



006807

August 3, 1999

Mr. Barney Barnhart
Oakey Boulevard Church of Christ on behalf of
Templeton Development Corporation
4000 West Oakey Boulevard
Las Vegas, Nevada 89146

RE: SPECIAL USE PERMIT - U-71-99

Dear Mr. Barnhart:

Your request for a Special Use Permit on property located at 4000 West Oakey FOR A CONVALESCENT CARE FACILITY; AND TO ALLOW WAIVERS AS FOLLOWS: TO ALLOW 45.7 UNITS PER ACRE WHERE 25 UNITS PER ACRE IS THE MAXIMUM PERMITTED AND TO ALLOW A HEIGHT OF THREE STORIES WHERE TWO STORIES IS THE MAXIMUM PERMITTED, R-E (Residence Estates) Zone, Ward 1 (McDonald), APN: 162-06-603-014, was considered by the Planning Commission on July 29, 1999.

The Planning Commission unanimously voted to recommend APPROVAL of your request, subject to the following:

1. Conformance to the revised site plan submitted to the Planning Commission on July 29, 1999.
2. The west and center "legs" of the building shall be reduced to two stories in height for a distance of approximately 32 feet from the end of the leg.
3. Provide revised landscape plans that show the required landscape planters along the north and east property lines.
4. Approval of this site plan constitutes a waiver of the number of beds per acre to 45.7 and a waiver of the two story height restriction.
5. A Parcel Map must be recorded to separate this proposed parcel from the existing church parcel prior to the issuance of any permits as required by the Department of Public Works. The Parcel Map shall include an access easement across the church property to provide legal access to this site.
6. Construct a minimum of paving, curb, and gutter on the proposed private drive accessing this site as required by the Department of Public Works.

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LAS VEGAS, NEVADA 89101

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7. Meet with the Traffic Engineer for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works. Driveways proposed to access Del Monte Avenue shall be for emergency access only unless specifically allowed otherwise, in writing, by the Traffic Engineer.
8. Sign and record a Joint Access and Parking Agreement between this parcel and the adjacent parcel to the north and east to establish perpetual common access rights to both properties as required by the Department of Public Works. A copy of the recorded agreement shall be submitted to the City prior to the issuance of any building or grading permits.
9. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.
11. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
12. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
13. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
14. All City Code requirements and design standards of all City departments must be satisfied.

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15. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
16. Remove all substandard public street improvements and all unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards prior to occupancy of this site as required by the Department of Public Works.
17. 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.
18. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide transportation hazards.
19. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
20. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

This item will be considered by the City Council on September 1, 1999, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative choose not to attend, the City Council may act in your absence without your input.

Sincerely,



Andrew P. Reed, Senior Planner
Current Planning Division

APR:sd

cc: Mr. Bill Quinn
Templeton Development Corporation
3311 South Rainbow Boulevard #225
Las Vegas, Nevada 89146