

DS #: 4550

APN: 138-28-401-015

PROJECT: Westcliff Pines 2

SUBMITTAL: 2nd & supplement

SCANNED BY/DATE: _____

CHECKED BY/DATE: _____



CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		March 22, 2012
TO: Land Development Services Department of Public Works		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for:	
	Westcliff Pines 2	
Cross Streets:	SEQ of Summerlin Pkwy. & Durango Drive	
File Number:	F:\Depot\DSMemos\DS4550B.doc	
Parcel Number:	138-28-401-015	
Zoning Action:	SDR-44166	
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES	NO X
COPIES TO:		
		L.R. Nelson Consulting Engineers
		HAND Property Holding Company
		Bart Anderson, P.E., DevCo

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	2/9/2012	2/23/2012	Not Approved	\$400.00	273967: \$400
2 nd Submittal & Supplement	3/6/2012 & 3/21/2012	3/22/2012	See Comments Below	\$400.00	276483: \$400
			TOTAL FEES (LDDRS):	\$800.00	----

REMARKS:

The Drainage Study for the subject project has been reviewed and:

X	is approved subject to conformance to all City standards and the following conditions:
	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.

- Per Condition #17 of SDR-44166: Contact the *City Engineer's Office* at 229-6272 to coordinate the development of this project with the "*Summerlin Parkway Widening Improvement Project*" (H#12970) and any other public improvement projects adjacent to this site. Comply with the recommendations of the *City Engineer*.
- Add a note in all grading plans for the construction of all storm drain drop inlets per a newly adopted USDCCA Drawing No. 421 (*Stormwater Quality Management Stamp and Sign Detail*).

In an effort to increase administrative efficiency, the City of Las Vegas Public Works Department requires all soil reports, drainage studies and traffic impact analysis submittals to be accompanied by an electronic copy of the submittal. Electronic documents must be submitted with one original hard copy of the study. Electronic documents should be on a universal computer-readable digital output replicating your submittal to be used for archival or display purposes. This may be more than one file if necessary. An Indexed Portable Document Format (PDF) or Print Ready CAD file formats with a minimum of 300dpi are the desired formats, but provided it is a high quality digitized replication of the submittal, other formats may be acceptable. If figures are in color, they must be scanned in color and saved as a separate file. The new submittal requirement is effective on **July 1, 2011**. If there are any questions regarding these new requirements, please contact Albert Sung in the Flood Section at (702) 229-2001 or Rick Schroder in Traffic Engineering at (702) 229-6327.

NOTE: Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in

a Drainage Study Amendment and accepted by the *City of Las Vegas Flood Control Section*. Additionally, conditional acceptance of a drainage study is valid for a period of one (1) year. If the proposed construction has not been completed in that time period, the *City of Las Vegas* reserves the right to require additional conditions and/or submission and acceptance of a complete drainage study update prior to further construction of a project.

NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the *Nevada Division of Environmental Protection* a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see <http://ndep.nv.gov/bwpc/storm01.htm> or call (775) 687-9429.

END OF REMARKS

ays

T/R/S: T20S/R60E/28
AREA L-28

Albert Sung

From: Jon Hayslip [Jon.Hayslip@lrneng.com]
Sent: Thursday, April 05, 2012 12:55 PM
To: Albert Sung
Subject: FW: Westcliff Pines 2 - SDR-44166

Albert,

I received this from Randy McConnell at the City regarding the project required review by the City Engineers office in your conditional approval letter.

Thanks for the help.

Jon

From: Randy McConnell [<mailto:rmccconnell@LasVegasNevada.GOV>]
Sent: Thursday, April 05, 2012 11:55 AM
To: Jon Hayslip
Cc: Richard Turner
Subject: RE: Westcliff Pines 2 - SDR-44166

Jon,

We have reviewed and found no potential issues with our project. For your file, Condition 17 of SDR-44166 has been satisfied.

Thanks

Randy McConnell
Engineering Project Manager
City of Las Vegas
Department of Public Works
Tel: 702.229.2186
Fax: 702.382.3232

From: Jon Hayslip [<mailto:Jon.Hayslip@lrneng.com>]
Sent: Wednesday, April 04, 2012 11:46 AM
To: Randy McConnell
Cc: Richard Turner
Subject: Westcliff Pines 2 - SDR-44166

Randy,

As part of the conditions of approval from CLV flood control in their letter for Westcliff Pines 2 (DS4550) dated March 22, 2012; that Condition 17 of the SDR-44166 required the development plan to be coordinated with the "Summerlin Parkway Widening Project" (H#12970) through the City Engineer's Office.

I have attached a copy of the grading plans (2 sheets), details (2 sheets), APN and drainage basin maps to show the project information for the City's review. The projects' onsite drainage flows internal to the existing storm drain system within Starfire Estates condos and a small portion drains into Silver Sky public right-of-way. No onsite flow is directly routed to Summerlin Parkway.

L.R. NELSON CONSULTING ENGINEERS

6765 WEST RUSSELL ROAD, SUITE 200

LAS VEGAS, NV 89118

PHONE: (702) 798-7978 FAX: (702) 451-2296

TRANSMITTAL

DATE: Wednesday, March 21, 2012									
TO: Mr. Albert Sung, P.E., Project Engineer									
FIRM/AGENCY NAME: City of Las Vegas – Public Works Flood Control Section 333 N. Rancho Drive 7th Floor Las Vegas, NV 89106									
PROJECT NUMBER: 818-021-111									
REFERENCE: Westcliff Pines 2 – Addendum # 2 to the Technical Drainage Study									
Dear Mr. Sung, Per your request, L.R. Nelson Consulting Engineers is providing the plan revisions as discussed on Thursday March 15, 2012. These items submitted for your review are listed below. Items Submitted: <table><tr><td>1</td><td>One (1) Copy of Addendum # 2 – Grading Plans (GR1 & GR2)</td></tr><tr><td>2</td><td>One (1) Copy of Addendum #2 - Detail Sheets (DT1 & DT2)</td></tr><tr><td>3</td><td>One (1) Copy of Addendum #2 – SD Plan & Profile (SD1 & SD2)</td></tr><tr><td>4</td><td>One (1) Copy of Addendum #2 on CD</td></tr></table>		1	One (1) Copy of Addendum # 2 – Grading Plans (GR1 & GR2)	2	One (1) Copy of Addendum #2 - Detail Sheets (DT1 & DT2)	3	One (1) Copy of Addendum #2 – SD Plan & Profile (SD1 & SD2)	4	One (1) Copy of Addendum #2 on CD
1	One (1) Copy of Addendum # 2 – Grading Plans (GR1 & GR2)								
2	One (1) Copy of Addendum #2 - Detail Sheets (DT1 & DT2)								
3	One (1) Copy of Addendum #2 – SD Plan & Profile (SD1 & SD2)								
4	One (1) Copy of Addendum #2 on CD								
SENT BY:Jon Hayslip	Received by:								
	Date:								

03/21/12

LARRY R. NELSON, P.E.
President

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING

Rec'd: 3/6/12
DS 4550
L-28

\$400.-

NEVADA

**L. R. NELSON
CONSULTING ENGINEERS, INC.**

6765 West Russell Road, Suite 200
Las Vegas, NV 89118-1885

Phone 702 / 798-7978
FAX 702 / 451-2296
Email lnelson@lrneng.com

UTAH

**L. R. NELSON
CONSULTING ENGINEERS, L.L.C.**

51 West 9000 South
Sandy, UT 84070-2008

Phone 801 / 565-8580
FAX 801 / 565-9340
Email lrnengineers@lrnslc.com

**ADDENDUM #1 -
TECHNICAL DRAINAGE
STUDY FOR
WESTCLIFF PINES 2**

**CITY OF LAS VEGAS, NEVADA
Project Number: 818-021-081
March 2012**

Prepared For: Nevada H.A.N.D.
295 Warm Springs Road, Suite 101
Las Vegas, Nevada 89119
Phone (702) 739-3345
Fax (702) 739-3305

Prepared By: L.R. Nelson Consulting Engineers
6765 W. Russell Rd., Suite 200
Las Vegas, Nevada 89118
(702) 798-7978

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: Westcliff Pines 2 Date: March 6, 2012

Location of Development: a) Descriptive (Cross Streets) North/South: Roland Wiley
East/West: Silver Sky

b) Section: 28 Township: 20S Range: 60E

c) APN: 138-28-401-015

Name of Owner: HAND Property Holding Company

Telephone No.: 739-3345 Fax No.: 739-3305 E-Mail Address: _____

Address: 295 E. Warm Springs Road, #101, Las Vegas, NV 89119

Contact Person-Name: Jon Hayslip Telephone No.: (702) 798-7978

* E-Mail Address: jon.hayslip@lrneng.com Fax No.: (702) 451-2296

Firm: L. R. Nelson Consulting Engineers, Inc.

Address: 6765 W. Russell Road, Suite 200, Las Vegas, NV 89118

Type of Land Development/Land Disturbance Process:

☐	Rezoning	☐	Subdivision Map	☐	Clearing and Grading Only
☐	Parcel Map	☐	Planned Unit Development	☐	Other (Please specify below)
☐	Large Parcel Map	☒	Building Permit		

1. Total Owned Land Area: At Site: 5.24 ac Being Developed/Disturbed: 5.16 ac

2. Is a portion or all of the subject property located in a designated FEMA Flood Hazard Area? ☐ Yes** ☒ No

3. Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility? ☐ Yes** ☒ No

4. Proposed type of development (Residential, Commercial, Etc.): Multi-family residential

5. Approximate upstream land area which drains to the subject site: 10.62 ac (ref. DS3640)

6. Has the site drainage been evaluated in the past? ☒ YES ☐ NO If yes, please identify documentation: Silver Sky Assisted Living, by TRC, 2004 (DS3640)

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: Roland Wiley & private offsite storm drains existing d/s of site

8. Briefly describe your proposed schedule for the subject project: As soon as possible.

Submit this form as part of the required drainage study to the local entity which has jurisdiction over the subject property. This form may provide sufficient information to serve as the Conceptual Drainage Study.

***New Required Field**

****Review and concurrence of the Clark County Regional Flood Control District is required.**

DS4550 Local Entity File No.	Revision	Date

Exp. 6/30/13
Engineer's Seal

REFERENCE:

STANDARD FORM 1

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		February 23, 2012
TO: Land Development Services Department of Public Works		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for: Westcliff Pines 2	
Cross Streets:	SEQ of Summerlin Pkwy. & Durango Drive	
File Number:	F:\Depot\DSMemos\DS4550A.doc	
Parcel Number:	138-28-401-015	
Zoning Action:	SDR-44166	
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES	NO X
		COPIES TO: L.R. Nelson Consulting Engineers HAND Property Holding Company Bart Anderson, P.E., DevCo

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	2/9/2012	2/23/2012	See Comments Below	\$400.00	273967: \$400
TOTAL FEES (LDDRS):				\$400.00	----

REMARKS:

The Drainage Study for the subject project has been reviewed and:

	is approved subject to conformance to all City standards and the following conditions:
X	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.

1. Provide a copy of the zoning/planning conditions associated with this site (**SDR-44166**) with the next submittal to verify compliance with conditions. *Flood Control* will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the *City Council*). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.
2. Sites with a grade difference of 2 feet above or below existing are required to have approval from the *City Planning and Development Department*. The engineer must submit copies of the grading plans and detail sheet with a letter justifying the grade difference to the *City Planning Department* (229-6301). The engineer must provide Planning approval with the next submittal.
3. Provide a storm drain note as follow in all pertinent grading plans: **ALL ONSITE STORM DRAINS AND THE ASSOCIATED FACILITIES ARE PRIVATELY OWNED AND TO BE PRIVATELY MAINTAINED.**
4. **Sheet GR1:** At the NWC flume inlet, the energy head (per calculation) is 4.64' which will cause the discharge to splash over to the interior driveway before it can be collected into the drop inlet. Provide an apron or wing structure or something equivalent to prevent the splash over to the adjacent driveway. Review and revise accordingly.
5. **Sheet GR1:** Provide a swale in the 15'-landscape strip along the west boundary and bring the flow to the proposed drop inlet for discharge.
6. **Sheet GR1:** Identify an overflow path in the courtyard area in a worst case scenario that the two proposed Jensen grate inlets are completely clogged.

7. **Sheet GR1:** Identify an existing storm drain in the adjacent property to the east (*Starfire Estates*) and label with *City of Las Vegas* recorded construction plan number.
8. **Sheet GR1:** Provide a connection detail for the new and existing storm drains at the interface of the subject property and the adjacent *Starfire Estates*.
9. **Sheet GR2:** Reference Comment #4 at the SWC flume inlet.
10. **Sheet GR2:** Reference Comment #5.
11. **Sheet GR2:** Reference Comment #7 at the southeast corner of the site.
12. **Sheet SD1:** As stated in Comment #8, provide a connection detail in the plan view and the profile section.
13. **Sheet DT1:** Detail Section B is to be found nowhere on the grading plans. Identify Detail Section B accordingly.
14. **Sheet DT1:** On Detail Sections C and D, provide a swale (minimum 6"-deep) behind the proposed retaining wall, leave a minimum 1'-bench at the top of the wall.
15. Add a note in all pertinent sheets for the construction of all storm drain drop inlets per a newly adopted USDCCA Drawing No. 421 (*Stormwater Quality Management Stamp and Sign Detail*).

In an effort to increase administrative efficiency, the City of Las Vegas Public Works Department requires all soil reports, drainage studies and traffic impact analysis submittals to be accompanied by an electronic copy of the submittal. Electronic documents must be submitted with one original hard copy of the study. Electronic documents should be on a universal computer-readable digital output replicating your submittal to be used for archival or display purposes. This may be more than one file if necessary. An Indexed Portable Document Format (PDF) or Print Ready CAD file formats with a minimum of 300dpi are the desired formats, but provided it is a high quality digitized replication of the submittal, other formats may be acceptable. If figures are in color, they must be scanned in color and saved as a separate file. The new submittal requirement is effective on **July 1, 2011**. If there are any questions regarding these new requirements, please contact Albert Sung in the Flood Section at (702) 229-2001 or Rick Schroder in Traffic Engineering at (702) 229-6327.

NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the *Nevada Division of Environmental Protection* a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see <http://ndep.nv.gov/bwpc/storm01.htm> or call (775) 687-9429.

END OF REMARKS
ays

T/R/S: T20S/R60E/28
AREA L-28

March 1, 2012

Mr. Albert Sung, P.E.
Flood Control Project Engineer
Department of Public Works
333 N. Rancho Drive
7th Floor
Las Vegas, NV 89106

**Re: Addendum #1 to Technical Drainage Study for Westcliff Pines 2 -
(DS4550)
Project No.: 818-021-081**

Dear Mr. Sung,

We have received the City of Las Vegas Inter-Office Memorandum review comments for the above-mentioned study, dated February 23, 2012. The comments are re-stated below along with the corresponding response.

1. Provide a copy of the zoning/planning conditions associated with this site (SDR-44166) with the next submittal to verify compliance with conditions. *Flood Control* will not issue conditional approval of the drainage study without the associated zoning/planning conditions (Issued by the *City Council*). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.

A copy of the zoning/planning conditions is included in the Appendix A.

2. Sites with a grade difference of 2 feet above or below existing are required to have approval from the *City Planning and Development Department*. The engineer must submit copies of the grading plans and detail sheet with a letter justifying the grade difference to the *City Planning Department* (229-6301). The engineer must provide Planning approval with the next submittal.

A copy of the letter submitted for review to the City Planning and Development Department for the 2 feet deviation (above or below existing grade) is included in Appendix A. The request was forwarded to Mr. John Alabado with the City of Las Vegas for review. Mr. Richard Turner, Civil Engineering Department Manager, L. R. Nelson Consulting Engineers, has been in contact with Mr. Alabado regarding the request.

3. Provide a storm drain note as follows in all pertinent grading plans: **ALL ONSITE STORM DRAINS AND ASSOCIATED FACILITIES ARE PRIVATELY OWNED AND TO BE PRIVATELY MAINTAINED.**

The note has been added as requested to all pertinent improvement plans and submitted with this addendum for *City of Las Vegas* review.

4. **Sheet GR1:** At the NWC flume inlet, the energy head (per calculation) is 4.64' which will cause the discharge to splash over to the interior driveway before it can be collected into the drop inlet. Provide an apron or wing structure or something equivalent to prevent the splash over to the adjacent driveway. Review and revise accordingly.

On Wednesday, February 29, 2012, a meeting was held at the City of Las Vegas Flood Control Section in the 7th floor conference room to discuss the comment. In attendance at the meeting were, Albert Sung, P.E., Flood Control Section Project Engineer, City of Las Vegas, Richard Turner, Civil Engineering Department Manager and Jon Hayslip, P.E., L. R. Nelson Consulting Engineers. At this meeting, L. R. Nelson Consulting Engineers discussed the issue and explained since the offsite storm water entering the flume originates on private property and will be conveyed into a privately maintained system that any of the overflow splash will be landing within the privately maintained onsite drive aisle. We also discussed Comment #3 that the City of Las Vegas required the additional note to be placed on the improvement plans that indicate all privately constructed flood control facilities will be privately maintained. Also, it was agreed upon to provide a one (1) foot wall along the boundaries flume to provide splash protection for the flood control facility. The enclosed improvement plans have been revised accordingly.

5. **Sheet GR1:** Provide a swale in the 15'-landscape strip along the west boundary and bring the flow to the proposed drop inlet for discharge.

The grading has been revised to provide a swale in the 15'-landscape strip along the west boundary and bring the flow to the proposed drop inlet for discharge.

6. **Sheet GR1:** Identify an overflow path in the courtyard area in a worst case scenario that the two proposed Jensen grate inlets become completely clogged.

At the meeting held at the City of Las Vegas on Wednesday, February 29, 2012, it was discussed the area is enclosed by the building and courtyard area does not have an available overflow path. L. R. Nelson Consulting Engineers proposed to add two (2) additional 2-ft by 2-ft Jensen Precast inlets and connecting 18-in pipe to provide additional or redundant inlets to pick up the courtyard area storm runoff. Based upon this discussion, Mr. Sung concurred with this recommendation. The enclosed improvement plans have been revised accordingly.

7. **Sheet GR1:** Identify an existing drain in the adjacent property to the east (*Starfire Estates*) and label with *City of Las Vegas* recorded construction plan number.

The City of Las Vegas recorded construction plan number is now shown on Grading Sheet GR1.

8. **Sheet GR1:** Provide a connection detail for the new and existing storm drains at the interface of subject property and the *Starfire Estates*.

A connection detail for the new and existing storm drains at the interface of subject property and the *Starfire Estates* has been provided for the reference made on Sheet GR1.

9. **Sheet GR2:** Reference Comment #4 at the SWC flume inlet.

The proposed design changes for the flume inlet at the SWC will be resolved as described in the response to Comment #4.

10. **Sheet GR2:** Reference Comment #5.

The grading has been revised to provide a swale in the 15'-landscape strip along the west boundary and bring the flow to the proposed drop inlet for discharge.

11. **Sheet GR2:** Reference Comment #7 at the southeast corner of the site.

The City of Las Vegas recorded construction plan number is now shown on Grading Sheet GR2.

12. **Sheet SD1:** As stated in Comment #8, provide a connection detail in the plan view and profile section.

A connection detail has been provided as requested on sheet SD1.

13. **Sheet DT1:** Detail Section B is to be found nowhere on the grading plans. Identify Detail Section B accordingly.

Detail Section B is located on Sheet GR2 on the enclosed improvement plans.

14. **Sheet DT1:** On Detail Sections C and D, provide a swale (minimum 6"-deep) behind the proposed retaining wall, leave a minimum 1'-bench at the top of the wall.

The details have been revised accordingly and are now shown Sheet DT1.

15. Add a note in all pertinent sheets for the construction of all storm drain drop inlets per the newly adopted USDCCA Drawing No. 421 (*Stormwater Quality Management Stamp and Sign Detail*).

A note has been placed on all pertinent sheets for the construction of all storm drain drop inlets per the newly adopted USDCCA Drawing No. 421 (*Stormwater Quality Management Stamp and Sign Detail*) as requested.

It was also discussed in the meeting to provide the City of Las Vegas the available photos of the inlets along the property line walls. Due to the existing access to these locations being blocked by heavy foliage, only three (3) of the four (4) openings are included in this submittal

Appendix A: Reference Material

Project Number: 818-021-111

LARRY R. NELSON, P.E.
President

February 13, 2012

Mr. John Alabado
City of Las Vegas
Planning and Development Division
333 N. Rancho Drive
Las Vegas, NV 89106

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING

**RE: Request for Allowance of Grade Differential of Two (2) Feet
Above or Below Existing Elevations for the Proposed Development
Westcliff Pines 2 (DS4550)**

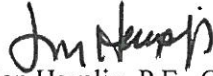
Dear Mr. Schmeiser:

L.R. Nelson Consulting Engineers has submitted the Westcliff Pines 2 Technical Drainage Study to the City of Las Vegas for the review on February 9, 2012. The drainage study has been prepared in support of the proposed assisted living residential community adjacent to existing multi-family developments of Starfire Estates I to the east and Angel Park Apartments to the west. The project APN is 138-28-401-015 located on the north side of Silver Sky Drive, west of Roland Wiley. The City of Las Vegas Flood Control Section has requested that we receive approval from you regarding the grade difference of two feet above or below the existing grades for this site. The following is justification for this grade difference.

The elevation drop between the project site from west to east is greater than 10 feet between the project boundaries. The request for the grade differential of two (2) feet above or below existing grade for this project is based upon the need to provide a constant finished floor elevation for the large rectangular buildings for this type of proposed use, specifically an assisted living facility. Additionally, in order to mitigate the existing storm water historically crossing the site within defined washes, an underground storm drain system has been proposed to be connected to the existing offsite facilities. Due to the existing topography which varies up to fourteen (14) feet at the location of the proposed buildings, the finished floor elevations varies greater than 2 feet above or below current elevations as shown on the enclosed grading plans and detail sheet(s). Based upon these conditions, a constant finished floor elevation for the buildings prevents keeping the proposed grades within two feet of the existing elevations. A copy of the proposed grading plan has been provided with this letter for your review.

If you have any questions or require additional information, please contact this office at your convenience.

Sincerely,

NEVADA**L. R. NELSON
CONSULTING ENGINEERS, INC.**6765 West Russell Road, Suite 200
Las Vegas, NV 89118-1885Phone 702 / 798-7978
FAX 702 / 451-2296
Email lnelson@lrneng.com**UTAH****L. R. NELSON
CONSULTING ENGINEERS, L.L.C.**51 West 9000 South
Sandy, UT 84070-2008Phone 801 / 565-8580
FAX 801 / 565-9340
Email lrnengineers@lrnslc.com**L. R. NELSON CONSULTING ENGINEERS, INC.**

Jon Hayslip, P.E., CFM
Flood Control Manager

APPROVED

3-FT. GRADE DIFFERENTIAL

BY  3.5.12

CURRENT PLANNING DIVISION 5002-44166 2.14 P.C.

CITY OF LAS VEGAS

For Planning and Land Development application information please enter the A/P number and click Search.

(Examples: 1234, 12345)

[Print this page](#)

Disclaimer: This information is prepared as an informational service only and should not be relied upon as an official record. For official records and actions, please contact the city of Las Vegas Planning & Development Department at (702) 229-6301.

