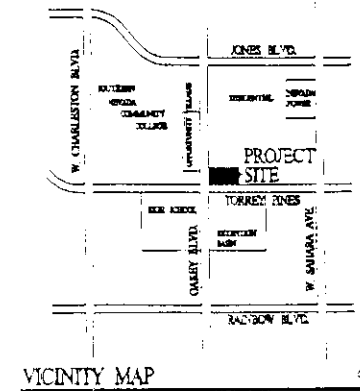
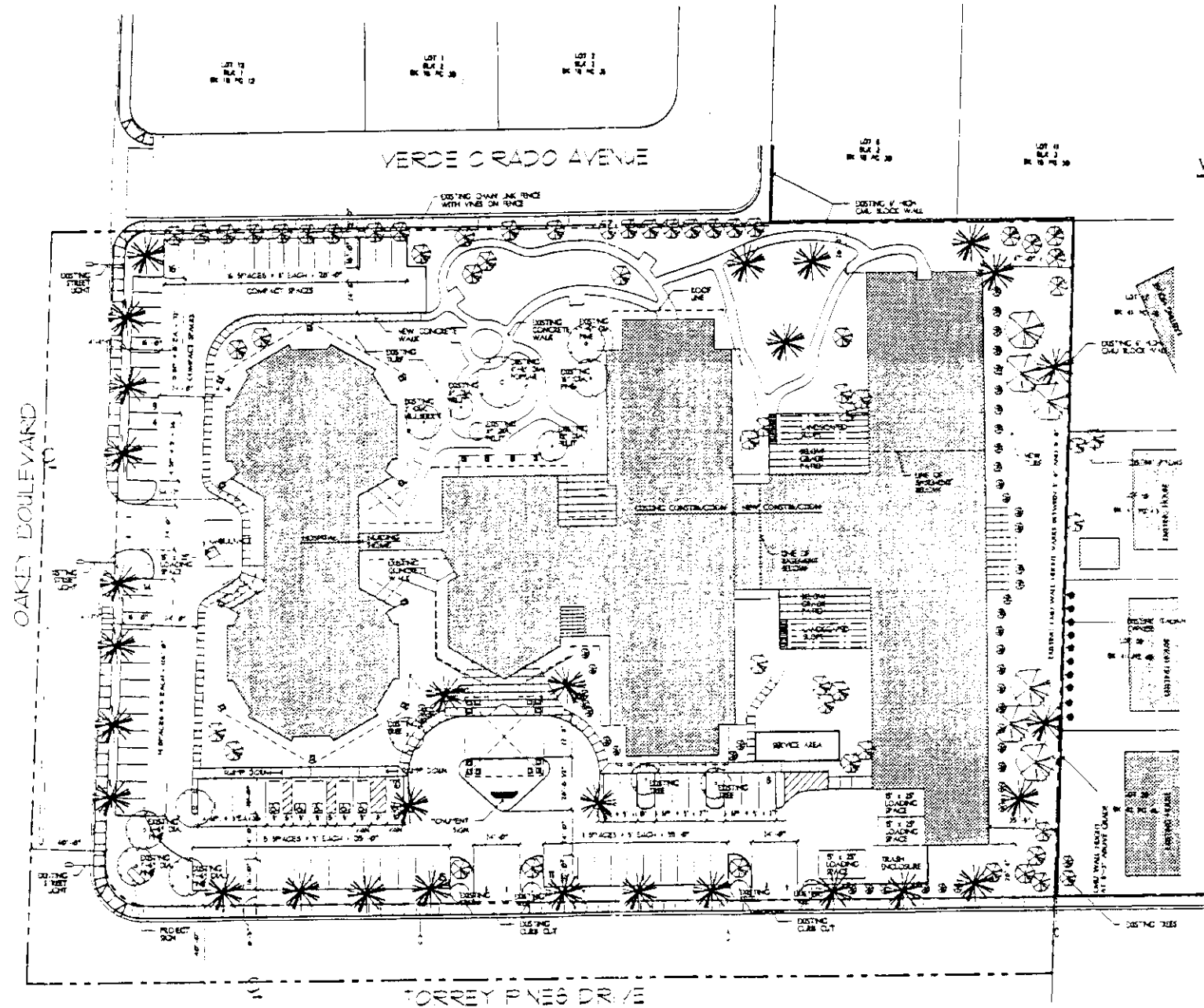


ARCHITECTURAL SITE PLAN



SITE DATA	
SITE AREA (GROSS)	APPROX. 5.00 ACRES
TO DRIVE AND	APPROX. 207,800 SF
SITE AREA (NET)	APPROX. 4.16 ACRES
	APPROX. 181,209.6 SF
BUILDING AREA	
HOSPITAL	14,505 SF
NURSING HOME	61,008 SF
FIRST FLOOR	45,356 SF
BASEMENT FLOOR	15,752 SF
TOTAL NURSING HOME	61,008 SF
EXISTING BUILDING	37,516 SF
NEW BUILDING	32,197 SF
GRADE LEVEL	12,445 SF
BASEMENT	15,752 SF
TOTAL BUILDING AREA	75,713 SF
COVERAGE	33.1 %
PARKING REQUIRED	
HOSPITAL	1 SPACES
NURSING HOME	25 SPACES
EMPLOYEES	10 SPACES
UNEMPLOYED	10 SPACES
DOCTORS	1 SPACES
TOTAL FOR NURSING HOME	50 SPACES
HANDICAP	4 SPACES
SPACES WITH 5' B/L	2 SPACES
SPACES WITH 8' B/L	1 SPACES
LOADING	4 SPACES
TOTAL REQUIRED PARKING	58 SPACES
PROVIDED	
REGULAR 8' X 12'	44 SPACES
REGULAR 8' X 10'	10 SPACES
TOTAL REGULAR SPACES	54 SPACES
65.8 % OF TOTAL	
COMPACT 8' X 10'	25 SPACES
20.7 % OF TOTAL	
HANDICAP	4 SPACES
8' X 12' WITH 5' B/L	4 SPACES
8' X 10' WITH 8' B/L	2 SPACES
TOTAL HANDICAP PROVIDED	6 SPACES
LOADING	4 SPACES
TOTAL PROVIDED PARKING	67 SPACES

JMA ARCHITECTURE STUDIOS

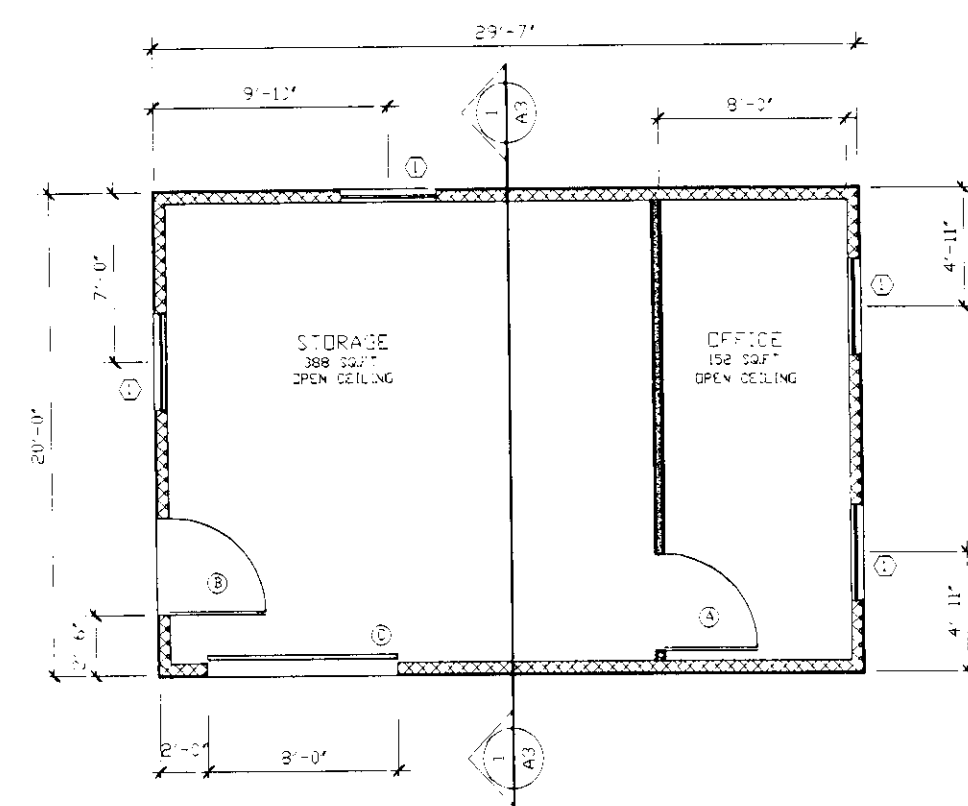
META

TORREY PINES CARE CENTER
— LAS VEGAS —

A1.1

Project Number
April 30, 1997
Site
L. Hunt
L. Hunt
L. Hunt
L. Hunt

Architectural
Site
Plan



NORTH  NEW BUILDING PLAN
SCALE 1/4" = 1'-0"

SCHEDULE DOOR

- ① 4070 SOLID CORE
OFFICE LOCK
DOOR PROFILE #1
DOOR T-MELT 15 GA
- ② 4070 HOLLOW METAL
DOOR PROFILE #2
GLASS SGLT
HEAD AND JAMB REFER TO DETAIL 2/A3
16 GA FRAME
- ③ 8070 OVER-HEAD DOOR
INSULATE DOOR PANELS

SCHEDULE WINDOW

- ④ 48"x48" FIXED DBL GLAZED WINDOW
U-FACTOR 07 CHGC 40
WINDOW HEAD HEIGHT 5'-0"
SILL REFER TO DETAIL 4/A3
JAMB REFER TO DETAIL 3/A3

SCHEDULE WALL

- XXXX EXTERIOR WALLS
2"x6" WOOD STUD @ 16" OC
R-22 INSULATION
5/8" TYPE 1/2" GYP BOARD IN INTERIOR
1-COAT STUCCO ON EXTERIOR
- XXXXXX INTERIOR WALLS
2"x4" WOOD STUD @ 16" OC
5/8" TYPE 1/2" GYP BOARD ON EACH SIDE
REFER TO DETAIL 1/A4

RECEIVED
SEP 18 2010
City of Las Vegas

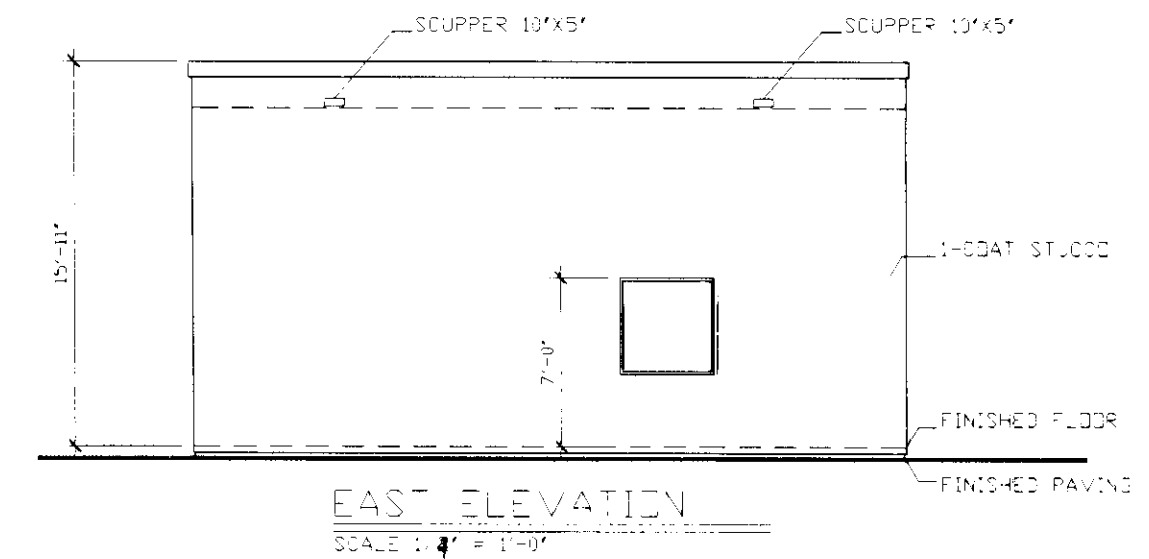
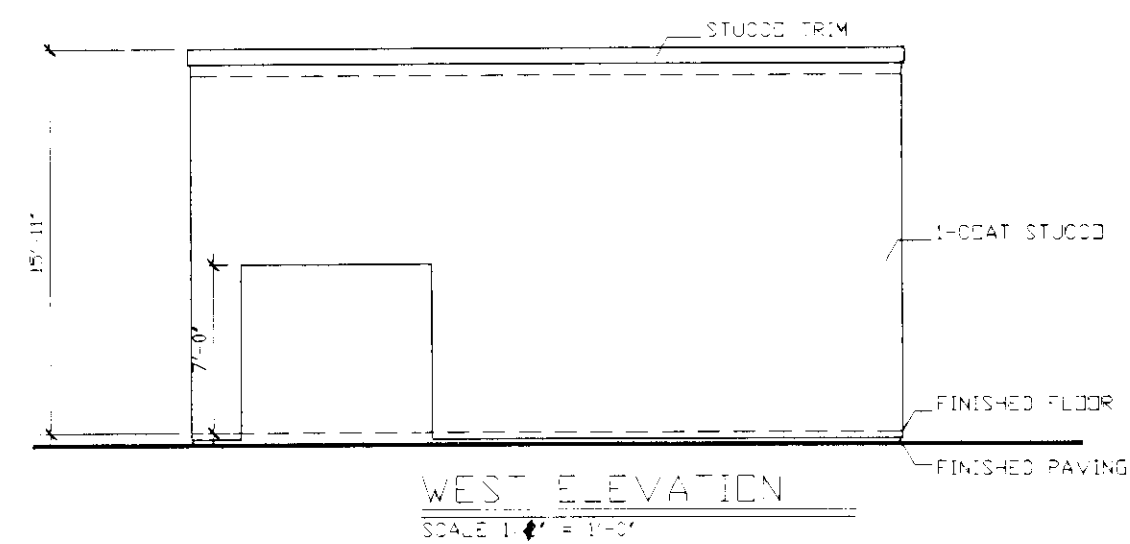
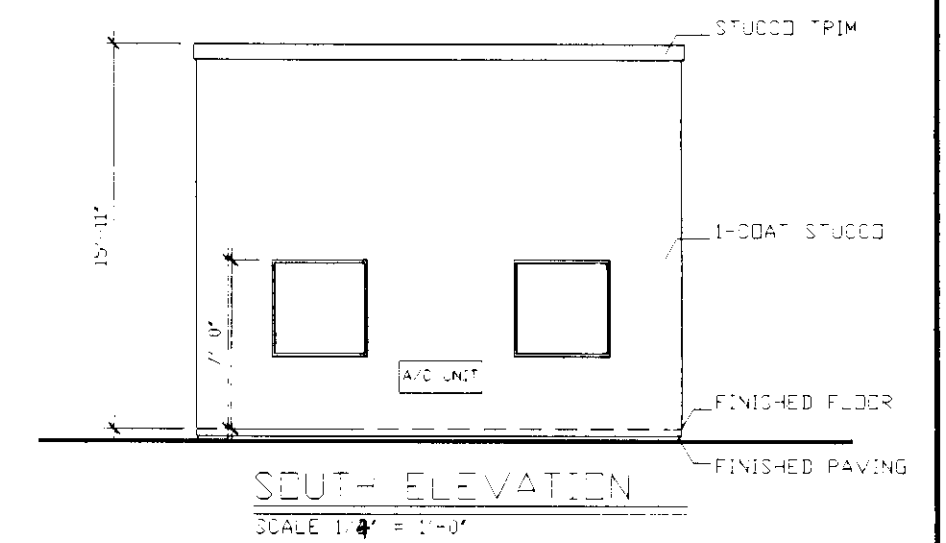
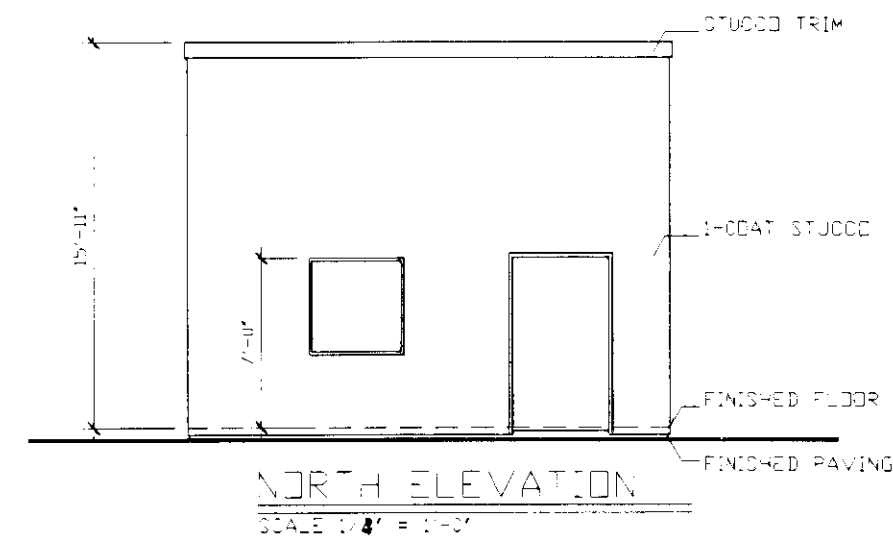
SDR-39584
HALF SCALE

REVISIONS		BY

**DAVID MCKEE**
ARCHITECT
4495 W. HAGENDA SUITE 110
LAS VEGAS, NEVADA 89118
OFFICE: (702) 388-0002
FAX: (702) 388-0004
CELL: (702) 250-4070

TITLE	FLOOR PLAN AND LULFICIAL
PROJECT	TURKEY PINES CARE CENTER
ADDRESS	1701 S. TURKEY PINES DR

DRAWN	AT
CHECKED	DAVE
DATE	05/25/10
SCALE	AS SHOWN
JOB NO.	
SHEET	A-2



RECEIVED
SEP 13 2010
City of Las Vegas

HALF SCALE

SDR-39584

REVISIONS	BY

DAVID MCKEE
ARCHITECT
AIA/NCARB

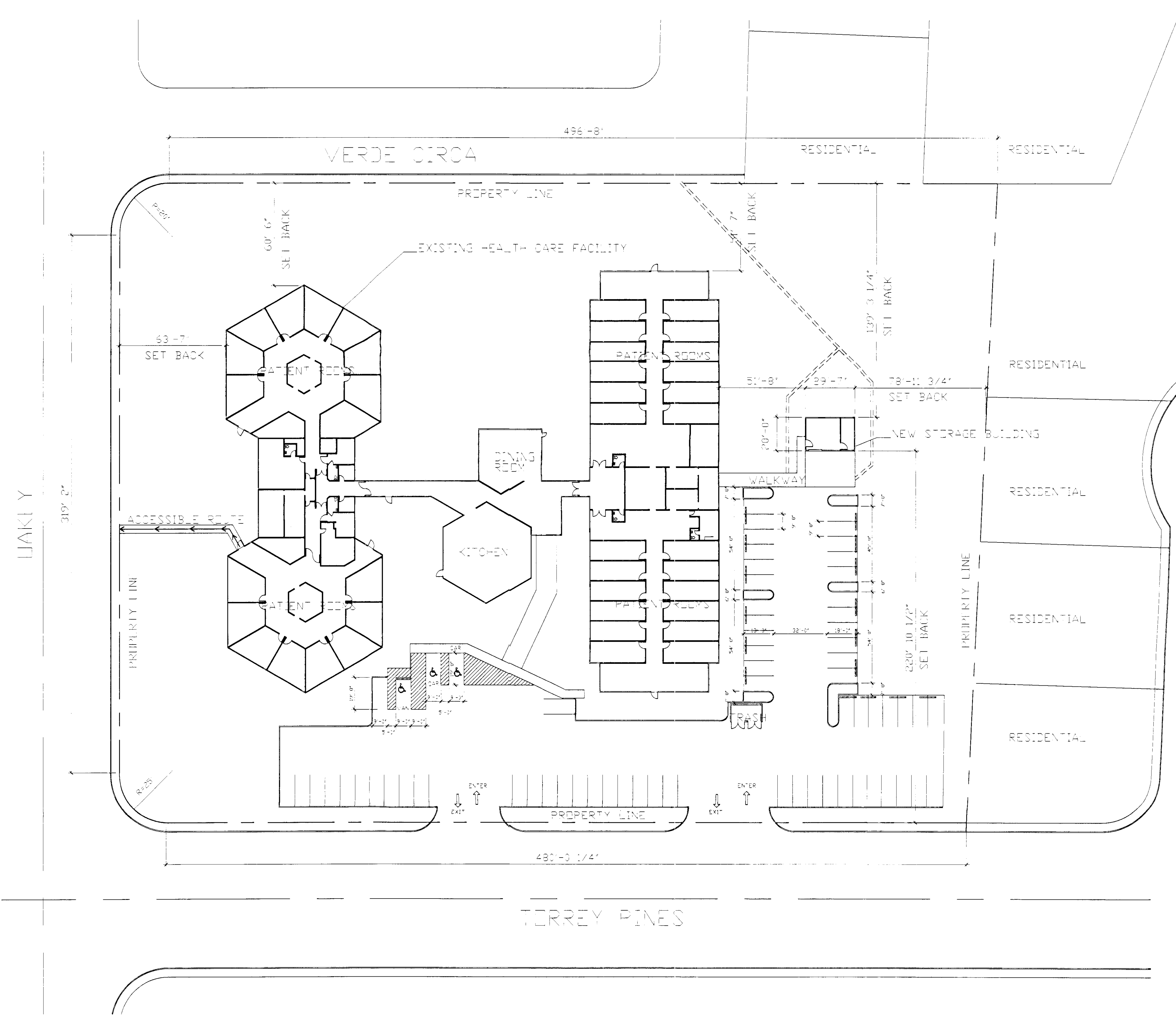
4405 W. HARBOR SUITE 110
LAS VEGAS, NV 89118
PHONE: (702) 388-0002
FAX: (702) 388-0004
CELL: (702) 250-4070

Drawings are the property of the architect and are not to be used for any other purpose without the written consent of the architect. The architect is not responsible for the construction of the project or for the safety of the project. The architect is not responsible for the construction of the project or for the safety of the project. The architect is not responsible for the construction of the project or for the safety of the project.

