



# DEPARTMENT OF PLANNING

## Application / Petition Form & Statement of Financial Interest

### Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	

24-0668  
12/20/2024

**Case Type** (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Major Modification, Zone Change, SDR and Variance

**Project Address** (Location) Hickam and Jordanville

**Project Name** Silver Desert Estates **Proposed Use** Senior housing

**Assessor's Parcel #(s)** 137-01-301-012 **Ward #** 6

**General Plan:** Existing PCD Proposed PCD **Zoning:** Existing U/PCD Proposed PD

**Additional Information** \_\_\_\_\_

**Property Owner** USA (City of Las Vegas) **Contact** N/A

**Address** 495 Main Street, **City** Las Vegas **State** NV **Zip** 89101

**E-mail** n/a **Phone** 000-000-0000

**Applicant** Silver Desert Estates Ltd Partnership **Contact** Rebecca Velarde

**Address** 412 NW 5th Avenue, Suite 200 **City** Portland **State** OR **Zip** 97209

**E-mail** n/a **Phone** 000-000-0000

**Representative** Kaempfer Crowell **Contact** Jennifer Lazovich

**Address** 1980 Festival Plaza Dr. #650 **City** Las Vegas **State** NV **Zip** 89135

**E-mail** apierce@kcnvlaw.com **Phone** 702-792-7048

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)** \_\_\_\_\_

**Partner(s)** \_\_\_\_\_

- 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 inaccurate, 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 the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

**Property Owner Signature** \_\_\_\_\_

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

**Print Name** CHAD RENNAKER

Subscribed and sworn before me

This 19th day of December, 2024

Caryl L. Bolton

Notary Public in and for said County and State



[illegible]

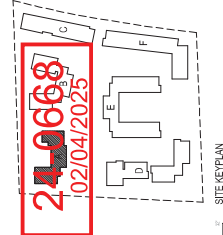
UNIT AND AREA MATRX

ROOM		NOZZ		EXCHNG		MTR		UNIT	
Room #		Nozz		Exchng		Mtr		Unit	
Room #		Nozz		Exchng		Mtr		Unit	
Room #		Nozz		Exchng		Mtr		Unit	
Room #		Nozz		Exchng		Mtr		Unit	
Room #		Nozz		Exchng		Mtr		Unit	
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Room #		Nozz		Exchng		Mtr		Unit	
Room #		Nozz		Exchng		Mtr		Unit	
Room #		Nozz		Exchng		Mtr		Unit	
Room #		Nozz							





A. SEE TREE PLANS FOR MATERIAL, ORNAMENTAL, AND RETAINING WALL LOCATIONS













GENERAL NOTES - FLOOR PLAN

A. SEE ALL DIMENSIONS FOR FINISHES, MATERIALS, AND FINISHES. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

B. SEE ALL DIMENSIONS FOR FINISHES, MATERIALS, AND FINISHES. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

C. SEE ALL DIMENSIONS FOR FINISHES, MATERIALS, AND FINISHES. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

KEYED NOTES - FLOOR PLAN

A. SEE ALL DIMENSIONS FOR FINISHES, MATERIALS, AND FINISHES. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

B. SEE ALL DIMENSIONS FOR FINISHES, MATERIALS, AND FINISHES. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

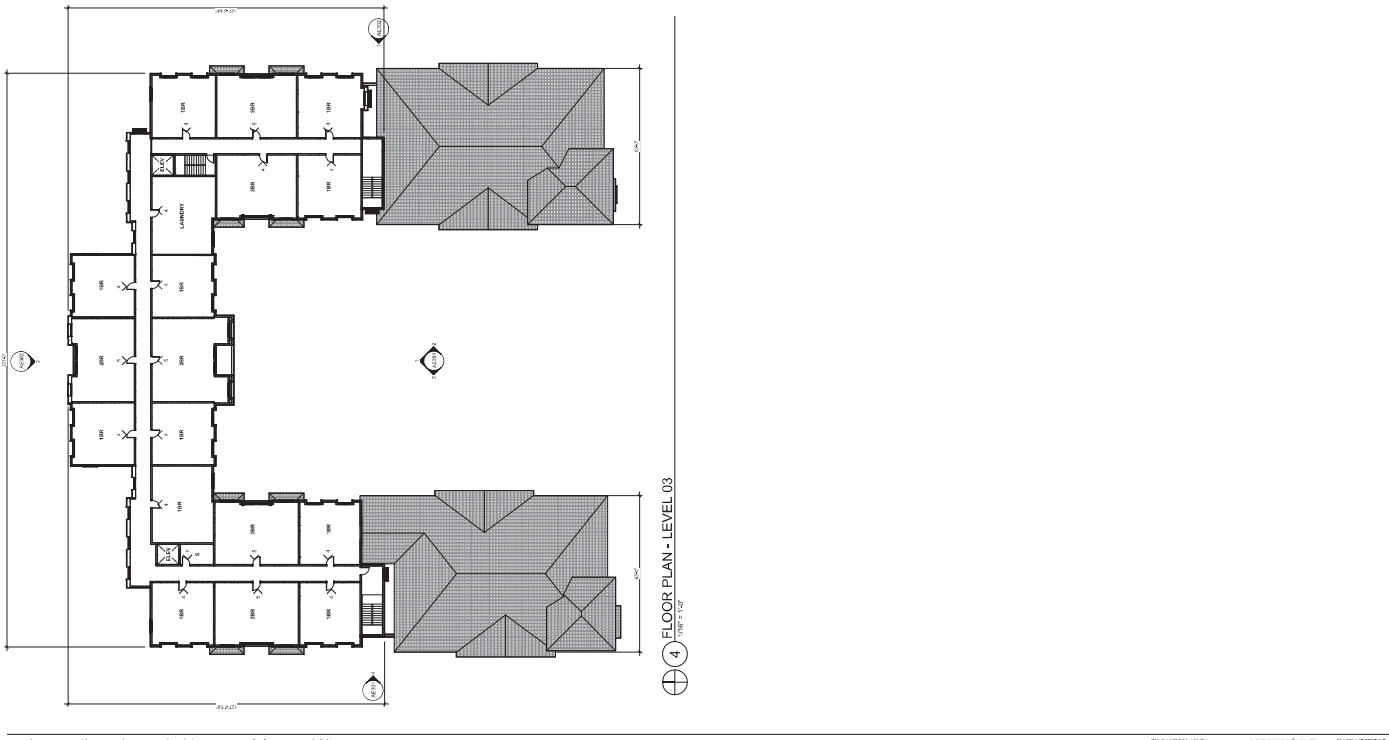
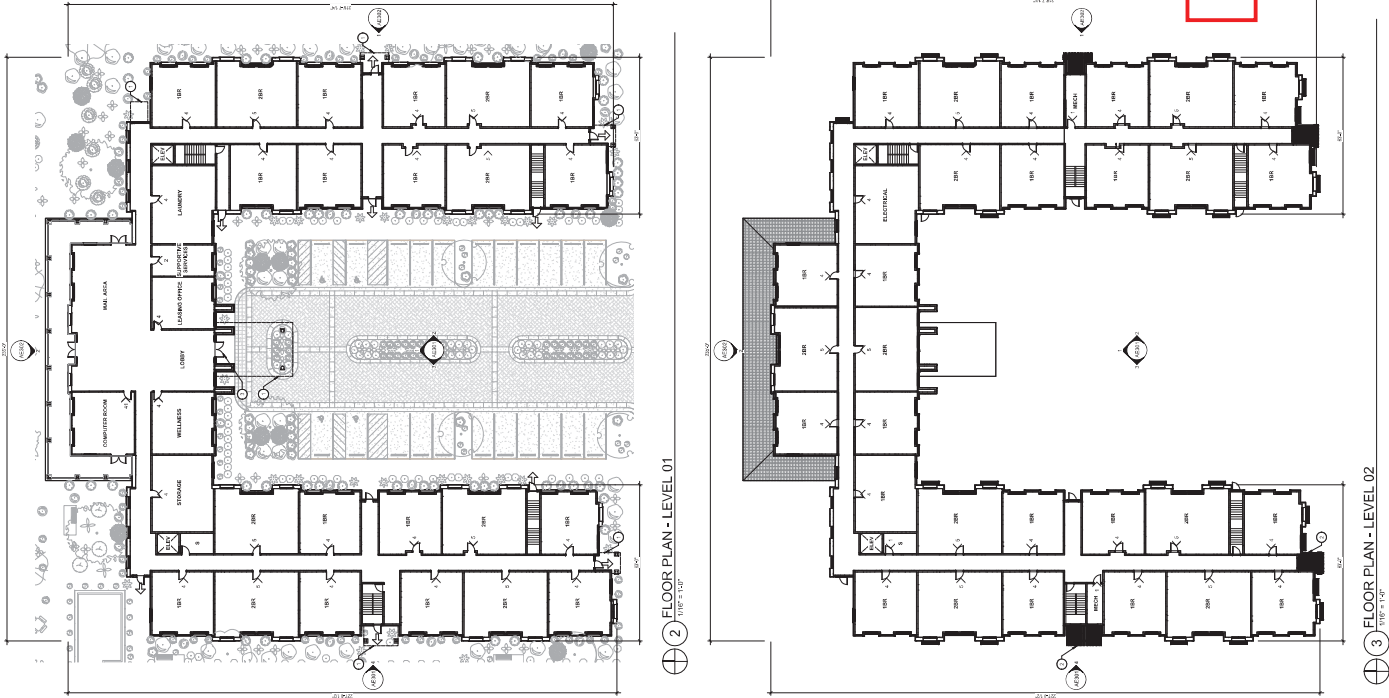
C. SEE ALL DIMENSIONS FOR FINISHES, MATERIALS, AND FINISHES. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

