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CITY of LAS VEGAS

March 2, 1999

Mr. and Mrs. Don Herman
3305 Spring Mountain Road, Suite #86
Las Vegas, Nevada 89102

RE: U-158-98 - SPECIAL USE PERMIT

Dear Mr. and Mrs. Herman:

The City Council at a regular meeting held February 8, 1999 APPROVED the request for a Special Use Permit and a Site Development Plan Review on property located at 3391 North Buffalo Drive FOR A CONVALESCENT CARE FACILITY AND HOSPITAL, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial). The Notice of Final Action was filed with the Las Vegas City Clerk on February 9, 1999. This approval is subject to:

1. This approval shall expire if building permits have not been approved by February 8, 2000.
2. The roof line on the front one-third of the north side of the building shall be re-designed and aesthetically enhanced.
3. "No Parking" signs shall be placed on both sides of Buckskin Avenue adjacent to this site if allowed by the City Traffic Engineer and the Traffic and Parking Commission.
4. Conformance to the Conditions of Approval of Z-120-97 as required by the Planning and Development Department and the Department of Public Works.
5. All development shall be in conformance with the site plan and building elevations as amended.
6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning and Development Department and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
7. A landscaping plan must first be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.


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9. All City Code requirements and design standards of all City departments must be satisfied.
10. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
11. 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.
12. Where new mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.
13. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

Sincerely,


BARBARA JO RONEMUS
City Clerk

/ac

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services
Land Development Services

Mr. Tom Jurbala
Silver Care, Limited Liability Company
4025 South Pearl Street
Las Vegas, Nevada 89121