

Planning & Development Department
Scanning Cover Sheet

Case No Z-0155-90 (3)

APN 139-33-297-001

Location N of Alta btw Tonopah & Shadow

Applicant 70 Limited Partnership

Subject

Plot Plan review and Building Elevation
review.



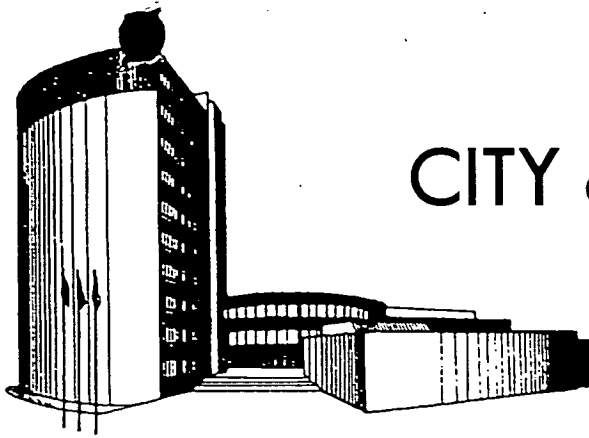
FILE HISTORY

FILE NO.: Z-155-90 (3)

[illegible]

MAYOR
JAN LAVERTY JONES

COUNCILMEN
BOB NOLEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.



CITY of LAS VEGAS

October 19, 1993

70 Limited Partnership
300 South Fourth Street, #1404
Las Vegas, Nevada 89101

RE: Z-155-90(3) - PLOT PLAN AND BUILDING ELEVATION REVIEW

Gentlemen:

Your request for a Plot Plan and Building Elevation Review regarding a proposed convalescent care facility on property located north of Alta Drive, between Tonopah Drive and Shadow Lane, R-1 Zone (under Resolution of Intent to R-2), was considered by the Planning Commission on October 14, 1993.

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

1. Conformance to the original Conditions of Approval for Zoning Application Z-155-90.
2. Original Condition No. 5 shall be amended to read: Dedicate 30 feet of right-of-way for Shadow Lane adjacent to this site and 20 feet at the south property line widening to 30 feet at the north property line for Tonopah Drive as required by the Department of Public Works.
3. The required Public Access Easement shall at a minimum, overlap the driving lanes of the east/west on-site roadway as required by the Department of Public Works.
4. Conformance to the plot plan and building elevations.

The action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
NORMAN R. STANDERFER, DIRECTOR

DAVID W. CLAPSADDLE, SENIOR PLANNER
CURRENT PLANNING DIVISION

DWC:erh

cc: Design Engineering Associates
2880 Meade Avenue, Suite 104
Las Vegas, Nevada 89102



City of Las Vegas

OCTOBER 14, 1993

Page 63

AGENDA & MINUTES

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-17. PLOT PLAN AND BUILDING
ELEVATION REVIEW -
Z-155-90(3)

Applicant: 70 LIMITED
PARTNERSHIP
Application: Proposed
Convalescent
Care Facility
Location: North of Alta
Drive, between
Tonopah Drive
and Shadow Lane
Zone: R-1 (under
Resolution of
Intent to R-2)

STAFF RECOMMENDATION: APPROVAL,
subject to the following:

1. Conformance to the original Conditions of Approval for Zoning Application Z-155-90.
2. Original Condition No. 5 shall be amended to read: Dedicate 30 feet of right-of-way for Shadow Lane adjacent to this site and 20 feet at the south property line widening to 30 feet at the north property line for Tonopah Drive as required by the Department of Public Works.
3. The required Public Access Easement shall at a minimum, overlap the driving lanes of the east/west on-site roadway as required by the Department of Public Works.
4. Standard Condition No. 2.

PROTESTS: N/A

Reese -
APPROVED, subject to staff's conditions.
Unanimous
(Jordan, Moran and Segerblom excused)

MR. CLAPSADDLE stated this is a request to review the redesign of a previously approved convalescent care facility. The original design was for a 240 bed, one-story convalescent care facility. The new design remains one story but is somewhat smaller and only covers approximately half of the original site. The east wing contains 52 beds, a nurses station, activity and other ancillary uses. The center core contains the dining and kitchen areas, lounge, medical and service centers and the administrative offices of the development. The west wing has 60 beds. Access to the site will be via two driveways off Tonopah Drive, from the two dead-end streets to the south of the site, and via a 30 foot wide public access easement connecting to Shadow Lane. Six foot high screen walls are proposed along the north and south property lines and a 4 foot high wall is indicated along the right-of-way of Tonopah Drive, set back 10 feet for landscaping outside the wall. The landscaping plan is acceptable, showing 24 inch box trees in both street frontage planters and along most of the southern and northern property lines. The building elevations show stucco finish exteriors with a composition shingle roof. The submitted plot plan reflects the conditions imposed at the time of rezoning. The traffic and access issues have been addressed and there is sufficient parking and landscaping to meet the requirements of the ordinance. Staff recommended approval, subject to the conditions.

ANDY PARISIAN, 1231 South 4th Street, appeared and represented the application. He concurred with staff's conditions.

CHAIRMAN SOLOMON was concerned that all the conditions from the original submittal are

PLANNING COMMISSION
MEETING OF

City of Las Vegas

OCTOBER 14, 1993

AGENDA & MINUTES

Page 69

ITEM

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ACTION

C-17. Z-155-90(3) (CONTINUED)

included in this application.

MR. CLAPSADDLE said staff checked all the original conditions and they are included in this request.

ANDY PARISIAN said the original building was one large building cut into two phases. However, it had to be split because the original survey was an old survey and when it was surveyed recently instead of a five foot drop over the 1,300 feet there is an eleven foot drop.

CHAIRMAN SOLOMON was concerned about the parking up against the neighbors wall.

MR. CLAPSADDLE said this site plan has very little deviation from the original site plan.

ANDY PARISIAN said the parking on the north is employee parking.

This is final action.

(7:53-8:01)

10/14/93 Planning Commission

C-17.	PLOT PLAN AND BUILDING ELEVATION REVIEW Z-155-90(3) NOT A PUBLIC HEARING P.C.: FINAL ACTION	Applicant: Application: Location: Zone: Parcel No.:	70 LIMITED PARTNERSHIP Proposed Convalescent Care Facility North of Alta Drive, between Tonopah Drive and Shadow Lane R-1 (under Resolution of Intent to R-2) 13933-201-001
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APPLICATION REQUEST:

This is a request to review the redesign of a previously approved convalescent care facility.

BACKGROUND DATA:

2/6/91 The City Council approved R-2 (Two-Family Residence District) zoning for this site (Z-155-90).

6/2/93 The City Council approved the second request for an Extension of Time for this site which will expire on June 3, 1994 [Z-155-90(2)].

DETAILS OF APPLICATION REQUEST:

Site Area	5.036	Acres
No. of Beds	112	Beds
Parking Required	63	Parking Spaces
Parking Provided	83	Parking Spaces
Height of Building	1	Story

The original design was for a 240 bed, one-story convalescent care facility. The new design remains one story but is somewhat smaller and only covers approximately half of the original site.

The east wing contains 52 beds, a nurses station, activity and other ancillary uses. The center core contains the dining and kitchen areas, lounge, medical and service centers and the administrative offices of the development. The west wing has 60 beds.

Access to the site will be via two driveways off Tonopah Drive, from the two dead-end streets to the south of the site, and via a 30 foot wide public access easement connecting to Shadow Lane. Six foot high screen walls are proposed along the north and south property lines and a 4 foot high wall is indicated along the right-of way of Tonopah Drive, set back 10 feet for landscaping outside the wall. The landscaping plan is acceptable, showing 24 inch box trees in both street frontage planters and along most of the southern and northern property lines. The building elevations show stucco finish exteriors with a composition shingle roof.

