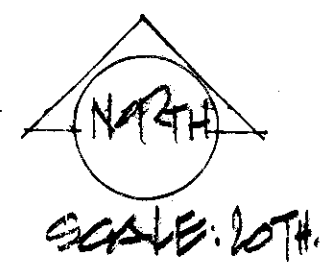




ACCESSIBLE ROUTE

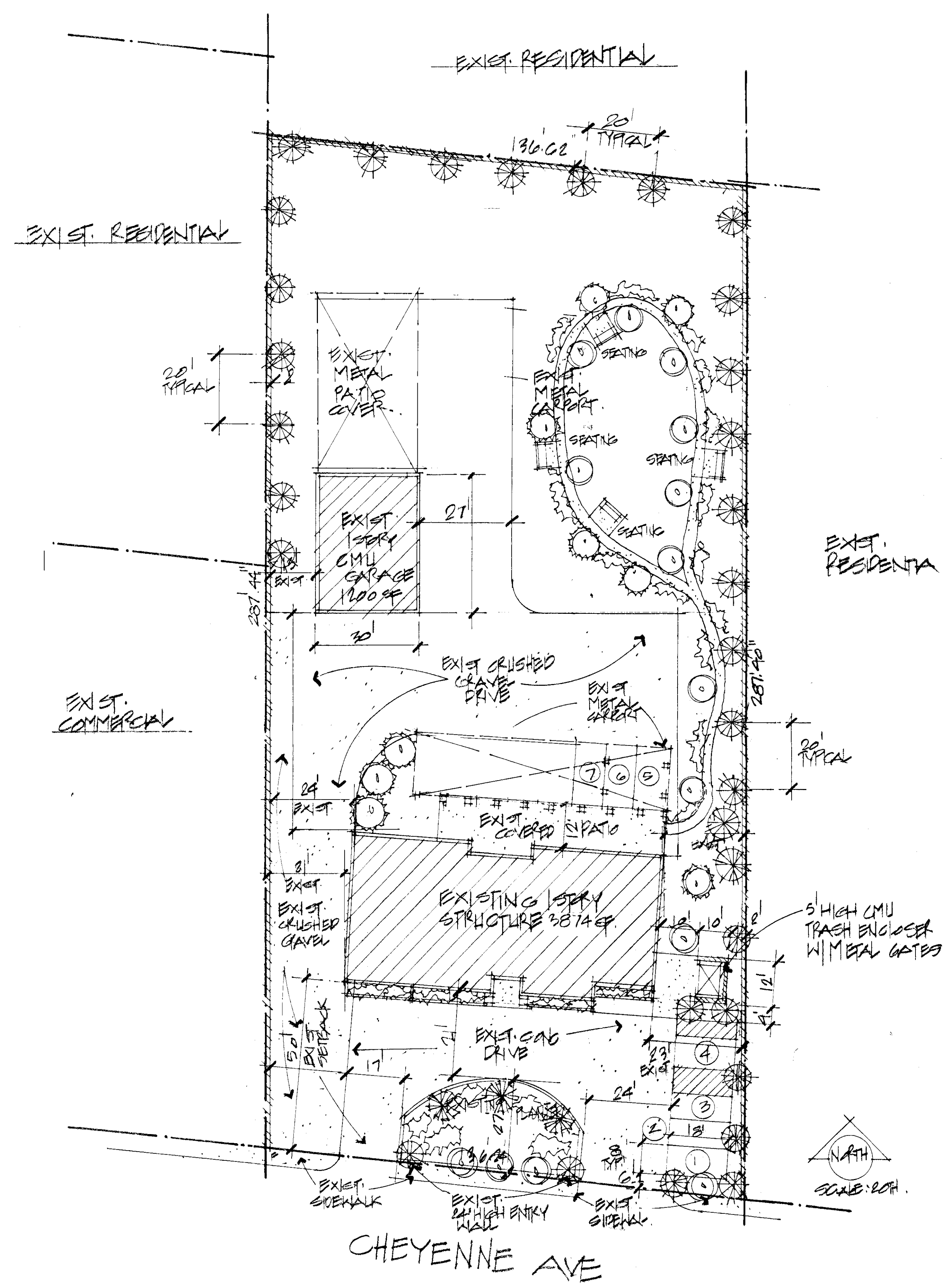
2. THE ACCESSIBLE ROUTE SHALL COMPLY
W/ ANSI 401-403 STANDARDS.

1. SEE CIVIL DRAWINGS FOR ALL SITE LAYOUT DIMENSIONS, CURBS, GUTTERS AND PLANTERS.
2. SEE CIVIL, PLUMBING AND ELECTRICAL DRAWINGS FOR UTILITY LINES.
3. SEE CIVIL DRAWINGS FOR ALL GRADING AND DRAINAGE.
4. SITE LAYOUT IS TO BE COORDINATED WITH CIVIL DRAWINGS, SHOULD DISCREPANCIES EXIST, THE CIVIL DRAWINGS SHALL TAKE PRECEDENCE OVER THIS SHEET. THE ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES.
5. ALL SITE CONC. SHALL RECEIVE WEAKENED PLANE JOINTS @ 15'-0" O.C. AND TOOLED JOINTS @ 5'-0" O.C.
6. ALL CONCRETE WALKS, LANDINGS, ETC. SHALL RECEIVE MEDIUM BROOM FINISH.
7. SLOPE ALL PLANTER AREAS AWAY FROM BUILDING 2%.
8. ALL SITE SIGNAGE IS N/C. AND/OR SHOULD BE COORDINATED BETWEEN CONTRACTOR, DEVELOPER AND/OR OWNER.
9. L.A. DENOTES LANDSCAPE AREA.



CHANA
ADULT CLOPP CARE HOME
6640 CHEYANNE AVE.
LAS VEGAS, NV.

~~A-2
F.
14~~



TREE / PLANT SCHEDULE

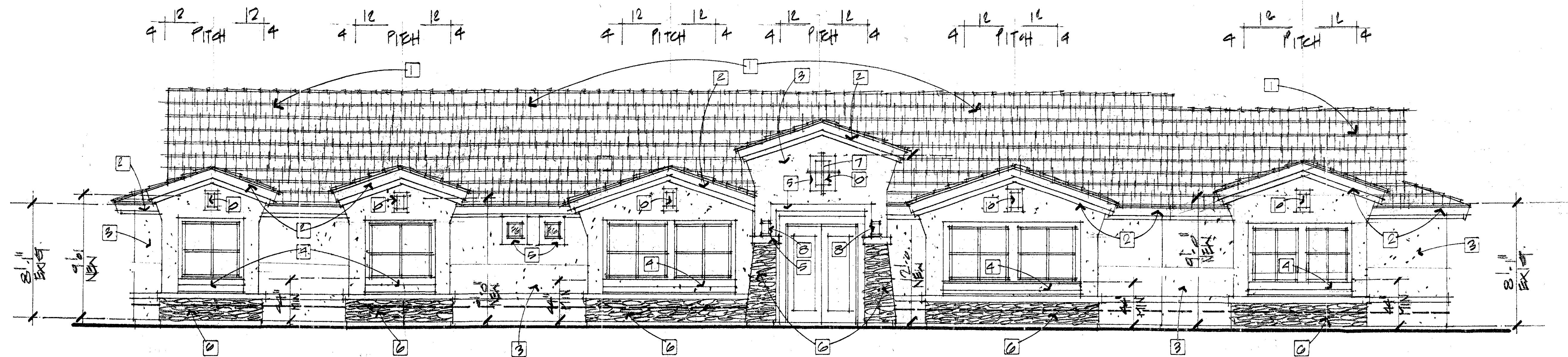
SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	82	24" Box 15 GAL	20'-30' On Center	MODESTO ASH	Fraxinus velutina "Modesto"
	28	24" Box 15 GAL	20'-30' On Center	TEXANUM PRIVET	Ligustrum japonicum "Texanum"
	49	24" Box 15 GAL	20'-30' On Center	MONDEL PINE	Pinus nigra
	24	Height Varies	Varies See Schedule Requirements	MEXICAN FAN PALM	Washingtonia robusta "Mexican Fan Palm"
	12	24" Box 15 GAL	Varies See Schedule Requirements	FLOWERING PLUM	Prunus birsteiana
	47	1-5 Gallon	N/A	Ornamental Ground Shrubs and Cover	
		N/A	N/A	Xeroscape / Turf	

NOTE:
LANDSCAPE TO HAVE (4) 5 GALLON SHRUBS
PER TREE

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ADULT GROUP CARE HOME
6040 CHEYENNE AVE.
LAS VEGAS, NV.

Residential & Commercial Design & Rendering
JW DESIGN
Jeffrey Weinberg
16 W. Pacific Ave., Suite 2
Henderson, NV 89015
(702) 598-9736

LANDSCAPE PLAN

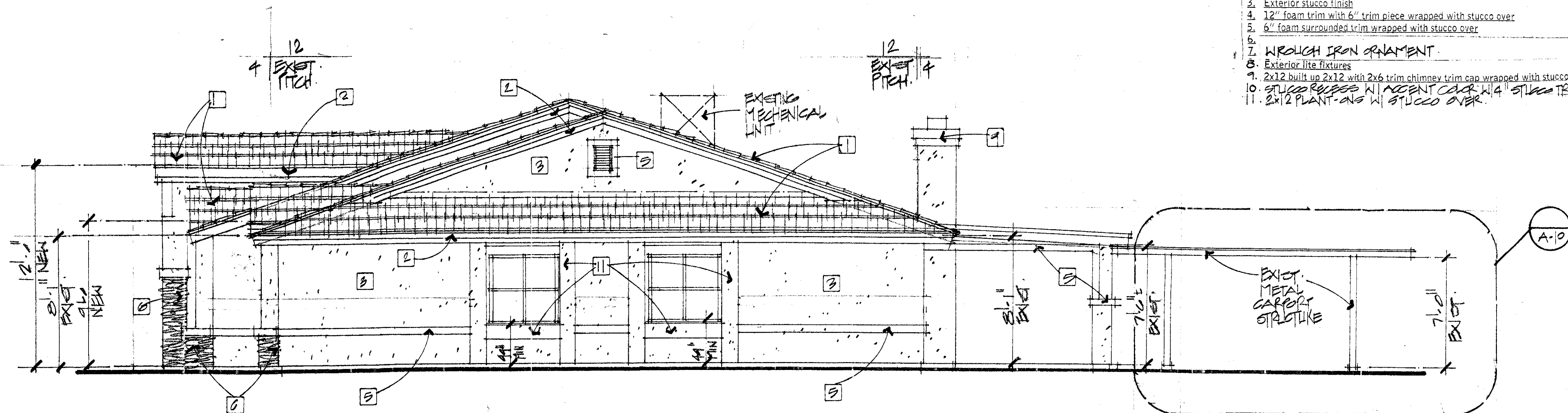


FRONT ELEVATION

SCALE: 1/4"

Exterior Key Notes

1. Lite weight conc. roof tile
2. 12" Built-up Fascia with 6" trim wrapped with stucco over 12" Built-up Fascia with 6" trim wrapped with stucco over
3. Exterior stucco finish
4. 12" foam trim with 6" trim piece wrapped with stucco over
5. 6" foam surrounded trim wrapped with stucco over
- 6.
7. WROUCH IRON ORNAMENT
8. Exterior lite fixtures
9. 2x12 built up 2x12 with 2x6 trim chimney trim cap wrapped with stucco over
10. STUCCO RECESS W/ ADJACENT COLOR W/ 4" STUCCO TRIM
11. 2x12 PLANT-ING W/ STUCCO OVER



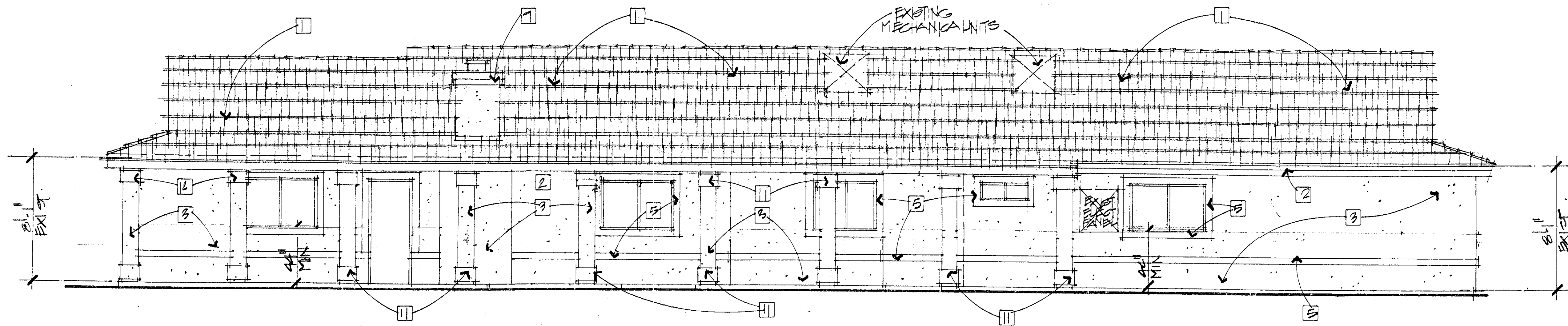
RIGHT SIDE ELEVATION

SCALE: 1/4"

