

PLANNING AND DEVELOPMENT DEPARTMENT
SCANNING COVER SHEET

Case No: V-0047-79

APN: 138-12-110-053

Location: 5538 W Duncan Dr

Applicant: El Jel Medical Hospital, Inc.
(Convalescent Home)

Project Name:

To allow an addition to an existing convalescent home for a total of 255 beds where a maximum of 199 beds are permitted; to allow 122 off-parking spaces where a minimum of 128 parking spaces are required; and to allow the proposed addition 2 stories where a maximum height of 1 story is permitted.



PROPERTY OWNERS

PROTESTS

APPROVALS

- 1. _____
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____
- 7. _____
- 8. _____
- 9. _____
- 10. _____
- 11. _____
- 12. _____
- 13. _____
- 14. _____
- 15. _____
- 16. _____
- 17. _____
- 18. _____
- 19. _____
- 20. _____

Minor Kelso, Highways Welfare Div.
Survivor Hospital
Anna Sawyer
Susan Lammer
Letter w/ 3 signatures

FILE NO. V-47-79

El Jen Convalescent Hospital

5538 West Duncan Drive
Las Vegas, Nevada 89106
TELEPHONE 645-2606

June 26, 1979

This is to certify that the signatures below indicate that these people have been informed of the proposed addition to El Jen Convalescent Hospital and that they have no objections to this being done.

Stephen + Barbara Lauer
Pat and Wally Hayden
Jamel & Jim Naddad


of nevadaDEPARTMENT OF HUMAN RESOURCES
WELFARE DIVISION - MEDICAL CARE SECTION251 JEANELL DRIVE - CAPITOL COMPLEX
CARSON CITY, NEVADA 89710
PHONE 885-4775

May 30, 1979

Mr. James M. Toomey, Administrator
El Jen Convalescent Hospital
5538 West Duncan Drive
Las Vegas, Nevada 89106

Dear Mr. Toomey:

This letter is in response to your proposed plan to add approximately 100 ICF-I and ICF-II beds to your facility. In reviewing current utilization of beds in Clark County, Title XIX has found that currently there are approximately 40 patients being maintained at the ICF-II level due to lack of ICF-I beds. It is conceivable that if a new facility were to be established with ICF-I beds and a patient's physician so ordered, these patients might be transferred.

The program does not have statistics on the number of people in the community who are waiting to enter an ICF-I or -II level, but it is known that of ten facilities in Clark County seven do not encourage ICF-I patients and two facilities have neither I nor II beds. This would also seem to indicate a need for more ICF beds.

Therefore, Title XIX would be very interested in, and supportive of, any attempt to increase the number of ICF beds in your area.

Sincerely,


MINOR L. KELSO, CHIEF
MEDICAL SERVICES

MLK:GMO:pc.



Weyerhaeuser Mortgage Company

Robert T. McNamara
Assistant Vice President

10639 Santa Monica Boulevard
Los Angeles, California 90025
(213) 475-7301

May 10, 1979

Mr. Jim Toomey
5538 West Duncan Drive
Las Vegas, Nevada 89106

Re: Proposed 100 Bed ICF Facility

Dear Jim:

Weyerhaeuser Mortgage Company will be able to provide financing on the above referenced project as soon as you receive the Certificate of Need. We believe that the approximate rate will be 9½%.

We look forward to working with you on this new project.

Very truly yours,

WEYERHAEUSER MORTGAGE COMPANY

R. T. McNamara

Robert T. McNamara
Assistant Vice President

RTM:sl

An Affiliate Of
The Hospital Company

Humana

3186 Maryland Parkway
Las Vegas, Nevada
89109
702/731-8000

**Sunrise Hospital
Medical Center**

June 20, 1979

Emma Colbert
Medical Social Worker
Sunrise Hospital

Mr. Jim Toomey
El Jen Convalescent Center
5538 Duncan Dr.
Las Vegas, Nevada

Dear Mr. Toomey,

In regards to our conversation of June 8th, 1979, we often have a problem finding placement for ICF I and ICF II patients.

Our department is hopeful that you will receive approval for your proposed expansion, and that our good working relationship will continue.

Sincerely,


Emma Colbert

1900 So 17th
Las Vegas, Nev.
June 10, 1979

State of Nevada Health
and Planning Dept.
Carson City, Nev.

Re: 100 Bed addition to El Jen Convalescent
Hospital
Gentlemen:

Please be informed that my mother,
Antonie Kokes, is at the present time
a patient at El Jen Hospital, where she
has been cared for since the latter part
of December 1978. I am more than
satisfied with the accommodations
and the care and treatment that has
been accorded to my mother.

I speak from much experience
This is the fourth nursing home
that my mother has been in since
March 1978. El Jen has provided better
care and food than any of the other
facilities.

He had to take her out of her first
facility, under adverse conditions.
Her room was cold, the out door

was left opened for hours. She had a bed sore (within 7-8 days) and she had many bruises on her body, and she had been overly sedated.

Due to infections and dehydration my mother was in Valley Hospital three times in 1978. At this point in time she is stable and doing well as can be expected. They Care.

I have spent many years in the nursing field, therefore am aware of the quality of care that is given at El Jen. I strongly recommend that El Jen be permitted the 100-bed addition that they seek. It will enrich the care of the Convalescent and elderly in our community.

Sincerely,

Ima Sawyer, Trustee of Antioch
Barbara B. Boman, Trustee " "
(granddaughter)

VALLEY HOSPITAL

620 SHADOW LANE • LAS VEGAS, NEVADA 89106
TELEPHONE (702) 385-3011

June 20, 1979

Susan Lammers
Medical Social Worker
Valley Hospital

Mr. Jim Toomey
El Jen Convalescent Center
5538 Duncan Dr.
Las Vegas, Nevada

Dear Mr. Toomey,

In regards to our conversation of June 8th, 1979,
we often have a problem finding placement for
ICF I and ICF II patients.

Our department is hopeful that you will receive
approval for your proposed expansion, and that
our good working relationship will continue.

