



# DEPARTMENT OF PLANNING

## Application / Petition Form & Statement of Financial Interest

### Department Use

Case #
Meeting Date
Total Fee
Received By/Date

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

**Project Address** (Location) 2601 Sunrise Avenue

**Project Name** Sunrise & 28th Street **Proposed Use** Multi-family

**Assessor's Parcel #(s)** 139-36-302-005 **Ward #** 3

**General Plan:** Existing PF Proposed M **Zoning:** Existing Civic Proposed R3

**Additional Information** Multifamily Development.

**Property Owner** Southern Nevada Regional Housing Authority **Contact** Cody Roskelley

**Address** 340 North 11th Street **City** Las Vegas **State** NV **Zip** 89101

**E-mail** croskelley@tmo.com **Phone** 713-254-8031

**Applicant** Michael's Development Company I L.P. **Contact** Cody Roskelley

**Address** PO Box 90708 **City** Camden **State** NJ **Zip** 08101

**E-mail** croskelley@tmo.com **Phone** 713-254-8031

**Representative** Kaempfer Crowell **Contact** Bob Gronauer

**Address** 1980 Festival Plaza Drive, Ste. 650 **City** Las Vegas **State** NV **Zip** 89135

**E-mail** mfehrman@kcnvlaw.com **Phone** 702-792-7085

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 inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in 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.

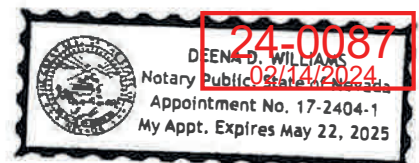
**Property Owner Signature** \_\_\_\_\_  
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

**Print Name** Lewis Jordan

Subscribed and sworn before me

This 13th day of February, 2024

Deena D. Williams  
Notary Public in and for said County and State





**Board of Commissioners:**

William McCurdy II, Chairperson  
Rick Segerblom, Vice-Chairperson  
Marissa Brown, Commissioner  
Nancy E. Brune, Commissioner  
Richard Cherchio, Commissioner  
Carrie Cox, Commissioner  
Valerie Craig, Commissioner  
Michael Dismond, Commissioner  
LuChana Turner, Commissioner  
Lewis Jordan, Executive Director

**AGENDA FOR THE REGULAR MEETING OF THE  
BOARD OF COMMISSIONERS OF  
THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY  
ON THURSDAY, FEBRUARY 8, 2024  
AT 12:00 PM  
IN THE COMMISSION CHAMBERS  
340 N. 11<sup>TH</sup> STREET, LAS VEGAS, NEVADA**

If you wish to speak on an item marked "For Discussion and Possible Action" appearing on this agenda, please fill out a Public Comment Interest Card, which is located in front of the Commission Chambers, and submit the comment card to staff sitting in the Commission Chambers. If you wish to speak to the Board about items within its authority but not appearing as an "Action" item on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, clearly state your name and address, and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chairperson or the Board by majority vote.

The agenda is available on the Southern Nevada Regional Housing Authority website, <http://www.snvrha.org>. For copies of agenda items and supporting backup materials, please contact Ms. Jessica Walker, Executive Coordinator, at (702) 477-3110 or [jwalker2@snvrha.org](mailto:jwalker2@snvrha.org). A recording of the meeting is posted on the agency's website or can be obtained on a flash drive by contacting Mr. Tommy Albert, Information Technology Specialist, at (702) 477-3160 or [talbert@snvrha.org](mailto:talbert@snvrha.org). For more information regarding the Southern Nevada Regional Housing Authority, you may call (702) 477-3100 or visit our website at <http://www.snvrha.org>.

To practice social distancing, a limited number of seats will be available to the public. If you would like to provide public comment or citizen participation, please provide your statements to include your name and address to Ms. Jessica Walker, Executive Coordinator, at [jwalker2@snvrha.org](mailto:jwalker2@snvrha.org) before 9:00 AM on Thursday, February 8, 2024. Your comments and participation will be read into the record.

**The meeting has been properly noticed and posted in the following locations:**

Southern Nevada Regional Housing Authority  
Administrative Office (North Campus)  
340 N. 11<sup>th</sup> Street  
Las Vegas, NV 89101  
(Principal Office)

Southern Nevada Regional Housing Authority  
Housing Programs Office  
380 N. 11<sup>th</sup> Street  
Las Vegas, NV 89101

Southern Nevada Regional Housing Authority  
Administrative Office (South Campus)  
5390 E. Flamingo Rd  
Las Vegas, NV 89122

Clark County Government Center  
500 S. Grand Central Pkwy.  
Las Vegas, NV 89155

City of Las Vegas  
495 S. Main Street  
Las Vegas, NV 89101

City of Henderson  
240 Water Street  
Henderson, NV 89015

City of North Las Vegas  
2250 N. Las Vegas Blvd.  
North Las Vegas, NV 89030

**24-0087**  
02/14/2024

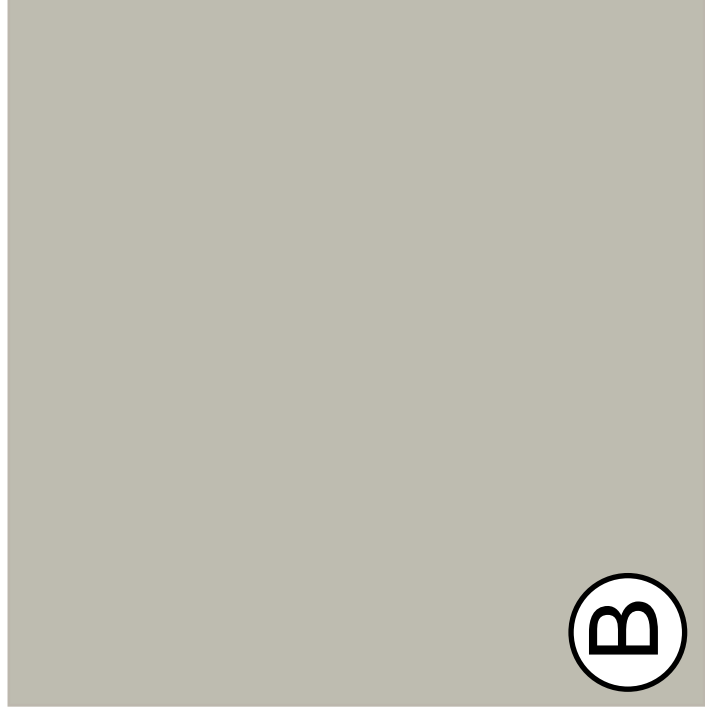
EXTERIOR MATERIALS SCHEDULE

- A - PAINTED STUCCO
  - PPG PAINTS PPG0998-1 COTTON TAIL
- B - PAINTED STUCCO
  - PPG PAINTS PPG0998-2 HIKERS PARADISE
- C - PAINTED STUCCO
  - PPG PAINTS PPG0998-6 ON THE EDGE
- D - PAINTED STUCCO
  - PPG PAINTS PPG0997-7 BLACK WIDOW
- E - STACKED STONE
  - ELDORADO STONE DARK RUNDLE
- F - PAINTED DOORS
  - PPG PAINTS PPG13-12 CRAZED CRANBERRY
- G - PAINTED RAILINGS
  - PPG PAINTS PPG0995-7 STARLESS SKY
- H - STANDING SEAM METAL ROOF

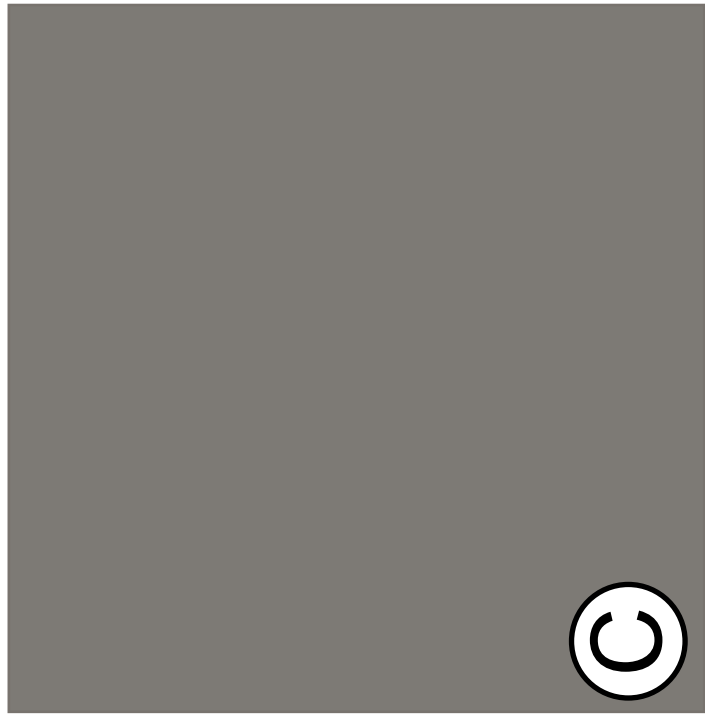
I - STACKED BRICK



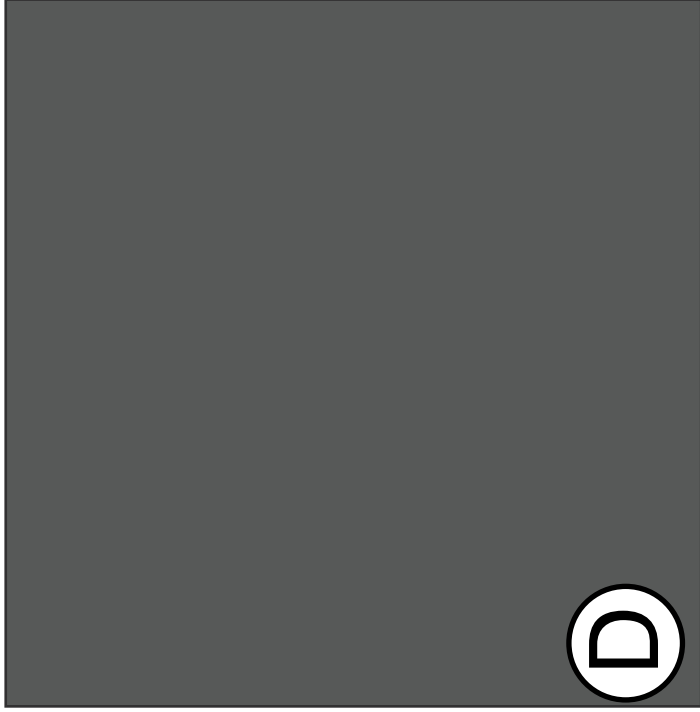
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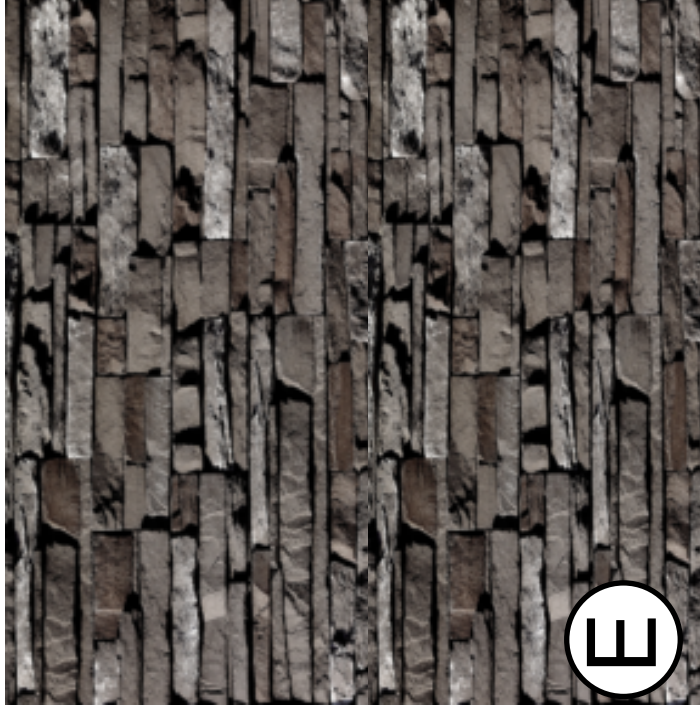
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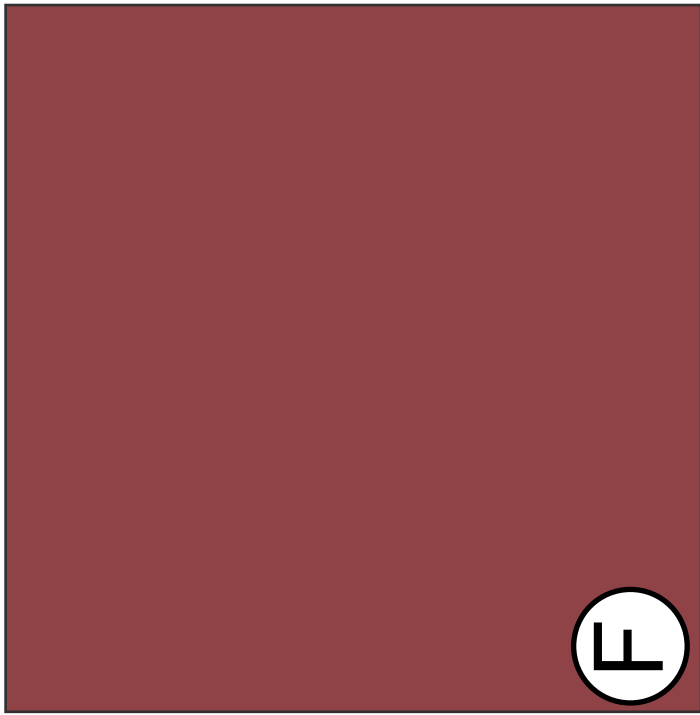
C



D



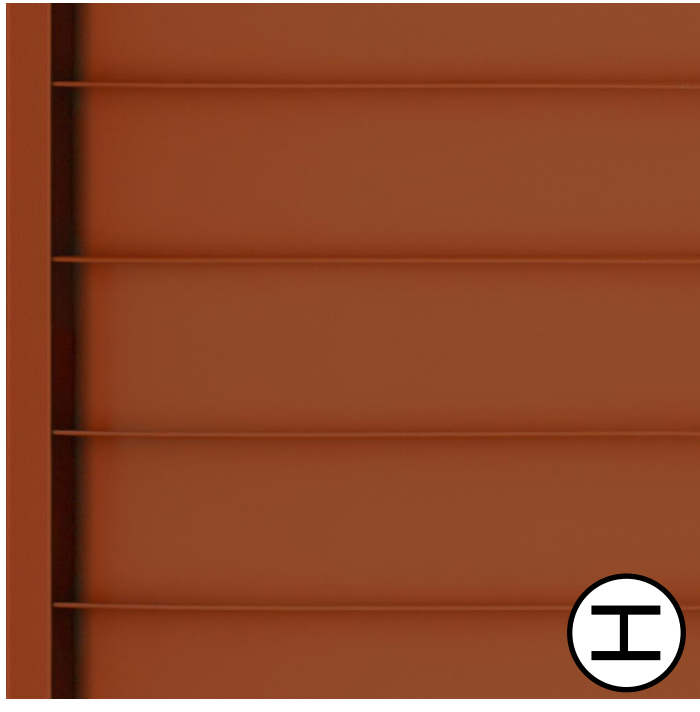
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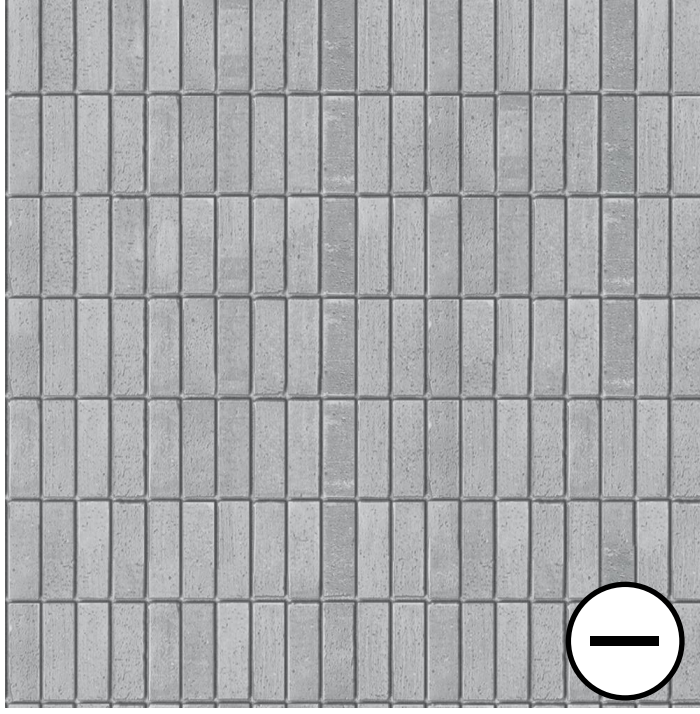
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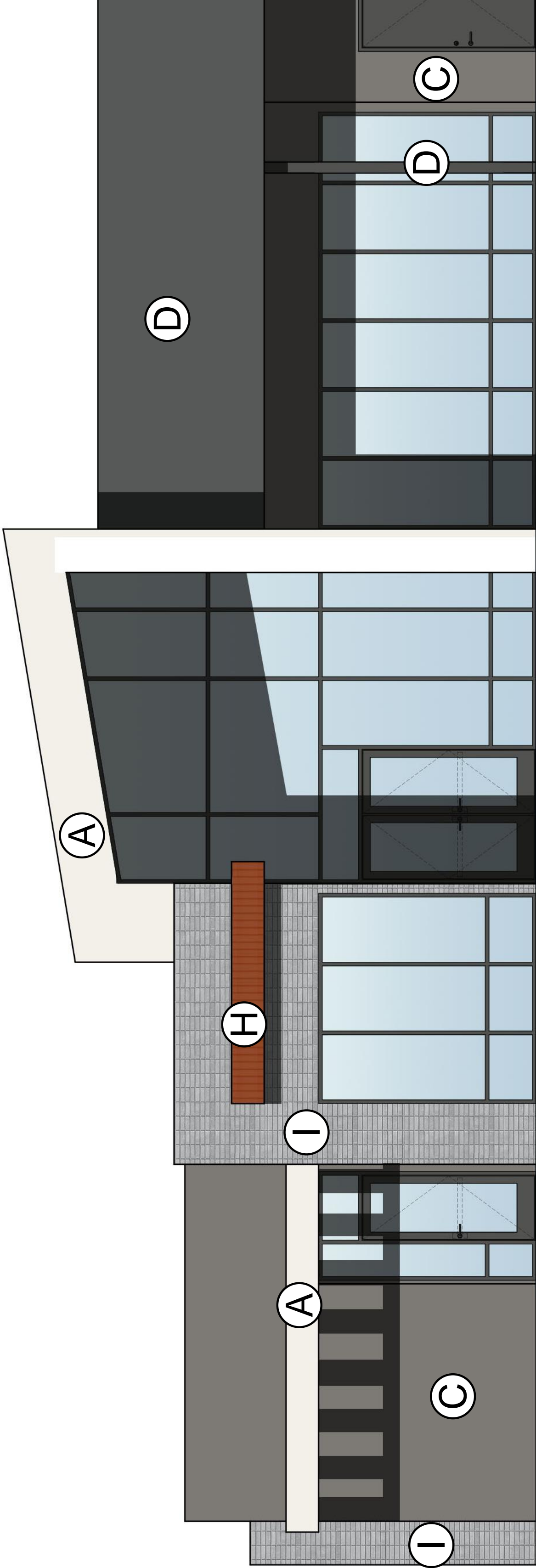
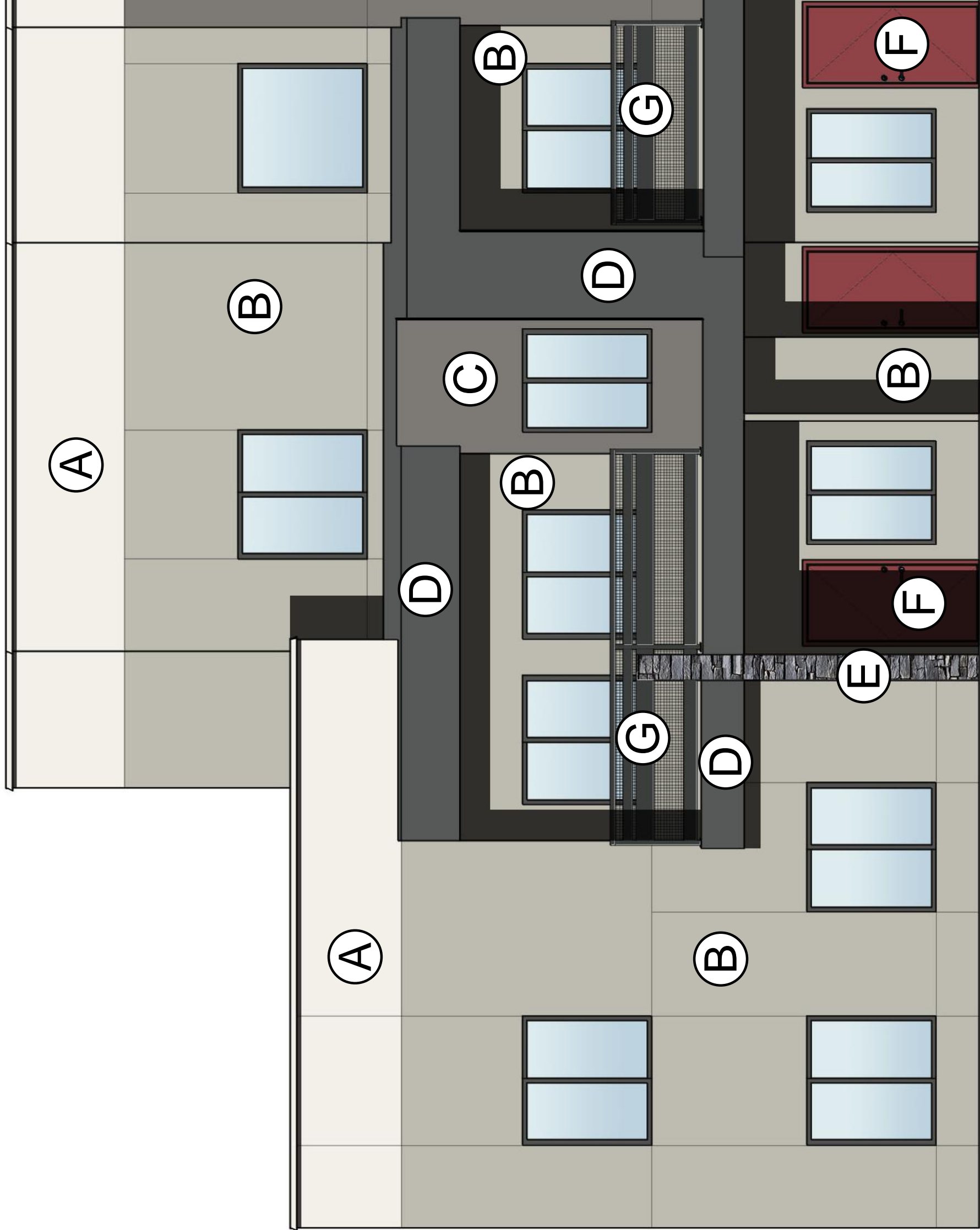
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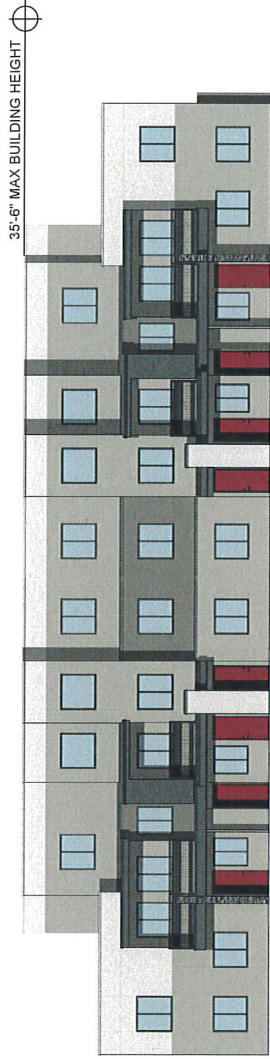
H



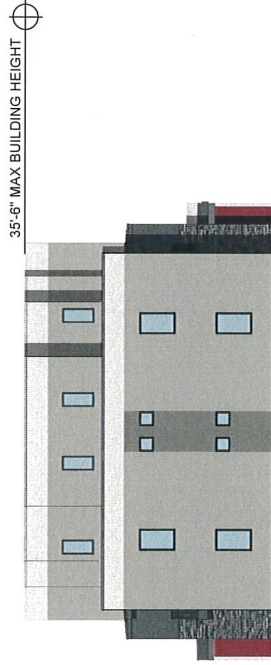
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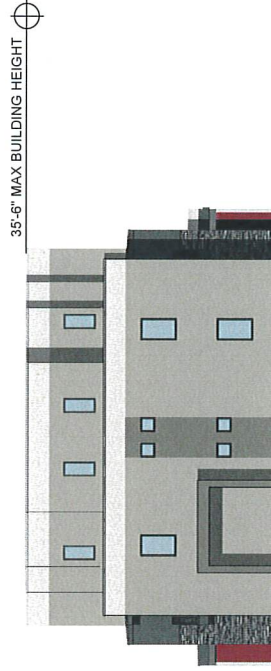
03/05/2024



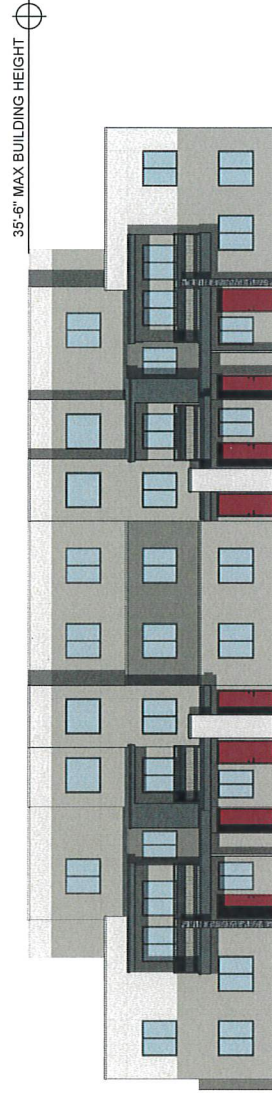
4 BUILDING #1 SOUTH FACING ELEVATION  
SCALE: 1/8" = 1'-0"



3 BUILDING #1 EAST FACING ELEVATION  
SCALE: 1/8" = 1'-0"



2 BUILDING #1 WEST FACING ELEVATION  
SCALE: 1/8" = 1'-0"

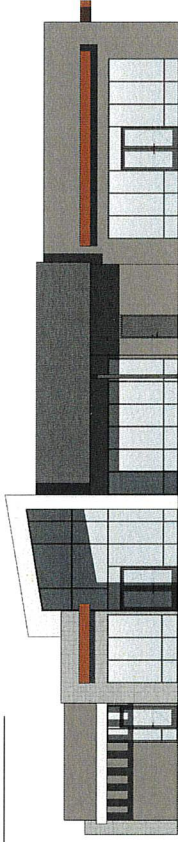


1 BUILDING #1 NORTH FACING ELEVATION  
SCALE: 1/8" = 1'-0"

NOTE:  
2400067  
ALL FOOT TOP EQUIPMENT TO  
BE SCREENED FROM PUBLIC  
VIEW BY PARAPET WALLS

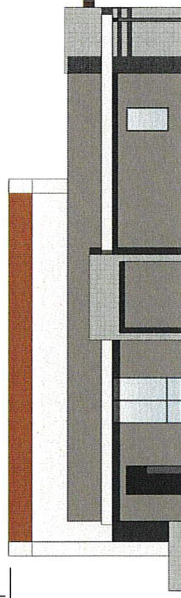


⊕ 24'-6" MAX BUILDING HEIGHT



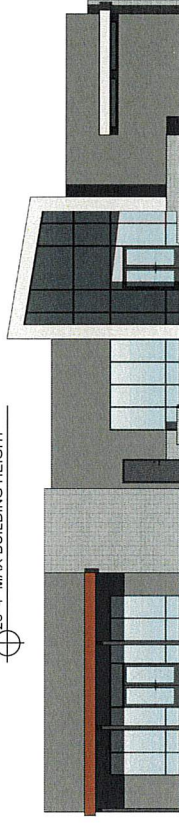
4 CLUBHOUSE NORTH FACING ELEVATION  
Scale: 1/8" = 1'-0"

⊕ 24'-6" MAX BUILDING HEIGHT



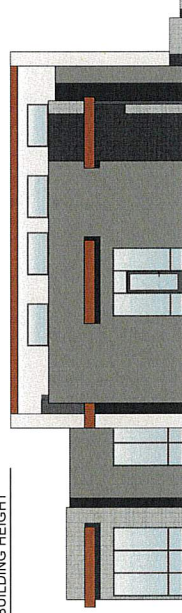
3 CLUBHOUSE EAST FACING ELEVATION  
Scale: 1/8" = 1'-0"

⊕ 26'-4" MAX BUILDING HEIGHT



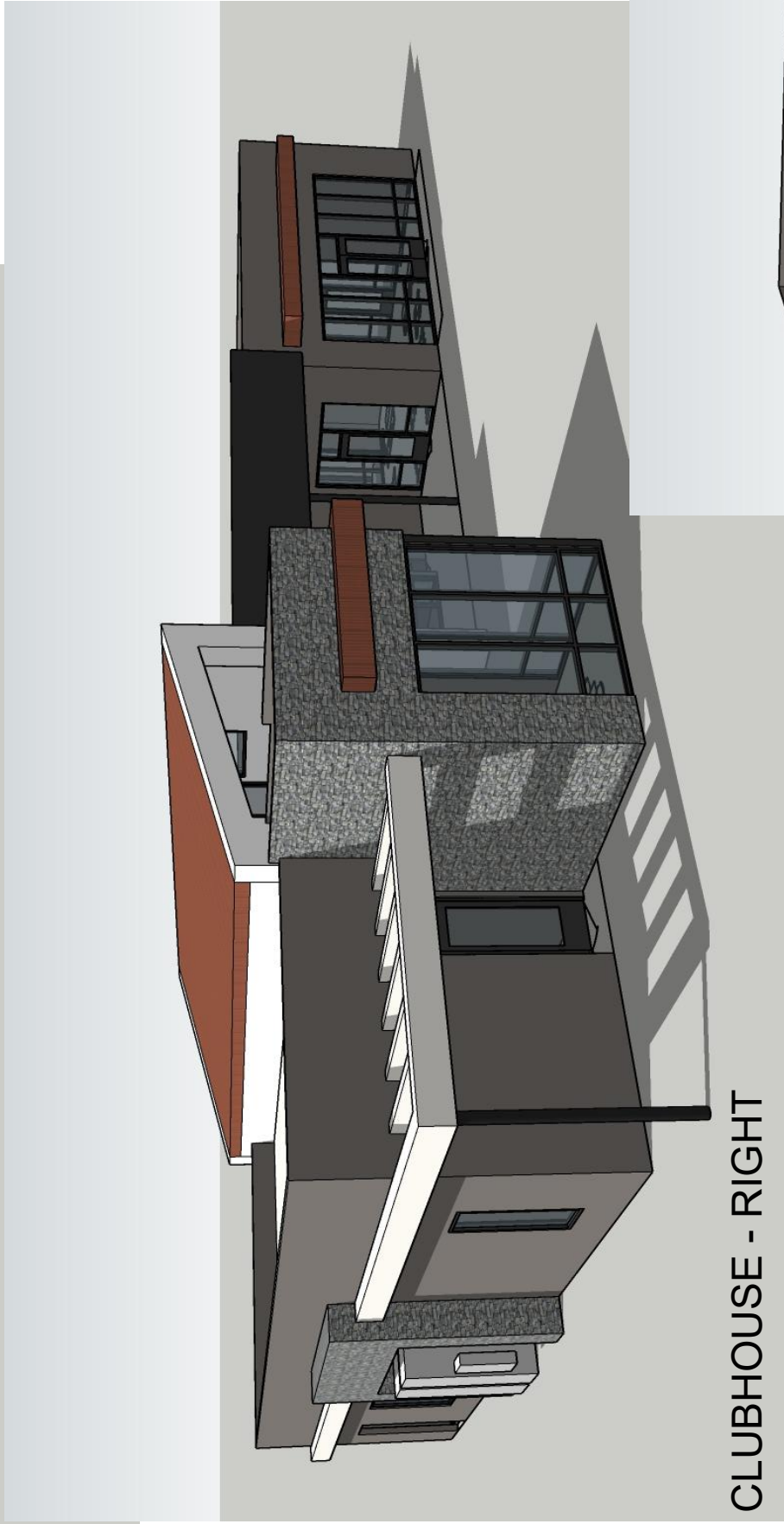
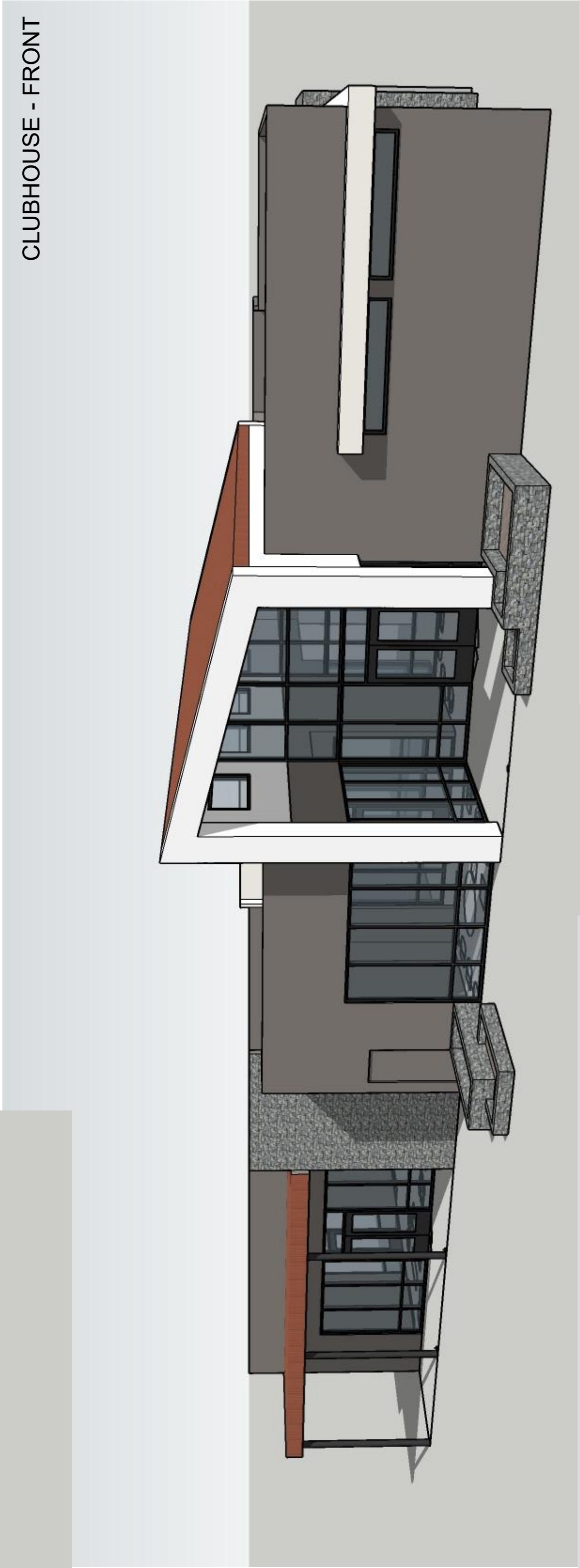
2 CLUBHOUSE SOUTH FACING ELEVATION  
Scale: 1/8" = 1'-0"

⊕ 26'-4" MAX BUILDING HEIGHT

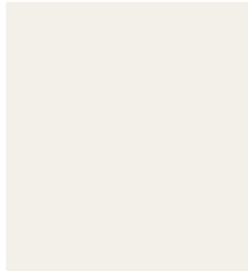


1 CLUBHOUSE WEST FACING ELEVATION  
Scale: 1/8" = 1'-0"

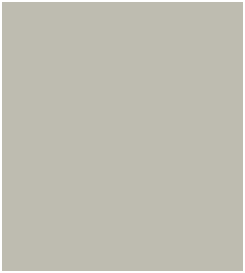
NOTE:  
2400087  
ALL TOP EQUIPMENT TO  
BE SCREENED FROM PUBLIC  
03 MEMBERSHIP WALLS



EXTERIOR MATERIALS  
LEGEND



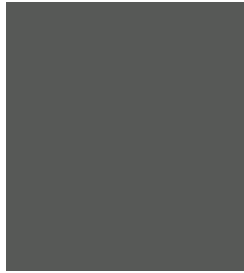
**A** PAINTED STUCCO-PPG PAINTS  
PPG0998-1 COTTON TAIL



**B** PAINTED STUCCO-PPG PAINTS  
PPG0998-2 HIKERS PARADISE



**C** PAINTED STUCCO-PPG PAINTS  
PPG0998-6 ON THE EDGE



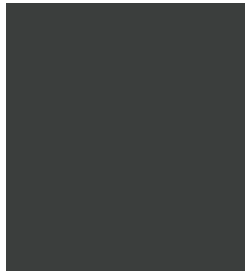
**D** PAINTED STUCCO-PPG PAINTS  
PPG0997-7 BLACK WIDOW



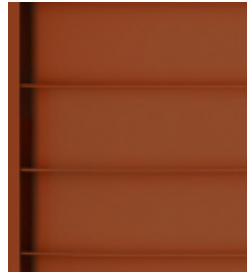
**E** STACKED STONE  
ELDORADO STONE DARK RUNDLE