Application:	44166 SDR - SITE DEVELOPMENT PLAN REVIEW
Application Filed:	December 19, 2011
Project Name:	WESTCLIFF PINES 2
Description:	SDR-44166 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: HAND PROPERTY HOLDING COMPANY - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 120-UNIT SENIOR CITIZEN APARTMENT DEVELOPMENT on 5.16 acres adjacent to the south side of Summerlin Parkway at the west end of Silver Sky Drive (APN 138-28-401-015), U (Undeveloped) Zone [M (Medium Density Residential) General Plan Designation] under Resolution of Intent to R-3 (Medium Density Residential), Ward 2 (Wolfson).
Status/Stage:	Application Routing/Reviews

Applicant Info	Review Info	Meeting Info
----------------	-------------	--------------

Meeting Date	Meeting Type	Status	Comments
Feb 14,2012	PLANNING COMMISSION	APPROVED	
Jan 19,2012	NEIGHBORHOOD MEETING	SCHEDULED	A Voluntary Neighborhood Meeting is scheduled for 5:30pm on Thursday, January 19, 2012, in the Westcliff Pines Recreation Bldg, 8206 Silver Pines Drive, Bldg.#2, Las Vegas, NV, 89145
Feb 14,2012	PLANNING COMMISSION	SCHEDULED	

[Print this page](#)

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SDR-44166 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT/OWNER: HAND PROPERTY HOLDING COMPANY - For possible action on a
request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 120-UNIT
SENIOR CITIZEN APARTMENT DEVELOPMENT on 5.16 acres adjacent to the south side of
Summerlin Parkway at the west end of Silver Sky Drive (APN 138-28-401-015), U
(Undeveloped) Zone [M (Medium Density Residential) General Plan Designation] under
Resolution of Intent to R-3 (Medium Density Residential), Ward 2 (Wolfson). Staff
recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 03/21/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

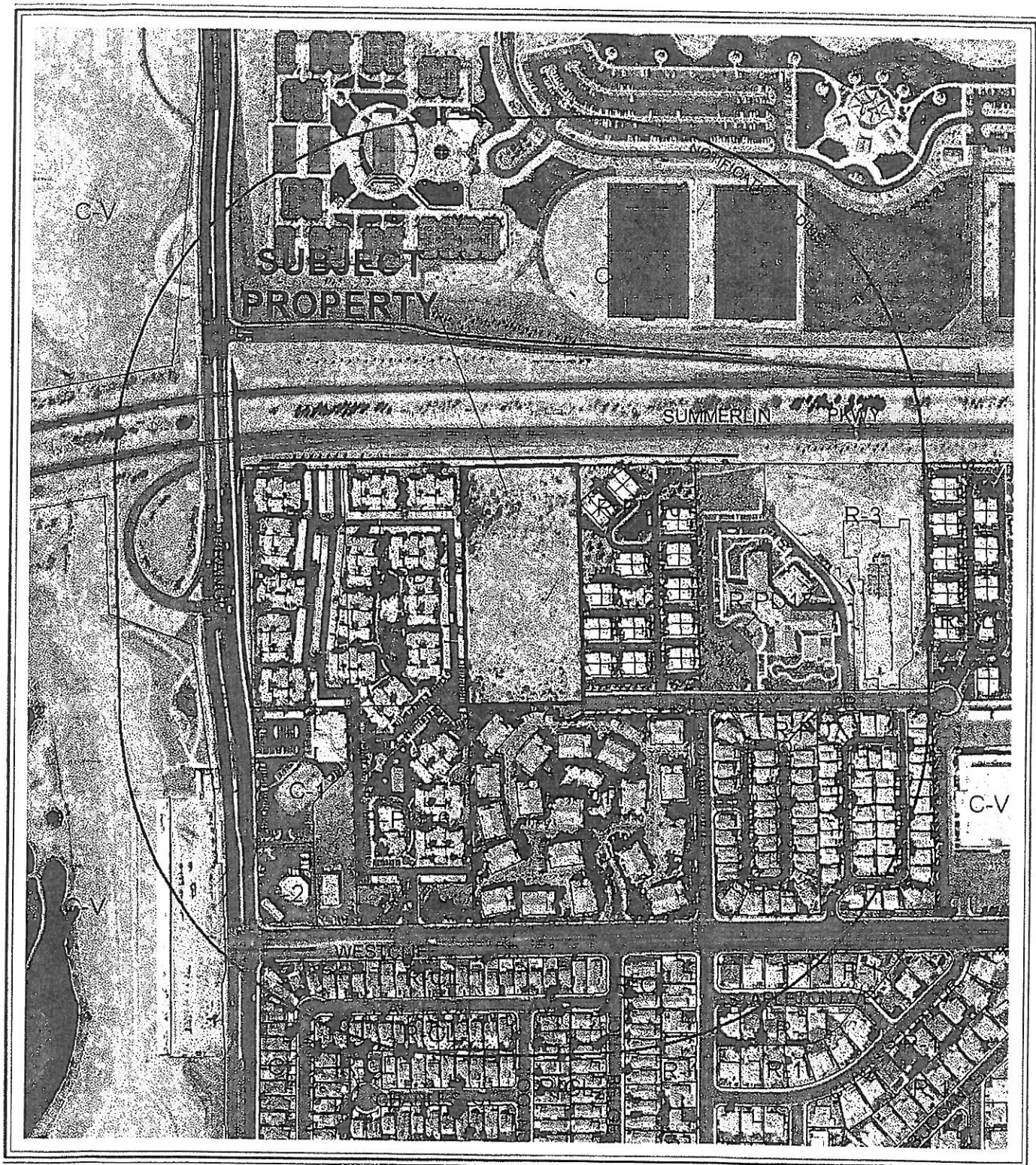
RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards





CASE: **SDR-44166**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) [M (MEDIUM DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] ^N
 UNDER RESOLUTION OF INTENT TO R-3 (MEDIUM DENSITY RESIDENTIAL)



*City of Las Vegas***AGENDA MEMO - PLANNING**

PLANNING COMMISSION MEETING DATE: FEBRUARY 14, 2012

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: HAND PROPERTY HOLDING
COMPANY**** STAFF RECOMMENDATION ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
SDR-44166	Staff recommends APPROVAL, subject to conditions:	N/A

**** CONDITIONS ******SDR-44166 CONDITIONS****Planning**

1. Conformance to the Conditions of Approval for Rezoning (ZON-13867) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plan, date stamped 01/09/12, and floor plans, building elevations, and materials board date stamped 12/19/12 except as amended by conditions herein.
4. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 01/09/12. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
5. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

Conditions Page Two
February 14, 2012 - Planning Commission Meeting

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. The minimum distance between buildings shall be 10 feet.
8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
9. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
10. An Exception from the Unified Development Code 19.06.040 is hereby approved, to allow 86 perimeter landscape trees where 92 trees are required.
11. An Exception from the Unified Development Code 19.06.040 is hereby approved to allow 15-gallon sized trees for the parking lot landscape islands and for every other tree specified along the east and west perimeter where 24-inch box sized trees are required.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. Sign and record a deed restriction with language determined to be satisfactory by the City Attorney which restricts the use of the site to an age-restricted community for those persons 55 years of age or older, to the full extent of the law.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Dedicate the appropriate right-of-way on Silver Sky Drive to complete the cul-de-sac bulb and any other portions required to complete the full 60-foot width prior to the issuance of any permits.
16. Construct half-street improvements including the remainder of the cul-de-sac bulb on Silver Sky Drive adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

Conditions Page Three**February 14, 2012 - Planning Commission Meeting**

17. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Summerlin Parkway Widening Improvement Project" (H#12970) and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
18. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
19. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This Site Development Plan Review request is for a proposed 120-Unit Senior Citizen Apartment development consisting of one 40-unit, three-story building and one 80-unit, three-story building separated by a 100-foot wide power line easement. The proposed development is located on five acres, adjacent to the south side of Summerlin Parkway at the west end of Silver Sky Drive, between two multi-family residential developments.

This proposal is consistent with the existing multi-family residential uses in the area and is substantially compliant with all other plans and policies; therefore, staff recommends approval. If denied, the applicant will not be allowed to construct the Senior Citizen Apartments.

ISSUES

- Senior Citizen Apartments are a conditionally permissible use in the R-3 (Medium Density Residential) zoning district; the proposed meets all minimum conditions.
- An exception to allow 15-gallon trees in the parking lot landscape islands and for every other tree specified along the east and west property lines where 24-inch box trees are required accompanies this request; staff recommends approval of the exception.
- An exception to allow 86 trees within the landscape buffer where 92 trees are required accompanies this request; staff recommends approval the exception.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
12/30/83	The subject property was annexed (A-0010-83) into the City of Las Vegas as U (Undeveloped) and C-V (Civic) Zones as part of a larger request.
08/16/06	The City Council approved a request for a Site Development Plan Review (SDR-13866) for a 125-unit Senior Citizen Apartment facility and a Rezoning (ZON-13867) from U (Undeveloped) [M (Medium Density Residential) General Plan Designation] to R-3 (Medium Density Residential) on 5.0 acres, approximately 335 feet west of the intersection of Silver Sky Drive and Roland Wiley Road. The Planning Commission recommended denial with staff recommending approval

12/05/07	The City Council approved request for a Site Development Plan Review (SDR-24254) for a proposed three-story, 125-unit senior living apartment facility on 5.0 acres adjacent to the south side of Summerlin Parkway, at the west end of Silver Sky Drive. The Planning Commission and staff recommended approval.
08/06/08	The City Council approved request for an Extension of Time (EOT-28526) of a previously approved Rezoning (ZON-13867) from U (Undeveloped) [M (Medium Density Residential) General Plan Designation] to R-3 (Medium Density Residential) on 5.0 acres approximately 335 feet west of the intersection of Silver Sky Drive and Roland Wiley Road.
01/20/10	The City Council approved request for an Extension of Time (EOT-36845) of a previously approved Rezoning (ZON-13867) from U (Undeveloped) [M (Medium Density Residential) General Plan Designation] to R-3 (Medium Density Residential) on 5.0 acres approximately 335 feet west of the intersection of Silver Sky Drive and Roland Wiley Road.
	NOTE: This extension of time for the Rezoning (ZON-13867) was granted indefinitely, thus maintaining the Resolution of Intent to Rezone to R-3 (Medium Density Residential). The City Council approved request for an Extension of Time (EOT-36846) of a previously approved Site Development Plan Review (SDR-24254) for a proposed three-story, 125-unit senior living apartment facility on 5.0 acres adjacent to the south side of Summerlin Parkway, at the west end of Silver Sky Drive. This entitlement expired on 12/05/11.

Most Recent Change of Ownership

02/16/11	A deed was recorded for a change in ownership.
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Related Building Permits/Business Licenses

There are no building permits or business licenses associated with this undeveloped lot.	
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Pre-Application Meeting

12/15/11	A pre-application meeting was held with the applicant to discuss the submittal requirements for a new site plan, which was modified from the site development plan.
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Staff Report Page Three
February 14, 2012 - Planning Commission Meeting

Neighborhood Meeting

01/19/12	A neighborhood meeting was held in the Westcliff Pines Recreation Building, 8206 Silver Pines Drive, Bldg. #2. Eight members of the public, three members of the development team, and one Planning staff member were in attendance. Concerns discussed included the questions about the height of the buildings, the amount of onsite parking and landscaping, and access to public transit. There were concerns expressed about the potential for blasting due to the presence of caliche, that there would be an increase in ambulance responses and that the proposed facility would be for low-income seniors.
----------	---

Field Check

01/04/12	A field check was conducted on site. The site is currently undeveloped with a 120-foot tall power pole and transmission lines running northeasterly through the property. Site access is provided only at the southeast corner of the property at the terminus of Silver Sky Drive.
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Details of Application Request

<i>Site Area</i>	
Gross Acres	5.24
Net Acres	5.16

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Undeveloped	M (Medium Density Residential)	U (Undeveloped) Zone under Resolution of Intent to R-3 (Medium Density Residential)
North	ROW	ROW	ROW
South	Multi-Family Residential	M (Medium Density Residential)	R-PD11 (Residential Planned Development – 11 Units Per Acre)
East	Multi-Family Residential	MLA (Medium-Low Attached Density Residential)	R-PD10 (Residential Planned Development – 10 Units Per Acre)
West	Multi-Family Residential	M (Medium Density Residential)	R-PD16 (Residential Planned Development – 16 Units Per Acre)

Staff Report Page Four
February 14, 2012 - Planning Commission Meeting

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area		X	N/A
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.110, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	6,500 SF	224,800 SF	Y
Max. Residential Density	13-50 DUA	24 DUA	Y
Min. Setbacks			
• Front	10 Feet	43 Feet	Y
• Side	5 Feet	73 Feet	Y
• Rear	20 Feet	47 Feet	Y
Min. Distance Between Buildings	10 Feet	120 Feet	Y
Max. Building Height	5-stories/ 55 Feet	3-stories/ 40 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08.110, the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	12 Trees	12 Trees	Y
• South	1 Tree / 20 Linear Feet	16 Trees	14 Trees	N
• East	1 Tree / 20 Linear Feet	32 Trees	29 Trees	N
• West	1 Tree / 20 Linear Feet	32 Trees	31 Trees	N
TOTAL PERIMETER TREES		92 Trees	86 Trees	N
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	10 Trees	10 Trees	Y

Staff Report Page Five
February 14, 2012 - Planning Commission Meeting

LANDSCAPE BUFFER WIDTHS			
Min. Zone Width			
• North	6 Feet	10 Feet	Y
• South	6 Feet	8 Feet	Y
• East	6 Feet	8 Feet	Y
• West	6 Feet	15 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential	Existing	Y

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Silver Sky Drive	N/A	N/A	60	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement						
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance
		Parking Ratio	Parking		Parking	
			Regular	Handi-capped	Regular	Handi-capped
Senior Citizen Apartments	120 Units	0.75				
TOTAL SPACES REQUIRED			90		102	
Regular and Handicap Spaces Required			87	3	91	11
						Y

ANALYSIS

The subject site was rezoned (ZON-13867) to the R-3 (Medium Density Residential) zoning district by City Council on 08/16/06, and has maintained the resolution of intent, as the entitlement has not been exercised. This proposed development has a density of 24.0 units per acre and is in compliance with the 25 units per acre allowed by the M (Medium Density Residential) General Plan land use designation.

This proposal consists of two Senior Citizen Apartment buildings divided by a 100-foot wide utility easement running northeasterly through the site. One building is located in the north half of the site with the second building occupying the south half of the site and facing a 24-foot wide entrance off of Silver Sky Drive. The building labeled "Phase 1" consists of 80 units and is three-stories with an approximate 35,500 square-foot building footprint. The smaller building, labeled "Phase 2", consists of 40 units in a three-story building with an approximate 18,500 square-foot building footprint. Each building façade is finished with light-colored stucco with dark earth colored trim and roofing materials composed of terra cotta tiles. There are porches and balconies spread out amongst select units for each building.

Staff Report Page Six
February 14, 2012 - Planning Commission Meeting

The proposed landscaping is provided within the perimeter buffer areas adjacent to the property lines, within common areas, and within the parking lot. A total of 64, 24-inch box trees; 15, 30-gallon yuccas; 112, 15-gallon trees; 1,187 five-gallon shrubs; and 442 one-gallon grasses are proposed for the site. The plant materials consist of a wide variety of trees such as Bay Laurel, Shoestring Acacia, Chaste Tree, Mondel Pine, Native Mesquite, and Mexican Blue Palm. There are 18 different types of flowering plants, shrubs, and grasses dispersed throughout the site as well. The tree sizes vary size from 24-inch box trees along the property lines to 24-inch box and 15-gallon trees located within the interior site. A exception has been has been made to allow 15-gallon trees in the parking lot landscape islands and for every other tree in the east and west landscape buffer and to allow for a minor reduction in the required amount of trees along the east and west property lines. Staff supports this request, as the overall landscape plan exceeds the minimum Title 19.06 requirements for landscaping.

Per Title 19.12 the required parking for Senior Citizen Apartments is 0.75 spaces per unit. At 120 units, the required parking for this proposal is 90 parking spaces with a minimum of three handicapped accessible spaces available. The applicant has provided 106 parking spaces, including 11 handicap accessible spaces.

The applicant has provided an appealing proposal that is compatible in use, density, and design with the adjacent multi-family residential properties located to the east, west, and south. Staff recommends approval of this request as it satisfies the need for infill development by means of providing additional housing units for the growing senior population. If denied, the Senior Apartments will not be allowed for construction; however, the zoning resolution of intent will remain R R-3 (Medium Density Residential).

FINDINGS (SDR-44166)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed development meets Policy 2.2.2 of the 2020 Master Plan, which states, "That senior citizens' and assisted living housing be encouraged to develop, both to meet the needs of community residents who wish to age in place in their neighborhoods, and as a means of increasing residential densities in these areas." Also, this proposal is consistent with the surrounding multi-family residential uses and provides a suitable infill project for the area.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

Staff Report Page Seven
February 14, 2012 - Planning Commission Meeting

The proposed development is consistent with the M (Medium Density Residential) land use designation and the R-3 (Medium Density Residential) zoning district development standards for residential density, and is in compliance with all other plans and policies.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Silver Sky Drive, a sixty-foot wide local street, terminates at a cul-de-sac at the entrance of the site. The provided roadway provides adequate vehicular access to the site.

4. **Building and landscape materials are appropriate for the area and for the City;**

The building materials are typical of the neighboring multi-family developments and within the city. The provided landscape plans specify 15-gallon trees in the parking lot landscape islands and in the east and west landscape buffers; a condition of approval has been placed for revised landscape plans to correct this. In addition, the proposed landscape plan includes an exception to the Title 19.06.040 requirements, as it is deficient by two trees along the east property line and three trees along the west property line and proposes 15-gallon trees in the parking lot and specified areas within the east and west landscape buffer. Staff recommends approval of the exception, since the applicant is providing a substantial amount of plant materials throughout the site that exceed the minimum requirements.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The elevations and design characteristics are compatible with the design characteristics of the existing medium density development in the area. The proposed design utilizes a three-story building with a 35-foot high pitched roof, which is lower in height than the allowable 5-story, 55-foot height limit. The proposed buildings create an orderly and aesthetically pleasing environment that is in context with the neighboring multi-family developments

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

The proposed Senior Apartments will not compromise the public health or general welfare.

Staff Report Page Eight
February 14, 2012 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 311

APPROVALS 1

PROTESTS 2



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-44166**

APN: 138-28-401-015

Name of Property Owner: HAND Property Holding CompanyName of Applicant: HAND Property Holding CompanyName of Representative: Robert Feiblemen

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.

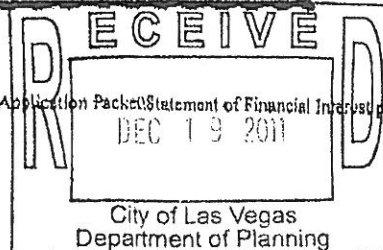
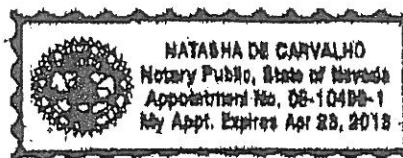
City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: *Robert D. Feiblemen*Print Name: Robert D. Feiblemen

Subscribed and sworn before me

This 19th day of December, 2011*[Signature]*
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) Silver Sky Drive West of Roland Wiley
 Project Name WESTCLIFF PINES 2 Proposed Use MF
 Assessor's Parcel #(s) 138-28-401-0151 Ward #
 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 5.16 Lots/Units 120 Density 23.26
 Additional Information Senior apartments

PROPERTY OWNER HAND Property Holding Company Contact Bob Feibleman
 Address 295 East Warm Springs Phone: 410-2730 Fax: 738-3305
 City Las Vegas State NV Zip 89119
 E-mail Address rfeibleman@nevadahand.org

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

REPRESENTATIVE L.R. Nelson Contact Rich Turner
 Address 6765 West Russell Road #200 Phone: 798-7978 Fax: 451-2296
 City Las Vegas State NV Zip 89118
 E-mail Address richard.turner@lrneng.com

Property Owner Signature* [Signature]

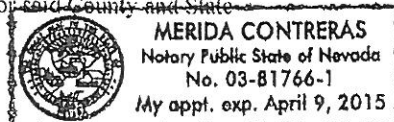
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps

Print Name Robert D. Feibleman

Subscribed and sworn before me

This 16th day of December, 2011

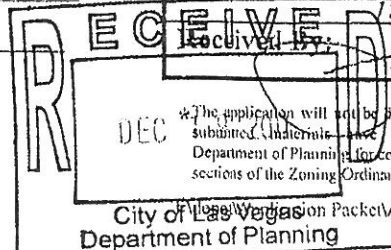
Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SDR-44166</u>
Meeting Date:	<u>2/14/11</u> <u>PL</u>
Total Fee:	<u>\$1,030</u>
Date Received:	<u>2/19/11</u>
Received by:	<u>[Signature]</u>



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

City of Las Vegas Application Form.pdf

SITE INFORMATION

ZONING
 R-1 Medium Density Residential

LOT AREA
 Gross Area 1.24 Acres
 Net Area 1.14 Acres
 22,420 S.F.
 22,420 S.F.

DEVELOPMENT
 Single-Family Detached

Setbacks
 Front 25' (Min)
 Side 10' (Min)
 Rear 10' (Min)
 Overall 25' (Min)

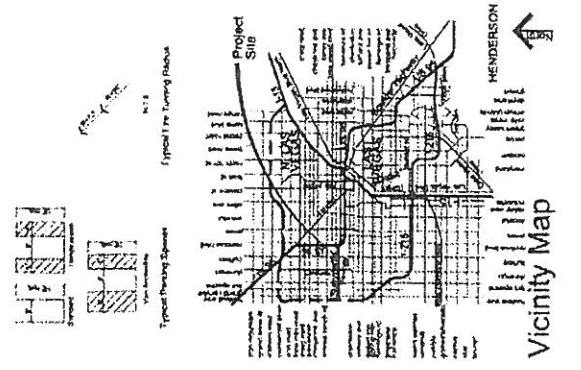
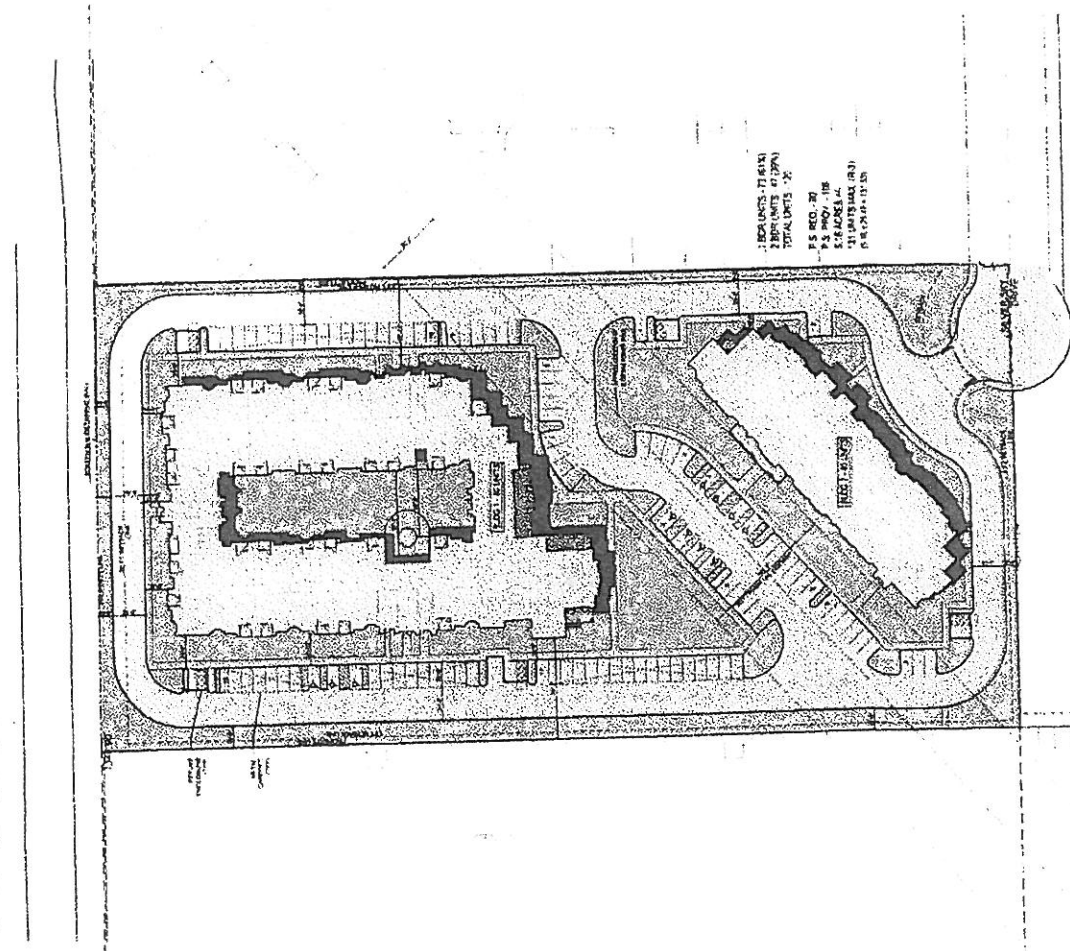
Height
 Permitted 35' (Max)
 Proposed 35' (Max)

Lot Coverage
 Permitted 25% (Max)
 Proposed 25% (Max)

BUILDING AREA
 Gross Project Area 1.24 Acres
 Dwelling Units (Senior Apartments) 40 Units

PARKING REQUIREMENTS
 Minimum 1.00 Car per Unit
 Proposed 1.00 Car per Unit

UTILITIES
 Water 1.00 Car per Unit
 Sewer 1.00 Car per Unit
 Gas 1.00 Car per Unit
 Electric 1.00 Car per Unit



