



LAS VEGAS CITY COUNCIL

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ELIZABETH N. FRETWELL
CITY MANAGER

March 17, 2011

Mr. J. D. Melchiode
Sunrise Mountainview Hospital
3100 North Tenaya Way
Las Vegas, Nevada 89128

RE: SDR-40551 – SITE DEVELOPMENT PLAN REVIEW
RELATED TO SUP-0552
CITY COUNCIL MEETING OF MARCH 16, 2011

Dear Mr. Melchiode:

The City Council at a regular meeting held March 16, 2011, APPROVED the request for a Special Use Permit FOR A PROPOSED HELIPAD at 3100 North Tenaya Way (APN 138-15-510-005), C-PB (Planned Business Park) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on March 17, 2011. This approval is subject to:

Planning

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 12/21/2010, except as amended by conditions herein.
3. 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 12/21/2010. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
4. 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.
5. Prior to the issuance of Building Permits, the applicant shall revise the Site Plans to reflect a five-foot wide loading zone on each side of a designated Handicapped parking space and at least one eight-foot wide loading zone for Van accessible Handicapped parking spaces where required, pursuant to Title 19.10.

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09

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6. An Exception from Title 19.10 is hereby approved to allow 16 parking lot landscape islands where 27 are required.
7. An Exception from Title 19.10 is hereby approved to allow no trees in the parking islands within 150-feet of the proposed Helipad and use only large aggregate (12-inch to 18-inch) ground cover.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
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 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.
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. Reconstruct the sidewalk ramps at the southerly most driveway to meet current ADA standards.
16. No trees or vegetation over three feet in height shall be allowed within the existing public sewer easement along the east property line.
17. 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.

Mr. J. D. Melchiode
SDR-40551 – Page Three
March 17, 2011

18. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
19. Comply with all applicable previous conditions of approval for Z-68-85 and all other site-related actions.

Sincerely,



Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Brad Lipsey
Littlejohn Engineering Associates
1935 Twenty-First Avenue South
Nashville, Tennessee 37212



March 17, 2011

Mr. J. D. Melchiode
Sunrise Mountainview Hospital
3100 North Tenaya Way
Las Vegas, Nevada 89128

RE: SUP-40552 - SPECIAL USE PERMIT
RELATED TO SDR-40551
CITY COUNCIL MEETING OF MARCH 16, 2011

Dear Mr. Melchiode:

The City Council at a regular meeting held March 16, 2011, APPROVED the request for a Special Use Permit FOR A PROPOSED HELIPAD at 3100 North Tenaya Way (APN 138-15-510-005), C-PB (Planned Business Park) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on March 17, 2011. This approval is subject to:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Helipad use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-40551) shall be required.
3. Conformance to the approved conditions for Rezoning (Z-0068-85), Site Development Plan Review [Z-0068-85(13)] and all subsequent actions.
4. This approval shall be void two years from the date of final approval unless a building permit has been issued for the new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. The applicant shall file a Federal Aviation Administration (FAA) Form 7480-1, "Notice of Landing Area Proposal" as required by federal regulations (14 CFR Part 157) prior to the issuance of building permits.

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Mr. J. D. Melchiode
SUP-40552 – Page Two
March 17, 2011

8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Brad Lipsey
Littlejohn Engineering Associates
1935 Twenty-First Avenue South
Nashville, Tennessee 37212

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 8, 2011
 DEPARTMENT: PLANNING AND DEVELOPMENT
 ITEM DESCRIPTION: APPLICANT/OWNER: SUNRISE MOUNTAINVIEW
 HOSPITAL, INC.

**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-40552	Staff recommends APPROVAL, subject to conditions:	
SDR-40551	Staff recommends APPROVAL, subject to conditions:	SUP-40552

**** CONDITIONS ****

SUP-40552 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Helipad use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-40551) shall be required.
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MH

Conditions Page Two
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SDR-40551 CONDITIONS

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Conditions Page Three
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19. Comply with all applicable previous conditions of approval for Z-68-85 and all other site-related actions.