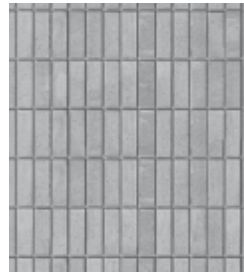
**F** PAINTED DOORS-PPG PAINTS  
PPG13-12 CRAZED CRANBERRY



**G** WROGHT IRON RAILINGS  
PPG0995-7 STARLESS SKY

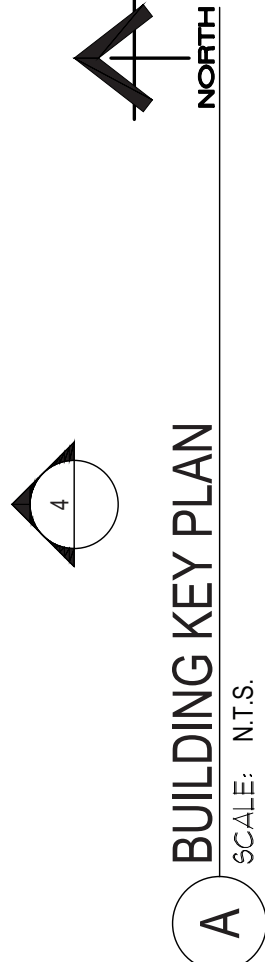
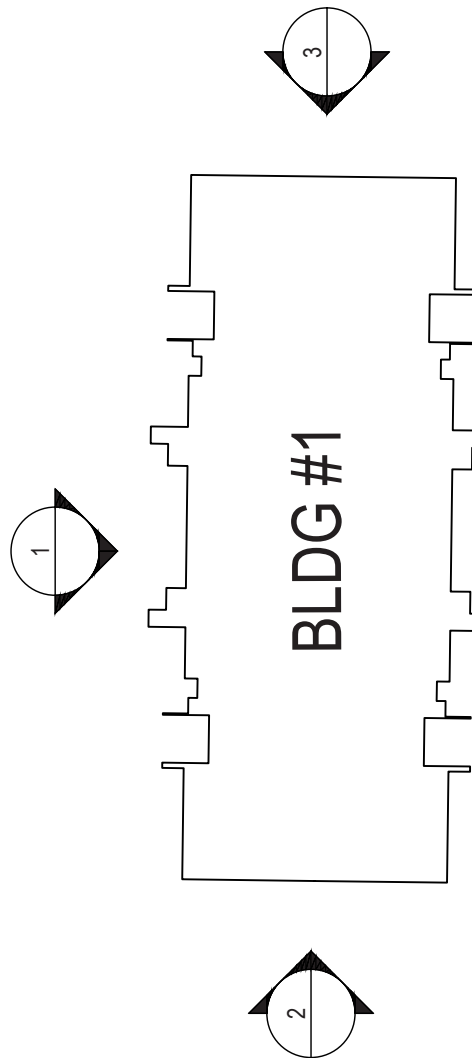


**H** STANDING SEAM  
METAL ROOF

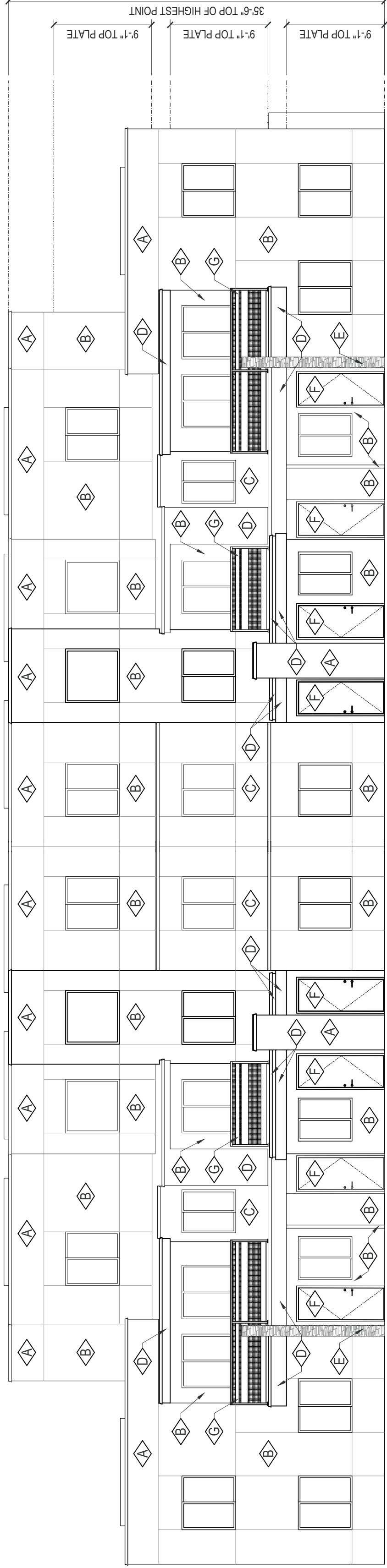


**I** STACKED BRICK

NOTE:  
A. ALL ROOFTOP MOUNTED  
EQUIPMENT WILL BE  
SCREENED FROM PUBLIC  
VIEW AND RIGHT-OF-WAY BY  
PARAPET WALLS

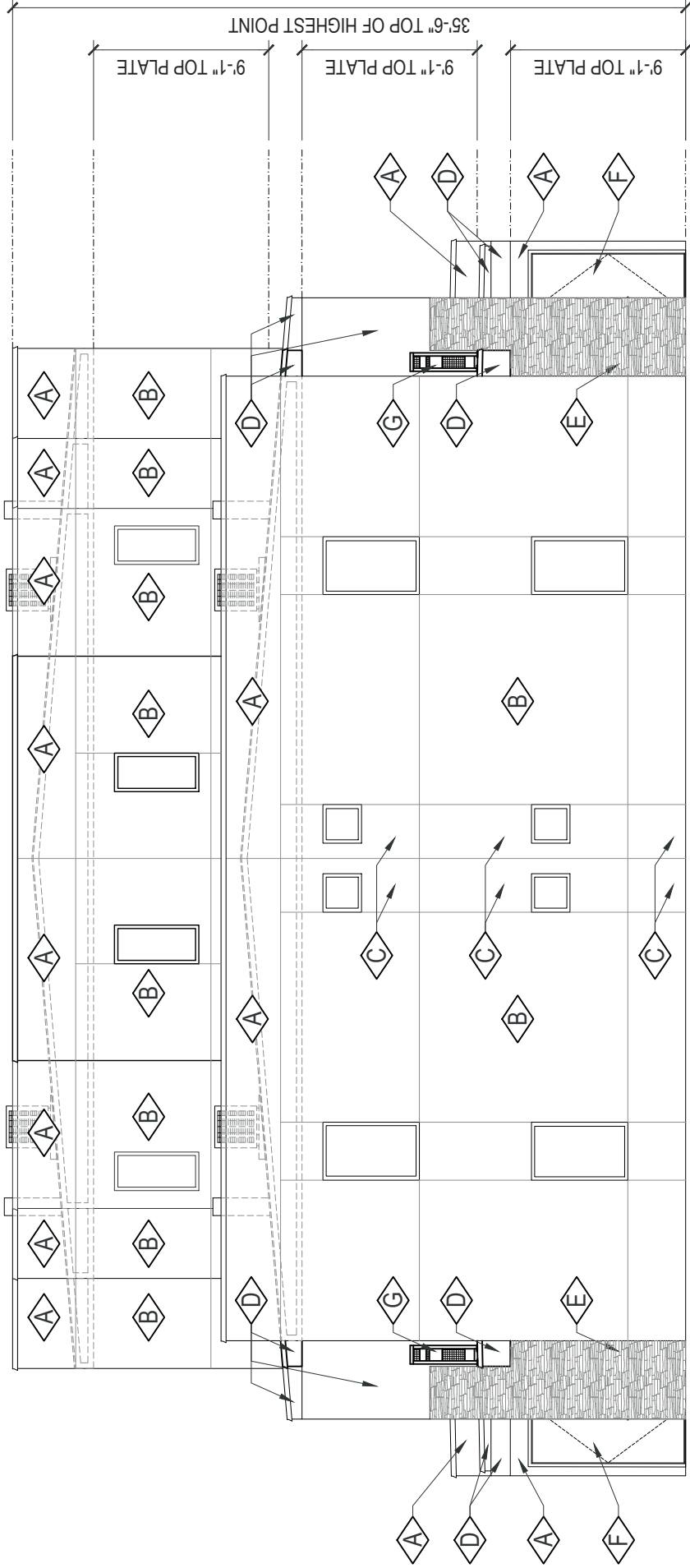


**A** BUILDING KEY PLAN  
SCALE: N.T.S.



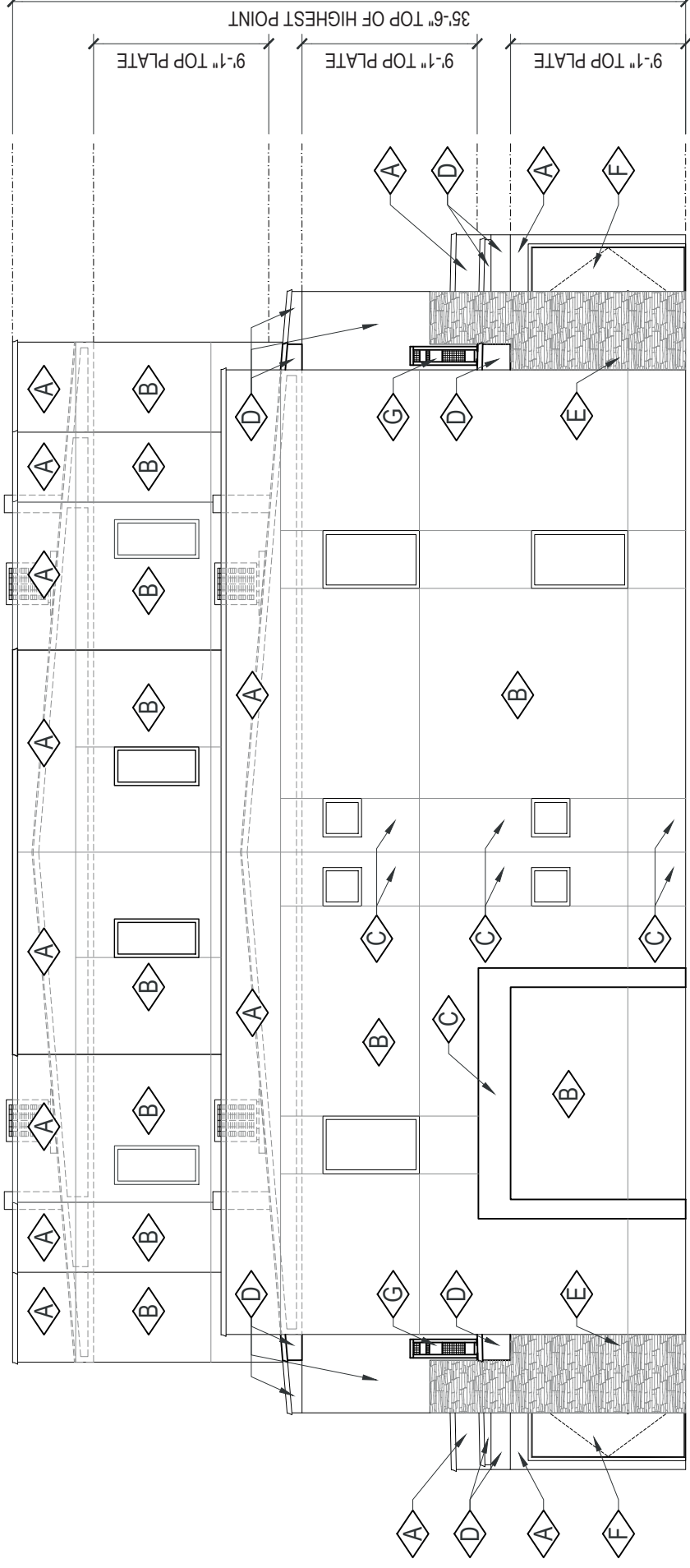
**4** BUILDING #1 SOUTH FACING ELEVATION

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



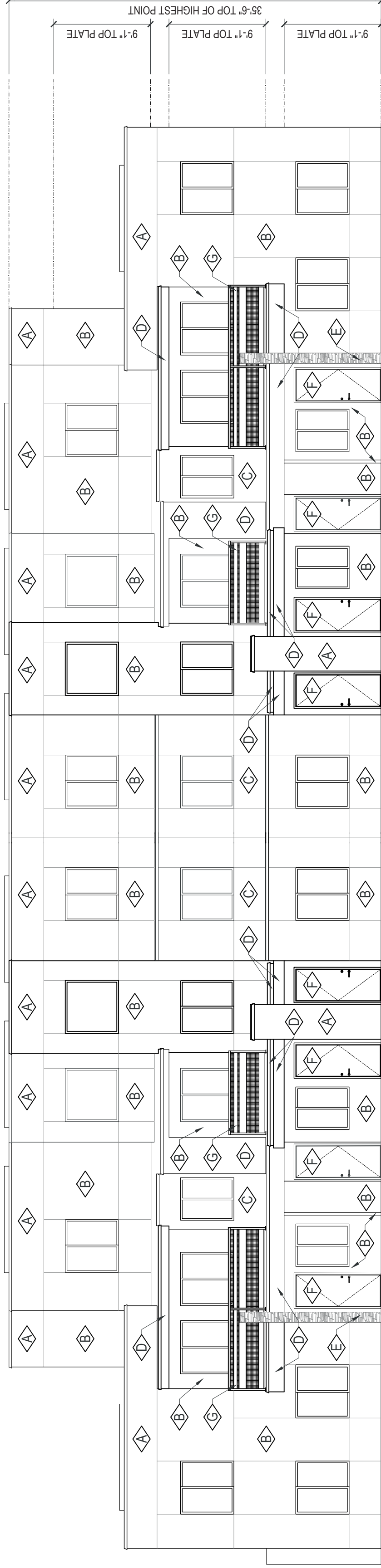
**3** BUILDING #1 EAST FACING ELEVATION

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



**2** BUILDING #1 WEST FACING ELEVATION

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

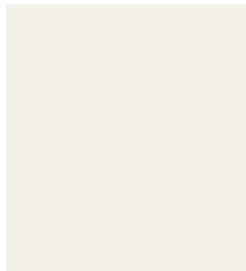


**1** BUILDING #1 NORTH FACING ELEVATION

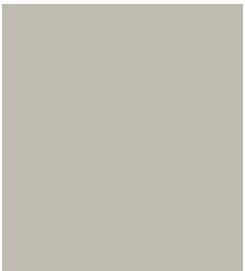
SCALE: 1/8" = 1'-0"



EXTERIOR MATERIALS  
LEGEND



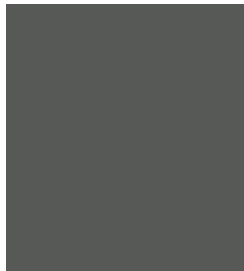
**A** PAINTED STUCCO-PPG PAINTS  
PPG0998-1 COTTON TAIL



**B** PAINTED STUCCO-PPG PAINTS  
PPG0998-2 HIKERS PARADISE



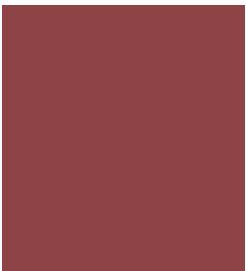
**C** PAINTED STUCCO-PPG PAINTS  
PPG0998-6 ON THE EDGE



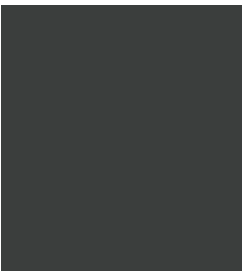
**D** PAINTED STUCCO-PPG PAINTS  
PPG0997-7 BLACK WIDOW



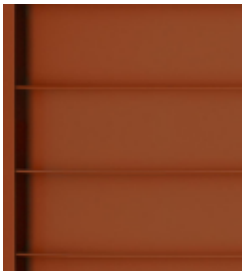
**E** STACKED STONE  
ELDORADO STONE DARK RUNDLE



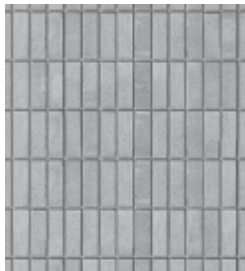
**F** PAINTED DOORS-PPG PAINTS  
PPG13-12 CRAZED CRANBERRY



**G** WROGHT IRON RAILINGS  
PPG0995-7 STARLESS SKY

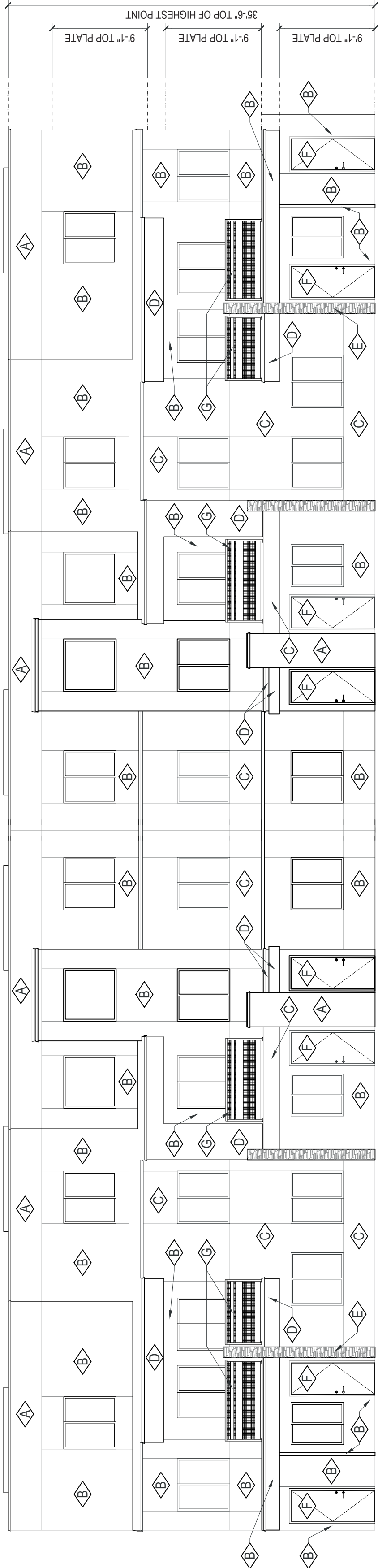
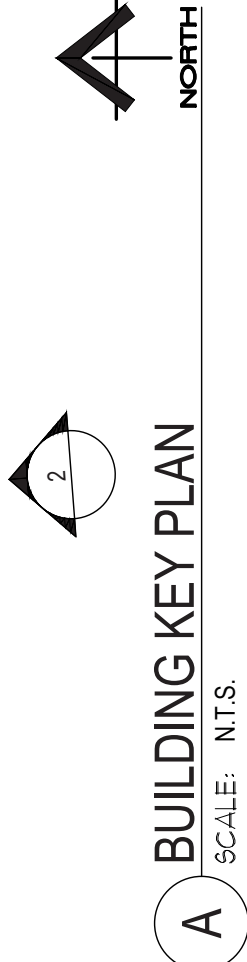
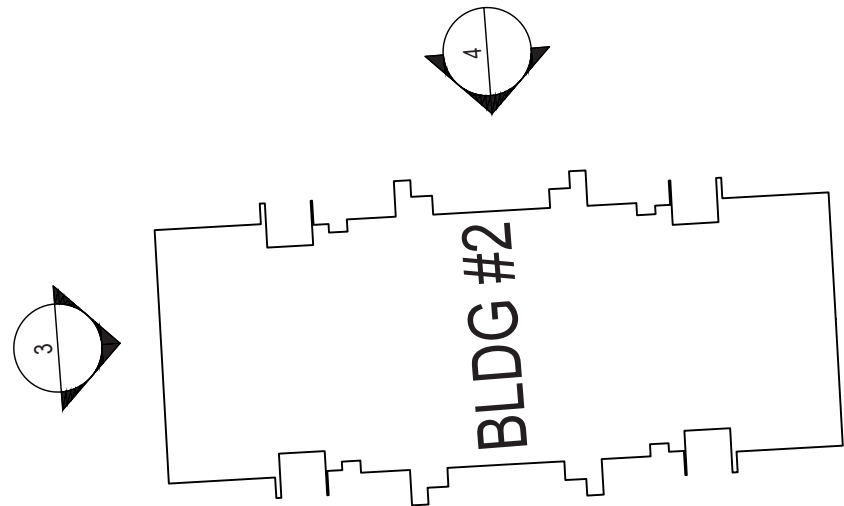


**H** STANDING SEAM  
METAL ROOF



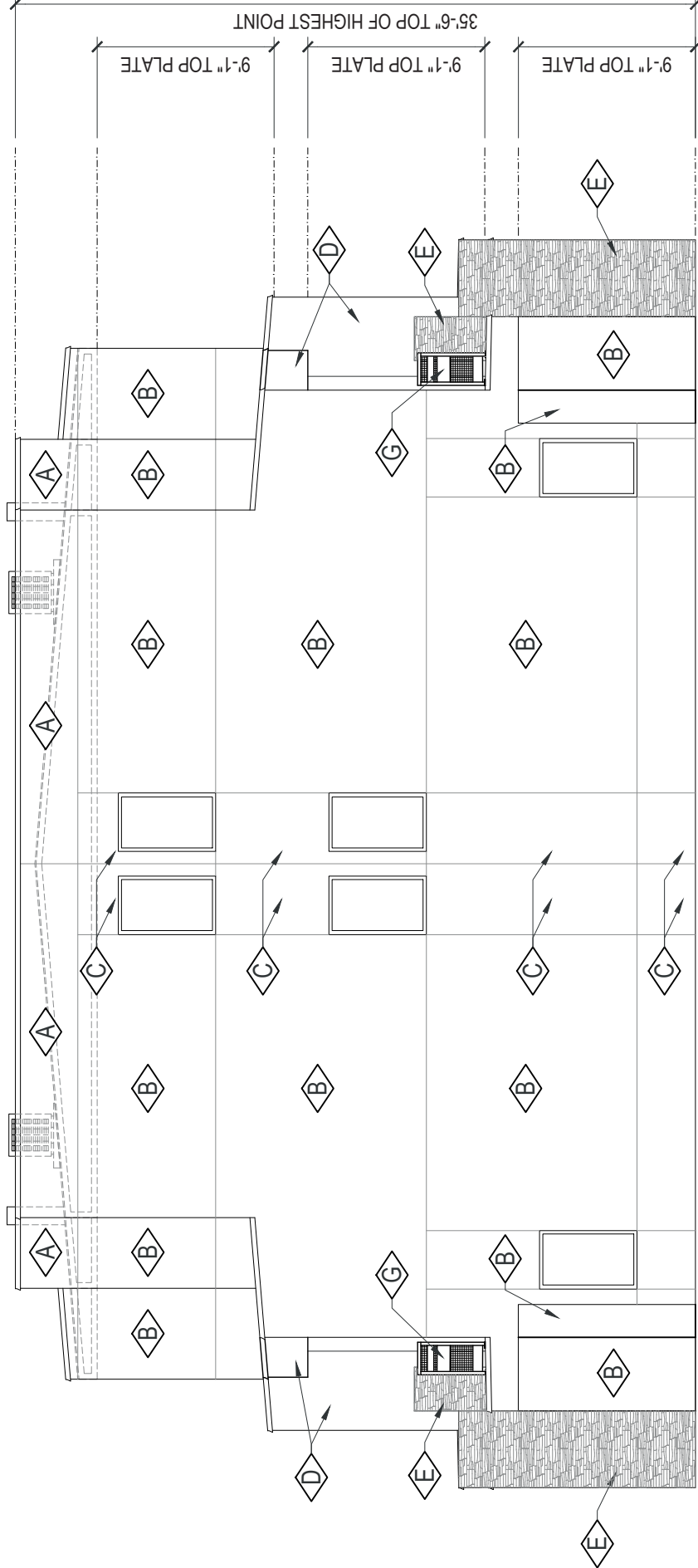
**I** STACKED BRICK

NOTE:  
A. ALL ROOFTOP MOUNTED  
EQUIPMENT WILL BE  
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VIEW AND RIGHT-OF-WAY BY  
PARAPET WALLS



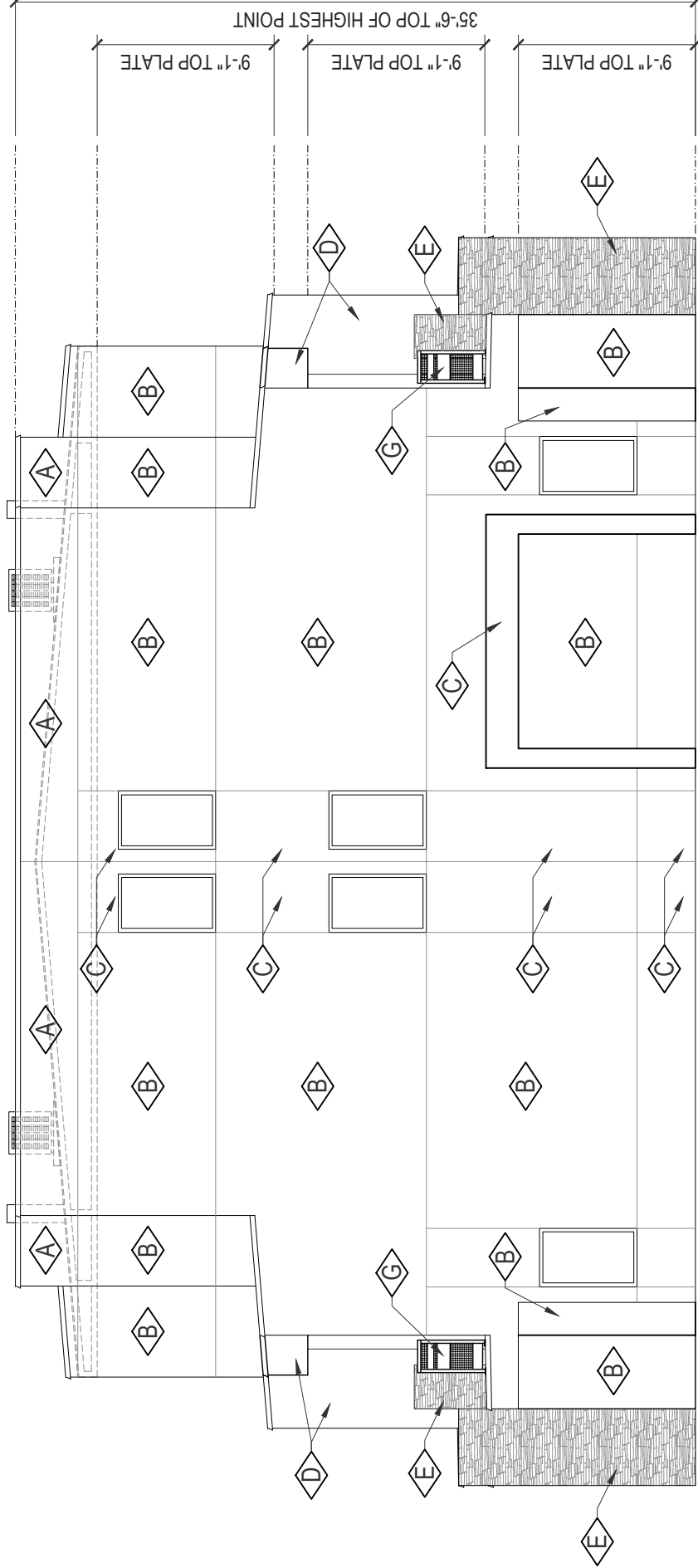
4 BUILDING #2 EAST FACING ELEVATION

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



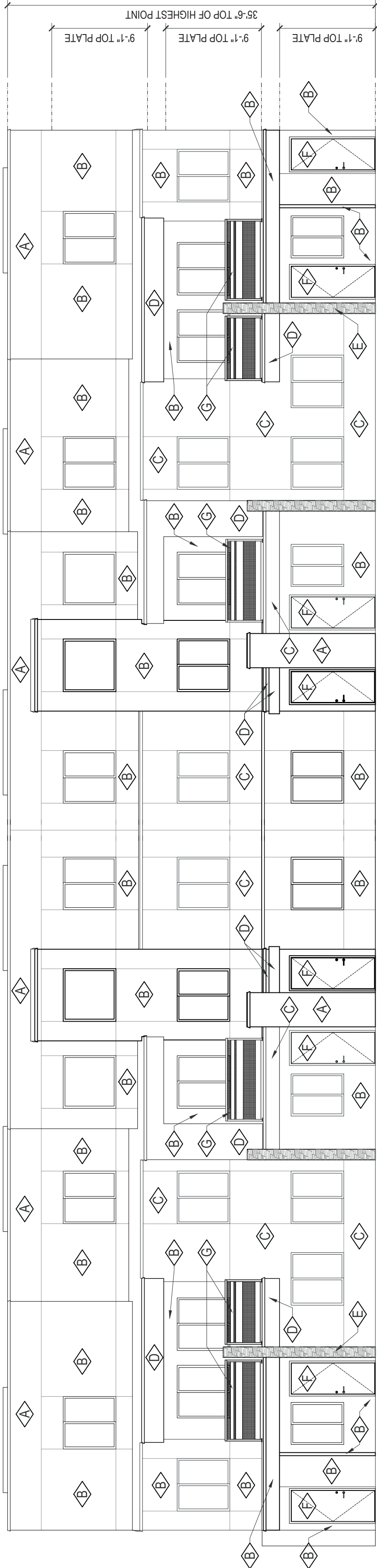
3 BUILDING #2 NORTH FACING ELEVATION

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



2 BUILDING #2 SOUTH FACING ELEVATION

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

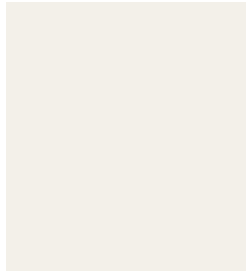


1 BUILDING #2 WEST FACING ELEVATION

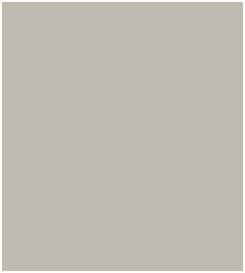
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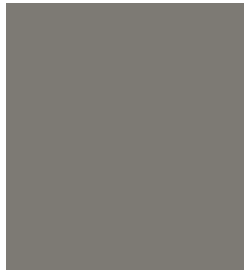
EXTERIOR MATERIALS  
LEGEND



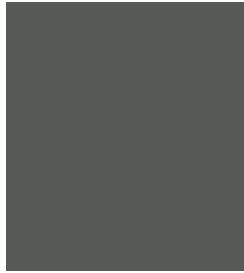
A PAINTED STUCCO-PPG PAINTS  
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PPG0998-2 HIKERS PARADISE



C PAINTED STUCCO-PPG PAINTS  
PPG0998-6 ON THE EDGE



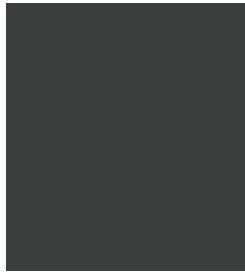
D PAINTED STUCCO-PPG PAINTS  
PPG0997-7 BLACK WIDOW



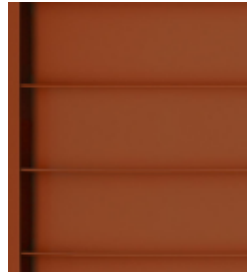
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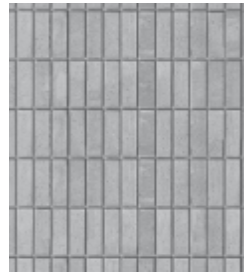
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PPG0995-7 STARLESS SKY

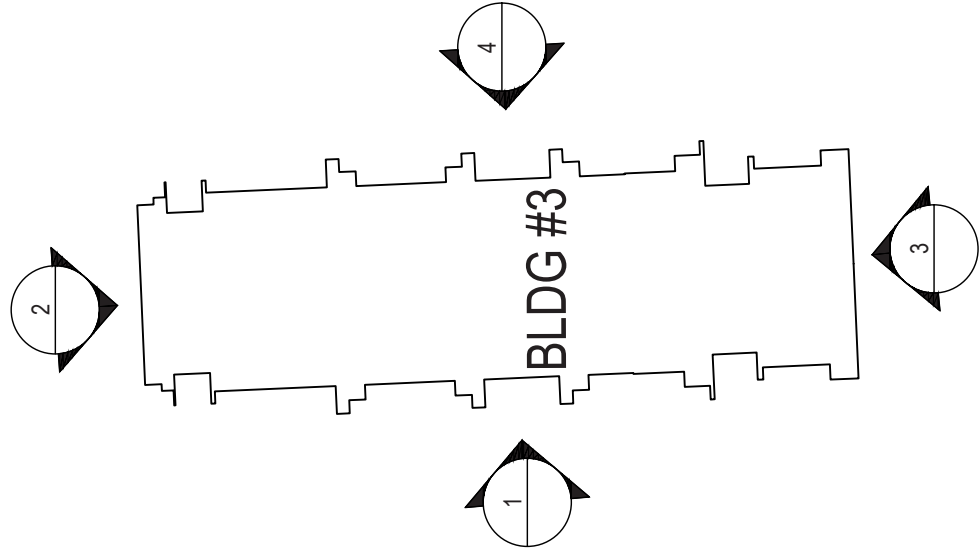


H> STANDING SEAM  
METAL ROOF



STACKED BRICK

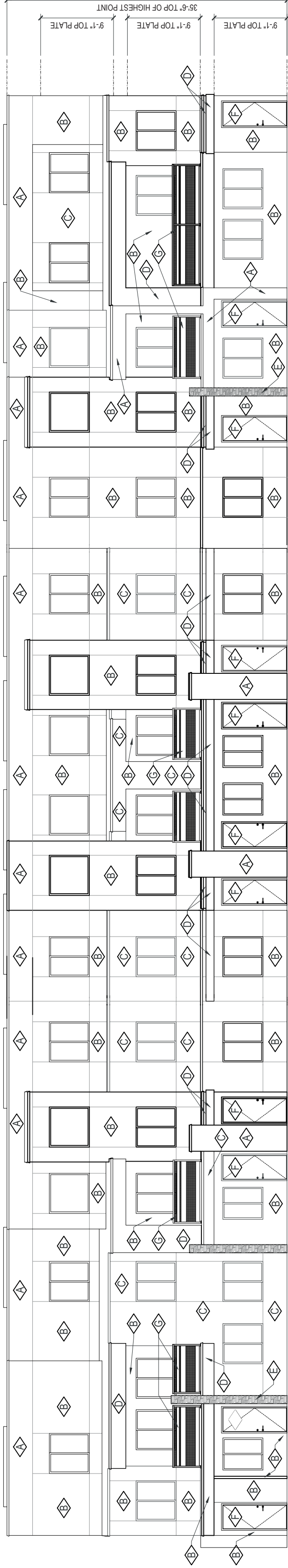
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A BUILDING KEY PLAN  
SCALE: N.T.S.

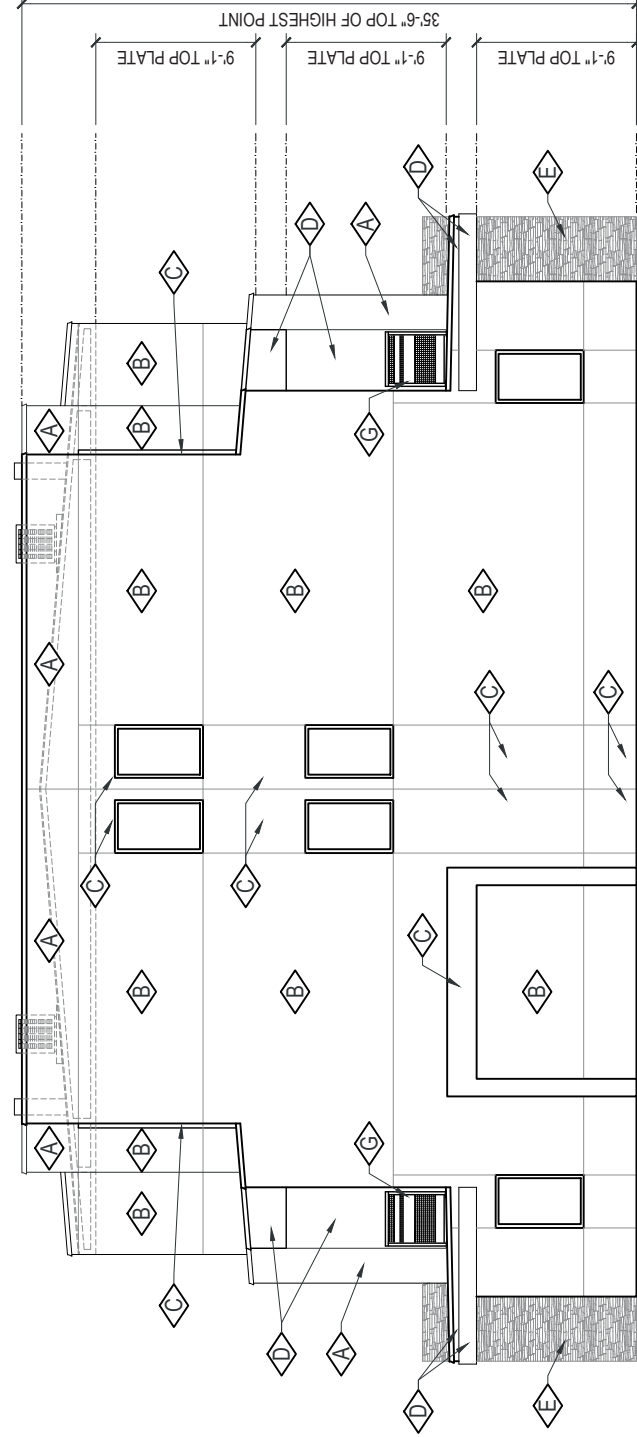


NORTH



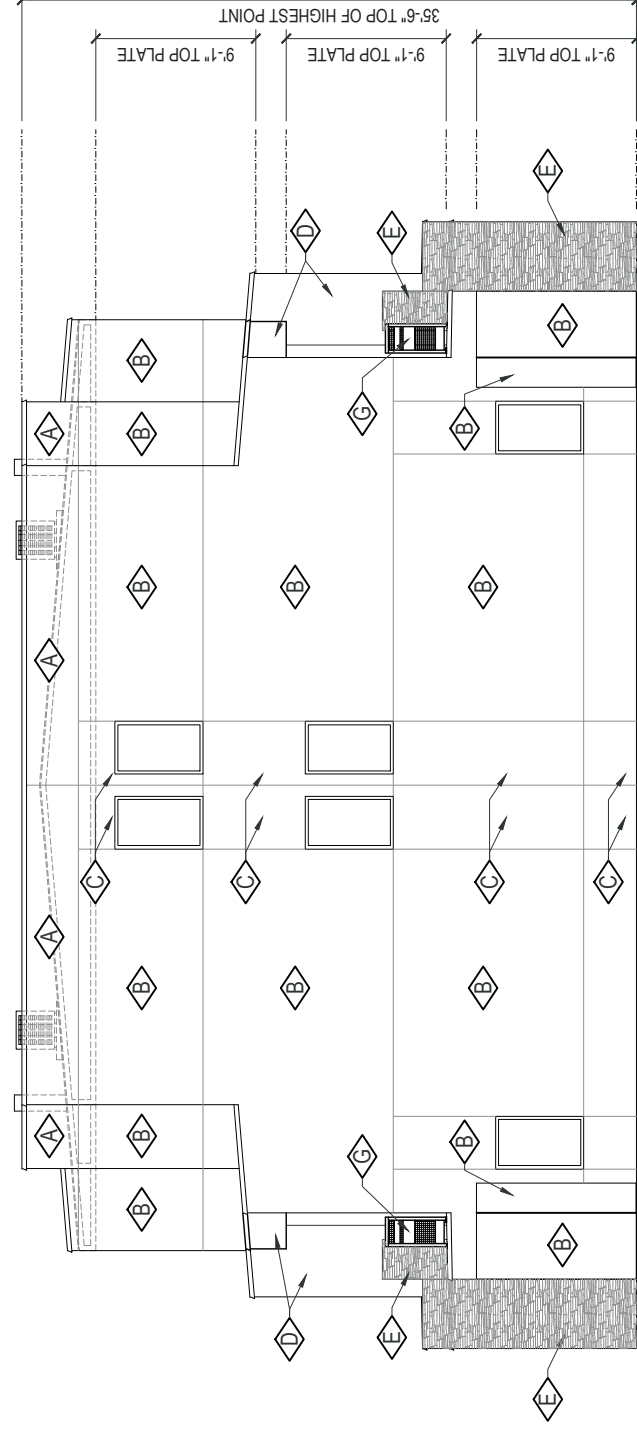
4 BUILDING #3 EAST FACING ELEVATION

SCALE: 3/32" = 1'-0"



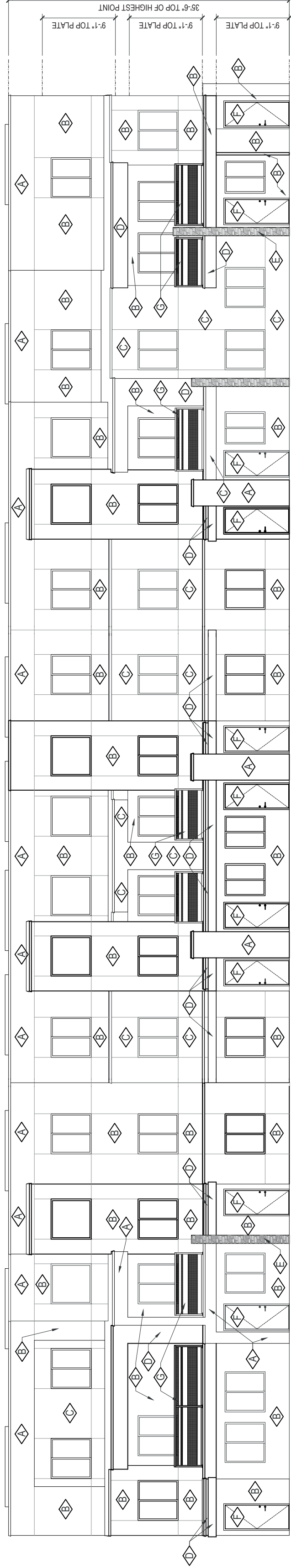
3 BUILDING #3 SOUTH FACING ELEVATION

SCALE: 3/32" = 1'-0"



2 BUILDING #3 NORTH FACING ELEVATION

SCALE: 3/32" = 1'-0"

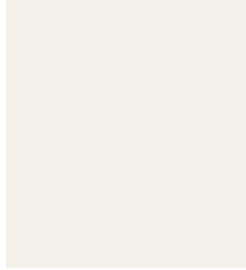


1 BUILDING #3 WEST FACING ELEVATION

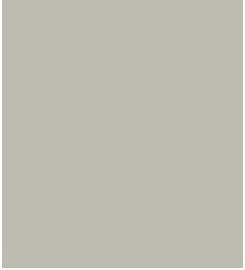
SCALE: 3/32" = 1'-0"



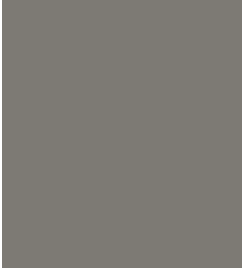
EXTERIOR MATERIALS  
LEGEND



A PAINTED STUCCO-PPG PAINTS  
PPG0998-1 COTTON TAIL



B PAINTED STUCCO-PPG PAINTS  
PPG0998-2 HIKERS PARADISE



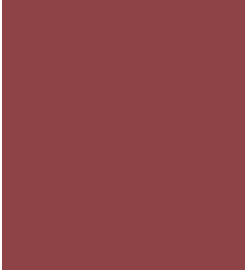
C PAINTED STUCCO-PPG PAINTS  
PPG0998-6 ON THE EDGE



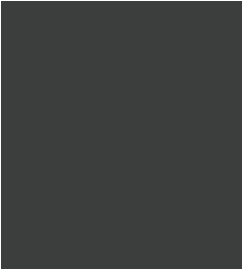
D PAINTED STUCCO-PPG PAINTS  
PPG0997-7 BLACK WIDOW



E STACKED STONE  
ELDORADO STONE DARK RUNDLE



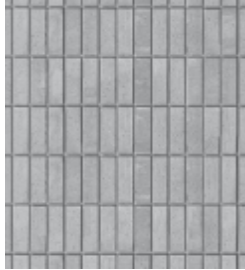
F PAINTED DOORS-PPG PAINTS  
PPG13-12 CRAZED CRANBERRY



G WROUGHT IRON RAILINGS  
PPG0995-7 STARLESS SKY



H STANDING SEAM  
METAL ROOF

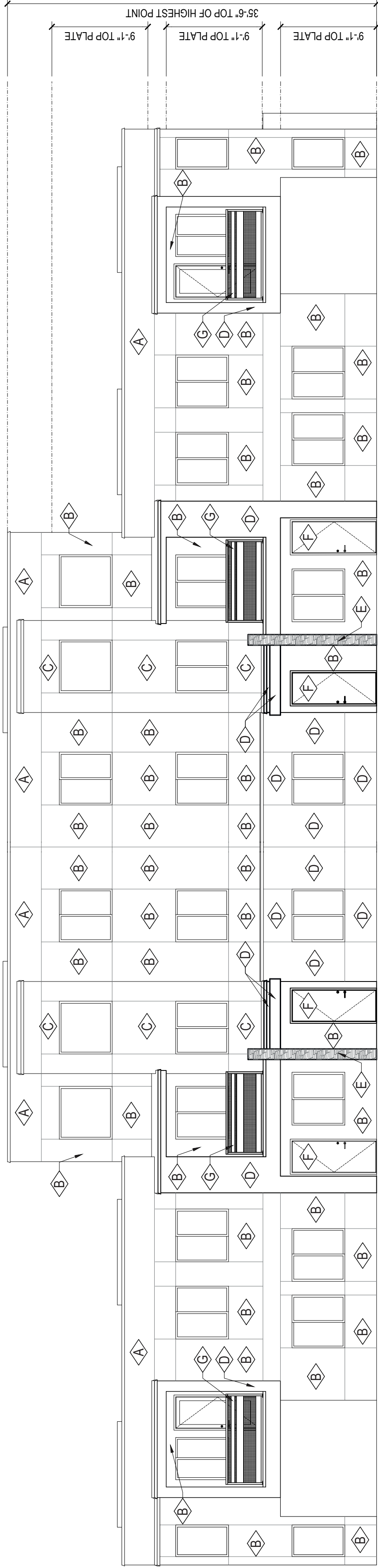
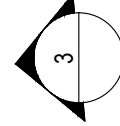


I STACKED BRICK

NOTE:

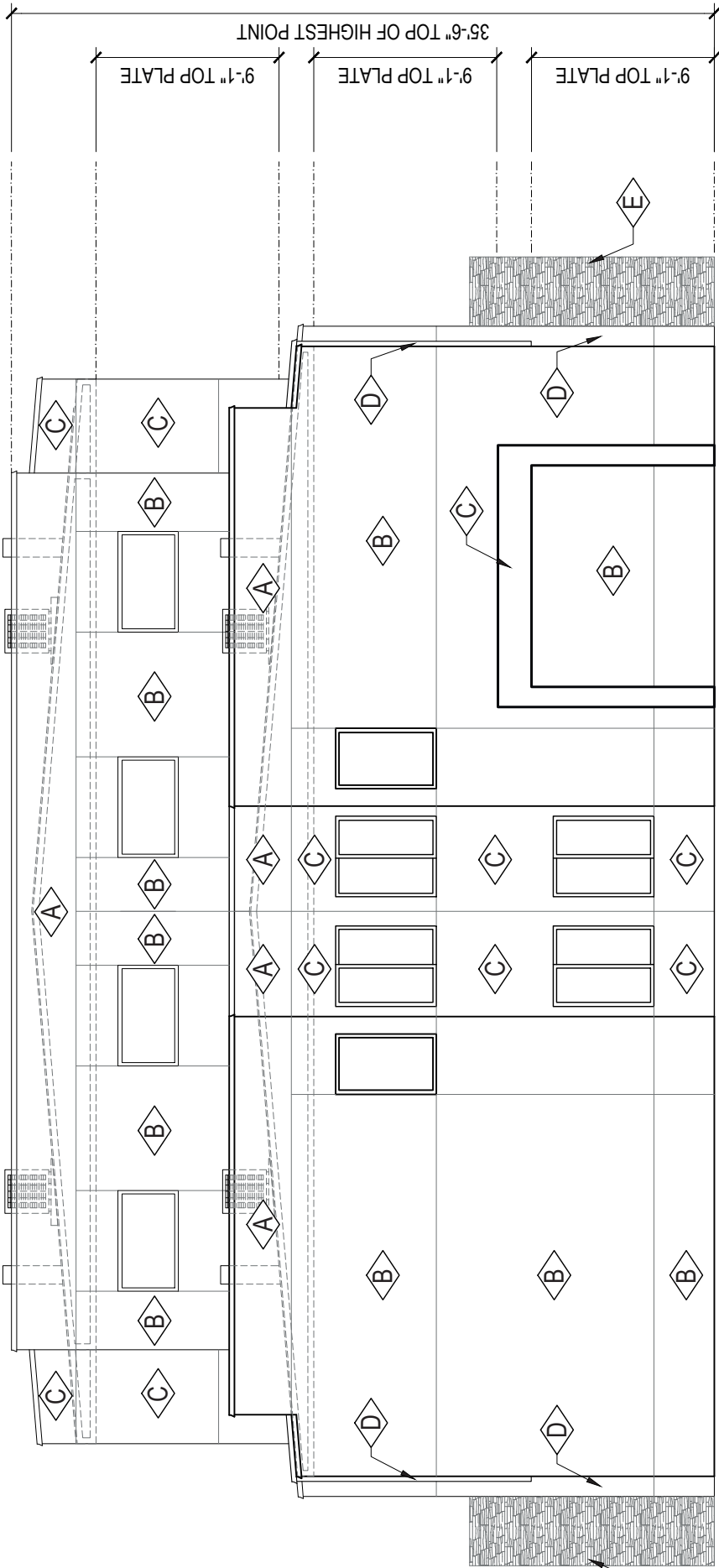
- A. ALL ROOFTOP MOUNTED  
EQUIPMENT WILL BE  
SCREENED FROM PUBLIC  
VIEW AND RIGHT-OF-WAY BY  
PARAPET WALLS

A BUILDING KEY PLAN  
SCALE: N.T.S.



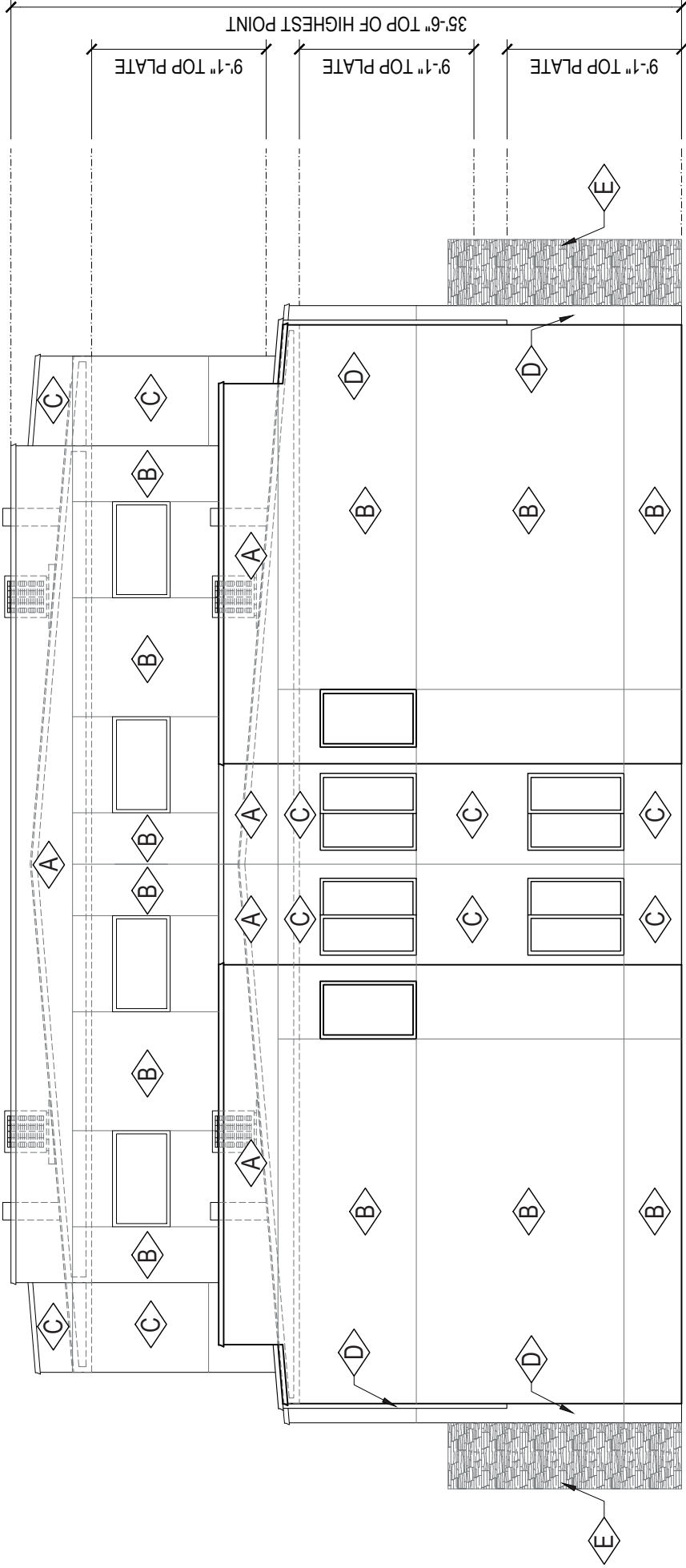
4 BUILDING #4 EAST FACING ELEVATION

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



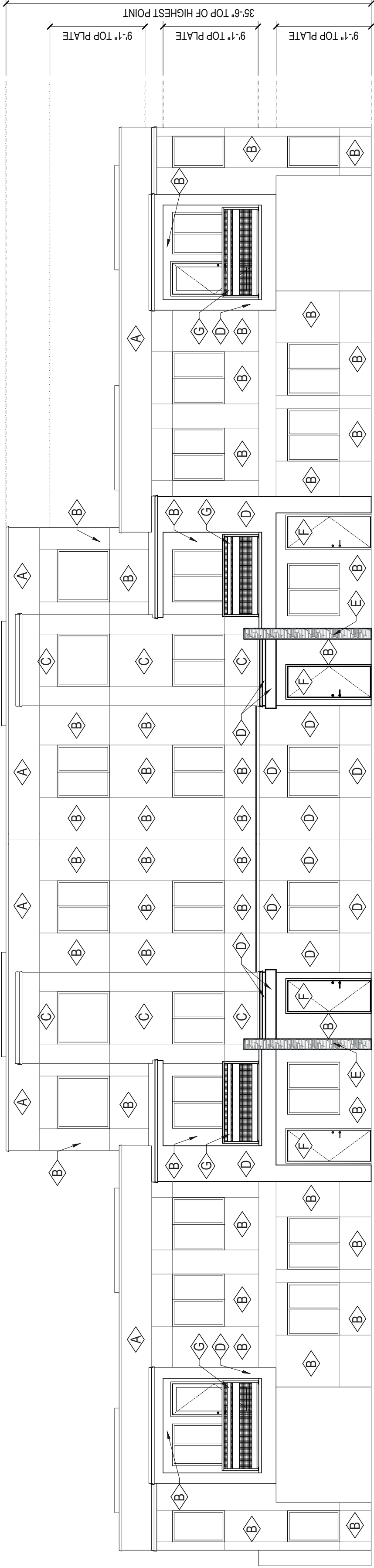
3 BUILDING #4 SOUTH FACING ELEVATION

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



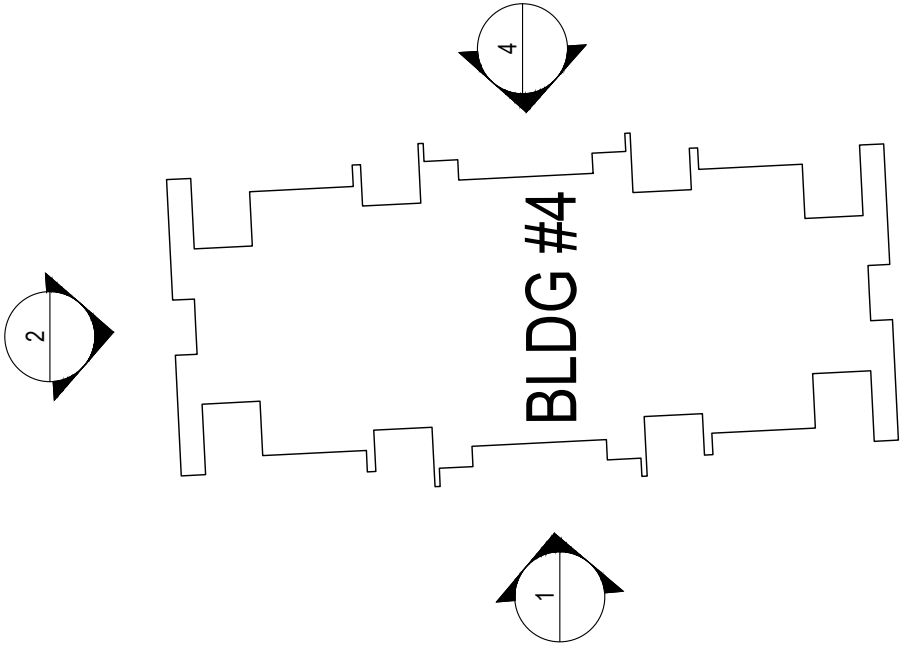
2 BUILDING #4 NORTH FACING ELEVATION

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

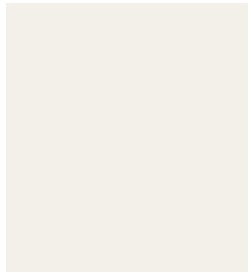


1 BUILDING #4 WEST FACING ELEVATION

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



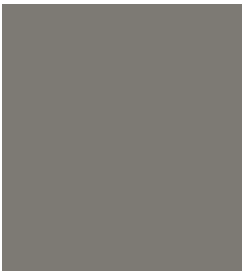
EXTERIOR MATERIALS  
LEGEND



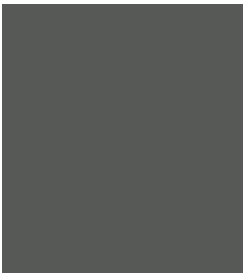
A PAINTED STUCCO-PPG PAINTS  
PPG0998-1 COTTON TAIL



B PAINTED STUCCO-PPG PAINTS  
PPG0998-2 HIKERS PARADISE



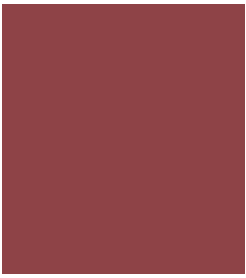
C PAINTED STUCCO-PPG PAINTS  
PPG0998-6 ON THE EDGE



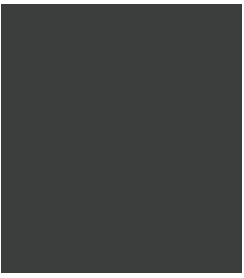
D PAINTED STUCCO-PPG PAINTS  
PPG0997-7 BLACK WIDOW



E STACKED STONE  
ELDORADO STONE DARK RUNDLE



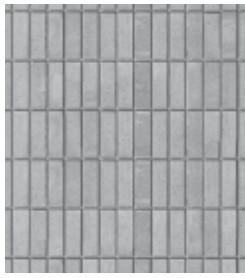
F PAINTED DOORS-PPG PAINTS  
PPG13-12 CRAZED CRANBERRY



G WROUGHT IRON RAILINGS  
PPG0995-7 STARLESS SKY

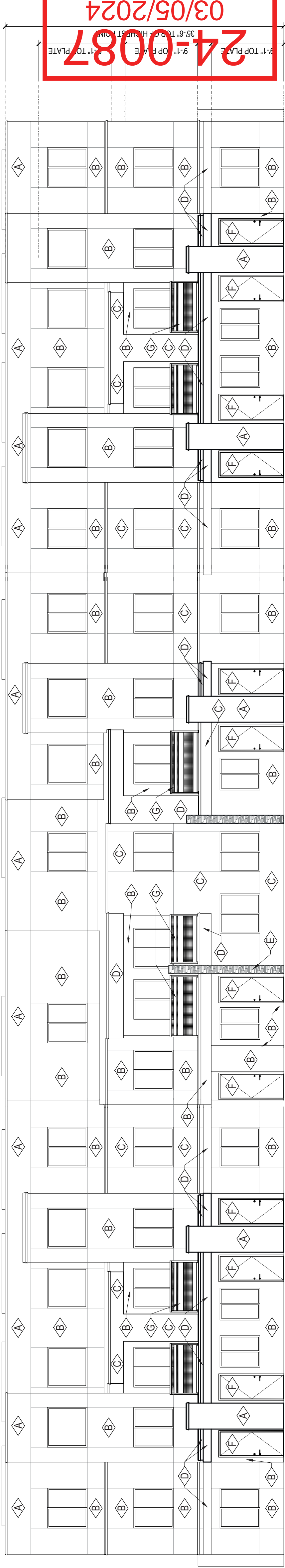


H STANDING SEAM  
METAL ROOF



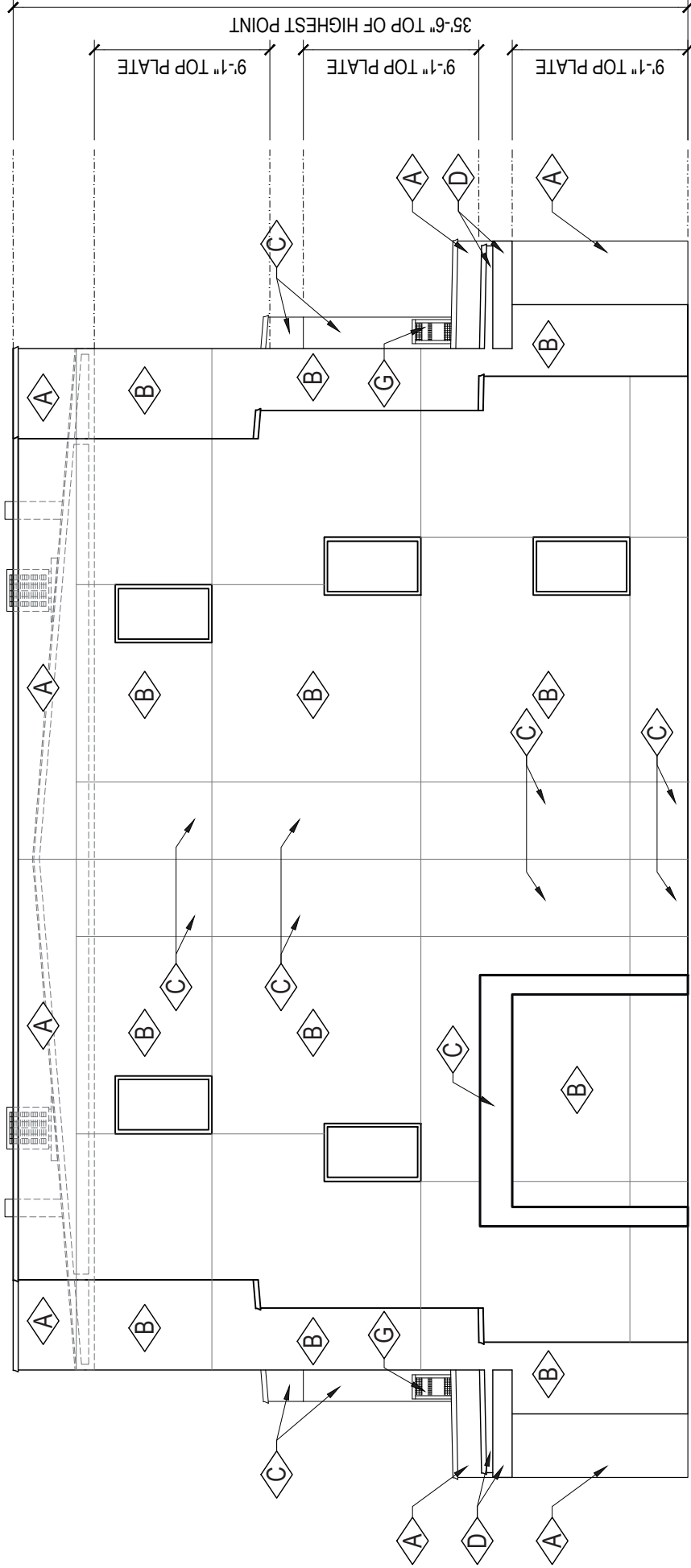
I STACKED BRICK

NOTE:  
A. ALL ROOFTOP MOUNTED  
EQUIPMENT WILL BE  
SCREENED FROM PUBLIC  
VIEW AND RIGHT-OF-WAY BY  
PARAPET WALLS



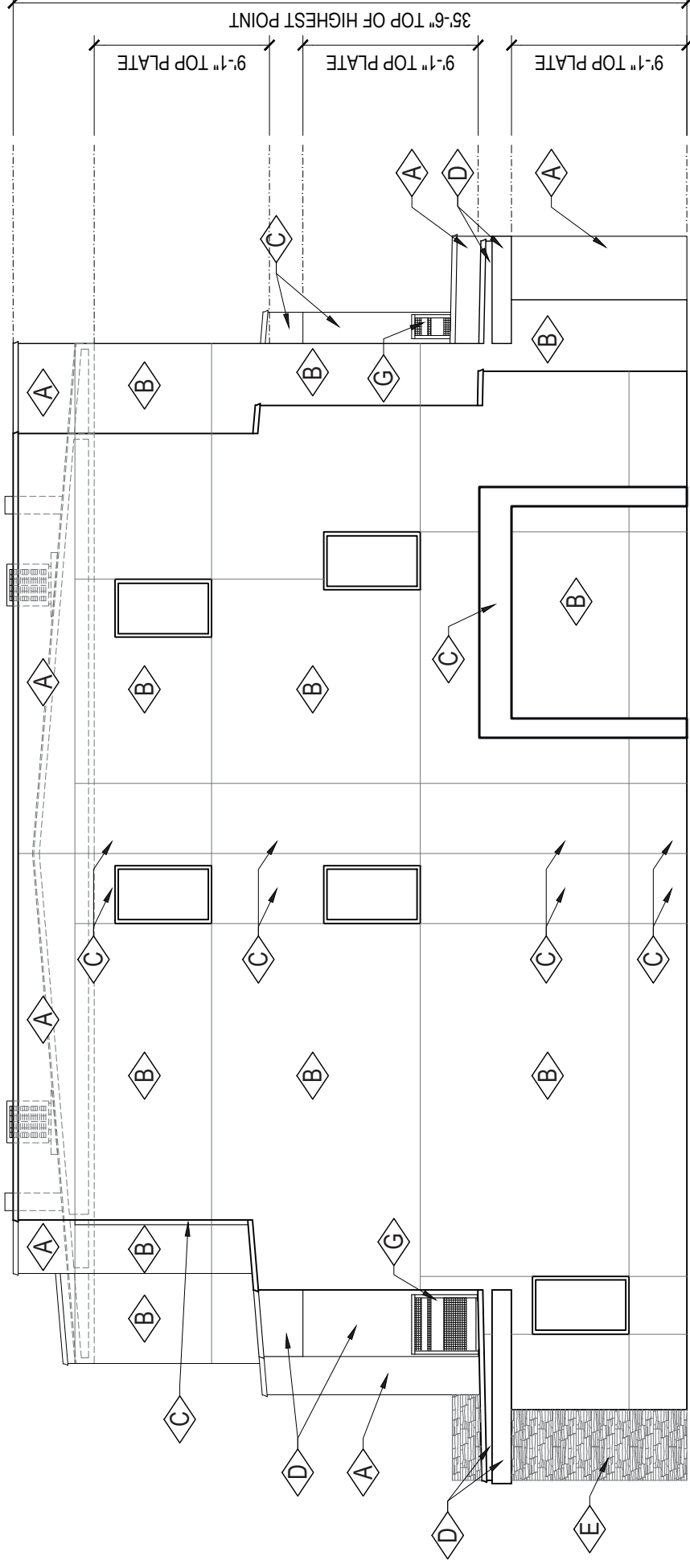
4 BUILDING #5 WEST FACING ELEVATION

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



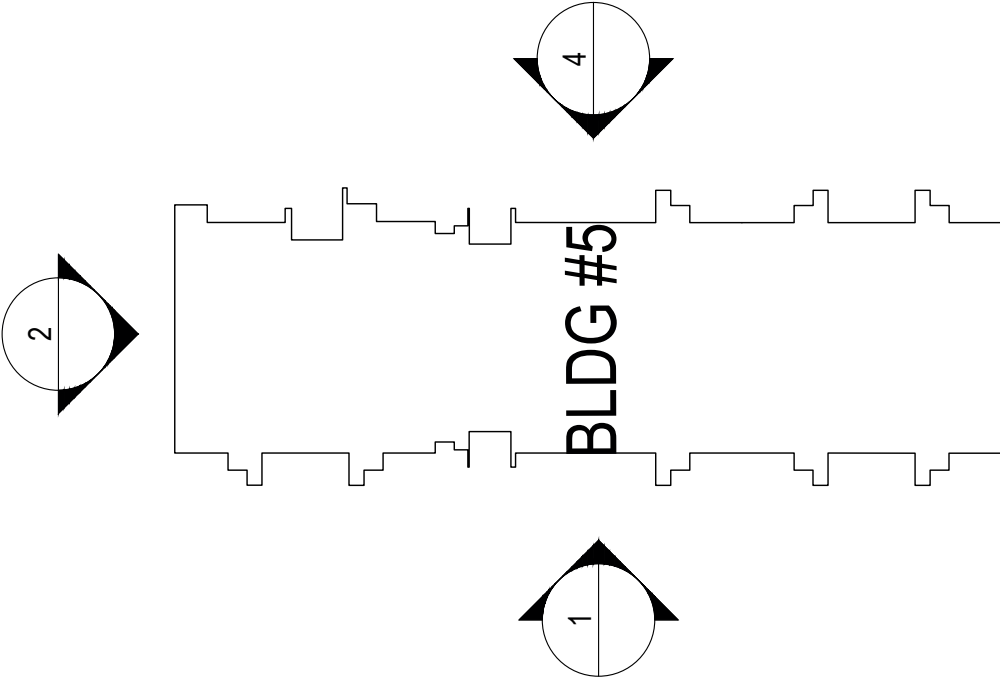
3 BUILDING #5 SOUTH FACING ELEVATION

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



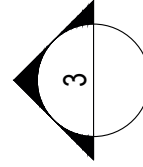
2 BUILDING #5 NORTH FACING ELEVATION

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



1 BUILDING #5 EAST FACING ELEVATION

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



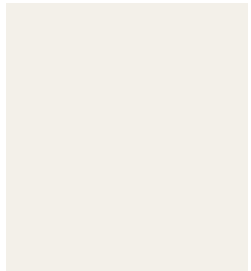
A BUILDING KEY PLAN

SCALE: N.T.S.

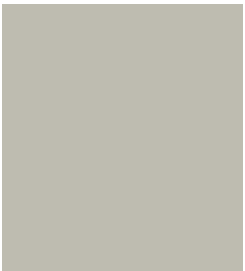


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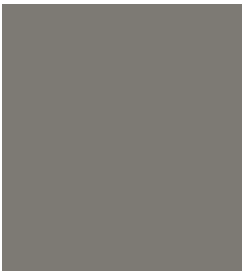
EXTERIOR MATERIALS  
LEGEND



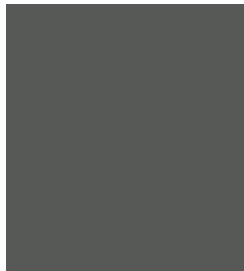
A PAINTED STUCCO-PPG PAINTS  
PPG0998-1 COTTON TAIL



B PAINTED STUCCO-PPG PAINTS  
PPG0998-2 HIKERS PARADISE



C PAINTED STUCCO-PPG PAINTS  
PPG0998-6 ON THE EDGE



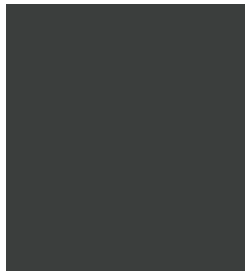
D PAINTED STUCCO-PPG PAINTS  
PPG0997-7 BLACK WIDOW



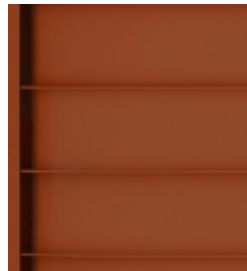
E STACKED STONE  
ELDORADO STONE DARK RUNDLE



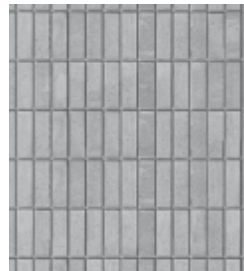
F PAINTED DOORS-PPG PAINTS  
PPG13-12 CRAZED CRANBERRY



G WROUGHT IRON RAILINGS  
PPG0995-7 STARLESS SKY



H STANDING SEAM  
METAL ROOF



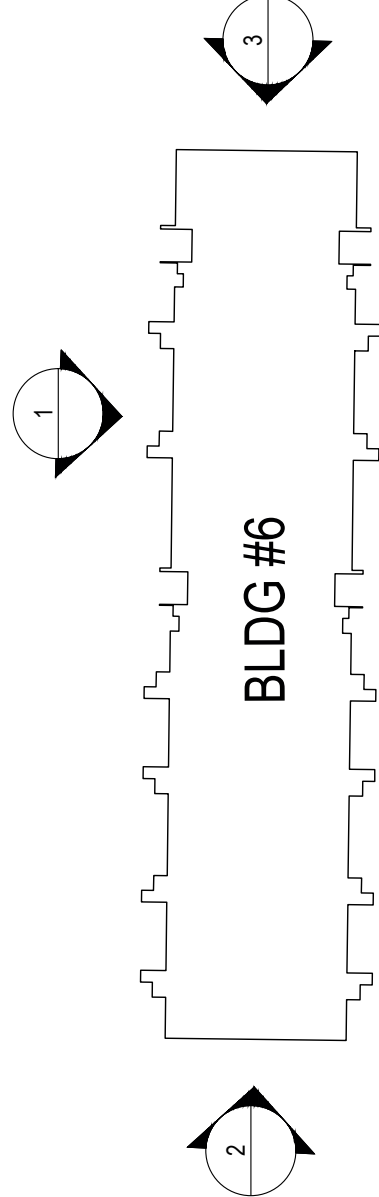
I STACKED BRICK

NOTE:

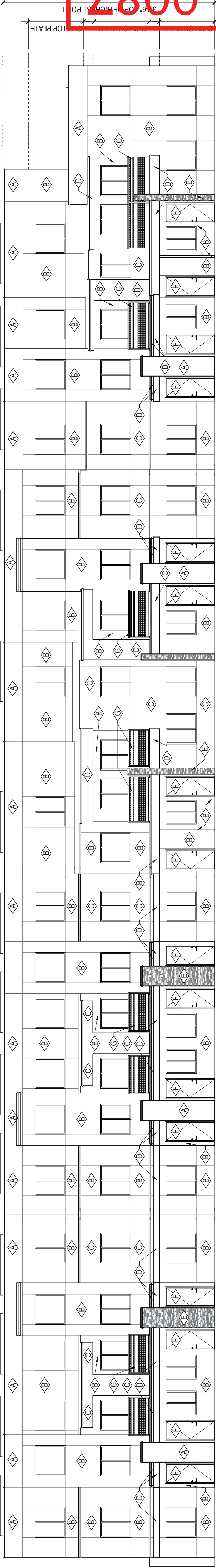
- A. ALL ROOFTOP MOUNTED  
EQUIPMENT WILL BE  
SCREENED FROM PUBLIC  
VIEW AND RIGHT-OF-WAY BY  
PARAPET WALLS

A BUILDING KEY PLAN

SCALE: N.T.S.



