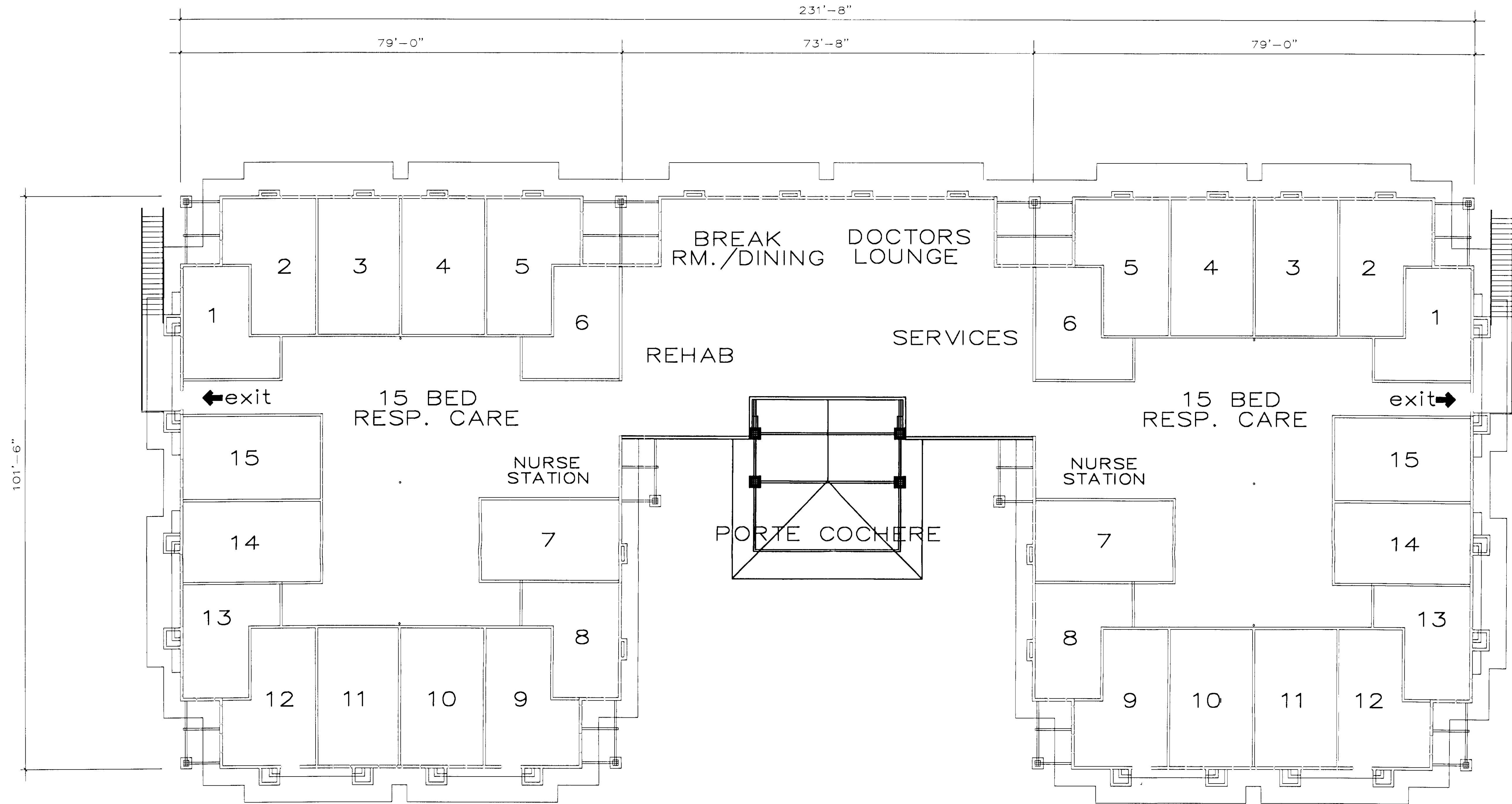
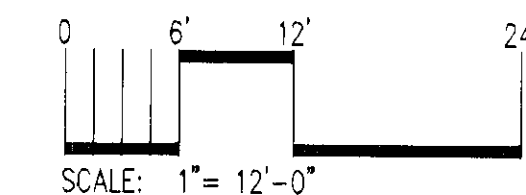


SCHEMATIC
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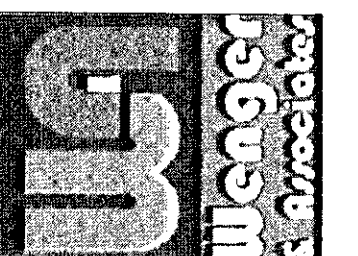
Occupant
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120

SUP-39488

pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

project title •
**RANCHO AND
TORREY PINES CENTER**
RANCHO AND TORREY PINES
LAS VEGAS, NV

PRELIMINARY
NOT FOR
CONSTRUCTION
8/20/06



sheet title •
**RESPIRATORY/DIALYSIS
FLOOR PLAN
LAND USE SUBMITTAL**

issue dates •

drawn by •

M.G.S.

checked by •

R.C.G.

project no. •

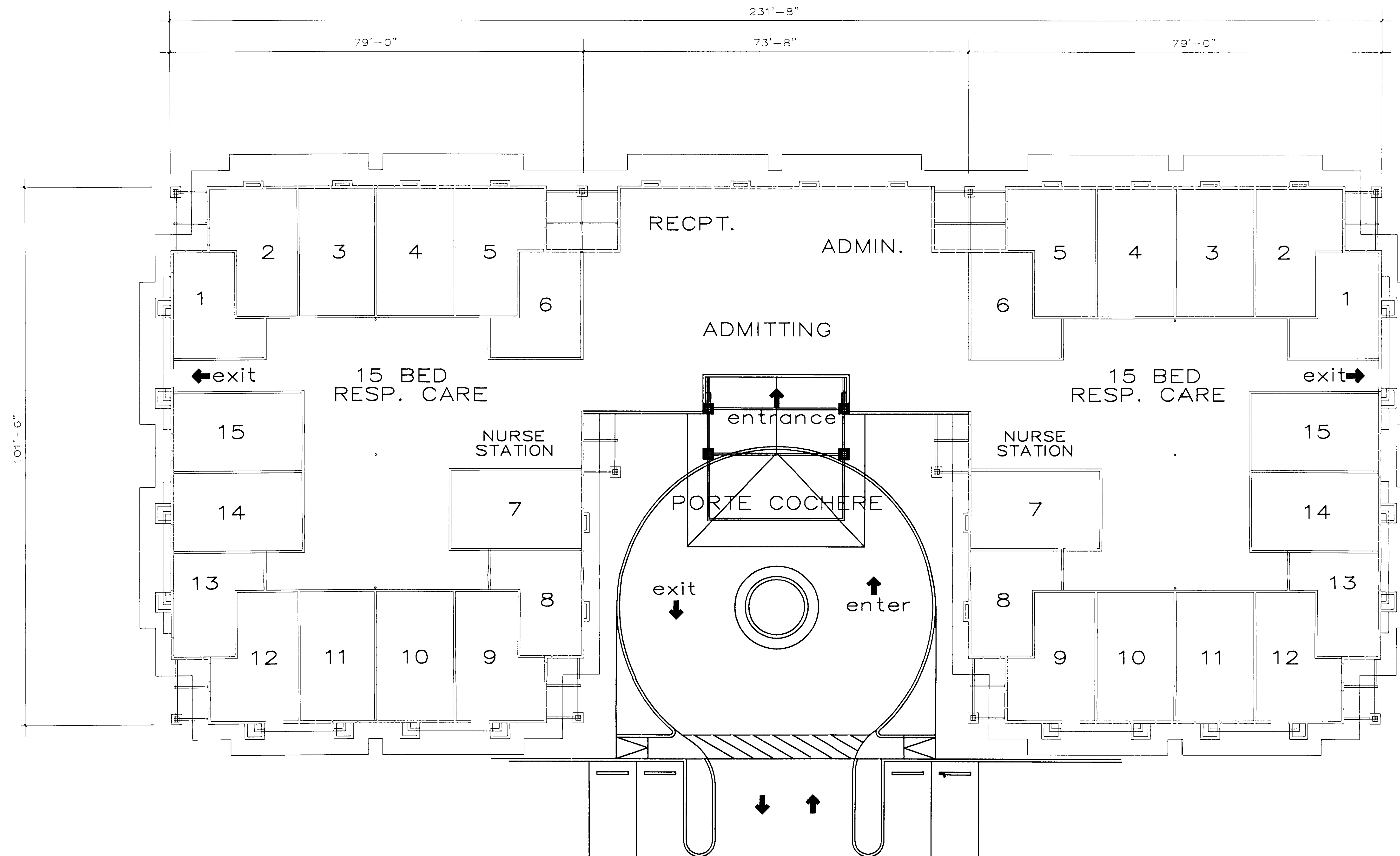
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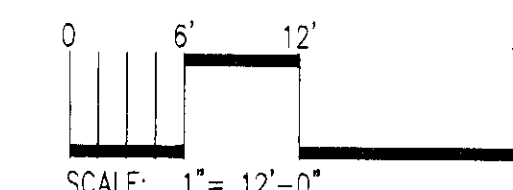
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of sheets



SCHEMATIC
FIRST FLOOR PLAN



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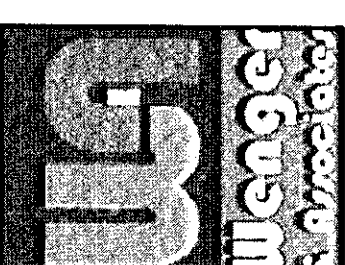
SUP-39488

project title •
**RANCHO AND
TORREY PINES CENTER**
RANCHO AND TORREY PINES
LAS VEGAS, NV

3005 W. HORIZON RIDGE PARKWAY, SUITE 200
HENDERSON, NEVADA 89052
(702) 454-5842 FAX (702) 454-7842

project title •
**RANCHO AND
TORREY PINES CENTER**
RANCHO AND TORREY PINES
LAS VEGAS, NV

PRELIMINARY
NOT FOR
CONSTRUCTION



sheet title •
**RESPIRATORY / DIALYSIS
FLOOR PLAN
LAND USE SUBMITTAL**

issue dates •

drawn by •

checked by •

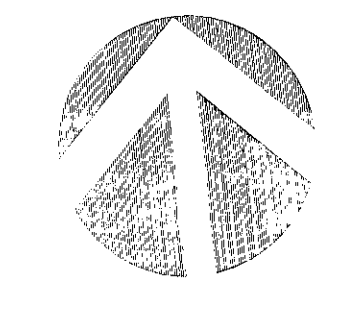
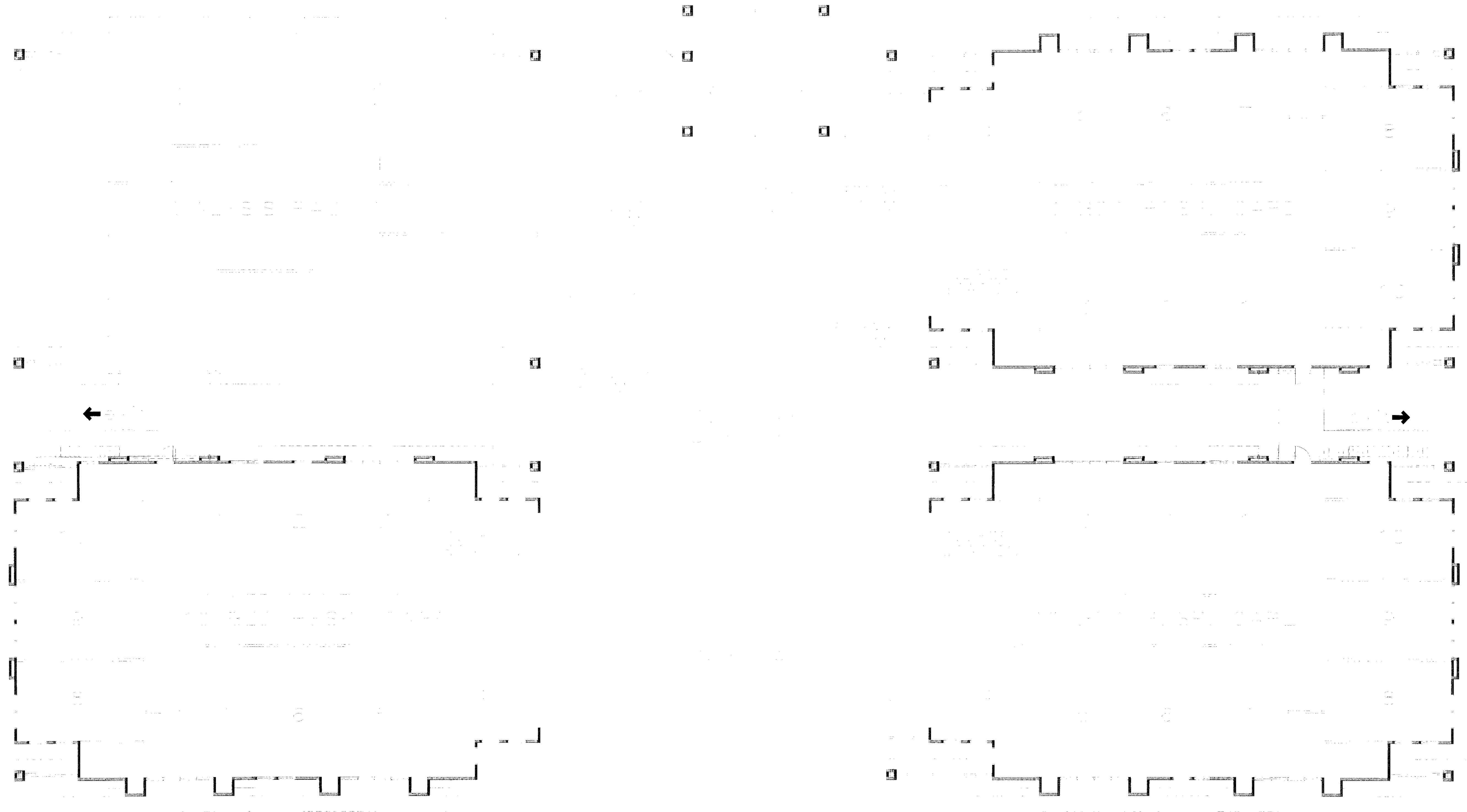
project no. •

revisions •

sheet no.

