

3579 Red Rock Street
Las Vegas, Nevada 89103
P.(702) 870-7076
F.(702) 258-6326

Project Title

Nevada Health Centers
MLK Family Health
Center / Admin. Offices
SE Corner of Mount Mariah
Drive & Stella Lake Street
Las Vegas, NV

Sheet Title

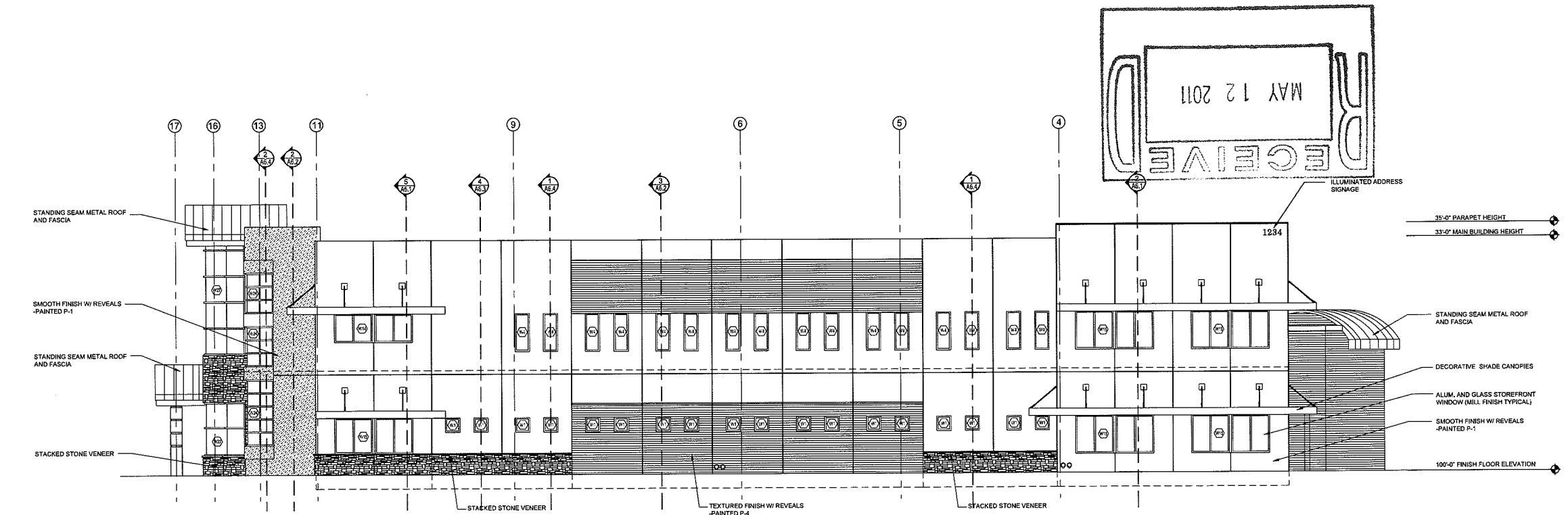
Building Elevations

Project Number

210099

Sheet Number

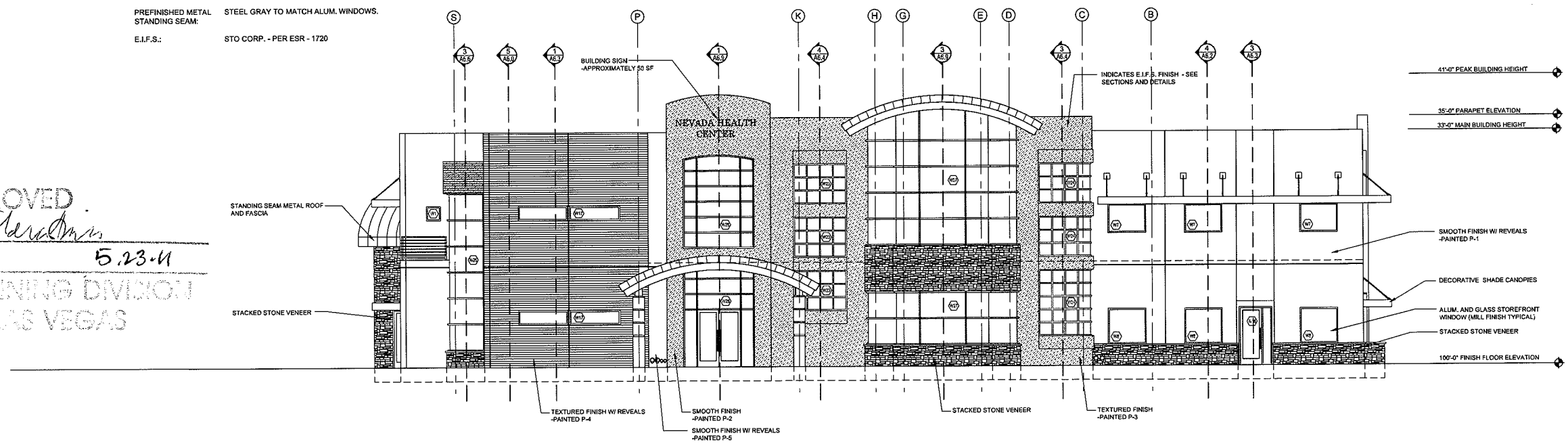
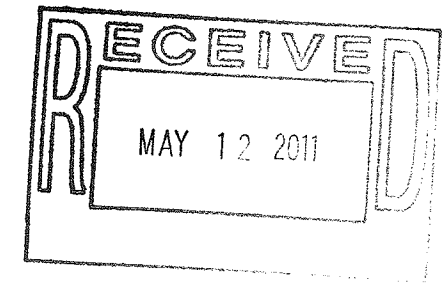
A4.0



EXTERIOR FINISH SCHEDULE

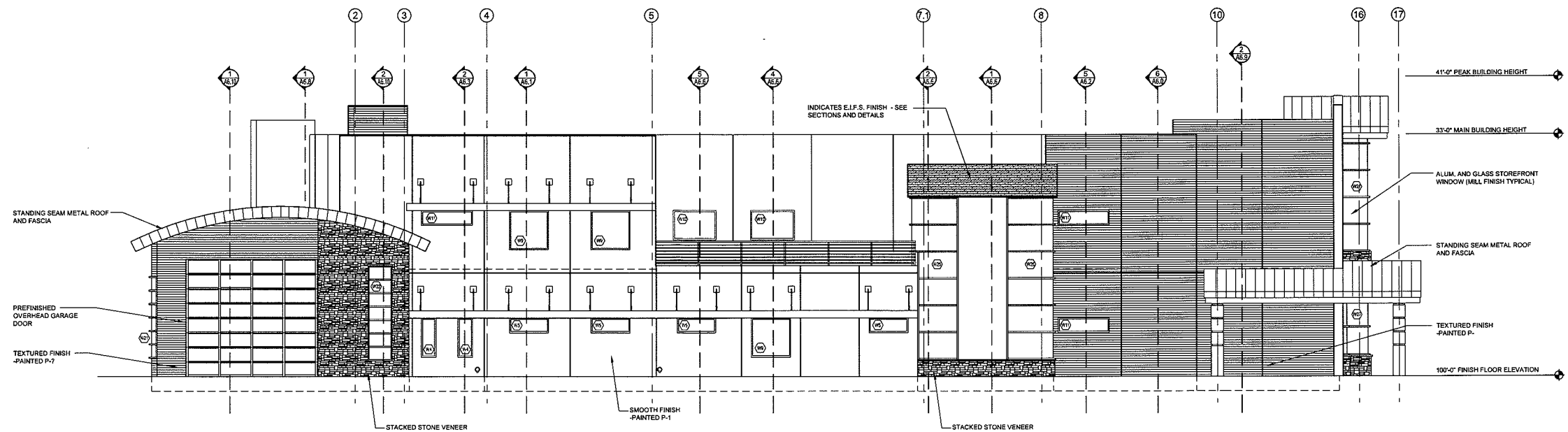
- EXT. PAINT #1 (P-1): MAIN WALL COLOR: FRAZEE - MASTIC - CL 2703M
EXT. PAINT #2 (P-2): FRAZEE - FOSTERS - CL 2761W
EXT. PAINT #3 (P-3): FRAZEE - MAGIC EYE - CL 2745D
EXT. PAINT #4 (P-4): FRAZEE - TABBY - CL 2734D
EXT. PAINT #5 (P-5): FRAZEE - SPADE - CL 2726A
STACKED STONE: STONE VENEER W/ MATCHING SILL CORONADO - MOUNTAIN STRIP STONE - BROOKSIDE PER ESR - 2598
ALUM. WINDOW FRAMES / DOORS: MILL FINISH ALUM.
GLASS: GLASS 1" SOLARCOOL PACIFICA (2) OVER SOLARBAN 60 (3) LOW E -FINAL SAMPLE APPROVAL BY ARCHITECT AND OWNER.
PREFINISHED METAL STANDING SEAM: STEEL GRAY TO MATCH ALUM. WINDOWS.
E.I.F.S.: STO CORP. - PER ESR - 1720

NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

APPROVED
Amruted Elmadani
5.23.11
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

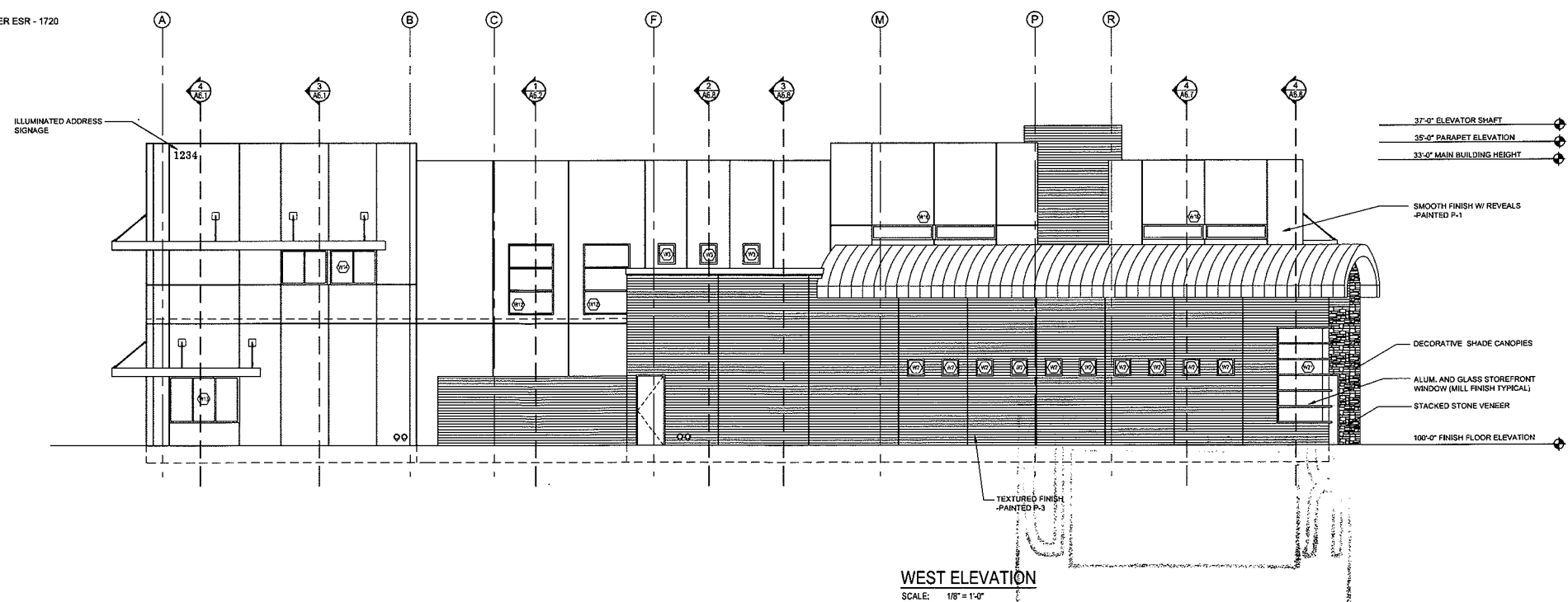


EXTERIOR FINISH SCHEDULE

EXT. PAINT #1 (P-1):	MAIN WALL COLOR: FRAZEE - MASTIC - CL 2703M
EXT. PAINT #2 (P-2):	FRAZEE - FOSTERS - CL 2761W
EXT. PAINT #3 (P-3):	FRAZEE - MAGIC EYE - CL 2745D
EXT. PAINT #4 (P-4):	FRAZEE - TABBY - CL 2734D
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STACKED STONE:	STONE VENEER W/ MATCHING SILL CORONADO - MOUNTAIN STRIP STONE - BROOKSIDE PER ESR - 2598
ALUM. WINDOW FRAMES / DOORS:	MILL FINISH ALUM.
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PREFINISHED METAL STANDING SEAM:	STEEL GRAY TO MATCH ALUM. WINDOWS.
E.I.F.S.:	STO CORP. - PER ESR - 1720

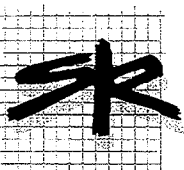
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



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Las Vegas, Nevada 89103
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Las Vegas, NV

Sheet Title

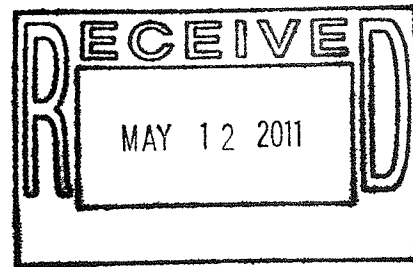
Building Elevations

Project Number

210099

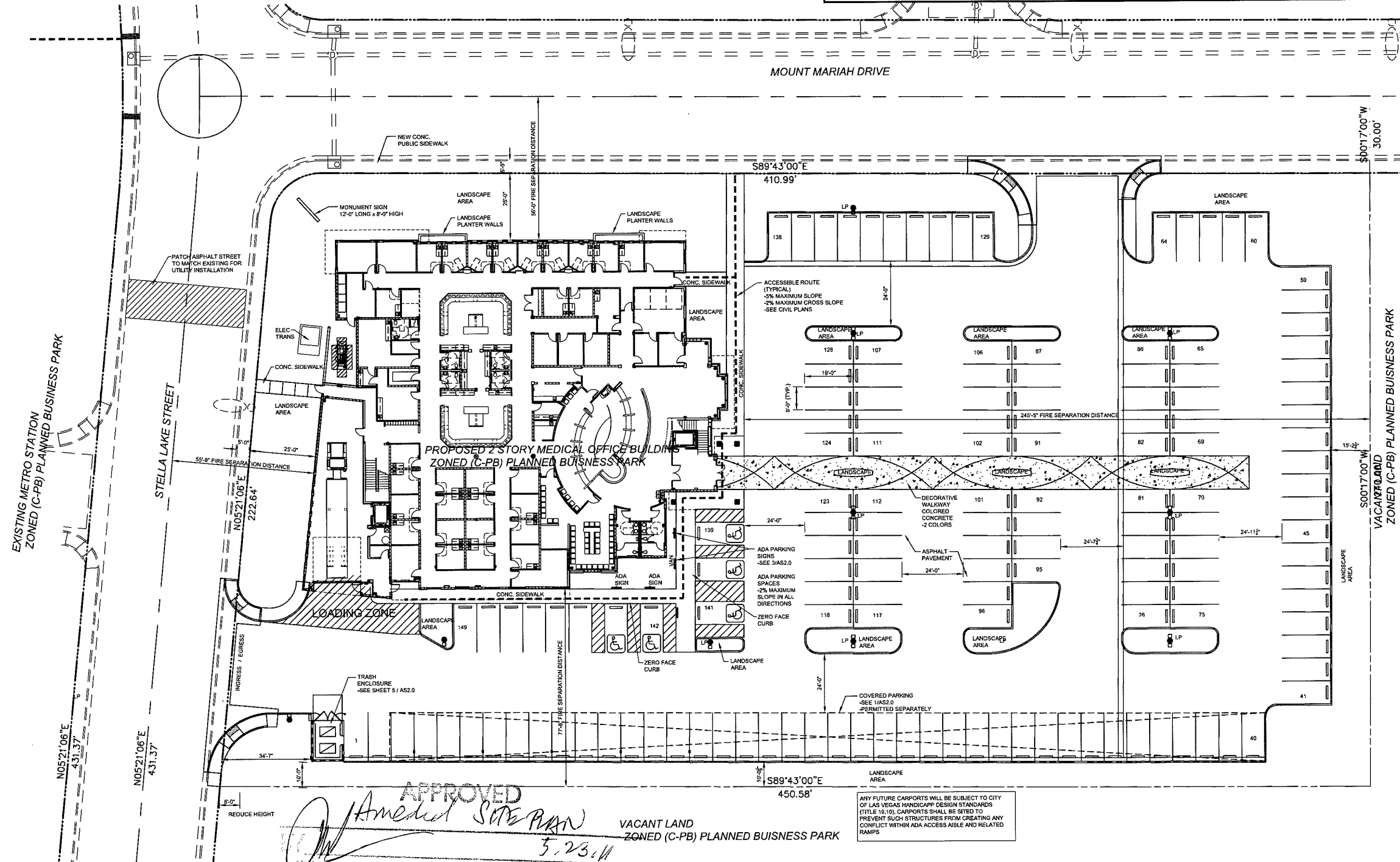
Sheet Number

A4.1



EXISTING FBI FACILITY
ZONED (C-1) LIMITED COMMERCIAL

SITE INFORMATION:			
JURISDICTION:	CITY OF LAS VEGAS	PARKING REQUIRED:	
DISTRICT:	ENTERPRISE PARK	MEDICAL OFFICE: 10 + 14,100 / 175 =	91 SPACES
USE:	MEDICAL OFFICE / OFFICE	GARAGE: 1,800 / 1000 =	2 SPACES
SITE SIZE:	2.42 ACRES (105,415 SF)	BUSINESS OFFICE: 12,900 / 300 =	43 SPACES
BUILDING AREA:		TOTAL REQUIRED PARKING:	136 SPACES
FIRST FLOOR (MEDICAL OFFICE)	16,100 S.F.	PARKING PROVIDED:	149 SPACES
FIRST FLOOR GARAGE	1,800 S.F.	H.C. SPACES: 1-150 = 5 SPACES	5 SPACES
SECOND FLOOR (BUSINESS OFFICE)	12,900 S.F.		
TOTAL PROPOSED BUILDING AREA:	30,800 S.F.		
FLOOR AREA RATIO: 17,900 SF / 105,415 SF	17.0%		



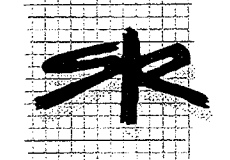
APPROVED
Amed SITE PLAN
5.23.11
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

Key Plan

Issued For:	Date:
Review	12.21.2010
Planning Submittal	01.20.2011
Review	03.08.2011
Permit	03.25.2011
Plan Check Comments	04.25.2011
Construction Set	05.09.2011

Drawn	BJG
Checked	BJG
Approved	BJG



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Project Title

Nevada Health Centers
MLK Family Health
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Drive & Stella Lake Street
Las Vegas, NV

Sheet Title

Architectural Site Plan

Project Number

210099

Sheet Number

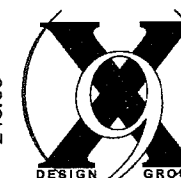
AS1.0

RECEIVED
MAY 12 2011

REVISIONS:
ADDED SHRUBS BETWEEN
PERIMETER TREES
MAY 6, 2011

☐ Drawn
☐ Checked
☐ Approved

MICHAEL E. STEIDING
LANDSCAPE ARCHITECT
1160 DEL LILLY LANE
LAS VEGAS, NEVADA 89123
(702) 897-1088
NV RLA # 137



3578 Red Rock Street
Las Vegas, Nevada 89102
P. (702) 870-7078
F. (702) 258-6328

Project Title

**Nevada Health Centers
MLK Family Health
Center / Admin. Offices**
SE Corner of Mount Maria
Drive & Stella Lake Street
Las Vegas, NV

Sheet Title

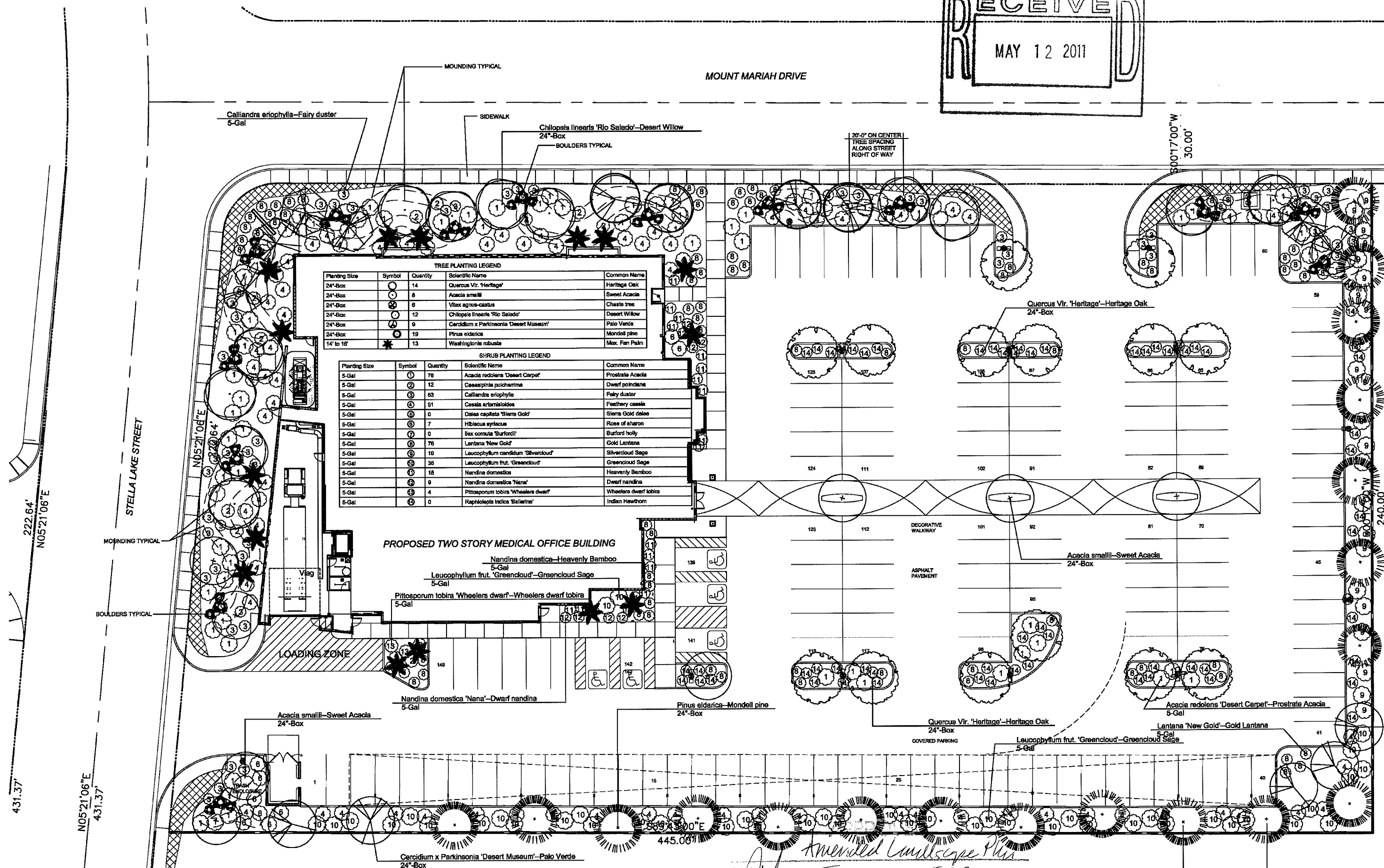
PLANTING PLAN

Project No.

210099

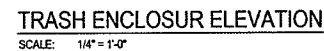
Sheet No.

L1.0



Amended Landscape Plan
5.23.11
PERMIT PLANNING DIVISION
CITY OF LAS VEGAS

NORTH
SCALE: 1/16" = 1'-0"

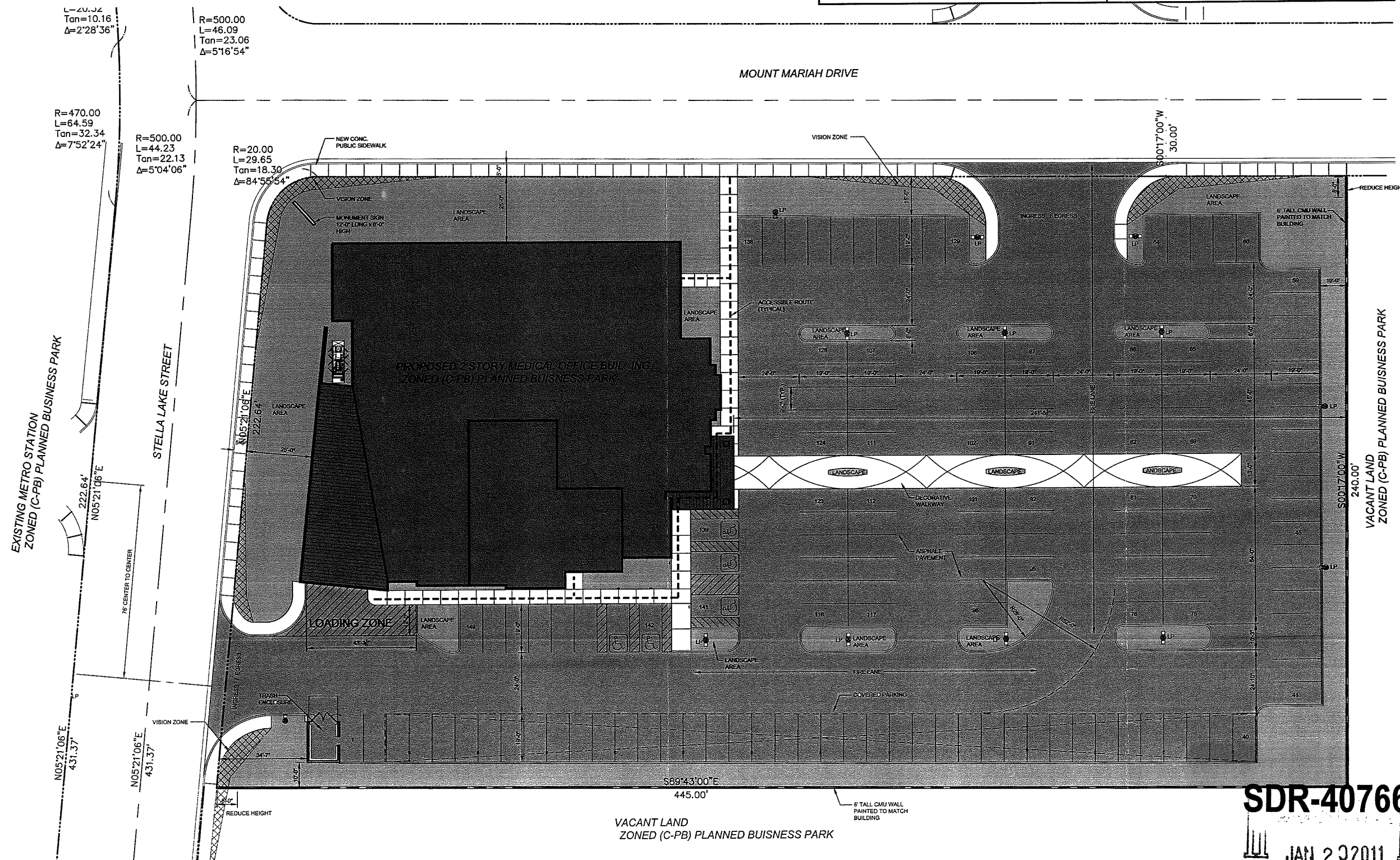


EXISTING FBI FACILITY
ZONED (C-1) LIMITED COMMERCIAL

SITE INFORMATION:			
JURISDICTION:	CITY OF LAS VEGAS	<u>PARKING REQUIRED:</u>	
DISTRICT:	ENTERPRISE PARK	MEDICAL OFFICE: $10 + 15,500 / 175 =$	99 SPACES
USE:	MEDICAL OFFICE / OFFICE	GARAGE: $1,800 / 1000 =$	2 SPACES
SITE SIZE:	2.39 ACRES (104,324 SF)	BUSINESS OFFICE: $11,500 / 300 =$	38 SPACES
		TOTAL REQUIRED PARKING:	139 SPACES
		PARKING PROVIDED:	149 SPACES
		H.C. SPACES: $1-150 = 5$ SPACES	5 SPACES
<u>BUILDING AREA:</u>			
FIRST FLOOR (MEDICAL OFFICE)	17,500 S.F.		
FIRST FLOOR GARAGE	1,800 S.F.		
SECOND FLOOR (BUSINESS OFFICE)	11,500 S.F.		
TOTAL PROPOSED BUILDING AREA:	30,800 S.F.		
FLOOR AREA RATIO: $19,300 \text{ SF} / 104,324 \text{ SF}$		18.5%	

Key Plan	
Issued For:	Date:
Review	12.21.2010
Planning Submittal	01.20.2011

☐ Drawn	BJG
☐ Checked	BJG
☐ Approved	BJG



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Project Title

**Nevada Health Centers
MLK Family Health
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Drive & Stella Lake Street
Las Vegas, NV

Sheet Title

Architectural Site Plan

Project Number
210099

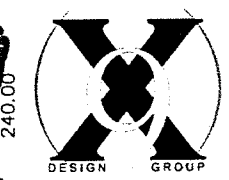
Sheet Number

AS1.0

Drawn For	Date
Review	12.21.2010
Review	01.04.2011
Review	01.10.2011

Drawn	BJG
Checked	BJG
Approved	BJG

MICHAEL E. STEIDING
LANDSCAPE ARCHITECT
1160 DEL LILLY LANE
LAS VEGAS, NEVADA 89123
P: (702) 258-6326
F: (702) 258-6326
JOB NO. 200001



3579 Red Rock Street
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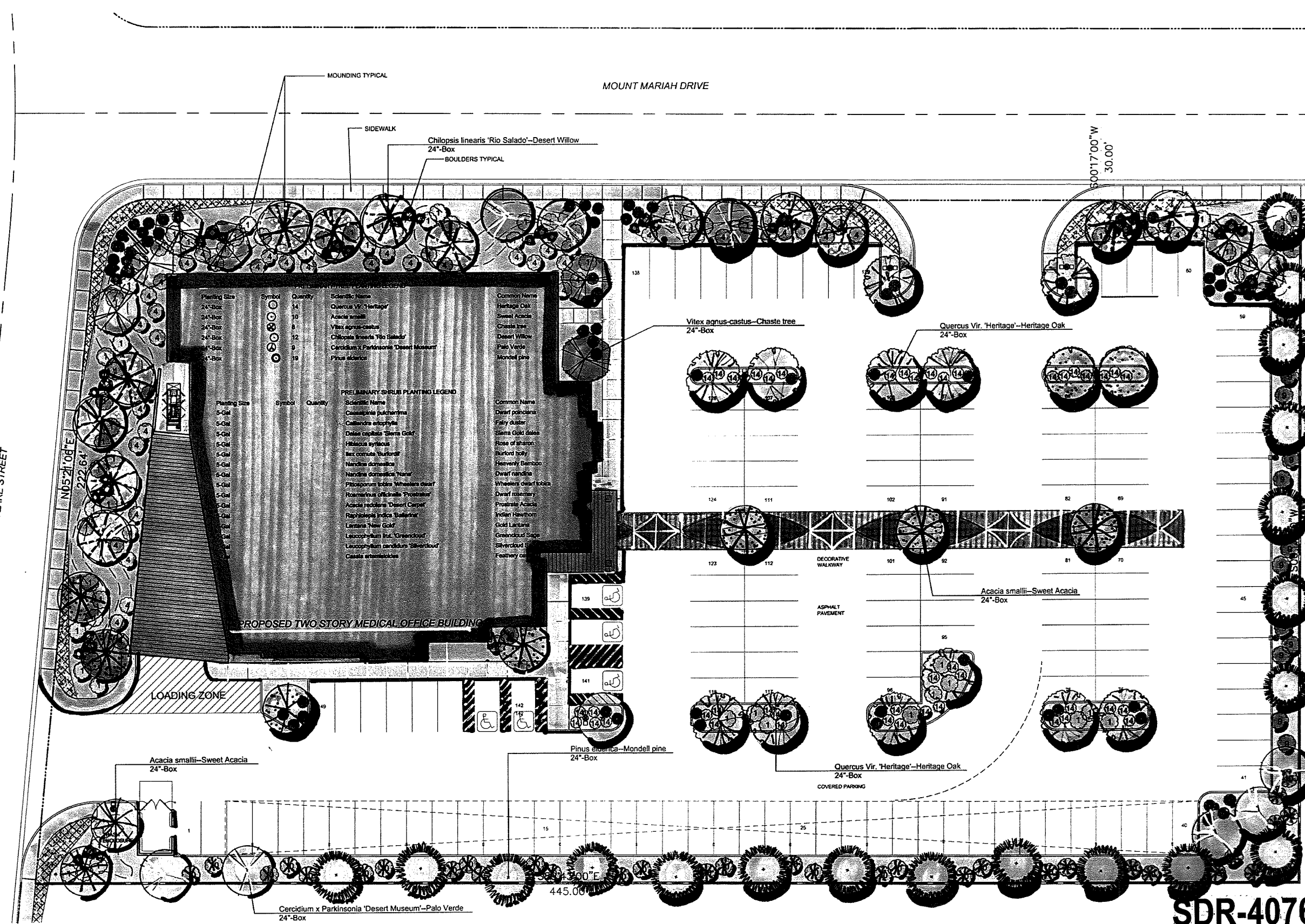
Project Title
Nevada Health Centers
MLK Family Health
Center / Admin. Offices
SE Corner of Mount Mariah
Drive & Stella Lake Street
Las Vegas, NV

Sheet Title
Preliminary
Landscape Plan

Project Number
SDR-40766-210099

JAN 2 2011

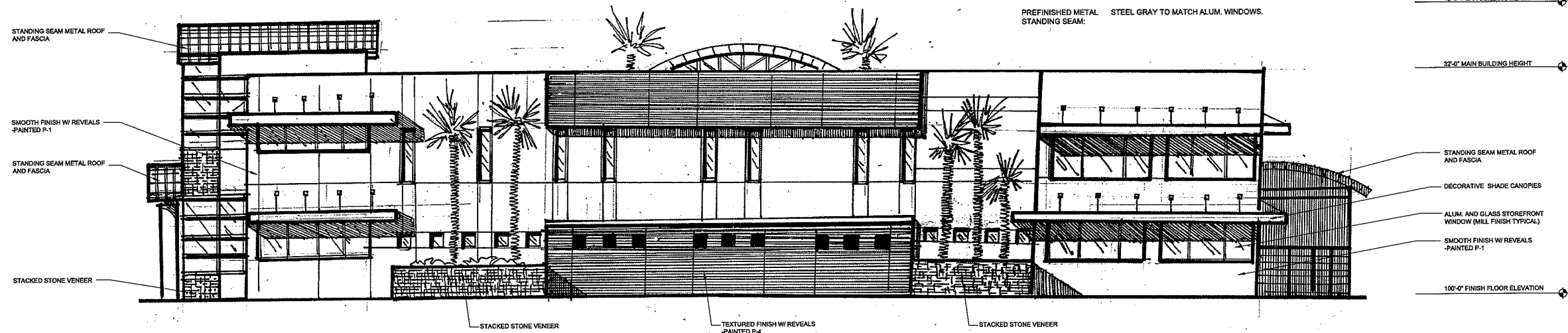
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EXTERIOR FINISH SCHEDULE

EXT. PAINT #1 (P-1):	MAIN WALL COLOR: FRAZEE - MASTIC - CL 2763M
EXT. PAINT #2 (P-2):	FRAZEE - FOSTERS - CL 2761W
EXT. PAINT #3 (P-3):	FRAZEE - MAGIC EYE - CL 2745D
EXT. PAINT #4 (P-4):	FRAZEE - TABBV - CL 2734D
EXT. PAINT #5 (P-5):	FRAZEE - SPADE - CL 2728A
STACKED STONE:	STONE VENEER W/ MATCHING SILL CORONADO - MOUNTAIN STRIP STONE - BROOKSIDE
ALUM. WINDOW FRAMES / DOORS:	MILL FINISH ALUM.
GLASS:	OLDCASTLE GLASS 1" BLUE 2000T #2 OVER SOLAR BAND 60 #3 -FINAL SAMPLE APPROVAL BY ARCHITECT AND OWNER.
PREFINISHED METAL STANDING SEAM:	STEEL GRAY TO MATCH ALUM. WINDOWS.

