



## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-48273 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: \_\_\_\_\_

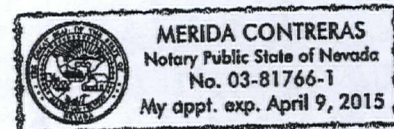
Signature of Property Owner: Michael Mullin

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 3 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 1.786 Lots/Units 40 Density 22.40  
 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.

Michael Mullin

Notary Public in and for said County and State



**MERIDA CONTRERAS**  
 Notary Public State of Nevada  
 No. 03-81766-1  
 My appt. exp. April 9, 2015

Revised 10/27/08

#### FOR DEPARTMENT USE ONLY

Case # SDR-48273

Meeting Date: 03/12/13

Total Fee: \$1030<sup>00</sup>

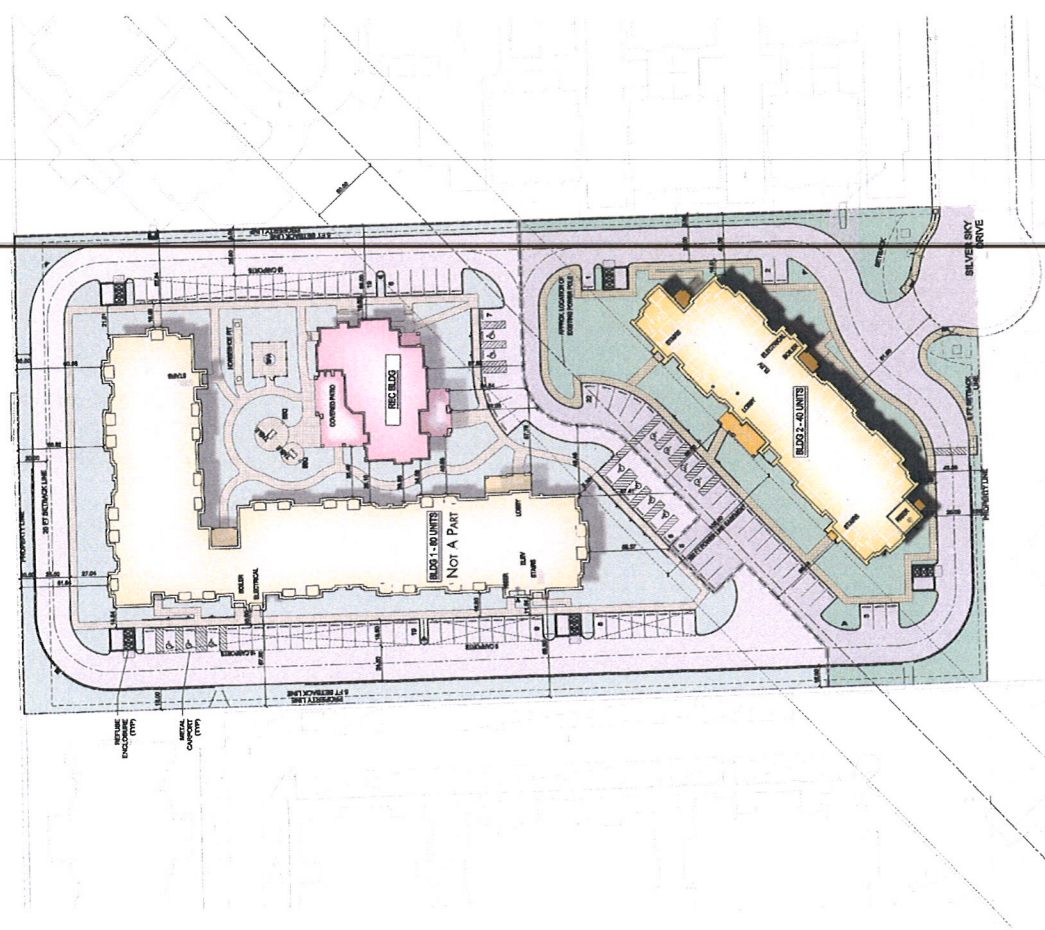
Date Received: 02/05/13

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





SDR-48273

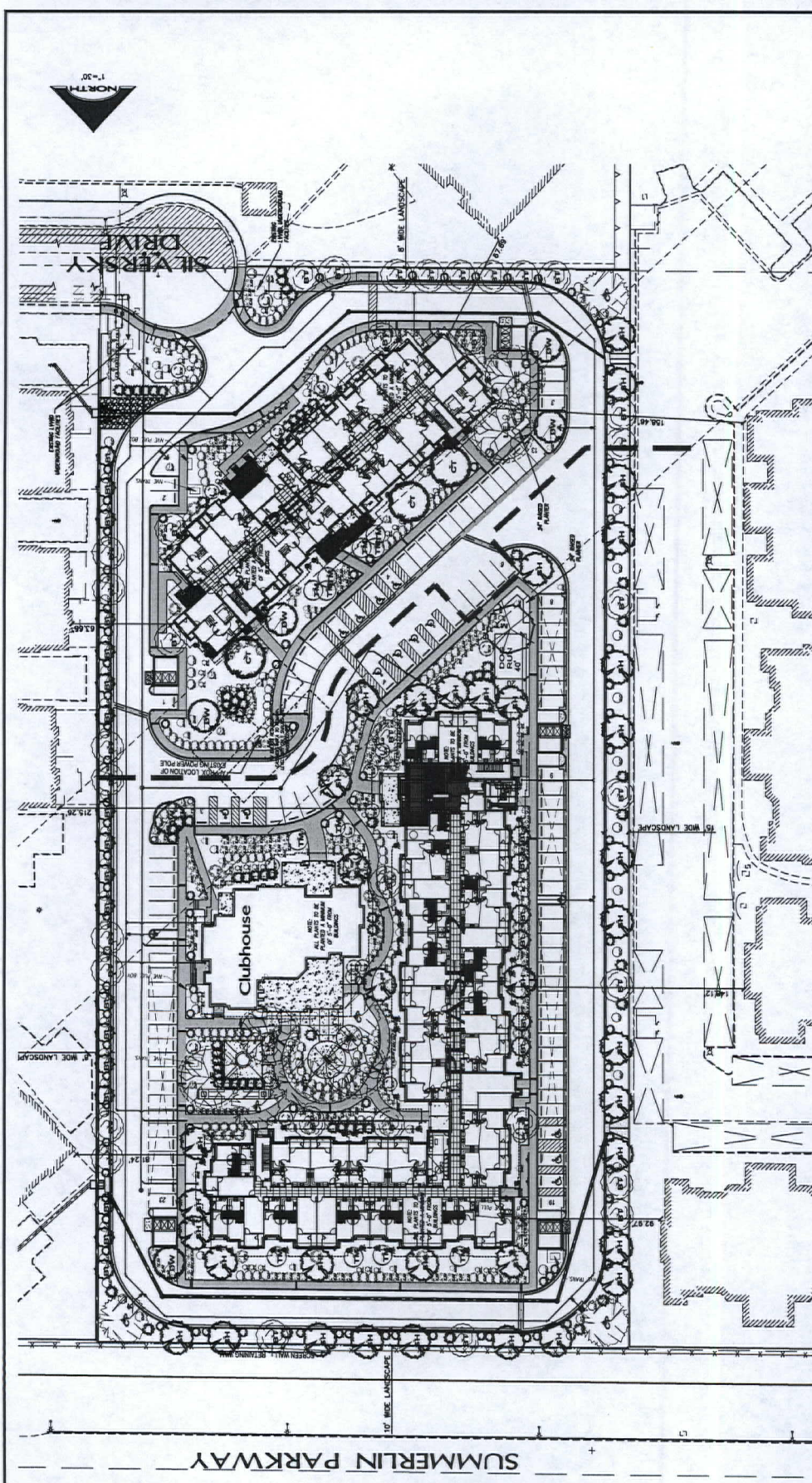


|     |          |      |    |
|-----|----------|------|----|
| NO. | REVISION | DATE | BY |
|     |          |      |    |
|     |          |      |    |
|     |          |      |    |

