



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Extension of Time for SDR-34997

Project Address (Location) 625 S. Tonopah Drive

Project Name Valley Hospital Parking Lot Proposed Use Parking Lot

Assessor's Parcel #(s) 139-33-302-035 Ward # 5

General Plan: existing proposed Zoning: existing proposed

Commercial Square Footage Floor Area Ratio

Gross Acres 2.69A Lots/Units n/a Density

Additional Information

PROPERTY OWNER Valley Health System LLC Contact

Address 367 Gulph Rd. Phone: Fax:

City King of Prussia State PA Zip 19406-3121

E-mail Address

APPLICANT Ned Cole, A.I.A., Architect, Inc. Contact Ned Cole

Address 3801 Robar St. Phone: 735-4530 Fax: 735-1952

City Las Vegas State NV Zip 89121

E-mail Address ncoleaia@cox.net

REPRESENTATIVE Ned Cole, A.I.A., Architect, Inc. Contact Ned Cole

Address 3801 Robar St. Phone: 735-4530 Fax: 735-1952

City Las Vegas State NV Zip 89121

E-mail Address ncoleaia@cox.net

FOR DEPARTMENT USE ONLY

Property Owner Signature* *Ned Cole*

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Steve Feltan

Subscribed and sworn before me

This 2nd day of February, 2012

Caitlin M. Vernot

Notary Public in and for said County and State

Commonwealth of Pennsylvania
County of Montgomery

Revised 10/27/08

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Caitlin M. Vernot, Notary Public
Upper Merion Twp., Montgomery County
My Commission Expires Nov. 3, 2012

Member, Pennsylvania Association of Notaries

Case #	507-44537
Meeting Date:	4/10/12
Total Fee:	\$300
Date Received:	2/6/12
Received By:	<i>[Signature]</i>

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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

RECEIVED

FEB 06 2012

City of Las Vegas



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-44537** APN: 139-33-302-035

Name of Property Owner: Valley Health System, LLC

Name of Applicant: Ned Cole, A.I.A., Architect, Inc.

Name of Representative: Ned Cole, A.I.A., Architect, 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 FILTON

Subscribed and sworn before me

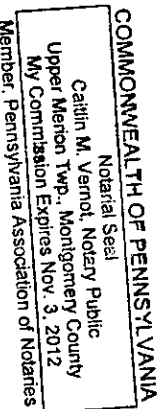
This 2nd day of February, 2012

Caitlin M. Verno

Notary Public in and for said County and State
Commonwealth of Pennsylvania
County of Montgomery

Revised 11-14-06

F:\depot\Application Packet\Statement of Financial Interest.pdf



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FEB 06 2012

City of Las Vegas

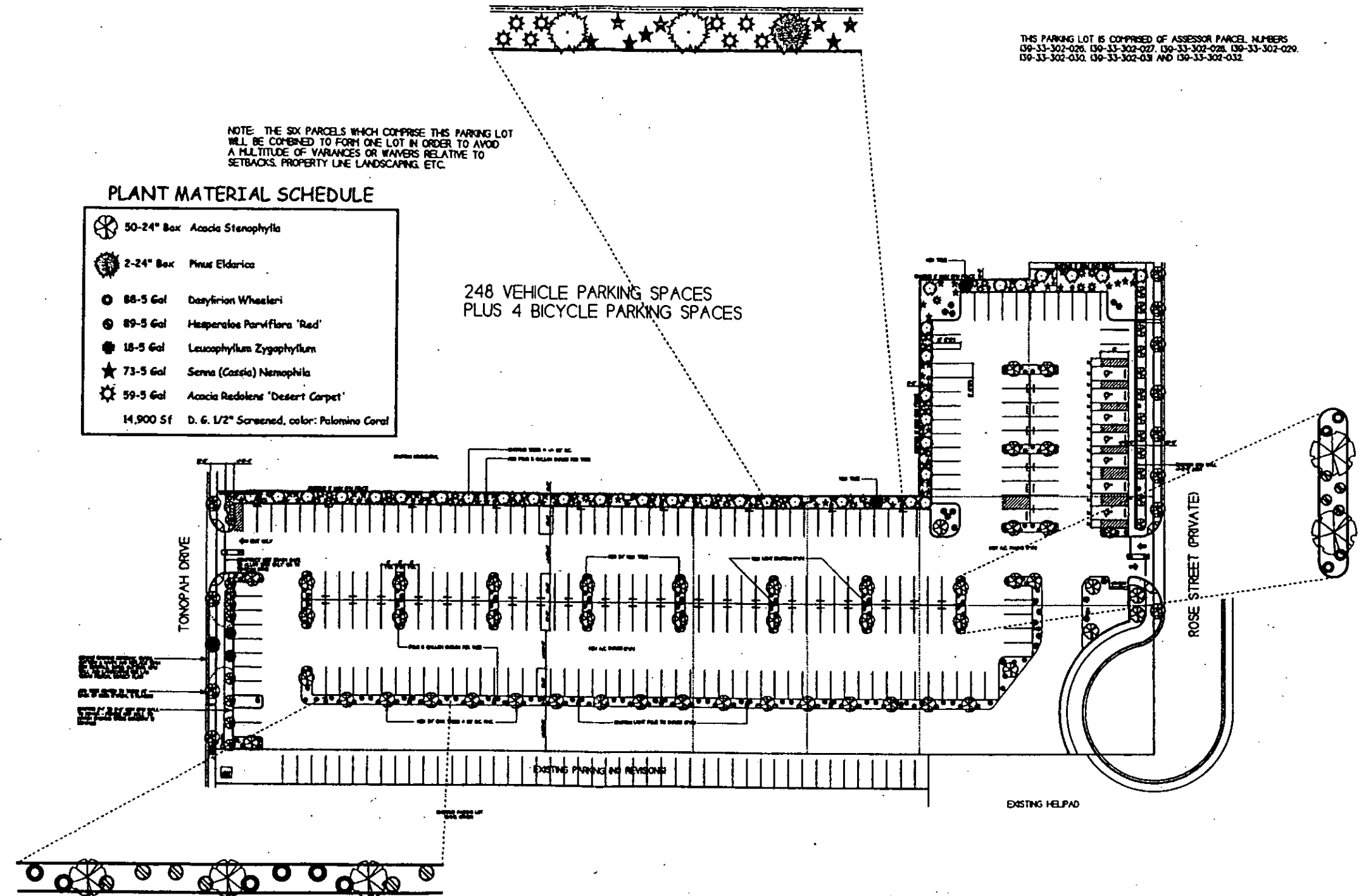
THIS PARKING LOT IS COMPRISED OF ASSESSOR PARCEL NUMBERS
 139-33-302-026, 139-33-302-027, 139-33-302-028, 139-33-302-029,
 139-33-302-030, 139-33-302-031 AND 139-33-302-032.