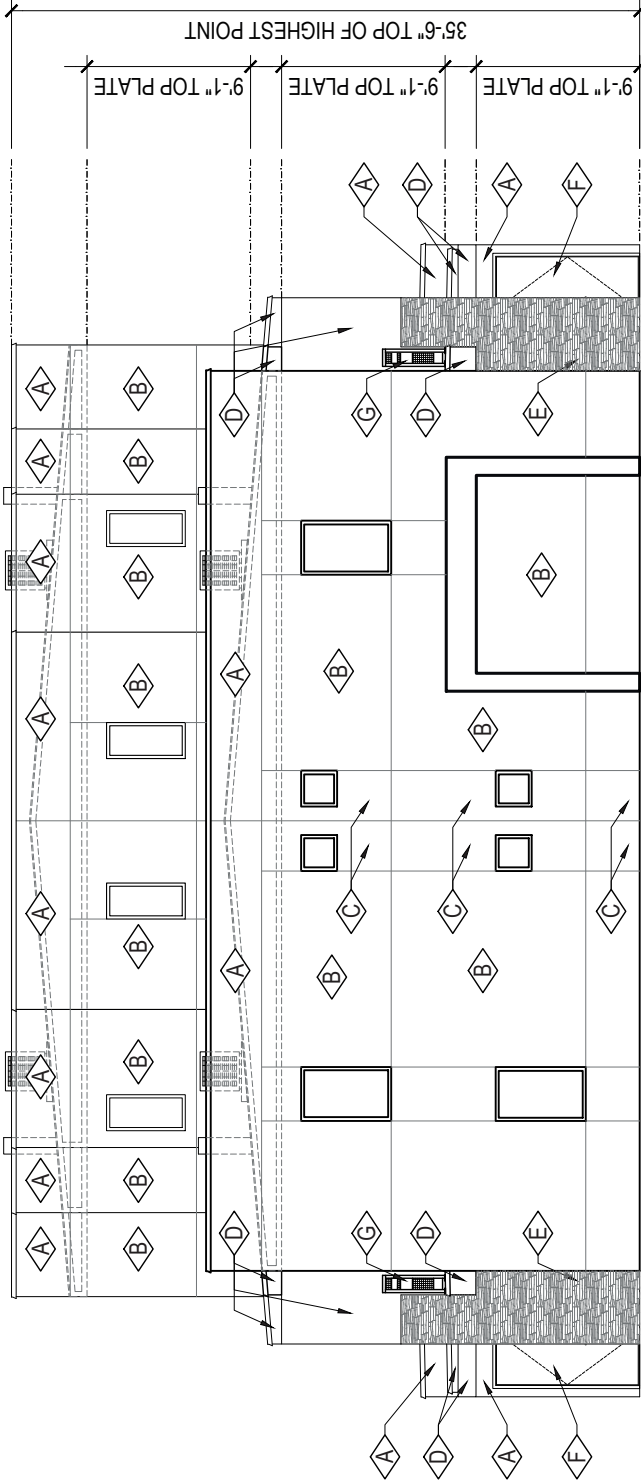
NORTH



4 BUILDING #6 SOUTH FACING ELEVATION

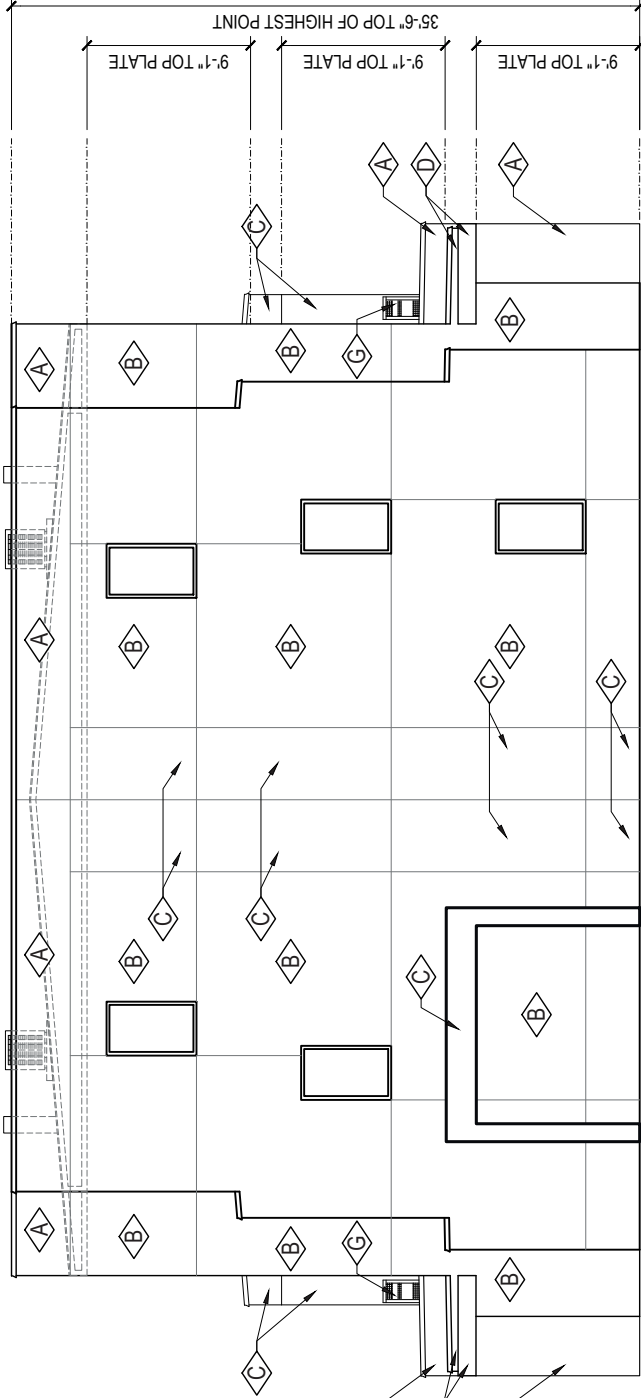
SCALE: 1"=10'-0"

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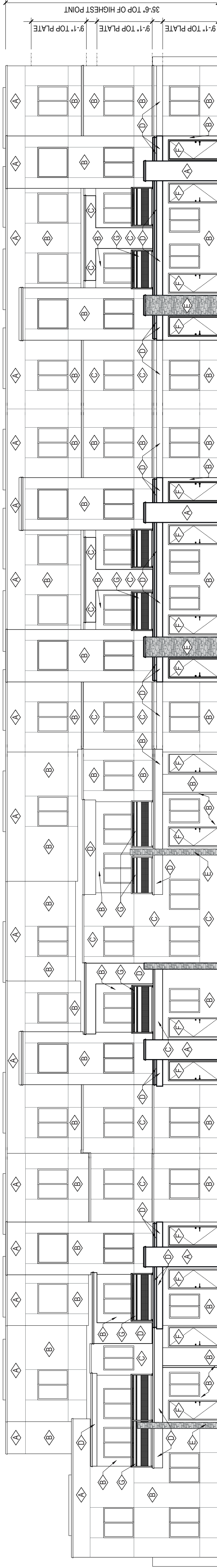
3 BUILDING #6 EAST FACING ELEVATION

SCALE: 1"=10'-0"



2 BUILDING #6 WEST FACING ELEVATION

SCALE: 1"=10'-0"

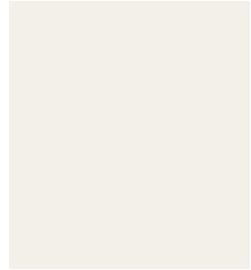


1 BUILDING #6 NORTH FACING ELEVATION

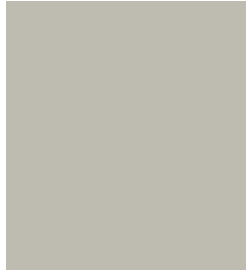
SCALE: 1"=10'-0"



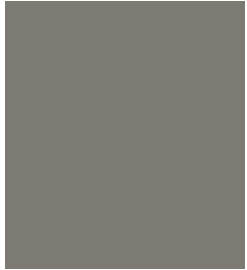
EXTERIOR MATERIALS  
LEGEND



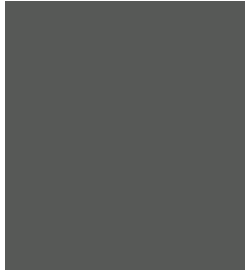
A PAINTED STUCCO-PPG PAINTS  
PPG0998-1 COTTON TAIL



B PAINTED STUCCO-PPG PAINTS  
PPG0998-2 HIKERS PARADISE



C PAINTED STUCCO-PPG PAINTS  
PPG0998-6 ON THE EDGE



D PAINTED STUCCO-PPG PAINTS  
PPG0997-7 BLACK WIDOW



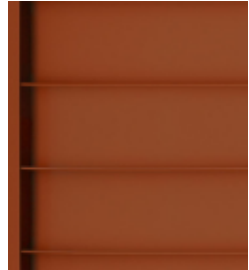
E STACKED STONE  
ELDORADO STONE DARK RUNDLE



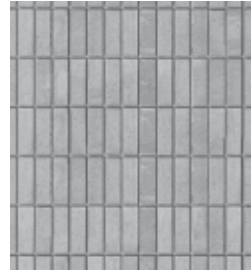
F PAINTED DOORS-PPG PAINTS  
PPG13-12 CRAZED CRANBERRY



G WROGHT IRON RAILINGS  
PPG0995-7 STARLESS SKY

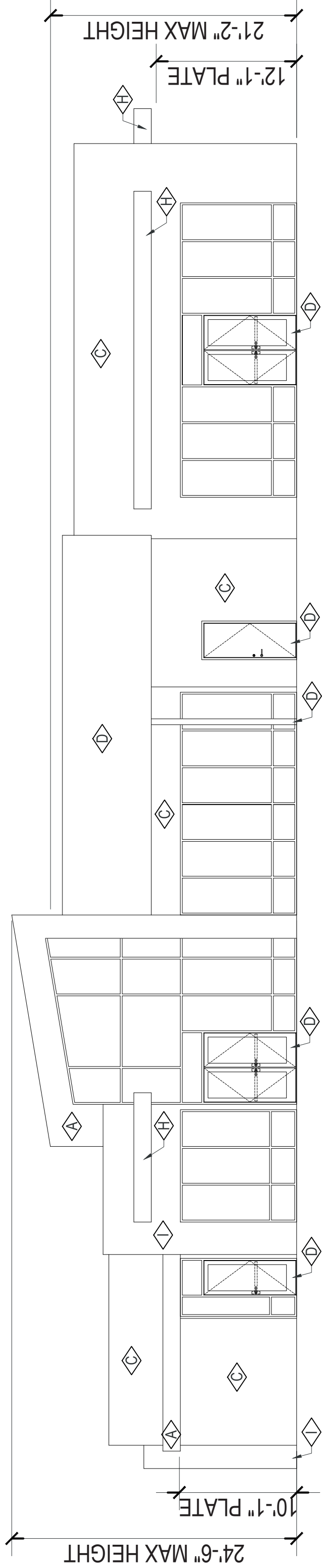


H STANDING SEAM  
METAL ROOF



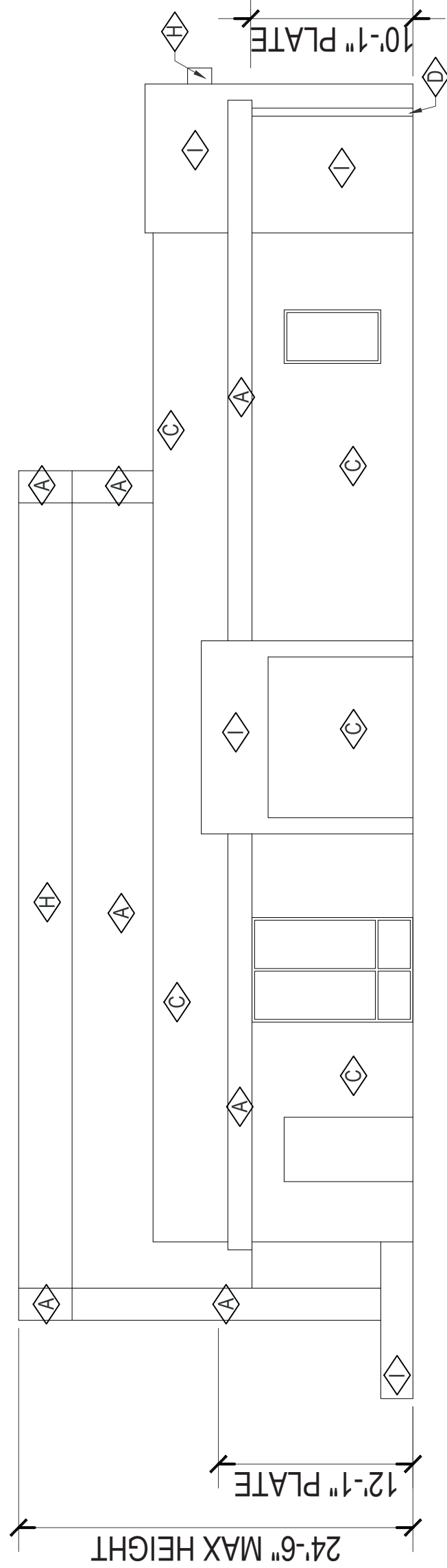
I STACKED BRICK

NOTE:  
A. ALL ROOFTOP MOUNTED  
EQUIPMENT WILL BE  
SCREENED FROM PUBLIC  
VIEW AND RIGHT-OF-WAY BY  
PARAPET WALLS



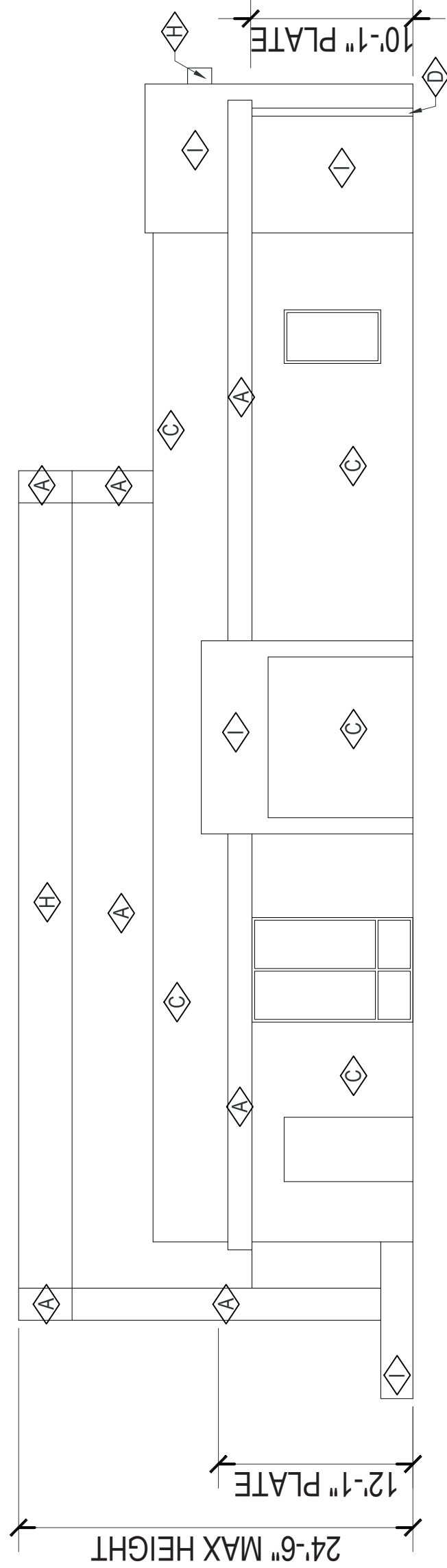
4 CLUBHOUSE NORTH FACING ELEVATION

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



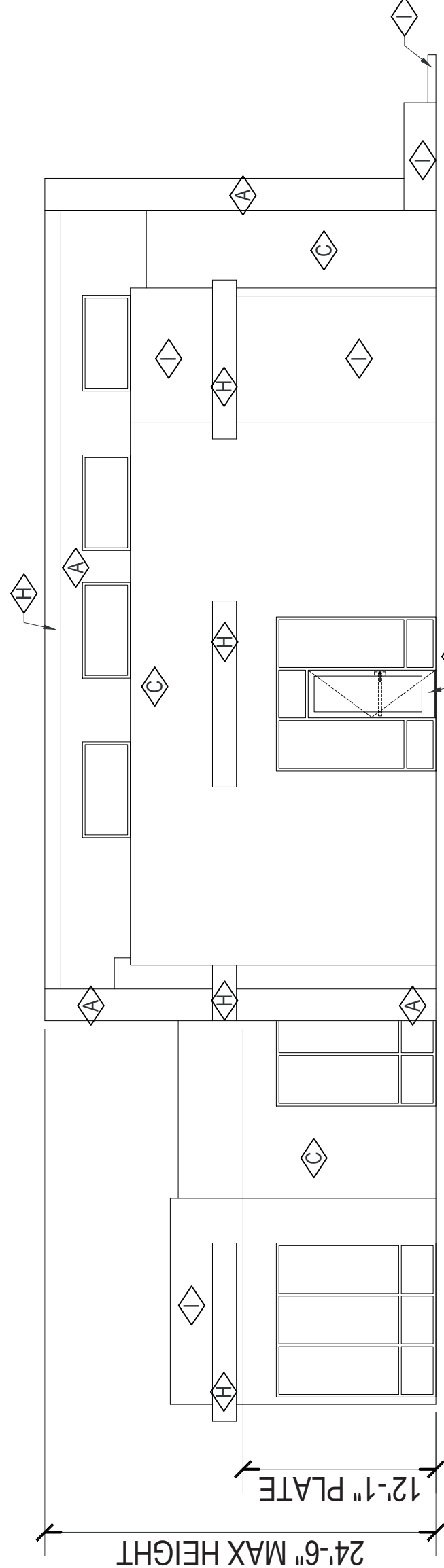
3 CLUBHOUSE EAST FACING ELEVATION

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



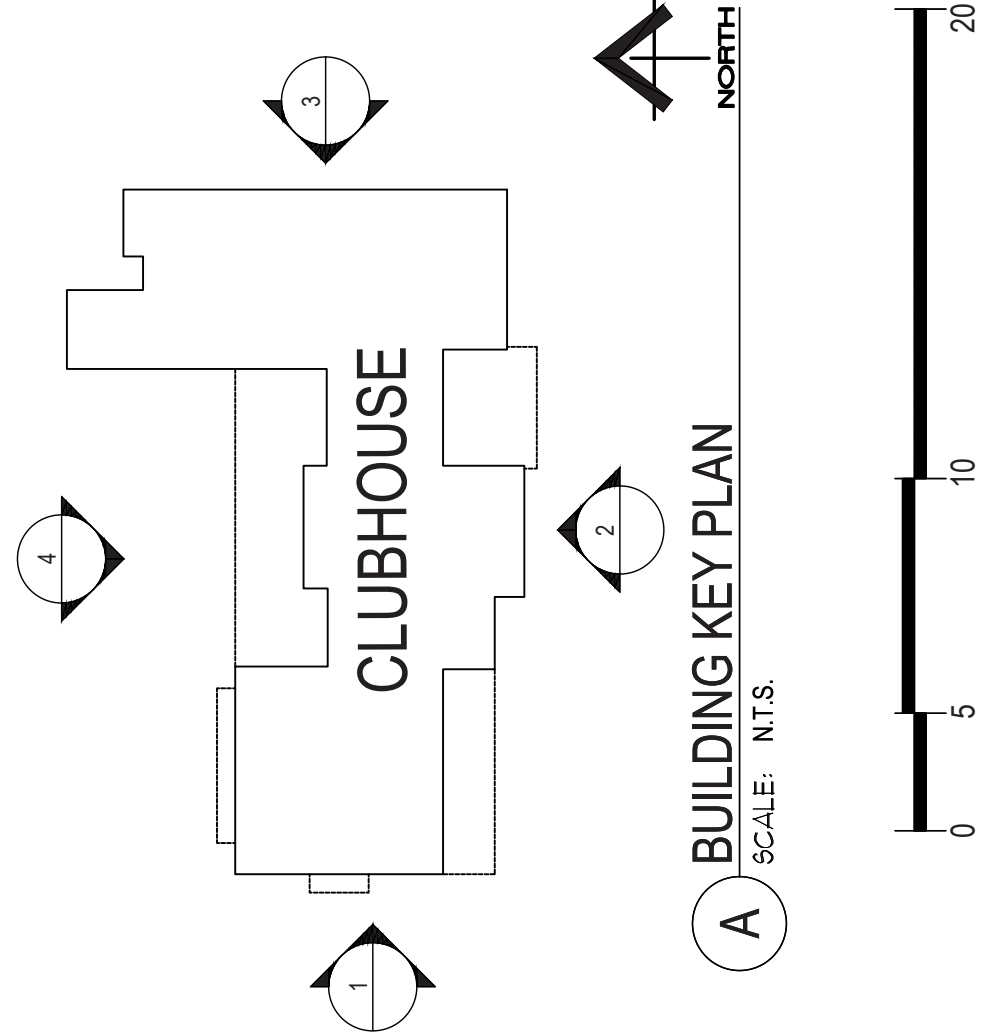
2 CLUBHOUSE SOUTH FACING ELEVATION

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



1 CLUBHOUSE WEST FACING ELEVATION

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

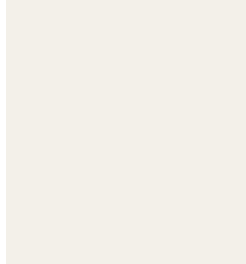


A BUILDING KEY PLAN

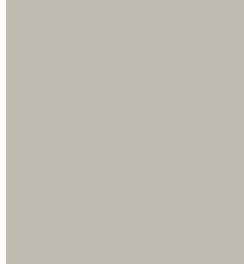
SCALE: N.T.S.



EXTERIOR MATERIALS  
LEGEND



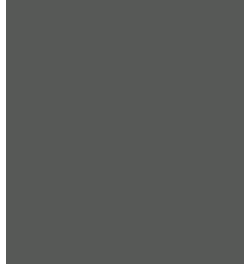
A PAINTED STUCCO-PPG PAINTS  
PPG0998-1 COTTON TAIL



B PAINTED STUCCO-PPG PAINTS  
PPG0998-2 HIKERS PARADISE



C PAINTED STUCCO-PPG PAINTS  
PPG0998-6 ON THE EDGE



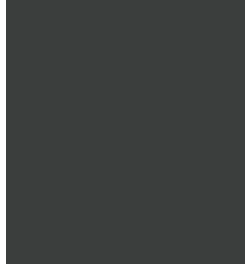
D PAINTED STUCCO-PPG PAINTS  
PPG0997-7 BLACK WIDOW



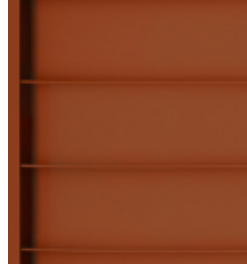
E STACKED STONE  
ELDORADO STONE DARK RUNDLE



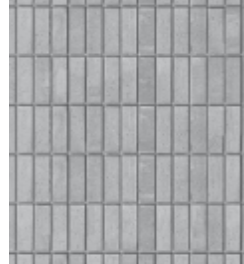
F PAINTED DOORS-PPG PAINTS  
PPG13-12 CRAZED CRANBERRY



G WROUGHT IRON RAILINGS  
PPG0995-7 STARLESS SKY



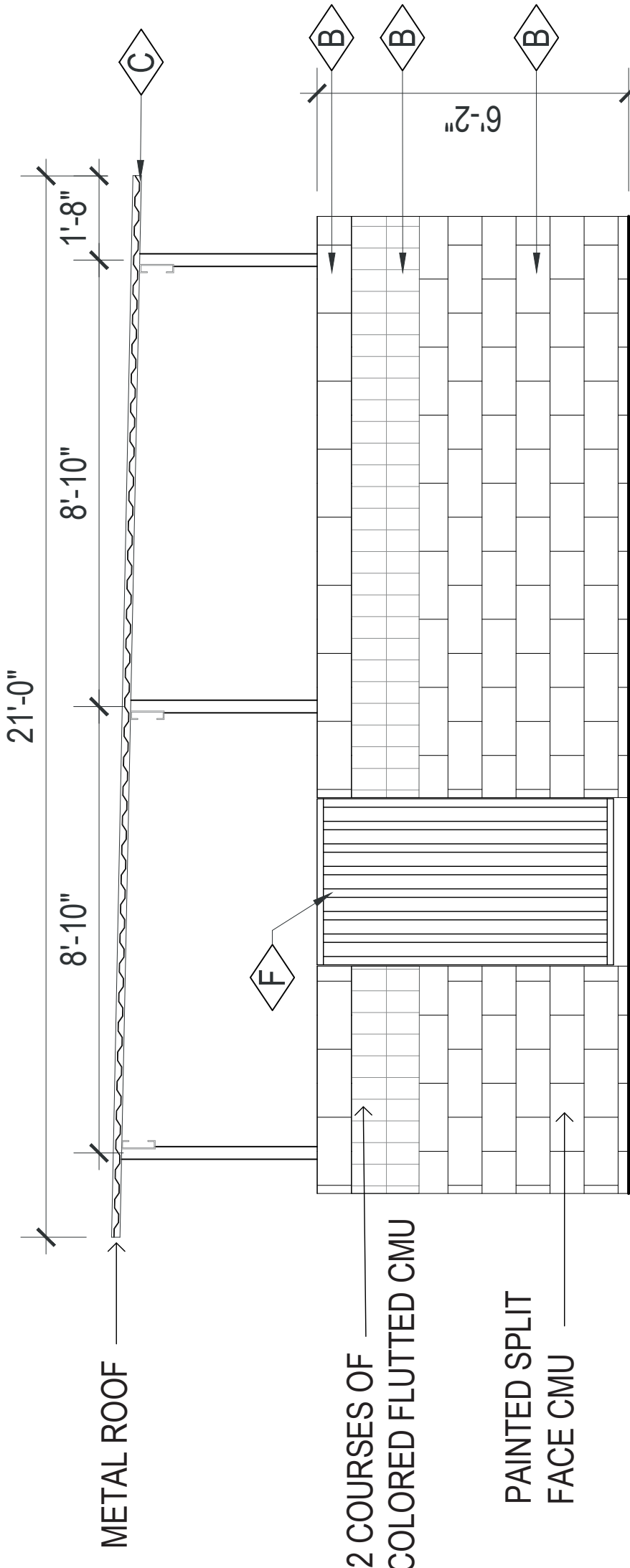
H STANDING SEAM  
METAL ROOF



I STACKED BRICK

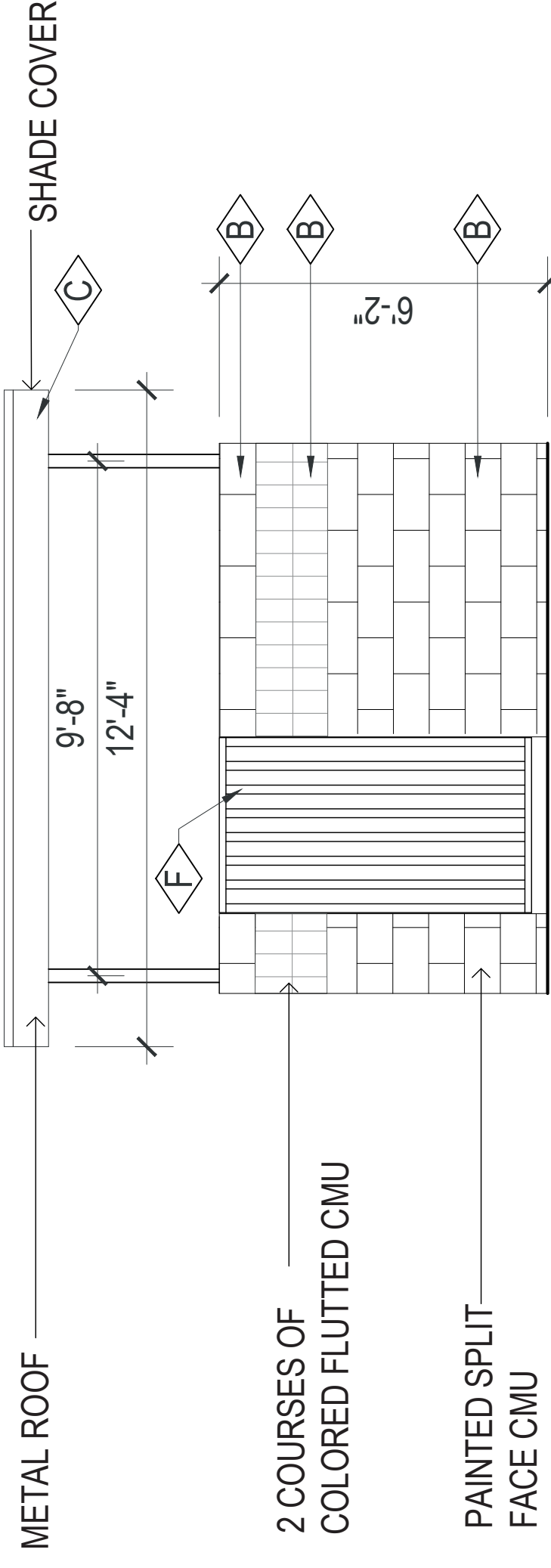
NOTE:

- A. ALL ROOFTOP MOUNTED  
EQUIPMENT WILL BE  
SCREENED FROM PUBLIC  
VIEW AND RIGHT-OF-WAY BY  
PARAPET WALLS



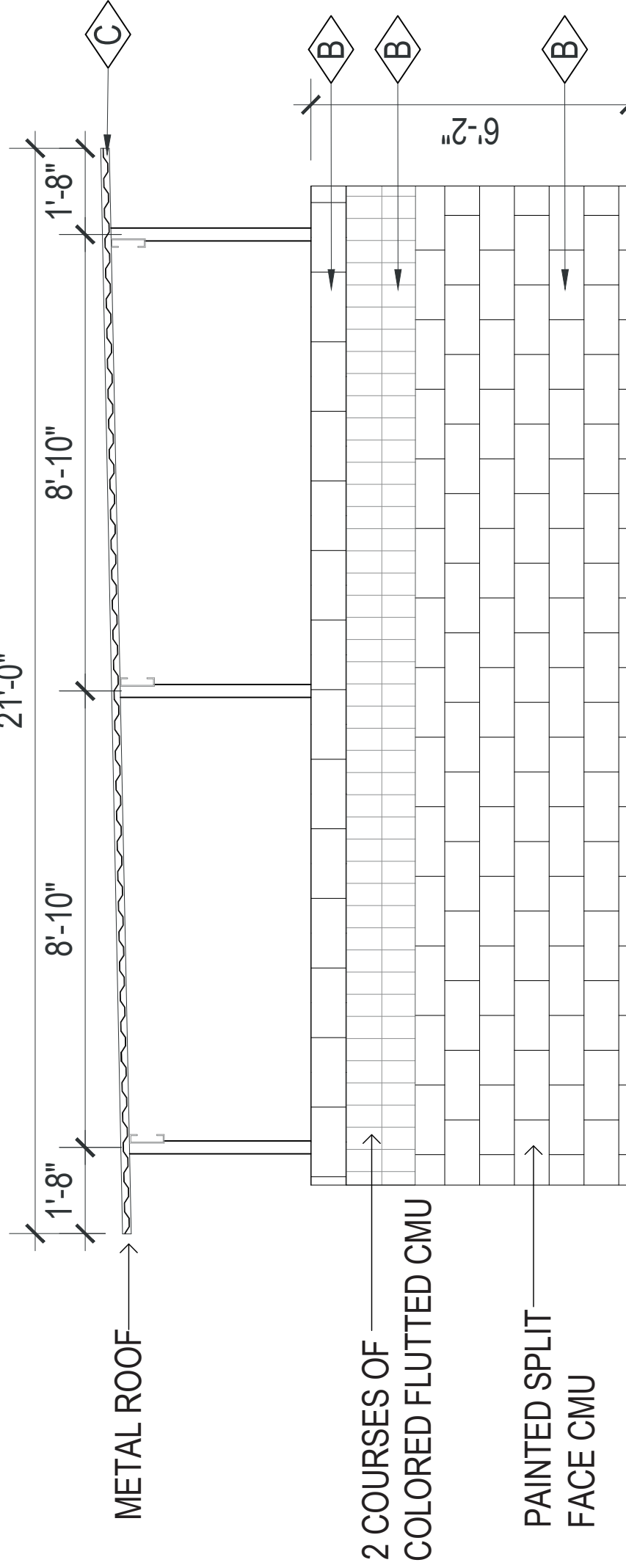
D SIDE ELEVATION

SCALE: 3/8" = 1'-0"



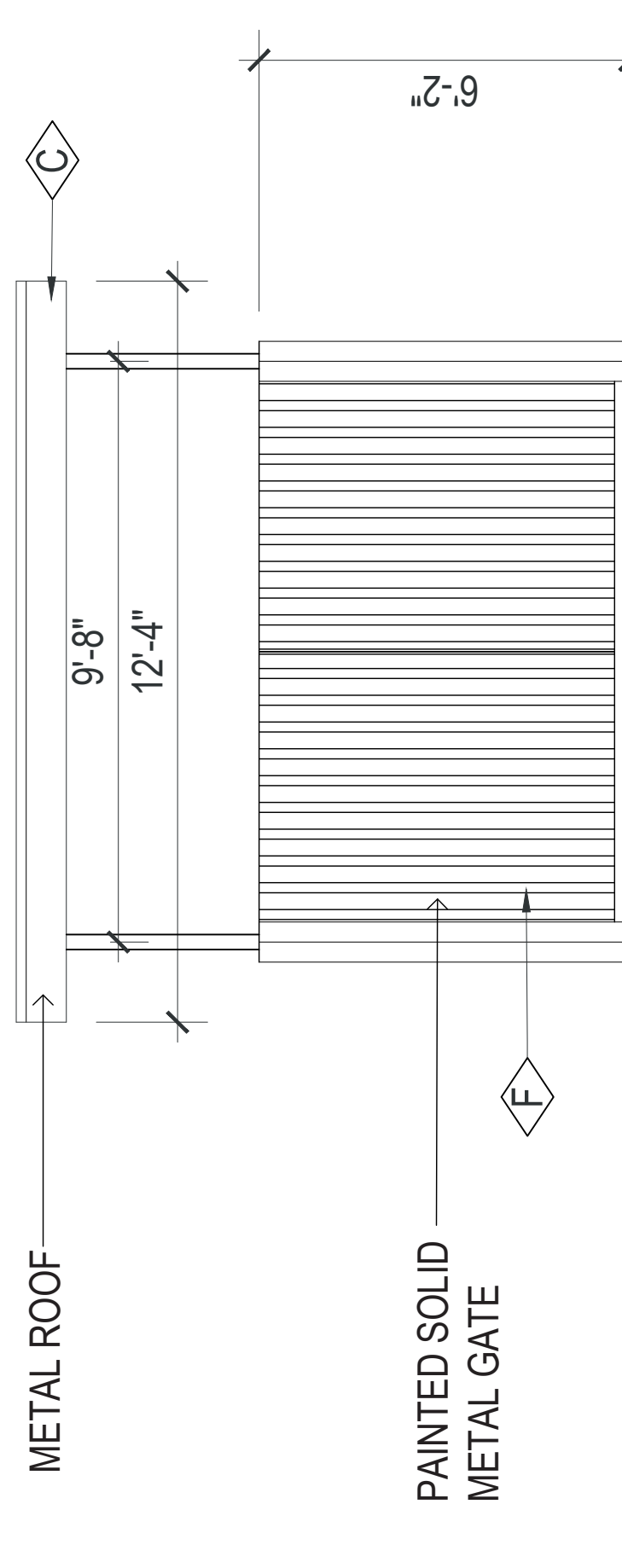
C REAR ELEVATION

SCALE: 3/8" = 1'-0"



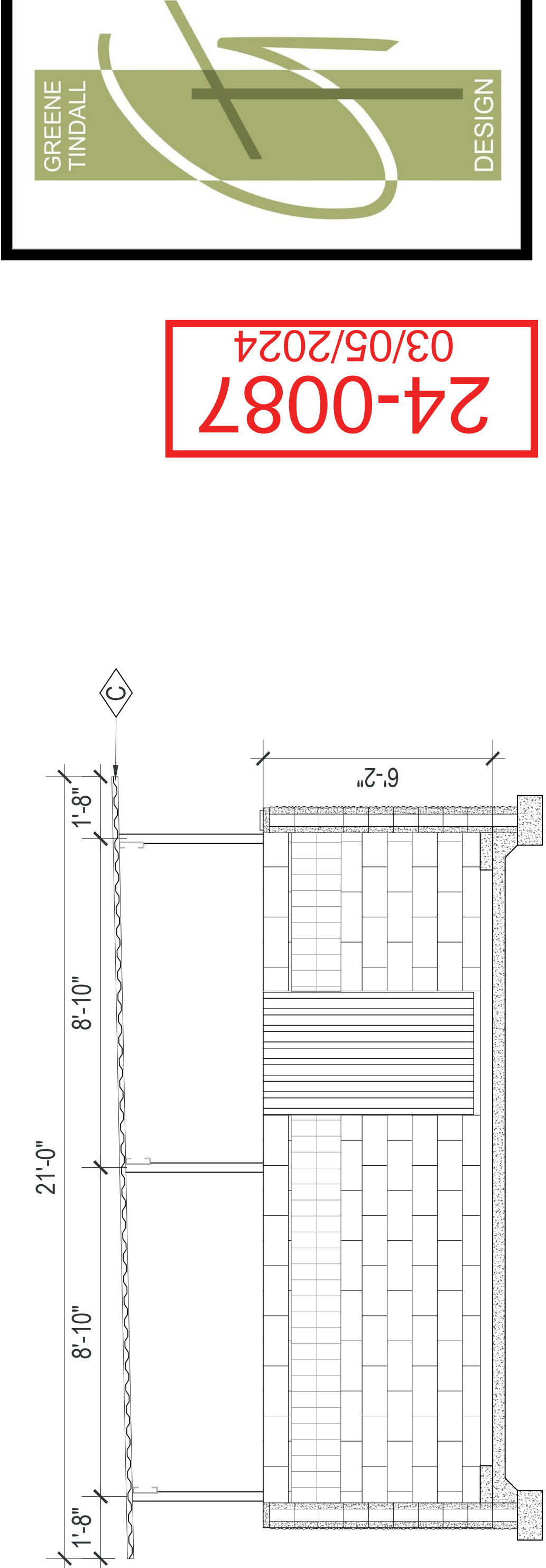
B SIDE ELEVATION

SCALE: 3/8" = 1'-0"



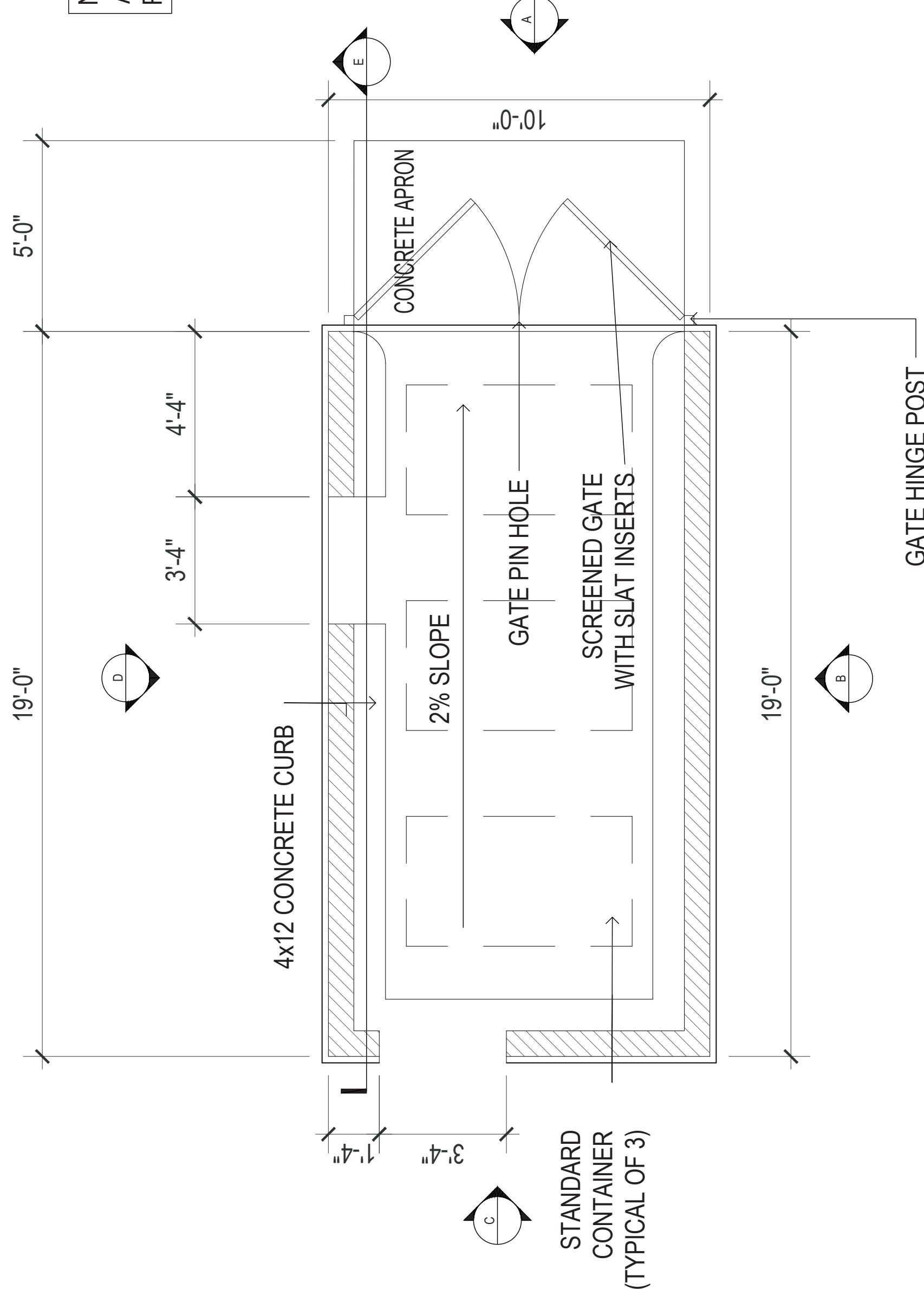
A FRONT ELEVATION

SCALE: 3/8" = 1'-0"



