

DS #: 4538

APN: 125-20-216-006

PROJECT: Steinberg Diagnostic Medical Imaging SDM-I

SUBMITTAL: _____

SCANNED BY/DATE: _____

CHECKED BY/DATE: _____



CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		March 12, 2012
TO: Land Development Services Department of Public Works		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT: Drainage Study for: Steinberg Diagnostic Medical Imaging (SDMI)		COPIES TO: CivilWorks Inc.
Cross Streets:	SWQ of Durango Dr. & Hitt Center Court	SDMI Centennial Hills LLC
File Number:	F:\Depot\DSMemos\DS4538B.doc	Bart Anderson, P.E., DevCo
Parcel Number:	125-20-216-006	
Zoning Action:	SDR-44327	
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES	NO X

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	11/23/2011	11/29/2011	Not Approved	\$400.00	267144: \$400
2 nd Submittal	2/27/2012	3/12/2012	See Comments Below	\$400.00	275599: \$400
TOTAL FEES (LDDRS):					----

REMARKS:

The Drainage Study for the subject project has been reviewed and:

	is approved subject to conformance to all City standards and the following conditions:
X	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.

- Per the hydraulic calculations provided, the 100-year flow depth in the proposed concrete valley gutter along the west boundary wall is 0.21'. With reference to Section C/C7, during a major storm event, the flow will not be contained in the concrete gutter and will spill over into the adjacent parking spaces. Revise the valley gutter to a U-channel which will contain the 100-year flow. Revise the hydraulic calculations accordingly.
- Label the existing public drainage easement (privately maintained) with recorded document or map number on the grading plan.
- Second request: Label an existing storm drain system in *Hitt Center Court* with *City of Las Vegas* recorded drawing number on the grading plan.
- Second request: *Firestone* is constructing their development adjacent to the subject site to the east, show the proposed design of *Firestone* on the subject grading plan.
- A proposed retaining wall to the north of the north parking stall appears to be frozen on the grading plan in the last submittal. Show the proposed retaining wall in the next submittal.
- Sheet C7:** Revise Typical Sections C and D per Comment #1 accordingly.

In an effort to increase administrative efficiency, the City of Las Vegas Public Works Department requires all soil reports, drainage studies and traffic impact analysis submittals to be accompanied by an electronic copy of the submittal. Electronic documents must be submitted with one original hard copy of the study. Electronic documents should be on a universal computer-readable digital output replicating your submittal to be used for archival or display purposes. This may be more than one file if necessary. An Indexed Portable Document Format (PDF) or Print Ready CAD file formats with a minimum of 300dpi are the desired formats, but provided it is a high quality digitized replication of the submittal, other formats may be acceptable. If figures are in color, they must be scanned in color and saved as a separate file. The new submittal requirement is effective on **July 1, 2011**. If there are any questions regarding these new requirements, please contact Albert Sung in the Flood Section at (702) 229-2001 or Rick Schroder in Traffic Engineering at (702) 229-6327.

NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the *Nevada Division of Environmental Protection* a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see <http://ndep.nv.gov/bwpc/storm01.htm> or call (775) 687-9429.

NOTE: This drainage study assumes that the project will be constructed in one phase. If improvement plans are submitted to break the project into separate phases, a drainage study update will be required for each phase addressing the interim condition.

END OF REMARKS
ays

T/R/S: T19S/R60E/20
AREA G-20

Post-it® Fax Note 7671		Date 3/12/12	# of pages 2
To Jennifer Nuesca	From Albert Sung		
Co./Dept. Civil Works	Co. CC ✓		
Phone #	Phone # 229-2001		
Fax # 534-1825	Fax #		

**ADDENDUM #1 OF THE UPDATE TO THE
TECHNICAL DRAINAGE STUDY FOR
STEINBERG DIAGNOSTIC
MEDICAL IMAGING**

(SDMI)

AT

DURANGO DR. & HITT FAMILY CT.

Project No. 104011013.00

February 2012

Revised: 2/27/12

DS 4538

G-20

\$400-

Prepared for:

TKC Design, PC
9225 W. Flamingo Road, Suite #100
Las Vegas, NV 89147
Contact: John Darin
PHONE: (702) 228-9551

Prepared by:

CivilWorksInc
Engineering with "sensible" solutions tailored to your "specific" needs.

4945 W. Patrick Lane Las Vegas, NV 89118
Office: (702) 534-7555 Fax: (702) 534-1825

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL

DRAINAGE STUDY INFORMATION FORM

Name of Development: Steinberg Diagnostic Medical Imaging - Addendum #1 to Update Date: 23-FEB-2010

Location of Development: a) Descriptive (Cross Streets) North/South: Durango Drive

East/West: Hitt Family Court

b) Section: 20 Township: 19S Range: 60E

c) APN : 125-20-216-006

Name of Owner: SDMI Centennial Hills LLC

Telephone No.: _____ Fax No.: _____ E-Mail Address: _____

Address: 6925 N. Durango Drive Las Vegas, NV 89149

Contact Person-Name: Jennifer Nuesca Telephone No.: 702-534-1827

* E-Mail Address: jkn@civilworksonline.com Fax No.: 702-534-1825

Firm: CivilWorks, Inc.

