

DS #: 4118

APN: 138 - 10 - 301 - 018

PROJECT: SILVER HILLS HEALTH CARE EXPANSION
— UPDATE TO M.K. NURSING HOME

SUBMITTAL: 5TH

SCANNED BY/DATE: _____

CHECKED BY/DATE: _____



CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		August 23, 2011
TO: Land Development Services Department of Public Works		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for:	COPIES TO:
	Silver Hills Health Care Expansion -Update (Update to M.K. Nursing Home)	Wright Engineers
Cross Streets:	SWC of Tioga Way & Delhi Avenue	Covenant Care
File Number:	F:\Depot\DSMemos\DS4118F.doc	Bart Anderson, P.E., DevCo
Parcel Number:	138-10-301-018	CCPW
Zoning Action:	SDR-41557; VAR-41558 & SUP-41559	
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES	NO X

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Transaction #
1 st Submittal	1/9/2007	1/25/2007	Not Approved	\$400.00	60842: \$400
2 nd Submittal	9/14/2007	9/28/2007	Not Approved	\$400.00	77771: \$400
3 rd Submittal	10/23/2007	11/6/2007	Conditional Approval	N/C	N/C
CCDDS	1/2/2008	1/14/2008	Concurrence	N/C	N/C
4 th Submittal	4/6/2011	4/20/2011	Not Approved	\$100.00	166098: \$100
5 th Submittal	8/23/2011	8/23/2011	See Comments Below	N/C	N/C
TOTAL FEES (LDDRS):				\$900.00	----

REMARKS:

The Drainage Study for the subject project has been reviewed and:

X	is approved subject to conformance to all City standards and the following conditions:
	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.
	is conditionally approved subject to Clark County Public Works Department concurrence.

In an effort to increase administrative efficiency, the City of Las Vegas Public Works will be requiring all soils report, drainage study and traffic impact analysis submittals to be accompanied by an electronic copy of the submittal. Electronic documents must be submitted with one original hard copy of the study. Electronic documents should be on a universal computer-readable digital output replicating your submittal to be used for archival or display purposes. This may be more than one file if necessary. An Indexed Portable Document Format (PDF) or Print Ready CAD file formats with a minimum of 300dpi are the desired formats, but provided it is a high quality digitized replication of the submittal, other formats may be acceptable. If figures are in color, they must be scanned in color and saved as a separate file. The new submittal requirements will become effective on **July 1, 2011**. If there are any questions regarding these new requirements, please contact Robert Welch in the Flood Section at (702) 229-2177 or Rick Schroder in Traffic Engineering at (702) 229-6327.

NOTE: Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Amendment and accepted by the *City of Las Vegas Flood Control Section*. Additionally, conditional acceptance of a drainage study is valid for a period of one (1) year. If the proposed construction has not been completed in that time period, the *City of Las Vegas* reserves the right to require additional conditions and/or submission and acceptance of a complete drainage study update prior to further construction of a project.

NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the Nevada Division of Environmental Protection a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see <http://ndep.nv.gov/bwpc/storm01.htm> or call (775) 687-9429.

END OF REMARKS

B&H/ays

T/R/S: T20S/R60E/10

AREA L-10



LAS VEGAS CITY COUNCIL

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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

June 15, 2011

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

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

N/C

Dear Mr. Grossman:

Your 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), was considered by the Planning Commission on June 14, 2011.

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

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-41558) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plan date stamped 05/05/11 and the floor and building exterior elevations date stamped 04/20/11, except as amended by conditions herein.
4. A Waiver from 19.12 is hereby approved, to allow an eight-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.

Rec'd: 8/23/11
DS 4118-1
L-10
Supp. Info.

5. An Exception from 19.10 is hereby approved, to allow zero parking lot shade trees where eight shade trees are required.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Construct all incomplete half-street improvements on Delhi Avenue and Tioga Way adjacent to this site concurrent with development of this site. All existing offsite improvements damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
15. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
16. The proposed new driveway accessing this site from Tioga Way is hereby approved as a deviation from standards. Any further deviations, if any, to width, ingress/egress radii, or throat depth will require separate approval from the City Engineer.
17. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

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.

Mr. Scott Grossman
SDR-41557 - Page Four
June 15, 2011

Sincerely,

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

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

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



LAS VEGAS CITY COUNCIL

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

Dear Mr. Grossman:

Your 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), 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 conditions for Site Development Plan Review (SDR-41557) if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. 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. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety

CITY OF LAS VEGAS
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Mr. Scott Grossman
SUP-41559 - Page Two
June 15, 2011

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

This action by the Planning Commission on **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



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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.