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

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

SHEET NUMBER  
**1**  
 OF 3 SHEETS  
 818-011-112



**Title 19 Required Trees**

City of Las Vegas Unified Development Code Title 19 requirements:

| Code reference                                 | Description  | Area               | Required (trees/acre) | Proposed (trees/acre) |
|------------------------------------------------|--------------|--------------------|-----------------------|-----------------------|
| 19.06.040 F.8.a                                | 20' oc       | South buffer       | W2                    | W3                    |
| 19.06.040 F.8.a                                | 20' oc       | East buffer        | 0/0                   | 8/32                  |
| 19.06.040 F.8.a                                | 20' oc       | North buffer       | 17/68                 | 17/68                 |
| 19.06.040 F.8.a                                | 20' oc       | West buffer        | 13/60                 | 5/20                  |
| 19.06.040 F.8.a                                | 20' oc       | Uncovered parking  | 28/112                | 19/64                 |
| 19.08.110 C.12 a.1.B                           | One per six  | End of parking row | 3/12                  | 4/16                  |
| 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                   | 35/144                |
| <b>Totals</b>                                  |              |                    | <b>70/280</b>         | <b>89/356</b>         |

**TREE LEGEND (OVERALL DEVELOPMENT)**

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

**SHRUB LEGEND (OVERALL DEVELOPMENT)**

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

RECEIVE  
 FEB 19 2013  
 CITY OF LAS VEGAS  
 PLANNING & DEVELOPMENT

**LANDSCAPE PLAN - OVERALL SCHEMATIC**

**SDR-48273**  
**REVISED**





|            |                 |
|------------|-----------------|
| DATE       | 02-19-13        |
| BY         | DAVID M. NELSON |
| CHECKED BY | DAVID M. NELSON |
| DATE       | 02-19-13        |

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**  
FOR  
NEVADA HAND, INC.  
CITY OF LAS VEGAS

SHEET NUMBER  
**2**  
OF 3 SHEETS  
818-021-112

**TREE LEGEND**

| Botanical Name                | Common Name                  | Size    | Height | Width | QTY |
|-------------------------------|------------------------------|---------|--------|-------|-----|
| <i>Vitex agnus-castus</i>     | Chaste Tree                  | 15 gal. | 25     | 25    | 3   |
| <i>Chilopsis linearis</i>     | Desert Willow                | 15 gal. | 25     | 20    | 6   |
| <i>Larix nobilis</i>          | Laurel Bay (standard)        | 15 gal. | 12     | 12    | 25  |
| <i>Prosopis juliflora</i>     | Mesquite, Native (thornless) | 15 gal. | 30     | 30    | 1   |
| <i>Sophora secundiflora</i>   | Texas Mountain Laurel        | 24" Box | 15     | 12    | 12  |
| <i>Ulmus parvifolia</i>       | Elm, Landmark                | 24" Box | 40     | 40    | 5   |
| <i>Pistacia chinensis</i>     | Pistache, Chinese            | 24" Box | 35     | 30    | 7   |
| <i>Acacia stenophylla</i>     | Acacia, Shoestring           | 15 gal. | 40     | 20    | 37  |
| <i>Brachychiton populneus</i> | Bottle Tree                  | 24" Box | 30     | 20    | 34  |

