

Comments



Separator Sheet

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekk, Survey (FM, PM, & A's only)
Date: October 26, 2006
Re: **CRG-17600** Hospital Expansion SWC of Banbury Cross Drive and Town Center Drive
Request for a Site Development Plan Review for a hospital expansion

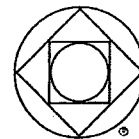
CONDITIONS OF APPROVAL:

1. All existing public improvements, if any, adjacent to this site that may be damaged during construction are to be repaired at the applicant's expense.
2. All landscaping 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.
3. Site development to comply with all applicable Summerlin Development and Improvement Standards.

The Howard Hughes Corporation

an affiliate of General Growth Properties, Inc.

March 20, 2008



Ed Stagner, CLP
Young Electric Sign Company
5119 South Cameron Street
Las Vegas, NV 89118

VIA EMAIL & U.S. MAIL

Re: Final approval of Emergency and Ambulance signage for Emergency Department Expansion project, Summerlin Hospital Medical Center (*applicant*), Summerlin Village 8 (The Crossing)

Dear Mr. Stagner,

The Summerlin Non-Residential Design Review Committee (SNRDRC) has reviewed and approved the submitted "Emergency" and existing "Ambulance" entry signage and its locations for the above project. Please see the attached site and elevation plans.

A separate submittal addressing master signage for the entire campus shall be provided by the applicant for SNRDRC review and approval.

Please contact me if you have any questions regarding this approval.

Sincerely,

Elizabeth Molina
SNRDRC Design Review

Attachment: Sign drawings (*YESCO, dtd 2/12/08, sheets 1 and 2*)
Site Plan (*HKS, dtd 6/22/07, sheet: A0.02*)

CC: City of Las Vegas – Permits & Inspections Division
Julie Cleaver, THHC-SNRDRC
Pei Hua Basgen, HKS
Justin Fleming, UHS
Nicholas Nowicki Architects

HOWARD HUGHES PLAZA

10000 West Charleston Boulevard, Suite 200
Las Vegas, Nevada 89135-1004
Tel 702.791.4000

Application



Separator Sheet



CITY OF LAS VEGAS
DEPARTMENT OF BUILDING & SAFETY
APPLICATION - DEVELOPMENT PERMIT SIGNS



761162-3

PROJECT NO. L-692-08 VALUATION: \$ 3161.10
PROPOSED CONSTRUCTION / WORK DESCRIPTION: To install (2) sets of illuminated wall signs.
ADDRESS: 657 N. Town Center Dr.
TENANT / BUSINESS NAME: Summerlin Hospital
CONTRACTOR: YOUNG ELECTRIC SIGN COMPANY (YESCO)
CONTACT PHONE NO: 348-7414 CONTACT FAX NO: 7444500
STATE LICENSE NO: 780 CITY LICENSE NO: C12-01039
PARCEL NO. 13725613004 ZONE P-C WARD 2
LOT(s) 1 BLOCK: A SUBDIVISION: Crossing at Summerlin Village 8

MATERIALS OF CONSTRUCTION: Metal ☒ Wood ☐ Plastic ☒ Other ☐
TYPE OF PROJECT: New ☐ Replacement ☐ Relocation ☐ Campaign ☐

TYPE	SIZE	HEIGHT ZONE*			VALUATION	PERMIT FEE
		A	B	C		
BILLBOARD-NON-ELECTRIFIED			OVER 30'	OVER 50'		
Single-faced freestanding	Sq. Ft. @	UP TO 30' \$5.40	UP TO 50' \$7.50	OVER 50' \$9.65	\$	\$
Single-faced marquee or projecting	Sq. Ft. @	\$6.40	\$8.50	\$10.65	\$	\$
Double-faced or V-type freestanding	Sq. Ft. @	\$10.75	\$12.85	\$15.00	\$	\$
Double-faced or V-type on roof marquee or projecting	Sq. Ft. @	\$12.75	\$14.85	\$17.00	\$	\$
ELECTRIFIED						
Single-faced <u>246</u>	Sq. Ft. @	<u>\$12.85</u>	\$15.00	\$17.15	\$ <u>3161.10</u>	\$
Double-faced	Sq. Ft. @	\$17.15	\$19.30	\$21.50	\$	\$

FOR COMPUTER SIGNS, NEON, OR SIGNS NOT INCLUDED ABOVE, USE CONSTRUCTION VALUATION TO DETERMINE FEE

* HEIGHT ZONE, DIMENSION FOR CLASSIFYING HEIGHT ZONE A, B OR C SHALL BE TAKEN AS A DISTANCE BETWEEN THE GROUND ELEVATION AND THE HIGHEST POINT OF THE DISPLAY SURFACE.

I state that the information I have supplied on this application is true and correct. By signing this application, I agree to comply with all conditions as noted on this Permit.

Michael Leblum 2-28-08
Contractor or Agent / Owner Date

C. Jones 3/21/08
Planning Dept. Date

Building Dept. Date

Admin Fee: \$
Tag Fee: \$ 123.00
Build. Permit: \$
Plan Check: \$
Zoning Fee: \$
Elec. Permit: \$
TOTAL: \$

TAG NUMBER

Permit expires 180 Days After Abandonment of Work

Permits expire when no inspection has been requested for any 180 day period after the permit has been issued

Deed



Separator Sheet

Summerlin Hospital Medical Center, L.L.C.

Managing Member: Summerlin Hospital Medical Center, L.P.

Member NC-DSH, Inc. (now known as Triad Hospitals)

General Partner of Summerlin Hospital Medical Center, L.P. :

UHS Holding Company, Inc.

SUMMERLIN HOSPITAL MEDICAL CENTER LLC

Business Entity Information			
Status:	Active	File Date:	1/22/1998
Type:	Foreign Limited-Liability Company	Corp Number:	LLC335-1998
Qualifying State:	DE	List of Officers Due:	1/31/2007
Managed By:	Managers	Expiration Date:	1/22/2498
Foreign Name:	SUMMERLIN HOSPITAL MEDICAL CENTER LLC		

Additional Information	
Name Consent Date:	01/22/1998

Resident Agent Information			
Name:	CORPORATION TRUST COMPANY OF NEVADA	Address 1:	6100 NEIL ROAD
Address 2:	STE 500	City:	RENO
State:	NV	Zip Code:	89511
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip Code:	

Financial Information	
No Par Share Count:	0
Capital Amount:	\$ 0
No stock records found for this company	

Officers		☐ Include Inactive Officers	
Managing Member - SUMMERLIN HOSPITAL MEDICAL CENTER LLC			
Address 1:	367 SOUTH GULPH ROAD	Address 2:	
City:	KING OF PRUSSIA	State:	PA
Zip Code:	194080958	Country:	
Status:	Active	Email:	
Managing Member - NC-DSH INC			
Address 1:	103 CONTINENTAL DRIVE	Address 2:	
City:	BRENTWOOD	State:	TN
Zip Code:	37027	Country:	
Status:	Active	Email:	

Actions\Amendments			
Action Type:	Application for Foreign Registration		
Document Number:	LLC335-1998-001	# of Pages:	1
File Date:	01/22/1998	Effective Date:	
(No Notes for this action)			
Action Type:	Resident Agent Address Change		
Document Number:	LLC335-1998-003	# of Pages:	1
File Date:	10/26/1999	Effective Date:	
CORPORATION TRUST COMPANY OF NEVAD KFA			
ONE EAST FIRST STREET RENO NV 89501 KFA			
Action Type:	Annual List		
Document Number:	LLC335-1998-005	# of Pages:	2
File Date:	12/20/2001	Effective Date:	
(No Notes for this action)			
Action Type:	Annual List		
Document Number:	LLC335-1998-004	# of Pages:	1
File Date:	12/20/2002	Effective Date:	
(No Notes for this action)			

Action Type:	Annual List		
Document Number:	LLC335-1998-006	# of Pages:	1
File Date:	03/11/2004	Effective Date:	
(No Notes for this action)			
Action Type:	Annual List		
Document Number:	LLC335-1998-002	# of Pages:	1
File Date:	12/22/2004	Effective Date:	
List of Officers for 2005 to 2006			
Action Type:	Annual List		
Document Number:	20050601272-45	# of Pages:	1
File Date:	12/07/2005	Effective Date:	
06-07			

SUMMERLIN HOSPITAL MEDICAL CENTER, LIMITED PARTNERSHIP

Business Entity Information			
Status:	Active	File Date:	6/1/1995
Type:	Foreign Limited Partnership	Corp Number:	LP749-1995
Qualifying State:	DE	List of Officers Due:	6/30/2007
Managed By:		Expiration Date:	6/1/2495

Resident Agent Information			
Name:	CORPORATION TRUST COMPANY OF NEVADA	Address 1:	6100 NEIL ROAD
Address 2:	STE 600	City:	RENO
State:	NV	Zip Code:	89511
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip Code:	

Financial Information	
No Par Share Count:	0
Capital Amount:	\$ 0
No stock records found for this company	

Officers		☐ Include Inactive Officers	
General Partner: UHS HOLDING COMPANY, INC.			
Address 1:	367 S GULPH RD	Address 2:	
City:	KING OF PRUSSIA	State:	PA
Zip Code:	19406	Country:	
Status:	Active	Email:	

Actions\Amendments			
Action Type:	Certificate of Foreign Limited Partnership		
Document Number:	LP749-1995-001	# of Pages:	2
File Date:	06/01/1995	Effective Date:	
(No Notes for this action)			
Action Type:	Amendment		
Document Number:	LP749-1995-003	# of Pages:	1
File Date:	09/10/1997	Effective Date:	
(1) PG. DMF			
SUMMERLIN MEDICAL CENTER, LIMITED PARTNERSHIP DMFB wS u W0000			
Action Type:	Resident Agent Address Change		
Document Number:	LP749-1995-004	# of Pages:	1
File Date:	10/20/1999	Effective Date:	
CORPORATION TRUST COMPANY OF NEVAD KFA			
ONE EAST FIRST STREET RENO NV 89501 KFA			
Action Type:	Annual List		
Document Number:	LP749-1995-005	# of Pages:	1
File Date:	06/13/2002	Effective Date:	
(No Notes for this action)			
Action Type:	Annual List		
Document Number:	LP749-1995-006	# of Pages:	1
File Date:	06/10/2003	Effective Date:	
(No Notes for this action)			
Action Type:	Annual List		
Document Number:	LP749-1995-002	# of Pages:	1
File Date:	05/19/2004	Effective Date:	
List of Officers for 2004 to 2005			

