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February 17, 2022

Catherine French
Highgate Las Vegas LLC
1177 West Hastings Street Suite 2133
Vancouver, British Columbia V6E-2K3

**RE: 21-0814-SDR1 – SITE DEVELOPMENT REVIEW
ADMINISTRATIVE CYCLE – FEBRUARY 2022**

Dear Applicant:

Your Land Use Entitlement request for a minor amendment to Site Development Plan Review (SDR-76873) FOR A PROPOSED 24-BED CONVALESCENT CARE FACILITY/NURSING HOME, 90-RESIDENT ASSISTED LIVING APARTMENT AND 10-UNIT SENIOR CITIZEN APARTMENT DEVELOPMENT on 5.62 acres on the east side of Rock Springs Drive, approximately 630 feet south of Lake Mead Boulevard (APN 138-22-702-002), R-3 (Medium Density Residential) Zone, Ward 1 (Knudsen).

The Department of Planning has administratively **APPROVED** your request subject to the following:

Planning

1. This approval is a minor amendment to, and shall run concurrently with, the approval for Site Development Plan Review (SDR-76873). No further action is needed, as this approval is extended, exercised or expired with SDR-76873.
2. All development shall be in conformance with the site plan and landscape plan, date stamped 01/27/22 and building elevations, date stamped 02/07/22, except as amended by conditions herein.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit..

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5. 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, which 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.

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

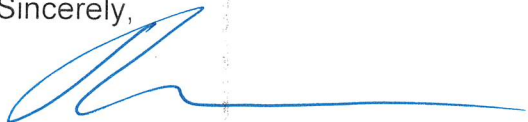
Public Works

7. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.

8. Coordinate with the Nevada Department of Transportation (NDOT) regarding any access issues related to the rectangular notch at the northeast corner of this site prior to the issuance of any permits for work abutting NDOT right-of-way.

This action by the Department of Planning staff on **February 17, 2022** is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Steve Gebeke
Planning Supervisor
Department of Planning

SG:ew

Cc:

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