CHANA
ADULT GROUP CARE HOME
6640 CHEYANNE AVE.
LAS VEGAS, NV

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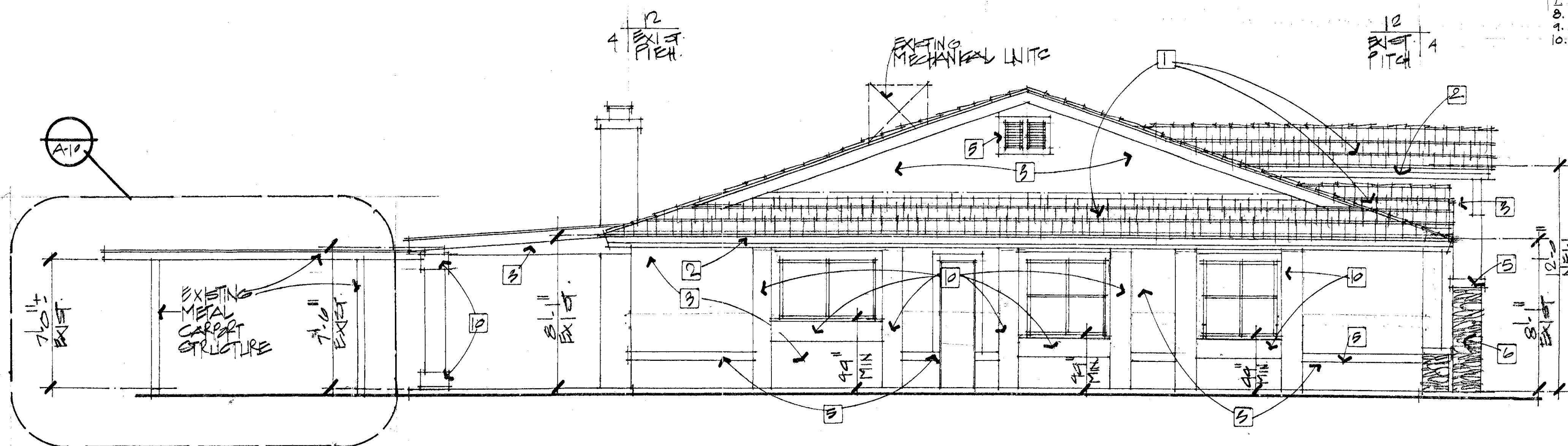


REAR ELEVATION

SCALE: 1/4"

Exterior Key Notes

1. Lite weight conc. roof tile
2. 12" Built-up Fascia with 6" trim wrapped with stucco over
3. Exterior stucco finish
4. 12" foam trim with 6" trim piece wrapped with stucco over
5. 6" foam surrounded trim wrapped with stucco over
- 6.
- 7.
8. Exterior lite fixtures
9. 2x12 built up 2x12 with 2x6 trim chimney trim cap wrapped with stucco over
10. 2x12 PLANT AND STUCCO OVER



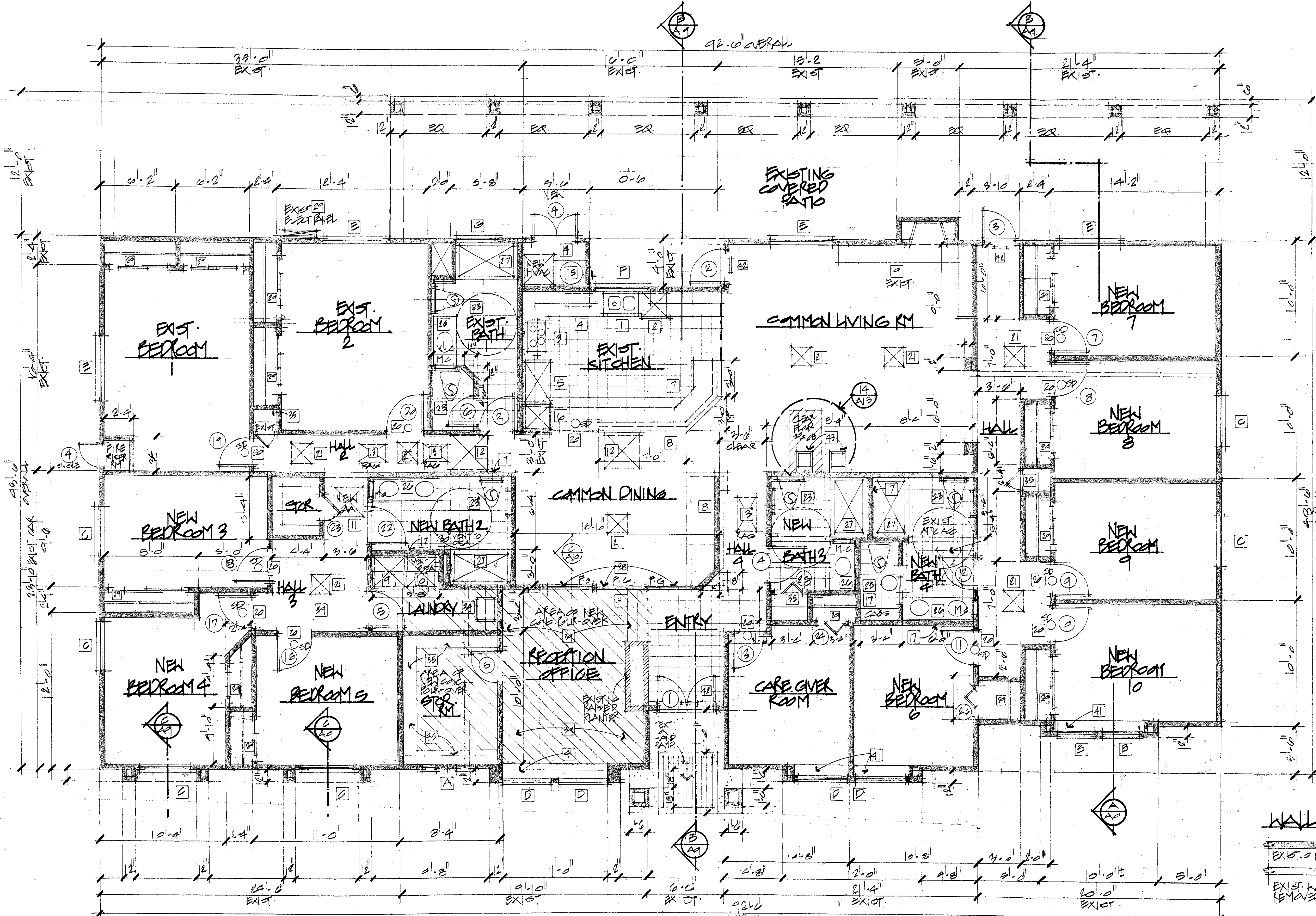
LEFT SIDE ELEVATION

SCALE: 1/4"

CHANA
ADULT GROUP CARE HOME
6640 CHEYANNE AVE.
LAS VEGAS, NV.

9.2.10

A-7
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REMODELED FLOOR PLAN
3874 TOTAL SQ. FT. SCALE: 1/4"

FLOOR PLAN NOTES

INDICATES FLOOR PLAN NOTES
SEE NUMBER BELOW

1. DOUBLE KITCHEN SINK WITH GARBAGE DISPOSAL.
2. BUILT-IN DISHWASHER (VERIFY DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS).
3. COMBINATION RANGE/OVEN. PROVIDE HOOD WITH LIGHT AND FAN ABOVE - VENT TO OUTSIDE AIR (VERIFY DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS).
4. OPTIONAL MICROWAVE AND HOOD WITH LIGHT AND FAN - VENT TO OUTSIDE AIR. PROVIDE SEPARATE ELECTRICAL CIRCUIT FOR MICROWAVE (VERIFY DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS).
5. 36" CLEAR REFRIGERATOR SPACE - PROVIDE ROUGH-IN PLUMBING FOR ICE MAKER.
6. EXISTING DOUBLE OVEN.
7. EATING BAR - SEE INTERIOR ELEVATIONS.
8. LOIN HALL - SEE PLAN FOR HEIGHT. SEE DETAIL PER PLAN.
9. WASHING MACHINE SPACE - PROVIDE RECESSED BOX WATER AND WASTE.
10. DRYER SPACE - PROVIDE VENT TO OUTSIDE AIR WITH RECESSED BOX AT WALL VENT ATTACHMENT. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL SIZE AND LOCATION OF THE DRYER VENT AND SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS.

11. 30" X 30" ATTIC ACCESS.
12. TRACE OF F.A.U. IN ATTIC ABOVE. PROVIDE UNOBSTRUCTED 24" WIDE PLYWOOD FLOOR PASSAGEWAY FROM ATTIC ACCESS. PROVIDE CONDENSATE LINE TO OUTSIDE. PROVIDE LIGHT AND SWITCH IN ATTIC. PROVIDE ELECTRIC AND FUEL GAS AS REQUIRED BY UNIT. SEE T-24 REQUIREMENTS AT SHEET T-1 FOR MANUFACTURER AND MODEL NUMBER. INSTALLED FURNACE SHALL MEET ALL CLEARANCES TO COMBUSTIBLES AS LISTED IN FURNACE MANUFACTURER'S SPECIFICATIONS. SEE DETAIL 100-1.
13. RETURN AIR GRILL FOR F.A.U.
14. PROVIDE RIGID FRAME PLATFORM - TO BE MINIMUM OF 18" FROM GARAGE FLOOR TO BURNING ELEMENT. SKIN PLATFORM WITH 5/8" TYPE 'X' GYPSUM BOARD.
15. WATER HEATER - PROVIDE SERVICE STRAP. FINAL LOCATION OF THE WATER HEATER VENT SHALL BE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR AND SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS.
17. 3" PLUMBING WALL.

18. FIREPLACE HEARTH.
20. APPROVED SMOKE DETECTOR PER U.S.C. SECTION 1210. DETECTOR TO BE PERMANENTLY WIRING AND WITHOUT A DISCONNECTION SWITCH OTHER THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION. ALL SMOKE DETECTORS SHALL BE WIRING TOGETHER FOR SIMULTANEOUS ALARM. ALL SMOKE DETECTORS SHALL HAVE APPROVED BATTERY BACKUP.
21. 18" X 18" REAR MOUNT CRATE WITH 1/2" X 3/4" X 3/4" NAIL.
22. PROVIDE 220 VOLT RUBED DISCONNECT AT OPTIONAL AIR CONDITIONING CONDENSER LOCATION. VERIFY EXACT LOCATION WITH H.V.A.C. CONTRACTOR.
23. EXHAUST FAN - EXHAUST FAN SHALL BE CAPABLE OF PROVIDING (3) AIR CHANGES/HR MINIMUM.
24. CEILING MOUNTED FLUORESCENT FIXTURE - TO BE SWITCHED FROM FIRST LIGHT SWITCH AS YOU ENTER BATH.