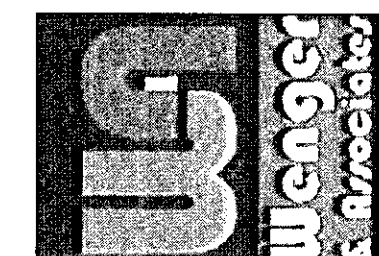
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of sheets



SUP-39488

sheet title:
**RESPIRATORY CARE
FLOOR PLAN
LAND USE SUBMITTAL**

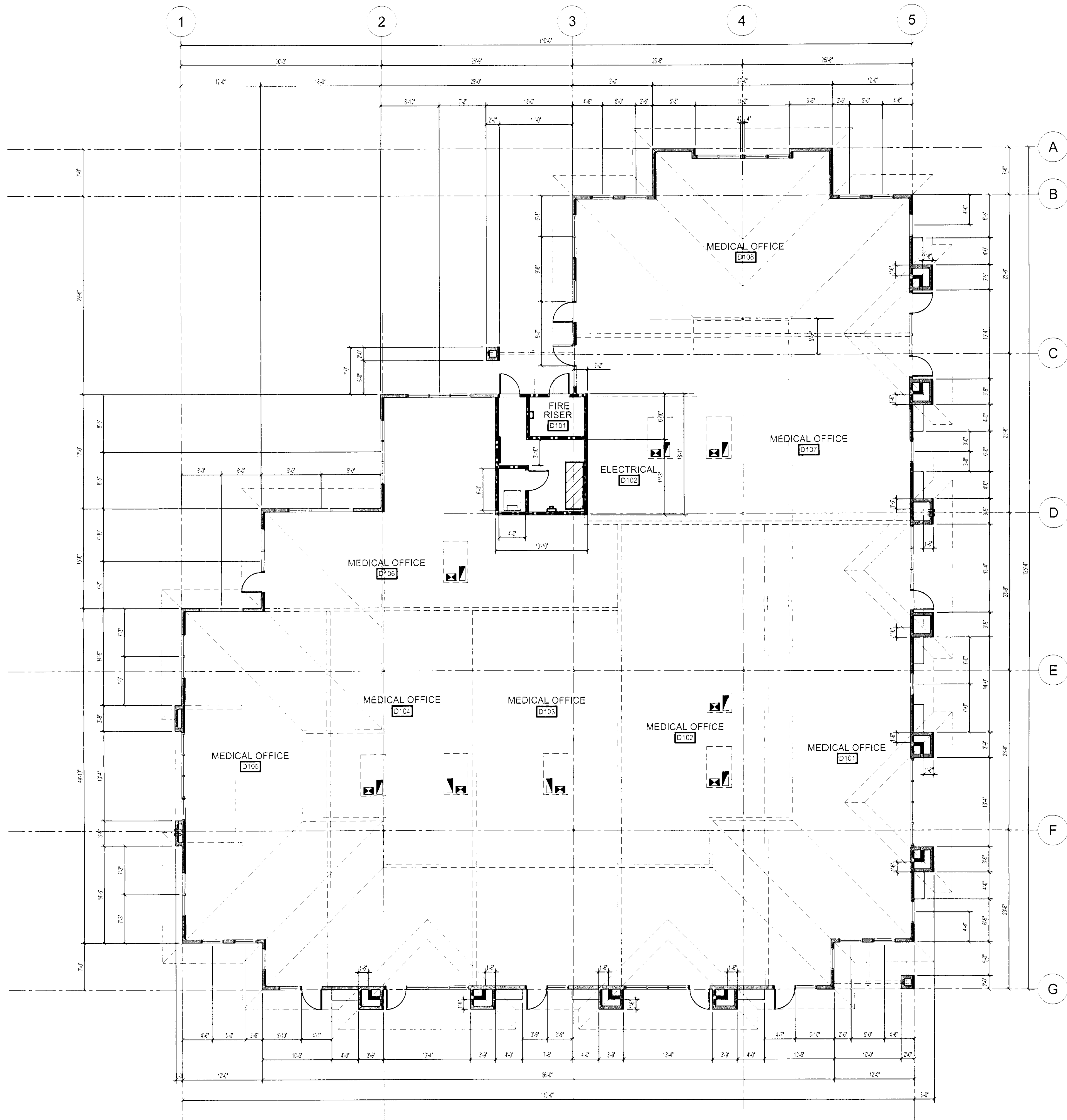


**PRELIMINARY
NOT FOR
CONSTRUCTION**

project title:
**RANCHO AND
TORREY PINES CENTER**
RANCHO AND TORREY PINES
LAS VEGAS, NV

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1 FLOOR PLAN BUILDINGS 1 & 2
1/8" = 1'-0"

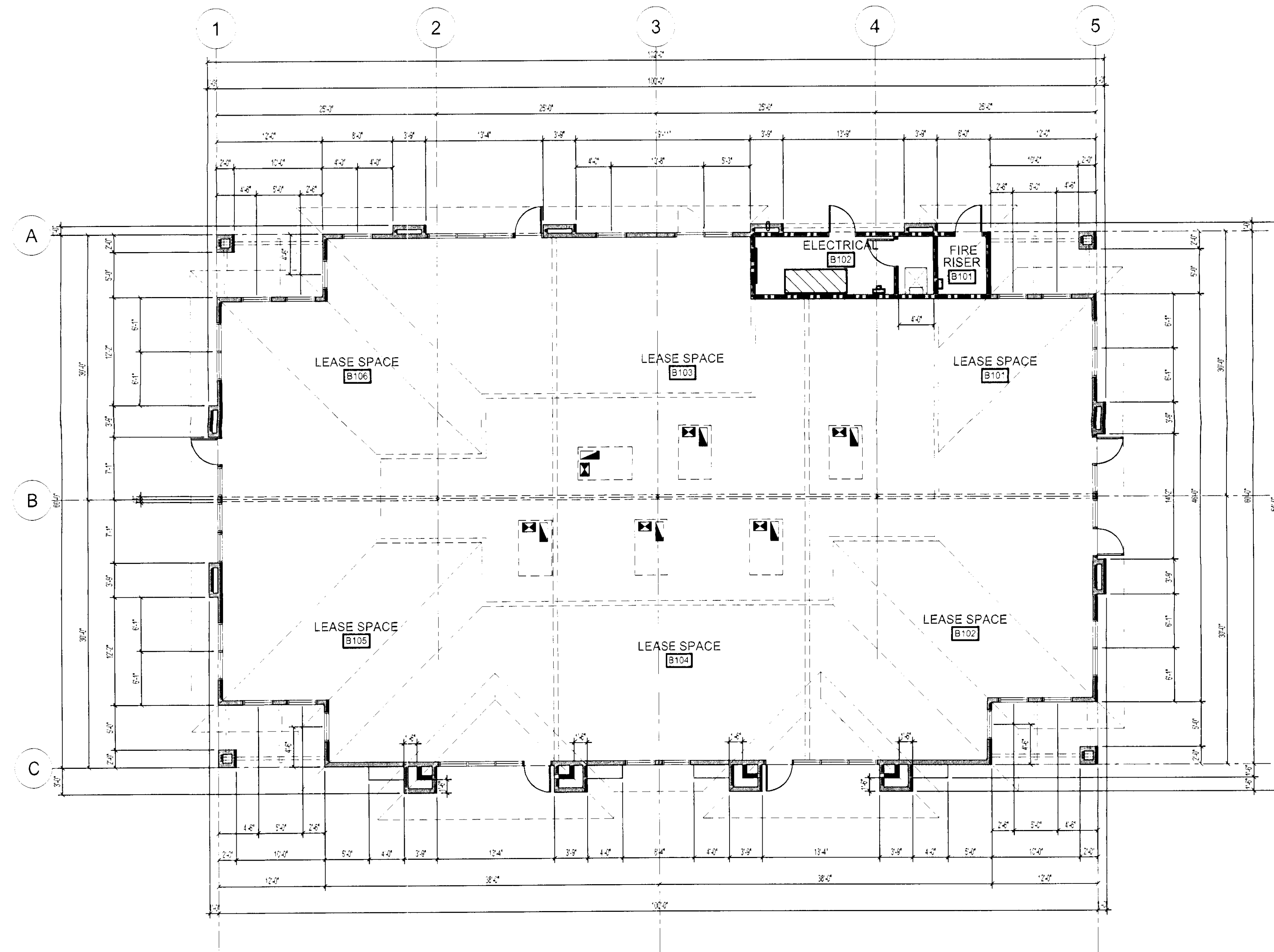
SUP-39488

sheet title	FLOOR PLAN BUILDINGS 1 & 2
issue date	9/7/10
drawn by	C.J.
checked by	R.C.G.
project no.	
revisions	
sheet no.	A1.04
of	sheets

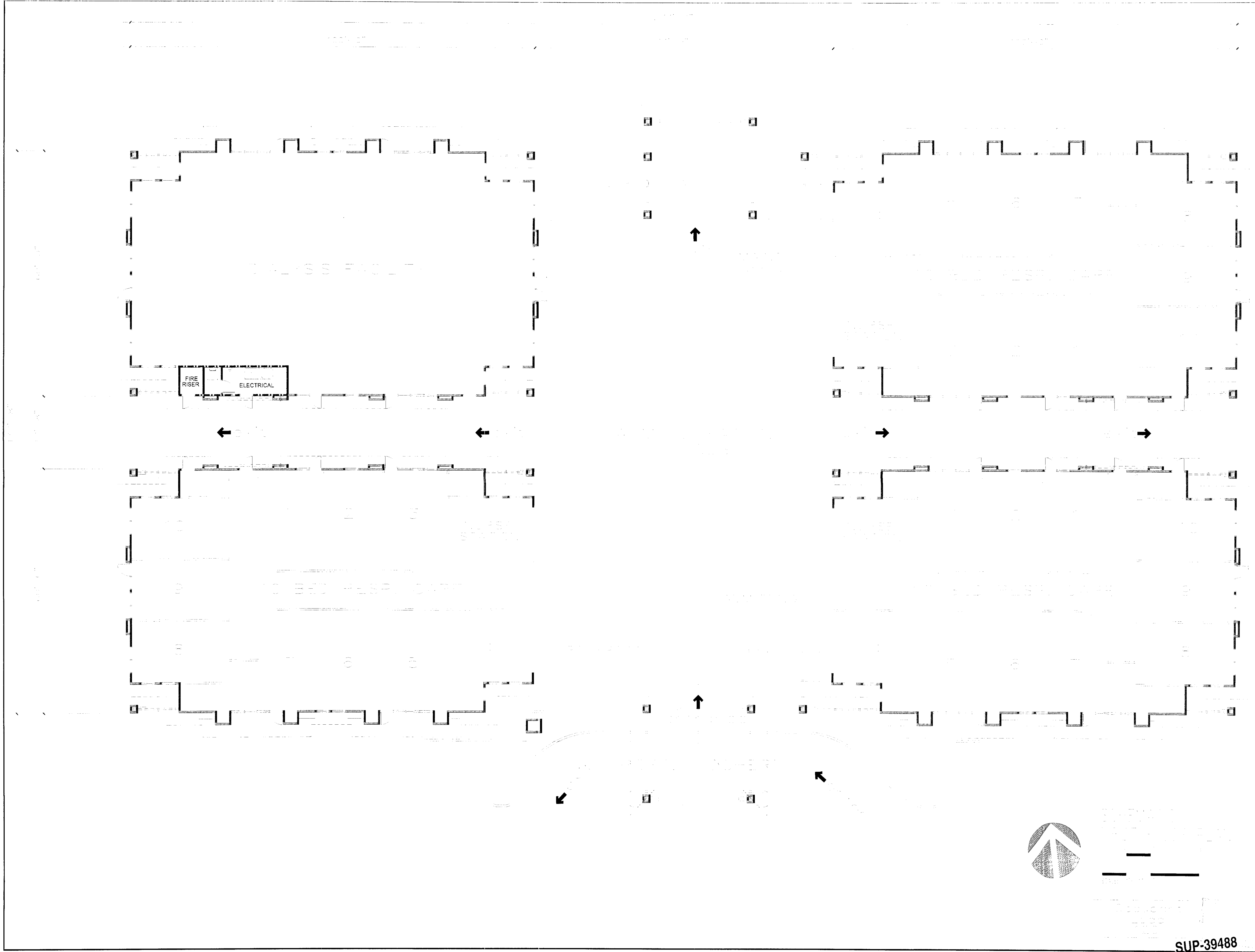
project title
**Rancho Torrey
Pines Center**
Las Vegas, Nevada

pacific design concepts, llc
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henderson, nevada 89052
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1 FLOOR PLAN BUILDING 9
1/8" = 1'-0"

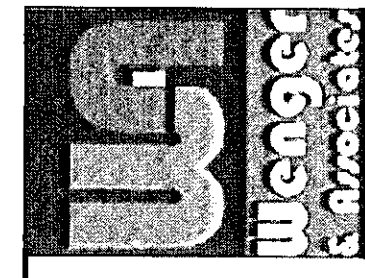


SUP-39488

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sheet title •
**RESPIRATORY CARE
FLOOR PLAN
LAND USE SUBMITTAL**

issue dates •
drawn by •
checked by •
project no. •
revisions •
sheet no. •
A1.01
sheets



PRELIMINARY
NOT FOR
CONSTRUCTION

project title •
**RANCHO AND
TORREY PINES CENTER**
RANCHO AND TORREY PINES
LAS VEGAS, NV

pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

A.P.N.:	138-02-113-001	
EXISTING ZONING:	C-1	
SITE AREA:	279,552 S.F. (6.41 ACRES)	
SETBACKS:	REQUIRED:	PROVIDED:
FRONT	20'-0"	20'-0"
SIDES	10'-0"	10'-0"
REAR	20'-0"	20'-0"
BUILDING AREA,		
FUTURE MEDICAL OFFICE SPACE	21,652 S.F.	
FUTURE OFFICE SPACE	14,680 S.F.	
FUTURE RESP. CARE (60 BEDS)	47,864 S.F.	
FUTURE RESP. CARE (60 BEDS)	36,188 S.F.	
FUTURE DIALYSIS CLINIC	5,744 S.F.	
	118,264 S.F.	
LOT COVERAGE:		
BUILDING AREAS / SITE AREA		
118,264 S.F. / 279,552 S.F. =		42.3%

1. SEE LANDSCAPE DRAWINGS FOR LANDSCAPING INFORMATION.
2. ALL SITE CONCRETE SHALL RECEIVE WEAKENED PLAN JOINTS AT 15'-0" O.C. AND TOOLED JOINTS AT 5'-0" O.C.
3. ALL CONCRETE WALKS, LANDINGS, ETC. SHALL RECEIVE LIGHT BROOM FINISH.
4. SLOPE ALL PLANTER AREAS AWAY FROM BUILDING 2% MINIMUM

SLOPE ALONG ACCESSIBLE ROUTE WILL NOT EXCEED 5% IN
DIRECTION OF TRAVEL AND 2% CROSS SLOPE.
6. PARKING LOT AND BUILDING EXTERIOR LIGHTING LOCATIONS,
STYLE AND HEIGHT SHALL COMPLY WITH TITLE 19 OF THE CITY
OF LAS VEGAS ZONING CODES.

MEDICAL OFFICE SPACE	1 PER 200 S.F. OF GROSS FLOOR AREA UP TO 2,000 S.F. THEN 1 PER 175 S.F.
GENERAL OFFICE SPACE	1 PER 300 S.F. OF GROSS FLOOR AREA.
NURSING/RESP. CARE	1 SPACE FOR EACH 6 BEDS + 1 SPACE FOR EACH EMPLOYEE ON THE LARGEST SHIFT + 3 SPACES FOR MED. PROFESSIONALS.
DIALYSIS CLINIC	1 PER 200 S.F. OF GROSS FLOOR AREA UP TO 2,000 S.F. THEN 1 PER 250 S.F.



