

**Planning & Development Department  
Scanning Cover Sheet**

Case No            Z-0110-87 (3)

APN                163-08-502-011

Location           E of Lake Sahara, aprx 545' S of Sahara

Applicant           W Sahara Invest./Green Valley Invest.

Subject

Plot Plan review and Building Elevation  
review.





A large black triangle pointing to the right, with a vertical ruler on its left side. The ruler has markings from 0 to 10. The triangle's base is at the bottom, and its apex is at the top. The ruler is positioned such that the triangle's left edge is slightly to the right of the ruler's edge.

Z-110-87(3)

PROPERTY OWNERS

PROTESTS

APPROVALS

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FILE NO.: 2-110-87(3)

# PLANNING & DEVELOPMENT



400 STEWART

LAS VEGAS

NEVADA

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**Director**  
Donna H. Kristaponis

**Mayor**  
Jan Lavery Jones

**Council**  
Arnie Adamsen  
Matthew Q. Callister  
Michael J. McDonald  
Gary Reese

**City Manager**  
Larry K. Barton



September 17, 1996

Mr. Gary Cook  
West Sahara Investments/Green Valley Investments  
5195 Las Vegas Boulevard South  
Las Vegas, Nevada 89119

RE: Z-110-87(3) - PLOT PLAN AND BUILDING ELEVATION REVIEW

Dear Mr. Cook:

Your request for a Plot Plan and Building Elevation Review on property located on the east side of Lake Sahara Drive, approximately 545 feet south of Sahara Avenue for a proposed 85,248 square foot, three-story assisted living facility, N-U (Non-Urban) Zone under Resolution of Intent to C-1 (Limited Commercial), was considered by the Planning Commission on September 12, 1996.

The Planning Commission unanimously voted to APPROVE your request, subject to the following:

1. Construct a nominal six foot high decorative block where none presently exists along the exterior property lines as required by the Planning and Development Department
2. Provide a minimum six foot wide landscape planter inside and adjacent to the decorative block wall along the east property line and install 24 inch box trees 25 feet on center as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
3. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) prior to the issuance of building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.
4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site as required by the Department of Public Works.
5. Meet with the Traffic Engineer for assistance in the possible redesign of the proposed access driveway layout and driveway locations, on site circulation, and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

TO: Mr. Gary Cook  
RE: Z-110-87(3)

September 17, 1996  
Page Two

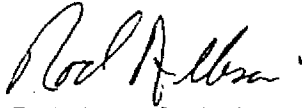
6. Provide proof to the City that this proposed site layout has legal access to a public street prior to the issuance of any permits as required by the Department of Public Works.
7. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works.
8. Where new mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.
9. Site development to comply with all applicable Conditions of Approval for Z-110-87 and all other site-related actions as required by the Department of Public Works.
10. All development shall be in conformance with the plot plan and building elevations.
11. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
12. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
13. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
14. All City Code requirements and design standards of all City departments must be satisfied.
15. Parking and driveway plans must first be approved by the Traffic Engineer.
16. Any damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
17. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

TO: Mr. Gary Cook  
RE: Z-110-87(3)

September 17, 1996  
Page Three

The action by the Planning Commission is final.

Very truly yours,



Rod Allison, Senior Planner  
Current Planning Division

RA:ern

cc: Mr. Haskel Iny  
Great American Capital  
3160 South Valley View, Suite 205  
Las Vegas, Nevada 89102

Mr. James Stroh  
James Stroh Architect, Inc.  
625 South Eighth Street  
Las Vegas, Nevada 89101

# PLANNING COMMISSION

MEETING OF

SEPTEMBER 12, 1996

*City of Las Vegas*

## AGENDA & MINUTES

Page 48

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

### ITEM

### ACTION

**B-5.**

**Z-110-87(3) - GREEN VALLEY INVESTMENTS.  
A GENERAL PARTNERSHIP**

Request for a Plot Plan and Building Elevation Review on property located on the east side of Lake Sahara Drive, approximately 545 feet south of Sahara Avenue for a PROPOSED 85,248 SQUARE FOOT THREE-STORY ASSISTED LIVING FACILITY, N-U (Non-Urban) Zone under Resolution of Intent to C-1 (Limited Commercial).

