



# DEPARTMENT OF PLANNING

## Application / Petition Form & Statement of Financial Interest

### Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	

24-0564  
11/05/2024

**Case Type** (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Extension of Time

**Project Address** (Location) 8460 Bradley Road (Bradley/Horse)

**Project Name** Hoving Home **Proposed Use** \_\_\_\_\_

**Assessor's Parcel #(s)** 125-12-601-006 and 009 **Ward #** 6 - Brune

**General Plan:** Existing \_\_\_\_\_ Proposed \_\_\_\_\_ **Zoning:** Existing R-E Proposed \_\_\_\_\_

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

**Property Owner** Walter Hoving Home, Inc. **Contact** Beth Greco  
**Address** 4641 Corral Place **City** Las Vegas **State** NV **Zip** 89119  
**E-mail** bgreco@hovinghome.org **Phone** \_\_\_\_\_

**Applicant** The Walter Hoving Home, Inc. **Contact** Beth Greco  
**Address** 4641 Corral Place **City** Las Vegas **State** NV **Zip** 89119  
**E-mail** bgreco@hovinghome.org **Phone** \_\_\_\_\_

**Representative** Kaempfer Crowell **Contact** Liz Olson  
**Address** 1980 Festival Plaza Drive, Suite 650 **City** Las Vegas **State** NV **Zip** 89135  
**E-mail** eolson@kcnvlaw.com **Phone** 702-792-7000

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** Elizabeth Greco

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

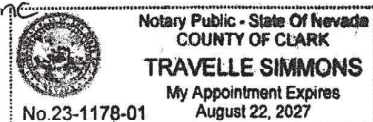
**Print Name** Elizabeth Greco, President - Walter Hoving Home, Inc

Subscribed and sworn before me

This 20<sup>th</sup> day of June, 20 24

Travelle Simmons

Notary Public in and for said County and State





# KEYNOTES:

- 1 ADA PEDESTRIAN CROSSING
- 2 SIDEWALK
- 3 SIGHT VISIBILITY ZONES (NO LANDSCAPING OVER 24" IN HEIGHT)
- 4 FIRE RISER ROOM
- 5 STREET LIGHTS TO MATCH IRON MOUNTAIN GUIDELINES
- 6 EXISTING CMU FENCE
- 7 5' WROUGHT IRON FENCE
- 8 MEANDERING SIDEWALK
- 9 CENTER OF STREET
- 10 SETBACK LINE
- 11 TRASH ENCLOSURE SCREENED WITH ROOF
- 12 MECHANICAL ROOM
- 13 BIKE RACK
- 14 EXTENDED EQUESTRIAN TRAIL
- 15 BENCH
- 16 GAZEBO
- 17 FIREPIT

# GENERAL NOTES

1. CONSTRUCT OFF-SITE IMPROVEMENTS TO CURRENT CLV STANDARDS
2. TRAFFIC SIGNAL INFRASTRUCTURE TO BE INSTALLED AT NE CORNER OF HORSE AND BRADLEY
3. REQUIRED DRAINAGE STUDY TO BE SUBMITTED
4. PROJECT TO BE CONNECTED TO PUBLIC SEWER

# SITE INFO:

PROJECT APN #: 125-12-601-006  
125-12-601-009

PROJECT ADDRESS: 8460 BRADLEY ROAD  
LAS VEGAS, NV 89131

NET ACREAGE: 5.81 ACRES  
(253,083 S.F.)

BEDS PER ACRE ALLOWED: 25 X 5.81= 145 BEDS  
BEDS PER ACRE PROVIDED: 96

TOTAL LOT COVERAGE: 11.7 %

CURRENT ZONING: R-E

PROPOSED ZONING: R-E (UNDER SPECIAL USE PERMIT)

EXISTING LAND USE: INCORPORATED CLARK COUNTY

OCCUPANCY USE: I-1  
(ALCOHOL AND DRUG CENTERS  
ASSISTED LIVING FACILITIES  
CONGREGATE CARE FACILITIES)

NOTE: NO MEDICAL PROCEDURES TO BE PERFORM ON SITE

CONSTRUCTION TYPE: TYPE V - A FULLY SPRINKLED  
SPRINKLER TYPE: AUTOMATIC SPRINKLER

# BUILDING FOOTAGES

BUILDING S.F. (ALLOWED) 42,000 S.F.  
BUILDING S.F. (NET) 24,747 S.F.  
BUILDING S.F. (GROSS W/ PATIOS) 29,725 S.F.

