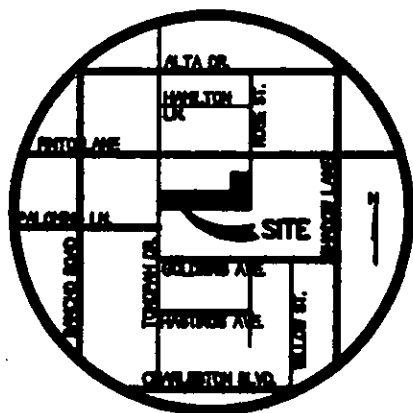
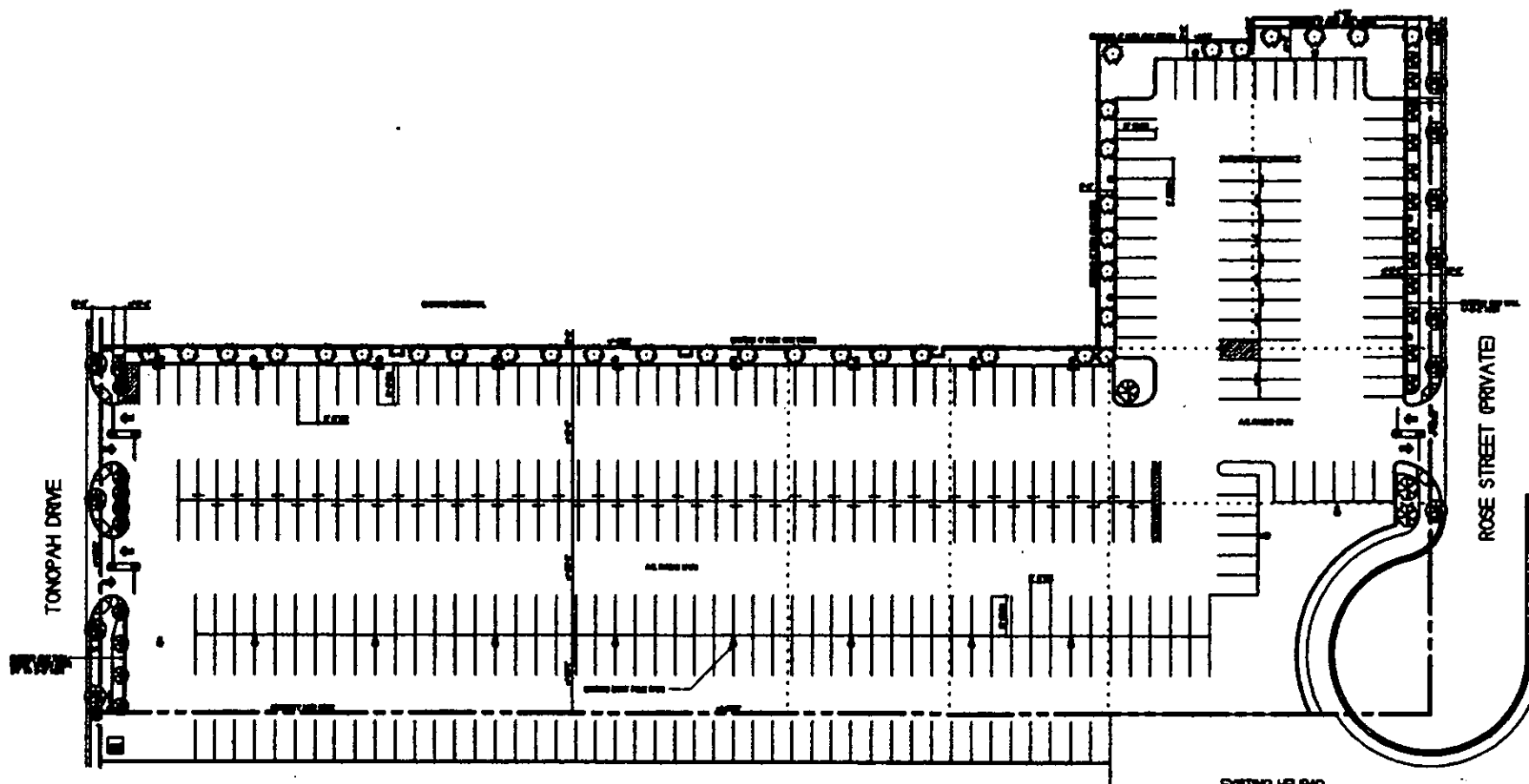




VICINITY MAP

EXISTING PARKING - 322 SPACES

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



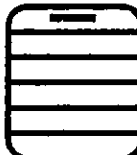
EXISTING PARKING LOT PLAN

1" = 30'



RECEIVED
 MAR 26 2011

EOT-41319



NEED COLE, AIA
 ARCHITECT, INC.
 8001 RIVIERA STREET
 LAS VEGAS, NEVADA 89121
 PH: 702-735-0000 FAX: 702-735-0001

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

EXISTING
 PARKING LOT PLAN

0-24-09
 00-0

IA

THIS PARKING LOT IS COMPRISED OF ASSIGNOR PARCEL NUMBERS
 09-33-302-026, 09-33-302-027, 09-33-302-028, 09-33-302-029,
 09-33-302-030, 09-33-302-031 AND 09-33-302-032.