TITLE:	INTERIOR ELEVATION
PROJECT:	TURKEY PINES CARE CENTER
ADDRESS:	1701 S. TURKEY PINES DR.

DRAWN BY:	
CHECKED BY:	
DATE:	05/25/10
SCALE:	AS SHOWN
JOB NO.:	

SHEET
A-4



CODE ANALYSIS

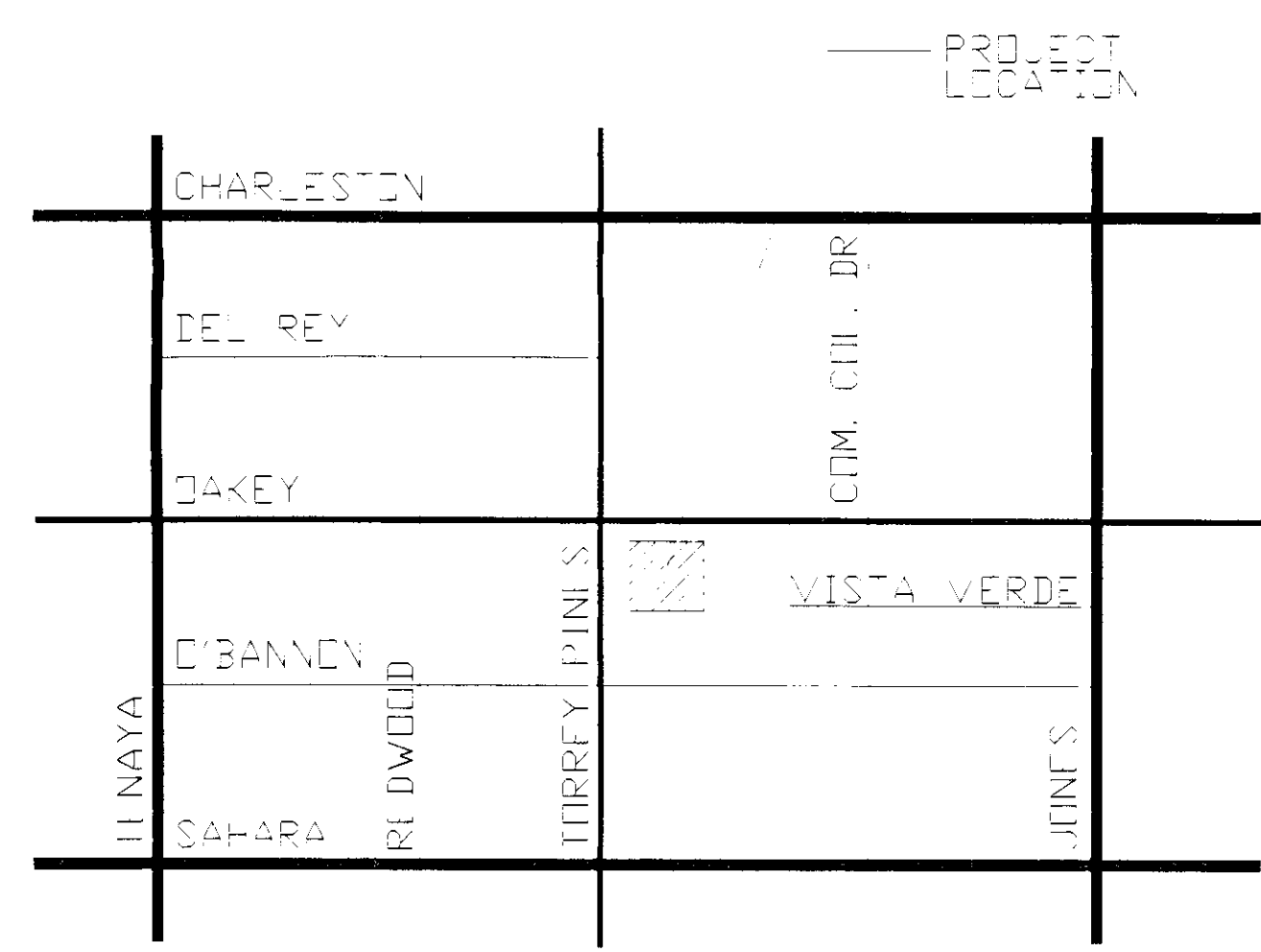
REMODEL	CITY OF LAS VEGAS
JURISDICTION	S-1
OCCUPANCY	V-B
CONSTRUCTION TYPE	STORAGE - BEDS AND LINEN
USE	1 STORY AND 9,000 SQ.FT.
ALLOWABLE	NO
FIRE SPRINKLERS	NO
STORIES	ONE
BUILDING AREA	592 SF
OCCUPANCY LOAD	592 SF / 500 = 2 OCCUPANTS
STORAGE	2 OCCUPANTS
TOTAL OCCUPANTS	
REQUIRED EXITS	1
PROVIDED EXITS	1
CODE COMPLIANCE	2006 IBC (WITH SD NEVADA LOCAL AMENDMENTS)
	2005 U.F.C.
	2005 U.P.C.
	2005 U.M.C.
	2005 N.E.C.

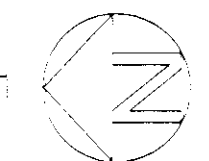
PARKING

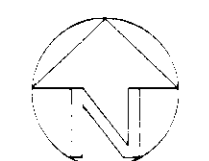
REQUIRED
 NURSING HOME - 1 SPACE FOR EACH 6 BEDS
 1 SPACE FOR EACH EMPLOYEE LARGEST SHIFT
 3 SPACE FOR DOCTORS

PROVIDED PARKING
 EMPLOYEE OCCUPANTS 47
 INPATIENT OCCUPANTS 86/ 6 = 15
 3 SPACE FOR DOCTORS
 3 ACCESSIBLE PARKING AREAS
 65 PARKING SPACES TOTAL REQUIRED BY CITY PLANNING

67 TOTAL PARKING SPACES PROVIDED



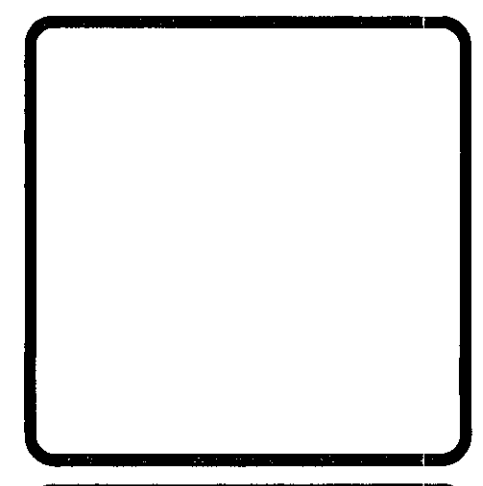
NORTH  SITE PLAN
 SCALE 1/32" = 1'-0"

NORTH  VICINITY MAP
 NTS

RECEIVED
 OCT 14 2010

SDR-39584
 REVISED

REVISIONS	BY:

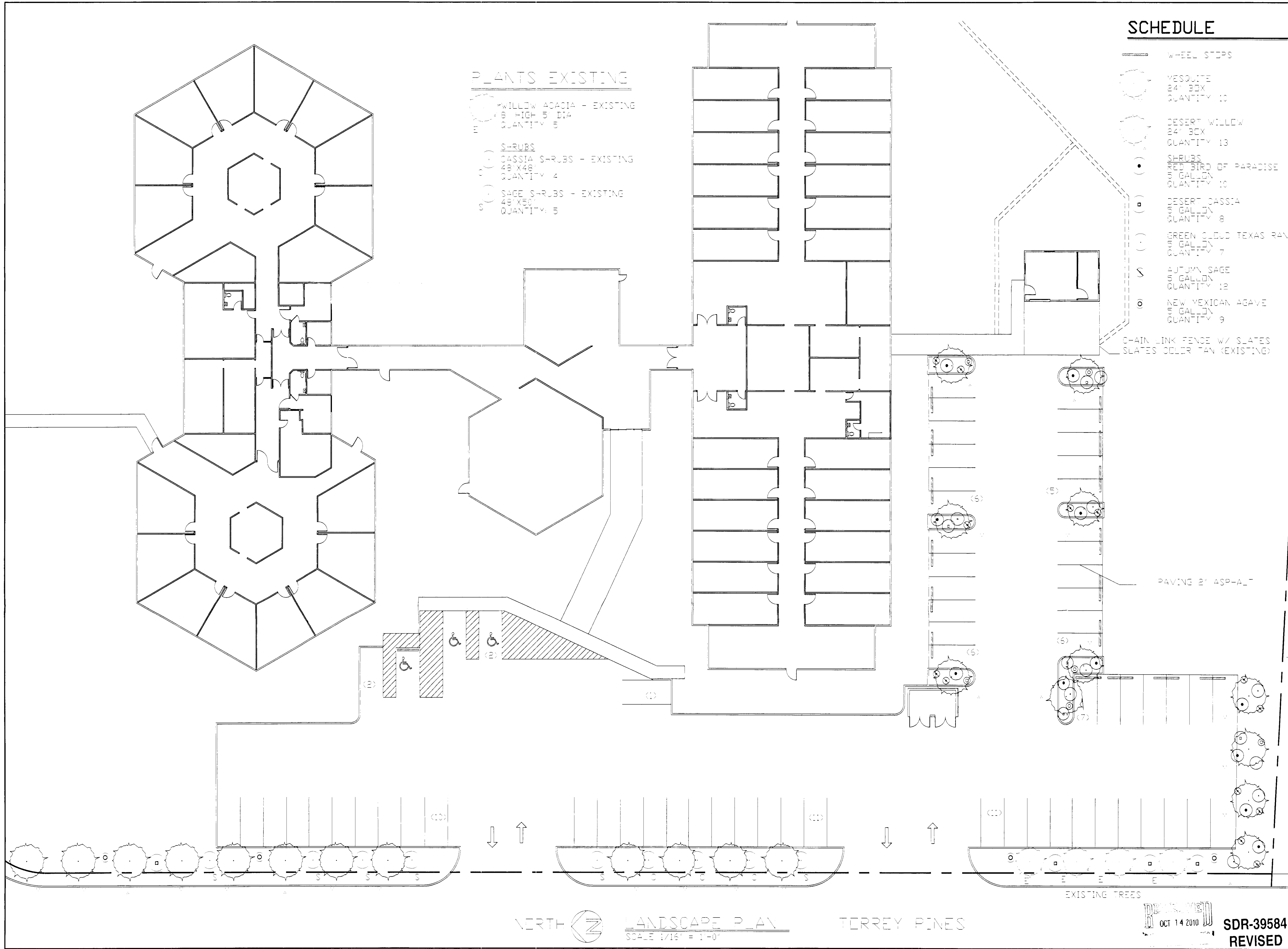


DAVID MCKEE
 ARCHITECT
 4495 W. HACIENDA SUITE 110
 LAS VEGAS, NEVADA 89118
 OFFICE: (702) 388-0002
 FAX: (702) 388-0004
 CELL: (702) 250-4070

Drawings are instruments of service and the sole property of the architect and are not to be reproduced in whole or in part without the written consent of the architect. The architect's responsibility is limited to the design and construction of the building and does not extend to the design and construction of any other building or structure. The architect is not responsible for the design and construction of any other building or structure.

