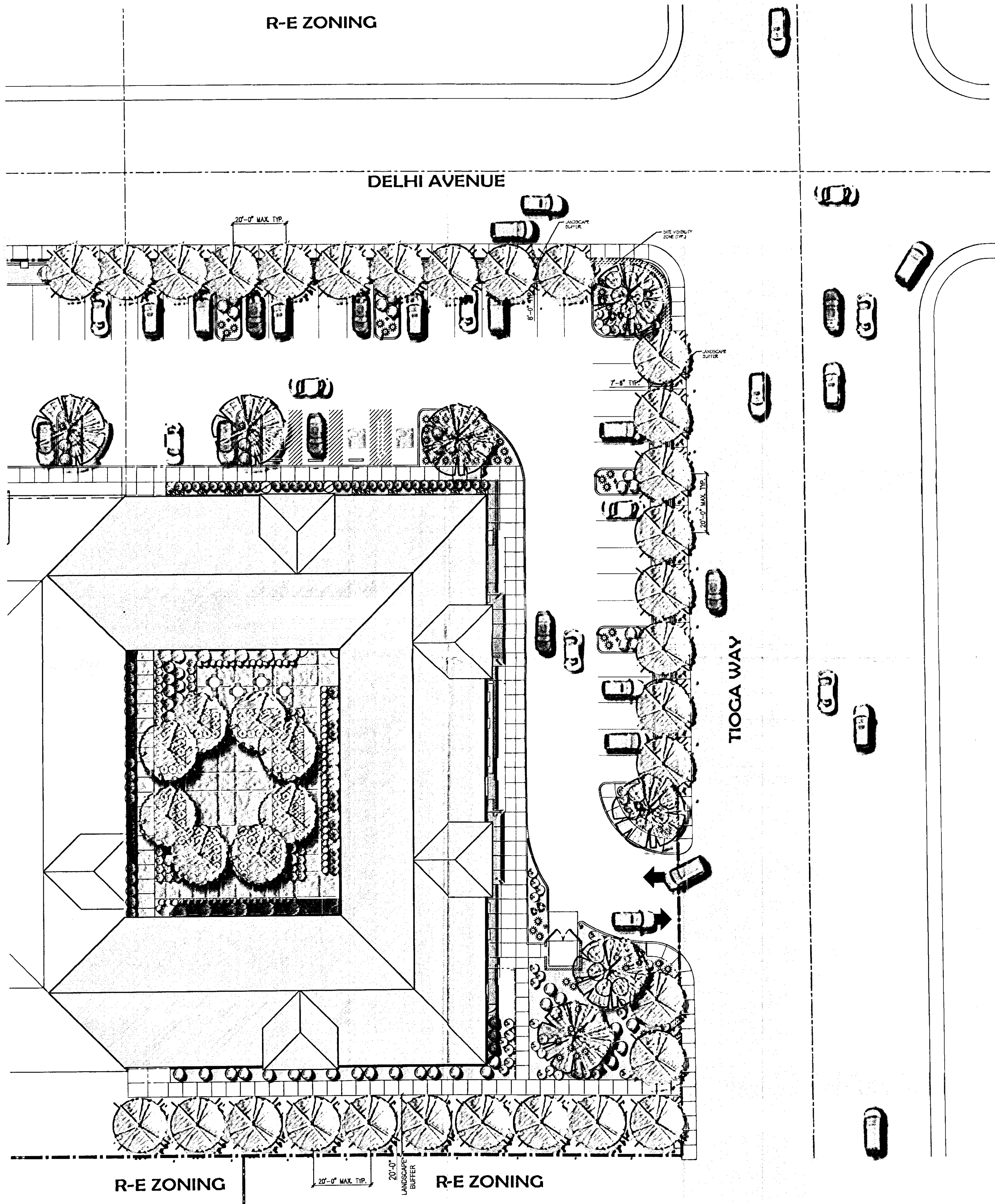




TREE LEGEND

SYMBOL	BOTANICAL-COMMON NAME	SIZE	QUANTITY
	ACACIA STENOPHYLLA - STD. SHOESTRING ACACIA	24" BOX	26
	CHITALPA TASHKENTENSIS - STD. CHITALPA	24" BOX	8
	PROSOPIS CHILENSIS THORNLESS - MULTI. THORNLESS CHILEAN MESQUITE	24" BOX	7

SUGGESTED SHRUB LEGEND

SYMBOL	BOTANICAL-COMMON NAME	SIZE
	CASSIA NEMOPHYLLA CASSIA	5 GAL.
	DALEA CAPITATA 'SIERRA GOLD' SIERRA GOLD DALEA	5 GAL.
	DIETES BICOLOR FORTNIGHT LILY	5 GAL.
	EUONYMUS JAPONICA EVERGREEN EUONYMUS	5 GAL.
	HESPERALOE PARVIFLORA 'RED' RED HESPERALOE	5 GAL.
	LEUCOPHYLLUM FRUTESCENS TEXAS RANGER	5 GAL.
	LIRIOPE MUSCARIS LILY TURF	5 GAL.
	NERIUM OLEANDER 'PETITE PINK' DWARF PINK OLEANDER	5 GAL.
	ROSMARINUS OFFICINALIS 'PROSTRATUS' TRAILING ROSEMARY	5 GAL.
	XYLOSMA CONGESTUM 'COMPACTA' SHINY XYLOSMA	5 GAL.

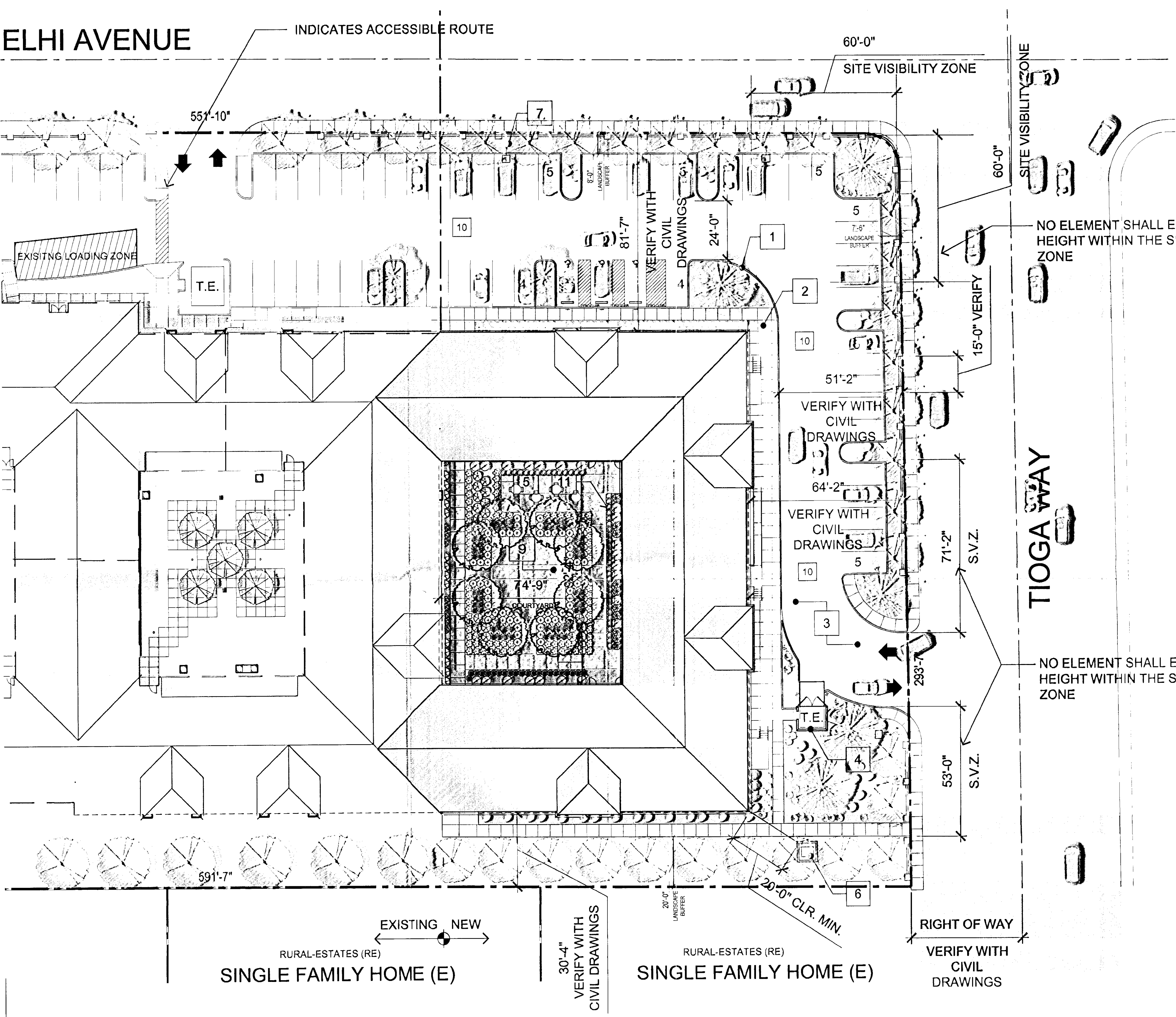
PLANTING NOTES:

- 1) DECOMPOSED GRANITE (DG): INSTALL 2" LAYER OF 3/4" SCREENED REBEL RED DECOMPOSED GRANITE CONTINUOUS IN ALL PLANTERS, UNDER ALL TREES AND SHRUBS. DECOMPOSED GRANITE AVAILABLE THROUGH KALAMAZOO MATERIALS, INC. (702) 596-9522. BEFORE PLACING GRANITE, COMPACT SUB-GRADE TO 85% AND APPLY PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE, RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY. KEEP TOP OF GRANITE 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY PLANT. INSTALL GRANITE AFTER INSTALLATION OF PLANT MATERIAL.
- 2) ALL LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY OF LAS VEGAS TITLE 19A.

10/02/2011

ELHI AVENUE

INDICATES ACCESSIBLE ROUTE



SITE ANALYSIS

Zoning	R-3
General Plan	M
Proposed Project	
APN (a portion of)	138-10-301-018
Proposed Portion Area	91 acres / 39,640 sf
Building Area	17,466 sf (36 beds)
Land Bldg. Ratio	2.26/1000
Coverage	44%
Existing Project	
APN (a portion of)	138-10-301-018
Existing Portion Area	3.08 acres / 134,165 sf
Building Area	39,845 sf (118 beds)
Land Bldg. Ratio	3.36/1000
Coverage	29%
Total Project	
APN	138-10-301-018
Total Area	3.99 acres / 173,805 sf
Building Area	57,105 sf (154 beds)
Land Bldg. Ratio	3.04/1000
Coverage	32%

PARKING ANALYSIS

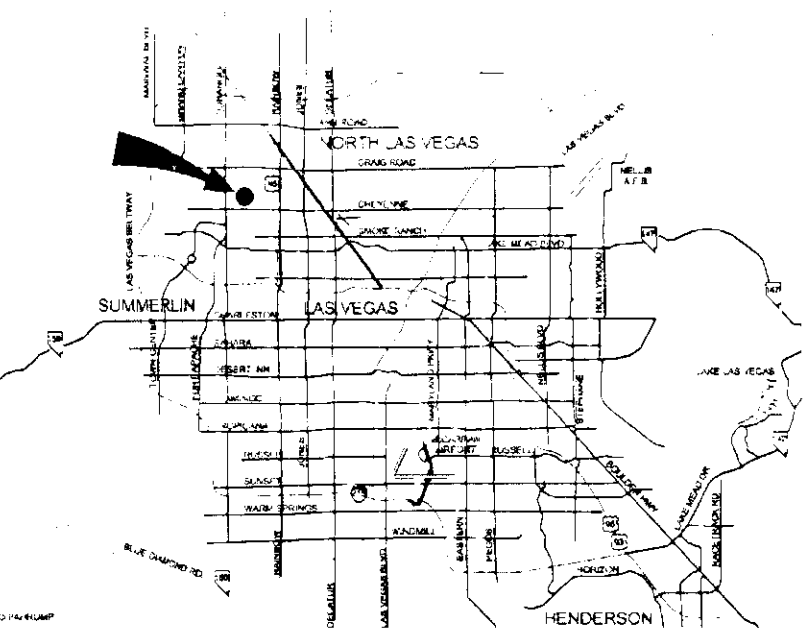
Per CLV Parking Requirements

Proposed Project	
1 space / 6 beds (36 beds)	6 spaces
1 space / every employee	6 spaces
3 spaces visiting doctors	3 spaces
Total Proposed Required:	15 spaces
Total Proposed Provided:	38 spaces
Existing Project	
1 space / 6 beds (118 beds)	20 spaces
1 space / every employee	48 spaces
3 spaces visiting doctors	3 spaces
Total Existing Required:	71 spaces
Total Existing Provided:	108 spaces
Total Project	
1 space / 6 beds (154 beds)	26 spaces
1 space / every employee	54 spaces
3 spaces visiting doctors	6 spaces
Total Required:	86 spaces
Total Provided:	146 spaces
(includes 7 HO spaces & 2 HO Van spaces)	

SITE NOTES:

- 6" CONCRETE CURB - REFER TO CIVIL DRAWINGS
- CONCRETE SIDEWALK - REFER TO CIVIL DRAWINGS
- AC PAVING - REFER TO CIVIL DRAWINGS
- NEW TRASH ENCLOSURE - SEE DETAILS ON SHEET A1.03
- AREA DRAINS-TYPICAL OF FOUR (4) - REFER TO CIVIL DRAWINGS
- NEW 120K GENERATOR AND CONCRETE PAD-REFER TO ELECTRICAL DRAWINGS FOR CONNECTIONS REFER TO CIVIL DRAWINGS FOR EXACT PAD LOCATION. FENCE SCREENING ELEMENT TO BE PROVIDED AROUND THE PER METER OF THE GENERATOR PAD
- NEW SITE LIGHTING - VERIFY LOCATIONS WITH ELECTRICAL PLANS
- NEW CONFIGURATION OF ACCESSIBLE PARKING-RESTRIPTED TO MEET C.L.V. STANDARDS-SEE SHEET A1.01 FOR EXISTING CURB LOCATIONS. REFER TO CIVIL DRAWINGS FOR NEW ZERO
- REFER TO LANDSCAPE DRAWINGS FOR LAYOUT AT COURTYARD-COORDINATE DRAIN LOCATIONS AND DRAINAGE SLOPES WITH CIVIL DWGS
- NEW AC PAVING - REFER TO CIVIL DRAWINGS FOR FIRE DEPARTMENT ACCESS-SEE DEMO SITE PLAN FOR LIMITS OF CONSTRUCTION
- NEW MECHANICAL UNIT - REFER TO MECHANICAL DRAWINGS
- NEW CMU PERIMETER FENCE TO MATCH EXISTING-SEE DETAIL 16 & 17 A1.02

VICINITY MAP

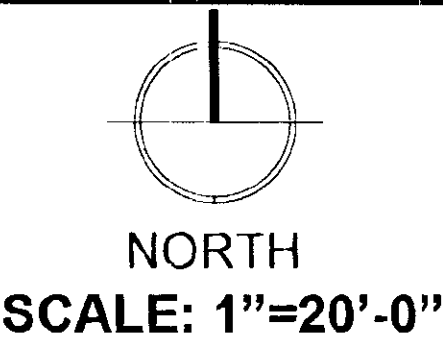


Design
10150 Covington Cross Drive
Las Vegas, NV 89144
702.731.2033

SILVER HILLS HEALTHCARE
3450 N. BUFFALO DRIVE
PROJECT # 2006219 / #2011102
LAS VEGAS NV.89129

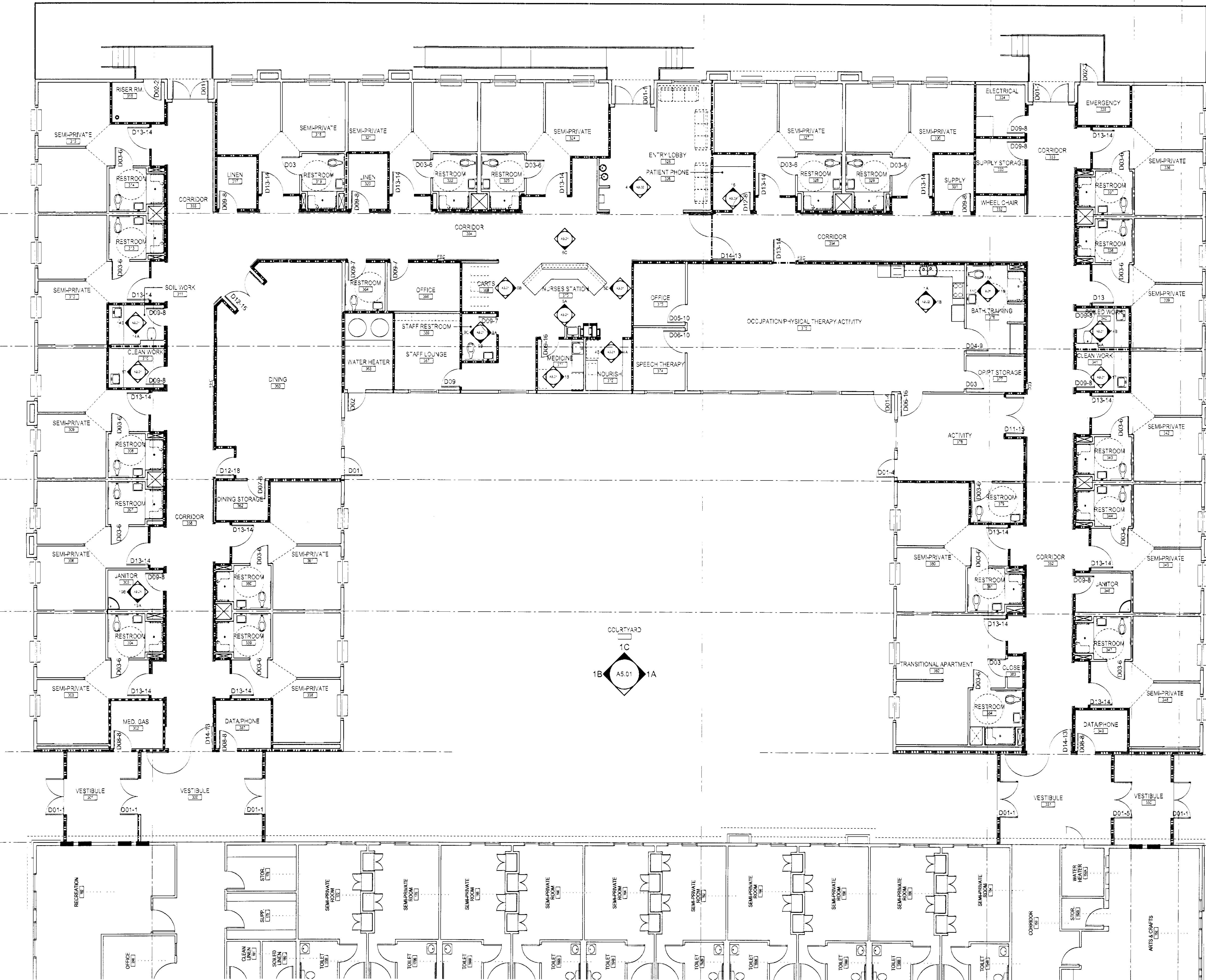
SITE PLAN

VAR-41558 SUP-41559
SDR-41557 REVISED



196'-0"