SUP-39488

pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

project title •
**RANCHO AND
TORREY PINES CENTER**
RANCHO AND TORREY PINES
LAS VEGAS, NV

PRELIMINARY
NOT FOR
CONSTRUCTION



Wenger & Associates

sheet title : **SITE PLAN**

ssue cites:

Drawn by :
M.G.B.

checked by :
RCG.

project no. :

revisions :

Handwriting practice lines showing the letter 'A' written on a set of three horizontal lines. The letter is formed by two diagonal strokes meeting at the top and a horizontal base stroke. The first 'A' is complete, and the second one is partially visible on the left.

sneeze no.

AS1.01

of sheets

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PROJECT DATA

APN: 128-02-113-001
EXISTING ZONING: C-1

SITE AREA: 271,922 S.F. (6.41 ACRES)
SETBACKS:
FRONT: 20'-0"
SIDES: 10'-0"
REAR: 20'-0"

BUILDING AREA:
FUTURE MEDICAL OFFICE SPACE: 21,652 S.F.
FUTURE OFFICE SPACE: 14,580 S.F.
FUTURE RESP. CARE (80 BEDS): 47,864 S.F.
FUTURE RESP. CARE (80 BEDS): 36,168 S.F.
FUTURE DIALYSIS CLINIC: 5,244 S.F.
TOTAL: 116,264 S.F.

LOT COVERAGE:
BUILDING AREAS / SITE AREA: 42.3%

PARKING:
FUTURE MEDICAL OFFICE SPACE: 122 SPACES
FUTURE OFFICE SPACE: 49 SPACES
FUTURE RESP. CARE (120 BEDS - 36 EMPLOYEES/SHIFT): 62 SPACES
FUTURE DIALYSIS CLINIC: 20 SPACES
TOTAL: 252 SPACES

ADA COMPLIANT PARKING (3 VAN ACCESSIBLE): 9 SPACES
LOADING ZONE: 4 SPACES

PROVIDED:
20'-0"
10'-0"
20'-0"
42.3%
252 SPACES
10 SPACES
4 SPACES

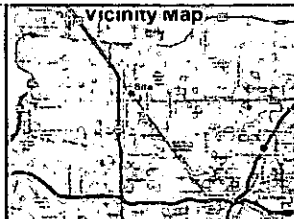
GENERAL NOTES:

- SEE LANDSCAPE DRAWINGS FOR LANDSCAPING INFORMATION.
- ALL SITE CONCRETE SHALL RECEIVE WEATHERED PLAN JOINTS AT 18'-0" O.C. AND TOOLED JOINTS AT 8'-0" O.C.
- ALL CONCRETE WALKS, LANDINGS, ETC. SHALL RECEIVE LIGHT BROOM FINISH.
- SLOPE ALL PLANTER AREAS AWAY FROM BUILDING 2% MINIMUM.
- SLOPE ALONG ACCESSIBLE ROUTE WILL NOT EXCEED 6% IN DIRECTION OF TRAVEL AND 2% CROSS SLOPE.
- PARKING LOT AND BUILDING EXTERIOR LIGHTING LOCATIONS, STYLE AND HEIGHT SHALL COMPLY WITH TITLE 19 OF THE CITY OF LAS VEGAS ZONING CODES.

PARKING CALCULATIONS:

MEDICAL OFFICE SPACE: 1 PER 200 S.F. OF GROSS FLOOR AREA UP TO 2,000 S.F. THEN 1 PER 175 S.F.
GENERAL OFFICE SPACE: 1 PER 300 S.F. OF GROSS FLOOR AREA.
NURSING/RESP. CARE: 1 SPACE FOR EACH 8 BEDS + 1 SPACE FOR EACH EMPLOYEE ON THE LARGEST SHIFT + 3 SPACES FOR MED. PROFESSIONALS.
DIALYSIS CLINIC: 1 PER 200 S.F. OF GROSS FLOOR AREA UP TO 2,000 S.F. THEN 1 PER 250 S.F.

Vicinity Map

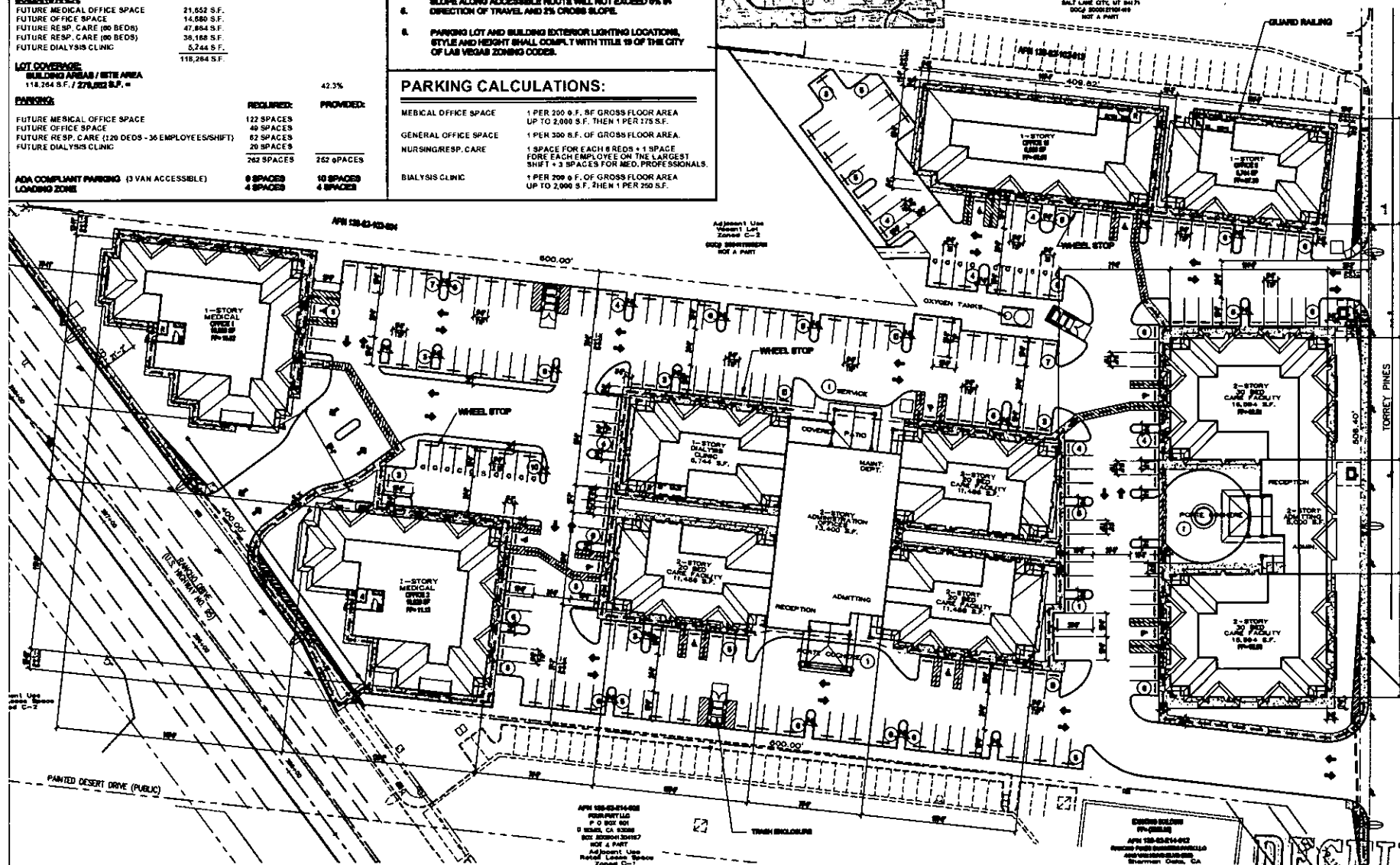


ARCHITECTURAL SITE PLAN



SCALE: 1" = 35'-0"

Adjacent Use:
Community Office Buildings
Zone: C-1
VARIATION: 128-02-113-001
P.O. BOX 71943
SALT LAKE CITY, UT 84171
SOLA 20082704-01
NOT A PART



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3006 W. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

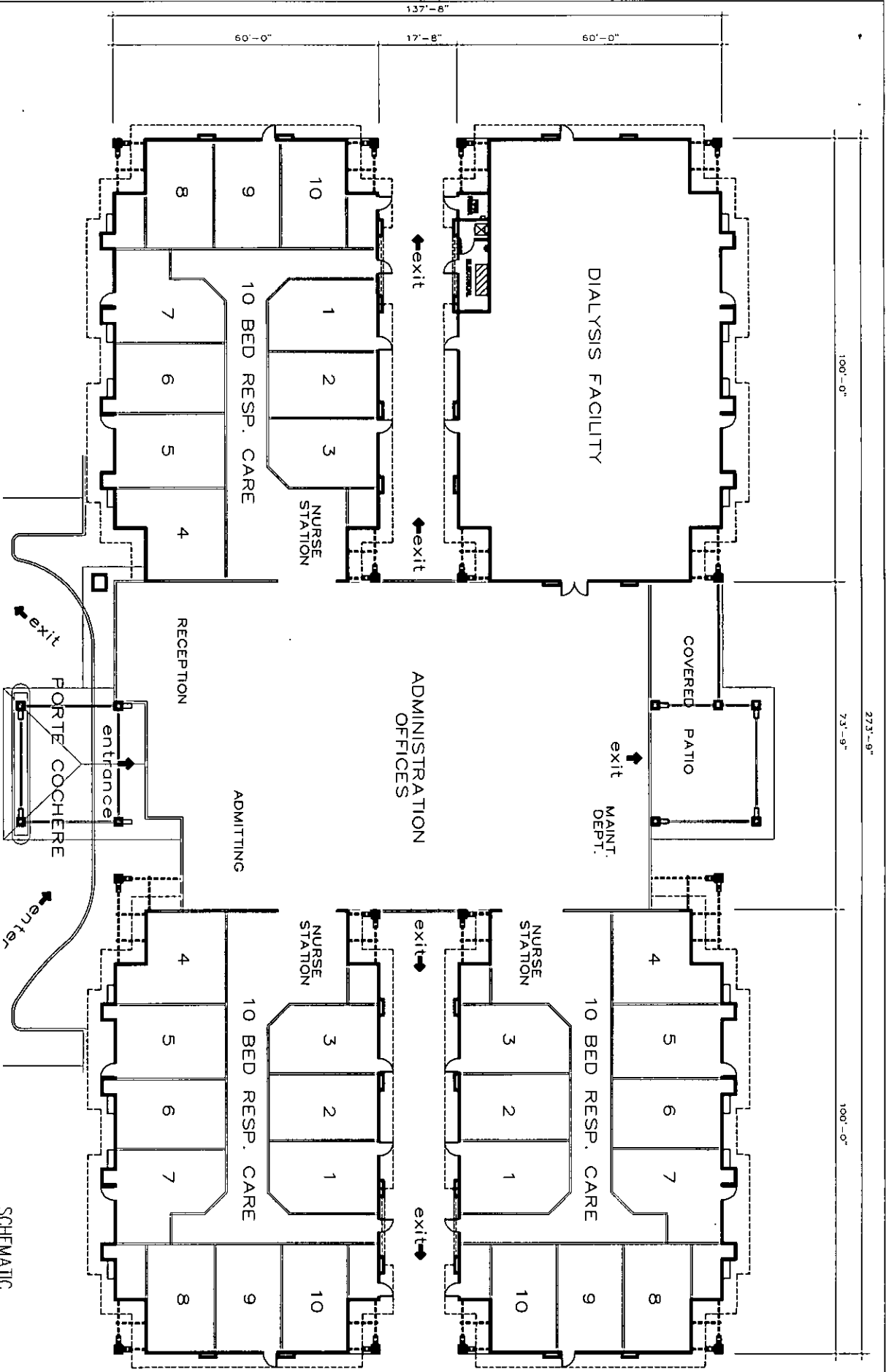
PROJECT: RANCHO AND TORREY PINES CENTER
LAS VEGAS, NV

PRELIMINARY SITE PLAN
NOT FOR CONSTRUCTION

Wenger
REGISTERED

LAND USE SUBMITTAL

REVISIONS:
1. 07/07/10
2. 07/07/10
3. 07/07/10
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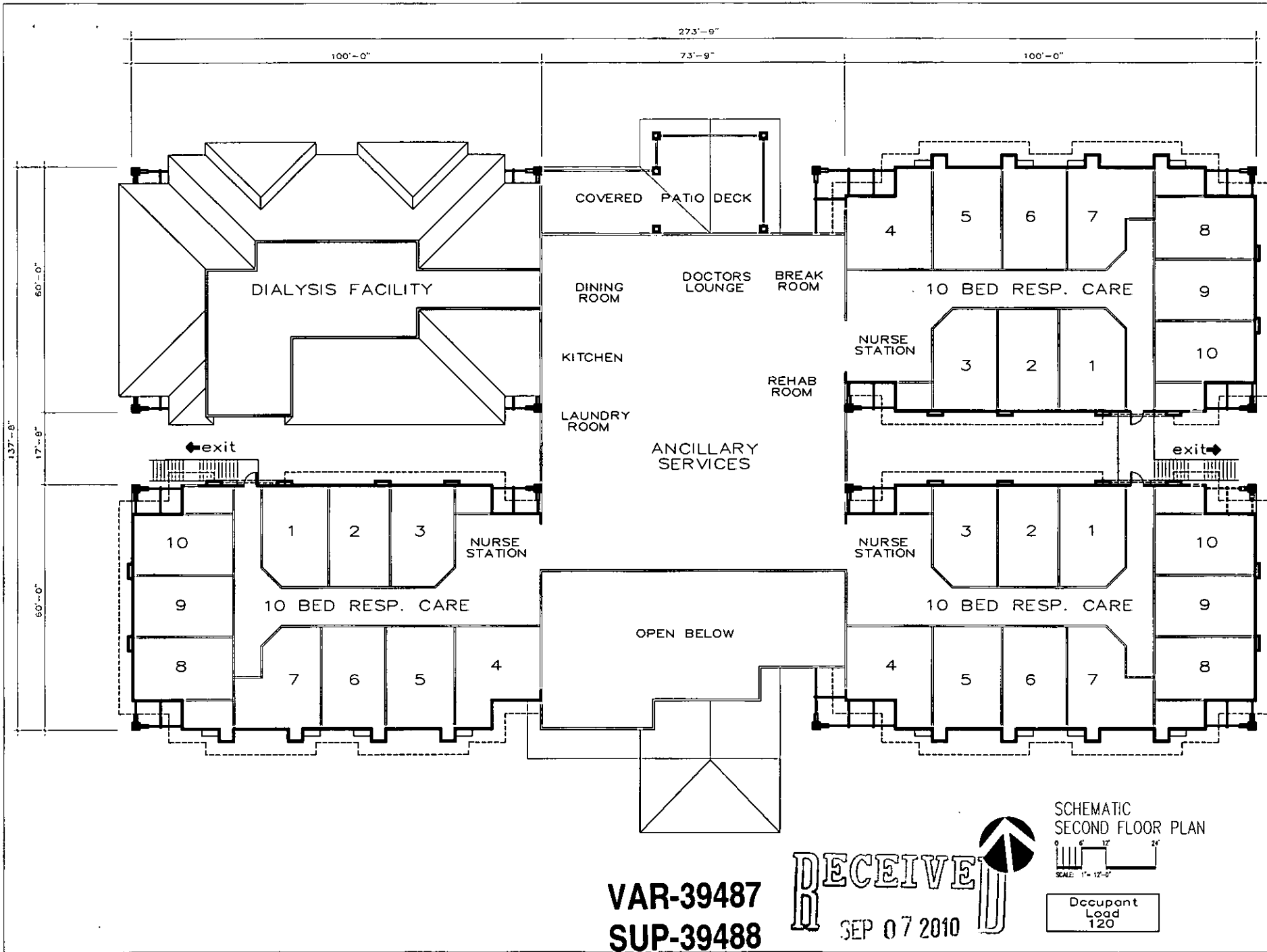