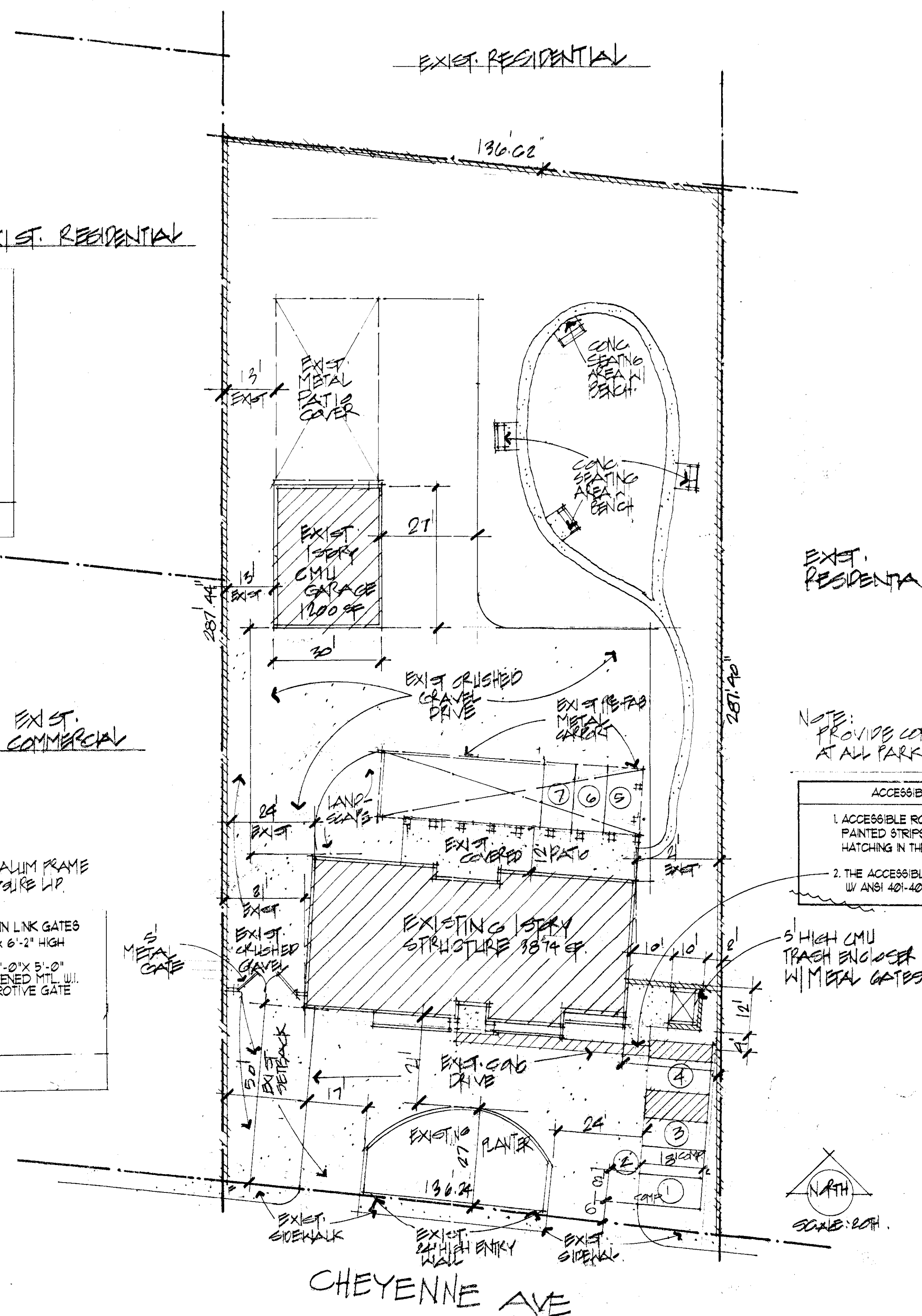
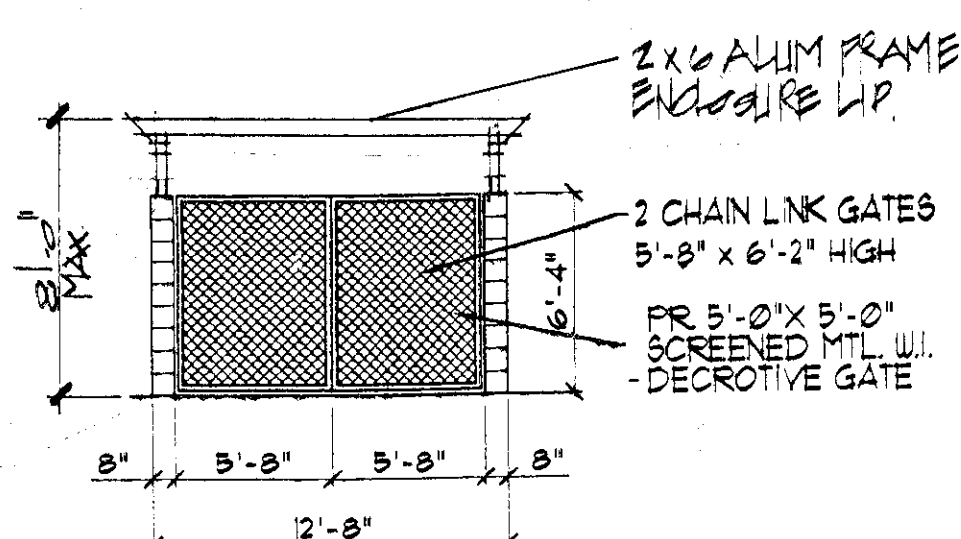
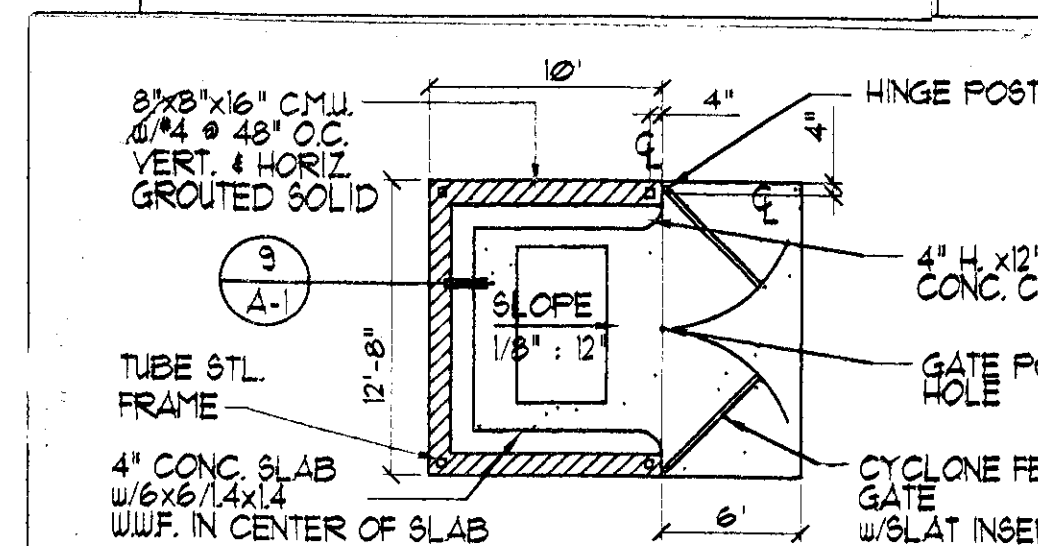
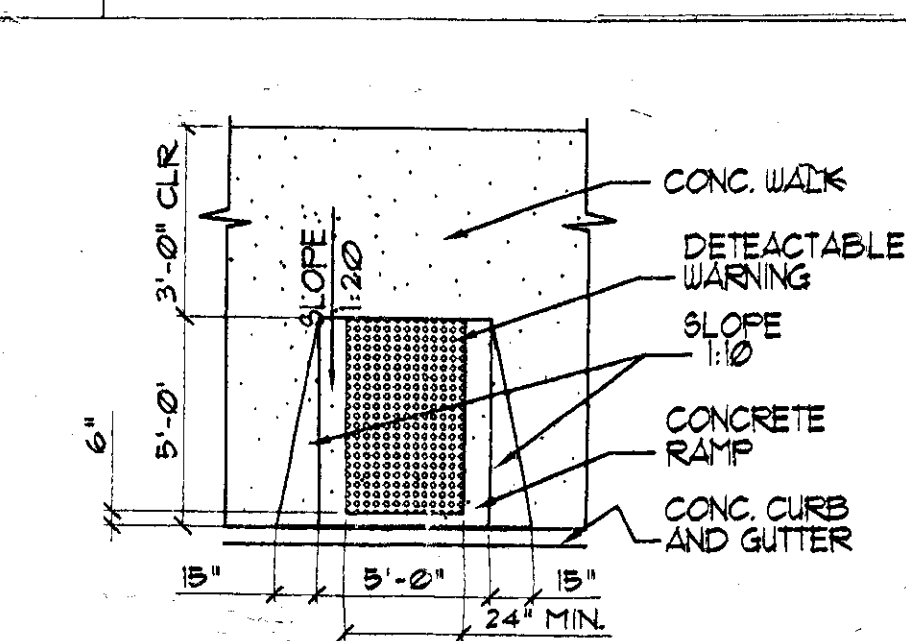
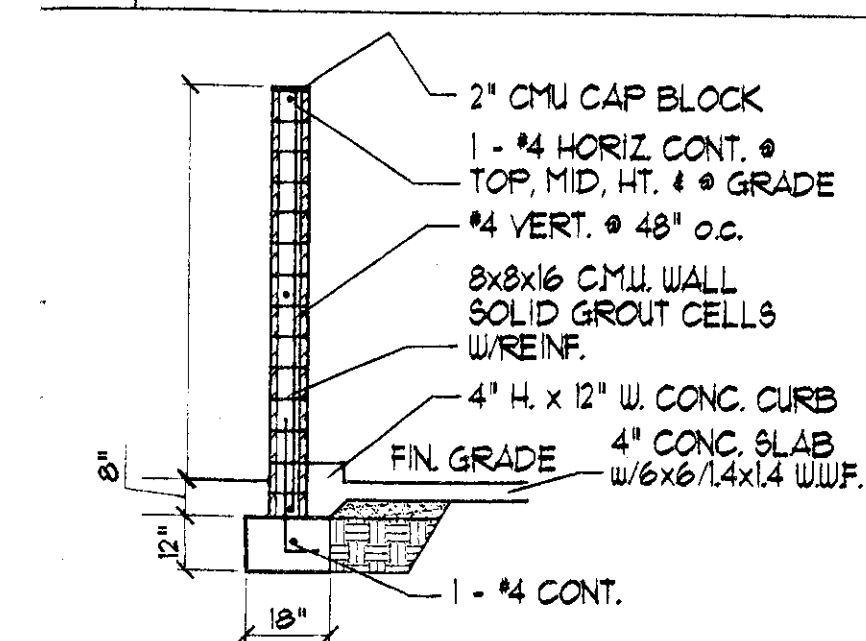
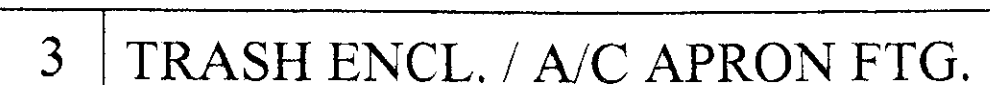
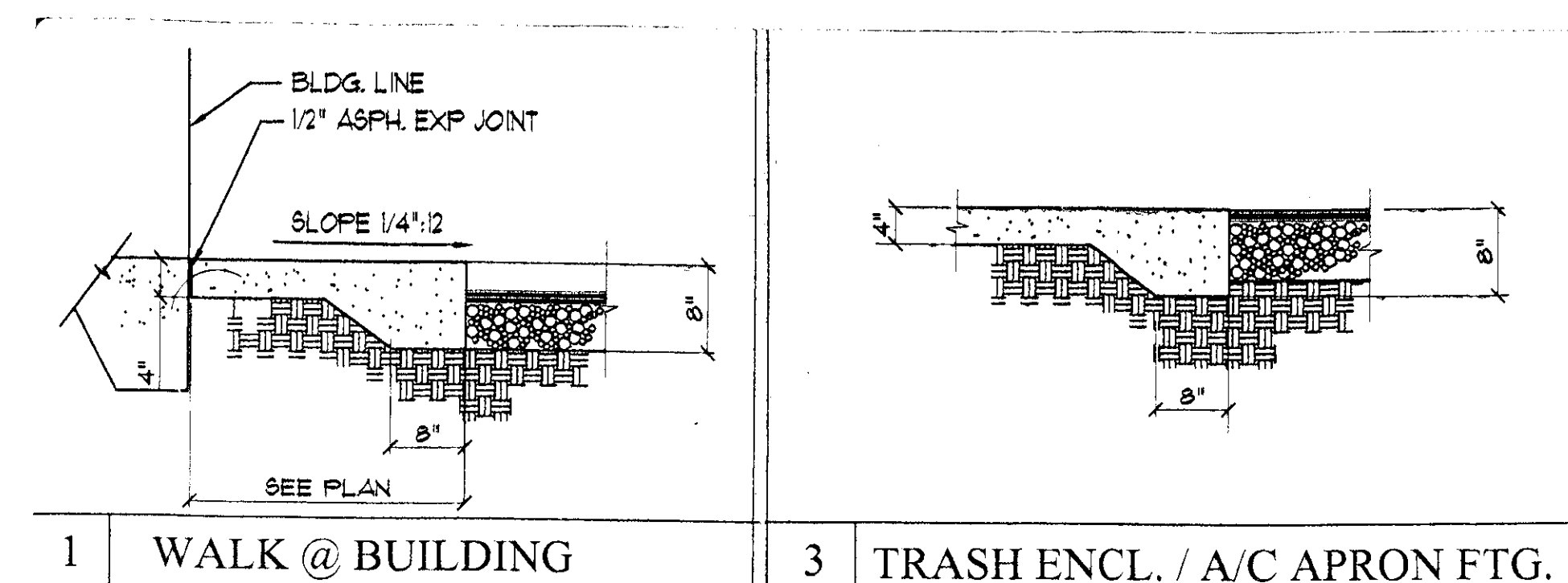
25. CEILING MOUNTED FLUORESCENT FIXTURE AT WATER CLOSET COMPARTMENT ON 3-WAY SWITCH. PROVIDE ONE SWITCH IN CLOSET COMPARTMENT AND ONE THE FIRST SWITCH AS YOU ENTER MASTER BATH.
26. MIRROR.
27. 5'0" X 3'0" FIBERGLASS HANDICAPPED ACCESSIBLE SHOWER WITH 1" PEBBLEGLASS WAINSCOTS & GRAB BARS.
28. SHELF AND SINGLE POLE.
29. ELECTRICAL SERVICE PANEL - FINAL SIZE AND LOCATION SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR AND SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS. BUILDER SHALL BE NOTIFIED IMMEDIATELY REGARDING ANY PROPOSED DEVIATION FROM PLANS.
30. DRYER VENT LOCATION.
31. TELEVISION RIG - PROVIDE (2) OUTLETS AND TELEVISION JACK - SEE INTERIOR ELEVATIONS.