Size: 2.50 Acres

Ward 2 (Adamsen)

Parcel Number: 163-08-502-005

**STAFF RECOMMENDATION:** APPROVAL, subject to the following:

1. Construct a nominal six foot high decorative block wall where none presently exists along the exterior property lines as required by the Planning and Development Department
2. Provide a minimum six foot wide landscape planter inside and adjacent to the decorative block wall along the east property line and install 24 inch box trees 25 feet on center as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
3. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) prior to the issuance of building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

**Solomon -**

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**

**Unanimous**

**(Griego, Rivera and Quinn excused)**

MR. REED stated this project consists of four residential buildings having a total of 140 units. The building containing administrative offices and recreational space is shown in the eastern portion of the site. Access to the site is provided by a driveway to Lake Sahara Drive. Landscaping is depicted along the east and west property lines and in tree wells along the driveway. A block wall will be constructed along the property lines. The elevations depict stucco exteriors with a concrete tile roof. The plot plan and elevations are compatible with the existing development in the vicinity. Staff recommended approval, subject to the conditions.

JIM STROH, JSA, Architect, 625 South 8th Street, appeared and represented the applicant. He concurred with staff's conditions. These will be three-story buildings with a maximum height of 35 feet. This facility will be for elderly residents who need a little help, but not a lot of help. Meals will be prepared in the commons facility. Other types of services, such as shopping, will be provided. This is not a nursing home; however, there will be nursing care on-site. The units will be studio and one-bedroom units.

VICE CHAIRMAN BROWN felt there will be a lot of units for two and a half acres of land.

MR. GENZER explained staff looks at this type of proposal more in line with a convalescent facility. The count for parking is based on beds rather than units. The people that live in this type of facility do not have as many cars as a normal apartment development.

**This is final action.**

(7:45-7:50) 1 - 1150

# PLANNING COMMISSION

MEETING OF

SEPTEMBER 12, 1996

*City of Las Vegas*

## AGENDA & MINUTES

Page 49

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-5.

Z-110-87(3) - GREEN VALLEY INVESTMENTS.  
A GENERAL PARTNERSHIP

APPROVED

4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site as required by the Department of Public Works.

5. Meet with the Traffic Engineer for assistance in the possible redesign of the proposed access driveway layout and driveway locations, on-site circulation, and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

6. Provide proof to the City that this proposed site layout has legal access to a public street prior to the issuance of any permits as required by the Department of Public Works.

7. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works.

8. Where new mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.

9. Site development to comply with all applicable Conditions of Approval for Z-110-87 and all other site-related actions as required by the Department of Public Works.

10. Standard Condition Nos. 2 - 8 and 11.

- B-5.     Z-110-87(3) - GREEN VALLEY INVESTMENTS, A GENERAL PARTNERSHIP - Request for a Plot Plan and Building Elevation Review on property located on the east side of Lake Sahara Drive, approximately 545 feet south of Sahara Avenue for a PROPOSED 85,248 SQUARE FOOT, THREE-STORY ASSISTED LIVING FACILITY, N-U (Non-Urban) Zone under Resolution of Intent to C-1 (Limited Commercial), Size: 2.50 Acres, Ward 2 (Adamsen), Parcel Number: 163-08-502-005.**

**NOT A PUBLIC HEARING**

**P.C.: FINAL ACTION**

**APPLICATION REQUEST:**

This request is for a Plot Plan and Building Elevation Review of a proposed 85,248 square foot, three-story assisted living facility located on the east side of Lake Sahara Drive, approximately 545 feet south of Sahara Avenue.

**BACKGROUND DATA:**

- 11/18/87     The City Council approved a rezoning for this property from N-U (Non-Urban) to C-1 (Limited Commercial) as part of a larger overall request (Z-110-87).
- 2/10/94     The Planning Commission approved a Plot Plan and Building Elevation Review of a day care center located north of this site (Z-110-87 [1]).
- 9/12/96     The Planning Commission will consider a request for a Plot Plan and Building Elevation Review for a proposed 26,000 square foot two-story office building located west of this site as Item No. B-4 on this agenda (Z-110-87[2]).