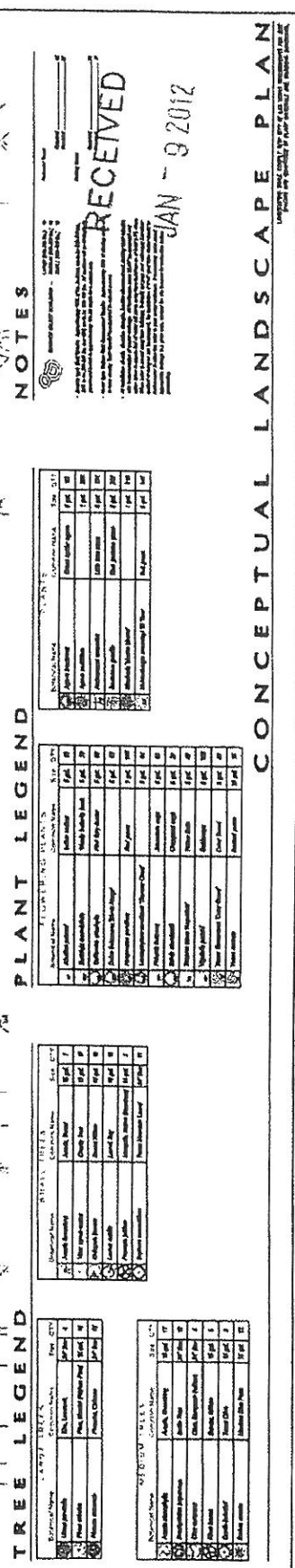
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PAZ DESIGN GROUP
 SDR-44166
 REVISED

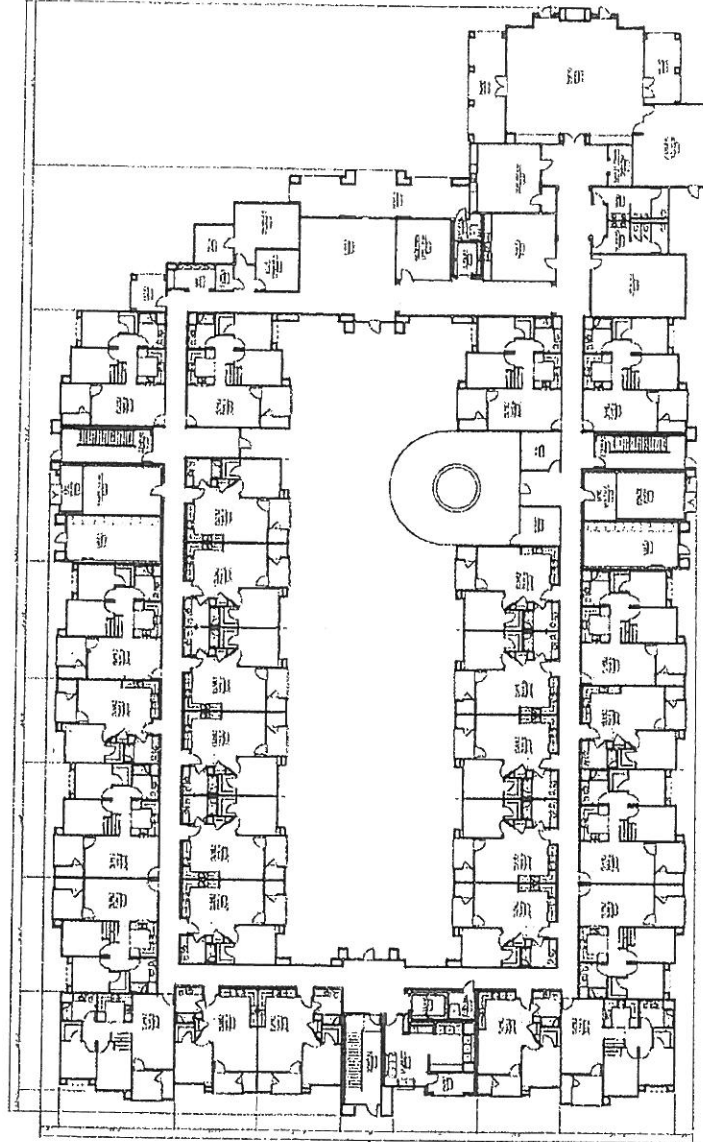
Westcliff Pines Phase 2

Las Vegas, Nevada

NEVADA
 HAND



SDR-44166
REVISED



Unit Type		Total
2 Bd	1 Bd	
1st Floor	12	16
2nd Floor	12	16
3rd Floor	8	16
All Floors	32	48

1st FLOOR

Conceptual Building Plan - Bldg 1

Westcliff Pines Phase 2

Las Vegas, Nevada

NEVADA
HAND

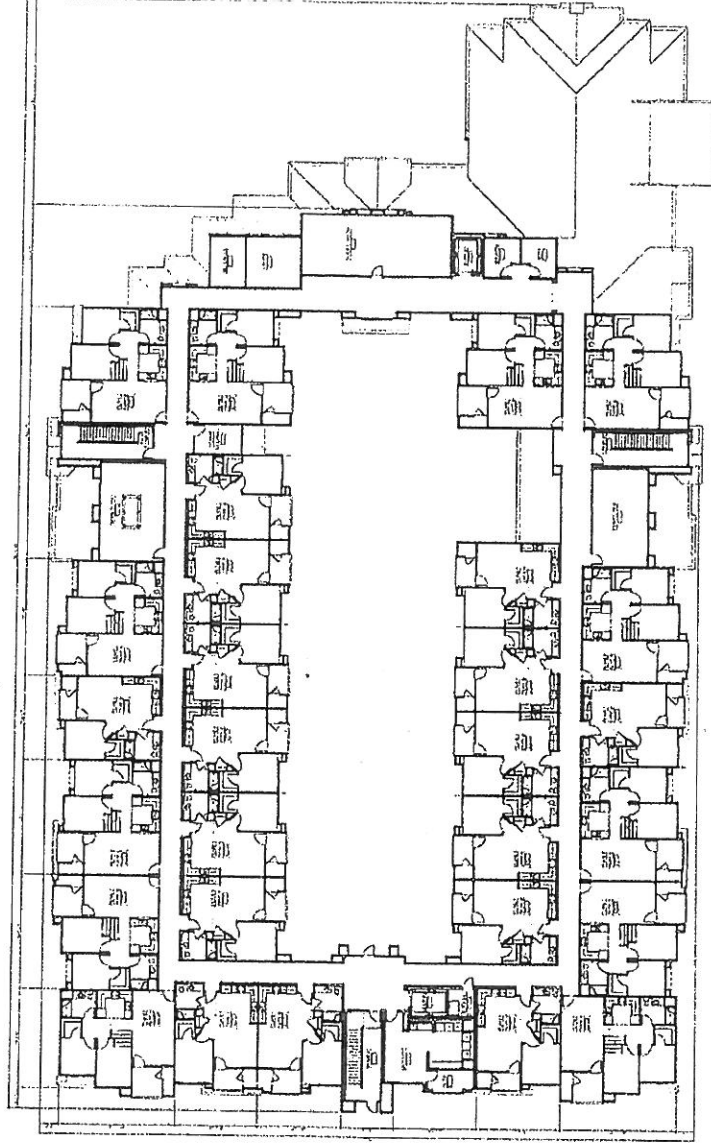
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 Drawing No. 911035
 Date: 10/19/2011

PAZ
DESIGN
GROUP

RECEIVED

SDR-44166

City of Las Vegas
Department of Planning



Unit Type			
	2 Bd	1 Bd	Total
1st Floor	12	16	28
2nd Floor	12	16	28
3rd Floor	8	16	24
All Floors	32	48	80

2nd FLOOR

Conceptual Building Plan - Bldg 1

Westcliff Pines Phase 2

Las Vegas, Nevada

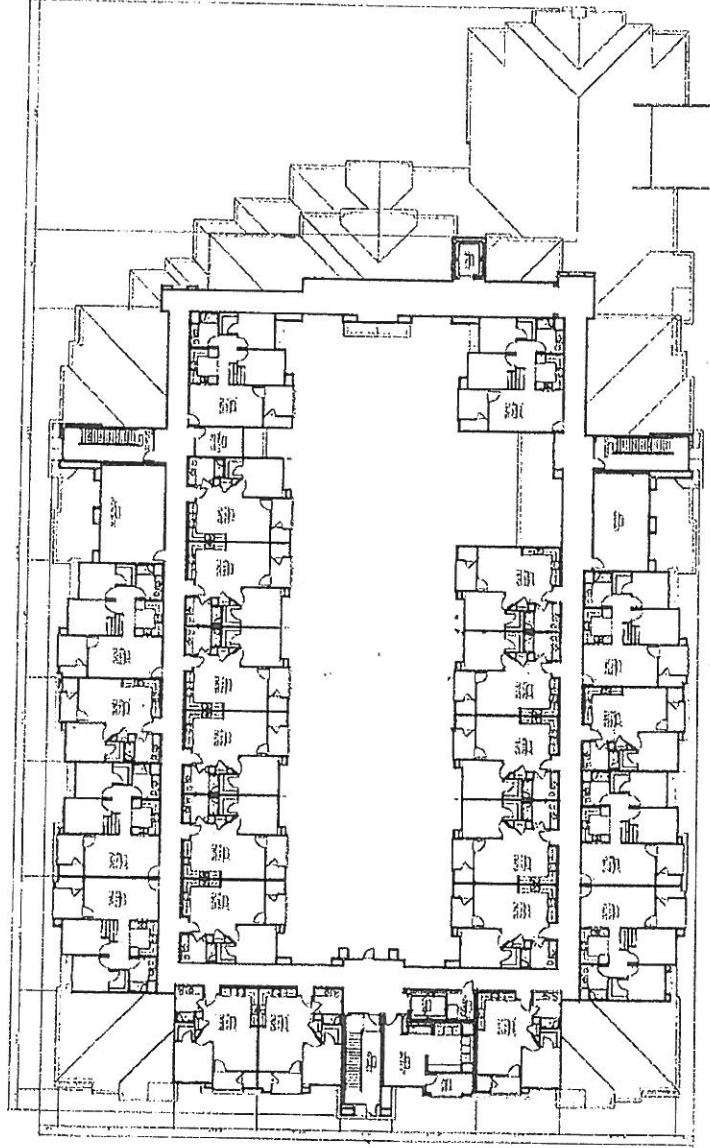
NEVADA
HAND

Scale: 1/16" = 1'-0"
 Project No. 91035
 Date: 10/19/05

PAZ DESIGN GROUP

City of Las Vegas
 Department of Planning

SDR-44166



Unit Type			
	2 Bd	1 Bd	Total
1st Floor	12	16	28
2nd Floor	12	16	28
3rd Floor	8	16	24
All Floors	32	48	80

3rd FLOOR

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

Project No. 911035 December 19, 2011

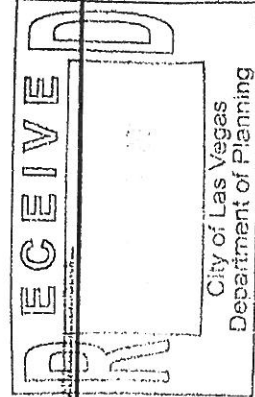


Conceptual Building Plan - Bldg 1

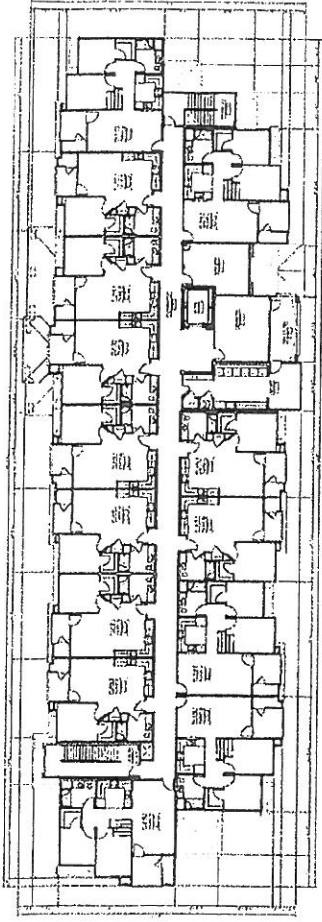
Westcliff Pines Phase 2

Las Vegas, Nevada

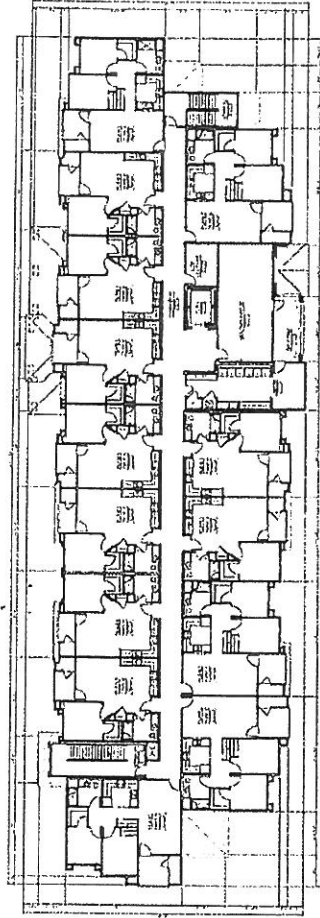
SDR-44166



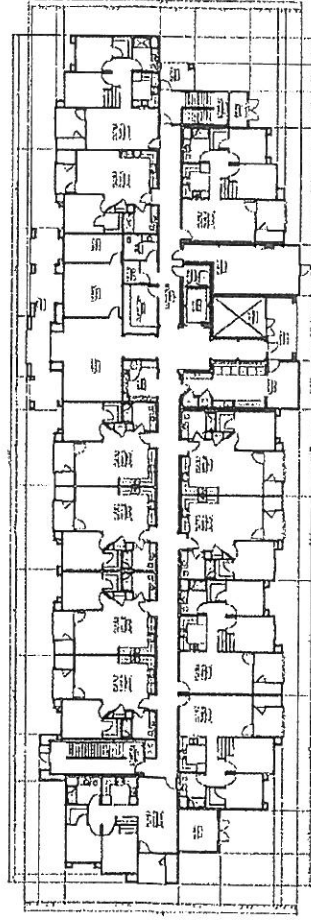
NEVADA
HAND



3rd FLOOR



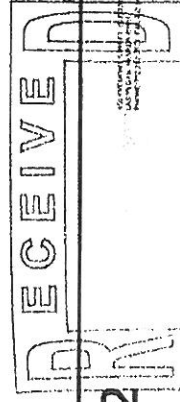
2nd FLOOR



1st FLOOR

	Unit Type		Total
	2 Bd	1 Bd	
1st Floor	5	7	12
2nd Floor	5	9	14
3rd Floor	5	9	14
All Floors	15	25	40

Scale: 1/16" = 1'-0"
 4" 8" 16" 32"
 Project No. 911035 December 19, 2011



Conceptual Building Plan - Bldg 2

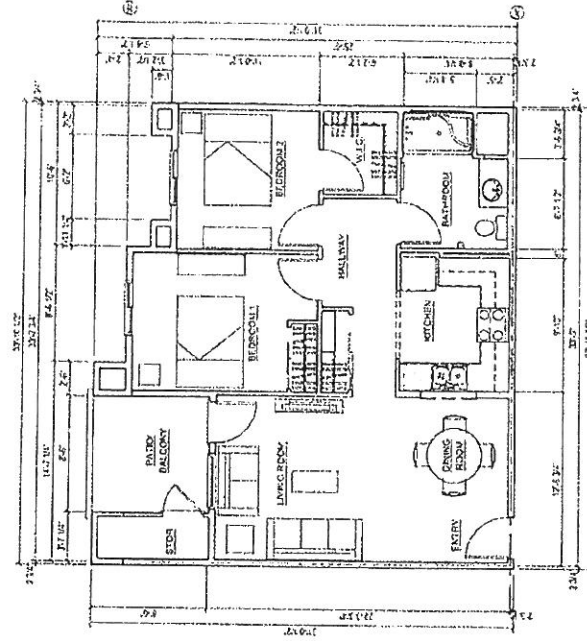
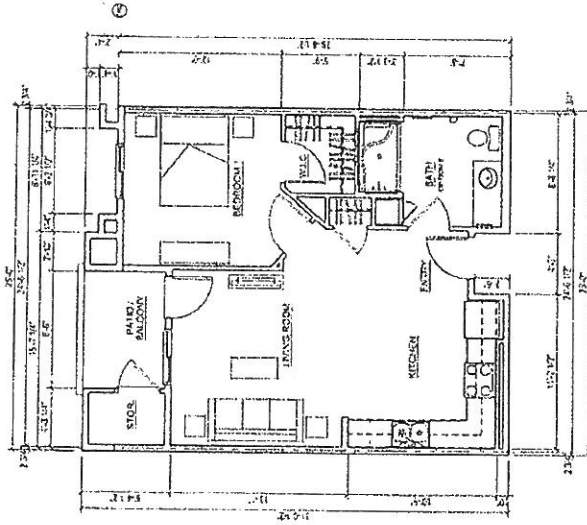
Westcliff Pines Phase 2

Las Vegas, Nevada

NEVADA
HAND



City of Las Vegas
Department of Planning
SDR-44166



Conceptual Unit Plans

Westcliff Pines Phase 2

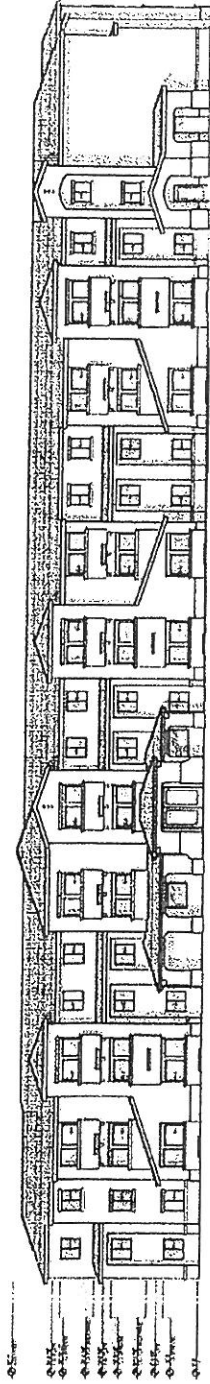
Las Vegas, Nevada

NEVADA
HAND

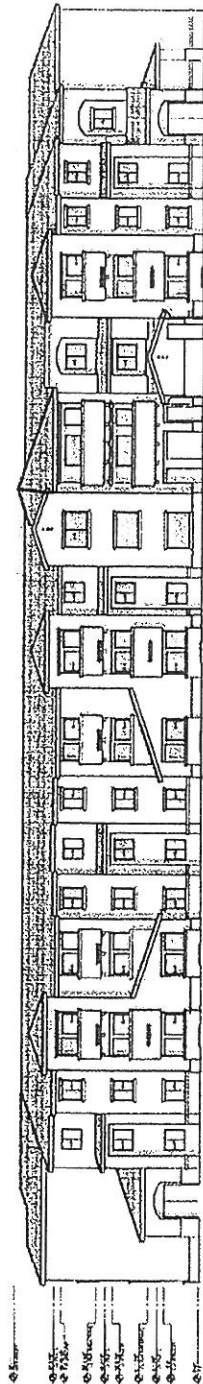
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PAZ DESIGN GROUP

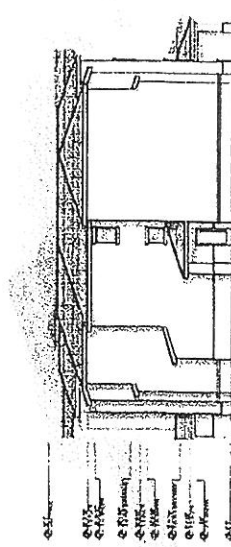
City of Las Vegas
Department of Planning



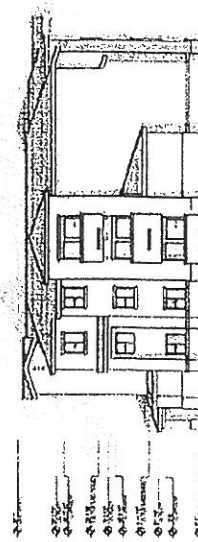
NORTH WEST ELEVATION
Scale: 3/32" = 1'-0"



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



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



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

Conceptual Elevations - Building 2

Westcliff Pines Phase 2

Las Vegas, Nevada

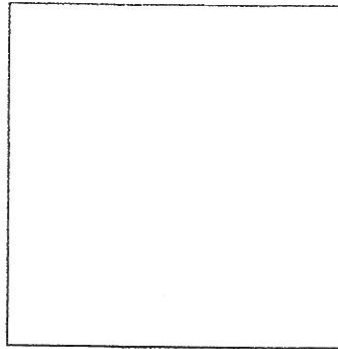
NEVADA
HAND

Project No. 911035 Design 19, 2011

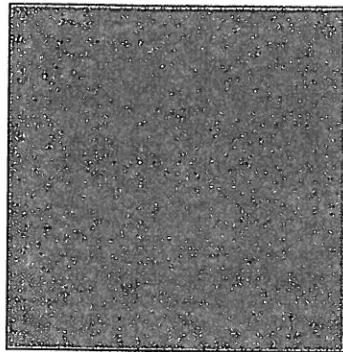
PAZ
DESIGN
GROUP

City of Las Vegas
Department of Planning

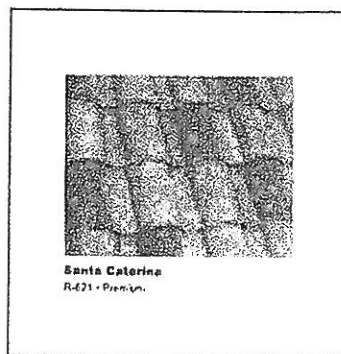
SDR-44166



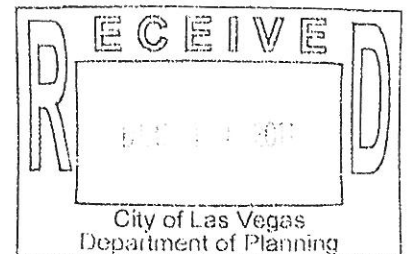
STUCCO BODY COLOR
FRAZEE #CLW 1013 W
"AKAMINA"



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



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



SDR-44166

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This Plan is submitted as part of the application of the building permit. The owner acknowledges the right to use
Design Modifications without PAZ's, Company's, Seal or Signature. The owner is responsible for any changes.