**SHRUB LEGEND**

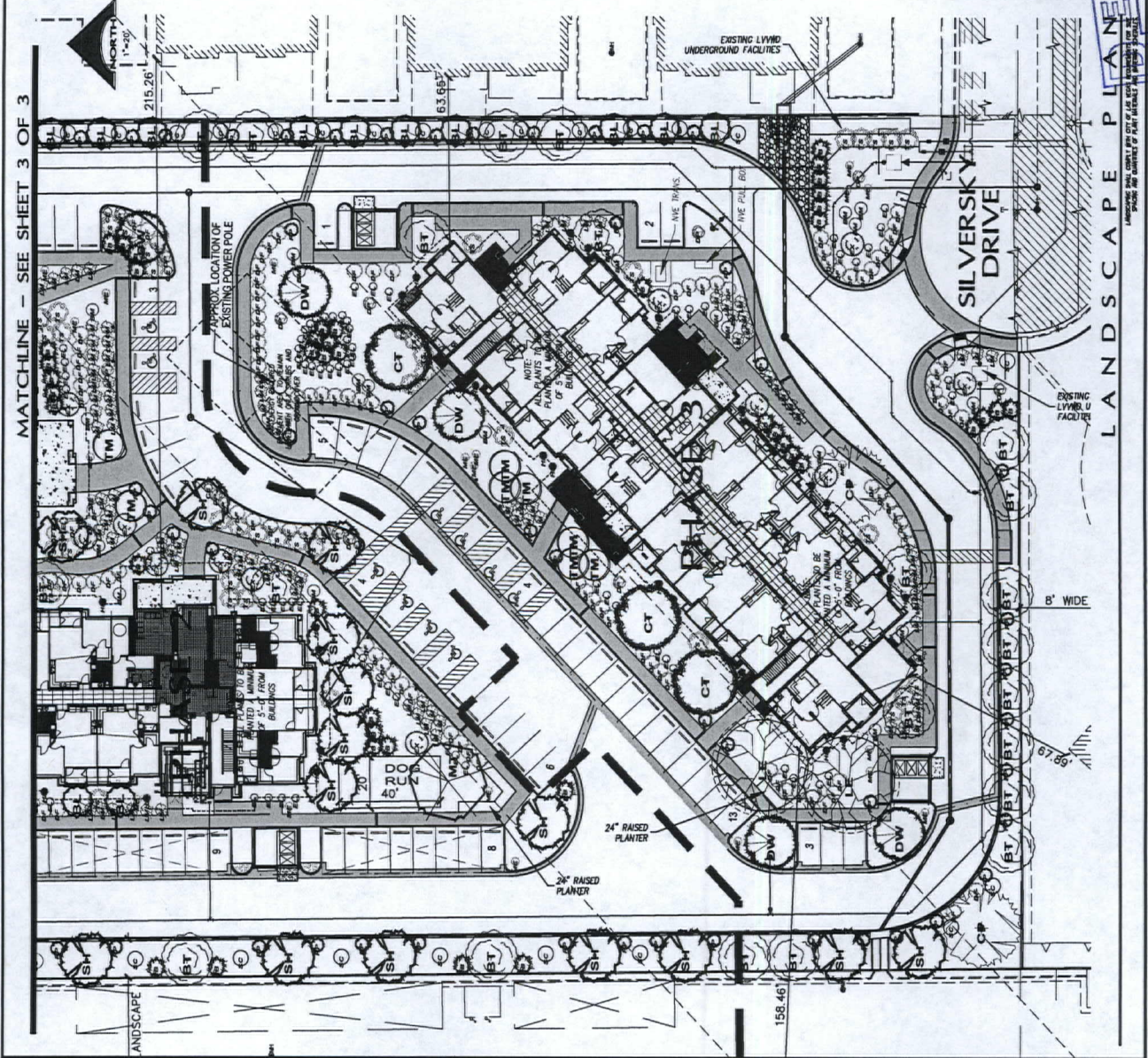
| Botanical Name                 | Common Name             | Size   | Height | Width | QTY |
|--------------------------------|-------------------------|--------|--------|-------|-----|
| <i>Buddleja ternstroemia</i>   | Woody butterfly bush    | 5 gal. | 5      | 5     | 30  |
| <i>Cassipouia pulcherrima</i>  | Red bird of paradise    | 5 gal. | 6      | 6     | 70  |
| <i>Calliandra eriophylla</i>   | Pink lady cluster       | 5 gal. | 3      | 3     | 4   |
| <i>Dalea pulchra</i>           | Indigo bush             | 5 gal. | 5      | 5     | 16  |
| <i>Sierra negra</i>            | Sierra negra            | 5 gal. | 6      | 4     | 174 |
| <i>Summit blue</i>             | Summit blue             | 5 gal. | 10     | 6     | 21  |
| <i>Turpentine bush</i>         | Turpentine bush         | 5 gal. | 3      | 2     | 121 |
| <i>Red yucca</i>               | Red yucca               | 1 gal. | 3      | 3     | 57  |
| <i>Purple trailing lantana</i> | Purple trailing lantana | 1 gal. | 5      | 2     | 177 |
| <i>Bull grass</i>              | Bull grass              | 1 gal. | 3      | 3     | 37  |
| <i>Apr rosemary</i>            | Apr rosemary            | 5 gal. | 5      | 3     | 104 |
| <i>Chippendale sage</i>        | Chippendale sage        | 5 gal. | 6      | 5     | 44  |
| <i>Gold star</i>               | Gold star               | 5 gal. | 8      | 8     | 67  |