34. 24" X 20" MOP SINK.
35. 5" RAGE GUS W. 1/2" SHELVE PER SPACED.
36. 43" HIGH FLY WALL W. 30" GLASS PANELS.
37. AREA OF NEW HITE HEIGHT COND. POLYMER SEE FOUNDATION PLAN.
41. EXISTING BAY WINDOW W. WINDOW SEAT.
42. ILLUMINATED EXIT SIGNS.
43. DRINKING FOUNTAINS SEE DETAIL.

WALL LEGEND

- EXIST. & NEW WALLS
- EXIST. WALLS TO BE REMOVED

CHANA
ADULT GROUP CARE HOME
6640 CHEYANNE AVE.
LAS VEGAS, NV.



SITE PLAN

SCAB: 204

NOTE:
PROVIDE CONE WHEEL STOPS
AT ALL PARKING AREAS

ACCESSIBLE ROUTE

1. ACCESSIBLE ROUTE SHALL BE MARKED W/ PAINTED STRIPS 3'-0" WIDE W/ 45 CROSS HATCHING IN THE MIDDLE.
2. THE ACCESSIBLE ROUTE SHALL COMPLY W/ ANSI 401-403 STANDARDS.

— 2. THE ACCESSIBLE ROUTE SHALL COMPLY
W/ ANSI 401-403 STANDARDS.

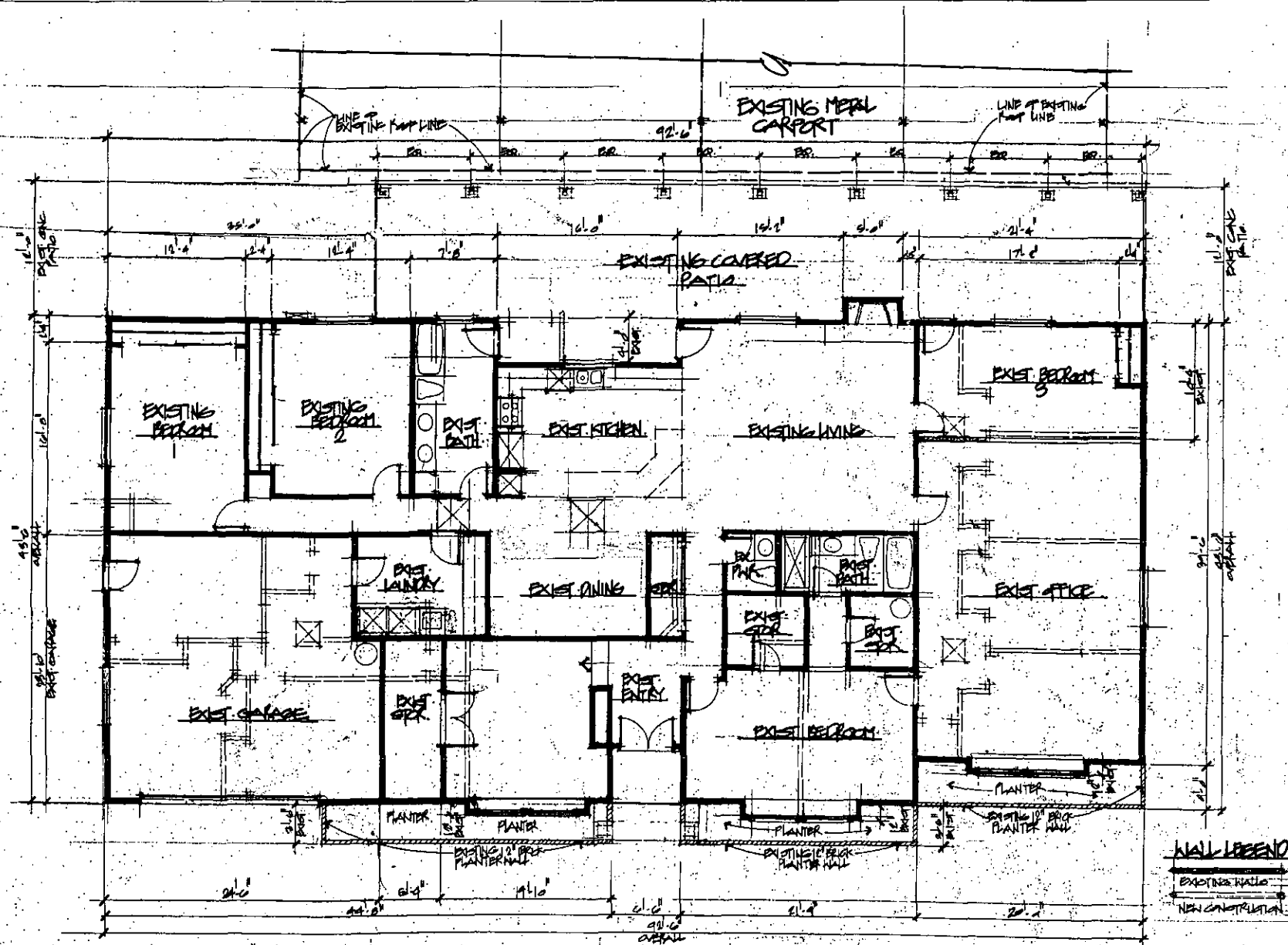
5 HIGH CMU
TRASH ENCLOSURE
W/ METAL GATES

CHANA
ADULT CLOTH CASE
0640 CHEYANNE AVE.
LAS VEGAS, NV.

Essential & Commercial **Desktop & Rasterized**

J W DESIGN

Jeffrey Weinberg
16 W. Pacific Ave., Suite 2
Henderson, NV 89015



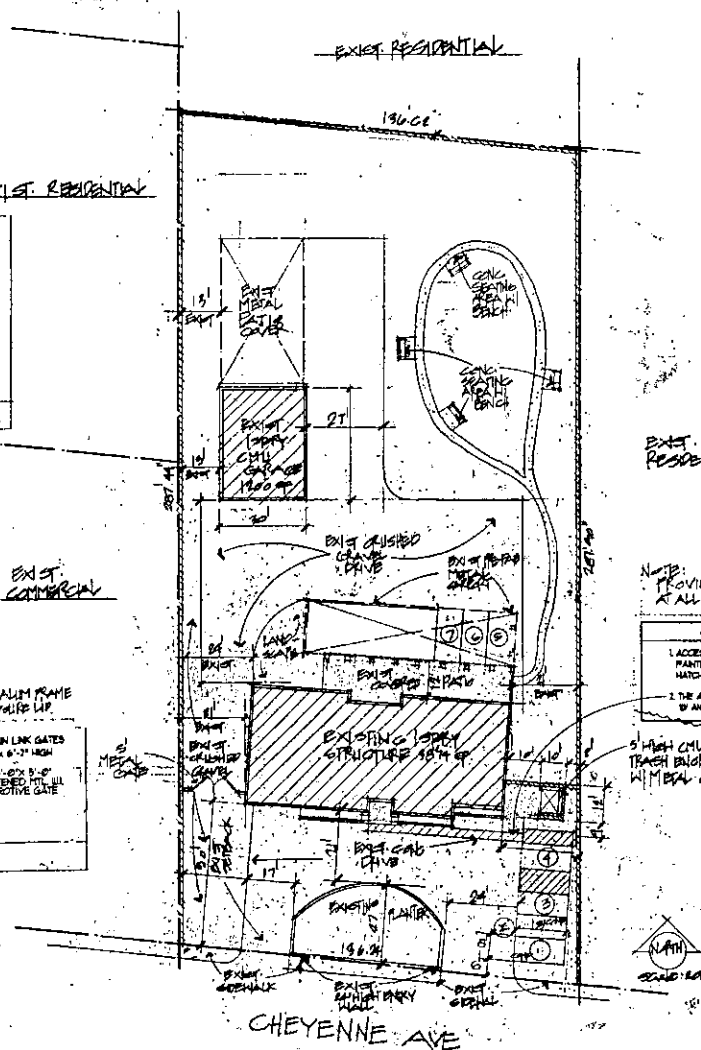
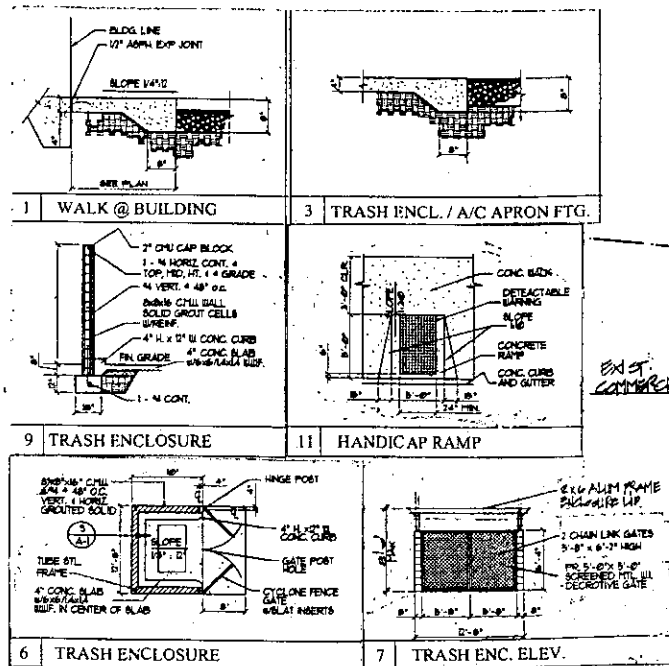
EXISTING FLOOR PLAN
EXISTING OR. P. 333410

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ADULT CHILD CARE HOME
6000 CHEVANE AVE.
LAS VEGAS, NV

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SITE PLAN

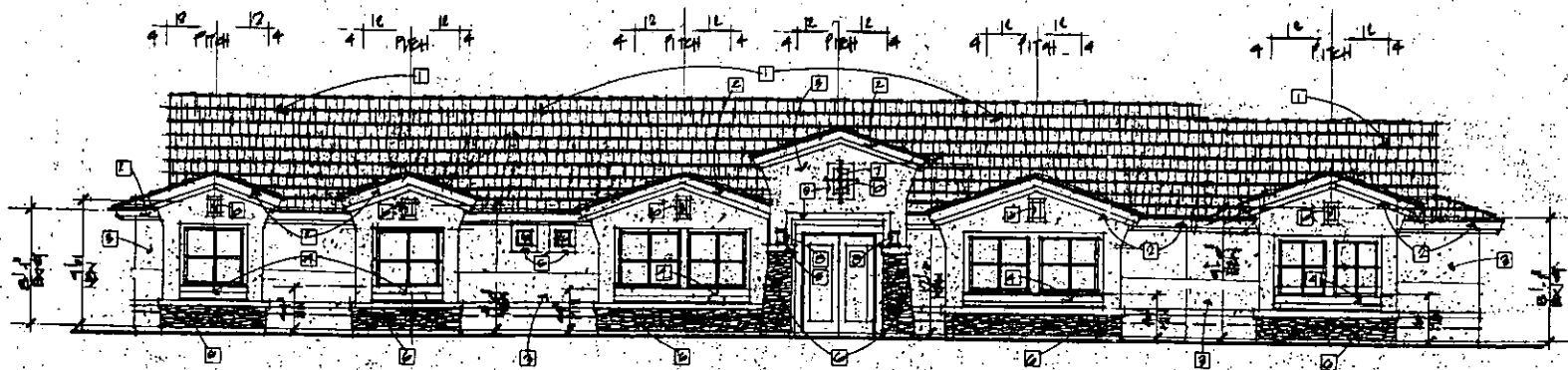
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CHANA
ADULT CHILD CARE HOME
6640 CHEYENNE AVE.
LAS VEGAS, NV