Color & Material Board

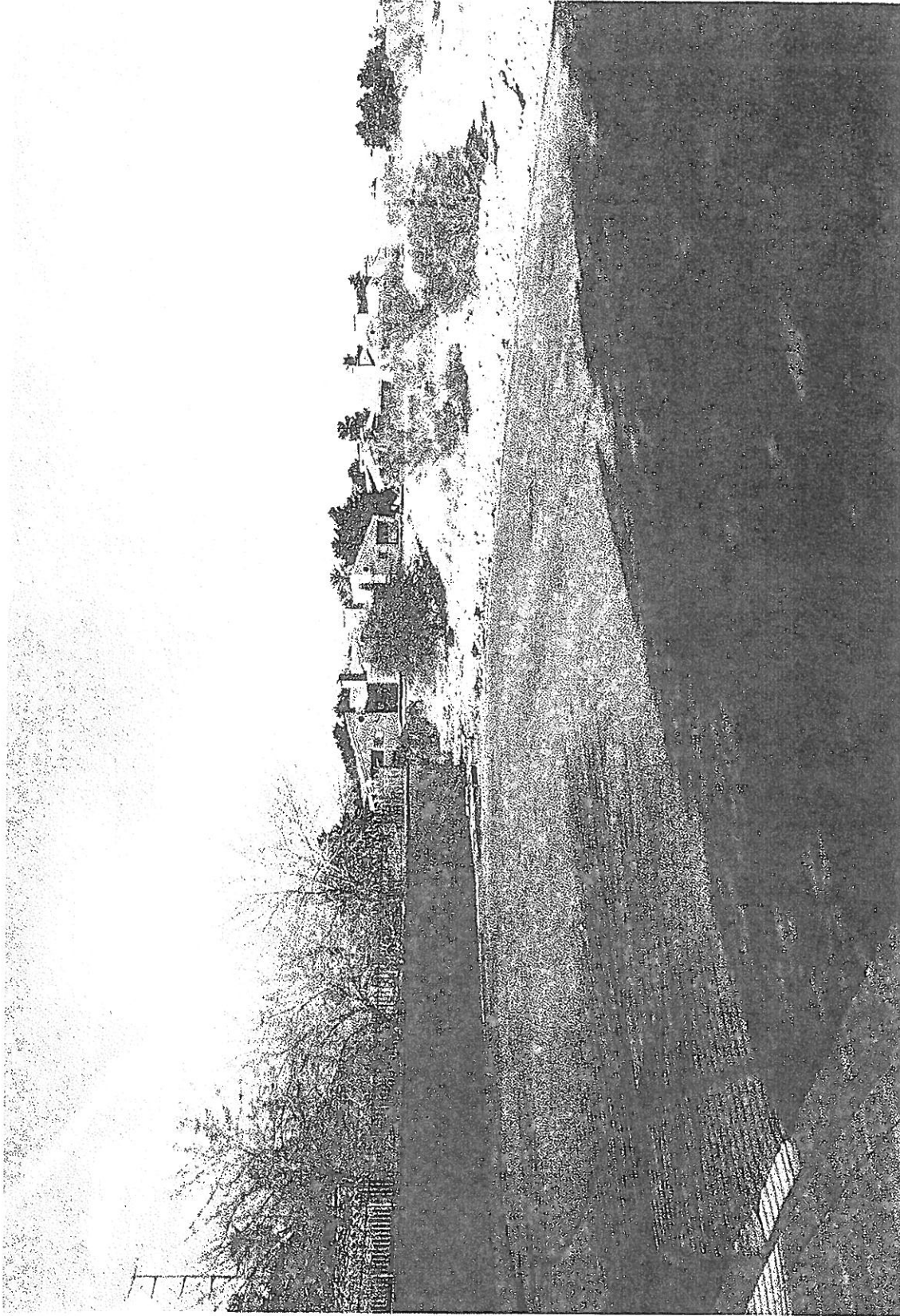
Project # 011035 EXHIBIT 1010, 2011

**NEVADA
HAND**

Westcliff Pines Phase 2
Las Vegas, Nevada

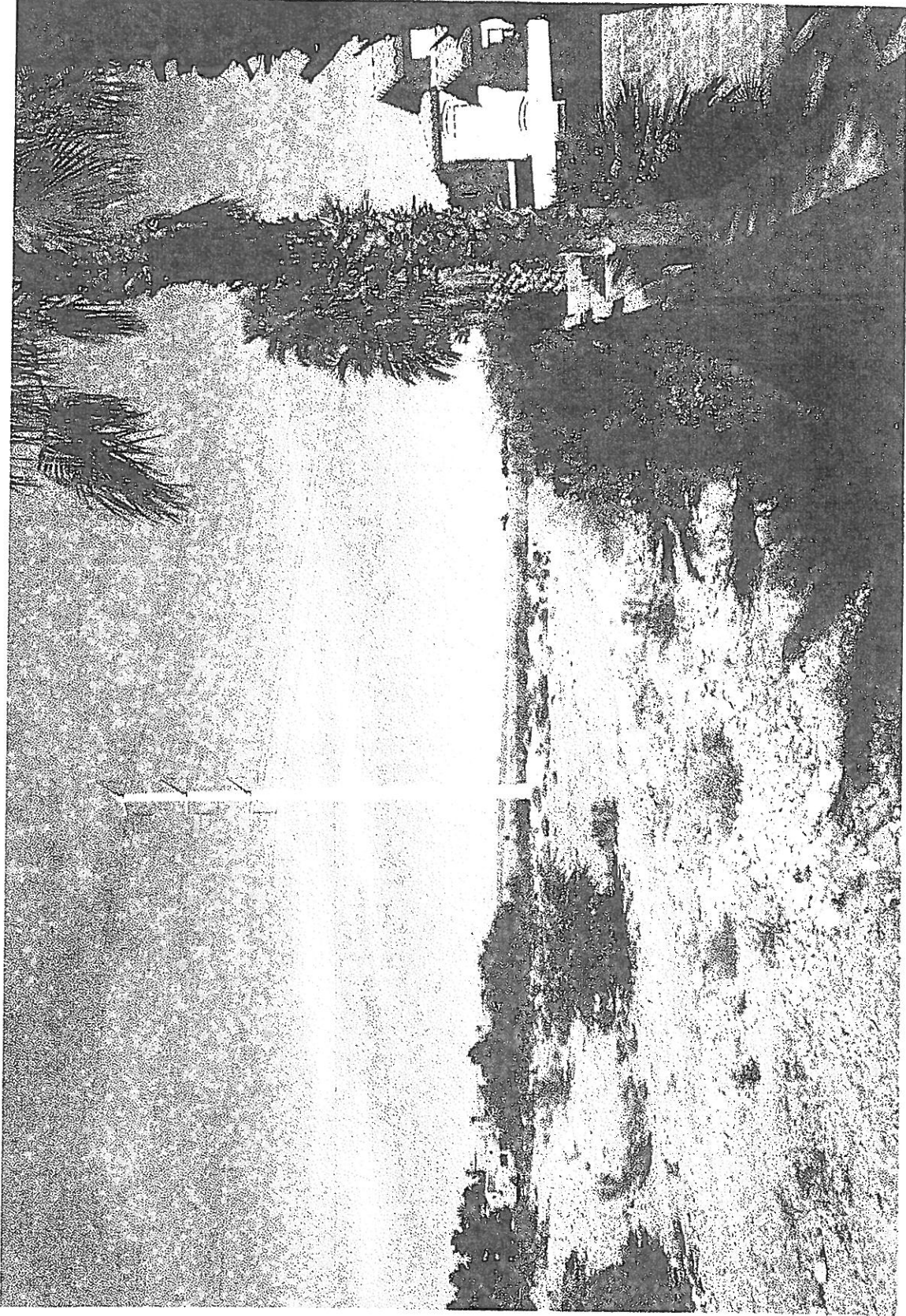
401 FREMONT STREET, SUITE 210
LAS VEGAS, NEVADA 89101
PHONE: 702.461.1111 FAX: 702.461.1112

PAZ DESIGN
GROUP



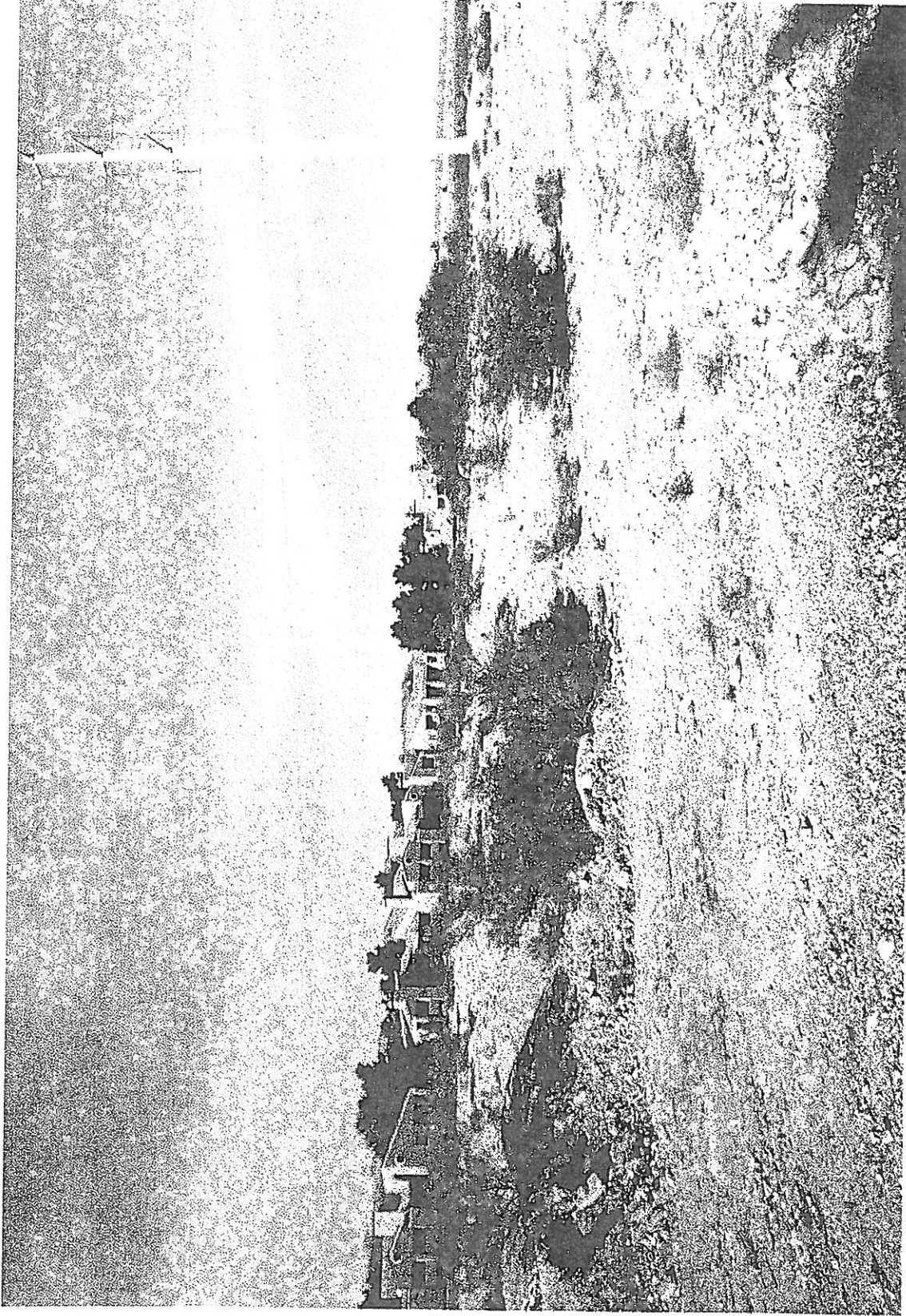
SDR-44166 - APPLICANT/OWNER: HAND PROPERTY HOLDING COMPANY
SOUTH SIDE OF SUMMERLIN PARKWAY AT THE WEST END OF SILVER SKY DRIVE

01/04/12



SDR-44166 - APPLICANT/OWNER: HAND PROPERTY HOLDING COMPANY
SOUTH SIDE OF SUMMERLIN PARKWAY AT THE WEST END OF SILVER SKY DRIVE

01/04/12

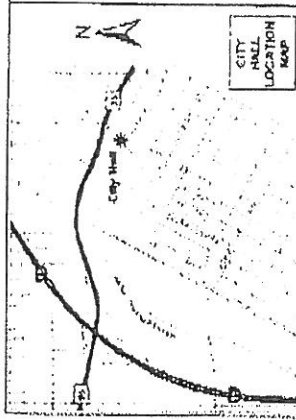


SDR-44166 - APPLICANT/OWNER: HAND PROPERTY HOLDING COMPANY
SOUTH SIDE OF SUMMERLIN PARKWAY AT THE WEST END OF SILVER SKY DRIVE

01/04/12

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-44166

Planning Commission Meeting of 2/14/2012



13828414018 Case: SDR-44166
 FRANCA SILVANO LIVING TRUST
 REINHARDT MARION M REV L/Y TR
 104 LEMON GLAZE ST #204
 LAS VEGAS NV 89145-3875 89145-3975

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 FEB - 6 2012

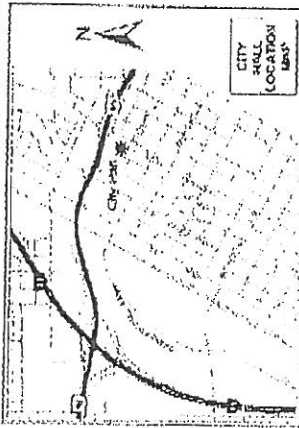
2012 FEB 14 09:14:15

441P

1382841 1039
CORONA JOSE RUFO
10022 AMBER FIELD ST
LAS VEGAS NV 89178-8901 89178-8901

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

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SDR-44166

Planning Commission Meeting of 2/14/2012

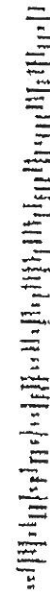
RECEIVED

FEB - 6 2012

44A



13833110009
WAKITA JITSUO WAYNE
8416 STAPLETON AVE
LAS VEGAS NV 89145-4758
Case SDR-44166



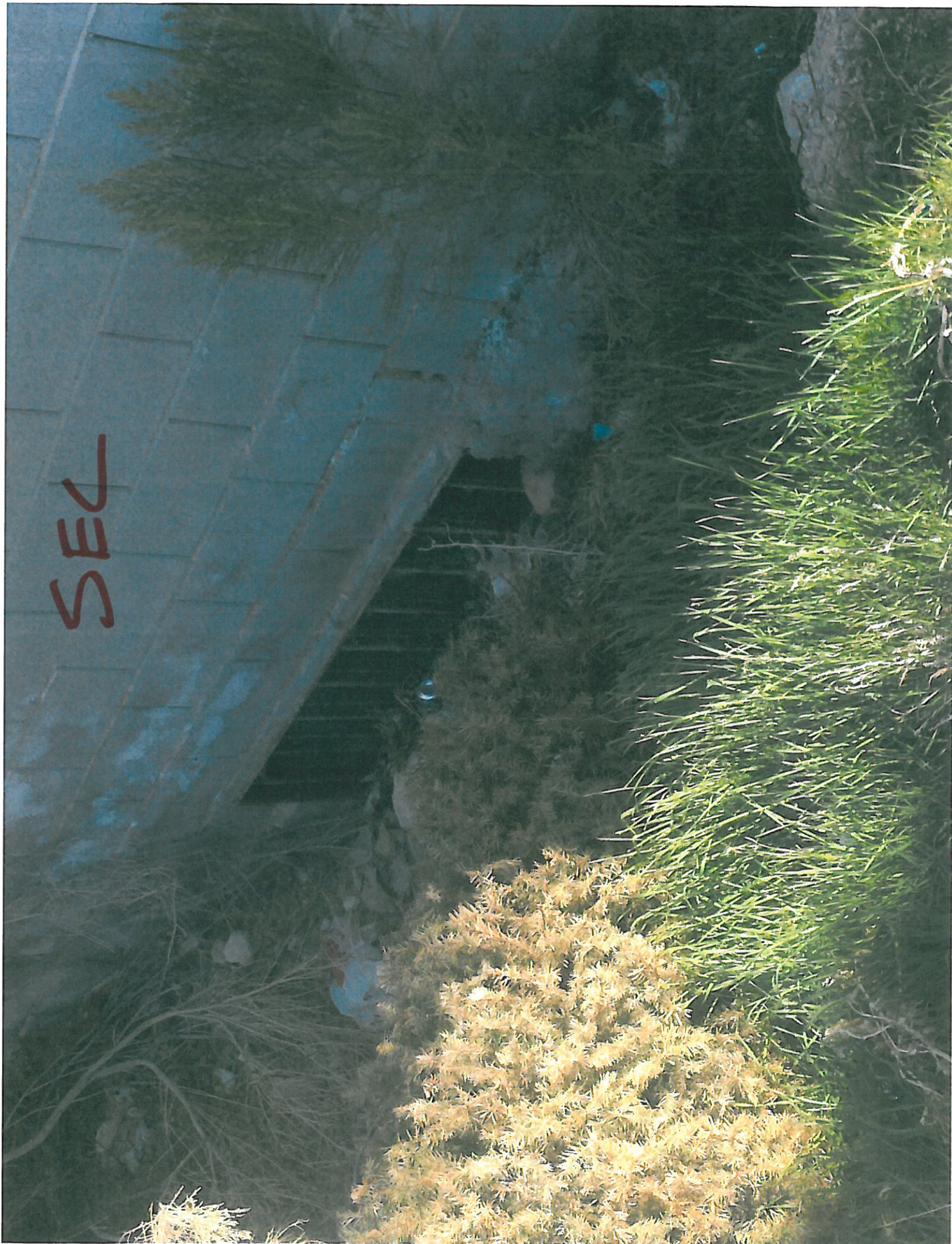


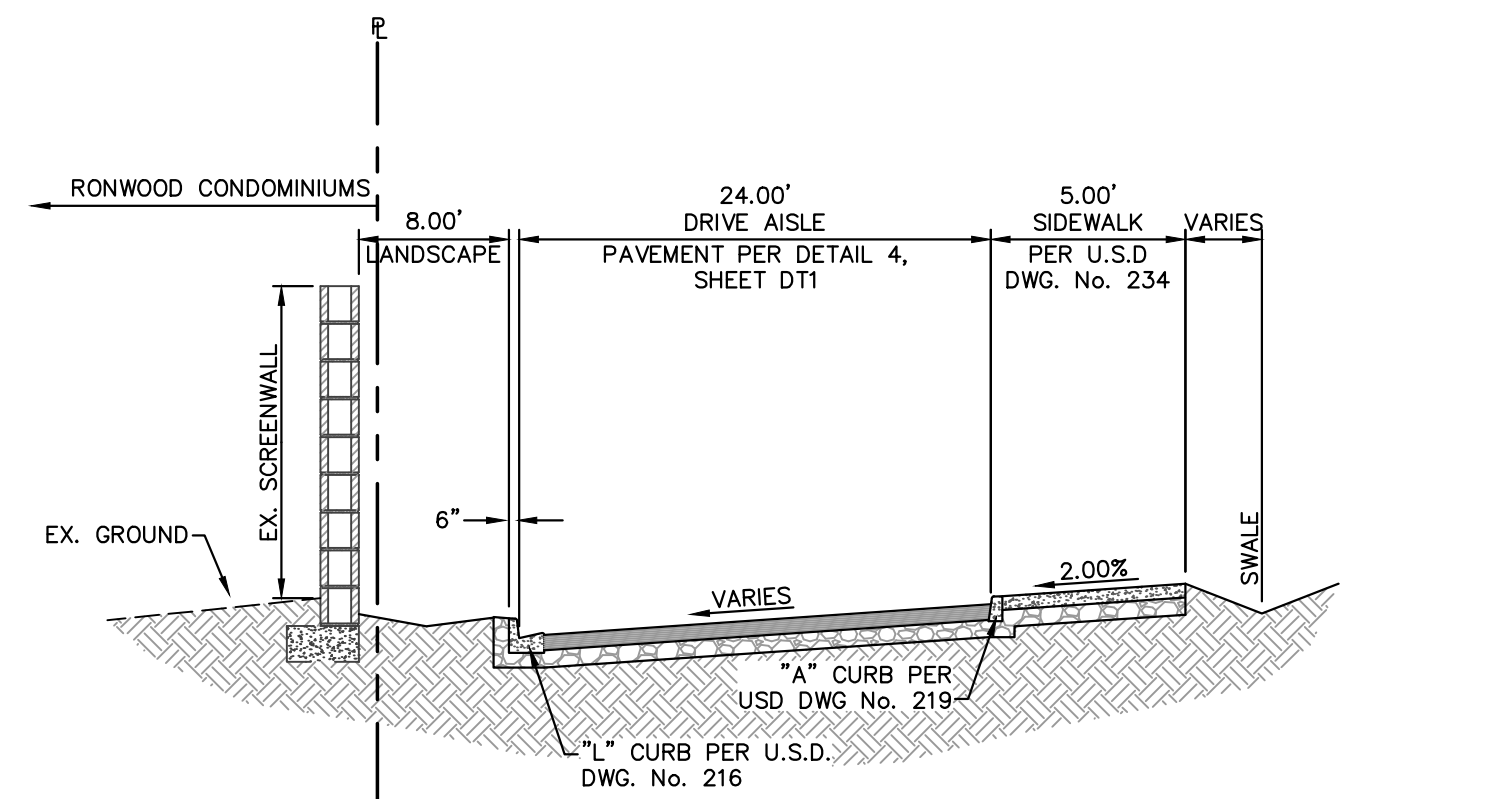
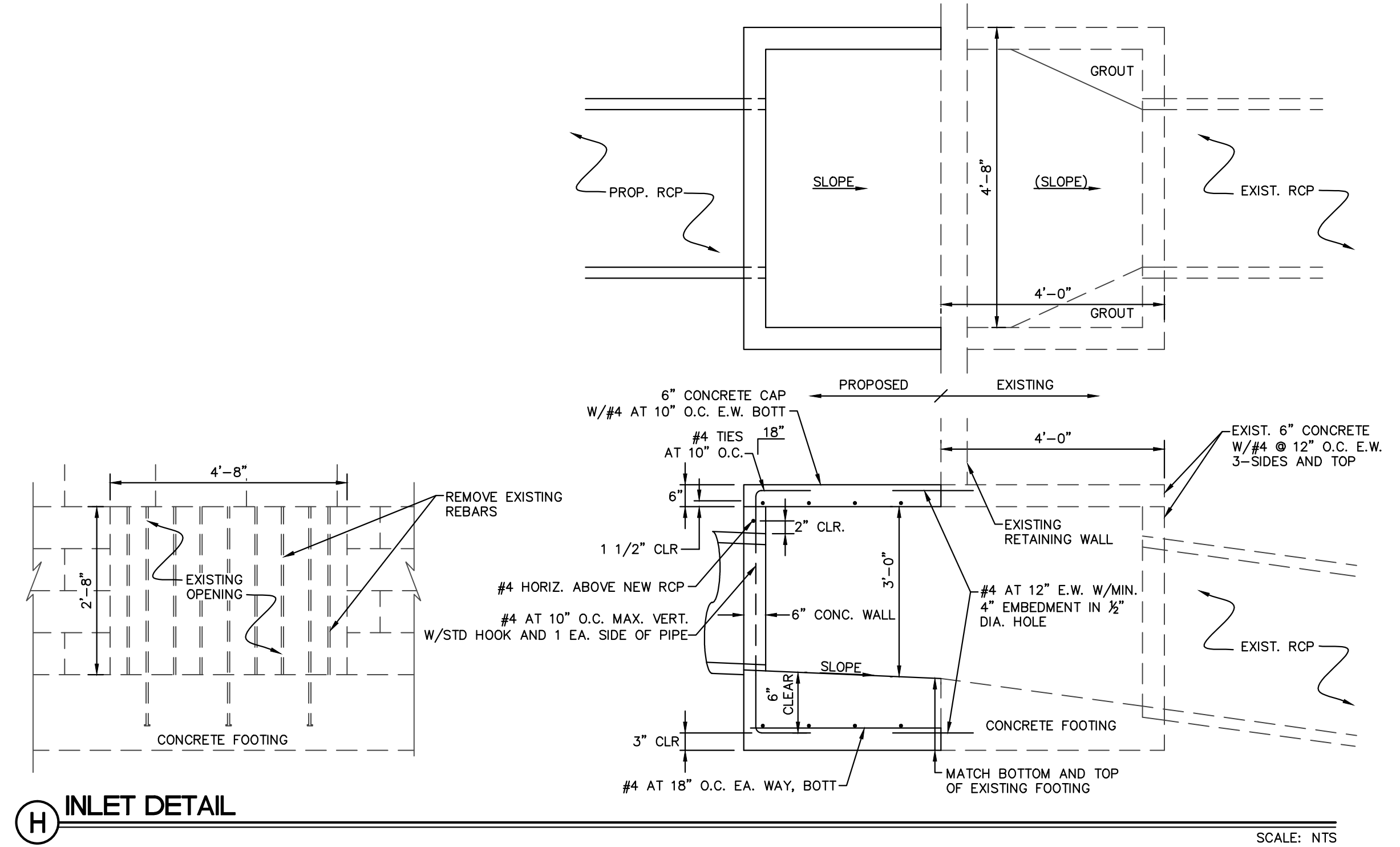
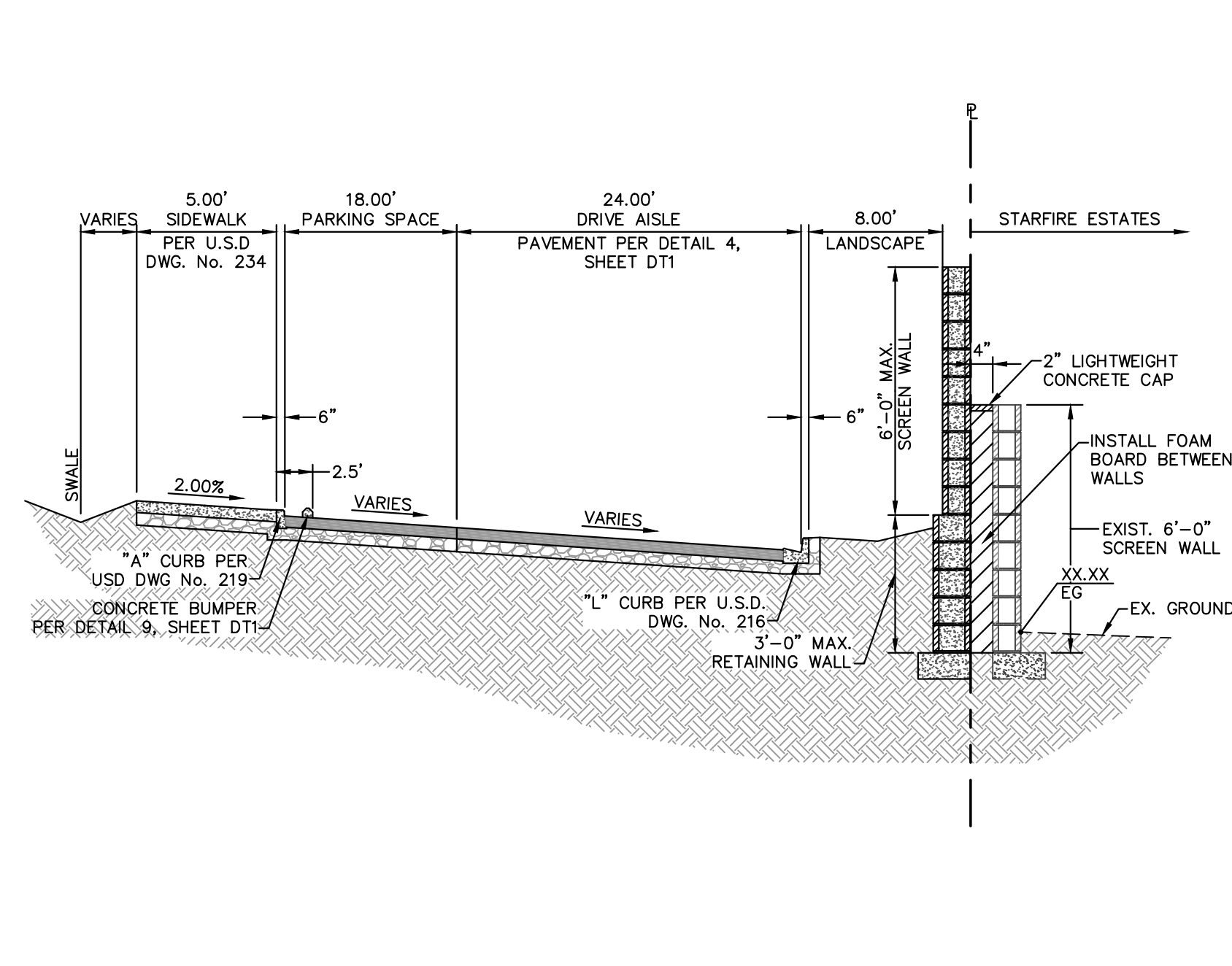
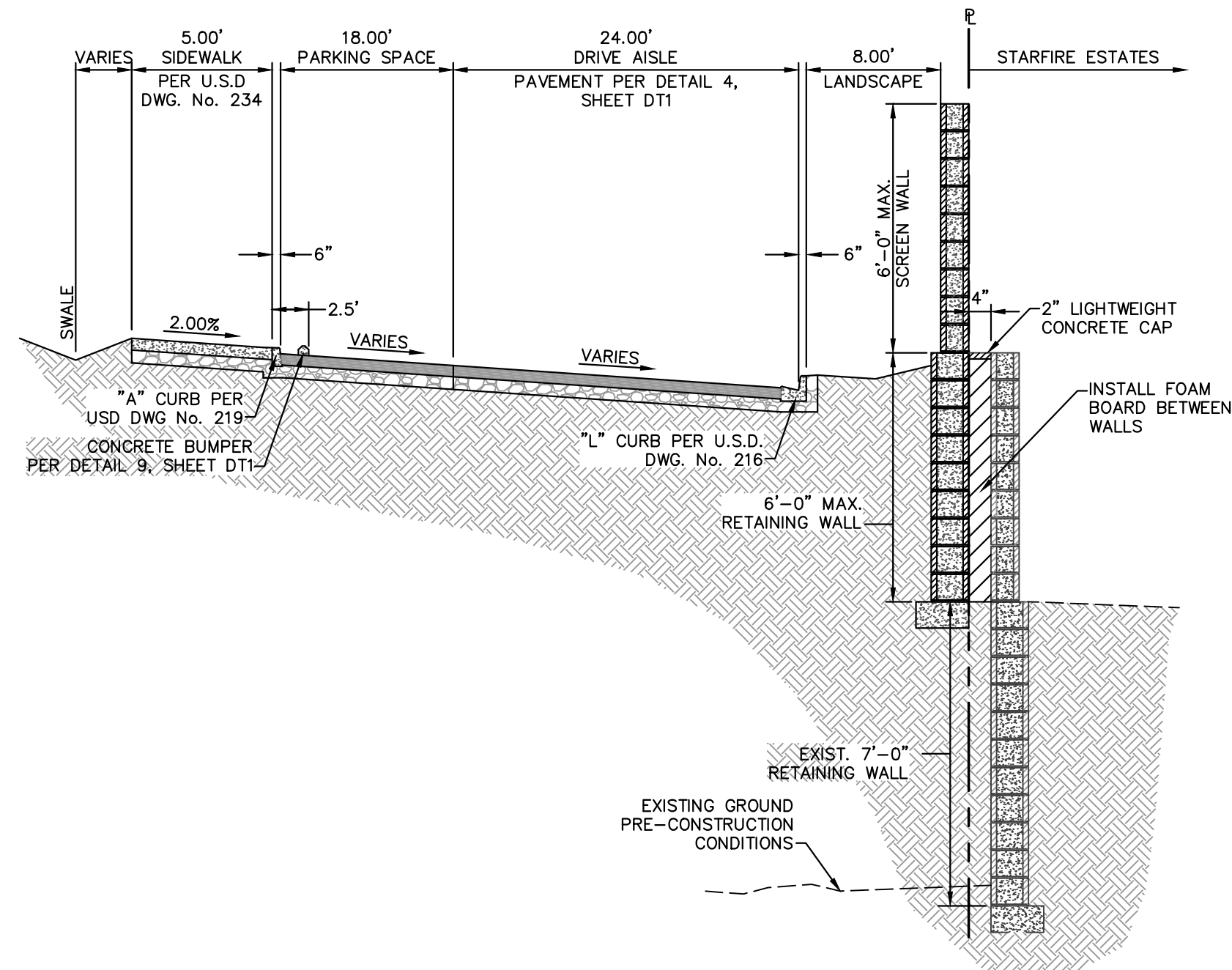
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N