Sincerely,


Susan Lammers

INTERDEPARTMENT DISTRIBUTION LIST

| | DATE SENT | DATE RETURNED | COMMENTS |
|---------------------|----------------|---------------|-------------------|
| BUILDING DEPARTMENT | 6-5 | | |
| FIRE SERVICES | 6-5 | 6-14 | See Memo - Object |
| PUBLIC SERVICES | 6-5 | | |
| POLICE DEPARTMENT | | | |
| LICENSE DEPARTMENT | 6-5 | | |
| HEALTH DEPARTMENT | | | |
| CITY ATTORNEY | | | |
| CITY MANAGER | | | |

FILE NO. V-47-79

June 13, 1979

NOTICE OF PUBLIC HEARING

JUNE 28, 1979

Notice is hereby given that on June 28, 1979, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-47-79 EL JEN MEDICAL HOSPITAL, INC. (CONVALESCENT HOME) FOR
A VARIANCE TO ALLOW AN ADDITION TO AN EXISTING CONVALESCENT
HOME FOR A TOTAL OF 255 BEDS WHERE A MAXIMUM OF 199
BEDS ARE PERMITTED; TO ALLOW 122 OFF-PARKING SPACES
WHERE A MINIMUM OF 128 PARKING SPACES ARE REQUIRED; AND
TO ALLOW THE PROPOSED ADDITION TWO (2) STORIES WHERE
A MAXIMUM HEIGHT OF ONE (1) STORY IS PERMITTED ON
PROPERTY LOCATED AT 5538 WEST DUNCAN DRIVE IN ZONING
DISTRICT R-E (RESIDENCE ESTATES).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS LOTS 3, 4, 5, 6, 7 AND 8, BLOCK 4,
TONOPAH TERRACE.

Any and all interested persons may appear before the Board of Zoning Adjustment either in person or by representative and object to or express approval of the proposed Variance; or may, prior to this hearing, file with the Department of Community Planning and Development written objection thereto or approval thereof.

COMMUNITY PLANNING AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:rw

(The information contained above is considered to be accurate; however, there may be minor variations involved.)

(SEE LOCATION MAP ON REVERSE SIDE)

557A

5584

5512

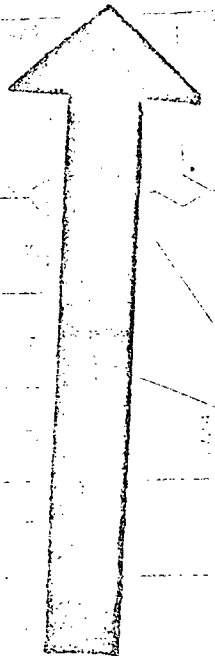
ALEXANDER ROAD

HELEN AVE

BRADLEY ROAD

DUNCAN DRIVE

N



V-47-79

RANCHO
BARBER

| | |
|---|---|
| <p>REQUESTED BY: Organization <u>CITY OF LAS VEGAS</u></p> <p>Name <u>JIM ROBISON</u></p> <p>Dept. <u>COMMUNITY DEVELOPMENT</u></p> <p>Phone <u>386-6301</u> Ext. _____</p> | <p>Date to be Completed _____</p> <p>ID Code <u>V-47-79</u></p> <p>Format: Roll List <input type="checkbox"/> Extraction <input checked="" type="checkbox"/></p> <p>Remarks _____</p> |
|---|---|

Fill in items 1, 2, 3, or 4; fill in item 5:

1. Selection by Book Number. List Books needed:

| | | | | | | | | | | | |
|------|------|------|------|------|------|------|------|------|------|------|------|
| Book | Book | Book | Book | Book | Book | Book | Book | Book | Book | Book | Book |
| | | | | | | | | | | | |

2. Selection by District. List Districts needed:

| | | | | | | | | | | | |
|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Dist. | Dist. | Dist. | Dist. | Dist. | Dist. | Dist. | Dist. | Dist. | Dist. | Dist. | Dist. |
| | | | | | | | | | | | |

3. Selection by Book Pages. List Book and Page:

| | | | | | | | | | | | |
|------|------|------|------|------|------|------|------|------|------|------|------|
| Book | Page | Book | Page | Book | Page | Book | Page | Book | Page | Book | Page |
| | | | | | | | | | | | |

4. Selection by Parcel. List Parcels needed:

| Book | Page | Block & No. | Book | Page | Block & No. | Book | Page | Block & No. | Book | Page | Block & No. |
|------|------|-------------|------|------|-------------|------|------|-------------|------|------|-------------|
| 01A | 551 | 001 | 01A | 850 | 005 | | | | | | |
| | | 002 | | | 007 | | | | | | |
| | 552 | 007 | | | 009 | | | | | | |
| | | 008 | | | 014 | | | | | | |
| | 553 | 001 | | | 019 | | | | | | |
| | | 009 | | | 021 | | | | | | |
| | | 011 | 02A | 100 | 001 | | | | | | |
| | 554 | 001 | | 120 | 011 | | | | | | |
| | | 006 | | END | | | | | | | |
| | | 008 | | | | | | | | | |
| | | 010 | | | | | | | | | |
| | | 011 | | | | | | | | | |
| | 560 | 002 | | | | | | | | | |
| | 572 | 032 | | | | | | | | | |
| | | 036 | | | | | | | | | |

5. Information needed:

| | |
|---|---|
| a. Listing to contain: Descriptions <input checked="" type="checkbox"/> | Valuations <input type="checkbox"/> |
| b. Listing to be: One-Part <input checked="" type="checkbox"/> | Two-Part <input type="checkbox"/> Three-Part <input type="checkbox"/> |
| c. Labels needed: None <input type="checkbox"/> | One Set <input checked="" type="checkbox"/> Two Sets <input type="checkbox"/> |
| d. Label Sequence to be: Same as List <input checked="" type="checkbox"/> | Alpha on Name <input type="checkbox"/> |

V-47-79

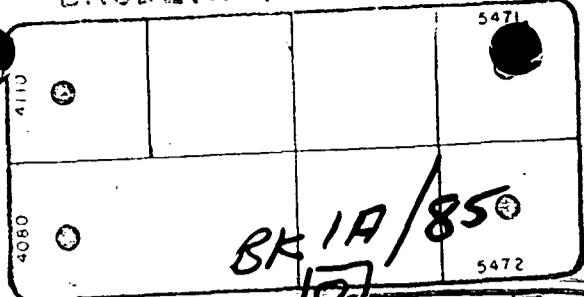
OIA-850-029

Crocker Willis H & Betty J

Box 517

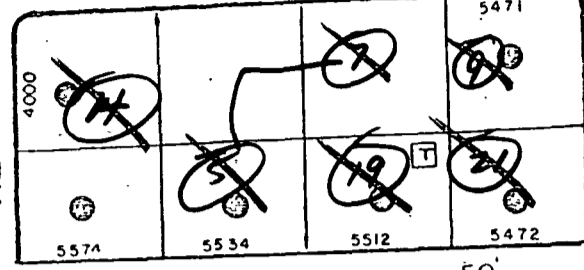
Sun City Ca 92381

BROOKLYN AVE.