**DETAILS OF APPLICATION REQUEST:**

|                  |                    |
|------------------|--------------------|
| Site Area        | 2.50 Acres         |
| Building Area    | 85,248 Square Feet |
| No. of Buildings | 4                  |
| No. of Units     | 140                |
| Building Height  | 35 Feet            |
| Parking Required | 60 Spaces          |
| Parking Provided | 64 Spaces          |

This project consists of four residential buildings having a total of 140 units. A 5,278 square foot, single story building containing administrative offices and recreational space for the residents is shown in the east portion of the site. Access to the site is provided by a driveway, 224 feet in length, to Lake Sahara Drive. Landscaping is depicted along the east and west property lines and in tree wells along the driveway. A six foot high block wall will be constructed along the property lines to provide security for the residents. A trash enclosure is shown in the southwest portion of the site.

The elevations depict stucco exteriors with a concrete tile roof. A decorative painted steel trellis is shown along the front elevations, placed between the first and second stories.

**FINDINGS:**

Staff has no objection to the plot plan. The submitted plot plan and elevations for the assisted living facility are compatible with the existing development in the vicinity. The plot plan is in conformance with the Conditions of Approval of Zoning Case Z-110-87.

**STAFF RECOMMENDATION: APPROVAL, subject to the following:**

1. Construct a nominal six foot high decorative block where none presently exists along the exterior property lines as required by the Planning and Development Department
2. Provide a minimum six foot wide landscape planter inside and adjacent to the decorative block wall along the east property line and install 24 inch box trees 25 feet on center as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
3. Provide plans showing accessible exterior routes from public transportation stops, accessible parking and passenger loading zones and public sidewalks to the accessible building entrance(s) prior to the issuance of building permits as required by the Planning and Development Department. Accessible routes shall have running slopes in accordance with the applicable code.
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6. Provide proof to the City that this proposed site layout has legal access to a public street prior to the issuance of any permits as required by the Department of Public Works.

**B-5. Z-110-87(3) - Page Three**

7. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works.
8. Where new mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.
9. Site development to comply with all applicable Conditions of Approval for Z-110-87 and all other site-related actions as required by the Department of Public Works.
10. Standard Condition Nos. 2 - 8 and 11.

CANYON GATE GOLF COURSE

R-PD4  
CANYON GATE GOLF COURSE

SAHARA AVE

SUBJECT PROPERTY

CITY LIMITS

C-1

C-1

CITY OFFICES

CITIBANK BANK

C-1

HERITAGE INN MOTEL

C-1

SHOPS

STORE

SHOPS

REST.  
REST.

ROI  
C-1

ROI  
C-1

ROI  
C-1

R-PD12

R-PD12

CHILD CARE CENTER

OFFICES

OFFICES

WAREHOUSES

R-PD3

C-1

LAKE EAST DR

R-PD23

ANCHOR VILLAGE APARTMENTS  
448 UNITS

Z-110-87(3)

STARBOARD DR

**PLANNING &  
DEVELOPMENT**



400 STEWART  
LAS VEGAS  
NEVADA  
89101

**Director**  
Donna H. Kristaponis

**Mayor**  
Jan Laverty Jones

**Council**  
Arnie Adamsen  
Matthew Q. Callister  
Michael J. McDonald  
Gary Reese

**City Manager**  
Larry K. Barton



August 29, 1996

Mr. Gary Cook  
West Sahara Investments/Green Valley Investments  
5195 Las Vegas Boulevard South  
Las Vegas, Nevada 89119

RE: Z-110-87(3) - PLOT PLAN AND BUILDING ELEVATION REVIEW

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on September 12, 1996. This meeting will be held at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations and any conditions related to your application may be obtained prior to the meeting from the Planning and Development Department, Second Floor, City Hall, or you may obtain this information by calling 229-6301.

The Planning Commission requires that you or your representative be present at this meeting.

