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August 22, 2008

Mr. David Frommer
NSHE on Bahlf of UNLV
4505 South Maryland Parkway
BOX 451027
Las Vegas, Nevada 89154-1027

RE: SDR-28531 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF AUGUST 20, 2008
RELATED TO MOD-28530 AND VAC-28532

Dear Mr. Frommer:

The City Council at a regular meeting held August 20, 2008 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 66,200 SQUARE-FOOT UNIVERSITY EDUCATION AND ADMINISTRATION BUILDING ADDITION TO AN EXISTING UNIVERSITY CAMPUS on 17.49 acres at 1001 Shadow Lane (APN 139-33-406-005), PD-(Planned Development) Zone [MD-1 (Medical Support) Zone PROPOSED: MD-2 (Major Medical)]. The Notice of Final Action was filed with the Las Vegas City Clerk on August 21, 2008. This approval is subject to:

Planning & Development

1. Approval of and conformance to the Conditions of Approval for Major Modification (MOD-28530) and (VAC-28532) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless civil improvement plans have been issued for the building addition 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 06/10/08, except as amended by conditions herein.
4. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to or at the same time application is made for civil improvements, to reflect five bicycle spaces and conformance with the Las Vegas Medical District Plan Open Space Section. The site plan is to reflect pedestrian seating in conformance with the Las Vegas Medical District Plan.

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5. 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 civil improvement plans. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include four more 24-inch wide box trees along the eastern perimeter landscape buffer of the new parking lot.
6. 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. The civil improvement bond will not be released until the landscape inspections have been completed.
7. 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).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. 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.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Dedicate an additional 10 feet of right-of-way for a total half-street width of 40 feet on Shadow Lane, appropriate right-of-way up to 10 feet for a total half-street width of 40 feet on Bearden Street, appropriate right-of-way to be approved by the City Traffic Engineer for an off-set cul-de-sac at the southwest corner of Desert Lane and Hastings

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Avenue, and all appropriate rights-of-way required by Standard Drawing #234.1 or 234.2 and #234.3 for bus turnouts on Shadow Lane and exclusive right turn lane on Charleston Boulevard, prior to or concurrent with the commencement of on-site development activities unless otherwise allowed by the City of Las Vegas Traffic Engineer. Granting appropriate roadway, sewer, and drainage easements in lieu of right-of-way dedication may be allowed by the City Engineer.

14. The submitted Petition of Vacation (VAC-28532) must record prior to the recordation of any maps or the issuance of any permits overlying the area being vacated, unless otherwise allowed by the City Engineer.
15. Remove all substandard public street improvements and unused driveway cuts adjacent to all of the parcels that comprise this site, if any, and replace with new improvements meeting current City and Las Vegas Medical District Plan Standards concurrent with development of this site.
16. A sanitary sewer relocation and abandonment plan must be submitted to and approved by the Collection Systems Planning Section of the Department of Public Works prior to the submittal of any construction drawings for this site. Submit a Petition of Vacation for the existing public sewer easement overlying the line to be abandoned. In addition, grant public sewer easements for all public sewers not located within existing public street right-of-way. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City. No structures shall be built within the existing public sewer easement reserved by Document #1888:1847767(84).
17. Grant pedestrian walkway easements for all public sidewalks not located within public right-of-way adjacent to this site.
18. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. 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.
19. Submit an Encroachment Agreement for all landscaping, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site.
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.

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21. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the submittal of civil construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to civil improvement plan approval. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with civil improvement plan approval unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.
22. Site development to comply with all applicable conditions of approval for Z-020-97, the Las Vegas Medical District Standards and all other applicable site-related actions.

Sincerely,



Angela Crolli
Senior Deputy City Clerk for
Beverly K. Bridges, CMC, City Clerk

cc: Mr. Sunny Kamath
State of Nevada Public Works Board
1830 East Sahara Avenue, Suite #204
Las Vegas, Nevada 89104

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