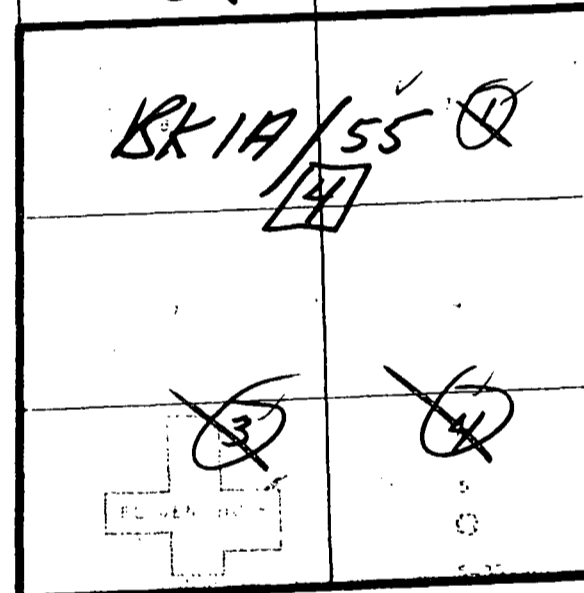
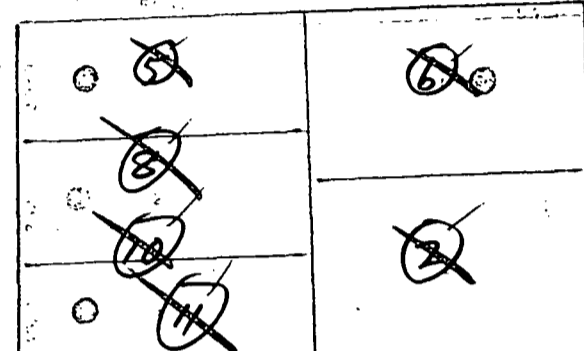
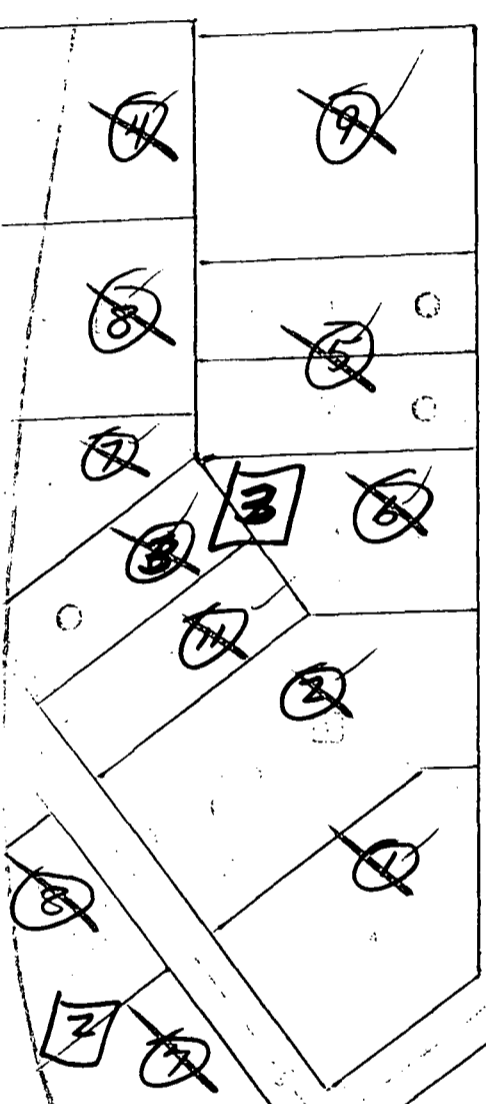
~~BK 2A/12~~
OK

FLORINE 60 AVE.