LEGEND - FLOOR PLAN

1. SEE ALL DIMENSIONS FOR FINISHES, MATERIALS, AND FINISHES. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. SEE ALL DIMENSIONS FOR FINISHES, MATERIALS, AND FINISHES. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

3. SEE ALL DIMENSIONS FOR FINISHES, MATERIALS, AND FINISHES. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.





**GENERAL NOTES - FLOOR PLAN**

A. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTERLINE OF THE WALL OR TO THE FACE OF THE WALL, UNLESS OTHERWISE NOTED.

B. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE WALL, UNLESS OTHERWISE NOTED.

C. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE WALL, UNLESS OTHERWISE NOTED.

**KEYED NOTES - FLOOR PLAN**

1. ROOMS ARE TO BE FINISHED WITH THE FOLLOWING:

1. FLOORING: 1/2" THICK POLISHED CONCRETE

2. WALLS: 5/8" THICK GYPSUM BOARD

3. CEILING: 5/8" THICK GYPSUM BOARD

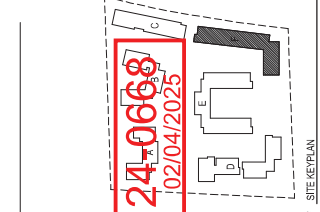
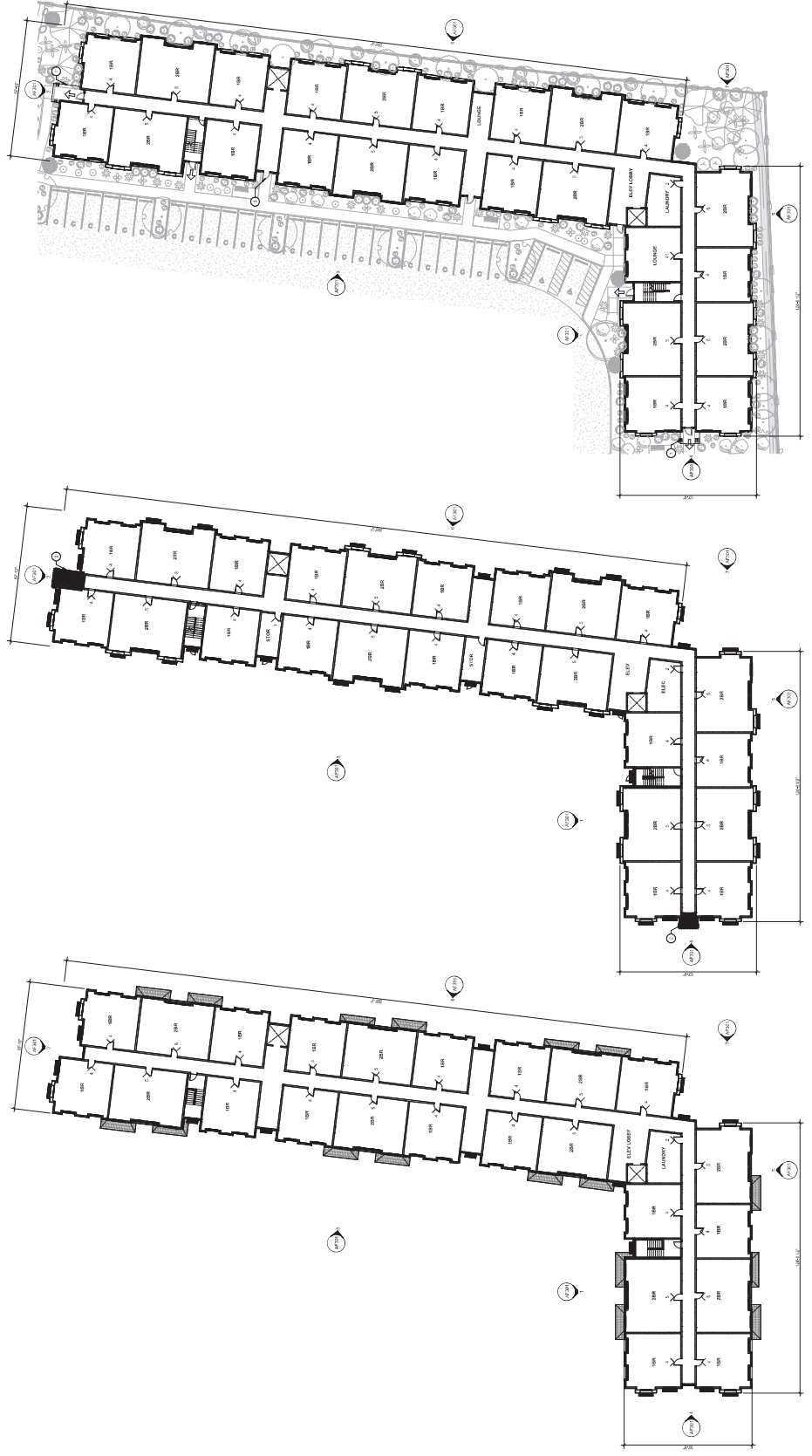
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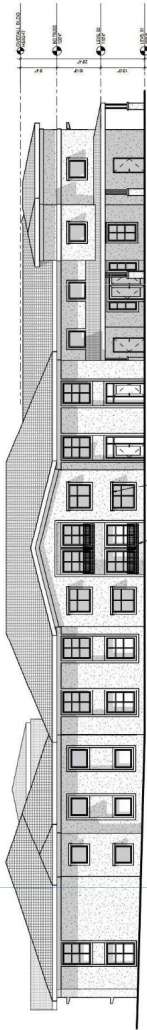
24-0668  
12/20/2024

