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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 7-1-1

www.lasvegasnevada.gov



/city of las vegas

REVISED LETTER

April 25, 2016

Delaware 118, LLC
840 S. Rancho Drive, Suite #4-572
Las Vegas, Nevada 89106

**RE: SDR-63116 [PRJ-63053] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO SUP-63115
CITY COUNCIL MEETING OF APRIL 20, 2016**

Dear Applicant:

The City Council at a regular meeting held on April 20, 2016 *APPROVED* request for a Site Development Plan Review FOR A PROPOSED 41,756 SQUARE-FOOT, 72-BED CONGREGATE CARE FACILITY WITH A WAIVER 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 on 3.98 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) and Mixed Use Commercial Montecito Town Center Special Land Use Designations], Ward 6 (Ross) [PRJ-63053].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-63115) shall be required, if approved.
2. 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.
3. All development shall be in conformance with the site and landscape plan date stamped 02/10/16, and building elevations, date stamped 01/21/16 and 02/10/16, except as amended by conditions herein.
4. 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 an 80 percent build-to-line ratio is required.

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5. 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 special paving at the pick-up and drop-off area in accordance with Montecito Town Center Land Use and Design Standards.
6. 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.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. 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.
10. 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. Show the existing streetscapes along Riley Street and Rome Boulevard adjacent to this site in conformance with the Town Center Development Standards Manual. The streetscapes shall indicate the existing sidewalks and amenity zones, as well as the required street trees and amenities. Failure to conform to the Town Center Development Standards Manual shall require an additional site review and accompanying waiver.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

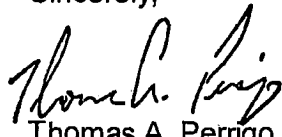
Public Works

13. Prior to the issuance of any building permits, dedicate the east half of the cul-de-sac shown adjacent to Assessor Parcel Number 125-20-803-002.
14. Concurrent with construction of this site, construct all incomplete half-street improvements adjacent to this site meeting Town Center Development Standards. The improvements on Riley Street may terminate just south of the proposed driveway.
15. Correct all Americans with Disabilities Act (ADA) deficiencies on the sidewalk and sidewalk ramps adjacent to this site on Riley Street and Rome Boulevard in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer 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 development of this site.
16. 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.
17. Landscape and maintain all unimproved rights-of-way on Riley Street and Rome Boulevard adjacent to this site. 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. Submit an Encroachment Agreement for landscaping and private improvements in the Riley Street and Rome Boulevard public rights-of-way prior to this issuance of permits for these improvements. 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 applicant and any successors in interest to the property and assigns pursuant to the terms of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

19. 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on April 21, 2016.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Mr. Michael Ochoa
Michael Ochoa Development Company
901 N. Green Valley Parkway, Suite #130
Henderson, Nevada 89074

Ms. Lucy Stewart
LAS Consulting
1916 Trail Peak Lane
Las Vegas, Nevada 89134

Roohani Khusrow Family Trust
9500 Hillwood Drive, Suite #201
Las Vegas, Nevada 89134