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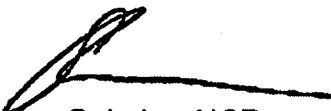
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Mr. Scott Grossman
VAR-41558 - Page Two
June 15, 2011

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

(50)

Inst #: 201108180003395
Fees: \$0.00
N/C Fee: \$0.00
08/18/2011 04:17:17 PM
Receipt #: 884828
Requestor:
LAS VEGAS CITY
Recorded By: ANI Pgs: 5
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN:138-10-301-018

WHEN RECORDED MAIL AND
SEND TAX STATEMENTS TO:
CITY OF LAS VEGAS – CITY CLERK
400 STEWART AVENUE
LAS VEGAS, NV 89101

RIGHT OF WAY GRANT FOR DRAINAGE PURPOSES

I (WE): HCP CC SNF, LLC, a DELAWARE LIMITED LIABILITY COMPANY the undersigned, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant and convey to the **CITY OF LAS VEGAS**, a Municipal Corporation of the County of Clark, State of Nevada, its successors and assigns, all rights necessary for the construction, operation, repair and renewal of surface and subsurface drainage channels, pipes, conduits and attached appurtenances; upon, over, under and across the parcel of land hereinafter described, and the right of ingress and egress to and over said parcel. Said parcel of land being described as follows:

**For complete legal description, see Exhibit "A" attached hereto
and by this reference made a part hereof**

(DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED)

For: Drainage easement located on the south end of the subject parcel that is located south of Delhi Ave, between Buffalo Dr and Tioga Way

The grantor(s) retain(s) the right to fence, to plant, to maintain and to use said parcel for their own purpose so long as such use is consistent with standard safety factors and does not interfere with the rights herein granted.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

MW

APN: 138-10-301-018

OWNER: HCP CC SNF, LLC

TYPE DOC: Drainage Easement

LOCATION: located on the south end of the subject parcel that is located south of Delhi Ave, between Buffalo Dr and Tioga Way

Witness my hand on this 12 day of August, 2011.

HCP CC SNF, LLC, a DELAWARE LIMITED LIABILITY COMPANY.

Susan M. Tate

BY: Susan M. Tate

TITLE: Executive Vice President

BY:

TITLE:

STATE OF CALIFORNIA)

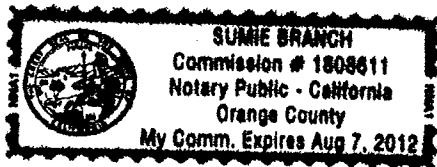
COUNTY OF LOS ANGELES)

ss.

On August 12, 2011 before me, Sumie Branch, Notary Public, personally appeared Susan M. Tate, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.



Sumie Branch
[SIGNATURE OF NOTARY PUBLIC]
Notary Public

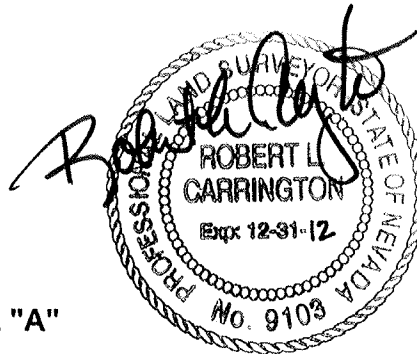


Exhibit "A"

APN 138-10-301-018

JUNE 8, 2011

Explanation: The description below describes a parcel of land generally located southwesterly of the intersection of Delhi Avenue and Tioga Way, for Public Drainage Easement purposes.

Public Drainage Easement

Being a portion of the North Half (N1/2) of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW1/4) of Section 10, Township 20 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada, more particularly described as follows:

Commencing at the northeast corner of the said North Half (N1/2), being the centerline intersection of Delhi Avenue and Tioga Way;

Thence South 00°39'03" East along the east line of the said North Half (N1/2) and centerline of Tioga Way, a distance of 338.44 feet;

Thence departing said east line and centerline, North 89°43'53" West, a distance of 30.00 feet to a point on the westerly right-of-way of said Tioga Way and being the **Point of Beginning**;

Thence continuing North 89°43'53" West along the southerly line of the said North Half (N1/2), a distance of 323.00 feet;

Always do right. This will gratify some people & astonish the rest.

2980 S. Rainbow Blvd Suite 210 Las Vegas, NV 89146

(o) 702.823.DBLS (f) 702.933.9030 (t) 888.594.DBLS

www.diamondbacklandsurveying.com

Nevada California Arizona Utah

Public Drainage Easement (continued)

Thence departing said southerly line, North 00°16'07" East, a distance of 15.00 feet;

Thence South 89°43'53" East parallel to and perpendicular to the said southerly line, a distance of 322.76 feet to a point on the said westerly right-of-way of Tioga Way;

Thence South 00°39'03" East along the said westerly right-of-way, a distance of 15.00 feet to the **Point of Beginning**.

The above described parcel contains 4,843 square feet, more or less as determined by computer methods.

Basis of Bearings: **North 89°43'38" West**, being the north line of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW1/4) of Section 10, Township 20 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada, as shown on that certain Record of Survey File 169 of Survey, Page 58 on file in the office of the Clark County, Nevada Recorder.