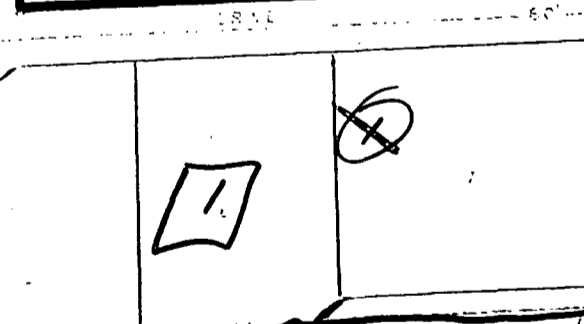


HELEN

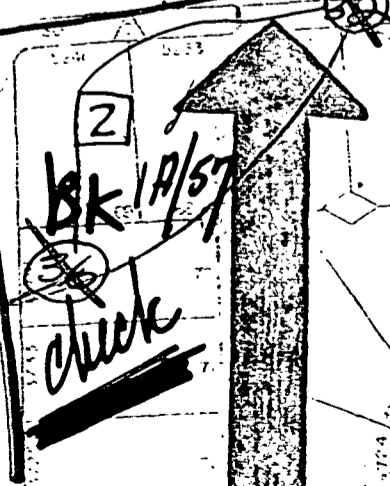
50



BK 2A/10
⊗



BK 1A/56
⊗



V-47-79

EL. JEN. MEDICAL HOSP. R-E

| P A R C E L | -----NAME AND ADDRESS----- | -----LEGAL DESCRIPTION----- | -----M I S C----- |
|---|--|---|--|
| 01A-551-001 V-47-79 DIST-200 | HILLHAVEN INC BOX 11222 TACOMA WA | TONOPAH TERRACE LOTS 5-7 BLK 5 | DEED- 0842:0801568 DATE- 02/01/78 LND USE- 0-00-0-0-0 |
| 01A-551-002 V-47-79 DIST-200 LOCATION- | HILLHAVEN INC BOX 11222 TACOMA WA 5659 N RANCHO DR | TONOPAH TERRACE LOT 1,2,4 PT LOT 3 BLK 5 PLUS VAC ALLEY | DEED- 0842:0801568 DATE- 02/01/78 LND USE- 3-35-0-0-0 |
| 01A-552-007 V-47-79 DIST-200 LOCATION- | CHAIREZ JANET 1517 GOLDEN ARROW LAS VEGAS NV 3800 LEON AVE 12 | TONOPAH TERRACE LOT 07 BLK 02 | DEED- 0915:0874107 DATE- 07/14/78 LND USE- 0-00-0-0-0 |
| 01A-552-008 V-47-79 DIST-200 LOCATION- | HASSELFELD ERNEST C & LOUISE 3850 LEON AVE LAS VEGAS NV 3850 LEON AVE | TONOPAH TERRACE LOTS 5 & 6 BLK 2 | DEED- 0150:0119762 DATE- 08/06/71 LND USE- 1-10-0-0-1 1 |
| 01A-553-001 V-47-79 DIST-200 LOCATION- | RICHARDSON GLENN D & ADRIENNE 3851 LEON AVE LAS VEGAS NV 5600 DUNCAN DR 12 | TONOPAH TERRACE LOT 04 BLK 03 | DEED- 0711:0670936 DATE- 02/25/77 LND USE- 0-00-0-0-0 |
| 01A-553-002 V-47-79 DIST-200 LOCATION- | RICHARDSON GLENN D & ADRIENNE 3851 LEON AVE LAS VEGAS NV 3851 LEON AVE | TONOPAH TERRACE LOT 05 BLK 03 | DEED- 0908:0867560 DATE- 06/29/78 LND USE- 1-10-0-0-0 1 |
| 01A-553-003 V-47-79 DIST-200 LOCATION- | JONES THOMAS H & PATRICIA A 3909 LEON AVE LAS VEGAS NV 3901 LEON AVE | TONOPAH TERRACE PT LOT 6 BLK 3 (LOT 1 PM 16-11) | DEED- 1027:0986489 1 JT DATE- 03/22/79 LND USE- 1-10-0-0-0 1 |
| 01A-553-004 V-47-79 DIST-200 LOCATION- | GOLDBERG MEYER & RACHEL ETAL 6217 RASSLER AVE LAS VEGAS NV 3900 LEON AVE 14 | TONOPAH TERRACE LOT 09 BLK 03 | DEED- 0597:0556424 DATE- 02/24/76 LND USE- 0-00-0-0-0 |

| P A R C E L | -----NAME AND ADDRESS----- | -----LEGAL DESCRIPTION----- | -----M I S C----- |
|---|---|---|--|
| 01A-553-005 V-47-79 DIST-200 LOCATION- | JAMES DONALD A & ROSEMARY C 3928 HELEN AVE LAS VEGAS NV 3928 HELEN AVE | TONOPAH TERRACE PT LOT 2 BLK 3 (LOT 1 PM 17-35) | DEED- 0972:0931168 DATE- 11/20/78 LND USE- 1-10-0-0-0 1 |
| 01A-553-006 V-47-79 DIST-200 LOCATION- | ELLUL JOE L & DONNA M 3919 HELEN LAS VEGAS NV 3919 HELEN AVE | TONOPAH TERRACE LOT 03 BLK 03 | DEED- 0753:0605328 DATE- 10/20/66 LND USE- 1-10-0-0-0 1 |
| 01A-553-007 V-47-79 DIST-200 LOCATION- | LUJAN FRED M & HENRIETTA JOY 3917 LEON AVE LAS VEGAS NV 3900 LEON AVE 12 | TONOPAH TERRACE LOT 07 BLK 03 | DEED- 1059:1018815 1 JT DATE- 05/23/79 LND USE- 1-10-0-0-0 1 |
| 01A-553-008 V-47-79 DIST-200 LOCATION- | WHALEY DEAN GASTON & SANDRA JEAN 3925 LEON AVE LAS VEGAS NV 3925 LEON AVE | TONOPAH TERRACE LOT 08 BLK 03 | DEED- 0761:0720985 DATE- 07/12/77 LND USE- 1-10-0-0-0 1 |
| 01A-553-009 V-47-79 DIST-200 | GOLDBERG MEYER & RACHEL ETAL 6217 RASSLER AVE LAS VEGAS NV | TONOPAH TERRACE LOT 1 BLK 3 | DEED- 0597:0556424 DATE- 02/24/76 LND USE- 0-00-0-0-0 |
| 01A-553-011 V-47-79 DIST-200 LOCATION- | PADGET ROGER M & VICTORIA A 3901 LEON AVE LAS VEGAS NV 3901 LEON AVE | TONOPAH TERRACE PT LOT 6 BLK 3 (LOT 2 PM 16-11) | DEED- 0951:0910016 DATE- 09/29/78 LND USE- 1-10-0-0-0 1 |
| 01A-554-001 V-47-79 DIST-200 LOCATION- | ELJEN MEDICAL HOSPITAL INC 5538 W DUNCAN DR LAS VEGAS NV 3900 HELEN AVE 12 | TONOPAH TERRACE LOTS 3 & 4 BLK 4 LOTS 7 & 8 BLK 4 | DEED- 0124:0098625 DATE- 05/10/71 LND USE- 0-00-0-0-0 |
| 01A-554-002 V-47-79 DIST-200 | MORTENSEN AARON C & TENNY S 1721 BANNIES LN LAS VEGAS NV | TONOPAH TERRACE LOT 2 BLK 4 | DEED- 0652:0611720 DATE- 08/20/76 LND USE- 0-00-0-0-0 |