TONOPAH DRIVE

ROSE STREET PRIVATE

EXISTING RAMP

EXISTING PARKING LOT

248 VEHICLE PARKING SPACES
PLUS 4 BICYCLE PARKING SPACES

6-24-08
08-10

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

NEED COLE, AIA
ARCHITECT, INC.
3001 ROSSAN STREET
LAS VEGAS, NEVADA 89111
PH 702-795-0900 FAX 702-795-0901

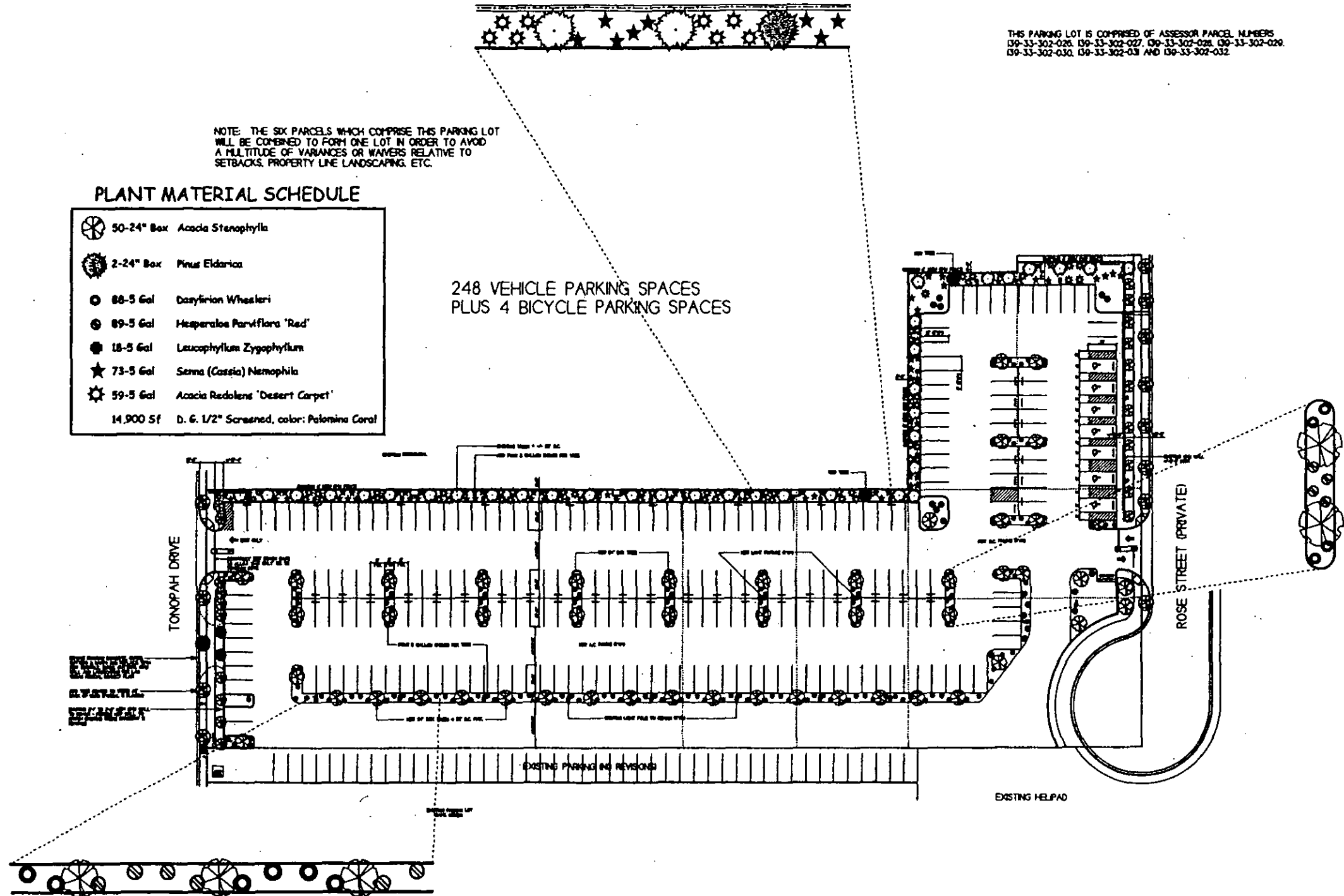
RECEIVED
FEB 29 2011
EO 1-41319

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

PLANT MATERIAL SCHEDULE

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

248 VEHICLE PARKING SPACES
PLUS 4 BICYCLE PARKING SPACES



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

PROPOSED PARKING LOT PLAN

1" = 30'