NOTE: THE SIX PARCELS WHICH COMPRISE THIS PARKING LOT
 WILL BE COMBINED TO FORM ONE LOT IN ORDER TO AVOID
 A MULTITUDE OF VARIANCES OR WAIVERS RELATIVE TO
 SETBACKS, PROPERTY LINE LANDSCAPING, ETC.

PLANT MATERIAL SCHEDULE

	50-24" Box	Acacia Stenophylla
	2-24" Box	Pinus Eldarica
	88-5 Gal	Dasyfiorion Wheeleri
	89-5 Gal	Hesperaloe Parviflora 'Red'
	18-5 Gal	Leucophyllum Zygophyllum
	73-5 Gal	Senna (Cassia) Nemophila
	59-5 Gal	Acacia Redolens 'Desert Carpet'
	14,900 Sf	D. 6. 1/2" Screened, color: Palomino Coral

248 VEHICLE PARKING SPACES
 PLUS 4 BICYCLE PARKING SPACES



PROPOSED PARKING LOT PLAN



RECEIVED
 MAR 28 2011
EOT-41319

NED COLE, AIA.
 ARCHITECT, INC.
 3001 MOHAW STREET
 LAS VEGAS, NEVADA 89169
 PH 702-735-0000 FAX 702-735-0000

VALLEY HOSPITAL PARKING LOT
 for AFFORDABLE CONCEPTS, INC.
 LAS VEGAS, NEVADA

PROPOSED
 PARKING LOT PLAN

6-3-09
 09-10

B

Page No.	

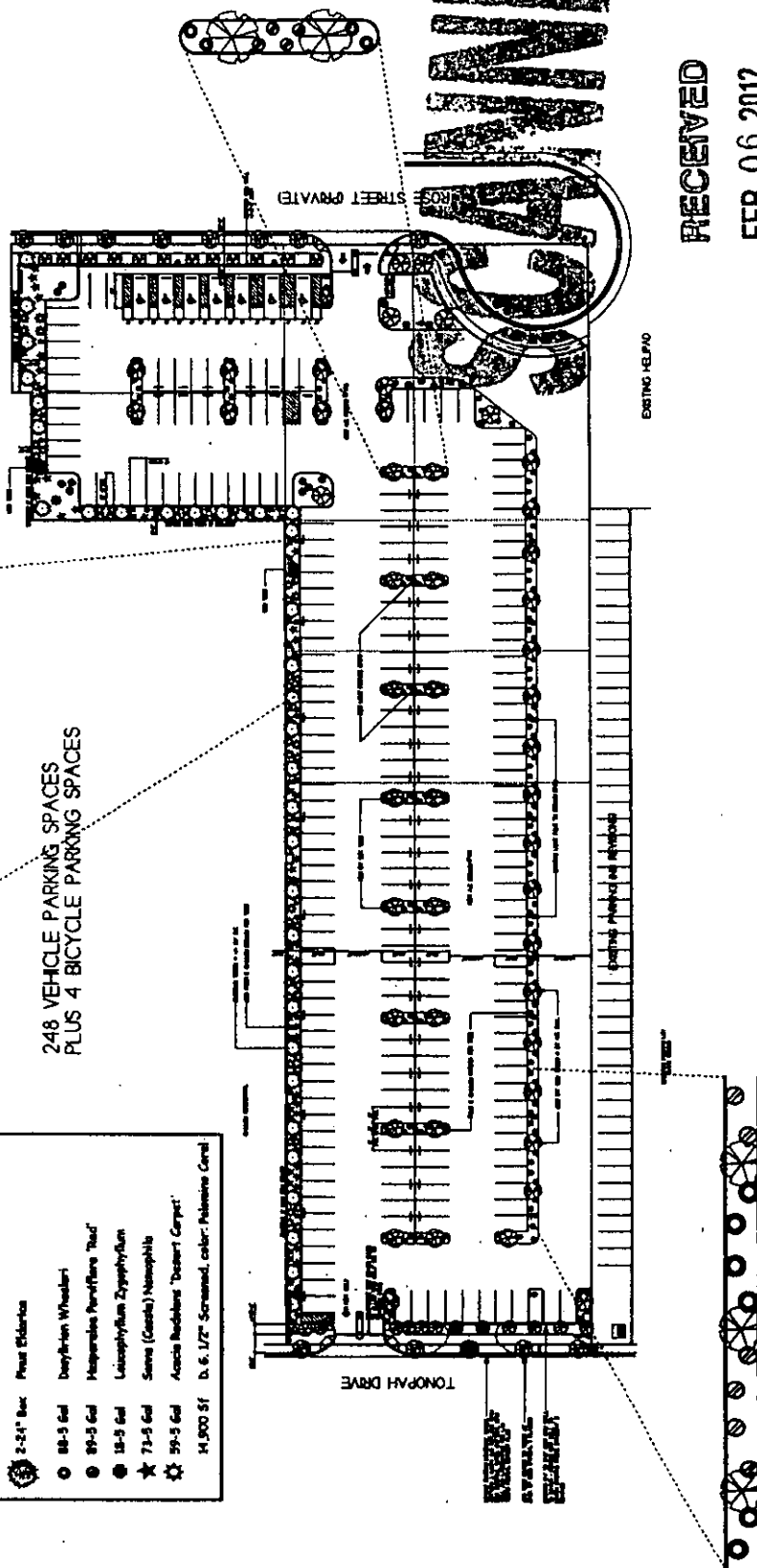
[illegible]

NOTE: THE SIX PARCELS WHICH COMPOSE THIS PARKING LOT WILL BE CONVEYED TO FORM ONE LOT IN ORDER TO AVOID A MULTITUDE OF VARIANCES OR WATERS RELATIVE TO SETBACKS, PROPERTY LINE LANDSCAPING ETC.

PLANT MATERIAL SCHEDULE

50-24" Box	Acacia S.temphylla
2-24" Box	Prunt. Elaeagnus
● 88-5 Gal	Dorylirion Whanneli
● 89-5 Gal	Mangrovia Parviflora Thunb
● 18-5 Gal	Leucosiphium Zeyherianum
★ 73-5 Gal	Sesuv. (Cocks) Mesophylla
⊗ 99-5 Gal	Acacia Radicans "Desert Carpet"
14,000 Sf	D. 6, 127" Screened, color: Polystene Coral

248 VEHICLE PARKING SPACES
PLUS 4 BICYCLE PARKING SPACES



SHI TING HEI PAO

RECEIVED

FEB 06 2012

City of Las Vegas



PROPOSED PARKING LOT PLAN

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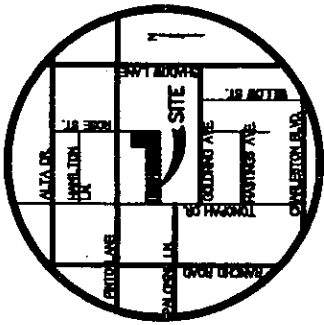
NED COLE, AIA
 ARCHITECT, INC.
 3001 NICHOI STREET
 LAS VEGAS, NEVADA 89101
 702-735-1000 FAX 702-735-1000

VALLEY HOSPITAL PARKING LOT
for AFFORDABLE CONCEPTS, INC.
LAS VEGAS, NEVADA

PROPOSED
PARKING LOT PLAN

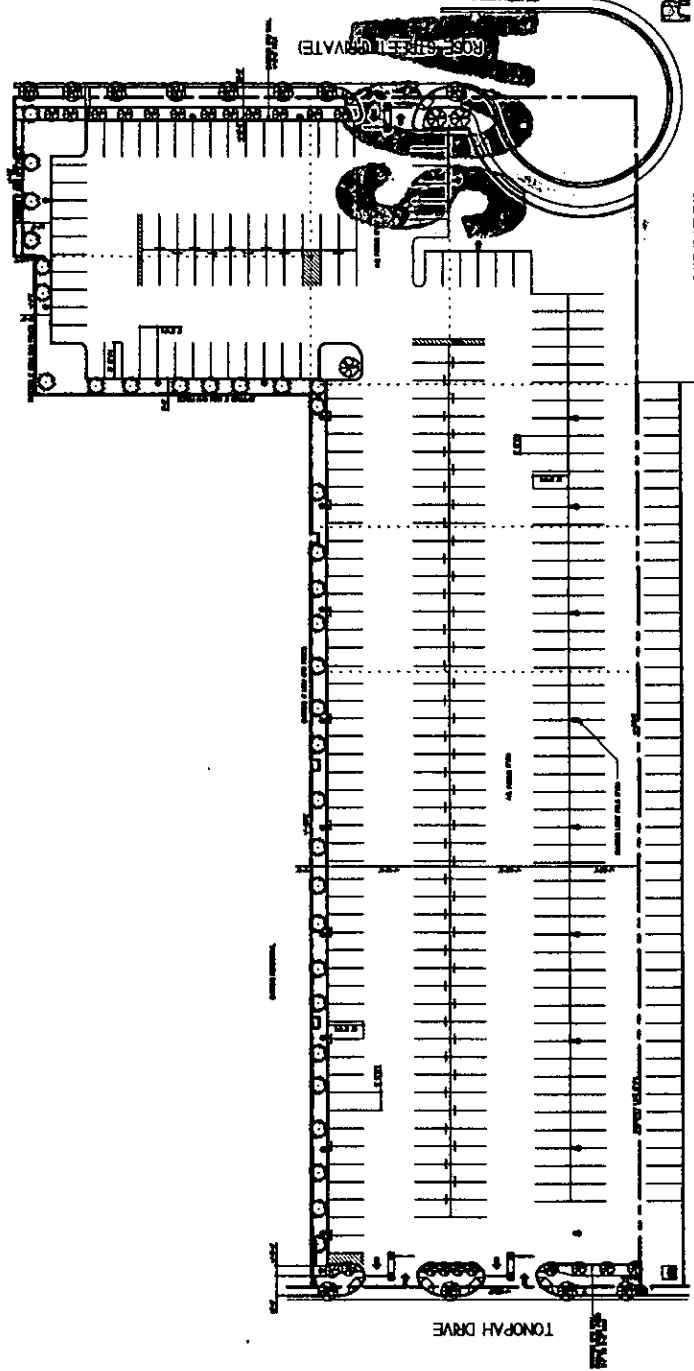
6-3-09
09-10

EOT-44537



VICINITY MAP

EXISTING PARKING - 322 SPACES



EXISTING PARKING LOT PLAN



1" = 30'

RECEIVED

FEB 06 2012

City of Las Vegas

SAVED

EXISTING
PARKING LOT PLAN

VALLEY HOSPITAL PARKING LOT
for AFFORDABLE CONCEPTS, INC.
LAS VEGAS,
NEVADA

RED COLE, AIA
ARCHITECT, INC.
1001 BOWEN STREET
LAS VEGAS, NEVADA 89101
PH 702-735-4830 FAX 702-735-4831

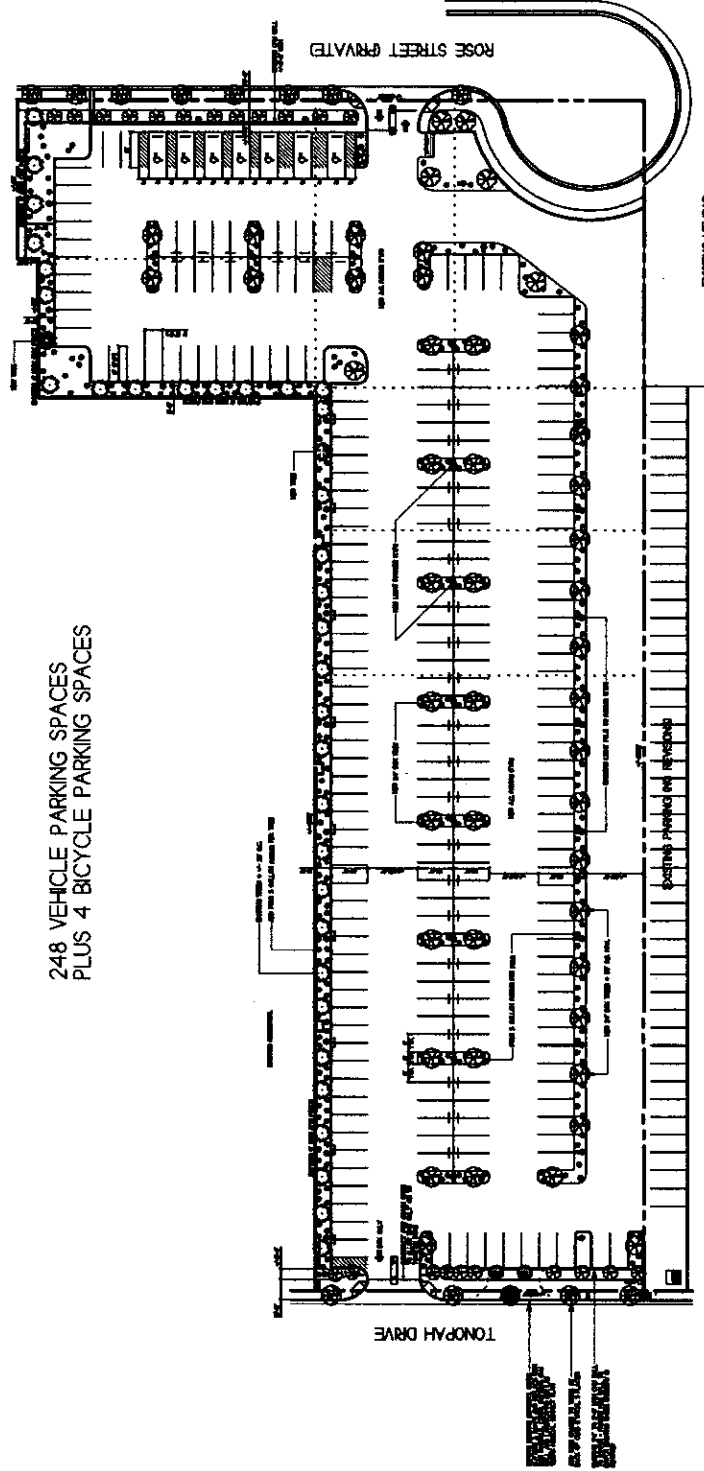
06-00
6-24-08

1A

EOT-44537

NOTE: THE SIX PARCELS WHICH COMPOSE THIS PARKING LOT
WILL BE COVERED TO FORM ONE LOT IN ORDER TO AVOID
A MULTITUDE OF VARIANCES OR VIOLATIONS RELATIVE TO
SETBACKS, PROPERTY LINE LANDSCAPING, ETC.

248 VEHICLE PARKING SPACES
PLUS 4 BICYCLE PARKING SPACES



RECEIVED

FEB 06 2012

City of Las Vegas



PROPOSED PARKING LOT PLAN

1" = 30'

PROPOSED
PARKING LOT PLAN

6-24-09
09-10

IB

VALLEY HOSPITAL PARKING LOT
for AFFORDABLE CONCEPTS, INC.
LAS VEGAS,
NEVADA

MRD COLE, AIA
ARCHITECT, INC.
3801 HOWARD STREET
LAS VEGAS, NEVADA 89101
PH 702-738-4333 FAX 702-738-0881

EOT-44537

IX -

EOT-44537



THIS PARKING LOT IS COMPRISED OF ASSESSOR PARCEL NUMBERS
150-33-302-028, 150-33-302-027, 150-33-302-028, 150-33-302-029,
150-33-302-030, 150-33-302-031 AND 150-33-302-032.



City of Las Vegas

EXISTING PARKING LOT PLAN

5-1

A

AND OIL, A.V. ARONSON, INC.
3801 ROMA STREET
LAS VEGAS, NEVADA 89121
PH 702-735-4226 FAX 702-735-4221

D:\Work_Files\Projects\0910\1AR1.gxd - 01/13/2012 - 12:01 PM - Scale 1 : 1160

EOT-44537



April 11, 2012

Valley Health System, LLC
367 Gulph Road
King of Prussia, Pennsylvania 19406-3121

**RE: EOT-44537 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN
REVIEW
PLANNING COMMISSION MEETING OF APRIL 10, 2012**

Dear Applicant:

Your request for an Extension of Time of a previously approved Site Development Plan Review (SDR-34997) FOR A PROPOSED 248-SPACE PARKING LOT, COMMERCIAL WITH WAIVERS OF THE LAS VEGAS MEDICAL DISTRICT LANDSCAPING REQUIREMENTS TO ALLOW A THREE-FOOT LANDSCAPE BUFFER WHERE SIX FEET IS REQUIRED AND A TWO-FOOT SIX-INCH BLOCK WALL WHERE THREE FEET IS REQUIRED AND TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 2.42 acres on the east side of Tonopah Drive, approximately 315 feet south of Pinto Lane (APN 139-33-302-035), PD (Planned Development) Zone [MD-1 (Medical Support) Las Vegas Medical District Special Land Use Designation], Ward 5 (Barlow), was considered by the Planning Commission on April 10, 2012.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning

1. This Site Development Plan Review (SDR-34997) shall expire 08/13/13 unless another Extension of Time is approved.
2. Conformance to the approved conditions for Site Development Plan Review (SDR-34997) and all other site related actions as required by the Department of Planning and Department of Public Works.