C-17. Z-155-90(3) - Continued

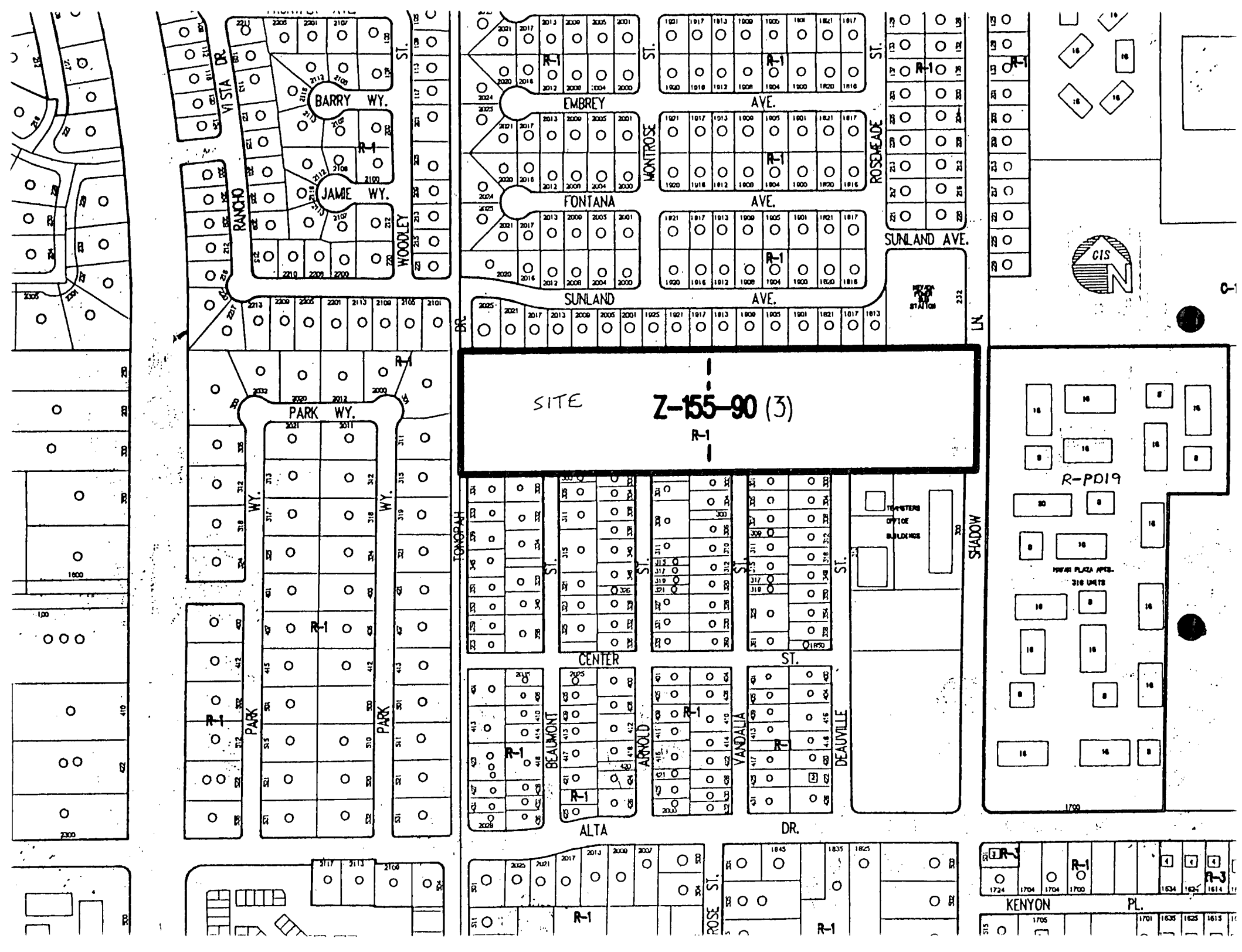
FINDINGS:

The submitted plot plan reflects the conditions imposed at the time of rezoning. The traffic and access issues have been addressed and there is sufficient parking and landscaping to meet the requirements of the ordinance.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Conformance to the original Conditions of Approval for Zoning Application Z-155-90.
2. Original Condition No. 5 shall be amended to read: Dedicate 30 feet of right-of-way for Shadow Lane adjacent to this site and 20 feet at the south property line widening to 30 feet at the north property line for Tonopah Drive as required by the Department of Public Works.
3. The required Public Access Easement shall at a minimum, overlap the driving lanes of the east/west onsite roadway as required by the Department of Public Works.
4. Standard Condition No. 2.

PROTESTS: N/A



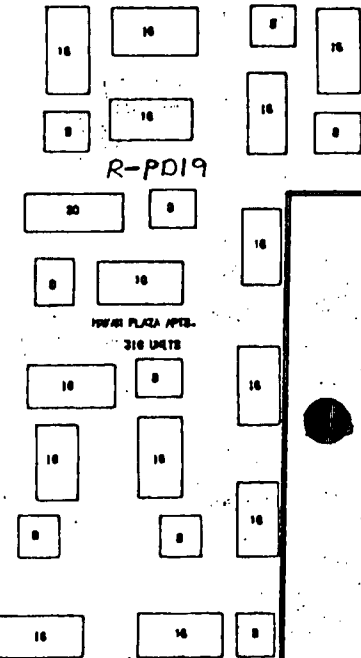
SITE

Z-155-90 (3)