TITLE: SITE PLAN
 PROJECT: TERRY PINES CARE CENTER
 ADDRESS: 1/01 S. TERRY PINES DR

DRAWN AM
CHECKED DAVE
DATE 05/23/10
SCALE AS SHOWN
JOB NO
SHEET A-0



PLANTS EXISTING

- WILLOW ACACIA - EXISTING
8' HIGH 5" DIA
QUANTITY: 5
- S-RUBS
CASSIA S-RUBS - EXISTING
48" X 48"
QUANTITY: 4
- SAGE S-RUBS - EXISTING
48" X 50"
QUANTITY: 5

SCHEDULE

- WHEEL STEPS
- YESQUITE
24" BOX
QUANTITY: 10
- DESERT WILLOW
24" BOX
QUANTITY: 13
- SHRUBS
RED BIRD OF PARADISE
50" GALLON
QUANTITY: 10
- DESERT CASSIA
50" GALLON
QUANTITY: 8
- GREEN CLOUD TEXAS RANGER
50" GALLON
QUANTITY: 7
- AUTUMN SAGE
50" GALLON
QUANTITY: 12
- NEW MEXICAN AGAVE
50" GALLON
QUANTITY: 9

CHAIN LINK FENCE W/ SLATES
SLATES COLOR TAN (EXISTING)

PAVING 2" ASP-ALT

EXISTING TREES



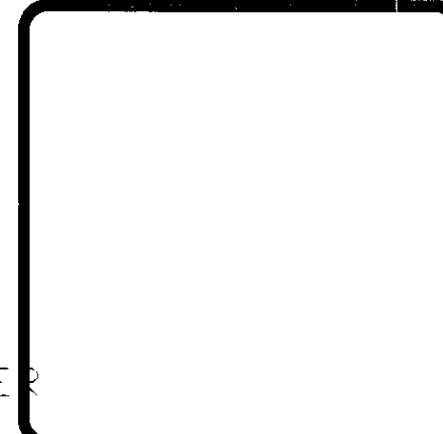
LANDSCAPE PLAN
SCALE 1/16" = 1'-0"

TORREY PINES

05/14/2010

SDR-39584
REVISED

REVISIONS	BY:



DAVID MCKEE
ARCHITECT
AIA/NCARB
4495 W. HACIENDA SUITE 110
LAS VEGAS, NEVADA 89118
OFFICE: (702) 388-0002
FAX: (702) 388-0004
CELL: (702) 250-4070

Drawings are instruments of service
and are the property of the architect.
They are to be used only for the project
and for which they were prepared and not
for the construction of any other
project.
NO: 623780

TITLE: LANDSCAPE PLAN
PROJECT: TORREY PINES CART CENTER
ADDRESS: 1701 S. LUKY PINES DR

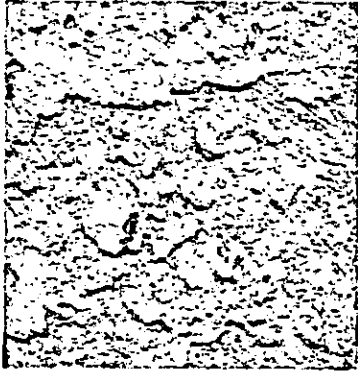
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CHECKED: DAVE
DATE: 05/14/2010
SCALE: AS SHOWN
JOB NO:
SHEET: L-2



SDR-39584

[illegible]

Material Board



Torrey Pines Care Center
Exterior finish on storage building
Stucco / color to match existing

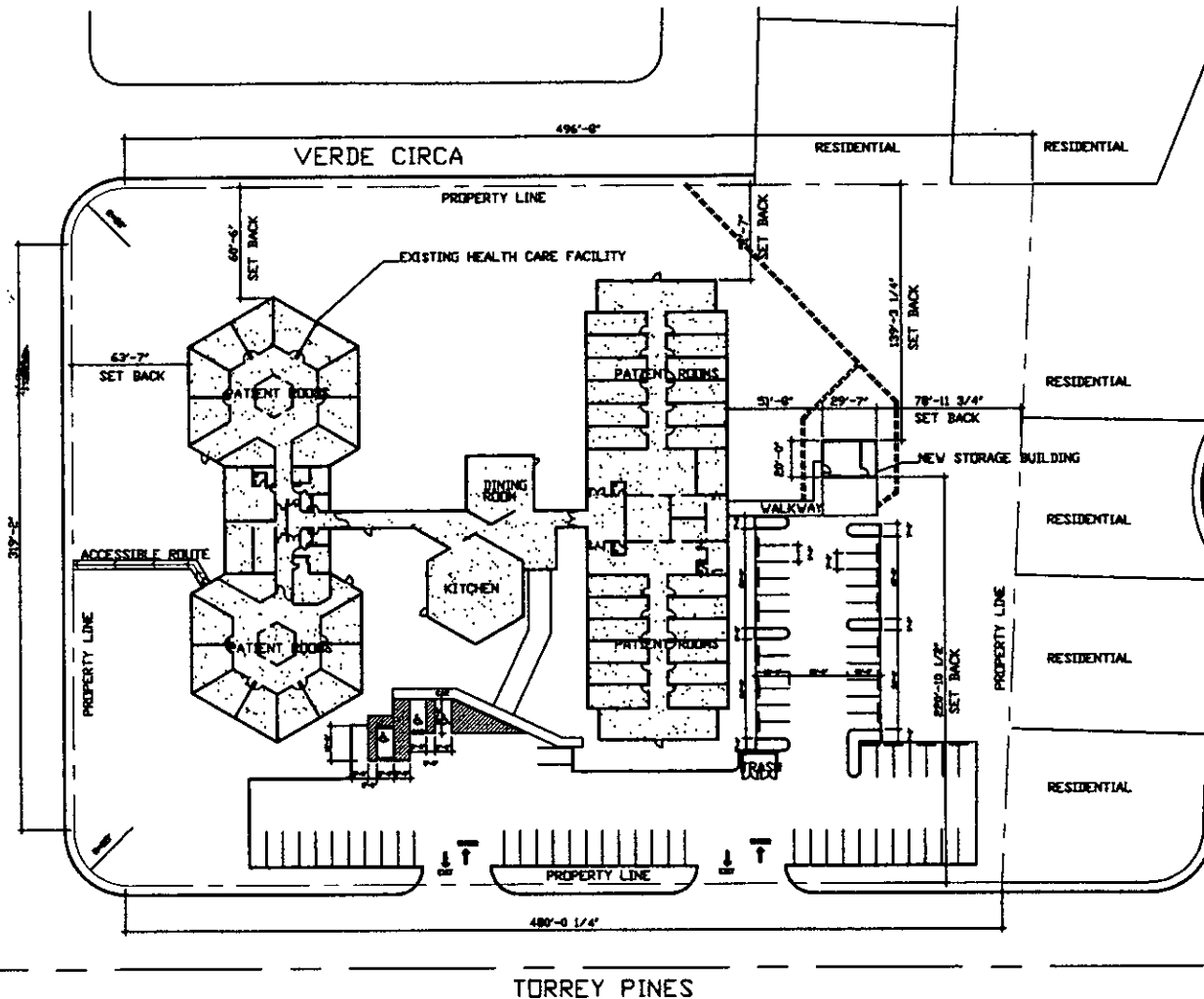
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SEP 13 2010

City of Las Vegas

SDR-39584

DAKEY

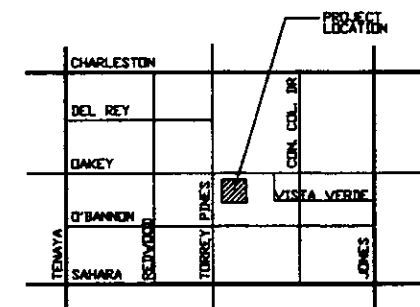


CODE ANALYSIS

REMODEL
 JURISDICTION CITY OF LAS VEGAS
 OCCUPANCY S-1
 CONSTRUCTION TYPE V-B
 USE STORAGE - BEDS AND LINEN
 ALLOWABLE 1 STORY AND 9,600 SQFT
 FIRE SPRINKLERS NO
 STORIES ONE
 BUILDING AREA 592 SF.
 OCCUPANCY LOAD 592 SF. / 500 = 2 OCCUPANTS
 STORAGE 2 OCCUPANTS
 TOTAL OCCUPANTS 2
 REQUIRED EXITS 1
 PROVIDED EXITS 1
 CODE COMPLIANCE 2006 I.B.C. (WITH S.D. NEVADA LOCAL AMENDMENTS)
 2006 U.F.C.
 2006 U.P.C.
 2006 U.M.C.
 2005 M.E.C.

PARKING

REQUIRED
 NURSING HOME - 1 SPACE FOR EACH 6 BEDS
 1 SPACE FOR EACH EMPLOYEE LARGEST SHIFT
 3 SPACE FOR DOCTORS
 PROVIDED PARKING
 EMPLOYEE OCCUPANTS 47
 INPATIENT OCCUPANTS 86/ 6 = 15
 3 SPACE FOR DOCTORS
 3 ACCESSIBLE PARKING AREAS
 65 PARKING SPACES TOTAL REQUIRED BY CITY PLANNING
 67 TOTAL PARKING SPACES PROVIDED



NORTH SITE PLAN
 SCALE 1/32" = 1'-0"

RECEIVED
 OCT 14 2010
 NORTH VICINITY MAP
 NTS

SDR-39584
 REVISED

REVISION	BY

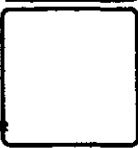
DAVID MCKEE
 ARCHITECT
 4495 W. HADIENIA SUITE 110
 LAS VEGAS, NV 89103
 PHONE: (702) 388-0004
 FAX: (702) 388-0004
 CELL: (702) 250-4070

TITLE: SITE PLAN
 PROJECT: TORREY PINES CARE CENTER
 ADDRESS: 1701 S. TORREY PINES DR

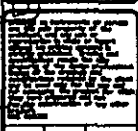
BRICK
 IN
 CHECKED
 DATE
 05/25/10
 SCALE
 AS SHOWN
 JOB NO.

SHEET
 A-0

DESCRIPTION	QTY



DAVID MCKEE
H I T E C T
4495 W. NAGLEDA SUITE 110
LOS ANGELES, CA 90048
PHONE: (703) 388-0004
FAX: (703) 388-0004
CELL: (703) 250-4070



TITLE: LANDSCAPE PLAN
PROJECT: TORREY PINES CARE CENTER
ADDRESS: 1701 S. TORREY PINES DR

DESIGN BY: DAVE
CHECKED BY: DAVE
DATE: 05/25/10
SCALE: AS SHOWN
JOB NO.