**Title 19 Required Trees**

| Code reference       | Description  | Area               | Required (tree/linear foot) | Proposed (tree/linear foot) |
|----------------------|--------------|--------------------|-----------------------------|-----------------------------|
| 19.06.040 F.2.a      | 20' oc       | South buffer       | 0/0                         | 12/48                       |
| 19.06.040 F.2.a      | 20' oc       | East buffer        | 17/68                       | 15/60                       |
| 19.06.040 F.2.a      | 20' oc       | North buffer       | 12/48                       | 10/40                       |
| 19.06.040 F.2.a      | 20' oc       | West buffer        | 28/112                      | 16/64                       |
| 19.08.110 C.12.a.1.B | One per acre | Uncovered parking  | 3/12                        | 6/24                        |
| 19.08.110 C.12.a.1.B | One per acre | End of parking row | 10/40                       | 8/32                        |
| 19.08.110 C.12.a.1.B | One per acre | End of parking row | 10/40                       | 6/24                        |

Additional tree types (not required by code)

|        |        |        |        |        |
|--------|--------|--------|--------|--------|
| TOTALS | 707880 | 467184 | 897356 | 467184 |
|--------|--------|--------|--------|--------|



MATCHLINE - SEE SHEET 3 OF 3

LANDSCAPE

158.46'

67.89'

8' WIDE

24" RAISED PLANTER

24" RAISED PLANTER

NOTE: PLANTINGS TO BE PLANTED 10' FROM BUILDING

APPROX. LOCATION OF EXISTING POWER POLE

EXISTING LYMND UNDERGROUND FACILITIES

SILVERSKY DRIVE

EXISTING LYMND UNDERGROUND FACILITIES

24" RAISED PLANTER

24" RAISED PLANTER

158.46'

67.89'