126'-6"

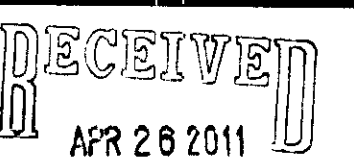


Design
10150 Covington Cross Drive
Las Vegas, NV 89144
702.731.2033

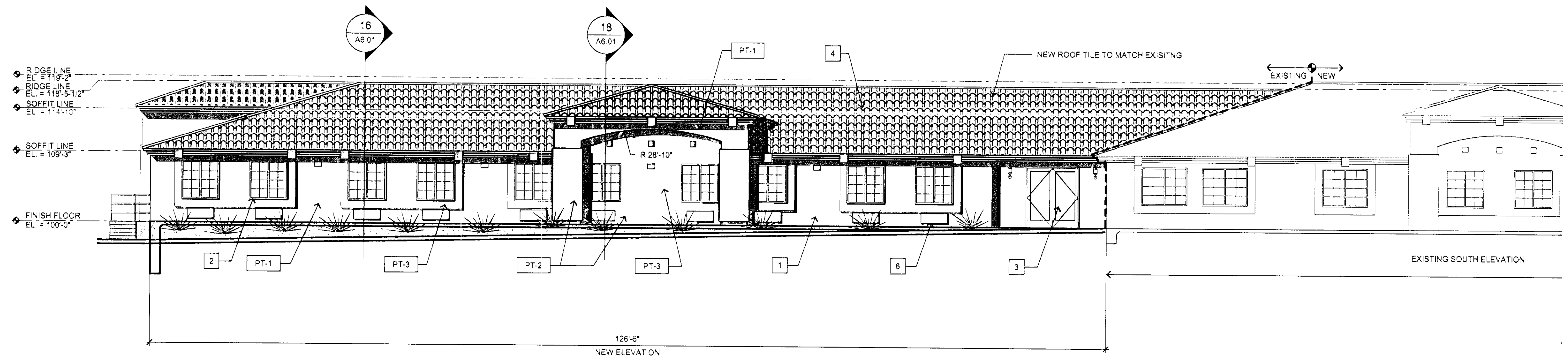
SILVER HILLS HEALTHCARE
3450 N. BUFFALO DRIVE
PROJECT # 2006219/ #2011102
LAS VEGAS NV.89129

FLOOR PLAN

VAR-41558
SUP-41559
SDR-41557

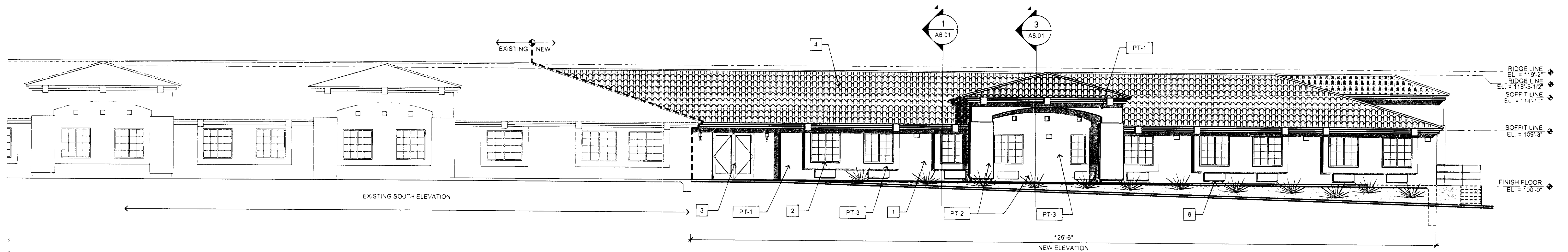


SCALE: 1/8" = 1'-0"



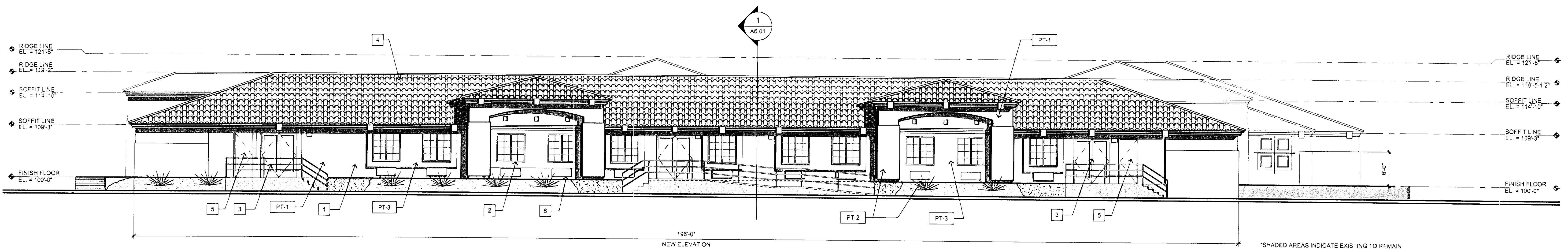
6 NORTH ELEVATION

1/8"=1'-0"



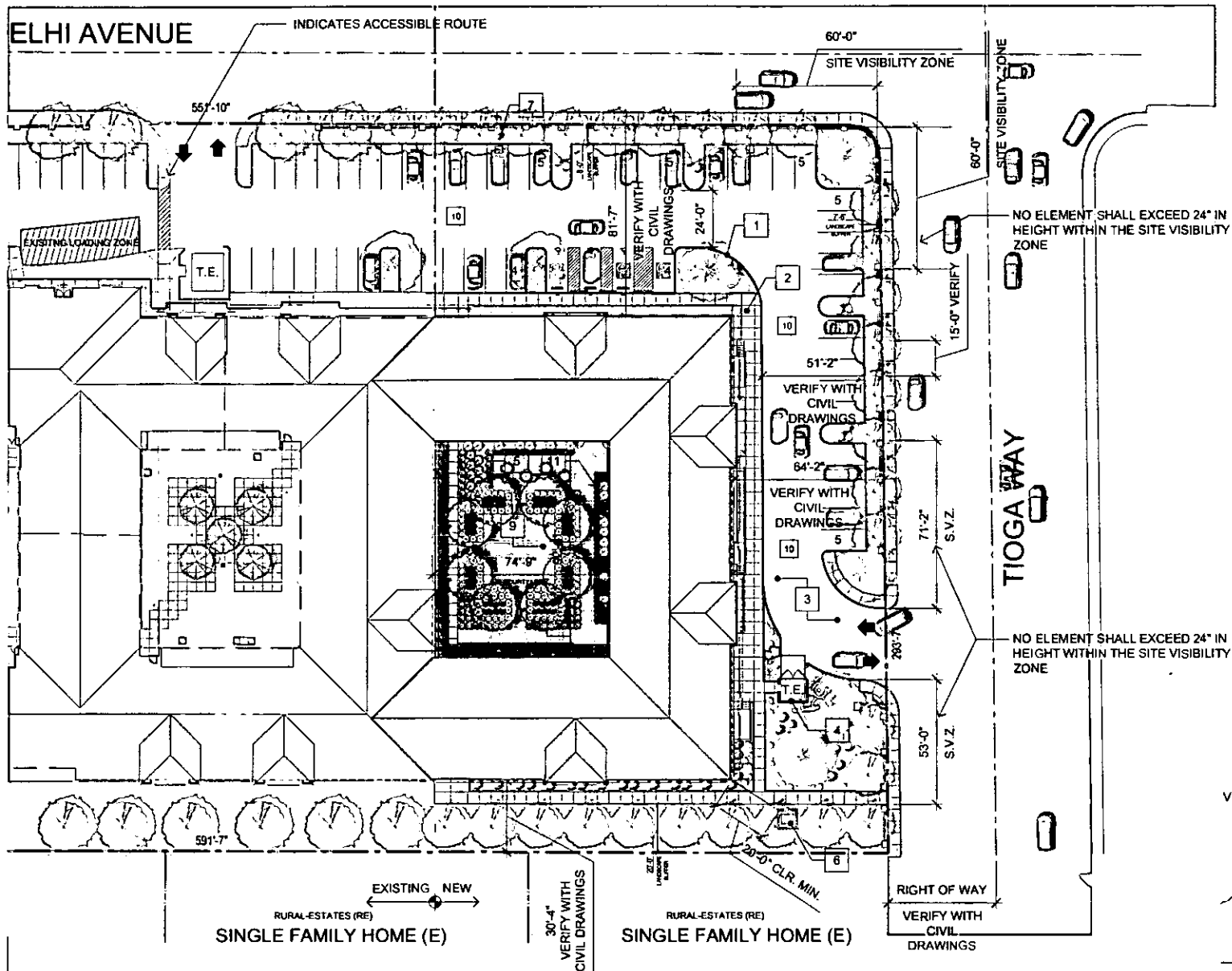
11 SOUTH ELEVATION

1/8"=1'-0"



16 EAST ELEVATION

1/8"=1'-0"



SITE ANALYSIS

Zoning	R-3
General Plan	M
Proposed Project	
APN (a portion of)	136-10-301-018
Proposed Portion Area	91 acres / 39,640 sf
Building Area	12,488 sf (26 beds)
Land Bldg. Ratio	2.29/1000
Coverage	44%
Existing Project	
APN (a portion of)	136-10-301-019
Existing Portion Area	3.08 acres / 134,165 sf
Building Area	36,845 sf (118 beds)
Land Bldg. Ratio	3.36/1000
Coverage	29%
Total Project	
APN	136-10-301-018
Total Area	3.98 acres / 173,805 sf
Building Area	57,105 sf (154 beds)
Land Bldg. Ratio	3.04/1000
Coverage	32%

PARKING ANALYSIS

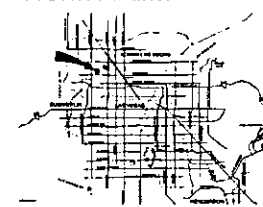
Per CLV Parking Requirements:

Proposed Project		
1 space / 8 beds (26 beds)	8 spaces	
1 space / every employee	8 spaces	
3 spaces visiting doctors	3 spaces	
Total Proposed Required	15 spaces	
Total Proposed Provided	30 spaces	
Existing Project		
1 space / 8 beds (118 beds)	20 spaces	
1 space / every employee	48 spaces	
3 spaces visiting doctors	3 spaces	
Total Existing Required	21 spaces	
Total Existing Provided	108 spaces	
Total Project		
1 space / 8 beds (154 beds)	29 spaces	
1 space / every employee	54 spaces	
3 spaces visiting doctors	8 spaces	
Total Required	91 spaces	
Total Provided	148 spaces	

SITE NOTES:

1. CONCRETE CURB: REFER TO CIVIL DRAWINGS
2. CONCRETE RETAINING: REFER TO CIVIL DRAWINGS
3. AC FINISH: REFER TO CIVIL DRAWINGS
4. NEW PAVED DRIVE: REFER TO CIVIL DRAWINGS
5. NEW PAVED DRIVE: REFER TO CIVIL DRAWINGS
6. NEW PAVED DRIVE: REFER TO CIVIL DRAWINGS
7. NEW PAVED DRIVE: REFER TO CIVIL DRAWINGS
8. NEW PAVED DRIVE: REFER TO CIVIL DRAWINGS
9. NEW PAVED DRIVE: REFER TO CIVIL DRAWINGS
10. NEW PAVED DRIVE: REFER TO CIVIL DRAWINGS
11. NEW PAVED DRIVE: REFER TO CIVIL DRAWINGS
12. NEW PAVED DRIVE: REFER TO CIVIL DRAWINGS
13. NEW PAVED DRIVE: REFER TO CIVIL DRAWINGS
14. NEW PAVED DRIVE: REFER TO CIVIL DRAWINGS
15. NEW PAVED DRIVE: REFER TO CIVIL DRAWINGS

VICINITY MAP



jma

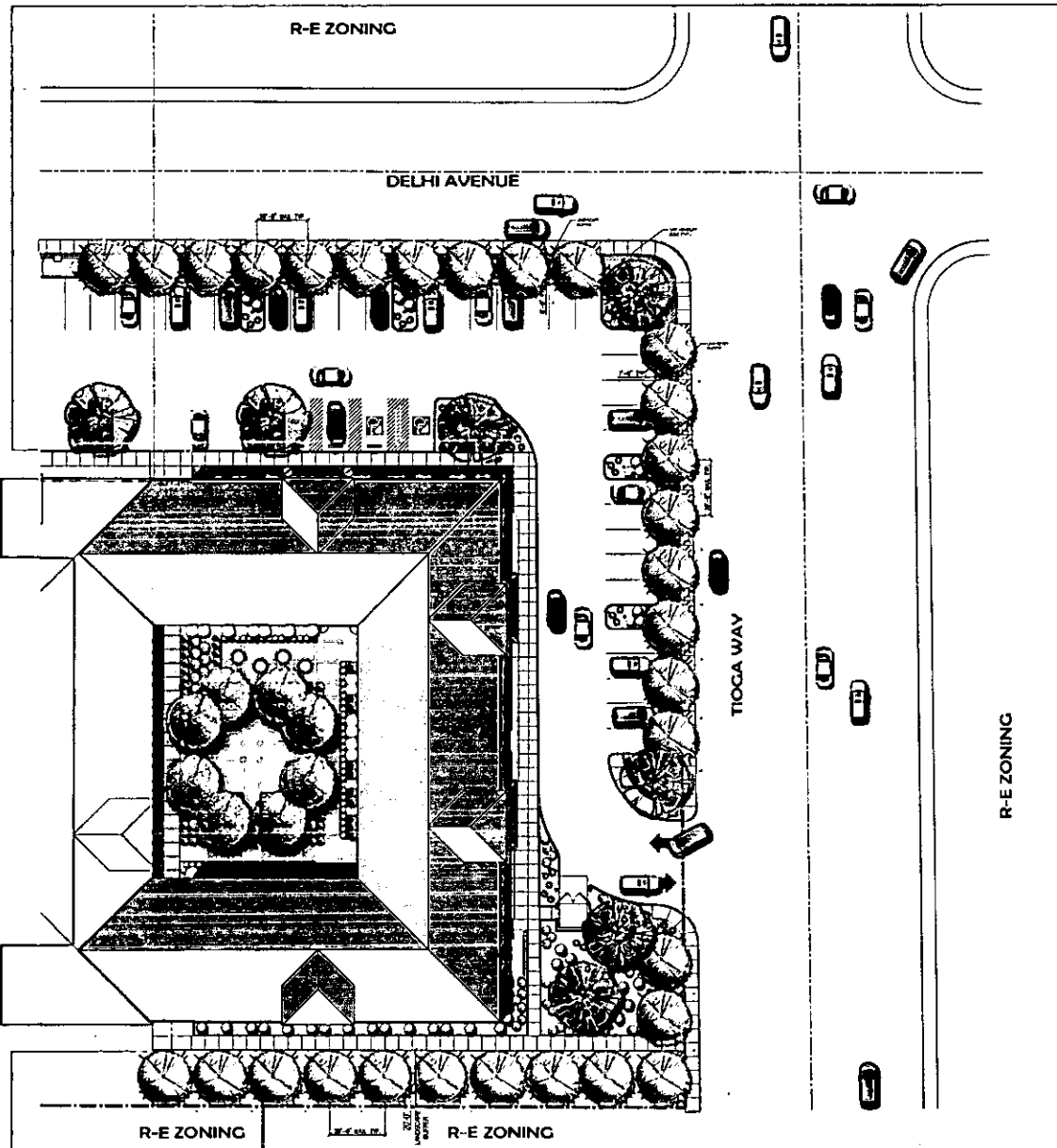
Design
10150 Covington Cross Drive
Las Vegas, NV 89144
702.731.2033

SILVER HILLS HEALTHCARE
3450 N. BUFFALO DRIVE
PROJECT # 2006219 / #2011102
LAS VEGAS NV.89129

SITE PLAN

VAR-41558 SUP-41559
SDR-41557 REVISED

NORTH
SCALE: 1"=20'-0"



TREE LEGEND

SYMBOL	Botanical Name	Size	Quantity
	ACACIA STENOXYPHYLLO - STD. SPICEBERRY ACACIA	24" BOX	26
	CHITALPA TASHIENSIS - STD. CHITALPA	24" BOX	
	PROSOPIS JULIFLORA THORNLESS - MULTI THORNLESS CHILIAN MESQUITE	24" BOX	

SUGGESTED SHRUB LEGEND

SYMBOL	Botanical Name	Size
	CASSIA NERIOXYPHYLLO CASSIA	5 GAL.
	DALIA CAPITATA SIERRA GOLD SIERRA GOLD DALIA	5 GAL.
	DIETES BICOLOR FORTNIGHT LILY	5 GAL.
	ELONIVUS JAPONICA EVERGREEN ELONIVUS	5 GAL.
	HEPHERALDE PARVIFLORA RED RED HESPERALDE	5 GAL.
	LEUCOPHYLLUM FRUTESCENS TEARDROP	5 GAL.
	LYCOPHYLLUM LILY TURF	5 GAL.
	MESQUITE CRANER PETITE PINK CRANER PETITE PINK	5 GAL.
	POCAHONTAS OFFICINALIS PROSTRATUS PROSTRATUS KODENARY	5 GAL.
	YULIARIA CONGESTUM COMPACTA SHINY YULIARIA	5 GAL.

PLANTING NOTES:

- 1) DECOMPOSED GRANITE (DGH) INSTALL 2" LAYER OF 3/4" SCREENED REBEL, RED DECOMPOSED GRANITE CONTINUOUS IN ALL PLANTERS, LINES & ALL WAYS AND DRIVEWAYS. DECOMPOSED GRANITE AVAILABLE THROUGH PALMADCO MATERIALS, INC. (702) 596-5922. BEFORE PLACING GRANITE, COMPACT SUB GRADE TO 50% AND APPLY 1" INCHES OF HERBICIDE TO SOIL. AFTER PLACING GRANITE, RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY 48 HOURS OF GRANITE 1" BELOW ADJACENT WALKS AND DRIVEWAYS. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY PLANT. INSTALL GRANITE AFTER INSTALLATION OF PLANT MATERIAL.
- 2) ALL LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY OF LAS VEGAS TREE LAW.