E SECTION

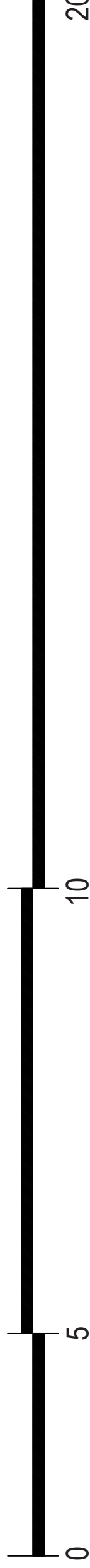
SCALE: 3/8" = 1'-0"



1 TRASH ENCLOSURE FLOOR PLAN

SCALE: 3/8" = 1'-0"

NOTE:  
ALL TRASH ENCLOSURES TO CONTAIN A  
RECYCLE BIN PER TITLE 30.04.05

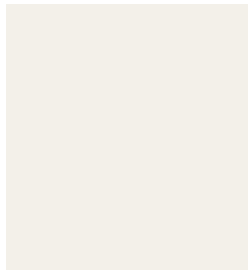


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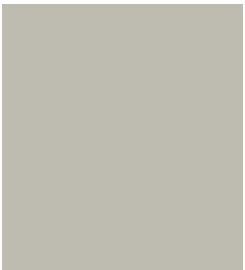
GREENE  
TINDALL

DESIGN

EXTERIOR MATERIALS  
LEGEND



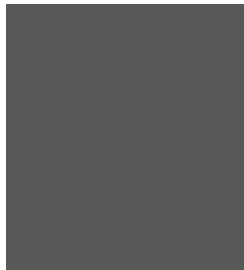
**A** PAINTED STUCCO-PPG PAINTS  
PPG0998-1 COTTON TAIL



**B** PAINTED STUCCO-PPG PAINTS  
PPG0998-2 HIKERS PARADISE



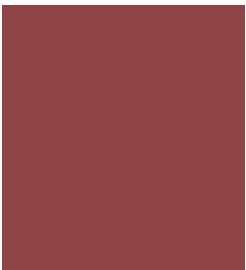
**C** PAINTED STUCCO-PPG PAINTS  
PPG0998-6 ON THE EDGE



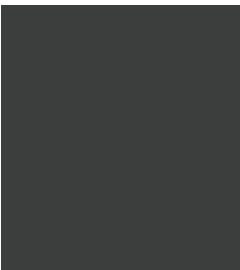
**D** PAINTED STUCCO-PPG PAINTS  
PPG0997-7 BLACK WIDOW



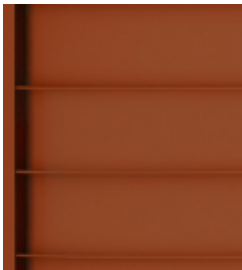
**E** STACKED STONE  
ELDORADO STONE DARK RUNDLE



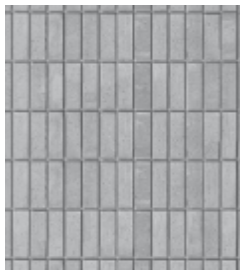
**F** PAINTED DOORS-PPG PAINTS  
PPG13-12 CRAZED CRANBERRY



**G** WROGHT IRON RAILINGS  
PPG0995-7 STARLESS SKY



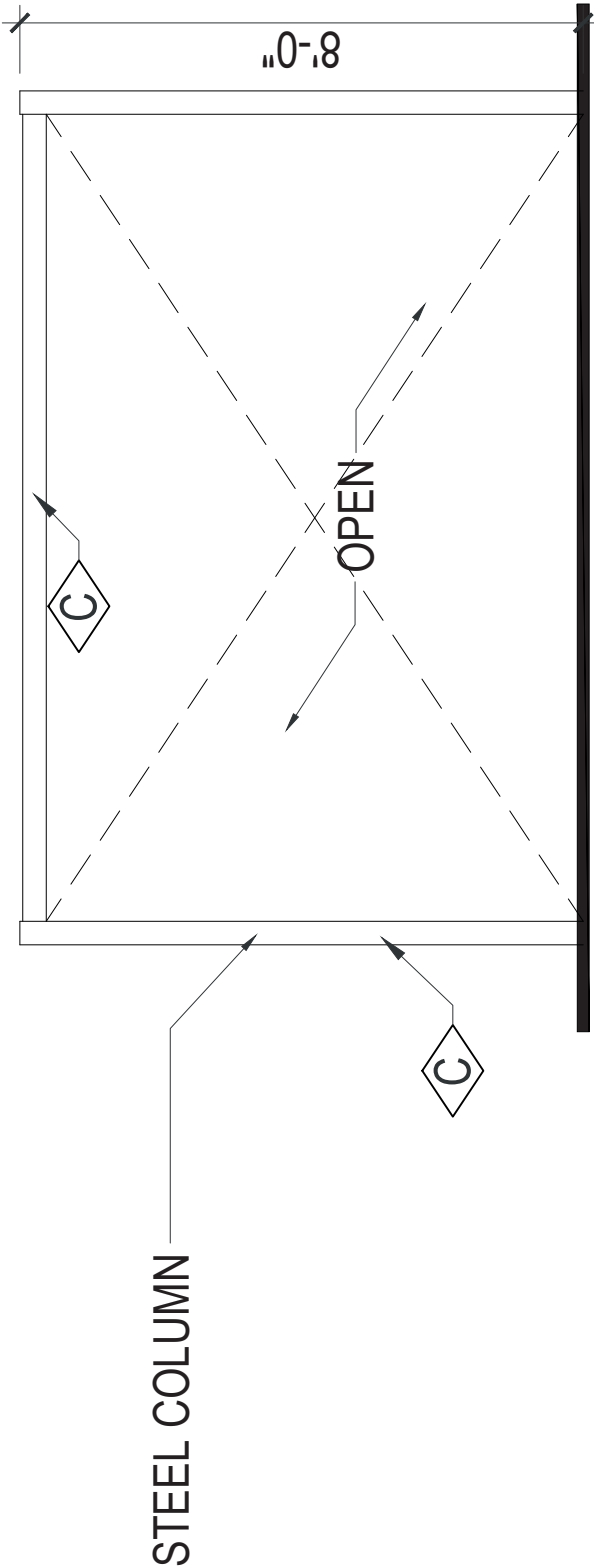
**H** STANDING SEAM  
METAL ROOF



**I** STACKED BRICK

NOTE:

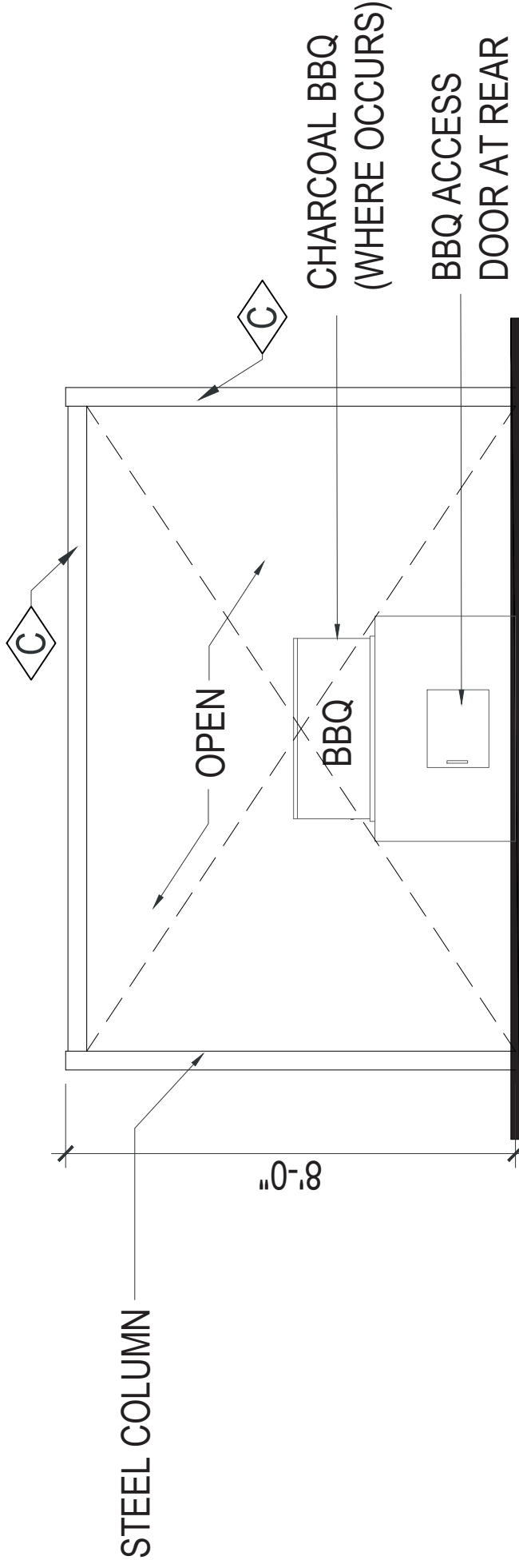
- A. ALL ROOFTOP MOUNTED EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND RIGHT-OF-WAY BY PARAPET WALLS



STEEL COLUMN

**6** REAR ELEVATION

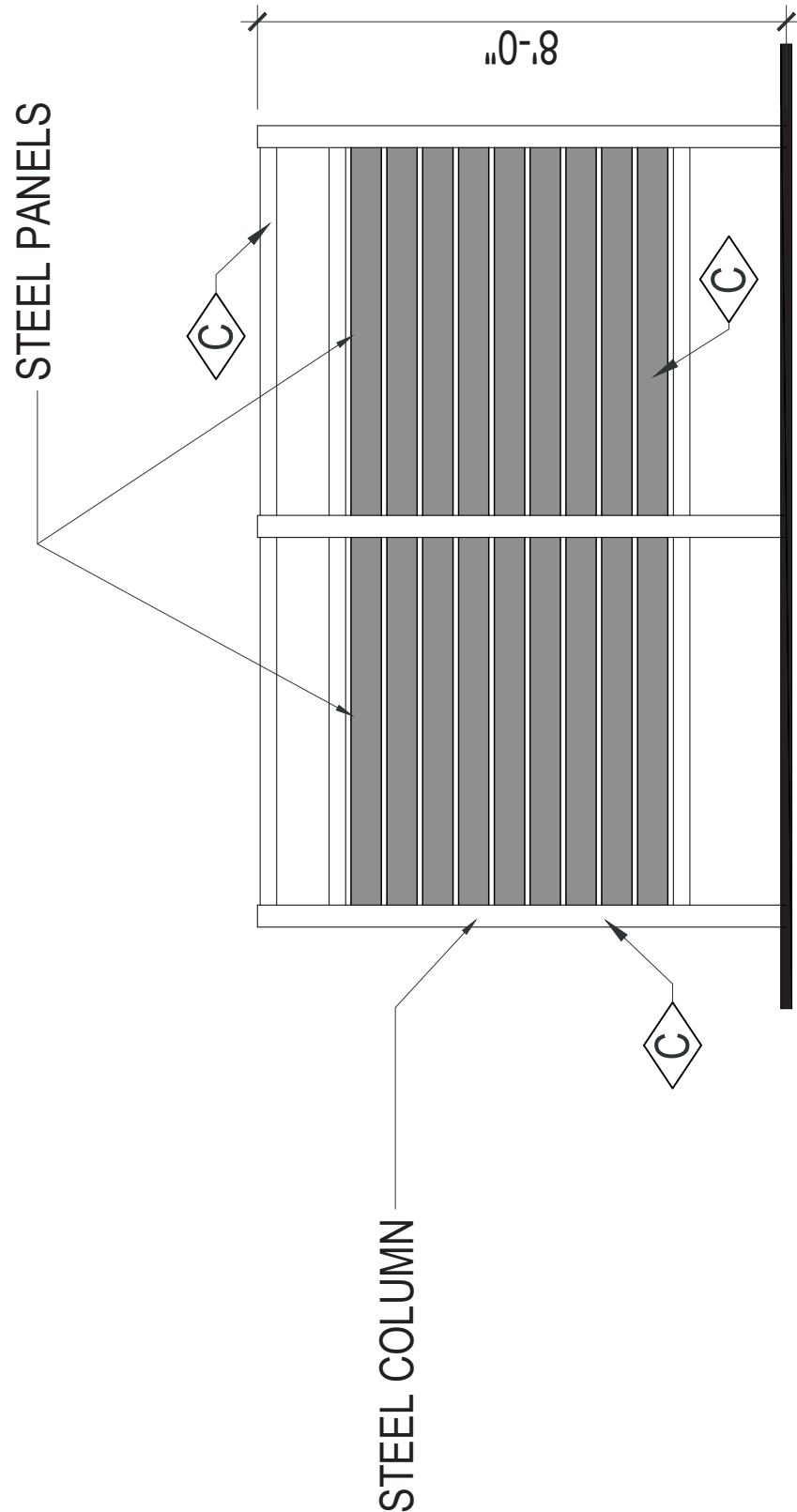
SCALE: 3/8" = 1'



STEEL COLUMN

**5** FRONT ELEVATION

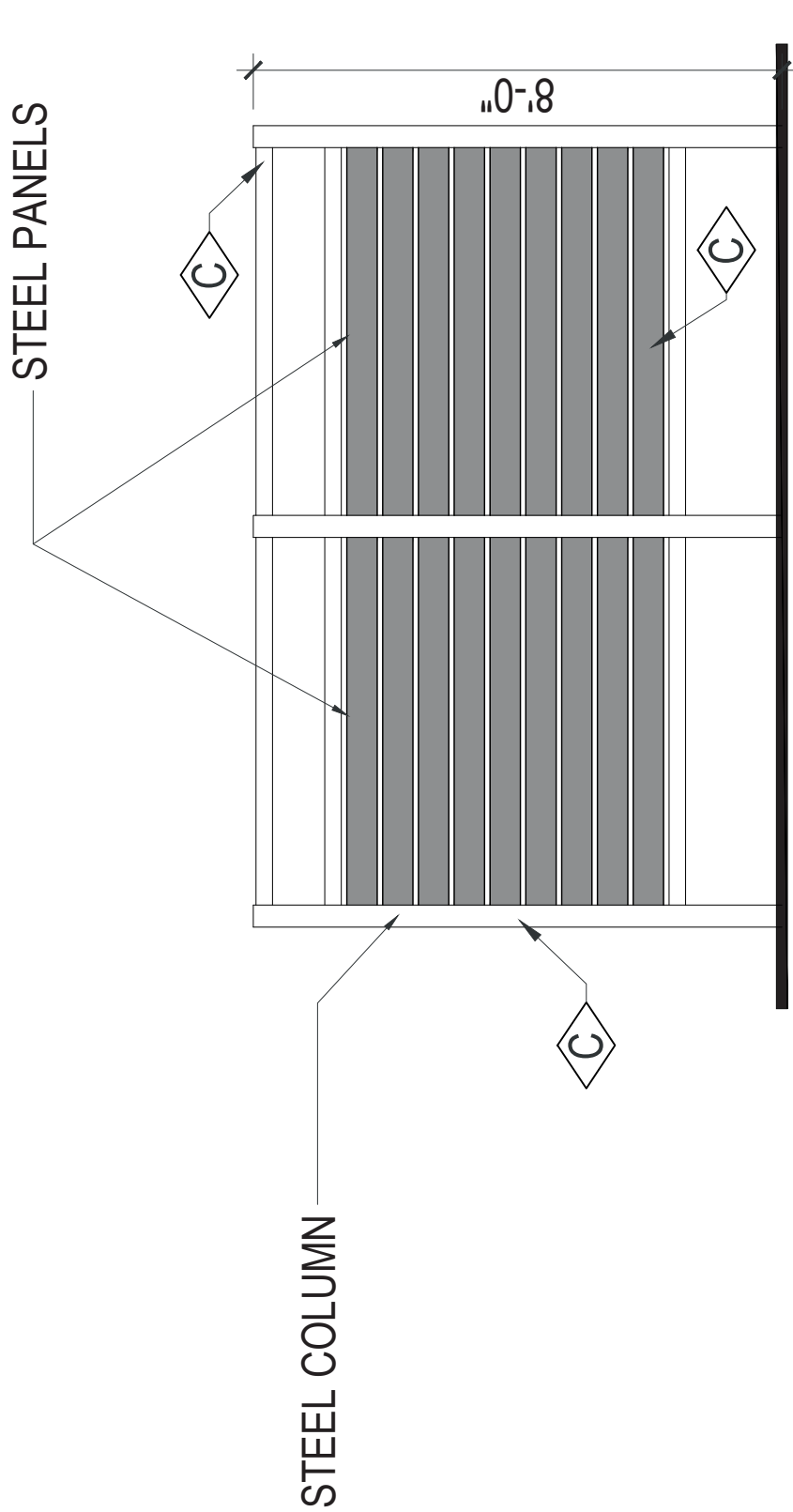
SCALE: 3/8" = 1'



STEEL COLUMN

**4** LEFT SIDE ELEVATION

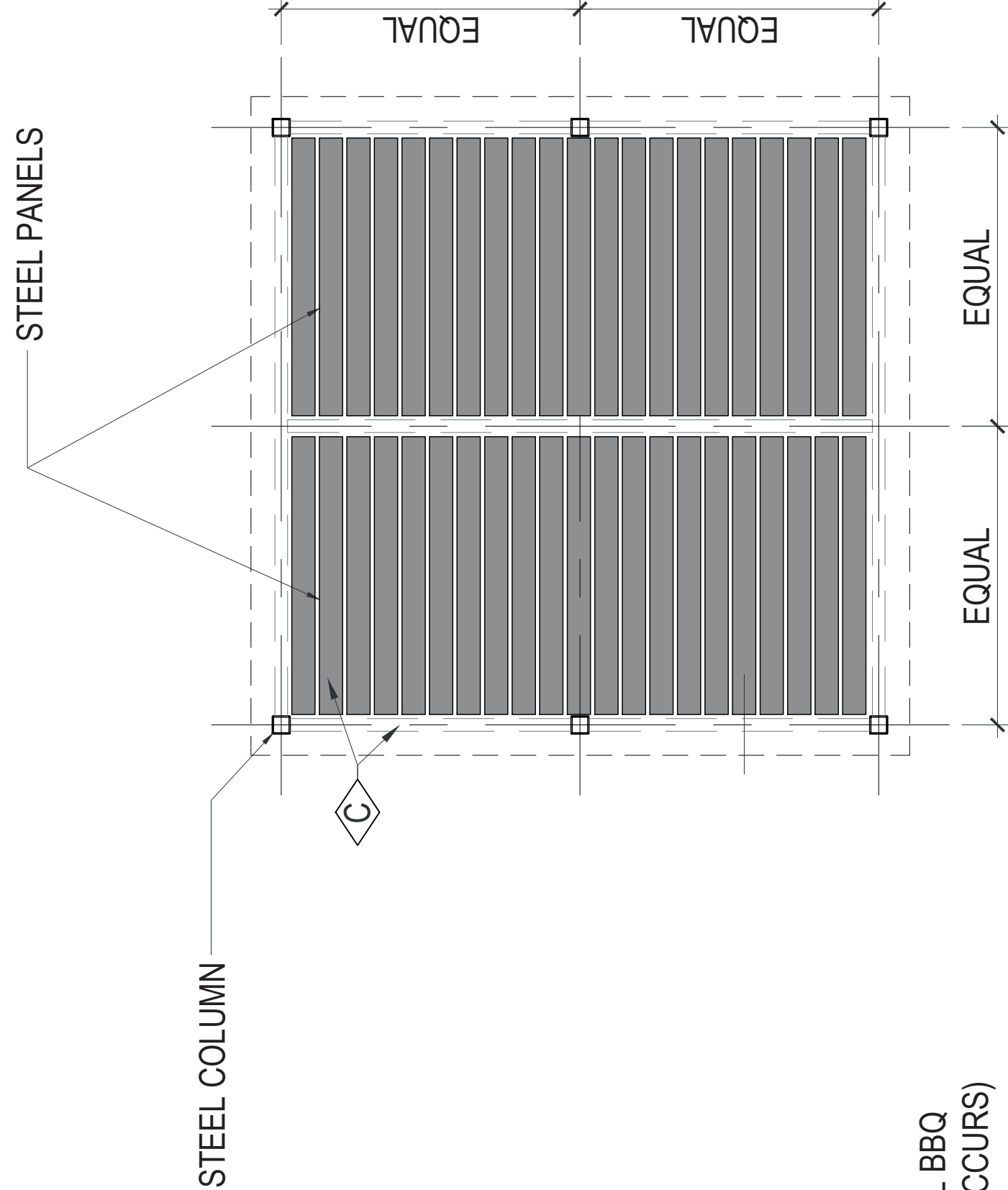
SCALE: 3/8" = 1'



STEEL COLUMN

**3** RIGHT SIDE ELEVATION

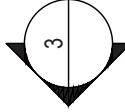
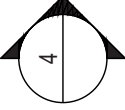
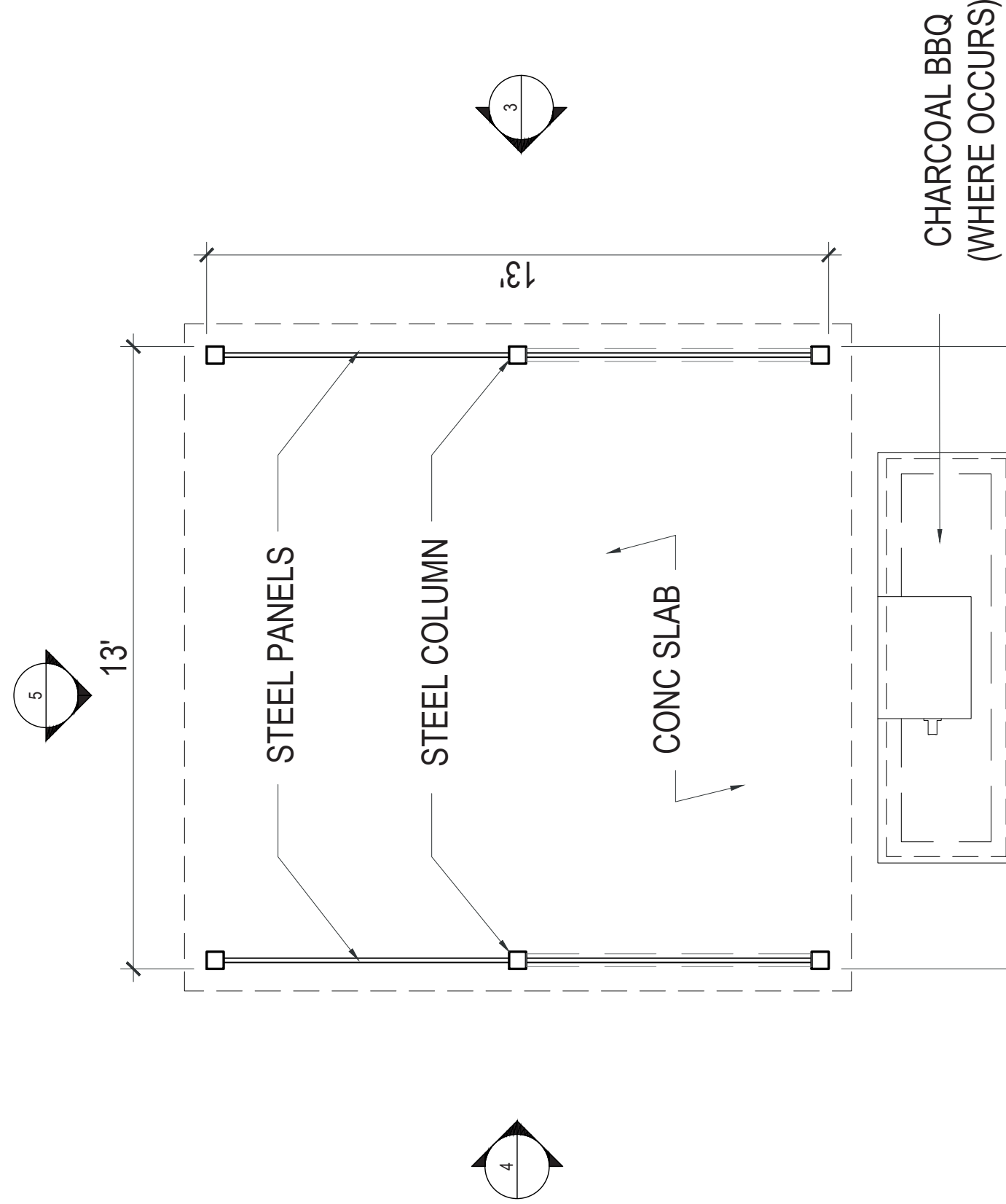
SCALE: 3/8" = 1'



STEEL COLUMN

**2** ROOF PLAN

SCALE: 3/8" = 1'

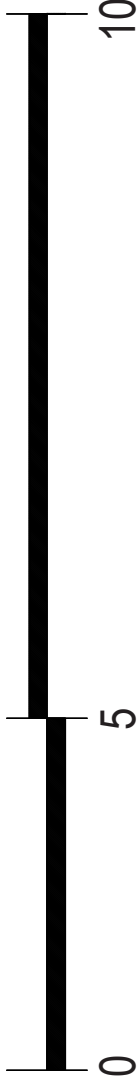


**1** FLOOR PLAN

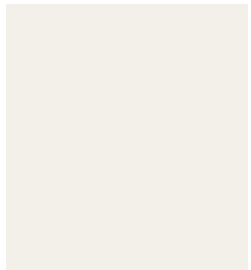
SCALE: 3/8" = 1'

169 SQ FT

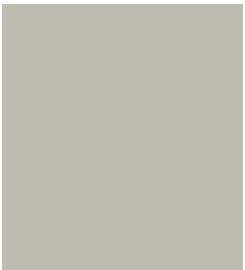
NOTE:  
CHARCOAL BBQ'S DO NOT OCCUR AT ALL LOCATIONS. SEE SITE PLAN FOR EXACT LOCATIONS.



EXTERIOR MATERIALS  
LEGEND



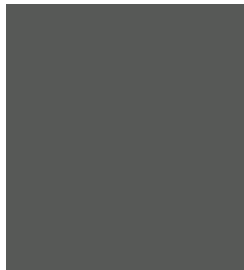
A PAINTED STUCCO-PPG PAINTS  
PPG0998-1 COTTON TAIL



B PAINTED STUCCO-PPG PAINTS  
PPG0998-2 HIKERS PARADISE



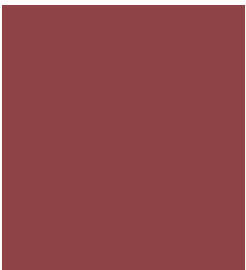
C PAINTED STUCCO-PPG PAINTS  
PPG0998-6 ON THE EDGE



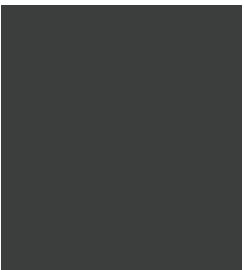
D PAINTED STUCCO-PPG PAINTS  
PPG0997-7 BLACK WIDOW



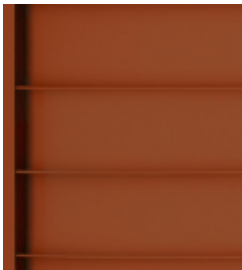
E STACKED STONE  
ELDORADO STONE DARK RUNDLE



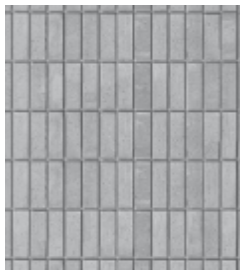
F PAINTED DOORS-PPG PAINTS  
PPG13-12 CRAZED CRANBERRY



G WROGHT IRON RAILINGS  
PPG0995-7 STARLESS SKY



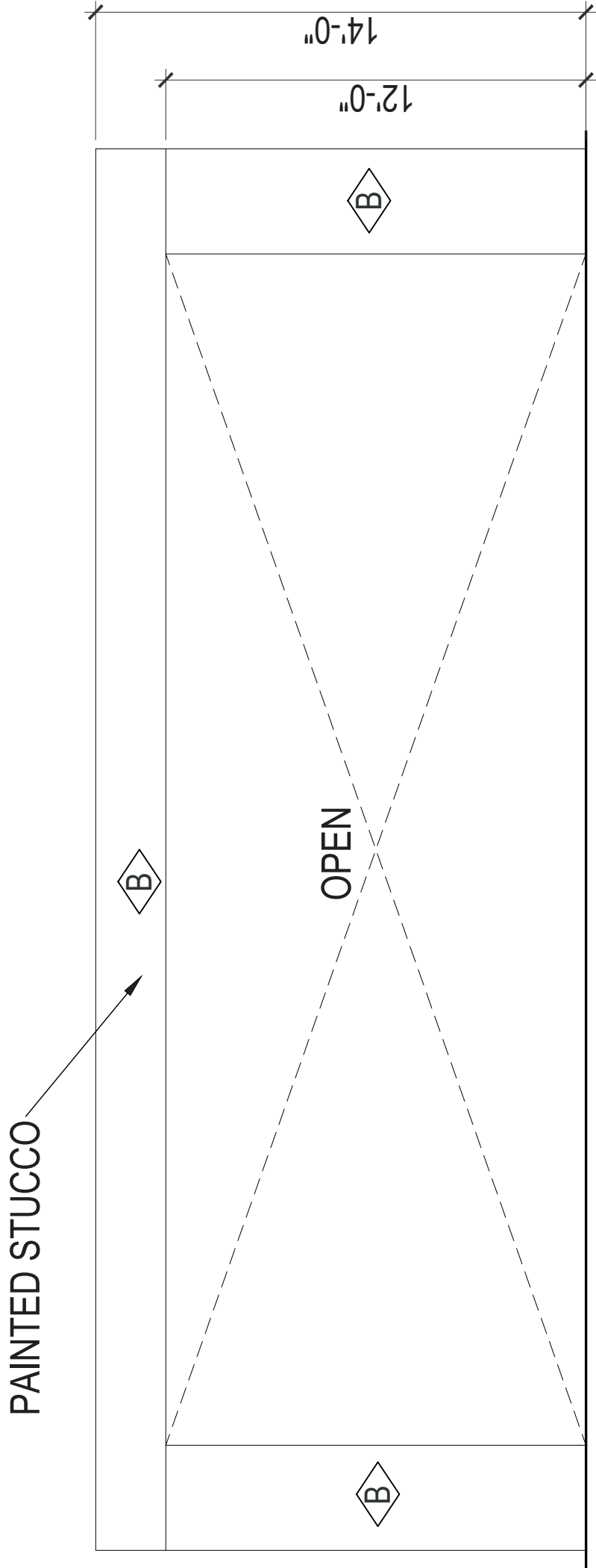
H STANDING SEAM  
METAL ROOF



I STACKED BRICK

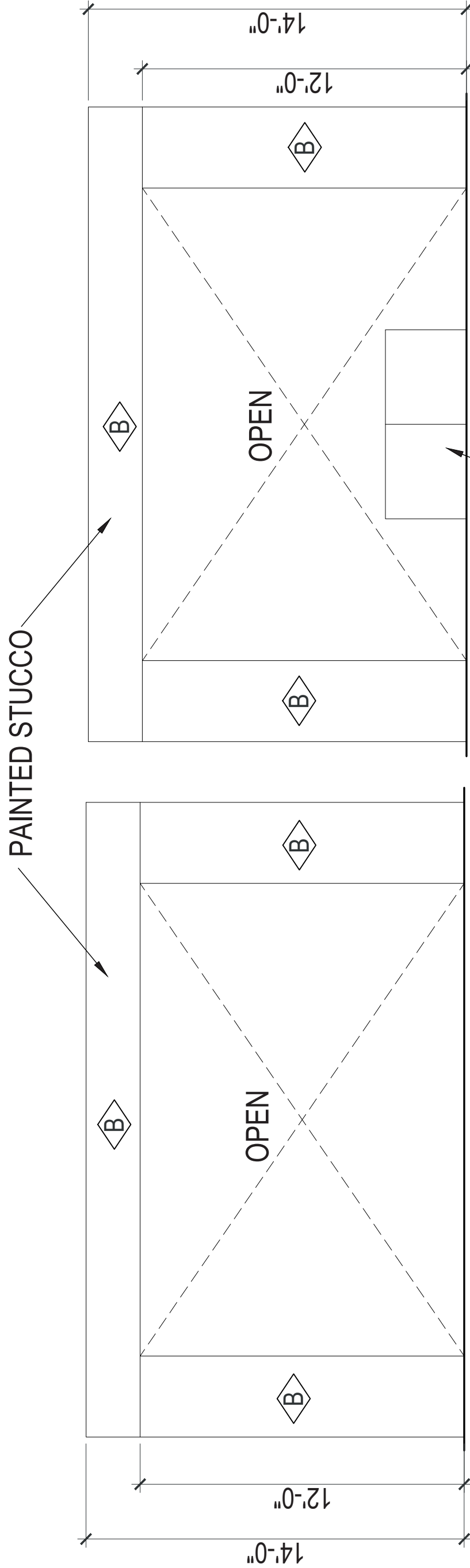
NOTE:

- A. ALL ROOFTOP MOUNTED EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND RIGHT-OF-WAY BY PARAPET WALLS



4 PAVILLION REAR ELEVATION

SCALE: 1/4"=1'



2 LEFT SIDE ELEVATION

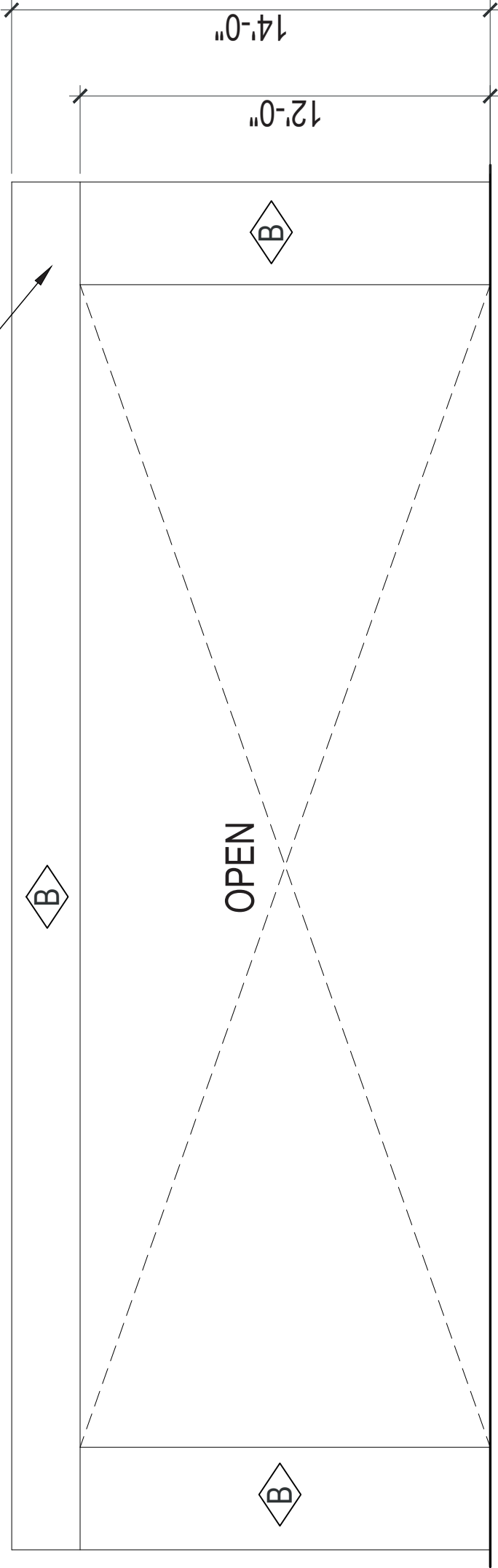
SCALE: 1/4"=1'

GAS BBQ UNIT

3 RIGHT SIDE ELEVATION

SCALE: 1/4"=1'

PAINTED STUCCO



1 FRONT ELEVATION

SCALE: 1/4"=1'

PAINTED STUCCO TRELLIS

40'-0"

B

C

B

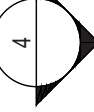
PAINTED STUCCO

B

A ROOF PLAN

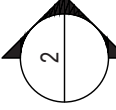
SCALE: 1/4"=1'

40'-0"

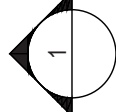


GAS BBQ UNIT

CONC SLAB

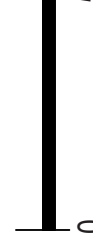


23'-6"



A FLOOR PLAN

SCALE: 1/4"=1'