8' WIDE

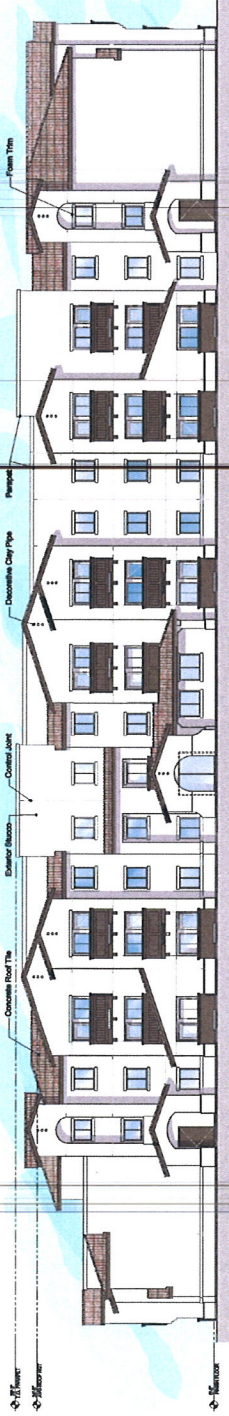
**SDR-48273**

**REVIS**

**FEB 19 2013**

CITY OF LAS VEGAS  
PLANNING & DEVELOPMENT





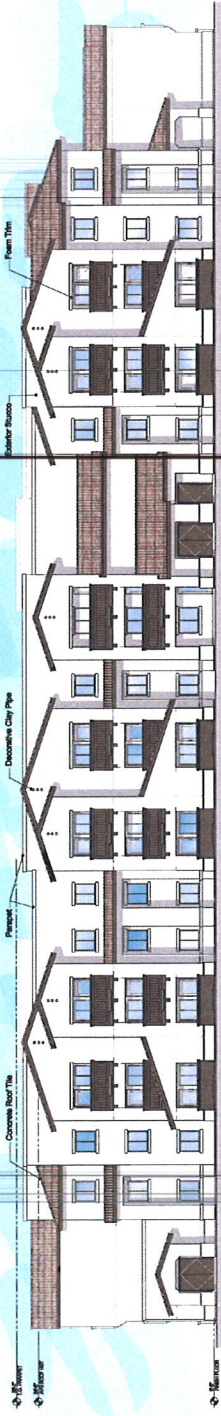
NORTHWEST H ELEVATION  
Scale: 3/32" = 1'-0"



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



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



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

Scale: 3/32" = 1'-0"  
0 4 8 16 32

PROJECT No. 912008 FEBRUARY 5, 2013

## Conceptual Elevations - Building 2

# Westcliff Pines Phase 3

Las Vegas, Nevada

## SDR-48273

NEVADA  
HAND

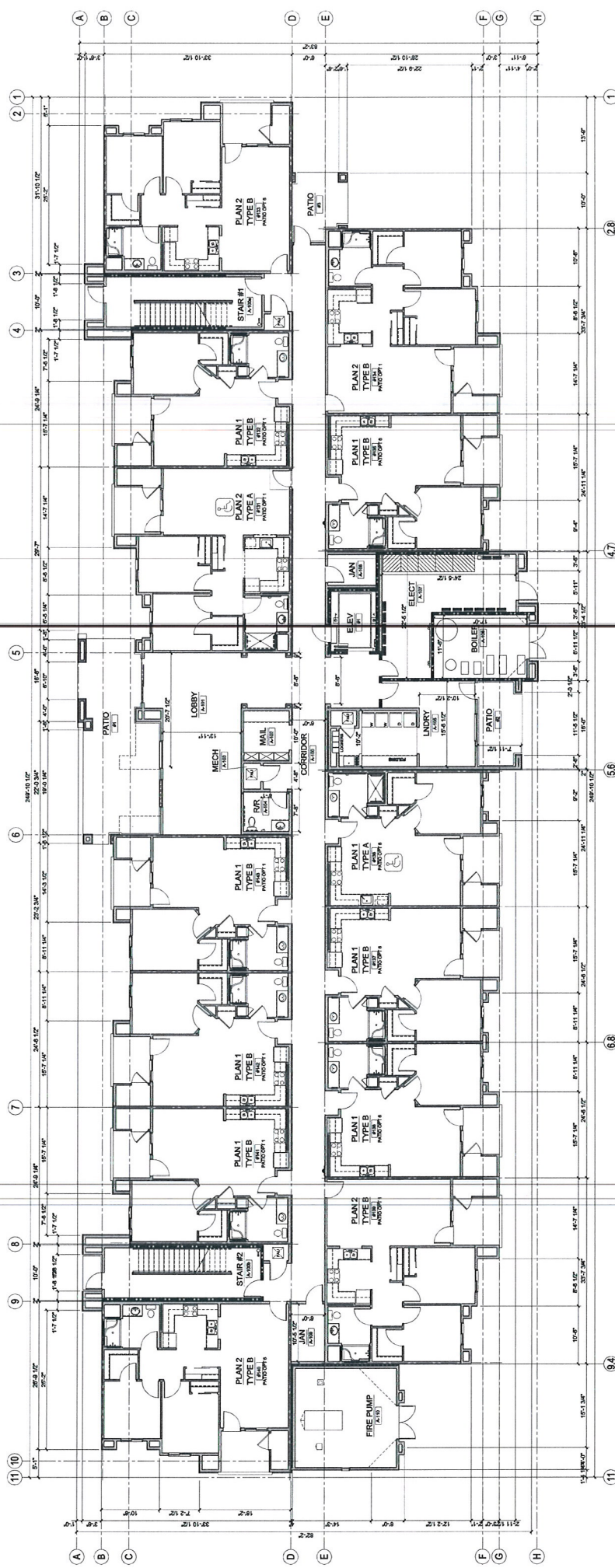
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FEB - 5 2013