MAY 05 2011

jma

Design
10150 Covington Cross Drive
Las Vegas, NV 89144
702.731.2033

SILVER HILLS HEALTHCARE
3450 N. BUFFALO DRIVE
PROJECT # 2006219 / #2011102
LAS VEGAS NV.89129

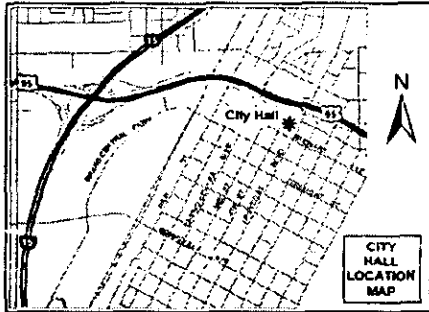
LANDSCAPE PLAN

VAR-41558 SUP-41559
SDR-41557 REVISED

NORTH
SCALE: 1"=20'-0"

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

**Return Service Requested
Official Notice of Public Hearing**



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



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

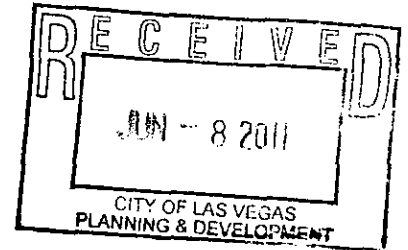
VAR-41558 & SUP-41559

Planning Commission Meeting of 6/14/2011

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
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0004279218 JUN 02 2011
MAILED FROM ZIP CODE 89101
\$ 00.41⁴
PITNEY BOWES



13810215010
CURRY FAMILY TRUST
7504 CENTRAL BUTTE AVE
LAS VEGAS NV 89129-8802

Case: VAR-41558

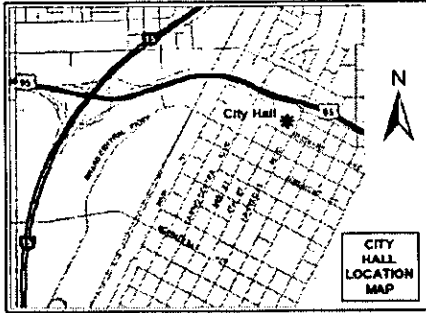
63 DR00411 69129



38-39
A

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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☐

I SUPPORT
this Request

☒

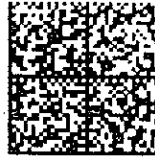
I OPPOSE
this Request

Please use available blank space on card for your comments.

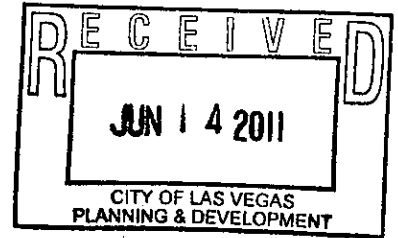
VAR-41558 & SUP-41559

Planning Commission Meeting of 6/14/2011

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
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0004279218 JUN 02 2011
MAILED FROM ZIP CODE 89101



Case: VAR-41558
13809717002
JAMISON FAMILY TRUST
302 7TH ST
HUNTINGTON BEACH CA 92648-4607

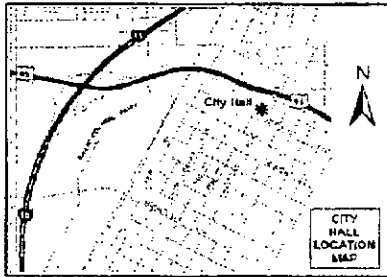
92 DRDGN11 92648



38-39
P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89105

**Return Service Requested
Official Notice of Public Hearing**



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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-41558 & SUP-41559

Planning Commission Meeting of 6/14/2011



13809713002

Case: VAR-41558

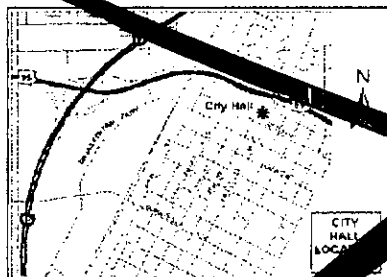
NAPOLITANI CONNIE & VINCENT R
3512 UNIQUE WY
LAS VEGAS NV 89129-6726

65 DRCN11 65125



City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

**Return Service Requested
Official Notice of Public Hearing**



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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-41557

Planning Commission Meeting of 6/14/2011

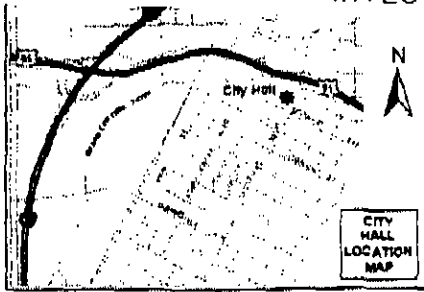
13809713002

Case: SDR-41557

NAPOLITANI CONNIE & VINCENT R
3512 UNIQUE WY
LAS VEGAS NV 89129-6726

65 DRCN11 65125





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



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-41558 & SUP-41559

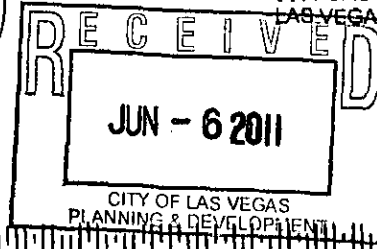
Planning Commission Meeting of 6/14/2011

NOT ... 72 555 0818 P.01
fought hard to get buffering
& landscape when it was
built. This was part of the
agreement in building
to have set backs,
buffering & landscape.

13810311006

Case: VAR-41558

MORANTES KIMBERLY SEP PPTY TR
8656 CACTUS CREEK DR
LAS VEGAS NV 89129-2205



69 09:39 PM 09129

City Of Las Vegas Department Of Planning Pre-Application Conference Notes

C
Y
C
L
E

6

Project Name: Silver Hills Health Care Center Addition

APN(s):	138-10-301-018	Pre-app Date:	04/19/11
Location:	3450 North Buffalo Drive	Meeting Location:	DSC Conference Room 3A - 321
Ward #:	4 - Anthony	Acres:	4.16
		Time:	2:00 a.m.

Ownership Info:	A H P NEVADA INC 2235 FARADAY AVE #0 CARLSBAD CA 92008-7215	Last Change of Ownership Date:	10/16/98
	Phone: (702)-	Fax: (702)-	Email:

Applicant Info:	Phone: (702)-	Fax: (702)-	Email:
-----------------	---------------	-------------	--------

Representative Info:	Cherie L. Guzman/JMA Architects Phone: (702)-731-2033	Fax: (702)-	Email:
----------------------	--	-------------	--------

Use:	Existing:	Convalescent Care Facility/Nursing Home
	Proposed:	No change proposed
General Plan:	Existing:	M (Medium Density Residential)
	Proposed:	No change proposed
Zoning:	Existing:	R-3 (Medium Density Residential)
	Proposed:	No change proposed

Special Area, Master Plans, and / or Overlay Districts that Apply:	Northwest Open Space Plan and Airport Overlay (175 Feet) Special Land Use Designation (per plan, if applicable): N/A
--	---

☒ **Meeting**

 ☐ **Conversation Record**

 ☐ **Telephone Record**

Between CLV Planning Representative: Yorgo Kagafas, Planner II (229-6196 Office / 385-7268 Fax / gkagafas@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Cherie L. Guzman	JMA	731-2033		
2.				
3.				
4.				
5.				
6.				
7.				
8.	CLV - Planning			
9.	CLV - Finance (Business License)	229-6321	383-0769	
10.	CLV - PW - Dev Co	229-6578	474-7599	
11.	CLV - PW - Traffic	229-6901 / 6880		
12.	CLV - PW - Flood	229-6541	382-8551	
13.	CLV - Building and Safety	229-6251	382-1731	
14.	CLV - Fire and Rescue	229-0366	229-0124	
15.	CLV - Office of Business Development	229-6551	385-3128	

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APR 26 2011

OR: ☒ see Meeting Attendance Sheet

City of Las Vegas Department of Planning

Pre-Application Conference Notes

Is this project intended to promote Sustainability (i.e. use "Green Building" technology)? ☐ YES ☒ NO
If yes, Please detail how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered through the City of Las Vegas.

Meeting Notes:

1. This project will require a Special Use Permit for a Convalescent Care Facility/Nursing Home in a R-3 district.
2. This project will require a Site Development Plan Review for the 17,466 square-foot addition.
3. This project will require a Variance to allow a convalescent Care Center to be 30 feet from a residential property line where the residential adjacency standards require a proximity slope setback of 66 feet for a 22-foot high building.
4. This project was previously approved by CC with PC recommending approval and staff recommending denial July 11, 2007 but was never exercised by the applicant and subsequently the approvals expired.
5. Waivers of the perimeter landscape buffer standards to allow an 8-foot buffer where 15-feet is required along the north property line and a 7.5-foot buffer where 15-feet is required along the east property line are required.
6. A DINA/PRS is required.
- 7.

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****

RECEIVED
APR 26 2011

City Of Las Vegas Department Of Planning Submittal Checklist (Cont.)

Pre-Application Conference									
Item Required									
YES	NO	APPLICATION PACKET (ALL ITEMS ARE REQUIRED FOR EACH APPLICATION TYPE, unless indicated otherwise)			Fees				
				Appl. Type	Application	Notification	Recordation	Sub-Total	
☒	☐	Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots		Visit the CLV website For blank application, SOFI & DINA/PRS forms, and justification letter info @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." -> "Apply for" -> Planning Applications")					
☒	☐	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots							
☒	☐	Detailed justification letter (the same letter addressing all applications, included with each application)			VAR	\$ 300.00	\$ 500.00	\$ 30.00	\$ 830.00
☒	☐	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS) PRS			SUP	\$ 500.00	\$ 500.00	\$ 30.00	\$ 1030.00
☒	☐	Grant deed and legal description (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)		SDR	\$ 500.00	\$ 500.00	\$ 30.00	\$ 1030.00	
☒	☐	Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)			\$	\$	\$	\$	
☒	☐	Copy of Business License(s) - requested, but submittals will be accepted without			\$	\$	\$	\$	
☐	☒	If required, cop(ies) of approval letter(s) for		Subtotal: \$ 2890.00					
☐	☒	Neighborhood Meeting (see General Plan submittal req's for details) - Add neighborhood meeting fee: Applicant only to notify, add \$0; Mailing labels only, add: \$50; Full notification, add: \$500					\$	-	\$
☒	☐	Photo Reproduction of the Color & Materials Board (SDR applications only)					Grand Total All Fees: \$		
REQUIRED DRAWINGS (INCLUDES TOTAL NUMBER REQUIRED FOR ALL APPLICATION TYPES): MUST BE 11" X 17" MINIMUM TO 24" X 36" MAXIMUM PAGE SIZE ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)									
☒	☐	SITE PLAN			TOTAL REQUIRED FOR ALL APPLICATIONS				
		North arrow, scale, and vicinity map			Folded Plans (5, plus 1 per application):		8		
		All property lines and present dimensions labeled			Colored, Rolled Plans:		1		
		All building setbacks labeled			Reduced Copy (8-1/2"x11" B/W; 1 per application):		3		
		All adjacent existing land uses and street names labeled			NOTES:				
		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			TOTAL REQUIRED FOR ALL APPLICATIONS				
		North arrow, scale, and vicinity map			Folded Plans (1 per application):		3		
		All property lines and present dimensions labeled			Colored, Rolled Plans:		1		
		All required perimeter landscape planters shown			Reduced Copy (8-1/2"x11" B/W; 1 per application):		3		
		All required parking lot fingers/islands shown			NOTES:				
		Quantity, size, species/variety of all trees, shrubs, and ground cover							
☒	☐	BUILDING ELEVATIONS			TOTAL REQUIRED FOR ALL APPLICATIONS				
		Scale and building dimensions labeled			Folded Plans (1 per application):		3		
		North, south, east, and west elevations of all buildings			Colored, Rolled Plans:		1		
		All building materials and colors noted			Reduced Copy (8-1/2"x11" B/W; 1 per application):		3		
		All wall sign locations shown and sizes noted			NOTES:				
☒	☐	FLOOR PLANS			TOTAL REQUIRED FOR ALL APPLICATIONS				
		Scale and building dimensions labeled			Folded Plans (1 per application):		3		
		North arrow and scale			Rolled Plans:		1		
		All building entrances/exits shown			Reduced Copy (8-1/2"x11" B/W; 1 per application):		3		
		Use of all rooms noted/labeled			NOTES:				
		Maximum Occupancy (per I.B.C.)							
		Seating Capacity (where applicable)							

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**City Of Las Vegas
Department Of Planning
Submittal Checklist (Cont.)**

Pre-Application Conference
Item Required

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

APN(s):	138-10-301-018	Application Purpose:	Site Development Plan Review Variance Special Use Permit
Location:	3450 N. Buffalo Drive	Application Purpose:	Nursing Home Expansion
Ward:	4 - Anthony	Pre-App. Meeting Date:	4/19/11
Planner's Signature:		Submittal Deadline:	<u>04/28/11 no later than 2:00 pm</u>
Planner:	Yorgo Kagafas, Planner II - 229-6196 - 229-	Earliest PC / CC Meeting Dates:	06/14/11 PC - 07/20/11 CC (Cycle 6)

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.

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P/L 267/251

Report of All Selected Parcels

Case Number:

VAR-41558

9 SUP-41559; SDR-41557

Printed On: Wed: May 4, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
		13809697001
		13809790001
		13809697002
333 M S A FREMONT II L L C	%GLL PROPERTIES INC/CE QUIETT 1981 N BROADWAY #330 WALNUT CREEK CA	13809821014
333 M S A FREMONT II L L C	%GLL PROPERTIES INC/CE QUIETT 1981 N BROADWAY #330 WALNUT CREEK CA	13809821007
3391 BUFFALO BUILDING L L C	%R ZOBRIST 2870 QUARTZ CANYON DR HENDERSON NV	13809801022
A H P NEVADA INC	2235 FARADAY AVE #0 CARLSBAD CA	13810301018
ABBOTT WALTER J & ZORA L	7641 BUCKSKIN AVE LAS VEGAS NV	13809717007
AGAR BELARMINA	7428 CENTRAL BUTTE AVE LAS VEGAS NV	13810215008
ALLEN DARNELL & CAROL L	9517 KICKAPOO AVE LAS VEGAS NV	13809716013
ALVARADO DANIEL M & MONICA	3329 HYANNIS CIR LAS VEGAS NV	13810410111
AMIRI HEIDI	4777 CRAKOW CT LAS VEGAS NV	13809711003
AQUILIZAN ORLANDO C & PORNTIPA N	314 N FOURTH AVE ARCADIA CA	13809710034
ASADI LADAN	7501 CENTRAL BUTTE AVE LAS VEGAS NV	13810215018
BAGGERLY DAVID & YVETTE	4520 TRES VISTAS NW ALBUQUERQUE NM	13809710022
BAILEY KAREN M	9220 GOLDEN EAGLE DR LAS VEGAS NV	13809710018
BANCHERI ANGELO	P O BOX 36141 LAS VEGAS NV	13809713033
BANK AMERICA N A TRS	%BERKADIA COMM MTGE LLC 700 N PEARL ST #200 DALLAS TX	13810401001
BANK U S NATIONAL ASSN TRS	1100 VIRGINIA DR FORT WASHINGTON PA	13810215017
BANKS ARTHUR L FAMILY TRUST	7065 W ANN RD #130-539 LAS VEGAS NV	13809617026
BARAJAS MARIA S	7420 CENTRAL BUTTE AVE LAS VEGAS NV	13810215006
BATES WILLIAM S & LANA R	3413 ADVENTURE CT LAS VEGAS NV	13809716007
BECKWITH PATRICK & MICHELLE	7460 ATWOOD AVE LAS VEGAS NV	13810402007
BEISSWENGER HAROLD A REV LIV TR	870 MORNINGSIDE DR #G105 FULLERTON CA	13810215009
BIRD TRUST	7411 OHANA CT LAS VEGAS NV	13810310009
BODELL JEFFREY & KATHREEN D	2425 HARWOOD ST RAPID CITY SD	13809710033
BONHAM MICHAEL K	5921 EUGENE AVE LAS VEGAS NV	13810215022
BRIDGES DAN C	560 RUNBRIDGE ST LAS VEGAS NV	13809710004
BROWN 1988 TRUST	HC 34 BOX 34165 ELY NV	13810402011
BROWN MONTE & A 2000 LIV TR	7485 BUCKSKIN AVE LAS VEGAS NV	13810402013
BROWN MONTE & A 2000 LIV TR	7485 BUCKSKIN AVE LAS VEGAS NV	13810402008
BROWN MONTE & A 2000 LIV TR AGMT	7485 BUCKSIN AVE LAS VEGAS NV	13810402009

Report of All Selected Parcels**Case Number:** VAR-41558**Printed On:** Wed: May 4, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
BROWN MONTE & A 2000 LIV TR AGMT	7485 BUCKSKIN AVE LAS VEGAS NV	13810402010
BUCKSKIN L L C	%R KURTH 6220 BRENT LN LAS VEGAS NV	13810311008
BUFFALO BUCKSKIN L L C	%M BARNEY 47 SOARING BIRD CT LAS VEGAS NV	13810311005
BURDUE FREDERICK D & JEANNE M	7429 CENTRAL BUTTE AVE LAS VEGAS NV	13810215019
BYINGTON RICHARD J & ALICE M	3377 WAYWARD CT LAS VEGAS NV	13809818017
CADIZ JULIO M & SONIA	3461 DISTINCTION CT LAS VEGAS NV	13809710030
CAJOFI INC	%CHILDRENS WORLD LEARNING CTR P O BOX 6760 PDRTLAND OR	13810301001
CAMBEIRO DEANNA M	9020 EMERALD HILL WY LAS VEGAS NV	13810302002
CANFIELD THOMAS	3456 STATURE CT LAS VEGAS NV	13809711021
CAREY MORRIS S & LINDA R	7624 W DELHI AVE LAS VEGAS NV	13809710007
CARUTHERS CHRISTOPHER & C N	3573 UNIQUE WY LAS VEGAS NV	13809713018
CASTELO JUAN B JR & FILOMENA L	3568 UNIQUE WY LAS VEGAS NV	13809713016
CASTILLO JOSE A	3416 ADVENTURE CT LAS VEGAS NV	13809716009
CHAMBERLAIN TERESA D	3421 N TIOGA WY LAS VEGAS NV	13810301013
CHURCH CHRISTIAN WORD LIFE CTR	3520 N BUFFALO DR LAS VEGAS NV	13810301020
CHURCH CHRISTIAN WORD LIFE CTR	3520 N BUFFALO DR LAS VEGAS NV	13810301021
CHURCH L D S PRESIDING BISHOP	%TAX DIV #535-5435 50 E NORTH TEMPLE ST 22ND FLDOR SALT LAKE CITY UT	13810401003
CIFUENTES CESAR A & ROXANA Y	3465 DISTINCTION CT LAS VEGAS NV	13809710031
CITY OF LAS VEGAS	%CITY CLERK 400 STEWART AVE LAS VEGAS NV	13810302007
CITY OF LAS VEGAS	%CITY CLERK 400 STEWART AVE LAS VEGAS NV	13810302006
CITY OF LAS VEGAS	400 STEWART AVE LAS VEGAS NV	13809710009
CITY OF LAS VEGAS	%DEPT OF FIELD OPERATIONS 400 STEWART AVE LAS VEGAS NV	13809710024
CITY OF LAS VEGAS	400 STEWART AVE 2ND FLR LAS VEGAS NV	13809710005
COLEMAN LINDA J	3400 TRAVELERS CT LAS VEGAS NV	13809716004
COLLINS CLAUDE & YADIRA G	7616 ADVANTAGE CT LAS VEGAS NV	13809713028
CRAFTS EDWARD & JOLENE TRUST	4557 DESERT BLOOM CT LAS VEGAS NV	13810401007
CRAFTS EDWARD & JOLENE TRUST	4557 DESERT BLOOM CT LAS VEGAS NV	13810401006
CRAFTS EDWARD & JOLENE TRUST	4557 DESERT BLOOM CT LAS VEGAS NV	13810401004
CRAFTS RICHARD S & KIM L	3385 N TIOGA WY LAS VEGAS NV	13810401005
CRUZ RONALD I & MARIA ALMA	3412 TERMINATION CT LAS VEGAS NV	13809719004
CURRY FAMILY TRUST	7504 CENTRAL BUTTE AVE LAS VEGAS NV	13810215010
DALY TIMOTHY D & AM T	7642 ENGLEBERG AVE LAS VEGAS NV	13809713019