RECEIVED
MAR 26 2011

EOT-41319

NED COLE, AIA
ARCHITECT, INC.
8001 KOSAR STREET
LAS VEGAS, NEVADA 89121
PH 702-736-0000 FAX 702-736-0001

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

PROPOSED
PARKING LOT PLAN

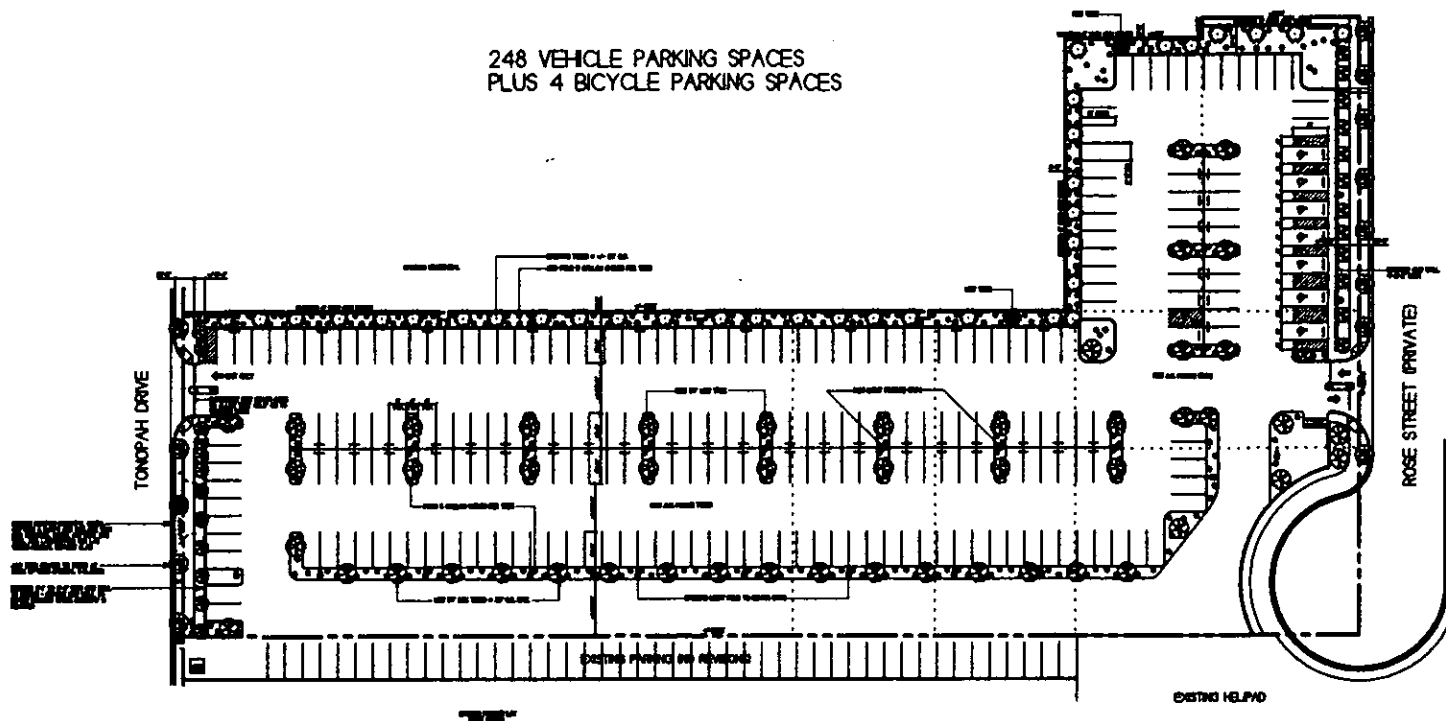
6-3-09
09-10

IB

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

THIS PARKING LOT IS COMPOSED OF ASSESSOR PARCEL NUMBERS
19-13-303-028, 19-13-303-029, 19-13-303-030, 19-13-303-031,
19-13-303-032 AND 19-13-303-033.