Very truly yours,

Rod Allison, Senior Planner  
Current Planning Division

RA:erh

Enclosure

cc: Mr. Haskel Iny  
Great American Capital  
3160 South Valley View, Suite 205  
Las Vegas, Nevada 89102

Mr. James Stroh  
Mr. James Stroh, Architect, Inc.  
625 South Eighth Street  
Las Vegas, Nevada 89101

**CITY OF LAS VEGAS  
INTER-OFFICE MEMORANDUM**

**DATE**

August 30, 1996

**TO:**

Donna Kristaponis, Director  
Department of Planning & Development

RECEIVED

SEP 5 4 41 PM '96

**FROM:**

Richard D. Goecke, Director  
Department of Public Works

*R. D. Goecke*

**SUBJECT:**

Plot Plan and Building Elevation Review  
Z-110-87(3)  
West Sahara Investments on behalf of  
Commercial Finance  
(E. side of Lake Sahara Dr, S. of Sahara Ave)

PLANNING AND  
DEVELOPMENT

**COPIES TO:**

John McNellis, Anderson, Reeves, Development Coordination  
Ed Byrge, Right-of-Way  
Chuck Turk, Land Development  
Rita Lumos, Survey (FM, PM, & A's only)  
Gordon Derr, Traffic Engineering

**CONDITIONS OF APPROVAL:**

1. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with improvements meeting current City Standards prior to occupancy of this site as required by the Department of Public Works.
2. Meet with the Traffic Engineer for assistance in the possible redesign of the proposed access driveway layout and driveway locations, on site circulation, and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
3. Provide proof to the City that this proposed site layout has legal access to a public street prior to the issuance of any permits as required by the Department of Public Works.
4. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works.
5. Site development to comply with all applicable conditions of approval for Z-110-87 and all other site-related actions as required by the Department of Public Works.

**COMMENTS:**

We recommend that this site be further divided by a parcel map to allow the "not a part" portion on the west side of this parcel to become a separate legal parcel prior to the submission of a plot plan for that portion of this site. We reserve the right to recommend additional conditions of approval at the time of submission of the parcel map.

We suggest that a Plot Plan Review be required to show the overall development of this site and the adjacent same-owner sites (such as Z-110-87(2)), as well as the "not a part" portion of this site and how they will interface with each other.

DEVELOPMENT REVIEW TEAM MEETING

AUGUST 27, 1996

8:30 AM to 12:00 PM

General Services Conference Room, First Floor, City Hall

Z-110-87(3) - WEST SAHARA INVESTMENTS/GREEN VALLEY INVESTMENTS - Request for a Plot Plan and Building Elevation Review on property located on the east side of Lake Sahara Drive, approximately 545 feet south of Sahara Avenue for a PROPOSED THREE-STORY 85,248 SQUARE FOOT ASSISTED CARE FACILITY, N-U (Non-Urban) Zone under Resolution of Intent to C-1 (Limited Commercial), Size: 2.50 Acres, Ward 2 (Adamsen), Parcel Number: 163-08-502-005.

PLANNING COMMISSION: SEPTEMBER 12, 1996

CITY COUNCIL: OCTOBER 2, 1996

CASE PLANNER: ROD ALLISON 229-6052

☐  
☒

PUBLIC HEARING

NON-PUBLIC HEARING

Comments Due: **AUGUST 27, 1996**

*Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet, at the DRT meeting or e-mail to ELDA RAE HAMMOND, the agenda tech responsible for this case.*

COMMENTS:

- ① CANYON GATE MASTER ASSOC.
- ② ENCANTADA H.O.A.
- ③ N.H. ALLIANCE
- ④ BUFFALO AREA OWNERS, INC.
- ⑤ CHARLES LAM CT. ASSOC.
- ⑥ PECCOLE RANCH
- ⑦ SEC. 7 COMM. ASSOC.
- ⑧ W. SAHARA "