JW DESIGN
Jeffrey W. Johnson
Architect
1000 S. RAMPART BLVD.
SUITE 100
LAS VEGAS, NV 89102
702.735.1234

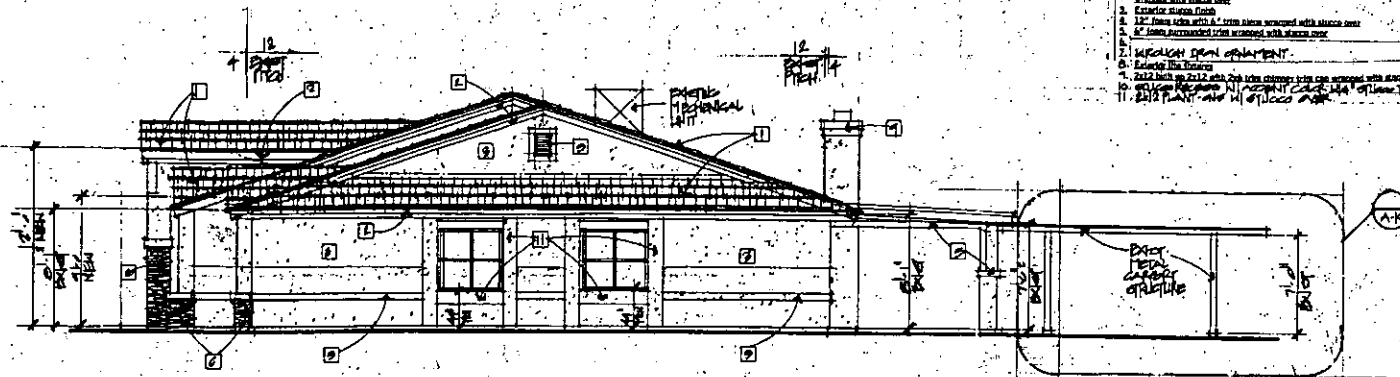
11-10-10



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

Exterior Key Notes

1. 1/2" thick, 12" x 12" tile
2. 12" thick, 12" x 12" tile wrapped with mesh over 1/2" built-up Fascade with 6" x 12" x 1/2" wrapped with mesh over
3. Exterior stone finish
4. 12" thick, 12" x 12" tile wrapped with mesh over
5. 6" thick, 12" x 12" tile wrapped with mesh over
6. Exterior stone finish
7. 12" thick, 12" x 12" tile wrapped with mesh over
8. 12" thick, 12" x 12" tile wrapped with mesh over
9. 12" thick, 12" x 12" tile wrapped with mesh over
10. 12" thick, 12" x 12" tile wrapped with mesh over
11. 12" thick, 12" x 12" tile wrapped with mesh over



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

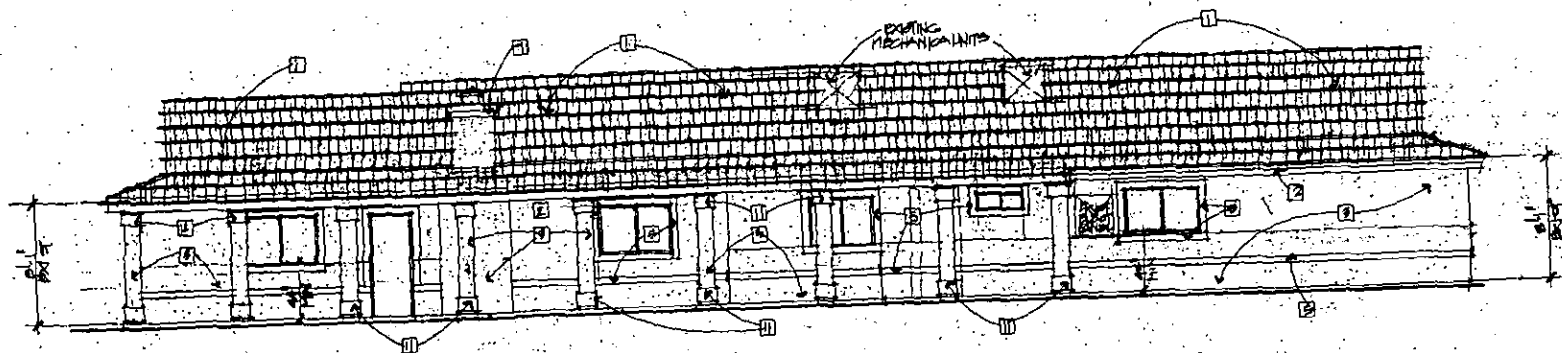
CHANA
ADULT CARE HOME
6040 CRENSHAW AVE
LAS VEGAS, NV

SUP-40160

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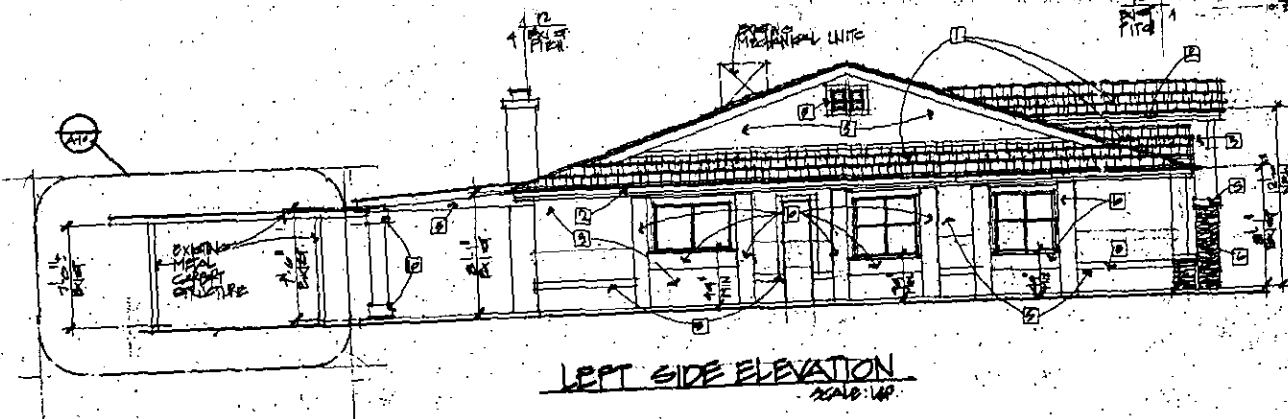
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REAR ELEVATION
SCALE: 1/4"

Exterior Key Notes

1. Like section door, roof tile
2. 12" x 16" double doors with 4" trim, exterior with 12" fluted door with 4" trim
3. Windows with 4" trim
4. Exterior stone finish
5. 12" front door with 4" trim, exterior with 12" fluted door with 4" trim
6. 12" front door with 4" trim, exterior with 12" fluted door with 4" trim
7. Exterior wall finish
8. 12" x 16" double doors with 4" trim, exterior with 12" fluted door with 4" trim
9. 12" x 16" double doors with 4" trim, exterior with 12" fluted door with 4" trim
10. 12" x 16" double doors with 4" trim, exterior with 12" fluted door with 4" trim
11. 12" x 16" double doors with 4" trim, exterior with 12" fluted door with 4" trim



LEFT SIDE ELEVATION
SCALE: 1/4"

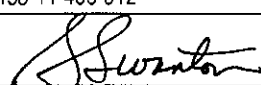
CHANA
ADULT GROUP CASE TYPE
GOING CLEANLINE AND
LAWYER, N.Y.

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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") PRS was submitted with original application and is not needed
☒	☐	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)			
☐	☒	Development Impact Notice and Assessment (DINA)			
☐	☒	Project of Regional Significance (PRS)			
☐	☒	Color & Materials Board per Site Development Plan Review Submittal Requirements			
☒	☐	Copy of SUP-37892 action letter			
☒	☐	Copy of City Business License(s)			
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
☒	☐	All property lines and present dimensions labeled			Reduced Copy (8-1/2x11 B/W): 1
☒	☐	All building setbacks labeled			NOTES: This is the original site plan for SUP-37892, modified only, to amend the floor area of residence
☒	☐	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 B/W): 0
☐	☒	All required perimeter landscape planters shown			NOTES: N/A
☐	☒	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: 0
☒	☐	North, south, east, and west elevations of all buildings			Reduced Copy (8-1/2x11 B/W): 1
☒	☐	All building materials and colors noted			NOTES: Sheet 5 only
☒	☐	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: 0
☒	☐	All building entrances/exits shown			Reduced Copy (8-1/2x11 B/W): 1
☒	☐	Use of all rooms noted/labeled			NOTES: Sheet 5 only
☒	☐	Maximum Occupancy (per I.B.C.)			
☒	☐	Seating Capacity			
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.					
Owner / Applicant:	MIYAHIRA PAITAKA P & TASEY R			Application Type:	Special Use Permit
Representative:	Geoff Robins			Application Purpose:	Minor Amendment of SUP-37892 to increase floor area of approved Community Residence from 3,508 sf to 3,674 sf
APN:	138-11-406-012			Site Location:	6640 West Cheyenne Avenue
Planner's Signature:				Pre-App. Meeting Date:	10/13/10
Planner:	Steve Swanton, Senior Planner - 229-4714			Submittal Deadline:	Choose an item: - None
				Earliest PC / CC Meeting Dates:	Choose an item:

NOV 04 2010



CITY OF LAS VEGAS

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

Page: 1 of 1
Date: 10/13/10
Time: 9:00 a.m.

Project Name: Ohana Family Care Minor Amd SDR

Conversation between CLV P&D Representative: Steve Swanton, Senior Planner (229-4714 Office / 385-7268 Fax / sswanton@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Geoff Robins		376-2518		
2.				
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: N/A

Meeting Notes:

1. Project status: applicant has approval for SUP for Group Residential Care Facility for 10 elderly adults and a distance separation waiver. Convalescent Care Facility for two story, 17,777 sf was tabled at 08/26/10 PC but applicant plans to go forward with a one-story, 15,114 sf facility on 11/18/10 PC agenda.
2. This request is to add 366 sf to the existing 3,508 sf residence on the site for a total of 3,874 sf. Amend the SUP to allow the additional floor area.
3. This can be done as a minor review, as the expansion is 10.4% of the originally approved area for the use. (less than 50% and on the same parcel qualifies for minor review) -- per Title 19.18.060(M)
4. The additional floor area is due to conversion of the existing garage to living area.

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Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:

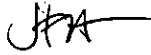
In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, 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 --

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

1.18.2012

Administrative Amendment



Special Use Permit (SUP-40160)

FOR BUILDING PERMIT NO. 202471

Ohana Group Care

6640 West Cheyenne Avenue

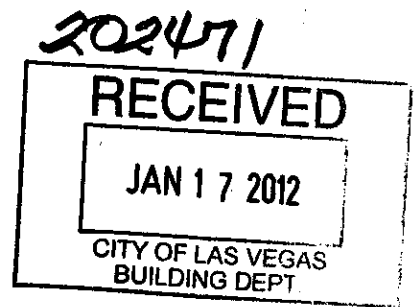
Site Plan Modifications

Subsequent to issuance of the Building Permit (CLV 40012), the Site Plan was modified to relocate on-site parking, eliminate landscaping at the front property line, relocate the trash enclosure, and modify driveways. The parking plan is relocated from the front of the house to the rear of the existing home due to a water district requirement for an on-site vault along the front property line. A civil improvement plan was submitted indicating this requirement subsequent to issuance of the original Building Permit. Seven parking spaces will be provided to serve the 10 bed group care facility including one handicapped accessible space. The access drives as designed are acceptable to Transportation Development/Traffic Engineering. The applicant has stated that additional future improvements to the front of the property including parking, landscaping, and driveways will be part of development of the 2 story facility associated with SDR-38577.

The trash enclosure is relocated further to the west side of the property near the west driveway and thereby placing it further from existing residences to the east.