Report of All Selected Parcels**Case Number:** VAR-41558**Printed On:** Wed: May 4, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
DAVIDSON DOROTHY J & JAMES E	3461 UNIQUE WY LAS VEGAS NV	13809710016
DAVILA ELIDA	5213 GLEN EAGLES LAS VEGAS NV	13810303005
DEALBA JOHN P & SARAH E	7601 ADVANTAGE CT LAS VEGAS NV	13809713040
DENTON ALEATHA L	3456 QUADREL ST LAS VEGAS NV	13809711004
DIAZ CARLA	3552 UNIQUE WY LAS VEGAS NV	13809713012
DIETRICH STEVEN & JENNYFER	3019 SANTA MARGARITA LAS VEGAS NV	13810402003
DOBBERSTEIN DAVID A	7640 BUCKSKIN AVE LAS VEGAS NV	13809717008
DRAKE 2000 REVOCABLE LIVING TR	3560 UNIQUE WY LAS VEGAS NV	13809713014
DURHAM CARL H & MARY ANNE	4408 ROLAND AVE BALTIMORE MD	13809818018
EDWARDS JIMELL & CATHY	3452 STATURE CT LAS VEGAS NV	13809711022
ESPINOSA FREDDY H & LYDIA S	7608 ADVANTAGE CT LAS VEGAS NV	13809713026
ESQ EQUITY L L C	3442 N BUFFALO DR LAS VEGAS NV	13810311003
EVANGELISTA BELEN C & CONRADO G	3464 STATURE CT LAS VEGAS NV	13809711019
EVERHART ROBERT L & JOANNE S	7621 ZERMATT AVE LAS VEGAS NV	13809617031
FAHIMI FAMILY TRUST	P O BOX 60222 IRVINE CA	13809718001
FARLEY ROBERT A	3504 UNIQUE WY LAS VEGAS NV	13809710011
FEDERAL HOME LOAN MORTGAGE CORP	5000 PLANO PKWY CARROLLTON TX	13809710020
FEDERAL NATIONAL MORTGAGE ASSN	135 N LOS ROBLES AVE PASADENA CA	13809718008
FEDERAL NATIONAL MORTGAGE ASSN	400 NATIONAL WY SIMI VALLEY CA	13809713039
FEDERAL NATIONAL MORTGAGE ASSN	%OWB REO DEPT 888 E WALNUT ST PASADENA CA	13809818010
FERNANDEZ-BERMUDEZ JORGE ALBERTO	1008 DESERT RETREAT CT HENDERSON NV	13809718005
FUJII VALARIE	7480 BUCKSKIN AVE LAS VEGAS NV	13810303001
FULCHER WARD L & CAROLYN T	7636 BUCKSKIN AVE LAS VEGAS NV	13809717009
FURUYA FAMILY TRUST	16912 RAYMOND PL GARDENA CA	13809716003
GILMORE ALICE J	3468 QUADREL ST LAS VEGAS NV	13809711001
GODFREY JUDY & TRACY	595 CAMPUS OAKS CT LAS VEGAS NV	13809710010
GOLDBERG BARRY & LISA	3356 WAYWARD CT LAS VEGAS NV	13809818009
GOLDEN COMPASS TRUST	7480 OHANA CT LAS VEGAS NV	13810310005
GOMES IZAURA LIVING TRUST	6807 PLEASANTVILLE CT LAS VEGAS NV	13809717010
GOMEZ RAYMOND F & TERUKO	7620 W DELHI AVE LAS VEGAS NV	13809710008
GOMEZ-CASTILLA ROBERTO	P O BOX 19284 LAS VEGAS NV	13809711014
GORMLEY KAY E LIVING TRUST	1206 S ASH ST WICHITA CA	13809818019

Report of All Selected Parcels**Case Number:** VAR-41558**Printed On:** Wed: May 4, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
GRADY NINA	7425 CENTRAL BUTTE AVE LAS VEGAS NV	13810215020
GRATOPP KAREN K	7628 BUCKSKIN AVE LAS VEGAS NV	13809717011
GREENE SON CHU	7700 BUCKSKIN AVE LAS VEGAS NV	13809718002
GRESER DEREK HANS	7609 ADVANTAGE CT LAS VEGAS NV	13809713038
GRIFFIN JOSEPH T	3465 QUADREL ST LAS VEGAS NV	13809711009
GUNDERSON LESLIE W	7605 ZERMATT AVE LAS VEGAS NV	13809617027
GUTIERREZ ALEJANDRO SR & MARTHA	300 BUFFALO NARROW CIR LAS VEGAS NV	13809713024
GUTTIERREZ MIGUEL & MARY	7413 CENTRAL BUTTE AVE LAS VEGAS NV	13810215023
H L S L L C	3650 N BUFFALO DR LAS VEGAS NV	13810201026
HAINES LAURY C & LAURA E	1810 CUMBERLAND RD COURTENAY BC V9N 2E9 CANADA	13809617029
HAMMER IRENE	3360 N PIONEER WY LAS VEGAS NV	13810410002
HAVALDA JOZEF & MARY LYNN	4429 INEZ DR LAS VEGAS NV	13810301002
HENSON LEO J & KARIN N	3408 ADVENTURE CT LAS VEGAS NV	13809716011
HERNANDEZ WALDO	8645 QUEENS BROOK CT LAS VEGAS NV	13809710023
HERRERA MAYRA A	3461 QUADREL ST LAS VEGAS NV	13809711008
HIGLEY ROBERT L JR	3360 WAYWARD CT LAS VEGAS NV	13809818008
HODGES NANCY J	3372 WAYWARD CT LAS VEGAS NV	13809818005
HOGENCAMP ANDREW & CHRISTINA	3553 UNIQUE WY LAS VEGAS NV	13809713023
HOLLIDAY CHRISTINE M	7430 OHANA CT LAS VEGAS NV	13810310002
HORTA ANGELICA	3373 WAYWARD CT LAS VEGAS NV	13809818016
HOUGHTALING MICHAEL F & RHONDA	3369 WAYWARD CT LAS VEGAS NV	13809818015
HUDSON WILLIAM P & RHOTON T	7675 W GOWAN RD LAS VEGAS NV	13809701005
HUELSMAN RICK L & PATRICIA ANN	7633 ADVANTAGE CT LAS VEGAS NV	13809713032
HUFNAGLE CLIFFORD P & DANIELLE N	7625 W DELHI AVE LAS VEGAS NV	13809710021
HUGHES PROPERTY MANAGEMENT L L C	10000 BANBURY CROSS DR LAS VEGAS NV	13809716014
HUNT MAURICE A & RASHEEMA B	7621 ADVANTAGE CT LAS VEGAS NV	13809713035
JACKSON ANTHONY & TAMAR	7608 ZERMATT AVE LAS VEGAS NV	13809617025
JACKSON JERRY D & CATHERINE A	7701 DELHI AVE LAS VEGAS NV	13809711011
JAMISON FAMILY TRUST	302 7TH ST HUNTINGTON BEACH CA	13809717002
JENSEN W PATRICK	7721 W DELHI AVE LAS VEGAS NV	13809711016
JEWETT RAND W & VICKI L	255 VALLEJO CT MILLBRAE CA	13809617030
JOHNSTON B FAMILY TRUST 2003	7529 W GOWAN RD LAS VEGAS NV	13810302003

Report of All Selected Parcels**Case Number:** VAR-41558**Printed On:** Wed: May 4, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
JOHNSTON B FAMILY TRUST 2003	7529 W GOWAN RD LAS VEGAS NV	13810302001
JONES GARY A	3613 HAZEL DELL ST LAS VEGAS NV	13810215012
KAAI ROBERT JAMES	7709 DELHI AVE LAS VEGAS NV	13809711013
KABILING-ALMOINA NELLY S	3476 UNIQUE WY LAS VEGAS NV	13809710013
KING ANITA L & TIMOTHY J	7408 CENTRAL BUTTE AVE LAS VEGAS NV	13810215003
KINIKIN JOHN LELAND	3469 DISTINCTION CT LAS VEGAS NV	13809710032
KOVEN JAMES FAMILY TRUST	2745 RIKKARD DR THOUSAND OAKS CA	13809717004
KUNIYOSHI JANET M ESTATE	%RUTH TOMITA 1736 KUIKELE ST HONOLULU HI	13809713037
KURATA EUNICE H	3388 WAYWARD CT LAS VEGAS NV	13809818001
L V R C OFFICE L L C	3321 N BUFFALO DR #200 LAS VEGAS NV	13809801023
L V R C RESIDENTIAL L L C	%S SMITH 3371 N BUFFALO DR LAS VEGAS NV	13809801021
LADENSACK NORMA	7613 BUCKSKIN AVE LAS VEGAS NV	13809716017
LANE JOHN G & GAIL D	7450 OHANA CT LAS VEGAS NV	13810310003
LAS VEGAS VALLEY WATER DISTRICT	%LAND ACQUISITION & MGMT 1001 S VALLEY VIEW BLVD #MS 95 LAS VEGAS NV	13809701018
LAVIGNE WILLIAM H & STEPHANIE A	3411 N TIOGA WY LAS VEGAS NV	13810301014
LEAVITT GEORGE B & DEBRA S	7535 W GOWAN RD LAS VEGAS NV	13810301004
LECHNIR STEPHEN & ELISSA LIV TR	3431 N TIOGA WY LAS VEGAS NV	13810301011
LEE MARYANNE L	8309 FOX BROOK ST LAS VEGAS NV	13809710015
LEIGH LAURA C	3565 UNIQUE WY LAS VEGAS NV	13809713020
LEONARD ANTHONY D & LORI L	3464 QUADREL ST LAS VEGAS NV	13809711002
LICHTY LISA Z	7649 ZERMATT AVE LAS VEGAS NV	13809617036
LOVELL SHANE K	3408 TRAVELERS CT LAS VEGAS NV	13809716002
LOVERIDGE DEAN	10 ISLAND PARK RD IPSWICH MA	13809710017
M & O PROPERTY HOLDINGS L L C	%G MILBY 3438 N BUFFALO DR LAS VEGAS NV	13810311004
MAGALLANEZ CHRISTOPHER J	3561 UNIQUE WY LAS VEGAS NV	13809713021
MANGAN-LOURENCO MARYANN ETAL	7470 BUCKSKIN AVE LAS VEGAS NV	13810303006
MANI FAMILY TRUST	3516 UNIQUE WY LAS VEGAS NV	13809713003
MANTHEI PATTI JEAN & DAVID J	7415 BUCKSKIN AVE LAS VEGAS NV	13810402004
MARRIOTT MICHAEL S & DEBRA A	7624 ADVANTAGE CT LAS VEGAS NV	13809713029
MARTIN JAMIE & MICHAEL	7412 CENTRAL BUTTE AVE LAS VEGAS NV	13810215004
MARX LELAND DEE & DANA N	7410 BUCKSKIN AVE LAS VEGAS NV	13810303004
MATTES MARK P & MERRI K	7705 DELHI AVE LAS VEGAS NV	13809711012

Report of All Selected Parcels**Case Number:** VAR-41558**Printed On:** Wed: May 4, 2011

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MAZZOLA ERIC J & BONNI J	7649 W DELHI AVE LAS VEGAS NV	13809710035
MCCULLOUGH FAMILY TRUST	3608 WHITE PLAINS DR LAS VEGAS NV	13810215026
MCDEVITT RICHARD	2270 GRAND BOULEVARD NISKAYUNA NY	13809711007
MCKEE DAVID E	3452 DISTINCTION CT LAS VEGAS NV	13809710027
MCKEE TOMMY ALAN & PAMELA DAVIS	3460 DISTINCTION CT LAS VEGAS NV	13809710025
MCKENNA JOHN M	7819 ALLISON WY #203 ARVADA CO	13810215024
MCKIN PROPERTIES L L C	3600 N BUFFALO LAS VEGAS NV	13810201027
MCMANUS CHRISTINE	7637 ZERMATT AVE LAS VEGAS NV	13809617033
MEDINA DALE A &/OR PEGGY	7421 CENTRAL BUTTE AVE LAS VEGAS NV	13810215021
MELHORN CYNTHIA	3540 UNIQUE WY LAS VEGAS NV	13809713009
MILLER DONALD L & SUSAN J	7625 ADVANTAGE CT LAS VEGAS NV	13809713034
MILLER PAULINE E	9224 GOLDEN EAGLE DR LAS VEGAS NV	13810311007
MORANTES KIMBERLY SEP PPTY TR	8656 CACTUS CREEK DR LAS VEGAS NV	13810311006
MUEGO RONALD R & FE G	7625 ZERMATT AVE LAS VEGAS NV	13809617032
NAGY DONALD M	3368 WAYWARD CT LAS VEGAS NV	13809818006
NAPOLITANI CONNIE & VINCENT R	3512 UNIQUE WY LAS VEGAS NV	13809713002
NAUMEC-MILLER ROBERTO & A	3528 UNIQUE WY LAS VEGAS NV	13809713006
NIKISHIN ANDREW & SHERI	3417 ADVENTURE CT LAS VEGAS NV	13809716008
NORTH LESLIE C	7633 BUCKSKIN AVE LAS VEGAS NV	13809717005
OLSON LANCE M & JERI L	3601 HAZEL DELL ST LAS VEGAS NV	13810215015
ORTIZ RUBEN & MARIA DE LA LUZ	2025 S ARTESIA ST SANTA ANA CA	13809710003
OSTLUND TERRY L & JANIE E	7648 DELHI AVE LAS VEGAS NV	13809710001
OZONE WAEL W & MAY	P O BOX 34032 LAS VEGAS NV	13809711020
PALACIOS MARY ELIZABETH IGLESIAS	3217 BISHOP PINE ST LAS VEGAS NV	13809617034
PALOMER ARTURO L & ADELA S	3468 STATURE CT LAS VEGAS NV	13809711018
PAPARONE JEANNIE M	3376 WAYWARD CT LAS VEGAS NV	13809818004
PARMER 1990 TRUST	P O BOX 33015 LAS VEGAS NV	13810215025
PEREZ NESTOR G	P O BOX 363052 NO LAS VEGAS NV	13809710028
PERLSTEIN DANIEL L & JACQUE A	7424 CENTRAL BUTTE AVE LAS VEGAS NV	13810215007
PLAGER THOMAS A REVOCABLE LIV TR	3500 UNIQUE WY LAS VEGAS NV	13809710012
POLISKIE KRIS	3380 WAYWARD CT LAS VEGAS NV	13809818003
PORTER TANYA A & MANUEL	13922 NW 13TH ST PEMBROKE PINES FL	13810301005

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<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
PREM DEFERRED TRUST	%P COFFMAN 8350 W SAHARA #150 LAS VEGAS NV	13809713007
PRESSER WENDY ANN	3609 HAZEL DELL ST LAS VEGAS NV	13810215013
PULEGAN L L C	%J & R SURPURE 1009 TROPHY HILLS DR LAS VEGAS NV	13810311002
QUITENO SCOTT L & KELI D	3557 UNIQUE WY LAS VEGAS NV	13809713022
RATTANASIM BOUNMA	3524 UNIQUE WY LAS VEGAS NV	13809713005
RICCI LIVING TRUST	7625 BUCKSKIN AVE LAS VEGAS NV	13809717003
ROBERTS KELLY J & CORBY F	7440 W BUCKSKIN AVE LAS VEGAS NV	13810303003
RODRIGUEZ JUAN & MARIA	3556 UNIQUE WY LAS VEGAS NV	13809713013
ROSS CHAYO REVOCABLE LIVING TR	8632 SURTIDOR DR LAS VEGAS NV	13809718007
ROTHSTEIN HOWARD & S REV LIV TR	7410 OHANA CT LAS VEGAS NV	13810310001
RUIZ CARLOS	7717 W DELHI AVE LAS VEGAS NV	13809711015
RYNE ROBERT H & BENITA K	3340 N PIONEER WY LAS VEGAS NV	13810410003
SACKETT DALE R	3408 WAYWARD CT LAS VEGAS NV	13809718006
SAKUMOTO GARY MATSUTO REV TR	94-457 KEALAKAA ST MILILANI HI	13809713027
SALLS FAMILY TRUST	3380 N PIONEER WY LAS VEGAS NV	13810410001
SALVATION ARMY	%PPTY DEPT 180 E OCEAN BLVD LONG BEACH CA	13809713025
SANCHEZ FRANCISCO A	3457 DISTINCTION CT LAS VEGAS NV	13809710029
SANDERSON MICHAEL & CARMEN	7613 W DELHI AVE LAS VEGAS NV	13809710019
SCHOOL BOARD OF TRUSTEES	2832 E FLAMINGO LAS VEGAS NV	13809701004
SCHRADER 1986 TRUST	7431 OHANA CT LAS VEGAS NV	13810310008
SHANK MARK JAMES	7637 BUCKSKIN AVE LAS VEGAS NV	13809717006
SHERMAN CHARLES E JR LIVING TR	3564 UNIQUE WY LAS VEGAS NV	13809713015
SHIN JABEZ J & PAMELA	8533 HIGHLAND VIEW AVE LAS VEGAS NV	13809716010
SHIN JABEZ J & PAMELA	8533 HIGHLAND VIEW AVE LAS VEGAS NV	13809716012
SHIRES RICHARD	8309 FOX BROOK ST LAS VEGAS NV	13809710014
SIMMONS NADIA V	7632 ADVANTAGE CT LAS VEGAS NV	13809713031
SMITH GWENDOLYN D	3508 UNIQUE WY LAS VEGAS NV	13809713001
SMITH J & N & WARBRICK SR LIV TR	3441 N TIOGA WY LAS VEGAS NV	13810301012
SORENSEN FAMILY TRUST	7470 OHANA CT LAS VEGAS NV	13810310004
SORIANO LEONARDO B & EVELYN N	7617 ADVANTAGE CT LAS VEGAS NV	13809713036
SPARACINO FAMILY TRUST	760 PROVIDENCE CT #102 LONG BEACH CA	13809716015
SPENCER AUSTIN	3605 HAZEL DELL ST LAS VEGAS NV	13810215014