R-1

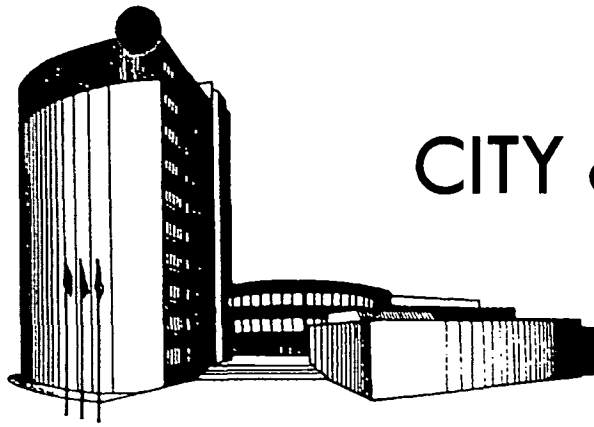
R-PD19

TOWN PLAZA APPT.
316 UNITS



MAYOR
JAN LAVERTY JONES

COUNCILMEN
BOB NOLEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.



CITY of LAS VEGAS

October 4, 1993

70 Limited Partnership
300 South Fourth Street, #1404
Las Vegas, Nevada 89101

RE: Z-155-90(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 October 14, 1993. 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 one week prior to the meeting from the Department of Community Planning and Development, 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.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

NORMAN R. STANDERFER, DIRECTOR

NRS:erh

Enclosure

cc: Design Engineering Associates
2880 Meade Avenue, Suite 104
Las Vegas, Nevada 89102



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

DATE

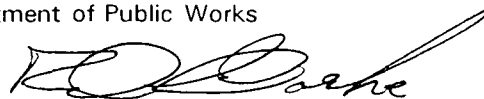
October 4, 1993

TO:

Norman R. Standerfer, Director
Department of Community Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works



SUBJECT:

Plot Plan and Building Elevation Review
Z-155-90(3)
70 Limited Partnership

COPIES TO:

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

1. Original Condition #5 shall be amended to read: Dedicate 30 feet of right-of-way for Shadow Lane adjacent to this site and 20 feet at the south property line widening to 30 feet at the north property line for Tonopah Drive as required by the Department of Public Works.
2. The required Public Access Easement shall at a minimum overlap the driving lanes of the east/west onsite roadway as required by the Department of Public Works.
3. Site development to comply with all previously imposed conditions of approval for Z-155-90 as required by the Department of Public Works.

RECEIVED
Oct 5 8 32 AM '93
PLANNING AND
DEVELOPMENT

MEMO

DATE 9-24-93

TO: **COMMUNITY PLANNING AND DEVELOPMENT**

FROM: **FIRE PREVENTION DIVISION**

SUBJECT: 2-155-90(3) 70 Limited Part. - Plot + Elev.

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. * STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CUL-DE-SACS, AND RADIUS.

6. ADDITIONAL CONDITIONS/COMMENTS: _____

RECEIVED	SEP 28 12 45 PM '93	PLANNING AND DEVELOPMENT

Rick Lazenby

FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

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

FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DATE: SEPT. 21, 1993
TO: BUILDING & SAFETY - MIKE TRAASDAHL FIRE SERVICES - RICK LAZENBY	
SUBJECT: PLOT PLAN AND BUILDING ELEVATION REVIEW APPLICANT: 70 LIMITED PARTNERSHIP FILE NUMBER: Z-155-90(3)	

A REQUEST HAS BEEN RECEIVED ON THE FOLLOWING DESCRIBED PROPERTY:

NORTH OF ALTA DRIVE, BETWEEN TONOPAH DRIVE AND SHADOW LANE

PARCEL NO.: 13933-201-001

ZONE: R-1 (ROI TO R-2)

PROPOSED USE: CONVALESCENT CARE FACILITY

PLEASE RETURN BY: SEPTEMBER 28, 1993

CITY PLANNING COMMISSION MEETING: OCTOBER 14, 1993

ATTACHMENT: PLOT PLAN

DEPARTMENT OF
BUILDING & SAFETY
BY *G GARDNER*

SEP 24 1993

☒ NO COMMENT
☐ CONDITIONS AS NOTED

PLANNING AND
DEVELOPMENT

SEP 28 12 35 PM '93

RECEIVED

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

FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DATE: SEPT. 21, 1993
TO: BUILDING & SAFETY - MIKE TRAASDAHL FIRE SERVICES - RICK LAZENBY	
SUBJECT: PLOT PLAN AND BUILDING ELEVATION REVIEW APPLICANT: 70 LIMITED PARTNERSHIP FILE NUMBER: Z-155-90(3)	