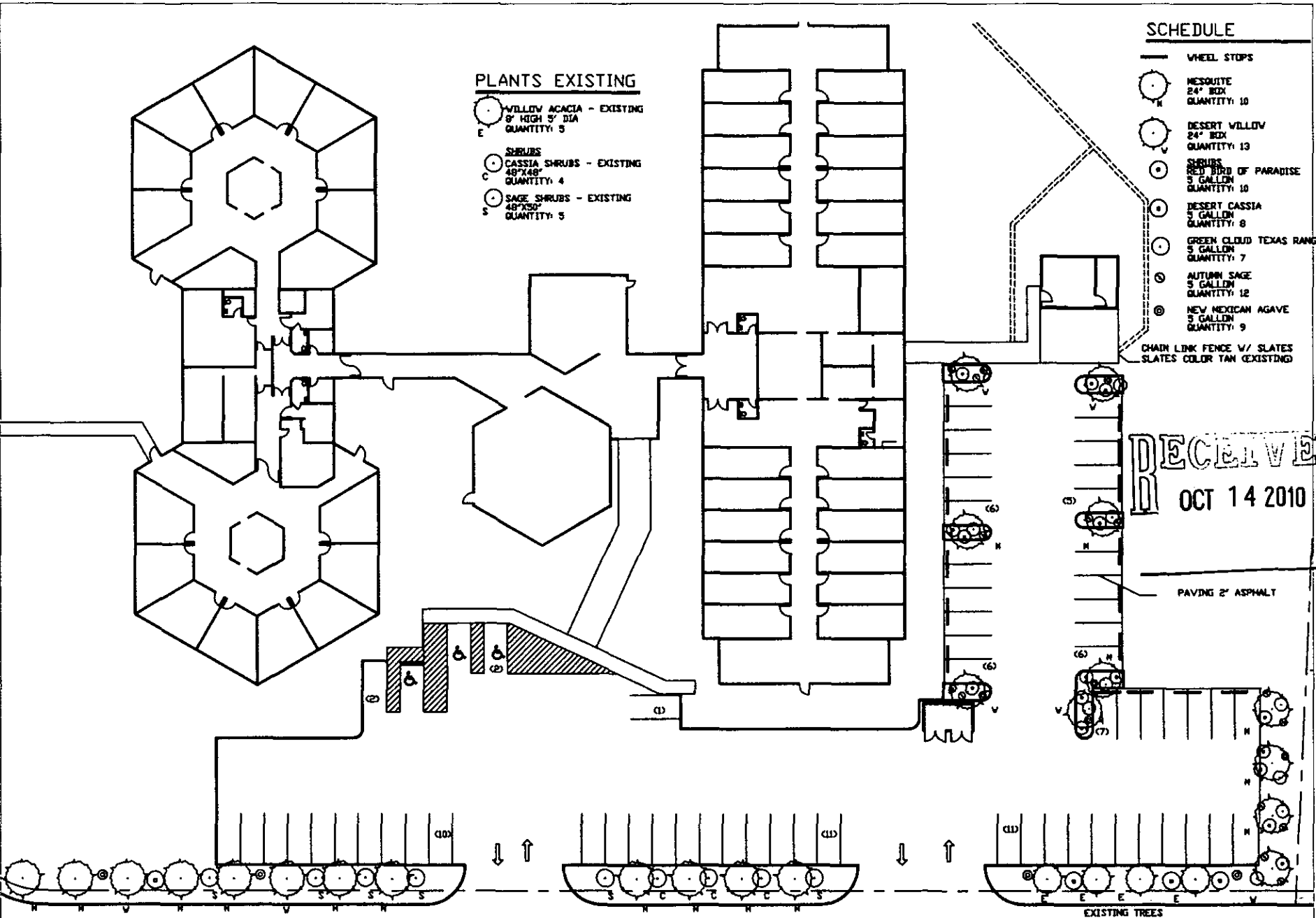
SHEET
L-2

SCHEDULE

- WHEEL STOPS
- MESQUITE 24" BOX QUANTITY: 10
- DESERT WILLOW 24" BOX QUANTITY: 13
- SHRUBS RED BIRD OF PARADISE 5 GALLON QUANTITY: 10
- DESERT CASSIA 5 GALLON QUANTITY: 8
- GREEN CLOUD TEXAS RANGER 5 GALLON QUANTITY: 7
- AUTUMN SAGE 5 GALLON QUANTITY: 12
- NEW MEXICAN AGAVE 5 GALLON QUANTITY: 9
- CHAIN LINK FENCE W/ SLATES SLATES COLOR TAN (EXISTING)

PLANTS EXISTING

- WILLOW ACACIA - EXISTING 8' HIGH 5' DIA QUANTITY: 5
- SHRUBS CASSIA SHRUBS - EXISTING 48"X48" QUANTITY: 4
- SAGE SHRUBS - EXISTING 48"X50" QUANTITY: 5

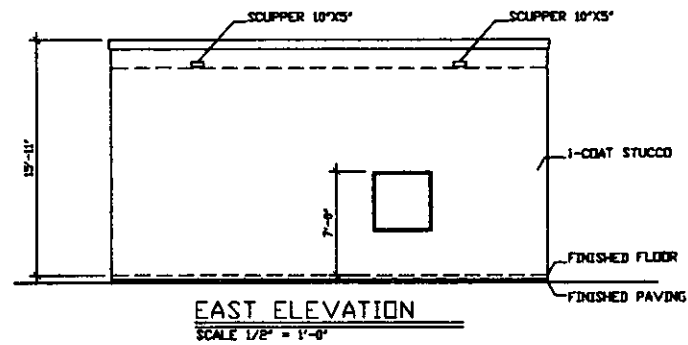
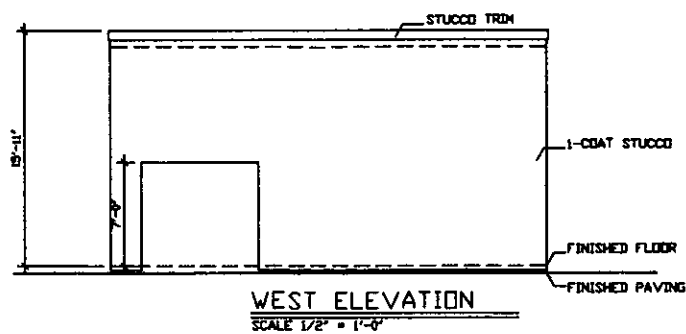
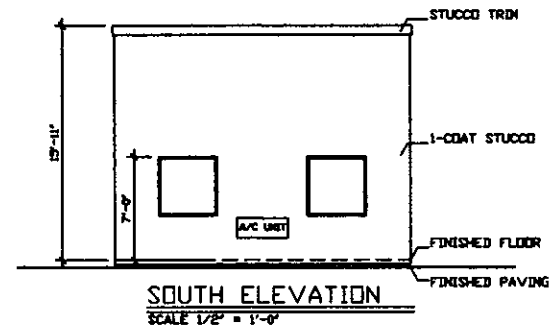
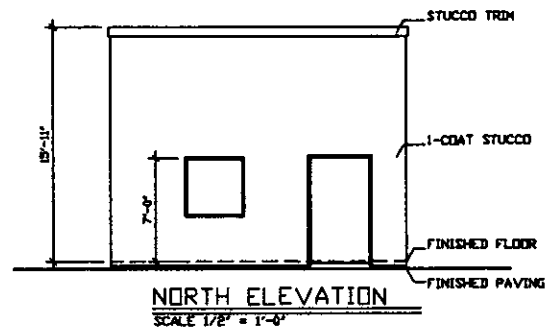


LANDSCAPE PLAN
SCALE 1/16" = 1'-0"

TORREY PINES

SDR-39584

REVISED



RECEIVED

SEP 13 2010

City of Las Vegas

SDR-39584

REVISION	BY

DAVID MCKEE
ARCHITECT
4435 W. HAGENDA SUITE 110
LAS VEGAS, NEVADA 89118
OFFICE: (702) 388-0002
FAX: (702) 388-0004
CELL: (702) 250-4070

TITLE EXTERIOR ELEVATION
PROJECT TORREY PINES CARE CENTER
ADDRESS 1701 S. TORREY PINES DR

DRAWN AM
CHECKED DATE
DATE 03/25/10
SCALE AS SHOWN
JOB NO.
SHEET
A-4



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 26, 2010

CORRECTED LETTER

Mr. Nick Jacoby
Ventas, Inc.
10350 Urmsby Park Place, Suite #350
Louisville, Kentucky 40226

RE: SDR-39584 - MINOR SITE DEVELOPMENT PLAN REVIEW ADMINISTRATIVE CYCLE - OCTOBER 2010

Dear Mr. Jacoby:

Your request for a Minor Amendment to a previously approved Rezoning (Z-0018-97) FOR A 592 SQUARE-FOOT STORAGE BUILDING AND PARKING LOT ADDITION at 1701 South Torrey Pines Drive (APN 163-02-701-001), PD (Planned Development) Zone, Ward 1 (Tarkanian), has been considered administratively by the Planning and Development Department staff.

The Planning and Development Department Staff has administratively **APPROVED** your request subject to the following:

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (Z-0018-97) shall be required, if approved
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the storage building or a final inspection has been approved for the parking lot. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan date stamped 10/14/10, landscape plan date stamped 10/14/10, and building elevations, date stamped 09/13/10, except as amended by conditions herein.
4. All necessary building permits shall be obtained in compliance with Title 19 and all codes as required by the Building and Safety Department.

Mayor
Oscar B. Goodman

City Council
Gory Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Borlaw
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Remove the sidewalk ramp at the corner of Torrey Pines Drive and Oakey Boulevard and replace it per Uniform Standard Drawing #235 concurrent with onsite development. The existing "pan" style driveways may remain.
12. Comply with all applicable previous conditions of approval for Z-0018-97, The Torrey Pines Care Center Master Plan and all other site-related actions.

Mr. Nick Jacoby
SDR-39584 - Page Three - **CORRECTED LETTER**
October 26, 2010

This action by the Planning and Development Department staff on October 26, 2010 is final unless a written appeal is filed with the Director of Planning and Development Department within ten days of the date of this letter.

Sincerely,

A handwritten signature in black ink, appearing to be 'Steve Gebeke', with a long horizontal stroke extending to the right.

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Arnie Shafer
Torrey Pines Care Center
1701 South Torrey Pines Drive
Las Vegas, Nevada 89146

Mr. David McKee
4495 Hacienda Avenue, Suite 11C
Las Vegas, Nevada 89118



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Los Vegas, NV 89101

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

www.lasvegasnevada.gov

October 26, 2010

Mr. Nick Jacoby
Ventas, Inc.
10350 Urmsby Park Place, Suite #350
Louisville, Kentucky 40226

**RE: SDR-39584 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - OCTOBER 2010**

Dear Mr. Jacoby:

Your request for a Minor Amendment to a previously approved Rezoning (Z-0018-97) FOR A 592 SQUARE-FOOT STORAGE BUILDING AND PARKING LOT ADDITION at 1701 South Torrey Pines Drive (APN 163-02-701-001), PD (Planned Development) Zone, Ward 1 (Tarkanian), has been considered administratively by the Planning and Development Department staff.

