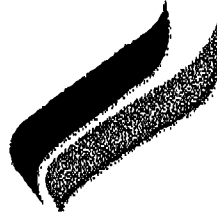


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PRINCIPALS  
STEVEN R. CARPENTER, AIA  
W. RICK SELLERS, AIA  
MICHAEL A. DEL GATTO, AIA

2008 AUG 19 A 10: 58

CARPENTER  
SELLERS  
ASSOCIATES  
ARCHITECTURE INTERIORS PLANNING

August 18, 2008

VIA TELEFAX  
702 382-4803

City of Las Vegas  
City Clerk  
400 Stewart Street  
Las Vegas, NV 89101  
(702) 229-6311

Attn: Lean / Angela

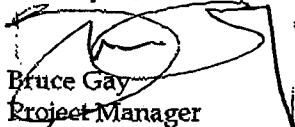
RE: Advanced Clinical Training and Research Center  
Major Modification MOD- 28530  
Vacation VAC - 28532  
Site Development Review SDR - 28531

COMMENTS:

As a follow-up to our telephone conversation, we would like to submit the attached meeting minutes (for the record) from our meeting with City of Las Vegas, Public Works, on August 13, 2008. These meeting minutes have been submitted to Mr. Bart Anderson, with whom we met from CLV Public Works.

For any questions or comments, please contact me at:  
Carpenter Sellers Associates  
1919 S. Jones, Suite C  
LV, NV 89146  
(702) 251-8896  
Email: bruceg@csaarchitects.com

Thank you,

  
Bruce Gay  
Project Manager

Submitted after final agenda

Date 8-19-08 Item 102-104

1919 S. JONES • SUITE C • LAS VEGAS, NEVADA 89146 • (702) 251-8896 • FAX (702) 251-8876  
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# CARPENTER SELLERS ARCHITECTS

## Meeting Minutes

Carpenter Sellers Associates will rely on these notes as the approved record of matters discussed and conclusions reached unless written notice is received by Carpenter Sellers Associates within five calendar days of the issue of these notes.

**Project Name:** **Advanced Clinical Training Facility & Research Center (07- C091a)** **Project Number:** **A 07-089**

**Meeting Location:** **City of Las Vegas, Public Works** **Date:** **8/13/2008**

**Meeting Subject:** **Review CLV Conditions of Approval** **Meeting Number:** **01**

Present:	Representing:	Contact:	Tel Number:	Email Address
	Nevada System of Higher Education ( NSHE )	Marcia Turner	889-8426	<a href="mailto:marciaturner@nevada.edu">marciaturner@nevada.edu</a>
✓	Nevada State Public Works Board ( NSPWB )	Thor Sigfusson	486-5115	<a href="mailto:tsigfusson@spwb.state.nv.us">tsigfusson@spwb.state.nv.us</a>
✓	UNLV Planning & Construction ( UNLV P&C )	Dave Frommer	895-2873	<a href="mailto:david.frommer@unlv.edu">david.frommer@unlv.edu</a>
✓	UNLV Planning & Construction ( UNLV P&C )	Raymond De Filippis	895-3411	<a href="mailto:raymond.defilippis@unlv.edu">raymond.defilippis@unlv.edu</a>
✓	Carpenter Sellers Assoc. (CSA)	Steve Carpenter	251-8896	<a href="mailto:stevec@csaarchitects.com">stevec@csaarchitects.com</a>
✓	Carpenter Sellers Assoc. (CSA)	Bruce Gay	251-8896	<a href="mailto:bruceg@csaarchitects.com">bruceg@csaarchitects.com</a>
✓	Carpenter Sellers Assoc. (CSA)	Rob Gurdison	251-8896	<a href="mailto:rgurdison@csaarchitects.com">rgurdison@csaarchitects.com</a>
✓	Malpass Design Group ( MDG )	Dave Malpass	362-2496	<a href="mailto:dave.malpass@malpassdesign.com">dave.malpass@malpassdesign.com</a>
✓	CLV Public Works	Barton Anderson	229-2198	<a href="mailto:banderson@cityoflasvegas.gov">banderson@cityoflasvegas.gov</a>

Date	Item	Discussion	Action / Status
<b>Old Business</b>			
	001	Meeting agreed to be requested on Wed. 8/6, 2008.	
<b>New Business</b>			
8/13/08	001	The purpose of the meeting was to clarify the Conditions of Approval from: Major Modification MOD- 28530 Vacation VAC – 28532 Site Development Review SDR - 28531 Prior to City Council meeting on 8/20/2008	
	002	Major Modification MOD- 28530 No concerns	
	003	Vacation VAC – 28532 Item no. 1 – No concern Item no. 2 - Dave Frommer e mail 8/13/08: City will retain an easement with the vacation for public sewer - in essence, City will put an easement of land they currently own, and when it transfers to UNLV/NSHE ownership, the easement will remain in place. This seems simple in terms of UNLV/NSHE will be acquiring land	

**Meeting Minutes****ACTC****A07-089**

that already has an easement, so I do not think that UNLV/NSHE will need to approve an easement as it is a pre-existing condition (Bill Wood can comment here as needed.