Report of All Selected Parcels**Case Number:** VAR-41558**Printed On:** Wed: May 4, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
STAFFDRD AMITY D & MICHAEL W	3456 DISTINCTION CT LAS VEGAS NV	13809710026
STAFFORD JEFFREY D & KELLY M	4016 FREEL PEAK CT LAS VEGAS NV	13809713011
STASI VALERIE ANNE	7628 ADVANTAGE CT LAS VEGAS NV	13809713030
STEEHLER BRENT & LEAH	7508 CENTRAL BUTTE AVE LAS VEGAS NV	13810215011
STEIN STEPHEN	7451 OHANA CT LAS VEGAS NV	13810310007
STEPHENS SHAYNE A & SALLY J	3452 QUADREL ST LAS VEGAS NV	13809711005
SUNDELL BRYAN W & KRISTEN J	3469 QUADREL ST LAS VEGAS NV	13809711010
SUNDELL KRISTAN FAMILY TRUST	7525 CONSTANTINOPLE AVE LAS VEGAS NV	13810302004
SZABO ELIZABETH	7644 W DELHI AVE LAS VEGAS NV	13809710002
TANG HUE	7645 ZERMATT AVE LAS VEGAS NV	13809617035
TAXPAYER	LAS VEGAS NV	13810310006
TAXPAYER	LAS VEGAS NV	13810303007
TAXPAYER	LAS VEGAS NV	13809718004
TAXPAYER	LAS VEGAS NV	13809713004
TEDDY BEAR TRUST	3544 UNIQUE WY LAS VEGAS NV	13809713010
THOMPSON DEBORAH M	3453 QUADREL ST LAS VEGAS NV	13809711006
THOMPSON MICHAEL	3416 TERMINATION CT LAS VEGAS NV	13809719005
THORPE WILLIAM W & ROSEMARY A	8873 HUNTER PASS ALPINE CA	13809719001
TODD THERESA B LIVING TRUST	7628 W DELHI AVE LAS VEGAS NV	13809710006
TORRES FAMILY REVOCABLE LIV TR	3409 WAYWARD CT LAS VEGAS NV	13809718003
TRUST #3405	%A MCLEOD 3603 LAS VEGAS BLVD N #116-47 LAS VEGAS NV	13809716005
TSCHETTER GILBERT LIVING TRUST	512 N BANNEN RD SPOKANE WA	13809716006
URGENSON SHIRLEY PEARL LIVING TR	8809 STAN CREST DR LAS VEGAS NV	13809717012
UY MARIA JOSEFINA U & PHILIP J	7509 CENTRAL BUTTE AVE LAS VEGAS NV	13810215016
VANDERLIP JEFFREY B & TERRY E	6600 LIGHT BREEZE DR LAS VEGAS NV	13809713008
VAZQUEZ MARIA G	3389 WAYWARD CT LAS VEGAS NV	13809818020
VERDUZCO ETELVINA C	3658 SUNSET LN SAN YSIDRO CA	13809818002
WAGNER GLADYS	7416 CENTRAL BUTTE AVE LAS VEGAS NV	13810215005
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	13809617023
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	13809617022
WAGNER HOMES INC	6985 W SAHARA #201 LAS VEGAS NV	13809617024
WAN ROBERT	48 47TH ST #3 WEEHAWKEN NJ	13809713017

Report of All Selected Parcels**Case Number:** VAR-41558**Printed On:** Wed: May 4, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
WILGAR GLADE FAMILY TRUST	3355 N PIONEER DR LAS VEGAS NV	13810402005
WILLOW CREEK BUFFALO L L C	3351 N BUFFALO DR LAS VEGAS NV	13809801024
WITTE VICKI L	3600 WHITE PLAINS DR LAS VEGAS NV	13810215027
WRIGHT RICHARD G & LORETTA J	7617 BUCKSKIN AVE LAS VEGAS NV	13809717001
YARDLEY FAMILY TRUST	7474 W ATWOOD AVE LAS VEGAS NV	13810402006
YAT JORGE JUAN	3413 TRAVELERS CT LAS VEGAS NV	13809717013
YEH STELLA	10305 WILLAMETTE PL LAS VEGAS NV	13809617028
YDUNG KWAI S & NORMA F	98-638 KUINI PL AIEA HI	13809716016
ZELLHOEFER ALAN & TERESA REV TR	3684 MOONCREST CIR LAS VEGAS NV	13810301003
ZHELEVA ZLATINA	P O BOX 33388 LAS VEGAS NV	13809716001
ZIOMEK DAVID P & MARGARET M	3364 WAYWARD CT LAS VEGAS NV	13809818007



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

June 15, 2011

Mr. Scott Grossman
HCP CC, SNF, LLC
3760 Kilroy Airport Way, Suite #300
Long Beach, California 90806

**RE: VAR-41558 - VARIANCE RELATED TO SUP-41559 AND SDR-41557
PLANNING COMMISSION MEETING OF JUNE 14, 2011**

Dear Mr. Grossman:

Your request for a Variance TO ALLOW A SETBACK OF 30 FEET WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM SETBACK OF 66 FEET on 3.99 acres at 3450 North Buffalo Drive (APN 138-10-301-018), R-3 (Medium Density Residential) Zone, Ward 4 (Anthony), was considered by the Planning Commission on June 14, 2011.

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

Planning

1. Conformance to the approved conditions for Rezoning (ZON-20470), Special Use Permit (SUP-41559) and Site Development Plan Review (SDR-41557).
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

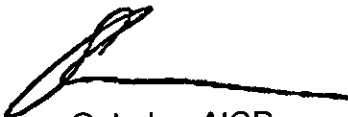
CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

Mr. Scott Grossman
VAR-41558 - Page Two
June 15, 2011

This action by the Planning Commission on **June 14, 2011** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **June 27, 2011**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Cherie L. Guzman
JMA Architects
10150 Covington Cross Drive
Las Vegas, Nevada 89144



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

June 2, 2011

Mr. Scott Grossman
HCP CC, SNF, LLC
3760 Kilroy Airport Way, Suite #300
Long Beach, California 90806

**RE: VAR-41558 - VARIANCE RELATED TO SUP-41559 AND SDR-41557
PLANNING COMMISSION MEETING OF JUNE 14, 2011**

Dear Mr. Grossman:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **June 14, 2011** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Wednesday, June 8, 2011** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

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

Sincerely,

A handwritten signature in black ink, appearing to be "Steve Gebeke", written over a horizontal line.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Cherie L. Guzman
JMA Architects
10150 Covington Cross Drive
Las Vegas, Nevada 89144

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: VAR-41558

MEETING DATE: 06/14/11 PC

1 of 2

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



[Signature]
Signature

6-3-11
Date

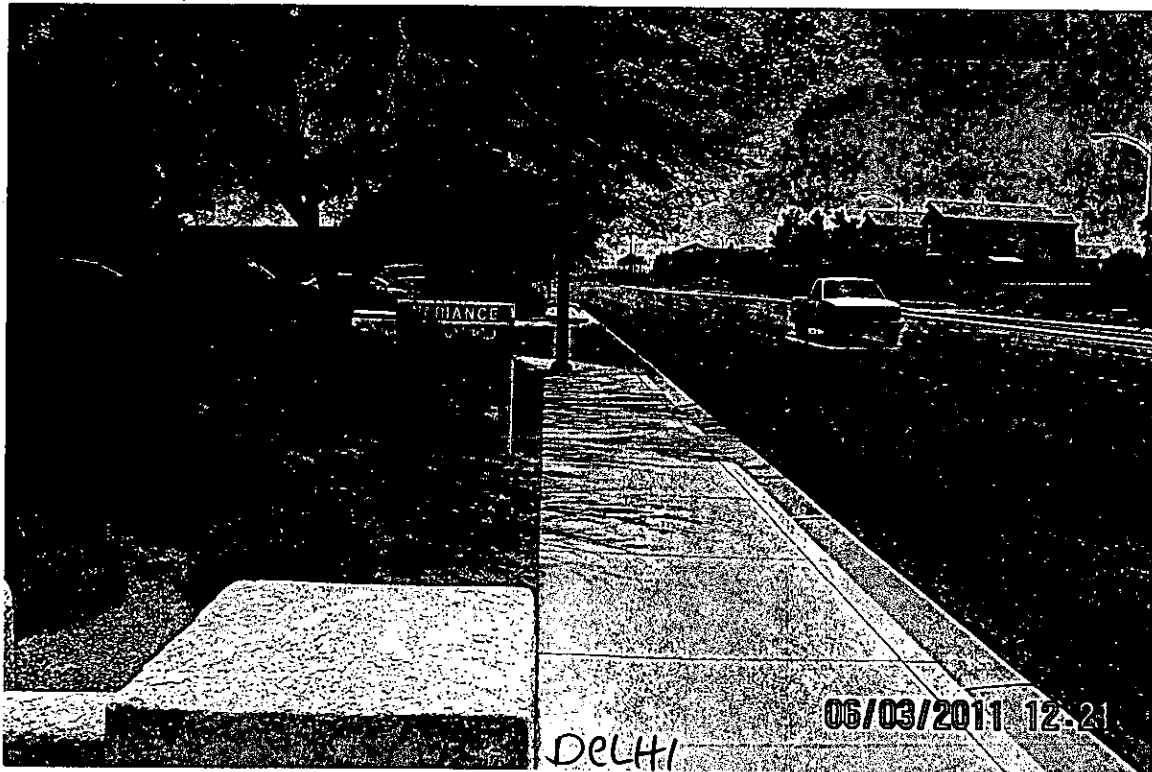
This affidavit must be returned to the Department of Planning, Case Planning Division, at 333 North Rancho Drive, 3rd Floor during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

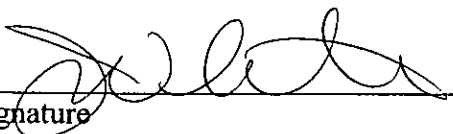


CASE

MEET

Sign P
Code, w
schedule




Signature

6-3-11
Date

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CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

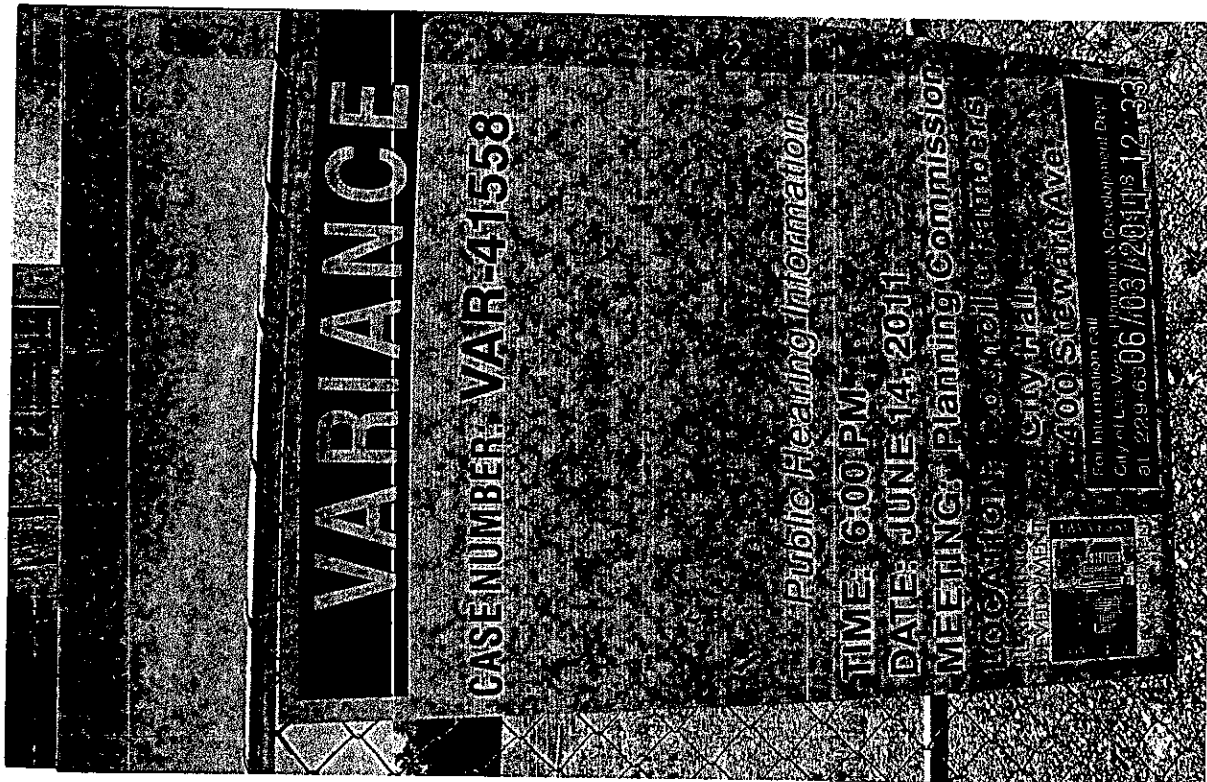


CASE NUMBER: VAR-41558

MEETING DATE: 06/14/11 PC

292

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



[Signature]
Signature

6-3-11
Date

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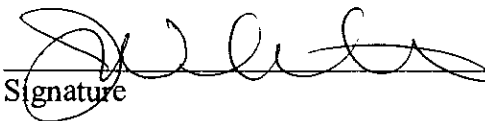


CASE

MEE

Sign P
Code, v
scheduling




Signature

6-3-11
Date

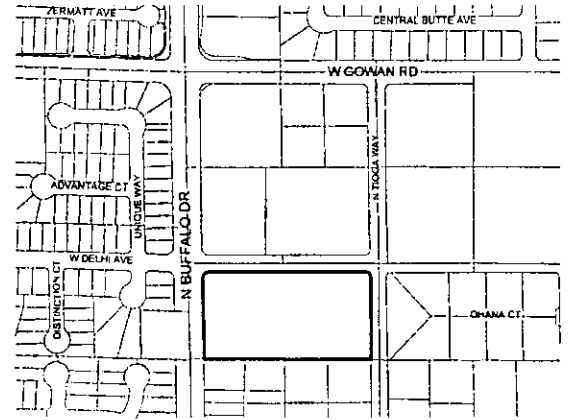
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Application Information

VAR-41558 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: HCP CC SNF, LLC - Request for a Variance TO ALLOW A SETBACK OF 30 FEET WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM SETBACK OF 66 FEET on 3.99 acres at 3450 North Buffalo Drive (APN 138-10-301-018), R-3 (Medium Density Residential) Zone, Ward 4 (Anthony).

SUP-41559 - SPECIAL USE PERMIT RELATED TO VAR-41558 - PUBLIC HEARING - APPLICANT/OWNER: HCP CC SNF, LLC - Request for a Special Use Permit FOR THE EXPANSION OF AN EXISTING CONVALESCENT CARE CENTER at 3450 North Buffalo Drive (APN 138-10-301-018), R-3 (Medium Density Residential) Zone, Ward 4 (Anthony).

Application Location



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

Public Hearing Information

Meeting: Planning Commission
Date: June 14, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

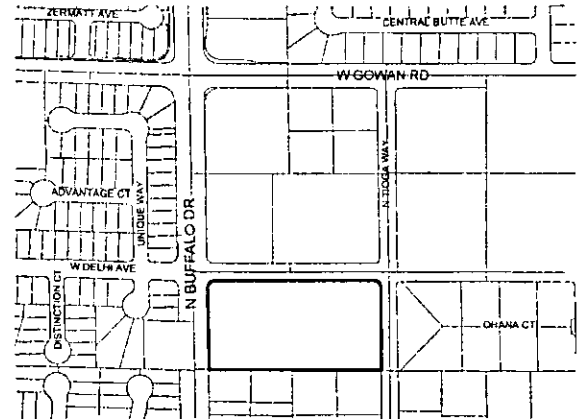
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Information

VAR-41558 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: HCP CC SNF, LLC - Request for a Variance TO ALLOW A SETBACK OF 30 FEET WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM SETBACK OF 66 FEET on 3.99 acres at 3450 North Buffalo Drive (APN 138-10-301-018), R-3 (Medium Density Residential) Zone, Ward 4 (Anthony).

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Application Location



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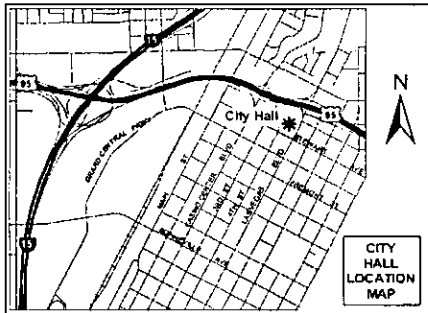
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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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

☐

I SUPPORT
this Request

☐

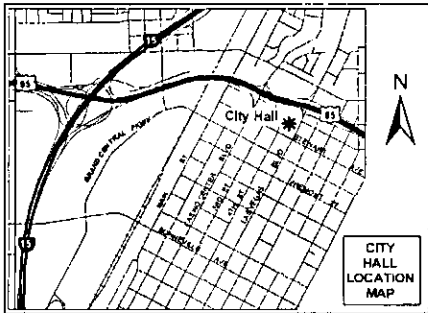
I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-41558 & SUP-41559
Planning Commission Meeting of 6/14/2011

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-41558 & SUP-41559
Planning Commission Meeting of 6/14/2011

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 *BJA*
CC: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: May 12, 2011
Re: **VAR-41558** HCP CC SNF, LLC 3450 N. Buffalo Dr.
Request for a Variance for a setback

COMMENTS:

We have no comment on the Request for a Variance application to allow a setback of 30 feet where the residential adjacency standards require a minimum setback of 66 feet at 3450 North Buffalo Drive.

Carman Burney

From: Nora Lares
Sent: Tuesday, May 31, 2011 12:41 PM
To: Carman Burney
Subject: FW: DINA's

From: Joe Pena
Sent: Tuesday, May 31, 2011 11:43 AM
To: Nora Lares
Cc: Tim Parks
Subject: DINA's

SUP-41563 & SUP-41562

With respect to Item 10 of the Development Impact Notice and Assessment (DINA) the Sanitary Sewer Planning Section of the City of Las Vegas Department of Public Works has no comments; these applications do not have a significant impact on the existing sewer system.

SUP-41583

With respect to Item 10 of the Development Impact Notice and Assessment (DINA) the Sanitary Sewer Planning Section of the City of Las Vegas Department of Public Works has no comments; this application does not have a significant impact on the existing sewer system.

SUP-41584

With respect to Item 10 of the Development Impact Notice and Assessment (DINA) the Sanitary Sewer Planning Section of the City of Las Vegas Department of Public Works has no comments; this application does not have a significant impact on the existing sewer system.

SUP-41592

With respect to Item 10 of the Development Impact Notice and Assessment (DINA) the Sanitary Sewer Planning Section of the City of Las Vegas Department of Public Works has no comments; this application does not have a significant impact on the existing sewer system.

SUP-41559, SDR-41557 & VAR-41558

With respect to Item 10 of the Development Impact Notice and Assessment (DINA) the Sanitary Sewer Planning Section of the City of Las Vegas Department of Public Works has no comments; these applications do not have a significant impact on the existing sewer system.

Joe M. Peña

Sr. Engineering Associate

Sanitary Sewer Planning

Department of Public Works

Ph: (702) 229-2180 Fax: (702) 382-8551

jpena@lasvegasnevada.gov

website: www.lasvegasnevada.gov

Carman Burney

From: Adam Stubbs [A8048S@LVMPD.COM]
Sent: Monday, May 09, 2011 1:54 PM
To: Carman Burney; Nora Lares
Cc: Adam Stubbs
Subject: RE: 06/14/11 PC Submittal Materials

Below are my submitted comments:

- VAR-41558/SUP-41559/SDR-41557 - No significant impact towards law enforcement at this time.
- SUP-41563/SDR-41562 - No significant impact towards law enforcement at this time.
- SUP-41583 - No significant impact towards law enforcement at this time.
- SUP-41584 - No significant impact towards law enforcement at this time.
- SUP-41592 - No significant impact towards law enforcement at this time.

