegas
 Department of Planning
 Development Services Center
 333 North Rancho Drive, 3rd Floor
 Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT
 this Request



I OPPOSE
 this Request

Please use available blank space on card for your comments.

SDR-48272

Planning Commission Meeting of 3/12/2013

PRESORTED
 FIRST CLASS

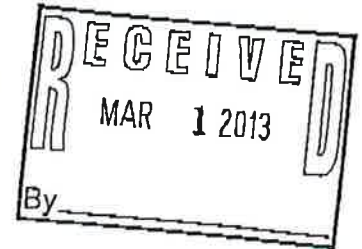


UNITED STATES POSTAGE
 02 1M \$ 00.43³
 0004279218 FEB 28 2013
 MAILED FROM ZIP CODE 89101

RECEIVED

MAR 04 2013

City of Las Vegas
 Dept. of Planning



13828411040 Case: SDR-48272
 FOUR D HOLDINGS L L C
 1349 GALLERIA DR #200
 HENDERSON NV 89014-8624 89014-8624

41 LRCNMP 89014



BP

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-48272

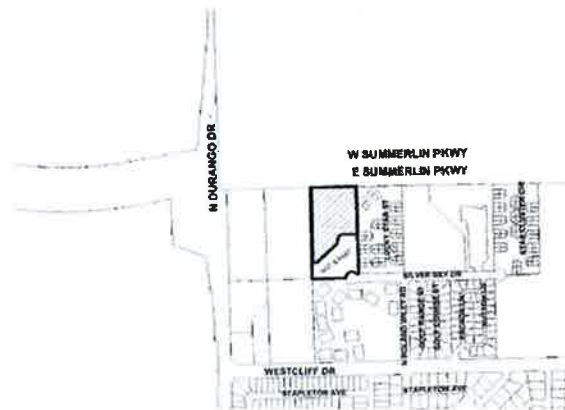
Planning Commission Meeting of 3/12/2013

Application Information

SDR-48272 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: WESTCLIFF PINES 2, LP - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 80-UNIT SENIOR CITIZEN APARTMENT DEVELOPMENT WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE A SIX-FOOT BUFFER IS REQUIRED on 3.38 acres adjacent to the south side of Summerlin Parkway at the west end of Silver Sky Drive (APN 138-28-401-015), R-3 (Medium Density Residential) Zone, Ward 2 (Beers).

I don't know the effects of this construction on our property. Building foundation integrity. Eruption of insect infestation. Other pests. No real aesthetic impact.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: March 12, 2013
Time: 6:00 P.M.
Location: City Council Chambers
495 South Main Street
Las Vegas, Nevada

13P

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
\$ 00.433
FEB 28 2013
MAILED FROM ZIP CODE 89101

RECEIVED

MAR 11 2013

City of Las Vegas
Department of Planning

Case: SDR-48272
13828415025
GOLDSTEIN WALTER & PAULA
120 EMERALD FOREST #103
LAS VEGAS NV 89145-3987 89145-3987

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-48272

Planning Commission Meeting of 3/12/2013

SDR-48272 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: WESTCLIFF PINES 2, LP - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 80-UNIT SENIOR CITIZEN APARTMENT DEVELOPMENT WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE A SIX-FOOT BUFFER IS REQUIRED on 3.38 acres adjacent to the south side of Summerlin Parkway at the west end of Silver Sky Drive (APN 138-28-401-015), R-3 (Medium Density Residential) Zone, Ward 2 (Beers).

HOW GREEDY CAN THESE BUILDERS GET?? IT'S UNDER POWER POLES... AND IT WOULD ONLY LEAD TO MORE CONGESTION. LEAVE THE AREA ALONE

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

PRESORTED
FIRST CLASS



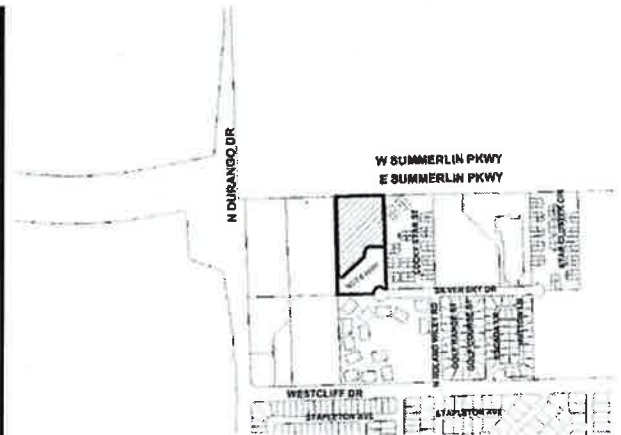
UNITED STATES POSTAGE
PITNEY BOWES
02 1M \$ 00.433
0004279218 FEB 28 2013
MAILED FROM ZIP CODE 89101

RECEIVED

MAR 11 2013

City of Las Vegas
Department of Planning

13828415084 Case: SDR-48272
GENCO MARC
108 BREEZY TREE CT #202
LAS VEGAS NV 89145-3994 89145-3994



The proposed project may not pertain to the entire highlighted project site.

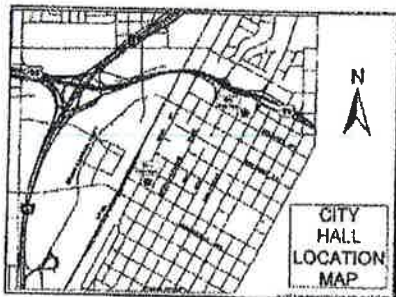
Public Hearing Information

Meeting: Planning Commission
Date: March 12, 2013
Time: 6:00 P.M.
Location: City Council Chambers
495 South Main Street
Las Vegas, Nevada

13P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

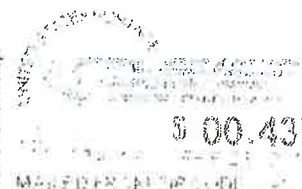
SDR-48272

Planning Commission Meeting of 3/12/2013

28 LRGCHP 89145



RESORTED
FIRST CLASS



Case: SDR-48272
13828415053
PODORZER ARTHUR
113 EMERALD FOREST ST #201
LAS VEGAS NV 89145-3984 89145-3984

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

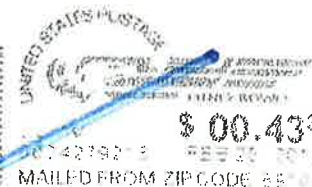
SDR-48273

Planning Commission Meeting of 3/12/2013

28 LRGCHP 89145



RESORTED
FIRST CLASS



RECEIVED

MAR 11 2013

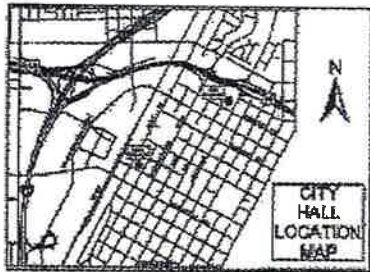
City of Las Vegas
Department of Planning

Case: SDR-48273
13828415053
PODORZER ARTHUR
113 EMERALD FOREST ST #201
LAS VEGAS NV 89145-3984 89145-3984

13
P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-48272

Planning Commission Meeting of 3/12/2013

557013814
381052824



UNITED STATES POSTAGE
02 1M \$ 00.43³
0004279213 FEB 28 2013
MAILED FROM ZIP CODE 89101

13828411039 Case: SDR-48272
CORONA JOSE RUFO
10022 AMBER FIELD ST
LAS VEGAS NV 89178-8901 89178-8901

54 LRDONMP 89178



RECEIVED

MAR 11 2013

City of Las Vegas
Department of Planning

13P