The revised site plan maintains conformance to SUP-40160.

CLV



#1 CHANA ADULT GROUP
CARE

6640 CHEYENNE AVE LAS VEGAS 89133

#2 SITE PLAN REVISIONS.

PROJECT # 202471

APN #: 138-11-906-012-

TYPE OF REVISION:

BECAUSE OF THE ADDITION OF A NEW
WATER VAULT ON THE SITE, AFTER THE
APPROVED BUILDING PERMIT WAS
ISSUED, THE CONFIGURATION OF THE
APPROVED ON-SITE PARKING WAS
REVISED TO ACCOMMODATE THE
VAULT. THIS REVISED SITE PLAN
REFLECTS THIS REVISION.



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

November 29, 2010

Mr. Geoff Robins
P&S Miyahira
7310 Smoke Ranch Road, Suite Q
Las Vegas, Nevada 89117

**RE: SUP-40160 - MINOR SPECIAL USE PERMIT
ADMINISTRATIVE CYCLE - DECEMBER 2010**

Dear Mr. Robins:

Your request for a Minor Amendment of a previously approved Special Use Permit (SUP-37892) TO ADD 366 SQUARE FEET TO AN APPROVED 3,508 SQUARE-FOOT GROUP RESIDENTIAL CARE FACILITY at 6640 West Cheyenne Avenue (APN 138-11-406-012), R-E (Residence Estates) Zone, Ward 4 (Anthony), 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 approved conditions for Special Use Permit (SUP-37892), except as amended herein.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. 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.
4. 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
Lois Tarkanian
Steven D. Rass
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



Mr. Geoff Robins
SUP-40160 - Page Two
November 29, 2010

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning and Development Department staff on November 29, 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 read 'Steve Gebeke', with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Geoff Robins
2261 Rosanna Street
Las Vegas, Nevada 89117



AGENDA MEMO

ADMINISTRATIVE MINOR REVIEW DATE: DECEMBER 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: PAITAKA P. AND TASEY R. MIYAHIRA

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
SUP-40160	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-40160 CONDITIONS

Planning and Development

1. Conformance to the approved conditions for Special Use Permit (SUP-37892), except as amended herein.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject property, which is located at 6640 West Cheyenne Avenue, contains a 3,508 square-foot single-family dwelling. A Special Use Permit for a Group Residential Care Facility use for up to 10 persons has been approved on the site; however, a business license has not been issued for the use. The applicant plans to convert the existing garage of the residence into living area, thereby adding 366 square feet to the floor area of the dwelling. Adding the increased floor area to the use requires a Minor Amendment to the Special Use Permit. As the request does not increase the intensity of the use, which will remain harmonious and compatible with surrounding land uses, staff is recommending approval with conditions.

ISSUES

- A request for a Special Use Permit (SUP-38574) for a Convalescent Care Facility/Nursing Home use on this site is scheduled to be considered by the City Council on December 15, 2010. If SUP-38574 is approved and exercised, the previous Special Use Permit approval for a Group Residential Care Facility will be expunged, as well as any related amendments.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/03/74	A three-lot Parcel Map that included the subject lot was recorded on property generally located at the northwest corner of Cheyenne Avenue and Garehime Avenue (Street).
07/14/94	The Planning Commission approved the Annexation (A-0013-94) of approximately 1.05 gross acres located at 6640 West Cheyenne Avenue. Staff recommended approval. The annexation became effective 10/14/94.
07/21/10	The City Council approved a request for a Special Use Permit (SUP-37892) for a 3,508 square-foot Group Residential Care Facility (10 senior citizens) within an existing residence with a Waiver to allow a 1,481-foot distance separation from another Group Residential Care Facility where 1,500 feet is the minimum required at 6640 West Cheyenne Avenue. The Planning Commission and staff recommended approval. The approval is subject to a one-year administrative required review following issuance of a business license for the use.

Staff Report Page Two
November 2010 - Administrative Minor Review

08/26/10	The Planning Commission accepted the applicant's request to table a General Plan Amendment (GPA-38579) to amend the land use on the site from DR (Desert Rural Density Residential) to SC (Service Commercial), a Rezoning (ZON-38580) from R-E (Residence Estates) to C-1 (Limited Commercial), a Variance (VAR-38576) to deviate from Title 19 residential adjacency standards, a Special Use Permit (SUP-38574) for a proposed 47-bed, 17,777 square-foot Convalescent Care Facility/Nursing Home and a Site Development Plan Review (SDR-38577) for a proposed two-story, 17,777 square-foot Convalescent Care Facility/Nursing Home and waivers of perimeter landscape standards and landscaping required adjacent to arterial streets on 0.90 acres at 6640 West Cheyenne Avenue. Staff had recommended approval of GPA-38579 and ZON-38580 and denial of VAR-38576, SUP-38574 and SDR-38577.
12/15/10	The City Council will consider requests for a General Plan Amendment (GPA-38579) to amend the land use on the site from DR (Desert Rural Density Residential) to SC (Service Commercial); a Rezoning (ZON-38580) from R-E (Residence Estates) to C-1 (Limited Commercial); a Variance (VAR-38576) to deviate from Title 19 residential adjacency standards; a Special Use Permit (SUP-38574) for a proposed 31-bed, 15,114 square-foot Convalescent Care Facility/Nursing Home and a Site Development Plan Review (SDR-38577) for a proposed single-story, 15,114 square-foot Convalescent Care Facility/Nursing Home and waivers of perimeter landscape standards and landscaping required adjacent to arterial streets on 0.90 acres at 6640 West Cheyenne Avenue. The Planning Commission recommended approval. Staff recommended approval of GPA-38579 and ZON-38580 and denial of VAR-38576, SUP-38574 and SDR-38577.

<i>Most Recent Change of Ownership</i>	
04/14/10	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
c. 1977	The subject residence was constructed.
02/04/97	A building permit (#97002442) was issued to reroof the main dwelling unit at 6640 West Cheyenne Avenue. A final inspection was completed 02/11/97.
01/22/98	A business license (C11-03277) was issued for an excavating contractor at 6640 West Cheyenne Avenue in conjunction with a home occupation permit (HO-0107-98). The license is still active.
10/22/10	An application for a Building Plan Check (40012) for a tenant improvement for certificate of occupancy for a Community Residence at 6640 West Cheyenne Avenue was submitted. The application is in review and pending approval of a Minor Amendment (SUP-40160) to a Special Use Permit for a Group Residential Care Facility (SUP-37892).

Staff Report Page Three
November 2010 - Administrative Minor Review

10/22/10	An application for a building permit (174668) for a tenant improvement for a Community Residence at 6640 West Cheyenne Avenue was submitted for review. The permit has not been issued.
10/22/10	An application for a building permit (174669) for a trash enclosure at 6640 West Cheyenne Avenue was submitted for review. The permit has not been issued.

Pre-Application Meeting	
10/13/10	A pre-application meeting was held with the applicant, where submittal requirements for a Minor Amendment to an approved Special Use Permit were discussed. The following key points were discussed: • The increase in floor area qualifies as a minor amendment to the approved Special Use Permit. • The applicant had intended to include the increased area on the original Special Use Permit submittal.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
07/22/10	A field check was conducted on the subject site. The following items were noted: • The site contains a well maintained single family residence. • A large storage container in the rear yard was visible from the public right-of-way. • A recreational vehicle and dump truck were stored on the site.

Details of Application Request	
Site Area	
Net Acres	0.90

Surrounding Property	Existing Land Use Per Title 19.04	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Single Family Dwelling, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Single Family Dwelling, Detached	RE (Rural Estates – Clark County)	R-E (Rural Estates Residential – Clark County)

Staff Report Page Four
November 2010 - Administrative Minor Review

South	Single Family Dwelling, Detached	ML (Medium-Low Density Residential)	R-CL (Single Family Compact-Lot)
East	Single Family Dwelling, Detached	RE (Rural Estates – Clark County)	R-E (Rural Estates Residential – Clark County)
West	Single Family Dwelling, Detached	RE (Rural Estates – Clark County)	R-E (Rural Estates Residential – Clark County)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area		X	N/A
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (140 Feet)	X		Y
Trails		X	N/A
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 SUP-37892, the following development standards apply to the subject site:

<i>Standard</i>	<i>Approved SUP-37892</i>	<i>Provided</i>	<i>Change</i>	<i>Compliance</i>
Total Floor Area	3,508 SF	3,874 SF	366 SF	Y
Min. Setbacks				
• Front	50 Feet	50 Feet	None	Y
• Side	22 Feet	22 Feet	None	Y
• Rear	191 Feet	191 Feet	None	Y
Max. Lot Coverage	22%	22%	None	N/A
Max. Building Height	12 Feet	12 Feet	None	Y
Parking Spaces Required	3	3	None	N/A
Parking Spaces Provided	7*	7	None	Y

*Maximum number allowed per City Council Condition of Approval of SUP-37892.

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Street Width (Feet)</i>	<i>Compliance with Street Section</i>
<i>Cheyenne Avenue</i>	Freeway-Expressway	Master Plan of Streets and Highways	100	Y

Staff Report Page Five
November 2010 - Administrative Minor Review

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required Parking		Provided Parking		Compliance
			Regular	Handicapped	Regular	Handicapped	
Group Residential Care Facility	10 Residents	1 space per 5 residents + 1 space for administrator	3		7		Y
TOTAL SPACES REQUIRED			3		7		Y
TOTAL (With Handicapped)			3	0	6	1	Y
Compact spaces	N/A	N/A	2 maximum		2		Y

ANALYSIS

The request meets Title 19.18.060 qualifications for a minor amendment of the approved Special Use Permit (SUP-37892) for a 10-bed Group Residential Care Facility, as the expansion represents less than 50 percent of the floor area under the original approval.

The existing garage is attached to the dwelling on the west side of the front elevation. The submitted floor plans indicate that this area will be converted into three bedrooms to support the Group Residential Care Facility use approved for the site. The conversion to living space will not increase the footprint of the building or increase the number of beds over the 10 allowed by SUP-37892. As such, the use will remain harmonious and compatible with surrounding land uses. Staff therefore is approving this Minor Amendment to the approved Special Use Permit with conditions.

A request for a separate Special Use Permit (SUP-38574) for a proposed 31-bed, 15,114 square-foot Convalescent Care Facility/Nursing Home is pending consideration by the City Council. A condition of approval of SUP-38574 is the expunction of the previously approved Special Use Permit (SUP-37892) for a Group Residential Care Facility. If SUP-37892 is approved and exercised, both the original Special Use Permit and any related amendments will be expunged.

Staff Report Page Six
November 2010 - Administrative Minor Review

Two additional conditions of approval of SUP-37892 were added by the City Council, including the reduction of provided parking to a maximum of six spaces plus one handicap parking space and submittal of a revised landscape plan showing additional landscaping, a walking path and seating areas in the rear of the property. The submitted site plan indicates that three regular parking spaces and one van-accessible handicap space will be provided along the east property line and three regular spaces will be provided under an existing metal carport at the rear of the residence. An existing patio cover is located adjacent to these rear spaces, with a second patio cover in the northwest portion of the site. The approved conceptual landscape plan has been revised to indicate a walking path at the rear of the property with 12 shade trees, shrubs and four benches arranged around the path. The Modesto Ash trees located along the west property line adjacent to the commercial use have been relocated north along the west property line, and additional trees are depicted along the north and east property lines. Staff supports these revisions, as they provide additional screening from existing residential uses.

FINDINGS (SUP-40160)

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

- 1. The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The use is limited to 10 residents as originally approved and will be adequately buffered from abutting residential properties. The expansion of floor area does not affect the footprint of the existing residence. Therefore, the use can be conducted in a manner that is harmonious and compatible with the surrounding residential and commercial uses.

- 2. The subject site is physically suitable for the type and intensity of land use proposed.**

The site is nearly one acre in size; there is ample space for vehicle parking, landscaping and all activities related to the proposed use.

- 3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

The site is accessed by Cheyenne Avenue. The proposed use of the subject site will be sufficiently served by existing roadway facilities.

- 4. 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.**

The subject use will be subject to regular inspections for licensing; therefore, public health, safety, and welfare will not be compromised. The proposed facility will comply with the City of Las Vegas Master Plan 2020 Housing Element Policy 2.2.2 encouraging development of senior citizen and assisted-living housing to meet the needs of community residents.

5. The use meets all of the applicable conditions per Title 19.04.

An approved waiver of the Group Residential Care Facility use requirements allowed a 1,481-foot distance separation from another Group Residential Care Facility where 1,500 feet was required per Title 19.04. Since this approval, the Group Residential Care Facility use has been eliminated and replaced by the Community Residence use, which only requires a 660-foot distance separation from another similar use. The use remains compliant with Title 19.04 through the approved waiver.

