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July 26, 2016

Buron Inc.
2133-1177 W. Hasting Street
Vancouver, BC V6E 2K3

**RE: SDR-65235 [PRJ-64657] – ADMINISTRATIVE SITE DEVELOPMENT
PLAN REVIEW
ADMINISTRATIVE CYCLE – JULY 2016**

Dear Applicant:

Your request for a Minor Amendment of an approved Site Development Plan Review (SDR-60377) FOR A PROPOSED 29-UNIT CONVALESCENT CARE FACILITY/NURSING HOME, 62-UNIT ASSISTED LIVING APARTMENT AND 10-UNIT SENIOR CITIZEN APARTMENT DEVELOPMENT WITH A TOTAL OF 133 BEDS, INCLUDING REVISED ELEVATIONS 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 (Tarkanian) [PRJ-64657], has been considered administratively by the Department of Planning staff.

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

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-60377) shall be required, except as amended herein.
2. 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.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/20/16, 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.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
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/city of las vegas

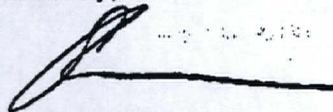
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. The egress only gate shall be located at a location acceptable to the City Traffic Engineer in order to minimize wrong way traffic prior to approval of construction drawing for this site.
9. Comply with all applicable conditions of approval for SDR-60377 and any other site related actions.

This action by the Department of Planning staff on July 26, 2016 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, AICP
Planning Supervisor
Case Planning Division

SG:nl