# MEMO

RECEIVED

DATE 8/21/96

TO: **PLANNING AND DEVELOPMENT DEPT.**

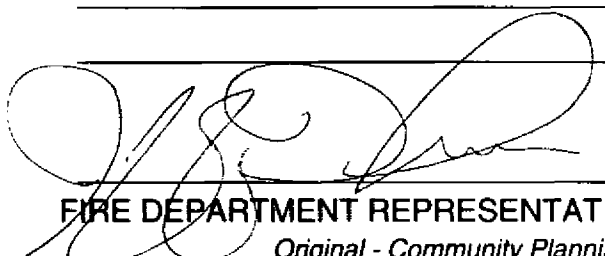
AUG 23 8 37 AM '96

FROM: **FIRE PREVENTION DIVISION**

PLANNING AND  
DEVELOPMENT

SUBJECT: 2-110-87(3) WEST SHARANA INVESTMENTS

1. ☐ NO OBJECTIONS.
2. ☐ SUBJECT TO CONDITIONS LISTED.
3. ☒ MUST BE CONSTRUCTED/INSTALLED TO CONFORM TO ALL APPLICABLE FIRE CODES, BUILDING CODES, CITY CODES, AND WHERE NECESSARY ANY STATE AND FEDERAL CODES.
4. ☒ FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.
5. ☒ WHERE NEW WATER MAINS ARE EXTENDED ALONG STREETS, WHERE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF STRUCTURES, FIRE HYDRANTS SHALL BE SPACED AT MAXIMUM 1000 FOOT SPACING TO PROVIDE FOR TRANSPORTATION HAZARDS.
6. ☒ STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CUL-DE-SACS, AND RADIUS.
7. ☐ ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS GUIDELINES FOR AUTOMATIC EMERGENCY VEHICLE ACCESS GATES.
8. **ADDITIONAL CONDITIONS/COMMENTS** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

2-10-876-11/95

Original - Community Planning

Copy - Fire Prevention Division

# C I T Y O F L A S V E G A S

## INTER-OFFICE MEMORANDUM REQUEST FOR COMMENTS

|                                                                                                                                                                                                                                                                                                                                      |                |                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------|
| <b>FROM: PLANNING AND DEVELOPMENT</b>                                                                                                                                                                                                                                                                                                |                |                    |
| * DEVELOPMENT COORDINATION                                                                                                                                                                                                                                                                                                           | JOHN McNELLIS  | 4TH FLOOR          |
| * ELECTRICAL SERVICES                                                                                                                                                                                                                                                                                                                | DONALD BEHUNIN | 3160 BONANZA RD    |
| * FLOOD CONTROL                                                                                                                                                                                                                                                                                                                      | RANDY FULTZ    | 4TH FLOOR          |
| * LAND DEVELOPMENT                                                                                                                                                                                                                                                                                                                   | CHUCK TURK     | 3RD FLOOR          |
| * RIGHT-OF-WAY                                                                                                                                                                                                                                                                                                                       | ED BYRGE       | 4TH FLOOR          |
| * SANITARY SEWERS                                                                                                                                                                                                                                                                                                                    | DAVE McGONEGLE | 4TH FLOOR          |
| * SPECIAL IMPROVEMENT DISTRICT                                                                                                                                                                                                                                                                                                       | NANCY PAYAN    | 420 N. 4TH STREET  |
| * SURVEY                                                                                                                                                                                                                                                                                                                             | RITA LUMOS     | 415 N. 7TH STREET  |
| * TRAFFIC ENGINEERING                                                                                                                                                                                                                                                                                                                | GORDON DERR    | 417 N. 7TH STREET  |
| BUSINESS SERVICES                                                                                                                                                                                                                                                                                                                    | JIM DiFIORE    | 1ST FLOOR          |
| COMPREHENSIVE PLANNING                                                                                                                                                                                                                                                                                                               | ROBERT BAGGS   | 2ND FLOOR          |
| FIRE PREVENTION                                                                                                                                                                                                                                                                                                                      | JEFF DONAHUE   | 500 CASINO CENTER  |
| FIRE SERVICES - COMMUNICATIONS                                                                                                                                                                                                                                                                                                       | MELANIE DOBOSH | 500 CASINO CENTER  |
| METRO - CRIME PREVENTION                                                                                                                                                                                                                                                                                                             | BILL TURLOCK   | 601 FREMONT-2ND FL |
| METRO - TRAFFIC / SPECIAL EVENTS                                                                                                                                                                                                                                                                                                     | CARL FRUGE     |                    |
| NEIGHBORHOOD PLANNING                                                                                                                                                                                                                                                                                                                | NANCY GARDNER  | 8TH FLOOR          |
| PERMITS / INSPECTIONS                                                                                                                                                                                                                                                                                                                | GEORGE GARDNER | 3RD FLOOR          |
| PLANNING AND DEVELOPMENT                                                                                                                                                                                                                                                                                                             | KYLE WALTON    | 2ND FLOOR          |
| REDEVELOPMENT AGENCY                                                                                                                                                                                                                                                                                                                 | DOUG DICKERSON | 8TH FLOOR          |
| TRANSPORTATION PLANNING                                                                                                                                                                                                                                                                                                              | DARRYL NELSON  | 2ND FLOOR          |
| CLARK COUNTY HEALTH DISTRICT<br>CLARK COUNTY SCHOOL DISTRICT<br>CLARK COUNTY ZONING<br>DIVISION OF WATER RESOURCES<br>FEDERAL HOUSING ADMINISTRATION (2 TENTATIVE MAPS)<br>LAS VEGAS VALLEY WATER DISTRICT<br>NEVADA POWER COMPANY<br>SOUTHWEST GAS CORPORATION<br>SPRINT-CENTRAL TELEPHONE - NEVADA<br>UNITED STATES POSTAL SERVICE |                |                    |