The Planning and Development Department Staff has administratively **APPROVED** your request subject to the following:

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (Z-0018-97) shall be required, if approved
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the storage building or a final inspection has been approved for the parking lot. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan date stamped 10/14/10, landscape plan date stamped 10/14/10, and building elevations, date stamped 09/13/10, except as amended by conditions herein.
4. All necessary building permits shall be obtained in compliance with Title 19 and all codes as required by the Building and Safety Department.

Mayor
Oscar B. Goodman

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



5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan: an additional 39 five-gallon shrubs shall be provided within the landscape buffer along Torrey Pines Drive.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Remove the sidewalk ramp at the corner of Torrey Pines Drive and Oakey Boulevard and replace it per Uniform Standard Drawing #235 concurrent with onsite development. The existing "pan" style driveways may remain.
12. Comply with all applicable previous conditions of approval for Z-0018-97, The Torrey Pines Care Center Master Plan and all other site-related actions.

Mr. Nick Jacoby
SDR-39584 - Page Three
October 26, 2010

This action by the Planning and Development Department staff on October 26, 2010 is final unless a written appeal is filed with the Director of Planning and Development Department within ten days of the date of this letter.

Sincerely,

A handwritten signature in black ink, appearing to be 'Steve Gebeke', with a long horizontal line extending to the right.

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Arnie Shafer
Torrey Pines Care Center
1701 South Torrey Pines Drive
Las Vegas, Nevada 89146

Mr. David McKee
4495 Hacienda Avenue, Suite 11C
Las Vegas, Nevada 89118

City of Las Vegas

AGENDA MEMO

ADMINISTRATIVE MINOR REVIEW MEETING DATE: OCTOBER 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: APPLICANT: TORREY PINES CARE CENTER - OWNER:
VENTAS REALTY LP**

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
SDR-39584	Staff recommends APPROVAL, subject to conditions:	N/A

**** CONDITIONS ****

SDR-39584 CONDITIONS

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (Z-0018-97) shall be required, if approved
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the storage building or a final inspection has been approved for the parking lot. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan date stamped 10/14/10, landscape plan date stamped 10/14/10, and building elevations, date stamped 09/13/10, except as amended by conditions herein.
4. All necessary building permits shall be obtained 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.

Conditions Page Two**October 1, 2010 - Administrative Minor Review**

6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan: an additional 39 five-gallon shrubs shall be provided within the landscape buffer along Torrey Pines Drive.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Remove the sidewalk ramp at the corner of Torrey Pines Drive and Oakey Boulevard and replace it per Uniform Standard Drawing #235 concurrent with onsite development. The existing "pan" style driveways may remain.
12. Comply with all applicable previous conditions of approval for Z-0018-97, The Torrey Pines Care Center Master Plan and all other site-related actions.

**** STAFF REPORT ******PROJECT DESCRIPTION**

This request is for a Minor Amendment to a previously approved Concept Plan Map under Rezoning (Z-0018-97) that approved a proposed 75,713 square-foot basement and one-story addition to an existing 37,516 square-foot Convalescent Care Facility at 1701 South Torrey Pines Drive. The request is for a proposed 592 square-foot storage building with parking lot addition. The proposed storage building and parking lot addition are compatible with adjacent development and development in the area and meets all requirements of Title 19 and the previous Rezoning, except as amended herein; therefore, staff is administratively approving this request with conditions.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
1969	The Clark County approved a Special Use Permit (UC-10-69) to permit the Torrey Pines Care Center on this site. The project was constructed after annexation into the City of Las Vegas.
05/27/97	The City Council approved a request for a Rezoning (Z-0018-97) on property located at 1701 South Torrey Pines Drive, from R-E (Residence Estates) to P-D (Planned Development). The proposed use was for a 75,713 square foot basement and one story addition to a 36,400 square-foot one-story convalescent care facility/hospital. The Planning Commission and staff recommended approval.

<i>Most Recent Change of Ownership</i>	
10/22/98	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
11/12/73	A building permit (#13877) was issued for a Tenant Improvement interior remodel at 1701 South Torrey Pines Drive. The project was completed on 01/09/74.
05/13/77	A building permit (#2708) was issued for an addition to an existing building at 1701 South Torrey Pines Drive. The project was completed on 01/04/79.
07/30/97	A building permit (#97015643) was issued for a Tenant Improvement interior remodel at 1701 South Torrey Pines Drive. The project was completed on 11/14/97.

Staff Report Page Two

October 1, 2010 - Administrative Minor Review

05/09/03	A building permit (#03009504) was issued for Tenant Improvement interior remodel at 1701 South Torrey Pines Drive. The project was completed on 11/20/03.
12/15/08	A building permit (#125936) was issued for Tenant Improvement interior remodel at 1701 South Torrey Pines Drive. The project is not complete.
03/03/09	A building permit (#133229) was issued for Tenant Improvement interior remodel at 1701 South Torrey Pines Drive. The project was completed on 08/27/09.
07/13/10	A building permit (#167289) was processed for a plan review for a 592 square-foot Accessory Structure and an expanded parking lot at 1701 South Torrey Pines Drive. The plan check review was denied by Planning and Development Department, pending approval of a Site Development Plan Review.

<i>Pre-Application Meeting</i>	
08/10/10	A pre-application meeting was held with the applicant where elements of submitting a Site Development Plan Review for the proposed 592 square-foot storage building were discussed. The topics included: • The exterior of the proposed building shall be aesthetically compatible with the existing building on site. • The site plan shall include the landscape islands on the parking addition adjacent to the storage building. • There are numerous trees missing within the landscape buffer along Torrey Pines Drive. • Trees are required in the landscape buffer along the southwest corner of the property at the south end of the existing parking lot.

<i>Neighborhood Meeting</i>
A neighborhood meeting was not required, nor was one held.

Field Check	
08/09/10	A site visit was conducted by staff. It was noted that there is an existing parking lot at the rear of the property.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	4.14

Staff Report Page Three
October 1, 2010 - Administrative Minor Review

Surrounding Property	Existing Land Use Per Title 19.04	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Convalescent Care Facility/Nursing Home	MD-2 (Major Medical)	PD (Planned Development)
North	College Non-Profit Community Services	PF (Public Facilities)	C-V (Civic)
South	Single Family Residence	ML (Medium Low Density Residential)	R-CL (Single-Family Compact-Lot)
East	Single Family Residence	ML (Medium Low Density Residential) L (Low Density Residential)	R-PD5 (Residential Planned Development – 5 Units per Acre)
West	Detention Basin	PF (Public Facilities)	C-V (Civic)

Master Plan Areas	Yes	No	Compliance
Master Plan Area			
Torrey Pines Care Center	X		Y
Special Purpose and Overlay Districts	Yes	No	Compliance
Special Purpose and Overlay Districts			
PD (Planned Development) District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to 19.08, 19.06, and Torrey Pines Care Center Master Plan; the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	180,338 SF	180,338 SF	Y
Min. Setbacks			
• Side (West)	25 Feet	221 Feet	Y
• Side (East)	25 Feet	139 Feet	Y
• Rear	35 Feet	79 Feet	Y
Max. Building Height	25 Feet	16 Feet	Y
Mech. Equipment	Screened	Screened	Y

Staff Report Page Four

October 1, 2010 - Administrative Minor Review

Pursuant to Title 19.12 and Torrey Pines Care Center, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• South	1 Tree / 20 Linear Feet	4 Trees	4 Trees	Y
• West	1 Tree / 30 Linear Feet	14 Trees	16 Trees	Y
TOTAL PERIMETER TREES		18 Trees	20 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	7 Trees	7 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• South	15 Feet		15 Feet	Y
• West	10 Feet		10 Feet	Y

Functional Classification of Street(s)	Governing Document	Street Width (Feet)	Compliance with Street Section
Secondary Collector – Oakey Boulevard	Master Plan of Streets and Highways	80	Y
Secondary Collector – Torrey Pines Drive			

Pursuant to Title 19.04 and 19.10, the following parking standards apply:

Parking Requirement						
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance
		Parking Ratio	Parking	Parking	Parking	
Convalescent Care Facility/Nursing Home	37,516 SF	One space for each 6 beds	15	Handi-capped	67	
		One space for each employee on the largest shift	47			
		3 spaces for use by medical professionals	3			

Staff Report Page Five
October 1, 2010 - Administrative Minor Review

TOTAL SPACES REQUIRED	65		67		
Regular and Handicap Spaces Required	62	3	64	3	Y

ANALYSIS

The subject site is located within the Torrey Pines Care Center Master Plan. The purpose of the Development Standards and Guidelines for this PD (Planned Development) plan is to provide the parameters of development for the Torrey Pines Care Center. The site is adjacent to an existing off-street bike trail and an existing on-street bike trail; both are Bike Paths and part of the Trails Element of the General Plan.

The existing Convalescent Care Facility was approved under Rezoning (Z-0018-97), which created the Torrey Pines Care Center Master Plan. The original approval allowed the proposed 75,713 square-foot basement and one-story addition expansion to a 37,516 square-foot existing Convalescent Care Facility. The proposed expansion under Z-0018-97 was not constructed, as evidenced by the undeveloped area of the property where the proposed storage building and parking lot addition are to be located.

The applicant is proposing a 592 square-foot storage building located at the rear of the existing Convalescent Care Facility. The exterior finish of the storage building is stucco and will be painted to be aesthetically compatible with the existing building. The interior of the storage building will have an office for one supervisor and a storage room to store accessories, lights, beds, plumbing and mechanical equipment.

The parking lot was expanded and is located at the rear of the existing building and adjacent to the proposed storage building. The parking lot expansion provides 23 additional parking spaces on site. This brings the site into conformance with the current parking requirement for the use, which providing 67 parking spaces, where 65 parking spaces are required for the Convalescent Care Facility use.

The proposed landscaping depicts the landscape islands with the required 24-inch box trees and the minimum of four five-gallon shrubs for every required tree. The landscape buffer of the existing parking lot on the southwest corner of the property contains four 24-inch box trees with 16 five-gallon shrubs. Proposed landscaping within the south landscape buffer will be limited to the area adjacent to the existing parking lot and not along the entire southern property line, where the site remains undeveloped. The landscape buffer along Torrey Pines Drive contains 16, 24-inch box trees where 14 trees are required. Pursuant to 19.12, shrubs are required in all buffer areas, with a minimum of four five-gallon shrubs required for every required tree. The total trees required within the landscape buffer and parking islands are 25 trees. As a result 100 five-gallon shrubs are required. Currently, the landscaping plan indicates 61 five-gallon shrubs within the

Staff Report Page Six
October 1, 2010 - Administrative Minor Review

parking islands and landscape buffer combined. A condition of approval has been added that the landscape plan shall be revised to provide 31 additional five-gallon shrubs within the landscape buffer and parking islands. The proposed storage building and parking lot addition are compatible with adjacent development and development in the area; therefore, staff is administratively approving this request with conditions.

FINDINGS (SDR-39584)

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed development is compatible with adjacent development and development in the area. The proposed storage building and the parking lot addition are in accordance with Title 19 requirements.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed development is consistent with Title 19 and the Torrey Pines Care Center Master Plan.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Adequate site access is provided from Torrey Pines Drive. Site access and circulation will not negatively impact adjacent roadways or neighborhood traffic.