APPROVALS 0

PROTESTS 0



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

November 23, 2010

Mr. Geoff Robins
P&S Miyahira
7310 Smoke Ranch Road, Suite Q
Las Vegas, Nevada 89117

**RE: SUP-40160 - MINOR SPECIAL USE PERMIT
ADMINISTRATIVE CYCLE - DECEMBER 2010**

Dear Mr. Robins:

Your request for a Minor Amendment of a previously approved Special Use Permit (SUP-37892) TO ADD 366 SQUARE FEET TO AN APPROVED 3,508 SQUARE-FOOT GROUP RESIDENTIAL CARE FACILITY at 6640 West Cheyenne Avenue (APN 138-11-406-012), R-E (Residence Estates) Zone, Ward 4 (Anthony), 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, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Geoff Robins
2261 Rosanna Street
Las Vegas, Nevada 89117

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SUP-40160

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
11/04/2010

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-40160 - SPECIAL USE PERMIT - MINOR REVIEW - APPLICANT/OWNER: PAITAKA MAYAHIRA - Request for a Minor Amendment of a previously approved Special Use Permit (SUP-37892) TO INCREASE FLOOR AREA OF AN APPROVED COMMUNITY RESIDENCE FROM 3,508 SQUARE FEET TO 3,874 SQUARE FEET at 6640 West Cheyenne Avenue (APN 138-11-4604-012), R-E (Residence Estates) Zone, Ward 4 (Anthony).

MINOR REVIEW ADMINISTRATIVE: **DECEMBER 1, 2010**

PLANNING SUPERVISOR: **STEVE GEBEKE**



ADMINISTRATIVE

Comments Due: **NOVEMBER 18, 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

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

SUP Application

Admin Rg

Report Date 11/04/2010 10:37 AM

Submitted By

Page 1

A/P # 40160 SPECIAL USE PERMIT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	11/04/2010 09:08	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-40160 - SPECIAL USE PERMIT - MINOR REVIEW - APPLICANT/OWNER: PAITAKA MAYAHIRA - Request for a Minor Amendment of a previously approved Special Use Permit (SUP-37892) TO INCREASE FLOOR AREA OF AN APPROVED COMMUNITY RESIDENCE FROM 3,508 SQUARE FEET TO 3,874 SQUARE FEET at 6640 West Cheyenne Avenue (APN 138-11-4604-012), R-E (Residence Estates) Zone, Ward 4 (Anthony).

Parent A/P

Project # 40160 Project/Phase Name
Size/Area 1.05 ACRE Size Description
Proposed Start Proposed Stop
% Complete Formula
Phase #
Subdivision Code
% Completed 0.00

Property/Site Information

Parcel 13811406012

Location

Owner/Tenant

Contact ID AC1837799 Name P & S MIYAHIRA
Mailing Address 7310 SMOKE RANCH ROAD SUITE Q
City LAS VEGAS
ZIP/PC 89117
Day Phone (702)658-1556 x
Fax (702)645-7093
Organization
State/Province NV
Country ☐ Foreign
Evening Phone
Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

6640 W CHEYENNE AVE
LAS VEGAS, 89108-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13811406012

Report Date 11/04/2010 10:38 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity APPL Contact ID AC1837798 ☐ Foreign
Effective
Name PAITAKA MIYAHIRA
Day Phone (702)376-2518 x Eve Phone Organization
Pager PIN # Position
Fax (702)228-4672 Mobile Profession
E-Mail
Address 7310 SMOKE RANCH ROAD SUITE Q
LAS VEGAS, NV 89117
Seasonal Addr

Valid From To
Comments No Comments

Primary N Capacity OWNER Contact ID AC1837799 ☐ Foreign
Effective
Name P & S MIYAHIRA
Day Phone (702)658-1556 x Eve Phone Organization
Pager PIN # Position
Fax (702)645-7093 Mobile Profession
E-Mail
Address 7310 SMOKE RANCH ROAD SUITE Q
LAS VEGAS, NV 89117
Seasonal Addr

Valid From To
Comments No Comments

Primary Y Capacity OTHER Other REP Contact ID AC1837800 ☐ Foreign
Effective
Name GEOFF ROBBINS
Day Phone (702)376-2518 x Eve Phone Organization
Pager PIN # Position
Fax (702)228-4672 Mobile Profession
E-Mail
Address 2261 ROSANNA STREET
LAS VEGAS, NV 89117
Seasonal Addr

Valid From To
Comments No Comments

Contractors

No Contractors

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	11/04/2010 09:11	500.00
Total Unpaid	0.00	Total Paid	500.00

Inspections

There are no Inspections for this Report

Review Activities	Review #	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
-------------------	----------	-------------	---	--------	--------	--------	---------	-----------	---------

Activity Review Details

Report Date 11/04/2010 10:38 AM

Submitted By

Page 3

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

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

No Conditions

Project#	A/P 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? N Will this go to the City Council? Hearing Type
Public or Admin? ADMIN
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
GROUP RESIDENTIAL CARE FACILITY

N Is this an Alcohol related Use? Staff Recommendation

Meeting Information

Meeting Information	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date	Add Date	Modified By			
Comments		Modified Date			
Added By					

12/01/2010	ADMIN	SCHEDULED	0	0	0
GKAPOVICH	11/04/2010	CBURNEY	11/04/2010		

Report Date 11/04/2010 10:38 AM

Submitted By

Page 4

Meeting Information	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date					
Comments	Add Date	Modified By	Modified Date		
Added By					

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

No children exist for this project

Employee	Last	First	MI	Comments
Employee ID				

No Employee Entries

Log	Description	Entered By	Start	Stop	Hours
Action					
Comments					

RECORD	RECORD	984224	11/04/2010 09:19		0.00
Per Steve Swanton, ok to accept application one day after closing day (11/04/10).					

PAYMNT	CO NAME WHO PICKED UP CONTACT#	900122	11/04/2010 09:11		0.00
ck 6680 Jeff Robbins					

No Model Home Details

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: A MINOR REVIEW
 Project Address (Location) 6640 W. CHEYENNE
 Project Name OHANA CARE MAJOR Proposed Use GROUP CARE
 Assessor's Parcel #(s) 138-11-406-012 Ward # 4
 General Plan: existing DR proposed C1 Zoning: existing _____ proposed _____
 Commercial Square Footage 3874 22314 Floor Area Ratio _____
 Gross Acres 1.057 Lots/Units _____ Density _____
 Additional Information MINOR REVIEW FOR 3879 SQ. FT.

PROPERTY OWNER P S MIYAHIRA Contact GEOFF ROBINS
 Address 7310 SMOKE RANCH RD. Phone: 658 1556 Fax: 645 7093
 City Suite 9 LAS VEGAS NV 89117 State NV Zip 89117
 E-mail Address Kuanboy@yahoo.com

APPLICANT PAITAKA MIYAHIRA Contact GEOFF ROBINS
 Address 7310 SMOKE RANCH RD Phone: 376 2518 Fax: 228 4672
 City SUITE 9 LAS VEGAS NV State NV Zip 89117
 E-mail Address _____

REPRESENTATIVE GEOFF ROBINS Contact GEOFF ROBINS
 Address 2261 ROSANNA ST Phone: 376 2518 Fax: 228 4672
 City LAS VEGAS State NV Zip 89117
 E-mail Address _____

Property Owner Signature* [Signature]

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

Print Name PAITAKA P. MIYAHIRA

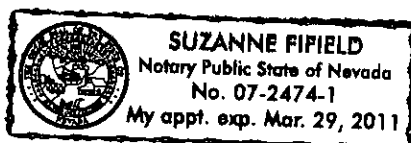
Subscribed and sworn before me

This 19th day of October, 20 10

[Signature]

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>SUP-40160</u>
Meeting Date:	<u>ADMIN</u>
Total Fee:	<u>\$500.</u>
Date Received:	<u>11/4/10</u>
Received By:	<u>[Signature]</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.

Filedot Application Packet Application Form.pdf

NOV 04 2010



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-40160** APN: 138-11-406-012

Name of Property Owner: PAITAKA P. MIYAHARA

Name of Applicant: PAITAKA P. MIYAHARA

Name of Representative: GEOFF ROBBINS / Pat Miyahara

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): _____

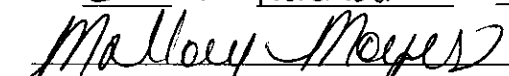
APN: _____

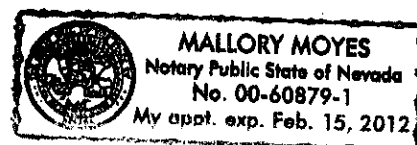
Signature of Property Owner: 

Print Name: PAITAKA P. MIYAHARA

Subscribed and sworn before me

This 3RD day of NOVEMBER, 2010


Notary Public in and for said County and State



DECEIVED
NOV 04 2010

DATE: Tuesday, November 02, 2010
TO: City of Las Vegas Planning and Development
FROM: Paitaka P. Miyahira
RE: Project Name: Ohana Family Care Minor Amd. and SDR.

To Whom It May Concern:

We request to add 366 S.F. to the existing 3,508 S.F. residence on the site for a total of 3,874 S.F. Please amend SUP 37892 to allow the additional floor area. The additional floor area comes from the existing garage which was not included in the original square footage. We understand this can be done as a minor review – per title 19.18.060 (m).



SUP-40160 **RECEIVED**
NOV 04 2010



July 30, 2010

Ms. Patitaka Miyahara
8455 Stange Avenue
Las Vegas, Nevada 89129

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY.

ELIZABETH N. FRETWELL
CITY MANAGER

RE: SUP-37892 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF JULY 21, 2010

Dear Ms. Miyahara:

The City Council at a regular meeting held July 21, 2010, APPROVED the request for a Special Use Permit FOR A 3,508 SQUARE-FOOT GROUP RESIDENTIAL CARE FACILITY (10 SENIOR CITIZENS) WITH A WAIVER TO ALLOW A 1,481-FOOT DISTANCE SEPARATION FROM ANOTHER GROUP RESIDENTIAL CARE FACILITY WHERE 1,500 FEET IS THE MINIMUM REQUIRED at 6640 West Cheyenne Avenue (APN 138-11-406-012), R-E (Residence Estates) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on July 22, 2010. This approval is subject to:

Added Conditions:

- A. Staff will be limited to one licensed supervisor, three caretakers and one clerk, with one staff person required to be on-site 24 hours, seven days a week.
- B. A revised site plan shall be submitted showing the following: maximum of six parking spaces, plus required handicapped parking, and a revised landscape plan for rear yard, adding 12 shade trees, walking pass shrubs and seating areas, subject to approval of the Planning and Development Department.

Planning and Development

1. There shall be a 1-year Administrative Required Review after issuance of a business license for the subject use.
2. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for Group Residential Care Facility use.
3. This approval shall be void one year 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.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-06-09

SUP-40160

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Printed with environmentally friendly soy ink.

Ms. Patitaka Miyahara
SUP-37892 – Page Two
July 30, 2010

4. The Group Residential Care Facility shall be limited to no more than ten senior citizens, 55 or older, at any one time..
5. Prior to occupancy, all necessary building permits shall be obtained for all proposed and existing structures and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
6. These Conditions of Approval shall be affixed to the cover sheet of the plan set submitted for building permit.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

8. Prior to the issuance of any building permits, abandon the existing septic tank system per Southern Nevada Health District regulations and connect to the public sewer line in Cheyenne Avenue. Alternatively, provide a letter from the Southern Nevada Health District stating that the existing septic tank is acceptable.

Sincerely,



Angela Croll
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Ms. Pat Tasey
PO Box 33054
Las Vegas, Nevada 89133

Mr. Geoff Robbins
1722 Primerose Path
Las Vegas, Nevada 89108

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SUP-40160

BUSINESS LICENSE

City of Las Vegas • Las Vegas, Nevada

IN ACCORDANCE WITH THE PROVISIONS OF THE LAS VEGAS MUNICIPAL CODE, AS AMENDED, LICENSE IS HEREBY GRANTED TO OPERATE THE BUSINESS REFERENCED BELOW.