| P A R C E L | -----NAME AND ADDRESS----- | -----LEGAL DESCRIPTION----- | -----M I S C----- |
|---|--|--|---|
| 01A-554-003 V-47-79 DIST-200 LOCATION- | ELJEN MEDICAL HOSPITAL INC 5538 W DUNCAN DR LAS VEGAS NV 5538 DUNCAN DR | TONOPAH TERRACE LOT 06 BLK 04 | DEED- 0124:0098625 DATE- 05/10/71 LND USE- 3-35-0-0-0 |
| 01A-554-004 V-47-79 DIST-200 LOCATION- | ELJEN MEDICAL HOSPITAL INC 5538 W DUNCAN DR LAS VEGAS NV 5488 DUNCAN DR | TONOPAH TERRACE LOT 05 BLK 04 | DEED- 0124:0098625 DATE- 05/10/71 LND USE- 1-10-0-0-0 1 |
| 01A-554-005 V-47-79 DIST-200 LOCATION- | LAUER STEPHEN & BARBARA 1515 E TROPICANA #150 LAS VEGAS NV 3930 HELEN AVE | TONOPAH TERRACE PT LOT 10 BLK 4 (LOT 1,PT LOT 3 PM 20-47) | DEED- 0963:0922905 DATE- 08/21/78 LND USE- 1-10-0-0-0 1 |
| 01A-554-006 V-47-79 DIST-200 LOCATION- | ROGERS STEVEN R & CYNTHIA J 1724 W BONANZA #B LAS VEGAS NV 5401 ALEXANDER RD 5 | TONOPAH TERRACE PT LOT 1 BLK 4 | DEED- 0874:0833170 DATE- 04/18/78 LND USE- 1-10-0-0-0 1 |
| 01A-554-008 V-47-79 DIST-200 LOCATION- | HAYDEN PATRICK & VICKIE 1515 E TROPICANA #150 LAS VEGAS NV 3926 HELEN AVE | TONOPAH TERRACE PT LOTS 9-10 BLK 4 (LOT 2,PT LOT 3 PM 20-47) | DEED- 0914:0873659 DATE- 07/13/78 LND USE- 1-10-0-0-0 1 |
| 01A-554-010 V-47-79 DIST-200 LOCATION- | HADDAD JAMES R & JAMEL L 1515 E TROPICANA #150 LAS VEGAS NV 3922 HELEN AVE | TONOPAH TERRACE PT LOT 9 BLK 4 (PT LOT 4 PM 20-47) | DEED- 0938:0897779 DATE- 09/01/78 LND USE- 1-10-0-0-0 1 |
| 01A-554-011 V-47-79 DIST-200 | HAYDEN PATRICK & VICKIE 1515 E TROPICANA #150 LAS VEGAS NV | TONOPAH TERRACE PT LOT 9 BLK 4 (PT LOT 4 PM 20-47) | DEED- 0927:0886906 DATE- 08/10/78 LND USE- 0-00-0-0-0 |
| 01A-560-002 V-47-79 DIST-200 LOCATION- | RASCH ULRICH W TRS 8R GROSS 531 WILSHIRE BLVD LAS VEGAS NV 3500 N RANCHO DR 14 | PT NW4 SEC 12 20 60 | DEED- 0779:0738430 DATE- 08/23/77 LND USE- 0-00-0-0-0 |

| P A R C E L | -----NAME AND ADDRESS----- | -----LEGAL DESCRIPTION----- | -----M I S C----- |
|---|--|--|--|
| 01A-572-032 V-47-79 DIST-200 LOCATION- | RUTHE CHARLES L TRS 701 E CHARLESTON BLVD LAS VEGAS NV 5217 GILMORE AVE | HOMESTEAD ESTS UNIT #2 LOT 66 BLK 3 | DEED- 0972:0931013 1 NS DATE- 11/20/78 LND USE- 0-00-0-0-0 |
| 01A-572-033 V-47-79 DIST-200 LOCATION- | RUTHE CHARLES L TRS 701 E CHARLESTON BLVD LAS VEGAS NV 5225 GILMORE AVE | HOMESTEAD ESTS UNIT #2 LOT 67 BLK 3 | DEED- 0972:0931013 1 NS DATE- 11/20/78 LND USE- 0-00-0-0-0 |
| 01A-572-034 V-47-79 DIST-200 LOCATION- | RUTHE CHARLES L TRS 701 E CHARLESTON BLVD LAS VEGAS NV 5233 GILMORE AVE | HOMESTEAD ESTS UNIT #3 LOT 68 BLK 3 | DEED- 0972:0931013 1 NS DATE- 11/20/78 LND USE- 0-00-0-0-0 |
| 01A-572-035 V-47-79 DIST-200 LOCATION- | RUTHE CHARLES L TRS 701 E CHARLESTON BLVD LAS VEGAS NV 5241 GILMORE AVE | HOMESTEAD ESTS UNIT #3 LOT 69 BLK 3 | DEED- 0972:0931013 1 NS DATE- 11/20/78 LND USE- 0-00-0-0-0 |
| 01A-572-036 V-47-79 DIST-200 LOCATION- | RUTHE CHARLES L ETAL 701 E CHARLESTON BLVD LAS VEGAS NV 3741 BRADLEY RD | HOMESTEAD ESTS UNIT #3 LOT 70 BLK 3 | DEED- 1036:0995128 1 NS DATE- 04/06/79 LND USE- 0-00-0-0-0 |
| 01A-850-005 V-47-79 DIST-200 LOCATION- | MARTINEZ JAQUIN M & AMELIA 5434 W ALEXANDER RD LAS VEGAS NV 5434 ALEXANDER RD 5 | PT SE4 SW4 SEC 1 20 60 | DEED- 0446:0405293 DATE- 07/26/74 LND USE- 1-10-0-0-1 1 |
| 01A-850-006 V-47-79 DIST-200 LOCATION- | THATCHER HOWARD O & MILDRED L 4000 HELEN ST LAS VEGAS NEVADA 5400 FLORINE ST 12 | PT SE4 SW4 SEC 01 20 60 | DEED- 0615:0494781 DATE- 03/29/65 LND USE- 0-00-0-0-0 |
| 01A-850-007 V-47-79 DIST-200 LOCATION- | PFISKER BETTE J 202 S TEXAS HENDERSON NV 5400 FLORINE ST 12 | PT SE4 SW4 SEC 01 20 60 | DEED- 0639:0598099 DATE- 07/09/76 LND USE- 0-00-0-0-0 |

C5115031 BATCH- A11615580 1979-80
RUN DATE- 06/08/79

CLARK COUNTY
TAX ROLL EXTRACTION R

PAGE- 5

| P A R C E L | -----NAME AND ADDRESS----- | -----LEGAL DESCR |
|---|--|--------------------|
| 01A-850-009 V-47-79 DIST-200 LOCATION- | MCINTOSH DONALD & KIM C 5471 FLORINE ST LAS VEGAS NV 5471 FLORINE ST | PT SE4 SW4 SEC 1 2 |
| 01A-850-014 V-47-79 DIST-200 LOCATION- | REAL ESTATE INVESTORS CORP BOX 2049 LAS VEGAS NV 5574 ALEXANDER RD 5 | PT SE4 SW4 |
| 01A-850-019 V-47-79 DIST-200 LOCATION- | MCCURDY DWIGHT B & KIM C 5512 ALEXANDER RD LAS VEGAS NV 5512 ALEXANDER RD 5 | PT SE4 SW4 |
| 01A-850-021 V-47-79 DIST-200 LOCATION- | SHOEMAKER CHARLES R 5472 ALEXANDER RD LAS VEGAS NV 5472 ALEXANDER RD 5 | PT SE4 SW4 |
| 02A-100-001 V-47-79 DIST-200 | FIORITO J DAN JR ETAL 1100 NW LEARY SEATTLE WA | NW4 NE4 |
| 02A-120-011 V-47-79 DIST-200 | SELETZ RACHELLE 2515 N COMMONWEALTH LOS ANGELES CALIF | PT SW4 SE4 SEC 1 2 |

~~LICENSE~~ INSPECTION LOG

LOCATION NE off Rancho & Duncan
TENTATIVE ~~LICENSE~~ ISSUED ON Field

CASE NO. V-47-79

FIELD INSPECTION LOG

DATE/BY 7/20/08 *[Signature]*

No new construction as proposed through the approved plot plan evidenced by this inspection.