UNLV/NSHE can request taking private ownership and maintenance of the sewer in Hastings as it only feeds the UNLV Shadow Lane Campus - but there is no plan to do this at this time. At a later date, UNLV/NSHE may determine private ownership, or relocation with CLV or private ownership makes sense with future development plans - this needs to be assessed.

A/E may need to provide letter to City on this item - Dave Maples noted details here, and will share any draft correspondence for review/approval with UNLV and SPWB prior to sending anything to CLV.

Item no. 3 – Dave Frommer e mail 8/13/08: Public Drainage easement to will be very similar to Item 2, and will be in place prior to land transfer.

Item no. 4 – Agreed

Item no. 5 - Dave Frommer e mail 8/13/08: City is expecting a 5' sidewalk/pedestrian easement where property fronts a ROW - per this discussion, CLV stated this affects turn lane on Charleston and Knuckle at Hastings new end - CLV did not believe it affected the Bearden frontage of City owned parcel at east end of Bearden.

Item no. 6 - Dave Frommer e mail 8/13/08: Boilerplate - this codifies the items where State and CLV collaborate - typically fire, utilities, off-sites, and limited planning/public works conditions.

004

Site Development Review SDR - 28531

Items discussed no. 13 through 21.

Item no. 13 – Dave Frommer e mail 8/13/08: UNLV did ask about the Bearden ROW quite directly, and CLV did state that the only ROW to be taken is where UNLV's entry/driveway is against Bearden. City stated they can accomplish their 80' ROW and pedestrian, landscape and utility/lighting corridors/improvements within the CLV property purchase to the east of the Bearden dead-end with no ROW taken from UNLV.

UNLV will have no impacts to UNLV property here - parking will not be impacted, and UNLV property will not be impacted.

CSA / MDG need to survey and provide legal descriptions for small triangular areas at Bearden.

Item no 14 – Agreed

**Meeting Minutes****ACTC****A07-089**

Item no 15 - Dave Frommer e mail 8/13/08:  
CLV agreed that non-conforming entry to UNLV  
Shadow Lane Campus SW of Advanced Dental  
Building on Charleston will remain as-is, based  
on crash gate provided, and desire for CLV fire to  
have access here for fire access only, and ultimate  
concurrence of SFM on this.

Item no 16 - Dave Frommer e mail 8/13/08:  
Restatement of Item 2 of Vacation item

Item no 17 - Dave Frommer e mail 8/13/08:  
Restatement of Item 5 of Vacation item. Item  
18/19 similar for landscape - appeared to be a  
non-issue.

Item no 20 - Dave Frommer e mail 8/13/08:  
Collaboration item only - no drainage study -  
collaborate with CLV Flood Control for finish  
floor elevations to work together on setting to  
avoid flood control issues

Item no 21 - Dave Frommer e mail 8/13/08:  
SPWB to check on this item - this is new to  
UNLV and SPWB was uncertain of any  
agreements - this is a \$270 fee per 1,000 gsf -  
about \$17.5k for this project for a traffic fee - this  
is a concern and needs to be determined what fees  
the State is subject to, and if this is a fee that has  
been agreed to, and concerns if it suggests  
payments of other fees not agreed to but  
potentially implied. All agreed not to hold up the  
application on this - but this is a concern.

Item no 22 - Dave Frommer e mail 8/13/08:  
Boilerplate - this codifies the items where State  
and CLV collaborate - typically fire, utilities, off-  
sites, and limited planning/public works  
conditions.

005

Item No 21 - continued  
Bart Anderson requested that a person join  
the meeting relative to discussion about an  
alternative of remitting a fee.  
A fee schedule was presented "Current  
Traffic Signal Impact Fee Schedule".  
It was discussed as to whether a letter was  
required from CLV Traffic, prior to the next  
two weeks, describing the requirements.  
Fee Amount:  
Building Square Footage = 66,097 sf  
 $66,097 \times \$270.00 = \$17,846.19$   
NSPWB acknowledged that two options are  
available to resolve item no. 21;  
1) Remit the Traffic Impact Fee, as  
calculated above or  
2) Perform a Traffic Impact Analysis.

Meeting Minutes	ACTC	A07-089
006	These meeting minutes shall be submitted to all attendees and a copy to CLV City Council for the record.	
000	Next Meeting Wed., 6/20/2008 City Council Meeting	

END OF MEETING