Action Type:	Annual List		
Document Number:	20050216656-13	# of Pages:	1
File Date:	06/07/2005	Effective Date:	
(No Notes for this action)			
Action Type:	Annual List		
Document Number:	20050261606-78	# of Pages:	1
File Date:	04/24/2006	Effective Date:	
(No Notes for this action)			

UHS HOLDING COMPANY, INC.**Business Entity Information**

Status:	Active	File Date:	6/28/1985
Type:	Domestic Corporation	Corp Number:	C4410-1985
Qualifying State:	NV	List of Officers Due:	6/30/2007
Managed By:		Expiration Date:	

Resident Agent Information

Name:	CORPORATION TRUST COMPANY OF NEVADA	Address 1:	6100 NEIL ROAD
Address 2:	STE 500	City:	RENO
State:	NV	Zip Code:	89511
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip Code:	

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 200.00
Par Share Count:	200.00	Par Share Value:	\$ 1.00

Officers☐ Include Inactive Officers

Treasurer - STEVE FILTON			
Address 1:	167 SOUTH GULPH ROAD	Address 2:	
City:	KING OF PRUSSIA	State:	PA
Zip Code:	19406	Country:	
Status:	Active	Email:	
Secretary - BRUCE R GILBERT			
Address 1:	167 SOUTH GULPH ROAD	Address 2:	
City:	KING OF PRUSSIA	State:	PA
Zip Code:	19406	Country:	
Status:	Active	Email:	
President - ALAN B MILLER			
Address 1:	167 SOUTH GULPH ROAD	Address 2:	
City:	KING OF PRUSSIA	State:	PA
Zip Code:	19406	Country:	
Status:	Active	Email:	

Actions/Amendments

Action Type:	Articles of Incorporation		
Document Number:	C4410-1985-001	# of Pages:	3
File Date:	06/28/1985	Effective Date:	
(No Notes for this action)			
Action Type:	Resident Agent Address Change		
Document Number:	C4410-1985-003	# of Pages:	1
File Date:	10/29/1999	Effective Date:	
CORPORATION TRUST COMPANY OF NEVAD KFA			
ONE EAST FIRST STREET RENO NV 89501 KFA			
Action Type:	Annual List		
Document Number:	C4410-1985-004	# of Pages:	1
File Date:	05/16/2003	Effective Date:	
(No Notes for this action)			
Action Type:	Annual List		
Document Number:	C4410-1985-002	# of Pages:	1
File Date:	05/12/2004	Effective Date:	
List of Officers for 2004 to 2005			

Action Type:	Annual List		
Document Number:	20050254270-57	# of Pages:	1
File Date:	08/28/2005	Effective Date:	
(No Notes for this action)			
Action Type:	Annual List		
Document Number:	20060246080-08	# of Pages:	1
File Date:	04/19/2006	Effective Date:	
(No Notes for this action)			

RECEIVED

OCT 18 2006

AMT R.P.T.T. \$

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

SUMMERLIN MEDICAL CENTER, L.P. A DELAWARE LIMITED PARTNERSHIP

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do es hereby Grant, Bargain, Sell and Convey to

SUMMERLIN HOSPITAL MEDICAL CENTER, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

all that real property situated in the City of LAS VEGAS County of Clark
State of Nevada, bounded and described as follows: effective as of 11:59 Pacific Standard Time
January 31, 1998

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF
FOR LEGAL DESCRIPTION.

Assessor's Parcel No: 137-25-613-003 137-25-613-002 137-25-711-002

SUBJECT TO:

1. Taxes for this current fiscal year, not due or delinquent and any and all taxes and assessments levied or assessed after the recording date of this document. This will include the lien of supplemental taxes, if any.
2. Restrictions, conditions, reservations, rights, rights of way and easements, now of record (if any) affecting the use and occupancy of this property as the same may now appear of record.

Together with all and singular tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Witness my hand this 29th day of January, 19 98
to be effective as of 11:59 Pacific Standard Time
January 31, 1998

STATE OF NEVADA)

COUNTY OF CLARK)

SUMMERLIN MEDICAL CENTER
BY UHS HOLDING COMPANY, INC., GENERAL PARTNER
BY BRUCE GILBERT, SECRETARY/VICE PRES.

This instrument was acknowledged before me on

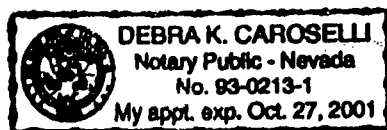
1-29-98 by (name(s))

person(s) BRUCE GILBERT
Secretary/Vice Pres. of UHS Holding Company

ESCROW NO. 183094-DJG
ORDER NO. 183094-DJG
WHEN RECORDED MAIL TO: PROPERTY HOLDING CORP.
Wright Judd & Winckler, 302 E. Carson,
Las Vegas, NV 89101

PRESIDENT / SECRETARY
(name of party on behalf of whom instrument was executed) SUMMERLIN MEDICAL CENTER

Debra K. Caroselli
(Signature of notarial officer)



CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF
LAND TITLE OF NEVADA

JAN 30 '98

OFFICIAL RECORDS
BOOK INSTRUMENT

CRG-17600
11/08/06

1164

Legal Description

Situate in the County of Clark, State of Nevada described as follows:

PARCEL I:

That portion of Lot 1 in Block A of "The Crossing at Summerlin Village 8 Parcel H/I" a Commercial Subdivision, as shown by map thereof on file in Book 67, page 79 of Plats in the Clark County Recorder's Office, Clark County, Nevada, lying within Section 25, Township 20 South, Range 59 East, M.D.M., City of Las Vegas, Clark County, Nevada and described as follows:

COMMENCING at the most Westerly corner of Common Lot "C" in Block A of "The Crossing at Summerlin Village 8 Unit No. 2" as shown by map thereof on file in Book 64, page 67 of Plats in the Clark County Recorder's Office, Clark County, Nevada; thence South $40^{\circ}08'34"$ East, along the Southwesterly line of said common lot "C", 528.38 feet; thence South $49^{\circ}45'26"$ West, 63.42 feet; thence South $39^{\circ}23'38"$ West, 267.88 feet; thence South $49^{\circ}52'07"$ West, 230.73 feet to the POINT OF BEGINNING; thence North $36^{\circ}51'30"$ West, 581.42 feet to a point on the Southeasterly line of "San Marino" as shown by map thereof on file in Book 68, page 29 of Plats in the Clark County Recorder's Office, Clark County, Nevada; thence South $53^{\circ}08'30"$ West along said Southeasterly line, 644.80 feet to the most Northerly corner of Common Lot "B" in Block A of said "The Crossing at Summerlin Village 8 Unit No. 2"; thence Southeasterly along the Southwesterly line of said Common Lot "B" the following Three (3) courses; from a tangent bearing South $36^{\circ}51'30"$ East, curving to the right along the arc of a 3560.50 foot radius curve, concave Southwesterly, through a central angle of $03^{\circ}51'30"$, an arc length of 239.77 feet; thence South $33^{\circ}00'00"$ East, 269.14 feet; thence South $34^{\circ}18'07"$ East, 28.00 feet; thence North $57^{\circ}00'00"$ East, 673.76 feet to the POINT OF BEGINNING.

PARCEL II:

That portion of Lot One (1) in Block A of "THE CROSSING AT SUMMERLIN VILLAGE 8 PARCEL H/I", a commercial subdivision, as shown by map thereof on file in Book 67, page 79 of Plats in the Clark County Recorder's Office, Clark County, Nevada, lying with Section 25, Township 20 South, Range 59 East, M.D.B. & M. and Section 30, Township 20 South, Range 60 East, M.D.B. & M., City of Las Vegas, Clark County, Nevada and described as follows:

BEGINNING at the most Westerly corner of Common Lot "C" in Block A of "THE CROSSING AT SUMMERLIN VILLAGE 8 UNIT NO. 2" as shown by map thereof on file in Book 64, page 67 of Plats in the Clark County Recorder's Office, Clark County, Nevada; thence South $40^{\circ}08'34"$ East along the Southwesterly line of said Common Lot

Our No.: 98 184740 A DJG

-- 10 --

"C", 528.38 feet; thence South 49°45'26" West, 63.42 feet; thence South 39°23'38" West, 267.88 feet; thence south 49°52'07" West, 230.73 feet; thence North 36°51'30" West, 581.42 feet to a point on the Southeasterly line of "San Marino" as shown by map thereof on file in Book 68, page 29 of Plats in the Clark County Recorder's Office, Clark County, Nevada; thence North 53°08'30" East along said Southeasterly line, 58.93 feet; thence North 49°51'26" East along said Southeasterly line, 465.44 feet to the POINT OF BEGINNING.

Said property is also shown as Lot 1C of that certain Record of Survey File 83, page 52 recorded July 18, 1996 in Book 960716 as Document No. 00865 in the Office of the County Recorder of Clark County, Nevada.

PARCEL III:

That portion of Lot One (1) in Block "A" of "The Crossing at Summerlin Village 8 Parcel H/I" a Commercial Subdivision, as shown by map thereof on file in Book 67, page 79 of Plats in the Clark County Recorder's Office, Clark County, Nevada, lying within Section 25, Township 20 South, Range 59 East and Section 30, Township 20 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada and described as follows:

COMMENCING at the most Westerly corner of Common Lot "C" in Block A of "The Crossing at Summerlin Village 8 Unit NO. 2" as shown by map thereof on file in Book 64, page 67 of Plats in the Clark County Recorder's Office, Clark County, Nevada; thence South 40°08'34" East, along the Southwesterly line of said common lot "C", 528.38 feet to the Point of Beginning; thence continuing South 40°08'34" East along said Southwesterly line, 108.76 feet to the most Northerly corner of Lot 1 of "The Crossing at Summerlin Village 8 Unit No. 1 Phase 1" as shown by map thereof on file in Book 58, page 84 of Plats in the Clark County Recorder's Office, Clark County, Nevada; thence along the boundary of said Lot 1, the following three (3) courses: South 49°51'26" West, 208.50 feet; thence South 40°08'34" East, 250.00 feet; thence North 49°51'26" East, 208.50 feet to the Northwestern corner of Common Lot "A" in Block A of said "The Crossing at Summerlin Village 8 Unit No. 2"; thence along the Westerly line of said Common Lot "A" the following seven (7) courses: South 40°08'34" East, 11.43 feet; thence curving to the right along the arc of a 284.00 foot radius curve, concave Southwesterly, through a central angle of 13°52'20", an arc length of 68.76 feet to a point of reverse curvature through which a radial line bears North 63°43'46" East; thence curving to the left along the arc of a 316.00 foot radius curve, concave Northeasterly, through a central angle of 13°52'20", an arc length of 76.51 feet; thence South 40°08'34" East, 155.91 feet; thence from a tangent bearing South 41°29'37" West, curving to the left along the arc of 110.00 foot radius curve, concave

Our No.:98 184740 A DJG -- 11 --

Our No.: 98 184740 A DJG

-- 12 --

CLARK COUNTY, NEVADA
DECLARATION OF VALUE

Recording Date _____ Book _____ Page _____ Instrument# _____ *mk*

Full Value of property Interest Conveyed \$ _____

Less Assumed Liens & Encumbrances - _____

Taxable Value (NRS 375.010, Section 4) \$ _____ *dg*

Real Property Transfer Tax Due \$ _____

If exempt, state reason. NRS 375.090, Section _____ (0) Explain:

*Transfer to a Grantee owned
100% by Grantor*

☐ Escrow Holder only: Check if Real Property Transfer Tax is to be deferred under NRS 375.030, Section 3.

INDIVIDUAL

Under penalty of perjury, I hereby declare that the above statements are correct.

[Signature]
Signature of Declarant

BILLY R. GILBERT
Name (Please Print)

307 S. GULPH ROAD
Address

KIRK OF PRUSSIA PA 19406
City State Zip

ESCROW HOLDER

Under penalty of perjury, I hereby declare that the above statements are correct to the best of my knowledge based upon the information available to me in the documents contained in the escrow file.

Signature of Declarant

Darlene Grant, Escrow Officer
Name (Please Print)

Escrow Number

Land Title of Nevada, Inc.
Firm Name

911 North Buffalo Dr. Suite 206
Address

Las Vegas NV 89128
City State Zip

Tax paid for the above transfer on _____, 19____, per NRS 375.030, Section 3.

Signature of Recorder or Representative

1164 - 68 0130

01/30/98 09:11 FAX 702 8680884
SENT BY:UHS

LAND TITLE ESCW.
UHS CORPORATE-

004/004
702 8680884: 2/ 4

UHS

Universal Health Services, Inc.
UHS of Delaware, Inc.

267 South Gulph Road
P.O. Box 61854
King of Prussia
Pennsylvania
19106-0954

610-785-3300

January 31, 1998

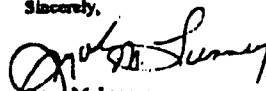
Ms. Darlene J. Grant
Land Title of Nevada, Inc.
720 South 7th Street
Las Vegas, NV 89101

Re: Summerlin Hospital Medical Center, L.P.

Dear Ms. Grant:

This will certify that Summerlin Hospital Medical Center, L.P., formerly known as Summerlin Medical Center, L.P. is the sole member and owns 100% of the units of Summerlin Hospital Medical Center, LLC.

Sincerely,


J. M. Lumley
Assistant Vice President
Tax & Planning

JML/cu

SOFI



Separator Sheet

RECEIVED

OCT 18 2006



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: CRG-17600 APN: _____

Name of Property Owner: SUMMERLIN HOSPITAL MEDICAL CENTER, L.L.C.

Name of Applicant: HKS Architects, Inc.

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: Steve Filton

Print Name: STEVE FULTON

Subscribed and sworn before me

This 16th day of OCTOBER, 2006

[Signature]
Notary Public in and for said County and State

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Joan Raulinaitis, Notary Public
Upper Merion Twp., Montgomery County
My Commission Expires Apr. 18, 2009

Member, Pennsylvania Association of Notaries

Justification Letter



Separator Sheet

RECEIVED

OCT 18 2006

October 9, 2006

Planning & Development Department
City of Las Vegas
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

RECEIVED

OCT 10 2006

HKS Inc.

Re: Justification Letter for Summerlin Hospital Medical Center –
ED Expansion Project, HKS Project # 9942.003

To Whom It May Concern:

In compliance with the City of Las Vegas - Planning & Development Department requirements for projects located in the community of Summerlin, this letter represents the Justification Letter for the above referenced project.

Project Identification:

Located in Summerlin, one of Southern Nevada's fastest growing communities, Summerlin Hospital Medical Center features 281 licensed beds. The acute care facility has adjoining outpatient services for surgery, laboratory and radiology as well as two medical office buildings. This project encompasses remodeling and expanding the existing emergency department as well as providing shell space for two future operating rooms and one future cath lab addition.

Purpose of the Project:

Summerlin Hospital Medical Center (SHMC) is committed to providing the highest quality of comprehensive medical services. As of May 2006, Summerlin has a population of 92,650. When the community of Summerlin is complete, the population will be approximately 200,000. Expansion of the emergency department is necessary in order to further meet patient needs in the community of Summerlin. Emergency department visits continue to increase annually. SHMC is currently providing emergency services including fast track/urgent care in 21 treatment spaces. With the continued growth of the population in the area, projections of emergency department visits will require 48 treatment spaces to accommodate the volume of fast track, pediatric, and adult patients. The emergency department also needs an expanded waiting room, CT Scan room, Rad room, and space for critical dependant patients.



SUMMERLIN HOSPITALCRG-17600
MEDICAL CENTERSM

A Member of The Valley Health System

11/08/06

Space Description:

The emergency department expansion will be constructed from new space adjoining the hospital. The existing emergency department ambulance drop-off will be demolished and relocated. The existing ED walk-in entrance will be relocated to the north of the existing entrance. The new emergency department will expand treatment spaces from 15 to 48 including a 7-bed fast track area for urgent care visits, 5-bed observation area, 8-bed pediatric area, and 28-bed adult area. The department will also expand the waiting area and triage, provide a new CT Scan and Rad room, and provide a new 2,900 sq. ft. shell space for two future operating rooms to be added to the existing surgical suite. When completed, the size of the emergency department will have grown from 10,000 sq. ft. to 28,000 sq. ft.

Required Regulations:

The authority having jurisdiction is the City of Las Vegas Building Department and the City of Las Vegas Fire & Rescue. Because the ED expansion is new construction, the following current codes are applicable:

2003 IBC w/city amendments, 2000 UMC w/ city amendments, 2003 NFPA 1 w/city amendments, NFPA 72, NFPA 13, NFPA 14, 2002 NEC w/Southern Nevada amendments, 1998 ANSI A 117.1, 2005 NFM, 2000 UPC w/city amendments, 2003 administrative code w/Las Vegas Ordinance 5637. The Nevada State Health Division requires compliance with the NFPA 101 Life Safety Code – 2003 edition, and NFPA 99 Standard for Health Care Facilities – 2005 edition for licensing. This project has been designed and is in compliance with the codes mentioned above.

If you have any questions, please contact me at 233-7500.

Sincerely,



Tim L. Hingtgen
CEO/Managing Director



CRG-17600
11/08/06

Application



Separator Sheet



f:\depot\Application Packet\Application Form.pdf

Hansen Sheet



Separator Sheet

Report Date 10/18/2006 10:07 AM

Submitted By

Page 1

A/P # 17600 CRG SITE DEVELOPMENT PLAN REV

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	10/18/2006 09:31	981106	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

CRG-17600 - HOSPITAL EXPANSION - Request for a Summerlin Site Development Plan Review for an EMERGENCY DEPARTMENT EXPANSION on 12.00 acres located north of Town Center Drive and Hualapai Way (APNs 137-25-613-002 and 003 and 137-25-711-005), PC (Planned Community) Zone, Ward 2 (Wolfson).

Parent A/P #

Project #	17600	Project/Phase Name	SUMMERLIN HOSPITAL EXPANSION	Phase #	
Size/Area	12.00	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 13725711005

Location

Owner/Tenant

Contact ID	AC1293892	Name	SUMMERLIN HOSPITAL MEDICAL CENTER LLC	
Mailing Address	367 SO GULPH RD	Organization		
City	KING OF PRUSSIA	State/Province	PA	
ZIP/PC	19406	Country		☐ Foreign
Day Phone	(504)243-3263 x	Evening Phone		
Fax	(504)243-3370	Mobile #		

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

10071 BANBURY CROSS DR
LAS VEGAS, 89144-

891 N TOWN CENTER DR
LAS VEGAS, 89144-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13725613002
13725613003
13725711005

Report Date 10/18/2006 10:07 AM

Submitted By

Page 2

CRG SITE DEV PLAN RV

N Parent Project link required?

N Project of Regional Significance?

8 Summerlin Village

Meeting Information

MEETING INFORMATION

Meeting Date	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Comments	Add Date	Modified By	Modified Date		
Added By					
11/08/2006	CRG	SCHEDULED	0	0	0
DSCHMEISER	10/18/2006				

Template Type A/P #	A/P Type	Status	Stage
---------------------	----------	--------	-------

No children exist for this project

Employee ID	Last	First	MI	Comments
-------------	------	-------	----	----------

981106	SCHMEISER	DONALD	D	PLANNING 229-5915
--------	-----------	--------	---	-------------------

Log Action	Description	Entered By	Start	Stop	Hours
Comments					

PAYMNT	CK NAME,# WHO PICKED UP PERMIT	983657	10/18/2006 09:36		0.00
hks inc ck 175749 / dropped off by Don in Plannning					

Project Checklist



PROJECT CHECKLIST

Separator Sheet

Pre-Application Conference		CITY OF LAS VEGAS			
		Planning & Development Department			
Item Required		SUBMITTAL CHECKLIST		Additional Notes	
YES	NO				

APPLICATION		
☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)
☒	☐	Grant deed and legal description
☒	☐	<i>Detailed</i> justification letter
☒	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations
☐	☒	Full size, rolled, color copy of <i>all</i> plans and elevations
☒	☐	Correct fee(s): \$ <u>300</u> \$ <u>—</u> \$ <u>—</u> Total = \$ <u>300.00</u>
☒	☐	Statement of Financial Interest
☐	☒	Development Impact Notice and Assessment (DINA)
☐	☒	Project of Regional Significance

SITE PLAN		Folded Plans:	Rolled/Colored Plans:
☒	☐	11" x 17" min. to 24" x 36" max. page size	
☒	☐	North arrow, scale, and vicinity map	
☒	☐	<i>All</i> property lines and present dimensions labeled	
☒	☐	<i>All</i> building setbacks labeled	
☒	☐	<i>All</i> adjacent existing land uses and street names labeled	
☒	☐	<i>All</i> points of ingress and egress shown	
☒	☐	ADA accessibility requirements shown/labeled	
☒	☐	Parking standard(s) utilized: <u>SUMMITTIN DEVELOPMENT STANDARDS</u>	
☒	☐	Parking space count and typical dimensions labeled #regular <u>1531</u> #compact <u>—</u> #handicap <u>46</u> Total <u>1577</u>	
☐	☒	<i>All</i> free-standing sign locations shown and heights and sizes noted	