On _____, the conditions of approval have been met.

APPROVED BY _____

CHAIRMAN SWESSEL asked if anyone else wished to be heard; there being no one, he declared the public hearing closed.

MRS. EMMETT made a Motion for APPROVAL of V-46-79, subject to the following conditions:

1. Conformance to the plot plan.
2. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Mrs. Emmett, Mrs. Meyers, Chairman Swessel, Mrs. Segretti and Mr. Bugbee

"NOES" None

Motion for APPROVAL carried unanimously.

13. V-47-79

APPROVED

Application of EL JEN MEDICAL HOSPITAL, INC. (Convalescent Home for a Variance to allow an addition to an existing convalescent home for a total of 255 beds where a maximum of 199 beds are permitted; to allow 122 off-parking spaces where a minimum of 128 parking spaces are required; and to allow the proposed addition two (2) stories where a maximum height of one (1) story is permitted on property located at 5538 West Duncan Drive in Zoning District R-E (Residence Estates). The above property is legally described as Lots 3, 4, 5, 6, 7 and 8, Block 4, Tonopah Terrace.

MR. BROWN presented the staff report and stated the plot plan is as shown. The applicants have agreed to reduce the two other structures to honor the south setback of 50'. Staff does not object to the increased number of beds or decreased number of parking spaces. Staff does question the advisability of two stories in this area where one story seems to be the rule of building.

DENNIS HANEY and JIM TOMMEY represented the application. Mr. Haney stated there are letters of approval on file and the State of Nevada has approved this request. He presented a drawing of the proposed facility. He stated the two stories would only be at the rear of the building. He added they would like a 5 year period of time and would prefer 10 as they are looking at a 30 year mortgage on the addition.

MRS. SEGRETTI inquired as to the reduced parking spaces.

MR. HANEY stated the employees would be there from 7 AM to 4 PM and that this is a convalescent center and the number of visitors are limited. He added that the current parking spaces are never full.

CHAIRMAN SWESSEL asked if anyone else wished to be heard; there being no one, he declared the public hearing closed.

INTER-OFFICE MEMORANDUM

Date

July 27, 1979

TO: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FROM: CITY CLERK

SUBJECT: APPEAL OR CITY COMMISSION REVIEW INFORMATION ON BOARD OF ZONING ADJUSTMENT ACTIONS

COPIES TO:

RECEIVED
JUL 27 12 27 PM '79
CITY CLERK

This is to certify the following action relative to the Board of Zoning Adjustment decision on the application of:

File No. V-47-79

Applicant: El Jen Medical Hospital, Inc.

Appeal by applicant or any other aggrieved person: Yes No

Review requested by the City Commission: Yes No

August 9, 1979
DATE

[Signature]
CITY CLERK

COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:

Date of Board of Zoning Adjustment Action: July 26, 1979

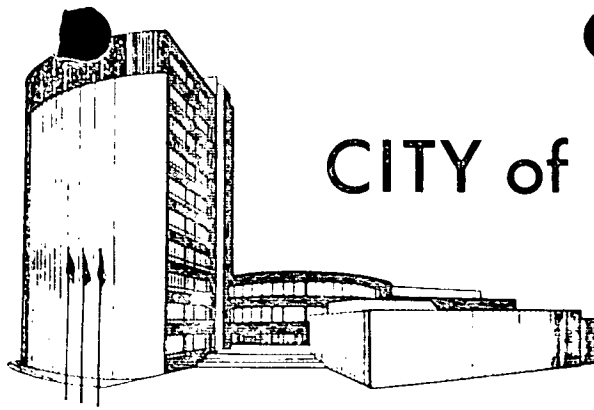
Last day for filing an appeal by applicant or any other aggrieved person. (Appeal period is 11 days after the date of BZA action.) August 6, 1979

Last day for a review being requested by the City Commission. (Review period is 14 days after date of BZA action.) August 9, 1979

rw

AUG 1 1979

MAYOR BILL BRIARE
COMMISSIONERS
PAUL J. CHRISTENSEN
RON LURIE
AL LEVY
ROY WOOFER
CITY ATTORNEY
RICHARD C. MAURER
CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

August 1, 1979

Mr. James M. Toomey
El Jen Medical Hospital, Inc.
5538 West Duncan Drive
Las Vegas, Nevada 89106

Re: V-47-79

Dear Mr. Toomey:

Your request for a Variance to allow an addition to an existing convalescent home for a total of 255 beds where a maximum of 199 beds are permitted; to allow 122 off-parking spaces where a minimum of 123 parking spaces are required; and to allow the proposed addition two (2) stories where a maximum height of one (1) story is permitted on property located at 5538 West Duncan Drive in Zoning District R-E, was considered by the Board of Zoning Adjustment at their regular meeting held July 26, 1979.

It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following conditions:

1. The Variance be exercised within a one (1) year time period.
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Department of Community Planning and Development and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
5. Conformance to the plot plan.
6. Securing all necessary permits and licenses and satisfaction of City code requirements and design standards of all City departments.

Mr. James M. Toomey
El Jen Medical Hospital, Inc.
Re: V-47-79

August 1, 1979

Page 2

This action by the Board of Zoning Adjustment on July 26, 1979, is final unless an appeal, in writing, is filed with the City Clerk within eleven days, or there is a review action filed by the City Commission within fourteen days.

An approved Variance must be exercised within six months or it becomes null and void, unless a request for an extension of time is duly filed and approved by the Board within the six month time limit.