**GENERAL NOTES - EXTERIOR ELEVATION**  
1. ELEVATION SHALL BE SHOWN IN THE CENTER OF THE BUILDING.  
2. ELEVATION SHALL BE SHOWN IN THE CENTER OF THE BUILDING.  
3. ELEVATION SHALL BE SHOWN IN THE CENTER OF THE BUILDING.

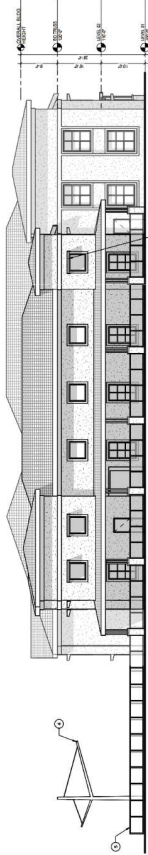
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**LEGEND - EXTERIOR ELEVATION MATERIALS**

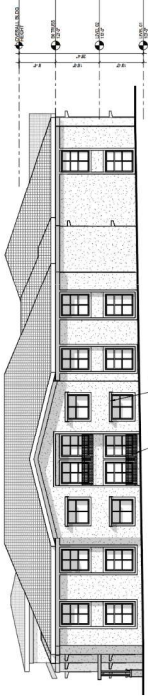
BRICK	BRICK
CONCRETE	CONCRETE
WOOD	WOOD
STONE	STONE



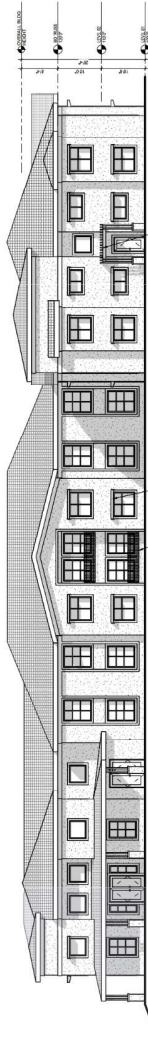
1 BUILDING A ELEVATION - SOUTH  
1/8" = 1'-0"



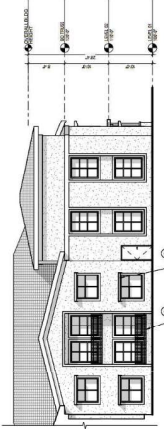
2 BUILDING A ELEVATION - EAST  
1/8" = 1'-0"



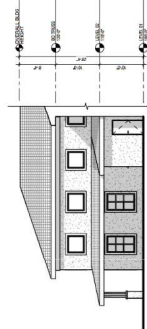
3 BUILDING A ELEVATION - WEST  
1/8" = 1'-0"



4 BUILDING A ELEVATION - NORTH  
1/8" = 1'-0"



6 BUILDING A ELEVATION - COURTYARD LOOKING WEST  
1/8" = 1'-0"



5 BUILDING A ELEVATION - COURTYARD LOOKING EAST  
1/8" = 1'-0"

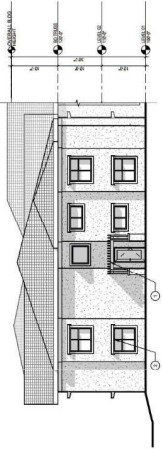


⑤

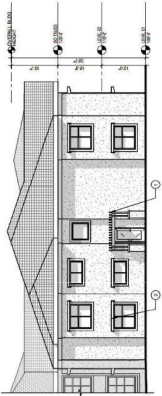
③  $10^3 = 1.0^3$

24-0668  
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GENERAL NOTES - EXTERIOR ELEVATION  
1. ALL DIMENSIONS ARE IN FEET AND INCHES (F'-IN).  
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



2 BUILDING B ELEVATION - NORTH OBLIQUE  
1/8" = 1'-0"



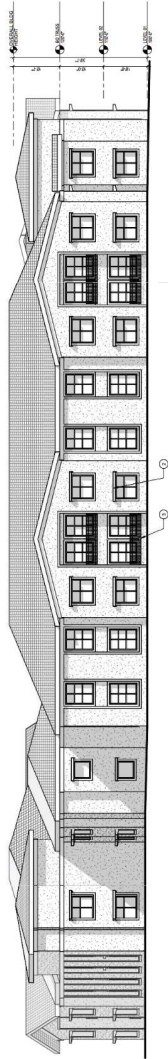
1 BUILDING B ELEVATION - NORTH  
1/8" = 1'-0"

KEYED NOTES - EXTERIOR ELEVATION  
1. ALL DIMENSIONS ARE IN FEET AND INCHES (F'-IN).  
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