SDR-41600 - I could possibly be reading the justification letter from Ms. Kristen Neuman incorrectly, but it appears that the amendment requests a reduction in parking spaces from the original 1,500 parking spaces to only 336 . If this were the case, the LVMPD would be concerned for traffic congestion and parking issues on and around the property and adjacent businesses. The LVMPD does not find it feasible to offer only 336 parking spaces for a project that proposes 1,430 apartments and 74,000 sq ft. of commercial space. The verbiage used within the letter was vague and did not specify an "addition" of 336 parking spaces, rather it only mentioned "modifying" the parking structure. If the 336 number was an addition to the 1,500 spaces for a total of 1,836 spaces, then the LVMPD would have no problems with the proposed amendments and you can disregard my comments.

Respectfully,

Adam Stubbs

Government Liaison

Office of Intergovernmental Services

Las Vegas Metropolitan Police Department

400 Stewart Ave.

Las Vegas, Nevada 89101

Phone: (702) 828-4014

Development Notification

PC Meeting: June 14, 2011

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

VAR-41558

Cambridge Crossing Community Association

Cimarron Gowan Community Association

Desert Shores Community Association

Diamond Bay HOA

Mar-A-Lago HOA

Mira Vista HOA

Mountain Shadows HOA

Northshore Reflections HOA

Pine Cove LMA

Rosewood Estates

Sunhampton HOA

Sunset Estates Property HOA

Woodcrest HOA



elevated architecture

May 5, 2011

City of Las Vegas
Department of Planning & Development
333 N. Rancho Drive
Las Vegas, NV 89107

Re: APN # 138-10-301-018
Justification Letter
JMA Project # 2011102

Dear Sir or Madam:

Please accept this as the required justification letter for the "Silver Hills Health Care Center Addition".
The property is currently zoned R-3 and general plan amendment is M.
We are respectfully requesting the following applications:

1. Special Use Permit (for use)
2. Site Development Plan Review
 - Waiver for the 15 ft. side landscape buffer along right of way, we provide 8 feet on the north side and 7'-6" on the east side. We also ask for an exception for the required 8 trees in the parking area, we are providing 8 trees in the plaza area.
 - Deviation to standard drawing 222A of throat depth. (The throat depth requirements are excessive for a convalescent care use versus a commercial site and are based on parking calculations. There will be significantly less traffic than a commercial development and traffic will not be backed up at the driveway entries. The project is over parked at 146 parking spaces provided, where 58 parking spaces is the requirement).
3. Variance
 - For "proximity slope"
 - The existing nursing home already is situated adjacent to the one of the two existing residential lots. -- The new addition would have to match the existing condition at the south end of the project for approximately half of the second residential lot.
 - Where a 54' setback is required the existing building is at a 30' setback, a difference of 24'.
- A. The proposed project consists of a single story, Type V, 17,466 SF addition which will house thirty-six (36) additional nursing beds which will total 154 beds when combined with the existing facility (118). The construction of the addition will be identical to that of the existing facility.
- B. Trash enclosures will be constructed to match buildings, and will be properly screened. Proper on-site drainage and circulation will be accounted for in this design.
- C. There is ample parking as illustrated on the site plan in accordance with City of Las Vegas Zoning Code Title 19. See attached exhibit.
- D. The building will be designed to be aesthetically sensitive to the surrounding residential areas and to have continuity with the existing facility.
- E. The addition will be designed and constructed to adhere to all local zoning codes and building codes as applies.

Please contact me if you have any questions.
Sincerely,

Cherie L. Guzman, Assoc. AIA

105
MAY 05 2011

VAR-41558 SUP-41559
SDR-41557 REVISED

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

**VAR-41558
SUP-41559
SDR-41557**

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7 th Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5 th Floor
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC - 8 th Floor
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC - 2 nd Floor
PERMITS/ INSPECTIONS	ROD CLARK	DSC - 1 st Floor
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC - 8 th Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7 th Floor
*SURVEY (DPW)	ALAN RIEKKI	DSC - 8 th Floor
*TEFO (DPW)	REBECCA WHITLOCK	DSC - 9 th Floor
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC - 8 th Floor

ROUTED ELECTRONICALLY

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2 nd Floor
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*SID (DPW)	PATRICK MURPHY	4 th FLOOR CITY HALL

*** 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>**

VARIANCE
04/27/2011

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax

VAR-41558 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: HCP CC SNF, LLC - Request for a Variance TO ALLOW A SETBACK OF 30 FEET WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM SETBACK OF 66 FEET on 3.99 acres at 3450 North Buffalo Drive (APN 138-10-301-018), R-3 (Medium Density Residential) Zone, Ward 4 (Anthony).

SUP-41559 - SPECIAL USE PERMIT RELATED TO VAR-41558 - PUBLIC HEARING - APPLICANT/OWNER: HCP CC SNF, LLC - Request for a Special Use Permit FOR THE EXPANSION OF AN EXISTING CONVALESCENT CARE CENTER at 3450 North Buffalo Drive (APN 138-10-301-018), R-3 (Medium Density Residential) Zone, Ward 4 (Anthony).

SDR-41557 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-41558 AND SUP-41559 - PUBLIC HEARING - APPLICANT/OWNER: HCP CC SNF, LLC - Request for a Site Development Plan Review FOR A PROPOSED 17,466-SQUARE FOOT, 36-BED EXPANSION OF AN EXISTING CONVALESCENT CARE CENTER WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW AN EIGHT-FOOT WIDE BUFFER WHERE 15 FEET IS REQUIRED ALONG THE NORTH PERIMETER AND A 7.5-FOOT WIDE BUFFER WHERE 15 FEET IS REQUIRED ALONG THE EAST PERIMETER on 3.99 acres at 3450 North Buffalo Drive (APN 138-10-301-018), R-3 (Medium Density Residential) Zone, Ward 4 (Anthony).

PLANNING COMMISSION: **JUNE 14, 2011**

CITY COUNCIL: **JULY 20, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **MAY 12, 2011**

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:

YK

Report Date 04/27/2011 03:38 PM

Submitted By

Page 1

A/P # 41558 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	04/26/2011 16:03	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

VAR-41558 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: HCP CC SNF, LLC - Request for a Variance TO ALLOW A PROPOSED CONVALESCENT CARE CENTER TO BE 30 FEET FROM A RESIDENTIAL PROPERTY LINE WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A PROXIMITY SLOPE SETBACK OF 66 FEET FOR A 22-FOOT HIGH BUILDING on 3.99 acres at 3450 North Buffalo Drive (APN 138-10-301-018), R-3 (Medium Density Residential), Ward 4 (Anthony).

Parent A/P #

Project # 41558 Project/Phase Name SILVER HILLS HEARLTH CARE CENT Phase #
Size/Area 3.99 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13810301018

Location

Owner/Tenant

Contact ID AC1889339 Name HCP CC SNF, LLC Organization
Mailing Address 3760 KILROY AIRPORT WAY State/Province CA
City LONG BEACH Country
ZIP/PC 90806 Evening Phone
Day Phone (562)753-8167 x Mobile #
Fax (562)753-8217 ☐ Foreign

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

3450 N BUFFALO DR
LAS VEGAS, 89129-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13810301018

Report Date 04/27/2011 03:38 PM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity APPL Contact ID AC1889339 ☐ Foreign
Effective Expire
Name HCP CC SNF, LLC
Day Phone (562)753-8167 x Eve Phone Organization
Pager PIN # Position
Fax (562)753-8217 Mobile Profession
E-Mail
Address 3760 KILROY AIRPORT WAY
SUITE 300
LONG BEACH, CA 90806
Seasonal Addr

Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Primary N Capacity OWNER Contact ID AC1889339 ☐ Foreign
Effective Expire
Name HCP CC SNF, LLC
Day Phone (562)753-8167 x Eve Phone Organization
Pager PIN # Position
Fax (562)753-8217 Mobile Profession
E-Mail
Address 3760 KILROY AIRPORT WAY
SUITE 300
LONG BEACH, CA 90806
Seasonal Addr

Valid From To
Comments No Comments

Report Date 04/27/2011 03:38 PM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License# Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Primary Y Capacity OTHER Other REP Contact ID AC982587 ☐ Foreign
Effective Expire
Name JMA ARCHITECTURE STUDIO
Day Phone (702)942-2033 x Eve Phone Organization
Pager PIN # Position
Fax (702)942-2039 Mobile Profession
E-Mail
Address 10150 COVINGTON CROSS DR
LAS VEGAS, NV 89144
Seasonal Addr

Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License# Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Report Date 04/27/2011 03:38 PM

Submitted By

Page 4

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$300.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION (\$30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Successful
Check Conditions	Conditions Successful
Z-LEGAL (LEGAL DONE?)	No affect on stage
Check Alert Conditions	Alert Conditions Successful
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0
Pre-Check Conditions Added:	0
Inspections Added:	0
Reviews Added:	12
DEVCO	
NEIGH P&S	
B&S PLAN	
LAND DEV	
FLOOD	
SEWER	
TRAFFIC	
SURVEY	
TEFO	
SID	
ROW	
FIRE ENG	
Fees Added:	0
Conditions Added:	0
Periodic Inspection Schedules Added:	0

Fees

Status

Paid Date

Amount

NOTIFICATION & ADVERTISING FEE	P	04/26/2011 16:14	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	04/26/2011 16:14	30.00
PROCESSING FEE	P	04/26/2011 16:14	300.00
Total Unpaid		0.00	Total Paid 830.00

Inspections

There are no Inspections for this Report

Review/Activities
Review #
Comments

Review Type

#

Status

Waived

Issued

Started

Completed

Comp By

441692	DEVCO	1	Incomplete	☐	04/27/2011 15:37			
441693	NEIGH P&S	1	Incomplete	☐	04/27/2011 15:37			

Report Date 04/27/2011 03:38 PM

Submitted By

Page 5

Review Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
441694	B&S PLAN	1	Incomplete	☐	04/27/2011 15:37			
441695	LAND DEV	1	Incomplete	☐	04/27/2011 15:37			
441696	FLOOD	1	Incomplete	☐	04/27/2011 15:37			
441697	SEWER	1	Incomplete	☐	04/27/2011 15:37			
441698	TRAFFIC	1	Incomplete	☐	04/27/2011 15:37			
441699	SURVEY	1	Incomplete	☐	04/27/2011 15:37			
441700	TEFO	1	Incomplete	☐	04/27/2011 15:37			
441701	SID	1	Incomplete	☐	04/27/2011 15:37			
441702	ROW	1	Incomplete	☐	04/27/2011 15:37			
441703	FIRE ENG	1	Incomplete	☐	04/27/2011 15:37			

Activity Review Details

Detail SUBMITTAL CHECKLIST (VAR)

Modified By GKAPDVICH

Modified Date/Time 04/26/2011 16:03

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- | | |
|--|---|
| Y Pre-Application Conference Checklist | Y Site Plan (6 Folded Blue Lines, 1 Rolled Color) |
| Y Application/Petition Form | Y Building Elevations (1 Folded, 1 Rolled Color) |
| Y Deed and Legal Description | Y Floor Plan (1 Folded, 1 Rolled) |
| Y Justification Letter | Y Laser Print Site Plan |
| Y Statement of Financial Interest | Y Laser Print Floor Plan |
| | Y Laser Print Elevation |

Y Business Licensing Requirements Met

N Business License Exempt

Check Conditions
Condition Supervisor Required

Approval

Approved By
Comments

Approved Date

Applied By

Applied Date

Assigned

Z-LEGAL

N

984224

04/26/2011 16:03

Report Date 04/27/2011 03:38 PM

Submitted By

Page 6

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

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.

VARIANCE

N Parent Project link required?

Y Will this go to the City Council?

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

Staff Recommendation

Entitlement Exercised?

Meeting Information

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

06/14/2011 PC SCHEDULED

0 0 0

GKAPOVICH 04/26/2011

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

No children exist for this project

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

No Employee Entries

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

PAYMNT CO NAME WHO PICKED UP CDNTACT# 970040 04/26/2011 16:15
CHERIE GUZMAN, 702.731.2033, JMA ELEV ARCH CK 82748 (AP 41557-41559)

0.00

No Model Home Details



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance
 Project Address (Location) 3450 North Buffalo Drive
 Project Name Silver Hills Health Care Center Proposed Use convalescent care
 Assessor's Parcel #(s) 138-10-301-018 Ward # 4
 General Plan: existing M proposed M Zoning: existing R-3 proposed R-3
 Commercial Square Footage N/A Floor Area Ratio -
 Gross Acres 3.99 Lots/Units - Density -
 Additional Information

PROPERTY OWNER HCP CC SNF, LLC Contact Scott Grossman
 Address 3760 Kilroy Airport Way, Suite 300 Phone: (562) 753-8167 Fax: (562) 753-8217
 City Long Beach State CA Zip 90806
 E-mail Address sgrossman@hcpi.com

APPLICANT HCP CC SNF, LLC Contact Scott Grossman
 Address 3760 Kilroy Airport Way, Suite 300 Phone: (562) 753-8167 Fax: (562) 753-8217
 City Long Beach State CA Zip 90806
 E-mail Address sgrossman@hcpi.com

REPRESENTATIVE JMA Architects Contact Cherie L. Guzman
 Address 10150 Covington Cross Drive Phone: 731-2033 Fax: 731-2039
 City Las Vegas State Nevada Zip 89144
 E-mail Address cguzman@jmaarch.com

Property Owner Signature* Susan M. Tate

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

Print Name Susan Tate

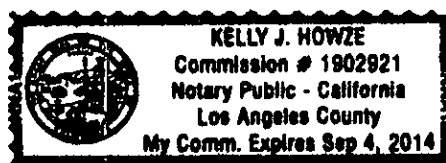
Subscribed and sworn before me

This 25th day of APRIL, 20 11

Kelly J. Howze

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>VAR - 41558</u>
Meeting Date:	<u>6/14/11 PC</u>
Total Fee:	<u>\$830</u>
Date Received:	<u>4-26-11</u>
Received By:	<u>[Signature]</u>

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

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-41558** APN: 138-10-301-018

Name of Property Owner: HCP CC SNF, LLC

Name of Applicant: HCP CC SNF, LLC

Name of Representative: JMA Architects

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: _____

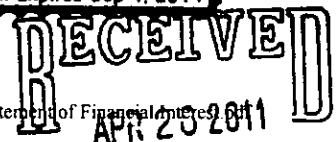
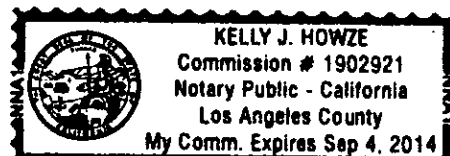
Signature of Property Owner: *Susan M. Tate*

Print Name: Susan Tate

Subscribed and sworn before me

This 25th day of APRIL, 2011

Kelly J. Howze
Notary Public in and for said County and State





elevated architecture

April 26, 2011

City of Las Vegas
Department of Planning & Development
333 N. Rancho Drive
Las Vegas, NV 89107

Re: APN # 138-10-301-018
Justification Letter
JMA Project # 2011102

Dear Sir or Madam:

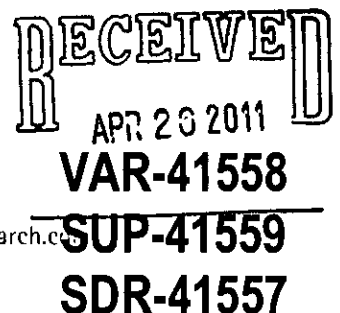
Please accept this as the required justification letter for the "Silver Hills Health Care Center Addition".
The property is currently zoned R-3 and general plan amendment is M.

We are respectfully requesting the following applications:

1. Special Use Permit (for use)
2. Site Development Plan Review
 - Waiver for the 15 ft. side landscape buffer along right of way we are matching existing at 10 ft.
 - Deviation to standard drawing 222A of throat depth. (The throat depth requirements are excessive for a convalescent care use versus a commercial site and are based on parking calculations. There will be significantly less traffic than a commercial development and traffic will not be backed up at the driveway entries. The project is over parked at 146 parking spaces provided, where 58 parking spaces is the requirement).
3. Variance
 - For "proximity slope"
 - The existing nursing home already is situated adjacent to the one of the two existing residential lots.
 - The new addition would have to match the existing condition at the south end of the project for approximately half of the second residential lot.
 - Where a 54' setback is required the existing building is at a 30' setback, a difference of 24'.
- A. The proposed project consists of a single story, Type V, 17,466 SF addition which will house thirty-six (36) additional nursing beds which will total 154 beds when combined with the existing facility (118). The construction of the addition will be identical to that of the existing facility.
- B. Trash enclosures will be constructed to match buildings, and will be properly screened. Proper on-site drainage and circulation will be accounted for in this design.
- C. There is ample parking as illustrated on the site plan in accordance with City of Las Vegas Zoning Code Title 19. See attached exhibit.
- D. The building will be designed to be aesthetically sensitive to the surrounding residential areas and to have continuity with the existing facility.
- E. The addition will be designed and constructed to adhere to all local zoning codes and building codes as applies.

Please contact me if you have any questions.
Sincerely,

Cherie L. Guzman, Assoc. AIA



HCP CC SNF, LLC
INCUMBENCY CERTIFICATE

The undersigned duly elected, qualified and acting Assistant Corporate Secretary of HCP CC SNF, LLC (the "Company"), hereby certifies as of the date hereof that the following individual is the duly elected, qualified and appointed Executive Vice President of the Company and the signature of the Executive Vice President hereof is her true genuine signature:

NAME

TITLE

SIGNATURE

Susan M. Tate

Executive Vice President

Susan M. Tate

IN WITNESS WHEREOF, the undersigned has executed this Incumbency Certificate as of the 25th day of April, 2011.

By: _____

Eric J. Stambol
Eric J. Stambol

Assistant Corporate Secretary

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APR 26 2011

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 #: Q09-00009-5-056082

DATE ISSUED: 03/05/07

TYPE OF LICENSE: ARCHITECT

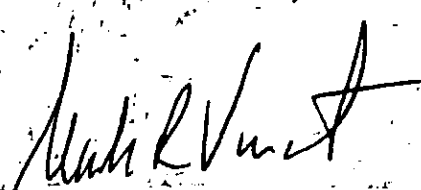
12 PROS

BUSINESS LOCATION: 10150 COVINGTON CROSS DR

ISSUE TO:

J.M.A.
10150 COVINGTON CROSS DR
LAS VEGAS NV 89144-6567

PRINCIPAL(S)
SCHOEMAN, THOMAS J, PRES


Director, Department of Finance and Business Services

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APR 26 2011

Post in a conspicuous place.



CITY OF LAS VEGAS
PLANNING AND DEVELOPMENT DEPARTMENT

ENVIRONMENTAL IMPACT ASSESSMENT

Pursuant to Las Vegas Municipal Code (LVMC) Section 19.18.010(E) and Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that your project is subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established by the Southern Nevada Regional Policy Plan.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project. The Environmental Impact Assessment forms attached herein must be prepared for each factor* and submitted for evaluation.

√	1	Project Description
√	2	Transportation and Traffic
√	3	Schools
√	4	Emergency Services
√	5	Housing
√	6	Mass Transit
√	7	Open Space and Recreation
√	8	Hydrology
√	9	Water Quality
√	10	Utilities and Service System

* Bold question numbers denote minimum NRS requirements

VAR-41558
SUP-41559
SDR-41557

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

Applicant Information

The following Environmental Impact Assessment is being submitted for consideration for the proposed project known as Silver Hills Health Care Center, located at 3450 N. Buffalo Drive.

