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DEPARTMENT OF PLANNING

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October 9, 2019

Mr. Josh Nelson
ALF Land Co, LLC
SL Limited Crossings, LLC, etal
10777 West Twain Avenue, Suite #115
Las Vegas, Nevada 89135

Re: CRG-77400 [PRJ-77080] - CITY REFERRAL GROUP

Dear Mr. Nelson:

The City Referral Group at a meeting held on October 9, 2019 voted to **APPROVE** your request for an Extension of Time of an approved Summerlin Site Development Plan Review (CRG-71478) FOR A PROPOSED 77,025 SQUARE-FOOT SPECIAL CARE FACILITY AND A 115,783 SQUARE-FOOT ASSISTED LIVING APARTMENT AND SPECIAL CARE FACILITY COMPLEX on 11.03 acres north and west of the intersection of Center Crossing Road and Desert Crossing Court (APNs 138-19-419-009, 010 and 012; and 138-30-113-025), P-C (Planned Community) Zone [EC (Employment Center) Summerlin North Special Land Use Designation], Ward 2 (Seaman) [PRJ-77080].

This approval is subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval for City Referral Group (CRG-71478) shall be required, if approved.
2. This approval shall expire 09/13/2021 unless another extension of time is approved by the City Council.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 09/08/19, except as amended by conditions herein.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. 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.

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7. 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.
8. 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.
9. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

This action by the City Referral Group on October 9, 2019 is final unless a written appeal is filed with the Director of the Department of Planning within ten (10) days of the date of the City Referral Group's decision.

Sincerely,



Nicole Eddowes
Senior Planner
Department of Planning
Case Planning Division

NE:clb

cc: Mr. Tony Celeste
Kaempfer Crowell
1980 Festival Plaza Drive, Suite #650
Las Vegas, Nevada 89135