- 4. Building and landscape materials are appropriate for the area and for the City;**

The proposed 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;**

The proposed building elevations are appropriate and are harmonious and compatible with the surrounding area.

Staff Report Page Seven
October 1, 2010 - Administrative Minor Review

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

The proposed addition on the site will be subject to permit review and inspection, thereby protecting the public's health, safety and general welfare.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

October 14, 2010

Mr. Nick Jacoby
Ventas, Inc.
10350 Urmsby Park Place, Suite #350
Louisville, Kentucky 40226

**RE: SDR-39584 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - NOVEMBER 2010**

Dear Mr. Jacoby:

Your request for a Minor Amendment to a previously approved Site Development Plan Review (Z-0018-97) FOR A 592 SQUARE-FOOT STORAGE BUILDING AND PARKING LOT MODIFICATIONS at 1701 South Torrey Pines Drive (APN 163-02-701-001), PD (Planned Development) Zone, Ward 1 (Tarkanian), will be considered administratively by the Planning and Development Department staff.

Staff will determine within thirty (30) days of the date of this letter whether or not your request will be approved as submitted. We will notify you in writing as to our determination after we have reviewed the details of the request.

If you have any questions or need additional information please do not hesitate to contact me at (702) 229-6301.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Amie Shafer
Torrey Pines Care Center
1701 South Torrey Pines Drive
Las Vegas, Nevada 89146

Mr. David McKee
4495 Hacienda Avenue, Suite 11C
Las Vegas, Nevada 89118

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lais Tarkanian
Steven D. Rass
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



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 Riecki, Survey (FM, PM, & A's only)
Date: October 20, 2010
Re: **SDR-39584** Torrey Pines Care Center 1701 S. Torrey Pines Dr.
Request for a Site Development Plan Review for a proposed storage building and parking lot improvements

CONDITIONS OF APPROVAL:

1. Remove the sidewalk ramp at the corner of Torrey Pines Drive and Oakey Boulevard and replace it per Uniform Standard Drawing #235 concurrent with onsite development. The existing "pan" style driveways may remain.
2. Comply with all applicable previous conditions of approval for Z-18-97, The Torrey Pines Care Center Master Plan and all other site-related actions.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-39584

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 (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE 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 RONEBUS
*STREETS & SANITATION (DPW)	JERRY WALKER	2875 RONEBUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2875 RONEBUS
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	HEIDI DEXHEIMER ENGINEERING DESIGN DIVISION	100 CITY PARKWAY, SUITE #700 (HAND DELIVERY ADDRESS ONLY)
CLARK COUNTY (IT) (NO PLANS)	SHARON RICE (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4th Floor
NELLIS AFB (NO PLANS)	DEBORAH MACNEILL	4430 Grissom Avenue, Building 11, Suite 103D

*** 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>**

SDPR
09/14/2010

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

SDR-39584 - SITE DEVELOPMENT PLAN REVIEW - MINOR REVIEW - APPLICANT: TORREY PINES CARE CENTER - OWNER: VENTAS REALTY, LP - Request for a Minor Amendment to a previously approved Site Development Plan Review (Z-0018-97) FOR A 592 SQUARE-FOOT STORAGE BUILDING AND PARKING LOT MODIFICATIONS at 1701 South Torrey Pines Drive (APN 163-02-701-001), PD (Planned Development) Zone, Ward 1 (Tarkanian).

MINOR REVIEW ADMINISTRATIVE: NOVEMBER 2010

PLANNING SUPERVISOR: STEVE GEBEKE



ADMINISTRATIVE

Comments Due: OCTOBER 15, 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:

THIS ITEM WILL BE CONSIDERED
ADMINISTRATIVELY AND WILL NOT
APPEAR ON A PLANNING COMMISSION
AGENDA

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) + \$ 0.00 (Notification) + \$ 0.00 (Recordation) = \$ 500.00 Total			
☒	☐	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)			
☒	☒	Assessor's Parcel Map			
☐	☒	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: 1
☒	☐	All property lines and present dimensions labeled			Reduced Copy (8-1/2x11 B/W): 1
☒	☐	All building setbacks labeled			NOTES: Include 11"x17" copy for Torrey Pines Care Center.
☒	☐	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: 1
☒	☐	North arrow, scale, and vicinity map			Colored, Rolled Plans: 1
☒	☐	All property lines and present dimensions labeled			Reduced Copy (8-1/2x11 B/W): 1
☒	☐	All required perimeter landscape planters shown			NOTES: Can be incorporated onto the Site Plan.
☒	☐	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: 1
☒	☐	Scale and building dimensions labeled			Colored, Rolled Plans: 1
☒	☐	North, south, east, and west elevations of all buildings			Reduced Copy (8-1/2x11 B/W): 1
☒	☐	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			Rolled Plans: 1
☒	☐	All building entrances/exits shown			Reduced Copy (8-1/2x11 B/W): 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:		Torrey Pines Care Center		Application Type: Site Development Plan Review	
Representative:		David McKee		Application Purpose: 595 square-foot storage addition	
APN:		163-02-701-001		Site Location: 1701 S. Torrey Pines Dr.	
Planner's Signature:				Pre-App. Meeting Date: 08/10/10	
Planner:		Romeo Gumarang, Planner I - 229-4604 Doug Rankin, Planning Manager - 229-5408		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	



CITY OF LAS VEGAS

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

Page: 1 of 1
Date: 08/10/10
Time: 10:00 a.m.

Project Name: Torrey Pines Care Center

Conversation between CLV P&D Representative: Romeo Gumarang, Planner I (229-4604 Office / 385-7268 Fax / rgumarang@lasvegasnevada.gov), and:
Doug Rankin, Planning Manager (229-5408 Office / 385-7268 Fax / drankin@lasvegasnevada.gov)

Name	Company/Department	Phone	Fax	Email
1. David McKee	McKee Architect	(702) 250-4070		
2. Steve Price	UTE Inc			
3.				
4.				
5.				
6.	CLV - Finance (Business License)	229-6321	383-0769	
7.	CLV - PW - Dev Co	229-6578	474-7599	
8.	CLV - PW - Traffic	229-6901 / 6880		
9.	CLV - PW - Flood	229-6541	382-8551	
10.	CLV - Building and Safety	229-6251	382-1731	
11.	CLV - Fire and Rescue	229-0366	229-0124	
12.	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: Torrey Pines Care Center/ Major Medical

Meeting Notes:

- In addition to the modification of Rezoning (Z-0018-97) a Minor Site Development Plan Review application is also required to approve the proposed storage building on site.
- Parking required for the Nursing Home: One space for each six beds, plus one space for each employee on the largest shift, plus three spaces for doctors. The site plan needs to provide a revised parking analysis showing the existing care facility's parking requirement. Include on the site plan parking analysis table in accordance with the Torrey Pines Care Center Development Standards. In the parking analysis include also the provided parking spaces existing on site.
- Exterior components, whether roof or ground mounted, shall be screened on all sides by a screen wall or parapet wall, that shall be aesthetically compatible with the architectural design of the building, and shall not be constructed of lath or chain link fence. The base covering of the exterior walls is to be tile over thinset.
- ~~Roofing for the new construction is to be residential style tile. Roofing for the existing building is to be a ballast system and/or to match the existing.~~
- The proposed storage building height is at 16 feet.
- Interior landscape islands shall be provided for all parking lots at the end of each row of parking spaces, either parallel to parking spaces, at a ratio of one landscape island for every six parking spaces. Landscape islands shall have a minimum width of five feet, as measured from the inside of the curbing, and shall have a minimum length equal to the length of the adjacent parking spaces.
- Concrete wheel stops or curbing at least six inches high and six inches wide shall be provided to prevent vehicles overhanging abutting sidewalks, properties or public rights-of-way, to protect landscaped areas and to protect adjacent properties. Such wheel stops or curbing shall be located at least two feet from curbing.
- There are missing trees within the landscape buffer along Torrey Pines Drive and Oakey Boulevard. For the Site Development Plan Review and the Amendment of the Torrey Pines Care Center a landscaping plan shall be designed in conformance with Title 19 landscaping standards.
- Aerial photograph reveals an expansion of the parking lot into the rear of the existing building on the south side of the building. There are no permit or approved Civil Improvement Plan for the parking addition and for the parking at the southwest corner of the property.
- Place and name existing trees at the southwest corner. Add existing shrubs along Torrey Pines.
- Add or call out the chain link fence at the proposed building location.

Admin RGB

Report Date 09/23/2010 10:07 AM

Submitted By

Page 1

A/P # 39584 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	09/14/2010 12:51	983052	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0
Dept of Commerce	# Plans	0
Priority	☒ Auto Reviews	Bill Group

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

SDR-39584 - SITE DEVELOPMENT PLAN REVIEW - MINOR REVIEW - APPLICANT: TORREY PINES CARE CENTER - OWNER: VENTAS REALTY LP - Request for a Minor Amendment to a previously approved Site Development Plan Review (Z-0018-97) TO ALLOW A 592 SQUARE-FOOT STORAGE BUILDING at 1701 South Torrey Pines Drive (APN 163-02-701-001), PD (Planned Development) Zone, Ward 1 (Tarkanian).

Parent A/P #

Project #	39584	Project/Phase Name	TORREY PINES CARE CENTER	Phase #	
Size/Area	4.14 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 16302701001

Location

Owner/Tenant

Contact ID	AC1357964	Name	VENTAS REALTY L P	Organization	% NATL TAX SEARCH LLC
Mailing Address	303 E WACKER DR #850			State/Province	IL
City	CHICAGO			Country	☐ Foreign
ZIP/PC	60601-5201			Evening Phone	
Day Phone				Mobile #	
Fax					

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

1701 S TORREY PINES DR
LAS VEGAS, 89146-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16302701001

Report Date 09/23/2010 10:07 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1357964 ☐ Foreign
Effective Expire
Name VENTAS REALTY L P
Day Phone Eve Phone Organization % NATL TAX SEARCH LLC
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 303 E WACKER DR #850
CHICAGO, IL 60601-5201
Seasonal Addr
Valid From To
Comments No Comments

Primary Y Capacity OTHER Other REP Contact ID AC1820078 ☐ Foreign
Effective Expire
Name UTE CONSTRUCTION
Day Phone (702)591-5391 x Eve Phone Organization
Pager PIN # Position
Fax (702)733-8436 Mobile Profession
E-Mail
Address 3060 WESTWOOD DRIVE
LAS VEGAS, NV 89109
Seasonal Addr
Valid From To
Comments steve bradley 591.5391

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
PROCESSING FEE (\$500.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
411809 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete
411808 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
411818 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
411810 FLODD #1 (FLOOD CONTROL)	Incomplete
411817 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
411811 ROW #1 (RIGHT-OF-WAY)	Incomplete
411816 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
411815 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
411814 SURVEY #1 (SURVEY)	Incomplete
411813 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
411812 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Failed
(ASSIGN CASE TO A PLANNER)	
(AT-COMplete DRT PROCESS)	
(AT-ROUTE PLANS FOR REVIEW)	
(STAFF RECOMMENDATION)	
Check Licenses	Not Checked