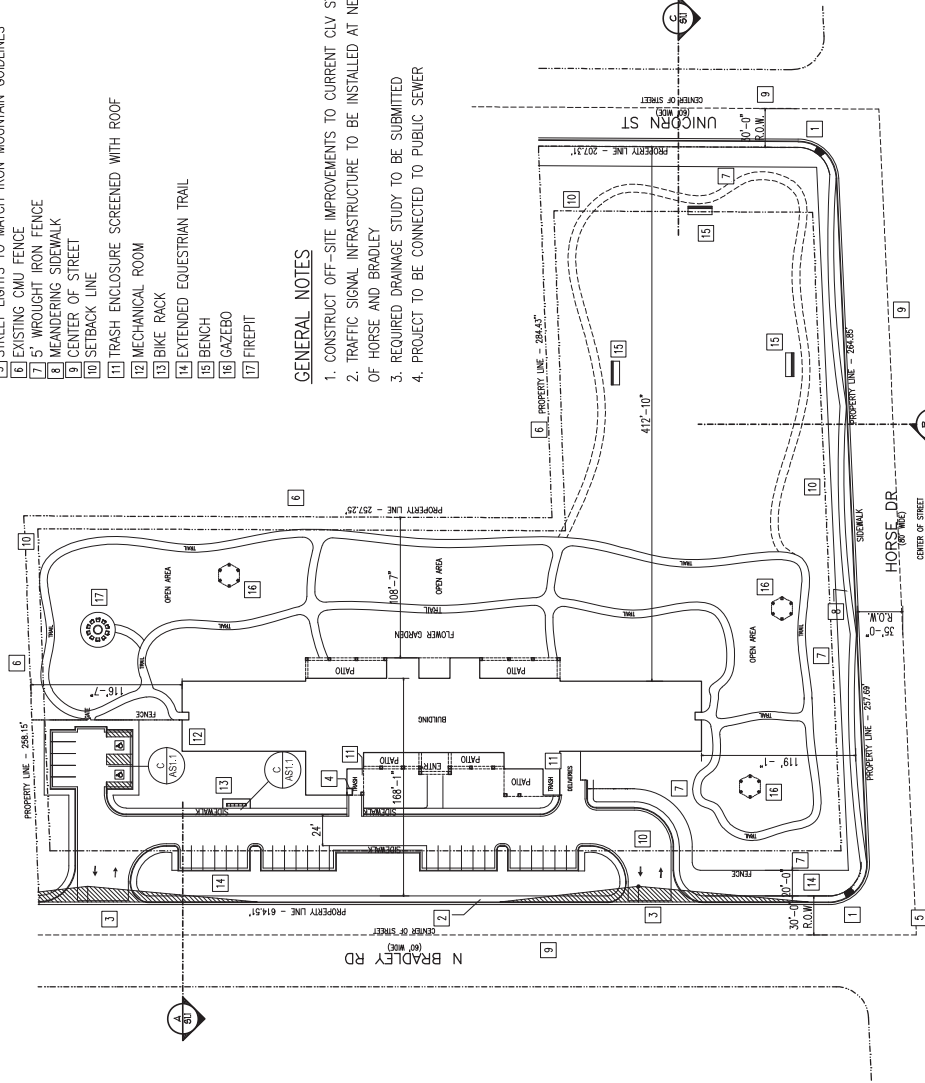
# PARKING REQUIREMENTS:

1 SPACE / EVERY 6 BEDS (96 BEDS MAX) 16  
1 SPACE / EVERY EMPLOYEE (10) 10  
1 SPACE / EVERY MEDICAL PROFESSIONAL (3) 3

PARKING REQUIRED: 31 (2 HANDICAP)

UNCOVERED HANDICAP PARKING PROVIDED 2  
UNCOVERED PARKING PROVIDED 29

TOTAL PARKING PROVIDED: 31



SITE EXHIBIT  
SCALE (WHEN PRINTED AT 24x36): 1:40

NORTH

0 10 20 40 80

1 VICINITY MAP  
SCALE: N/A

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11/04/2024

HOVING HOUSE

REVISION DATE NOTES

NAME DATE: R-2-22

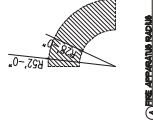
S-1







### 1. INCREASED SPRINKLER DENSITY REQUIRED



1 VICINITY MAP  
SCALE: N.T.S.

ISSUE DATE: 9-21-22

1

FIRE ACCESS PLAN

HOVING HOUSE  
CITY OF LAS VEGAS, NV  
GREENE TINDALL  
DESIGN  
© ALL RIGHTS RESERVED BY THE ARCHITECT  
DO NOT SCALE DRAWINGS