Sincerely,

COMMUNITY PLANNING AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR



D. W. BROWN
Supervisor of Zoning

DWB:rw

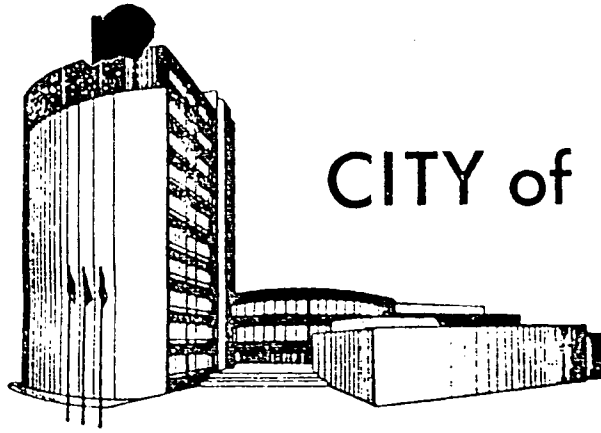
cc: City Clerk

MAYOR BILL BRIARE

COMMISSIONERS
PAUL J. CHRISTENSEN
RON LURIE
AL LEVY
ROY WOOFER

CITY ATTORNEY
RICHARD C. MAURER

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

July 19, 1979

EL JEN MEDICAL HOSPITAL, INC.
JAMES M. TOOMEY
5538 West Duncan Drive
Las Vegas, Nevada 89106

Re: V-47-79

Dear Applicant:

This is to advise that your request as referred to above will be considered by the Board of Zoning Adjustment at their regular meeting held July 26, 1979.

This meeting will be held at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

It is requested by the Board of Zoning Adjustment that you or your representative be present at this meeting to answer any pertinent questions which may arise regarding this request.

Sincerely,

COMMUNITY PLANNING AND DEVELOPMENT

A handwritten signature in black ink, appearing to read "Harold P. Foster". The signature is fluid and cursive.

HAROLD P. FOSTER, DIRECTOR

HPF:rw

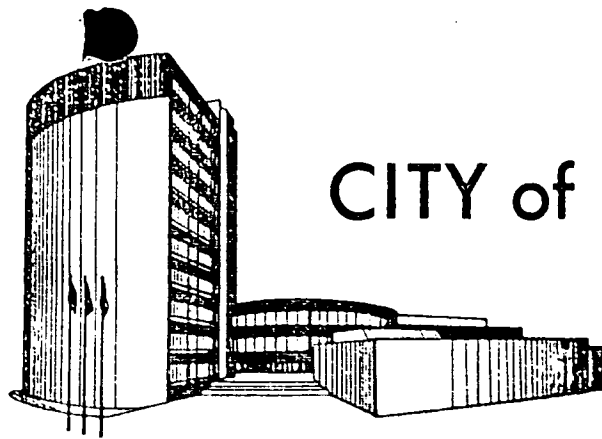
Attachment

MAYOR BILL BRIARE

COMMISSIONERS
PAUL J. CHRISTENSEN
RON LURIE
AL LEVY
ROY WOOFER

CITY ATTORNEY
RICHARD C. MAURER

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

June 29, 1979

Mr. James M. Toomey
El Jen Medical Hospital, Inc.
5538 W. Duncan Dr.
Las Vegas, Nevada 89106

Re: V-47-79

Dear Mr. Toomey:

The regular meeting of the Board of Zoning Adjustment for June 28, 1979, was cancelled due to a lack of quorum. Your request is rescheduled for the July 26, 1979 meeting which will be held at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue.

It is requested that you or your representative be present to answer any pertinent questions which may arise regarding this request.

Sincerely yours,

COMMUNITY PLANNING AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

A handwritten signature in black ink, appearing to read "D. W. Brown". The signature is written in a cursive style with a long horizontal line extending to the right.

D. W. BROWN
Supervisor of Zoning

DWB:rw

cc: Dennis R. Haney, 1407 Valley Bank Plaza, 300 South 4th St., 89101

Rose

DATE: 6/8/79

TO : COMMUNITY PLANNING & DEVELOPMENT

FROM : FIRE PREVENTION DIVISION

SUBJECT : V-47-49 El. Gen. Medical Hosp. Inc.
allow 255 bed Convalescent Home where 199 is Max.

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PLANNING AND
DEVELOPMENT

- 1. No objections.
- 2. Fire hydrant(s) to be installed when water is available to area.
- 3. Fire hydrant to be installed within 300 feet of the building or existing hydrant.
- 4. Fire hydrants to be installed in accordance with City Ordinance 1666.
- 5. Fire flow requirements to be determined when final construction plans are submitted.
- 6. Two (2) sets of as-builts to be provided this office.
- 7. Must meet requirements of Uniform Fire Code.
- 8. Must meet requirements of Uniform Building Code.
- 9. Building is to conform to the occupancy use requirements.
- 10. To be approved under permit from the Las Vegas Building Department.
- 11. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER: Since there is already insufficient water available for fire fighting, I would strenuously object to this proposal until arrangements can be made by builder or owner to correct this serious situation.

J. Barber Fire Marshal
FIRE PREVENTION OFFICER

NOTICE OF PUBLIC HEARING

6/5/79

JUNE 28, 1979

June 13, 1979

Notice is hereby given that on June 28, 1979, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-47-79

EL JEN MEDICAL HOSPITAL, INC. (CONVALESCENT HOME) FOR AN ADDITION TO A EXISTING CONVALESCENT HOME FOR A TOTAL OF A VARIANCE TO ALLOW ~~255~~ ²⁵⁵ BEDS, ~~CONVALESCENT HOME~~ ^{CONVALESCENT HOME} WHERE ~~THE MAXIMUM SIZE IS~~ ^{ARE PERMITTED} 199 BEDS; TO ALLOW 122 OFF-PARKING SPACES WHERE A MINIMUM OF 128 PARKING SPACES ARE REQUIRED; AND TO ALLOW THE ^{PROPOSED} ADDITION ~~TO BE~~ TWO (2) STORIES WHERE A MAXIMUM HEIGHT OF ONE (1) STORY IS ~~PERMITTED~~ ^{PERMITTED} ON PROPERTY LOCATED AT 5538 WEST DUNCAN DRIVE IN ZONING DISTRICT R-E (RESIDENCE ESTATES).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOTS 3, 4, 5, 6, 7 AND 8, BLOCK 4, TONOPAH TERRACE.

Initial and date:

WILLIAMS [Signature]
CLEMMER [Signature]
D.W. BROWN [Signature]
FOSTER [Signature]

THIS FILE MUST BE RETURNED TO ROSE BY: June 6, 1979

Any and all interested persons may appear before the Board of Zoning Adjustment either in person or by representative and object to or express approval of the proposed Variance/ Use Permit/Home Occupation Permit; or may, prior to this hearing, file with the Department of Community Planning and Development written objection thereto or approval thereof.