SNL



SEV





WALL NOTE:

SOILS REPORT

DRAWN BY: TP _____ March '12

DESIGNED BY:
TP _____
March '12

CHECKED BY:
RT

PROJECT NO:	SCALE: N/A
818-021-113	

DETAILS SHEET 2

NEVADA H.A.N.D.
295 EAST WARM SPRINGS ROAD SUITE 101

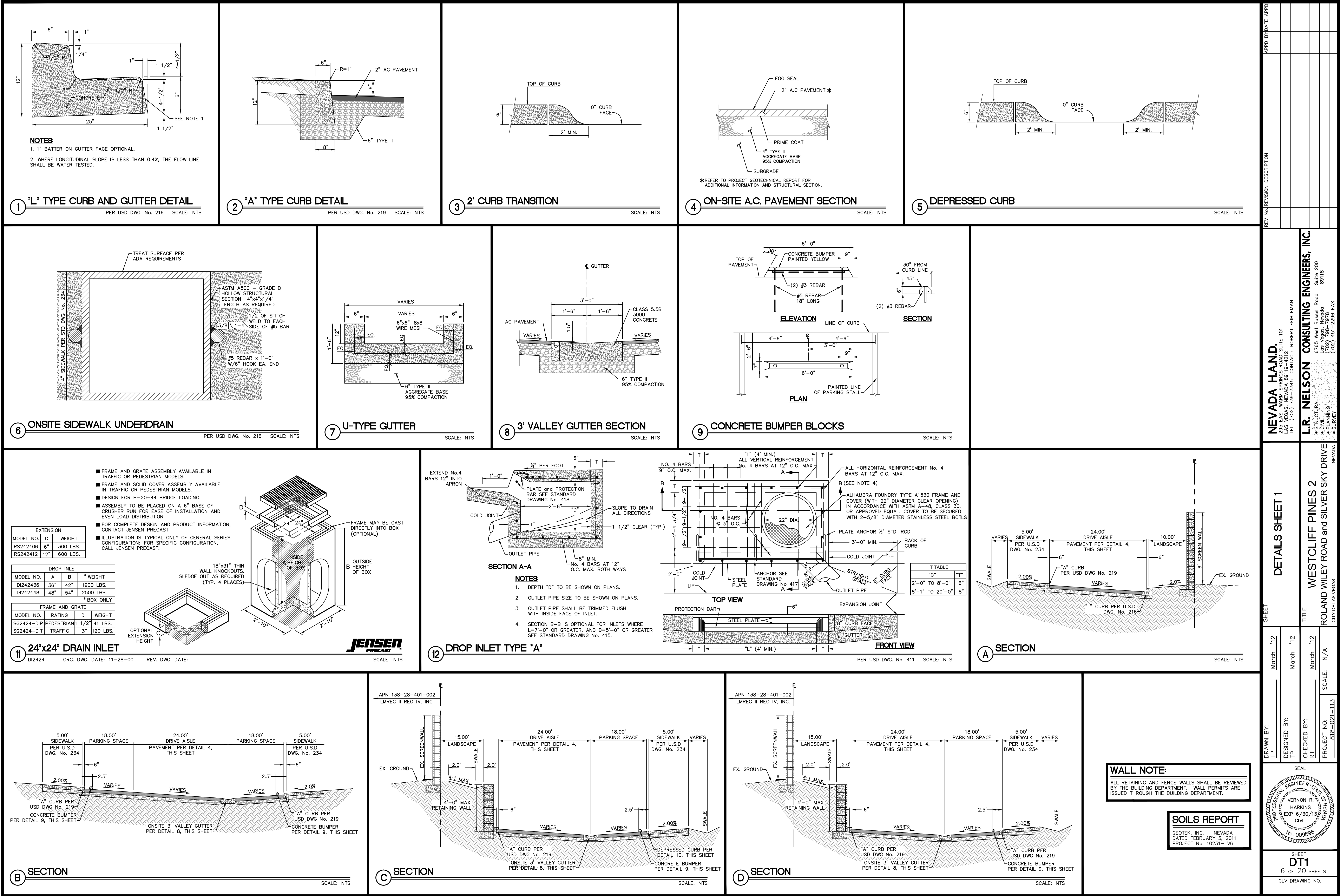
L.R. NELSON CONSULTING ENGINEERS, INC.

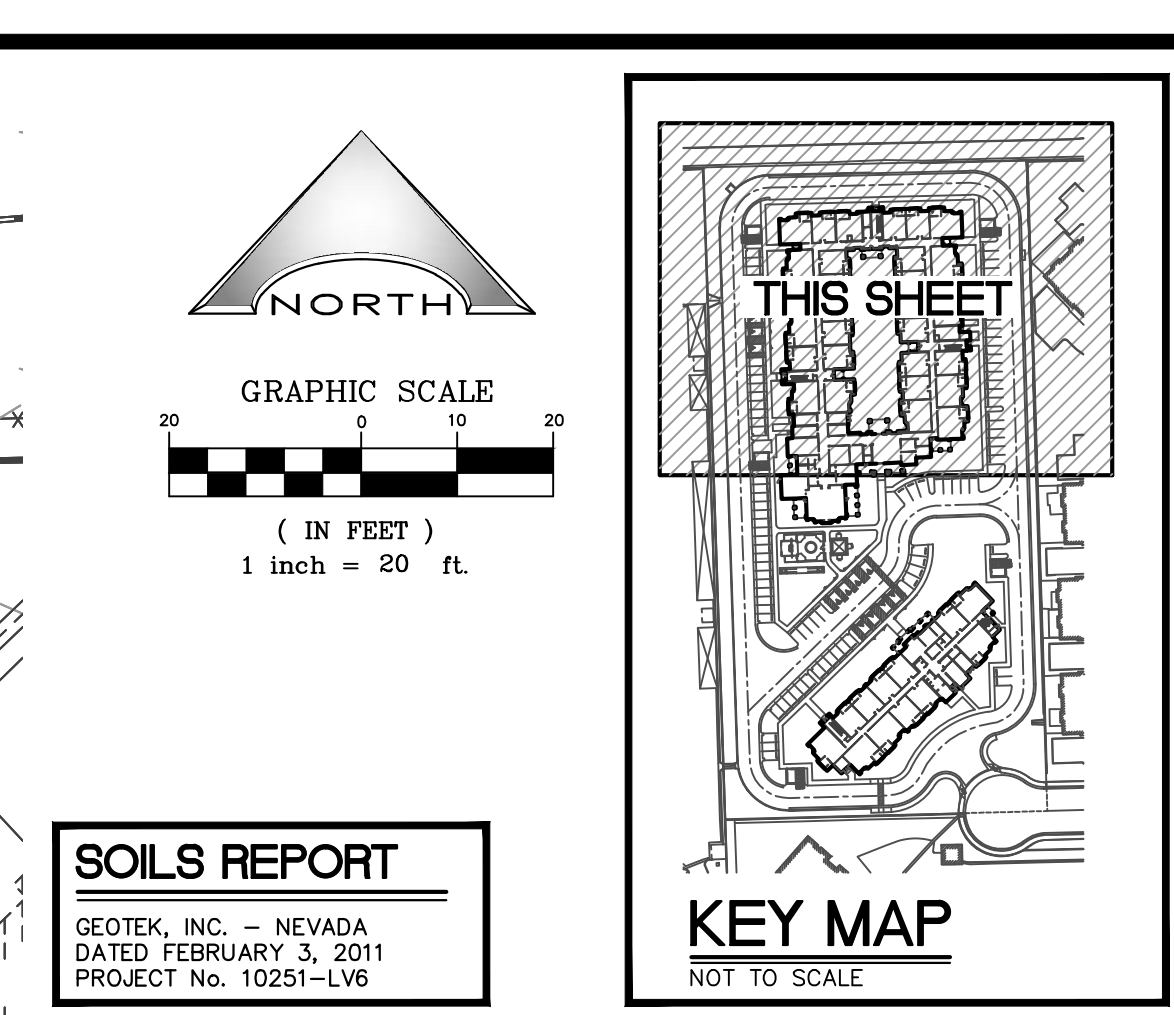
WESTCLIFF PINES 2

TITLE	WESTCLIFF PINES 2
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REV No.	REVISION DESCRIPTION	APPD BY	DATE	APPD

SHEET
DT2
7 OF 20 SHEETS
CLV DRAWING NO.





- NOTE:**
1. ALL ABOVE GROUND UTILITY APPURTENANCES SHALL CONFORM TO THE REQUIREMENTS OF TITLE 19.12.040
 2. FINAL SIDEWALK ELEVATION TO MATCH FINISH FLOOR ELEVATION AFTER FLOORING MATERIAL HAS BEEN PLACED.
 3. ALL ONSITE STORM DRAINS AND ASSOCIATED FACILITIES ARE PRIVATELY OWNED AND TO BE PRIVATELY MAINTAINED.
 4. THE OWNER UNDERSTANDS THAT THE COURTYARD DOES NOT HAVE A DRAINAGE OVERTFLOW PATH AND ABSOLVES THE CITY OF LAS VEGAS FROM ANY LIABILITY IN REGARDS TO THIS CONDITION.

BASIS OF BEARING

NORTH 88°31'18" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN ON A MAP ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE AS FILE 109, PAGE 2 OF PARCEL MAPS.

FEMA FLOOD PLAIN INFORMATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANE NUMBERS 320030 2145E, DATE SEPTEMBER 27, 2002, THE SITE IS LOCATED WITHIN A ZONE "X", A ZONE "X" IS DESCRIBED BY FEMA AS AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BENCHMARK

FOUND RIVET AND PLATE IN THE TOP OF CURB AT THE NW CORNER
OF WESTCLIFF AND CIMARRON

#909 OLVOO 2854
777.8633 (m) 2552.04 (ft)

WE CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT (DS 4550A).

VERNON R. HARKINS P.E. NO. 009898 DATE

OWNER/DEVELOPER H.A.N.D. PROPERTY HOLDING COMPANY 295 WARM SPRINGS ROAD SUITE 101 LAS VEGAS, NEVADA 89119-4212 TEL: (430-9025) CONTACT: ROBERT FEIBLEMAN	
---	--

before you Dig
cutting underground
lines. It's costly.

Call
811
OR
800-227-2600
CLARK COUNTY TRAFFIC OPERATIONS
702-455-7544

Avoid overhead power
line contact

CALL BEFORE
YOU DO
OVERHEAD



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NEVADA POWER ENVIRONMENT AND
SAFETY SERVICES DEPARTMENT

AVOID HITTING UNDERGROUND
TRAFFIC SIGNAL SYSTEMS AND
STREET LIGHT SYSTEMS CONDUITS
IT'S COSTLY

CALL BEFORE
YOU DO
UNDERGROUND



Call
before you
Underground

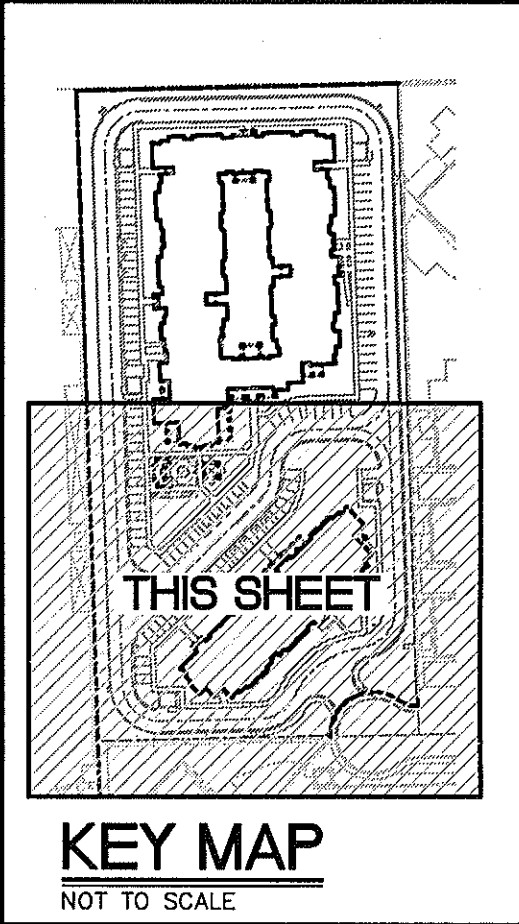
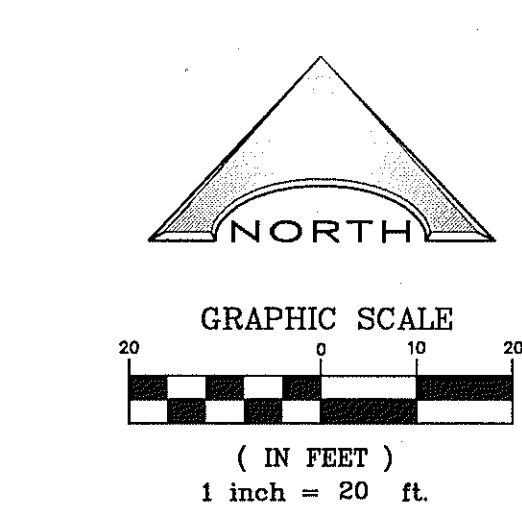
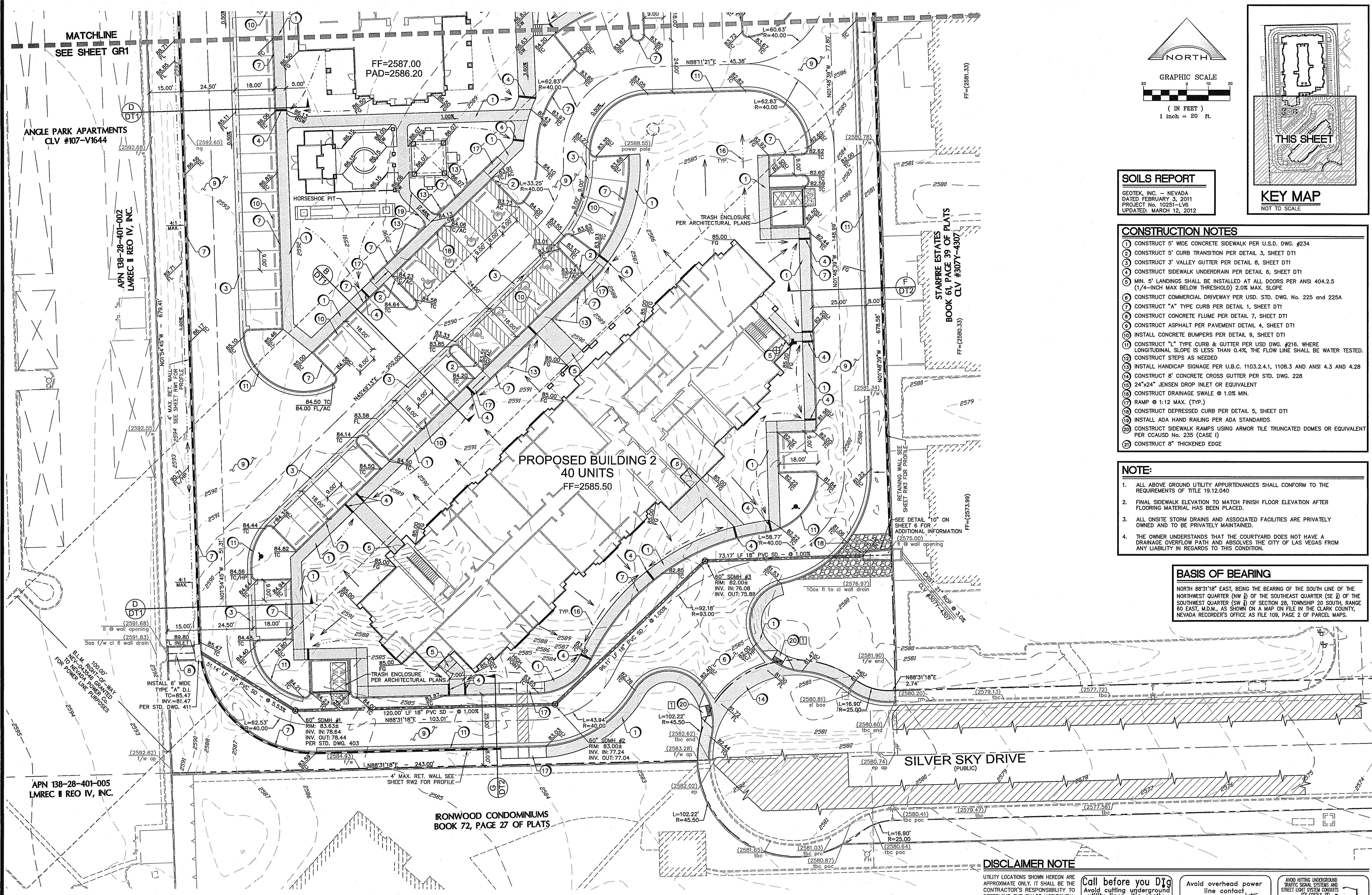
1-702-455-7511
CLARK COUNTY TRAFFIC OPERATIONS
AND
1-702-432-5300
LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

DRAWN BY: _____		March '12		SHEET		NEVADA H.A.N.D.		REV NO		REVISION DESCRIPTION		APPD BY		DATE	
DESIGNED BY: _____		March '12		TITLE		295 EAST WARM SPRINGS ROAD SUITE 101 LAS VEGAS, NEVADA 89119-4212 TEL: (702) 739-3345 CONTACT: ROBERT FIEBLEMAN									
CHECKED BY: _____		March '12		WESTCLIFF PINES 2		L.R. NELSON CONSULTING ENGINEERS, INC.									
PROJECT NO: _____		SCALE: 1"= 20'		ROLAND WILEY ROAD and SILVER SKY DRIVE		6765 West Russell Road Suite 200 Las Vegas, Nevada 89118 (702) 798-7978 (702) 451-2286 FAX • STRUCTURAL • CIVIL • PLANNING • SURVEY									
818-021-113				CITY OF LAS VEGAS		NEVADA									

ENGINEER'S OPINION OF CUT AND FILL QUANTITIES		
TOTAL	CUT	0 CUBIC YARDS
	FILL	0 CUBIC YARD
	NET FILL	0 CUBIC YARDS

NOTE: THIS OPINION OF CUT & FILL QUANTITIES IS PROVIDED AS REQUIRED BY THE CLARK COUNTY BUILDING CODE AND SHOULD NOT BE USED FOR BIDDING PURPOSES. ALL CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN QUANTITIES.

FILL GRADING SHALL CONFORM TO RECOMMENDATIONS OF THE SOILS ENGINEER AS CONTAINED IN THE GEOTECHNICAL EVALUATION REPORTS PREPARED BY GEOTEK, INC. - NEVADA, DATED FEBRUARY 3, 2011, PROJECT NO. 10251-LV6.