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CITY PLANNING COMMISSION MEETING: OCTOBER 14, 1993

ATTACHMENT: PLOT PLAN

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

FROM:	DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DATE: SEPT. 21, 1993																								
TO:	<table><tr><td>DEVELOPMENT COORDINATION</td><td>-</td><td>JOHN McNELLIS</td></tr><tr><td>ELECTRICAL SERVICES</td><td>-</td><td>GEORGE FERRIS</td></tr><tr><td>FLOOD CONTROL</td><td>-</td><td>TOM CHIATOVICH</td></tr><tr><td>LAND DEVELOPMENT</td><td>-</td><td>CHUCK TURK</td></tr><tr><td>RIGHT-OF-WAY</td><td>-</td><td>ED BYRGE</td></tr><tr><td>SANITARY SEWERS</td><td>-</td><td>MARK OWENS</td></tr><tr><td>SURVEY</td><td>-</td><td>RITA LUMOS</td></tr><tr><td>TRAFFIC ENGINEERING</td><td>-</td><td>GLENN GRAYSON</td></tr></table>		DEVELOPMENT COORDINATION	-	JOHN McNELLIS	ELECTRICAL SERVICES	-	GEORGE FERRIS	FLOOD CONTROL	-	TOM CHIATOVICH	LAND DEVELOPMENT	-	CHUCK TURK	RIGHT-OF-WAY	-	ED BYRGE	SANITARY SEWERS	-	MARK OWENS	SURVEY	-	RITA LUMOS	TRAFFIC ENGINEERING	-	GLENN GRAYSON
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APPLICANT:	70 LIMITED PARTNERSHIP																									
FILE NUMBER:	Z-155-90(3)																									

A REQUEST HAS BEEN RECEIVED ON THE FOLLOWING DESCRIBED PROPERTY:

NORTH OF ALTA DRIVE, BETWEEN TONOPAH DRIVE AND SHADOW LANE

PARCEL NO.: 13933-201-001

ZONE: R-1 (ROI TO R-2)

PROPOSED USE: CONVALESCENT CARE FACILITY

PLEASE RETURN TO JOHN McNELLIS BY: SEPTEMBER 28, 1993

CITY PLANNING COMMISSION MEETING: OCTOBER 14, 1993

ATTACHMENT: PLOT PLAN

09/15/93

00:13:51 AM

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

CASE Z 155 90 - 3 BZA-CC-PCOMM (BCP) P MEETING DATE 09/14/93
ITEM # ACCEPTED 09/14/93 PUBLIC HEARING *N* BY CPT
EXISTING ZONES R-1 ROI--> R-2
ROI-->

NEW ZONE

A P P L I C A T I O N R E Q U E S T

PLOT PLAN /ELEVATION REVIEW TO ALLOW A CONVALESCENT CARE FACILITY.

A P P L I C A N T

70 LIMITED PARTNERSHIP

300 S. 4TH STREET, SUITE 1404

LAS VEGAS, NEVADA 89101

388-1996

PARCEL# 13933 201 001 MURPHY N

70 L P

%L WILSON

300 S 4TH ST #1404

LAS VEGAS NV 89101

P R O P O S E D U S E

CONVALESCENT CARE FACILITY

PT SW4 NW4 SEC 33 20 61

ADD CHANGE DELETE PRINT ZACT3 ZACT2 BACK

09/15/93

00:43:13.100

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

CASE 7 155 90 - 3 BZA-CC-PCOMM (BCP) P MEETING DATE 10/17/93

ITEM # ACCEPTED 09/14/93 PUBLIC HEARING

A P P L I C A T I O N R E Q U E S T

PLOT PLAN /ELEVATION REVIEW TO ALLOW A CONVALESCENT CARE FACILITY.

P R O P E R T Y L O C A T I O N

NORTH OF ALTA DRIVE, BETWEEN TONOPAH DRIVE AND SHADOW LANE.

200 SCALE MAP# M-33-3 SIZE .00 ACRES #LOTS 0

MAP NAME

CC: DESIGN ENGINEERING ASSOCIATES SUBD:

2880 MEADE AVENUE SUITE 104

LAS VEGAS, NEVADA 89102

702-871-9069

NOTICE: NOTIFY U.M.C.