**(\*)Route comments to: JOHN McNELLIS, DEVELOPMENT COORDINATOR**

2-110-87(3)  
9-12-96 PC

DEVELOPMENT REVIEW TEAM MEETING

AUGUST 27, 1996

8:30 AM to 12:00 PM

General Services Conference Room, First Floor, City Hall

Z-110-87(3) - WEST SAHARA INVESTMENTS/GREEN VALLEY INVESTMENTS - Request for a Plot Plan and Building Elevation Review on property located on the east side of Lake Sahara Drive, approximately 545 feet south of Sahara Avenue for a PROPOSED THREE-STORY 85,248 SQUARE FOOT ASSISTED CARE FACILITY, N-U (Non-Urban) Zone under Resolution of Intent to C-1 (Limited Commercial), Size: 2.50 Acres, Ward 2 (Adamsen), Parcel Number: 163-08-502-005.

PLANNING COMMISSION: SEPTEMBER 12, 1996

CITY COUNCIL: OCTOBER 2, 1996

CASE PLANNER: ROD ALLISON 229-6052

☐  
☒

PUBLIC HEARING

NON-PUBLIC HEARING

Comments Due: **AUGUST 27, 1996**

*Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet, at the DRT meeting or e-mail to ELDA RAE HAMMOND, the agenda tech responsible for this case.*

COMMENTS:

---

08/15/96

10:00:34:14

Z O N I N G   A C T I O N S   ( 1   O F   3 )

CASE   Z   110 87   -   3   BZA-CC-PC-SUM (BCPS)   P   MEETING DATE   09/12/96

ITEM #                    ACCEPTED   08/13/96       PUBLIC HEARING   N                    BY   LIND

EXISTING ZONES   N-U                    ROI-)   C-1

ROI-)

NEW ZONE

A P P L I C A T I O N   R E Q U E S T

Z-110-87 (3) - WEST SAHARA INVESTMENTS/GREEN VALLEY INVESTMENTS-REQUEST FOR  
A PLOT PLAN AND BUILDING ELEVATION REVIEW ON PROPERTY LOCATED ON THE EAST S  
IDE OF LAKE SAHARA DR, APPROXIMATELY 545' SOUTH OF SAHARA AVE FOR A PROPOSED  
3 STORY 85,248 SQ FOOT ASSISTED CARE FACILITY. N-U (NON-URBAN) ZONE UNDER RESO  
ULTION OF INTENT TO C-1 (LIMITED COMMERCIAL) - SIZE: 2.5 ACRES - WARD 2 (ADAMSEN)

A P P L I C A N T

PARCEL#   16308 502 005   MORE?   N

WEST SAHARA INVESTMENTS/GREEN

WEST SAHARA INVESTMENT COMPANY

VALLEY INVESTMENTS

P O BOX 42427

5195 LAS VEGAS BLVD SOUTH

LAS VEGAS NV   89116-0427

LV NV 89119 GARY COOK 736 6151

PARCEL MAP FILE 79 PAGE 25

P R O P O S E D   U S E

LOT 2-3

85,248 SQ FOOT 3 STORY ASSISTED  
CARE FACILITY.