Issued For: Planning Date: 01.20.2011



PRELIMINARY NORTH ELEVATION

SCALE: 1/8" = 1'-0"



3579 Red Rock Street
Las Vegas, Nevada 89103
P.(702) 570-7076
F.(702) 558-6326

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Nevada Health Centers
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Drive & Stella Lake Street
Las Vegas, NV

Sheet Title

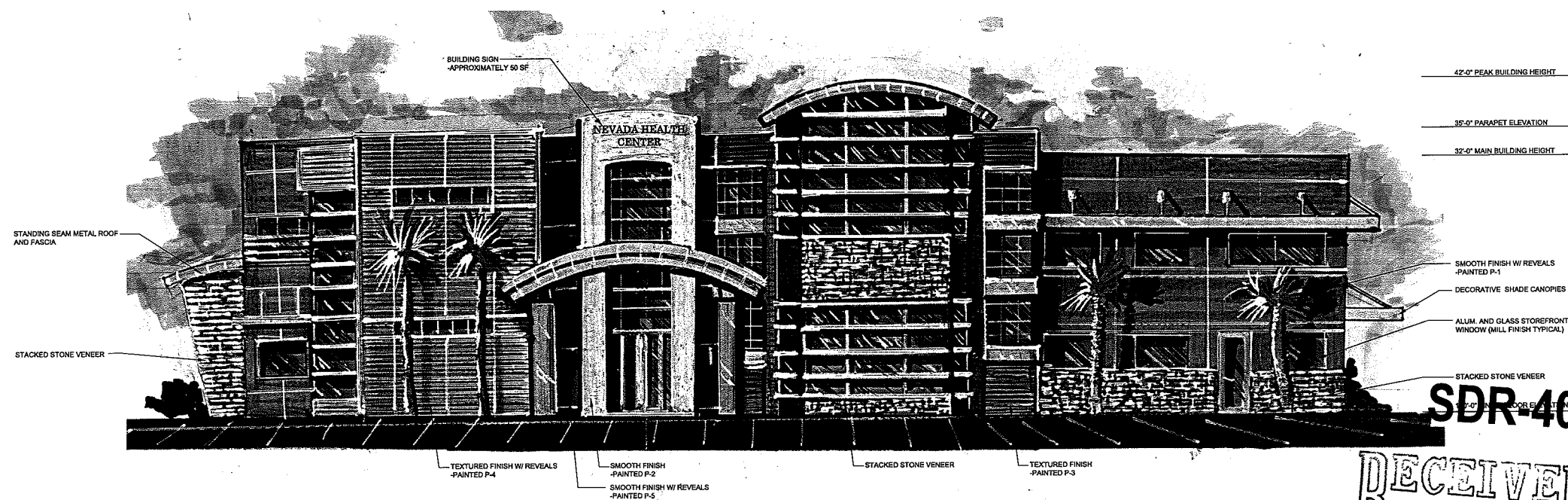
Preliminary Building
Elevations

Project Number

210099

Sheet Number

A2.0

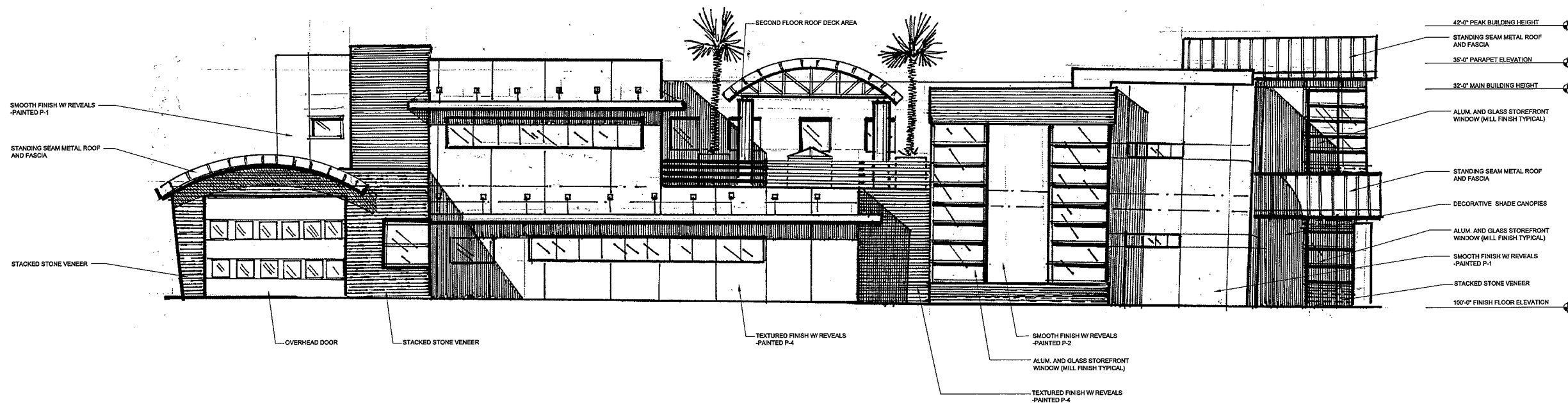


PRELIMINARY EAST ELEVATION

SCALE: 1/8" = 1'-0"

SDR-40766

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JAN 23 2011

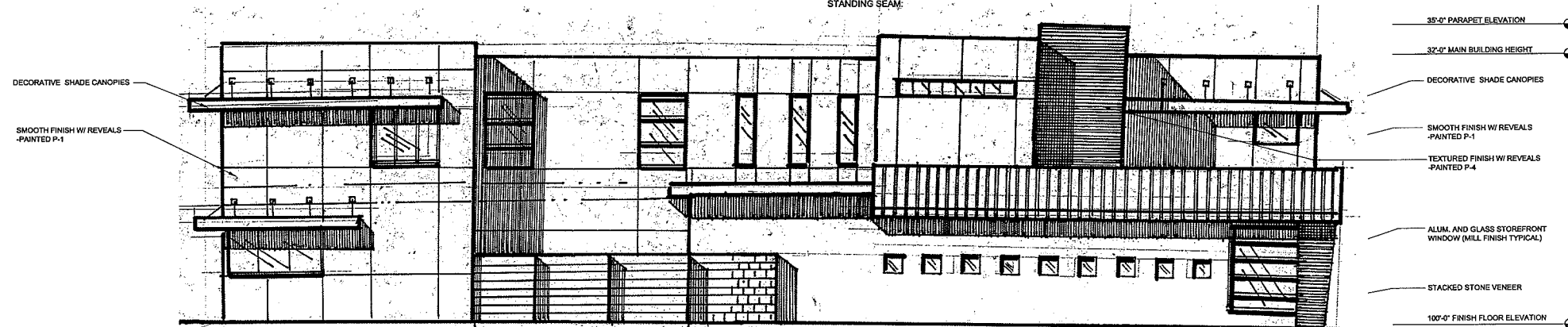


PRELIMINARY SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

EXT. PAINT #1 (P-1):	MAIN WALL COLOR: FRAZEE - MASTIC - CL 2703M
EXT. PAINT #2 (P-2):	FRAZEE - FOSTERS - CL 2761W
EXT. PAINT #3 (P-3):	FRAZEE - MAGIC EYE - CL 2745D
EXT. PAINT #4 (P-4):	FRAZEE - TABBY - CL 2734D
EXT. PAINT #5 (P-5):	FRAZEE - SPADE - CL 2728A
STACKED STONE:	STONE VENEER W/ MATCHING SILL CORONADO - MOUNTAIN STRIP STONE - BROOKSIDE
ALUM. WINDOW FRAMES / DOORS:	MILL FINISH ALUM.
GLASS:	OLDCASTLE GLASS 1" BLUE 2000T #2 OVER SOLAR BAND 60 #3 -FINAL SAMPLE APPROVAL BY ARCHITECT AND OWNER.
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PRELIMINARY WEST ELEVATION

SCALE: 1/8" = 1'-0"



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Las Vegas, Nevada 89103
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Project Title

Nevada Health Centers
MLK Family Health
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Las Vegas, NV

Sheet Title

Preliminary Building
Elevations

Project Number

210099

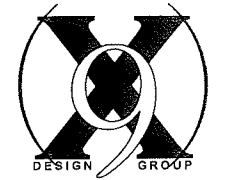
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JAN 23 2011
SDR-40766

Issued For:	Date:
Review	12.21.2010
Review	01.04.2011
Review	01.10.2011
Planning	01.20.2010

	Draw	BJG
	Checked	BJG
	Approved	BJG



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Las Vegas, Nevada 89103
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Nevada Health Centers
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Sheet Title _____

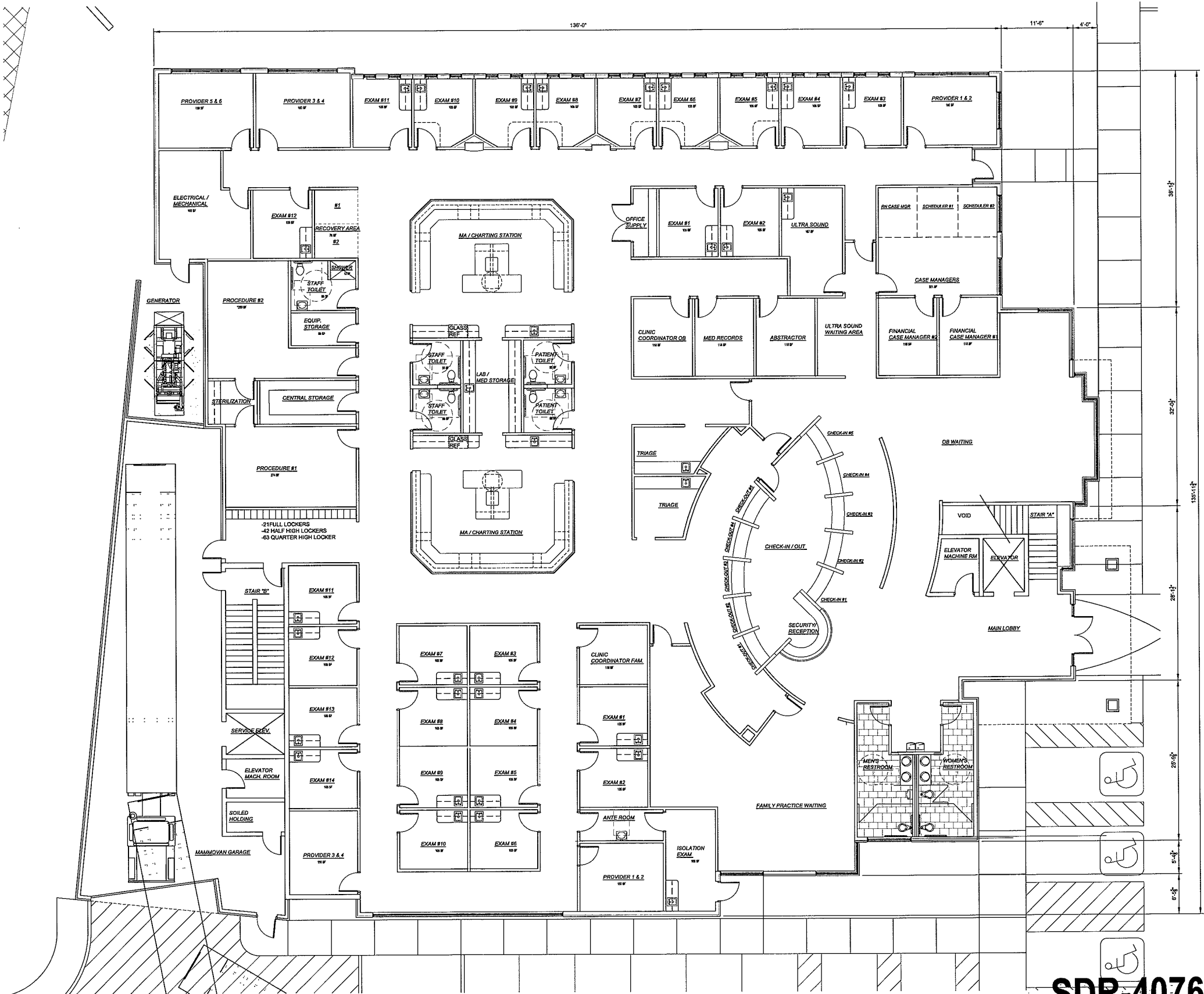
Preliminary First Floor Plan

Project Number _____

210099

Sheet Number _____

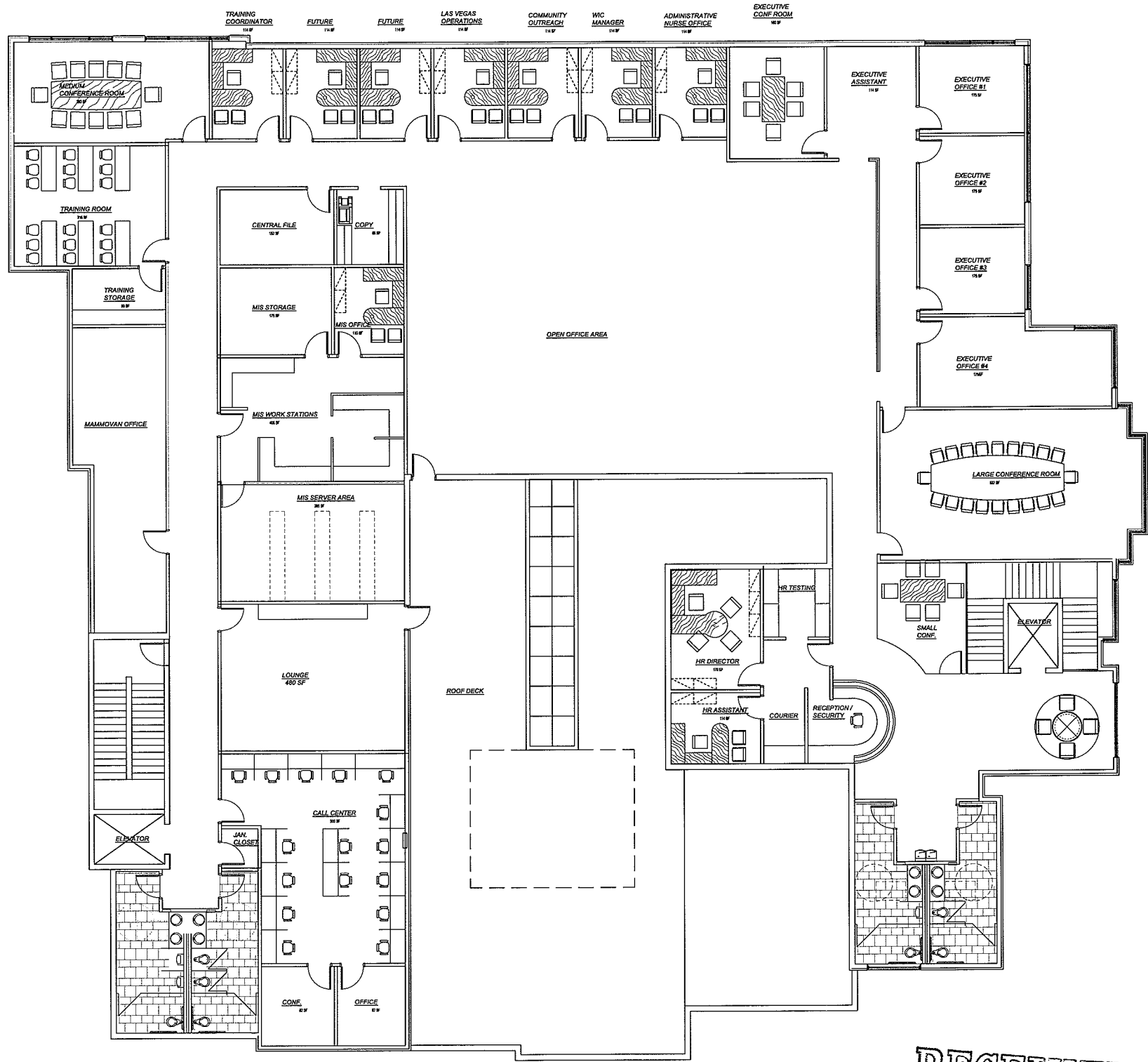
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SDR-40766
JAN 20 2011

 PRELIMINARY FLOOR PLAN (19,300 SF)
SCALE: 1/8" = 1'-0"

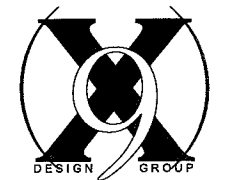
210099-X-base.dwg / A2.0 SECOND FLOOR PLAN - 01/20/2011 - 7:35am - B24.dwg / 202034CASHELL.dwg



Key Plan

Issued For:	Date:
Review	12.21.2010
Review	01.04.2011
Review	01.10.2011
Planning	01.20.2011

Drawn	BJG
Checked	BJG
Approved	BJG



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Project Title
Nevada Health Centers
MLK Family Health
Center / Admin. Offices
SE Corner of Mount Mariah
Drive & Stella Lake Street
Las Vegas, NV

Sheet Title
Preliminary Second
Floor Plan

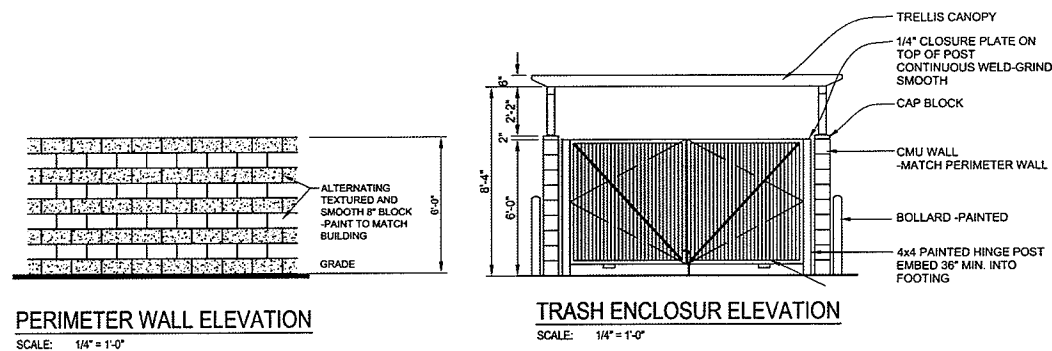
Project Number
210099

Sheet Number

A1.2

PRELIMINARY SECOND FLOOR PLAN (11,500 S.F.)
SCALE: 1/8" = 1'-0"

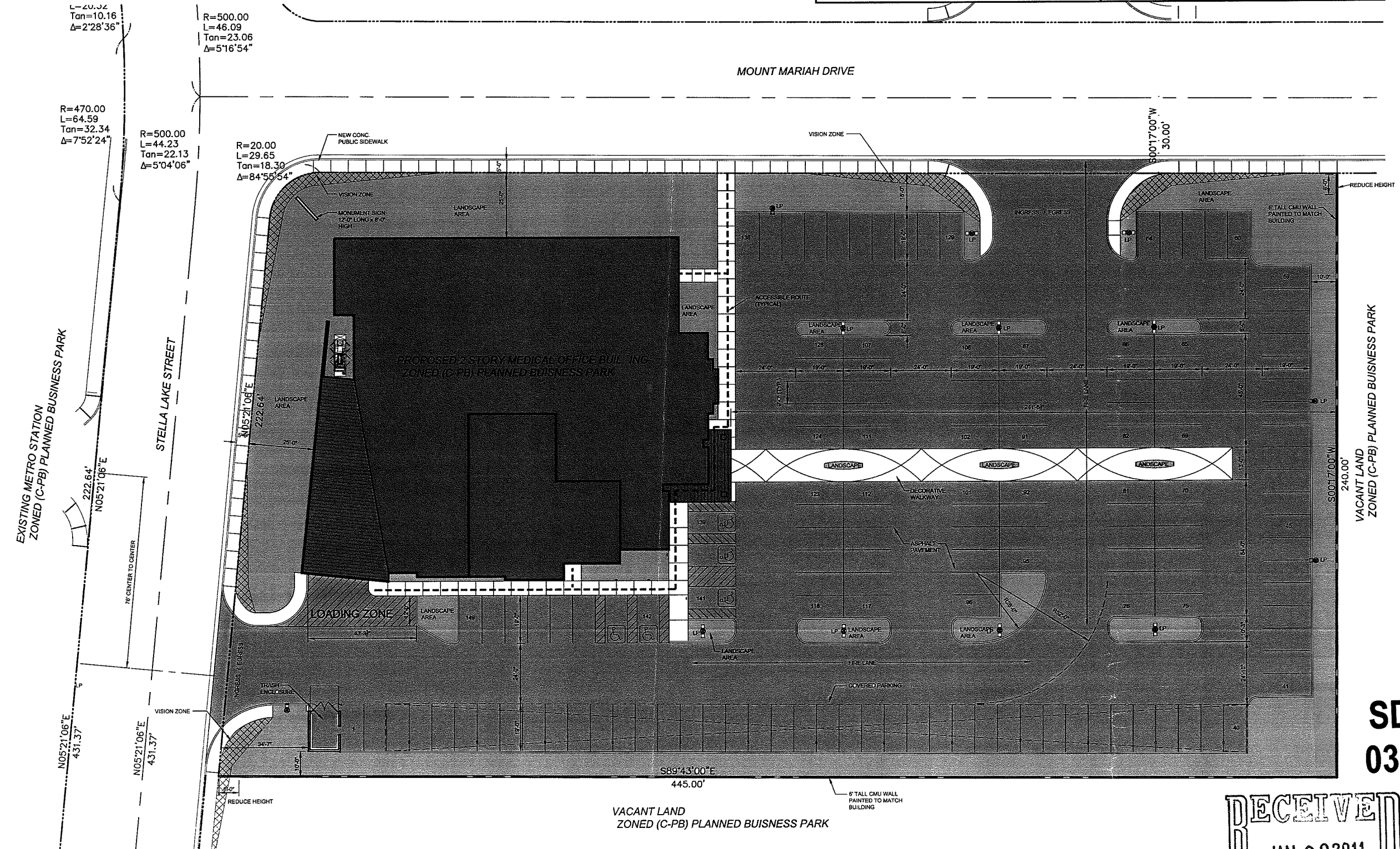
RECEIVED
JAN 23 2011
SDR-40766



EXISTING FBI FACILITY
ZONED (C-1) LIMITED COMMERCIAL

SITE INFORMATION:	
JURISDICTION:	CITY OF LAS VEGAS
DISTRICT:	ENTERPRISE PARK
USE:	MEDICAL OFFICE / OFFICE
SITE SIZE:	2.39 ACRES (104,324 SF)
<u>BUILDING AREA:</u>	
FIRST FLOOR (MEDICAL OFFICE)	17,500 S.F.
FIRST FLOOR GARAGE	1,800 S.F.
SECOND FLOOR (BUSINESS OFFICE)	11,500 S.F.
TOTAL PROPOSED BUILDING AREA:	30,800 S.F.
FLOOR AREA RATIO: 19,300 SF / 104,324 SF	18.5%
<u>PARKING REQUIRED:</u>	
MEDICAL OFFICE: 10 + 15,500 / 175 =	99 SPACES
GARAGE: 1,800 / 1000 =	2 SPACES
BUSINESS OFFICE: 11,500 / 300 =	38 SPACES
TOTAL REQUIRED PARKING:	139 SPACES
PARKING PROVIDED:	149 SPACES
H.C. SPACES: 1-150 = 5 SPACES	5 SPACES

Key Plan	
Issued For:	Date:
Review	12.21.2010
Planning Submittal	01.20.2011



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Project Title

Nevada Health Centers
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Las Vegas, NV

Sheet Title

Architectural Site Plan

SDR-40766
03/08/11 PC

210099

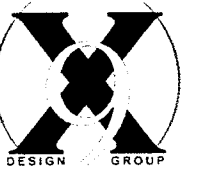
Sheet Number

AS1.0

Issued For	Date
Review	12.21.2010
Review	01.04.2011
Review	01.10.2011

Drawn	B.J.G.
Checked	B.J.G.
Approved	B.J.G.