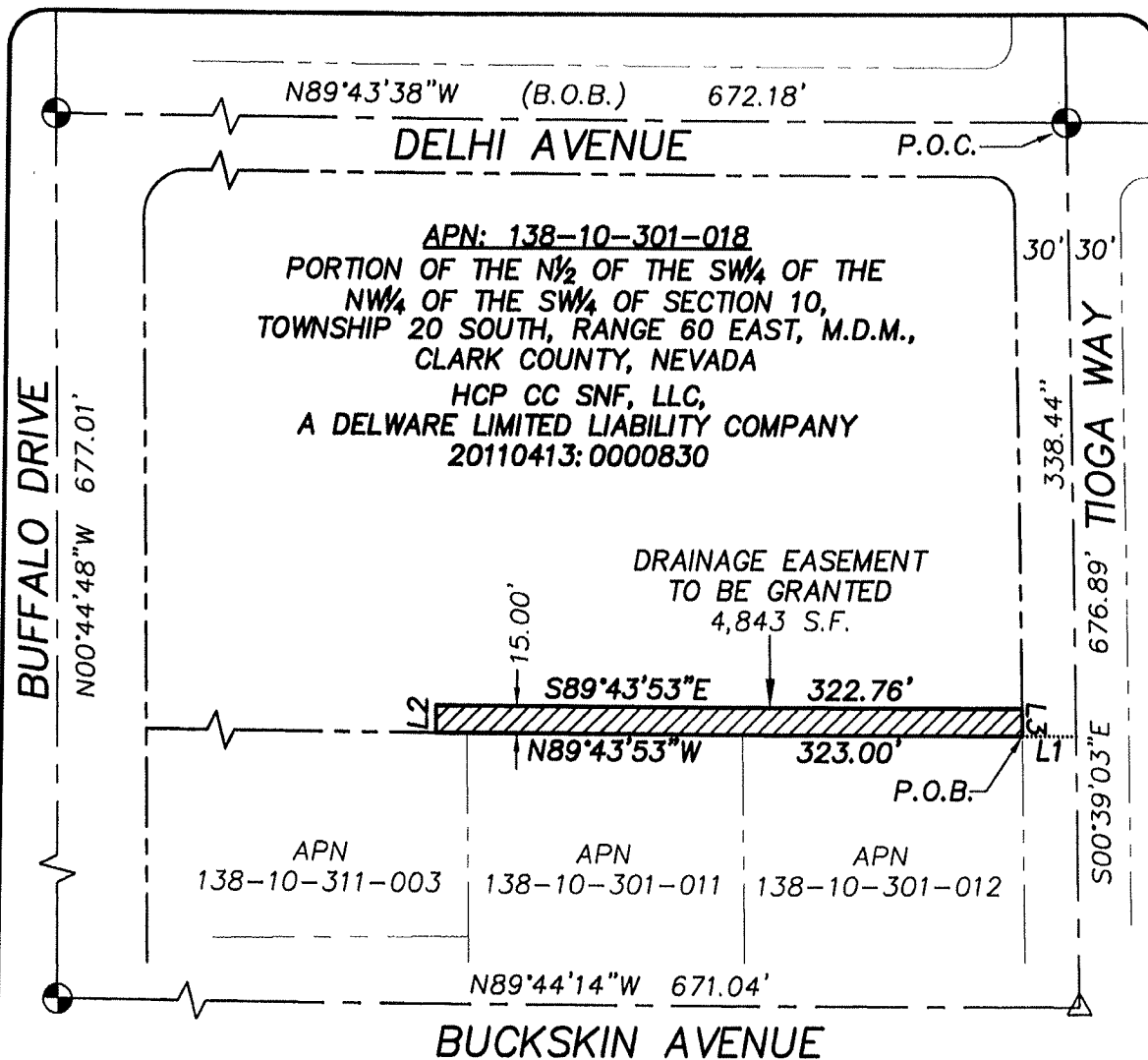
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Nevada California Arizona Utah



LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00'	N89°43'53"W
L2	15.00'	N00°16'07"E
L3	15.00'	S00°39'03"E

LEGEND

- — — CENTERLINE
- - - PROPERTY LINES
-  EASEMENT AREA
4,843 S.F.



Office:
(702) 823-3257

2980 S. RAINBOW BLVD. SUITE 210 C & D
LAS VEGAS, NEVADA 89146
NEVADA CALIFORNIA ARIZONA UTAH

EXHIBIT "B"
 DRAINAGE EASEMENT
 EXHIBIT TO LEGAL DESCRIPTION

JOB NUMBER: 110344
DRAWN BY: RLC DATED: 06/04/2011

PAGE 3 OF 3

Albert Sung

From: Robert Welch
Sent: Monday, August 22, 2011 5:24 PM
To: Albert Sung
Subject: FW: recorded doc

Please add to the drainage study file.

Thanks

From: Mary A. Wulff
Sent: Monday, August 22, 2011 8:50 AM
To: Bart Anderson; Robert Welch; Kevin Berg
Subject: recorded doc

Everyone, attached copy of recorded drainage easement for silver hills health care center (Hansen 26322). Only changed the notary to ca, Mary



1413_001.pdf