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 VAB-39487
 SUP-39488
 SDR-39485

**SCHEMATIC
 FIRST FLOOR PLAN**

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Sheet title: RESPIRATORY CARE FLOOR PLAN LAND USE SUBMITTAL	PRELIMINARY NOT FOR CONSTRUCTION	Project title: RANCHO AND TORREY PINES CENTER RANCHO AND TORREY PINES LAS VEGAS, NV	pacific design concepts, llc 3005 W. HORIZON RIDGE PARKWAY, SUITE 200 HENDERSON, NEVADA 88052 (702) 454-5842 fax (702) 454-7842
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**VAR-39487
SUP-39488
SDR-39485**

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**SCHEMATIC
SECOND FLOOR PLAN**

Occupant
Load
120

pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-6842 fax (702) 454-7842

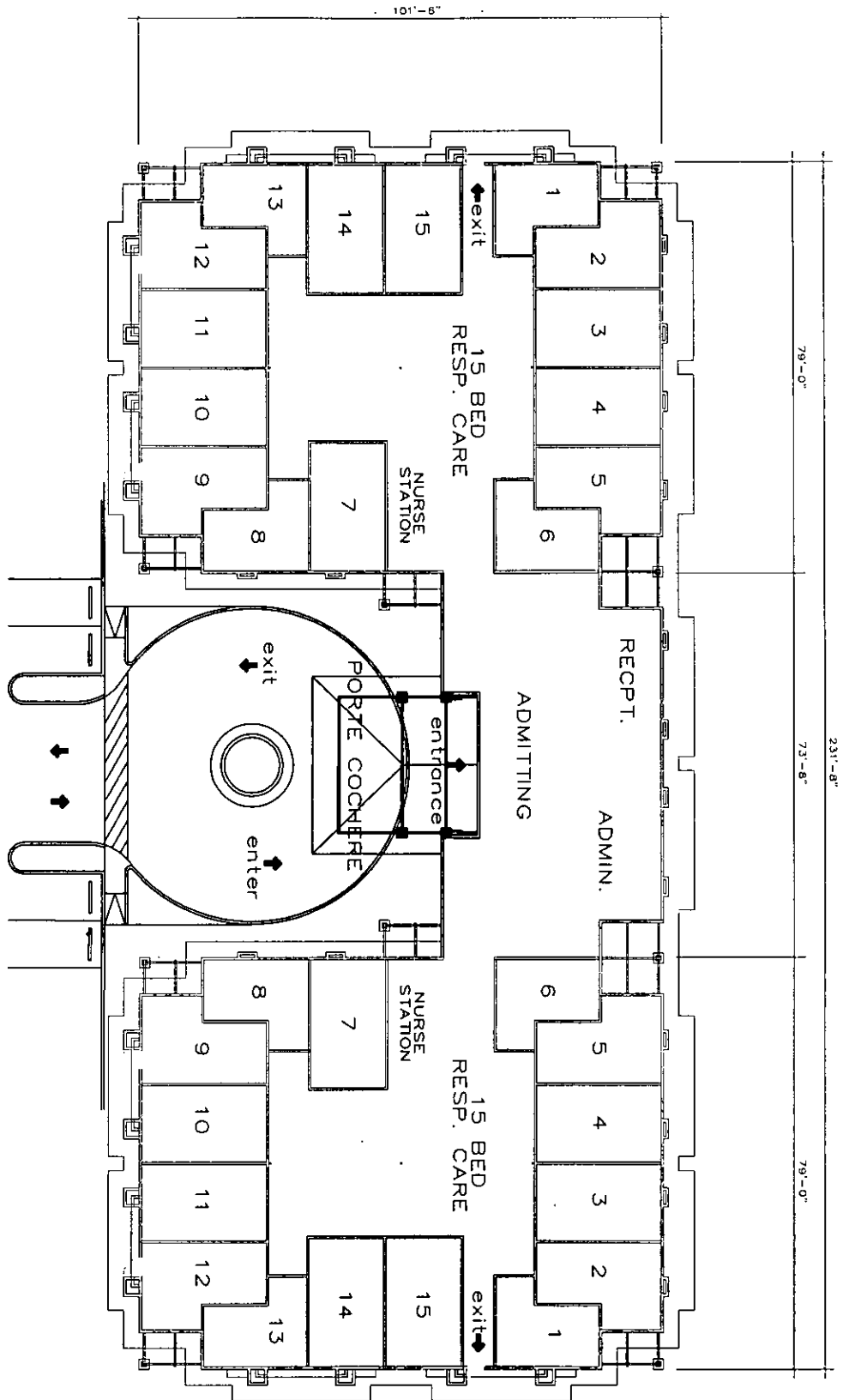
PROJECT title
**RANCHO AND
TORREY PINES CENTER**
RANCHO AND TORREY PINES
LAS VEGAS, NV

**PRELIMINARY
NOT FOR
CONSTRUCTION**

**RESPIRATORY CARE
FLOOR PLAN
LAND USE SUBMITTAL**

Scale 00' = 1"
Drawn by: H.G.B.
Checked by: H.G.B.
Project no.:
Revisions:
Sheet no.:
A1.05

As prepared by the above named architect or engineer, this plan is submitted for the purpose of obtaining a building permit. It is not to be construed as a contract. The architect or engineer is not responsible for the accuracy of the information provided by others. The architect or engineer is not responsible for the accuracy of the information provided by others. The architect or engineer is not responsible for the accuracy of the information provided by others.



SCHEMATIC
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

Occupant
Load
120

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PROJECT TITLE
RESPIRATORY/ DIALYSIS
FLOOR PLAN
LAND USE SUBMITTAL

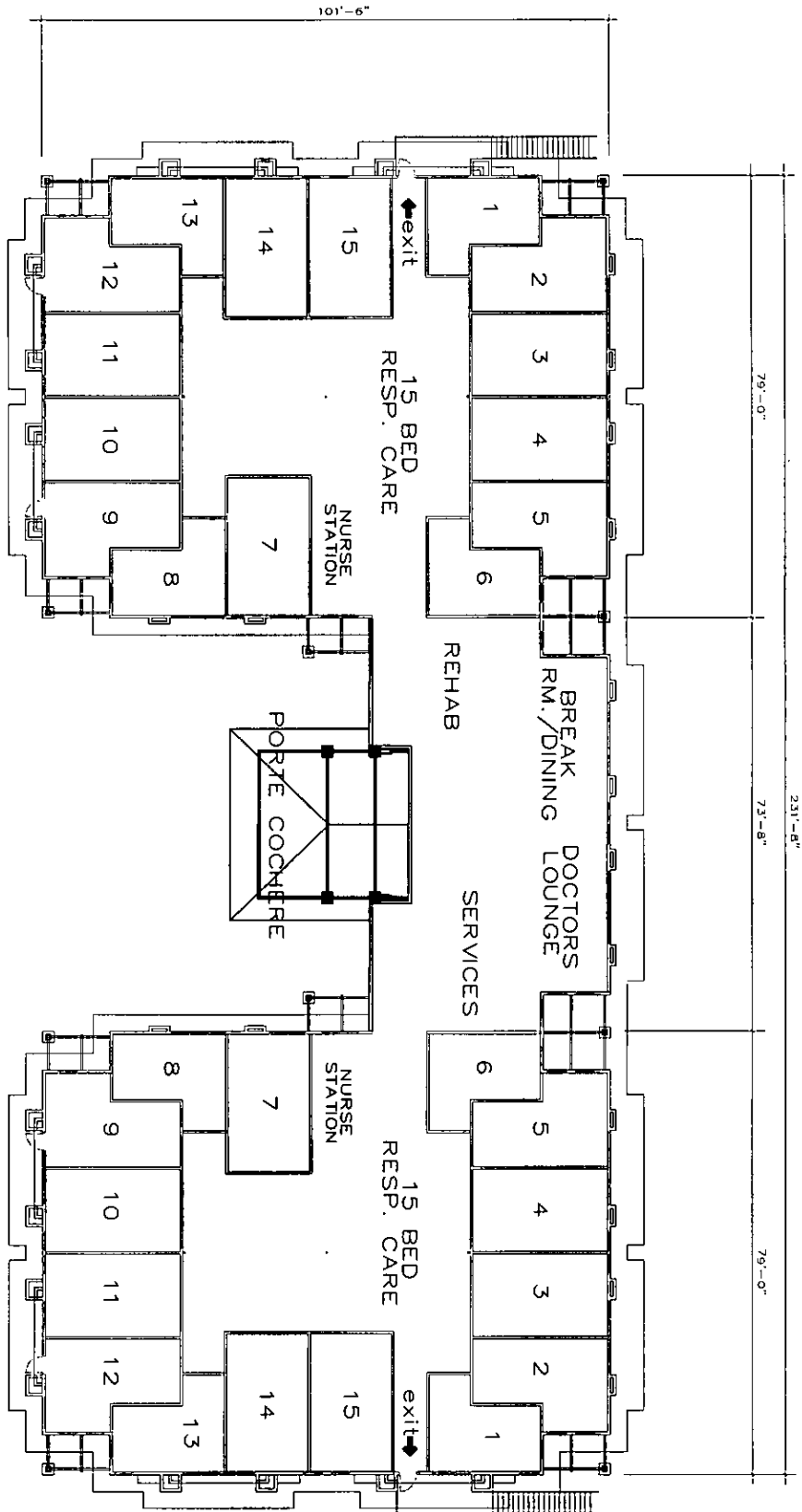
PRELIMINARY
NOT FOR
CONSTRUCTION

Project Title
RANCHO AND
TORREY PINES CENTER
RANCHO AND TORREY PINES
LAS VEGAS, NV

pacific design concepts, llc

3005 W. Horizon Ridge Parkway, Suite 200
Henderson, Nevada 89052
(702) 454-5842 fax (702) 454-7842

A106



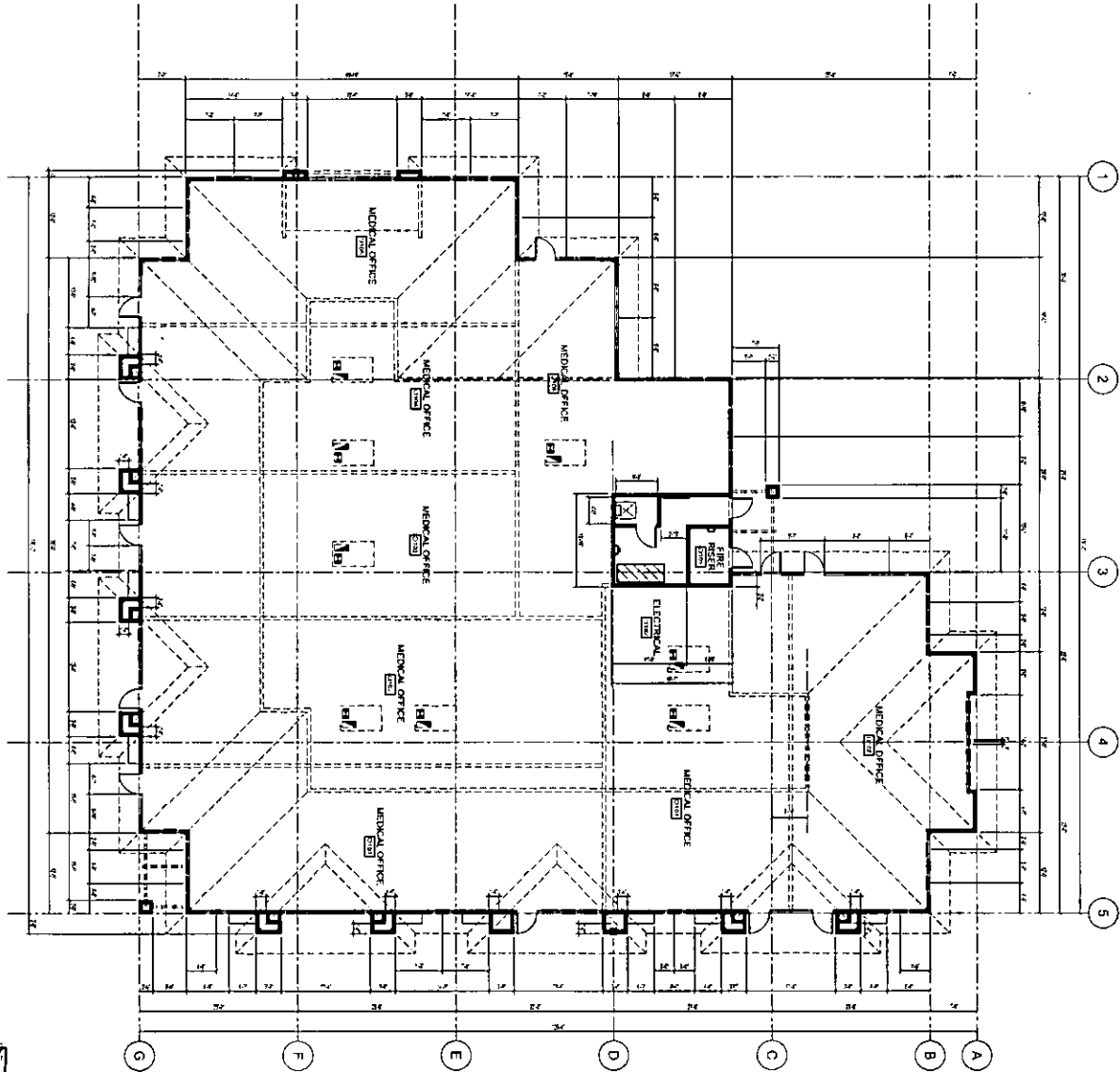
SCHEMATIC
SECOND FLOOR PLAN

Occupant
Load
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SCALE 1" = 12'-0"