Address: 4945 W Patrick Lane, Las Vegas, NV 89118

Type of Land Development/Land Disturbance Process:

☐ Rezoning	☐ Subdivision Map	☐ Clearing and Grading Only
☐ Parcel Map	☐ Planned Unit Development	☐ Other (Please specify below)
☐ Large Parcel Map	☒ Building Permit	

1. Total Owned Land Area: At Site: 1.48 Being Developed/Disturbed: 1.48-ac

2. Is a portion or all of the subject property located in a designated FEMA Flood Hazard Area? ☐ Yes** ☒ No

3. Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility? ☒ Yes** ☐ No

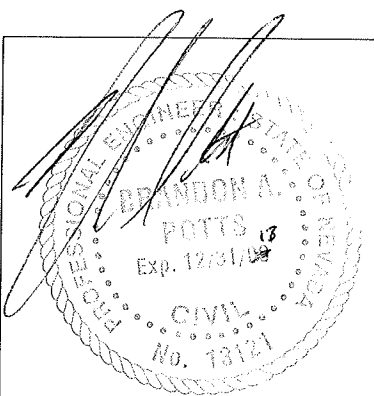
4. Proposed type of development (Residential, Commercial, Etc.): Commercial

5. Approximate upstream land area which drains to the subject site: _____

6. Has the site drainage been evaluated in the past? ☒ YES ☐ NO If yes, please identify documentation: DS4352

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: On to Hitt Family Court

8. Briefly describe your proposed schedule for the subject project: ASAP



Engineer's Seal

Submit this form as part of the required drainage study to the local entity which has jurisdiction over the subject property. This form may provide sufficient information to serve as the Conceptual Drainage Study.

*New Required Field

**Review and concurrence of the Clark County Regional Flood Control District is required.

Revision	Date

Local Entity File No. _____

REFERENCE:

STANDARD FORM 1

February 23, 2012

Albert Sung, P.E.
City of Las Vegas Public Works Department -- Flood Control Section
333 N. Rancho Drive
Las Vegas, NV 89106

Re: Addendum #1 to the Update for Steinberg Diagnostic Medical Imaging @ Durango Dr. & Hitt Family Ct.

Dear Mr. Albert Sung,

This letter is in response to the drainage study review comments for the Technical Drainage Study Update for Steinberg Diagnostic Medical Imaging dated November 30, 2011. The comments have been reiterated below along with the corresponding responses.

Comment 1: Provide a copy of the zoning/planning conditions associated with this site with the next submittal to verify compliance with conditions. Flood Control will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the City Council). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.

Response 1: A copy of the zoning/planning conditions associated with this site has been provided in the Appendix of this report.

Comment 2: A review of the grading plan shows an elevation difference of approximately 4-feet of cut adjacent to (un)developed properties. Site with a grade difference of 2 feet above or below existing grades are required to have approval from the City of Las Vegas Planning and Development Department. The engineer must submit copies of the grading plans and detail sheet with a letter justifying the grade difference to the City Planning Department (229-6301). The engineer must provide Planning approval with the next submittal.

Response 2: The Grading Plan, Detail Sheet and justification letter has been submitted to City Planning Department and we are waiting for approval. Once we obtain the approval letter, a copy will be forwarded to Flood Control.

Comment 3: The grading plan indicates offsite grading along the west and south boundaries. Secure a notarized letter of permission from each of the pertinent property owners allowing the grading. This letter (s) is (are) required prior to final acceptance of the drainage study.

CivilWorks Inc.
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4945 W. Patrick Lane Las Vegas, NV 89118
Office: (702) 534-7555 Fax: (702) 534-1825

Response 3: The off-site grading of drainage swales on the adjacent property are no longer proposed. Instead, the off-site flows will be conveyed through the subject site. The runoff will enter via two (2) block wall openings along the western property line where existing flow lines occur. The flow (approximately 2-cfs for the 100-year storm) will then be conveyed within a 2' concrete valley gutter along the western and southern property lines. It should be noted that there is an existing 20' drainage easement along the western and southern property lines. Additional hydraulic sections have been included in the Appendix.

Comment 4: Address the maintenance responsibility of the offsite swales in the future in the next submittal. This must be resolved prior to the final approval of the drainage study.

Response 4: Since the off-site swales are no longer being proposed, the offsite flows will be conveyed through the subject site within a 2' concrete valley gutter and within the limits of an existing 20' drainage easement along the western and southern property lines.

Comment 5: Label an existing storm drain system in Hitt Center Court with City of Las Vegas recorded drawing number on the grading plan

Response 5: The existing 18" storm drain system in Hitt Center Court has been shown and labeled with the City of Las Vegas recorded drawing number.

Comment 6: With reference to the Final Map of The Village at Centennial Hills (Plat Book 142, Page 9), there is a 20'-wide public drainage easement (privately maintained) running along the west and south boundaries of the proposed site. Show this existing drainage easement on the construction plan with the recorded document number labeled.