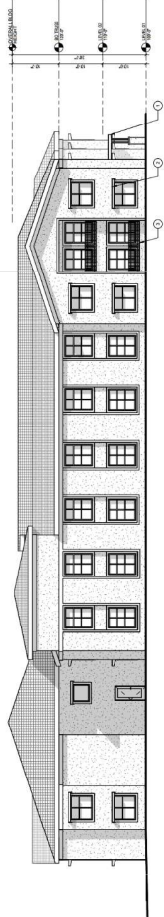
KEYED NOTES - EXTERIOR ELEVATION  
1. ALL DIMENSIONS ARE IN FEET AND INCHES (F'-IN).  
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

LEGEND - EXTERIOR ELEVATION MATERIALS  
1. STONE  
2. BRICK  
3. CONCRETE  
4. METAL  
5. GLASS

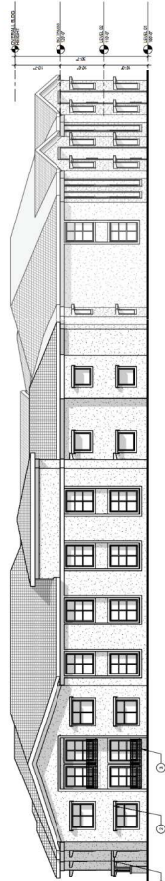
LEGEND - EXTERIOR ELEVATION MATERIALS  
1. STONE  
2. BRICK  
3. CONCRETE  
4. METAL  
5. GLASS



3 BUILDING B ELEVATION - SOUTH  
1/8" = 1'-0"



4 BUILDING B ELEVATION - EAST  
1/8" = 1'-0"



5 BUILDING B ELEVATION - WEST  
1/8" = 1'-0"

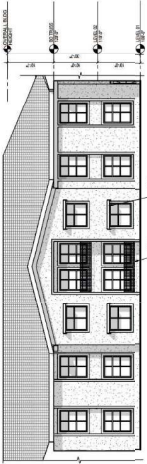


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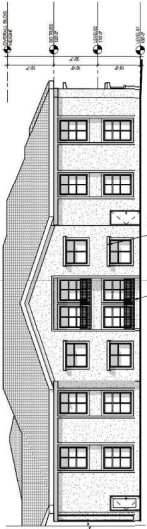
24-0668  
12/20/2024

**GENERAL NOTES - EXTERIOR ELEVATION**  
A. EXTERIOR ELEVATION SHALL BE BASED ON THE EXTERIOR ELEVATION DRAWING.  
B. EXTERIOR ELEVATION SHALL BE BASED ON THE EXTERIOR ELEVATION DRAWING.  
C. EXTERIOR ELEVATION SHALL BE BASED ON THE EXTERIOR ELEVATION DRAWING.

**SERA**  
SERVICES  
ARCHITECTURAL  
DESIGN  
INTERIOR DESIGN  
LANDSCAPE DESIGN



3 BUILDING B ELEVATION - COURTYARD LOOKING SOUTH  
1/8" = 1'-0"



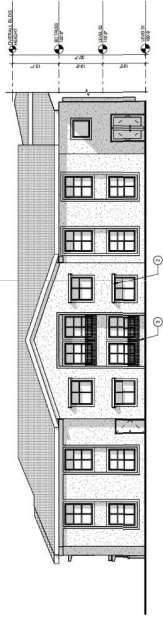
1 BUILDING B ELEVATION - COURTYARD LOOKING WEST  
1/8" = 1'-0"

**KEYED NOTES - EXTERIOR ELEVATION**

- 1. EXTERIOR ELEVATION
- 2. EXTERIOR ELEVATION
- 3. EXTERIOR ELEVATION

**LEGEND - EXTERIOR ELEVATION MATERIALS**

1. EXTERIOR ELEVATION	2. EXTERIOR ELEVATION
3. EXTERIOR ELEVATION	4. EXTERIOR ELEVATION



2 BUILDING B ELEVATION - COURTYARD LOOKING EAST  
1/8" = 1'-0"

SILVER DESERT ESTATES - BUILDING B

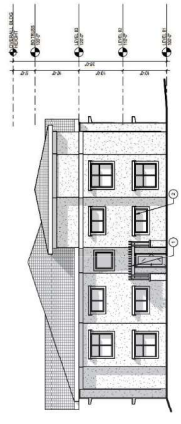
CONCEPTUAL DESIGN  
BANK BUILDING  
ELEVATIONS  
AB302

5 BUILDING B ELEVATION - WEST  
1:30" = 1'-0"





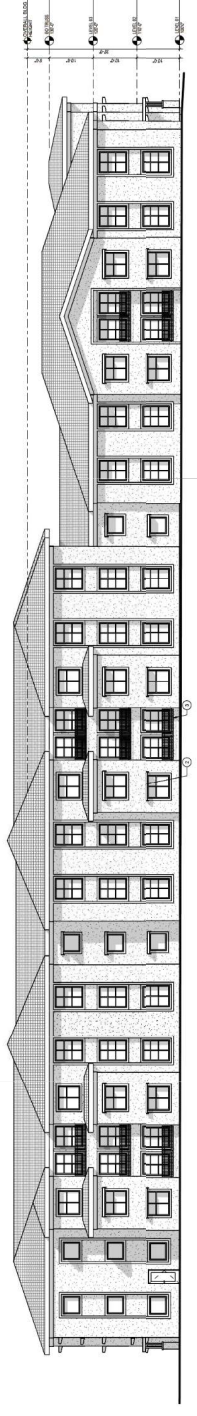
GENERAL NOTES - EXTERIOR ELEVATION  
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6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



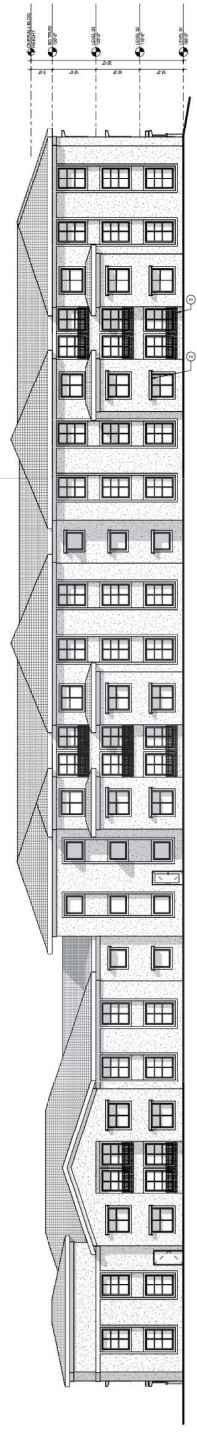
1 BUILDING C ELEVATION - NORTH  
18' 0" x 112'

KEYED NOTES - EXTERIOR ELEVATION  
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6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
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9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