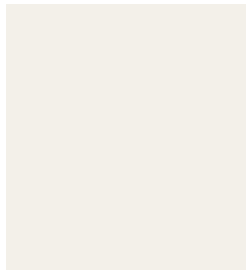


0 5 10 20

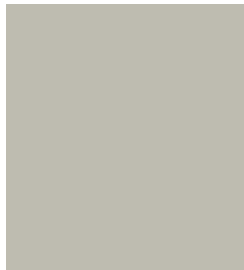


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EXTERIOR MATERIALS  
LEGEND



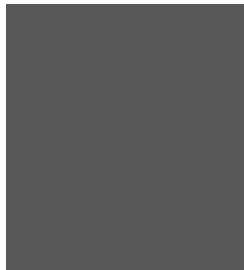
**A** PAINTED STUCCO-PPG PAINTS  
PPG0998-1 COTTON TAIL



**B** PAINTED STUCCO-PPG PAINTS  
PPG0998-2 HIKERS PARADISE



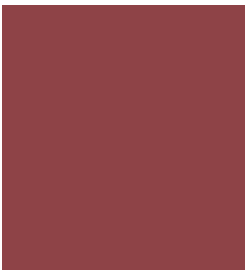
**C** PAINTED STUCCO-PPG PAINTS  
PPG0998-6 ON THE EDGE



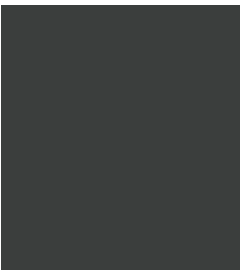
**D** PAINTED STUCCO-PPG PAINTS  
PPG0997-7 BLACK WIDOW



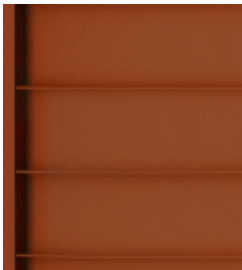
**E** STACKED STONE  
ELDORADO STONE DARK RUNDLE



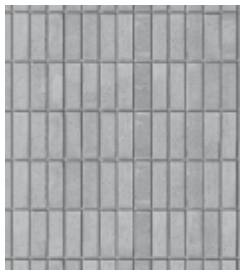
**F** PAINTED DOORS-PPG PAINTS  
PPG13-12 CRAZED CRANBERRY



**G** WROGHT IRON RAILINGS  
PPG0995-7 STARLESS SKY



**H** STANDING SEAM  
METAL ROOF

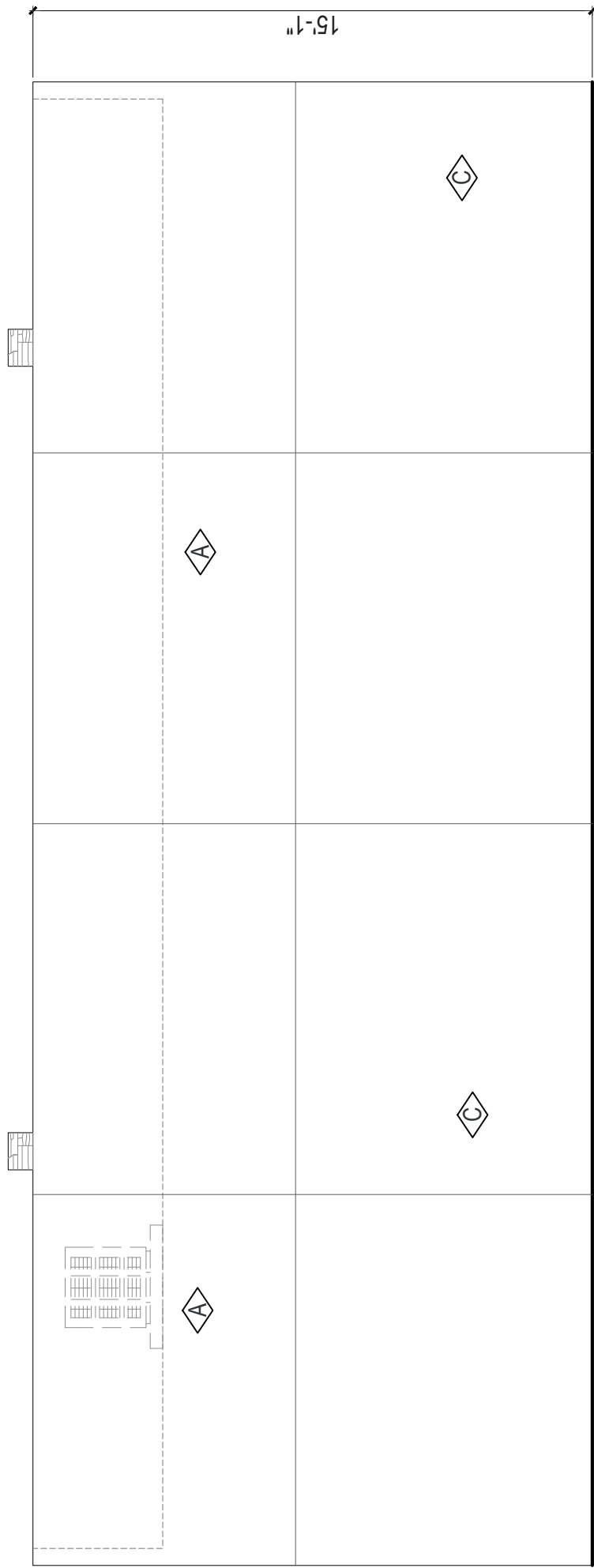


**I** STACKED BRICK

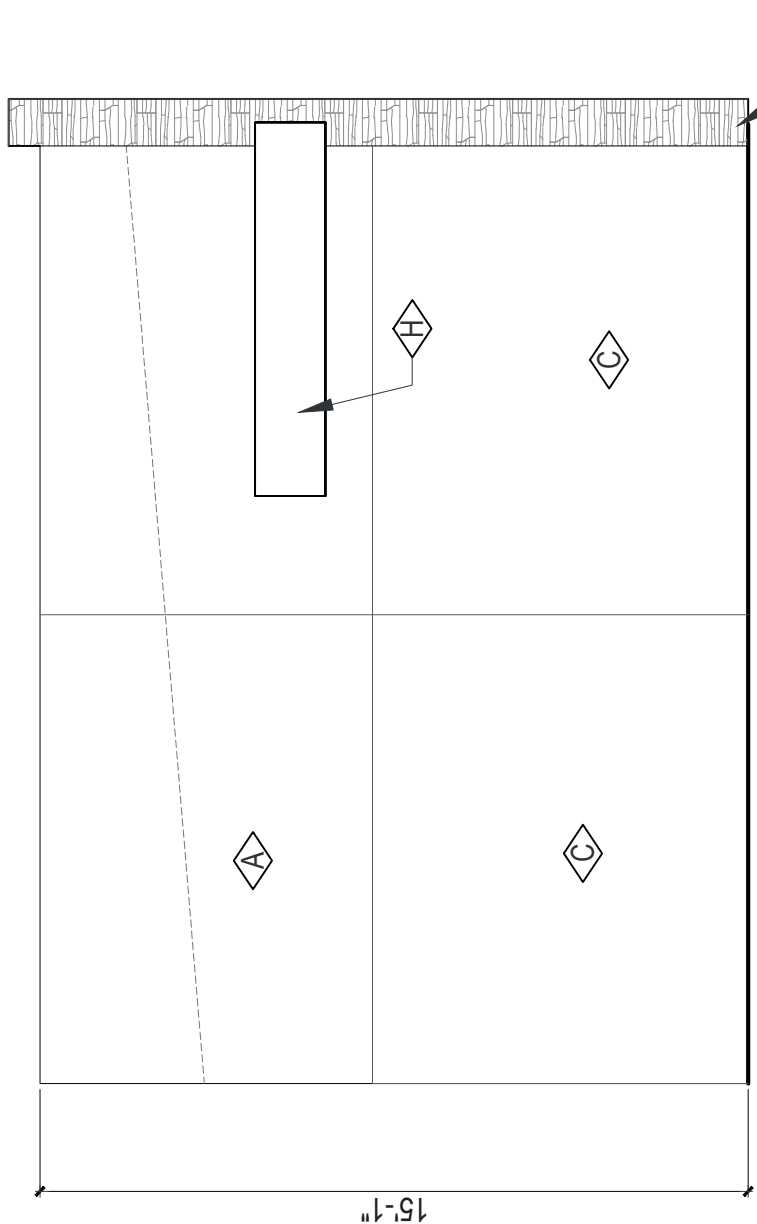
NOTE:  
A. ALL ROOFTOP MOUNTED  
EQUIPMENT WILL BE  
SCREENED FROM PUBLIC  
VIEW AND RIGHT-OF-WAY BY  
PARAPET WALLS



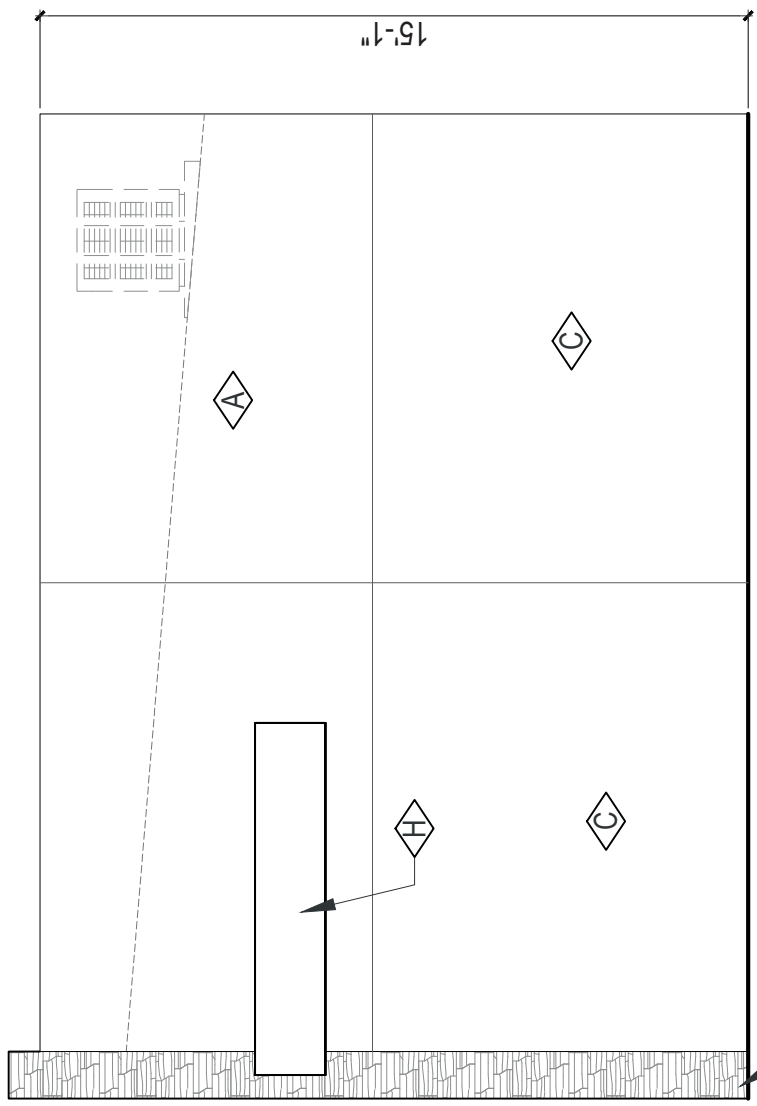
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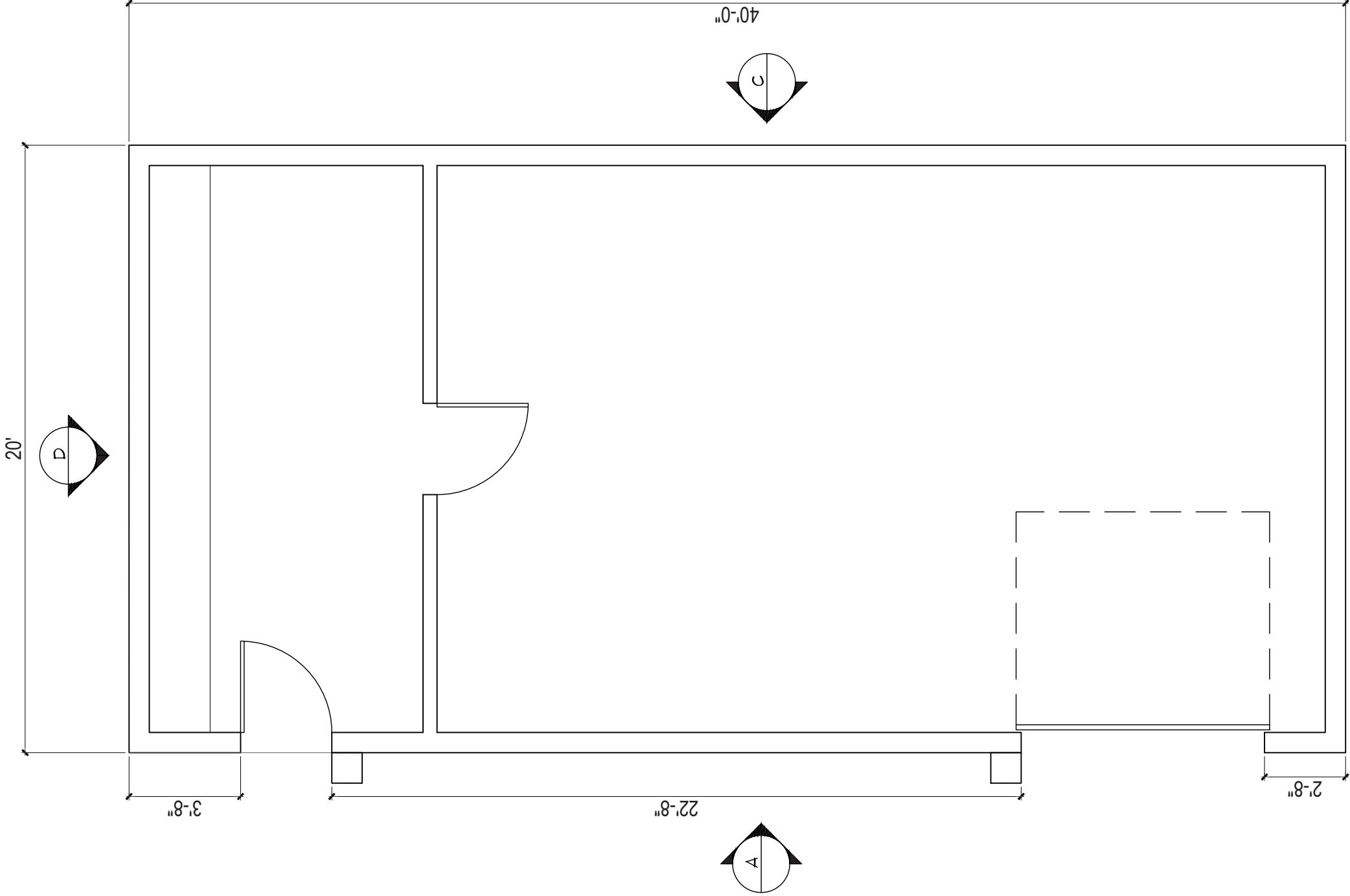
**C** REAR ELEVATION  
SCALE: 1/4" = 1'-0"



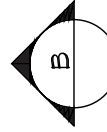
**D** LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



**B** RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

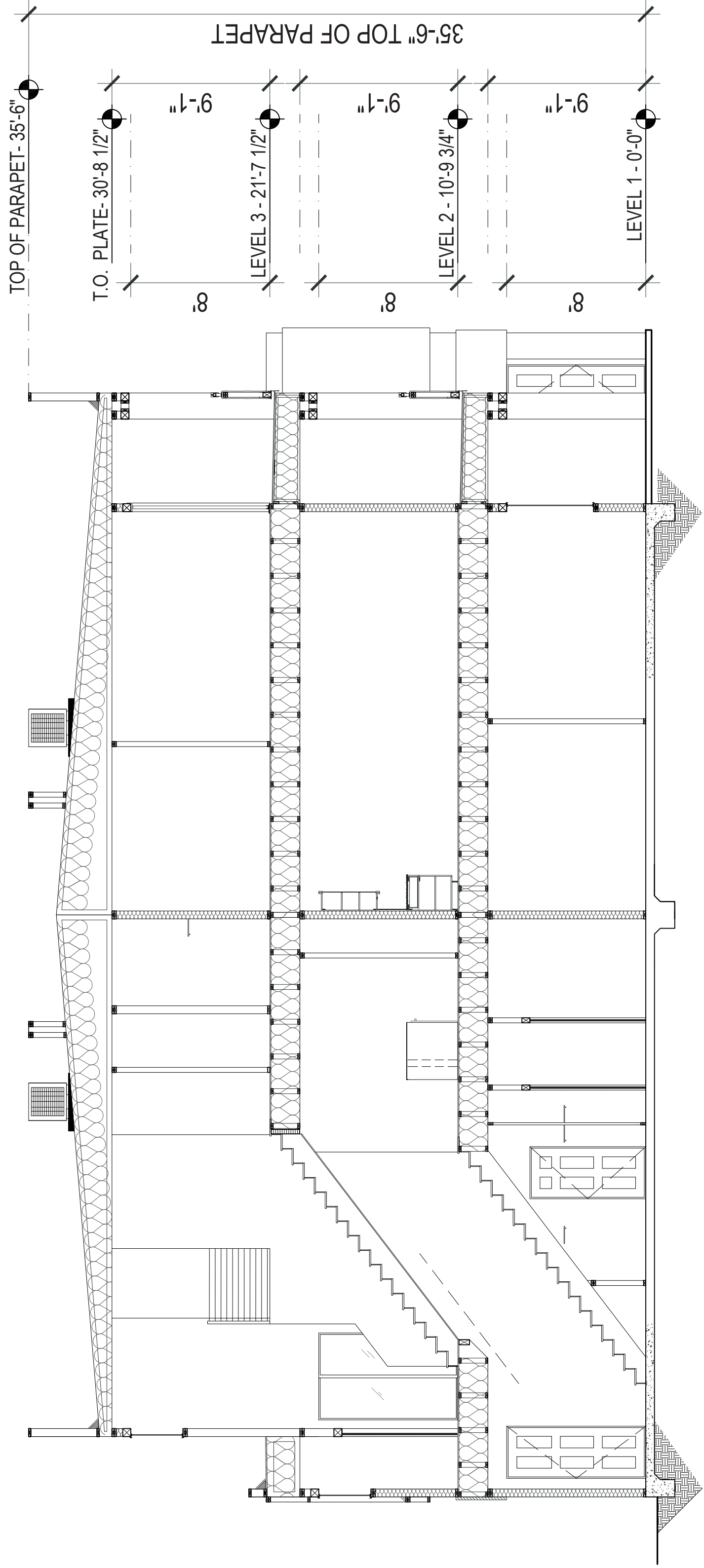


**1** FLOOR PLAN  
SCALE: 1/4" = 1'-0"

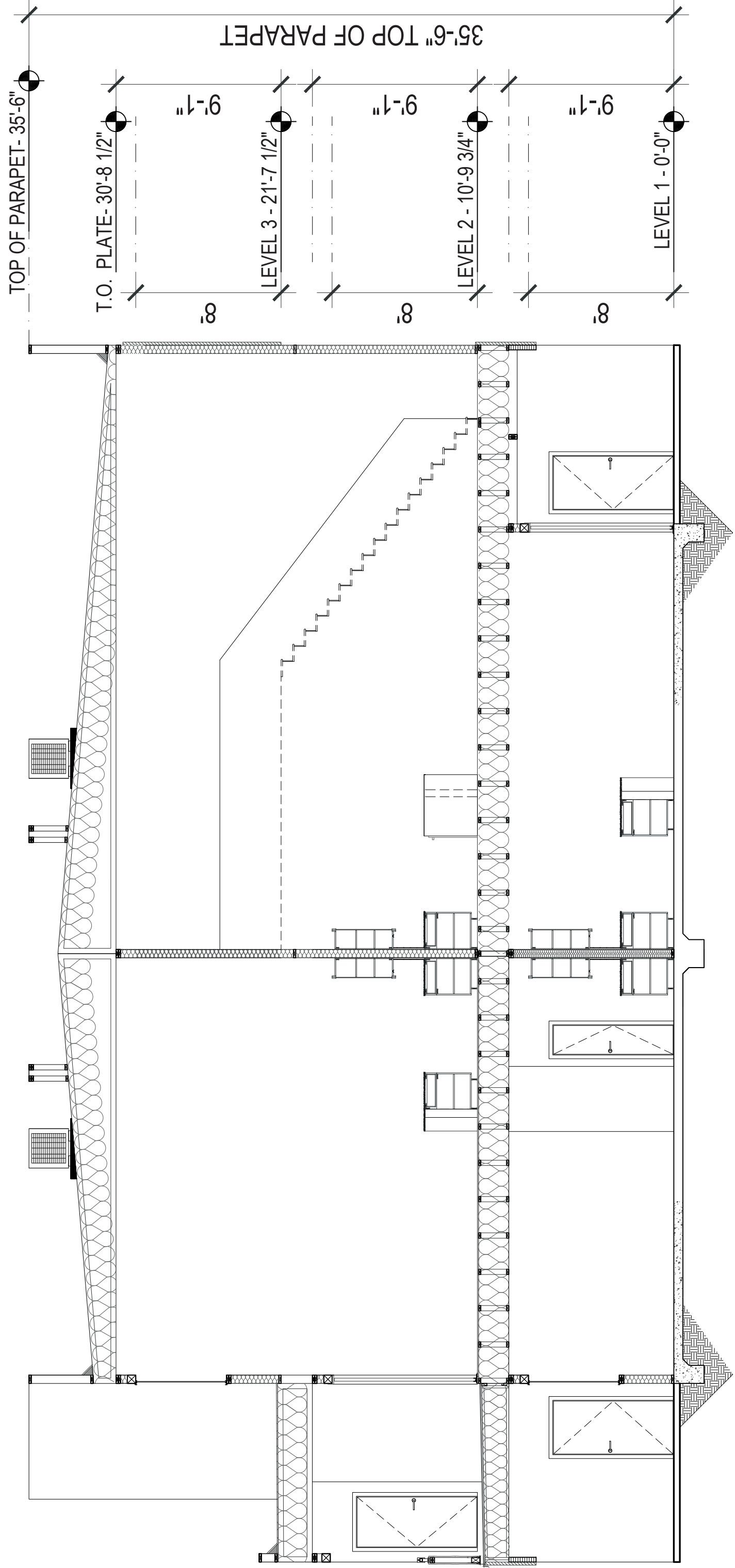




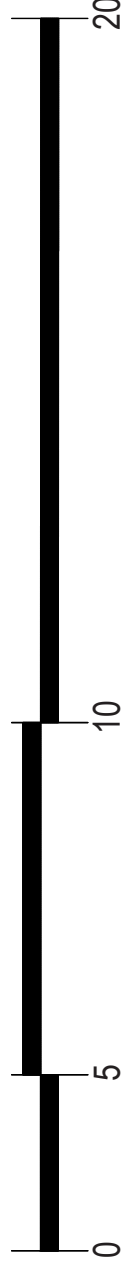
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2 BUILDING SECTION  
SCALE: 1/4" = 1'-0"



1 BUILDING SECTION  
SCALE: 1/4" = 1'-0"





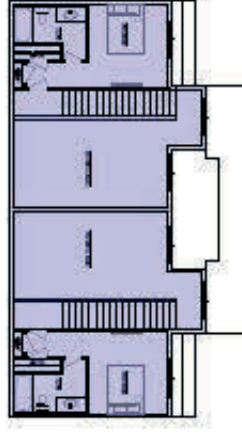
2.3 CLUSTER #2 - THIRD FLOOR  
DATE: 02/15/24



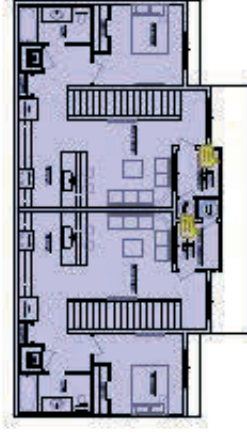
2.2 CLUSTER #2 - SECOND FLOOR  
DATE: 02/15/24



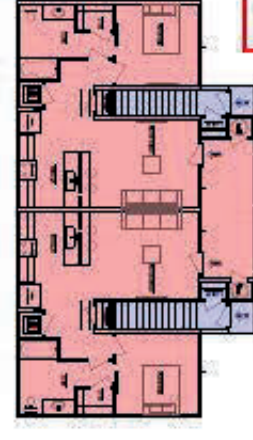
2.1 CLUSTER #2 - FIRST FLOOR  
DATE: 02/15/24



1.3 CLUSTER #1 - THIRD FLOOR  
DATE: 02/15/24



1.2 CLUSTER #1 - SECOND FLOOR  
DATE: 02/15/24



1.1 CLUSTER #1 - FIRST FLOOR  
DATE: 02/15/24



# UNIT LEGEND

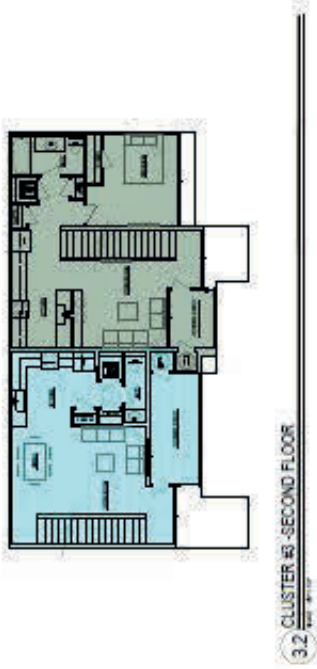
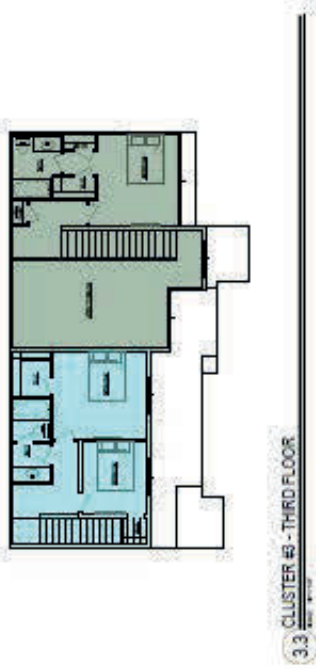
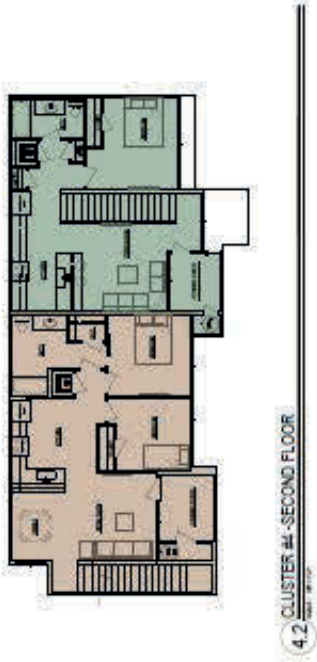
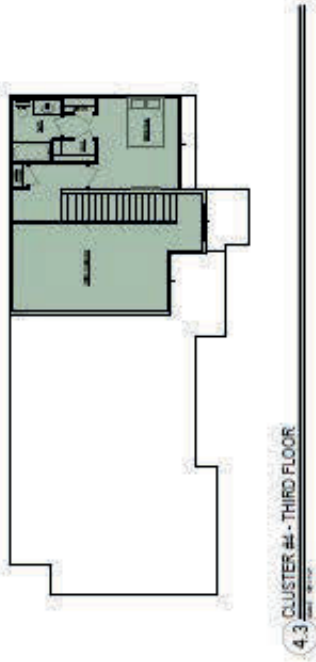
- 1 BEDROOM FLAT
- 2 BEDROOM FLAT (FF)
- 2 BEDROOM FLAT (SF)
- 2 BEDROOM LOFT (SM)
- 2 BEDROOM LOFT (LG)
- 2 BEDROOM (SM)
- 2 BEDROOM (LG)
- 3 BEDROOM FLAT
- 3 BEDROOM
- 4 BEDROOM FLAT

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## CLUSTER PLANS

SUNRISE AVE AND 28TH STREET  
SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

THE MICHAELS ORGANIZATION | GREENE TINDALL DESIGN  
3047 WARM SPRINGS ROAD, SUITE 500



**UNIT LEGEND**

1 BEDROOM FLAT	2 BEDROOM LOFT (LG)
2 BEDROOM FLAT (FF)	2 BEDROOM (SM)
2 BEDROOM FLAT (SF)	2 BEDROOM (LG)
2 BEDROOM LOFT (SM)	3 BEDROOM FLAT
2 BEDROOM LOFT (LG)	3 BEDROOM
	4 BEDROOM FLAT

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5.3 CLUSTER #5 - THIRD FLOOR



5.2 CLUSTER #5 - SECOND FLOOR



5.1 CLUSTER #5 - FIRST FLOOR



UNIT LEGEND

- 1 BEDROOM FLAT
- 2 BEDROOM FLAT (FF)
- 2 BEDROOM FLAT (SF)
- 2 BEDROOM LOFT (SM)
- 2 BEDROOM LOFT (LG)
- 2 BEDROOM (SM)
- 2 BEDROOM (LG)
- 3 BEDROOM FLAT
- 3 BEDROOM
- 4 BEDROOM FLAT

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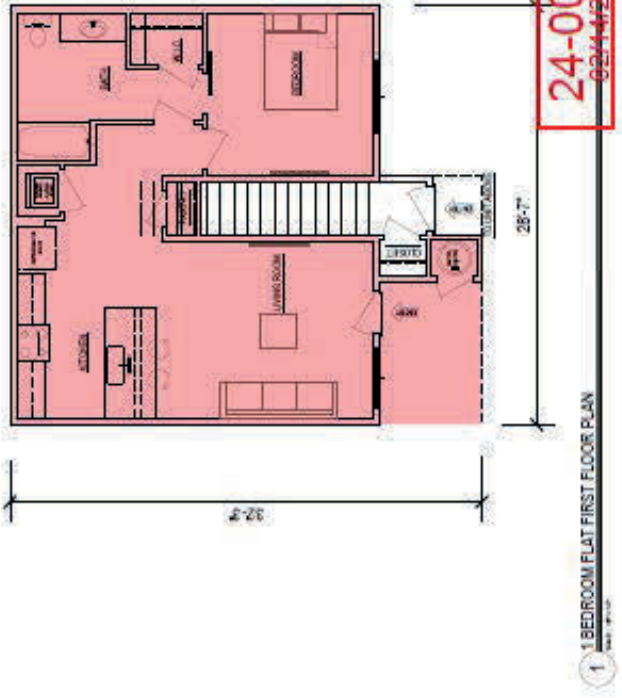
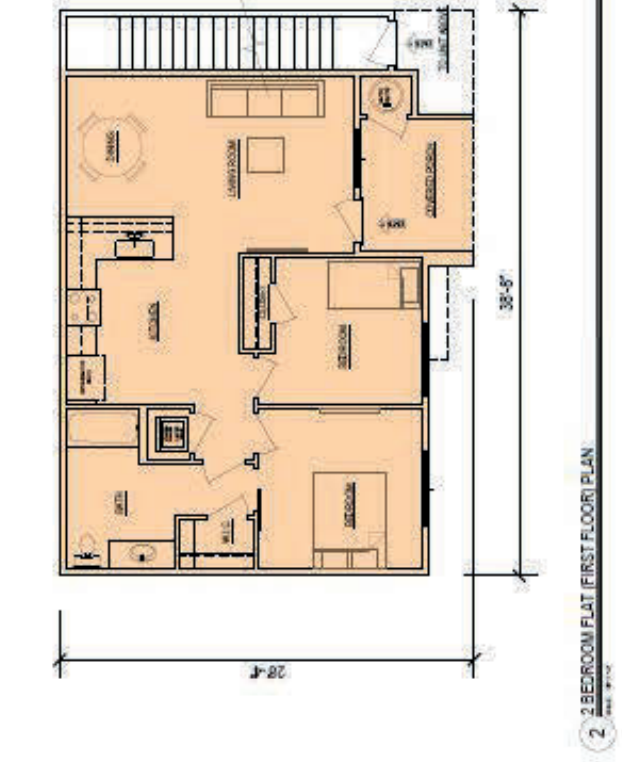
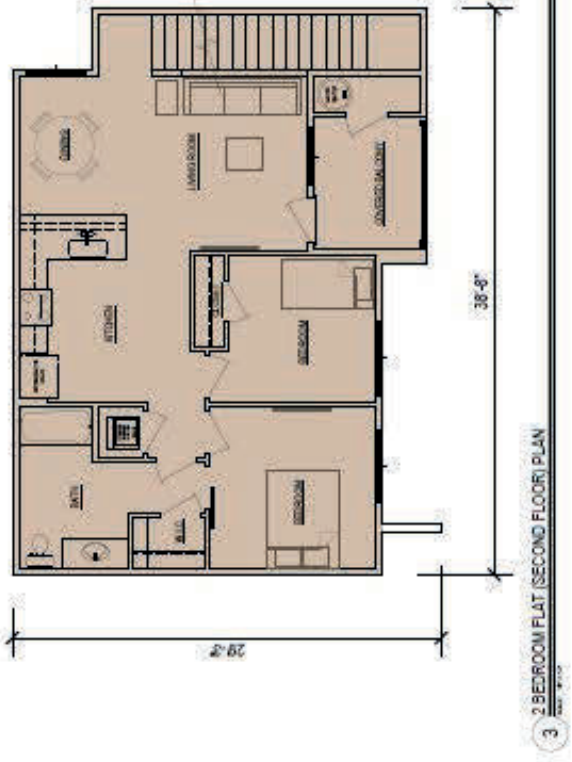


CLUSTER PLANS

SUNRISE AVE AND 28TH STREET

THE MICHAELS ORGANIZATION | GREENE TINDALL DESIGN

3047 WARM SPRINGS ROAD, SUITE 500 SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY



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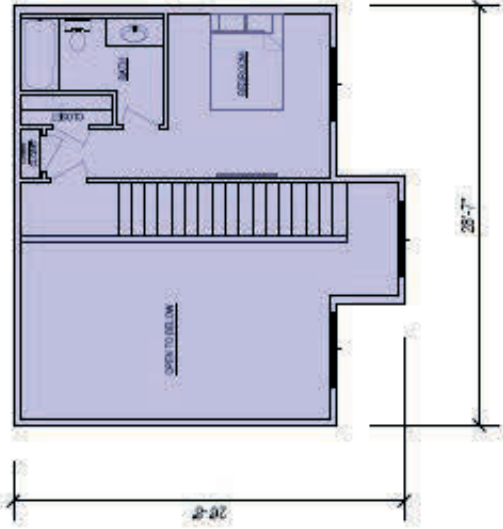
SUNRISE AVE AND 28TH STREET  
SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

THE MICHAELS ORGANIZATION | GREENE TINDALL DESIGN  
3047 WARD SPRINGS ROAD, SUITE 500

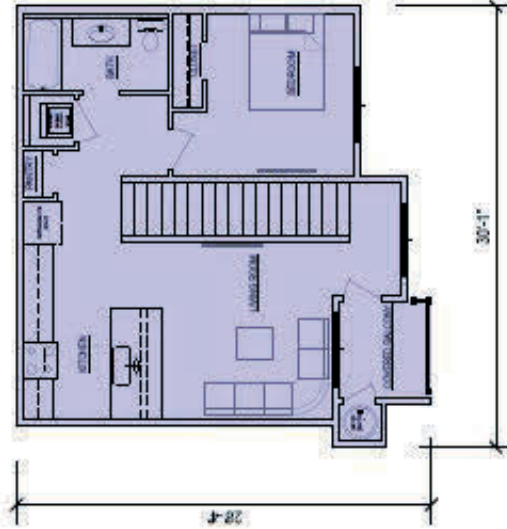
UNIT PLANS

A2.21  
02.15.2024

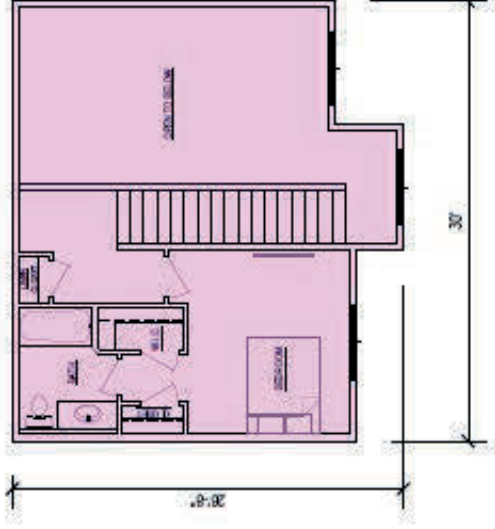




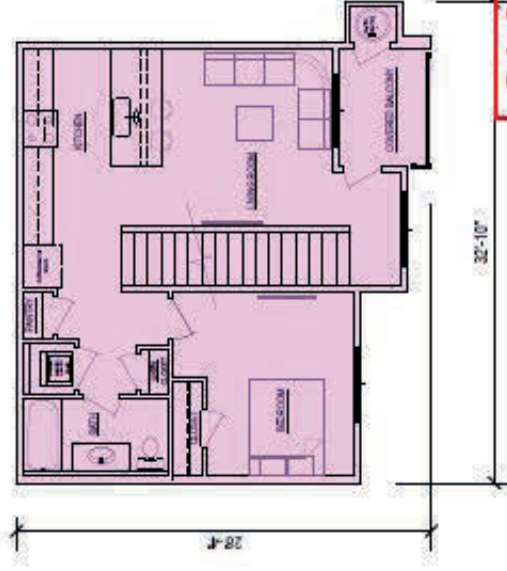
4 2 BEDROOM LOFT (SMALL) THIRD FLOOR PLAN



3 2 BEDROOM LOFT (SMALL) SECOND FLOOR PLAN



2 2 BEDROOM LOFT (LARGE) THIRD FLOOR PLAN



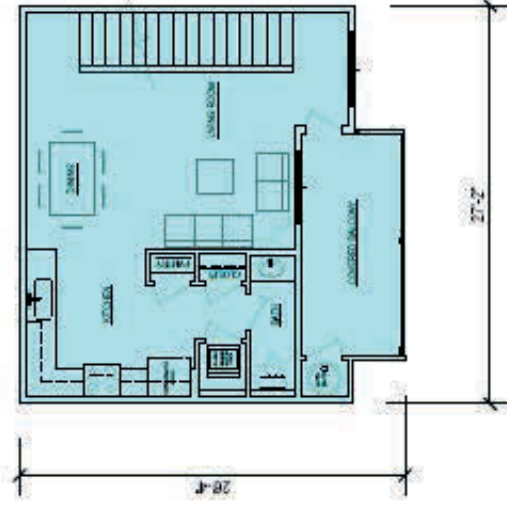
1 2 BEDROOM LOFT (LARGE) SECOND FLOOR PLAN