SOILS REPORT
GEOTEK, INC. - NEVADA
DATED FEBRUARY 3, 2011
PROJECT NO. 10251-LV6
UPDATED: MARCH 12, 2012

- CONSTRUCTION NOTES**
1. CONSTRUCT 5' WIDE CONCRETE SIDEWALK PER U.S.D. DWG. #234
 2. CONSTRUCT 5' CURB TRANSITION PER DETAIL 3, SHEET DT1
 3. CONSTRUCT 3' VALLEY GUTTER PER DETAIL 6, SHEET DT1
 4. CONSTRUCT SIDEWALK UNDERDRAIN PER DETAIL 6, SHEET DT1
 5. MIN. 5' LANDINGS SHALL BE INSTALLED AT ALL DOORS PER ANSI 404.2.5 (1/4-INCH MAX BELOW THRESHOLD) 2.0% MAX. SLOPE
 6. CONSTRUCT COMMERCIAL DRIVEWAY PER USD, STD. DWG. No. 225 and 225A
 7. CONSTRUCT "A" TYPE CURB PER DETAIL 1, SHEET DT1
 8. CONSTRUCT CONCRETE FLUME PER DETAIL 7, SHEET DT1
 9. CONSTRUCT ASPHALT PER PAVEMENT DETAIL 4, SHEET DT1
 10. INSTALL CONCRETE BUMPERS PER DETAIL 9, SHEET DT1
 11. CONSTRUCT "L" TYPE CURB & GUTTER PER USD DWG. #216, WHERE LONGITUDINAL SLOPE IS LESS THAN 0.4%, THE FLOW LINE SHALL BE WATER TESTED.
 12. CONSTRUCT 8" CONCRETE CROSS GUTTER PER STD. DWG. 228
 13. 24"x24" JENSEN DROP INLET OR EQUIVALENT
 14. CONSTRUCT DRAINAGE SWALE @ 1.0% MIN.
 15. RAMP @ 1:12 MAX. (TYP.)
 16. CONSTRUCT DEPRESSIONED CURB PER DETAIL 5, SHEET DT1
 17. INSTALL ADA HAND RAILING PER ADA STANDARDS
 18. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CAUSD No. 235 (CASE 1)
 19. CONSTRUCT 8" THICKENED EDGE

- NOTE:**
1. ALL ABOVE GROUND UTILITY APPURTENANCES SHALL CONFORM TO THE REQUIREMENTS OF TITLE 19.12.040
 2. FINAL SIDEWALK ELEVATION TO MATCH FINISH FLOOR ELEVATION AFTER FLOORING MATERIAL HAS BEEN PLACED.
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DISCLAIMER NOTE
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1-702-455-7544

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NEVADA POWER ENVIRONMENT AND SAFETY SERVICES DEPARTMENT

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CLARK COUNTY TRAFFIC OPERATIONS
1-702-432-5300
LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

FEMA FLOOD PLAIN INFORMATION
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANE NUMBERS 32003C 2145E, DATE SEPTEMBER 27, 2002, THE SITE IS LOCATED WITHIN A ZONE "X". A ZONE "X" IS DESCRIBED BY FEMA AS AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BENCHMARK
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#909 0LV00 2854
777.8633 (m) 2552.04 (ft)

WE CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT (DS 4550A).
VERNON R. HARKINS P.E. NO. 009898 DATE

OWNER/DEVELOPER
H.A.N.D. PROPERTY HOLDING COMPANY
295 WARM SPRINGS ROAD SUITE 101
LAS VEGAS, NEVADA 89119-4212
TEL: (430-9025) CONTACT: ROBERT FEIBLEMAN

WHEELCHAIR RAMP DATA

No.	"A"	"B"
1	8.0'	8.0'

APND BYDATE APPD

REV No. REVISION DESCRIPTION

NEVADA HAND
295 EAST WARM SPRINGS ROAD SUITE 101
LAS VEGAS, NEVADA 89119-4212
TEL (702) 739-3345 CONTACT: ROBERT FEIBLEMAN

L.R. NELSON CONSULTING ENGINEERS, INC.
6765 West Russell Road Suite 200
Las Vegas, Nevada 89118
TEL (702) 451-2266 FAX (702) 451-2266

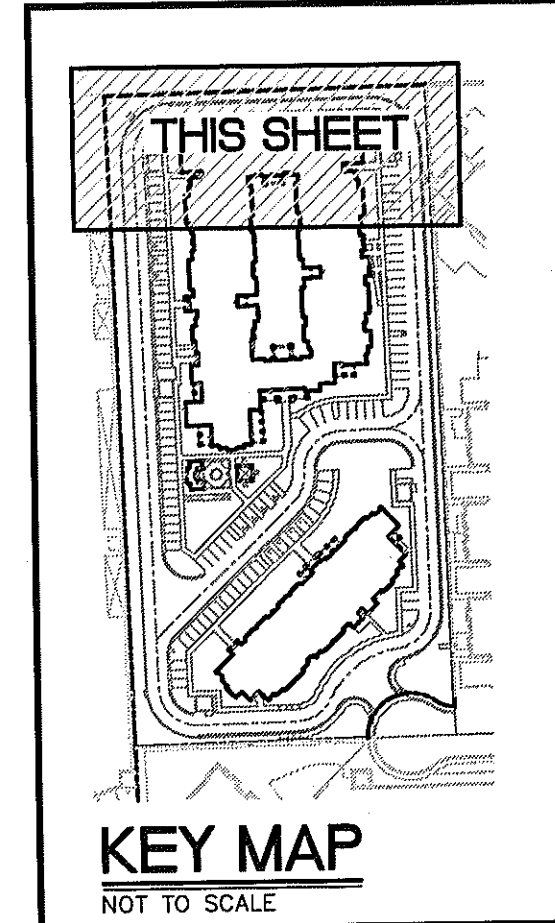
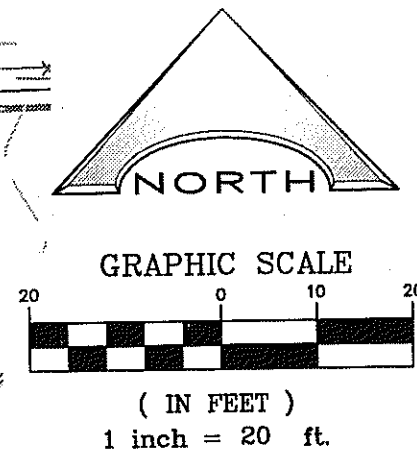
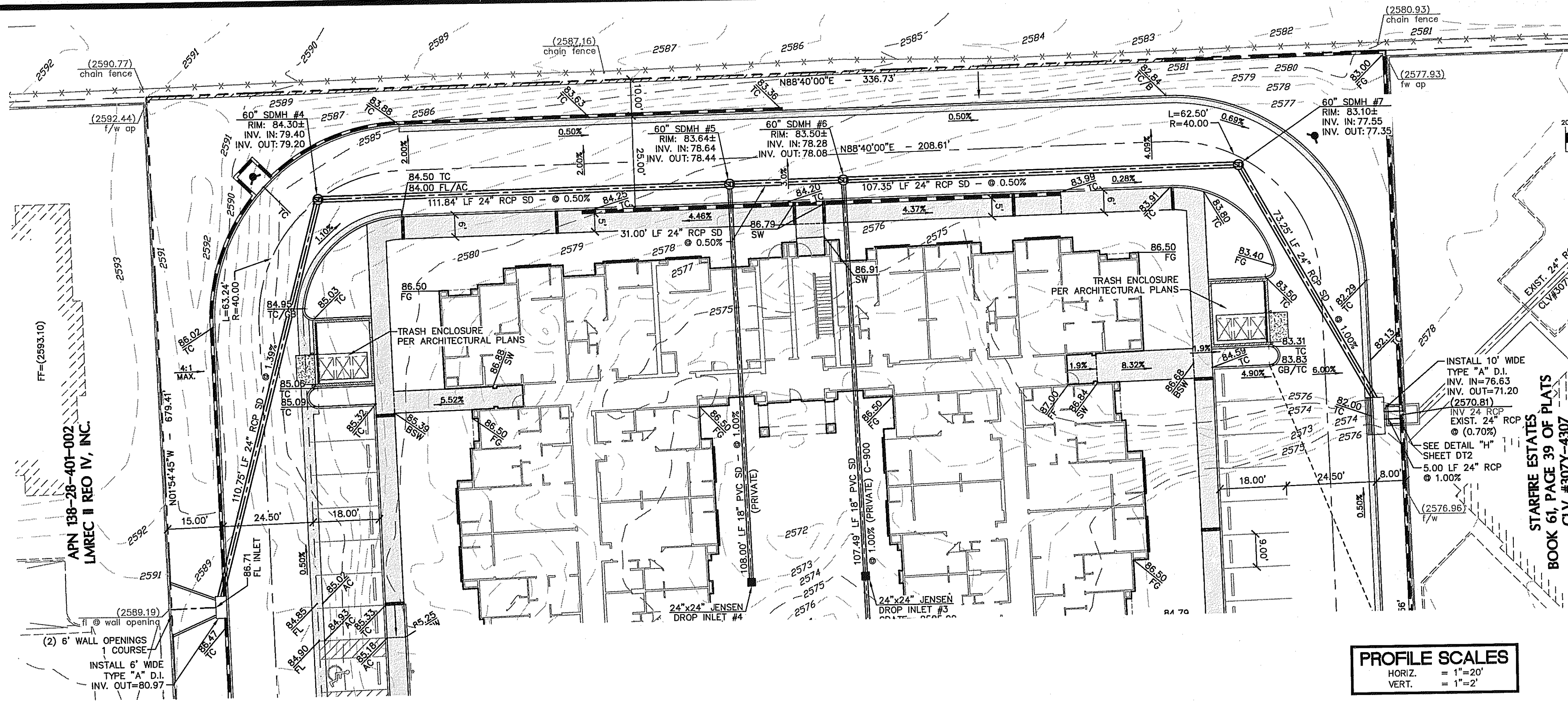
GRADING PLAN 2

WESTCLIFF PINES 2
ROLAND WILEY ROAD AND SILVER SKY DRIVE
CITY OF LAS VEGAS

CLV DRAWING NO.

SEAL
VERNON R. HARKINS
P.E.
NO. 009898
DATE 3/14/12

SHEET
GR2
5 OF 20 SHEETS

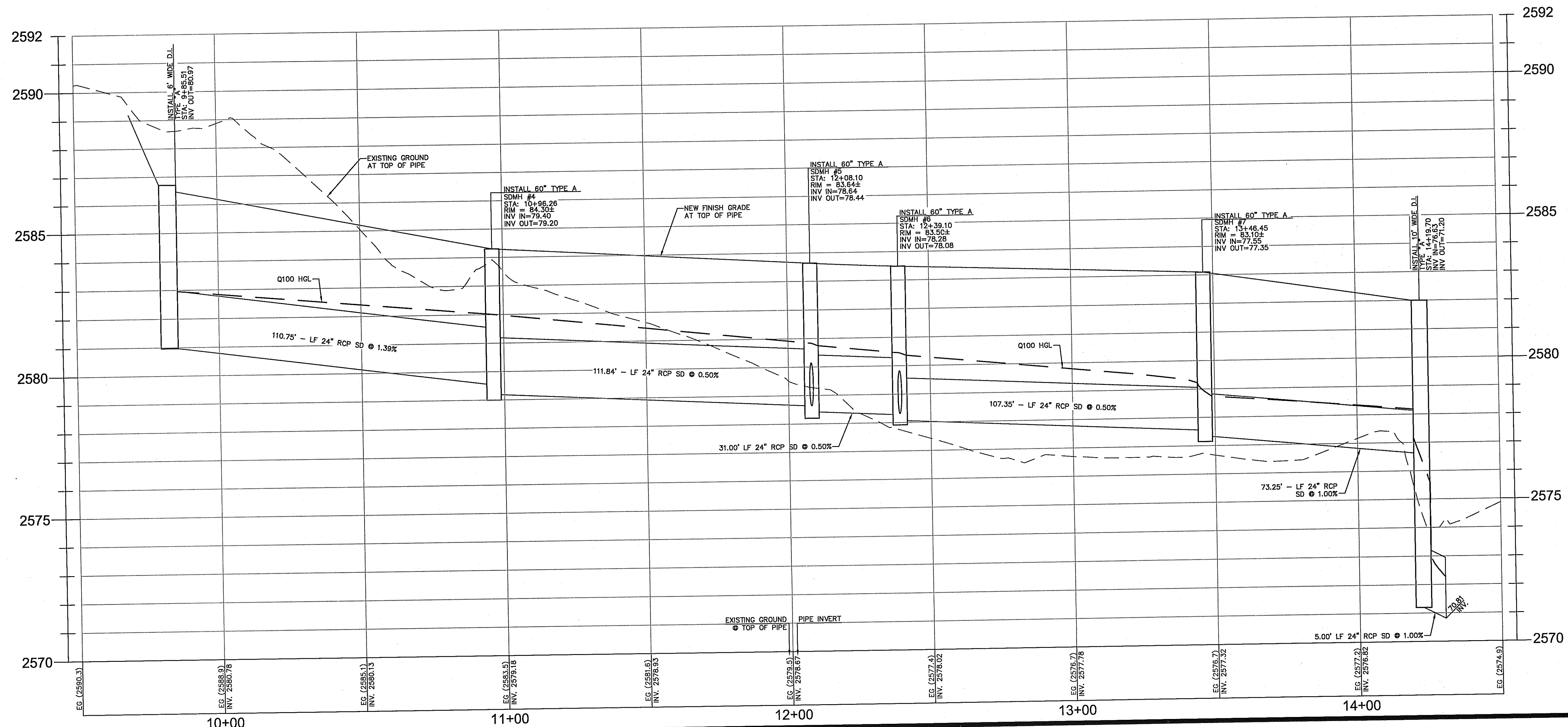


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H.A.N.D. PROPERTY HOLDING COMPANY
295 WARM SPRINGS ROAD SUITE 101
LAS VEGAS, NEVADA 89119-4212
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PROFILE SCALES
HORIZ. = 1"=20'
VERT. = 1"=2'



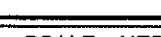
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CLARK COUNTY TRAFFIC OPERATIONS
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LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

REV. NO. / REVISION DESCRIPTION	
APPRO. BY / DATE	
DRAWN BY: <u>March '12</u>	
DESIGNED BY: <u>March '12</u>	
CHECKED BY: <u>March '12</u>	
PROJECT NO.: <u>818-021-113</u>	
SCALE: <u>1"= 20'</u>	
SHEET SD1 14 OF 20 SHEETS CLV DRAWING NO.	
NORTH	
GRAPHIC SCALE (IN FEET) 1 inch = 20 ft.	
KEY MAP NOT TO SCALE	
BENCHMARK FOUND RIVET AND PLATE IN THE TOP OF CURB AT THE NW CORNER OF WESTCLIFF AND CIMARRON #909 OLVOO 2854 777.8633 (m) 2552.04 (ft)	
OWNER/DEVELOPER H.A.N.D. PROPERTY HOLDING COMPANY 295 WARM SPRINGS ROAD SUITE 101 LAS VEGAS, NEVADA 89119-4212 TEL: (430-9025) CONTACT: ROBERT FEIBLEMAN	
BASIS OF BEARING NORTH 88°31'18" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE NORTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN ON A MAP ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE AS FILE 109, PAGE 2 OF PARCEL MAPS.	
NEVADA H.A.N.D. 295 EAST WARM SPRINGS ROAD SUITE 101 LAS VEGAS, NEVADA 89119-4212 TEL: (702) 798-3034 CONTACT: ROBERT FEIBLEMAN	
L.R. NELSON CONSULTING ENGINEERS, INC. 6785 West Main Road Suite 200 Las Vegas, Nevada 89118 (702) 798-7978 (702) 451-2296 FAX	
STORM DRAIN PLAN and PROFILE 1	
WESTCLIFF PINES 2 ROLAND WILEY ROAD and SILVER SKY DRIVE CITY OF LAS VEGAS	



STAMP MESSAGES AND SYMBOLS

PER USD DWG. No. 421 SCALE: NTS



1. MESSAGE OR SYMBOL SHALL BE AS SHOWN ON THE DRAWING OR ON THE VERTICAL CURB NEXT TO THE DROP INLET OR AS APPROVED BY THE APPROPRIATE CITY OR COUNTY ENGINEER. LETTERS SHALL BE 1"-7/16" IN HEIGHT. THE MESSAGE SHALL BE CENTERED ON THE BACK OF THE CURB OR ON THE FACE OF THE INLET.
2. CONCRETE SHALL BE STAMPED IN SUCH A WAY AS TO PROVIDE FOR A CLEAR AND LEGIBLE IMAGE (APPROXIMATE DEPTH OF 1/4").
3. ALL STAMPS SHALL BE APPROVED BY THE CITY OR COUNTY ENGINEER BEFORE BEING USED. STAMPS MAY BE PERMANENTLY CAST INTO IRON FRAME OR PRE-CAST CONCRETE PORTIONS OF INLET.
4. WHERE RETROFITTING IS REQUIRED, AN EPOXYD PLACARD BEARING THE MESSAGE AND SYMBOL SHALL BE AFFIXED TO THE FACE OF THE CITY OR COUNTY ENGINEER SHALL BE PERMANENTLY AFFIXED ON THE TOP OF THE ADJACENT CURB.
5. THIS STANDARD IS REQUIRED IN THE LAS VEGAS VALLEY IN WHICH AREA WATER DRAINS TO

PER USD DWG No 421 SCALE: NTS



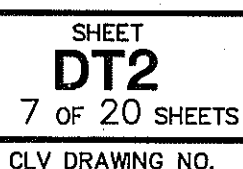
4" PLACARD - COLORS = BLUE AND GREEN

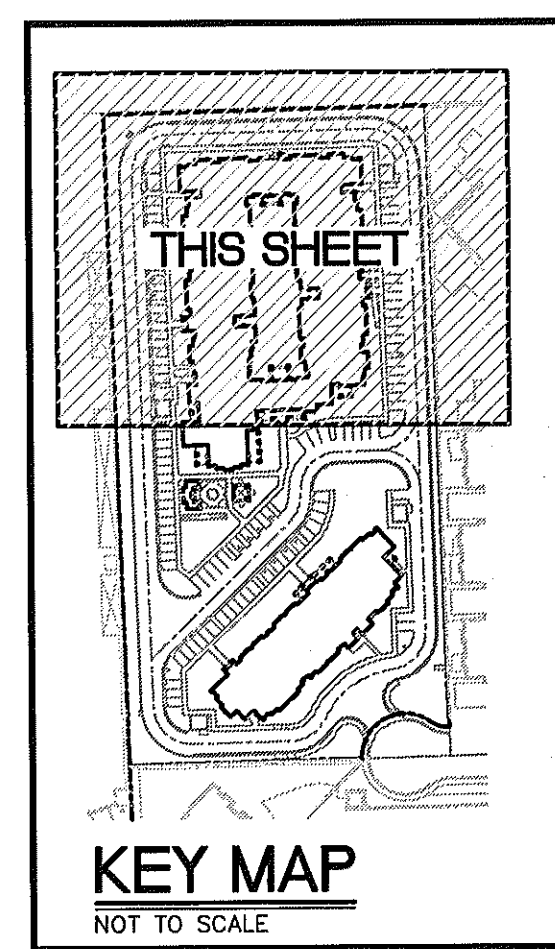
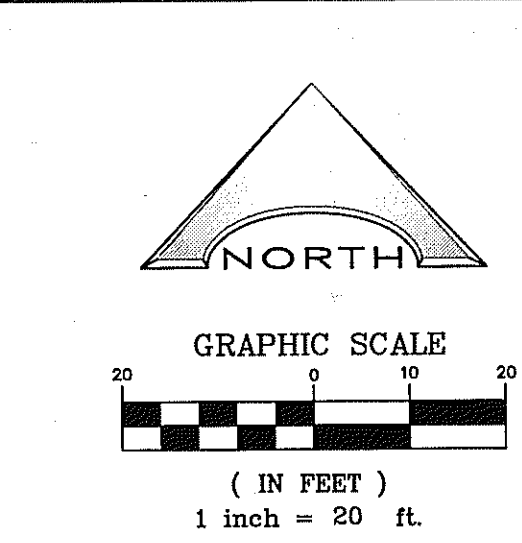
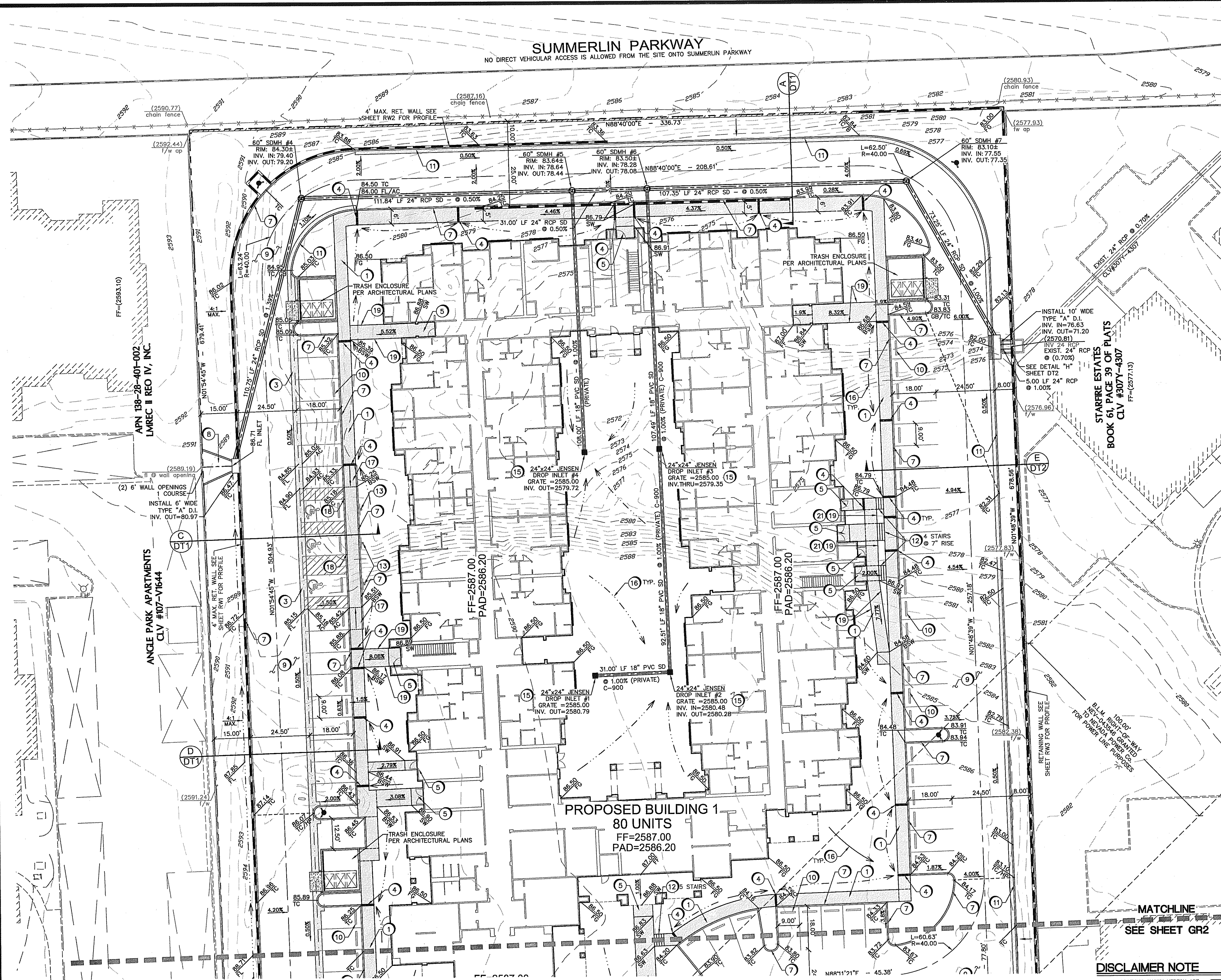
THIS EPOXY PLACARD MESSAGE AND SYMBOL HAS BEEN APPROVED BY THE APPROPRIATE CITY OR COUNTY ENGINEER. ANY OTHER EQUIVALENT MESSAGE AND SYMBOL DESIGNS WILL REQUIRE PRIOR APPROVAL OF THE APPROPRIATE CITY OR COUNTY BEFORE INSTALLATION. THE PLACARD MATERIAL SHALL BE EITHER POLYCARBONATE OR METAL AND THE FINISH SHALL BE UV AND ABRASION RESISTANT.

REF. USD. DWG. No. 421 SCALE: NTS

ALL RETAINING AND FENCE WALLS SHALL BE REVIEWED BY THE BUILDING DEPARTMENT. WALL PERMITS ARE ISSUED THROUGH THE BUILDING DEPARTMENT.