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SUP-39488
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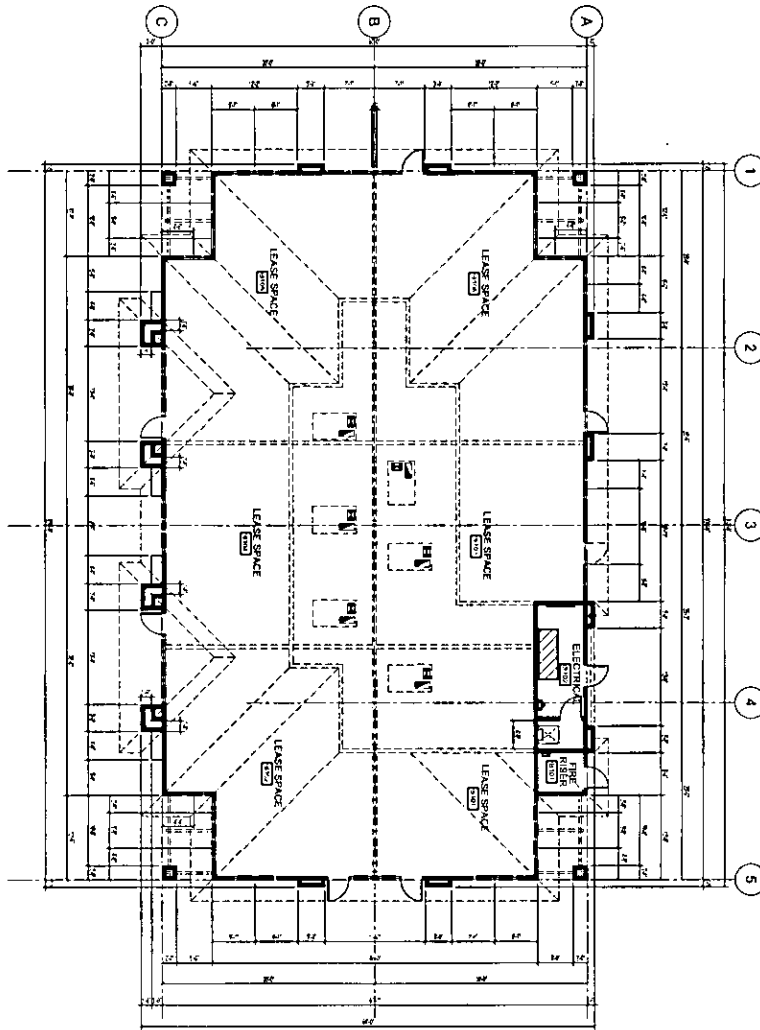


1 FLOOR PLAN BUILDINGS 1 & 2

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1 FLOOR PLAN BUILDING 9

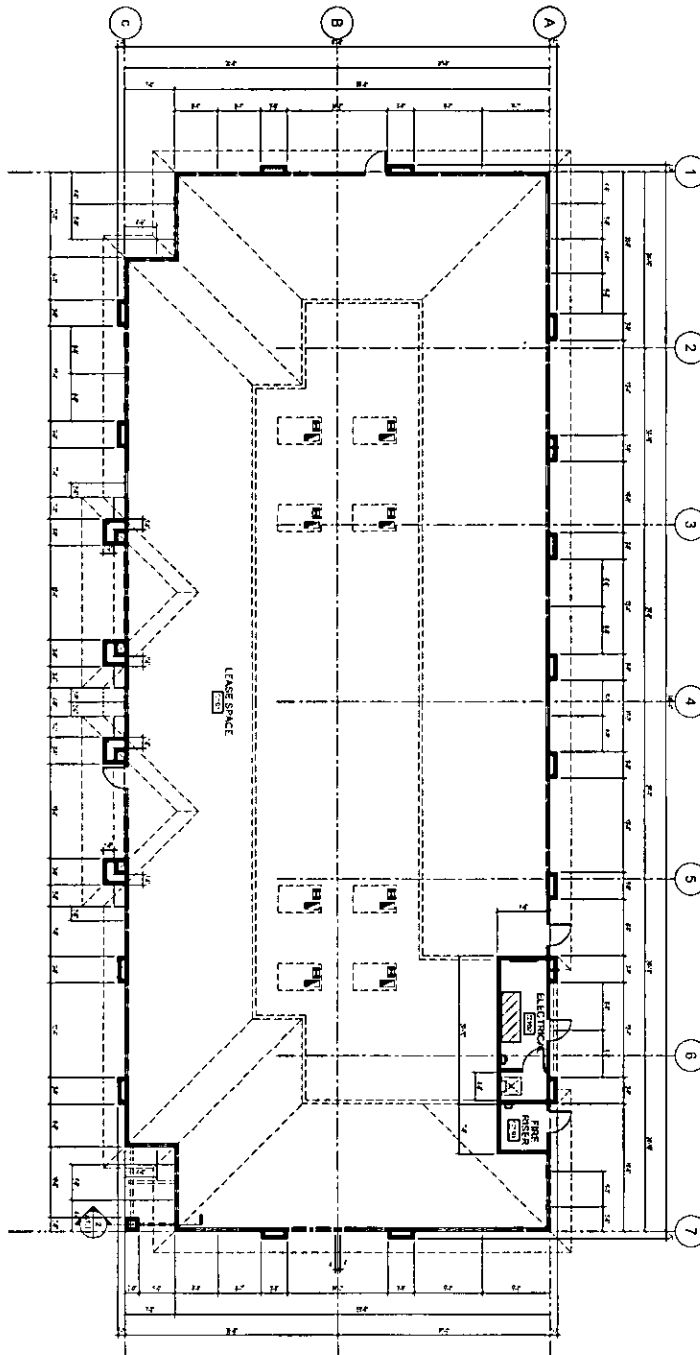
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sheet title:
**FLOOR PLAN
BUILDING 9**

project title:
**Rancho Torrey
Pines Center**
Las Vegas, Nevada

pacific design concepts, llc
3005 W. HORIZON RIDGE PARKWAY, SUITE 200
HENDERSON, NEVADA 89052
(702) 454-5842 fax (702) 454-7842



1 FLOOR PLAN BUILDING 10
1/8" = 1'-0"

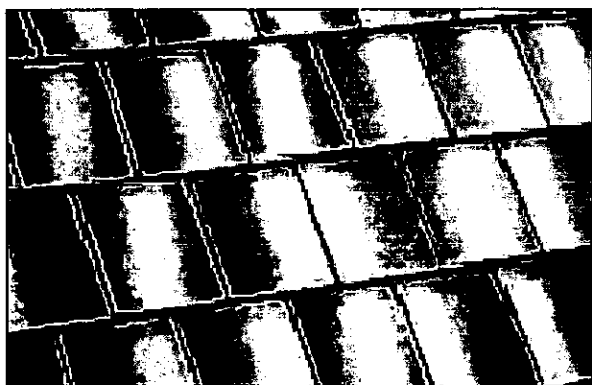
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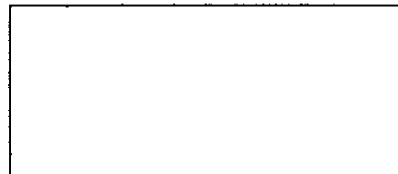
sheet title: FLOOR PLAN BUILDING 10 DATE: 9/7/10 DRAWN BY: [blank] CHECKED BY: [blank] IN CHARGE: [blank] PROJECT NO.: 1	project title: Rancho Torrey Pines Center Las Vegas, Nevada	pacific design concepts, llc 3005 W. HORIZON RIDGE PARKWAY, SUITE 200 HENDERSON, NEVADA 89052 (702) 464-5842 fax (702) 464-7842
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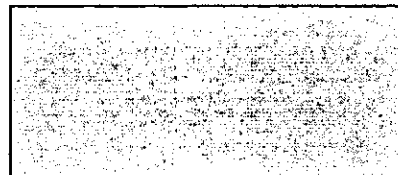
S-1 STONE VENEER
CULTURED STONE
ASPEN COUNTRY #20008



RT-1 CONCRETE ROOF TILE
EAGLE ROOFING
BEL AIR
IMPERIAL DUNES #4159



P1
PRIMARY COLOR
COMEX CLC 1222W
APRES



P2
ACCENT COLOR
COMEX CLC 1229D
PALGE



P3
TRIM/ACCENT COLOR
COMEX CLC 1221A
SWISHTALL

Rancho and Torrey Pines Center

pacific design concepts, llc

VAR-39487
SUP-39488
SDR-39485

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SEP 07 2010

3005 w. horizon ridge parkway, suite 200 henderson, nevada 89052 ph. 454-5842

Steve Gebeke

From: Jeffrey Jacquart [JeffJ@mccarran.com]
Sent: Friday, January 27, 2012 9:00 AM
To: Steve Gebeke
Cc: Darla Hook; Maureen Merry-Lamoureux; Teresa Motley
Subject: Re: SUP-39488

Steve,

We also cannot find that we placed our typical height comment/condition on this application. **Is it not required, and that comment should be removed.** Our Business Office got a call from the developer (Gary Wenger) asking for assistance too. I'll call Gary back and inform him about this correspondence.

On a side note, the heights referenced in your code are incorrect and don't really follow what is required by Federal Code. Can we meet on this issue. I think I know what happened, but that doesn't meet federal notification requirements and is a bit confusing to all parties (you, me, and the developers).

Jeff

>>> Steve Gebeke <sgebeke@LasVegasNevada.GOV> 1/26/2012 2:28 PM >>>
Jeff-

I have a Special Use Permit (SUP-39488) for a Convalescent Care Facility located on APN 13802113001 that was approved 10/21/10. The proposed buildings on the site are all 1 and 2 story buildings that are approx 30 feet in height or less. The site is located in the Airport Overlay (175') and our standard condition regarding high rise development requiring a letter from the CC Dept of Aviation was placed on the approval letter (we don't usually do that unless we get comments back from you, but I cannot find any such in the file). Can you verify that such letter would not be necessary for this development as it is well within the 175' max height allowed? I am trying to facilitate the building permit process for the applicant. Thanks.

Steve Gebeke, AICP

Planning Supervisor
City of Las Vegas
Department of Planning
(702) 229-5410 Office
(702) 385-7268 Fax

*Confirmation from the Clark County Dept of Aviation
Rec'd regarding cond of approval #6. The condition
has been met. JH 01/30/12*

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST			
Item Required					
YES	NO				
APPLICATION PACKET					
☒	☐	Application signed and notarized by all property owners or authorized agent(s)			NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To . . ." -> "Apply for -> Planning Applications")
☒	☐	Grant deed and legal description			
☒	☐	Detailed justification letter			
☒	☐	Original meeting notes and checklist(s) signed by planner			
☒	☐	Correct fee(s): \$ 500.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$ 1030.00 Total			
☒	☐	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)			
☐	☒	Development Impact Notice and Assessment (DINA)			
☐	☒	Project of Regional Significance (PRS)			
☐	☒	Color & Materials Board per Site Development Plan Review Submittal Requirements			
☒	☐	Copy of Business Licenses: (Owner: ☐ Applicant: ☐ Representative: ☒)			
ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)					
SITE PLAN					
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 6
☒	☐	North arrow, scale, and vicinity map			Colored, Rolled Plans: 0 A
☒	☐	All property lines and present dimensions labeled			Reduced Copy (8-1/2x11 BW): 1
☒	☐	All building setbacks labeled			NOTES:
☒	☐	All adjacent existing land uses and street names labeled			
☒	☐	All points of ingress and egress shown			
☒	☐	ADA accessibility requirements shown/labeled			
☒	☐	Parking standard(s) utilized:			
☒	☐	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total			
☒	☐	All free-standing sign locations shown and heights and sizes noted			
☐	☒				
LANDSCAPE PLAN					
☐	☒	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 0
☐	☒	North arrow, scale, and vicinity map			Colored, Rolled Plans: 0
☐	☒	All property lines and present dimensions labeled			Reduced Copy (8-1/2x11 BW): 0
☐	☒	All required perimeter landscape planters shown			NOTES:
☐	☒	All required parking lot fingers/islands shown			
☐	☒	Quantity, size, species/variety of all trees, shrubs, and ground cover			
BUILDING ELEVATIONS					
☐	☒	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 0
☐	☒	Scale and building dimensions labeled			Colored, Rolled Plans: 0
☐	☒	North, south, east, and west elevations of all buildings			Reduced Copy (8-1/2x11 BW): 0
☐	☒	All building materials and colors noted			NOTES:
☐	☒	8" x 10" photo of original color and material board			
☐	☒	All wall sign locations shown and sizes noted			
FLOOR PLANS					
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 1
☒	☐	Scale and building dimensions labeled			Colored, Rolled Plans: 0 A
☒	☐	All building entrances/exits shown			Reduced Copy (8-1/2x11 BW): 1
☒	☐	Use of all rooms noted/labeled			NOTES:
☒	☐	Maximum Occupancy (per I.B.C.)			
☒	☐	Seating Capacity (where applicable)			
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.					
Owner / Applicant:	Rancho Torrey Development, LLC/Copper Sands, Inc.		Application Type:	Special Use Permit	
Representative:	RICHARD GALLEGOS		Application Purpose:	Convalescent Care Facility	
APN:	138-02-113-001		Site Location:	4628, 4632 and 4652 North Rancho Drive	
Planner's Signature:	John Grider 6/30/10		Pre-App. Meeting Date:	08/23/10	
Planner:	John Grider, Planner I - 229-6711		Submittal Deadline:	09/07/10 - no later than 2:00 pm	
			Earliest PC / CC Meeting Dates:	10/21/10 PC - 11/17/10 CC - Cycle 8	



- ☒ **Meeting**
☐ **Conversation Record**
☐ **Telephone**

Page: 1 of 1
Date: 08/23/10
Time: 3:00 p.m.

Project Name: Copper Sands

Conversation between CLV P&D Representative: John Grider, Planner I (229-6711 Office / 385-7268 Fax / jgrider@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. John Grider	Planning and Development	229-6711		
2. Steve Swanton	Planning and Development	229-4714		
3. Gary D. Wenger	Copper Sands, Inc.	602-647-9600		
4. Ron & Mary Leach	Copper Sands, Inc.	602-638-8203		
5. Richard Gallegos	Pacdesignconcepts	454-5842		
6. Charlene Garard	CLV - Finance (Business License)	229-6321	383-0769	
7. Roger Bailey	CLV - PW - Dev Co	229-6578	474-7599	
8. <i>Rick Schroder</i>	CLV - PW - Traffic	229-6901 / 6880		
9. <i>Victor Bolanos</i>	CLV - PW - Flood	229-6541	382-8551	
10. Rod Clark	CLV - Building and Safety	229-6251	382-1731	
11. Ozzie Mirkhah	CLV - Fire and Rescue	229-0366	229-0124	
12. Tom Burkart	CLV - Office of Business Development	229-6551	385-3128	

OR: ☐ see Meeting Attendance Sheet

Is this project intended to meet the City of Las Vegas Green Building Rebate Program? ☐ YES ☒ NO
If yes, please address how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered by the City of Las Vegas.