Report Date 09/23/2010 10:07 AM

Submitted By

Page 3

Item Description

Item Status

Check Children Status
Check Open Cases

Children Successful
0

Fees

Status

Paid Date

Amount

PROCESSING FEE P 09/14/2010 12:59 500.00
Total Unpaid 0.00 Total Paid 500.00

Inspections

There are no Inspections for this Report

**Review Activities
Review #
Comments**

Review Type

#

Status

Waived

Issued

Started

Completed

Comp By

411808	DEVCO	1	Incomplete	☐	09/23/2010 10:07
411809	B&S PLAN	1	Incomplete	☐	09/23/2010 10:07
411810	FLOOD	1	Incomplete	☐	09/23/2010 10:07
411811	ROW	1	Incomplete	☐	09/23/2010 10:07
411812	TRAFFIC	1	Incomplete	☐	09/23/2010 10:07
411813	TEFO	1	Incomplete	☐	09/23/2010 10:07
411814	SURVEY	1	Incomplete	☐	09/23/2010 10:07
411815	SID	1	Incomplete	☐	09/23/2010 10:07
411816	SEWER	1	Incomplete	☐	09/23/2010 10:07
411817	LAND DEV	1	Incomplete	☐	09/23/2010 10:07
411818	FIRE ENG	1	Incomplete	☐	09/23/2010 10:07

Activity Review Details

Detail SUBMITTAL CHECKLIST (SDR)

Modified By FSOLIS

Modified Date/Time 09/14/2010 12:50

Comments

see log - FS

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plans (6 Folded Blue Lines, 1 Rolled Color)
Y Application/Petition Form	Y Landscape Plan (1 Folded, 1 Rolled Color)
Y Deed and Legal Description	Y Building Elevations (1 Folded, 1 Rolled Color)
Y Justification Letter	Y Floor Plan (1 Folded, 1 Rolled)
Y Color and Material Board	Y Laser Print Site Plan
N DINA (Not Always Required)	Y Laser Print Floor Plan
Y Statement of Financial Interest	Y Laser Print Elevation

Y Business Licensing Requirements Met

N Business License Exempt

Report Date 09/23/2010 10:07 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.

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance?

N Parent Project link required?

N Will this go to the City Council?

Is there a condition of approval for a Required Review?

Hearing Type

Public, Non-Public, Admin ADMIN

If yes, when does it need to be reviewed?

Staff Recommendation

Meeting Information

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
10/21/2010	ADMIN	SCHEDULED		0	0	0
CBURNEY	09/14/2010					

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	CD NAME WHO PICKED UP CONTACT# STEVE PRICE, UTE INC CK 19364, 702.733.3060	970040	09/14/2010 12:59		0.00
Z-SUBC	REASON ALL ITEMS NOT SUBMITTED non-origianls of SOFI and app submitted, needs deed and legal, ok per Doug.	983052	09/14/2010 12:41	09/14/2010 12:41	0.00

No Model Home Details



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: TORREY PINES CARE CENTER
 Project Address (Location): 1701 S. TORREY PINES DRIVE, LAS VEGAS, NV
 Project Name: MAINTENANCE STORAGE BUILDING Proposed Use: _____
 Assessor's Parcel #(s): 16302701001 Ward #: _____
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage: _____ Floor Area Ratio: _____
 Gross Acres: _____ Lots/Units: _____ Density: _____
 Additional Information: _____

Ventas Realty, Limited Partnership

PROPERTY OWNER BY: Ventas, Inc. ^{its} Gen. Partner NICK JACOB
 Address: 10350 CRIMSBY PARK PLACE, SUITE 300 Phone: (502) 357-9000 Fax: _____
 City: LOUISVILLE State: KY Zip: 40226
 E-mail Address: _____

APPLICANT TORREY PINES CARE CENTER Contact: ARNIE SHAFER
 Address: 1701 S. TORREY PINES DRIVE Phone: (702) 871-0005 Fax: _____
 City: LAS VEGAS State: NV Zip: 89146
 E-mail Address: _____

REPRESENTATIVE UTE CONSTRUCTION Contact: SVEN BRADLEY
 Address: _____ Phone: (702) 591-5391 Fax: _____
 City: _____ State: _____ Zip: _____
 E-mail Address: _____

FOR DEPARTMENT USE ONLY

X Property Owner Signature* _____

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

Print Name: T. Richard Rivey

Subscribed and sworn before me Executive Vice President, Chief
Admin. Officer & Gen. Counsel

This 8th day of Sept., 2010.

Teri Parker

Notary Public in and for said County and State

Notary Public, State at Large, KY

My commission expires Jan. 6, 2013

Revised 10/27/08

Case #	<u>SDR-39584</u>
Meeting Date:	<u>11/18/10</u>
Total Fee:	<u>500.00</u>
Date Received:	<u>09/13/10</u>
Received By:	<u>FS</u>

* 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.

F:\depot\Application Packet\Application Form.pdf



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-39584 APN: 16302701001
 Name of Property Owner: Ventas Realty, Limited Partnership
By: Ventas, Inc., its General Partner
 Name of Applicant: TORREY PINES CARE CENTER
 Name of Representative: _____

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: _____

X Signature of Property Owner: _____

Print Name: T. Richard Riney
Executive Vice President,
Chief Administrative Officer
& General Counsel

Subscribed and sworn before me

This 8th day of Sept., 2010

Terri Parker

Notary Public in and for said County and State

Notary Public, State at Large, KY

My commission expires Jan. 6, 2013

Revised 11-14-06

E:\depot\Application Packet\Statement of Financial Interest.pdf

David McKee ARCHITECT

4495 hacienda
suite 11c
las vegas, nv
89118
office
702 388-0002
fax
702-388-0004

Justification Letter

City of Las Vegas

Date

August 23, 2010

LETTER OF INTENT:

This is a letter of intent for development on an existing site owned by Torrey Pines Care Center. Torrey Pines Care Center is a nursing home located at 1701 S. Torrey Pines Drive. We are applying for a minor site development plan review. We are proposing to construct a storage building located approximately 51' to the south of Torrey Pines Care Center. The size of the storage building is approximate 592 square feet single storey and 16'-0" high. The exterior finish of the storage building is stucco and will paint to match the main facility. The storage building will be used to support the existing facility. The new storage building will have an office for one supervisor and house assorted parts and equipment. The new building will be used to store room accessories, lights, beds, plumbing and mechanical equipment.

In addition to the new storage building we are providing parking lot planters and new landscaping along Torrey Pines. To the west of the new storage building is an existing parking lot. New landscape planting fingers will be located in the parking area in accordance to title 19 design standards. In addition to the landscape parking area we propose to provide a planting area adjacent to the south end parking area and residential lots. Along Torrey Pines Blvd we will provide new landscape elements. New 24" box trees will be located in accordance to title 19 requirements.



David McKee

RECEIVED
OCT 20 2010

SDR-39584
REVISED

David McKee ARCHITECT

4495 hacienda
suite 11c
las vegas, nv
89118
office
702 388-0002
fax
702-388-0004

Justification Letter

City of Las Vegas

Date

August 23, 2010

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David McKee

RECEIVED
SEP 13 2010
City of Las Vegas
SDR-39584

Romeo Gumarang

From: Steve Price [stevep@uteconstruction.com]
Sent: Monday, October 18, 2010 10:22 AM
To: Romeo Gumarang
Cc: Mike Kelly
Subject: Torrey Pines Care Center-1701 S.TorreyPines Dr.

City of Las Vegas Planning & Development Department,

Ute, Inc authorizes David McKee Architect, a representative of Ute, Inc, to prepare and submit the justification letter that was requested by the City of Las Vegas Site Development Plan Review. This is in regards to the modifications of Torrey Pines Care Center. Should you have any further questions please feel free to contact myself.

Thank you,
Steve Price
Permit Division
702-400-0587

163-02-701-001	VENTAS REALTY LIMITED PARTNE...	BANK OF AMERICA NA AGT	6	200003240001707	UCC	03/24/2000
163-02-701-001	NME PROPERTIES INC	FIRST HEALTHCARE CORPORATION	3	199211130000414	DEED	11/13/1992

4

9 2 1 1 1 3 0 4 1 4

3

~~RECORDING REQUESTED BY AND~~
WHEN RECORDED RETURN TO:

The Hillhaven Corporation
1148 Broadway Plaza
Tacoma, Washington 98402
Attention: Richard P. Adcock, Esq.

MAIL TAX STATEMENTS TO:

The Hillhaven Corporation
1148 Broadway Plaza
Tacoma, Washington 98402
Attention: Vice President, Taxation

DEED

NME PROPERTIES, INC., formerly, Hillhaven, Inc., a Delaware corporation ("Grantor"), for good and valuable consideration, receipt of which is hereby acknowledged, by these presents does hereby grant, bargain, sell and convey unto FIRST HEALTHCARE CORPORATION, a Delaware corporation, whose address is 1148 Broadway Plaza, Tacoma, Washington 98402, all that certain property described in Exhibit A attached hereto, together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold the same in fee simple forever. Grantor hereby warrants the title only against its own acts and the acts of persons claiming by, through or under Grantor and not otherwise.

The foregoing conveyance of real property is subject to all encumbrances, liens, covenants, conditions and restrictions and other matters affecting title to such property, whether or not of record.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, by its proper officers thereunto duly authorized, on the 4th day of November, 1992.

APN 03A-460-005

NME PROPERTIES, INC.
a Delaware corporation

By: 
Its: Vice President

Attest:

By: 
Richard B. Silver
Its: Assistant Secretary

9 2 1 1 1 3 0 4 1 4

EXHIBIT A

Situate in the City of Las Vegas, County of Clark, State of Nevada and further described as follows:

The Northerly 544.50 feet of the Westerly 400.00 feet of the West Half (W 1/2) of the Southeast Quarter (SE 1/4) in Section 2, Township 21 South, Range 60 East, M.D.B. & M., in the County of Clark, State of Nevada.

EXCEPTING THEREFROM the interest in and to the North forty feet (40'), West forty feet (40'), and that certain spandrel area in the Northwest (NW) corner thereof as conveyed to Clark County by Deed recorded December 24, 1969 in Book 999 as Document No. 803128 of Official Records.

9 2 1 1 3 0 0 4 1 4

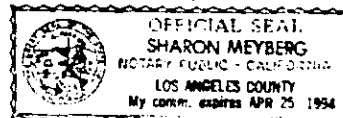
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

)
) ss.
)

On November 4, 1992, before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and sworn, personally appeared Timothy L. Pullen and Richard B. Silver proved to me on the basis of satisfactory evidence to be the persons who executed this instrument; acknowledged to me to be the Vice President and Assistant Secretary, respectively, of NME Properties, Inc., a Delaware corporation, the corporation that executed the foregoing instrument, further acknowledged to me to be the persons who executed said instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same pursuant to its By-laws or a resolution of its Board of Directors; and they further acknowledged said instrument to be the free act and deed of said corporation.

WITNESS my hand and official seal.

Sharon Meyberg
Notary Public



CLARK COUNTY, NEVADA
JOAN L. SMITH, RECORDER
RECORDED AT REQUEST OF:
UNITED TITLE OF NEVADA

11-13-92 08:00 LJM 3
OFFICIAL RECORDS
BOOK: 921113 INST: 00414
FEE: 7.00 RPT: 1,717.95