248 VEHICLE PARKING SPACES
PLUS 4 BICYCLE PARKING SPACES



PROPOSED PARKING LOT PLAN

1" = 30'



NORTH

RECEIVED
EOT-41319
JAN 20 2011

RED COLE, AIA
ARCHITECT, INC.
3000 KODAK STREET
LAS VEGAS, NEVADA 89102
PH 702-798-0888 FAX 702-798-0888

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

PROPOSED
PARKING LOT PLAN

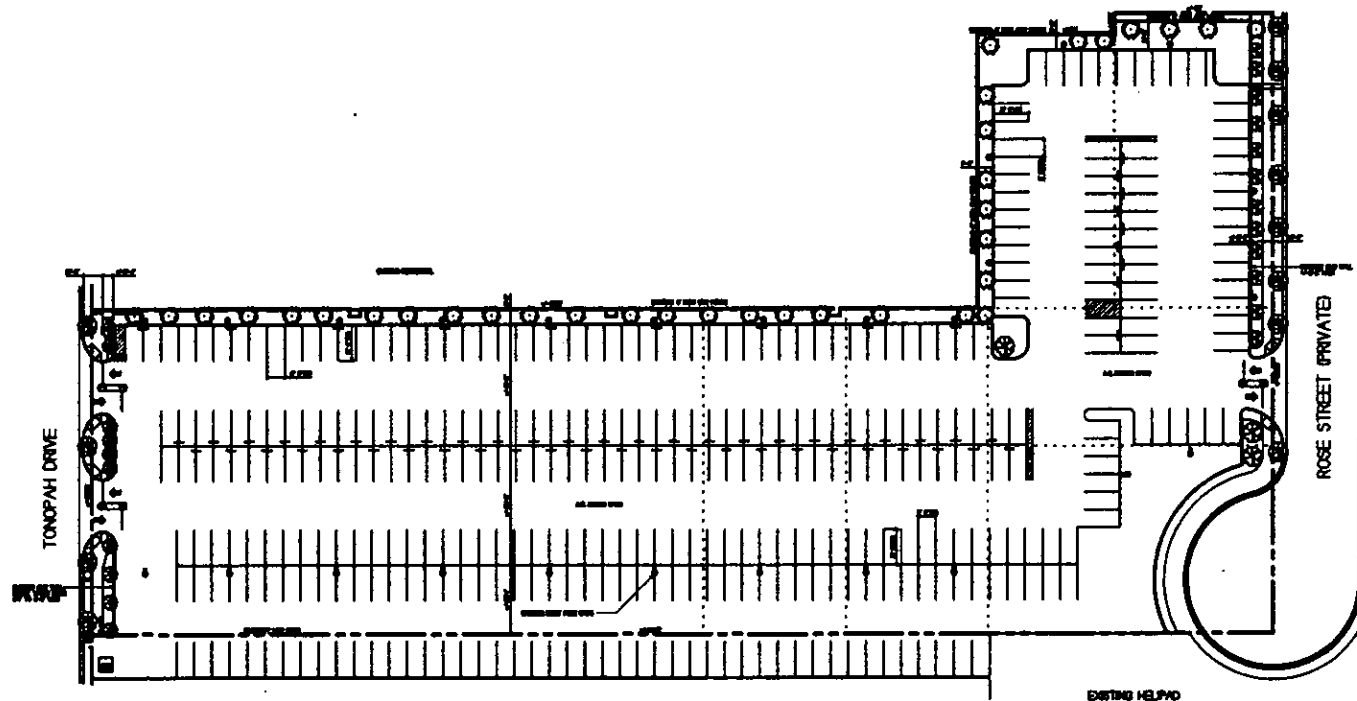
6-24-09
6-24-09





EXISTING PARKING - 322 SPACES

THIS PARKING LOT IS COMPRISED OF ASSESSOR PARCEL NUMBERS
09-33-302-026, 09-33-302-027, 09-33-302-028, 09-33-302-029,
09-33-302-030, 09-33-302-031 AND 09-33-302-032.