City of Las Vegas  
Dept. of Planning

PAZ DESIGN GROUP  
4500 PRECINCT STREET #203  
LAS VEGAS, NEVADA 89101  
TEL: 702.735.1234 FAX: 702.735.1235

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1st FLOOR

**FIRST FLOOR**  
 CORRIDOR/MISC = 2118 SF.  
 COMMON AREAS = 1179 SF.  
 DWELLING UNITS = 927 SF.  
 UTILITY = 1189 SF.  
 EXT. PATIO - UNITS = 1341 SF.  
 EXT. PATIO - COMMON = 981 SF.  
**TOTAL** = 16,280 SF.

**TOTAL BUILDING**  
 CORRIDOR/MISC = 5,653 SF.  
 COMMON AREAS = 2,288 SF.  
 DWELLING UNITS = 29,401 SF.  
 UTILITY = 1,552 SF.  
 EXT. PATIO - UNITS = 3,940 SF.  
 EXT. PATIO - COMMON = 1,189 SF.  
**GRAND TOTAL** = 43,984 SF.

| Unit Type  | 2 Bd | 1 Bd | Total |
|------------|------|------|-------|
| 1st Floor  | 5    | 8    | 13    |
| 2nd Floor  | 6    | 8    | 14    |
| 3rd Floor  | 5    | 8    | 13    |
| All Floors | 16   | 24   | 40    |

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

PROJECT No. 912008 February 5, 2013



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FEB - 5 2013

City of Las Vegas  
 Dept. of Planning

# Conceptual Building Plan - Bldg 2

## Westcliff Pines Phase 3

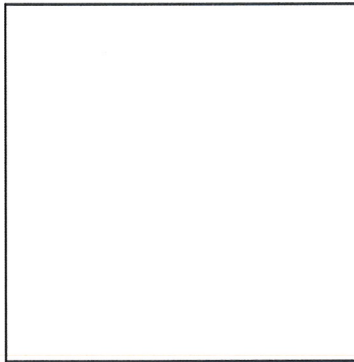
Las Vegas, Nevada

SDR-48273

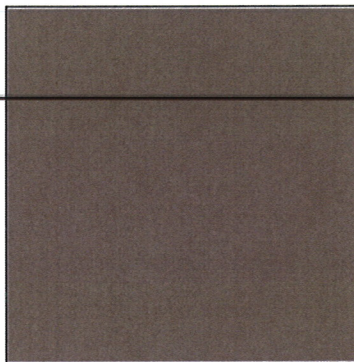
NEVADA  
 HAND

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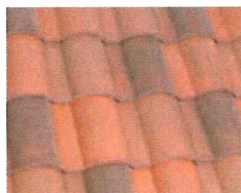




**STUCCO BODY COLOR**  
FRAZEE #CLW 1013 W  
"AKAMINA"



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



**Santa Caterina**  
R-621 - Premium

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

**SDR-48273**

**RECEIVED**

**FEB - 5 2013**

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