UPDATE

NEW

DELETE

PRINT

ZACT3

ZACT2

BACK

08/15/96

08:24:54:80

Z O N I N G   A C T I O N S   (2 OF 3)

CASE Z   110 87   - 3     BZA-CC-PCOMM (BCP) P   MEETING DATE   09/12/96

ITEM #         ACCEPTED   08/13/96     PUBLIC HEARING   N

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P R O P E R T Y   L O C A T I O N

EAST SIDE OF LAKE SAHARA DRIVE, APPROX 700' SOUTH OF SAHARA  
AVE

200 SCALE MAP#   Q-8-2       SIZE   2.50 ACRES   #LOTS   1

MAP NAME

|                              |                      |
|------------------------------|----------------------|
| CC:   GREAT AMERICAN CAPITAL | SUBD:   JAMES STROH  |
| 3160 SOUTH VALLEY VIEW #205  | 625 SOUTH 8TH STREET |
| LAS VEGAS, NV 89102          | LV NV 89101          |
| HASKEL INY 253 5751          | 382 1099             |

NOTICE:

COMMENTS:   \*\*\* UNABLE TO FIND Z-110-87, COULD BE WITH Z-110-87 (2) ON  
THIS SAME AGENDA \*\*\*\*\*

\*\*\*\* APN # 163 08 502 005 \*\*\*\*

UPDATE           PRINT       ZACT3     ZACT1     BACK

08/15/96

08:23:08:86

P A R C E L   F I L E

WEST SAHARA INVESTMENT COMPANY

PARCEL   163 08 502 005 THROUGH   200   P O BOX 42427  
LAST UPDATE 08/08/96   ZIP   LAS VEGAS NV   89116-0427  
GEOGRAPHIC   PT   NE4 NE4 08 21 60   WARD   00   PARCEL MAP FILE 79 PAGE 25  
DOCUMENT # 20812040301-1-F   3/20/85   LOT 2-3  
200 SCALE MAP NO  
ZONING

SETBACKS:   FRONT   REAR   SIDE   CORNER

ROI ZONING FILE   EXPIRATION

ROI ZONING

ZONING FILE

USE PERMIT FL

VARIANCE FILE

MISC FILE

PPR Z-110-87 (3)

RL   8/15/96

LAND USE CODE 0-00-0-0-0   CAPACITY   0   CONST YEAR 00   SIZE:   0.00 ACRES

UPDATE   PRINT   DELETE   ASSESSOR'S LOG   P.C. LOG   BACK



# PLANNING AND DEVELOPMENT DEPARTMENT

## APPLICATION/PETITION FORM (Must Be Printed or Typed)

Date: 8/8/96

### APPLICATION/PETITION FOR:

Plot Plan Review  
Aesthetic Review  
(Type of Action Requested)

545'

Project Address (Location): Southeast corner Sahara/Lake Sahara AVE OF SAHARA AVE  
Proposed Use: Assisted living facilities Assessor's Parcel No.: 163-08-502-005  
Project Name: Lake Sahara Assisted Living Ward No.: 2  
Existing General Plan: / Sixteenth Section: N2 of the NE4 of Section: 8 Township: 21S Range: 60E  
Proposed General Plan: \_\_\_\_\_ Existing Zoning: C1 Proposed Zoning: C1  
Gross Acres: 2.5 Lots/Units: 141 Density: \_\_\_\_\_ Commercial Sq. Ft.: 85,248  
Comments/Additional Information/Special Notification: E-110-87 (3)

### APPLICANT INFORMATION:

Property Owner(s): West Sahara Investments / GREEN VALLEY INVESTMENTS Contact: Gary Cook  
Address: 5195 Las Vegas Blvd South  
City: LAS Vegas State: NV Zip: 89119 Tel: 736-6151 Fax: 736-7621  
Applicant: Great American Capital Contact: Haskel Iny  
Address: 3160 South Valley View, Suite #205  
City: Las Vegas, State: NV Zip: 89102 Tel: 253-5751 Fax: 253-1044  
Represented By: James E. Stroh, Architect, Inc. Contact: James Stroh  
Address: 625 South 8th Street  
City: Las Vegas State: NV Zip: 89101 Tel: 382-1099 Fax: 382-1999

### SIGNATURE OF OWNER(S) OR AUTHORIZED AGENT (SIGN AND PRINT OR TYPE NAME)

Owner(s):

Gary W. Cook  
GARY W. COOK

Subscribed and sworn before me this eight day of August 19 96

Notary Public



Notary Public State Of Nevada  
COUNTY OF CLARK  
MARIE ELAINE ROCK  
My Commission Expires  
July 23, 1997