The following Special Area/Master Plan(s)/Overlay District(s) apply to the project site: Airport Overlay District (175 feet)

Meeting Notes:

1. Non-owner applicants must be a lessee, contract purchaser or optionee of the property. This is consistent with the requirements of Title 19.18 Applications and Procedures. Architectural, engineering and legal firms (among others) that do not fall within these categories may act as the representative only, not as the applicant.
2. All plans shall be to scale.
3. On-site parking requirements: one space for each 6 beds, plus one space for each employee on the largest shift, plus 3 spaces for use by medical professionals.
4. The On-site parking requirements for Site Development Plan Review (SDR-16503) for an 81,240 square-foot Office was approved at one space for each 300 square feet of gross floor area. The approved totals for parking 274 spaces and ADA compliant 10 spaces.
5. Provide a new Parking Analysis, provide a copy to the Planning Department before submittal of application. As a Parking Variance maybe required.
6. Revise Justification letter to address the specific information required.
7. 60 bed Respiratory Care Center, with another 60 bed unit on the east side of the property.
8. Skilled License/lab work to be sent out.
9. Not Assisted Living use.
10. License of Transport Service.
11. Update Drainage Study.
12. Proposing another entry on the east side of the property.
13. How is the state looking at this facility?
14. Owner to provide Business Plan.
15. *Neighbors / Traffic / Technical Stand Point - no issues w/ additional drive.*
16. *Screen Oxygen tank to tallest equipment, 14.08250*
17. *APN # changed*
18. *Remove standard. Notes*
19. *Indicate 1st 2 stories*

Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:
In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.

-- Please return a copy of this form with the original Pre-Application Submittal Checklist **SEP 1 2010**

Complete Submittal Packets **MUST be received by Planning staff no later than **2:00 PM** of the Submittal Deadline Date, no exceptions**

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

October 22, 2010

Mr. Jim Davis
Rancho Torrey Development, LLC
3638 North Rancho Drive
Las Vegas, Nevada 89130

**RE: SUP-39488 - SPECIAL USE PERMIT RELATED TO VAR-39487 AND
SDR-39485
PLANNING COMMISSION MEETING OF OCTOBER 21, 2010**

Dear Mr. Davis:

Your request for a Special Use Permit FOR A 120-BED CONVALESCENT CARE FACILITY at 4660 North Rancho Drive (APN 138-02-113-001), C-1 (Limited Commercial) Zone, Ward 6 (Ross), was considered by the Planning Commission on October 21, 2010.

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

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Convalescent Care Facility.
2. Approval of and conformance to the Conditions of Approval for Variance (VAR-39487) and Site Development Plan Review (SDR-39485) shall be required.
3. This approval shall be void two years from the date of final approval, unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Steve Wolfson
Lais Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



Mr. Jim Davis
SUP-39488 - Page Two
October 22, 2010

6. Written approval by the Clark County Department of Aviation with no change in flight patterns shall be submitted to the City of Las Vegas prior to the issuance of building permits.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **October 21, 2010** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **November 1, 2010**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Gary Wegner
Copper Sands, Inc.
3602 East Greenway Road, Suite #104
Phoenix, Arizona 85032

Mr. Richard Gallegos
Pacific Design Concepts
3005 West Horizon Ridge Parkway, Suite #200
Henderson, Nevada 89052

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

October 8, 2010

Mr. Jim Davis
Rancho Torrey Development, LLC
3638 North Rancho Drive
Las Vegas, Nevada 89130

**RE: SUP-39488 - SPECIAL USE PERMIT RELATED TO VAR-39487 AND
SDR-39485
PLANNING COMMISSION MEETING OF OCTOBER 21, 2010**

Dear Mr. Davis:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **October 21, 2010** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Friday, October 15, 2010** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

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

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Gary Wegner
Copper Sands, Inc.
3602 East Greenway Road, Suite #104
Phoenix, Arizona 85032

Mr. Richard Gallegos
Pacific Design Concepts
3005 West Horizon Ridge Parkway, Suite #200
Henderson, Nevada 89052

Mayor
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Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Torkonian
Steven D. Rass
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell





CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

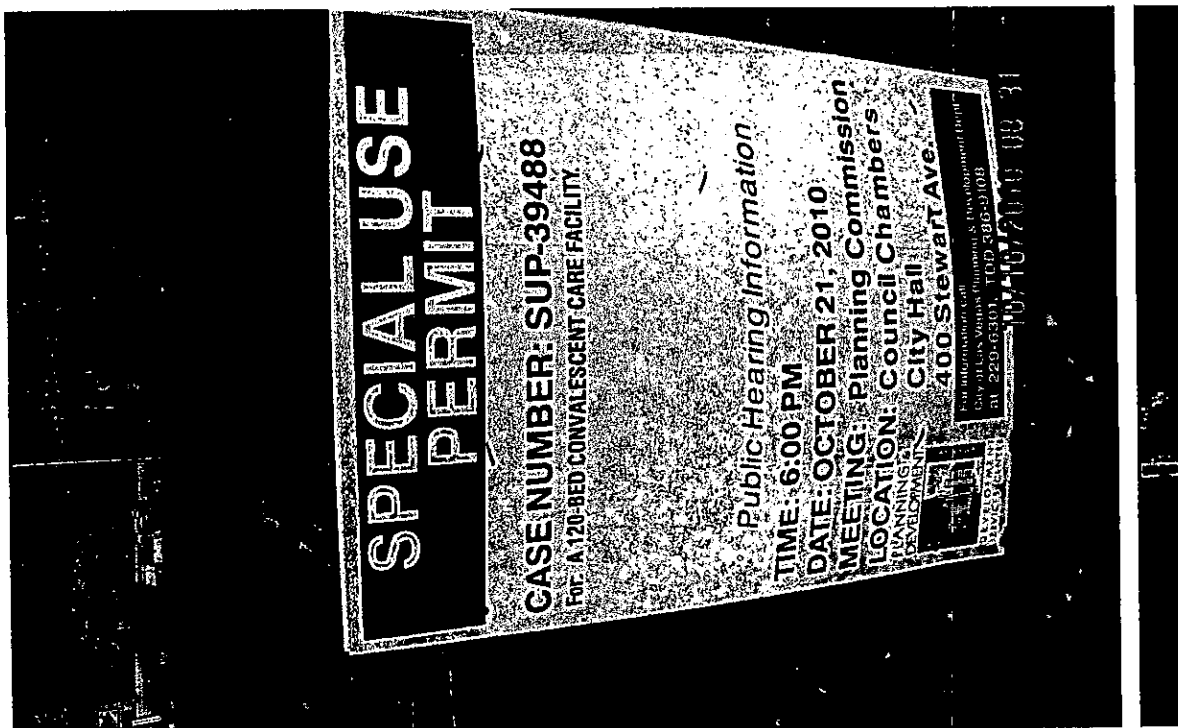


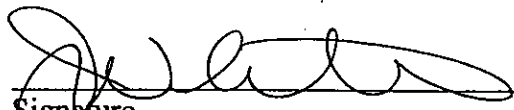
CASE NUMBER: SUP-39488

MEETING DATE: 10/21/10 PC

1 of 2

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



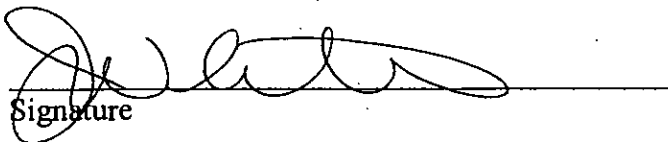

Signature

10-10-10
Date

This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.



62
e Zoning
the first



10-10-10
Date

This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

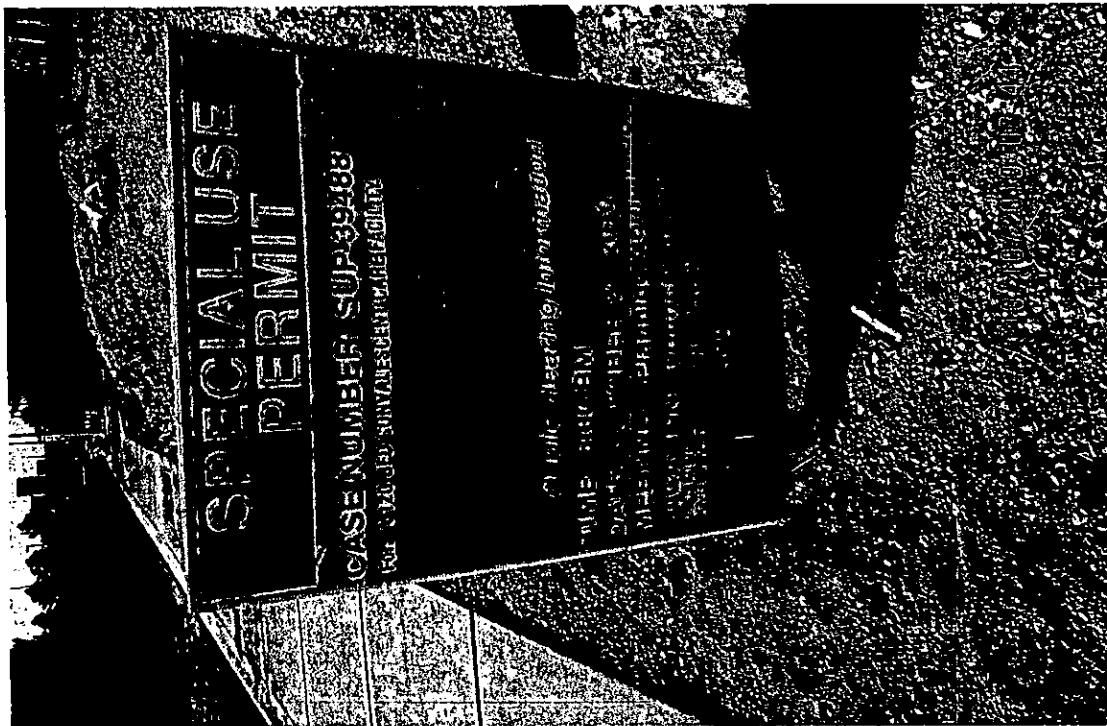


CASE NUMBER: SUP-39488

MEETING DATE: 10/21/10 PC

242

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



[Signature]
Signature

10-10-10
Date

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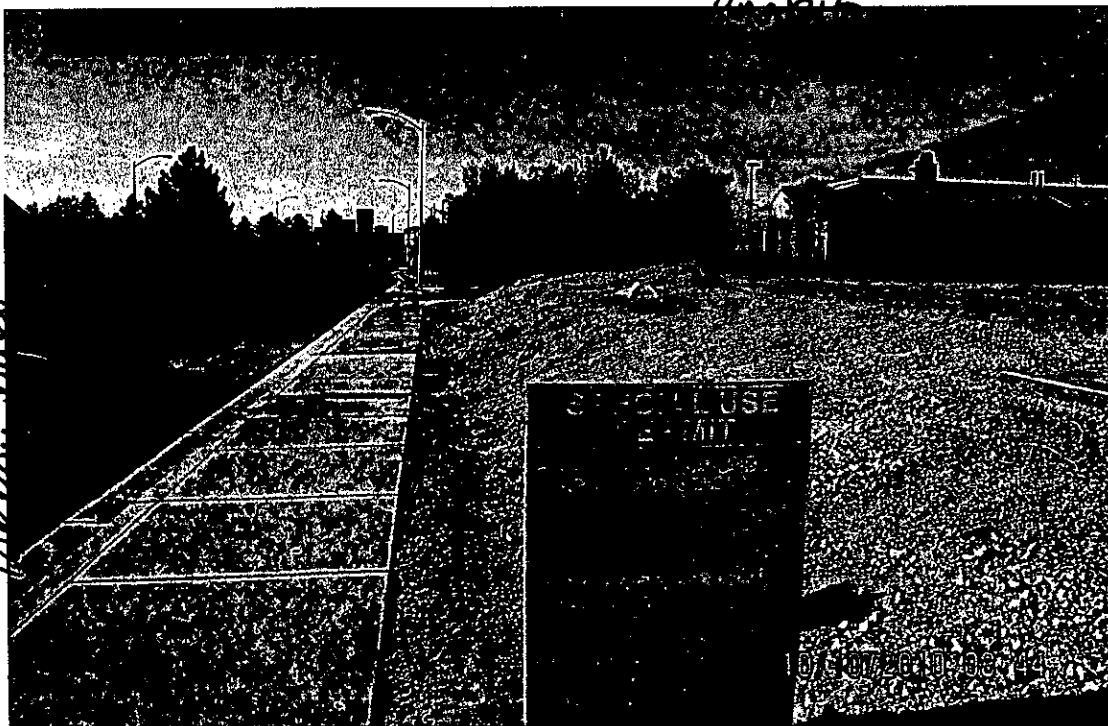


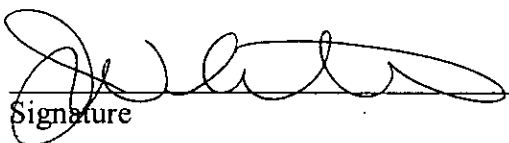
ANNING &
VELOPMENT



62

Zoning
the first




Signature

10-10-10
Date

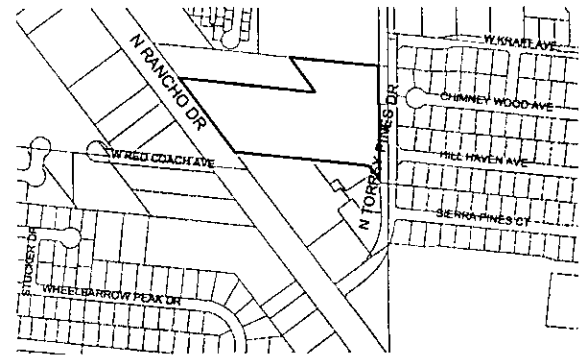
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Application Information

VAR-39487 - VARIANCE - PUBLIC HEARING - APPLICANT: COPPER SANDS, INC.- OWNER: RANCHO TORREY DEVELOPMENT, LLC - Request for a Variance TO ALLOW 252 PARKING SPACES WHERE 259 ARE REQUIRED on 6.41 acres at 4660 North Rancho Drive (APN 138-02-113-001), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

SUP-39488 - SPECIAL USE PERMIT RELATED TO VAR-39487 - PUBLIC HEARING - APPLICANT: COPPER SANDS, INC.- OWNER: RANCHO TORREY DEVELOPMENT, LLC - Request for a Special Use Permit FOR A 120-BED CONVALESCENT CARE FACILITY at 4660 North Rancho Drive (APN 138-02-113-001), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: *October 21, 2010*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

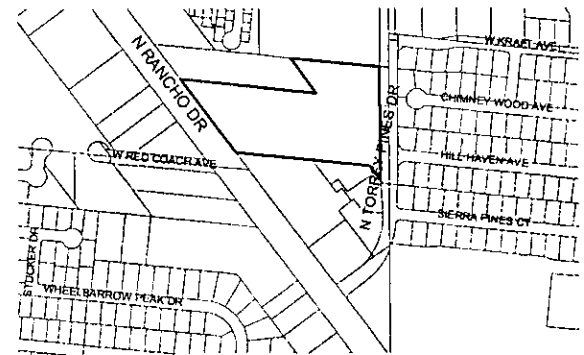
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Information

VAR-39487 - VARIANCE - PUBLIC HEARING - APPLICANT: COPPER SANDS, INC.- OWNER: RANCHO TORREY DEVELOPMENT, LLC - Request for a Variance TO ALLOW 252 PARKING SPACES WHERE 259 ARE REQUIRED on 6.41 acres at 4660 North Rancho Drive (APN 138-02-113-001), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

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Application Location



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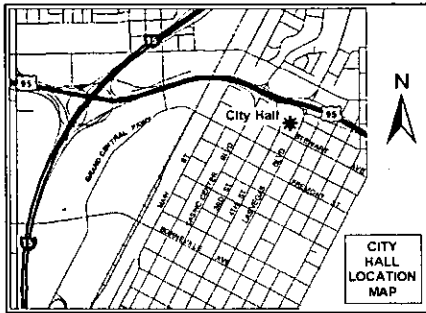
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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

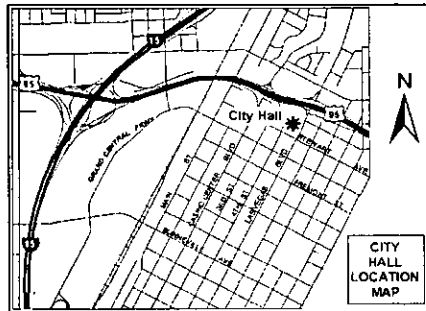
Please use available blank space on card for your comments.

