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January 21, 2016

Mr. Jay Naran
Swan Foundation, LLC
2747 Paradise Road, Unit 2701
Las Vegas, Nevada 89109

**RE: SDR-59272 [PRJ-58502] - SITE DEVELOPMENT PLAN REVIEW RELATED
TO ZON-59271 AND SUP-61698
CITY COUNCIL MEETING OF JANUARY 20, 2016**

Dear Mr. Naran:

The City Council at a regular meeting held on January 20, 2016 **APPROVED** a request for a Site Development Plan Review FOR A PROPOSED 37-BED CONVALESCENT CARE FACILITY/NURSING HOME on 1.82 acres at 2496 West Charleston Boulevard (APN 139-32-802-036), C-D (Commercial-Development) Zone [PROPOSED: O (Office)], Ward 1 (Tarkanian) [PRJ-58502].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-59270), Rezoning (ZON-59271) and Special Use Permit (SUP-61698) shall be required, if approved.
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 06/01/15, 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.
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.

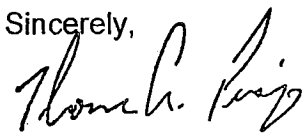
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks adjacent to this site on Charleston Boulevard in accordance with code requirements of Title 13.56.040, if any, to the satisfaction of the City Engineer concurrent with development of this site.
9. Landscape and maintain all unimproved rights-of-way, if any, 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.
10. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all private improvements in the Charleston Boulevard public right-of-way, if any, adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
11. 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on January 21, 2016.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Mr. Craig Lucas
KGA Architecture
9075 West Diablo Drive, 3rd Floor
Las Vegas, Nevada 89148