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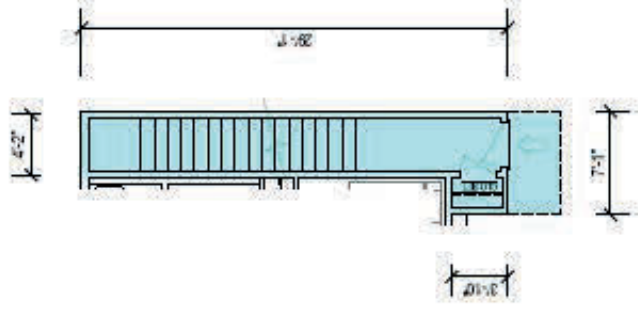




3 2 BEDROOM (SMALL) THIRD FLOOR PLAN



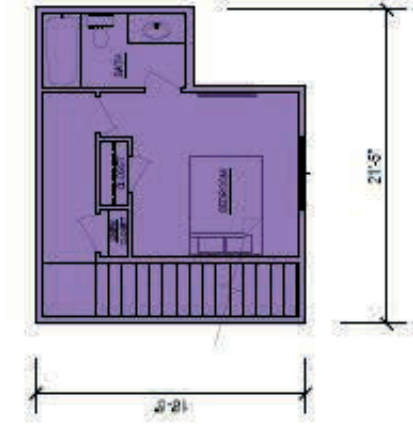
2 2 BEDROOM (SMALL) SECOND FLOOR PLAN



1 2 BEDROOM (SMALL) FIRST FLOOR PLAN



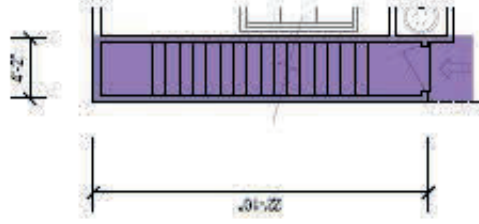
24-0087  
02/14/2024



3 2 BEDROOM (LARGE) THIRD FLOOR PLAN



2 2 BEDROOM (LARGE) SECOND FLOOR PLAN



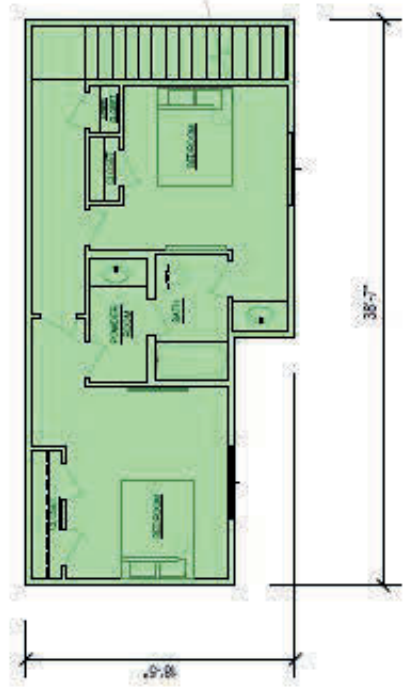
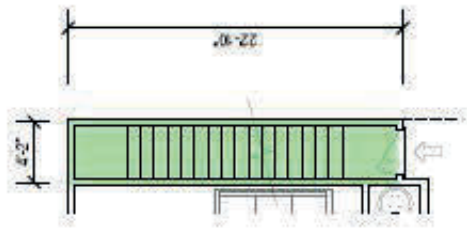
1 2 BEDROOM (LARGE) FIRST FLOOR PLAN



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24-0087  
02/14/2024

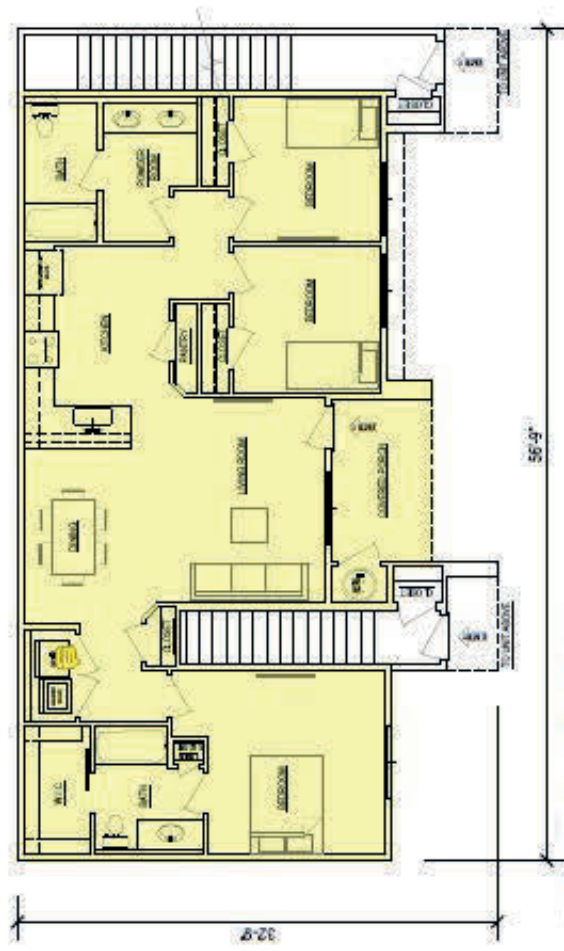


4 3 BEDROOM THIRD FLOOR PLAN  
1550 SF

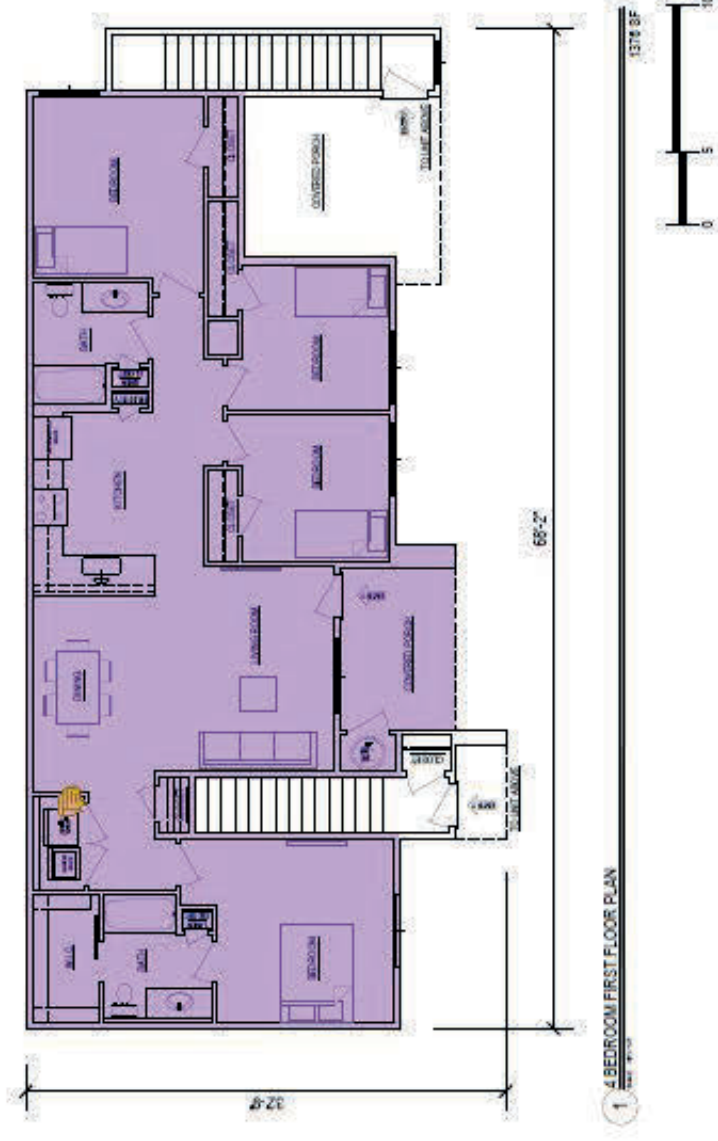


3 3 BEDROOM SECOND FLOOR PLAN  
1200 SF

2 3 BEDROOM FIRST FLOOR PLAN  
1550 SF



1 3 BEDROOM FLAT (FIRST FLOOR) PLAN  
1200 SF



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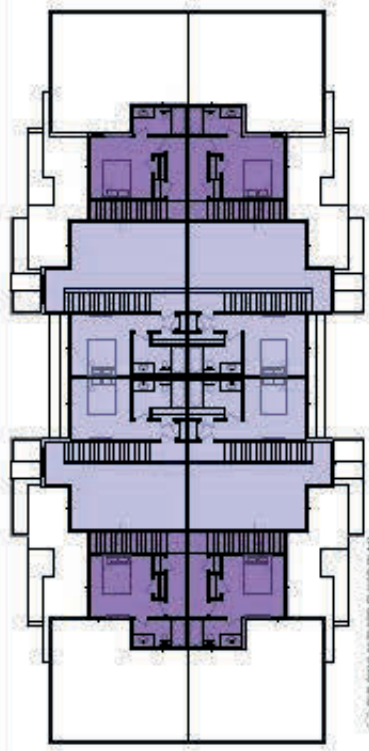
UNIT LEGEND

- 1 BEDROOM FLAT
- 2 BEDROOM FLAT (FF)
- 2 BEDROOM FLAT (SF)
- 2 BEDROOM LOFT (SM)
- 2 BEDROOM LOFT (LG)
- 2 BEDROOM (SM)
- 2 BEDROOM (LG)
- 3 BEDROOM FLAT
- 3 BEDROOM
- 4 BEDROOM FLAT

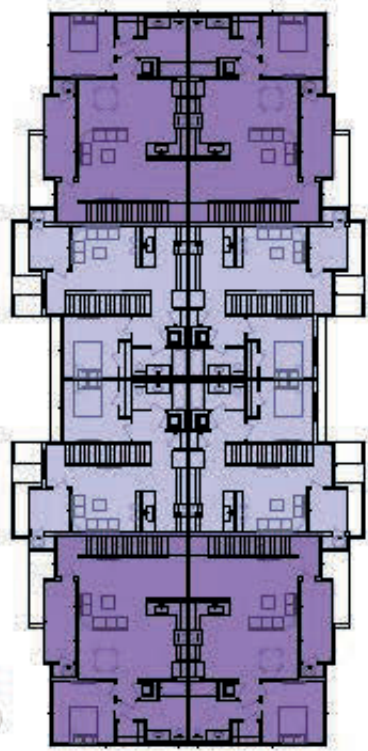
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02/14/2024

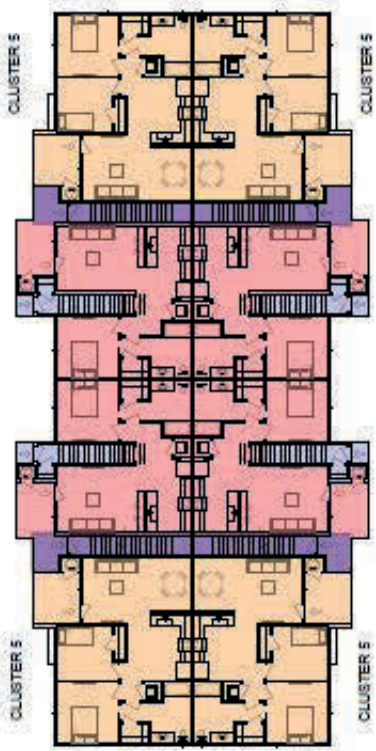
NORTH



1. BUILDING #1 THIRD FLOOR PLAN



2. BUILDING #1 SECOND FLOOR PLAN



1. BUILDING #1 FIRST FLOOR PLAN

DETAIL DIMENSION: 13'-2" X 6'-0"

BUILDING #1 FLOOR PLANS

SUNRISE AVE AND 28TH STREET

THE MICHAELS ORGANIZATION | GREENE TINDALL DESIGN

3047 WARM SPRINGS ROAD, SUITE 500

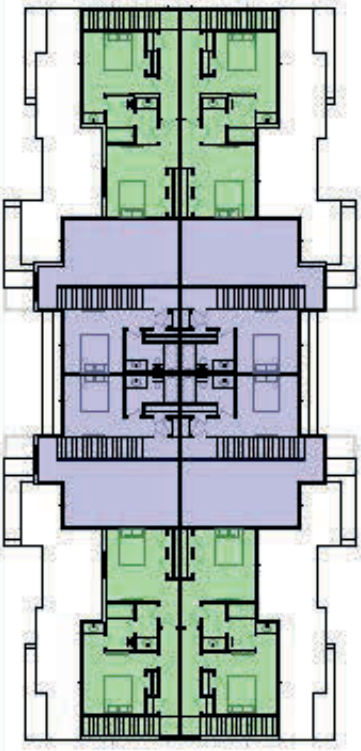
SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY



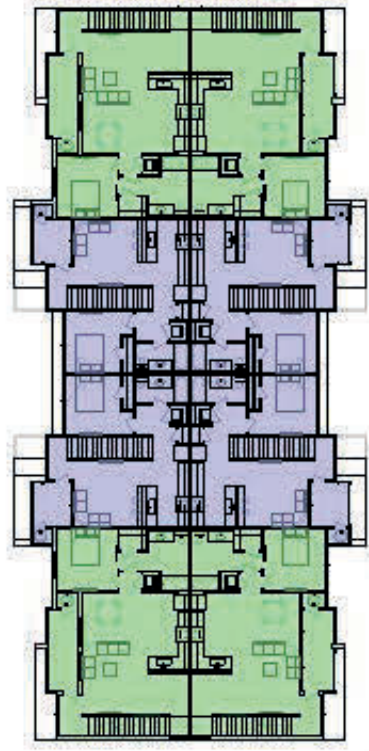
UNIT LEGEND

- 1 BEDROOM FLAT
- 2 BEDROOM FLAT (FF)
- 2 BEDROOM FLAT (SF)
- 2 BEDROOM LOFT (SM)
- 2 BEDROOM LOFT (LG)
- 2 BEDROOM (SM)
- 2 BEDROOM (LG)
- 3 BEDROOM FLAT
- 3 BEDROOM
- 4 BEDROOM FLAT

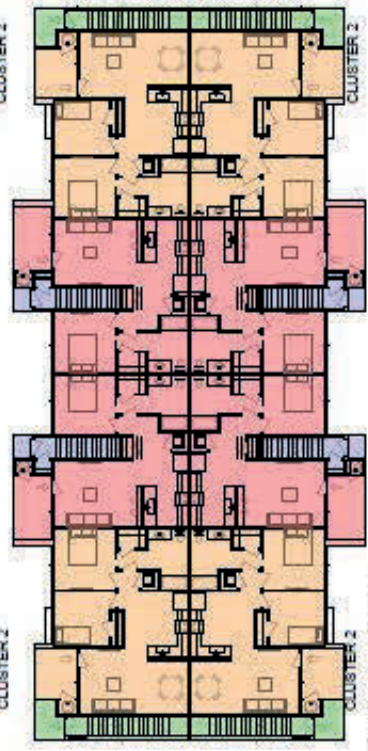
24-0087  
03/14/2024



3 BUILDING #2 THIRD FLOOR PLAN



2 BUILDING #2 SECOND FLOOR PLAN



1 BUILDING #2 FIRST FLOOR PLAN

OVERALL DIMENSION: 132' x 72' 6"



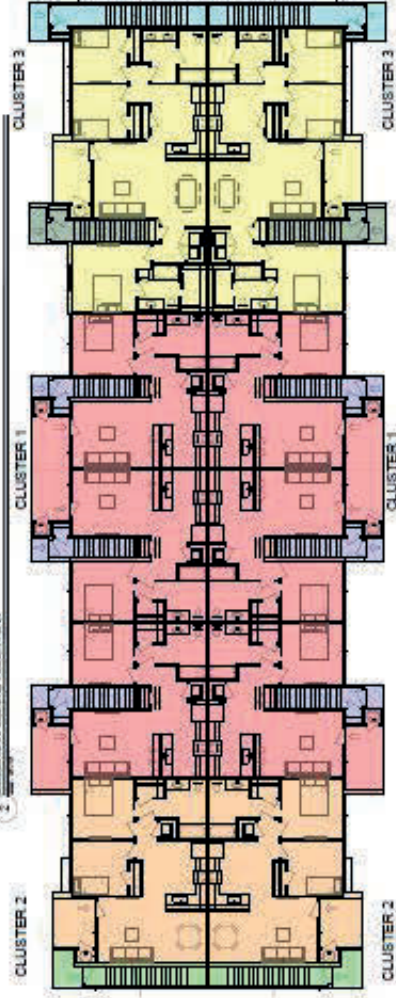
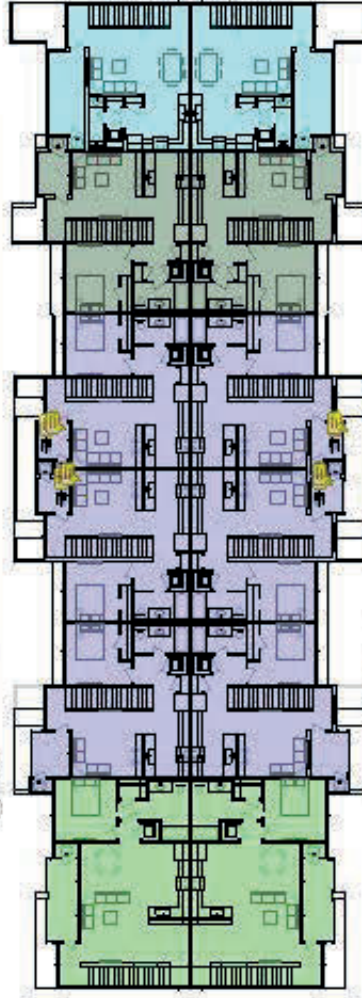
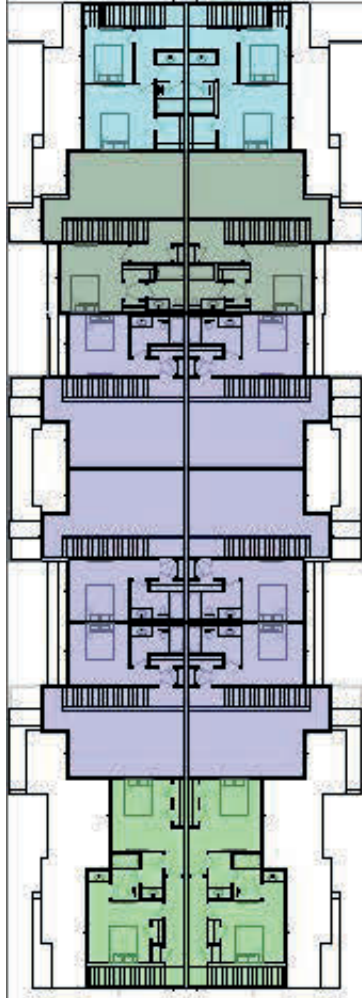
UNIT LEGEND

- 1 BEDROOM FLAT
- 2 BEDROOM FLAT (FF)
- 2 BEDROOM FLAT (SF)
- 2 BEDROOM LOFT (SM)
- 2 BEDROOM LOFT (LG)
- 2 BEDROOM (SM)
- 2 BEDROOM (LG)
- 3 BEDROOM FLAT
- 3 BEDROOM
- 4 BEDROOM FLAT

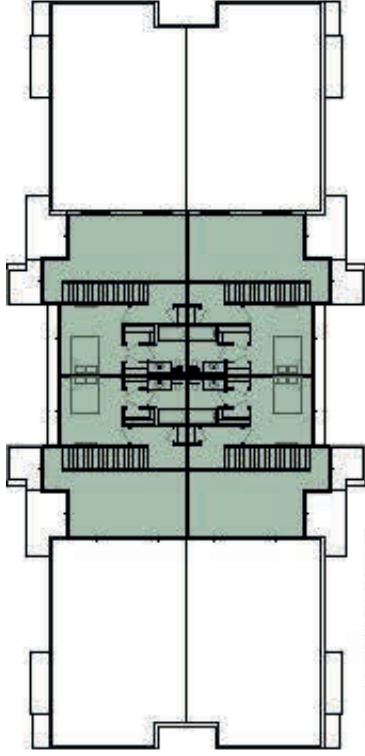
24-0087

02/15/2024

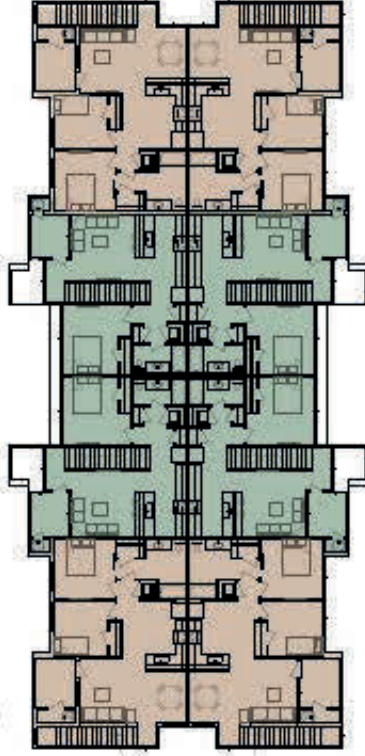
  
N



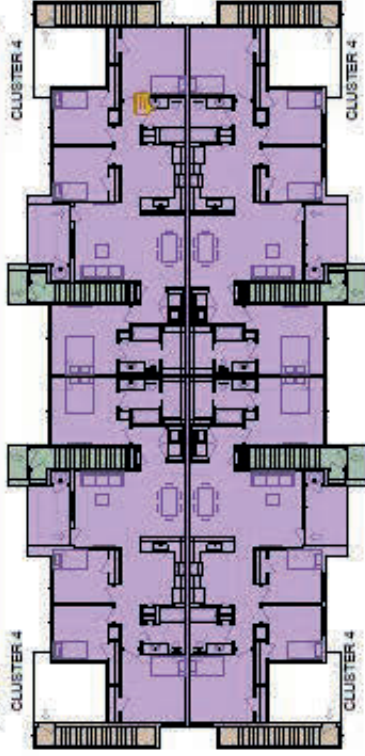
OVERALL DIMENSION 176'-2" EBY 100'-0" N



1 BUILDING #4 THIRD FLOOR PLAN



2 BUILDING #4 SECOND FLOOR PLAN



1 BUILDING #4 FIRST FLOOR PLAN

OVERALL DIMENSION: 126'11" X 162'0"



UNIT LEGEND

- 1 BEDROOM FLAT
- 2 BEDROOM FLAT (FF)
- 2 BEDROOM FLAT (SF)
- 2 BEDROOM LOFT (SM)
- 2 BEDROOM LOFT (LG)
- 2 BEDROOM (SM)
- 2 BEDROOM (LG)
- 3 BEDROOM FLAT
- 3 BEDROOM
- 4 BEDROOM FLAT

24-0087  
02-14-2024



BUILDING #4 FLOOR PLANS

SUNRISE AVE AND 28TH STREET

THE MICHAELS ORGANIZATION | GREENE TINDALL DESIGN

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

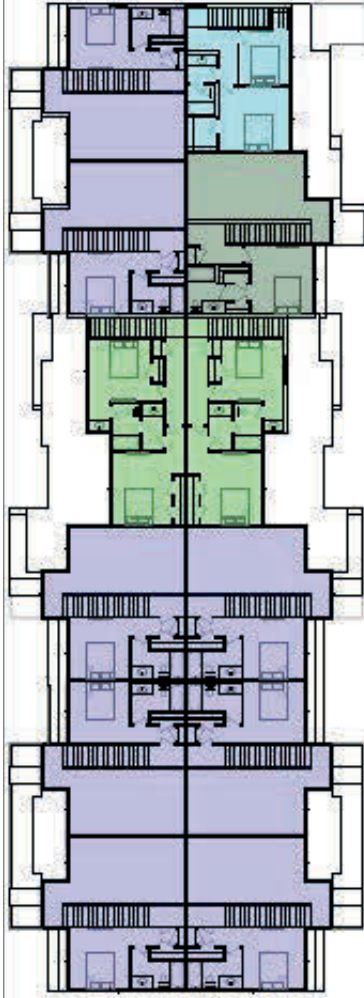
3047 WARM SPRINGS ROAD, SUITE 500

A2.34  
02.15.2024

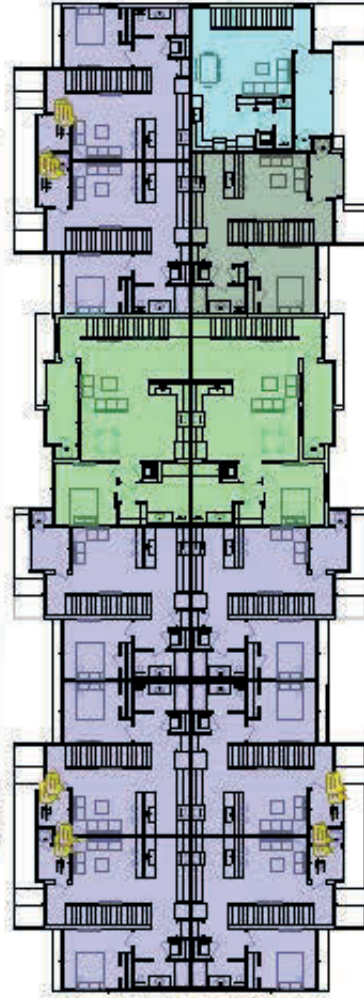


UNIT LEGEND

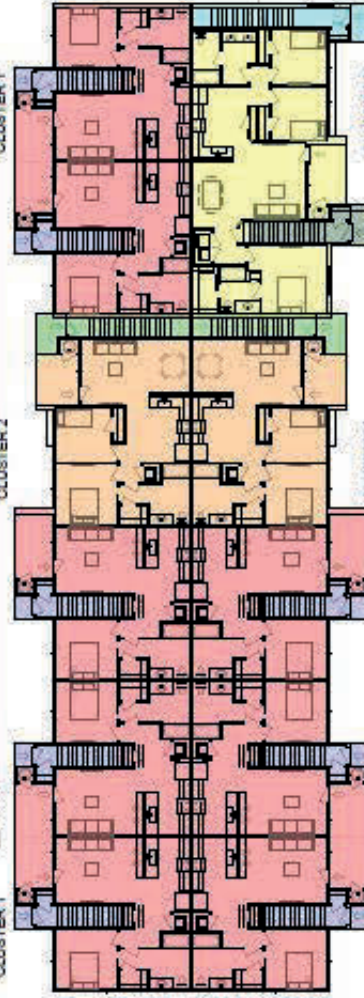
- 1 BEDROOM FLAT
- 2 BEDROOM FLAT (FF)
- 2 BEDROOM FLAT (SF)
- 2 BEDROOM LOFT (SM)
- 2 BEDROOM LOFT (LG)
- 2 BEDROOM (SM)
- 2 BEDROOM (LG)
- 3 BEDROOM FLAT
- 3 BEDROOM
- 4 BEDROOM FLAT



3 BUILDING #3 THIRD FLOOR PLAN



2 BUILDING #2 SECOND FLOOR PLAN



1 BUILDING #1 FIRST FLOOR PLAN

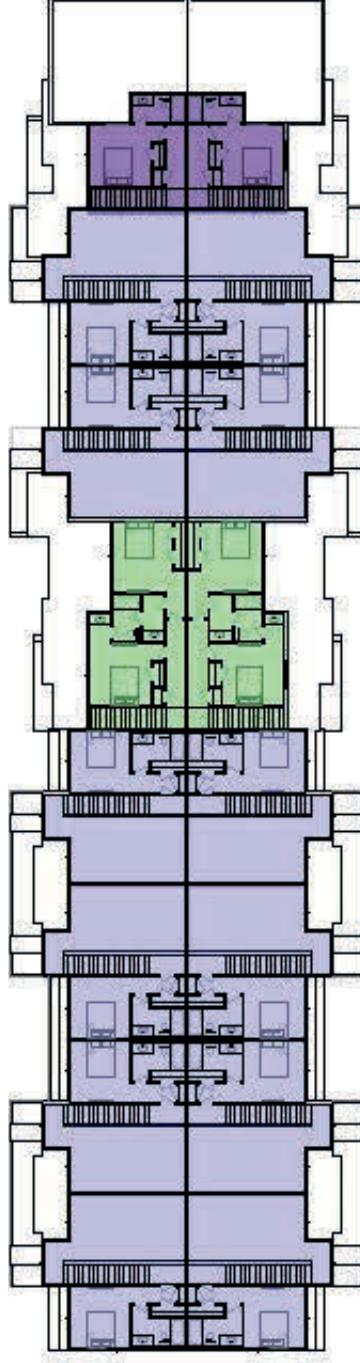
OVERALL DIMENSION: 175'2" X 64'2"



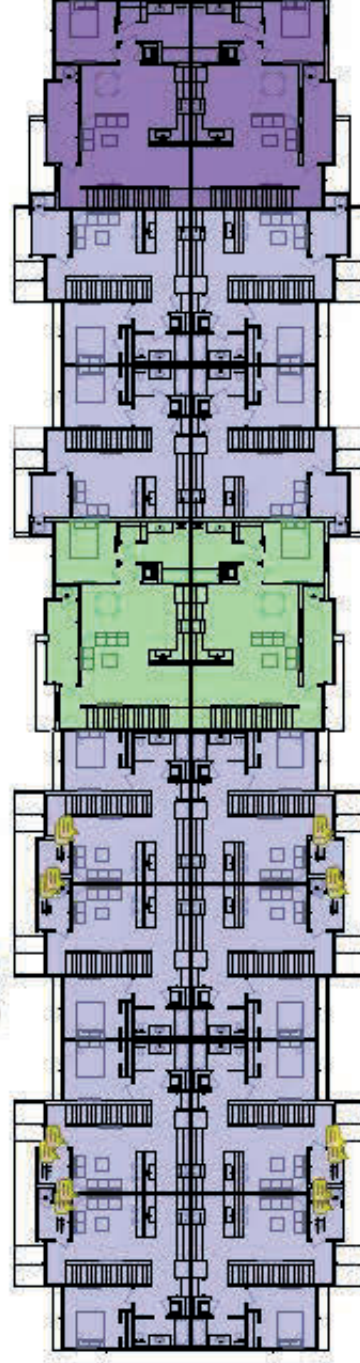
UNIT LEGEND

- 1 BEDROOM FLAT
- 2 BEDROOM FLAT (FF)
- 2 BEDROOM FLAT (SF)
- 2 BEDROOM LOFT (SM)
- 2 BEDROOM LOFT (LG)
- 2 BEDROOM (SM)
- 2 BEDROOM (LG)
- 3 BEDROOM FLAT
- 3 BEDROOM
- 4 BEDROOM FLAT

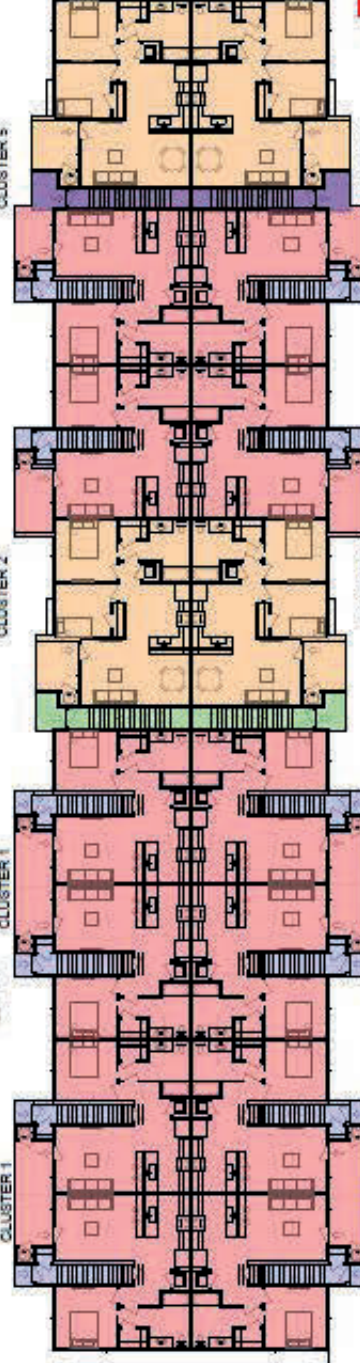
24-0087  
02/14/2024



3 BUILDING #2 THIRD FLOOR PLAN



2 BUILDING #2 SECOND FLOOR PLAN



1 BUILDING #2 FIRST FLOOR PLAN






OVERALL DIMENSION 26'-0" X 94'-0"










THE MICHAELS ORGANIZATION | GREENE TINDALL DESIGN | SUNRISE AVE AND 28TH STREET | CLUBHOUSE FLOOR PLAN








3047 WARM SPRINGS ROAD, SUITE 200

**A2.37** 02.15.2024

PLANTING LEGEND - TREES, SHRUBS AND GRASSES

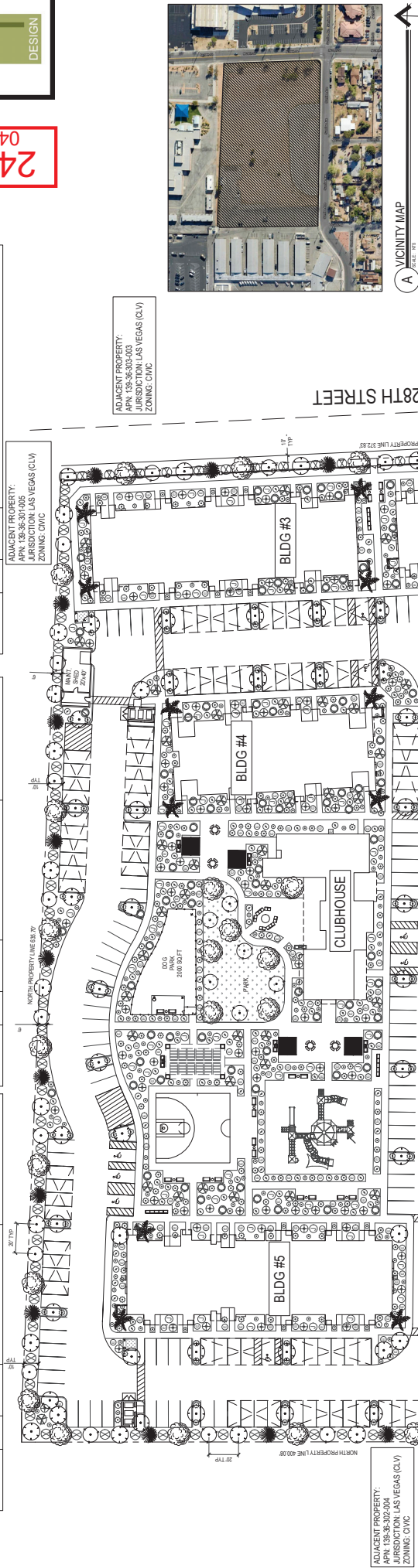
SYMBOL <small>AS PER CITY OF LAS VEGAS</small>	QTY	SIZE	BOTANICAL NAME	COMMON NAME
	19	18" BTH	CHAMAEOPS HUMILIS	MEDITERRANEAN FAN PALM
	36	36" BOX	QUERCUS ILEX	HOLLY OAK
	35	36" BOX	RHUS LANCEA	AFRICAN SUMAC
	80	24" BOX	PROSOPIS X CHILENSIS	THORNLESS CHILEAN MESQUITE
	26	24" BOX	ACACIA STENOPHYLLA	SHOESTRING ACACIA

SYMBOL <small>AS PER CITY OF LAS VEGAS</small>	QTY	SIZE	BOTANICAL NAME	COMMON NAME
	96	5 GALL	XYLOSMA C. COMPACTA	COMPACT SHINY LEAF
	87	5 GALL	CASSIA VISITZENII	SHRUBBY SENNA
	228	5 GALL	DASYLIRION WHEELERI	DESERT SPOON
	45	5 GALL	LEUCOPHYLLUM L.	TEXAS CIMARRON RANGER
	322	5 GALL	ECHINOCARPUS ENGELMANNII	STRAWBERRY HEDGEHOG
	112	5 GALL	RHUS OVATA	SUGAR BUSH
	199	5 GALL	HESPERALOE PARVIFLORA	RED YUCCA
	205	5 GALL	EREMOPHILA SPECIES	EREMOPHILA
	96	5 GALL	JUNIPERUS CALIFORNICA	CHUPAROSA

SYMBOL <small>AS PER CITY OF LAS VEGAS</small>	QTY	SIZE	BOTANICAL NAME	COMMON NAME
	0	5 GALL	DALEA CAPITATA 'SIERRA GOLD'	SIERRA GOLD DALEA
	0	5 GALL	PSILOSTROPHE COOPERI	PAPER FLOWER
	0	5 GALL	ACACIA REDELENS	DESERT CARPET
	8900SF	-	ARTIFICIAL TURF	
	1/4"	1/4"	MINUS STABILIZED DG, 'VISTA GOLD'	
	2" - 4"	2" - 4"	SCREENED 'VISTA GOLD' ROCK DOBBLE, 2" DEPTH	
	3/4"	3/4"	SCREENED 'VISTA GOLD' ROCK MULCH, 4" DEPTH	

ADJACENT PROPERTY:  
APN: 130-36-301-005  
JURISDICTION LAS VEGAS (CLV)  
ZONING: CIVIC

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APN: 130-36-301-005  
JURISDICTION LAS VEGAS (CLV)  
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ADJACENT PROPERTY:  
APN: 130-36-301-000  
JURISDICTION LAS VEGAS (CLV)  
ZONING: CIVIC

ADJACENT PROPERTY:  
APN: 130-36-301-000  
JURISDICTION LAS VEGAS (CLV)  
ZONING: CIVIC

A VICINITY MAP

SCALE

LANDSCAPING STANDARDS

STANDARDS	REQUIRED	TREES	PROVIDED
BUFFER TREES:			
• NORTH	1 TREE / 20 LINEAR FEET	32 TREES	32 TREES
• SOUTH	1 TREE / 20 LINEAR FEET	34 TREES	34 TREES
• EAST	1 TREE / 20 LINEAR FEET	36 TREES	36 TREES
• WEST	1 TREE / 20 LINEAR FEET	38 TREES	38 TREES

TOTAL PERIMETER TREES

STANDARDS	REQUIRED	TREES	PROVIDED
PARKING AREA TREES	1 TREE / UNCOVERED SPACES, PLUS 1 TREE AT THE END OF EACH ROW OF SPACES	48 TREES	48 TREES

LANDSCAPE BUFFER WIDTHS

STANDARDS	REQUIRED	PROVIDED
MIN. ZONE WIDTH	6 FEET	6.4, 10 FEET
• NORTH	6 FEET	10 FEET
• SOUTH	6 FEET	10 FEET
• EAST	6 FEET	10 FEET
• WEST	6 FEET	10 FEET