COMMUNITY PLANNING AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

(The information contained above is considered to be accurate; however, there may be minor variations involved. A complete detailed legal description is on file in the Department of Community Planning and Development.)

(SEE ATTACHED LOCATION MAP.)

INTER-OFFICE COMMUNICATION

DATE: June 5, 1979

TO: DEPARTMENT OF PUBLIC SERVICES
DIVISION OF BUILDING & SAFETY
DEPARTMENT OF FIRE SERVICES

FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

SUBJECT: FILE NO. V-47-79, BOARD OF ZONING ADJUSTMENT MEETING 6/28/79.

APPLICATION SUBMITTED BY: *El Jen Medical Hospital, Inc. (Convalescent Home)*

FOR A ~~USE PERMIT~~ VARIANCE TO: *Allow a 255 bed convalescent home where the maximum size is 199 beds; to allow 122 off-parking spaces where a minimum of 128 parking spaces are required and to allow the addition to be 2 stories where a maximum height of 1 story is permitted.*

PROPERTY LOCATED AT: *5538 West Duncan Dr.*

LAND USE ZONE: *R-E (Residence Estates)*

LEGALLY DESCRIBED AS: *Lots 3, 4, 5, 6, 7, and 8, Block 4, Tonopah Terrace*

Your remarks regarding this application prior to June 15, 1979 will be greatly appreciated.

Plot Plan Attached: Yes XXX
No _____

Building: Existing _____
Proposed _____

Fire Zone: #3

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HPF:rw

APPLICATION FOR VARIANCE

TO THE BOARD OF ZONING ADJUSTMENT:

Pursuant to Subsection A, Section 24, Chapter 1, Title XI, of the Las Vegas City Code, as amended, the undersigned owner(s) of record of the property hereinafter described, hereby presents his application requesting that certain property be allowed to deviate from the zoning requirements as also accompanying this application is the prescribed fee

To allow a 255 bed convalescent home where the maximum size is 199 beds; and to allow 122 off-parking spaces where a minimum of 128 parking spaces are required and to allow the addition to be two (2) stories where a maximum height of one (1) story is permitted.

variance to make the new uses permitted. for Health Complex use only, and that we have

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS AND REASONS HEREWITH SUBMITTED: The property is situated at 5538 West Duncan Drive between Helen Avenue and Bradley Road in Zoning District RE. Said property is legally described as follows, to wit:

Lots Three (3) Four (4) Five (5) Six (6) Seven (7) and Eight (8) Block Four (4) of TONOPAH TERRACE; Book 4 Page 19, Clark County, Nevada.

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)
COUNTY OF CLARK)

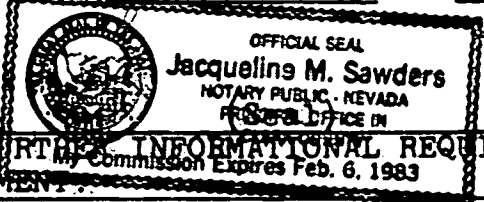
ss:

(I, We) the undersigned, being duly sworn, depose and say that (we, are, I am) the (owner, owners) of record of the property involved in this application, that the information on the attached map and all plans, drawings, and sketches attached hereto and all statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief.
(SIGNED IN INK)

El Jem Medical Hospital Bay Gas m Journey 5538 W Duncan Las Vegas NV 89106
SIGNATURE OF OWNER(S) OF RECORD MAILING ADDRESS (ZIP CODE) PHONE NO.

Subscribed and sworn to before me this 4th day of June, 1979.

Jacqueline M. Sawders
Notary Public in and for said County and State



SEE REVERSE SIDE FOR PLOT PLAN SPECIFICATIONS AND FURTHER INFORMATIONAL REQUIREMENTS INCLUDING THE ENVIRONMENTAL INFORMATION STATEMENT.

FOR DEPARTMENT OF COMMUNITY DEVELOPMENT USE ONLY

This is to certify that the foregoing has been inspected by me and was filed with the office of the Secretary of the Board of Zoning Adjustment in accordance with the provisions of Subsection A, Section 24, Chapter 1, Title XI, of the Las Vegas City Code.

Filing Fee: \$ 100.00
Receipt No.: 304744
Case No. Y-47-79

Received by: Brad A. Keah
Date: 4 June 79

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

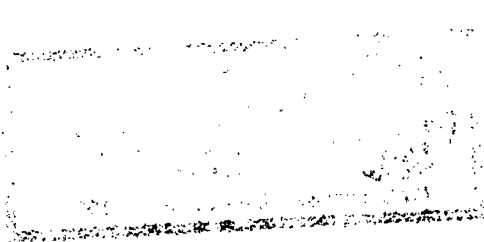
1. Five (5) copies of a plot plan of the applicant's property drawn to scale and fully dimensioned showing the location of existing and proposed buildings and structures and the location of any other improvements such as drives, walks, paved areas, planting.
2. A sketch, drawing, or photographs showing clearly the front and side elevations of any proposed buildings or structures, when requested.
3. Any other pertinent information which may be requested.

PLOT PLAN SPECIFICATIONS FOR VARIANCES:

1. Five (5) copies.
2. Minimum size - 18 X 24 inches
3. Legible.
4. Completely dimensioned, including boundary dimensions, dimensions of building, distances from buildings to the property lines.
5. Address and street name of property.
6. Off-street parking layout showing spaces, driveways, turn-around areas, etc., fully dimensioned.
7. Must be drawn to scale, with scale indicated.
8. Show north-point.

VISUAL ENVIRONMENTAL STATEMENT:

I, as owner(s), representative(s), developer(s), feel that this proposed development will improve , have an adverse effect on , not alter , the visual environment of the City of Las Vegas.



EL JEN CONVALESCENT CENTER

Design Criteria

26 Beds (one story) $40 \times 120 = 4800$ Sq. Ft.

90 Beds (two story)

Bld. A $40 \times 180 \times 2 = 14,400$ Sq. Ft.

Bld. B $40 \times 120 \times 2 = 9600$ Sq. Ft.

Bld. C $40 \times 70 \times 2 = 5600$ Sq. Ft.

TOTAL = 29,600 Sq. Ft.

Cottages (8) @ 1200 Sq. Ft. each = 9600 Sq. Ft.

Total Parking - 123 cars (approx.)

Laundry Bldg. $30 \times 40 = 1200$ Sq. Ft.

