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cityoflasvegas
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November 21, 2019

Mr. David Steinberg
Shetland Land, LLC
7301 Peak Drive
Las Vegas, Nevada 89128

**RE: SDR-77246 [PRJ-76737] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-77243, ZON-77244 AND SUP-77245
CITY COUNCIL MEETING OF NOVEMBER 20, 2019**

Dear Mr. Steinberg:

The City Council at a regular meeting held on November 20, 2019 voted to **APPROVE** your request for a Site Development Plan Review FOR A PROPOSED 37,000 SQUARE-FOOT CONVALESCENT CARE FACILITY/NURSING HOME on 2.62 acres located on the northwest corner of Charleston Boulevard and Shetland Road (APNs 139-32-801-008, 009 and 010), C-D (Designed Commercial) and R-E (Residence Estates) Zones [PROPOSED: R-E (Residence Estates)], Ward 1 (Knudsen) [PRJ-76737].

This approval is subject to the following conditions:

Planning

1. Revised Site Plan and Landscape Plan shall be submitted prior to issuance of Building Permit to reflect the placement of a monument sign to commemorate the Equestrian Estates community.
2. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-77243), Rezoning (ZON-77244) and Special Use Permit (SUP-77245) shall be required, if approved.
3. 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.
4. All development shall be in conformance with the site plan and landscape plan date stamped 09/12/19, and building elevations date stamped 08/14/19, except as amended by conditions herein.

S.✓

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5. An Exception from Title 19.06.040 is hereby approved, to allow the following:
 - a. To allow ten 24-inch box trees, adjacent to the north property line, where 15 24-inch box trees with four shrubs is required.
 - b. To allow six 24-inch box trees adjacent to the south property line, where 12 24-inch box trees with four shrubs is required.
 - c. To allow seven 24-inch box trees adjacent to the east property line, where 16 24-inch box trees with four shrubs is required.
6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. 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.
9. 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.
10. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Prior to the issuance of permits for this site, grant a Bus Shelter Pad Easement adjacent to the existing bus stop on Charleston Boulevard on this site unless the Regional Transportation Commission (RTC) acknowledges in writing that this easement is not required.
13. Construct all incomplete half-street improvements on Shetland Road to meet City standards concurrent with on-site development activities. Additionally, construct median modifications in Charleston Boulevard to restrict left-in and left-out movements from this site while maintaining the left-in and left-out movements for Cahlan Drive. The driveway on Shetland Road shall be limited to right-turn exit only and shall be signed "No Left Turn – Right Turn Only". Required improvements on Shetland Road may be amended if an appropriate Variance is approved by the City.
14. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along Charleston Boulevard adjacent to this site 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.
15. Concurrent with development, abandon the existing septic tanks and provide proof to the Southern Nevada Health District (SNHD) Environmental Health Division. Contact SNHD at 702.459.0661 for requirements.
16. Concurrent with development, construct an eight-inch sewer line in Shetland Road along the entire frontage of the property.
17. 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.

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18. Submit a License Agreement for landscaping and private improvements in the Charleston Boulevard and Shetland Road public rights-of-way, if any, adjacent to this site prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License 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 License 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 License Agreement.
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 November 21, 2019.

Sincerely,



Robert Summerfield, AICP[®]
Director
Department of Planning

RTS:PL:clb

cc: A.J. Plank
In2it Architecture
5135 South Durango Drive, Suite #103
Las Vegas, Nevada 89113