LANDSCAPE PLAN  
SCALE (WHEN PRINTED AT 24x36): 1:30

ADJACENT PROPERTIES:  
APN: VARIES  
JURISDICTION: UNINCORPORATED CC  
ZONING: RESIDENTIAL MULTIFAMILY

ADJACENT PROPERTIES:  
APN: VARIES  
JURISDICTION: UNINCORPORATED CC  
ZONING: RESIDENTIAL MULTIFAMILY

SUNRISE AVE

27TH ST

28TH STREET

TREES



BOTANICAL NAME	COMMON NAME
CHAMAEOPS HUMILIS	MEDITERRANEAN FAN PALM



BOTANICAL NAME	COMMON NAME
QUERCUS ILEX	HOLLY OAK



BOTANICAL NAME	COMMON NAME
RHUS LANCEA	AFRICAN SUMAC



BOTANICAL NAME	COMMON NAME
PROSOPIS X CHILENSIS	THORNLESS CHILEAN MESQUITE



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BOTANICAL NAME	COMMON NAME
ACACIA STENOPHYLLA	SHOESTRING ACACIA

SHRUBS



BOTANICAL NAME	COMMON NAME
XYLOSMA C. COMPACTA	COMPACT SHINY LEAF



BOTANICAL NAME	COMMON NAME
CASSIA VISLIZENII	SHRUBBY SENNA



BOTANICAL NAME	COMMON NAME
DASYLIRION WHEELERI	DESERT SPOON



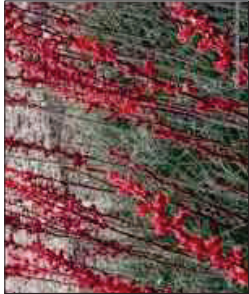
BOTANICAL NAME	COMMON NAME
LEUCOPHYLLUM L.	TEXAS CIMARRON RANGER



BOTANICAL NAME	COMMON NAME
ECHINOCARPUS ENGELMANNII	STRAWBERRY HEDGEHOG



BOTANICAL NAME	COMMON NAME
RHUS OVATA	SUGAR BUSH



BOTANICAL NAME	COMMON NAME
HESPERALOE PARVIFLORA	RED YUCCA



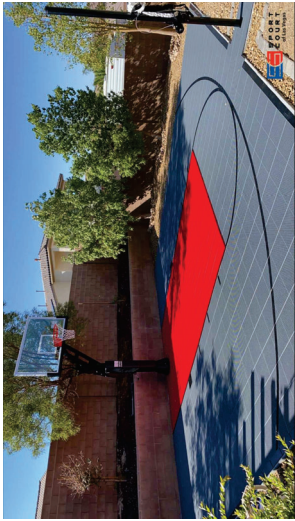
BOTANICAL NAME	COMMON NAME
EREMOPHILA SPECIES	EREMOPHILA



BOTANICAL NAME	COMMON NAME
JUNIPERUS CALIFORNICA	CHUPAROSA



BOTANICAL NAME	COMMON NAME
	LANDSCAPING ROCK
	3/4" -- APACHE BROWN LANDSCAPING ROCK



7 HALF BASKETBALL COURT

SCALE: NOT TO SCALE



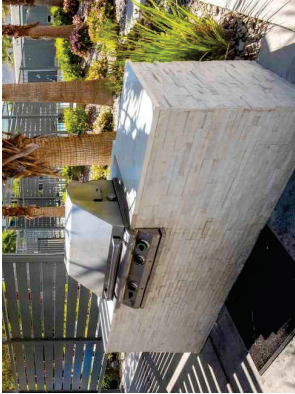
4 PAVILION

SCALE: NOT TO SCALE



8 OUTDOOR LOUNGE SEATING

SCALE: NOT TO SCALE



5 BBQ - CHARCOAL UNO

SCALE: NOT TO SCALE



2 DOG PADS

SCALE: NOT TO SCALE



9 DOG PARK

SCALE: NOT TO SCALE



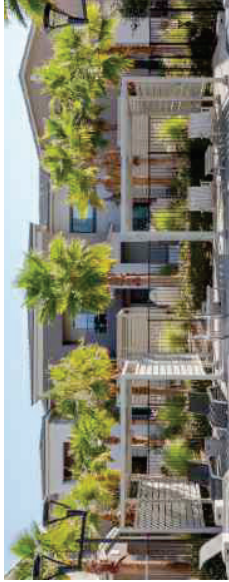
6 ARTIFICIAL TURF PARK

SCALE: NOT TO SCALE



1 PLAYGROUND

SCALE: NOT TO SCALE

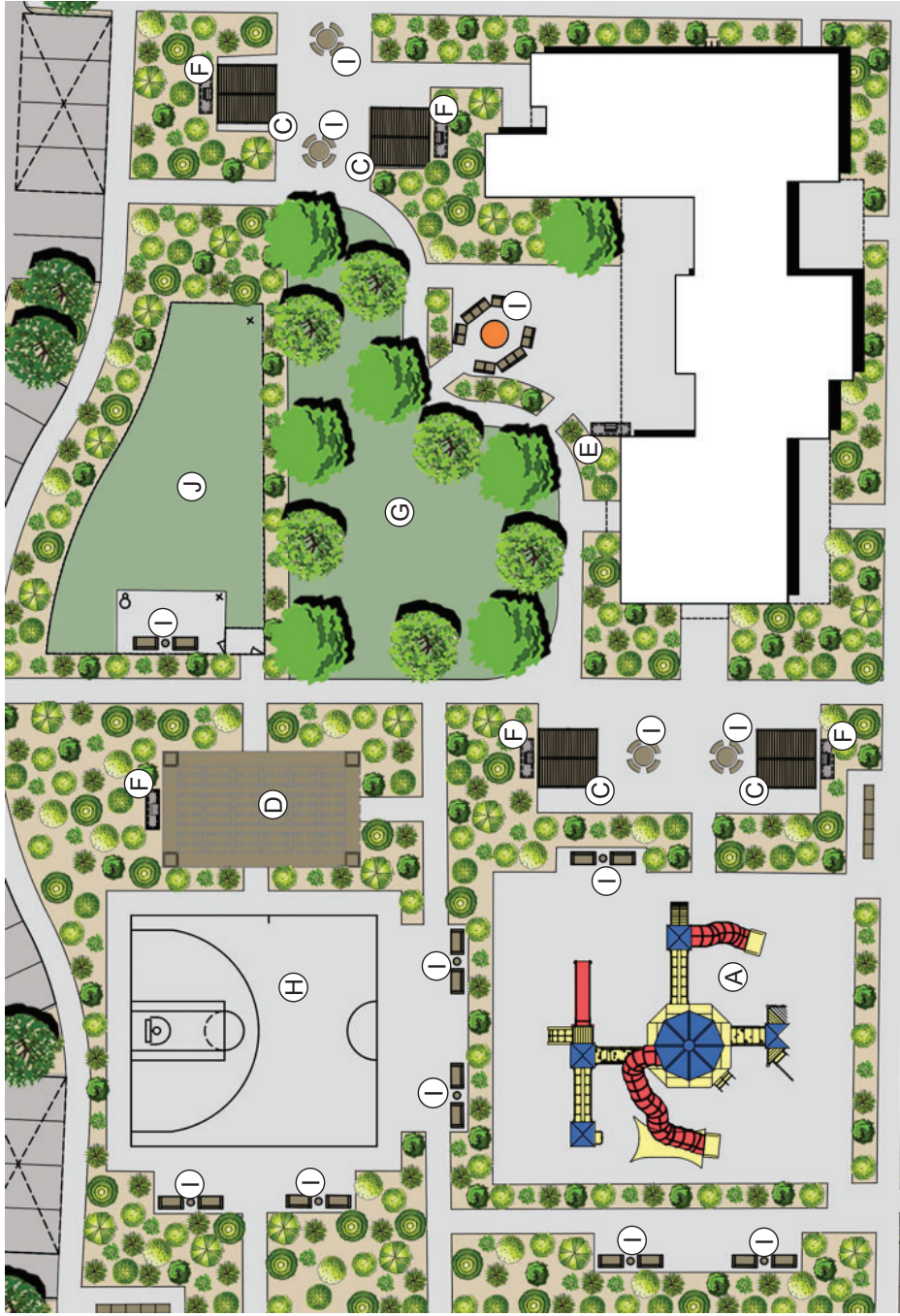


3 SHADE STRUCTURE

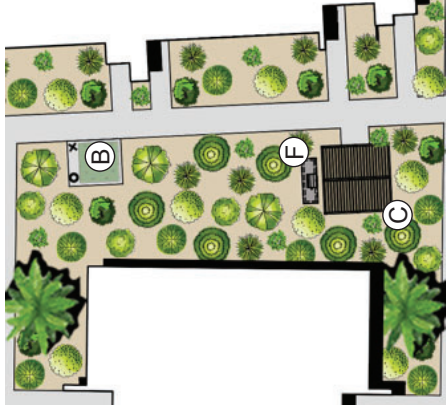
SCALE: NOT TO SCALE

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- LEGEND**
- A. PLAYGROUND
  - B. DOG PADS
  - C. SHADE STRUCTURE
  - D. PAVILION
  - E. BBQ - GAS
  - F. BBQ - CHARCOAL
  - G. ARTIFICIAL TURF PARK
  - H. HALF BASKETBALL COURT
  - I. OUTDOOR LOUNGE SEAT
  - J. DOG PARK



1 COURTYARD - CENTRAL  
SCALE: NOT TO SCALE



2 COURTYARD - SOUTHEAST  
SCALE: NOT TO SCALE

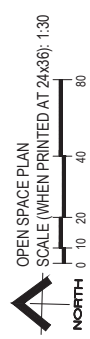
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04/17/2024

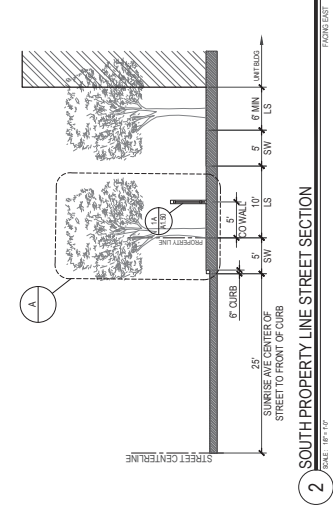


24-0087  
04/17/2024



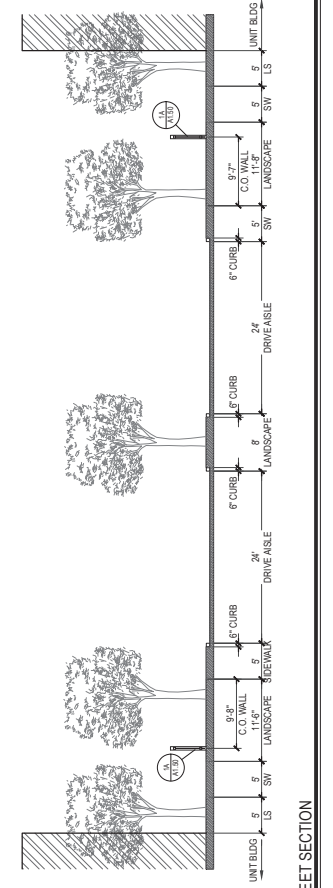
OPEN SPACE REQUIREMENTS:  
OPEN SPACE REQUIRED (20% GROSS ACRE)  
5.96 ACRE X 0.20 = 1.192 ACRE  
51,923.52 SF REQUIRED  
62,471.3 SF. 23.9%  
56,029.7 SF. 21.8%  
OPEN SPACE PROVIDED:  
USEABLE OPEN SPACE PROVIDED:





2 SOUTH PROPERTY LINE STREET SECTION

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

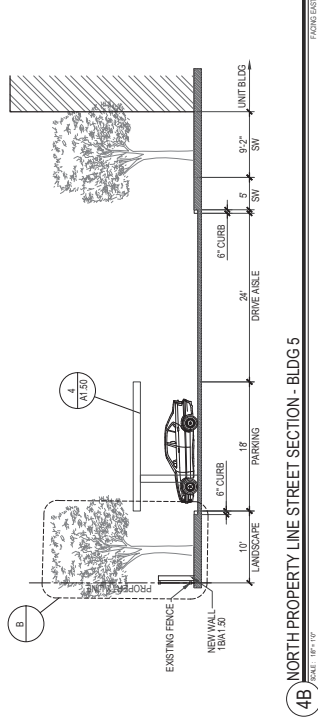


1 PROJECT ENTRY STREET SECTION

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

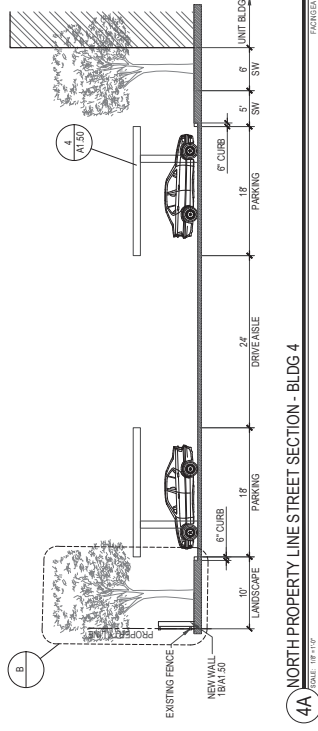


24-0087  
04/17/2024



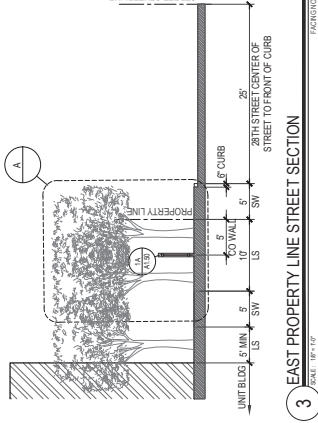
4B NORTH PROPERTY LINE STREET SECTION - BLDG 5

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



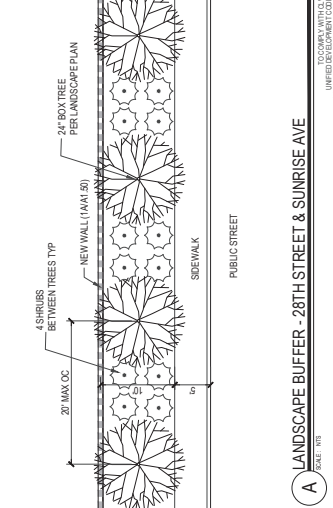
4A NORTH PROPERTY LINE STREET SECTION - BLDG 4

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



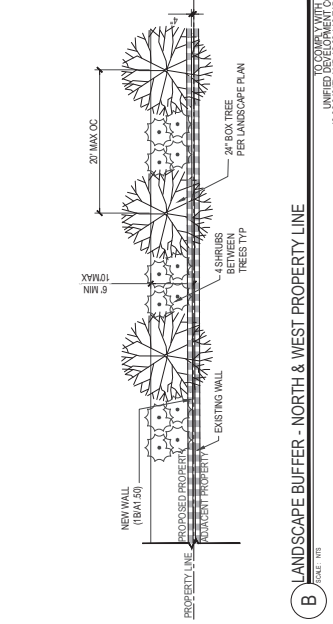
3 EAST PROPERTY LINE STREET SECTION

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



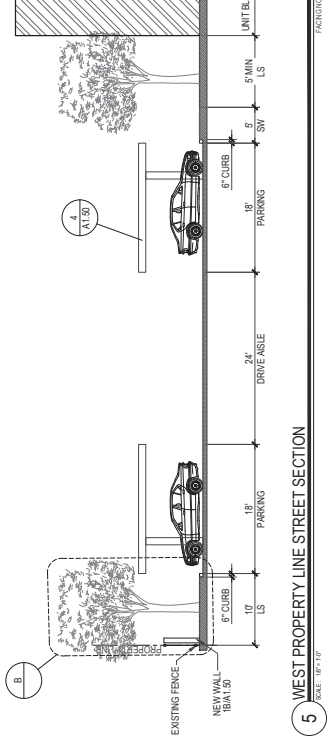
A LANDSCAPE BUFFER - 28TH STREET & SUNRISE AVE

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



B LANDSCAPE BUFFER - NORTH & WEST PROPERTY LINE

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



5 WEST PROPERTY LINE STREET SECTION

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

SITE INFO:

APN: 139-36-302-005  
SITE ADDRESS: 2801 SUNRISE AVE  
LAS VEGAS, NV 89101  
GROSS ACREAGE: 5.96 AC  
UNIT DENSITY (GROSS): 19.83 UNIT/ACRE  
PROPOSED ZONING: R-3  
LOT COVERAGE: 49.97%  
SITE SET BACKS: 20'

BUILDING HEIGHT: 55'-0"  
MAXIMUM ALLOWED (R-3 FLAT ROOF): 35'-5"  
MAXIMUM PROPOSED:  
BUILDING STORIES: 5  
MAXIMUM ALLOWED: 3  
MAXIMUM PROPOSED: 3  
CONSTRUCTION TYPE: VA  
SPRINKLED: FULLY SPRINKLED  
OCCUPANCY: R-2 APARTMENTS

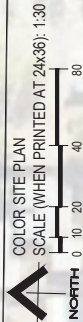
PHASES  
PHASE 1: 74 UNITS  
PHASE 2: 46 UNITS  
3.98 AC  
2.00 AC  
SQUARE FOOTAGE  
GROSS UNIT S.F.: 123,719 S.F.  
GROSS CLUBHOUSE S.F.: 4,154 S.F.  
SHADE STRUCTURE S.F.: 1,500 S.F.  
GROSS PROJECT S.F.: 129,373 S.F.

ADJACENT PROPERTY:  
APN: 139-36-301-005  
JURISDICTION: LAS VEGAS (CLV)  
ZONING: CIVC



ADJACENT PROPERTY:  
APN: 139-36-302-004  
JURISDICTION: LAS VEGAS (CLV)  
ZONING: CIVC

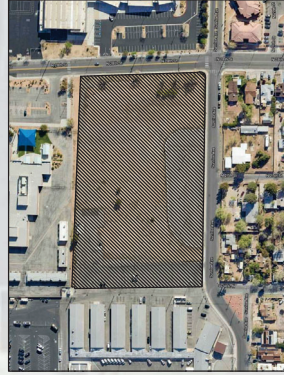
ADJACENT PROPERTY:  
APN: 139-36-304-003  
JURISDICTION: LAS VEGAS (CLV)  
ZONING: CIVC



27TH ST

SUNRISE AVE

ADJACENT PROPERTIES:  
APN: VARIES  
JURISDICTION: UNINCORPORATED CC  
ZONING: RESIDENTIAL MULTI-FAMILY



A VICINITY MAP  
SCALE: 1"=100'



UNIT COUNT:

1 BDRM FLAT	34	658 S.F.	28%
2 BDRM FLAT (FIRST FLOOR)	16	794 S.F.	13%
2 BDRM FLAT (SECOND FLOOR)	4	889 S.F.	3%
2 BDRM LOFT (SMALL)	34	1081 S.F.	28%
2 BDRM LOFT (LARGE)	7	1130 S.F.	6%
2 BDRM (SMALL)	3	1129 S.F.	2%
2 BDRM (LARGE)	6	1520 S.F.	5%
3 BDRM FLAT	3	1200 S.F.	3%
3 BDRM	10	1520 S.F.	9%
4 BDRM FLAT	4	1376 S.F.	3%
TOTAL NEW UNITS	121		100%

PARKING REQUIREMENTS:

1 BDRM UNITS: 1.25 PER	43
2 BDRM UNITS: 1.75 PER	123
3 BDRM UNITS: 2.0 PER	26
4 BDRM UNITS: 2.0 PER	8
GUEST PARKING: 1 PER 6	21
PARKING REQUIRED:	221
PARKING REQUIRED (10% REDUCTION):	199

REQUESTED PARKING

121 UNITS: 1.5 PER	182
GUEST PARKING: 1 PER 6	21
TOTAL	203

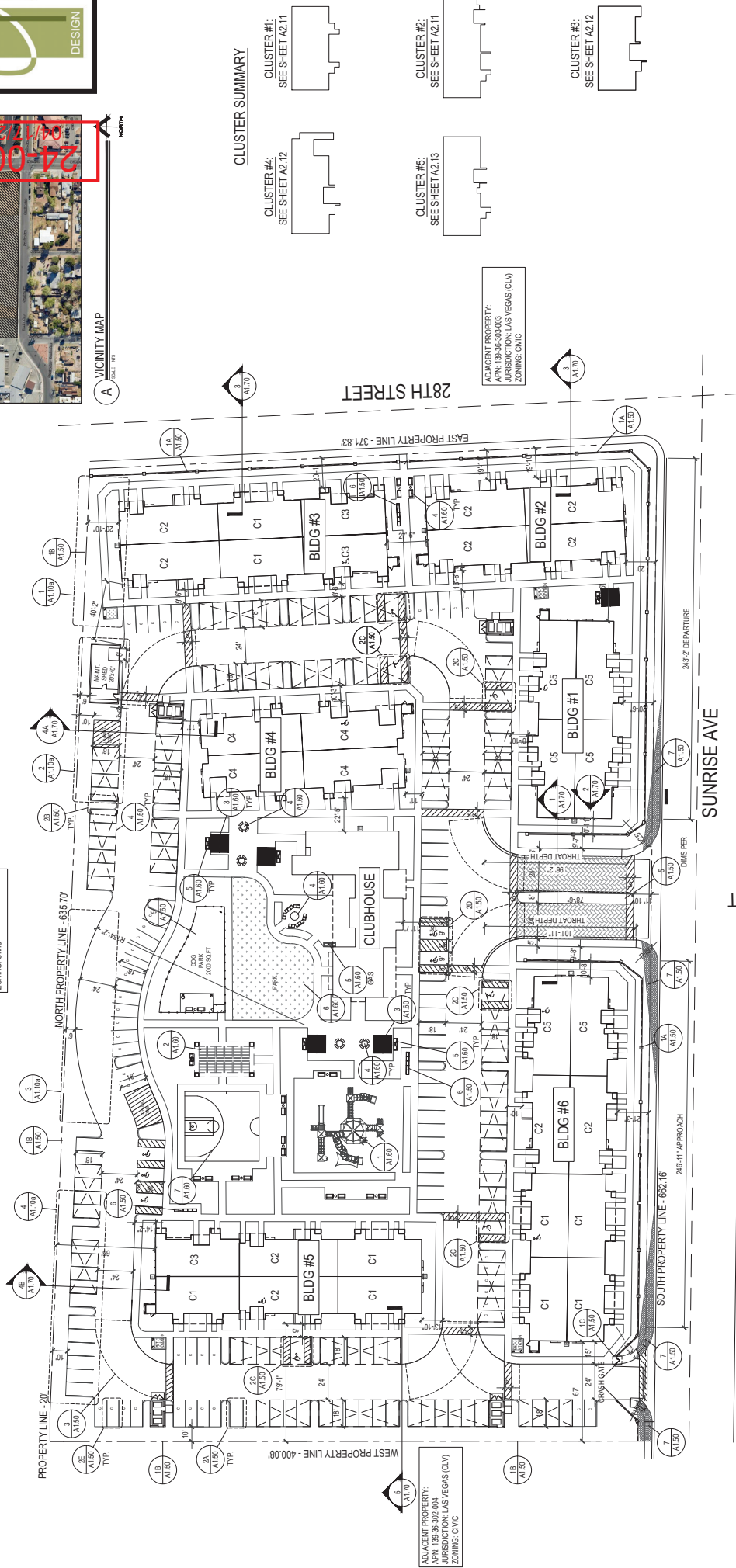
COVERED SURFACE PARKING PROVIDED	121
UNCOVERED PARKING PROVIDED	82
COMPACT CAR PARKING	6
COVERED COMPACT (INCLUDED IN TOTAL)	37
UNCOVERED COMPACT (INCLUDED IN TOTAL)	203

ADA PARKING PROVIDED:	7
ADA PARKING REQUIRED:	11
ADA VEHICLE PARKING PROVIDED (SHADE IN TOTAL)	2
BICYCLE PARKING REQUIRED (PER 4 UNITS):	30
BICYCLE PARKING PROVIDED:	36

24-0087



A VICINITY MAP  
SCALE: 1/8" = 100'



CLUSTER SUMMARY

CLUSTER #4:  
SEE SHEET A2.12

CLUSTER #1:  
SEE SHEET A2.11

CLUSTER #5:  
SEE SHEET A2.13

CLUSTER #2:  
SEE SHEET A2.11

CLUSTER #3:  
SEE SHEET A2.12

ADJACENT PROPERTY:  
APN: 139-36-303-003  
JURISDICTION: LAS VEGAS (CLV)  
ZONING: CMVC

ADJACENT PROPERTY:  
APN: 139-36-301-005  
JURISDICTION: LAS VEGAS (CLV)  
ZONING: CMVC

ADJACENT PROPERTY:  
APN: 139-36-302-004  
JURISDICTION: LAS VEGAS (CLV)  
ZONING: CMVC

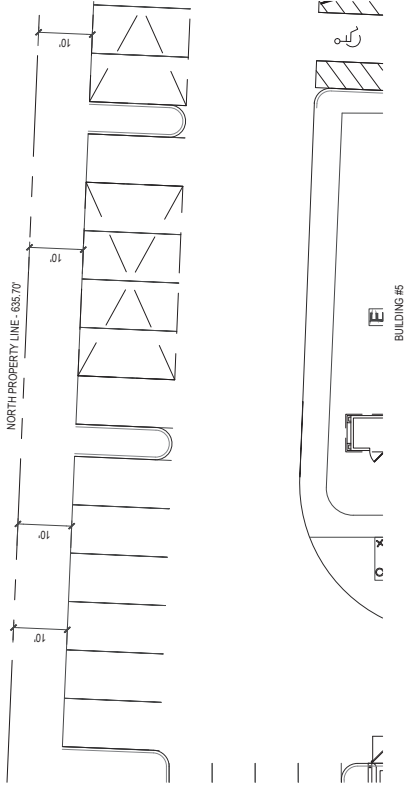
ADJACENT PROPERTIES:  
APN: 139-36-302-004  
JURISDICTION: UNINCORPORATED CC  
ZONING: RESIDENTIAL MULTIFAMILY

ADJACENT PROPERTIES:  
APN: 139-36-302-004  
JURISDICTION: UNINCORPORATED CC  
ZONING: RESIDENTIAL MULTIFAMILY





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04/17/2024



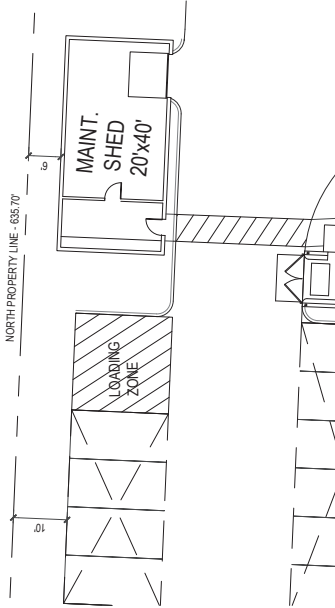
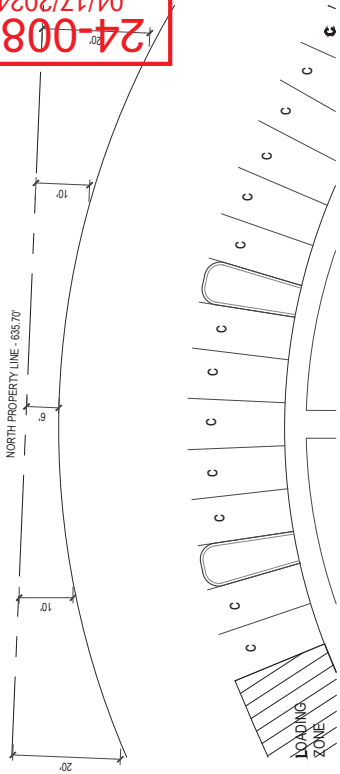
4 SITE ENLARGEMENT - NORTH PROPERTY LINE

SCALE: 1/8" = 1' (PERMITTED BY PLAN)



3 SITE ENLARGEMENT - NORTH PROPERTY LINE

SCALE: 1/8" = 1' (PERMITTED BY PLAN)



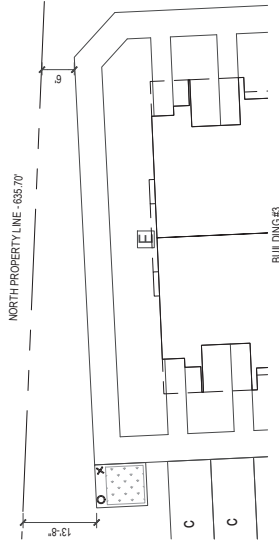
2 SITE ENLARGEMENT - NORTH PROPERTY LINE

SCALE: 1/8" = 1' (PERMITTED BY PLAN)



1 SITE ENLARGEMENT - NORTH PROPERTY LINE

SCALE: 1/8" = 1' (PERMITTED BY PLAN)



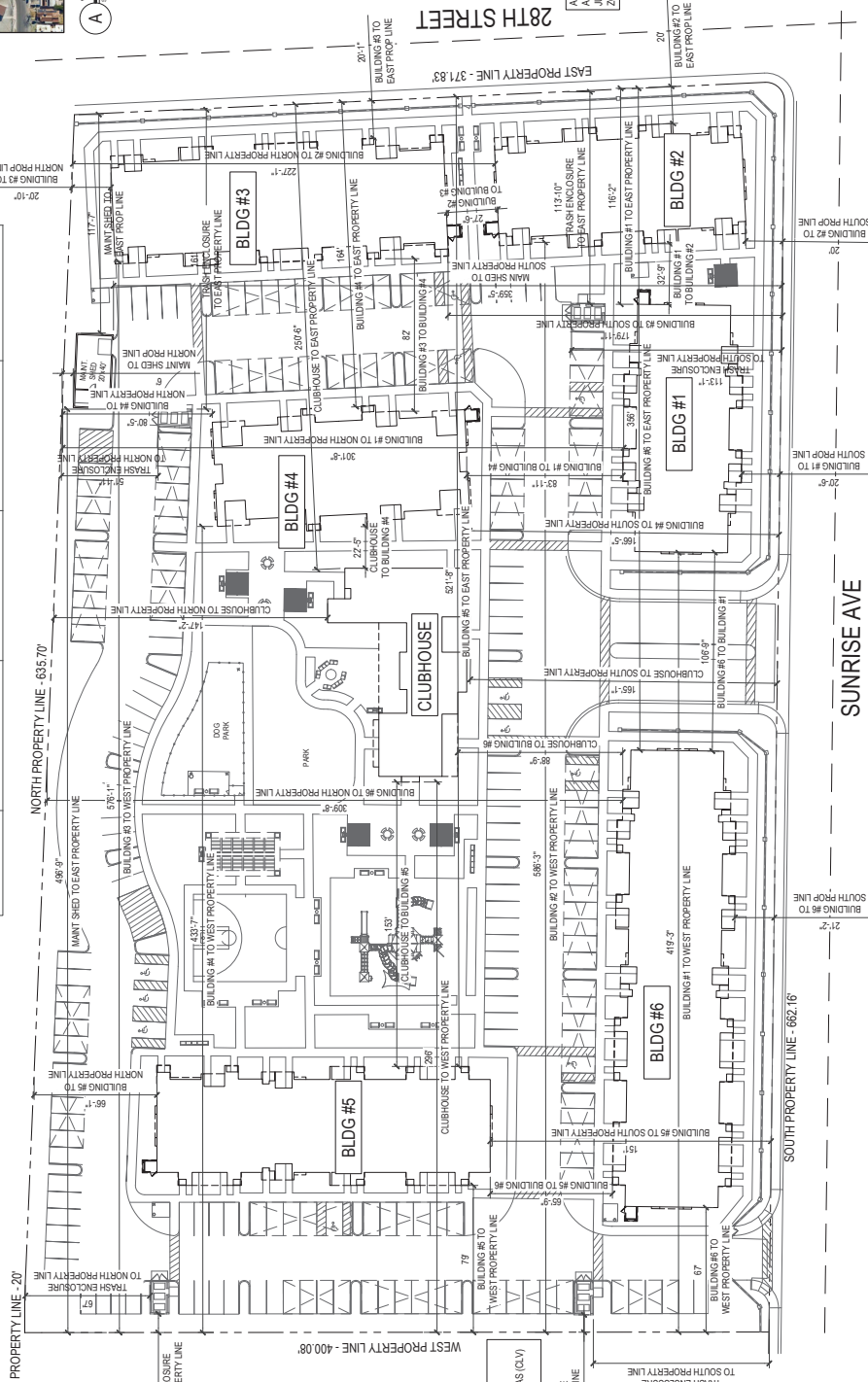


A VICINITY MAP  
SCALE: 1/8"

# SUMMARY

BUILDING NUMBER	TO NORTH PROPERTY LINE	TO WEST PROPERTY LINE	TO SOUTH PROPERTY LINE	TO EAST PROPERTY LINE
BUILDING #1	301'-5"	419'-3"	20'-5"	115'-2"
BUILDING #2	227'-1"	586'-3"	20'-0"	20'-0"
BUILDING #3	20'-10"	576'-1"	179'-11"	20'-1"
BUILDING #4	80'-5"	433'-7"	166'-5"	164'-0"
BUILDING #5	66'-1"	79'-0"	151'-0"	521'-8"
BUILDING #6	309'-8"	67'-0"	21'-2"	356'-0"
CLUBHOUSE	147'-2"	296'-0"	165'-1"	250'-6"
MAIN SHED	6'-0"	496'-9"	359'-5"	117'-7"

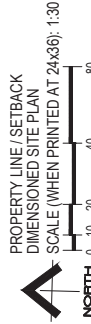
ADJACENT PROPERTY:  
APN: 19-36-301-005  
JURISDICTION: LAS VEGAS (CLV)  
ZONING: CIVIC



ADJACENT PROPERTY:  
APN: 19-36-302-004  
JURISDICTION: LAS VEGAS (CLV)  
ZONING: CIVIC

ADJACENT PROPERTIES:  
APN: 19-36-302-004  
JURISDICTION: UNINCORPORATED CC  
ZONING: RESIDENTIAL, MULTIFAMILY

ADJACENT PROPERTIES:  
APN: 19-36-302-004  
JURISDICTION: UNINCORPORATED CC  
ZONING: RESIDENTIAL, MULTIFAMILY

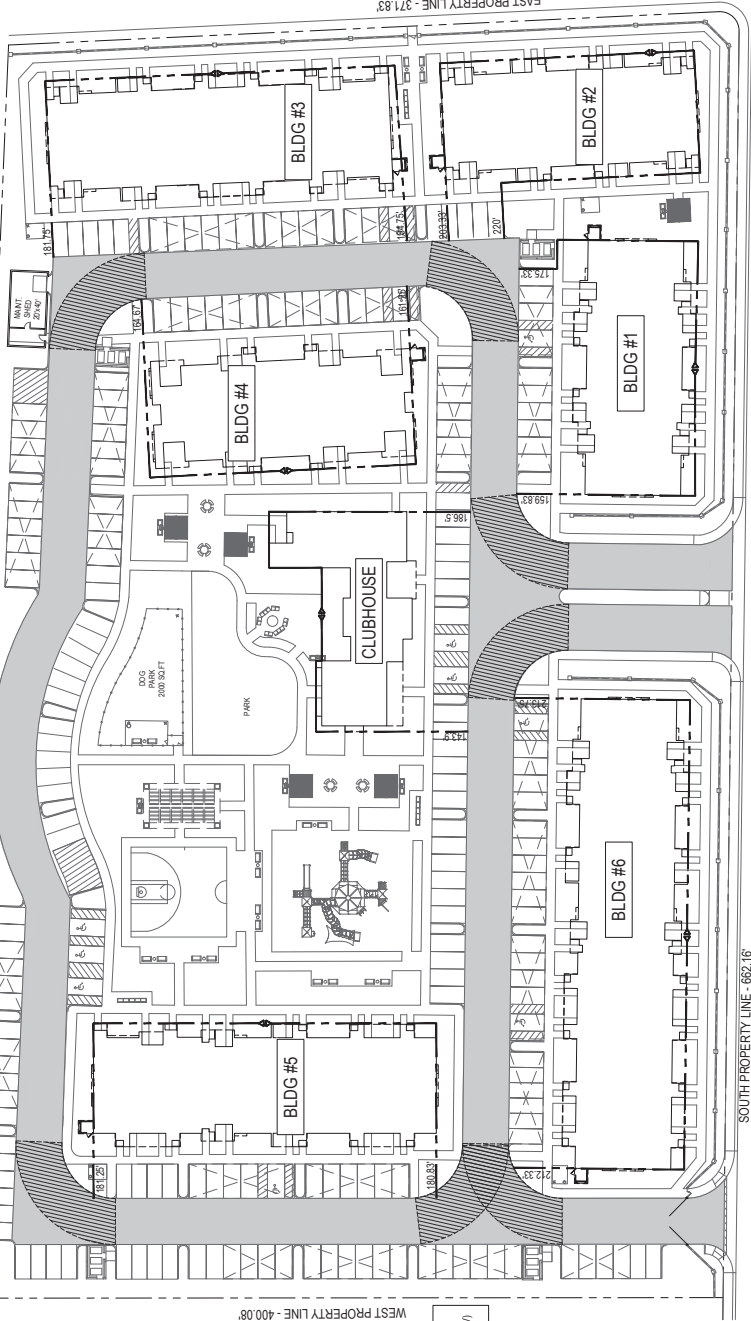






PROPERTY LINE - 20'

NORTH PROPERTY LINE - 635.70'



WEST PROPERTY LINE - 400.08'

ADJACENT PROPERTY:  
APN: 139-36-302-004  
JURISDICTION: LAS VEGAS (CLV)  
ZONING: CIVIC

SOUTH PROPERTY LINE - 662.16'

SUNRISE AVE

27TH ST

ADJACENT PROPERTIES:  
APN: 139-36-302-004  
JURISDICTION: UNINCORPORATED CC  
ZONING: RESIDENTIAL, MULTI-FAMILY

ADJACENT PROPERTIES:  
APN: 139-36-302-004  
JURISDICTION: UNINCORPORATED CC  
ZONING: RESIDENTIAL, MULTI-FAMILY

THE MICHAELS ORGANIZATION | GREENE TINDALL DESIGN

SUNRISE AVE AND 28TH STREET

FIRE SITE PLAN

3047 WARM SPRINGS ROAD, SUITE 500

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

### FIRE PLAN LEGEND

- FIRE TRUCK TURN APPARATUS:  
SEE DETAIL 3/A1-50
- FIRE LANE, 24' CW MINIMUM
- CRASH GATE TO BE IN  
ACCORDANCE WITH FPC 503.6
- (MAX) FIRE FLOW ACCESS, 250' MAX

### FIRE PLAN NOTES

FIRE SPRINKLERS, FIRE ALARM, AND  
STANDPIPES ARE REQUIRED IN ALL  
BUILDINGS OF THIS PROJECT.

ADJACENT PROPERTY:  
APN: 139-36-303-003  
JURISDICTION: LAS VEGAS (CLV)  
ZONING: CIVIC



PROPERTY LINE / SETBACK  
DIMENSIONED SITE PLAN  
SCALE (WHEN PRINTED AT 24x36): 1:30