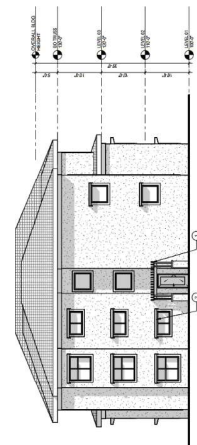
LEGEND - EXTERIOR ELEVATION MATERIALS  
1. BRICK  
2. STONE  
3. CONCRETE  
4. METAL  
5. GLASS  
6. WOOD  
7. TERRAZZO  
8. MARBLE  
9. GRANITE  
10. SLATE



2 BUILDING C ELEVATION - EAST  
18' 0" x 112'



3 BUILDING C ELEVATION - WEST  
18' 0" x 112'



4 BUILDING C ELEVATION - SOUTH  
18' 0" x 112'







- ELEVATION NOTES APPLY TO ADDITIONAL SHEETS. ALL REVISIONS WILL OCCUR ON THIS SHEET AND DO NOT APPLY TO ANY OTHER SHEETS EXCEPT THOSE NOTED.
- BUILDING HEIGHT IS MEASURED TO MIDPOINT OF HIGHEST GABLE.
- GRADE LINES VARY. SEE CIVIL DRAWINGS.

1. METAL THERMIST
2. SOLAR SPACE
3. AIR-IT AIR-COOLING RAMP PWS



STUCCO COLOR 1

- STUDIO COLON 2

- STUDIOS COLON 3

- 
- STUDIO CONCRETE

- 
- STUDIO COLOR 5

- 

- 

- MAIL ROOM

- 
- TURNACCTA-BODING TILE



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**GENERAL NOTES - EXTERIOR ELEVATION**

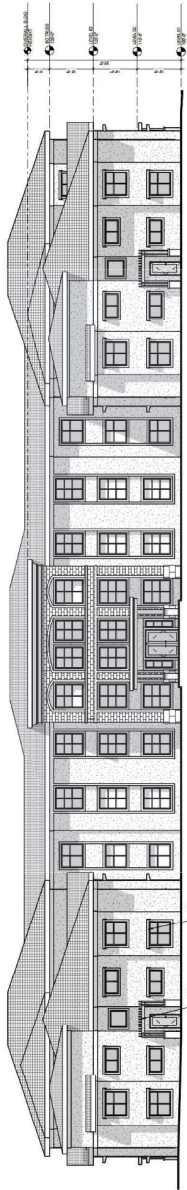
- ELEVATION NOTES APPLY TO ADD SHEET SHEETS. ALL REVISIONS WILL OCCUR ON THIS SHEET AND DO NOT APPLY TO ANY OTHER SHEETS EXCEPT THOSE NOTED.
- BRACING HEIGHT IS TAKEN TO MIDPOINT OF HIGHEST CABLE.
- CABLE UNITS VARY SIZE OVER DRAWINGS.

KEYED NOTES - EXTERIOR ELEVATION

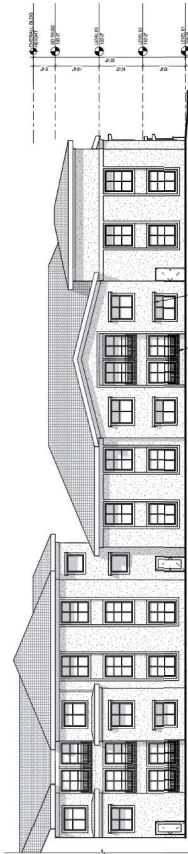
LEGEND - EXTERIOR ELEVATION MATERIALS

TERRAZZATA ROOF PWS 11.8

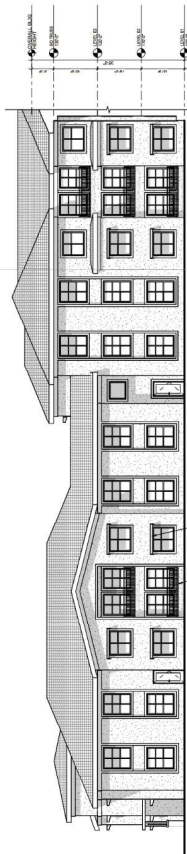
MAINTAINED 11.7



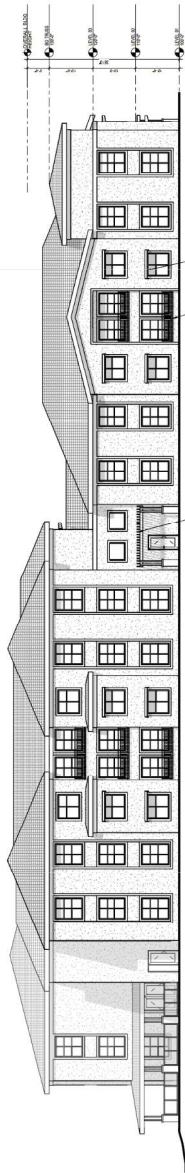
1 BUILDING E ELEVATION - SOUTH



2 BUILDING E ELEVATION - COURTYARD FACING EAST



3 BUILDING ELEVATION - COURTYARD FACING WEST



4 BUILDING E ELEVATION - WEST

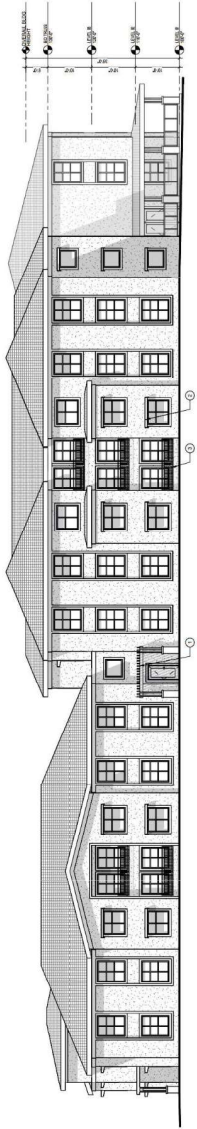
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12/20/2024