LANDSCAPE PLAN		Folded Plans:	Rolled/Colored Plans:
☒	☐	11" x 17" min. to 24" x 36" max. page size	
☒	☐	North arrow, scale, and vicinity map	
☒	☐	<i>All</i> property lines and present dimensions labeled	
☒	☐	<i>All</i> required perimeter landscape planters shown	
☒	☐	<i>All</i> required parking lot fingers/islands shown	
☒	☐	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover	

BUILDING ELEVATIONS		Folded Plans:	Rolled/Colored Plans:
☒	☐	11" x 17" min. to 24" x 36" max. page size	
☒	☐	Scale and building dimensions labeled	
☒	☐	North, south, east, and west elevations of <i>all</i> buildings	
☒	☐	<i>All</i> building materials and colors noted	
☒	☐	8" x 10" photo of original color and material board	
☒	☐	<i>All</i> wall sign locations shown and sizes noted	

FLOOR PLANS		Folded Plans:	Rolled Plans:
☒	☐	11" x 17" min. to 24" x 36" max. page size	
☒	☐	Scale and building dimensions labeled	
☒	☐	<i>All</i> building entrances/exits shown	
☒	☐	Use of <i>all</i> rooms noted/labeled	

THIS FORM **MUST** ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Applicant: HKS ARCHITECTS INC. Application Type: CITY LEGISLATIVE GROUP PLAN REVIEW
 APN: 137-25-6, 137-27-7, 138-30-3 Location: SUMMITTIN
 Planner: [Signature] Pre-App Meeting Date: _____ Earliest PC Date: _____

Final DRT



Separator Sheet

CITY OF LAS VEGAS

CITY REFERRAL GROUP COMMENT FORM

Gary Reid	Engineering Planning – Public Works
Carolyn Caviness	Right-of-Way – Public Works
Robert Welch	Flood Control – Public Works
Rick Schroder	Traffic Engineering – Public Works
Tim Parks	Sanitary Sewers – Public Works
Robert Bell	Fire Protection Engineering
Azarang Mirkhah	Fire Protection Engineering
Wayne Dowdey	Land Development
Rod Clark	Plans Check
Larry Harala	Council Liaison
Darcy Hayes	Council Liaison



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

CRG-17600 - HOSPITAL EXPANSION - REQUEST FOR A SUMMERLIN SITE DEVELOPMENT PLAN REVIEW FOR AN EMERGENCY DEPARTMENT EXPANSION ON 12.00 ACRES LOCATED NORT OF TOWN CENTER DRIVE AND HUALAPAI WAY (APNS 137-25-613-002 AND 003 AND 137-25-711-005), PC (PLANNED COMMUNITY) ZONE, WARD 2 (WOLFSON).

CITY REFERRAL GROUP: NOVEMBER 8, 2006

CASE PLANNER: DON SCHMEISER



NON-PUBLIC HEARING

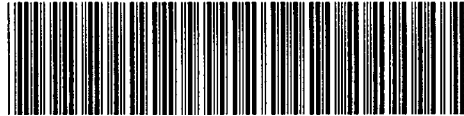
Comments Due:

NOVEMBER 1, 2006

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Joni Johnson (jljohnson@lasvegasnevada.gov), the person responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

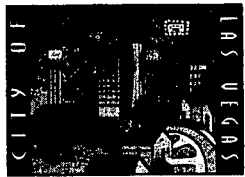
Applicant Letter



A P P L I C A N T L E T T E R

Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

October 19, 2006

Summerlin Hospital Center, LLC

Attn: Mike Lawson

367 South Gulph Road

King of Prussia, PA 19406

Re: CRG-176 00 - CITY REFERRAL GROUP

Dear Applicant:

Your request for a Summerlin Site Development Plan Review for an EMERGENCY DEPARTMENT EXPANSION on 12.00 acres located north of Town Center Drive and Hualapai Way (APNs 137-25-613-002 and 003 and 137-25-711-005), PC (Planned Community) Zone, Ward 2 (Wolfson)..will be considered by the City Referral Group on **Wednesday, November 8, 2006** at 10:00 a.m. at the Development Services Center, 731 South Fourth Street, Conference Room 2C.

Please plan to attend. If you have any questions or cannot attend the meeting please call me at (702) 229-5915.

Sincerely,

Donald Schmeiser, AICP

Senior Planner

Planning and Development Department

Current Planning Division

DS:jj

cc:

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby

HKS Architects Inc.

Attn: Noel Barrick

1919 McKinney Avenue

Dallas, TX 75201

UHS of Delaware, Inc.

Attn: Justin Fleming

8350 West Desert Inn Road, #2005

Las Vegas, Nevada 89117

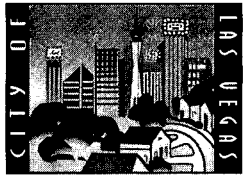


Action Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

November 8, 2006

Summerlin Hospital Center, LLC

Attn: Mike Lawson

367 South Gulph Road

King of Prussia, PA 19406

Re: CRG-17600 - CITY REFERRAL GROUP

Dear Applicant:

Your request for a Summerlin Site Development Plan Review for an EMERGENCY DEPARTMENT EXPANSION on 12.00 acres located north of Town Center Drive and Hualapai Way (APNs 137-25-613-002 and 003 and 137-25-711-005), PC (Planned Community) Zone, Ward 2 (Wolfson) was considered by the City Referral Group at a meeting held on November 8, 2006.

The City Referral Group approved your request subject to the following:

1. All City code requirements applicable to Summerlin and Summerlin Development Standards must be satisfied.
2. Conformance to the applicable conditions of approval of previous Site Development Plan Reviews, including (SV-0034-95), (SV-0014-96), (SV-0023-99), and CRG-13382, except as amended by other conditions herein.
3. Conformance to the site plan, elevation drawings, and landscape plans as submitted (date stamped 10/18/06), except as amended by other conditions herein.
4. Conformance to the requirements and conditions of the Summerlin Non-Residential Design Review Committee (SNRDRC) addressed in a letter dated 09/01/06.
5. All existing public improvements, if any, adjacent to this site that may be damaged during construction are to be repaired at the applicant's expense.
6. All landscaping installed with this project shall be situated and maintained as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
7. An update to the previously approved Traffic Impact Analysis 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site.
8. Site development to comply with all applicable Summerlin Development and Improvement Standards.
9. Submit fire life safety report with the bldg plans.
10. Smoke control to follow same pattern as existing bldg.
11. Show secondary water supply.

Mayor
Oscar B. Goodman

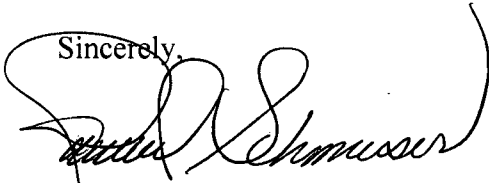
City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



If you have any questions concerning this matter, please contact me at telephone number 702-229-5915.

Sincerely,

A handwritten signature in black ink, appearing to read "Donald Schmeiser", written over a horizontal line.

Donald Schmeiser, AICP
Senior Planner

cc:

HKS Architects Inc.
Attn: Noel Barrick
1919 McKinney Avenue
Dallas, TX 75201

UHS of Delaware, Inc.
Attn: Justin Fleming
8350 West Desert Inn Road, #2005
Las Vegas, Nevada 89117

DS/jj

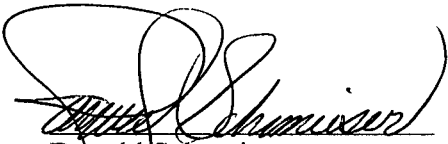
CITY REFERRAL GROUP MEETING
MINUTES
November 8, 2006

The City Referral Group (CRG) held a meeting November 8, 2006, to review a Summerlin Site Development Plan Review (SDR-16616) for a for a HOSPITAL EMERGENCY DEPARTMENT EXPANSION on 12.00 acres located north of Town Center Drive and Hualapai Way (APNs 137-25-613-002 and 003 and 137-25-711-005), PC (Planned Community) Zone, Ward 2 (Wolfson). Nicholas Nowicki with Nicholas Nowicki, Ltd., and Shane Mommers, with HKS, Inc., were present at the meeting to meet with CRG members to review the request. Persons in attendance are listed on the attached roster.

The CRG members and representatives discussed the conditions of approval in a staff report of recommendations concerning the proposal. The representatives indicated their acceptance of the conditions.

The proposed use was approved with following conditions of approval:

1. All City code requirements applicable to Summerlin and Summerlin Development Standards must be satisfied.
2. Conformance to the applicable conditions of approval of previous Site Development Plan Reviews, including (SV-0034-95), (SV-0014-96), (SV-0023-99), and CRG-13382, except as amended by other conditions herein.
3. Conformance to the site plan, elevation drawings, and landscape plans as submitted (date stamped 10/18/06), except as amended by other conditions herein.
4. Conformance to the requirements and conditions of the Summerlin Non-Residential Design Review Committee (SNRDRC) addressed in a letter dated 09/01/06.
5. All existing public improvements, if any, adjacent to this site that may be damaged during construction are to be repaired at the applicant's expense.
6. All landscaping installed with this project shall be situated and maintained as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
7. An update to the previously approved Traffic Impact Analysis 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site.
8. Site development to comply with all applicable Summerlin Development and Improvement Standards.
9. Submit fire life safety report with the bldg plans.
10. Smoke control to follow same pattern as existing bldg.
11. Show secondary water supply.



Donald Schmeiser
Recording Secretary

NAME	AFFILIATION	NUMBER
DON SCHNEIDER	CAFL (PENNMARK)	229-5915
PAUL CRUZ	FLOOD CONTROL	229-6181
ROD CLARK	Building Dep	229-6913
Robert Bell	LVFTR	229-4685
NICHOLAS J. NOWICKI	CAFL	816-1107
SHANE MOMMERS	HKS INC.	214.969.5599
Rick Schroder	CLV-TED	229-2452
GARY REID	DEVELO	229-2000

CRG-17600.DOC

REVISED COMMENTS: -- These comments supersede all previous memos/comments:

CONDITIONS OF APPROVAL:

1. All existing public improvements, if any, adjacent to this site that may be damaged during construction are to be repaired at the applicant's expense.
2. All landscaping 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.
3. An update to the previously approved Traffic Impact Analysis 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site.
4. Site development to comply with all applicable Summerlin Development and Improvement Standards.

CRG STAFF REPORT

DATE: November 8, 2006

CASE: CRG-17600

APPLICANT: HKS Architects Inc. on behalf of Summerlin Hospital Center, LLC

LOCATION: North of Town Center Drive and Hualapai Way

APPLICATION REQUEST:

This is a request for a Summerlin Site Development Plan Review for a HOSPITAL EMERGENCY DEPARTMENT EXPANSION on 12.00 acres located north of Town Center Drive and Hualapai Way (APNs 137-25-613-002 and 003 and 137-25-711-005), PC (Planned Community) Zone, Ward 2 (Wolfson).