LICENSE #: C11-03277-B-041159

DATE ISSUED: 06/04/04

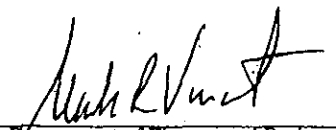
TYPE OF LICENSE: EXCAVATING CONTRACTOR

BUSINESS LOCATION: 6640 W CHEYENNE AV

ISSUE TO:

MAUI ONE EXCAVATING INC
P O BOX 35589
LAS VEGAS NV 89133

PRINCIPAL(S)
MIYAHIRA, PAITAKA, PRES
MIYAHIRA, TASEY R, VP


Director, Department of Finance and Business Services

Post in a conspicuous place.

SUP-40160

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NOV 04 2010

**Nevada Minority Supplier
Development Council**



THIS CERTIFIES THAT

Maui One Excavating Inc.

Has met the requirements for certification as a bona fide Minority Business Enterprise as defined by the National Minority Supplier Development Council, Inc.® (NMSDC®) and as adopted by the Nevada Minority Supplier Development Council

****NAICS Code(s): 238910**

****Description of their product/services as defined by the North American Industry Classification System (NAICS)**

05/18/2010

Issued Date

06/01/2011

Expiration Date

NV2206

Certificate Number

President, NVMSDC

By using your assigned (through NMSDC only) password, NMSDC Corporate Members may view the original certificate by logging in at: <http://www.nmsdc.org>.



An affiliate of the National Minority Supplier Development Council, Inc.® (NMSDC®)

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NOV 04 2010

3-1

APN: 138-11-406-012

Recording requested by and mail documents and tax statements to:

Name: Mr. and Mrs. Tass Hardin

Address: 4095 N. Chieftain

City/State/Zip: Las Vegas, Nevada 89129

DED104mk

Nevada Legal Forms & Books, Inc. (702) 870-8977
www.legalformsrus.com

Doc#: 201004140001818

Fees: \$15.00 N/C Fee: \$25.00

RPTT: \$0.00 Ex: #005

04/14/2010 11:59:58 AM

Receipt #: 311066

Requestor:

TASS HARDIN

Recorded By: MJM Pgs: 3

DEBBIE CONWAY

CLARK COUNTY RECORDER

RPTT: _____

QUITCLAIM DEED

THIS INDENTURE WITNESS that the GRANTOR(S): _____

Tass Hardin and Lois Hardin, Husband and Wife

for and in consideration of Three Hundred Fifty Thousand Dollars (\$350,000.00)

do hereby QUITCLAIM the right, title and interest, if any, which GRANTOR may have in all that real property, the receipt of which is hereby acknowledged, to the GRANTEE(S): _____

Paitaka P. Miyahira and Tasey R. Miyahira, Husband and Wife

all that real property situated in the City of Las Vegas

County of Clark, State of Nevada

bounded and described as follows: *(Set forth legal description and commonly known address)*

COMMONLY KNOWN ADDRESS:

6640 W. Cheyenne Avenue, Las Vegas, Nevada 89108

WARNING: THE COUNTY RECORDER MAY CHARGE AN ADDITIONAL FEE IF YOU WRITE WITHIN THE 1" MARGINS OF THIS DOCUMENT OR VIOLATE ANY OTHER RECORDING REQUIREMENTS IMPOSED BY YOUR COUNTY RECORDER.

Initials *TH*
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LEGAL DESCRIPTION:

Parcel Map File Page 14 Lot 1

Geoid:PT SW4 SW4 Section 11 Township 20 South 60 East

Together with all and singular hereditament and appurtenances thereunto belonging or in any way appertaining to.

In Witness Whereof, I/We have hereunto set my hand/our hands on 13 day of April, 2010.

Tass Hardin
Signature of Grantor

Tass Hardin

Print or Type Name Here

Lois Hardin
Signature of Grantor

Lois Hardin

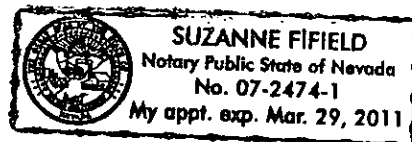
Print or Type Name Here

STATE OF NEVADA)
COUNTY OF Clark)

On this 13th day of April, 2010, personally appeared before me, a Notary Public, Tass Hardin and Lois Hardin

☒ personally known to me OR ☐ proved to me on the basis of satisfactory evidence to be the person(s) described in and who executed the foregoing instrument in the capacity set forth therein, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned. Witness my hand and official seal.

Suzanne Fifeeld
Notary Public



THH
Initials

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NOV 04 2010

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

(Note not set out)

THIS DEED OF TRUST, made this 1st day of June, A.D. 1995, between

TASS HARDIN and LOIS HARDIN, Husband and Wife

herein called TRUSTOR,

whose address is 4095 North Chieftain, Las Vegas, Nevada 89129

~~NATIONAL TITLE CO., Nevada Corporation, herein called TRUSTEE, and~~

PAITAKA P. MIYAHIRA and TASEY R. MIYAHIRA, Husband and Wife

The Miyahira 1991 Trust, herein called BENEFICIARY,

WITNESSETH: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in Clark County, Nevada, described as:

The Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 11, Township 20 South, Range 60 East, M.D.B. & M. More particularly described as Parcel 1 as shown by Parcel Map in File 2, Page 14, recorded April 3, 1974 as Document #373049. Commonly described as 6640 West Cheyenne, Las Vegas, Nevada.

TOGETHER WITH ALL APPURTENANCES in which Trustor has any interest, including water rights benefitting said realty, represented by shares of a company or otherwise; and.

TOGETHER WITH the rents, issues and profits thereof, reserving the right to collect and use the same, except during continuance of some default hereunder, and during continuance of such default, authorizing Beneficiary to collect and enforce the same by any lawful means in the name of any party hereto.

FOR THE PURPOSE OF SECURING: (1) Performance of each agreement of Trustor incorporated by reference or contained herein. (2) Payment of the indebtedness evidenced by one (1) Promissory Note of even date herewith, and any extension or renewal thereof, in the principal sum of

Three Hundred Fifty Thousand Dollars & 00/100***** (\$**350,000.00*****)

executed by Trustor in favor of Beneficiary, or order. (3) Payment of such additional sums as may hereafter be advanced for the account of Trustor or assigns by Beneficiary with interest thereon.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES: By the execution of this Deed of Trust, that provisions numbered (1) to (17), inclusive of the Master Form Deed of Trust, recorded on the 20th day of November, A.D. 1986, in Book 861120 as Document No. 00354, of the Official Records in the Office of the County Recorder of Clark County, Nevada, are each and all hereby incorporated herein by reference and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations and parties set forth in this Deed of Trust.

The parties agree that with respect to provision 16, the amount of fire insurance required by covenant 2 shall be \$ _____ and with respect to attorneys' fees provided for by covenant 7 the percentage shall be _____ %.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

Tass Hardin
Lois Hardin

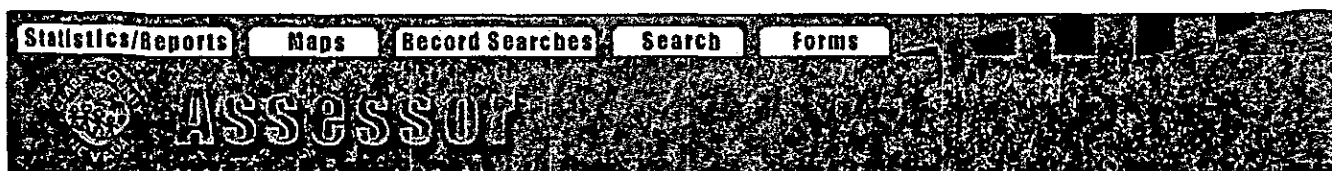
STATE OF Nevada
COUNTY OF Clark } ss.

On this 1st day of June, A.D., 1995, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____

Paitaka P. Miyahira
Tasey R. Miyahira

ORDER NO. _____

WHEN RECORDED MAIL TO: Tass & Lois Hardin
4095 North Chieftain, Las Vegas, Nevada



M.W. Schofield, Assessor

REAL PROPERTY PARCEL RECORD

[Click Here for a Print Friendly Version](#)

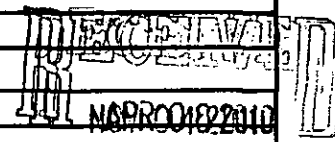
[Assessor Map](#)
[Aerial View](#)
[Building Sketch](#)
[Ownership History](#)
[New Search](#)

GENERAL INFORMATION	
PARCEL NO.	138-11-406-012
OWNER AND MAILING ADDRESS	HARDIN TASS C & LOIS I P O BOX 33054 LAS VEGAS NV 89133-3054
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	6640 W CHEYENNE AVE LAS VEGAS
ASSESSOR DESCRIPTION	PARCEL MAP FILE 2 PAGE 14 LOT 1 SEC 11 TWP 20 RNG 60
RECORDED DOCUMENT NO.	* <u>1562:1521028</u>
RECORDED DATE	05/06/1982
VESTING	JOINT TENANCY

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	200
APPRAISAL YEAR	2009
FISCAL YEAR	09-10
SUPPLEMENTAL IMPROVEMENT VALUE	0
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	N/A

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2009-10	2010-11
LAND	38500	28875
IMPROVEMENTS	59209	60243
PERSONAL PROPERTY	0	0
EXEMPT	0	0



GROSS ASSESSED (SUBTOTAL)	97709	89118
TAXABLE LAND+IMP (SUBTOTAL)	279169	254623
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	97709	89118
TOTAL TAXABLE VALUE	279169	254623

[Click here for Treasurer Information regarding real property taxes.](#)

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.90 Acres
ORIGINAL CONST. YEAR	1977
LAST SALE PRICE MONTH/YEAR	0
LAND USE	1-10 RESIDENTIAL SINGLE FAMILY
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
TOTAL LIVING SQ. FT.	3363	CARPORT SQ. FT.	0	ADDN/CONV	NONE
1ST FLOOR SQ. FT.	3363	STORIES	ONE STORY	POOL	NO
2ND FLOOR SQ. FT.	0	BEDROOMS	4	SPA	NO
BASEMENT SQ. FT.	0	BATHROOMS	2 FULL 1 HALF	TYPE OF CONSTRUCTION	FRAME STUCCO
GARAGE SQ. FT.	511	FIREPLACE	1	ROOF TYPE	CONCRETE TILE

ASSESSORMAP VIEWING GUIDELINES	
MAP	138114
	In order to view the Assessor map you must have Adobe Reader installed on your computer system. If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps. 

NOTE: THIS RECORD IS FOR ASSESSMENT USE ONLY. NO LIABILITY IS ASSUMED AS TO THE ACCURACY OF THE DATA DELINEATED HEREON.



Government Center, 500 South Grand Central Parkway, Las Vegas, Nevada 89101



AGREEMENT TO BUY/SELL REAL PROPERTY

This agreement dated this 1st day of June 1995 is between TASS HARDIN and LOIS HARDIN, (Hereinafter collectively referenced as "Sellers") and PAITAKA P. MIYAHIRA and TASEY MIYAHIRA, (Hereinafter collectively referenced as "Buyers").

WHEREAS Sellers are the owner of the real property located at 6640 West Cheyenne Avenue, Las Vegas, Nevada 89108, known as Parcel #138-114-060-12-96 and more completely described as follows:

The Southwest Quarter (SW 1/4) of the Southwest Quarter (SW1/4) of Section 11, Township 20 South, Range 60 East, M.D.B. & M. More particularly described as Parcel 1 as shown by Parcel Map in File 2, Page 14, recorded April 3, 1974 as Document #373049. Commonly described as 6640 West Cheyenne, Las Vegas, Nevada.

WHEREAS Sellers wish to sell and Buyers wish to buy the real property referenced above; Buyer hereby agrees to pay to Seller, or at Sellers' order, the sum of \$380,000.00, with down payment of \$30,000.00 and the remaining balance of \$350,000.00 to be paid with interest therein to run from June 1, 1995 until paid at the rate of 7.5% per annum payable in 360 monthly payments of no less than \$2,447.25 per month commencing on the 1st day of June 1995 and the 1st day of each succeeding month thereafter until paid in full. Buyers agree to execute a Note Secured by Deed of Trust pursuant to the terms outlined above.

Seller hereby agrees to execute a Grant, Bargain, Sale Deed in Buyers favor. Seller hereby warrants that they are possessed of fee simple title to the real properties described above and holds the same free of any consensual or judgement liens and further warrant to Buyers that said property is free of all liens.

Seller covenants to indemnify and holds Seller liable for any encumbrances or liens against the real property described above.

DATED THIS 1st day of June, 1995.

SELLERS:

BUYERS:

Tass Hardin
TASS HARDIN

Paitaka P. Miyahira
PAITAKA P. MIYAHIRA

Lois Hardin
LOIS HARDIN

Tasey Miyahira
TASEY MIYAHIRA

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