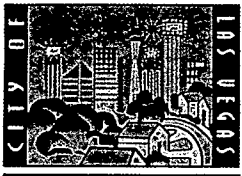


PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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www.lasvegasnevada.gov

October 6, 2009

CORRECTED LETTER

Ms. Jacque Haas
Nevada H.A.N.D., Inc.
295 East Warm Springs Road, Suite #101
Las Vegas, Nevada 89119

RE: SDR-34893 - MINOR SITE DEVELOPMENT PLAN REVIEW

Dear Ms. Haas:

Your request for a Minor Amendment to an approved Site Development Plan Review (SDR-18642) TO ADD A 6,660 SQUARE-FOOT RECREATIONAL BUILDING TO AN APPROVED 240-UNIT ASSISTED LIVING FACILITY on 1.54 acres at the southwest corner of Decatur Boulevard and Deer Springs Way (APNs 125-24-701-043 and 045), R-E (Residence Estates) Zone under Resolution of Intent to R-3 (Medium Density Residential), Ward 6 (Ross), has been considered administratively by the Planning and Development Department staff.

The Planning and Development Department staff has administratively ***APPROVED*** your request subject to the following:

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (ZON-18643), Site Development Plan Review (SDR-18642), and Site Development Plan Review (SDR-25485) shall be required, except as amended herein.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. The floor area of the recreation building, as depicted on the floor plans date stamped 10/01/09, will remain as a recreation use and cannot convert to any other use without a Site Development Plan Review application.
4. All development shall be in conformance with the site plan, landscape plan, building elevations, and floor plans, date stamped 10/01/09, except as amended by conditions herein.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



5. The minimum distance between buildings shall be 10 feet.
6. 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.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
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. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.

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14. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department 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.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. In accordance with conditions for PMP-25254, this site shall have perpetual irrevocable common access rights to all driveways servicing the overall site unless incompatible uses can be demonstrated to the satisfaction of the City Engineer. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of the overall site which would prohibit any vehicle on this site from utilizing any driveway connecting this site to the abutting public streets.
17. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
18. No permanent structures or landscaping over 3 feet in height shall be constructed or placed within the existing 20-foot Public Sewer Easement granted per Map File 115 Page 36.
19. 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 the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
20. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-18643, Site Development Plan Review SDR-25485 and all other subsequent applicable site-related actions.

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This action by the Planning and Development Department staff is final.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", with a long horizontal flourish extending to the right.

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb