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October 22, 2015

Kamichu LLC
3910 Pecos McLeod, Suite B100
Las Vegas, Nevada 89121

**RE: SDR-60374 [PRJ-60169] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO ZON-60372
CITY COUNCIL MEETING OF OCTOBER 21, 2015**

Dear Applicant:

The City Council at a regular meeting held on October 21, 2015 **APPROVED** a request for a Site Development Plan Review FOR A PROPOSED 80-BED CONVALESCENT CARE FACILITY/NURSING HOME BUILDING on 2.22 acres at 7540 Smoke Ranch Road (APN 138-15-402-002), Ward 1 (Tarkanian) [PRJ-60169].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-60372) 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 and landscape plan, date stamped 08/05/15 and building elevations, date stamped 07/23/15 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.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

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333 NORTH RANCHO DRIVE
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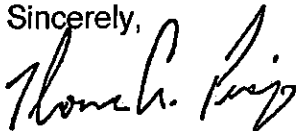
7. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Remove all substandard public street improvements and unused driveway cuts on Smoke Ranch Road adjacent to this site, if any, and replace with new improvements meeting Current City Standards concurrent with development of this site.
10. The proposed driveway on Smoke Ranch Road shall meet the intent of Standard Drawing 222.1.
11. 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.
12. 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 or submittal of any construction drawings, 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 October 22, 2015.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:clb

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cc: Mr. Thomas Woo
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