EXISTING PARKING LOT PLAN

 $r = 30^\circ$ 

NORTH

RECEIVED
MAR 26 2011

EOT-41319

WED GOLF, AIA.
ARCHITECT, INC.
2001 BOWEN STREET
LAS VEGAS, NEVADA 89031
PH 702-732-0000 FAX 702-732-0000

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

**EXISTING
PARKING LOT PLAN**

6-24-09
09-10

1A

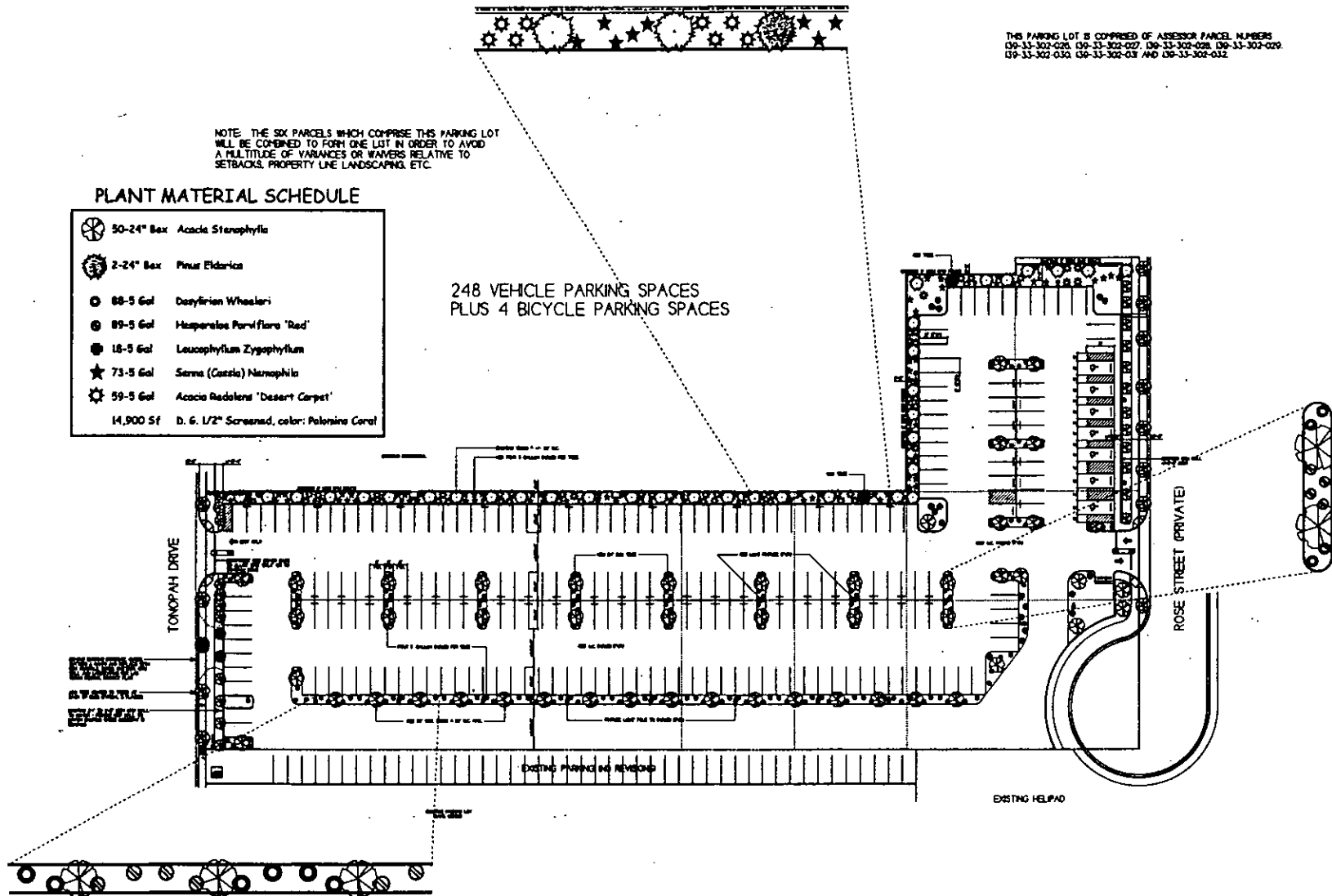
NOTE: THE SIX PARCELS WHICH COMPRISE THIS PARKING LOT WILL BE COMBINED TO FORM ONE LOT IN ORDER TO AVOID A MULTITUDE OF VARIANCES OR WAIVERS RELATIVE TO SETBACKS, PROPERTY LINE LANDSCAPING, ETC.

PLANT MATERIAL SCHEDULE

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2-24" Box	Pinus Eldarica
88-5 Gal	Dasyfrian Wheeleri
89-5 Gal	Hesperaloe Parviflora 'Red'
18-5 Gal	Leucophyllum Zygomphylum
73-5 Gal	Senna (Cassia) Namophila
59-5 Gal	Acacia Radolens 'Desert Carpet'
14,900 Sf	D. 6. 1/2" Screened, color: Palomina Coral

248 VEHICLE PARKING SPACES
PLUS 4 BICYCLE PARKING SPACES

THIS PARKING LOT IS COMPRISED OF ASSESSOR PARCEL NUMBERS
09-33-302-020, 09-33-302-027, 09-33-302-028, 09-33-302-029,
09-33-302-030, 09-33-302-031 AND 09-33-302-032



PROPOSED PARKING LOT PLAN

1" = 30'



RECEIVED
MAR 28 2011
EOT-41319

NED COLE, AIA
ARCHITECT, INC.
4001 ROSAS STREET
LAS VEGAS, NEVADA 89167
PH 702-734-0000 FAX 702-734-0000

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

PROPOSED
PARKING LOT PLAN

6-3-09
09-10

IB



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

May 11, 2011

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

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

Dear Mr. Filton:

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

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

Planning

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

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

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

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

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

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

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

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE



Planning and Development Department

Case Planning Division

333 North Rancho Drive, 3rd Floor

Las Vegas, Nevada 89106

(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: EOT-41319 - APPLICANT/OWNER: VALLEY HEALTH SYSTEMS, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **MAY 10, 2011** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Carman Burney at (702) 385-7268**. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM **MAY 9, 2011**.

Signature

5-4-2011

Date

NED COLE

Please Print Name

NED COLE AIA ARCHITECT, INC.

Company Name

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

RECEIVED

MAY -4 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

ELIZABETH N. FRETWELL
CITY MANAGER

April 21, 2011

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

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

Dear Mr. Filton:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **May 10, 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, May 4, 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", is written over a horizontal line.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

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

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



Development Notification

PC Meeting: May 10, 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 Department:

EOT-41319

24

18b The Las Vegas Arts District

Bonanza Park HOA

Desert Garden HOA

Downtown Business Operators Council

Gateway Neighborhood Association

Glen Heather Estates NA

Hoover Apartments

McNeil Estates NA

Palomino Area Preservation Association (PAPA)

Pinto Palomino Residents NA

Rancho Bel Air HOA

Rancho Bonito NA

Rancho Circle HOA

Rancho Manor NA

Rancho Nevada Estates HOA

Rancho Oakey NA

Rancho Sereno NA

Rancho Springs NA

Saratoga Meadows NA

Scotch Eighty Owners' Association

Village Paseo HOA

Westleigh NA

WLV-NAA6

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 *ras*
CC: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: April 6, 2011
Re: **EOT-41319** Valley Health Systems, LLC E. Side Tonopah Dr., S. of Pinto Lane
Request for an Extension of Time of an approved Site Development Plan Review (SDR-34997)

COMMENTS:

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

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

EOT-41319

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7 th Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5 th Floor
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC - 8 th Floor
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC - 2 nd Floor
PERMITS/ INSPECTIONS	ROD CLARK	DSC - 1 st Floor
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC - 8 th Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7 th Floor
*SURVEY (DPW)	ALAN RIEKKI	DSC - 8 th Floor
*TEFO (DPW)	REBECCA WHITLOCK	DSC - 9 th Floor
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC - 8 th Floor

ROUTED ELECTRONICALLY / US MAIL

<CCSD>	LINDA PERRI	4190 MCLEOD DRIVE, 2 ND FLOOR
METRO	BRIAN O'CALLAGHAN	17 TH FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 ND FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 ND FLOOR CITY HALL
*STREETS & SANITATION (DPW)	JERRY WALKER	DSC
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	DSC
*SID (DPW)	PATRICK MURPHY	4 TH FLOOR CITY HALL
<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>**

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



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

EOT-41319 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER:
VALLEY HEALTH SYSTEMS, LLC - Request for an Extension of Time of an approved Site Development Plan Review (SDR-34997) FOR A PROPOSED 248 SPACE PARKING LOT, COMMERCIAL WITH WAIVERS OF THE LAS VEGAS MEDICAL DISTRICT LANDSCAPING REQUIREMENTS TO ALLOW A THREE-FOOT LANDSCAPE BUFFER WHERE SIX FEET IS REQUIRED AND A TWO-FOOT SIX-INCH BLOCK WALL WHERE THREE FEET IS REQUIRED AND TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 2.42 acres on the east side of Tonopah Drive, approximately 315 feet south of Pinto Lane (APN 139-33-302-035), PD (Planned Development) Zone [MD-1 (Medical Support) Las Vegas Medical District Special Land Use Designation], Ward 5 (Barlow).

PLANNING COMMISSION: **MAY 10, 2011**

CITY COUNCIL: **JUNE 15, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **APRIL 7, 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:

5.10/11 PC



Report Date 03/29/2011 07:47 AM

Submitted By

Page 1

A/P # 41319 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	03/28/2011 15:24	984224	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Description of Work

EOT-41319 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: VALLEY HEALTH SYSTEMS, LLC - Request for an Extension of Time of an approved Site Development Plan Review (SDR-34997) FOR A PROPOSED 248 SPACE PARKING LOT, COMMERCIAL WITH WAIVERS OF THE LAS VEGAS MEDICAL DISTRICT LANDSCAPING REQUIREMENTS TO ALLOW A THREE-FOOT LANDSCAPE BUFFER WHERE SIX FEET IS REQUIRED AND A TWO-FOOT SIX-INCH BLOCK WALL WHERE THREE FEET IS REQUIRED AND TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 2.42 acres on the east side of Tonopah Drive approximately 315 feet south of Pinto Lane (APN 139-33-302-035), PD (Planned Development) Zone [MD-1 (Medical Support) Las Vegas Medical District Special Land Use Designation], Ward 5 (Barlow).