BACKGROUND DATA:

- 06/03/87 The City Council approved a request to Rezone (Z-0044-87) a large area that included the subject property from an N-U (Non-Urban) Zone to a PC (Planned Community) Zone. The Planning Commission recommended approval.
- 02/16/94 The City Council approved a Development Agreement (DA-0002-93) for the Summerlin Villages, which included the subject property. This Development Agreement contains provisions regarding the reservation of water, park sites, future annexations and amendments to the Summerlin Development Standards. The Planning Commission recommended approval.
- 09/19/95 The Planning and Development Department approved a request for a Site Development Plan Review (SV-0034-95) to allow a Medical Cancer Treatment and Diagnostic Center on the subject property.
- 04/24/96 The Planning and Development Department approved a request for a Site Development Plan Review (SV-0014-96) to allow a proposed Hospital at the Medical Center on the subject property.
- 08/28/99 The Planning and Development Department approved a request for a Site Development Plan Review (SV-0023-99) to allow a 106,485 square-foot Medical Office Building on the subject property.
- 09/15/04 The City Council approved a Director's Business item (DIR-3934) in which revised development standards for Summerlin were adopted. The Planning Commission recommended approval.
- 05/24/06 The City Referral Group approved a request for a Site Development Plan Review (CRG-13382) to allow a Parking Garage on the subject property.

LAND USE AND DEVELOPMENT OF ADJACENT PROPERTIES:

North: Single-family residential
South: Single-family residential (across Town Center Drive)
East: Fire station
West: Townhouses (across Hualapai Way)

DETAILS OF APPLICATION:

USE

The subject proposal is for the expansion of the hospital emergency department for additional treatment spaces for fast track, pediatric, and adult patients. The new emergency department would expand treatment spaces from 15 to 48 and include a seven-bed fast track area for urgent care visits, a five-bed observation area, an eight-bed pediatric area, and a 28-bed adult area. In addition, the waiting area and “triage” would be expanded and a new CT Scan and Rad room and a new 2,900 square-foot shell space for two future operating rooms in the surgical suite would be added. When completed, the emergency room space would be increased from 10,000 square feet to 28,000 square feet.

SITE PLAN

According to the site plan, the new expansion will occur to the rear or north side of the existing surgery/diagnostic center building. The existing emergency department ambulance drop-off is to be demolished and relocated to the north corner of the new addition. There appears to be very little disruption of existing drives and parking areas with the new addition.

ELEVATION

The building elevation drawing depicts a one-story building with an overall height of approximately 24 feet to the top of the exterior surface surrounding a flat roof structure. The exterior insulation finish system is to be of a color to match the existing building. The cap, trim and other exterior embellishments also are to match those of the existing building.

LANDSCAPE PLAN

In addition to the replacement of existing trees and shrubs by damage during construction, an additional three Chitalpa trees, one Rio Grande Ash, and five Catawba Grape Myrtle trees are to be planted in reconfigured landscaped islands. In addition, 245 Rio Bravo Sage and 117 Compact Zylosma bushes and 181 New Gold Lantana and 250 Asiatic Jasmine groundcovers are to be planted in the landscaped islands.

OVERALL

The proposed project compliments the existing hospital complex. Subject to meeting the conditions being imposed by the Summerlin Non-Residential Design Review Committee and those by the City, the proposed new addition appears to meet the Summerlin Development Standards.

STAFF RECOMMENDATION: **APPROVAL, subject to the following:**

Planning and Development

1. All City code requirements applicable to Summerlin and Summerlin Development Standards must be satisfied.
2. Conformance to the applicable conditions of approval of previous Site Development Plan Reviews, including (SV-0034-95), (SV-0014-96), (SV-0023-99), and CRG-13382, except as amended by other conditions herein.
3. Conformance to the site plan, elevation drawings, and landscape plans as submitted (date stamped 10/18/06), except as amended by other conditions herein.
4. Conformance to the requirements and conditions of the Summerlin Non-Residential Design Review Committee (SNRDRC) addressed in a letter dated 09/01/06.

Public Works

5. All existing public improvements, if any, adjacent to this site that may be damaged during construction are to be repaired at the applicant's expense.
6. All landscaping installed with this project shall be situated and maintained as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
7. An update to the previously approved Traffic Impact Analysis 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site.
8. Site development to comply with all applicable Summerlin Development and Improvement Standards.

Fire & Rescue Department

9. Submit fire life safety report with the bldg plans.

10. Smoke control to follow same pattern as existing bldg.
11. Show secondary water supply.

The Howard Hughes Corporation

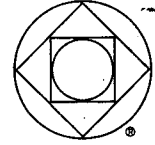
an affiliate of General Growth Properties, Inc.

RECEIVED

OCT 18 2006

September 1, 2006

Nicholas J. Nowicki, AIA
Nicholas J. Nowicki, LTD. Architects
3400 West Desert Inn Road, Suite 27
Las Vegas, NV 89102



Re: Preliminary approval with conditions for Summerlin Hospital Medical Center Emergency Department Addition (Parcel H/I) Summerlin Village 8 The Crossings

Dear Nicholas,

The above referenced project is approved to final with the following conditions:

Exterior Elevations A5.01

1. RTUs and all other roof top equipment shall not extend above the parapet. Site line analysis is not used in Summerlin review since buildings are viewed from multiple station points including some from above the building. The parapet standard applies regardless of location of the station point.
2. If access is required over the existing parapet onto the new Emergency Department addition no exposed ladders will be approved.

Phase 01 Temporary Pavement Plan

1. Please determine if the improvements proposed (or portions of them) will be permanent. Construct the improvements to remain to permanent standards and describe what will be removed in the area noted on the plan.

Phase 02 Construction Plan

1. Please provide more definitive information on the appearance of the "safety barrier".
2. Provide sections at the locations noted on the plan.

Landscape plans

1. Please provide complete landscape documents at final review.

We look forward to receiving final submittals per SNRDRC requirements. A Summerlin signature and disclaimer statement will also be required on the civil improvement plans for this project. The civil improvement plans may be submitted for approval in advance of the remainder of final submittals for SNRDRC signature on the cover sheet. The refundable \$10,000 performance damage deposit to be paid to The Howard Hughes Corporation for the parking garage will also serve for this project unless UHS would prefer separate deposits for separate contracts.

Sincerely,

Elizabeth Molina
Design Review Administrator

cc: Tom Warden, THHC

HOWARD HUGHES PLAZA

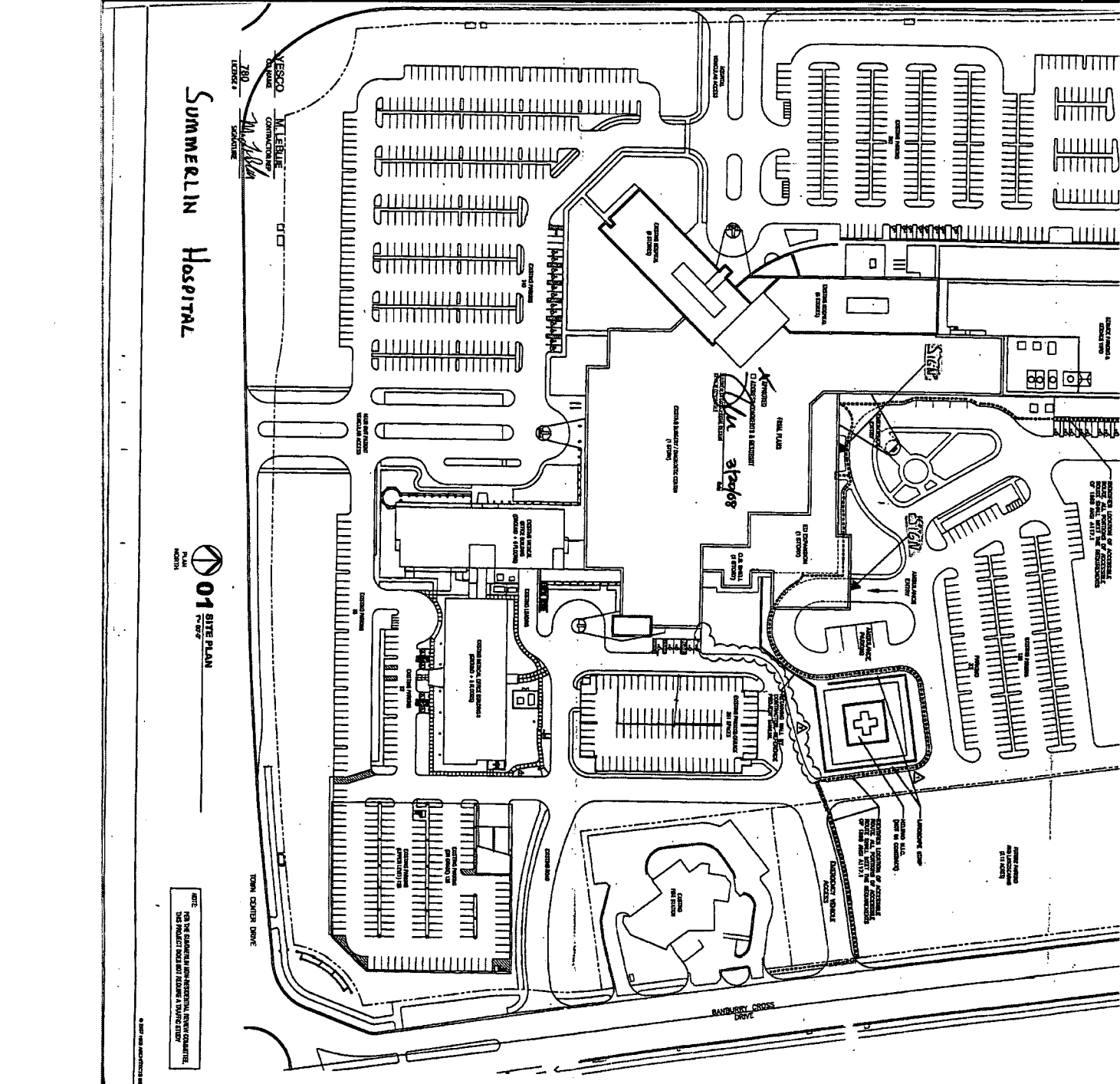
10000 West Charleston Boulevard, Suite 200
Las Vegas, Nevada 89135-1004
Tel 702.791.4000

CRG-17600
11/08/06

Plans (PMT)



Separator Sheet



VESCO
 CONTRACTOR
 DATE
 7/20/06
 780
 SKETCH

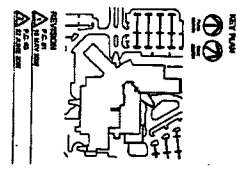
Summerlin Hospital

01 SITE PLAN
 PLAN
 NORTH

SITE
 FOR THE SUMMERLIN HOSPITAL DEPARTMENT
 AND PROJECT NUMBER 99-42-003

SHEET NO.
AO.02

HKS PROJECT NUMBER
 99-42-003
 DATE
 AUGUST 15, 2006
 ISSUE
 ISSUE FOR PERMIT
 SHEET TITLE
 SITE PLAN



HIKS
 LAS VEGAS, NV 89101
 SUMMERLIN HOSPITAL
 MEDICAL CENTER
Emergency Department Expansion
 Las Vegas, NV

5"

3'-0"

EMERGENCY

40'-5"

RF-1 ILLUM. PAN CHANNEL LETTERS
SCALE: 1/4" = 1'-0"

FINAL PLANS

YESCO
CO. NAME
M. LEBLUE
CONTRACTOR REP
780
LICENSE #
M. LeBlue
SIGNATURE

SCOPE OF WORK:
YESCO TO REFURBISH AND INSTALL (1) SET OF ILLUMINATED
PAN CHANNEL LETTERS, RED PLEX FACE WITH
RED RETURNS AND TRIMCAP.
ILLUMINATION TO MATCH EXISTING WITH D/T NEON.

APPROVED
ADDRESS COMMENTS & RESUBMIT
3/20/08
SUMMERLIN HOSPITAL
MEDICAL CENTER
TOWN CENTER DRIVE
LAS VEGAS, NV
REVIEW COMMITTEE

185'-0"

PLEASE CENTER SIGN
BETWEEN COLUMNS.

ea

ea

EMERGENCY

13'-6"

10'-4"

RF-1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL



YOUNG ELECTRIC SIGN CO.
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM

Young Electric Sign Company
is the only sign company in Las Vegas
that is a member of the International
Sign Association (ISA). This means
that we are committed to providing
the highest quality signs and service
to our customers. We are also
committed to providing the most
competitive pricing in the industry.

SUMMERLIN HOSPITAL
MEDICAL CENTER
TOWN CENTER DRIVE
LAS VEGAS, NV

Project Number
401090

Project Name
SUMMERLIN HOSPITAL
MEDICAL CENTER
TOWN CENTER DRIVE
LAS VEGAS, NV

Project Location
SUMMERLIN HOSPITAL
MEDICAL CENTER
TOWN CENTER DRIVE
LAS VEGAS, NV

Project Manager
ED STARKER

Project Engineer
DEREK SCHALL

Project Designer
DEREK SCHALL

Project Checker
DEREK SCHALL

Project Approver
DEREK SCHALL

Project Date
02/13/08 - 03/03/08

Project Status
A. 02/13/08 - 03/03/08

Project Notes
REFRIG. UNITS.

RF-1

1

☐ ADDRESS COMMENTS & RESUBMIT

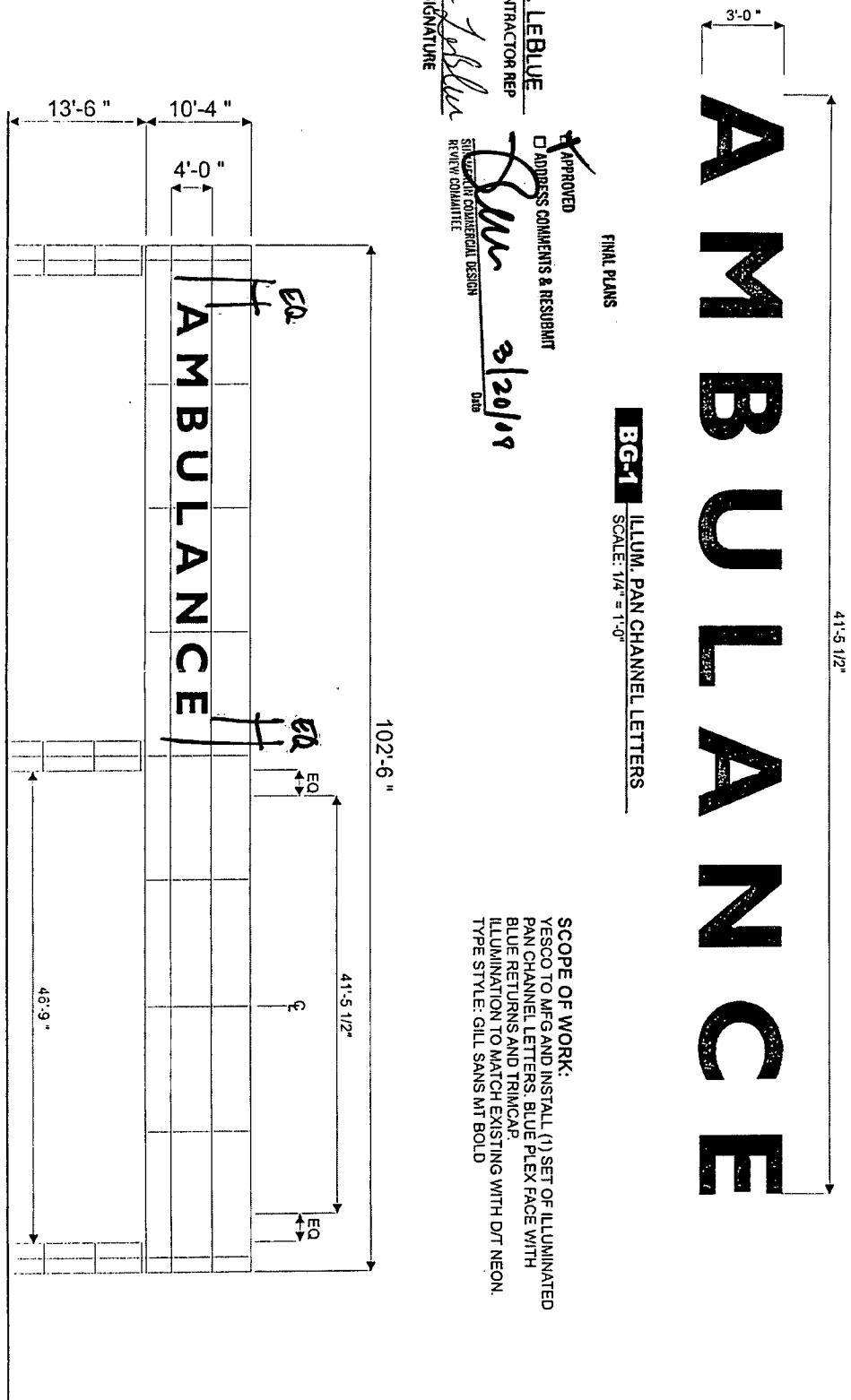
[Signature] 3/20/19

DATE

SIN CITY COMMERCIAL DESIGN
REVIEW COMMITTEE

BG-1 ILLUM. PAN CHANNEL LETTERS
SCALE: 1/4" = 1'-0"

SCOPE OF WORK:
YESCO TO MFG AND INSTALL (1) SET OF ILLUMINATED PAN CHANNEL LETTERS, BLUE PLEX FACE WITH BLUE RETURNS AND TRIMCAP.
ILLUMINATION TO MATCH EXISTING WITH D/T NEON.
TYPE STYLE: GILL SANS MT BOLD



EV-1
NORTH WEST ELEVATION
SCALE: 3/32" = 1'-0"

11. NOVEL LOCATION IN SIGN AREA.

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL



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LAS VEGAS DIVISION
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LAS VEGAS, NV 89118
PHONE: (702) 878-8080
WWW.YESCO.COM
* CONTRACTOR LICENSE: #780

**SUMMERLIN HOSPITAL
MEDICAL CENTER
TOWN CENTER DRIVE
LAS VEGAS, NV**

Project Number:
401090

Project Name:
EXT. BUILDING
LETTERS

Account Executive:

EDSLAGNER
Cassette

Derek Schall

Created by:

Estimating:

ACCOUNT EXECUTIVE

Start:

02/12/08 - D3
A 0221, C8 - D5

10

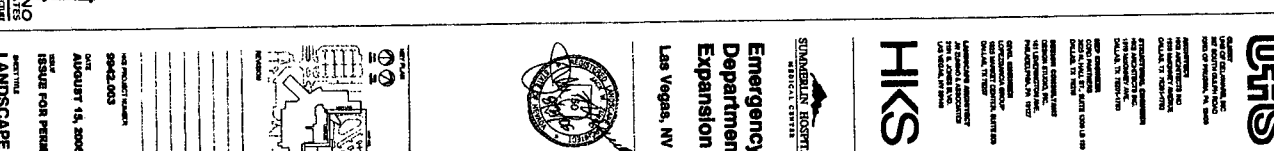
1

PAN CHAN, LTRS

Product

PG-1
E7-9861

2

[illegible][illegible]

TOTAL QUANTITY OF BOULDERS, 'N

SCALE: 1" = 60'-0"

Call before you dig
800-4-A-DIG
1-800-4-A-DIG
1-800-4-A-DIG

RANBURY DRIVE

Muzzing & Associates
LAND DEVELOPMENT
10000 Highway 100
Suite 100
Northridge, CA 91324
Tel: 818-708-1100
Fax: 818-708-1101
www.muzzing.com