This document is being prepared by:

Company Name: JMA Nevada
Address: 10150 Covington Cross Drive
Las Vegas, Nevada
89144

Contact Person:

Name: Cherie L. Guzman
Title: Associate AIA
Telephone: 702-731-2033
Fax: 702-731-2039
E-mail: cguzman@jmaarch.com

I certify that the statements made by me on this Environmental Impact Assessment represent my best professional judgment and are, to the best of my knowledge, true and complete and correct.

I understand that any misrepresentation or material omission of fact on this document may be considered as constituting grounds for an incomplete application and may uphold processing of the application until complete information is provided.

Signature: _____

Date: _____

Name: Cherie L. Guzman
Title: Associate AIA

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

1 Project Description

1.a Project title: Silver Hills Health Care Center

1.b Application #:

1.c Project location: 3450 N. Buffalo Drive

1.d Project sponsor

Name: JMA Nevada

Address: 10150 Covington Cross Drive, Las Vegas, Nevada

Telephone: 702-731-2033

1.e G. P. designation: Existing R - Proposed M

1.f Zoning: Existing U(R) - Proposed R-3

1.g Project description:

Total site acreage: 4.0 acres

i) Residential

Total units: n/a

FAR per Lot: n/a

Lot Coverage per Lot: n/a

ii) Hospitality

Total rooms: n/a

Total entertainment: n/a

iii) Commercial

Total S.F.: n/a

Total FAR: n/a

Total Lot Coverage: n/a

1.h Briefly describe the project's surrounding land use and setting:

North: Church Christian Word Life Center; R-E zoning (Clark County)

East: single family R-E (Clark County)

South: combination of undeveloped (office) CLV and single family R-E (CC)

West: combination of Las Vegas Valley Water District undeveloped (medium-low) and Residential Planned Development District R-PD7 (CLV)

1.i Project narrative (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach exhibits if necessary):

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ENVIRONMENTAL IMPACT ASSESSMENT

Narrative: This project will be adding 36 additional beds to the existing 118 beds of the existing convalescent care facility.

Page 4 of 17
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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

2 **Transportation and Traffic**

- 2.a Would the project include adequate emergency access pursuant to LVMC Fire and emergency response requirements?

Explain: Yes. This would be verified by the City of Las Vegas Fire Department at the time of plan submittal.

- 2.b Would the project provide adequate parking pursuant to LVMC parking requirements?

Explain: Yes. The project requires 10 parking spaces the project provides 38 parking spaces.

- 2.c Would the project potentially increase hazards due to a design feature (e.g., sharp curves, dangerous intersection) or incompatible uses (e.g., commercial heavy equipment)?

Explain: No. The proposed facility would not increase hazards due to a design feature or incompatible uses.

- 2.d Would the site have sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed project?

Explain: Yes. The site has access to Buffalo Drive, Delhi Avenue and Tioga Way. These streets are capable of carrying the traffic generated by this project.

- 2.e Insert a Table (attach additional sheets if necessary), indicating the number of vehicle trips that the proposal will generate, estimated by applying to the proposal the average trip rates for the peak days and hours established by the Institute of Transportation Engineers (or its successor).

Table: Tables attached.

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

3 Schools

3.a What is the total number of proposed residential units?

Conventional units: n/a

Age-restricted units: n/a

3.b Based upon the student generation factors utilized by Clark County School District¹ what is the estimated number of pupils generated by the proposal which will be added to the enrollment of each of the following:

Elementary School

School name: Marc Kahre

Distance from site²: .25 miles

Number of pupils: 640

Junior High/Middle School

School name: Irwin & Susan Molasky

Distance from site²: .65 miles

Number of pupils: 1,606

High School

School name: Cimarron-Memorial

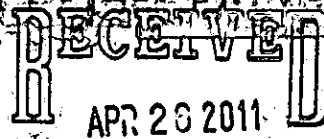
Distance from site²: 2 miles

Number of pupils: 2,972

¹ See Exhibit 1

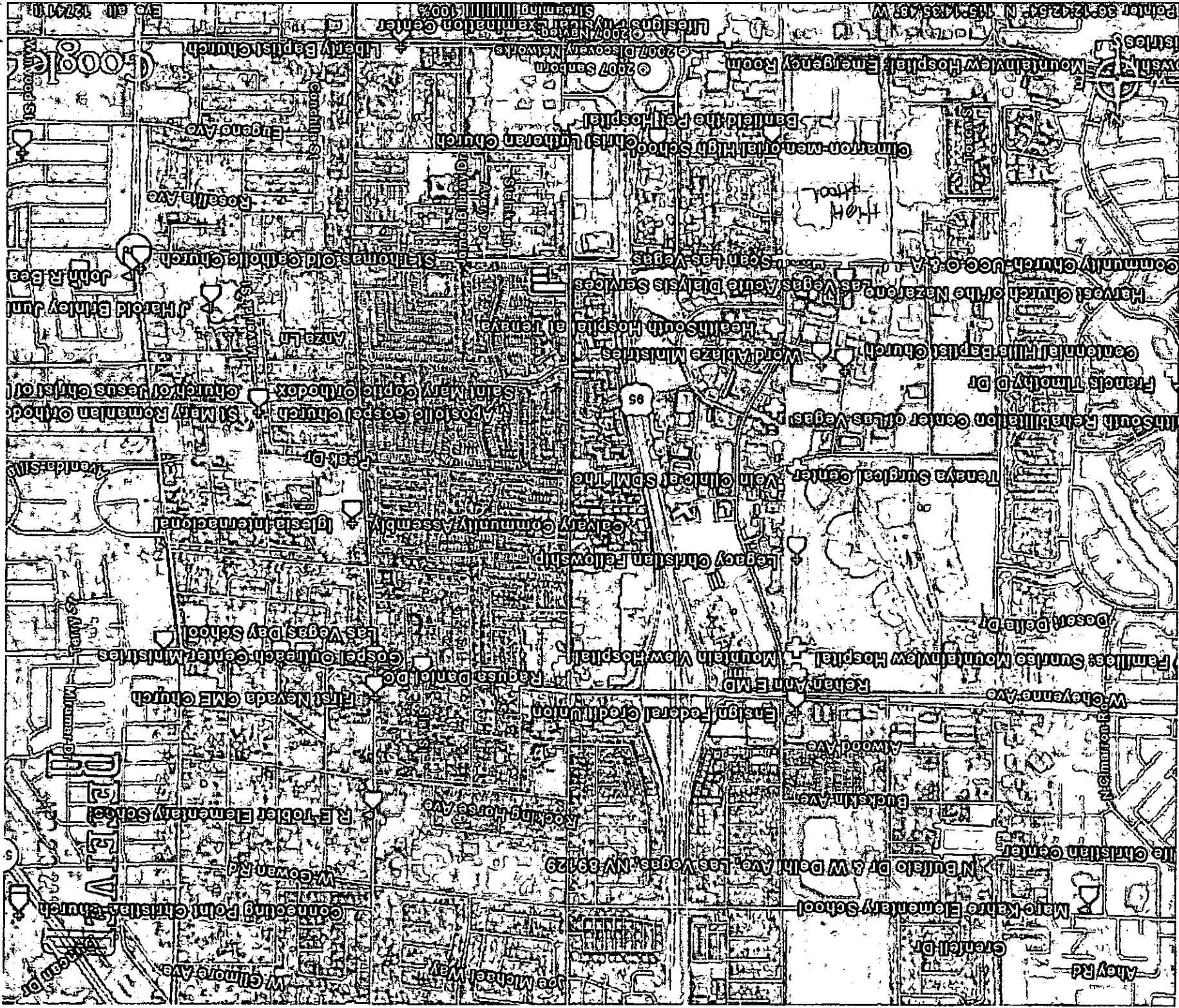
² Attach a map indicating the primary route/distance from the proposed project main entry point to the school main access point.

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IRWIN & SUSAN MOLASKY MIDDLE SCHOOL

✓ Lincoln-Memorial High School



City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

4 **Emergency Services**

- 4.a** Provide the distance from the site of the proposal to the nearest facilities from which firefighting, police and emergency services will be provided, including without limitation, facilities of a local government that are planned but not yet constructed, and facilities that have been included in a local government's plan for capital improvements prepared pursuant to NRS 278.0226.

Fire

Name of the facility: Las Vegas Fire Department Station 42

Existing/proposed: existing

Distance from site³: .45 miles

Police

Name of the facility: Northwest Area Command

Existing/proposed: existing

Distance from site³: 3.10 miles

Emergency Services

Name of the facility: Mountain View Hospital

Existing/proposed: existing

Distance from site³: 1 mile

-
- 4.b** Would the project result in increase for emergency services in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Explain: unknown at this time

³ Attach a map indicating the primary route/distance from the proposed project main entry point to the firefighting, police, and emergency services main access point.

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Word of Life Christian Center

W Delhi Ave

Buckskin Ave

Simsbury Cir

Alwood Ave

Pioneer Way

Wichayanna Ave

Reh in Annje MD + Fremont Medical C

© 2007 Navteq

© 2007 TeleAtlas

© 2007 Discovery Networks

Center for Healthy Families; Sunrise Mountainview Hospital

Google

Mountain View Hos

Polmer 86°13'13.57" N 41°15'15.2054" W elev 2342 ft

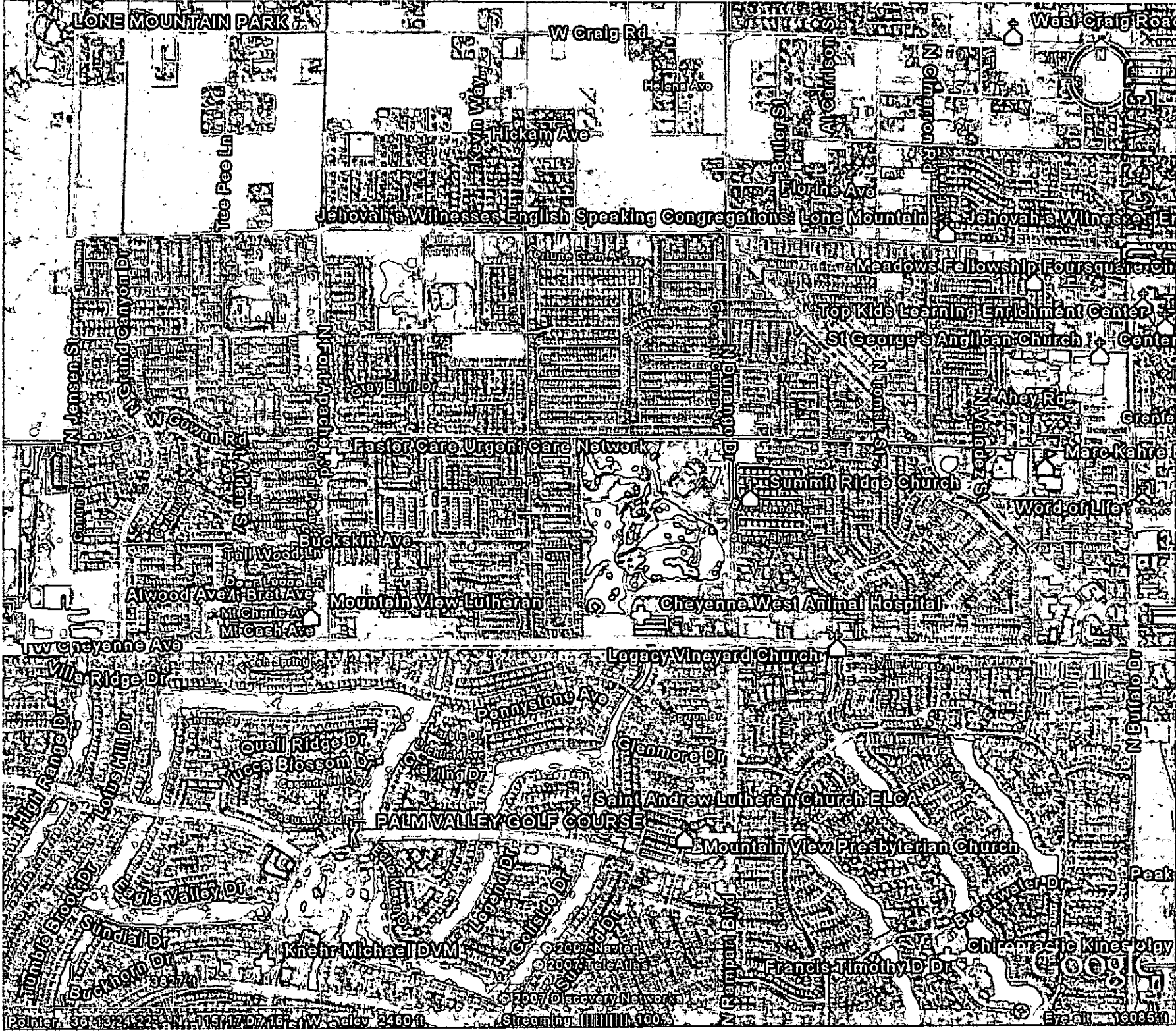
Streaming 100%

Eye alt 25109 ft

APR 20 2011

FIRE Dept.

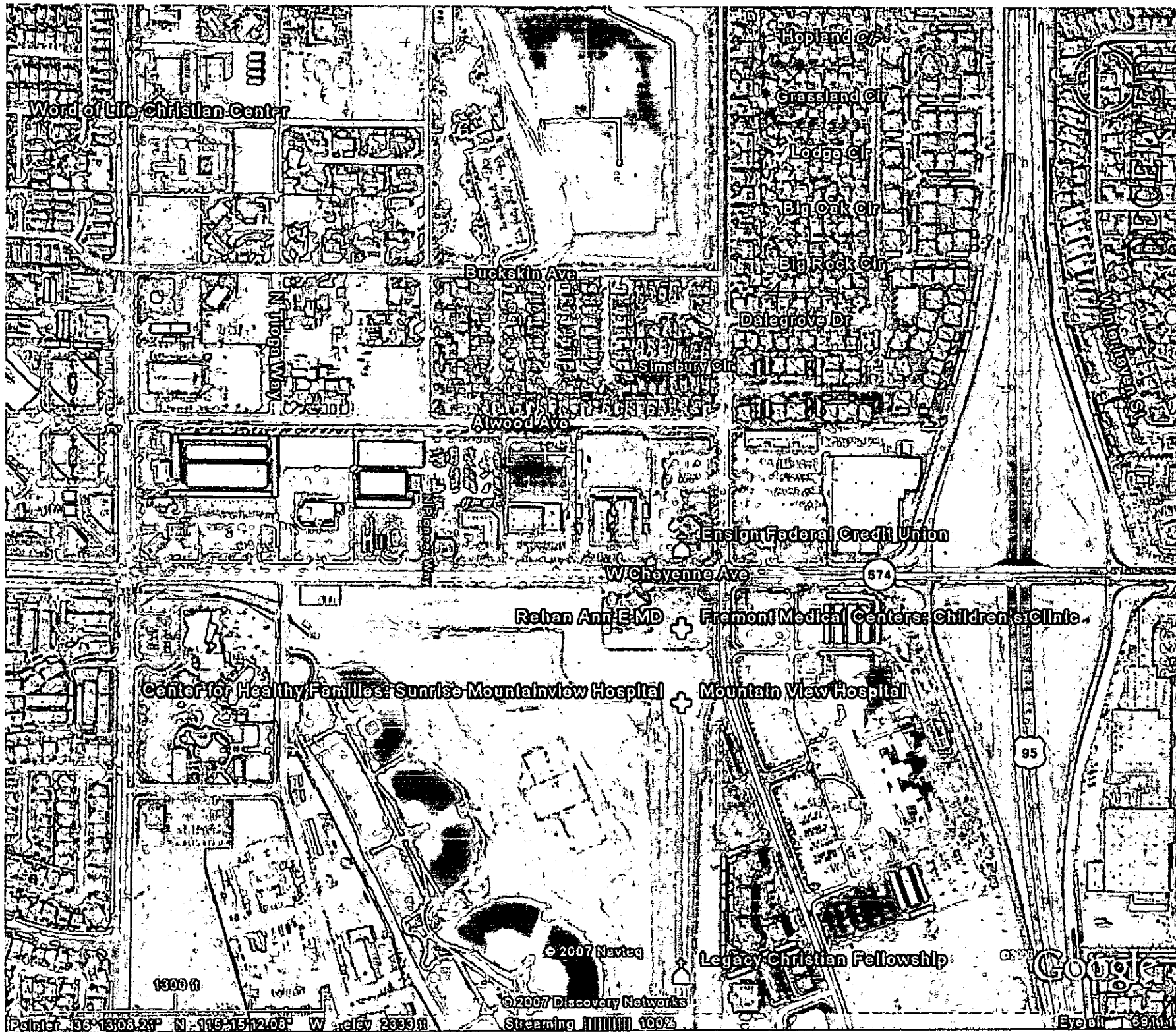
Proposed site



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Police Dept.

Proposed Site



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Hospital

Proposed Site

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

5 **Housing**

- 5.a Would the proposed project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, rural preservation area, or zoning ordinance)?

Explain: The proposed use is already an existing facility.

- 5.b Would the project displace or eliminate existing housing?

Explain: no

- 5.c What are the project characteristics, in terms of:

Density: n/a

Height: 19 feet

Gated community: n/a

Housing Type: n/a

Home ownership: n/a

- 5.d Provide a brief statement setting forth the anticipated effects of the proposal on housing.

Explain: The proposed project will not effect housing.

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

6 **Mass Transit**

- 6.a Provide the distance from the site of the proposal to the nearest mass transit loading point.

Line number/name: Route #218

Location: Buffalo Drive and Delhi Avenue

Distance from site⁴: adjacent to site

- 6.b Would the project result in change to the existing mass transit route, creation of a new line, or new loading points?

Explain: no

- 6.c Provide a brief statement setting forth the anticipated effects of the proposal on mass transit.

Explain: There will be no anticipated effects on mass transit.

⁴ Attach a map indicating the primary pedestrian route/distance from the proposed project main entry point to the nearest mass transit.

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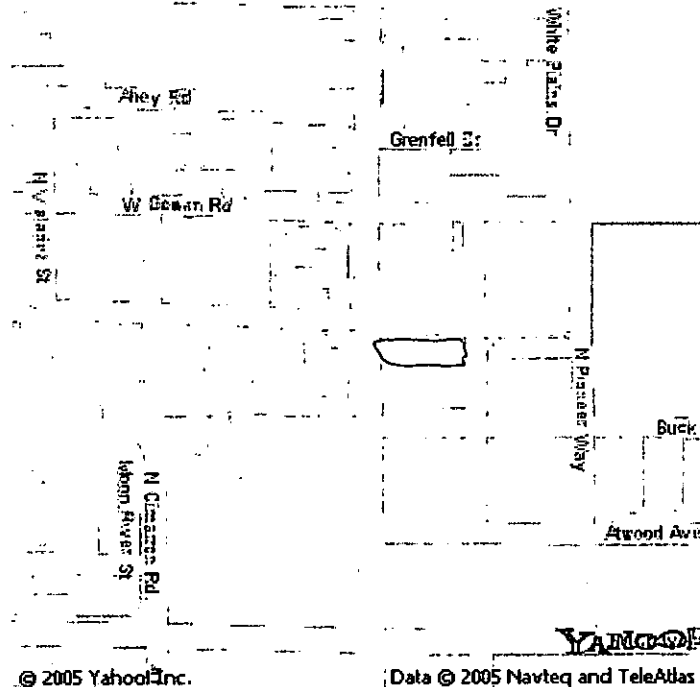
CARPEDE.COM

CAT Bus Stop Description

For time points, schedules and route maps, go to **routes and schedules**.