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NO

EVER

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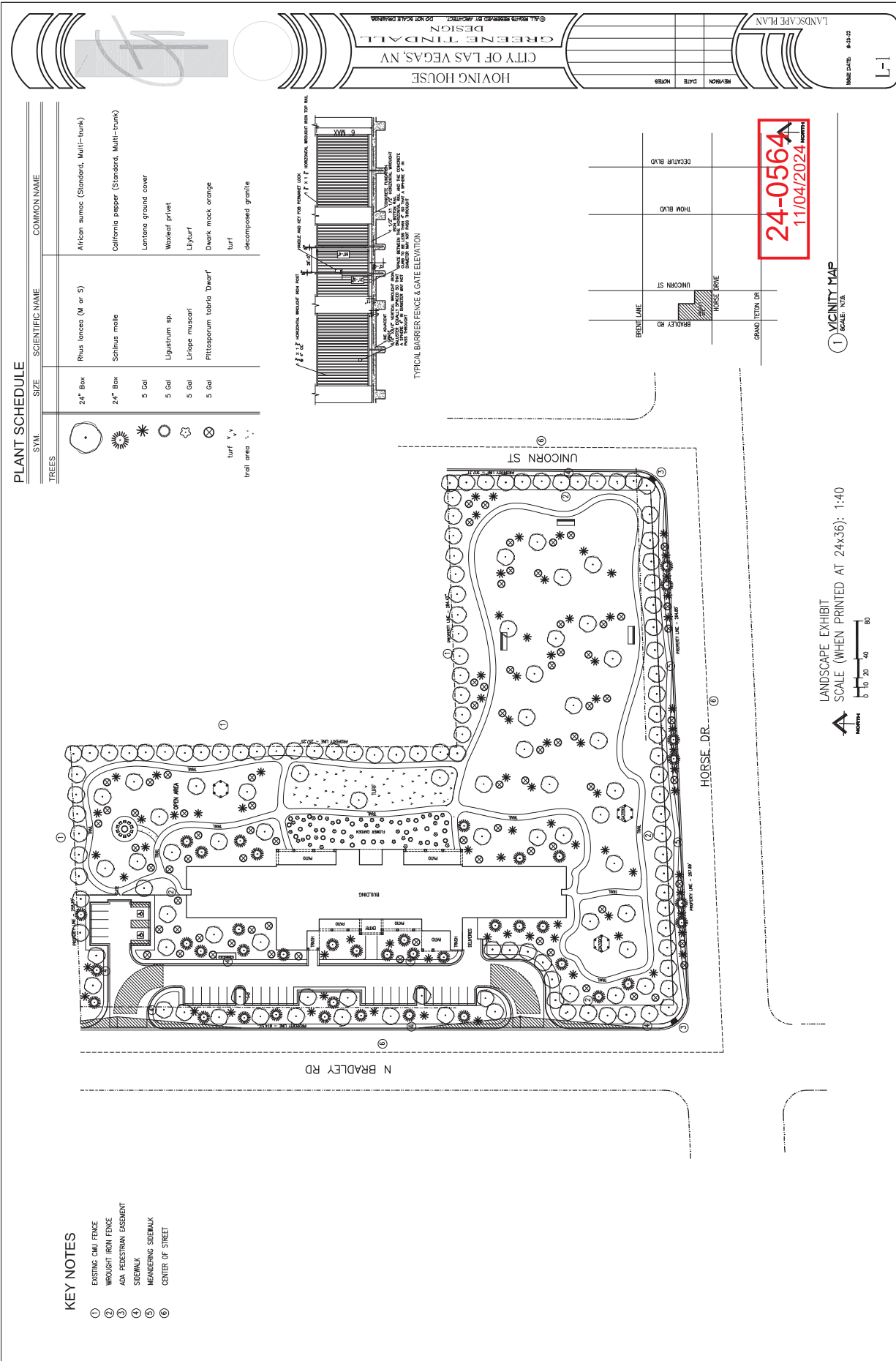
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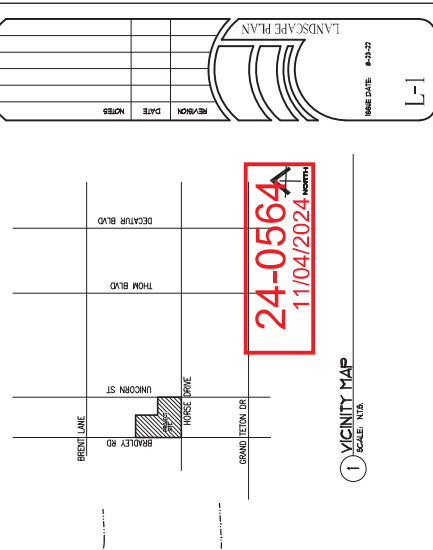
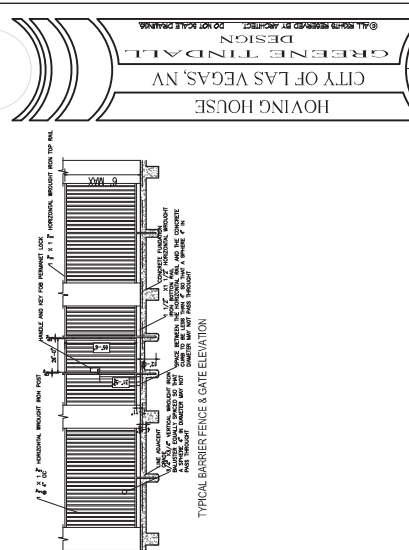
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PLANT SCHEDULE		
SYMBOL	SIZE	SCIENTIFIC NAME
TREES		
	24" Box	Rhus lancea (M or S)
	24" Box	Schinus molle
	5 Gal	Ligustrum sp.
	5 Gal	Ligustrum muscari
	5 Gal	Pittosporum tobira Dwarf
	turf	decomposed granite