MICHAEL E. STEIDING
 LANDSCAPE ARCHITECT
 1180 DEL LILLY LANE
 LAS VEGAS, NEVADA 89123
 (702) 897-1088
 NV RLA # 137



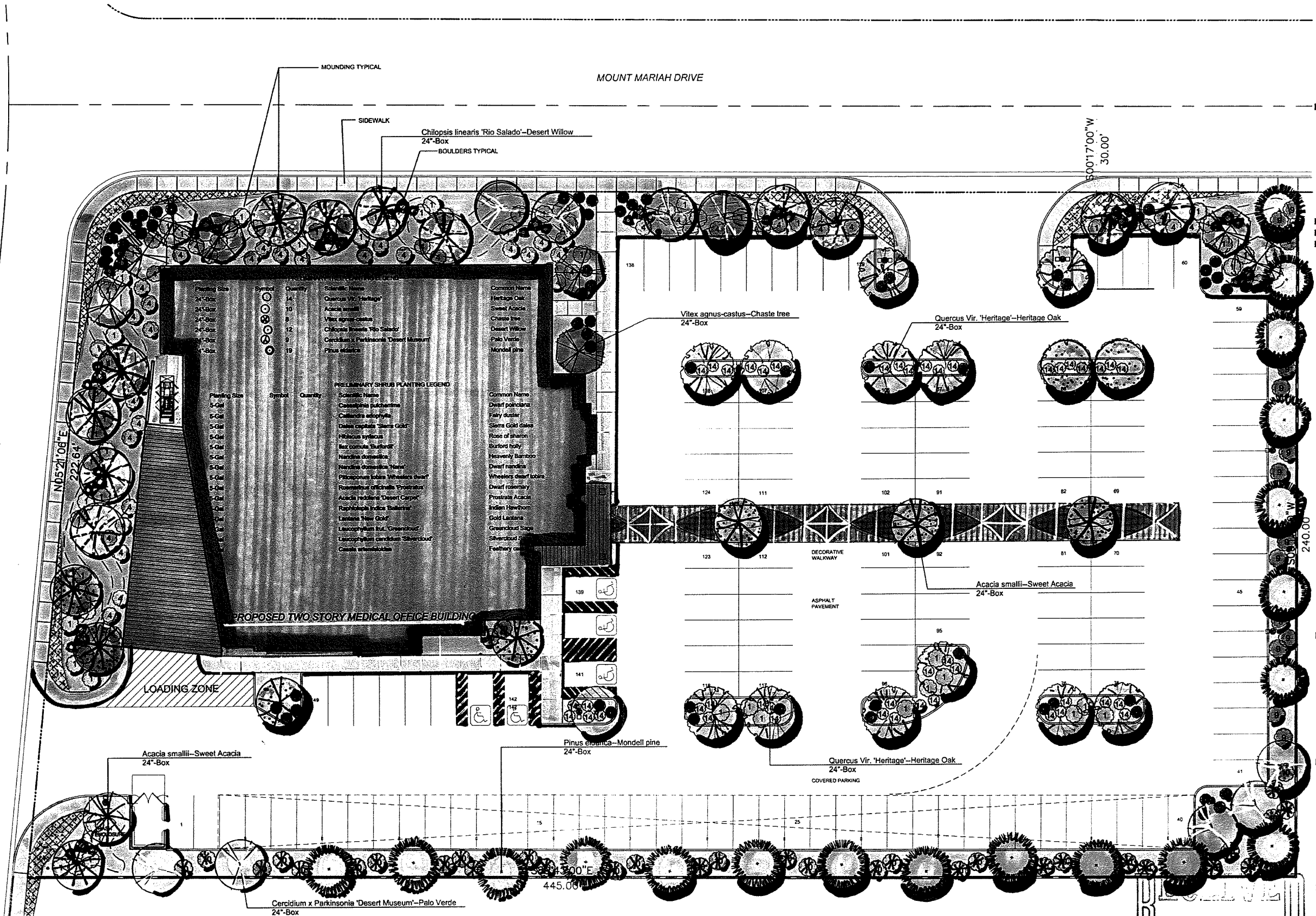
3079 Red Rock Street
 Las Vegas, Nevada 89103
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Project Title
 Nevada Health Centers
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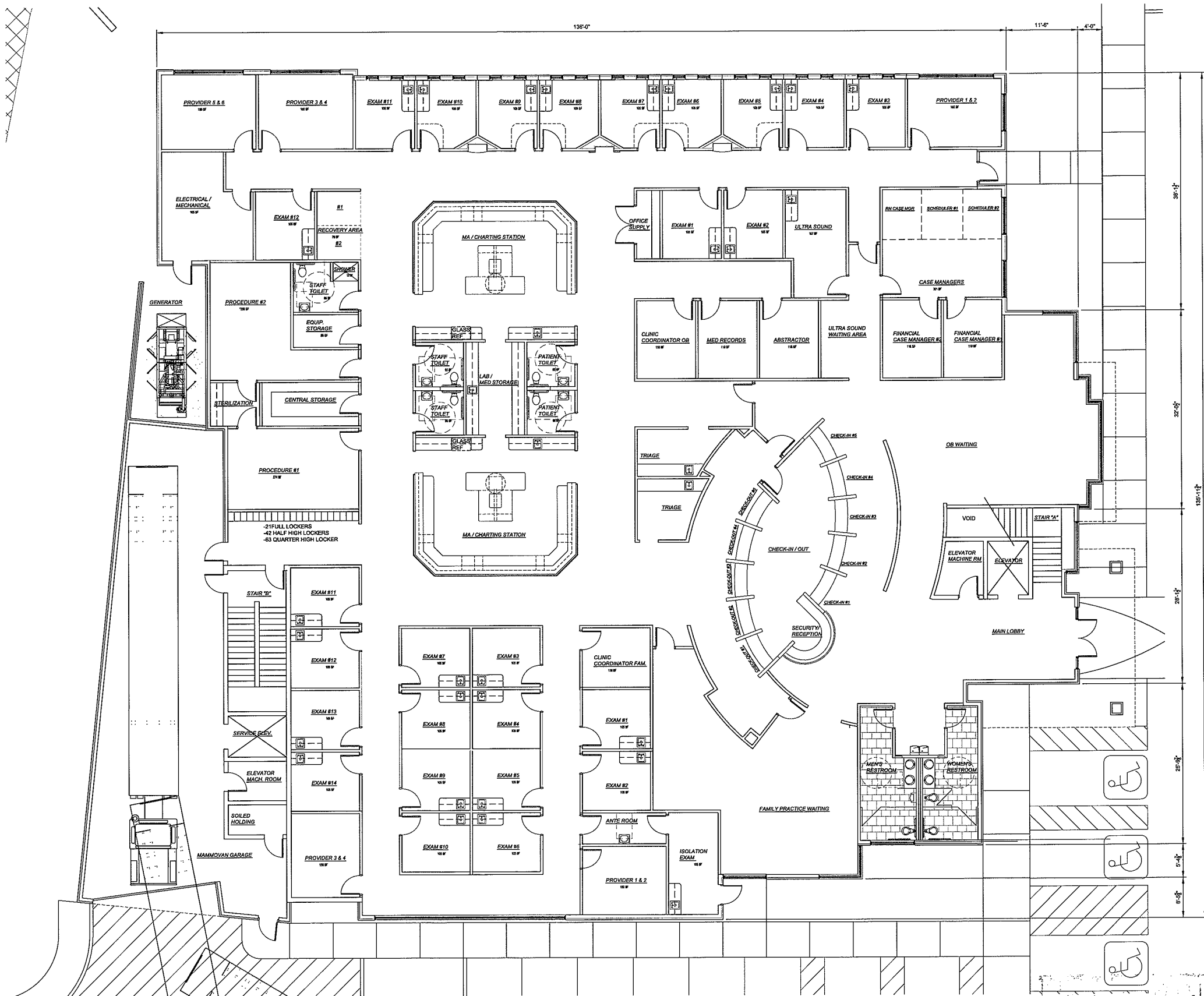
Sheet Title
 Preliminary
 Landscape Plan

Project Number
 210099

Sheet Number



210098-x-bnaa.dwg / A1.0 FIRST FLOOR PLAN - 01/20/2011 - 6:40am - B24.dwg / 202034CASHHELL.dwg



Key Plan

Issued For: Date:
Review 12.21.2010
Review 01.04.2011
Review 01.10.2011
Planning 01.20.2010

Drawn B.J.G.
Checked B.J.G.
Approved B.J.G.



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Sheet Title
Preliminary First
Floor Plan

Project Number
210099
Sheet Number

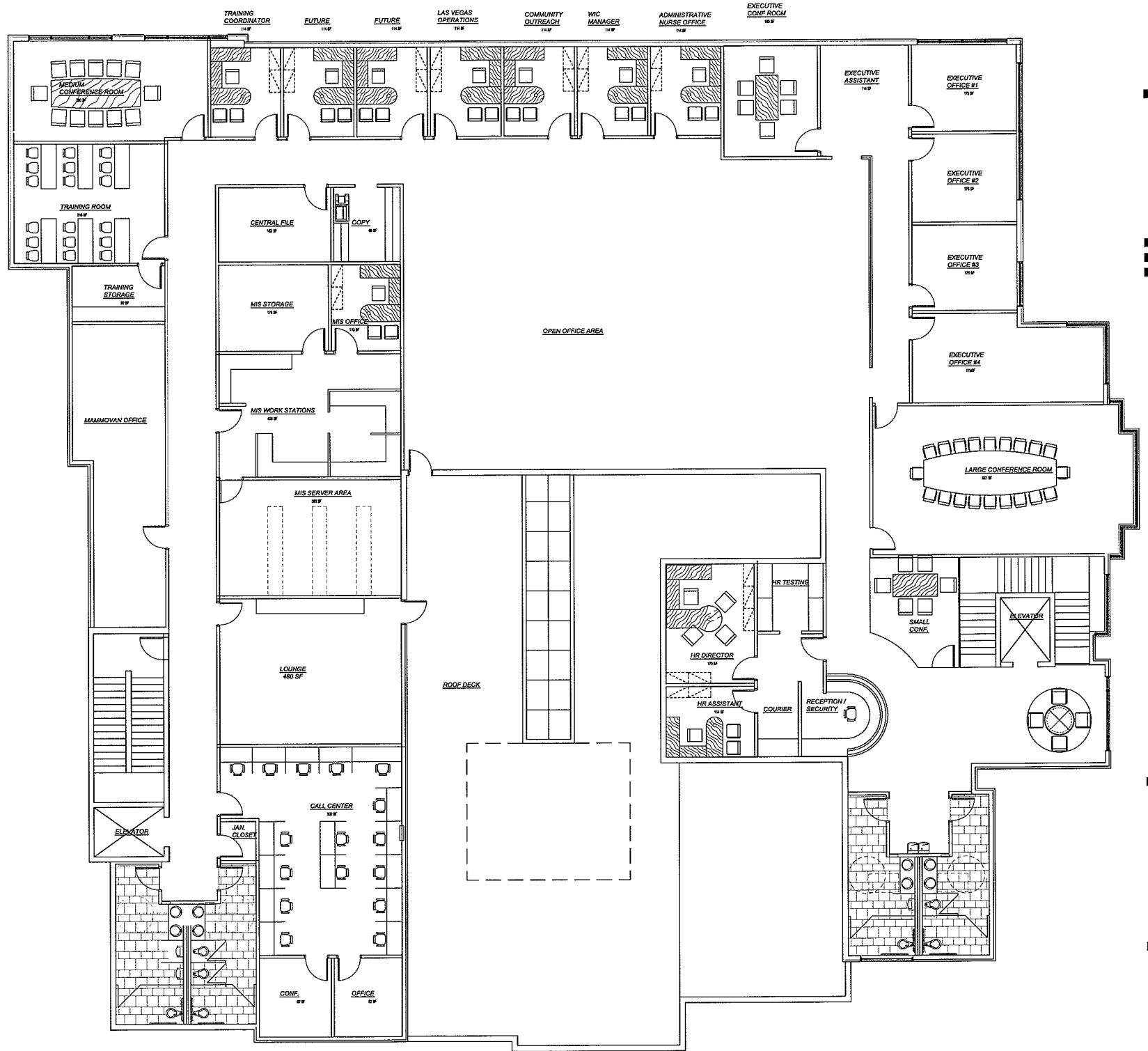
PRELIMINARY FLOOR PLAN (19,300 SF)
SCALE: 1/8" = 1'-0"

JAN 2 2011

A1.0

210099-x-base.dwg / A2.0 SECOND FLOOR PLAN - 01/20/2011 - 7:35am - B24.dwg / 202034CASHHELL.dwg

Key Plan



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Drawn	BJG
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Project Title
Nevada Health Centers
MLK Family Health
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Las Vegas, NV

Sheet Title
Preliminary Second
Floor Plan

Project Number
210099

Sheet Number

PRELIMINARY SECOND FLOOR PLAN (11,500 S.F.)
SCALE: 1/8" = 1'-0"

RECEIVED
JAN 2 2011

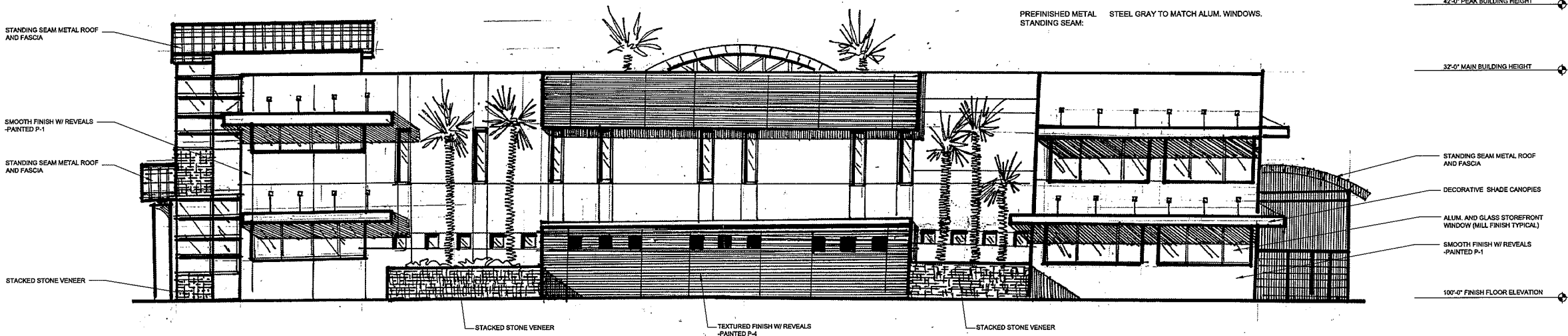
A1.2

EXTERIOR FINISH SCHEDULE

EXT. PAINT #1 (P-1):	MAIN WALL COLOR: FRAZEE - MASTIC - CL 2703M
EXT. PAINT #2 (P-2):	FRAZEE - FOSTERS - CL 2761W
EXT. PAINT #3 (P-3):	FRAZEE - MAGIC EYE - CL 2745D
EXT. PAINT #4 (P-4):	FRAZEE - TABBY - CL 2734D
EXT. PAINT #5 (P-5):	FRAZEE - SPADE - CL 2726A
STACKED STONE:	STONE VENEER W/ MATCHING SILL CORONADO - MOUNTAIN STRIP STONE - BROOKSIDE
ALUM. WINDOW FRAMES / DOORS:	MILL FINISH ALUM.
GLASS:	OLDCASTLE GLASS 1" BLUE 2000T #2 OVER SOLAR BAND 60 #3 -FINAL SAMPLE APPROVAL BY ARCHITECT AND OWNER.
PREFINISHED METAL STANDING SEAM:	STEEL GRAY TO MATCH ALUM. WINDOWS.

Issued For: Planning Date: 01.20.2011

Drawn: BJG
Checked: BJG
Approved: BJG



PRELIMINARY NORTH ELEVATION

SCALE: 1/8" = 1'-0"



3579 Red Rock Street
Las Vegas, Nevada 89103
P. (702) 870-7076
F. (702) 258-6326

Project Title

Nevada Health Centers
MLK Family Health
Center / Admin. Offices
SE Corner of Mount Mariah
Drive & Stella Lake Street
Las Vegas, NV

Sheet Title

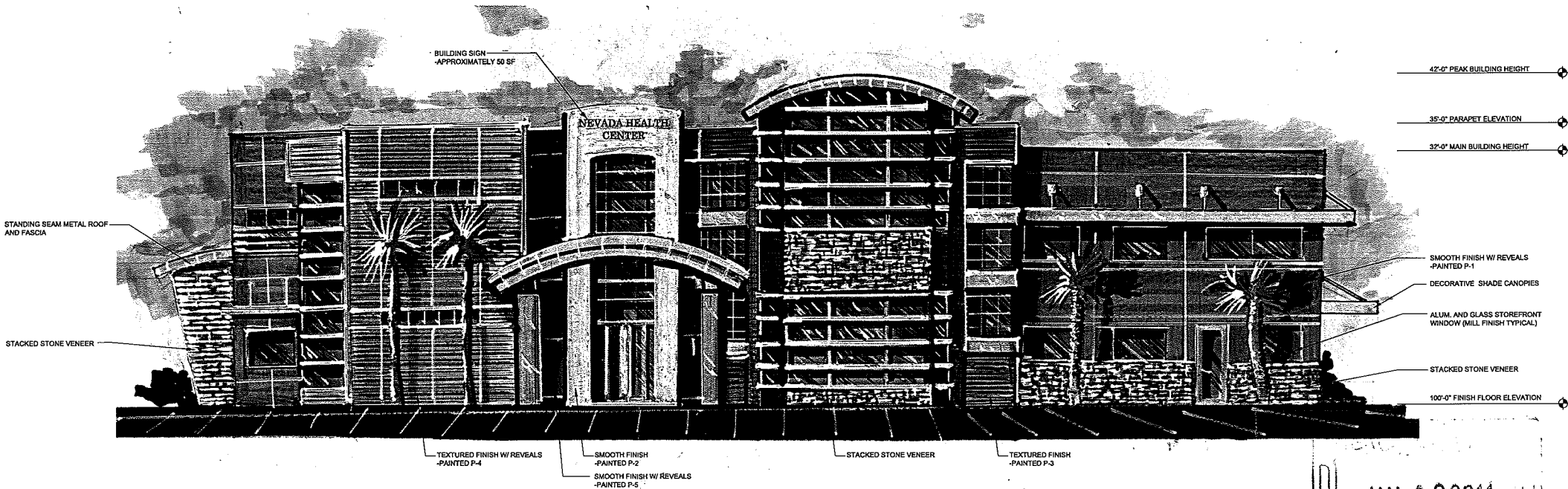
Preliminary Building
Elevations

Project Number

210099

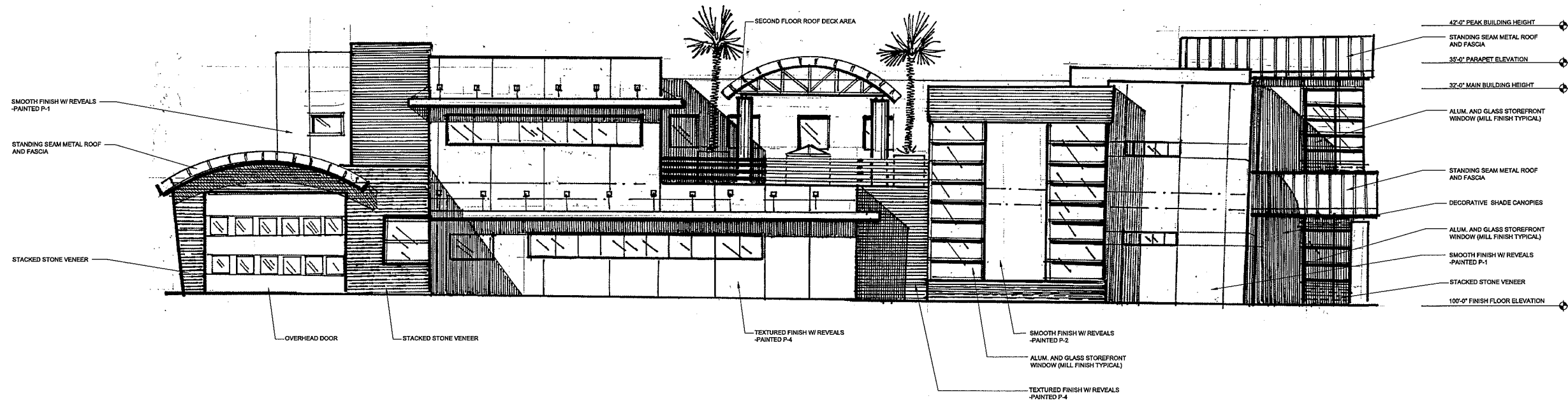
Sheet Number

A2.0



PRELIMINARY EAST ELEVATION

SCALE: 1/8" = 1'-0"



Issued For: Planning Date: 01.20.2011

Drawn: BJJ
Checked: BJJ
Approved: BJJ

PRELIMINARY SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

EXT. PAINT #1 (P-1): MAIN WALL COLOR: FRAZEE - MASTIC - CL 2703M
EXT. PAINT #2 (P-2): FRAZEE - FOSTERS - CL 2761W
EXT. PAINT #3 (P-3): FRAZEE - MAGIC EYE - CL 2745D
EXT. PAINT #4 (P-4): FRAZEE - TABBY - CL 2734D
EXT. PAINT #5 (P-5): FRAZEE - SPADE - CL 2726A
STACKED STONE: STONE VENEER W/ MATCHING SILL CORONADO - MOUNTAIN STRIP STONE - BROOKSIDE
ALUM. WINDOW FRAMES / DOORS: MILL FINISH ALUM.
GLASS: OLDCASTLE GLASS 1" BLUE 2000T #2 OVER SOLAR BAND 60 #3 -FINAL SAMPLE APPROVAL BY ARCHITECT AND OWNER.
PREFINISHED METAL STANDING SEAM: STEEL GRAY TO MATCH ALUM. WINDOWS.



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F.(702) 258-6326

Project Title

Nevada Health Centers
MLK Family Health
Center / Admin. Offices
SE Corner of Mount Mariah
Drive & Stella Lake Street
Las Vegas, NV

Sheet Title

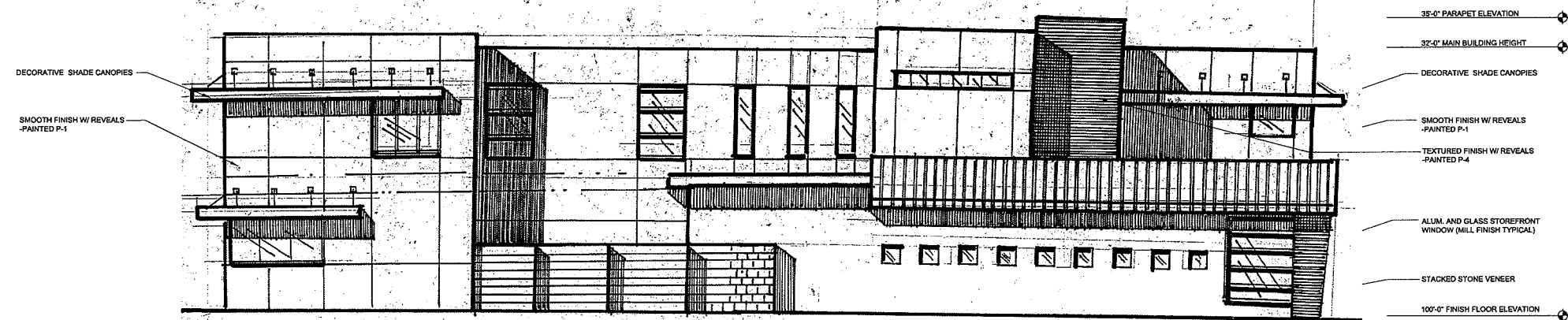
Preliminary Building
Elevations

Project Number

210099

Sheet Number

A2.1

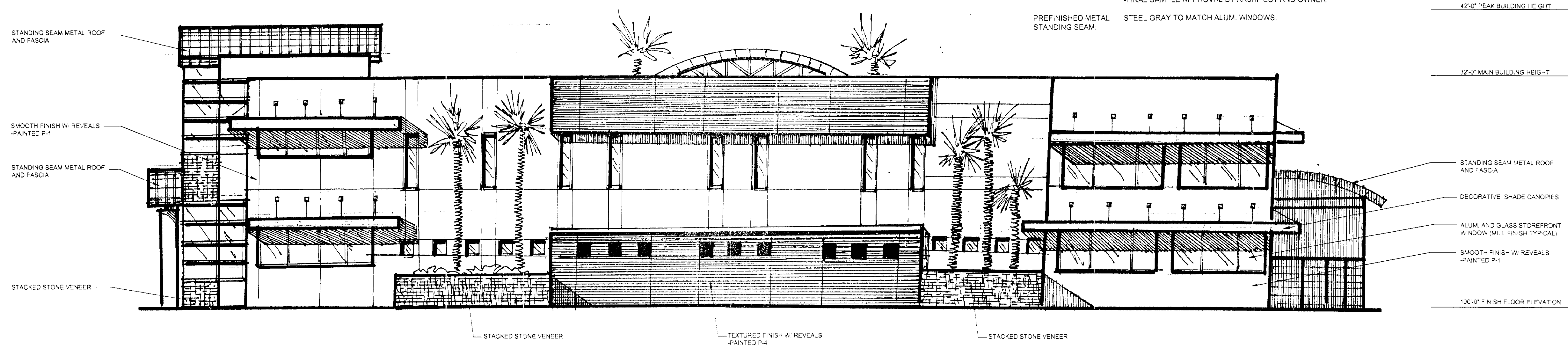


PRELIMINARY WEST ELEVATION

SCALE: 1/8" = 1'-0"

RECEIVED
JAN 20 2011

2710099-elevations.dwg / LANDSCAPE BASE - 01/19/2011 - 6:39pm - B24.dwg / 202004CASHHELL.dwg



EXTERIOR FINISH SCHEDULE

EXT. PAINT #1 (P-1):	MAIN WALL COLOR: FRAZEE - MASTIC - CL 2703M
EXT. PAINT #2 (P-2):	FRAZEE - FOSTERS - CL 2761W
EXT. PAINT #3 (P-3):	FRAZEE - MAGIC EYE - CL 2745D
EXT. PAINT #4 (P-4):	FRAZEE - TABBY - CL 2734D
EXT. PAINT #5 (P-5):	FRAZEE - SPADE - CL 2726A
STACKED STONE:	STONE VENEER W/ MATCHING SILL CORONADO - MOUNTAIN STRIP STONE - BROOKSIDE
ALUM. WINDOW FRAMES / DOORS:	MILL FINISH ALUM.
GLASS:	OLDCASTLE GLASS 1" BLUE 2000T #2 OVER SOLAR BAND 60 #3 -FINAL SAMPLE APPROVAL BY ARCHITECT AND OWNER.
PREFINISHED METAL STANDING SEAM:	STEEL GRAY TO MATCH ALUM. WINDOWS.

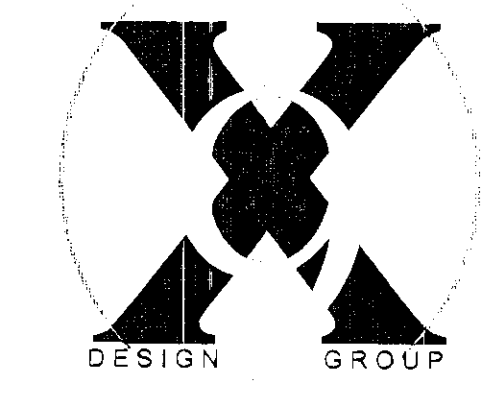
Key Plan

Issued For: Planning Date: 01.20.2011

Drawn: B/JG
Checked: B/JG
Approved: B/JG

PRELIMINARY NORTH ELEVATION

SCALE: 1/8" = 1'-0"



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Project Title

Nevada Health Centers
MLK Family Health
Center / Admin. Offices
SE Corner of Mount Mariah
Drive & Stella Lake Street
Las Vegas, NV

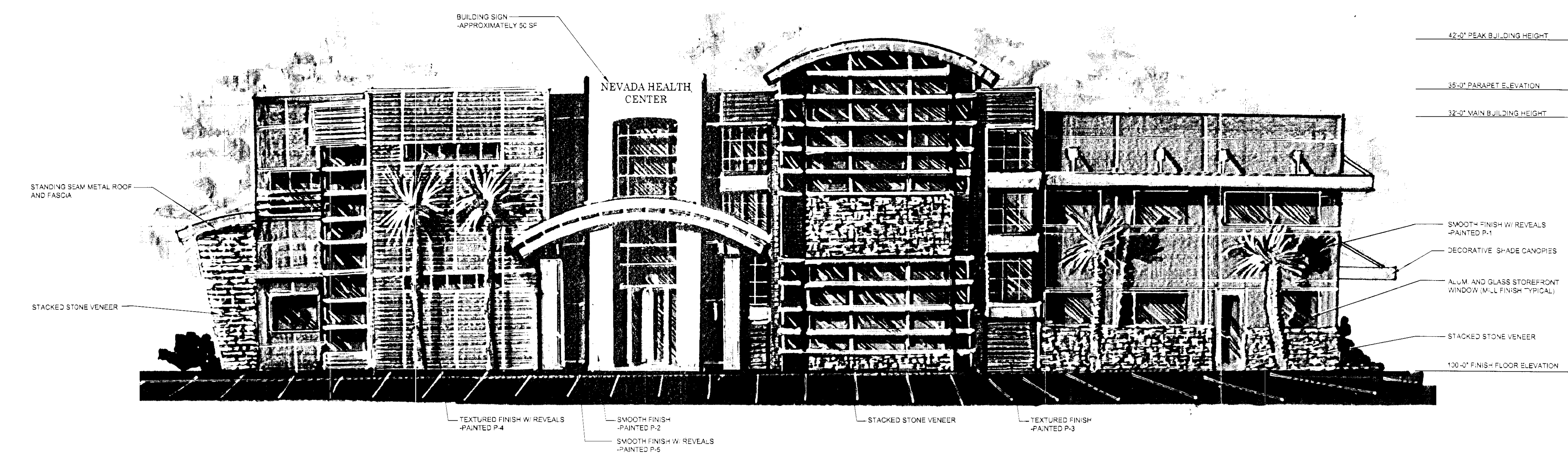
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Preliminary Building
Elevations

Project Number

210099

Sheet Number

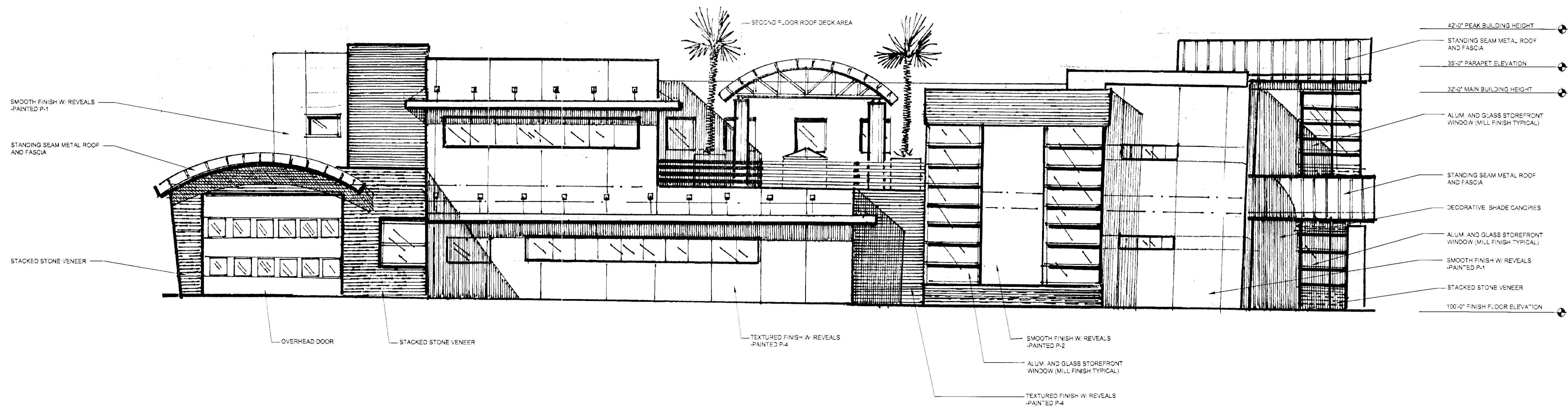


PRELIMINARY EAST ELEVATION

SCALE: 1/8" = 1'-0"

SDR-40766
A2.0

210099-elevations.dwg / LANDSCAPE BASE (3) - 01/19/2011 - 6:45pm - B24.dwg / 202004CASHIEL.dwg

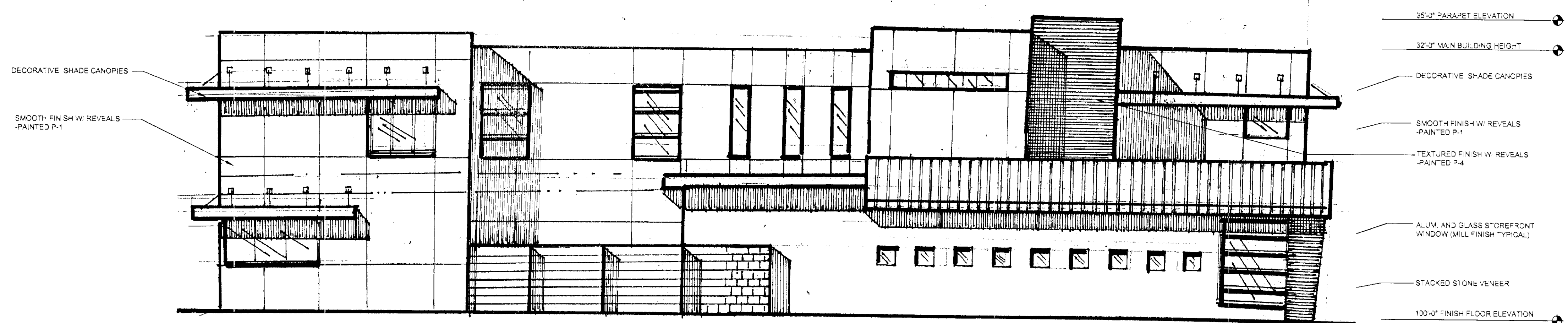


PRELIMINARY SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

EXT. PAINT #1 (P-1):	MAIN WALL COLOR: FRAZEE - MASTIC - CL 2703M
EXT. PAINT #2 (P-2):	FRAZEE - FOSTERS - CL 2761W
EXT. PAINT #3 (P-3):	FRAZEE - MAGIC EYE - CL 2745D
EXT. PAINT #4 (P-4):	FRAZEE - TABBY - CL 2734D
EXT. PAINT #5 (P-5):	FRAZEE - SPADE - CL 2726A
STACKED STONE:	STONE VENEER W/ MATCHING SILL CORONADO - MOUNTAIN STRIP STONE - BROOKSIDE
ALUM. WINDOW FRAMES / DOORS:	MILL FINISH ALUM.
GLASS:	OLDCASTLE GLASS 1" BLUE 2000T #2 OVER SOLAR BAND 60 #3 -FINAL SAMPLE APPROVAL BY ARCHITECT AND OWNER.
PREFINISHED METAL STANDING SEAM:	STEEL GRAY TO MATCH ALUM. WINDOWS.



