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/city of las vegas

September 22, 2016

Mr. Michael O. Lavin
WestCare Foundation, Inc.
1711 Whitney Mesa Drive
Henderson, Nevada 89014

**RE: SDR-65430 [PRJ-65237] – SITE DEVELOPMENT PLAN REVIEW
RELATED TO SUP-65429
CITY COUNCIL MEETING OF SEPTEMBER 21, 2016**

Dear Mr. Lavin:

The City Council at a regular meeting held on September 21, 2016 **APPROVED** a request for a Site Development Plan Review FOR A PROPOSED SINGLE-STORY, 87-UNIT, 57,999 SQUARE-FOOT CONVALESCENT CARE FACILITY/NURSING HOME on approximately 5.00 acres at the southwest corner of Duncan Drive and Bradley Road (APNs 138-12-110-056 and a portion of 138-12-210-036), R-E (Residence Estates) Zone and C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-65237].

This approval is subject to the following conditions:

Planning

1. The previous Site Development Plan Review approval (SDR-59939) shall be expunged upon final approval of SDR-65430.
2. A revised site plan shall be submitted to the Department of Planning prior to the submittal of building permits reflecting the updated unit type counts and associated bed counts conforming to conditions of approval for SUP-65429.
3. The perimeter wall shall be eight feet in height and shall be constructed to match the existing wall found on the adjacent commercial property to the south. The perimeter wall shall be installed along both Bradley Road and Duncan Drive.
4. A security gate shall be required on Duncan Drive and allowed to be open between the hours of 8:00 a.m. to 8:00 p.m. and closed during all other hours.

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5. Landscaping shall be installed behind the sidewalk in conformance with the submitted landscape site plan stamped 06/27/16.
6. The applicant shall submit a security plan to the Department of Planning for review and approval administratively.
7. 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.
8. All development shall be in conformance with the site plan, landscape plan and building elevations, date stamped 06/27/16, except as amended by conditions herein.
9. All provided handicap-accessible parking spaces shall conform to Title 19 dimensional requirements.
10. 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.
11. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
12. 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.
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:
 14. Provide additional 24-inch box trees in the north and south perimeter buffers to meet the maximum spacing requirement of one tree per 20 linear feet. Alternatively, provide 24-inch box trees at 20-foot intervals.

15. 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.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

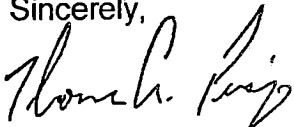
17. Prior to the issuance of any building permits, dedicate a 15-foot radius at the southwest corner of Bradley Road and Duncan Drive. Additionally, dedicate a radius acceptable to the City of Las Vegas Traffic Engineer at the intersection of Duncan Road and Helen Avenue and grant Public Pedestrian Access Easements for any public sidewalk areas not within the public right-of-way.
18. Construct half-street improvements including appropriate transitional paving on Duncan Drive, and Bradley Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). 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.
19. Construct the full width of the adjacent alley per current city standards concurrent with on-site development activities. Alternatively, vacate the entire length of the alley along the rear of this site to Rancho Drive.
20. 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.
21. This site shall connect to the 36-inch sewer line in Bradley Road at an existing or new manhole.

Mr. Michael O. Lavin
WestCare Foundation, Inc.
SDR-65430 [PRJ-65237] - Page Four
September 22, 2016

22. Landscape and maintain all unimproved rights-of-way, if any, 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.
23. Submit an Encroachment Agreement for landscaping and private improvements in the Duncan Drive and Bradley Road 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 adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).
24. This site is in a Federal Emergency Management Area (FEMA) designated flood zone. 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. Additionally, a Conditional Letter of Map Revision (CLOMR) must be obtained from FEMA prior to the issuance of any construction permits.

The Notice of Final Action was filed with the Las Vegas City Clerk on September 22, 2016.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:clb

Mr. Michael O. Lavin
WestCare Foundation, Inc.
SDR-65430 [PRJ-65237] - Page Five
September 22, 2016

cc: Mr. John T. Moran III, Esq.
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