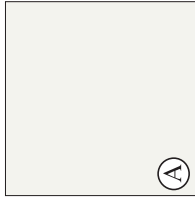
1 FLOOR PLAN SF 24,747 GROSS  
SCALE: 1/4"=1'-0"

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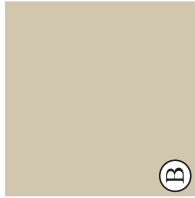




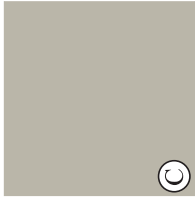
EXTERIORS MATERIALS SCHEDULE	
A - PAINTED EFIS SYSTEM	
- DUNN EDWARDS DE6225 FOSSIL	
B - PAINTED EFIS SYSTEM	
- DUNN EDWARDS DE6192 NOMADIC TAUPE	
C - PAINTED EFIS SYSTEM	
- DUNN EDWARDS DE6228 PLAY ON GRAY	
D - PAINTED EFIS SYSTEM	
- DUNN EDWARDS DE6096 HOMESTEAD	
E - PAINTED DOORS	
- DUNN-EDWARDS DE6265 MOSS COVERED	
F - STACKED STONE	
- TO BE SPECIFIED	
G - FLAT ROOF TILE	
- TO BE SPECIFIED	



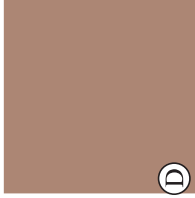
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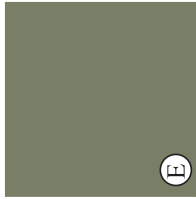
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C



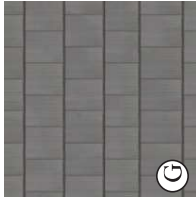
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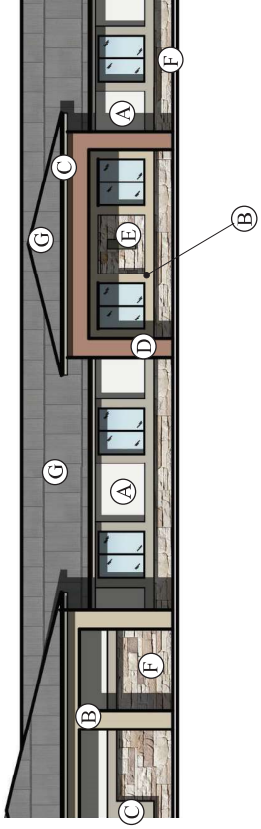
E