Parent A/P # 34997
Project # 41319 Project/Phase Name VALLEY HOSPITAL 248 SPACE PARK Phase #
Size/Area 2.69 ACRES Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13933302035
Location

Owner/Tenant

Contact ID AC1369409 Name VALLEY HEALTH SYSTEM L L C
Mailing Address 367 S GULPH RD Organization
City KING OF PRUSSIA State/Province PA
ZIP/PC 19406-3121 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

625 S TONOPAH DR
LAS VEGAS, 89106-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

Report Date 03/29/2011 07:47 AM

Submitted By

Page 2

A/P Linked Parcels

13933302035

Applicants/Contacts

Primary N Capacity APPL Contact ID AC581842 ☐ Foreign
Effective Expire
Name NED COLE
Day Phone (702)735-4530 x Eve Phone Organization
Pager PIN # Position
Fax (702)735-1952 Mobile Profession
E-Mail
Address 3801 ROBAR ST
LAS VEGAS, NV 89121
Seasonal Addr

Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

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

There are no items in this list

Primary N Capacity OWNER Contact ID AC1369409 ☐ Foreign
Effective Expire
Name VALLEY HEALTH SYSTEM L L C
Day Phone Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 367 S GULPH RD
KING OF PRUSSIA, PA 19406-3121
Seasonal Addr

Valid From To
Comments No Comments

Report Date 03/29/2011 07:47 AM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

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

There are no items in this list

Primary Y Capacity OTHER Other REP Contact ID AC581842 ☐ Foreign
Effective Expire
Name NED COLE
Day Phone (702)735-4530 x Eve Phone Organization
Pager PIN # Position
Fax (702)735-1952 Mobile Profession
E-Mail
Address 3801 ROBAR ST
LAS VEGAS, NV 89121
Seasonal Addr
Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

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

There are no items in this list

Report Date 03/29/2011 07:47 AM

Submitted By

Page 4

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	U		0.00
PROCESSING FEE	P	03/28/2011 15:49	300.00
Total Unpaid		0.00	Total Paid 300.00

Review Activities	Review #	Review Type	Status	Waived	Issued	Started	Completed	Comp By
Comments								

Activity Review Details

Detail SUBMITTAL CHECKLIST (EOT) Modified By GKAPOVICH Modified Date/Time 03/28/2011 15:24

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Application/Petition Form
- Y Justification Letter
- Y Laser Print Site Plan
- Y Laser Print Floor Plan
- Y Laser Print Elevation
- Y Statement of Financial Interest
- Y Copy of Approval Letter
- Y Business Licensing Requirements Met
- N Business License Exempt

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

No Conditions

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

There is no planning condition for this project.

Report Date 03/29/2011 07:47 AM

Submitted By

Page 5

EXTENSION OF TIME

N Will this go to the City Council?

Hearing Type

N Will this go DIRECTLY to City Council?

Public, Non-Public or Admin? NON-PUBLIC

Parent Application Type SDR

Parent Project # 34997

Staff Recommendation

Entitlement Exercised?

Meeting Information

Meeting Grid
Meeting Date
Comments
Added By

Meeting Type
Add Date

Meeting Status
Modified by

Modified Date

YES Votes

NO Votes

ABSTENTIONS

05/10/2011

PC

SCHEDULED

0

0

0

GKAPOVICH

03/28/2011

Template Type/AP #

AP Type

Status

Stage

No children exist for this project

Employee
Employee ID

Last

First

MI

Comments

No Employee Entries

Log
Action
Comments

Description

Entered By

Start

Stop

Hours

PAYMNT CO NAME WHO PICKED UP CONTACT#
NED COLE, AIA, ARCHITECT INC CK 3595, 702.735.4530

970040

03/28/2011 15:49

0.00



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: EXTENSION OF TIME SDR-34997
 Project Address (Location) 625 S. TONOPAH DRIVE
 Project Name VALLEY HOSPITAL PARKING LOT Proposed Use PARKING LOT
 Assessor's Parcel #(s) 139-33-302-035 Ward # 5
 General Plan: existing ☒ proposed ☐ Zoning: existing ☒ proposed ☐
 Commercial Square Footage — Floor Area Ratio —
 Gross Acres 2.69A Lots/Units N/A Density —
 Additional Information —

PROPERTY OWNER VALLEY HEALTH SYSTEM LLC Contact
 Address 367 GULPH RD. Phone: Fax:
 City KING OF PRUSSIA State PA Zip 19406-3121
 E-mail Address

APPLICANT NED COLE, AIA, ARCHITECT Contact NED COLE
 Address 3801 ROBAR ST. Phone: 735-4530 Fax: 735-1952
 City LAS VEGAS State NV Zip 89121
 E-mail Address

REPRESENTATIVE NED COLE, AIA, ARCHITECT Contact NED COLE
 Address 3801 ROBAR ST. Phone: 735-4530 Fax: 735-1952
 City LAS VEGAS State NV Zip 89121
 E-mail Address

