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October 22, 2015

Mr. Renaldo M. Tiberti
Rock Springs Commercial, LLC
7155 South Rainbow Boulevard, Suite #200
Las Vegas, Nevada 89118

**RE: SDR-60377 [PRJ-60251] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO ZON-60375 AND SUP-60376
CITY COUNCIL MEETING OF OCTOBER 21, 2015**

Dear Mr. Tiberti:

The City Council at a regular meeting held on October 21, 2015 **APPROVED** a request for a Site Development Plan Review FOR A PROPOSED 117-BED CONVALESCENT CARE FACILITY/NURSING HOME 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), U (UNDEVELOPED)[M (Medium Density Residential) General Land Use designation] [~~PROPOSED: R-3 (Medium Density Residential)~~], Ward 1 (Tarkanian) [PRJ-60251].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-60375) and Special Use Permit (SUP-60376) 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 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. An Exception is hereby approved to allow no trees in the east perimeter landscape buffer area where an existing sewer easement is located.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

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/city of las vegas

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. The minimum distance between buildings shall be ten feet.
8. 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.
9. 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.
10. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning 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.
11. Prior to or at the time of submittal for any building permit, the applicant shall provide written verification by the FAA and/or the Clark County Department of Aviation of the following:
 - a. Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Clark County Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Clark County Department of Aviation;
 - b. No Building Permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA's 7460 airspace determination (the outcome of filing the FAA Form 7460-1) would (a) constitute a hazard to air navigation, (b) would result in an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.
 - c. Applicant is advised that FAA's airspace determinations are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments.
 - d. Applicant is advised that the FAA's airspace determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.

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

Public Works

15. Construct all half-street improvements on Rock Springs Drive meeting current City Standards to match existing improvements to the north and south concurrent with on site development activities. The proposed curb line shall align with the existing improvements to the north and south.
16. Install a cross walk across Rock Springs Drive near the north end of this site at a location acceptable to the Traffic Engineer concurrent with on-site development activities.

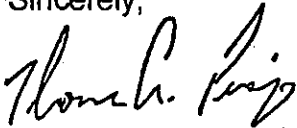
17. The northern driveway shall be egress only. Coordinate specific requirements for signage and gating for the northern driveway with the City Traffic Engineer prior to approval of construction drawings for this site. Comply with the recommendations of the Traffic Engineer.
18. Landscape and maintain 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.
19. Submit an Encroachment Agreement for landscaping and private improvements, if any, in the Rock Springs Drive public right-of-way prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right- of way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

Mr. Renaldo M. Tiberti
Rock Springs Commercial, LLC
SDR-60377 [PRJ-60251] - Page Four
October 22, 2015

20. 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

cc: Ms. Dianne Grover
Buron Inc.
1177 West Hasting Street, Suite #2133
Vancouver, British Columbia V751L9
Canada