GEOTEK, INC. - NEVADA
DATED FEBRUARY 3, 2011
PROJECT No. 10251-LV6
UPDATED: MARCH 12, 2011





SOILS REPORT
GEOTEK, INC. - NEVADA
DATED FEBRUARY 3, 2011
PROJECT No. 10251-LV6
UPDATED: MARCH 12, 2012

- CONSTRUCTION NOTES**
1. CONSTRUCT 5' WIDE CONCRETE SIDEWALK PER U.S.D. DWG. #234
 2. CONSTRUCT 5' CURB TRANSITION PER DETAIL 3, SHEET DT1
 3. CONSTRUCT 3' VALLEY GUTTER PER DETAIL 8, SHEET DT1
 4. CONSTRUCT SIDEWALK UNDERDRAIN PER DETAIL 6, SHEET DT1
 5. MIN. 5' LANDINGS SHALL BE INSTALLED AT ALL DOORS PER ANSI 404.2.5 (1/4-INCH MAX BELOW THRESHOLD) 2.0% MAX. SLOPE
 6. CONSTRUCT COMMERCIAL DRIVEWAY PER U.S.D. STD. DWG. No. 225 and 225A
 7. CONSTRUCT "A" TYPE CURB PER DETAIL 1, SHEET DT1
 8. CONSTRUCT CONCRETE FLUME PER DETAIL 7, SHEET DT1
 9. CONSTRUCT ASPHALT PER PAVEMENT DETAIL 4, SHEET DT1
 10. INSTALL CONCRETE BUMPERS PER DETAIL 9, SHEET DT1
 11. CONSTRUCT "L" TYPE CURB & GUTTER PER U.S.D. DWG. #216, WHERE LONGITUDINAL SLOPE IS LESS THAN 0.4%, THE FLOW LINE SHALL BE WATER TESTED.
 12. CONSTRUCT STEPS AS NEEDED
 13. INSTALL HANDICAP SIGNAGE PER U.B.C. 1103.2.4.1, 1108.3 AND ANSI 4.3 AND 4.28
 14. CONSTRUCT 8" CONCRETE CROSS GUTTER PER STD. DWG. 228
 15. 24"x24" JENSEN DROP INLET OR EQUIVALENT
 16. CONSTRUCT DRAINAGE SWALE @ 1.0% MIN.
 17. RAMP @ 1:12 MAX. (TYP.)
 18. CONSTRUCT DEPRESSED CURB PER DETAIL 5, SHEET DT1
 19. INSTALL ADA HAND RAILING PER ADA STANDARDS
 20. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD No. 235 (CASE I)
 21. CONSTRUCT 8" THICKENED EDGE

- NOTE:**
1. ALL ABOVE GROUND UTILITY APPURTENANCES SHALL CONFORM TO THE REQUIREMENTS OF TITLE 19.12.040
 2. FINAL SIDEWALK ELEVATION TO MATCH FINISH FLOOR ELEVATION AFTER FLOORING MATERIAL HAS BEEN PLACED.
 3. ALL ON SITE STORM DRAINS AND ASSOCIATED FACILITIES ARE PRIVATELY OWNED AND TO BE PRIVATELY MAINTAINED.
 4. THE OWNER UNDERSTANDS THAT THE COURTYARD DOES NOT HAVE A DRAINAGE OVERFLOW PATH AND ABSOLVES THE CITY OF LAS VEGAS FROM ANY LIABILITY IN REGARDS TO THIS CONDITION.

BASIS OF BEARING
NORTH 88°31'18" EAST, BEING THE BEARINGS OF THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN ON A MAP ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE AS FILE 109, PAGE 2 OF PARCEL MAPS.

FEMA FLOOD PLAIN INFORMATION
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANE NUMBERS 32003C 2145E, DATE SEPTEMBER 27, 2002, THE SITE IS LOCATED WITHIN A ZONE "X". A ZONE "X" IS DESCRIBED BY FEMA AS AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BENCHMARK
FOUND RIVET AND PLATE IN THE TOP OF CURB AT THE NW CORNER OF WESTCLIFF AND CHARRON
#909 OLV00 2854
777.8633 (m) 2552.04 (ft)

WE CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT (DS 4550A).

VERNON R. HARKINS P.E. NO. 009898 DATE

OWNER/DEVELOPER
H.A.N.D. PROPERTY HOLDING COMPANY
295 WARM SPRINGS ROAD SUITE 101
LAS VEGAS, NEVADA 89119-4212
TEL: (430-9025) CONTACT: ROBERT FEIBLEMAN

DISCLAIMER NOTE

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811
1-800-227-2600
CLARK COUNTY TRAFFIC OPERATIONS
1-702-455-7544

Avoid overhead power line contact
Call before you dig
1-702-227-2929
NEVADA POWER ENVIRONMENT AND SAFETY SERVICES DEPARTMENT

Avoid hitting underground traffic signal systems and street light system conduits. It's costly.
Call before you dig
1-702-455-7511
CLARK COUNTY TRAFFIC OPERATIONS
1-702-455-5300
LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

ENGINEER'S OPINION OF CUT AND FILL QUANTITIES			
TOTAL	CUT	FILL	NET
	22.890	20.005	2.885
	CUBIC YARDS	CUBIC YARDS	CUBIC YARDS

NOTE: THIS OPINION OF CUT & FILL QUANTITIES IS PROVIDED AS REQUIRED BY THE CLARK COUNTY BUILDING CODE AND SHOULD NOT BE USED FOR BIDDING PURPOSES. ALL CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN QUANTITIES. ALL GRADING SHALL CONFORM TO RECOMMENDATIONS OF THE SOILS ENGINEER AS CONTAINED IN THE GEOTECHNICAL EVALUATION REPORTS PREPARED BY GEOTEK, INC. - NEVADA, DATED FEBRUARY 3, 2011. PROJECT No. 10251-LV6. UPDATED MARCH 12, 2012

REV NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	3/1/12
2	ISSUED FOR CONSTRUCTION	3/1/12
3	ISSUED FOR CONSTRUCTION	3/1/12
4	ISSUED FOR CONSTRUCTION	3/1/12
5	ISSUED FOR CONSTRUCTION	3/1/12
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99	ISSUED FOR CONSTRUCTION	3/1/12
100	ISSUED FOR CONSTRUCTION	3/1/12

NEVADA HAND
295 EAST WARM SPRINGS ROAD SUITE 101
LAS VEGAS, NEVADA 89119-4212
TEL: (702) 739-3345 CONTACT: ROBERT FEIBLEMAN

L.R. NELSON CONSULTING ENGINEERS, INC.
6765 West Russell Road Suite 200
Las Vegas, Nevada 89118
(702) 451-2258 FAX
(702) 451-2258 FAX

GRADING PLAN 1

WESTCLIFF PINES 2

ROLAND WILEY ROAD and SILVER SKY DRIVE

CITY OF LAS VEGAS

SHEET

March 12

March 12

March 12

SCALE: 1" = 20'

PROJECT NO: 818-021-113

SEAL

VERNON R. HARKINS P.E. No. 009898

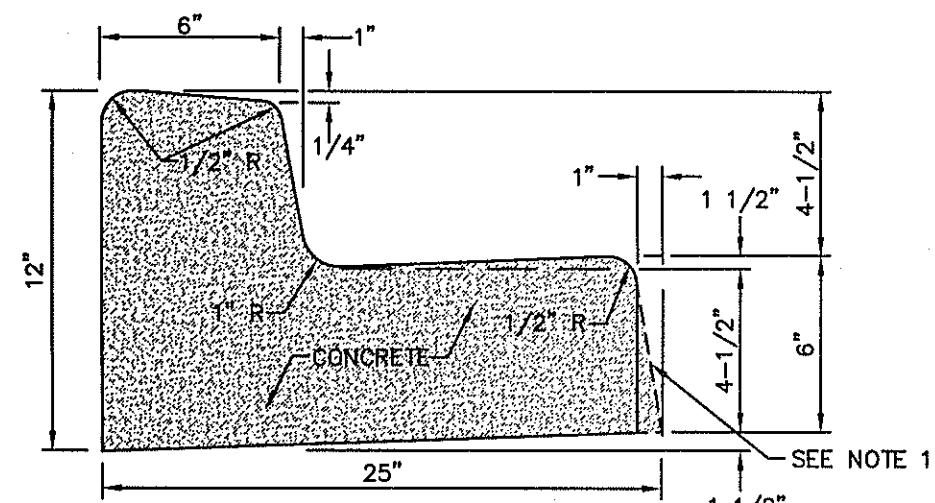
DATE

3/1/12

SHEET GR1

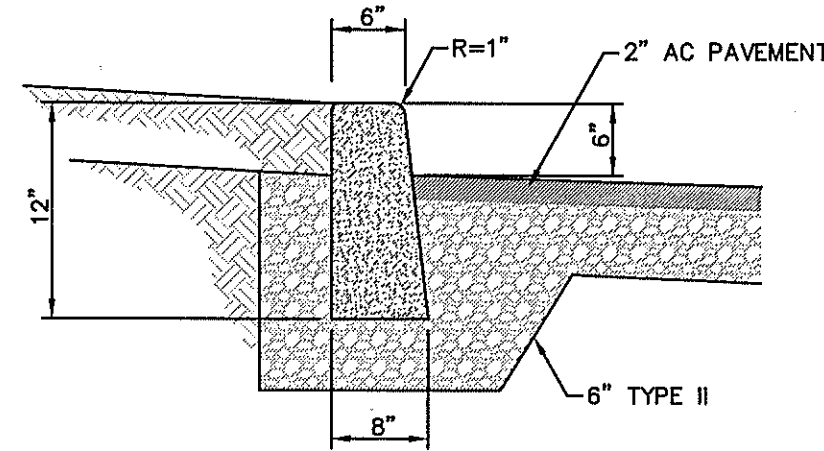
4 OF 20 SHEETS

CLV DRAWING NO.

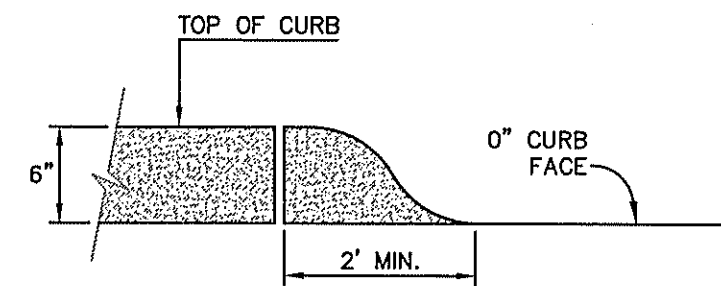


NOTES:
1. 1" BATTER ON GUTTER FACE OPTIONAL.
2. WHERE LONGITUDINAL SLOPE IS LESS THAN 0.4%, THE FLOW LINE SHALL BE WATER TESTED.

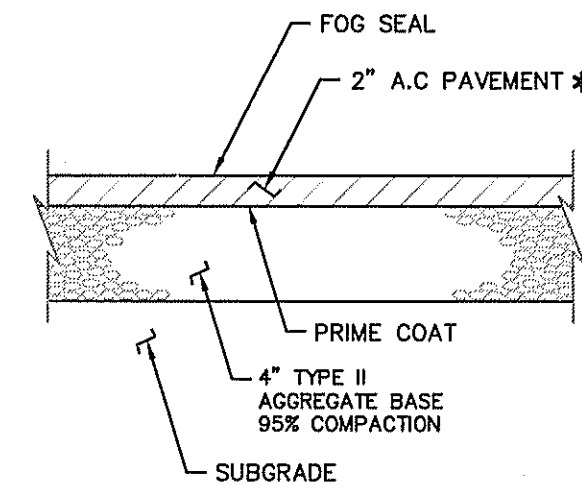
1 'L' TYPE CURB AND GUTTER DETAIL
PER USD DWG. No. 216 SCALE: NTS



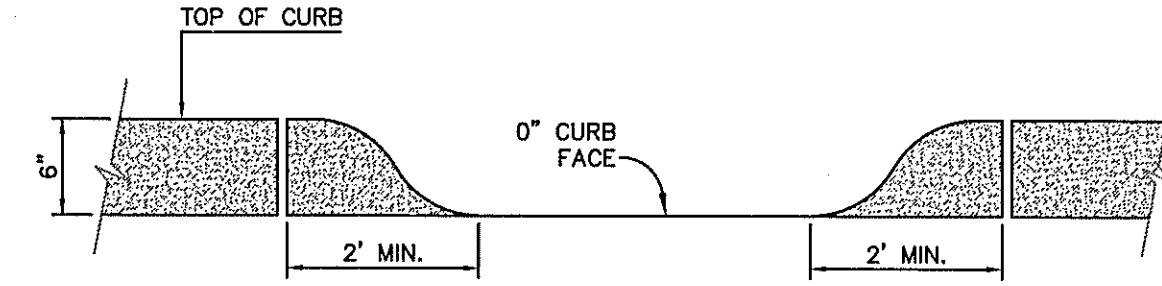
2 'A' TYPE CURB DETAIL
PER USD DWG. No. 219 SCALE: NTS



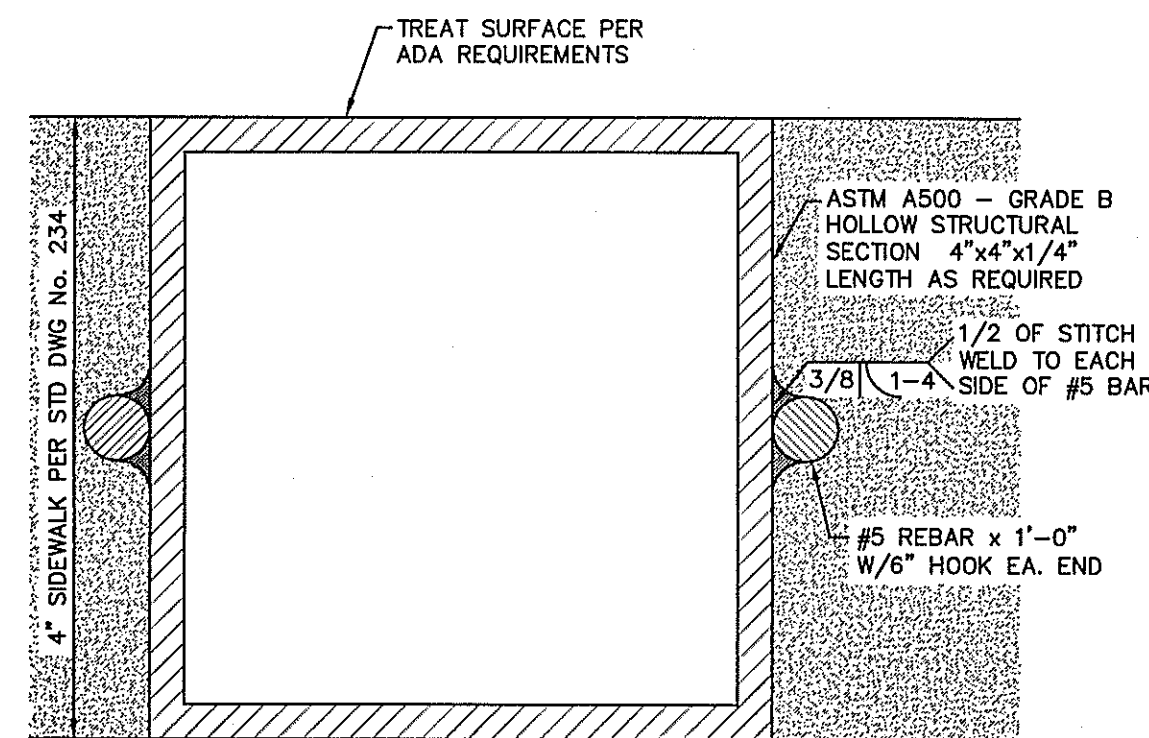
3 CURB TRANSITION
SCALE: NTS



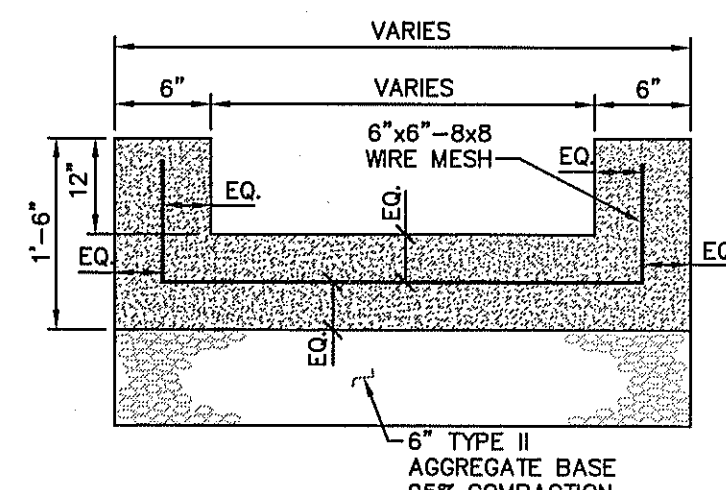
4 ON-SITE A.C. PAVEMENT SECTION
SCALE: NTS



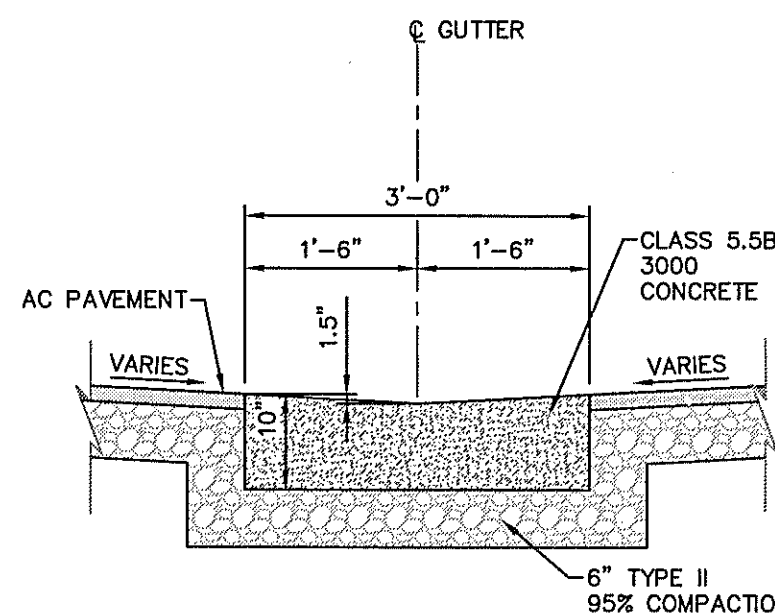
5 DEPRESSED CURB
SCALE: NTS



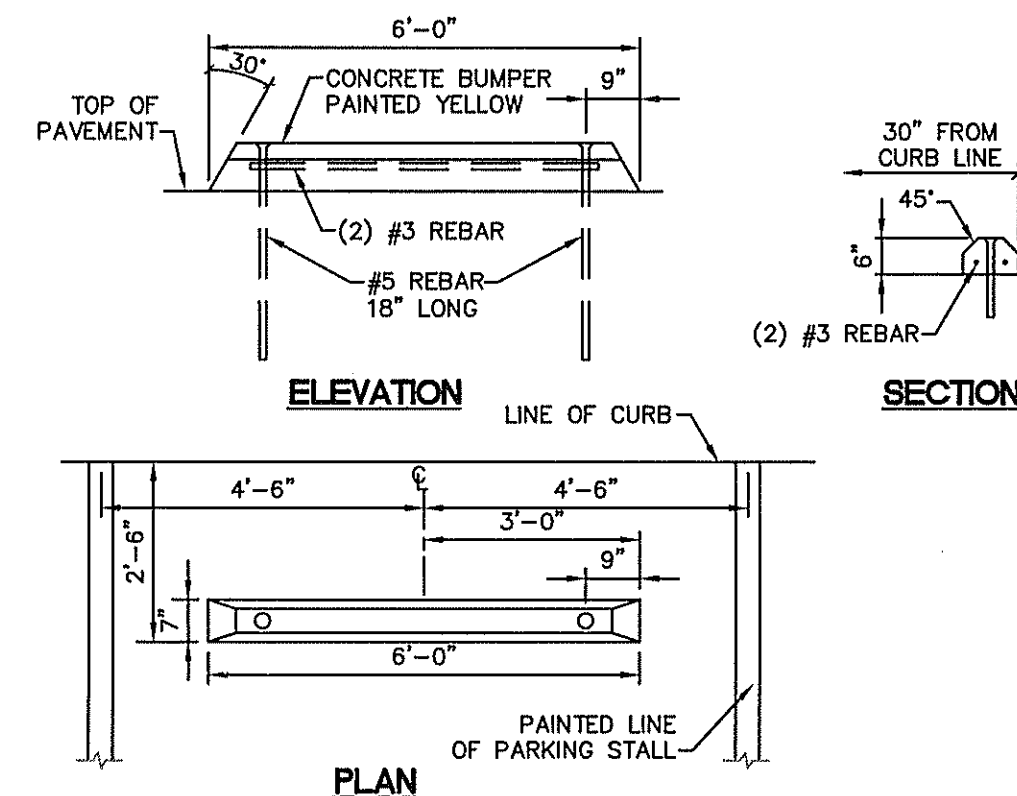
6 ONSITE SIDEWALK UNDERDRAIN
PER USD DWG. No. 216 SCALE: NTS