COMMENTS:

UPDATE

PRINT

PAGE 3

PAGE 1

BACK

09/15/93

20127111 01

P A R C E L F I L E

70 L P

PARCEL 13033 201 001 THROUGH

XL WILSON

LAST UPDATE 08/12/92 ZIP

300 S 4TH ST #1400

GEOGRAPHIC PT SW4 NW4 33 20 61

LAS VEGAS NV 89101

DOCUMENT # 92052501529-1-F 6/25/93

PT SW4 NW4 33 20 61

200 SCALE MAP NO M-33-3

WARD 0

SETBACKS: FRONT

REAR

SIDE 00

CORNER

ZONING R-1

DATE 1/2/1/92

ROI ZONING FILE Z-155-90

EXPIRATION 06/03/94

JOB 6/22/94

ROI ZONING R-2

ZONING FILE Z-155-90

USE PERMIT FL

VARIANCE FILE

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



DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APPLICATION FOR PLOT PLAN/BUILDING ELEVATION REVIEW

APPLICANT: Name 70 LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP
(Owner of Record) Address 300 S. 4TH ST., STE. 1404, LAS VEGAS, NV 89101
Phone No. (702) 388-1996

AGENT: Name DESIGN ENGINEERING ASSOCIATES
Address 2880 MEADE AVE., STE. 104, LAS VEGAS, NV 89102
Phone No. (702) 871-9069

Assessor's Parcel Number: 200-030-340-034 PT, 13933-201-001
File No: Z-155-90 Zoning District: R-1 (R-2) (R-2) (UNDER RES. OF INTENT)

LAND USE: Existing VACANT
Proposed NURSING CARE FACILITY

8/30/93

Date of Submittal

70 Limited Partnership,
A Nevada Limited Partnership, by:

Leonard A. Wilson
Signature of Owner of Record
General Manager

8/30/93

NOTE: Unless the applicant is the current owner of record, a letter from the current owner is required, giving authorization for this application. The letter should also include a statement agreeing to conform to any conditions of approval imposed at the time of any hearings.

USE ATTACHED CHECK SHEET FOR SUBMITTAL REQUIREMENTS

NEED VICINITY MAP # EMP.
LANDSCAPING PLAN

FOR DEPARTMENT USE ONLY

Legal, (if a Public hearing item) _____

PAST ACTIONS: Case No. Z-155-90 Action _____ Date _____
Case No. _____ Action _____ Date _____
Case No. _____ Action _____ Date _____
Case No. _____ Action _____ Date _____
Case No. _____ Action _____ Date _____
Case No. _____ Action _____ Date _____

District Map No. M-33-3 Flood Zone "A" _____ Yes _____ No _____
In Downtown Redevelopment Area? _____ Yes _____ No _____
Special Notice Required? Yes U.M.C.
If YES _____

Checked By: C/F DC Date: 9/14/93
General Receipt No. 1973251 Case No. Z-155-90
P/C Date: 10/14/93 BZA Date _____

I. THE FOLLOWING APPLICATION INFORMATION SHALL BE SUBMITTED:

- A. The original application cover sheet, signed by the property owner;
- B. Twelve copies of the plot plan (If a 24" by 36" sheet size is used, the copies must be folded into 8½" by 14");
- C. One rolled and colored plot plan for display. Colors to use: Residential Buildings - Yellow; Multi-family Buildings - Orange; Commercial Buildings - Pink; Landscaping - Green; Pavement - Gray
- D. If required, two copies of the elevation drawings, floor plan and landscape plan (If a 24" by 36" sheet size is used, it must be folded into 8½" by 14"). **Important, check with a staff person to see if a floor plan or landscape plan is required.**

II. PREPARING THE PLOT PLAN OF THE PROPERTY. The plot plan shall be prepared in a professional manner on a sheet which shall have a minimum size of 11" by 17" and a maximum size of 24" by 36".