VAR-39487 & SUP-39488

Planning Commission Meeting of 10/21/2010

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-39487 & SUP-39488

Planning Commission Meeting of 10/21/2010

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riekkilä, Survey (FM, PM, & A's only)
Date: September 21, 2010
Re: **SUP-39488** Copper Sands, Inc. 4660 N. Rancho Dr.
Request for a Special Use Permit for a 120-bed convalescent care facility

COMMENTS:

We have no comment on the Request for a Special Use Permit application to allow a 120-bed convalescent care facility at 4660 North Rancho Drive.

We note that this site is the subject of a Site Development Plan Review SDR-39485; all site-related conditions of approval are addressed with that action.

Development Notification

PC Meeting: October 21, 2010

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

SUP-39488

Barrington Bay Community Association

Castle Bay Shores HOA

Copper Crest HOA

Deerbrooke HOA

Desert Pine Villas

Lone Mountain Village HOA

Los Prados Community Association

Mountain Gate HOA

Northwest Area Residents Association NCG

Northwest Citizens Board NA

Rancho Santa Fe HOA

Rosewood Estates

The Rancho Alta Mira HOA

Turning Point Community Association

Woodcrest HOA

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

SUP-39488

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC

SENT VIA COURIER/ INTER-OFFICE MAIL/ OR US MAIL

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2nd Floor
METRO	BRIAN O'CALLAGHAN	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	2900 RONEMUS
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

SUP
09/08/2010

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

SUP-39488 - SPECIAL USE PERMIT RELATED TO VAR-39487 - PUBLIC HEARING - APPLICANT:
COPPER SANDS, INC.- OWNER: RANCHO TORREY DEVELOPMENT, LLC - Request for a Special Use
Permit FOR A 120-BED CONVALESCENT CARE FACILITY at 4660 North Rancho Drive (APN 138-02-113-
001), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

PLANNING COMMISSION: *OCTOBER 21, 2010*

CITY COUNCIL: *NOVEMBER 17, 2010*

PLANNING SUPERVISOR: *STEVE GEBEKE*



PUBLIC HEARING

Comments Due: *SEPTEMBER 21, 2010*

*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 and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney (cburney@lasvegasnevada.gov)**, the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.*

LIST COMMENTS BELOW:

Report Date 09/08/2010 10:47 AM

Submitted By

Page 1

A/P # 39488 SPECIAL USE PERMIT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	09/07/2010 14:02	984224	Temp COO		
Approved			COO issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

SUP-39488 - SPECIAL USE PERMIT RELATED TO VAR-39487 - PUBLIC HEARING - APPLICANT: COPPER SANDS, INC./OWNER: RANCHO TORREY DEVELOPMENT LLC. - Request for a Special Use Permit FOR A 120-BED CONVALESCENT CARE FACILITY on 6.41 acres at 4660 North Rancho Drive (APN 138-02-113-001), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

Parent A/P #

Project # 39488 Project/Phase Name RANCHO AND TORREY PINES CENTER Phase #
Size/Area 6.41 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13802113001

Location

Owner/Tenant

Contact ID AC1333461 Name RANCHO TORREY DEVELOPMENT L L C
Mailing Address 3638 N RANCHO DR Organization
City LAS VEGAS State/Province NV
ZIP/PC 89130-3168 Country ☐ Foreign
Day Phone (702)382-0566 x Evening Phone
Fax (702)839-0351 Mobile #

A/P Linked Addressee

No Addresses are linked to this Application

Linked Addresses

4648 N RANCHO DR
LAS VEGAS, 89130-

4656 N RANCHO DR
LAS VEGAS, 89130-

4660 N RANCHO DR
LAS VEGAS, 89130-

4624 N RANCHO DR
LAS VEGAS, 89130-

4652 N RANCHO DR
LAS VEGAS, 89130-

Report Date 09/08/2010 10:47 AM

Submitted By

Page 2

Address

Parcel Link

AP Link

4632 N RANCHO DR
LAS VEGAS, 89130-

4636 N RANCHO DR
LAS VEGAS, 89130-

4640 N RANCHO DR
LAS VEGAS, 89130-

4644 N RANCHO DR
LAS VEGAS, 89130-

4628 N RANCHO DR
LAS VEGAS, 89130-

AP Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

AP Linked Parcels

13802113001

Applicants/Contacts

Primary	N	Capacity	APPL	Contact ID	AC1817596	☐ Foreign
Effective		Expire				
Name	COPPER SANDS, INC					
Day Phone	(602)647-9600 x	Eve Phone		Organization		
Pager		PIN #		Position		
Fax	(480)639-6425	Mobile		Profession		
E-Mail						
Address	3602 E. GRENWAY ROAD #104 PHOENIX, AZ 85032					
Seasonal Addr						

Valid From To
Comments No Comments

Primary	N	Capacity	OWNER	Contact ID	AC1333461	☐ Foreign
Effective		Expire				
Name	RANCHO TORREY DEVELOPMENT L L C					
Day Phone	(702)382-0566 x	Eve Phone		Organization		
Pager		PIN #		Position		
Fax	(702)839-0351	Mobile		Profession		
E-Mail						
Address	3638 N RANCHO DR LAS VEGAS, NV 89130-3168					
Seasonal Addr						

Valid From To
Comments No Comments

Report Date 09/08/2010 10:47 AM

Submitted By

Page 3

Applicants/Contacts

Primary Y Capacity OTHER Other REP Contact ID AC1313544 ☐ Foreign
Effective Expire
Name PACIFIC DESIGN CONCEPTS
Day Phone (702)454-5842 x Eve Phone Organization
Pager PIN # Position
Fax (702)454-7842 Mobile Profession
E-Mail
Address 3005 W. HORIZON RIDGE PKWY
SUITE 200
LAS VEGAS, NV 89052
Seasonal Addr
Valid From To
Comments No Comments

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	09/07/2010 14:07	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	09/07/2010 14:07	30.00
PROCESSING FEE	P	09/07/2010 14:07	500.00
Total Unpaid	0.00	Total Paid	1030.00

Inspections

There are no inspections for this Report

Review Activities
Review #
Comments

Review Type	#	Status	Waived	Issued	Started	Completed	Complete
-------------	---	--------	--------	--------	---------	-----------	----------

Activity Review Details

Detail SUBMITTAL CHECKLIST (SUP)

Modified By GKAPOVICH

Modified Date/Time 09/07/2010 14:02

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y	Pre-Application Conference Checklist	Y	Site Plan (6 Folded Blue Lines, 1 Rolled Colored)
Y	Application/Petition Form	Y	Floor Plan, If Applicable (1 Folded, 1 Rolled)
Y	Deed and Legal Description	Y	Laser Print Site Plan
Y	Justification Letter	Y	Laser Print Floor Plan
N	DINA (Not Always Required)	Y	Statement of Financial Interest

Y Business Licensing Requirements Met

N Business License Exempt

Report Date 09/08/2010 10:47 AM

Submitted By

Page 4

Check Conditions Condition Supervisor Required	Approval Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
--	-------------------------------------	---------------	------------	--------------	----------

No Conditions

Project#	AP Type	Status	Stage	Relation
----------	---------	--------	-------	----------

No children exist for this project

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

SPECIAL USE PERMIT

N DINA Required? Y Will this go to the City Council? Hearing Type
Public or Admin? PUBLIC

N Project of Regional Significance?

N Parent Project link required? Is there a condition of approval for a Required Review?
If yes, when does it need to be reviewed?

Type of Use
CONVALESCENT CARE FACILITY/NURSING HOME

N Is this an Alcohol related Use? Staff Recommendation

Meeting Information

Meeting Information Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
10/21/2010	PC	SCHEDULED		0	0	0
GKAPOVICH	09/07/2010					

Template Type	AP #	AP Type	Status	Stage
---------------	------	---------	--------	-------

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
-------------------------	------	-------	----	----------

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
---------------------------	-------------	------------	-------	------	-------

PAYMNT CO NAME WHO PICKED UP CONTACT# 970040 09/07/2010 14:08 0.00
GARY WENGER, 602.647.9600, WENGER & ASSOCIATES CK 8088279 (39485, 39487, 39488)

No Model Home Details



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39488** APN: 138-02-113-001
Name of Property Owner: Rancho Torrey Development
Name of Applicant: COPPER SANDS, INC.
Name of Representative: PACIFIC DESIGN CONCEPTS

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): _____

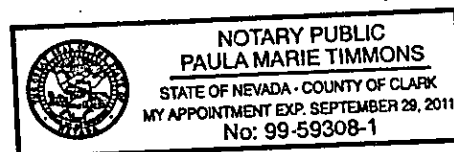
APN: _____

Signature of Property Owner: _____

Print Name: Jim Davis

Subscribed and sworn before me

This 3rd day of September 2010
Paula Marie Timmons
Notary Public in and for said County and State



RECEIVED
SEP 07 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT
Project Address (Location): 4660 N. RANCHO DRIVE
Project Name: RANCHO AND TORREY PINES CENTER Proposed Use: MEDICAL/OFFICE
Assessor's Parcel #(s): 138-02-113-001 Ward #: 4
General Plan: existing SC proposed SC Zoning: existing C-1 proposed C-1
Commercial Square Footage: 118,264 SF Floor Area Ratio: N/A
Gross Acres: 6.41 Lots/Units: — Density: 42.3% LOT COVERAGE
Additional Information

PROPERTY OWNER Rancho Torrey Dev. Contact JIM D
Address 3638 N. Rancho DR. Phone: 591-1275 Fax: 454-7842
City LAS VEGAS State NV Zip _____
E-mail Address _____

APPLICANT COPPER SANDS, INC. Contact GARY WENGER
Address 3602 E. GREENWAY RD. #104 Phone: 602-647-9600 Fax: 480-609-6425
City PHOENIX State ARIZONA Zip 85032
E-mail Address gweniger@wengerassoc.com

REPRESENTATIVE PACIFIC DESIGN CONCEPTS Contact RICHARD CALLEGOS
Address 3005 W. HORIZON RIDGE PKWY #200 Phone: 702-454-5842 Fax: 702-454-7842
City HENDERSON State NV Zip 89052
E-mail Address richardg@pacdesignconcepts.com

Property Owner Signature*

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

Print Name JIM DAVIS

Subscribed and sworn before me

This 3rd day of September, 2010
Paula Marie Timmons

Notary Public in and for said ~~County and State~~



NOTARY PUBLIC
PAULA MARIE TIMMONS
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. SEPTEMBER 29, 2011
No: 99-59308-1

Revised 10/27/05

FOR DEPARTMENT USE ONLY

Case #

SUP-39488

Meeting Date:

10/21/10 PC

Total Fee:

1.03C

Date Received: *

9/7/15

Received By:

* The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

DECLARATION

RECEIVED
SEP 07 2010

September 7, 2010

City of Las Vegas
731 South 4th Street
Las Vegas, Nevada 85281

ATTN: John Grider-Planner

RE: Proposed Respiratory Care Facilities, 2 Single story Medical Office Buildings, 2 – Single Story general office buildings, 1 -Single Story Dialysis Clinic Building and (2) - 2 story 60 beds Health Care Building.

JUSTIFICATION LETTER FOR SDR, SUP AND VAR

APN: 138-02-113-001

Previous Case # SDR16503

Dear John:

We respectfully request favorable consideration for the above referenced project, for a Site Development Review, Special Use Permit and Variance.

Site Development Review Justification

The proposed Site plan Development is for (2) 60 Bed 2-story Respiratory Care Facilities with adjacent leased Medical and General Office Suites. The overall facility will employ approximately 136 people. The hours of operation for the Medical and General Office uses will be Monday to Friday, 8:00 AM to 5:00 PM. The Respiratory Care facilities will operate 24 hours a day, 7 days a week.

The proposed operator has similar facilities that can be viewed at www.coppersandsinc.com. There will be a required state license to operate as a Skilled Nursing Facility.

This request is appropriate based on the following finding of the facts:

1. The development is compatible with adjacent development and development in the area.
2. The development is consistent with the General Plan, Title 19 and the Design Standards Manual, the landscape, wall and buffer standards, and other duly adopted city plans, policies and standards.
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.
4. Building and landscape materials are appropriate for the area and for the city.
5. Building Elevations, design characteristics and other Architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area.
6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

**VAR-39487
SUP-39488
SDR-39485**

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SEP 07 2010

Use Permit Justification

The proposed Use Permit is to allow for (2) 60 Bed 2-story Respiratory Care Facilities.

This request is appropriate based on the following finding of the facts:

7. The proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land use as projected by the General Plan.
8. The subject site is physically suitable for type and intensity of land use being proposed.
9. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.
10. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan

Variance Justification

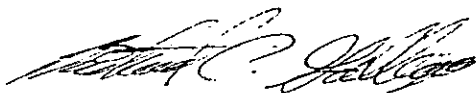
The proposed Parking Variance is to allow 252 parking spaces where 262 spaces are required.

This request is appropriate based on the following finding of the facts:

11. The development is only short 10 parking stalls, which is approx. a 4% overall shortage. The current required parking calculations show a requirement of 262 spaces and we can only provide 252. We feel that this very small overall percentage will not negatively impact the project or adversely affect the community.
12. The benefits to the community by providing the proposed health care development by far outweigh the minor shortage of required parking.
13. The actual number of trips generated by the proposed use is significantly less than the previously approved Business Park, and they average length of stay per trip is much shorter. Because of this the amount of available parking stalls should be greatly increased.
14. Because of the mixed use of Office Leased Space and Respiratory Care Facilities, there will be a significant benefit to parking availability given the fact that the Office Use Demand is primarily during the work week (Mon. thru Friday) and the Respiratory Care Facilities have their peak parking requirements primarily during the weekends. This offsetting of peak parking demands will easily compensate for the very small shortage of 10 parking stalls.

