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/city of las vegas

November 17, 2016

Mr. Farus Farmanali
FF Series Holdings LLC
13861 Adare Manor Lane
Frisco, Texas 75035

**RE: SDR-66510 [PRJ-66419] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-64834, ZON-64833, VAR-66511, VAR-66512, VAR-
66974, WVR-66675 AND SUP-66509
CITY COUNCIL MEETING OF NOVEMBER 16, 2016**

Dear Mr. Farmanali:

The City Council at a regular meeting held on November 16, 2016 **APPROVED** a request for a Site Development Plan Review FOR A PROPOSED 15,750 SQUARE-FOOT CONVALESCENT CARE FACILITY/NURSING HOME WITH A WAIVER TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED on 1.05 acres at the southeast corner of Azure Drive and Tenaya Way (APNs 125-27-610-001 and 024), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: O (Office)], Ward 6 (Ross) [PRJ-66419].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-66511), Variance (VAR-66512), Variance (VAR- 66973), Waiver (WVR-66675), and Special Use Permit (SUP-66509) 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 plan, landscape plan, and building elevations, date stamped 09/01/16, except as amended by conditions herein.
4. The Trash Enclosure and Mechanical Equipment shall be screened in accordance with Title 19.08.040(E)(4).

5. A six to eight-foot tall perimeter wall shall be constructed adjacent to residentially zoned property and property used for residential purposes in accordance with Title 19.08.
6. A Waiver from Title 19.08 is hereby approved, to allow for the building to not be oriented to the corner or the street fronts.
7. A Waiver from Title 19.08 is hereby approved, to allow a ten-foot landscape buffer adjacent to Starlight Drive.
8. 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.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. 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.
11. 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. One, 24-inch box tree every 20 linear feet with four, 5-gallon shrubs for every required tree within the required landscape buffer areas.
 - b. One, 24-inch box tree with four 5-gallon shrubs for every required tree at the end of each row of parking spaces.
 - c. The required landscape buffers shall be installed in accordance with Title 19.08.060 for Landscape Buffers – Minimum Zone Depths, except as amended herein.
12. 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.

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

Public Works

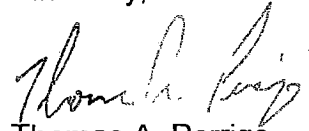
14. Dedicate an additional 5-feet of right-of-way for a total half-street width of 30-feet on Azure Drive, an additional 5-foot radius for a total radius of 30-feet at the southeast corner of Tenaya Way and Azure Drive and dedicate a 15-foot radius at the southwest corner of Azure Drive and Starlight Drive adjacent to this site prior to the issuance of any permits.
15. Grant a Pedestrian Access Easement for any sidewalk on Azure Drive located outside of the public right-of-way prior to the issuance of any permits. Additionally, grant a 5-foot Pedestrian Access Easement for a future detached sidewalk on Tenaya Way adjacent to this site prior to the issuance of any permits.
16. Construct half-street improvements meeting Complete Street standards on Starlight Drive and Azure Drive 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. This condition may be modified by conditions of approval for VAR-66512 and WVR-66675.
17. In accordance with Title 13.56.040, remove all substandard public street improvements and unused driveway cuts on Tenaya Way adjacent to this site and replace with new improvements meeting current City 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 development of this site.
18. Concurrent with development of this site, construct a median island on Azure Drive to restrict the driveway closest to Tenaya Way at a location and length acceptable to the City Traffic Engineer. Additionally, construct sufficient overpaving and transition paving on Azure Drive as directed by the City Traffic Engineer, where legally able.

19. 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.
20. 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.
21. Submit an Encroachment Agreement for landscaping and private improvements in the Tenaya Way, Azure Drive and Starlight Drive public rights-of-way, if any, 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 (229-4836).
22. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
23. 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, submittal of any construction drawings or the recordation of a Map subdividing this site, 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.

Mr. Farus Farmanali
FF Series Holdings LLC
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The Notice of Final Action was filed with the Las Vegas City Clerk on November 17, 2016.

Sincerely,

A handwritten signature in cursive script, appearing to read "Thomas A. Perrigo".

Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Ms. Moriah Curran
10 Nine Design Group
801 Las Vegas Boulevard, Suite #150
Las Vegas, Nevada 89101