- A. The following information shall be located in the lower right hand corner of the plot plan:
 - 1. Date of preparation;
 - 2. North arrow;
 - 3. Scale; the scale selected should use the majority of the sheet;
 - 4. A title block containing; name, address, and phone number of the person who prepared the plot plan;
 - 5. The address number and street name.
- B. The following information shall be located on the plot plan:
 - 1. The lot configuration shall be shown with a heavy line and all dimensions clearly marked;
 - 2. The total square footage of the lot. If the lot is greater than two acres, the lot shall be identified by acreage;
 - 3. The location and outline to scale of each proposed or existing building, building addition, wall, fence, and structure. All structures shall be marked proposed or existing;
 - 4. Setback dimensions from all property lines shall be shown for all existing and proposed structures;
 - 5. The location of all driveways providing access to the lot;;
 - 6. The off-street parking and loading schedule and the number and location of all existing or proposed off-street parking and loading spaces;
 - 7. The width and approximate location of all existing or proposed easements or rights-of-way, whether for public or private roads, drainage, sewers, or flood control purposes; and
 - 8. The size and location of all existing and proposed on-premise ground signage.

III. PREPARING BUILDING ELEVATIONS. The building elevation drawing shall be prepared in a professional manner on a sheet which shall have a minimum size of 11" by 17" and a maximum size of 24" by 36".

- A. For new structures or additions, elevations are required for each side of all proposed buildings or additions without landscaping.
 - 1. The type of exterior construction and roofing material shall be identified for both existing and proposed structures.
- B. **If there are only existing structures involved and no exterior modifications are proposed, a set of photographs clearly showing the property from all sides may be substituted for elevation drawings.** The photographs must be dated and the side of the structure identified by direction (i.e. north side).

IV. PREPARING THE FLOOR PLAN FOR THE PROPOSED OR EXISTING STRUCTURES ON THE PROPERTY. A typical floor plan of each floor with square footages shall be prepared in a professional manner on a sheet which shall have a minimum size of 11" by 17" and a maximum size of 24" by 36".

- A. **Important, check with a staff person to see if a floor plan is required.**

V. PREPARING THE LANDSCAPE PLAN. A typical landscape plan showing the type and size of the irrigation system and the number and type of plants shall be prepared in a professional manner on a sheet which shall have a minimum size of 11" by 17" and a maximum size of 24" by 36".

- A. **Important, check with a staff person to see if a landscape plan is required.**

LAW OFFICES
LEONARD A. WILSON, CHTD.
BANK OF AMERICA PLAZA
300 SOUTH FOURTH STREET, SUITE 1404
LAS VEGAS, NEVADA 89101

TELEPHONE
(702) 388-1996
(702) 385-4751
FAX (702) 382-7903

August 30, 1993

Design Engineering Associates
2880 Meade Ave., Suite 104
Las Vegas, Nevada 89102

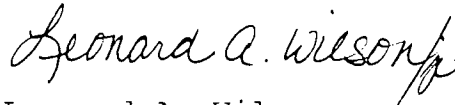
Attn: Ed Taney

RE: APPLICATION FOR PLOT PLAN
APN 200-030-340-034
70 LIMITED / PERESSIN

Dear Mr. Taney:

Please find enclosed herewith the original, executed
Application for Plot Plan / Building Elevation Review for the
above referenced project.

Sincerely Yours,



Leonard A. Wilson
General Manager
70 Limited Partnership

LAW:jbs
Enclosure



DESIGN ENGINEERING ASSOCIATES
OF NEVADA, INC.

September 21, 1993

City of Las Vegas
Planning Department
400 E. Stewart
Las Vegas, NV 89101

To whom it may concern:

The proposed Rancho Nursing Care project located between Shadow Lane and Tonopah Drive (to the north of Alta Drive) will staff a total of 48 full time employees upon completion.

MAYOR RON LURIE

COUNCILMEN

BOB NOLEN

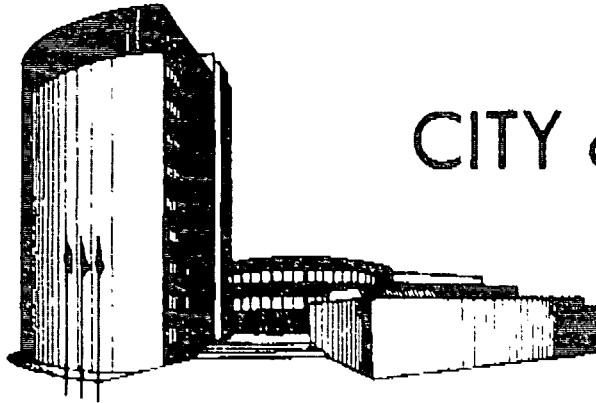
JOE MILLER

ARNIE ADAMSEN

SCOTT HIGGINSON

CITY MANAGER

WILLIAM J. NOONAN



CITY of LAS VEGAS

March 4, 1991

Mr. Thomas Beam
2409 Windjammer Way
Las Vegas, Nevada 89107

RE: Z-155-90 - ZONE CHANGE

Dear Mr. Beam:

The City Council at a regular meeting held February 6, 1991 APPROVED the request for reclassification of property located two blocks north of Alta Drive, between Tonopah Drive and Shadow Lane, from: R-1 (Single Family Residence), to: R-2 (Two family Residence), proposed use: Convalescent Care Facility, subject to:

1. Construct minimum six foot high walls on the south and north property lines and four foot high fences in the front yard areas along Shadow Lane and Tonopah Drive as required by the Department of Community Planning and Development.
2. Provide minimum 10 foot wide landscape planters outside any fences along Shadow Lane and Tonopah Drive as required by the Department of Community Planning and Development.
3. Install 24 inch box trees 40 feet on center with shrubs and ground cover in both street frontage planters in conformance with the Landscape and Wall Buffer System Guidelines as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
4. Install 24 inch box drought tolerant evergreen trees 30 feet on center along the north and south property lines in conformance with the Landscape and Wall Buffer System Guidelines as required by the Department of Community Planning and Development.



Mr. Thomas Beam

March 4, 1991

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5. Dedicate (20) feet of right-of-way for Tonopah Drive and 30 feet for Shadow Lane as required by the Department of Public Works.
6. Construct half-street improvements on Tonopah Drive and Shadow Lane as required by the Department of Public Works.
7. Prior to the issuance of building permits submit an irrevocable Public Access Easement over the proposed south driveway of the development plan. The required easement is to allow unrestricted public access to and between the following streets: Tonopah Drive, Beaumont Street, Arnold Street, Vandalia Street, Deauville Street and Shadow Lane.
8. Construct street improvements in accord with the chosen method of dedication as required by the Department of Public Works.
9. Submit a revised plot plan for approval by the Planning Commission prior to development.
10. Conformance to the building elevations.
11. Resolution of Intent with a twelve month time limit.
12. 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.
13. Submittal of a landscaping plan prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
14. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
15. Satisfaction of City Code requirements and design standards of all City departments.
16. Approval of the parking and driveway plans by the Traffic Engineer.
17. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.

Mr. Thomas Beam

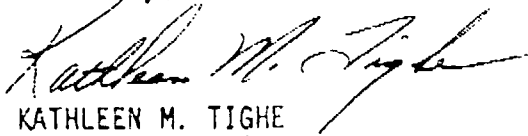
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18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first.
19. Provision of fire hydrants and water flow as required by the Department of Fire Services.
20. The required fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade as required by the Department of Community Planning and Development.

Sincerely,


KATHLEEN M. TIGHE
City Clerk *JLS*

KMT:cmp

cc: Dept. of Community Planning & Development
Dept. of Public Works
Dept. of Fire Services
Dept. of Building & Safety
Land Development Services

Mr. Richard Luke
Richard Luke Architects
2605 S. Decatur Boulevard, #218
Las Vegas, Nevada 89102

**DESIGN ENGINEERING ASSOCIATES
OF NEVADA, INC.**

2880 Meade Ave. Suite 104
LAS VEGAS, NEVADA 89102

(702) 871-9069

LETTER OF TRANSMITTAL

DATE 09/21/93	JOB NO. 2593008
ATTENTION CHARLES	
RE: RANCHO NURSING CARE	

TO CITY OF LAS VEGAS, PLANNING DEPARTMENT
400 E. STEWART
LAS VEGAS, NV 89101

> WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
1			EMPLOYMENT LETTER
1			VICINITY MAP

THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☒ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS NEED LANDSCAPING PLAN.

COPY TO

OK 9/21/13

SIGNED: ED TANEY

**DESIGN ENGINEERING ASSOCIATES
OF NEVADA, INC.**

2880 Meade Ave. Suite 104
LAS VEGAS, NEVADA 89102

(702) 871-9069

LETTER OF TRANSMITTAL

DATE 8/30/93	JOB NO. 2593008
ATTENTION PLANNING	
RE: RANCHO NURSING CARE	

TO CITY OF LAS VEGAS

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via _____ the following items:

- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
1			CHECK # 1294 for \$100.00
1			1000 COLORED PLOT PLAN
12			Blue lines of PLOT PLAN
1			Application cover sheet
2			Blue line sets of Floor Plans & Elevations

THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
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☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO CF 9/14/93

SIGNED: 