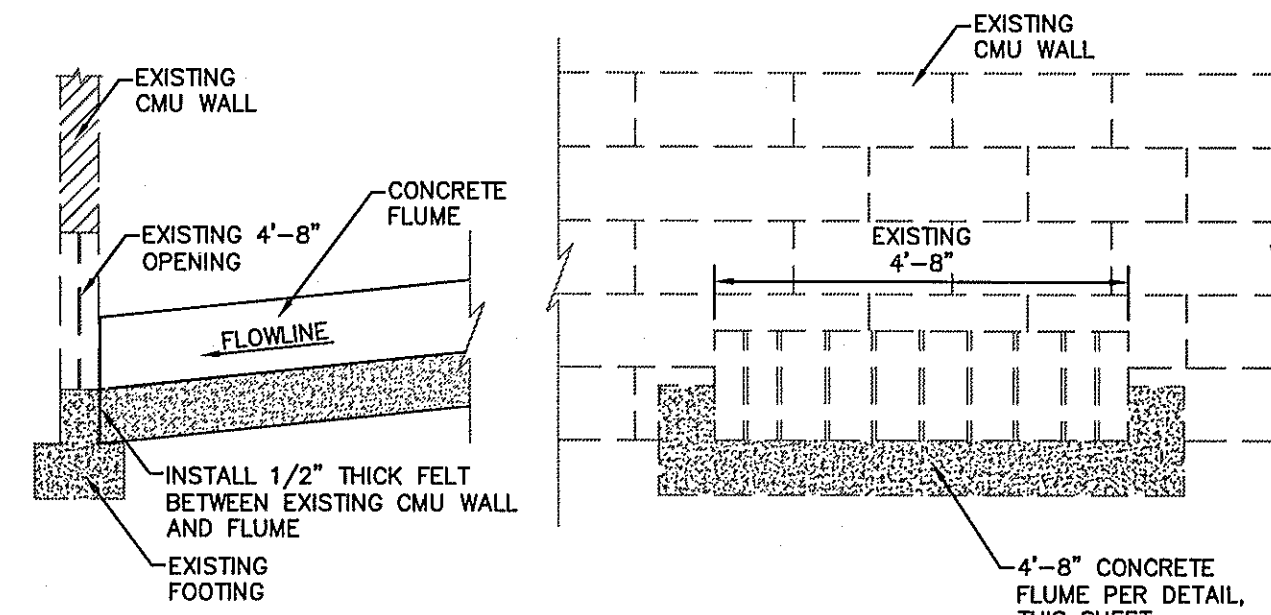
7 U-TYPE GUTTER
SCALE: NTS



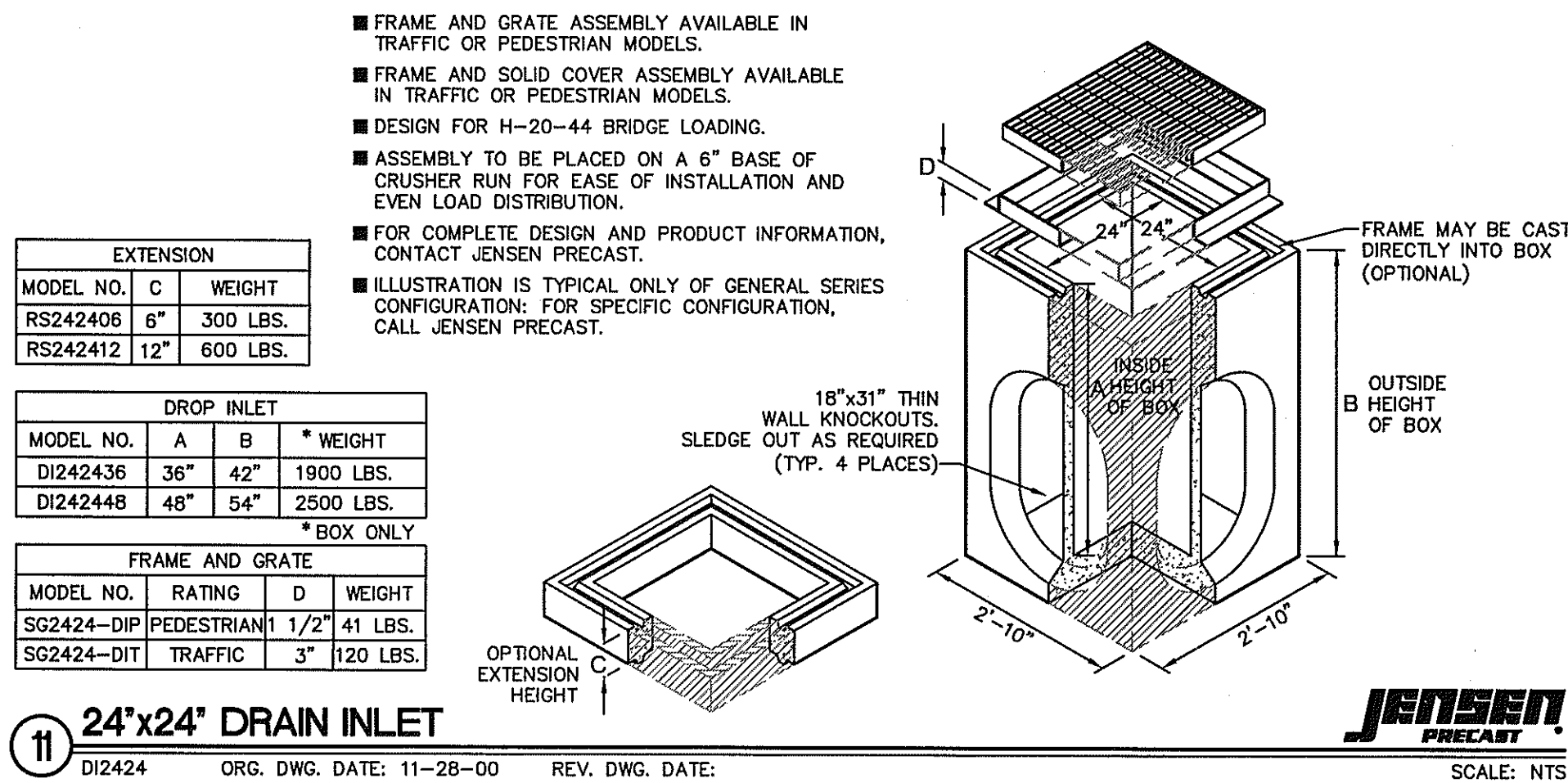
8 3' VALLEY GUTTER SECTION
SCALE: NTS



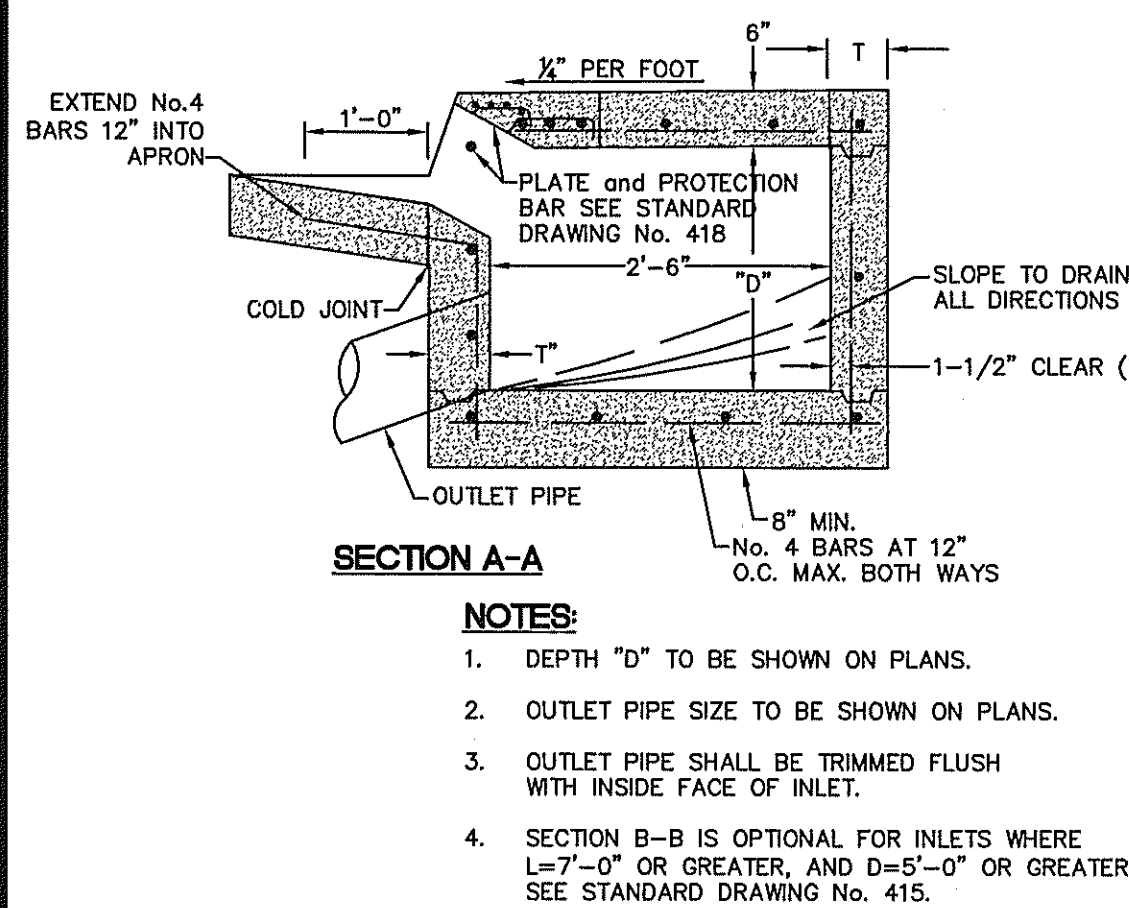
9 CONCRETE BUMPER BLOCKS
SCALE: NTS



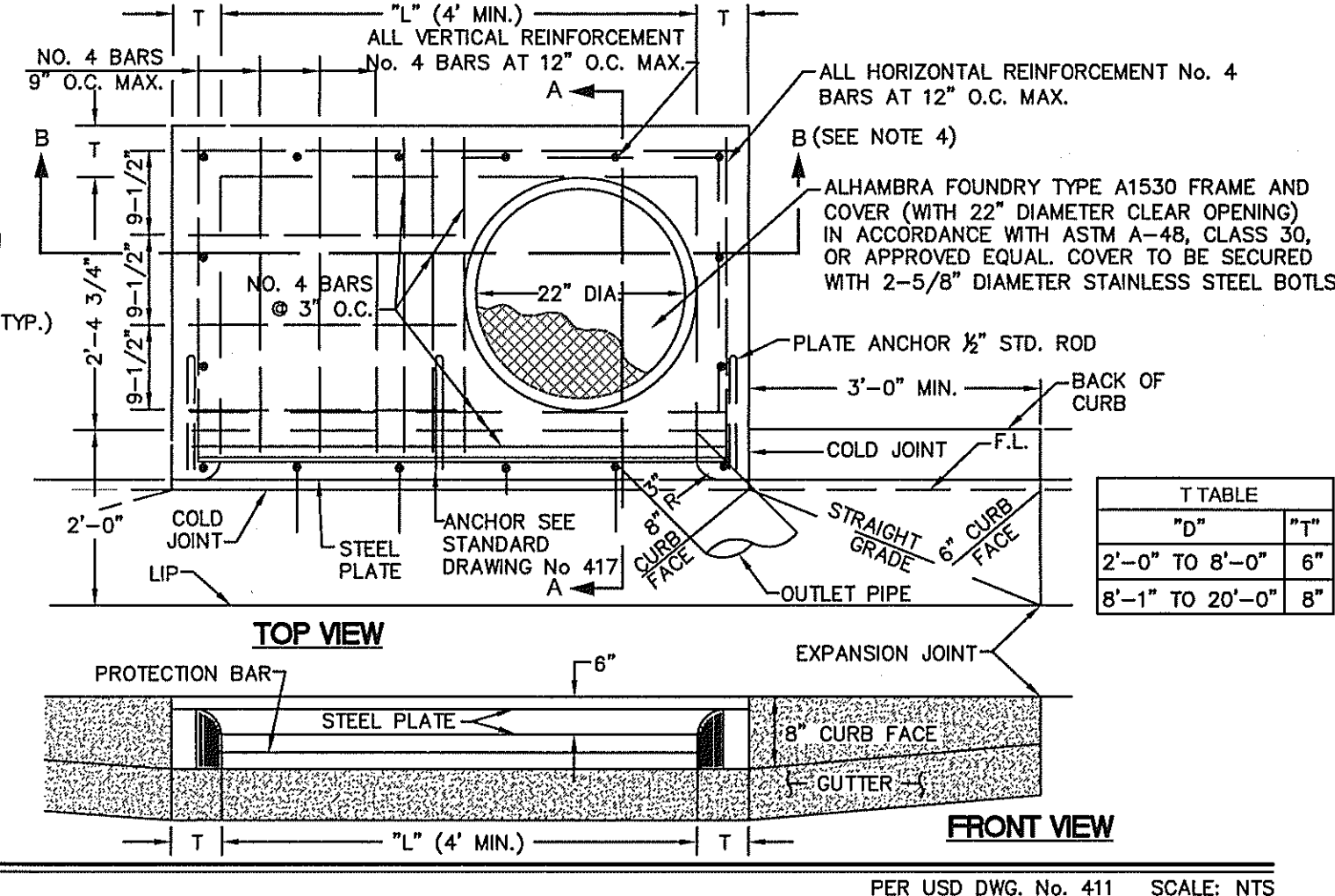
10 EXISTING BLOCKWALL OPENING DETAIL
SCALE: NTS



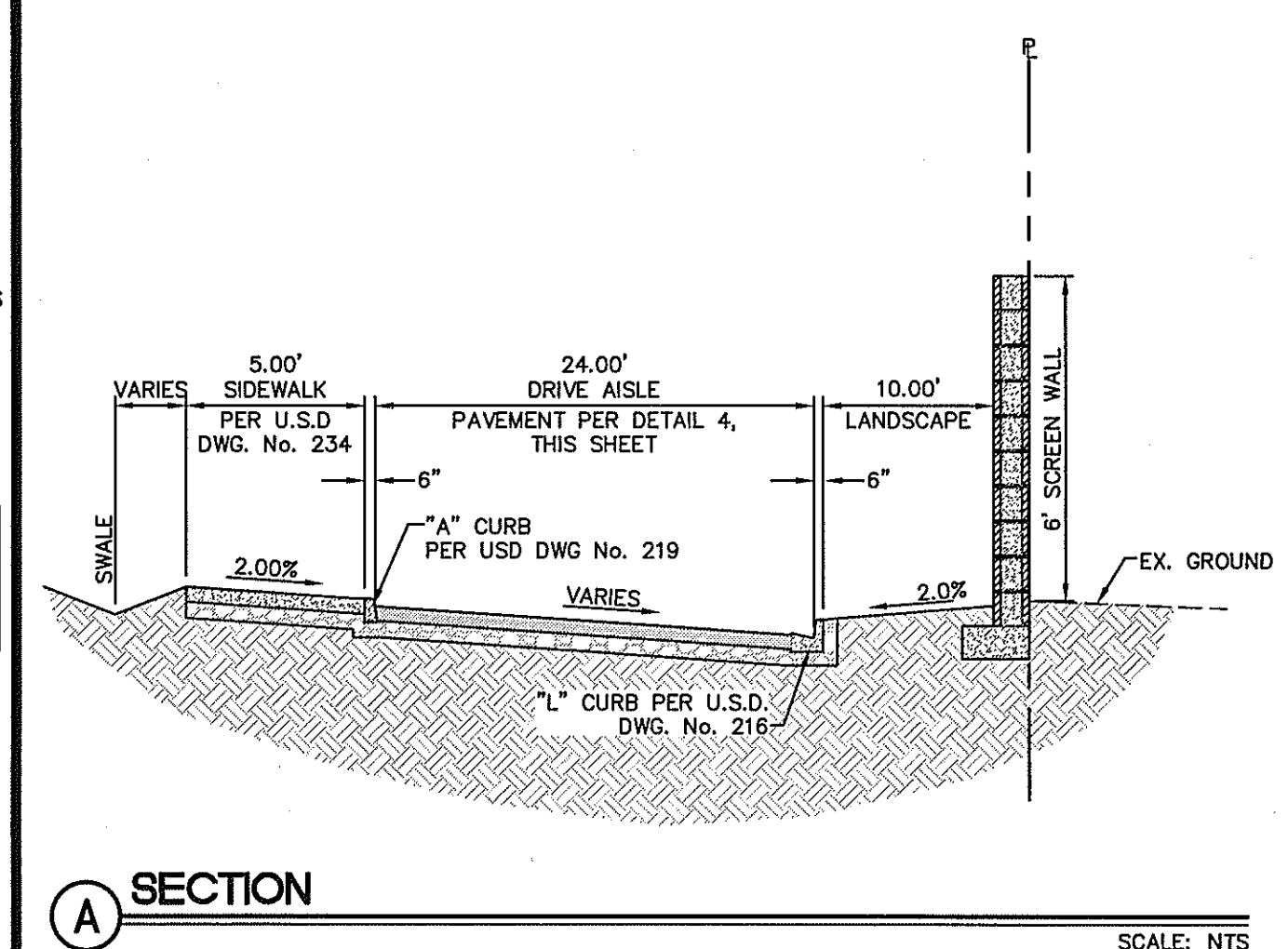
11 24"x24" DRAIN INLET
D12424 ORG. DWG. DATE: 11-28-00 REV. DWG. DATE: SCALE: NTS



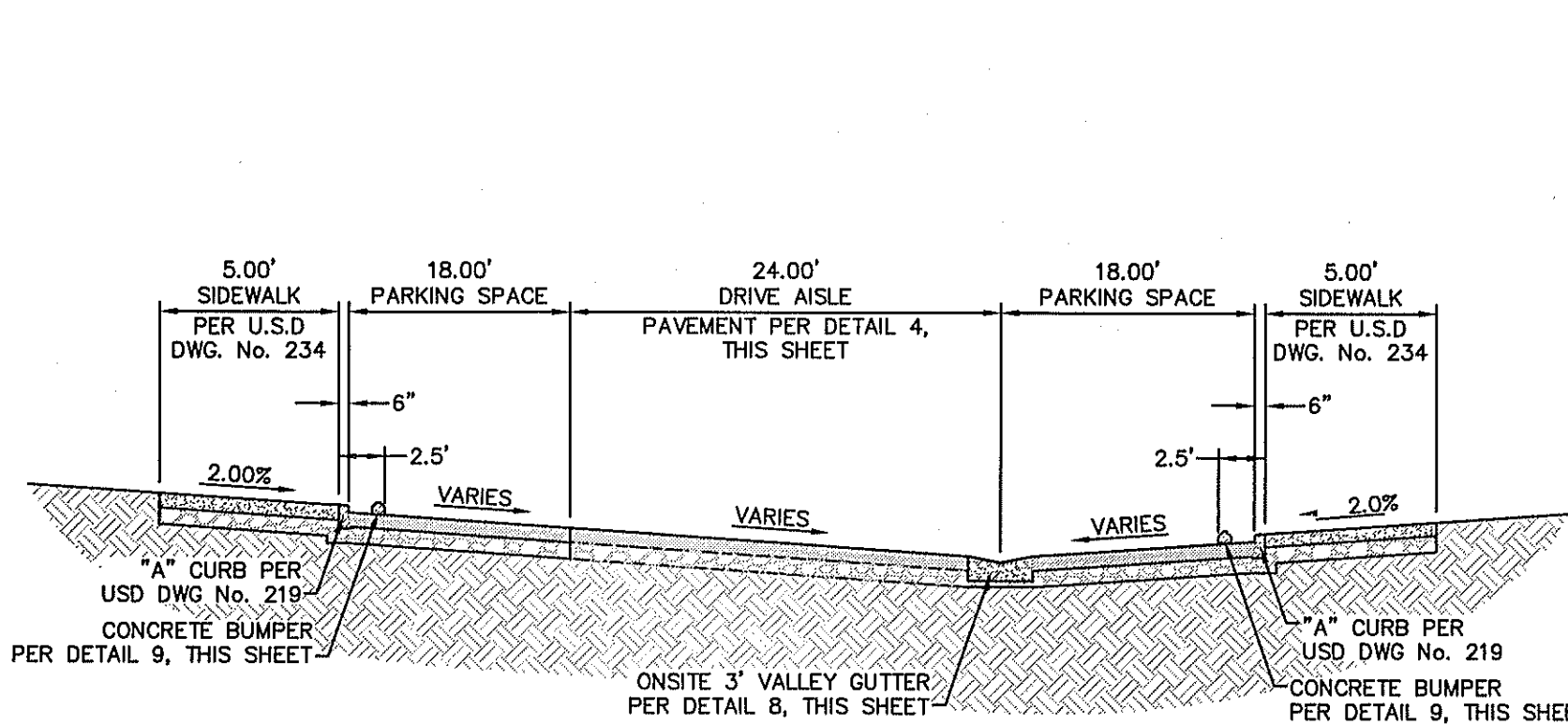
12 DROP INLET TYPE "A"
SCALE: NTS



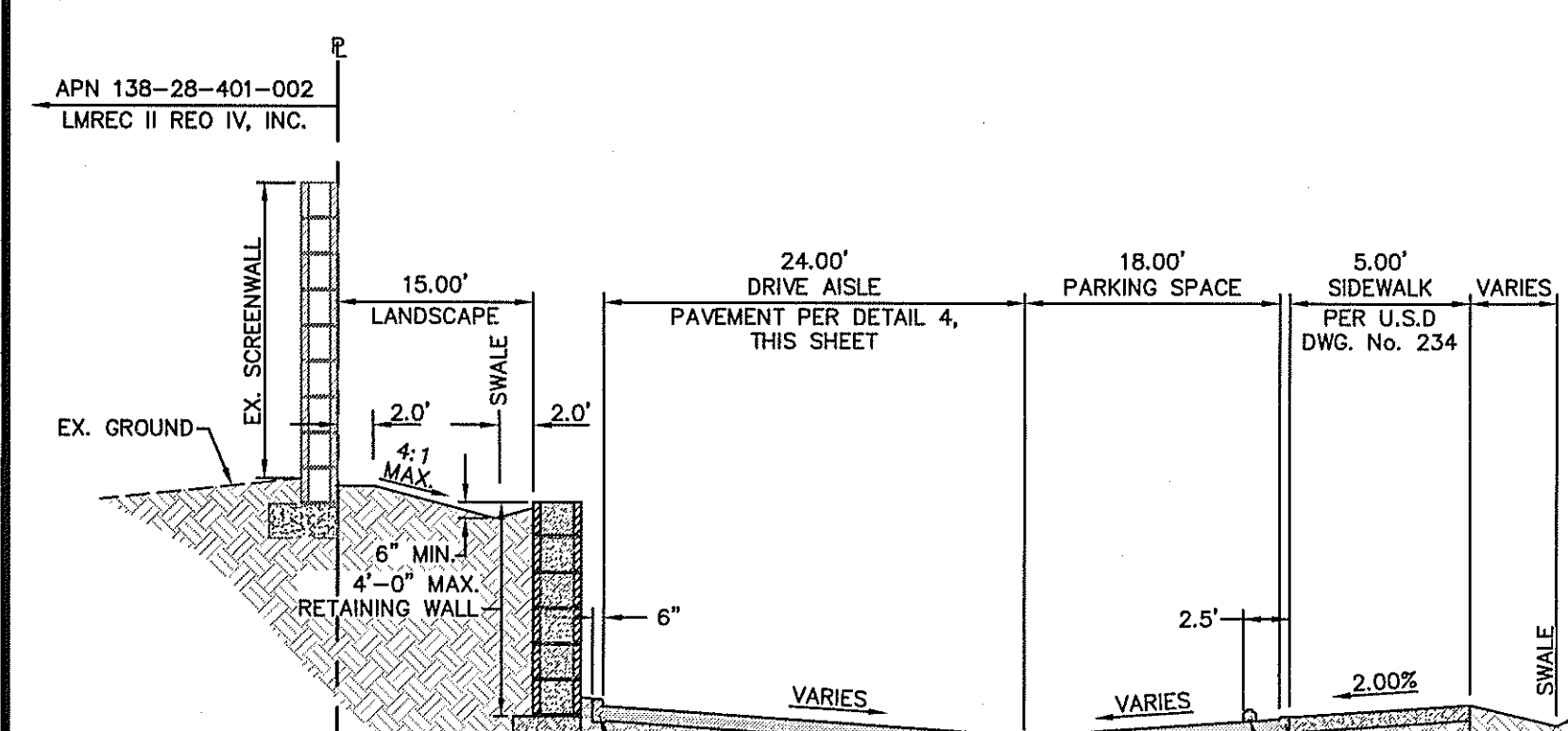
13 DROP INLET TYPE "A" SECTION
PER USD DWG. No. 411 SCALE: NTS



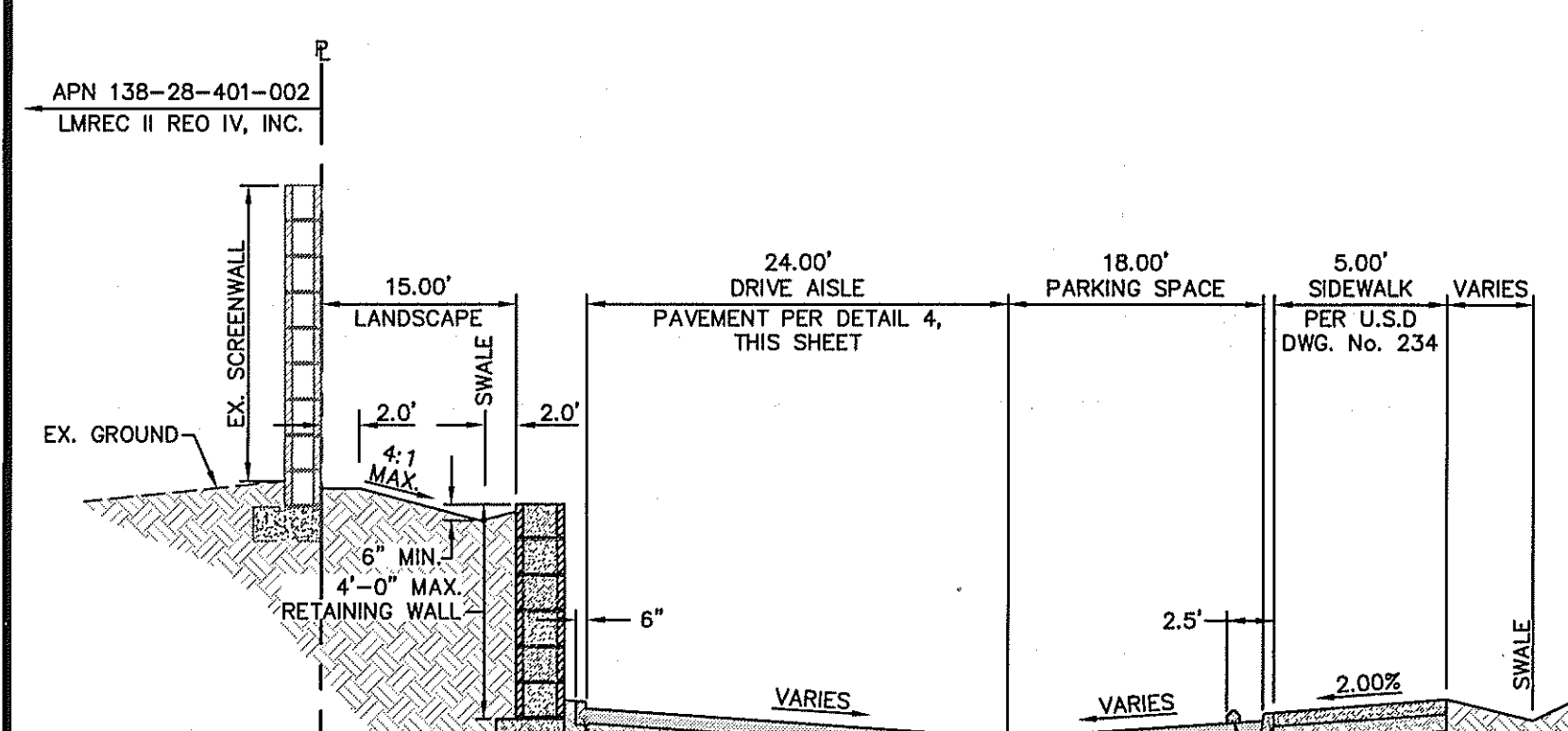
14 DROP INLET TYPE "A" SECTION
SCALE: NTS



15 DROP INLET TYPE "A" SECTION
SCALE: NTS



16 DROP INLET TYPE "A" SECTION
SCALE: NTS



17 DROP INLET TYPE "A" SECTION
SCALE: NTS

WALL NOTE:
ALL RETAINING AND FENCE WALLS SHALL BE REVIEWED BY THE BUILDING DEPARTMENT. WALL PERMITS ARE ISSUED THROUGH THE BUILDING DEPARTMENT.

SOILS REPORT
GEOTEK, INC. - NEVADA
DATED FEBRUARY 3, 2011
PROJECT No. 10251-LV6
UPDATED: MARCH 12, 2012