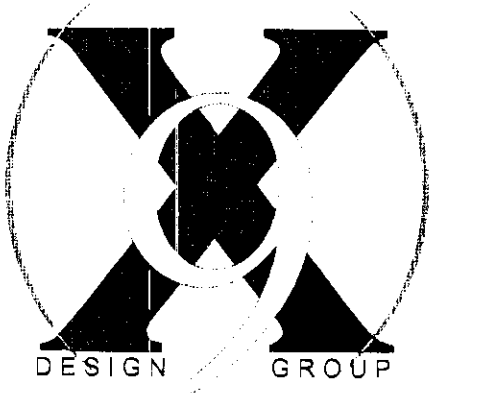
PRELIMINARY WEST ELEVATION

SCALE: 1/8" = 1'-0"

Key Plan

Issued For: Planning Date: 01/20/2011

Drawn: B.J.G.
Checked: B.J.G.
Approved: B.J.G.



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Las Vegas, Nevada 89103
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Project Title

Nevada Health Centers
MLK Family Health
Center / Admin. Offices
SE Corner of Mount Mariah
Drive & Stella Lake Street
Las Vegas, NV

Sheet Title

Preliminary Building
Elevations

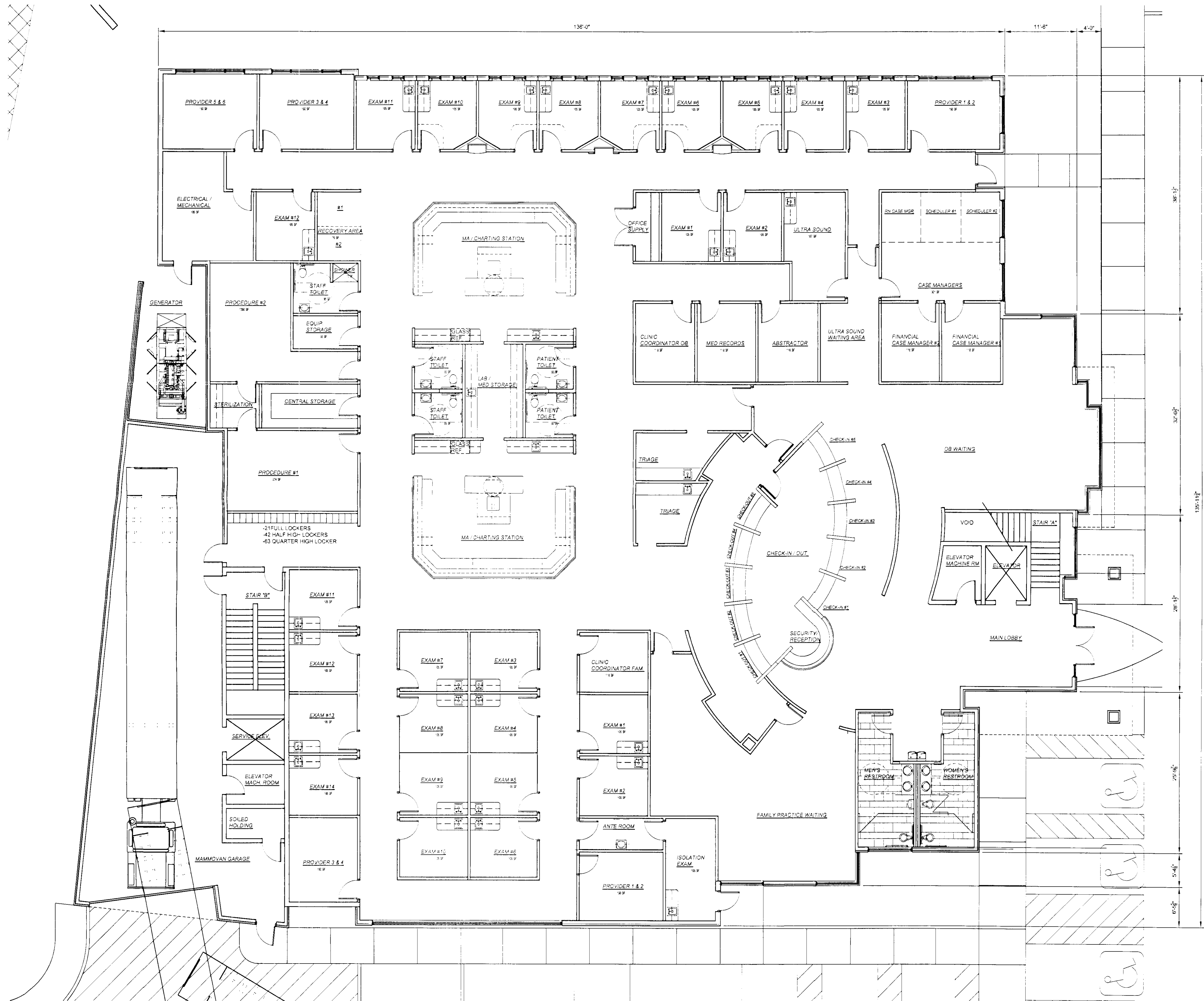
Project Number

210099

Sheet Number

A2 1

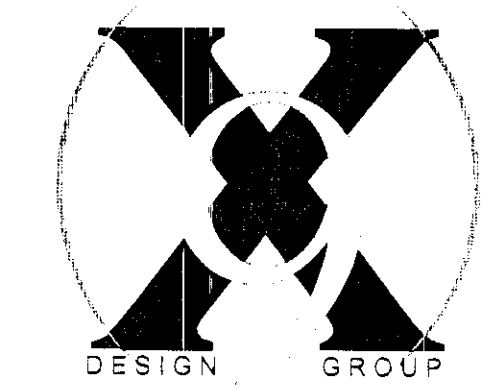
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Key Plan

Issued For	Date
Review	12.21.2010
Review	01.04.2011
Review	01.10.2011
Planning	01.20.2010

Drawn	BJG
Checked	BJG
Approved	BJG



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Project Title

Nevada Health Centers
MLK Family Health
Center / Admin. Offices
SE Corner of Mount Mariah
Drive & Stella Lake Street
Las Vegas, NV

Sheet Title

Preliminary First
Floor Plan

Project Number

210099

Sheet Number

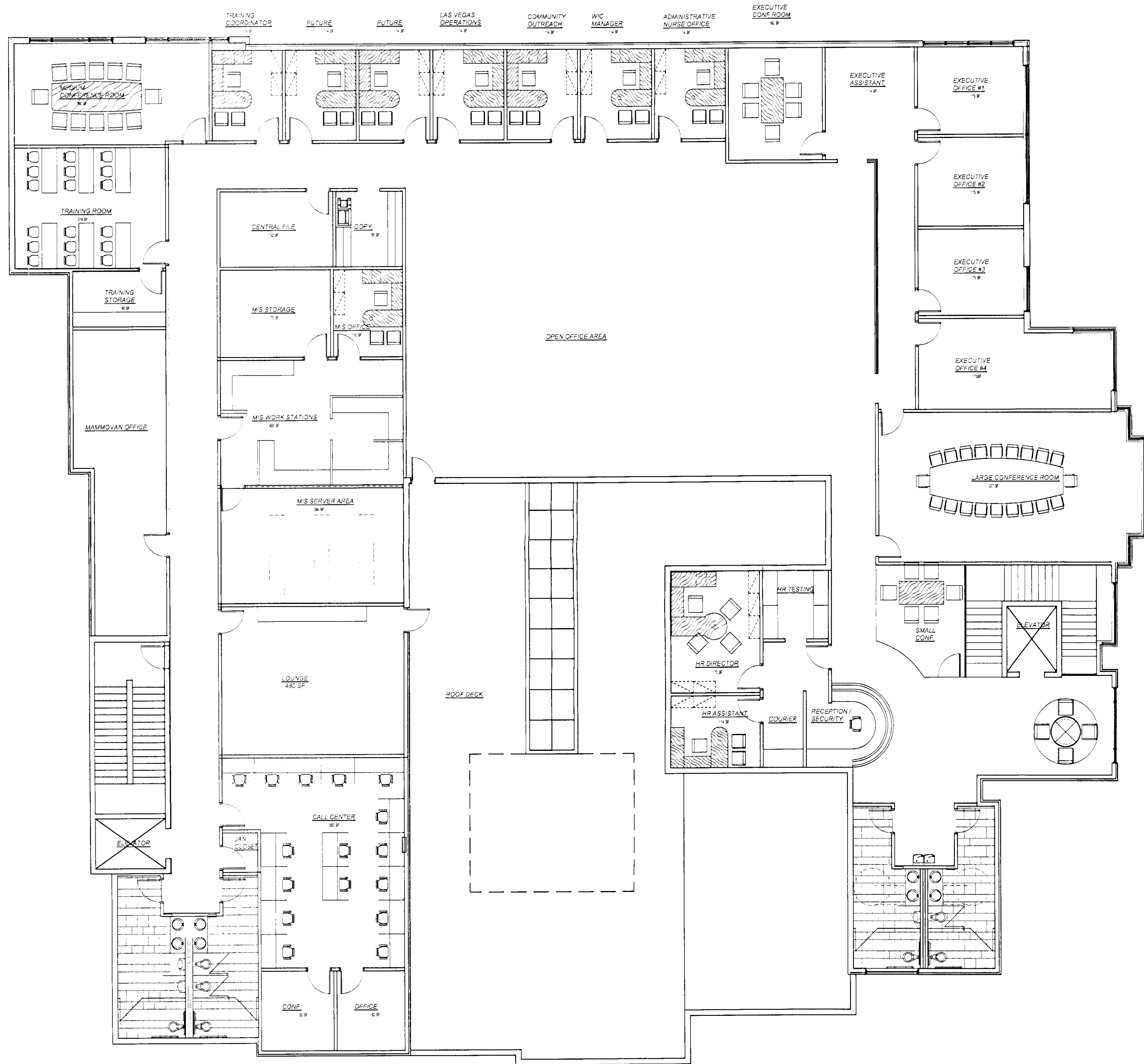
A1.0

PRELIMINARY FLOOR PLAN (19,300 SF)
SCALE: 1/8" = 1'-0"

SDR-40766

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JAN 2 2011

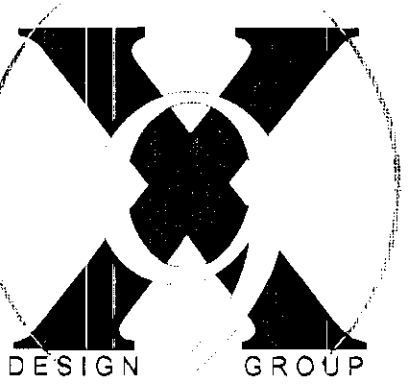
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Key Plan

Issued For: _____ Date: _____
Review: 12.21.2010
Review: 01.04.2011
Review: 01.10.2011
Planning: 01.20.2011

Drawn: BJB
Checked: BJB
Approved: BJB



3579 Red Rock Street
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F.(702) 258-4326

Project Title

Nevada Health Centers
MLK Family Health
Center / Admin. Offices
SE Corner of Mount Mariah
Drive & Stella Lake Street
Las Vegas, NV

Sheet Title

Preliminary Second
Floor Plan

Project Number

210099

Sheet Number

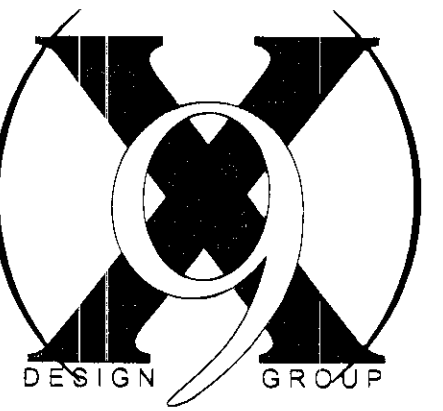
A1.2

PRELIMINARY SECOND FLOOR PLAN (11,500 S.F.)
SCALE: 1/8" = 1'-0"

Issued For	Date
Review	12.21.2010
Review	01.04.2011
Review	01.10.2011

Drawn	BUG
Checked	BUG
Approved	BUG

MICHAEL E. STEIDING
LANDSCAPE ARCHITECT
1160 DEL LILLY LANE
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(702) 887-1088
NVLCA # 157



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Project Title
Nevada Health Centers
MLK Family Health
Center / Admin. Offices
SE Corner of Mount Mariah
Drive & Stella Lake Street
Las Vegas, NV

Sheet Title
Preliminary
Landscape Plan

Project Number

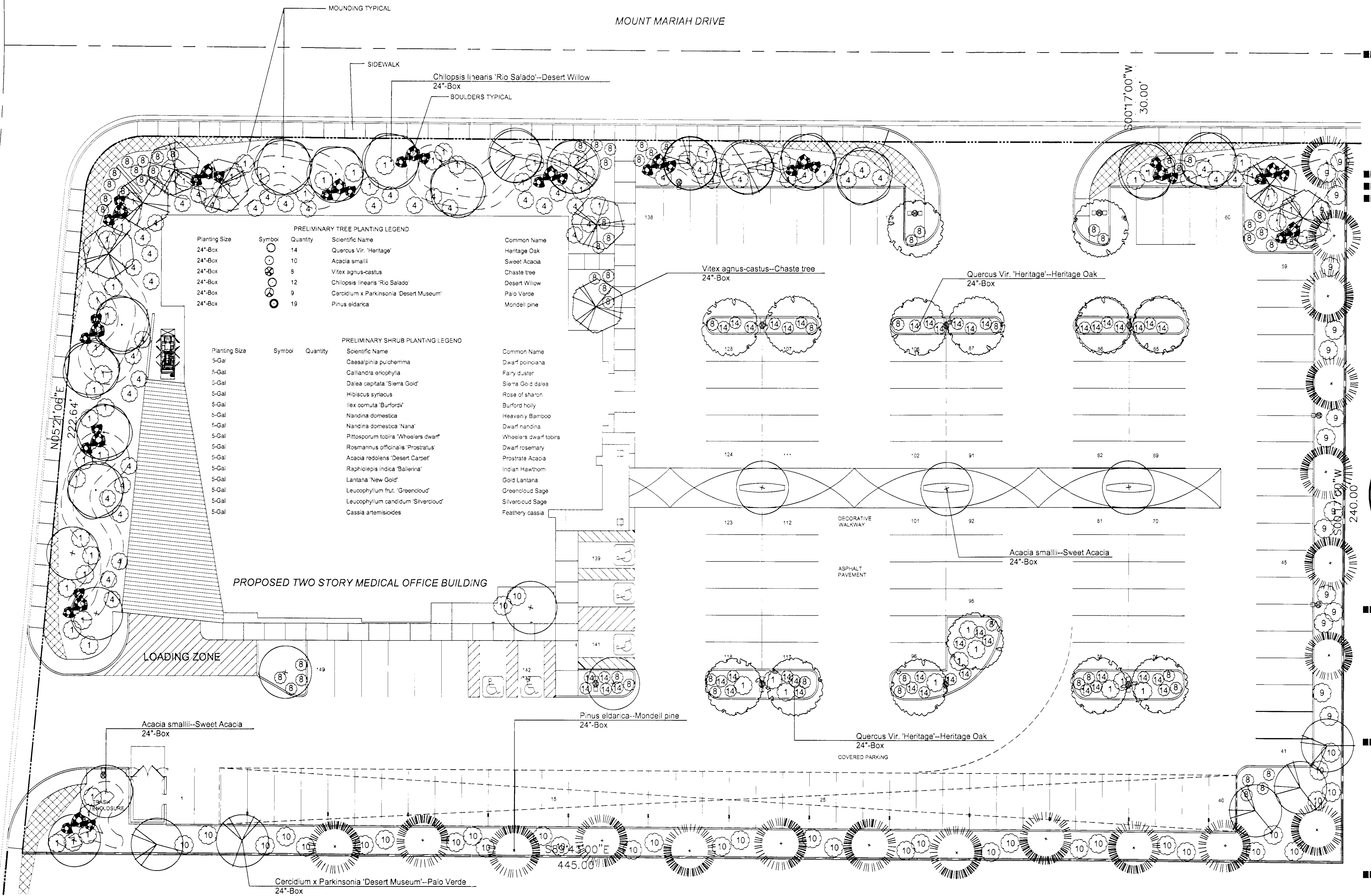
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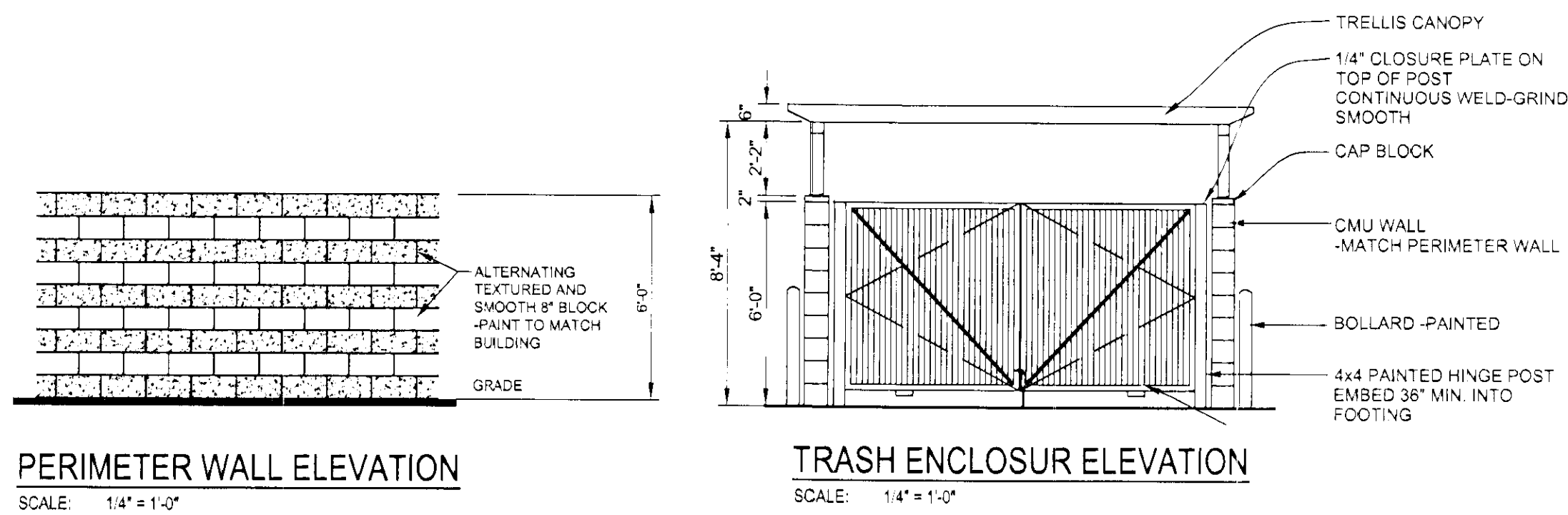
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SDR-40766

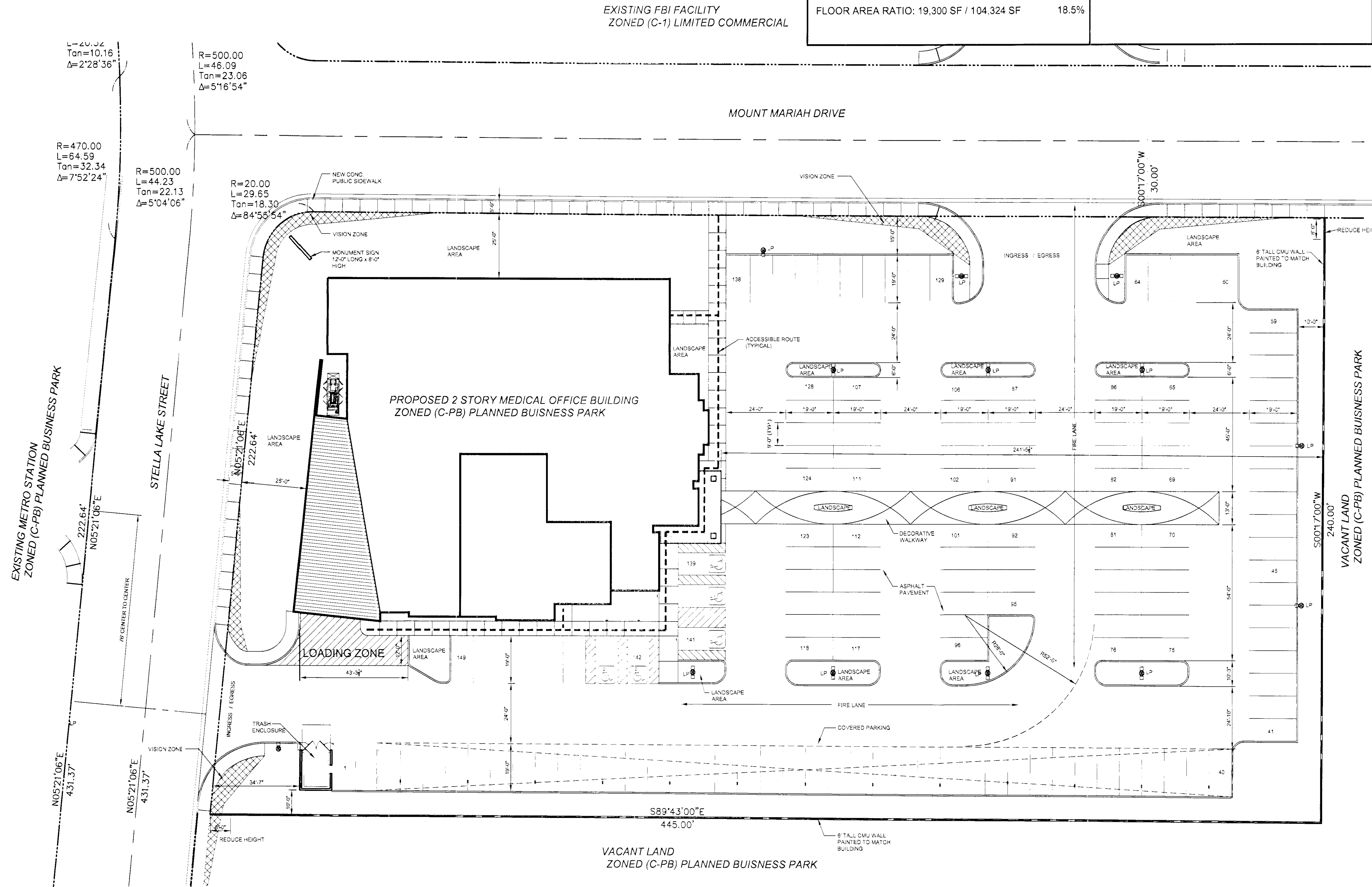
JAN 2 2011

110





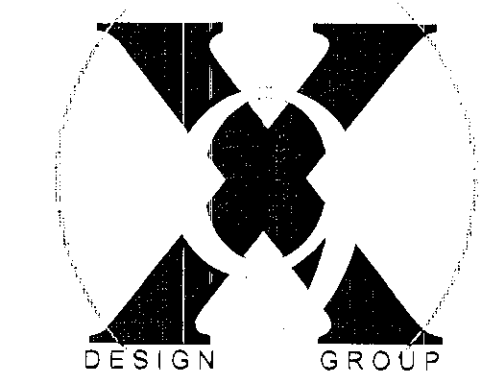
SITE INFORMATION:			
JURISDICTION:	CITY OF LAS VEGAS	PARKING REQUIRED:	
DISTRICT:	ENTERPRISE PARK	MEDICAL OFFICE: 10 + 15,500 / 175 =	99 SPACES
USE:	MEDICAL OFFICE / OFFICE	GARAGE: 1,800 / 1000 =	2 SPACES
SITE SIZE:	2.39 ACRES (104,324 SF)	BUSINESS OFFICE: 11,500 / 300 =	38 SPACES
		TOTAL REQUIRED PARKING:	139 SPACES
		PARKING PROVIDED:	149 SPACES
		H.C. SPACES: 1-150 = 5 SPACES	5 SPACES
BUILDING AREA:			
FIRST FLOOR (MEDICAL OFFICE)	17,500 S.F.		
FIRST FLOOR GARAGE	1,800 S.F.		
SECOND FLOOR (BUSINESS OFFICE)	11,500 S.F.		
TOTAL PROPOSED BUILDING AREA:	30,800 S.F.		
FLOOR AREA RATIO: 19,300 SF / 104,324 SF	18.5%		



Key Plan

Issued For: Review
Date: 12.21.2010
Planning Submittal 01.20.2011

Drawn: BJJ
Checked: BJJ
Approved: BJJ



3578 Red Rock Street
Las Vegas, Nevada 89103
P: (702) 870-7078
F: (702) 258-6325

Project Title

Nevada Health Centers
MLK Family Health
Center / Admin. Offices
SE Corner of Mount Mariah
Drive & Stella Lake Street
Las Vegas, NV

Sheet Title

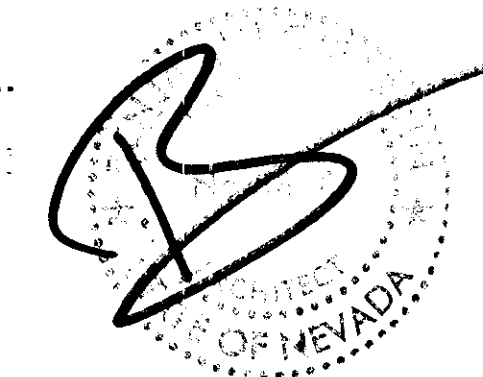
Architectural Site Plan

Project Number

210099

Sheet Number

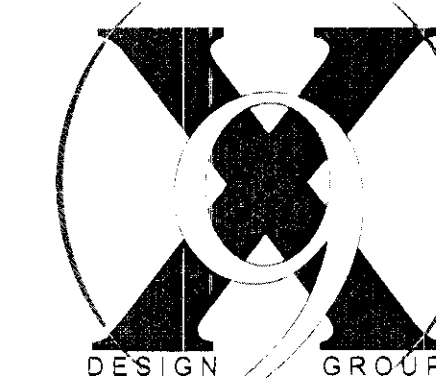
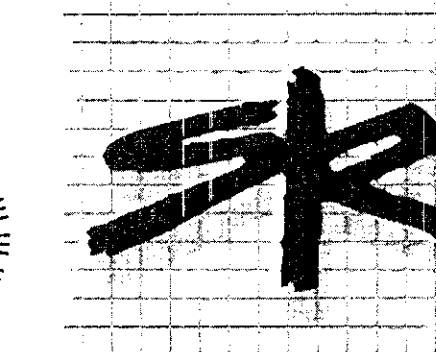
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Issued For: _____ Date: _____
REVISIONS:
ADDED SHRUBS BETWEEN
PERIMETER TREES
MAY 6, 2011
REVISIONS:
REVISED LANDSCAPING FOR
ADDITIONAL PARKING
JUNE 28, 2011

Drawn: _____
Checked: _____
Approved: _____

MICHAEL E. STEIDING
LANDSCAPE ARCHITECT
1160 DEL LILLY LANE
LAS VEGAS, NEVADA 89123
(702) 897-1088
NV RLA # 137



3579 Red Rock Street,
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F: (702) 258-6326

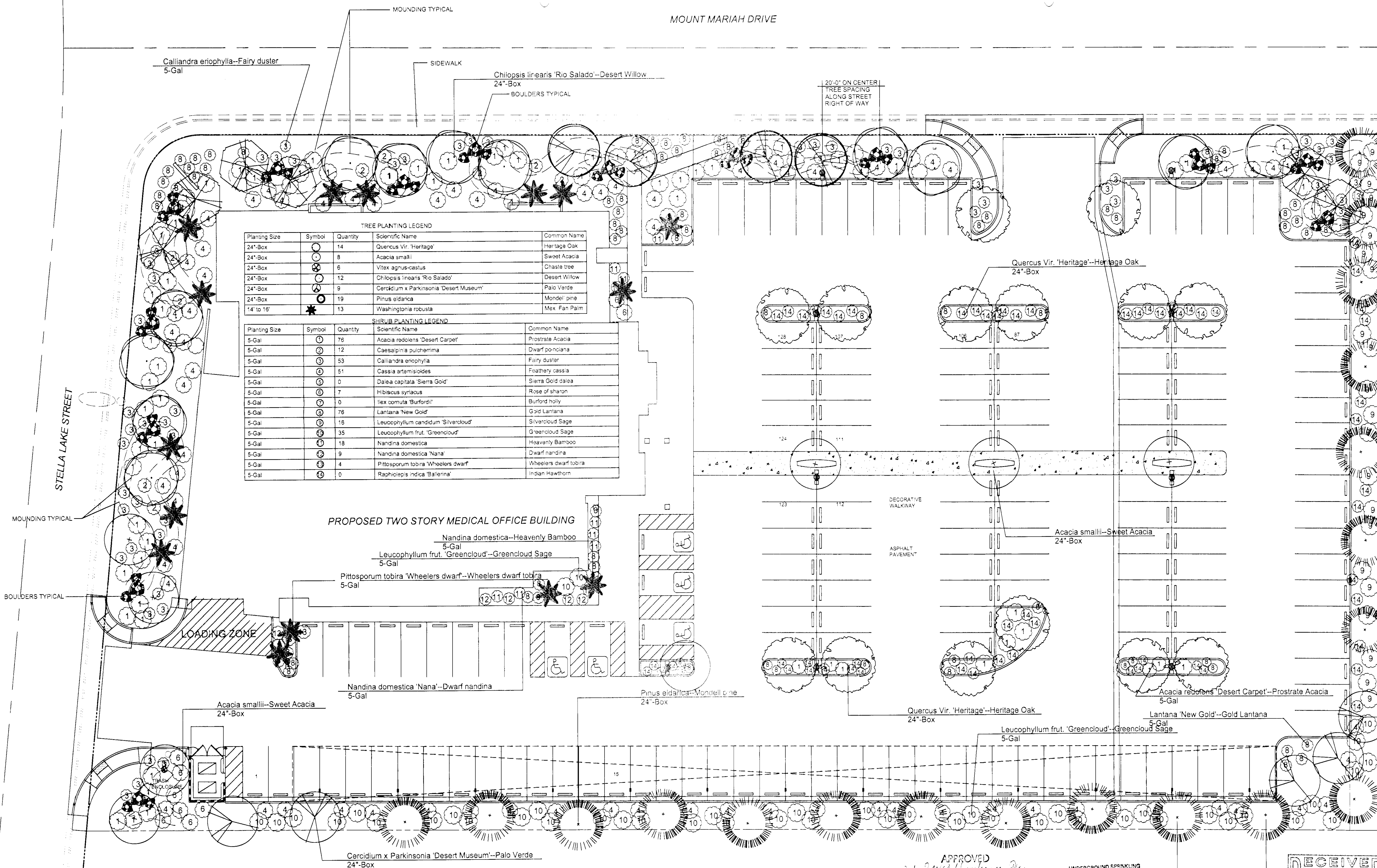
Project Title:
**Nevada Health Centers
MLK Family Health
Center / Admin. Offices**
SE Corner of Mount Mariah
Drive & Stella Lake Street
Las Vegas, NV

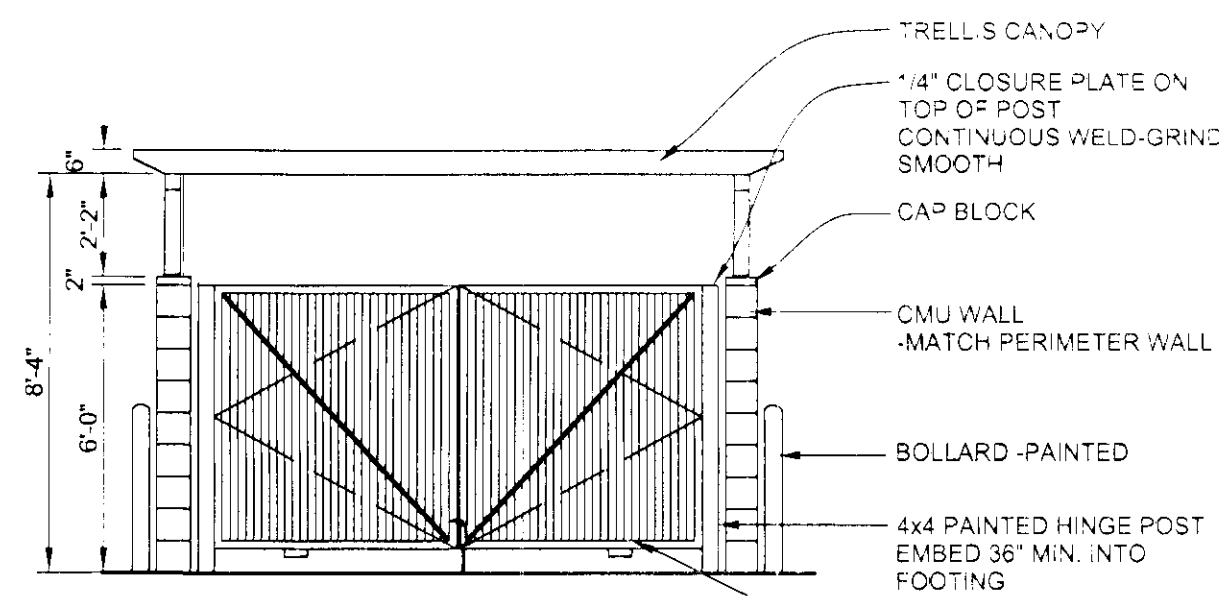
Sheet Title:
PLANTING PLAN

Project Number:
210099

Sheet Number:
L1.0

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



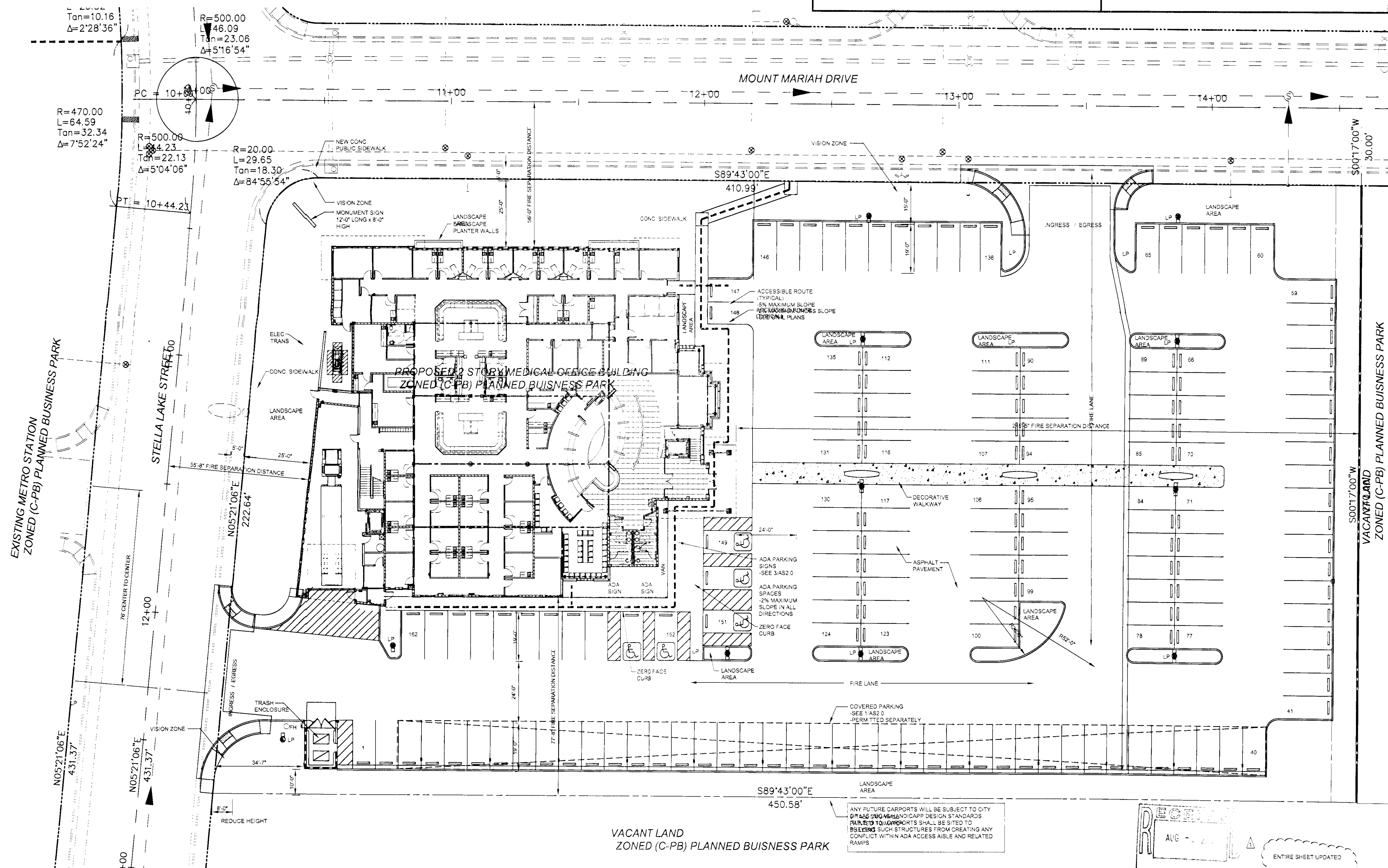


TRASH ENCLOSURE ELEVATION

SCALE: 1/4\"/>

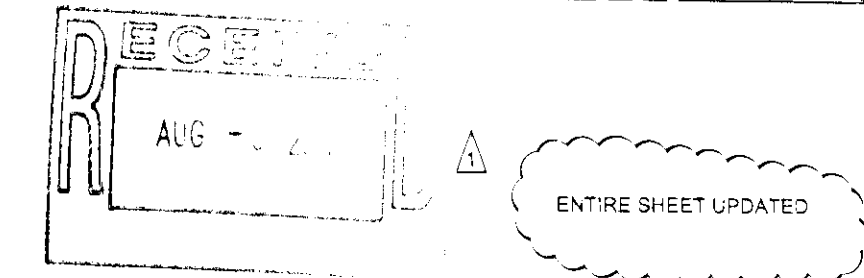
EXISTING FBI FACILITY
ZONED (C-1) LIMITED COMMERCIAL

SITE INFORMATION:			
JURISDICTION:	CITY OF LAS VEGAS	PARKING REQUIRED:	
DISTRICT:	ENTERPRISE PARK	MEDICAL OFFICE: 10 + 14,100 / 175 =	91 SPACES
USE:	MEDICAL OFFICE / OFFICE	BUSINESS OFFICE: 12,900 / 300 =	43 SPACES
SITE SIZE:	2.42 ACRES (105,415 SF)	TOTAL REQUIRED PARKING PER CODE:	134 SPACES
BUILDING AREA:		H.C. SPACES: 1-150 = 5 SPACES	(FOR REQUIRED SPACES)
FIRST FLOOR (MEDICAL OFFICE)	16,100 S.F.	ADDITIONAL DEDICATED PARKING	
FIRST FLOOR GARAGE	1,800 S.F.	PROVIDED FOR F.I.T. PER	
SECOND FLOOR (BUSINESS OFFICE)	12,900 S.F.	AGREEMENT W/ CLV:	
TOTAL PROPOSED BUILDING AREA:	30,800 S.F.	28 SPACES	
FLOOR AREA RATIO: 17,900 SF / 105,415 SF	17.0%	TOTAL PARKING REQUIRED:	162 SPACES
		PARKING PROVIDED:	162 SPACES



APPROVED
Architectural Site Plan
3.22.11
CURRENT PLANNING DIVISION

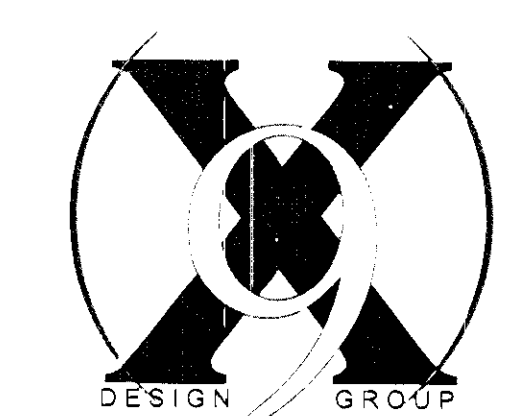
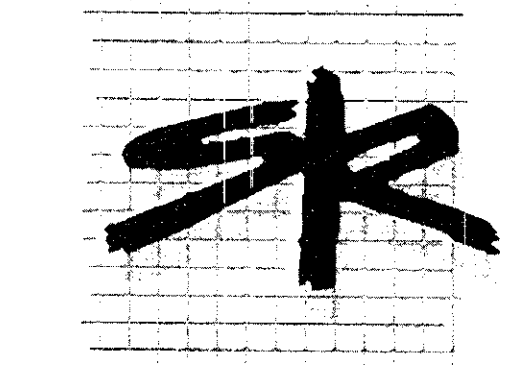
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SCALE: 1\"/>



Key Plan

Issued For:	Date:
Review	12.21.2010
Planning Submittal	01.20.2011
Review	03.08.2011
Revision #1 (Parking)	06.22.2011

Drawn	3/JG
Checked	3/JG
Approved	3/JG



3579 Red Rock Street
Las Vegas, Nevada 89103
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F (702) 258-8326

Project Title
Nevada Health Centers
MLK Family Health
Center / Admin. Offices
SE Corner of Mount Mariah
Drive & Stella Lake Street
Las Vegas, NV

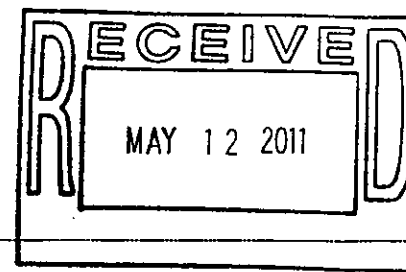
Sheet Title
Architectural Site Plan

Project Number

210099

Sheet Number

AS10



MOUNT MARIAH DRIVE

STELLA LAKE STREET

PROPOSED TWO STORY MEDICAL OFFICE BUILDING

LOADING ZONE

POINT OF CONNECTION
BACKFLOW DEVICE

IRRIGATION CONTROLLER
VERIFY POWER SOURCE
ON SITE.

MICHAEL E. STEIDING
LANDSCAPE ARCHITECT
1140 DEL LILLY LANE
LAS VEGAS, NEVADA 89123
(702) 887-1000
MVA #14 P 137



3575 Red Rock Drive
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F (702) 975-1000

Nevada Health Centers
MLK Family Health
Center / Admin. Offices
522 Corner of Mount Mariah
Drive & Stella Lake Street
Las Vegas, NV

IRRIGATION PLAN

210099

L2.0

Amended Irrigation Plan
5.23.11
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS





2676 Reed Road, Street
Las Vegas, Nevada 89122
P (702) 676-7676
E (702) 766-6306

Project Title:
Nevada Health Centers
MLK Family Health
Center / Admin. Offices
SE Corner of Mount Marsh
Drive & Stella Lake Street
Las Vegas, NV

■ What Time

Preliminary First Floor Plan

► Paper Mountain

210099

1998-1999

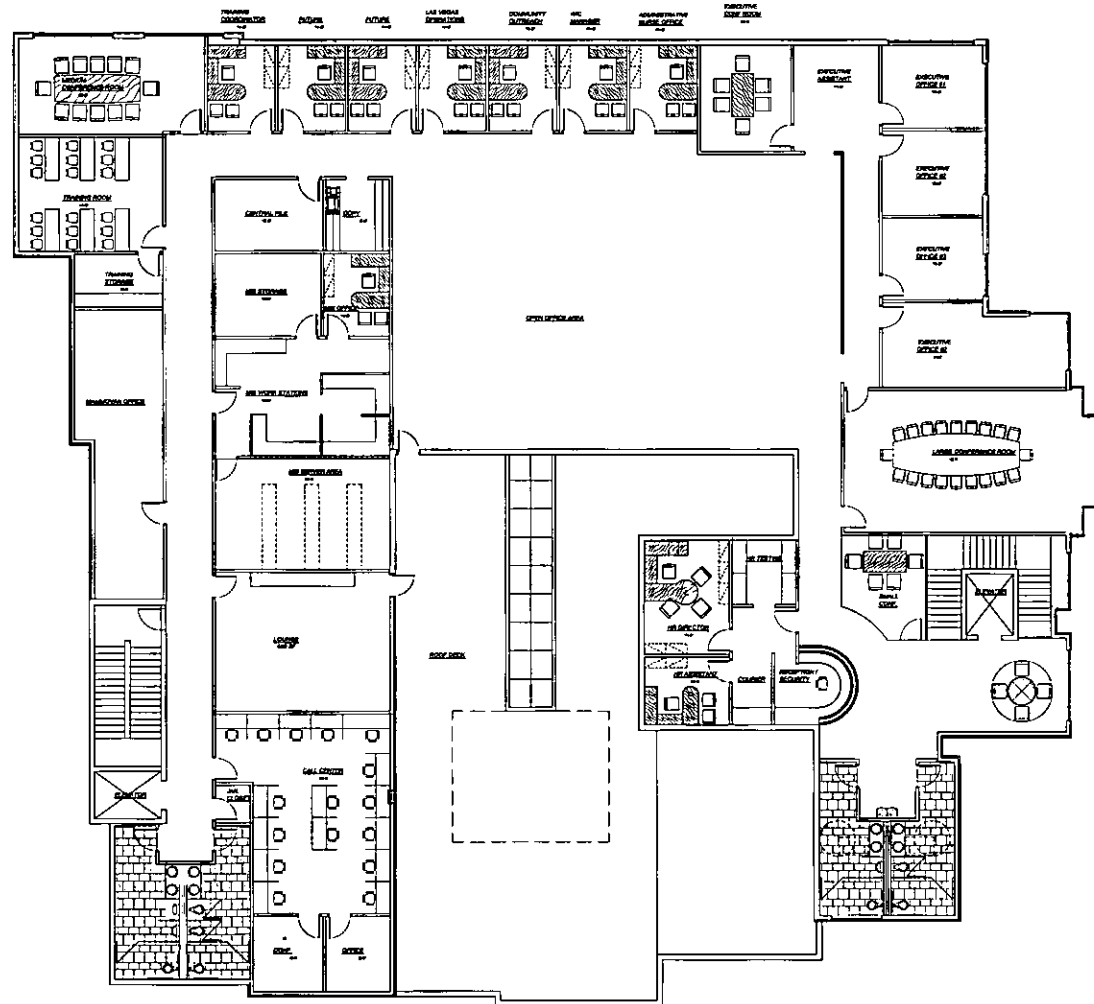
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PRELIMINARY FLOOR PLAN (19 200 57)
SCALE: 1/8" = 1'-0"

SDR-40766

210096-0000.dwg / SDR SECOND FLOOR PLAN - 01/20/2011 - 7:30am - SDR.dwg / 210096-0000.dwg



1.1 Key Plan

Sheet No.	Date
1.1	12/21/2010
1.2	01/24/2011
1.3	01/10/2011
1.4	01/20/2011

1.1	1.2
1.2	1.3
1.3	1.4



Project Title
Nevada Health Centers
MLK Family Health
Center / Admin. Offices
SE Corner of Mount Mansart
Drive & Saddle Lane Street
Las Vegas, NV

Sheet Title
Preliminary Second
Floor Plan

Project Number
210099

Sheet Number
A1.2

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JAN 20 2011

PRELIMINARY SECOND FLOOR PLAN (11,500 S.F.)
SCALE: 1/8" = 1'-0"

SDR-40766

Key Plan

ISS	Issued For	Date
	Pharmacy	01.30.2017



NAME: _____



3579 Rad Rock Street
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Nevada Health Centers
MLK Family Health
Center / Admin. Offices
SE Corner of Mount Maria
Drive & Stefa Lake Street
Las Vegas, NV

Preliminary Building Elevations

210099

A2.0

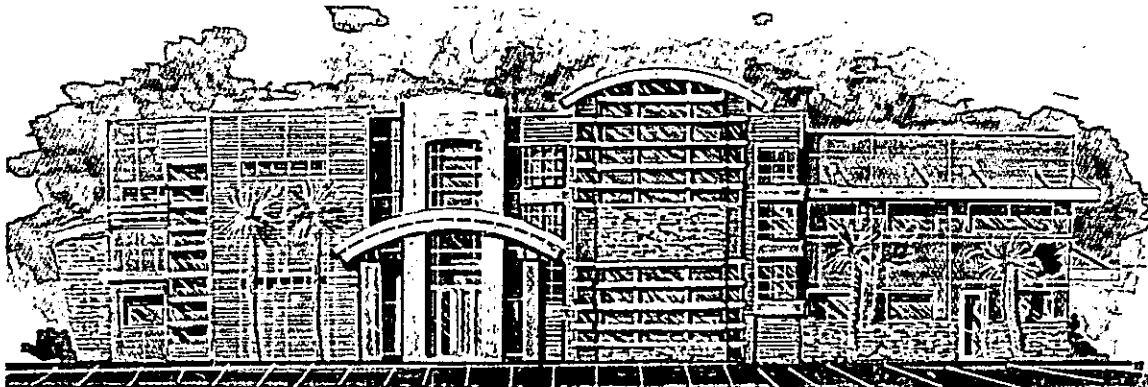
RECEIVED

JAN 20 2011

PRELIMINARY EAST ELEVATION
SCALE: 1/8" = 1'-0"

SDR-40766

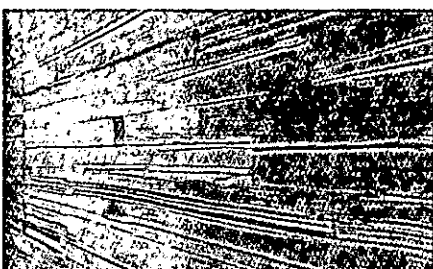
NEVADA HEALTH CENTER – LAS VEGAS- COLOR MATERIAL BOARD



CONCEPTUAL RENDERING



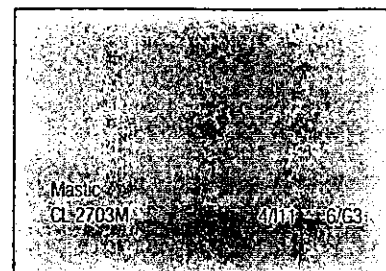
STOREFRONT DOORS
AND WINDOWS



WALL TEXTURED



STONE SAMPLE



Foster
CL 2761W

4/11 6/15

Magio Eye
CL 2745D

4/11 6/13

Tabby
CL 2734D

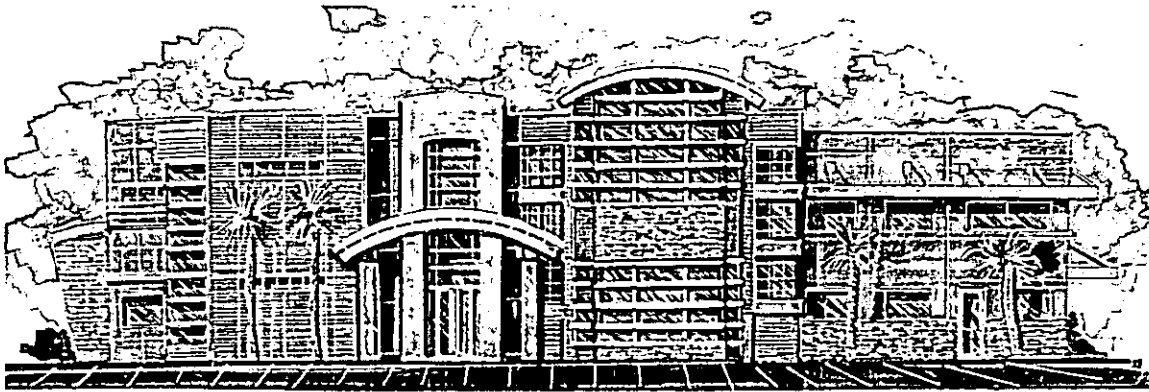
Spade
CL 2746D

FRAZEE PAINT COLOR

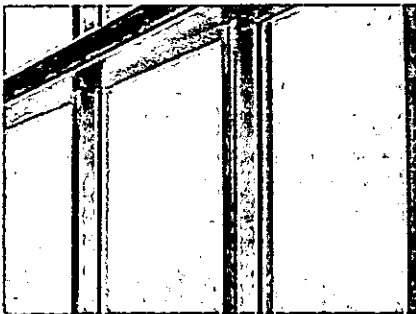
SDR-40766

RECEIVED
JAN 23 2011

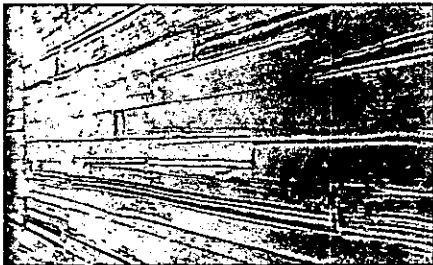
NEVADA HEALTH CENTER – LAS VEGAS- COLOR MATERIAL BOARD



CONCEPTUAL RENDERING



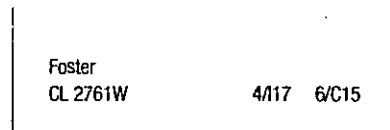
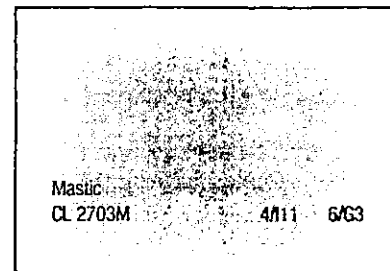
STOREFRONT DOORS
AND WINDOWS



WALL TEXTURED



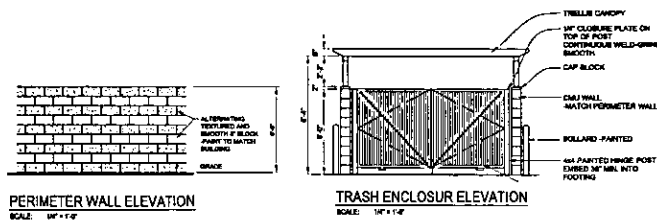
STONE SAMPLE



FRAZEE PAINT COLOR

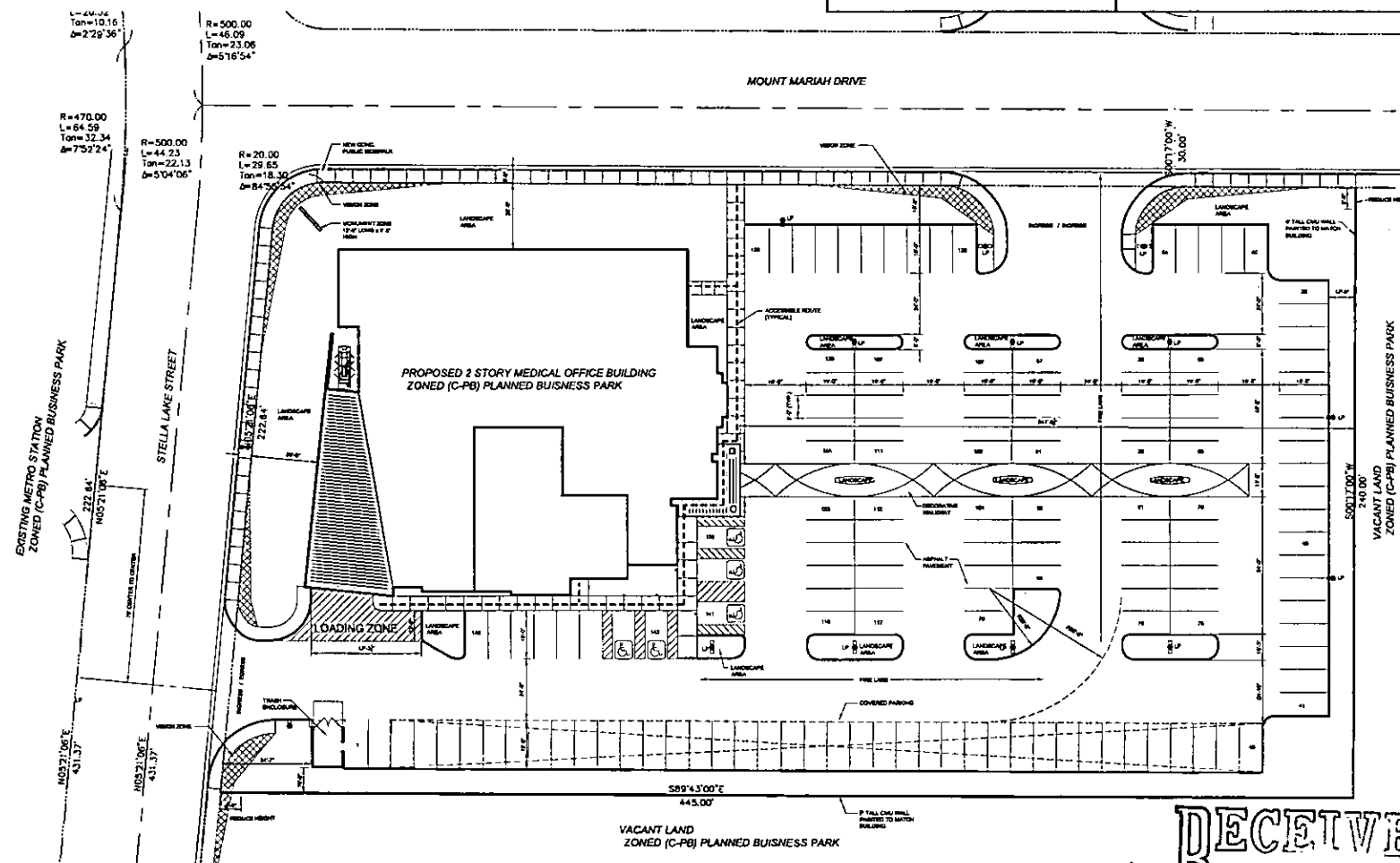
RECEIVED
JAN 20 2011

SDR-40766



EXISTING FBI FACILITY
ZONED (C-1) LIMITED COMMERCIAL

SITE INFORMATION:			
JURISDICTION:	CITY OF LAS VEGAS	PARKING REQUIRED:	
DISTRICT:	ENTERPRISE PARK	MEDICAL OFFICE: 18 x 15,500 / 175 =	99 SPACES
USE:	MEDICAL OFFICE / OFFICE	GARAGE: 1,800 / 1000 =	2 SPACES
SITE SIZE:	2.38 ACRES (104,324 SF)	BUSINESS OFFICE: 11,500 / 300 =	38 SPACES
BUILDING AREA:		TOTAL REQUIRED PARKING:	138 SPACES
FIRST FLOOR (MEDICAL OFFICE)	17,500 S.F.	PARKING PROVIDED:	148 SPACES
FIRST FLOOR GARAGE	1,800 S.F.	H.C. SPACES: 1-150 = 5 SPACES	5 SPACES
SECOND FLOOR (BUSINESS OFFICE)	11,500 S.F.		
TOTAL PROPOSED BUILDING AREA:	30,800 S.F.		
FLOOR AREA RATIO: 19,300 SF / 104,324 SF	18.5%		



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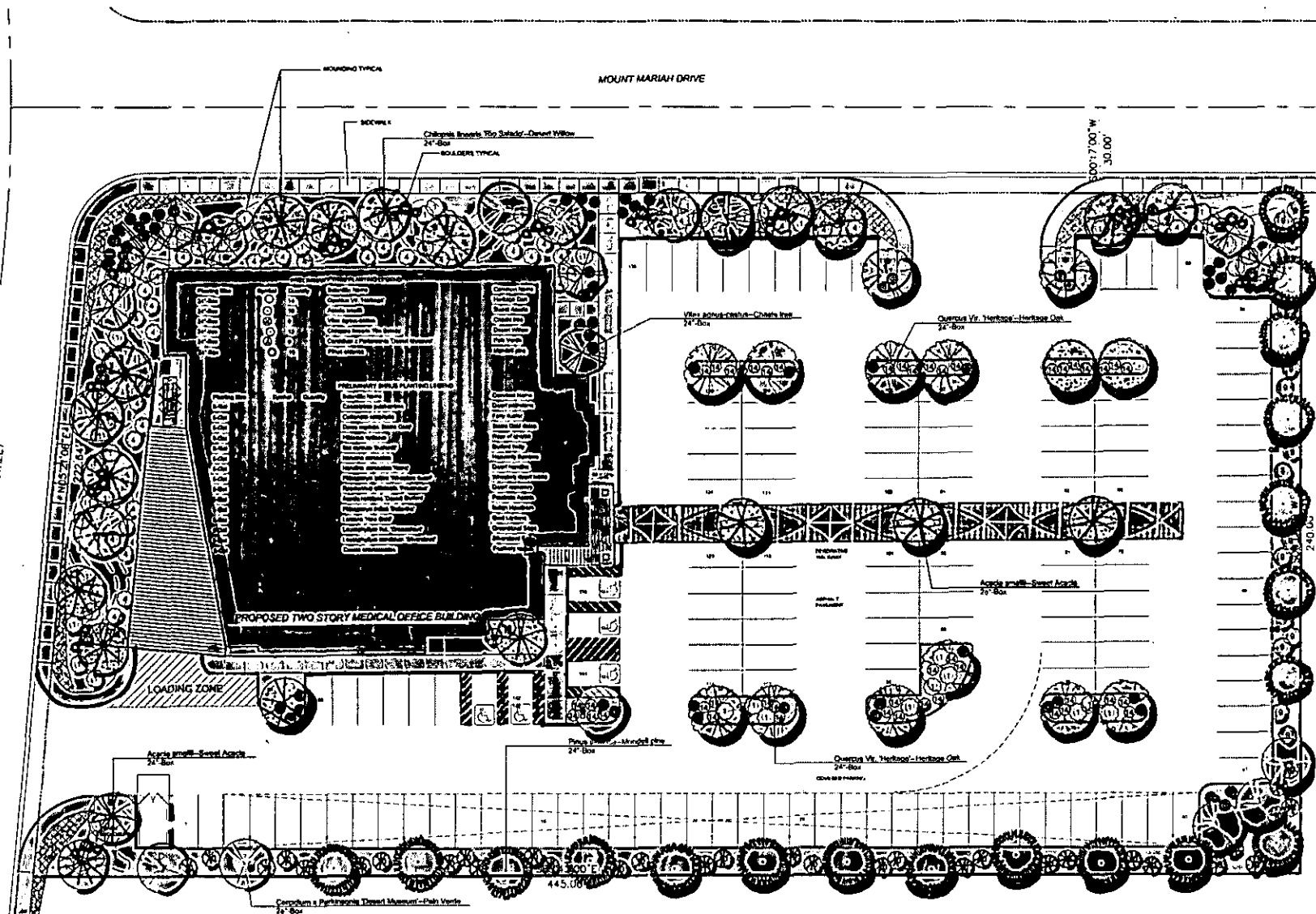


Nevada Health Center / Admin. Offices
SE Corner of Mount Mariah
Drive & Stella Lake Street
Las Vegas, NV

Architectural Site Plan

ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'

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SDR-40766
AS1.0



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MICHAEL E. STEIDING
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Nevada Health Center
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Preliminary
Landscape Plan

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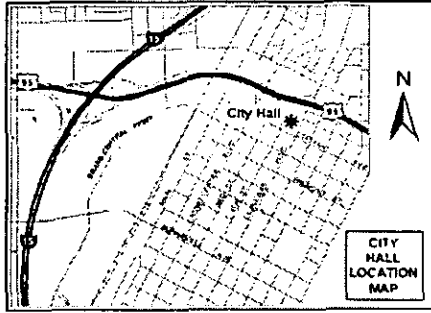
JAN 20 2011

PRELIMINARY LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

SDR-40766

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT *yes*
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-40766

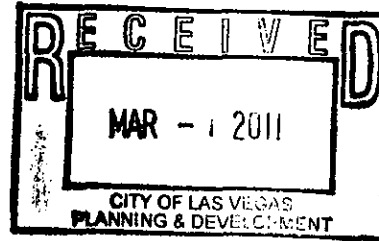
Planning Commission Meeting of 3/8/2011

26 KRDGN11 89106

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FIRST CLASS



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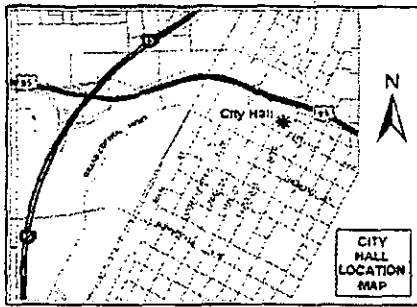
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Case: SDR-40766
13921416001
R L T PROPERTIES NEVADA L L C
1775 N MARTIN LUTHER KING BLVD
LAS VEGAS NV 89106-2101



City of Las Vegas
 Department of Planning
 Development Services Center
 333 North Rancho Drive, 3rd Floor
 Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT *yes*
 this Request



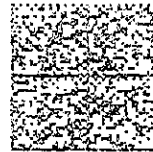
I OPPOSE
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Please use available blank space on card for your comments.

SDR-40766

Planning Commission Meeting of 3/8/2011

PRESORTED
 FIRST CLASS



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Case: SDR-40766
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 1775 N MARTIN LUTHER KING BLVD
 LAS VEGAS NV 89106-2101

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FEB 28 2011

13A

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST						
Item Required								
YES	NO							
APPLICATION PACKET (REQUIRED FOR EACH APPLICATION, unless indicated otherwise)						Fees		
☒	☐	Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots	Visit the CLV website for blank application, SOFI & DINA/PRS forms, and justification letter info @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." -> "Apply for -> Planning Applications")	Appl. Type	Application	Notification	Recordation	Sub-Total
☒	☐	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots						
☒	☐	Detailed justification letter (the same letter addressing all applications, included with each application)						
☐	☒	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS)						
☒	☐	Grant deed and legal description (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)						
☒	☐	Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)			\$	\$	\$	\$
☒	☐	Copy of Business License(s)			\$	\$	\$	\$
☒	☐	If required, cop(ies) of approval letter(s) for Las Vegas Enterprise Park	Subtotal:					\$
☐	☒	Neighborhood Meeting (see General Plan submittal req's for details) – Add neighborhood meeting fee: Applicant only to notify, add \$0; Mailing labels only, add: \$50; Full notification, add: \$500			\$	—	\$	
☒	☐	Photo Reproduction of the Color & Materials Board (SDR applications only)	Grand Total All Fees:					\$1030.00
REQUIRED DRAWINGS: MUST BE 11" X 17" MINIMUM TO 24" X 36" MAXIMUM PAGE SIZE ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)								
SITE PLAN								
☒	☐	North arrow, scale, and vicinity map	Folded Plans (5, plus 1 per application):					6
☒	☐	All property lines and present dimensions labeled	Colored, Rolled Plans:					1
☒	☐	All building setbacks labeled	Reduced Copy (8-1/2"x11" B/W; 1 per application):					1
☒	☐	All adjacent existing land uses and street names labeled	NOTES:					
☒	☐	All points of ingress and egress shown						
☒	☐	ADA accessibility requirements shown/labeled						
☒	☐	Parking standard(s) utilized: Medical Office						
☒	☐	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total						
☒	☐	All free-standing sign locations shown and heights and sizes noted						
LANDSCAPE PLAN								
☒	☐	North arrow, scale, and vicinity map	Folded Plans (1 per application):					1
☒	☐	All property lines and present dimensions labeled	Colored, Rolled Plans:					1
☒	☐	All required perimeter landscape planters shown	Reduced Copy (8-1/2"x11" B/W; 1 per application):					1
☒	☐	All required parking lot fingers/islands shown	NOTES:					
☒	☐	Quantity, size, species/variety of all trees, shrubs, and ground cover						
BUILDING ELEVATIONS								
☒	☐	Scale and building dimensions labeled	Folded Plans (1 per application):					1
☒	☐	North, south, east, and west elevations of all buildings	Colored, Rolled Plans:					1
☒	☐	All building materials and colors noted	Reduced Copy (8-1/2"x11" B/W; 1 per application):					1
☒	☐	8" x 10" photo of original color and material board	NOTES:					
☒	☐	All wall sign locations shown and sizes noted						
FLOOR PLANS								
☒	☐	Scale and building dimensions labeled	Folded Plans (1 per application):					1
☒	☐	North arrow and scale	Rolled Plans:					1
☒	☐	All building entrances/exits shown	Reduced Copy (8-1/2"x11" B/W; 1 per application):					1
☒	☐	Use of all rooms noted/labeled	NOTES:					
☒	☐	Maximum Occupancy (per I.B.C.)						
☒	☐	Seating Capacity (where applicable)						

CONTINUED NEXT PAGE

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JAN 23 2011

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST (CONT.)			
Item Required					
YES	NO				
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.					
Owner / Applicant / Representative:		CLV/Nevada Health Center, INC/ 10 Nine Design Group		Application Type(s):	
APN(s):		139-21-313-016		Site Development Plan Review	
Location:		1888 Stella Lake Street		Application Purpose:	
Ward:		5 - Barlow		Medical Office	
Planner's Signature:		 01/20/11		Pre-App. Meeting Date:	
Planner:		Andy Reed Planning Supervisor - 229-6882 Mike Howe, Planner - 229-6821		01/12/11	
				Submittal Deadline:	
				01/20/11 - no later than 2:00 pm	
				Earliest PC / CC Meeting Dates:	
				03/08/11 PC - 04/06/11 CC (Cycle 3)	
Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following: In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us <u>no later than 15 days prior</u> to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.					

Public Works Site Development Plan Review (SDR) pre-application evaluation

Based on what was provided at the pre-application meeting, Public Works expects to recommend the following conditions:

(Y/N)

Intersection: NWC MLK/Vegas

APN# 139-21-313-016

	<u>Wastewater Collection Systems Planning</u>
Y	Connection to Public sewer (14.04.110)
N	Provide sewer easements on private property (18.12.380)
N	Extension of public sewer to the edge(s) of the site
N	Potential for sewer oversizing agreement
	<u>Flood Control</u>
N	Engineer will need to meet with the Flood Control section regarding grading of this site
Y	Submit an update to an approved drainage study on file with the Flood Control Section
Y	Submit a drainage study (20:80.440) <i>2.3 Acres call Ben Re!</i>
	Concurrence of the drainage study with the following outside agencies:
N	Clark County Public Works
N	North Las Vegas
N	Clark County Regional Flood Control District (CCRFD)
N	Nevada Department of Transportation (NDOT)
N	In a 100-year flood zone and will be required to submit to Federal Emergency Management Agency (FEMA)
N	Army Corp of Engineers submittal
	<u>Traffic Engineering</u>
Y	Show Site Visibility Restriction Zones (SVRZs) (19.08.030B & 18.12.210)
Y	Engineer will need to meet with the Traffic Engineering Section regarding driveways and onsite circulation
N/A	Existing "pan" style driveway(s) to remain
N/A	Upgrade the existing driveway to a radius style driveway
N	Possible construction of bus turnout, medians, right/left turn lanes
N	Traffic Study Required
	Concurrence of the traffic study with the following outside agencies:
N/A	Clark County Public Works
N/A	North Las Vegas
N/A	Nevada Department of Transportation (NDOT)
	<u>Land Development</u>
Y	Civil plan submittal required
Y	Construction and bonding of off-site improvements
Y	Encroachment agreement (if any L/S in R/W)
Y	Approval of deviations (if not per standards)
N	Geotechnical report required for roadway sections
	<u>Right-of-Way</u>
N	Require Dedication of rights-of-way or granting of easements (18.12.140, 150, 330, 204)
	<u>Survey</u>
N/A	Mapping may be required
Y	Show correct boundary May need full boundary of the site
	Reviewed by: <i>Lucien Paet 229-6145</i> Date: <i>1/12/2011</i>
	Additional comments: Driveway locations poor, should be relocated to align with opposing driveways if possible. This is a commercial subdivision, but there is no commercial subdivision sewer note on final map. This site will require its own individual connection to public sewer (as is typical for this subdivision) unless sewers are identified as a common element of the subdivision.

*Semitrailer 2 or 3 times a month, 4-5 months out in Las Vegas
only one driveway? yes OK*

JAN 2 2011

PRE-APPLICATION CONFERENCE NOTES

CITY OF LAS VEGAS



CYCLE
3

Project Name: Nevada Health Center

APN(s):	139-21-313-016	Pre-app Date:	01/12/11
Location:	1888 Stella Lake Street	Meeting Location:	DSC 1st Floor Conference Room - 1B
Ward #:	5 - Barlow	Acres:	6.06 / 2.31
		Time:	9:00 a.m.

Ownership Info:	City of Las Vegas %N Deambrosio/Economic Div	Last Change of Ownership Date:	10/05/95
	Phone: (702)-	Fax: (702)-	Email:
Applicant Info:	Nevada Health Centers, Inc.		
	Phone: (702)-	Fax: (702)-	Email:
Representative Info:	10NINE Design Group - Benjamin Girardin		
	Phone: (702)-870-7076	Fax: (702)-258-6326	Email:

Use:	Existing:	undeveloped
	Proposed:	25K SF, Two Story Clinic
General Plan:	Existing:	LI/R (Light Industry and Research)
	Proposed:	No change proposed
Zoning:	Existing:	C-PB (Planned Business Park)
	Proposed:	No change proposed
Special Area, Master Plans, and / or Overlay Districts that Apply:	Las Vegas Enterprise Park/ West Las Vegas Plan/ A-O Airport Overlay	
	Special Land Use Designation (per plan, if applicable): N/A	

☒ **Meeting** ☐ **Conversation Record** ☐ **Telephone Record**

Between CLV P&D Representative: Mike Howe, Planner I (229-6821 Office / 385-7268 Fax / mphowe@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Benjamin Girardin	10-Nine Design Group	429-1743		
2.				
3.				
4.				
5.				
6.				
7.				
8. Andy Reed	CLV - Planning and Development	229-6882		
9.	CLV - Finance (Business License)	229-6321	383-0769	
10. <i>Loreen Pratt</i>	CLV - PW - Dev Co	229-6578	474-7599	
11. <i>Brick Schroeder</i>	CLV - PW - Traffic	229-6901 / 6880		
12.	CLV - PW - Flood	229-6541	382-8551	
13. <i>Bob Clark</i>	CLV - Building and Safety	229-6251	382-1731	
14.	CLV - Fire and Rescue	229-0366	229-0124	
15.	CLV - Office of Business Development	229-6551	385-3128	

OR: ☐ see Meeting Attendance Sheet

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PRE-APPLICATION CONFERENCE NOTES

CITY OF LAS VEGAS



Is this project intended to promote Sustainability (i.e. use "Green Building" technology)? ☐ YES ☐ NO
If yes, Please detail how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered through the City of Las Vegas.

Meeting Notes:

1. **Clinic Use:** A facility which is occupied and used for the purpose of providing dental or medical care, and which regularly provides any of those services to the general public on an emergency basis or without appointment. This use does not include a hospital or a facility which provides for the overnight care or overnight stay of patients.
2. **Office, Medical or Dental Use:** A professional office for the administration of professional medical or dental care, including examinations, screenings and minor outpatient surgical procedures. This use does not include a facility that provides housing for individuals, a clinic, or any other facility that is specifically defined in this Title.
3. Applicant proposes to develop a two-story building featuring a first-floor Clinic with second-story administ office space within the Las Vegas Enterprise Park Planned Business Park. Per Las Vegas Enterprise Park Covenants, Conditions, and Restrictions, the proposed development must secure approval by the Architectural Review Committee (ARC). The ARC approval letter must accompany the application request at the time of submittal.
4. The provided justification letter states a range of 22K square feet to 25K square feet GFA and the site plans show non-compliant parking designs (ADA parking spaces and landscape diamonds D/N comply with Title 19.10).
5. Site issues regarding placement of service area, location of trash enclosures, off-site parking
6. Medical Office Parking Requirement: On site parking to be provided at a rate of one space for each 200 SF of GFA up to 2,000 SF, plus one space per each additional 175 square feet.
7. Clinic Parking Requirement: On site parking to be provided at a rate of one space for each 200 SF of GFA up to 2,000 SF, plus one space per each additional 250 square feet.
8. Need revised site plans, landscape plans, and building elevations prior to accepting the submittal.
9. C-PB (Planned Business Park) zoning district development standards:
 - Front yard and Corner Side Yard setback: 20 feet
 - Side Yard Setback: 10 feet
 - Rear Yard Setback: 15 feet
 - Accessory Front and Corner Side Yard Setback: 20 feet
 - Accessory Side and Rear Yard Setback: 8 feet
 - Maximum Lot Coverage: 50%
 - Maximum Height: five stories or 85 feet, whichever is less
10. C-PB (Planned Business Park) zoning district landscape buffer requirements:
 - Min. Perimeter Landscape Buffer Width Adjacent to Right-of-Way: 15 feet
 - Min. Interior Perimeter Landscape Buffer Width: 8 feet
 - Trees: Minimum 24"-box sized trees planted at 1 per 20 linear feet within landscape buffer.
 - Shrubs: four 5-gallon shrubs required for every tree.

-11. ISSUES W/ CURRENT DRIVEWAY LOCATION ON STELLA WHICH WILL LIKELY SHIFT BUILDING.

-12. DRAINAGE - UPDATE/STUDY RESUBMIT

-13. TRASH ENCLOSURE TO BE COVERED.

-14. PARKING LOT LANDSCAPING - 1 24"-box tree per 6 uncovered parking space. - Recommend additional parking lot tree/landscaping.

-15. PROJECT IS UNDER TIME CONSTRAINT RE: FEDERAL FUNDING; PROJ. NEEDS TO BE COMPLETE BY EOY.

-- Please return a copy of this form with the original Pre-Application Submittal Checklist --

Complete Submittal Packets MUST be received by Planning staff no later than 2:00 PM of the Submittal Deadline Date, no exceptions

8.22.2011

ADMINISTRATIVE AMENDMENT – SDR-40766

FOR BUILDING PERMIT NO. 41316 and Civil Plan 42467

Nevada Health Center, 1799 Mount Mariah

Site Plan and Landscape Plan Modifications

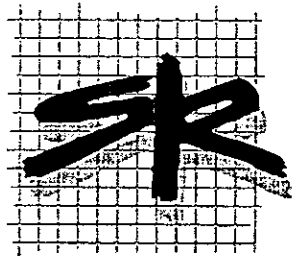
Minor modifications were made to the Site Plan and Landscape Plan for SDR-40766 to add parking and rearrange landscaping. The project requires a minimum of 138 parking spaces for the Medical Office and Office other than listed uses. Twenty-four additional parking spaces are provided on the project raising the parking total to 162. The additional parking is included to accommodate off-site parking needs of the proposed FIT project that is proposed nearby. The additional parking relocates trees along the east building side and reduces the area of the loading zone. A total of 5 Americans with Disabilities Act (ADA) parking spaces are included in the project and conforms with the minimum parking requirement. All changes are considered less than significant and as such the project maintains conformance with Title 19 parking and landscape requirements. The revised Site Plan and Landscape Plan are date stamped 8.3.11.

-Alabado 

From: Moriah Curran [<mailto:mcurran@srbuilt-usa.com>]
Sent: Monday, August 15, 2011 2:50 PM
To: Gary Gifford
Cc: Jahan Azodi
Subject: FIT Parking - NVHC
Importance: High

In order for our civil revision to move forward, Gary- we need some documentation for John Alabado at planning of how the FIT parking or extra parking came about? John from planning wants a letter or email explanation for his records. Please send as soon as possible as he will not move the revision forward without this.

I appreciate any help -- thanks



MORIAH CURRAN

3579 RED ROCK ST
LAS VEGAS, NV 89103
OFFICE -702.877.6111
Mcurr@SRBUILT-USA.COM

WWW.SRBUILT-USA.COM

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IF THE READER OF THIS TRANSMISSION IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR OR ARE NOT SURE WHO THE INTENDED RECIPIENT IS, PLEASE DO NOT REPLY BY RETURN EMAIL AND DESTROY ANY COPIES, ELECTRONIC, PAPER OR OTHERWISE, WHICH YOU MAY HAVE OF THIS COMMUNICATION.

John Alabado

From: John Alabado
Sent: Wednesday, August 17, 2011 9:31 AM
To: 'mcurran@srbuilt-usa.com'
Subject: RE: SPAM-LOW: RE: FIT Parking - NVHC

Moriah:
Thanks for the additional information.

The parking as is for the NVHC facility and remains subject to the Handicapped parking requirements of Title 19.18. Based on the total number of parking spaces (162) one additional ADA space is required for a total of six on-site ADA spaces. A Variance will be required if the minimum parking standard is not provided.

Let me know if you have questions.
Thanks.

John Alabado
Planner I
Building and Safety Department
City of Las Vegas
702.229.6708
jalabado@lasvegasnevada.gov

From: Moriah Curran [<mailto:mcurran@srbuilt-usa.com>]
Sent: Wednesday, August 17, 2011 7:46 AM
To: John Alabado
Subject: FW: SPAM-LOW: RE: FIT Parking - NVHC

John- this is the explanation from Gary Gifford who represents Nevada Health Center, is this what you were looking for?
Thanks

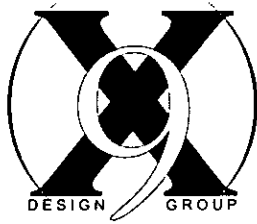
From: Gary Gifford [<mailto:ggifford@nvrhc.org>]
Sent: Tuesday, August 16, 2011 4:41 PM
To: Moriah Curran
Cc: Jahan Azodi; bgirardin@10nine.com
Subject: SPAM-LOW: RE: FIT Parking - NVHC

Moriah,

The land purchase agreement with the City of Las Vegas included a provision that we (Nevada Health Centers, Inc. [NVHC]) were to provide 28 parking spots for FIT as a condition of the purchase. These spots would be made available to FIT under the assumption that they would be receiving a federal grant to fund a building expansion. The additional parking would satisfy FIT's parking requirement per code and the exact terms of the agreement were to be worked between FIT and NVHC. NVHC has been working with FIT on the wording of an easement that could be filed upon confirmation of the grant availability. If FIT does not receive the grant and the FIT building is not expanded, the easement would not be filed and the parking would be available to us (NVHC).

Is the above appropriate and clear?

Thanks
Gary



July 28, 2011

John Alabado
City of Las Vegas
Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

Re: LAND DEVELOPMENT CIVIL PLAN REF. #42467 AND SDR-40766

Dear Mr. Alabado;

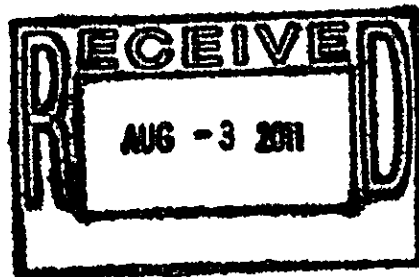
Enclosed are the revised site plan and landscape plan that show revisions to the previously approved site plan referenced above. These changes are a result of a requirement for NVHC to provide parking for a neighboring property, "FIT". This was part of a condition that NVHC agreed to as part of the land purchase from the City of Las Vegas. There was a misunderstanding during the original planning process that the required space need to be available, but not over and above the required amount of parking required to service the building. We recently were made aware that the spaces are to be dedicated and need to over and above the required parking.

The revised site plan adds the necessary parking to accommodate the agreement and the landscaping has been adjusted accordingly. Please note that the landscaping has not been reduced, but it has been relocated slightly to accommodate the new layout. We have not added additional ADA spaces because these additional spaces are not for the use of NVHC. The additional ADA spaces should be required at the facility across the street, which these additional spaces serve.

If you should have any further questions, please do not hesitate to contact me at 835-7000.

Respectfully submitted,

Benjamin Girardin, AIA, NCARB, LEED AP
Principal Architect



801 Las Vegas Blvd, Suite 150
Las Vegas, Nevada 89101

P. (702) 835-7000
F. (702) 835-7001
www.10NINE.com



MEMORANDUM

To: Land Development
From: John Alabado
Phone: (702) 229-6708 Fax: (702) 382-1240
CC: Land Development Civil Plan Ref. # 42467
Date: 6/18/11 1st Review
Re: Nevada Health Center – Civil Revision

STATUS:☐ Cond. Appr.☒ Denied

The Planning Department has reviewed the aforementioned plans and has the following comments:

1. An amendment to Site Development Plan Review (SDR-40766) is required prior to approval of the Civil Revision for changes to parking and landscaping.
2. The proposed removal of landscaping from the landscape plan requires an Exception from Title 19.10 Parking Lot Landscape requirements. Please identify the total number of parking lot trees proposed and the amount of trees loss that will deviate from the initial Exception granted for landscaping under SDR-40766. A total of 15 trees was approved in the exception under SDR-40766. Please submit one copy of the revised Landscape/Site Plan that includes an updated plant palette.
3. Please submit a letter requesting the amendment and Exception with detailed justification for the parking and landscape changes.

NOTE: Please be aware that it is the applicant's responsibility to ensure that all plans submitted for permits, including civil improvement plans, building permit submittals and final maps, must be identical in terms of site design.

NLV

PIL 218/194

Report of All Selected Parcels**Case Number:** SDR-40766**Printed On:** Wed: January 26, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
		13921297004
		13921496001
		13921390001
		13921297003
		13921297002
		13921297001
1905 ABBOTT ST TRUST	2412 CLAYTON ST NO LAS VEGAS NV	13921710015
ALVAR MARIA GUADALUPE MARTINEZ	1857 CRYSTAL GEM ST LAS VEGAS NV	13921311029
ALVAREZ MARTIN	1700 CRYSTAL GEM ST LAS VEGAS NV	13921410011
ANDERSON ARLEE	1632 N L ST LAS VEGAS NV	13921811006
ANGULO JUAN	1900 ROSE CORAL AVE LAS VEGAS NV	13921410017
ARRINGTON JUANE	1416 JIMMY AVE LAS VEGAS NV	13921710001
ATKINSON JEARLEAN	1300 WYATT AVE LAS VEGAS NV	13921811097
ATKINSON JEARLEAN J	1300 WYATT AVE LAS VEGAS NV	13921811098
AVERY CONNIE Y	1856 PEARL HATPIN CT LAS VEGAS NV	13921311008
BAKARI DIRETHA ETAL	1584 SPRING RAIN RD LAS VEGAS NV	13921811005
BANK AMERICA NATIONAL ASSN TRS	%D TA %BERKADIA COML MTGE CORP 700 N PEARL ST #2200 DALLAS TX	13921210182
BANK AMERICA NATIONAL ASSN TRS	%D TA %BERKADIA COML MTGE CORP 700 N PEARL ST #2200 DALLAS TX	13921210181
BANK U S NATIONAL ASSN TRS	7495 NEW HORIZON WY MAIL STOP-NAC #X3902-01F FREDERICK MD	13921311015
BARI-FORBES ISOBEL	4910 N CIMARRON RD LAS VEGAS NV	13921414003
BARRERA CLAUDIA	7225 W WASHINGTON AVE LAS VEGAS NV	13921414033
BARRIGA CARLOS GARIBAY	1857 PEARL HATPIN CT LAS VEGAS NV	13921311005
BESERRA-MONTES ROBERTO	1812 CRYSTAL GEM ST LAS VEGAS NV	13921414015
BOLDEN LEKENYA	1837 ZIRCON RIDGE CT LAS VEGAS NV	13921414059
BOWIE ETTA M REVOCABLE TRUST	1312 JIMMY AVE LAS VEGAS NV	13921710006
BRISCOE ROBERT STEVEN	1860 CRYSTAL GEM ST LAS VEGAS NV	13921311033
BROWN DARLENE	3721 HEDGE GROVE DR NO LAS VEGAS NV	13921311025
BURNEY DAVID LEE	517 BOWMAN AVE LAS VEGAS NV	13921811035
BURTON GLENDA	1873 ZIRCON RIDGE CT LAS VEGAS NV	13921311013
BUSTAMANTE BLICERIA & MOISES	1948 EMERALD GREEN AVE LAS VEGAS NV	13921414042
BUSTILLOS-RUIZ MARIA L	1916 ROSE CORAL AVE LAS VEGAS NV	13921410021
C V S 5144 N V L L C	%OCCUPANCY EXPENSE DEPT 1 CVS DR WOONSOCKET RI	13921701010

Report of All Selected Parcels**Case Number:** SDR-40766**Printed On:** Wed: January 26, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
CABRERA-ALVAREZ RIGOBERTO	1647 WENDELL WILLIAMS AVE LAS VEGAS NV	13921211003
CARLOS JOSE M & MARIA	3234 PATRITTI ST BALDWIN PARK CA	13921414016
CARRASCO-GORDILLO DANIELA	1711 WENDELL WILLIAMS LAS VEGAS NV	13921211087
CARRILLO FERNANDO	1704 CRYSTAL GEM ST LAS VEGAS NV	13921410012
CAZAREZ IRMA MARICELA	1305 JIMMY AVE LAS VEGAS NV	13921710012
CHANG CHIHHAO	4 WINCHESTER IRVINE CA	13921414022
CHAVEZ RAFAEL & MARIA M	1905 ROSE CORAL AVE LAS VEGAS NV	13921410043
CHAVEZ SHIRLEY MARILYN	1909 EMERALD GREEN AVE LAS VEGAS NV	13921414012
CHERRY FRANK	1837 PEARL HATPIN CT LAS VEGAS NV	13921414049
CHURCH BAPTIST GREATER EVERGREEN	1915 LEXINGTON ST LAS VEGAS NV	13921704004
CHURCH BAPTIST GREATER EVERGREEN	1915 LEXINGTON ST LAS VEGAS NV	13921704003
CHURCH BAPTIST NEW JERUSALEM	1100 N D ST LAS VEGAS NV	13921801006
CHURCH BAPTIST NEW JERUSALEM	1100 N D ST LAS VEGAS NV	13921801001
CHURCH BAPTIST NEW JERUSALEM	1100 N D ST LAS VEGAS NV	13921801002
CHURCH ROMAN CATHOLIC LAS VEGAS	%FIN DEPT P O BOX 18316 LAS VEGAS NV	13921701007
CITY OF LAS VEGAS	%N DEAMBROSIO/ECONOMIC DIV 400 E STEWART AVE LAS VEGAS NV	13921313016
CITY OF LAS VEGAS	400 STEWART AVE LAS VEGAS NV	13921313015
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	13921313005
CITY OF LAS VEGAS	%N DEAMBROSIO/ECONOMIC DIV 400 E STEWART AVE LAS VEGAS NV	13921313014
CITY OF LAS VEGAS	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13921416011
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	13921416014
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	13921313009
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	13921313017
CITY OF LAS VEGAS	400 STEWART AVE LAS VEGAS NV	13921313013
CLARK CHERYL	1820 CRYSTAL GEM LAS VEGAS NV	13921414017
CLARK-SCHMITT MALEE N	1852 PEARL HATPIN CT LAS VEGAS NV	13921311007
CLAYTON-SMITH PATRICIA ANN	1637 N L ST LAS VEGAS NV	13921811033
COLEMAN HEZEKIAH & MATTIE L	1628 L ST LAS VEGAS NV	13921811007
COLEMAN LATHLYN ANN ETAL	1208 WYATT AVE LAS VEGAS NV	13921811094
CONER JAMES REVOCABLE FAMILY TR	1205 WYATT AVE LAS VEGAS NV	13921811038
CORTES CLAUDIA JOSEFINA	1833 CRYSTAL GEM ST LAS VEGAS NV	13921414029
COX COMMUNICATIONS LAS VEGAS INC	%P MEEKINS 6205 PEACHTREE DUNWOODY RD-12TH ATLANTA GA	13921416003

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<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
COX COMMUNICATIONS LAS VEGAS INC	%P MEEKINS 6205 PEACHTREE DUNWOODY RD-12TH ATLANTA GA	13921416015
COX COMMUNICATIONS LAS VEGAS INC	%P MEEKINS 6205 PEACHTREE DUNWOODY RD-12TH ATLANTA GA	13921416002
COX COMMUNICATIONS LAS VEGAS INC	%P MEEKINS 6205 PEACHTREE DUNWOODY RD-12TH ATLANTA GA	13921416004
COX COMMUNICATIONS LAS VEGAS INC	%P MEEKINS 6205 PEACHTREE DUNWOODY RD-12TH ATLANTA GA	13921416012
CUEVAS GUADALUPE	1836 ZIRCON RIDGE CT LAS VEGAS NV	13921414062
CURRAN JAY C SR & MICHELE FAM TR	1840 STELLA LAKE ST LAS VEGAS NV	13921416013
DAVID & ASSOCIATES L L C	11950 SAN VICENTE BLVD #200 LOS ANGELES CA	13921211012
DAVIS FAMILY LIVING TRUST	1308 JIMMY AVE LAS VEGAS NV	13921710007
DECEJA REMEDIOS GALVEZ	1845 PEARL HATPIN CT LAS VEGAS NV	13921414047
DENNY NANCY ANN	1905 EMERALD GREEN AVE LAS VEGAS NV	13921414013
DOMINGUEZ ELIZABETH	1921 EMERALD GREEN AVE LAS VEGAS NV	13921414009
DRAKE CHARLES L	1836 PEARL HATPIN CT LAS VEGAS NV	13921414052
DUKE JANICE A	1715 WENDELL WILLIAMS AVE LAS VEGAS NV	13921211086
E & J HOME CARE SERVICES INC	9563 TRATTOPIA ST LAS VEGAS NV	13921211084
ESCOBAR JOSE R	%C RUIZ 1896 WINTERWOOD BLVD LAS VEGAS NV	13921410013
EVANS CHARLENE	1841 PEARL HATPIN CT LAS VEGAS NV	13921414048
EXPERTISE COSMETOLOGY INSTITUTE	1911 STELLA LAKE ST LAS VEGAS NV	13921313012
FANNIE MAE	%LENDER BUSINESS PROCESS SERV 14523 SW MILLIKAN WY #200 BEAVERTON OR	13921414007
FARRAR JOHN & ARTEMIA	1828 CRYSTAL GEM ST LAS VEGAS NV	13921414019
FEAZELL NORMAN ANTHONY	1928 EMERALD GREEN AVE LAS VEGAS NV	13921414037
FEDALIZO BOBBY B	1873 PEARL HATPIN CT LAS VEGAS NV	13921311001
FEDERAL NATIONAL MORTGAGE ASSN	%RECONTRUST CO 400 COUNTRYWIDE WY SV-35 SIMI VALLEY CA	13921211085
FEDERAL NATIONAL MORTGAGE ASSN	400 NATIONAL WY SIMI VALLEY CA	13921414008
FEDERAL NATIONAL MORTGAGE ASSN	400 COUNTRYWIDE WY SV-35 SIMI VALLEY CA	13921414056
FLETCHER CHARLES S & JEFFERY B	1800 CRYSTAL GEM ST LAS VEGAS NV	13921410014
FLETCHER J & GEORGE R LIV TR	1852 CRYSTAL GEM ST LAS VEGAS NV	13921311031
FOUNDATION INDEPENDENT TOMORROW	1785 E SAHARA AVE #160 LAS VEGAS NV	13921313018
GEORGE JOHN & SARAMMA J	1900 PINK ICE CT LAS VEGAS NV	13921410041
GEORGE RUDELLA SEPARATE PPTY TR	326 W SHERWOOD DR HENDERSON NV	13921311009
GERA EDWARD R	1849 PEARL HATPIN CT LAS VEGAS NV	13921414046
GLEN SANDRA	24456 VIA SECRETO LAKE FOREST CA	13921211082
GOC-ONG WILLIAM D & TOMASA A	1916 EMERALD GREEN AVE LAS VEGAS NV	13921414034