NORTH

ISSUE FOR PERMIT
DATE AUGUST 14, 2000
99-02,003
H&M PROJECT NUMBER

SHEET TITLE
LANDSCAPE
PLANTING
PLAN
SHEET NO.
L2.01

UHS

ACCOUNTING
HIS ARCHITECTS AND
THE ARCHITECTS ASSOCIATES
OAKLAND, TX 75051-1700

STRUCTURAL ENGINEERING
HIS ARCHITECTS INC.
1575 MONROVIE AVE.
DALLAS, TX 75201-1170

ADD ENDORSEMENT
CONTRACTORS
2025 N. HAVIL ST., SUITE 1000 LB 100

HLS



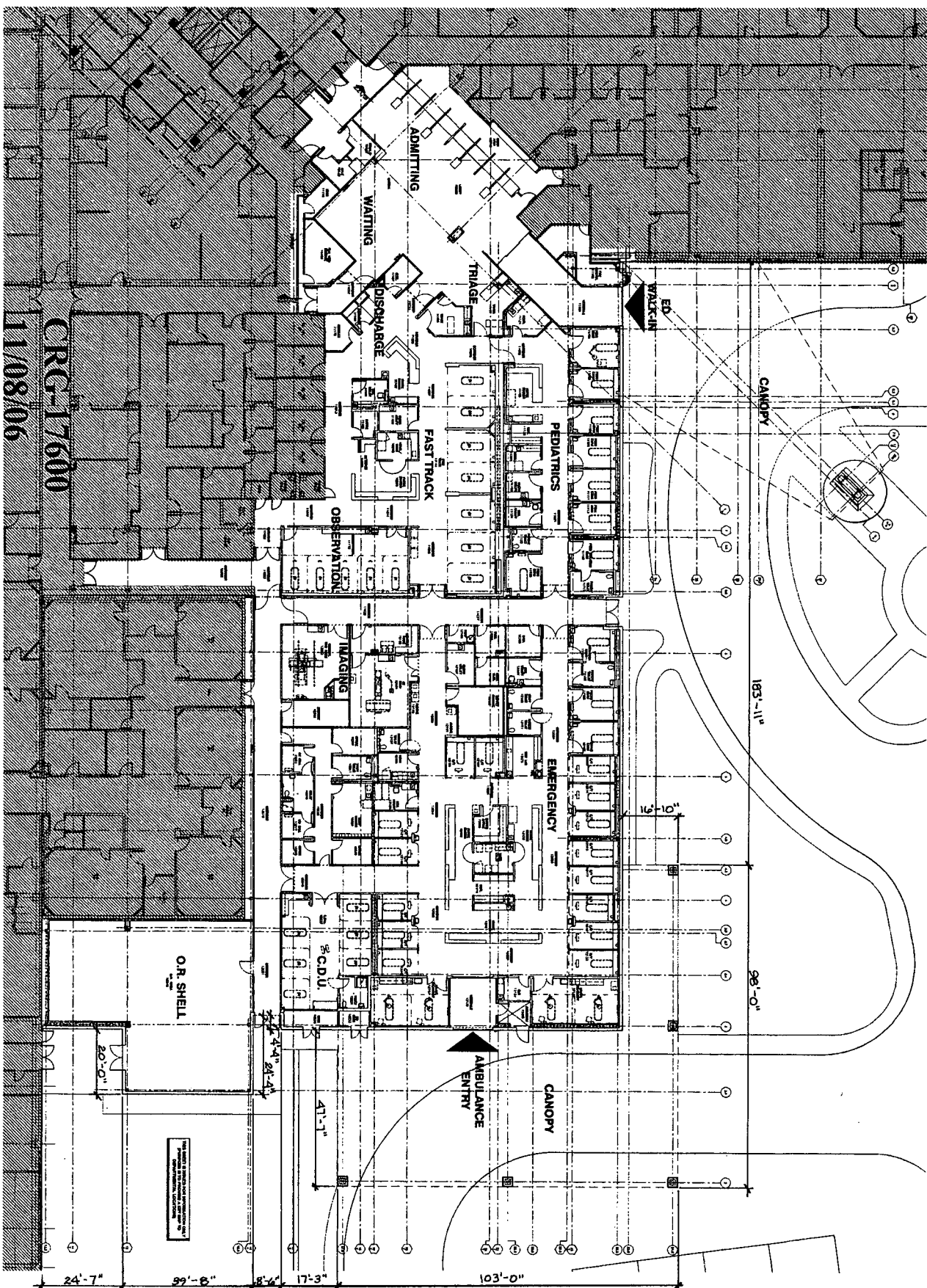
SUMNERLIN HOSPITAL
MEDICAL CENTER

**Emergency
Department
Expansion**



RECEIVED

OCT 18 2006



01 DEPARTMENTAL FLOOR PLAN LAYOUT

A1.01

UHS

CLINICAL SERVICES
MEDICAL CENTER
1000 W. WILSON AVENUE
LAS VEGAS, NV 89106
TEL: 702.735.1000
FAX: 702.735.1001

ADMINISTRATIVE SERVICES
1000 W. WILSON AVENUE
LAS VEGAS, NV 89106
TEL: 702.735.1000
FAX: 702.735.1001

LABORATORY SERVICES
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LAS VEGAS, NV 89106
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FAX: 702.735.1001

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LAS VEGAS, NV 89106
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OUTPATIENT SERVICES
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INPATIENT SERVICES
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FAX: 702.735.1001

ICU SERVICES
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LAS VEGAS, NV 89106
TEL: 702.735.1000
FAX: 702.735.1001

CCU SERVICES
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SCU SERVICES
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FAX: 702.735.1001

ICU SERVICES
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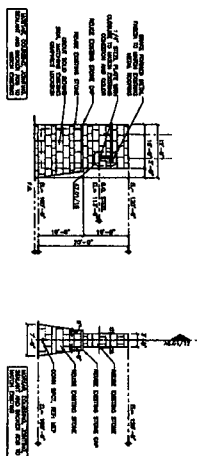
CCU SERVICES
1000 W. WILSON AVENUE
LAS VEGAS, NV 89106
TEL: 702.735.1000
FAX: 702.735.1001

SCU SERVICES
1000 W. WILSON AVENUE
LAS VEGAS, NV 89106
TEL: 702.735.1000
FAX: 702.735.1001

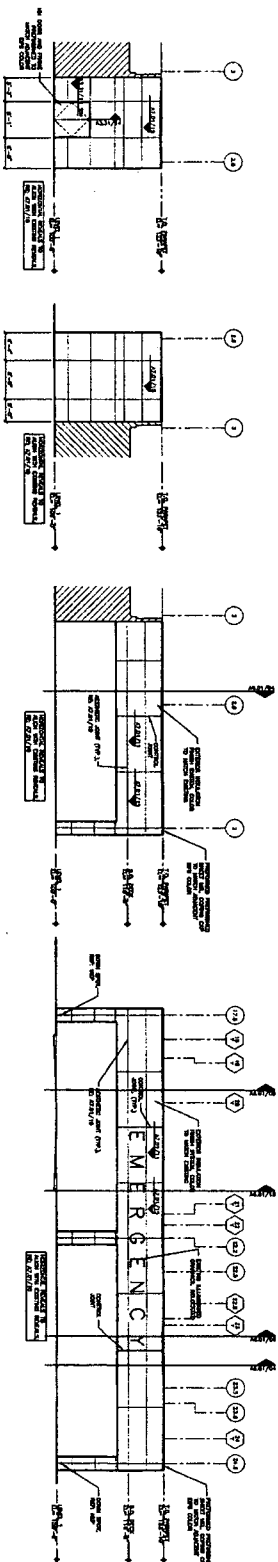
ICU SERVICES
1000 W. WILSON AVENUE
LAS VEGAS, NV 89106
TEL: 702.735.1000
FAX: 702.735.1001

CCU SERVICES
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LAS VEGAS, NV 89106
TEL: 702.735.1000
FAX: 702.735.1001

OCT 18 2006



07
NORTH WEST WALK IN
ENTRY CANOPY ELEVATION
000' = 1'-0"

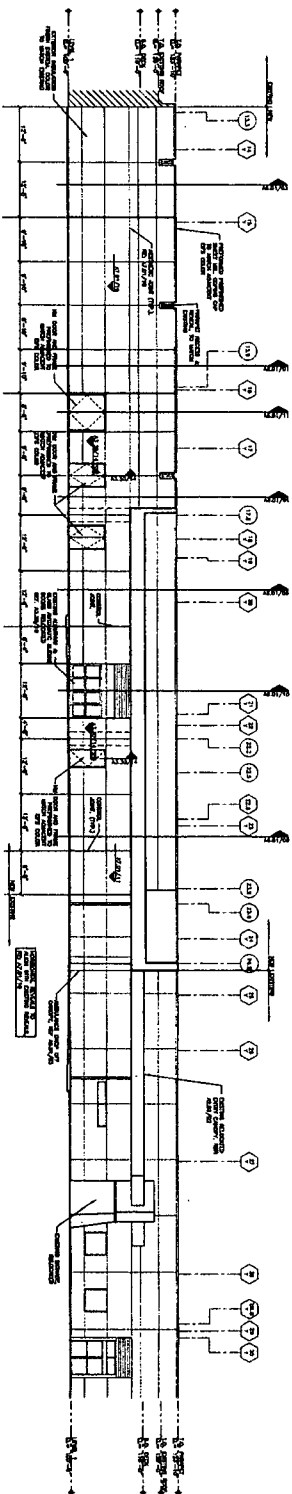


06 PARTIAL SOUTH ELEVATION
SCALE: 1/4"

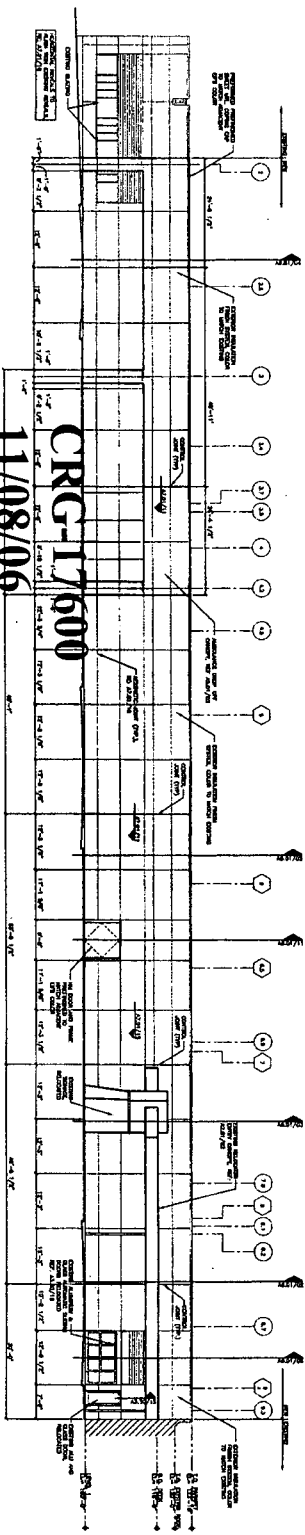
05 PARTIAL NORTH ELEVATION
L&P - 172

04 SOUTH AMBULANCE CANOPY ELEVATION

03 EAST AMBULANCE CANOPY ELEVATION



02 EAST ELEVATION
1/8" = 1'-0"



CRG-17600
11/08/06

01 **NORTH ELEVATION**
MEASUREMENT



SUMMITLIN HOSPITAL
MEDICAL CENTER

**Emergency
Department
Expansion**

Las Vegas, NV

His

LANDSLIDE ASSOCIATES
JULIANN & ASSOCIATES
3331 N. JONES BLVD.
LAS VEGAS, NV 89114

UHS

[illegible]

DATE
AUGUST 15, 2008

ISSUE
ISSUE FOR PERMIT

SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NO
A5.01

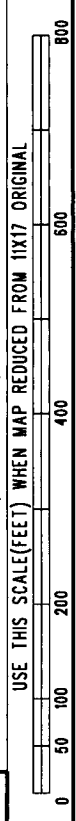
APN Map



Separator Sheet

NOTES

This map is for assessment use only and does NOT represent a survey.
No liability is assumed for the accuracy of the data delineated herein.
Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.
This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.



