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Date of Letter: 6/7/2012

Case Number(s): SDR-44700 <=>

Subject of Notice: APPLICANT: GIZA DEVELOPMENT - OWNER: DELAWARE 118, LLC, ET AL -
the southeast corner of Riley Street and Rome Boulevard <=>

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QC By:



June 7, 2012

LAS VEGAS
CITY COUNCIL

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ELIZABETH N. FRETWELL
CITY MANAGER

Mr. and Mrs. Parvez Rohani
7901 Rockwind Court
Las Vegas, Nevada 89117

RE: SDR-44700 – SITE DEVELOPMENT PLAN REVIEW
RELATED TO MOD-44703 AND SUP-44701
CITY COUNCIL MEETING OF JUNE 6, 2012

Dear Mr. and Mrs. Rohani:

The City Council at a regular meeting held June 6, 2012, APPROVED the request for a Site Development Plan Review FOR A PROPOSED SINGLE-STORY, 70,539 SQUARE-FOOT CONGREGATE CARE FACILITY WITH 60 CONVALESCENT CARE BEDS AND 34 ASSISTED LIVING UNITS WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW NONE OF THE BUILDING TO BE BUILT TO THE FRONT SETBACK LINE WHERE A MINIMUM OF 80 PERCENT IS REQUIRED AND A ZERO-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED; A WAIVER OF MONTECITO TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW A SERVICE AREA TO BE LOCATED WITHIN PUBLIC VIEW AND WITHOUT SCREENING WHERE SUCH IS NOT ALLOWED; AND A CORRESPONDING REQUEST FOR ENCROACHMENT INTO THE ROME BOULEVARD AND RILEY STREET PUBLIC RIGHTS-OF-WAY on 3.99 acres at the southeast corner of Riley Street and Rome Boulevard (APNs 125-20-810-001 and 125-20-803-002), T-C (Town Center) Zone [MS-TC (Main Street Mixed Use - Town Center) Special Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on June 7, 2012. This approval is subject to:

Planning

1. Conformance to all requirements of the Montecito Town Center Land Use and Design Standards Section 5.2.7 for mechanical equipment screening.
2. No deliveries shall occur from Riley Street.
3. Approval of a Major Modification (MOD-44703) and approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-44701) shall be required, if approved.

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4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. All development shall be in conformance with the site plan date stamped 04/09/12, landscape plan date stamped 03/15/12, and building elevations date stamped 02/23/12, except as amended by conditions herein.
6. A Waiver from Town Center Development Standards Manual Section C.1.C is hereby approved, to allow none of the building to be built to the front setback line where 80 percent is required and to allow a zero-foot corner side setback where 15 feet is required.
7. All trash enclosures shall contain solid walls, opaque doors and a trellis or roof in conformance to Montecito Town Center Land Use and Design Standards.
8. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 03/15/12. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
9. 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.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
11. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
12. A revised site plan shall be submitted to and approved by the Department of Planning Department, prior to or at the time application is made for a building permit, to show the following:
 - a. Indicate an accessible route from the building entrance to the public right-of-way.
 - b. Indicate special paving at the pick-up and drop-off area in accordance with Montecito Town Center Land Use and Design Standards.

13. 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. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - a. Provide additional 24-inch box trees within the five-foot perimeter landscape buffer areas along the west and east property lines to meet the ratio of one tree per 30 linear feet required by the Montecito Town Center Land Use and Design Standards.
 - b. Street trees shall be 36-inch box size and located within four-foot square grates as required by the Town Center Development Standards.
 - c. Plant species shall be listed and depicted on the plan exactly as they will be planted on the site.
14. 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.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Dedicate the east half of the required right-of-way in order to terminate Riley Street in a cul-de-sac as required by the Department of Public Works.
17. In accordance with code requirements of Title 13.16 and 13.56, remove all substandard improvements and replace with new improvements meeting Town Center Development Standards concurrent with development of this site. Additionally, per the requirements of Title 19.03.130.A, construct all incomplete half-street improvements on Riley Street adjacent to this site, including the cul-de-sac terminus as shown on the approved site plan, per Town Center Development Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with the development of this site.
18. 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.
19. 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.

20. An encroachment for any landscaping in the Rome Boulevard, Riley Street, and Darling Road public rights-of-way as shown on the approved Site Plan is hereby approved and staff is directed to process an encroachment application that is in conformance with this approved Site Plan after the applicant provides appropriate documentation and fees for such application. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Coordinate with the Land Development Section in the Department of Building and Safety (229-6371) to determine how existing encroachments will affect this Encroachment application.
21. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the use of the existing facilities.
22. 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 or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

Sincerely,



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

cc: Mr. Michael Wright
Giza Development
801 North 500 West, Suite #300
Bountiful, Utah 84010

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RHS Management, LLC
2810 West Charleston Boulevard, Suite H-80
Las Vegas, Nevada 89102