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

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

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov



Valley Health System, LLC
EOT-44537 - Page Two
April 11, 2012

This action by the Planning Commission on **April 10, 2012** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **April 23, 2012**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve Gebeke', with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Ned Code
Ned Cole Architect, Inc.
3901 Robar Street
Las Vegas, Nevada 89121



March 29, 2012

Valley Health System, LLC
367 Gulph Road
King of Prussia, Pennsylvania 19406-3121

**RE: EOT-44537 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN
REVIEW
PLANNING COMMISSION MEETING OF APRIL 10, 2012**

Dear Applicant:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **April 10, 2012** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Wednesday, April 4, 2012** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", is written over a horizontal line.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Ned Code
Ned Cole Architect, Inc.
3901 Robar Street
Las Vegas, Nevada 89121

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

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

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov



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: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: March 12, 2012
Re: **EOT-44537** Valley Health Systems, LLC Tonopah Dr. 315 ft south of Pinto Ln.
Request for an Extension of Time for a previously approved Site Plan Review (SDR-34997)

COMMENTS:

We have no objection to the request for an Extension of Time of a previously approved Site Development Plan Review (SDR-34997) for a proposed 248-space parking lot, commercial with waivers of the Las Vegas medical district landscaping requirements to allow a three-foot landscape buffer where six feet is required and a two-foot six-inch block wall where three feet is required and to allow a zero-foot landscape buffer along the south property line where eight feet is required on 2.42 acres on the east side of Tonopah Drive, approximately 315 feet south of Pinto Lane.

City of Las Vegas - Department of Planning.

Development Notification

PC Meeting: April 10, 2012

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Department of Planning:

EOT-44537

Westleigh NA

18b The Las Vegas Arts District

WL.V-NAA6

Bonanza Park HOA

25

Desert Garden HOA

Downtown Business Operators Council

Equestrian Estates NA

Gateway Neighborhood Association

Glen Heather Estates NA

Hoover Apartments

Las Vegas Historic District

McNeil Estates NA

Palomino Area Preservation Association (PAPA)

Rancho Bel Air HOA

Rancho Bonito NA

Rancho Circle HOA

Rancho Manor NA

Rancho Nevada Estates HOA

Rancho Oakley NA

Rancho Sereno NA

Rancho Springs NA

Saratoga Meadows NA

Scotch Eighty Owners' Association

Village Paseo HOA

Western - Highland Business Association

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

EOT-44537

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7 th Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5 th Floor
*FLOOD CONTROL (DPW)	OH-SANG KWON	DSC - 7 th Floor
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC - 2 nd Floor
PERMITS/ INSPECTIONS	ROD CLARK	DSC - 1 st Floor
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC - 8 th Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7 th Floor
*SURVEY (DPW)	ALAN RIEKKI	DSC - 8 th Floor
*TEFO (DPW)	REBECCA WHITLOCK	WSC-3001 RONEMUS
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC - 8 th Floor

ROUTED ELECTRONICALLY / US MAIL

<CCSD>	LINDA PERRI	4190 MCLEOD DRIVE, 2 ND FLOOR
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 ND FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 ND FLOOR CITY HALL
*STREETS & SANITATION (DPW)	JERRY WALKER	DSC
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	DSC
*SID (DPW)	PATRICK MURPHY	DSC - 9 th Floor
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	HEIDI DEXHEIMER ENGINEERING DESIGN DIVISION	100 CITY PARKWAY, SUITE #700 (HAND DELIVERY ADDRESS ONLY)
CLARK COUNTY (IT) (NO PLANS)	JAMIE MCKEOWN (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4 th FLOOR
NELLIS AFB (NO PLANS)	DEBORAH MACNEILL	4430 GRISSOM AVENUE, BUILDING 11, SUITE 103D

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT< US MAIL DELIVERY>**

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax

EOT-44537 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER:
VALLEY HEALTH SYSTEM, LLC - For possible action on a request for an Extension of Time of a previously approved Site Development Plan Review (SDR-34997) FOR A PROPOSED 248 SPACE PARKING LOT, COMMERCIAL WITH WAIVERS OF THE LAS VEGAS MEDICAL DISTRICT LANDSCAPING REQUIREMENTS TO ALLOW A THREE-FOOT LANDSCAPE BUFFER WHERE SIX FEET IS REQUIRED AND A TWO-FOOT SIX-INCH BLOCK WALL WHERE THREE FEET IS REQUIRED AND TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 2.42 acres on the east side of Tonopah Drive approximately 315 feet south of Pinto Lane (APN 139-33-302-035), PD (Planned Development) Zone [MD-1 (Medical Support) Las Vegas Medical District Special Land Use Designation], Ward 5 (Barlow).

PLANNING COMMISSION: **APRIL 10, 2012**
CITY COUNCIL: **MAY 16, 2012**

PLANNING SUPERVISOR: **STEVE GEBEKE**



CONSENT

Comments Due: **MARCH 8, 2012**

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 **Carman Burney** (cburney@lasvegasnevada.gov), the Agenda Tech 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:

Report Date 02/09/2012 03:45 PM

Submitted By

Page 1

A/P # 44537 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	02/06/2012 13:33	983510	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

EOT-44537 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: VALLEY HEALTH SYSTEM, LLC - For possible action on a request for an Extension of Time of a previously approved Site Development Plan Review (SDR-34997) FOR A PROPOSED 248 SPACE PARKING LOT, COMMERCIAL WITH WAIVERS OF THE LAS VEGAS MEDICAL DISTRICT LANDSCAPING REQUIREMENTS TO ALLOW A THREE-FOOT LANDSCAPE BUFFER WHERE SIX FEET IS REQUIRED AND A TWO-FOOT SIX-INCH BLOCK WALL WHERE THREE FEET IS REQUIRED AND TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 2.42 acres on the east side of Tonopah Drive approximately 315 feet south of Pinto Lane (APN 139-33-302-035), PD (Planned Development) Zone (MD-1 (Medical Support) Las Vegas Medical District Special Land Use Designation], Ward 5 (Barlow).

Parent A/P #	34997		
Project #	44537	Project/Phase Name	VALLEY HOSPITAL PARKING LOT
Size/Area	0.00	Size Description	
Proposed Start		Proposed Stop	
% Complete Formula		Phase #	
		Subdivision Code	
		% Completed	0.00

Property/Site Information

Parcel 13933302035

Location

Owner/Tenant

Contact ID	AC1760153	Name	VALLEY HEALTH SYSTEM L L C	
Mailing Address	367 GULPH RD	Organization		
City	KING OF PRUSSIA	State/Province	PA	
ZIP/PC	19406-3121	Country		☐ Foreign
Day Phone		Evening Phone		
Fax		Mobile #		

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

625 S TONOPAH DR
LAS VEGAS, 89106-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

Report Date 02/09/2012 03:45 PM

Submitted By

Page 2

A/P Linked Parcels

13933302035

Applicants/Contacts

Primary	N	Capacity	OWNER	Contact ID	AC1760153	☐ Foreign
Effective		Expire				
Name	VALLEY HEALTH SYSTEM L L C					
Day Phone		Eve Phone		Organization		
Pager		PIN #		Position		
Fax		Mobile		Profession		
E-Mail						
Address	367 GULPH RD KING OF PRUSSIA, PA 19406-3121					
Seasonal Addr						
Valid From		To				
Comments	No Comments					
CONTACT ADDITIONAL						

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License * Percent Owned Waiver Health Card Director Letter Original Transcript
Orientation Attended

There are no items in this list

Primary	Y	Capacity	APPL	Contact ID	AC1890164	☐ Foreign
Effective		Expire				
Name	NED COLE					
Day Phone	(702)735-4530 x	Eve Phone		Organization		
Pager		PIN #		Position		
Fax	(702)735-1952	Mobile		Profession		
E-Mail						
Address	3810 ROBAR ST LAS VEGAS, NV 89121					
Seasonal Addr						
Valid From		To				
Comments	No Comments					

Report Date 02/09/2012 03:45 PM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcript
Orientation Attended

There are no items in this list

Contractors

No Contractors

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	02/06/2012 13:36	300.00
Total Unpaid	0.00	Total Paid	300.00

Inspections

There are no inspections for this Report

Review Activities
Review/
Comments

Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
B&S PLAN	1	Incomplete	☐	02/09/2012 13:38			
DEVCO	1	Incomplete	☐	02/09/2012 13:38			
FIRE COMM	1	Incomplete	☐	02/09/2012 13:38			
NEIGH P&S	1	Incomplete	☐	02/09/2012 13:38			
FLOOD	1	Incomplete	☐	02/09/2012 13:38			
LAND DEV	1	Incomplete	☐	02/09/2012 13:38			
TRAFFIC	1	Incomplete	☐	02/09/2012 13:38			

Report Date 02/09/2012 03:45 PM

Submitted By

Page 4

Review Activities
Review Comments

Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
SEWER	1	Incomplete	☐	02/09/2012 13:38			
SURVEY	1	Incomplete	☐	02/09/2012 13:38			
ROW	1	Incomplete	☐	02/09/2012 13:38			
TEFO	1	Incomplete	☐	02/09/2012 13:38			

Activity Review Details

Detail SUBMITTAL CHECKLIST (EOT)

Modified By BSTICKA

Modified Date/Time 02/06/2012 13:32

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate If Item Is being submitted

Y Application/Petition Form

Y Justificaton Letter

Y Laser Print Site Plan

Y Laser Print Floor Plan

Y Laser Print Elevation

Y Statement of Financial Interest

Y Copy of Approval Letter

Y Business Licensing Requirements Met

N Business License Exempt

Check Conditions

Condition

Approval

Approved By

Approved Date

Applied By

Applied Date

Assigned

No Conditions

Project #

AP Type

Status

Stage

Relation

No children exist for this project

Planning Condition Description

Effective

Expire

Comments

There is no planning condition for this project.

Report Date 02/09/2012 03:45 PM

Submitted By

Page 5

EXTENSION OF TIME

N Will this go to the City Council?

Hearing Type

N Will this go DIRECTLY to City Council?

Public, Non-Public or Admin? NON-PUBLIC

Parent Application Type SDR

Is this an Alcohol related Case? N

Parent Project # 34997

Staff Recommendation

Entitlement Exercised?

Meeting Information

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified by	Modified Date	YES Votes	NO Votes	ABSTENTIONS
04/10/2012	PC	SCHEDULED		0	0	0
BSTICKA	02/06/2012	BSTICKA	02/06/2012			

Template Type/AP # AP Type Status Stage

No children exist for this project

Employee
Employee ID Last First MI Comments

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CO NAME WHO PICKED UP CONTACT# NED COLE, ARCHITECT INC CK 3682, 702.735.4530	970040	02/06/2012 13:37		0.00

No Model Home Details



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

May 11, 2011

Mr. Steve Filton
Valley Hospital System
367 Gulph Road
King of Prussia, Pennsylvania 19406-3121

**RE: EOT-41319 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN
REVIEW
PLANNING COMMISSION MEETING OF MAY 10, 2011**

Dear Mr. Filton:

Your request for an Extension of Time of an approved Site Development Plan Review (SDR-34997) FOR A PROPOSED 248 SPACE PARKING LOT, COMMERCIAL WITH WAIVERS OF THE LAS VEGAS MEDICAL DISTRICT LANDSCAPING REQUIREMENTS TO ALLOW A THREE-FOOT LANDSCAPE BUFFER WHERE SIX FEET IS REQUIRED AND A TWO-FOOT SIX-INCH BLOCK WALL WHERE THREE FEET IS REQUIRED AND TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 2.42 acres on the east side of Tonopah Drive, approximately 315 feet south of Pinto Lane (APN 139-33-302-035), PD (Planned Development) Zone [MD-1 (Medical Support) Las Vegas Medical District Special Land Use Designation], Ward 5 (Barlow), was considered by the Planning Commission on May 10, 2011.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning

1. This Site Development Plan Review (SDR-34997) shall expire on 08/13/12 unless another Extension of Time is approved.
2. Conformance to the conditions of approval of the Site Development Plan Review (SDR-34997) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

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

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

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EOT-44537 City of Las Vegas



Mr. Steve Filton
Valley Hospital System
EOT-41319 - Page Two
May 11, 2011

This action by the Planning Commission on **May 10, 2011** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **May 23, 2011**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Ned Cole
3801 Robar Street
Las Vegas, Nevada 89121

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City of Las Vegas

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov



August 14, 2009

Valley Health Systems, LLC
620 Shadow Lane
Las Vegas, Nevada 89106

RE: SDR-34997 - SITE DEVELOPMENT PLAN REVIEW

Dear Applicant:

Your request for a Site Development Plan Review FOR A PROPOSED 248 SPACE PARKING LOT, COMMERCIAL WITH WAIVERS OF THE LAS VEGAS MEDICAL DISTRICT LANDSCAPING REQUIREMENTS TO ALLOW A THREE-FOOT LANDSCAPE BUFFER WHERE SIX FEET IS REQUIRED AND A TWO-FOOT SIX-INCH BLOCK WALL WHERE THREE FEET IS REQUIRED AND TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 2.42 acres on the east side of Tonopah Drive approximately 315 feet south of Pinto Lane (APN 139-33-302-026 thru 032), PD (Planned Development) Zone [MD-1 (Medical Support) Las Vegas Medical District Special Land Use Designation], Ward 5 (Barlow), was considered by the Planning Commission on August 13, 2009.

The Planning Commission voted to **APPROVE** of your request, subject to the following:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. 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, landscape plan, and building elevations, date stamped 06/25/09, except as amended by conditions herein.
3. Site Development Plan Review (SDR-3054) shall be expunged, if approved.
4. A Waiver from the Landscape Buffer requirements is hereby approved, to allow a zero-foot landscape buffer along the south property line where eight feet is the minimum required, if approved.

Mayor
Oscar B. Goodman
City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Iols Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



07101-001-06-09

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EOT-44537
City of Las Vegas

5. A Waiver from the Las Vegas Medical District Plan landscaping requirements is hereby approved, to allow a 2.5-foot block wall adjacent to the right-of-way where a three-foot wall is required, if approved.
6. A Waiver from the Las Vegas Medical District Plan landscaping requirements is hereby approved, to allow a three-foot landscape buffer adjacent to the right-of-way where a six-foot buffer is required, if approved.
7. An Exception from the Las Vegas Medical District Plan landscaping requirements is hereby approved, to allow 30 parking fingers where 42 are required, if approved.
8. An Exception from the Las Vegas Medical District Plan landscaping requirements is hereby approved, to allow no landscaping along the southern property line where one tree every 20 feet on-center is required, if approved.
9. The applicant shall work with City staff to determine the most appropriate mapping action necessary to consolidate all existing parcels. The mapping action shall be completed and recorded prior to issuance of any permits.
10. 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.
11. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
12. Pursuant to the Las Vegas Medical District Plan, all utilities serving new development shall be underground. Above ground utility appurtenances visible from public streets shall be screened. The existing utility boxes on-site shall be placed underground or relocated in accordance with the requirements of the Las Vegas Medical District Plan and Title 19.12.040.

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City of Las Vegas

13. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
14. 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.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Submit a Reversionary Map for this site or coordinate with the City Surveyor to determine an acceptable mapping method; comply with the recommendations of the City Surveyor.
17. 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.
18. No permanent structures or landscaping over 30 inches tall shall be constructed within the existing 20-foot Public Sewer Easement granted by Document #20040407:01657.
19. 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.
20. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
21. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-20-97 and all other applicable site-related actions.

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City of Las Vegas

Valley Health Systems, LLC
SDR-34997 – Page Four
August 14, 2009

This action by the Planning Commission on *August 13, 2009* is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on *August 14, 2009*.

Sincerely,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:nl

cc: Mr. Ned Cole
Ned Cole, AIA, Architect
3801 Robar Street
Las Vegas, Nevada 89121

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FEB 06 2012

City of Las Vegas

20070116-0001924

Fee: \$18.00 RPTT: \$20,165.40
N/C Fee: \$0.00

01/16/2007 11:56:15
T20070007597

Requestor:
P HOWARD

Debbie Conway ARD
Clark County Recorder Pgs: 6

APN# 139-33-302-023 et al.

11 digit number may be obtained at:
<http://sandgate.co.clark.nv.us/cicsAssessor/owner.htm>

Deed

Type of Document

(Example: Declaration of Homestead, Quit Claim Deed, etc.)

(6)

Recording requested by:

PRESTON B. HOWARD, ESQ.

Return to:

Name PRESTON B. HOWARD

Address 2300 W. Sahara, Ste. 650

City/State/Zip LAS VEGAS NV 89102

This page added to provide additional information required by NRS 111.312 Sections 1-2
(An additional recording fee of \$1.00 will apply.)

This cover page must be typed or printed clearly in black ink only.

CS12/03

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FEB 06 2012

City of Las Vegas

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

County of Clark, a political subdivision of the State of Nevada
in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby
acknowledged, does hereby Grant, Bargain, Sell and Convey to

Valley Health System, L.L.C.

all that real property situated in the County of Clark, State of Nevada, bounded and described as
follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

- Subject to:
1. Taxes for the current fiscal year, paid current.
 2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

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

Witness my/our hand(s) on 30th day of September 2005.

CLARK COUNTY

By: Thom Reilly
THOM REILLY
Clark County Manager

STATE OF NEVADA)

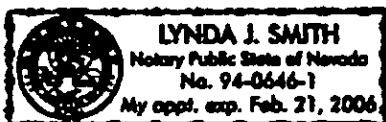
) ss:

COUNTY OF CLARK)

On this September 30, 2005, appeared before me, a Notary Public, Thom Reilly
personally known or proven to me to be the person(s) whose name(s) is subscribed to the above
instrument, who acknowledged that he/she/they executed the instrument for the purposes therein
contained.

Lynda J. Smith
Notary Public

My Commission expires: 2/21/06



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City of Las Vegas

Exhibit "A"

Lot A:

PARCEL I:

Being the West 80 feet of the East 120 feet of the North Half (N ½) of the North Half (N ½) of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) OF Section 33, Township 20 South, Range 61 East, M.D.B.&M., Clark County, Nevada.

Excepting therefrom that portion of said land as conveyed to the County of Clark by deed recorded February 11, 1954 in Book 2 as Document No. 3102 of Official Records.

Further excepting therefrom that portion of said land as conveyed to the County of Clark by deed recorded April 05, 1954 in Book 5 as Document No. 7215 of Official Records.

And further excepting therefrom that portion of said land as conveyed to the County of Clark by deed recorded June 11, 1954 as Document No. 12416 of Official Records.

PARCEL II:

Being the West 80 feet of the East 120 feet of the North 15 feet of the South Half (S ½) of the North Half (N ½) of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼), Section 33, Township 20 South, Range 61 East, M.D.B.&M., Clark County, Nevada.

Excepting therefrom that portion of said land as conveyed to the County of Clark by deed recorded April 05, 1954 in Book 5 as Document No. 7215 of Official Records.

Further excepting therefrom that portion of said land as conveyed to the County of Clark by deed recorded June 11, 1954 as Document No. 12416 of Official Records.

APN # 139-33-302-023

Lot B:

The Southerly 139.50 feet of the Westerly 70.00 feet of the Easterly 190.00 feet of the North Half (N ½) of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼), of the Southwest Quarter (SW ¼) of Section 33, Township 20 South, Range 61 East, M.D.B.&M., Clark County, Nevada.

APN # 139-33-302-026

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City of Las Vegas

Lot C:

The Westerly 80 feet of the Easterly 120 feet of the South Half (S ½) of the North Half (N ½) of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 33, Township 20 South, Range 61 East, M.D.M., Clark County, Nevada. **EXCEPTING** therefrom the North 15 feet of said land.

APN # 139-33-302-027

Lot D:

The North Half (N ½) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 33, Township 20 South, Range 61 East, M.D.B.&M., Clark County, Nevada. **EXCEPTING** therefrom the Westerly 20.00 feet as granted to the City of Las Vegas for street and road purposes.

APN: 139-33-302-028

Lot E:

The North Half (N ½) of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 33, Township 20 South, Range 61 East, M.D.B.&M., Clark County, Nevada. **EXCEPTING** therefrom the East 257.5 feet thereof.

APN # 139-33-302-029

Lot F:

The West 72.5 feet of the East 257.5 feet of the North Half (N ½) of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼), of the Southwest Quarter (SW ¼) in Section 33, Township 20 South, Range 61 East, M.D.M., Clark County, Nevada, according to the official Plat of said land on file in the Office of the Bureau of Land Management.

APN # 139-33-302-030

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City of Las Vegas

Lot G:

The North 70.00 feet of the East 185 feet of the North Half (N ½), of the Southeast Quarter (SE ¼), of the Southwest Quarter (SW ¼), of the Northwest Quarter (NW ¼), of the Southwest Quarter (SW ¼), of Section 33, Township 20 South, Range 61 East, M.D.B.&M., Clark County, Nevada. EXCEPT the interest in and to the East Forty (40) feet of said land as conveyed to the City of Las Vegas for street and incidental purposes by deed recorded March 11, 1954 as Document No. 5088 of Official Records, Clark County, Nevada Records.

APN # 139-33-302-031

Lot H:

The East 185 feet of the North Half (N ½) of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 33, Township 20 South, Range 61 East, M.D.B.&M., Clark County, Nevada. EXCEPTING therefrom the North 70 feet thereof, and further EXCEPTING therefrom the interest in and to the East 40 feet and as conveyed to the City of Las Vegas for street purposes.

Excepting therefrom that portion of said land conveyed to City of Las Vegas by a deed recorded April 07, 2004 in Book 20040407 as Document No. 01658, in the Office of the County Recorder, Clark County, Nevada.

APN # 139-33-302-032

When recorded return to:

PRESTON B. HOWARD, P.C.
2300 W. Sahara Ave., Suite 650
Las Vegas, NV 89102

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FEB 06 2012
City of Las Vegas

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a. 139-33-302-023 e. 139-33-302-029
b. 139-33-302-026 f. 139-33-302-030
c. 139-33-302-027 g. 139-33-302-031
d. 139-33-302-028 h. 139-33-302-032

2. Type of Property:

a. ☒ Vacant Land b. ☐ Single Fam. Res.
c. ☐ Condo/Twnhse d. ☐ 2-4 Plex
e. ☐ Apt. Bldg f. ☐ Comm'l/Ind'l
g. ☐ Agricultural h. ☐ Mobile Home
i. ☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. a. Total Value/Sales Price of Property

\$ 3,954,000.

b. Deed in Lieu of Foreclosure Only (value of property)

()

c. Transfer Tax Value:

\$ 3,954,000.

d. Real Property Transfer Tax Due

\$ 20,165.40

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature *Preston B. Howard* Capacity Attorney-in-fact for Buyer

Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: County of Clark

Address: 500 Grand Central Pkw.

City: Las Vegas

State: NV Zip: 89155

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Valley Health System, LLC

Address: 367 Gulph Road

City: King of Prussia

State: PA Zip: 19406

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Preston B. Howard

Escrow #: _____

Address: 2300 West Sahara, Suite 650

City: Las Vegas

State: NV Zip: 89102

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

RECEIVED

FEB 06 2012

City of Las Vegas

February 2, 2012

City of Las Vegas
Planning & Development
731 S. Fourth St.
Las Vegas, NV 89101

Re: Valley Hospital Parking Lot
SDR-34997 Time Extension Request
Letter of Justification

Site Development Plan Review 34997 to construct a new parking lot to replace a temporary parking lot at 625 S. Tonopah Drive for Valley Hospital was approved on August 13, 2009. The time limit to obtain a permit to begin construction was to be two years from that date, or August 13, 2011. The seven parcels which make up this parking lot have since been consolidated into one new parcel as was requested by a condition of that approval. That new parcel number is APN 139-33-302-035. Although it is Valley Hospital's intent to proceed with the construction of this parking lot, difficult economic conditions caused them to request a two year time extension to delay the construction until it better fits within their financial planning. That time extension was approved, but only for one year. Although the Planning Commission may have felt that the economy would improve during the one year time extension, there has not been significant improvement. Therefore, we are requesting that you consider allowing another two year Extension of Time to begin this work. We are not aware of any complaints which have been filed relative to the existing temporary parking lot and its usage as it is currently configured and respectfully request your favorable review of this request. Thank you for your consideration..

Sincerely,



Ned Cole, A.I.A.
President

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FEB 06 2012

City of Las Vegas

EOT-44537