Staff Report Page One
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**** STAFF REPORT ****

PROJECT DESCRIPTION

This Site Development Plan Review request is for a proposed one-story, 33,717 square-foot expansion to an existing five-story, 309,663 square-foot Hospital complex. Included with this expansion is accommodation for a Helipad that will be used in conjunction with the proposed Emergency Room and Intensive Care Unit. The accompanying Special Use Permit is to allow the Helipad use within the C-PB (Planned Business Park) zoning district. This development is located at 3100 North Tenaya Way, on 28.10 acres, within the Las Vegas Technology Center. The proposed development is consistent in appearance and massing with the existing Hospital and has mitigated the impact of the Helipad use with a suitable location at the south end of the site. Staff recommends approval of the requested Site Development Plan Review for the proposed addition and the related request for a Special Use Permit for a Helipad use. If denied, the proposed expansion and Helipad use will not be allowed.

ISSUES

- The 33,717 square-foot, single-story expansion will provide twelve additional beds, an emergency room, and an intensive care unit along with a related Helipad for air ambulance service.
- The proposed Helipad use requires a Special Use Permit within the C-PB (Planned Business Park) zoning district.
- The applicant must submit proof of approval for the flight path for take-off and approach to the facility by the Clark County Department of Aviation prior to the issuance of a building permit for the Helipad.
- The applicant has received approval by the Las Vegas Technology Center Architectural Review Committee.
- An exception to the Title 19.10 Parking Lot Landscaping requirements has been sought to address the reduced landscaping within 150 feet of the Helipad as a matter of public safety.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
11/20/85	The City Council approved a Rezoning to C-PB (Planned Business Park) zoning for this site as part of a larger request (Z-0068-85). The Planning Commission recommended approval.

MH

Staff Report Page Two
 February 8, 2011 - Planning Commission Meeting

8/03/94	The City Council approved a request for a Plot Plan and Building Elevation Review [Z-68-85(13)] of a proposed six-story medical office building on property located on the southeast corner of Cheyenne Avenue and Tenaya Way.
10/19/94	The City Council approved a Plot Plan and Building Elevation Review [Z-0068-85(15)] for the existing hospital on this site. The Planning Commission recommended approval.
11/22/94	The Board of Zoning Adjustment denied a request for a Variance (V-155-94) to allow a Heliport in conjunction with a proposed hospital, where such use is not allowed.
3/22/99	The City Council approved a request for a Site Development Plan Review [Z-68-85(50)] for an 89,301 square foot expansion to an existing 198,615 square foot Hospital on property located at 3100 North Tenaya Way. The Planning Commission recommended approval.
08/21/02	The City Council approved a Site Development Plan Review [Z-0068-85(64)] for a Parking Lot Addition and a reduction in the amount of perimeter and parking lot landscaping for the existing hospital. The Planning Commission recommended approval.
11/20/03	The Planning & Development Department approved a request for a Minor Site Development Plan Review (SDR-3200) to add a 5 th floor with 36 beds to an existing Hospital on 28.1 acres at 3100 North Tenaya Way.
01/07/04	City Council approved a request for a Site Development Plan Review (SDR-3273) for a proposed 220,000 square-foot, four-story Parking Structure at 3100 North Tenaya Way.

<i>Most Recent Change of Ownership</i>	
05/19/95	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
05/11/95	A Building Permit (#95376708) was issued against Plan Check #C-170-94 for the onsite improvements for the construction of a Hospital. This permit expired on 11/30/96.
09/03/99	A Building Permit (#99017503) was issued against Plan Check #C-106-98 for the expansion of the existing Hospital. This permit received its final inspection on 08/08/00.
01/24/96	A Business License (#H04-00211) was issued for a Hospital at 3100 North Tenaya Way.
04/30/96	A Business License (#R09-00706) was issued for a Hospital at 3100 North Tenaya Way.

MH