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/city of las vegas

May 21, 2015

Mr. Jason Craik
Summerlin Memory Care, LLC
11648 East Shea Boulevard, Suite #101
Scottsdale, Arizona 85259

**RE: SDR-58140 [PRJ-58019] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-58134, ZON-58138 AND SUP-58139
CITY COUNCIL MEETING OF MAY 20, 2015**

Dear Mr. Craik:

The City Council at a regular meeting held on May 20, 2015 **APPROVED** a request for possible action on a request for a Site Development Plan Review FOR A PROPOSED 36,333 SQUARE-FOOT CONVALESCENT CARE FACILITY/NURSING HOME WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE NORTHERN PERIMETER OF THE PROPERTY WHERE EIGHT FEET IS REQUIRED on 2.63 acres at 7395 Smoke Ranch Road (APN 138-22-102-004), N-S (Neighborhood Service) Zone [PROPOSED: R-2 (Medium-Low Density Residential)], Ward 4 (Anthony) [PRJ-58019].

The approval is subject to the following conditions:

Planning

1. 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.
2. All development shall be in conformance with the site plan and landscape plan date stamped 03/16/15, and building elevations date stamped 02/26/15, except as amended by conditions herein.
3. A Waiver from Title 19.06.100 is hereby approved, to allow a zero-foot landscape buffer along a portion of the northern perimeter of the property where eight feet is required.
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.

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

Public Works

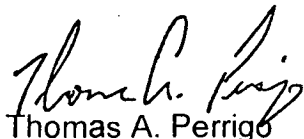
10. A Petition of Vacation, such as VAC-56154, shall record prior to the issuance of any building permits to eliminate any right-of-way conflicts with this site.
11. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
12. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.

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13. Landscape and maintain all unimproved rights-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
14. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

The Notice of Final Action was filed with the Las Vegas City Clerk on May 21, 2015.

Sincerely,



Thomas A. Perrigo
Acting Director
Department of Planning

TAP:clb

cc: Mr. Landon Christopherson
2950 North Green Valley Parkway, Suite #213
Henderson, Nevada 89014