Property Owner Signature* Steve Fitton

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

Print Name Steve Fitton

Subscribed and sworn before me

This 25th day of MARCH, 20 11

Caitlin M. Vernot

Notary Public in and for said County and State

Revised 10/27/08

COMMONWEALTH OF PENNSYLVANIA
 Notarial Seal
 Caitlin M. Vernot, Notary Public
 Upper Merion Twp., Montgomery County
 My Commission Expires Nov. 3, 2012
 Member, Pennsylvania Association of Notaries

FOR DEPARTMENT USE ONLY

Case #	<u>EOT-41319</u>
Meeting Date:	<u>5/10/11 PC</u>
Total Fee:	<u>\$500 \$5300</u>
Date Received:	<u>3/28/11</u>
Received By:	<u>[Signature]</u>

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

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

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-41319** APN: 139-33-302-035

Name of Property Owner: VALLEY HEALTH SYSTEM L.L.C.

Name of Applicant: NED COLE, AIA, ARCHITECT

Name of Representative: NED COLE, AIA, ARCHITECT

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

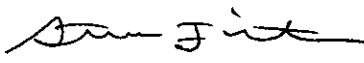
☒ No

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: STEVE FILTON

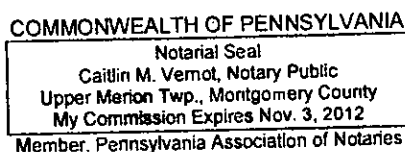
Subscribed and sworn before me

This 25 day of March, 20 11

Caitlin M. Vernof
Notary Public in and for said County and State

Revised 11-14-06

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



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March 23, 2011

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

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

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

Sincerely,



Ned Cole, A.I.A.
President

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EOT-41319

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov



Mayor
Oscar B. Goodman

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



07101-001-08-08

August 14, 2009

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

RE: SDR-34997 - SITE DEVELOPMENT PLAN REVIEW

Dear Applicant:

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

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

Planning and Development

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

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

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13. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Submit a Reversionary Map for this site or coordinate with the City Surveyor to determine an acceptable mapping method; comply with the recommendations of the City Surveyor.
17. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
18. No permanent structures or landscaping over 30 inches tall shall be constructed within the existing 20-foot Public Sewer Easement granted by Document #20040407:01657.
19. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
20. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
21. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-20-97 and all other applicable site-related actions.

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

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

Sincerely,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:nl

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

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EOT-41319



20070116-0001924

Fee: \$18.00 RPTT: \$20,165.40

N/C Fee: \$0.00

01/16/2007

11:56:15

T20070007597

Requestor:

P HOWARD

Debbie Conway

ARO

Clark County Recorder

Pgs: 6

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

11 digit number may be obtained at:

<http://sandgate.co.clark.nv.us/cicsAssessor/owner.htm>

Deed

Type of Document

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

Recording requested by:

PRESTON B. HOWARD, ESQ.

Return to:

Name

PRESTON B. HOWARD

Address

2300 W. Sahara, Ste. 650

City/State/Zip

LAS VEGAS NV 89102

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

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

CS12/03

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GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

County of Clark, a political subdivision of the State of Nevada

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

Valley Health System, L.L.C.

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

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

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

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

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

CLARK COUNTY

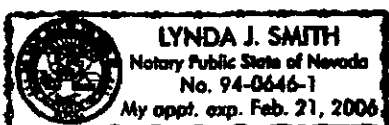
By: Thom Reilly
THOM REILLY
Clark County Manager

STATE OF NEVADA)
) ss:
COUNTY OF CLARK)

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

Lynda J. Smith
Notary Public

My Commission expires: 2/21/06



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Exhibit "A"

Lot A:

PARCEL I:

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

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

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

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

PARCEL II:

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

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

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

APN # 139-33-302-023

Lot B:

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

APN # 139-33-302-026

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Lot C:

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

APN # 139-33-302-027

Lot D:

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

APN: 139-33-302-028

Lot E:

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

APN # 139-33-302-029

Lot F:

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

APN # 139-33-302-030

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Lot G:

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

APN # 139-33-302-031

Lot H:

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

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

APN # 139-33-302-032

When recorded return to:

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

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**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

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

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. a. Total Value/Sales Price of Property \$ 3,954,000.
b. Deed in Lieu of Foreclosure Only (value of property) ()
c. Transfer Tax Value: \$ 3,954,000.
d. Real Property Transfer Tax Due \$ 20,165.40

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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

Signature [Signature] Capacity Attorney-in-fact for Buyer

Signature _____ Capacity _____

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

Print Name: County of Clark
Address: 500 Grand Central Pkw.
City: Las Vegas
State: NV Zip: 89155

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

Print Name: Valley Health System, LLC
Address: 367 Gulph Road
City: King of Prussia
State: PA Zip: 19406

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

Print Name: Preston B. Howard Escrow #: _____
Address: 2300 West Sahara, Suite 650
City: Las Vegas State: NV Zip: 89102

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

RECEIVED
MAR 26 2011