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<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
GOLDEN BRUCE F	1836 CRYSTAL GEM ST LAS VEGAS NV	13921414021
GONZALEZ JUAN J & FRANCISCA E	1901 ROSE CORAL AVE LAS VEGAS NV	13921410042
GRAY JOE W & LYDIA A	3784 S XENIA ST DENVER CO	13921811036
GREEN ALONZO O & LATRINA	1913 EMERALD GREEN AVE LAS VEGAS NV	13921414011
GREEN DASIE LEE	1920 EMERALD GREEN AVE LAS VEGAS NV	13921414035
GUNN WILLIE A & MARY	1605 WENDELL WILLIAMS AVE LAS VEGAS NV	13921211013
HALL WILLIAM & VIOLA	1309 JIMMY AVE LAS VEGAS NV	13921710013
HARPER GARY D	1848 PEARL HATPIN CT LAS VEGAS NV	13921414055
HARRIS JUDY	1655 WENDELL WILLIAMS AVE LAS VEGAS NV	13921211001
HERNANDEZ MIGUEL ANGEL	1917 ROSE CORAL AVE LAS VEGAS NV	13921410046
HERTZ JOHN L REVOCABLE TRUST	1944 EMERALD GREEN AVE LAS VEGAS NV	13921414041
HOUSING AUTHORITY CITY OF LV	P O BOX 1897 LAS VEGAS NV	13921804001
HOUSTON JOHN C SR & MAY	2009 JESSE SCOTT ST LAS VEGAS NV	13921211080
HOWARD JERRY H & MARY D	1905 LEXINGTON ST LAS VEGAS NV	13921710010
JACKSON ALBERT J	1868 CRYSTAL GEM ST LAS VEGAS NV	13921311035
JACKSON LAWRENCE & ANTHONY	1845 ZIRCON RIDGE CT LAS VEGAS NV	13921414057
JACKSON TKESHIA MARKELL	1639 WENDELL WILLIAMS AVE LAS VEGAS NV	13921211005
JEFFERSON LYSYON N	1860 ZIRCON RIDGE CT LAS VEGAS NV	13921311021
JEFFERSON RAYE E	6460 MELODY ROSE AVE LAS VEGAS NV	13921710011
JOHNSON FAMILY TRUST	10112 BUTTON WILLOW DR LAS VEGAS NV	13921701009
JOHNSON JERRY W & PRICECLA J	5121 BLUE ROSE ST NORTH LAS VEGAS NV	13921311018
JOHNSON WILLIAM H & PATRICIA A	1844 ZIRCON RIDGE CT LAS VEGAS NV	13921414064
JONES JAMES JR & ELIZABETH M	1404 JIMMY AVE LAS VEGAS NV	13921710004
JONES PEGGY A	1865 CRYSTAL GEM ST LAS VEGAS NV	13921311027
KAIMI ARTHUR SOLOMON JR & JEAN T	1804 CRYSTAL GEM ST LAS VEGAS NV	13921410015
KAN AM GRUND KAPITALANLAGEGESELL	8100 MACOMB GROSSE ILE MI	13921313010
KOSLA JERZY & CELINA	1467 ANDREA ST CARPINTERIA CA	13921704001
L P ONE NEVADA L L C	3311 S RAINBOW BLVD #205 LAS VEGAS NV	13921211004
L S H P L P	%COMMUNITY DEV PROGRAM CTR NV 2009 ALTA DR LAS VEGAS NV	13921202007
LACY NELSON & DELORES	1832 CRYSTAL GEM ST LAS VEGAS NV	13921414020
LACY PERRYETTA	100 PARK VISTA DR #2143 LAS VEGAS NV	13921811001
LAW MONTY KING IP	2605-6220 MCKAY AVE BURNABY BC V5H 4M8 CANADA	13921211009

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<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
LEDESMA TIMOTEO	1908 EMERALD GREEN AVE LAS VEGAS NV	13921414032
LEE SAM & CONNIE HUANG	6524 MOON ROSES CT LAS VEGAS NV	13921410018
LEE SAM & CONNIE HUANG	6524 MOON ROSES CT LAS VEGAS NV	13921414025
LILLARD WILLIAM	1920 ROSE CORAL AVE LAS VEGAS NV	13921410022
LIWANG RONILO S & CONSOLACION	1857 ZIRCON RIDGE CT LAS VEGAS NV	13921311017
LONG SONJA	P O BOX 270967 LAS VEGAS NV	13921710008
MANGAOANG RODOLFO & EVANGELINE	1936 EMERALD GREEN AVE LAS VEGAS NV	13921414039
MARKVART ROBERT	1621 JOHNSTON DR MANITOWOC WI	13921311023
MARSHALL THELMA J	4095 JUDSON AVE LAS VEGAS NV	13921414061
MARTIN SERGIO	1913 ROSE CORAL AVE LAS VEGAS NV	13921410045
MARTINEZ JOAQUIN	1865 PEARL HATPIN CT LAS VEGAS NV	13921311003
MCCORMICK-LYNCH GLENDA	1861 PEARL HATPIN CT LAS VEGAS NV	13921311004
MCDONALD'S REAL ESTATE COMPANY	%AMF OHARE P O BOX 66207 CHICAGO IL	13921313006
MENDOZA JOSE C & JULIA A	1869 ZIRCON RIDGE CT LAS VEGAS NV	13921311014
MILLER JAMES	1837 CRYSTAL GEM ST LAS VEGAS NV	13921414028
MOJICA RUBEN	1260 WHITE DR LAS VEGAS NV	13921414063
MONTESA L L C	3430 BUNKERHILL ST #A NO LAS VEGAS NV	13921414036
MOORE FAMILY REVOCABLE LIVING TR	1940 EMERALD GREEN AVE LAS VEGAS NV	13921414040
MORRIS MICHELE	1900 EMERALD GREEN AVE LAS VEGAS NV	13921414030
NARANJO JOSE A	1727 WENDELL WILLIAMS AVE LAS VEGAS NV	13921211083
NNADI EUCHARIA & EVARISTA	2846 VIA TERRA ST HENDERSON NV	13921311010
OATS BERVIN & CAROLYN	P O BOX 270264 LAS VEGAS NV	13921801003
OATS BERVIN & CAROLYN	P O BOX 270264 LAS VEGAS NV	13921801004
OATS BERVIN & CAROLYN	P O BOX 270264 LAS VEGAS NV	13921801005
OGLETREE EUGENIA	1635 WENDELL WILLIAMS AVE LAS VEGAS NV	13921211006
ORTIZ JOSE ETAL	1872 PEARL HATPIN CT LAS VEGAS NV	13921311012
ORTIZ ODELIA C	1841 ZIRCON RIDGE CT LAS VEGAS NV	13921414058
OTTEY CHARLES E	1909 ROSE CORAL AVE LAS VEGAS NV	13921410044
PACIFIC WOODS RENTALS L L C	717 S 8TH ST LAS VEGAS NV	13921311022
PARODI FAMILY REVOCABLE LIV TR	10220 PLOMOSA PL LAS VEGAS NV	13921311011
PEDROZA ROMELIA	4409 BUCKING BRONCO RD NO LAS VEGAS NV	13921414004
PENALOZA-DELARES CONSUELO	1848 CRYSTAL GEM ST LAS VEGAS NV	13921414024

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PEREZ-SOBERANIS MARIA REBECA	5613 CARL AVE LAS VEGAS NV	13921811004
PHILLIPS BERNADETTE A	3133 FLOWER GARDEN CT NO LAS VEGAS NV	13921414027
PREMIER HOLDINGS INC	10120 W FLAMINGO RD #4-12 LAS VEGAS NV	13921211081
PREMIERE HOLDINGS INC	10120 W FLAMINGO RD #4-12 LAS VEGAS NV	13921311020
PRESTON JOE L & MARTHA S	1904 ABBOTT ST LAS VEGAS NV	13921710014
QUISPEZ-ARMIJO HIPOLITO	722 SUNNYSIDE AVE SAN DIEGO CA	13921811003
R L T PROPERTIES NEVADA L L C	1775 N MARTIN LUTHER KING BLVD LAS VEGAS NV	13921416001
RAINEY JAMES H SR	1637 K ST LAS VEGAS NV	13921811002
RAMIREZ AVELINA	1869 CRYSTAL GEM ST LAS VEGAS NV	13921311026
RAMOS MANUEL ROSALES	1869 PEARL HATPIN CT LAS VEGAS NV	13921311002
RHEA BARBARA N	1861 ZIRCON RIDGE CT LAS VEGAS NV	13921311016
RICHMOND NATHAN	1204 WYATT AVE LAS VEGAS NV	13921811093
ROBESON OTHA	1832 PEARL HATPIN CT LAS VEGAS NV	13921414051
ROBINSON MELVIN	1852 ZIRCON RIDGE CT LAS VEGAS NV	13921311019
RODGERS LETTIE V	5891 PRAIRIE RIDGE CIR NO LAS VEGAS NV	13921710003
RODRIGUEZ JAVIER & MARIA	3614 W 55TH PL CHICAGO IL	13921414005
ROMA MARIO Y & NECITAS F	1856 CRYSTAL GEM ST LAS VEGAS NV	13921311032
ROSAS VICTOR RIOS	1861 CRYSTAL GEM ST LAS VEGAS NV	13921311028
ROSETH DONALD L	P O BOX 361016 MILPITAS CA	13921211007
RUIZ GERONIMO	1908 ROSE CORAL AVE LAS VEGAS NV	13921410019
SAKURA INVESTMENT L L C	118 S W 160TH ST SEATTLE WA	13921211010
SALVADOR PABLO TRUST	1337 WANAKA ST HONOLULU HI	13921414060
SANCHEZ MICHELLE & CHRISTOPHER	1400 JIMMY AVE LAS VEGAS NV	13921710005
SANDOVAL-ABREGO RAMON R	1917 EMERALD GREEN AVE LAS VEGAS NV	13921414010
SCHARFF FAMILY 2005 TRUST	1904 PINK ICE CT LAS VEGAS NV	13921410040
SCHOOL BOARD OF TRUSTEES	4212 EUCALYPTUS ANNEX LAS VEGAS NV	13921314001
SCHOOL BOARD OF TRUSTEES	2832 E FLAMINGO LAS VEGAS NV	13921301009
SIMON DOUGLAS	850 S RANCHO DR #1069 LAS VEGAS NV	13921710016
SIMPSON ANTHONY D & GLORIA A	1601 WENDELL WILLIAMS LAS VEGAS NV	13921211014
SLANEY MARCUS P & BOBBIE JEAN	1853 CRYSTAL GEM ST LAS VEGAS NV	13921311030
SMITH CONNIE	1864 CRYSTAL GEM ST LAS VEGAS NV	13921311034
SMITH GLORIA	1845 CRYSTAL GEM ST LAS VEGAS NV	13921414026

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<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
STIKA GLORIA	1824 CRYSTAL GEM CT LAS VEGAS NV	13921414018
SUN SEAN	9308 DE ADALENA ST ROSEMEAD CA	13921414006
TAN DOLORES S MANUEL	1627 WENDELL WILLIAMS AVE LAS VEGAS NV	13921211008
THOMAS L V	1616 CRYSTAL GEM ST LAS VEGAS NV	13921410010
THOMAS LISA M	1904 EMERALD GREEN AVE LAS VEGAS NV	13921414031
TISDALE CORRINE	1212 WYATT AVE LAS VEGAS NV	13921811095
TORRES LIEZL D	9732 SKIERS CHALET CT LAS VEGAS NV	13921414014
TORRES MARIO R	1808 CRYSTAL GEM ST LAS VEGAS NV	13921410016
TRUJILLO MARIO VARGAS	11108 PENTLAND DOWNS ST LAS VEGAS NV	13921311024
TURNER SUNDRA JEAN	1216 WYATT AVE LAS VEGAS NV	13921811096
URQUIAGA LUIS M	3396 VALLEY LN LAS VEGAS NV	13921710002
USA POSTAL SERVICE	8055 E TUFTS AVE #400 DENVER CO	13921416008
USA POSTAL SERVICE	8055 E TUFTS AVE #400 DENVER CO	13921416009
VALENCIA JOSE A & ELIZABETH C	1848 ZIRCON RIDGE CT LAS VEGAS NV	13921414065
VALERIO IRMA	1932 EMERALD GREEN AVE LAS VEGAS NV	13921414038
VILLASENOR JOSE G	1844 PEARL HATPIN CT LAS VEGAS NV	13921414054
WADSWORTH ISABELLE H & MICHELLE	1615 WENDELL WILLIAMS AVE LAS VEGAS NV	13921211011
WALKER JAMES JR & MARIA J	1912 ROSE CORAL AVE LAS VEGAS NV	13921410020
WASHINGTON JAMES JR & B G FAM TR	1641 L ST LAS VEGAS NV	13921811034
WILLIAMS IVAN E	1833 PEARL HATPIN CT LAS VEGAS NV	13921414050
WILSON COLEEN & MICHAEL TODD	1209 WYATT AVE LAS VEGAS NV	13921811037
WOO EVA	211 S STATE COLLEGE #143 ANAHEIM CA	13921211002
WU DAVID HSIAO-CHUNG	%V HIGASHI P O BOX 80163 LAS VEGAS NV	13921414023
WU DAVID HSIAO-CHUNG	%V HIGASHI P O BOX 80163 LAS VEGAS NV	13921311036
ZAVALZA ABEL & ARCELIA V	5417 MARE WY LAS VEGAS NV	13921311006
ZUNIGA ARMANDO V	1840 PEARL HATPIN CT LAS VEGAS NV	13921414053

5.23.11

ADMINISTRATIVE AMENDMENT – SDR-40766

FOR BUILDING PERMIT - 41316-C-11

BUILDING ELEVATIONS

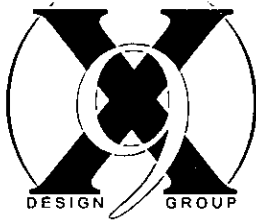
Minor changes were made to the size and location of some exterior windows on the building elevations. The overall building design and architecture essentially follows the same design concept approved under the initial Site Development Plan Review (SDR-40766).

LANDSCAPE PLAN

Revisions to the Landscape Plan were made to add 5 gallon shrubs for each tree thereby enhancing the Landscape Planting Plan and bringing the project into greater conformance with Title 19.12 and 19.10 Landscape/Parking Landscape Standards. Additionally the property line walls have been eliminated from the project as the proposed City Fire Station to the south will include construction/installation of a wrought iron fence. Drainage engineering concerns warranted the removal of this project feature.

-Alabado





May 9, 2011

John Alabado
Planner I
City of Las Vegas
Development Services Center
333 North Rancho Drive
Las Vegas, NV 89106

APPROVED
Amended SDR - 40766
5.23.11
CITY PLANNING DIVISION
CITY OF LAS VEGAS

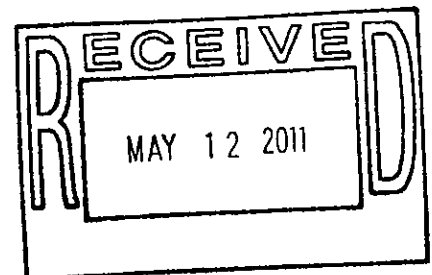
Dear Mr. Alabado:

Per your request, this is a list of minor modifications to the planning documents for this project.

- 1.) Removed perimeter block wall. It was discovered during design development that the planned City of Las Vegas Fire Station on the south side of our property will be installing an iron fence. It was also causing some drainage issues, so it was removed entirely. These walls are not required by Title 19.
- 2.) Minor changes were made to the size and location of some exterior windows during design development to accommodate the interior layout. The concept and the overall look of the building remains the same.

Thank you,

Benjamin Girardin, AIA, NCARB, LEED AP
Principal Architect
Nevada License # 5878



3579 Red Rock Street
Las Vegas, Nevada 89103

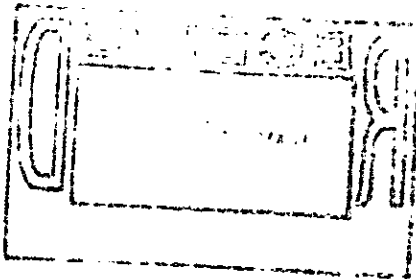
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F. (702) 258-6326
www.10NINE.com

8.) Please see attached letter for a description of changes. Please note that the overall design is the same. Minor changes were made to the exterior during design development of the building, which is very common to the architectural process.

9.) The landscape plan has been revised to include the minimum number of shrubs.

Thank you,

Benjamin Girardin, AIA, NCARB, LEED AP
Principal Architect
Nevada License # 5878





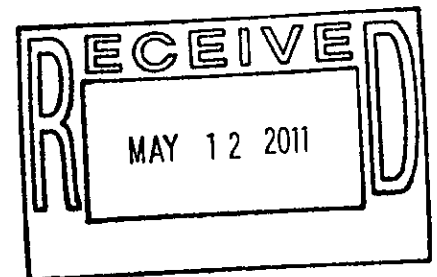
May 9, 2011

John Alabado
Planner I
City of Las Vegas
Development Services Center
333 North Rancho Drive
Las Vegas, NV 89106

Dear Mr. Alabado:

Below are the narrative responses to the plan check letter dated April 28, 2011.
The responses correspond numerically.

- 1.) Civil plans are approved for mylar and will be processed for signature this week.
- 2.) The scale has been adjusted.
- 3.) All parking aisles are a minimum of 24' wide.
- 4.) All handicap parking is compliant with Title 19.10
- 5.) Parking blocks have been added around the perimeter.
- 6.) A note has been added to AS1.0 stating the future carports will not interfere with ADA accessibility aisle and ramps.
- 7.) Conditions of Approval for Site Development Plan Review SDR-40766 has been added to the cover sheet.





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

April 7, 2011

Mr. Darren Harris
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: SDR-40766 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF APRIL 6, 2011

Dear Mr. Harris:

The City Council at a regular meeting held April 6, 2011, APPROVED the request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 30,800 SQUARE-FOOT MEDICAL OFFICE on a 2.39 acre portion of a 6.07-acre lot at the southeast corner of Mount Manah Drive and Stella Lake Street (APN 139-21-313-016), C-PB (Planned Business Park) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 7, 2011. This approval is subject to:

Planning

1. Conformance to the Conditions of Approval for Rezoning (Z-136-94) and Plot Plan Review [Z-0136-94(1)] shall be required, if approved.
2. 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.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 01/20/11, except as amended by conditions herein.
4. An Exception from Title 19.10.010(J)11 is hereby approved, to allow 15 trees within the Parking Lot where 18 trees are required.
5. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 01/20/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-00

Mr. Darren Harris
SDR-40766 – Page Two
April 7, 2011.

17. The proposed new driveways accessing this site from Lake Stella Lake Street and Mount Mariah Drive are hereby approved as deviations from standards. Any further deviations, if any, to width, ingress/egress radii, or throat depth will require separate approval from the City Engineer.
18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
19. Site development to comply with all applicable conditions of approval for Z-136-94, the Las Vegas Enterprise Park (Commercial Subdivision) and all other subsequent site-related actions.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Gary Gifford
Nevada Health Centers
4415 Spring Mountain Road
Las Vegas, Nevada 89102

Mr. Ben Girardin
10 Nine Design Group
3579 Red Rock Street
Las Vegas, Nevada 89103



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

March 9, 2011

Mr. Darren Harris
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

**RE: SDR-40766 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF MARCH 8, 2011**

Dear Mr. Harris:

Your request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 30,800 SQUARE-FOOT MEDICAL OFFICE on a 2.39 acre portion of a 6.07-acre lot at the southeast corner of Mount Mariah Drive and Stella Lake Street (APN 139-21-313-016), C-PB (Planned Business Park) Zone, Ward 5 (Barlow), was considered by the Planning Commission on March 8, 2011.

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

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (Z-136-94) and Plot Plan Review [Z-0136-94(1)] shall be required, if approved.
2. 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.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 01/20/11, except as amended by conditions herein.
4. An Exception from Title 19.10.010(J)11 is hereby approved, to allow 15 trees within the Parking Lot where 18 trees are required.

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



5. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 01/20/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
6. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
9. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. 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.

13. 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.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Construct all incomplete half-street improvements (sidewalk) adjacent to this site 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.
16. All private improvements and 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.
17. The proposed new driveways accessing this site from Lake Stella Lake Street and Mount Mariah Drive are hereby approved as deviations from standards. Any further deviations, if any, to width, ingress/egress radii, or throat depth will require separate approval from the City Engineer.
18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
19. Site development to comply with all applicable conditions of approval for Z-136-94, the Las Vegas Enterprise Park (Commercial Subdivision) and all other subsequent site-related actions.

Mr. Darren Harris
SDR-40766 - Page Four
March 9, 2011

This item will be considered by the City Council on **April 6, 2011**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

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. Gary Gifford
Nevada Health Centers
4415 Spring Mountain Road
Las Vegas, Nevada 89102

Mr. Ben Giradin
10 Nine Design Group
3579 Red Rock Street
Las Vegas, Nevada 89103



February 24, 2011

Mr. Darren Harris
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

**RE: SDR-40766 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF MARCH 8, 2011**

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

Dear Mr. Harris:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **March 8, 2011** 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, 400 Stewart Avenue, 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, March 2, 2011** 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", with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Gary Gifford
Nevada Health Centers
4415 Spring Mountain Road
Las Vegas, Nevada 89102

Mr. Ben Girardin
10 Nine Design Group
3579 Red Rock Street
Las Vegas, Nevada 89103

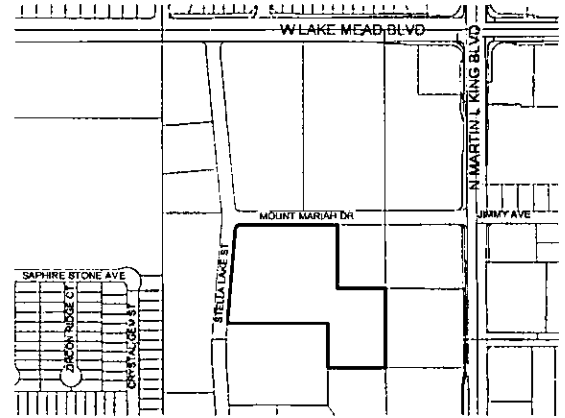
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Application Information

SDR-40766 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: NEVADA HEALTH CENTERS - OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 30,800 SQUARE-FOOT MEDICAL OFFICE on a 2.39 acre portion of a 6.07-acre lot at the southeast corner of Mount Mariah Drive and Stella Lake Street (APN 139-21-313-016), C-PB (Planned Business Park) Zone, Ward 5 (Barlow).

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

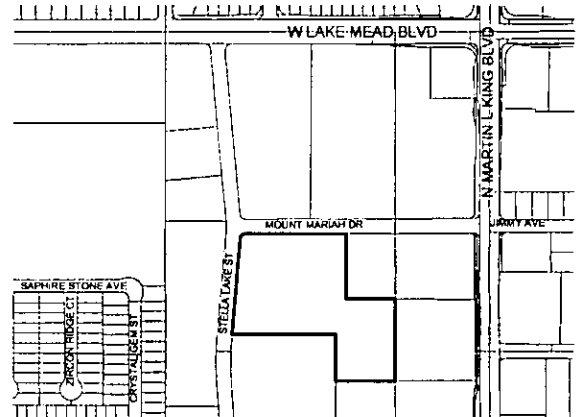
Meeting: Planning Commission
Date: *March 08, 2011*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Information

SDR-40766 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: NEVADA HEALTH CENTERS - OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 30,800 SQUARE-FOOT MEDICAL OFFICE on a 2.39 acre portion of a 6.07-acre lot at the southeast corner of Mount Mariah Drive and Stella Lake Street (APN 139-21-313-016), C-PB (Planned Business Park) Zone, Ward 5 (Barlow).

Application Location



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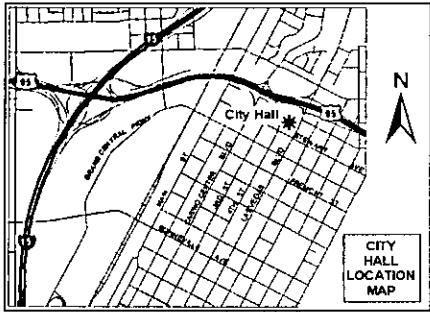
Public Hearing Information

Meeting: Planning Commission
Date: *March 08, 2011*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

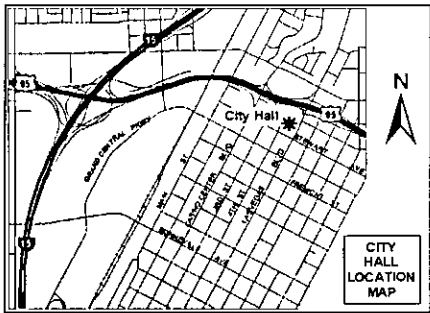
I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-40766
Planning Commission Meeting of 3/8/2011

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-40766
Planning Commission Meeting of 3/8/2011

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; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: February 2, 2011
Re: **SDR-40766** Nevada Health Centers SEC Mount Mariah Dr. & Stella Lake St.
Request for a Site Development Plan Review for a proposed two story medical office

CONDITIONS OF APPROVAL:

1. Construct all incomplete half-street improvements (sidewalk) adjacent to this site 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.
2. All private improvements and 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. The proposed new driveways accessing this site from Lake Stella Lake Street and Mount Mariah Drive are hereby approved as deviations from standards. Any further deviations, if any, to width, ingress/egress radii, or throat depth will require separate approval from the City Engineer.
4. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
5. Site development to comply with all applicable conditions of approval for Z-136-94, the Las Vegas Enterprise Park (Commercial Subdivision) and all other subsequent site-related actions.

Development Notification

PC Meeting: March 8, 2011

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

SDR-40766

Aida Brents Resident Council

Berkley Square NA

Bonanza Village NA

Desert Garden HOA

Diamond Point NA

G-704 NA

Harry Levy Gardens Resident Council

Hillcrest at Summit Hills HOA

Marble Manor Annex Resident Council

Sherman Gardens Annex and Villa Capri Resident Council

Vegas Heights NA

Whispering Timbers HOA

WLV-NAA1

WLV-NAA2

WLV-NAA4

WLV-NAA6

WLV-NAA7

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-40766

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

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
*TEFO (DPW)	REBECCA WHITLOCK	2900 RONEUMS
*STREETS & SANITATION (DPW)	JERRY WALKER	2875 RONEUMS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2875 RONEUMS
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<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)	SHARON RICE (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 >

SDPR
01/20/2011

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

SDR-40766 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: NEVADA HEALTH CENTERS - OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 30,800 SQUARE-FOOT MEDICAL OFFICE on a 2.39 acre portion of a 6.07 acre lot at the southeast corner of Mount Mariah Drive and Stella Lake Street (APN 139-21-313-016), C-PB (Planned Business Park) Zone, Ward 5 (Barlow).

PLANNING COMMISSION: **MARCH 8, 2011**
CITY COUNCIL: **APRIL 6, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **FEBRUARY 3, 2011**

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:

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

SDR Application

YK

Report Date 01/20/2011 02:34 PM

Submitted By

Page 1

A/P # 40766 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	01/20/2011 12:26	984548	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

SDR-40766 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: 10 NINE OESIGN GROUP/OWNER: NEVADA HEALTH CENTERS - Request for a Site Development Plan Review FOR A NEW 29,000 SQUARE-FOOT MEDICAL OFFICE on 2.39 acres at SOUTHEAST CORNER OF STELLA LAKE STREET AND MOUNT MARIAH ORIVE (APN 139-21-313-016), C-PB (Planned Business Park), Ward 5 (Barlow).

Parent A/P

Project #	40766	Project/Phase Name	NEVADA HEALTH CENTERS	Phase #	
Size/Area	6.06 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 13921313016

Location

Owner/Tenant

Contact ID	AC1387369	Name	CITY OF LAS VEGAS	Organization	
Mailing Address	400 E STEWART AVE			State/Province	NV
City	LAS VEGAS			Country	
ZIP/PC	89101-2913			Evening Phone	
Day Phone				Mobile #	
Fax					☐ Foreign

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

1888 STELLA LAKE ST
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

13921313016

Report Date 01/20/2011 02:34 PM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1387369 ☐ Foreign
Effective Expire
Name CITY OF LAS VEGAS
Day Phone
Pager Eve Phone Organization
Fax PIN # Position % N DEAMBROSIO/ECONOMIC DIV
E-Mail Profession
Address 400 E STEWART AVE
LAS VEGAS, NV 89101-2913
Seasonal Addr
Valid From To
Comments No Comments

Primary Y Capacity OTHER Other REP Contact ID AC1316366 ☐ Foreign
Effective Expire
Name 10 NINE DESIGN GROUP
Day Phone (702)870-7076 x Eve Phone Organization
Pager PIN # Position
Fax (702)258-6326 Mobile Profession
E-Mail
Address 3579 RED ROCK STREET
LAS VEGAS, NV 89103
Seasonal Addr
Valid From To
Comments Ben Girardin 702-870-7076

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	01/20/2011 12:47	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	01/20/2011 12:47	30.00
PROCESSING FEE	P	01/20/2011 12:47	500.00
Total Unpaid	0.00	Total Paid	1030.00

Inspections

There are no Inspections for this Report

Review Activities
Review #
Comments

Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
-------------	---	--------	--------	--------	---------	-----------	---------

Activity/Review Details

Detail SUBMITTAL CHECKLIST (SDR) Modified By JGRIDER Modified Date/Time 01/20/2011 12:23
Comments
App & SDFI will be submitted early week of 01/24/11. CLV is owner. Spoke with SG & TB about. Applicant will bring in 3 24x36 Site Plans

Report Date 01/20/2011 02:34 PM

Submitted By

Page 3

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plans (6 Folded Blue Lines, 1 Rolled Color)
N Application/Petition Form	Y Landscape Plan (1 Folded, 1 Rolled Color)
Y Deed and Legal Description	Y Building Elevations (1 Folded, 1 Rolled Color)
Y Justification Letter	Y Floor Plan (1 Folded, 1 Rolled)
Y Color and Material Board	Y Laser Print Site Plan
N DINA (Not Always Required)	Y Laser Print Floor Plan
N Statement of Financial Interest	Y Laser Print Elevation
Y Business Licensing Requirements Met	
N Business License Exempt	

Check Conditions Condition Supervisor Required	Approval	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
---	----------	-------------------------	---------------	------------	--------------	----------

Z-LEGAL N				984548	01/20/2011 12:26	
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Project#	A/P Type	Status	Stage	Relation
----------	----------	--------	-------	----------

No children exist for this project

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance?

N Parent Project link required?

Y Will this go to the City Council?

Is there a condition of approval for a Required Review?

Hearing Type

If yes, when does it need to be reviewed?

Public, Non-Public, Admin PUBLIC

Staff Recommendation

Entitlement Exercised?

Meeting Information

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
--	--------------------------	-------------------------------	---------------	-----------	----------	-------------

03/08/2011	PC	SCHEDULED		0	0	0
JGRIDER	01/20/2011					

Report Date 01/20/2011 02:34 PM

Submitted By

Page 4

Meeting Info Meeting Date Comments Added By	Meeting Type	Meeting Status		YES Votes	NO Votes	ABSTENTIONS
Add Date	Modified By	Modified Date				

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

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
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No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
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PAYMNT	CO NAME WHO PICKED UP CONTACT# BEN GIRARDIN, 10 NINE DESIGN GROUP CK 1550, 702.870.7076	970040	01/20/2011 12:47		0.00
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Z-SUBC	REASON ALL ITEMS NOT SUBMITTED Tom B will have correct App & Sofi to P&D week of 01/24/11.	984548	01/20/2011 12:26		0.00
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No Model Home Details

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Nevada Health Center - SITE DEVELOPMENT PLAN REVIEW

Project Address (Location) 1888 Stella Lake Street

Project Name Nevada Health Center Proposed Use No change

Assessor's Parcel #(s) 139-21-313-016 Ward # 5-Barlow

General Plan: existing LIR proposed N/A Zoning: existing undev. proposed MOB

Commercial Square Footage 30,800 SF Floor Area Ratio _____

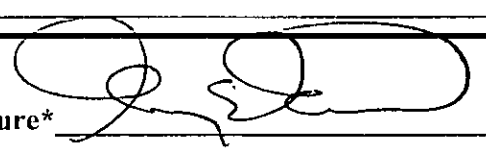
Gross Acres 6.06/2.39 Lots/Units 1 Density _____

Additional Information construction of a 30,800 SF medical office building 2 story

PROPERTY OWNER Nevada Health Centers Contact Gary Gifford
Address 4415 Spring Mountain Road Phone: 3705414 Fax: 3705421
City Las Vegas State NV Zip 89102
E-mail Address _____

APPLICANT 10 Nine Design Group Contact Ben Girardin
Address 3579 Red Rock Street Phone: 8707076 Fax: 2586326
City Las Vegas, NV 89103 State NV Zip 89103
E-mail Address bgirardin@10nine.com

REPRESENTATIVE SAME AS APPLICANT Contact _____
Address _____ Phone: _____ Fax: _____
City _____ State _____ Zip _____
E-mail Address _____

Property Owner Signature* 

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

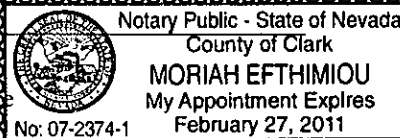
Print Name GARY E GIFFORD

Subscribed and sworn before me

This 20th day of JANUARY, 20 11

Much B. H.

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>SDR-40766</u>
Meeting Date:	<u>3/8/11</u>
Total Fee: \$	<u>1030.00</u>
Date Received:*	<u>1/20/11</u>
Received By:	<u>AS</u>

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

Depot Application Form Application Form.pdf

JAN 23 2011



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number **SDR-40766** APN: 139-21-313-016

Name of Property Owner: Nevada Health Centers, Inc (see Attachment 1)

Name of Applicant: Nevada Health Centers, Inc. (NVHC)

Name of Representative: Ben Girardin (10Nine Design Group); Gary Gifford (NVHC)

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): _____

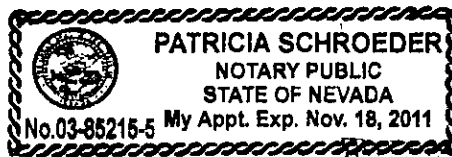
APN: _____

Signature of Property Owner: 

Print Name: Thomas G. Chase, CEO

Subscribed and sworn before me

This 17 day of January, 20 11
Patricia Schroeder
Notary Public in and for said County and State



ATTACHMENT 1
PROPERTY OWNER CLARIFICATION
APN 139-21-313-016

Nevada Health Centers, Inc. (NVHC) is currently in the process of finalizing the purchase of the referenced parcel, APN 139-21-313-016. The Exclusive Negotiation Agreement (ENA) for this purchase was approved by NVHC's Board of Directors at a meeting on January 7, 2011 and is scheduled for approval by the City Council of the City of Las Vegas at its February 2, 2011 meeting.



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review
Project Address (Location) 1888 Stella Lake St
Project Name Nevada Health Center Proposed Use Office
Assessor's Parcel #(s) 139-21-313-016 Ward # 5
General Plan: existing LI/R proposed N/A Zoning: existing C-PB proposed N/A
Commercial Square Footage 30,800 SF Floor Area Ratio _____
Gross Acres 6.06/2.39 Lots/Units 1 Density _____
Additional Information Construction of a 30,800 SF Medical Office building - 2 Story

PROPERTY OWNER City of Las Vegas Contact Darren Harris
Address 400 Stewart Ave Phone: (702) 229-6862 Fax: _____
City Las Vegas State NV Zip 89101
E-mail Address dmharris@lasvegasnevada.gov

APPLICANT Nevada Health Centers, Inc. Contact Gary Gifford
Address 4415 Spring Mountain Rd Phone: (702) 370-5414 Fax: (702) 370-5421
City Las Vegas State NV Zip 89102
E-mail Address _____

REPRESENTATIVE 10 Nine Design Group Contact Ben Girardin
Address 3579 Red Rock St Phone: (702) 870-7076 Fax: (702) 258-3626
City Las Vegas State NV Zip 89103
E-mail Address bgirardin@10nine.com

Property Owner Signature* Elizabeth N. Fretwell

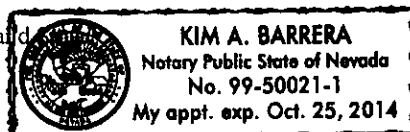
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Elizabeth N. Fretwell

Subscribed and sworn before me

This 24 day of January, 20 11.
Kim A. Barrera

Notary Public in and for said County and State of Nevada



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

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

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-40766** APN: 139-21-313-016

Name of Property Owner: City of Las Vegas

Name of Applicant: Nevada Health Centers, Inc.

Name of Representative: 10 Nine Design Group

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: _____

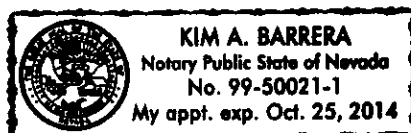
Signature of Property Owner:

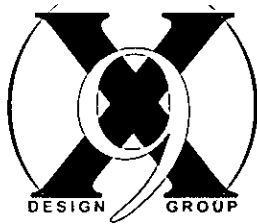
Print Name: Elizabeth N. Fretwell

Subscribed and sworn before me

This 24 day of January, 20 11

Kim Barrera
Notary Public in and for said County and State





January 20, 2010

Planning and Development Department
731 South 4th Street
Las Vegas, NV 89101

RE: JUSTIFICATION LETTER FOR PROPOSED HEALTH CARE CLINIC LOCATED ON
THE SOUTHEAST CORNER OF STELLA LAKE STREET AND MOUNT MARIAH DRIVE IN THE
ENTERPRISE DISTRICT.

To Whom this May Concern:

Nevada Health Centers, Inc. is proposing a new two story facility located on approximately 2.4 acres at the southeast corner of Stella Lake Street and Mount Mariah Drive, within Las Vegas Enterprise Park. The current zoning is (C-PB) Planned Business Park District.

The first floor of the facility will be a Health Center, approximately 17,500 SF. The services provided are Family Practice, OB/GYN, Women's Health, Senior Care, and Pediatrics. The hours of operation for the Health Center are 7am – 5pm, Monday – Friday.

This center will provide convenient, high quality and affordable health care for all. Medicare, Medicaid, Nevada Check-Up and most other insurances are cheerfully accepted. Uninsured patients may qualify for a sliding fee scale (additional fees for lab work and procedures may apply)

The second floor will be the Administrative Offices for Nevada Health Centers, Inc. This will be approximately 11,500 SF, which will include the Executive Staff, Call Center, MIS, Community Outreach, HR, and Support Staff. The hours of Operation for the Administrative Offices are 8am-5pm, Monday-Friday.

This location will allow Nevada Health Centers, Inc. to expand and consolidate existing medical services and bring jobs into the City of Las Vegas for the benefit of both Nevada Health Centers, Inc. and the surrounding community.

Respectfully Submitted,

Benjamin Girardin, AIA, NCARB, LEED AP
Principal Architect

3579 Red Rock Street
Las Vegas, Nevada 89103

RECEIVED
JAN 20 2011

P. (702) 870-7076
F. (702) 258-6326
www.10NINE.com

SDR-40766

Las Vegas Enterprise Park Architectural Review Committee

January 20, 2011

Mr. Ben Girardin, Principal Architect
10 Nine Design Group
3579 Red Rock Street
Las Vegas, NV 89103

Re: Nevada Health Centers, Inc.
LVEP ARC Approval for Meetings 1 and 2

Dear Mr. Girardin:

Thank you for presenting the Nevada Health Centers, Inc. project (Project) to the Las Vegas Enterprise Park (LVEP) Architectural Review Committee (ARC) for Meetings 1 and 2 in Section VII of the LVEP Covenants, Conditions and Restrictions (CCRs).

Please be advised that the LVEP ARC has approved the Project for Meetings 1 and 2 of the CCRs, with the exception of the irrigation plan. The irrigation plan for the Project can be presented to the ARC for review along with all of the items called for in Meeting 3 of the CCRs.

Please contact the ARC to schedule a review meeting when you have the irrigation plan and all of the items for Meeting 3 prepared.

Best regards.

LAS VEGAS ENTERPRISE PARK
ARCHITECTURAL REVIEW COMMITTEE


SCOTT AU Yong
ACTING CHAIRMAN

RECEIVED
JAN 20 2011
SDR-40766

BUSINESS LICENSE

City of Las Vegas • Las Vegas, Nevada

IN ACCORDANCE WITH THE PROVISIONS OF THE LAS VEGAS MUNICIPAL CODE, AS AMENDED, LICENSE IS HEREBY GRANTED TO OPERATE THE BUSINESS REFERENCED BELOW.

LICENSE #: Q07-01363-5-134685

DATE ISSUED: 07/10/07

TYPE OF LICENSE: MEDICAL FIRM

2 PROS

BUSINESS LOCATION: 400 SHADOW LN 106

ISSUE TO:

NEVADA HEALTH CENTERS OB/GYN
1802 N CARSON ST 100
CARSON CITY NV 89701

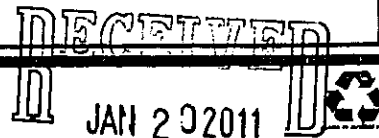
PRINCIPAL(S)

GIRALDO, DANIEL, CHAIRMAN
RAMOS, GUSTAVO, VICE CHAIR
COSTA, LINDA, OFFSITE MG


Director, Department of Finance and Business Services

Failure to maintain any required state license renders this Business License invalid.

Post in a conspicuous place.



BUSINESS LICENSE

City of Las Vegas • Las Vegas, Nevada

IN ACCORDANCE WITH THE PROVISIONS OF THE LAS VEGAS MUNICIPAL CODE, AS AMENDED, LICENSE IS HEREBY GRANTED TO OPERATE THE BUSINESS REFERENCED BELOW.

LICENSE #: Q07-01181-3-095115

DATE ISSUED: 07/15/06

TYPE OF LICENSE: MEDICAL FIRM

2 PROS

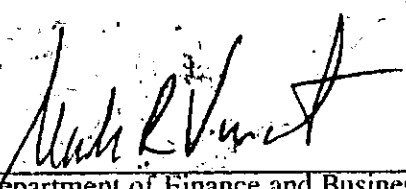
BUSINESS LOCATION: 1700 WHEELER PEAK DR

ISSUE TO:

MLK FAMILY HEALTH CENTER
1802 N CARSON ST STE 100
CARSON CITY NV 89701

PRINCIPAL(S)

EIBENGER, TERYL, CHR
DURHAM, KEITH, V CHR
JOHNSTON, WILL, TREAS


Director, Department of Finance and Business Services

Post in a conspicuous place.

RECEIVED
JUN 20 2006



EXCLUSIVE NEGOTIATION AGREEMENT

THIS EXCLUSIVE NEGOTIATION AGREEMENT ("ENA" or "Agreement") is entered into this ____ day of _____, 2011, by and between the City of Las Vegas, a Nevada municipal corporation (hereinafter "City") and Nevada Health Centers, Inc., a Nevada private non-profit community health center (hereinafter "NVHC"), on the terms and provisions set forth below.

RECITALS

WHEREAS, the CITY owns real property located at Stella Lake St. and Mount Mariah Dr., know as APN: 139-21-313-016 and referred to as the "Site" or "Property" for the purposes of this Agreement; and

WHEREAS, the CITY desires the disposition of a two plus acre parcel at the Site for the purpose of economic development; and

WHEREAS, the Developer wishes to acquire the Site for the purpose of the real estate development for the construction of a new community health center serving the needs of the patients in the city of Las Vegas; and

WHEREAS, the CITY and Developer desire to enter into negotiations concerning the Developer's plans for the development of the Site with the intent that at the conclusion of the Negotiation Period, as defined below, an affiliate of developer enter into a "Disposition and Development Agreement ("DDA") for the Site.

NOW, THEREFORE, for and in consideration of the mutual agreements, which are hereinafter contained, the parties do hereby agree as follows:

1. Scope of Development

A. Medical Office Development

The Developer will agree to study and conduct due diligence (and present, or make available to the Agency for its review and inspection, results of its studies that are not deemed confidential by the Developer) regarding design, cost, operational structure of and constructability of a medical office building on the Site.

B. Deal Terms

The City and the Developer commit to negotiate terms of the land purchase price for the Site, which land purchase price shall comply with applicable Nevada law. The City and the Developer must agree to a mutually acceptable schedule of performance for development of the Site, which shall be incorporated into the DDA for the Site.

RECEIVED
JAN 20 2011

2. Negotiations

A. Good Faith Negotiations

The City and Developer agree for the Negotiation Period set forth below to negotiate diligently and in good faith to prepare a Disposition and Development Agreement for the Site. All terms and conditions of the DDA will be defined and negotiated in good faith by the City and the Developer during the entire Negotiation Period. The City further agrees, for the Negotiation Period set forth below, not to negotiate with any other person or entity regarding the sale, disposition and/or development of the Site. The City further agrees, for the Negotiation Period set forth below, not to negotiate with any other person or entity regarding the ownership, development, operation and management of the Site. The terms and provisions of the DDA shall be acceptable to the City and the Developer in its respective sole subjective discretion.

B. Negotiation Period

The duration of this ENA shall be for a term of One Hundred Eighty (180) days, commencing on the full execution of this ENA (hereinafter "Negotiation Period"). The Negotiation Period may be extended for an additional Ninety (90) days ("Extension") in the event that progress towards the finalization of the DDA for the Site is being made. This Extension would require written mutual agreement by the City Council and the authorized representative of the Developer, which shall be executed no later than thirty (30) days prior to the expiration of the initial 180 day term. If upon expiration of the Negotiation Period (as same may have been extended), Developer and the City have not reached mutual agreement as to the scope, conceptual plan, and business terms for acquisition of the Site, then this Agreement shall automatically terminate. If the Parties have not reached agreement on the above points, and both parties mutually agree to extend this Negotiation Period, this ENA will need to be amended which will be subject to the Las Vegas City Council approval, the term of any extension will be negotiated at that point in time.

C. Tasks to be performed by Developer during the Negotiation Period

i. Master Plan for Site.

The Developer, at Developer's expense, shall complete and provide to the City, or make available for review and inspection by the City, a master plan consisting of site plans (showing proposed programming) and renderings for development of the Site within four (4) months of the date of this ENA.

ii. Within six (6) months of the date of this ENA, the Developer shall provide to the City, or make available for review by the City, the following:

- a) A schedule of performance for the Site;
- b) A schedule and scope for design, permitting, construction, and completion of improvements on the Site; and

- c) A plan for equity and/or debt financing for the development of the Site.

iii. Developer shall complete all necessary due diligence on the Site prior to the execution of the DDA. This due diligence will be at the Developer's sole expense.

3. Development Concept

A. Completion of Development Program

The negotiations hereunder shall be based on a development program encompassing the entire Site. The development will consist of a medical office development to include sufficient parking and twenty-eight (28) parking spaces for the use of employees and clients of Foundation for an Independent Tomorrow ("FIT" located at 1931 Stella Lake Street, Las Vegas, NV 89106).

B. Developer's Findings, Determinations, Studies and Reports

The Developer shall keep the City reasonably informed of its progress in developing the scope of development. Upon reasonable notice, as requested by the City, Developer agrees to make oral progress reports advising the City on the status of the development plan, all matters and all studies being made by Developer. The work product produced by Developer constitutes the property and assets of Developer.

4. Developer

A. Nature of Developer

Developer is Nevada Health Centers, Inc., a Nevada private non-profit community health center. If Developer chooses to form a partnership or limited liability company in the future and they wish to assign the rights of this ENA to this new entity or partnership, such assignment shall require the prior written approval of the City. The City recognizes that the DDA shall be entered into by an affiliate of Developer.

B. Office of Developer

The principal office of Developer is:

1802 N. Carson St. # 100
Carson City, NV 89701
Phone: (775) 887-1590x 1114
Attention: Thomas G. Chase

C. Full Disclosure of Principals

Developer is required to make full disclosure to City of its principals, officers, major stockholders, major partners, joint venture partners, key managerial employees and other associates, and all other material information concerning Developer and its associates. Any significant change in the principals, associates, partners, joint venture, negotiators, development manager, consultants, professionals and directly-involved managerial employees of Developer is subject to the approval of City; such approval shall not be unreasonably withheld.

Pursuant to Resolution R-4-99 adopted by Las Vegas City Council effective October 1, 1999, Developer warrants that it has disclosed, on the form attached hereto as Exhibit "C", all principals, including, partners or members of Nevada Health Centers, Inc., as well as all persons and entities holding more than 1% interest in said company or any principal, partner or member of the same, including any assignee of this ENA and all key employees. Throughout the term hereof, Developer shall provide written notification of any material change in the above disclosure within 30 days of any such change, pursuant to Section 12 (Notices).

5. Developer's Financial Capacity

A. Financial Ability

Prior to execution of the DDA, Developer shall submit to City satisfactory evidence of its ability to finance and complete the development, if not already provided pursuant to Section 2.C. above.

B. Construction Financing

Developer's proposed method of obtaining construction financing for the development of the development shall be submitted concurrently with Developer's proposed DDA for the Site to City for approval, if not already provided pursuant to Section 2.C. above.

C. Long-Term Development Financing

Developer's proposed method of obtaining long-term development financing shall be submitted concurrently with Developer's proposed DDA for the Site to City for approval, if not already provided pursuant to Section 2.C. above.

D. Full Disclosure of Financing

Developer will be required to make and maintain full disclosure to City of its methods of financing to be used in the development of the Site.

6. Developer's Responsibilities

A. Return of Site to Original Condition

Developer hereby agrees to return the Site to its original condition upon

completion of any investigations requiring access to the Site, as applicable. This includes replacement of any dust palliative which may be disturbed by vehicles and personnel permitted to access the Site.

B. Indemnification and Hold Harmless

Developer will indemnify and hold harmless the City, its officers, employees and agents from and against any claims, demands or causes of action caused by Developer or persons acting on behalf of Developer in carrying out their responsibilities in accessing the Site. This indemnity and hold harmless obligation shall not apply to claims, demands or causes of action caused by the negligence or wrongful acts of the Agency, its officers, employees and/or agents.

7. City's Responsibilities

A. City Assistance and Cooperation

City shall cooperate fully in providing Developer with appropriate information and assistance.

B. RIGHT TO ENTER

AS SET FORTH IN EXHIBIT "D," CITY GIVES DEVELOPER THE RIGHT TO ENTER SITE TO CARRY OUT ITS DUE DILIGENCE INSPECTION OF THE SITE AND THE DEVELOPER ACKNOWLEDGES AND UNDERSTANDS THE CONDITIONS AND EXCEPTIONS UNDER WHICH SAID RIGHT IS GRANTED.

8. Real Estate Commission

The City shall not be liable for any real estate commission or brokerage fees, which may arise here from, unless due to the actions of the City. Developer represents that it has engaged no broker, agent or finder in connection with this transaction, and Developer agrees to hold City harmless from any claim by any broker or finder retained by Developer. The City represents that it has engaged no broker, agent or finder in connection with this transaction, and the City agrees to hold the Developer harmless from any claim by any broker or finder retained by the Agency.

9. Limitations of this ENA

By its execution of this ENA, the City is not committing itself to or agreeing to undertake:

A. The disposition of the Site to Developer; or,

B. Any other acts or activities requiring the subsequent independent

exercise of discretion by the City or any City department or board thereof.

This ENA does not constitute a disposition of property or exercise of control over property by City. Execution of this ENA by City is merely an ENA to enter into a period of exclusive negotiations according to the terms hereof, reserving final discretion and approval by City and the Las Vegas City Council as to any and all proceedings and decisions in connection therewith.

By its execution of this ENA, Developer is not committing itself to or agreeing to undertake the acquisition of the Site from the City or to develop anything on the Site.

10. Purchase Price and Earnest Deposit

A. Subject to the requirements of NRS 268.059 to NRS 268.063, the parties agree that the purchase price for the Site is Three Hundred Forty Eight Thousand Four Hundred Eighty Dollars (\$348,480).

B. Developer shall make a refundable earnest deposit ("the Deposit") equal to ten percent (10%) of the purchase equaling Thirty Four Thousand Eight Hundred Forty Eight Dollar (\$34,848). The Deposit shall be deposited in escrow within ten (10) calendar days of the Effective Date for control of the Site during the ENA and possible DDA negotiation period. In the event Developer does not perform their obligations hereunder and this agreement is terminated pursuant to Section 2(c), the Deposit shall be retained by the City as full and final liquidated damages. In the event Developer performs all of its obligations under this Agreement and Parties do not enter into a DDA or this Agreement is terminated by Developer pursuant to Section 2(c), the Deposit shall be returned to the Developer on the later of twenty (20) days after expiration of the Term or termination of this Agreement (as the case may be) or the date that the City is reasonably satisfied that the Developer has complied with Section 2(c) of this Agreement and that there are no outstanding matters covered by Developer's indemnity in Section 6(b) above, provided, however, that if the City does not notify Developer with twenty (20) days after expiration of the Term or termination of this Agreement (as the case may be) of any unsatisfied obligations pursuant to Section 2(c), the City shall refund the Deposit in full. In the event the Parties enter into a DDA, the Deposit shall be applied to any deposits required by the DDA and shall be nonrefundable except in the event of default by the City.

11. Conflict of Interest

A. An official of the City, who is authorized in such capacity and on behalf of the City to negotiate, make, accept or approve, or take part in negotiating, making, accepting, or approving this ENA, payments under this ENA, or work under this ENA, shall not be directly or indirectly interested personally in this ENA or in any part hereof. No officer, employee, architect, attorney, engineer or inspector of, or for the City, who is authorized in such capacity and on behalf of the City to exercise any legislative, executive, supervisory or other similar functions in connection with this ENA, shall become directly or indirectly interested personally in this ENA or in any part hereof, any material supply contract, subcontract, insurance contract, or any other contract pertaining to this ENA.

B. Each party represents that it is unaware of any financial or economic interest of any public officer or employee of the City relating to this ENA.

C. Developer represents and warrants that it has, in accordance with the current policy of Agency, disclosed the ownership and principals of Developer on Exhibit "C", "Disclosure of Principals", and that it has a continuing obligation to update this disclosure whenever there is a material change in the information.

12. Notices

All legal notices required pursuant to the terms and conditions of this ENA shall be in writing. Any notice required to be given under the terms of this ENA shall be deemed to have been given when (i) received by the party to whom it is directed by hand delivery or personal service, (ii) on the next business day when sent by a nationally recognized over-night delivery service, or (iii) on the fifth day after being sent by U.S. mail via certified mail-return receipt requested at the following addresses:

If to Developer:

Nevada Health Centers, Inc.
1802 N. Carson St. # 100
Carson City, NV 89701
Phone: (775) 887-1590x 1114
Attention: Thomas G. Chase

If to City:

William Arent
Director
Office of Business Development
City of Las Vegas
400 Stewart Avenue, Second Floor
Las Vegas, 89101

And

Brad Jerbic
City Attorney
City of Las Vegas
400 Stewart Avenue
Las Vegas, NV 89101

.....
.....
.....
.....
.....
.....

IN WITNESS WHEREOF, the parties hereto have caused this Exclusive Negotiation Agreement to be executed on the date set forth above.

City of Las Vegas

By _____
Oscar B. Goodman, Mayor Date

ATTEST:

Beverly K. Bridges, MMC
City Clerk

APPROVED AS TO FORM:

J. Portocarrero *1/13/11*
Deputy City Attorney Date

Nevada Health Centers, Inc.
A Nevada private non-profit

By: _____
By: *CShea, CEO* *01/18/2011*
"Developer" Date

EXHIBIT "A"

Legal Description

BEING A PORTION OF LOT 6 OF THAT SUBDIVISION KNOWN AS "AMENDED MAP FOR LAS VEGAS ENTERPRISE PARK" ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN BOOK 77 OF PLATS, AT PAGE 54, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF MOUNT MARIAH DRIVE AND STELLA LAKE STREET, AS SHOWN ON SAID "AMENDED MAP FOR LAS VEGAS ENTERPRISE PARK"; THENCE SOUTH 89°43'00" EAST, ALONG THE CENTERLINE OF SAID MOUNT MARIAH DRIVE, 458.71 FEET; THENCE SOUTH 00°17'00" WEST, DEPARTING SAID CENTERLINE, 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MOUNT MARIAH DRIVE, SAME BEING **THE POINT OF BEGINNING**;

THENCE, SOUTH 00°17'00" WEST, 240.00 FEET; THENCE NORTH 89°43'00" WEST PARALLEL WITH THE CENTERLINE OF SAID MOUNT MARIAH DRIVE, 450.58 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID STELLA LAKE STREET; THENCE NORTH 05°21'06" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 222.64 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY 29.65 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°55'54" TO A POINT ON THE SOUTHERLY LINE OF SAID MOUNT MARIAH DRIVE; THENCE SOUTH 89°43'00" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 410.99 FEET TO **THE POINT OF BEGINNING**.

LEGAL DESCRIPTION CONTINUED
(PAGE 2 OF 2)

CONTAINING 2.42 ACRES, MORE OR LESS AS DETERMINED BY COMPUTER METHODS.

BASIS OF BEARINGS:

SOUTH 89°43'00" EAST, BEING THE BEARING OF THE CENTERLINE OF MOUNT MARIAH DRIVE, AS SHOWN ON THAT SUBDIVISION KNOWN AS "AMENDED MAP FOR LAS VEGAS ENTERPRISE PARK" ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN BOOK 77 OF PLATS, AT PAGE 54,

END OF DESCRIPTION.

EXHIBIT "B"
Site Map

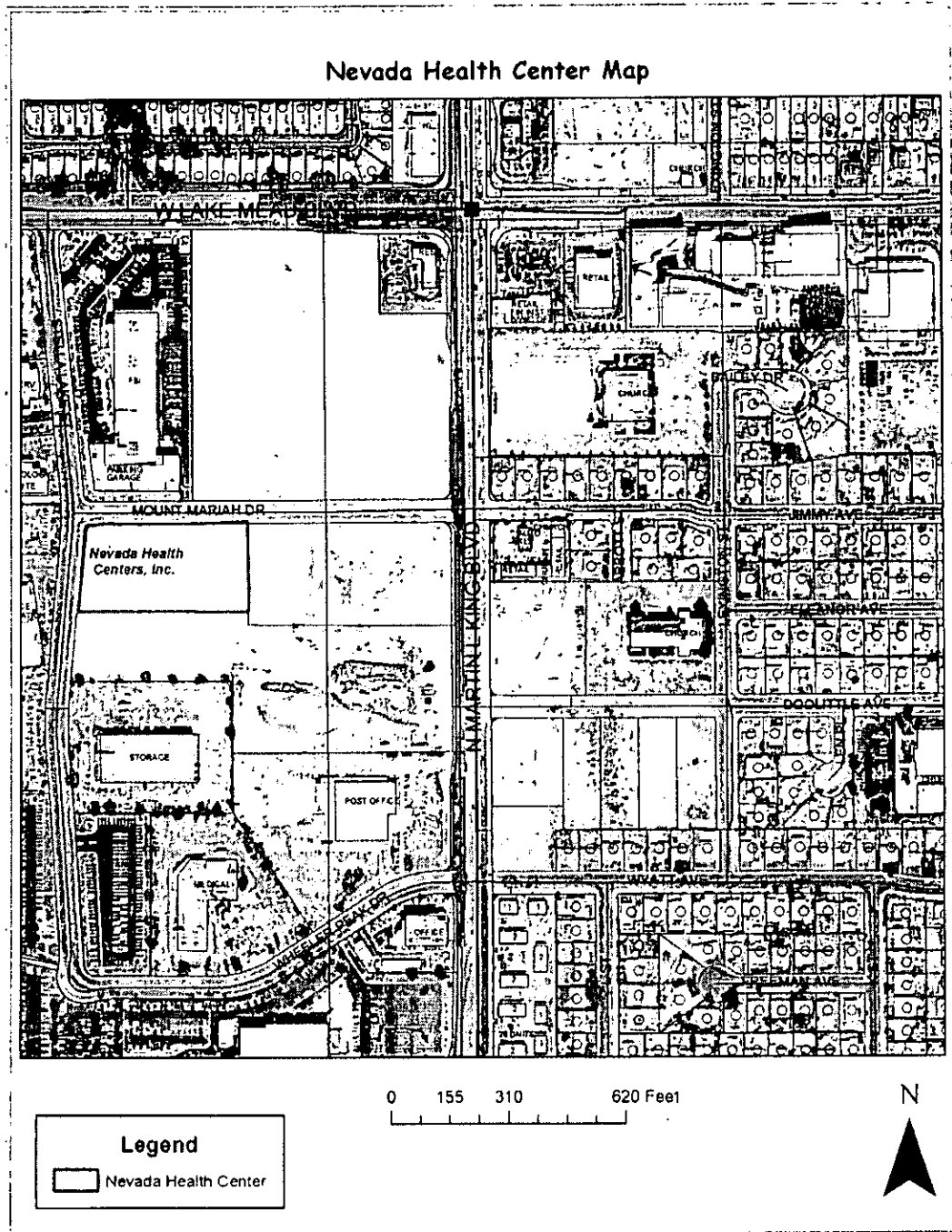


EXHIBIT "C"

DISCLOSURE OF PRINCIPALS

The principals and partners of Nevada Health Centers, Inc. and all persons and entities holding more than 1% (one percent) interest in _____ or any principal _____ are the following: ****See Note below****
****Nevada Health Centers, Inc. is a private nonprofit 501(c)(3) corporation. As such none of the below listing of corporate and board of directors officers have an ownership interest in Nevada Health Centers, Inc.**

<u>FULL NAME</u>	<u>BUSINESS ADDRESS</u>	<u>BUSINESS PHONE</u>
------------------	-------------------------	-----------------------

Corporate Officers

- | | | |
|----------------------------|---|--------------------|
| 1. Thomas G Chase-CEO | 1802 N. Carson St #100
Carson City, NV 89701 | 775-887-1590 x1114 |
| 2. James M Merrill-CFO | 4415 Spring Mountain Rd, Suite 103
Las Vegas, NV 89102 | 702-307-5414 x1112 |
| 3. Darren Rahaman, MD-CMO | 4415 Spring Mountain Rd, Suite 103
Las Vegas, NV 89102 | 702-307-5414 x1314 |
| 4. Shirley Hampton, RN-CDO | 1802 N. Carson St #100
Carson City, NV 89701 | 775-887-1590 x1119 |

Board of Directors - Officers

- | | | |
|------------------------------|-------------------------------------|--------------|
| 5. Steve Coimer-Chairman | Same as above - Carson City address | 775-887-1590 |
| 6. Marianne Bloom-Vice Chair | Same as above - Carson City address | 775-887-1590 |
| 7. Bill Gordon-Treasurer | Same as above - Carson City address | 775-887-1590 |
| 8. Mark Esquivel-Secretary | Same as above - Carson City address | 775-887-1590 |

I hereby certify under penalty of perjury, that the foregoing list is full and complete.

By: Thomas G. Chase, CEO

Its: Thomas G. Chase, CEO

Subscribed and sworn to before me this

16th day of November, 2010

Patricia Schroeder
Notary Public



EXHIBIT "D"

RIGHT-OF-ENTRY FORM

FOR

Nevada Health Centers, Inc.

The City of Las Vegas (City) hereby authorizes Right-of-Entry onto the parcel known as APN: 139-21-313-016 of the EXCLUSIVE NEGOTIATION AGREEMENT ("ENA") dated _____, 2010, which is located at Stella Lake St. and Mount Mariah Dr. to Nevada Health Centers, Inc., for the purpose of performing surveys, environmental and/or geotechnical services on said City owned parcel.

City contact person is: William Arent, 702-229-6100

The Nevada Health Centers, Inc., contact person is: _____

City of Las Vegas

By: _____
Elizabeth N. Fretwell, Executive Director Date

INDEMNIFICATION

Nevada Health Centers, Inc., hereby agrees to protect, indemnify, and hold the City, its officers, employees and agents, harmless from and against any and all claims, damages, losses, expenses, suits, actions, decrees, judgments, awards, attorneys' fees and court costs, which the City, its officers, employees or agents, may suffer or which may be sought against or are recovered or obtainable from the City, its officers, employees or agents, that are caused by the wrongful acts or omission of, negligence of Nevada Health Centers, Inc. or its officers employees, contractors, subcontractors and agents. This indemnity and hold harmless obligation shall not apply to claims, demands or causes of action caused by the gross negligence or wrongful acts of the City, its officers, employees and/or agents.

In this connection, the Nevada Health Centers, Inc., expressly agrees, at its sole cost and expense, to defend the City, its officers, employees and agents, in any suit or action that may be brought against it or them, or any of them by reason of any act or omission, negligent or otherwise, against which Nevada Health Centers, Inc., has agreed to indemnify the City, its officers, employees and agents in the above paragraph. If Nevada Health Centers, Inc. fails to do so, after notice to the Nevada Health Centers, Inc. the City shall have the right, but not the obligation to defend same and to charge all of the direct and incidental costs of such defense, including reasonable attorneys' fees and court costs, to the Nevada Health Centers, Inc.

The Nevada Health Centers, Inc., agrees to restore the site to its original condition as much as possible, and agrees to conduct its testing in a manner which will cause the least amount of disruption to the present users. This agreement does not constitute or imply any binding contracts or other commitments by the City to Nevada Health Centers, Inc. agrees that it proceeds at its own risk and agrees that the results of said testing shall be shared with City.

Nevada Health Centers, Inc.

By: _____ Date: _____