LEGEND - EXTERIOR ELEVATION MATERIALS

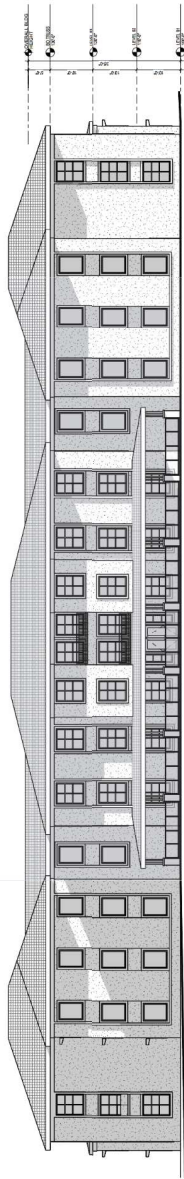
**KEYED NOTES - EXTERIOR ELEVATION**

1	METAL TRELLIS
2	SOLAR SHADE
3	3.5 FT BALCONY RAILING

LEGEND - EXTERIOR ELEVATION MATERIALS

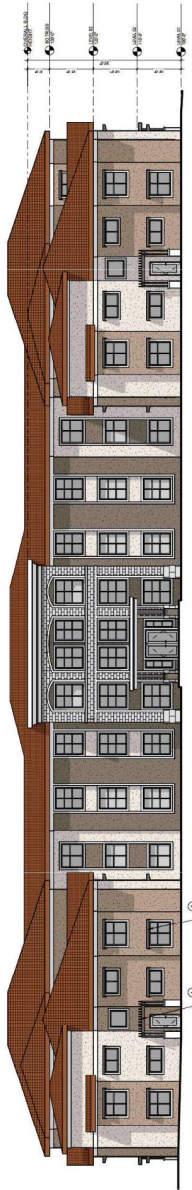


1 BUILDING E ELEVATION - EAST  
1/8" = 1'-0"

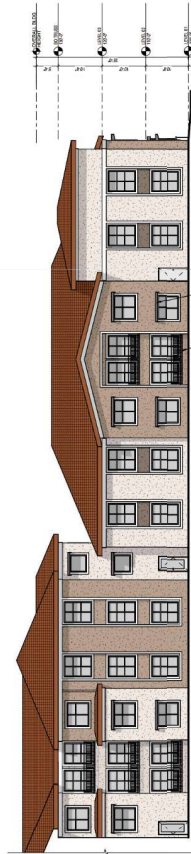


2 BUILDING ELEVATION - NORTH  
1/8" = 1'-0"





1 BUILDING E ELEVATION - SOUTH  
1/8" = 1'-0"



2 BUILDING E ELEVATION - COURTYARD FACING EAST  
1/8" = 1'-0"



3 BUILDING ELEVATION - COURTYARD FACING WEST  
1.387' x 1.279'



**4 BUILDING E ELEVATION - WEST**  
1/8" = 1'-0"

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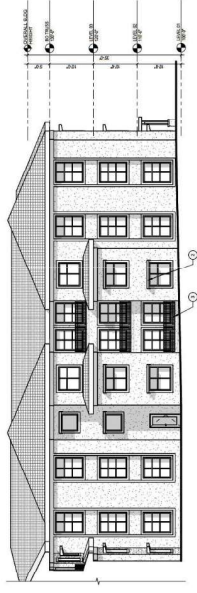
2 BUILDING ELEVATION - NORTH  
1/8" = 1'-0"



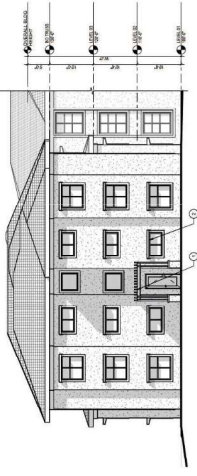
GENERAL NOTES - EXTERIOR ELEVATION  
1. ALL DIMENSIONS ARE IN FEET AND INCHES (FRACTIONS OF INCHES TO THE NEAREST 1/8").  
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

KEYED NOTES - EXTERIOR ELEVATION  
1. NORTH ARROW  
2. EAST ARROW  
3. WEST ARROW  
4. SOUTH ARROW

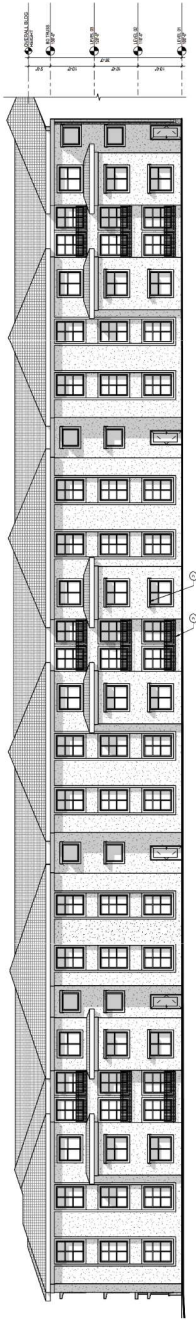
LEGEND - EXTERIOR ELEVATION MATERIALS  
1. BRICK  
2. STONE  
3. CONCRETE  
4. METAL  
5. GLASS



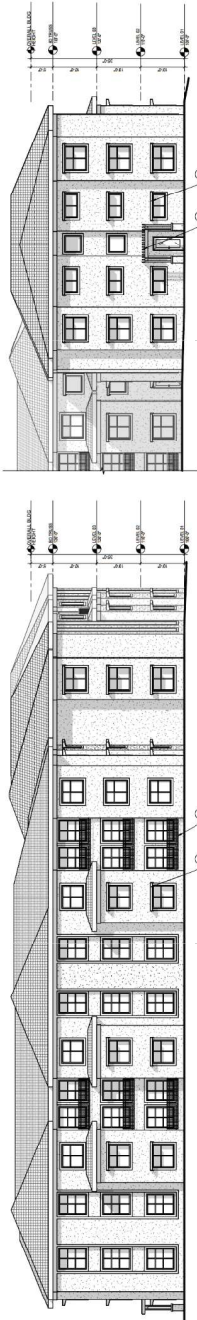
1 BUILDING F ELEVATION - NORTH  
1/8" = 1'-0"



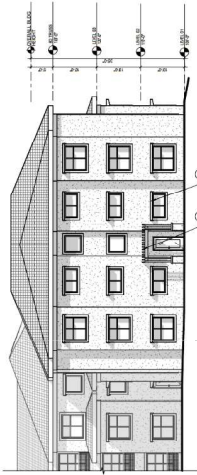
2 BUILDING F ELEVATION - NORTH OBLIQUE  
1/8" = 1'-0"



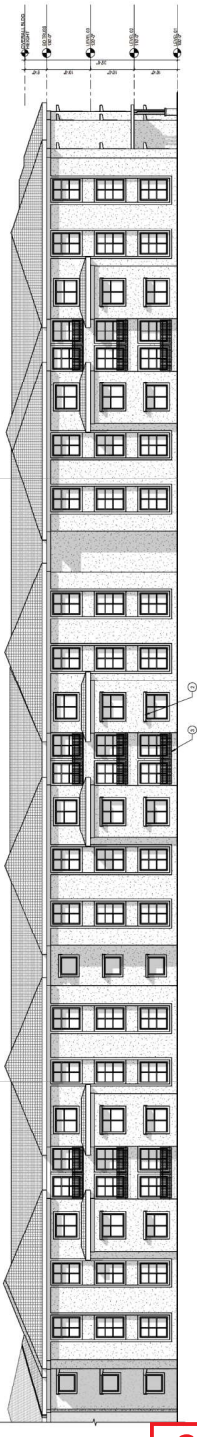
3 BUILDING F ELEVATION - WEST OBLIQUE  
1/8" = 1'-0"