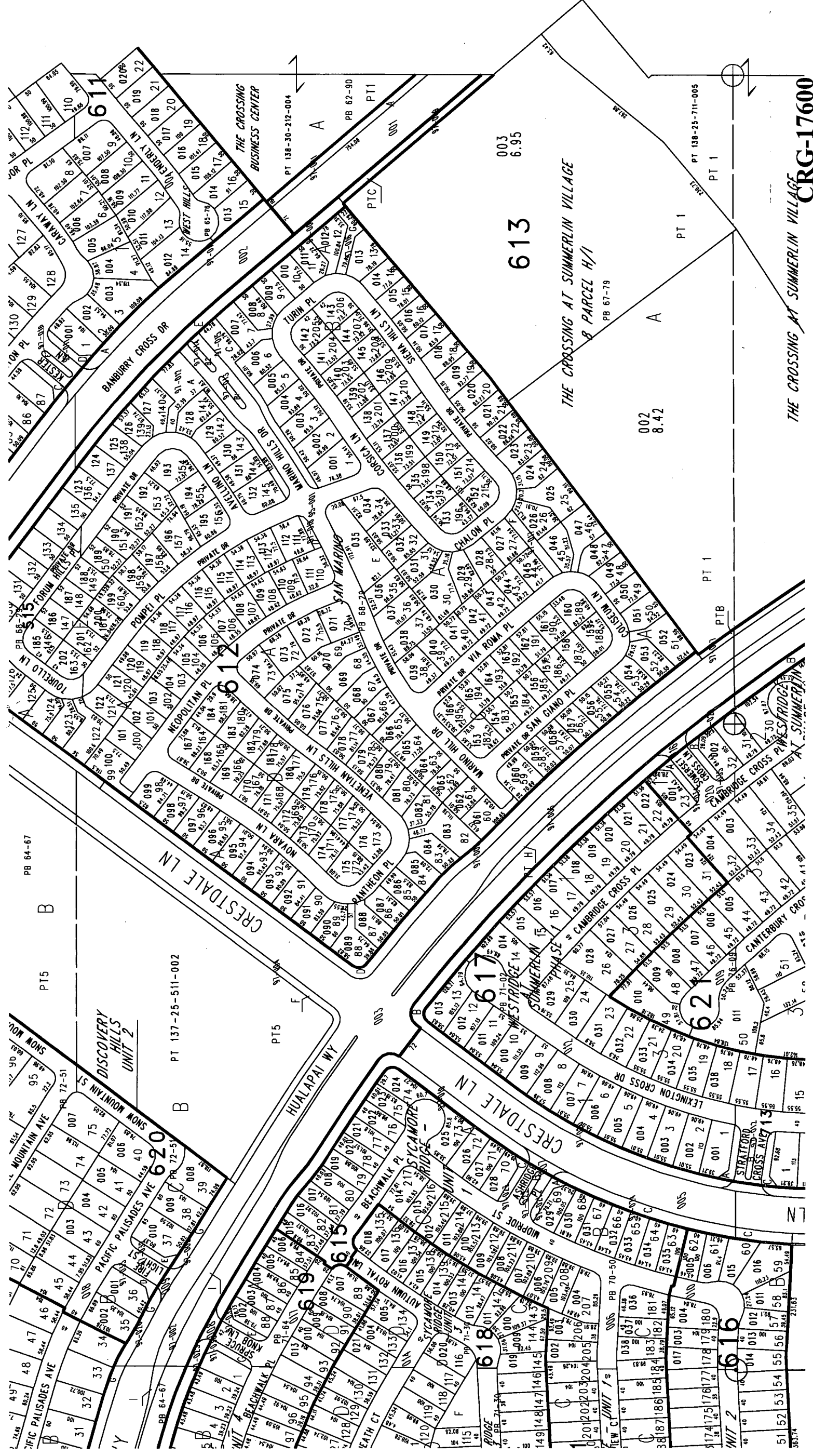
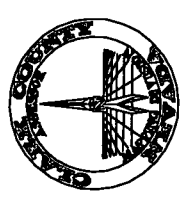
MAP LEGEND

—	PARCEL BOUNDARY	001	PARCEL NUMBER
—	SUBD BOUNDARY	1.00	ACREAGE
—	ROAD EASEMENT	202	PARCEL SUB/SEQ NUMBER
—	PM/LD BOUNDARY	PB 25-45	PLAT RECORDING NUMBER
—	NON-PARCEL LOT LINE	5	BLOCK NUMBER
—	MATCH LINE / LEADER LINE	5	LOT NUMBER
—	ROAD ID NUMBER	GL5	GOV. LOT NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

T20S R59E	25	S 2 NE 4	137-25-6
R58E R59E R60E	127 126 125 1195	6 5 4 3 2 1	8 4 8 4
T20S T19S	136 137 138 1215	7 8 9 10 11 12	5 1 5 1
		18 17 16 15 14 13	6 2 6 2
		19 20 21 22 23 24	7 3 7 3
		30 29 28 27 26 25	8 4 8 4
		31 32 33 34 35 36	5 1 5 1

Scale: 1"=200' Rev: 10/23/00



THE CROSSING AT SUMMERLIN VILLAGE
CRG-17600
11/08/06

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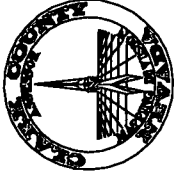
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**AVERAGE
DATA VALUE** 77

30

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138-30-3



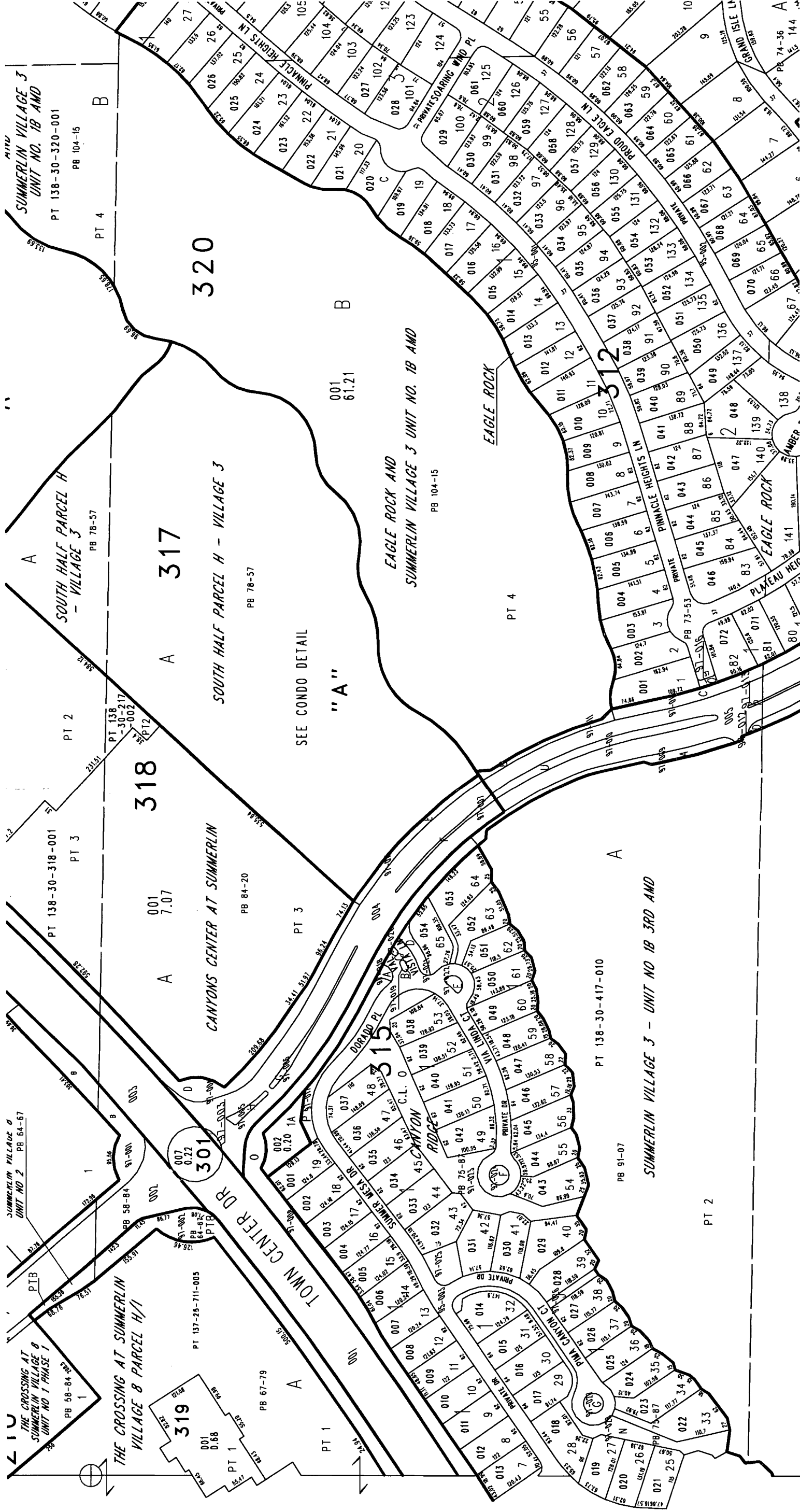
	RS9E	MS9E	MS1E
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200	164	163	162
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1	5	1	5
2	6	2	6
3	7	3	7
4	8	4	8

Scale: 1"=200'	Rev: 03/06/03
----------------	---------------

GL5 GOV. LOT NUMBER

ROAD ID NUMBER



NOTES

Age Group	Number of people
0-14	750
15-24	650
25-34	550
35-44	450
45-54	350
55-64	250
65-74	150
75-84	100
85+	50

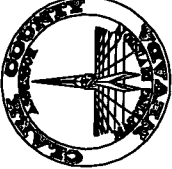
MAP LEGEND

M. W. Schofield, Assessor

56E

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137-25-7



6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

1215	165	164	163
1205	136	137	138
1195	127	126	125

Scale: 1"=200'	Rev: 10/23/00
----------------	---------------

PARCEL BOUNDARY	001	PARCEL NUMBER
SUBD BOUNDARY	1.00	ACREAGE
ROAD EASEMENT	202	PARCEL SUB/SE
PW/LD BOUNDARY	PB 25-45	PLAT RECORDING
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