Bus Stop Information for: Buffalo Dr.-Delhi Ave. (S)

Route Number: 218 (Day Route - East)



Odometer: 2.685 **FMN:** Far Side Stop

Amenities: None **Service District:** City of Las Vegas

Comments:

WC Comments:

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~~1~~ SUBJECT SITE

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

7 **Open Space and Recreation**

- 7.a Provide the distance from the site of the proposal to the nearest existing⁵ or planned⁶ (as identified by the City of Las Vegas Master Plan – Parks Element, 2000) recreation area as follows:

Neighborhood Park

Park name: W. Wayne Bunker Family Park

Location: 7351 W. Alexander Road, Las Vegas, Nevada 89129

Distance from site⁷: 1 mile

Community Park

Park name: Children's Memorial Park

Location: 6601 W. Gowan Road

Distance from site⁷: 1.15 miles

Regional Park

Park name: Children's Memorial Park

Location: 6601 W. Gowan Road

Distance from site⁷: 1.15 miles

-
- 7.b Based upon 1990 US Census population table⁸, what would be the total population generated by the proposed project?

Explain: n/a

-
- 7.c How much public parkland would be included in the proposed project?

Explain: n/a

-
- 7.d Provide a brief statement setting forth the anticipated effects of the proposal on open space and recreation.

Explain: The proposed project will provide the CLV requirement of landscape buffering.

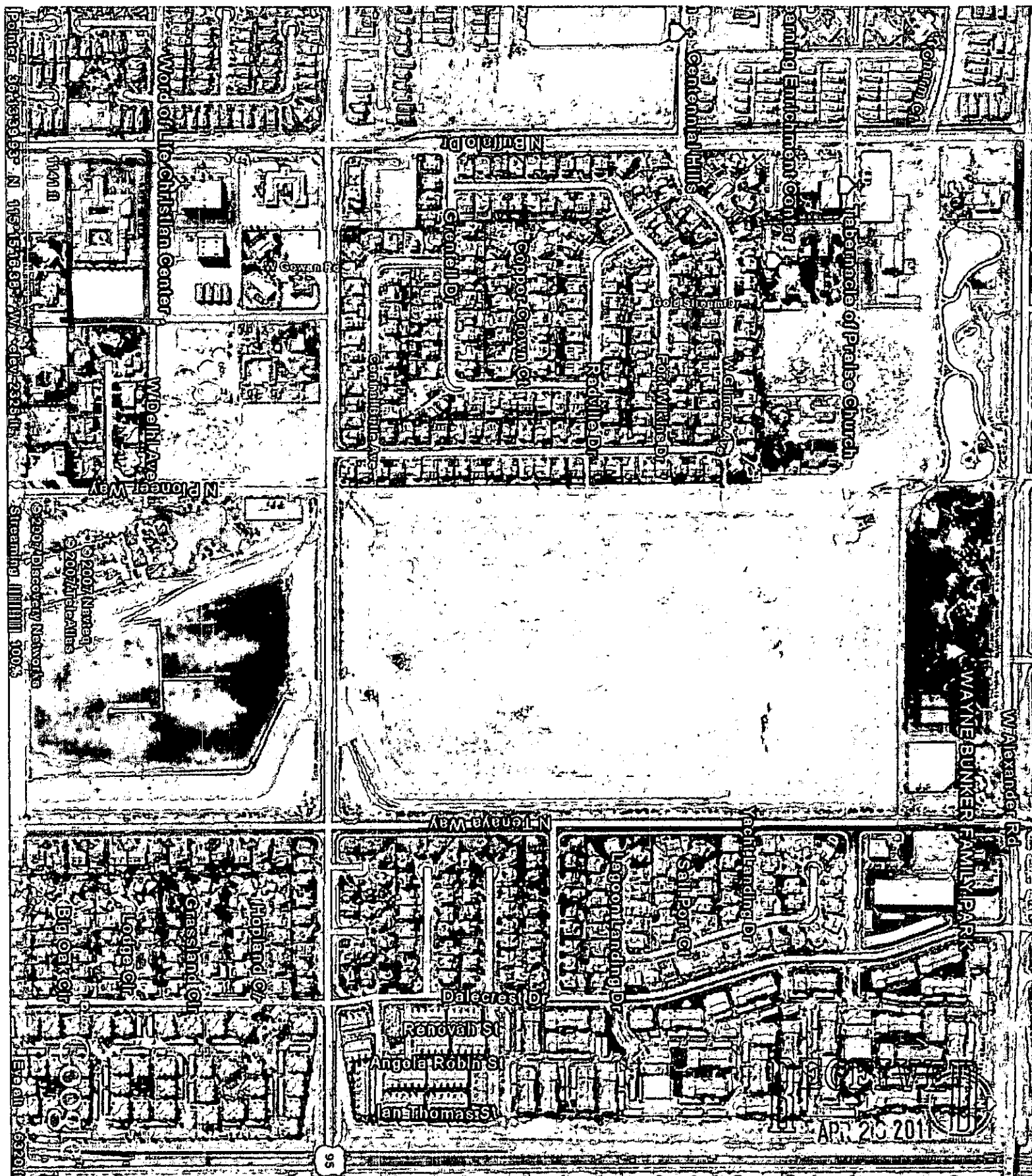
⁵ See Exhibit 2

⁶ See Exhibit 3

⁷ Attach a map indicating the straight distance from the project property line to the park property line.

⁸ See Exhibit 4

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✂ PROPOSED site

✂ PARK (WAYNE BUNKER)

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

8 Hydrology

8.a Would the proposed project alter the existing drainage pattern of the site area?

Explain: No. The site and area around it is currently developed. Any new development will be developed as such to conform to the existing drainage patterns.

8.b What is the quantity of the increase in storm water runoff generated by the proposed project, estimated by using standards hydrologic method?

Explain: Since the existing site is currently "developed", it is anticipated that any new construction will not increase the runoff generated.

8.c Would the total quantity of water runoff after construction exceed the capacity of existing or planned storm water drainage system?

Explain: No, the site is currently developed

8.d Would the proposed project result in the construction of a new storm water drainage facility or the expansion of existing facilities? Is the storm water facility identified in the Neighborhood, City Wide or the Regional Master Plans?

Explain: There are no City Wide or CCRFCD Master Planned facilities proposed existing to this site.

8.e Would the proposed project place housing within a 100-year special flood hazard area as mapped on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM)?

Explain: No.

8.f Would the proposed project require drainage mitigation to protect the development from interim flows?

Explain: No.

8.g Would the proposed project development meet the Clark County Regional Flood Control District – Hydrologic Criteria and Drainage Design Manual requirements for street flow and dry lane criteria for both the existing and the ultimate flow conditions?

Explain: Yes.

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

9

Water Quality

- 9.a Would water service provided to the proposed project by an existing or planned facility?

Explain: The project will be served by an existing water service.

- 9.b Would the proposed project result in the construction of a new water treatment facility or expansion of existing facilities?

Explain: The existing water treatment facility will be able to handle the new existing flow rates.

- 9.c What is the quantity of water that the project will demand during and after completion of the project, estimated by applying a demand factor established by the provider of water service or an equivalent calculation to the number of units that will be created by and the gross acreage that will be occupied by the project?

Explain: The proposed project will consume, on average, 19 gallons per minute.

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ENVIRONMENTAL IMPACT ASSESSMENT

10

Utilities and Service System

10.a Would the proposed project connect to an existing or planned sewer system?

Explain: The project will connect to an existing sewer system.

10.b What is the quantity of sewage affluent generated by the proposed project, estimated by applying a sewage generation factor established by the provider of sewer service or an equivalent calculation to the number of units or area of indoor floor space that would be created by the project?

Explain: The project would produce approximately 19 gallons per minute of affluent.

10.c Would the total quantity of sewage effluent generated by the proposed project exceed the capacity of existing or planned sewer system and wastewater treatment facility?

Explain: No, the existing system has capacity for the additional 19 gpm.

10.d Would the proposed project generate any industrial waste?

Explain: No.

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 1

Clark County School District
April 9, 2002

2001-2001 Valley-wide Student Yields

Grade	Student Yield	
	Single-Family	Multi-Family
K-5	0.245	0.163
6-8	0.123	0.066
9-12	0.137	0.062
P & 13	0.004	0.002

Single-Family units include mobile homes and townhouse.

Multi-Family units include a combination of apartments, plexes, and condominiums.

P & 13: Pre-school and Sunset School.

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 2

City of Las Vegas
Master Plan – Parks Element
March 15, 2000

Existing City Parks
(Map 1, pp. 11)

Parks Name	Classification			Acres
	N	C	R	
Aloha Shores Park	X			4.03
Angel Park	X			6.11
AnSan Sister City Park	X			7.83
Baker Park	X			6.78
Bob Baskin Park	X			6.18
Bruce Trent Park	X			10.00
Buckskin Basin	X	X		39.17
Charleston Heights Park	X			3.90
Charleston Heights	X			7.12
Chester A. Stupak Park	X			1.23
Children's Mem. Park	X	X		29.82
Coleman Park	X			4.00
Cragin Park	X			3.27
Dexter Park	X			4.70
Doolittle Park	X			15.28
Ed Fountain Park	X	X		29.82
Ethel Pearson Park	X			2.59
Fitzgerald Tot Lot	X			0.70
Freedom Park	X	X	X	68.08
Hadland Park	X			13.64

Parks Name	Classification			Acres
	N	C	R	
Heers Park	X			7.07
Hills Park	X			13.50
Huntridge Circle Park	X			3.14
James Gay III Park	X			7.18
Jaycee Park	X			18.40
Lorenzi Park	X	X	X	59.37
Lubertha Johnson Park	X			1.60
Mary Dutton Park	X			0.20
Mirabelli Park	X			1.41
Pueblo Park(s)	X			5.09
Rafael Rivera Park	X			9.28
Rainbow Family Park	X	X		26.48
Elkhorn/Durango Fields	X	X		
Rotary Park	X			3.34
Stewart Place Park	X			3.45
Wayne Bunker Family Pk	X			13.75
W. Charleston Lions Park	X			4.50
Wildwood Park	X			1.24
Woofter Family Park	X			9.22
Clarence Ray Park	X			0.10

N: Neighborhood Park

C: Community Park

R: Regional Park

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 3

City of Las Vegas
Master Plan – Parks Element
March 15, 2000

Planned City Parks
(Map 12, pp. 49)

Parks Name	Classification			Acres
	N	C	R	
Fort Apache/Log Cabin Park	X			TBD
Jones/Iron Mountain Park	X	X	X	TBD
Grand Canyon/Bardley Park	X	X		40.0/34.0
Fort Apache/Elkhorn Park	X			TBD
Elkhorn/Durango Ballfields	X	X		TBD
Deer Springs Park	X	X		110.0/40.0
Deer Springs/Thom Park	X	X		TBD
Regional Sports Park	X	X		60.00
Ann/Cimmaron Park	X			2.50
Cheyenne/Jensen	X	X		20.00
Metro Park	X			17.00
Alexander/Diamond Ridge Park	X			TBD
Cheyenne/Durango Park	X	X	X	5.0/61.5
Northwest Soccer Park	X	X		TBD
Summerlin Sports Park	X			TBD
Pioneer/Silver Ridge Park	X			TBD
AnSan Sister City Park	X			TBD
Buffalo/Oakey Park	X	X		42.5/30.0
Pioneer/O'Bannon Park	X			TBD
Oakey/Redwood Park	X	X		28.00
Heritage Park	X			TBD
Dog Fanciers Park	X			0.5/6.0
Bonanza/Honolulu Park	X			TBD

N: Neighborhood Park C: Community Park R: Regional Park

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 4

US Census Bureau
1990

Persons per Units by Units in Structure by Owner and Renter Occupied
(City of Las Vegas, US Census Bureau, 1990 STF-1)

Owner Occupied	Persons per Unit
Single Family Detached	2.82
Single Family Attached (Townhouse)	2.14
Condominiums	
2 to 19 units	1.92
20 to 49 units	1.86
50 or more units	1.35
Mobile Home or Trailer	2.05

Renter Occupied	Persons per Unit
Single Family Detached	3.33
Single Family Attached (Townhouse)	2.79
Apartments	
2 to 19 units	2.23
20 to 49 units	1.82
50 or more units	1.76
Mobile Home or Trailer	1.87

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ENVIRONMENTAL IMPACT ASSESSMENT

TRIP GENERATION
HEE CODE 620
NURSING HOME
36 BEDS

AM PEAK HOUR

T = Weekday Trips (0.17)

T = 36 (0.17)

T = 6.12 or 7 Trips

Enter/Exit Not Available

PM PEAK HOUR

T = Weekly Trips (0.20)

T = 36 (0.20)

T = 7.2 or 8 Trips

39% Entering
3 Trips

61% Exiting
5 Trips

WEEKDAY

T = (Average Rate/Beds) (Beds)

T = (36)(2.61)

T = 93.96 or 94 Trips

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APN: 138-10-301-018

Prepared by:

Brian J. Maas, Esq.
HCP, Inc.
3760 Kilroy Airport Way, Suite 300
Long Beach, California 90806

**Recording Requested by
and When Recorded Mail to:**

Brian J. Maas, Esq.
HCP, Inc.
3760 Kilroy Airport Way, Suite 300
Long Beach, California 90806

Mail Tax Statement to:

HCP CC SNF, LLC
3760 Kilroy Airport Way, Suite 300
Long Beach, California 90806

R.P.T.T.: Exempt pursuant to NRS 375.090 Exemptions - No. 1.

GRANT DEED

Please complete Affirmation Statement below:

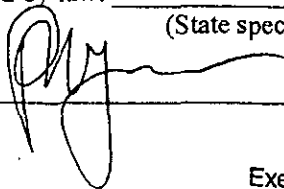
☒ I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

-OR-

☐ I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law: _____

(State specific law)

Signature



Title

Paul Gallagher
Executive Vice President

Printed Name

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

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

(Additional recording fee applies)

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APR 23 2011

GRANT DEED

For valuable consideration, AHP of Nevada, Inc., a Nevada corporation ("Grantor"), hereby GRANTS, with the covenants of title set forth below, to HCP CC SNF, LLC, a Delaware limited liability company ("Grantee"), all that certain real property situated in the City of Las Vegas, County of Clark, State of Nevada, more particularly described on Schedule 1 attached hereto and incorporated herein by reference (the "Property"), together with all rights and privileges appurtenant thereto;

SUBJECT TO all taxes and other assessments; all restrictions in patents; all liens, encumbrances, easements, rights-of-way, covenants, conditions, restrictions, obligations and liabilities as may appear of record; all matters which would be revealed or disclosed in an accurate survey of the Property; all matters which would be revealed or disclosed by a physical inspection of the Property; and all interests of tenants in possession.

LIMITED NON-TRANSFERABLE GENERAL WARRANTY

Grantor shall pay to Grantee only any loss Grantee may sustain by reason of defects, liens or encumbrances existing prior to or at the date of that certain Owner's Policy of Title Insurance No. 177-002842 (the "Policy"), issued to Grantor, dated October 16, 1998, by Commonwealth Land Title Insurance Company and not excluded from the coverage of the Policy by the exceptions or by the Conditions and Stipulations thereof, such payment and sole liability hereunder on the part of Grantor not to exceed the amount of the Policy or any proportional reduction or lesser coverage thereunder. Under no circumstances shall Grantor be liable to Grantee or to any transferee, assignee or successor-in-interest of Grantee in and to the Property conveyed hereunder for any sum which is not recoverable or payable to Grantor under the "warrantors coverage" provisions of the Policy or for any loss or claim which is outside or otherwise barred by the Policy; it being the intention of Grantor to limit Grantor's exposure to any loss incurred by Grantee resulting from the breach by Grantor of this limited general warranty to those sums payable to Grantor under the Policy as a "warrantor's policy," and no other.

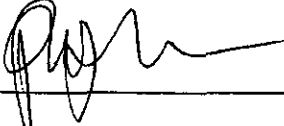
Notwithstanding anything to the contrary contained herein, it is the express intent of Grantor and Grantee that any and all warranties made by Grantor herein are non-transferable and non-assignable by Grantee to any future grantee, transferee or assignee of Grantee. Grantee accepts this conveyance with knowledge that any future grantee, transferee or assignee of Grantee shall look solely to Grantee and not be able to look to Grantor for any defects in title to the Property regardless of when any such defect may arise. Any future grantee, transferee or assignee of Grantee is hereby charged with notice that Grantor's limited general warranty of title herein is not assignable or transferable by Grantee to any such grantee, transferee or assignee of Grantee.

[SIGNATURE PAGE FOLLOWS]

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25th day of March, 2011. IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of the

AHP OF NEVADA, INC., a Nevada corporation

By: 
Name: _____
Title: Paul Gallagher
Executive Vice President

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GENERAL ACKNOWLEDGMENT

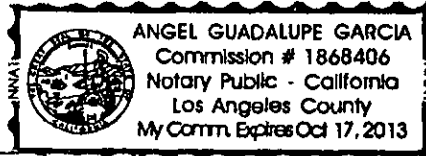
STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } S.S.

On March 25, 2011, before me, Angel Guadalupe Garcia, a Notary Public in and for said County and State, personally appeared, Paul Gallagher, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____



(Notary Seal)

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document.

Title of Document Type:
Number of Pages _____ including notary acknowledgement
Signors other than named above:
Date of Document:

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SCHEDULE 1

LEGAL DESCRIPTION

The Silver Hills Land

All that real property located in the City of Las Vegas, County of Clark, State of Nevada, described as follows:

PARCEL ONE (1):

THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) IN SECTION 10, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS BY THAT CERTAIN GRANT DEED RECORDED APRIL 30, 1999 IN BOOK 990430 AS INSTRUMENT NO. 02244 OF OFFICIAL RECORDS.

PARCEL TWO (2):

THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS BY THAT CERTAIN GRANT DEED RECORDED APRIL 30, 1999 IN BOOK 990430 AS INSTRUMENT NO. 02244 OF OFFICIAL RECORDS.

State of Nevada Declaration of Value

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument # _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

1. Assessor Parcel Number(s)

- a) 138-10-301-018
b) _____
c) _____
d) _____

2. Type of Property:

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

3. Total Value/Sales Price of Property:

\$ 10,197,000.00

Deed in Lieu of Foreclosure Only (value of property) \$ _____

Transfer Tax Value per NRS 375.010, Section 2: \$ _____

Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 1

b. Explain Reason for Exemption: Transfer to a wholly-owned subsidiary

5. Partial Interest: Percentage being transferred: _____ %

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

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

Signature _____ Capacity Paul Gallagher
Executive Vice President

Signature _____ Capacity Paul Gallagher
Executive Vice President

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: AHP of Nevada, Inc.

Address: 3760 Kilroy Airport Way, Suite 300

City: Long Beach

State: CA Zip: 90806

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: HCP CC SNF, LLC

Address: 3760 Kilroy Airport Way, Suite 300

City: Long Beach

State: CA Zip: 90806

COMPANY REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____ Escrow # _____

Address: _____

City: _____ State: _____

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

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