Should you have any questions or require additional information please contact our office.

Sincerely,



Richard c. Gallegos

Principal

Cc:

cc.rl

VAR-39487
SUP-39488
SDR-39485

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SEP 07 2010

20070123-0002151

Fee: \$20.00 RPTT: EX#003

N/C Fee: \$0.00

01/23/2007

10:04:36

T20070012071

Requestor:

EQUITY TITLE OF NEVADA

Debbie Conway

PUN

Clark County Recorder

Pgs: 8

RE-RECORDED

APN 138-02-102-005 thru 009; 138-02-102-011

Recording Requested by and Return To:

81

Name: Equity Title of Nevada

Address: 7360 W. Flamingo Road
Las Vegas, Nevada 89147

Re-Record Grant, Bargain, Sale Deed

(Title on Document)

Re-Recording to correct the legal description

This page is added to provide additional information required by NRS 111.312 Sections 1-2
(Additional recording fee applies).

This cover page must be typed or printed in black ink only.

RECEIVED
SEP 07 2010

20061227-0005285

Fee: \$18.00 RPTT: \$30,090.00
N/C Fee: \$0.00

12/27/2006 15:28:27
T20060226282

Requestor:
EQUITY TITLE OF NEVADA

Charles Harvey ADF
Clark County Recorder Pgs: 7

RECORDING REQUESTED BY:
EQUITY TITLE OF NEVADA
AND WHEN RECORDED MAIL TO:
Rancho Torrey Development, LLC
3638 N. Rancho Drive
Las Vegas NV 89130
AND WHEN RECORDED MAIL
TAX STATEMENTS TO:
SAME AS ABOVE

APN NO. 138-02-102-005, 138-02-102-006
138-02-102-007, 138-02-102-008,
138-02-102-009, 138-02-102-011

Amix RPTT: \$30,090.00

ESCROW NO.: 06130751

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT:

Galtar, LLC, a Nevada limited liability Company (As to Parcels 1, 3, 4, 5, and 6) and
Ghassan Merhi, an unmarried man (As to Parcel 2),

in consideration of the sum of Ten Dollars (\$10.00), the receipt of which is hereby
acknowledged, do hereby Grant, Bargain Sell and convey to

Rancho Torrey Development, LLC, a Nevada Limited Liability Company,

all that real property situated in the County of Clark, State of Nevada, described as follows:

See Exhibit A attached hereto and made a part hereof.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances
thereunto belonging to in anywise appertaining.

RECEIVED
SEP 07 2010

SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements and reservations of record.

SELLER:

Galtar, LLC


Ghassan Merhi, Manager


Ghassan Merhi

STATE OF NEVADA
COUNTY OF CLARK

On 12/17/06

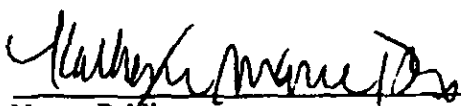
Personally appeared before me, a Notary Public

Ghassan Merhi, Manager

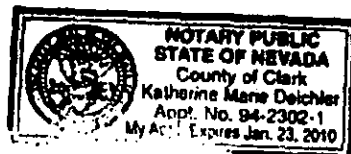
Ghassan Merhi

who acknowledged that he/she/they executed the above instrument.

} SS:


Notary Public

My commission expires: 01/23/2010



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SEP 07 2010

Exhibit A

Parcel One (1):

That portion of Government Lot Three (3) in Section 2, Township 20 South, Range 60 East, M.D.B. & M., described as follows:

Commencing at the Northwest Corner (NW Cor.) of said Section 2; thence South $83^{\circ}40'36''$ East along the North line of said Section 2, a distance of 737.64 feet to a point of the Northeasterly right of way line of U.S. Highway No. 95; thence South $36^{\circ}26'00''$ East along the said right of way line a distance of 1,118.33 feet to the Southwest Corner (SW Cor.) of that certain parcel of land conveyed by Frank Ferrara and Michael Wilder to Frank Priolo, et ux, by Document No. 56223, recorded September 06, 1955 in Official Records of Clark County, Nevada; thence South $83^{\circ}45'28''$ East along the North boundary line of said Parcel, a distance of 600.00 feet to the True Point of Beginning; thence continuing South $83^{\circ}45'28''$ East, a distance of 325.00 feet to a point, being the Northeast Corner (NE Cor.) of that certain parcel of land conveyed by Linda Gaylord to Israel Micklin, et ux, by Document No. 275003, recorded January 31, 1962 in said County Official records; thence South $00^{\circ}03'40''$ West, a distance of 175 feet to a point; thence North $83^{\circ}45'28''$ West, a distance of 125 feet to a point; thence South $00^{\circ}03'40''$ West, a distance of 72.23 feet, to a point in the Easterly boundary line of that certain parcel of land conveyed by a document recorded November 13, 1956 as Document No. 93333, Official records; thence North $36^{\circ}26'00''$ West, along the said boundary line and its prolongation a distance of 334.32 feet to the True Point of Beginning.

APN: 138-02-102-005

Parcel Two (2):

A portion of Government Lot Three (3), Section 2, Township 20 South, Range 60 East, M.D.B.&M., Clark County, Nevada described as follows:

COMMENCING at the Northwest corner of said Section 2; thence South $89^{\circ}40'36''$ East along the North line of said Section 2, 737.64 feet to a point on the Northeasterly line of U.S. Highway No. 95; thence South $36^{\circ}26'00''$ East along the said Northeasterly right of way line 1118.33 feet to the Southwest corner of that certain parcel of land conveyed by Frank Ferrara and Michael Wilder to Frank Priolo, et ux, by Deed recorded September 6, 1955 as Document No. 56223, Official Records of Clark County, Nevada; thence South $89^{\circ}45'28''$ East, 1050.66 feet to the Southeast corner of the said conveyed tract to Frank Priolo, et ux, which is the True Point of Beginning; thence South $00^{\circ}03'40''$ East 175 feet to a point; thence North $83^{\circ}45'28''$ West 125 feet to a point; thence North $00^{\circ}03'40''$ East 175 feet to a point (said point is also in the South line of said land conveyed to Frank Priolo, et ux, as aforesaid); thence South $83^{\circ}45'28''$ East 125 feet to the True Point of Beginning.

APN: 138-02-102-006

Parcel Three (3):

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SEP 07 2010

That portion of Government Lot Three (3) in Section 2, Township 20 South, Range 60 East, M.D.M., more particularly described as follows:

737.64
Commencing at the Northwest Corner (NW Cor.) of Said Section 2; thence South 83°40'36" East, along the North line thereof a distance of 373.64 feet to a point on the Northeasterly line of U.S. Highway No. 95 (125 feet wide); thence South 36°26'00" East, along said Northeasterly line a distance of 1,323.98 feet to the Southwest Corner (SW Cor.) of that certain parcel of land conveyed by Michael Wilder to James M. Spartan by deed recorded September 26, 1956 in Book 109 as Document No. 90014, Official Records, to the True Point of Beginning; thence continuing South 36°26'00" East, a distance of 300.00 feet to the Northwest Corner (NW Cor.) of that certain parcel of land conveyed by Michael Wilder and Frank Ferrara to William G. Moses, et ux, by deed recorded March 27, 1956 in Book 88 as Document No. 73748, Official Records; thence South 83°45'28" East, along the North line of the last mentioned conveyed parcel a distance of 600.00 feet to the Northeast Corner (NE Cor.) thereof; thence North 36°26'00" West, a distance of 300.00 feet to the Southeast Corner (SE Cor.) of the first mentioned parcel conveyed to Spartan; thence North 83°45'28" West, a distance of 600.00 feet to the True Point of Beginning.

APN: 138-02-102-007

Parcel Four (4):

That portion of Government Lot Three (3), in Section 2, Township 20 South, Range 60 East, M.D.B. & M., in the County of Clark, State of Nevada, described as follows:

Commencing at the Northwest Corner (NW Cor.) of said Section 2; thence South 83°40'36" East along the North line of said Section 2, a distance of 737.64 feet to a point on the Northeasterly line of U.S. Highway No. 95; thence South 36°26'00" East along the said Northeasterly right-of-way line, a distance of 1118.33 feet to the Southwest Corner (SW Cor.) of that certain parcel of land conveyed by Document No. 56223, recorded September 06, 1955 in Official Records of Clark County, Nevada; thence South 83°45'28" East, a distance of 1050.66 feet to the Southeast Corner (SE Cor.) of said conveyed parcel; thence South 00°03'40" East a distance of 175.00 feet to the Southeast Corner (SE Cor.) of that certain parcel of land conveyed by Document No. 202296, recorded June 27, 1960 in said County, Official Records; said Southeast corner being the True Point of Beginning; thence North 83°45'28" West, a distance of 250.00 feet, to a point; thence South 00°03'40" East, a distance of 72.23 feet to a point in the Easterly boundary line of that certain parcel of land conveyed by Document No. 93333, recorded November 13, 1986 in said County, Official Records; thence South 36°26'00" East, a distance of 33.59 feet, to the most Westerly corner of that certain parcel of land conveyed by Document No. 226423, recorded January 30, 1961 in said County, Official Records; thence South 83°45'28" East along the North line of aforesaid parcel, a distance of 228.31 feet to a point in the East boundary line of said Government Lot 3; thence North 00°03'40" West a distance of 100.00 feet to the True Point of Beginning.

APN: 138-02-102-008

Parcel Five (5):

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SEP 07 2010

A portion of Government Lot Three (3) in Section 2, Township 20 South, Range 60 East, M.D.M., described as follows:

Commencing at the intersection of the South line of said Government Lot 3 with the Northeasterly line of U.S. Highway NO. 95 (125.00 feet wide); thence along said Northeasterly line North $36^{\circ}26'00''$ West 100.00 feet to the True Point of Beginning; thence continuing along said Northeasterly line North $36^{\circ}26'00''$ West 100.00 feet; thence parallel with said South line South $83^{\circ}45'28''$ East 600.00 feet; thence South $36^{\circ}26'00''$ East 100.00 feet; thence parallel with said South line North $83^{\circ}45'28''$ West 600.00 feet to the True Point of Beginning.

APN: 138-02-102-009

Parcel Six (6):

Being a portion of Government Lot Three (3), Section 2, Township 20 South, Range 40 East, M.D.M., described as follows:

Commencing at the Northwest Corner (NW Cor.) of said Section 2; thence south $89^{\circ}40'36''$ East along the North line of said Section 2, 737.64 feet to a point on the Northeasterly line of U.S. Highway No. 95; thence South $36^{\circ}26'00''$ East along the said Northeasterly right of way line 1118.33 feet to the Southwest Corner (SW Cor.) of that certain parcel of land conveyed by Frank Ferrara and Michael Wilder to Frank Friolo, et ux, by Deed recorded September 06, 1955 as Document No. 56223, Official Records, Clark County, Nevada; thence South $89^{\circ}45'27''$ East, 1050.66 feet to the Southeast Corner (SE Cor.) of the said Southeast tract to Frank Friolo, et ux; Thence South $00^{\circ}03'40''$ East 521.83 feet to the Southeast Corner (SE Cor.) of said Lot Three (3), and the True Point of Beginning; thence North $83^{\circ}45'28''$ West along the South line of said Lot Three (3), a distance of 28.63 feet to the Southeast Corner (SE Cor.) of that certain parcel of land covered by Michael Wilder and Frank Ferrara to William G. Moses, et ux, by Deed recorded March 27, 1956 as Document No. 73748, Official Records of Clark County, Nevada; thence North $36^{\circ}26'00''$ West 337.39 feet to a point; thence South $83^{\circ}45'28''$ East 228.31 feet to a point; thence South $00^{\circ}03'40''$ West 246.83 feet to the True Point of Beginning.

APN: 138-02-102-011

RECEIVED
SEP 07 2010

CLERK

JAN 27 4 17 PM '07

THIS SIGNATURE CERTIFIES THIS IS A TRUE COPY
IF IMPRESSED WITH THE RECORDER'S SEAL.

BY:

Camille Shauntee
Camille Shauntee

DEPUTY COUNTY RECORDER

COPY
S - DOSSOR - A

RECEIVED
SEP 07 2010

**STATE OF NEVADA
DECLARATION OF VALUE**

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument # _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

1. Assessor Parcel Number(s)

- (a) 138-02-102-005 thru 009
(b) 138-02-102-011
(c) _____
(d) _____

2. Type of Property:

- a) ☒ Vacant Land b) _____ Single Fam. Res.
c) _____ Condo/Twnhse d) _____ 2-4 Plex
e) _____ Apt. Bldg f) _____ Comm/Ind
g) _____ Agricultural h) _____ Mobile Home
i) _____ Other

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only _____

Transfer Tax Value: _____

Real Property Transfer Tax Due: _____

\$ _____
\$ _____
\$ _____
\$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Explain Reason for Exemption: Re-recording to correct the legal

5. Partial Interest: Percentage being transferred: _____

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for additional amount owed.

Signature: [Signature]
Signature: _____

Capacity: Authorized Agent
Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Galtar, LLC
Address: 2436 Town Edition Drive
City: Henderson
State: NV Zip: 89070

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Rancho Torrey Pines
Address: 3638 N. Rancho Dr.
City: LV
State: NV Zip: 89130

COMPANY/PERSON REQUESTING RECORDING

(required if not seller or buyer)

Print Name: Equity Title Escrow # 06130751
Address: 7360 W. Flamingo Rd.
City: LV State: NV Zip: 89147

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

RECEIVED
[Signature]

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT THREE (3) IN SECTION 2,
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., MORE
PARTICULARY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE SOUTH 83°38'43" EAST ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 738.50 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO.95; THENCE SOUTH 36°24'28" EAST ALONG THE SAID RIGHT-OF-WAY, A DISTANCE OF 1324.16 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY SOUTH 83°43'41" EAST, A DISTANCE OF 600.00 FEET TO A POINT; THENCE NORTH 36°24'28" WEST, A DISTANCE OF 205.73 FEET TO A POINT; THENCE SOUTH 83°43'41" EAST, DISTANCE OF 409.82 FEET TO THE WESTERLY RIGHT-OF-WAY OF TORREY PINES DRIVE; THENCE SOUTH 00°06'01" WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 506.40 FEET TO A POINT; THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 36°24'28" WEST, A DISTANCE OF 79.11 FEET TO A POINT; THENCE NORTH 83°43'41" EAST, A DISTANCE OF 600.00 FEET TO SAID RIGHT-OF-WAY OF RANCHO DRIVE, THENCE NORTH 36°24'28" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 279,601 S.F. (6.42 ACRES), MORE OR LESS, AS DETERMINATED BY COMPUTER METHODS.

RECEIVED
SEP 07 2010