F



G

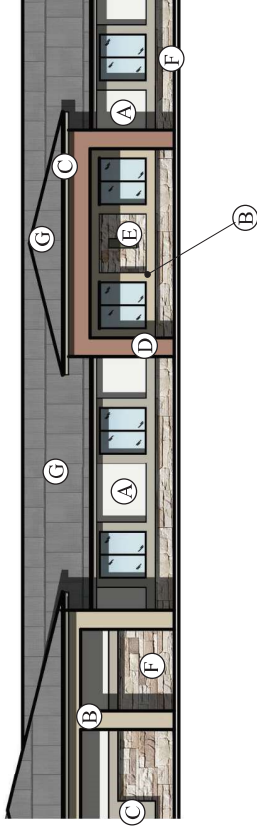
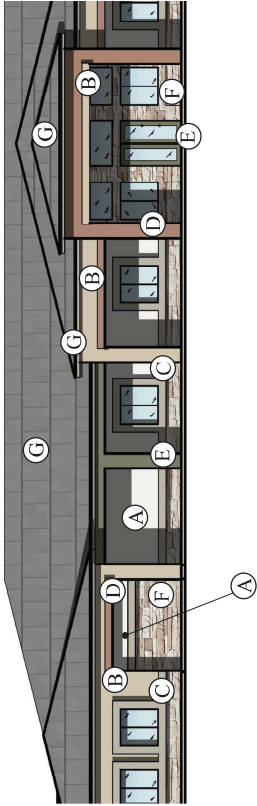


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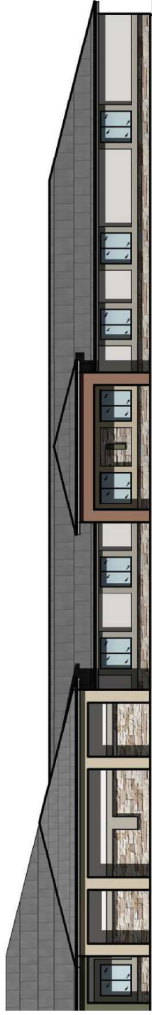
TRADITIONAL COLOR ELEVATION - OVERALL



TRADITIONAL COLOR ELEVATION - ENLARGEMENT A



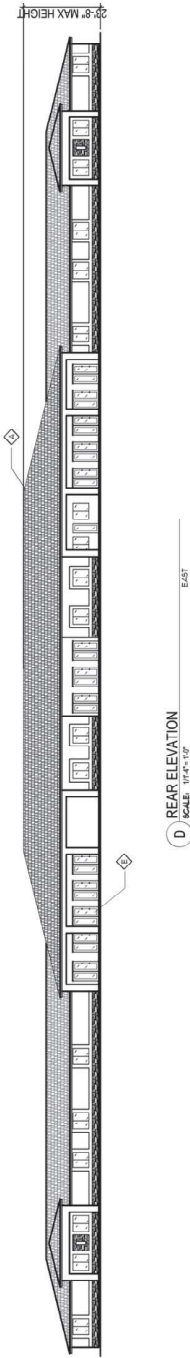
TRADITIONAL COLOR ELEVATION - ENLARGEMENT B



TRADITIONAL COLOR ELEVATION - ENLARGEMENT C

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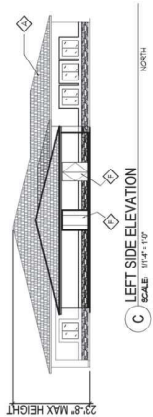




D REAR ELEVATION  
SCALE: 1/4"=1'-0"

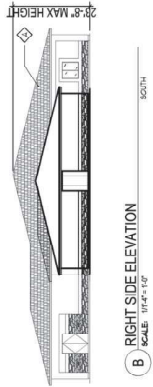
EAST

- FLAT CONCRETE TILE
- PAINTED EIFS
- STONE VENEER
- PAINTED EIFS FASCIA
- FRENCH DOORS
- METAL DOORS
- VINYL CLAD WINDOWS



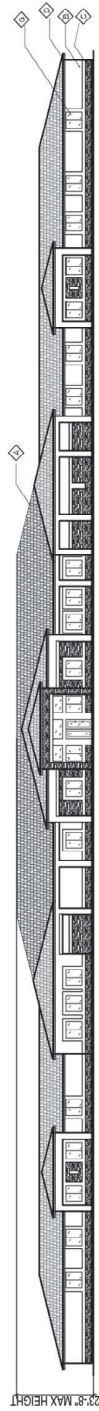
C LEFT SIDE ELEVATION  
SCALE: 1/4"=1'-0"

WEST



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

SOUTH



A FRONT ELEVATION  
SCALE: 1/4"=1'-0"

WEST

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GREENE TINDALL DESIGN

3047 WARM SPRINGS ROAD, SUITE 500

HOVING HOME

ELEVATIONS

AC.1B  
08.24.22