### FOR DEPARTMENT USE ONLY

Case No.: 2-110-87(3)

Meeting Date: 9-12-96

Date Accepted: 8-13-96

Accepted By: LINDER

Map No.: Q-8-2

Total Fee(s): 200.00

Receipt No.: 377706

PLANNING &  
DEVELOPMENT



# APPLICATION PACKET

400 EAST STEWART  
LAS VEGAS, NV  
8 9 1 0 1

702 229-6301

*This application packet is generic and used for all planning applications and petitions. It includes a blank application/petition form, an application matrix, submittal requirements, a home occupation questionnaire, a fee schedule, checklists for parcel map, final map and tentative map submittals, and Planning Commission, Board of Zoning Adjustment and City Council meeting dates.*

*An application/petition is required for each type of request. Please refer to the application matrix and submittal requirements for all required documents for each type of application/petition. **Do not combine application/petition types or submit the entire application packet back to the City.***

*All applicants are advised that new developments may be subject to the Design and Construction Requirements of the Federal Fair Housing Amendments Act of 1988. The City of Las Vegas codes may not always be congruent with the prevailing Federal laws.*

August 12, 1996

City of Las Vegas Planning Department  
City of Las Vegas  
Las Vegas, Nevada 89101

|     |                      |                                                                 |
|-----|----------------------|-----------------------------------------------------------------|
| Re: | Application Number:  | Not Assigned                                                    |
|     | Project Description: | Lake Sahara Assisted Living Facility<br>Letter of Justification |
|     | JSA Project Number:  | 96118                                                           |

To Whom it May Concern:

I am submitting this package for Architectural Review/Plot Plan Review. We believe the project is appropriate for the neighborhood and meets the letter and intent of the General Plan.

The proposed project is an Assisted Living Facility, a commercial facility which provides living assistance to elderly clients, similar to a convalescent care facility, and is a "permitted use" in accordance with Chapter 19.44.010(F) of the City of Las Vegas zoning ordinance.

The living units do not contain kitchens. Meals will be prepared by staff and dining areas will be provided in the Commons Building. In addition to the kitchen and dining functions, the Commons Building will also contain facilities for 24-hour medical staff (at least 1 medical staff person on duty at all times), on-site medical examinations, and other administrative care provider areas.

Each bed within the living units will contain a "panic button" to call for medical assistance at any time. Bathing assistance and other care will also be provided to customers on a daily or as needed basis.

Please do not hesitate to call me if I can provide any additional information.

Sincerely,



Jim Stroh  
enclosures

# GRANT, BARGAIN, SALE DEED

WITNESSETH: That: WEST SAHARA INVESTMENTS, INC., a Nevada corporation

in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to  
GREEN VALLEY INVESTMENTS, a general partnership

all that real property situate in the \_\_\_\_\_ County of Clark

State of Nevada, bounded and described as follows

Lot 2-2 as shown on Parcel Map File 79 page 25 recorded May 17, 1994 as Document No. 00839 in Book 950517 of Official Records, Clark County, Nevada.

SUBJECT TO: 1. Taxes for the fiscal year  
2. Rights of way, reservations, restrictions, easements and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness SS hand this 14th day of June 19 96

WEST SAHARA INVESTMENTS, INC.

M. M. Collins, Pres.

STATE OF Nevada } SS  
County of Clark

This instrument was acknowledged before me on 6-14-96

by M. M. Collins

Marilyn Bradshaw  
Notary Public in and for said County and State



MARILYN BRADSHAW  
Notary Public, State of Nevada  
COUNTY OF CLARK  
My Appointment Expires  
March 21, 1997

ESCROW NO 71478-21  
WHEN RECORDED MAIL TO Green Valley Inv  
2105 Parkview Blvd SE  
Atlanta, GA 30317

CLARK COUNTY, NEVADA  
JUDITH A. VANDEVER, RECORDER  
RECORDED AT REQUEST OF:

NATIONAL TITLE COMPANY  
Date: 6-18-96 JMC  
OFFICIAL RECORDS  
BOOK: 960621 INST: 00732  
FEE: 7.00 RPT: 743.60