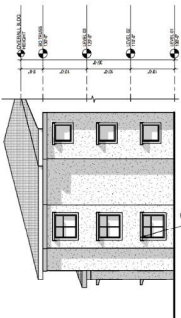
5 BUILDING F ELEVATION - SOUTH  
1/8" = 1'-0"



4 BUILDING F ELEVATION - WEST  
1/8" = 1'-0"



6 BUILDING F ELEVATION - EAST  
1/8" = 1'-0"



7 BUILDING F ELEVATION - EAST OBLIQUE  
1/8" = 1'-0"



## GENERAL NOTES - EXTERIOR ELEVATION

- BLUSHON-KITTED NOTES APPLY TO ADD SERIES SHEETS. ALL REVISIONS MUST OCCUR ON THE SHEET AND DO NOT APPLY TO ANY OTHER SHEETS EXCEPT THOSE NOTED.
- BUILDING HEIGHT IS TAKEN TO MIDPOINT OF HIGHEST CABLE.
- CABLE LINES MAY, SEE CIVIL DRAWINGS.

## KEYED NOTES - EXTERIOR ELEVATION

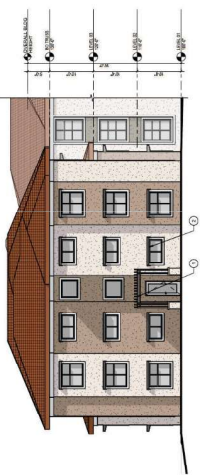
- METAL THERMIST
- 
- SOLAR SPACE
- 
- ALBERT EINSTEIN MATHS

LEGEND - EXTERIOR ELEVATION MATERIALS

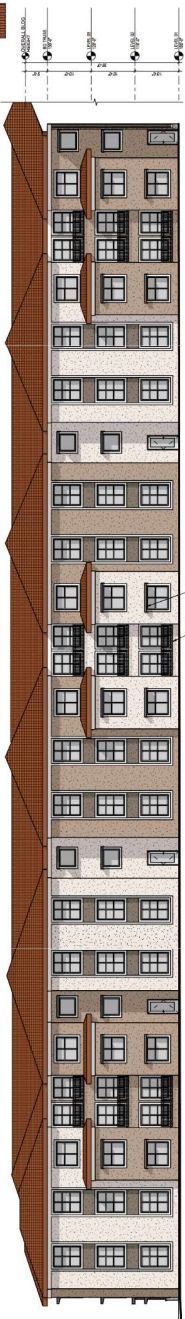
- 
- Figure 1 shows a color calibration chart with eight color patches labeled 1 through 8. Patch 1 is white, 2 is light gray, 3 is medium gray, 4 is dark gray, 5 is black, 6 is red, 7 is green, and 8 is blue. The chart is used for color calibration in printing.



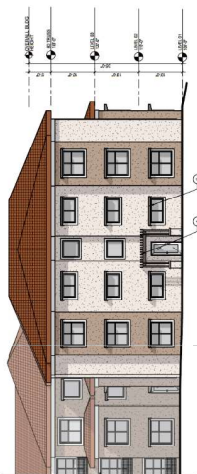
1 BUILDING F ELEVATION - NORTH  
1/8" = 1'-0"



2 BUILDING F ELEVATION - NORTH OBLIQUE  
1:80' or 1:70'



### 3 BUILDING F ELEVATION - WEST OBLIQUE



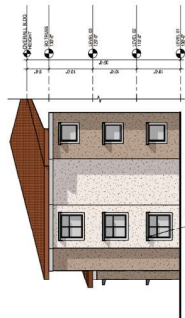
4 BUILDING ELEVATION - WEST



5 BUILDING F ELEVATION - SOUTH



BUILDING ELEVATION - EAST



7 BUILDING F ELEVATION - EAST OBLIQUE

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[illegible]

Technical drawing of a fire access gate assembly, showing side and end elevations with dimensions and labels.

**Labels:**

- COLUMN CAP TOP
- COLUMN ACCELT. RAIL
- FIRE ACCESS GATE WITH METAL FRAME AND PICKETS (TYP)
- SMOOTH CHAIRBLOCK WITH STUCCO/PAIN'T FINISH
- METAL WOODSTRAW GATE WITH PICKETS
- METAL VIEW FENCE

**Dimensions:**

- Overall height: 9'6"
- Top section height: 2'
- Section height: 26'8"
- Section width: 5'6"
- Section width: 5'2"
- Section width: 5'2"
- Section width: 11'3"
- Section width: 2'

Technical drawing of a fence section showing side and top views with dimensions:

- Labels:**
  - SPLIT FACE CMU BLOCK WITH INTEGRAL COLOR
  - METAL NEW FENCE
  - SIDE PLAN
  - 10'
  - 24"
  - COLUMN ACENT NUT
  - 60"
  - 24"
  - 24"
  - 24"
- Dimensions:**
  - Overall height: 60"
  - Overall width: 24"
  - Section width: 10'
  - Block height: 24"
  - Block width: 24"
  - Column width: 24"
  - Column height: 24"

Figure 1: Elevation and plan views of a column. The elevation view shows a column with a base, a main shaft, and a top section. The base is labeled "COLUMN CAP TOP" and "COLUMN ACCT INLAY". The main shaft is labeled "SINGLE SCORE SPILT FACE" and "SPLIT FACE WITH INTEGRAL CORNER". The top section is labeled "SPLIT FACE FAULT" and "COLUMNS WITH GARD WITH INTEGRAL CORNER". The elevation view shows a grid pattern on the main shaft and a solid brown color on the top section. The plan view shows a square grid pattern on the main shaft and a solid brown color on the top section. The plan view is labeled "SEE PLAN".





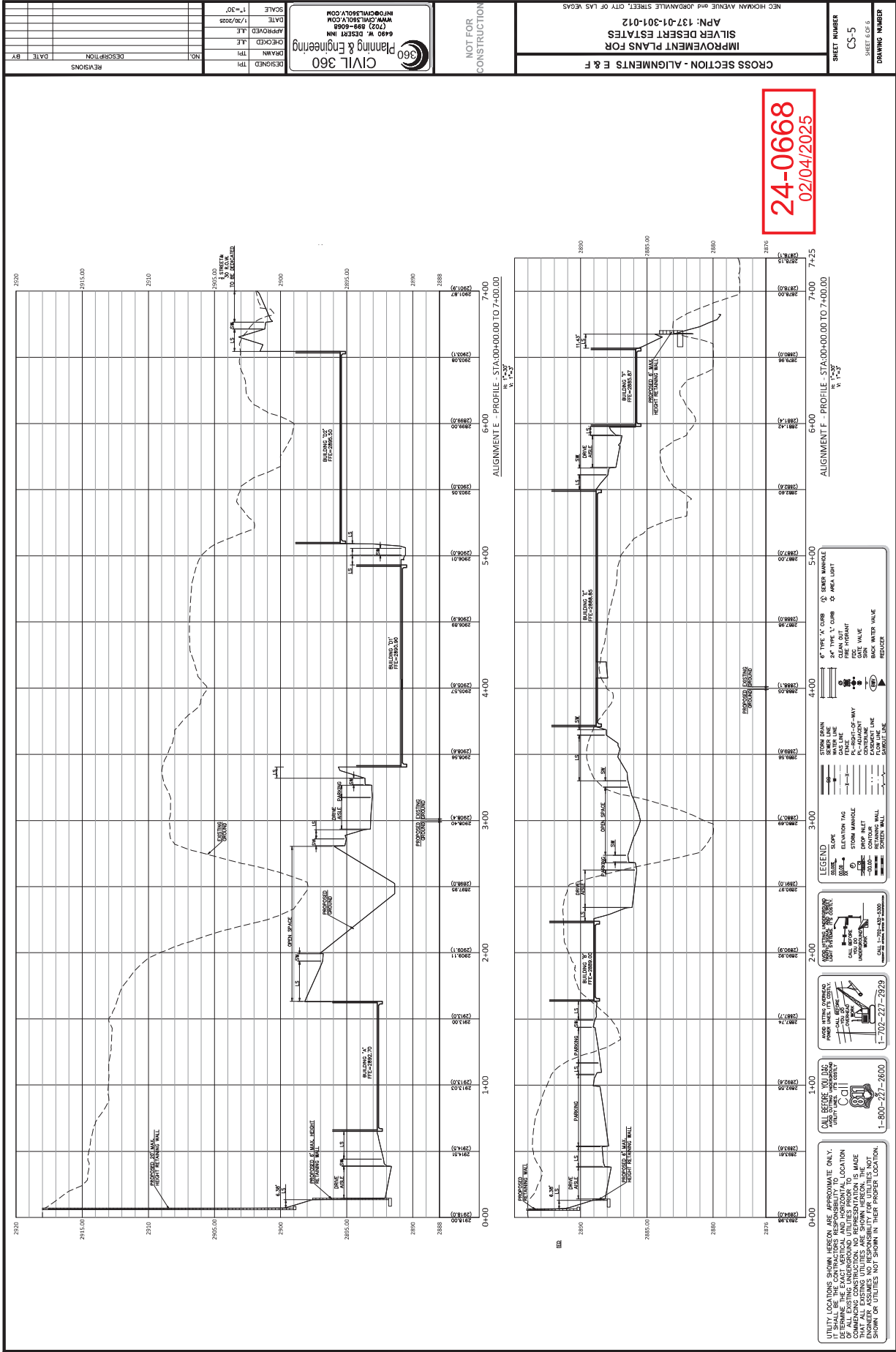




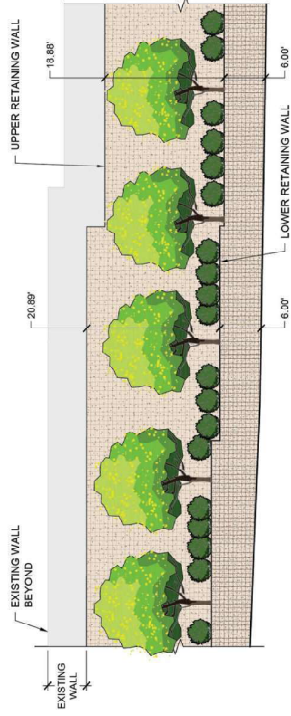




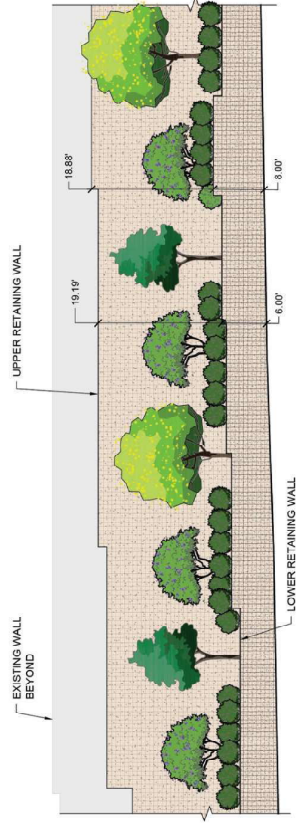




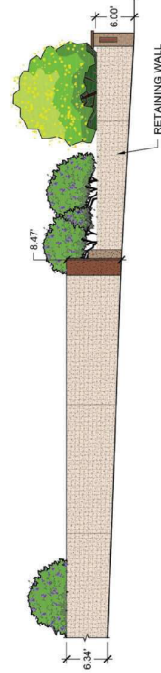




1 NORTH WALL ELEVATION (LOCATED AT NWC OF PROPERTY)

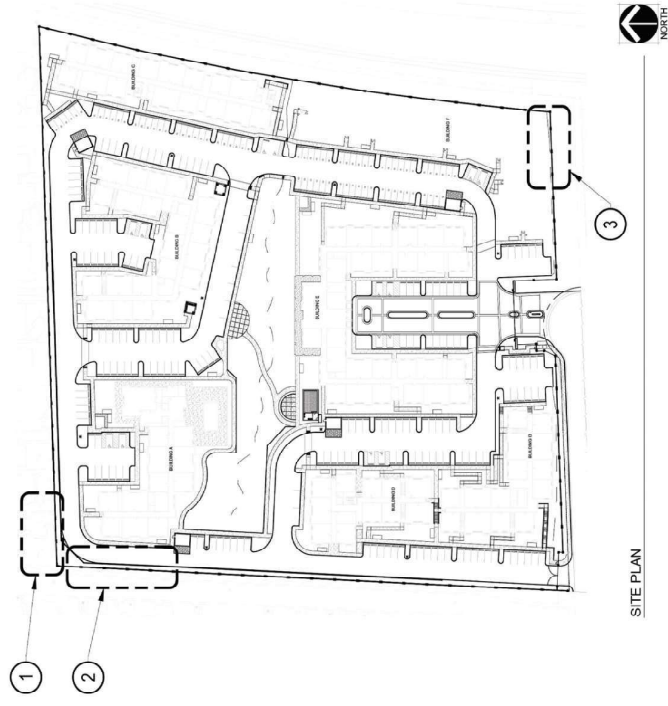


2 WEST WALL ELEVATION (LOCATED AT NWC OF PROPERTY)



3 SOUTH WALL ELEVATION (LOCATED AT SEC OF PROPERTY)

# RETAINING WALL ELEVATIONS



SITE PLAN

24-0668  
02/19/2025