Response 6: The existing 20' public drainage easement (privately maintained) running along the west and south boundaries of the site have been shown on the plans.

Comment 7: There is an existing business at the northeast corner of the subject development, i.e., Car's Jr. Restaurant. Identify the building footprint, the finish floor elevation and the relevant gradings on the grading plan.

Response 7: The building footprint lies outside of the 100' distance from the eastern property line and therefore was not included in our surveying scope of work. Per approved plans CLV Drawing #107Y4971, we have identified the approximate location of the building to be 122-feet away from the eastern property line and the finished floor elevation to be 2584.00'.

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Comment 8: Firestone is constructing their development adjacent to the subject site to the east, again, show the proposed design of Firestone on the subject grading plan.

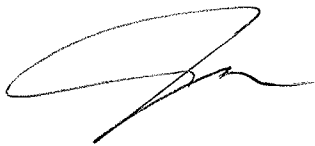
Response 8: Since the development is under construction, the approximate location and finished floor elevation shown on the plan is solely based on the approved plans for the Firestone Project.

Comment 9: Annotate the elevation of existing contour lines clearly on the grading plan.

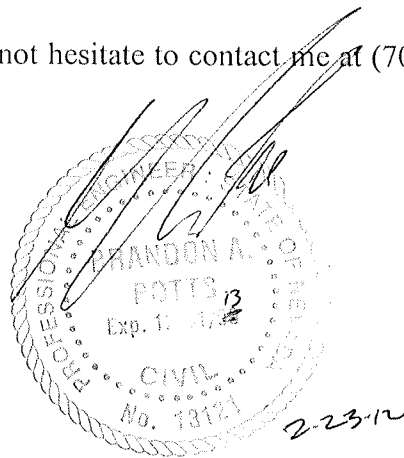
Response 9: The existing contour lines have been annotated on the grading plan.

If you have any questions or concerns, please do not hesitate to contact me at (702) 534-1827.

Sincerely,



Jennifer K. Nuesca, E.I.
Civil EIT



Brandon A. Potts, P.E.
Principal Engineer

CivilWorksInc
Engineering with "sensible" solutions tailored to your "specific" needs.

4945 W. Patrick Lane Las Vegas, NV 89118
Office: (702) 534-7555 Fax: (702) 534-1825

CITY OF LAS VEGAS				DATE:	
INTER-OFFICE MEMORANDUM				November 30, 2011	
TO: Land Development Services Department of Public Works				FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works	
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Cross Streets: SWQ of Durango Dr. & Hitt Center Court				SDMI Centennial Hills LLC	
File Number: F:\Depot\DSMemos\DS4538A.doc				Bart Anderson, P.E., DevCo	
Parcel Number: 125-20-216-006				TO DA1 BAP JLP CAG	
Zoning Action: SDR-xxxxx					
FEMA Flood Zone YES NO X					
Proposed Storm Drain YES NO X					

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TOTAL FEES (LDDRS):					----

REMARKS:

The Drainage Study for the subject project has been reviewed and:

	is approved subject to conformance to all City standards and the following conditions:
X	must be resubmitted or supplemented including the following:
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1. Provide a copy of the zoning/planning conditions associated with this site with the next submittal to verify compliance with conditions. *Flood Control* will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the *City Council*). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.
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3. The grading plan indicates offsite grading along the west and south boundaries. Secure a notarized letter of permission from each of the pertinent property owners allowing the grading. This letter(s) is(are) required prior to final acceptance of the drainage study.
4. Address the maintenance responsibility of the offsite swales in the future in the next submittal. This must be resolved prior to the final approval of the drainage study.
5. Label an existing storm drain system in *Hitt Center Court* with *City of Las Vegas* recorded drawing number on the grading plan.

6. With reference to the *Final Map of The Village at Centennial Hills (Plat Book 142, Page 9)*, there is a 20'-wide public drainage easement (privately maintained) running along the west and south boundaries of the proposed site. Show this existing drainage easement on the construction plan with the recorded document number labeled.
7. There is an existing business at the northeast corner of the subject development, ie, *Carl's Jr. Restaurant*. Identify the building footprint, the finish floor elevation and the relevant gradings on the grading plan.
8. *Firestone* is constructing their development adjacent to the subject site to the east, again, show the proposed design of *Firestone* on the subject grading plan.
9. Annotate the elevation of existing contour lines clearly on the grading plan.

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NOTE: This drainage study assumes that the project will be constructed in one phase. If improvement plans are submitted to break the project into separate phases, a drainage study update will be required for each phase addressing the interim condition.

END OF REMARKS
ays

T/R/S: T19S/R60E/20
AREA G-20

APPENDIX

CONDITIONS OF APPROVAL



LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

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

RECEIVED

FEB 16 2012

The Korte Company

February 14, 2012

Mr. David Steinberg
SDMI Centennial
9225 West Flamingo Road, Suite #100
Las Vegas, Nevada 89147

**RE: SDR-44327 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - FEBRUARY 2012**

Dear Mr. Steinberg:

Your request for a Minor Amendment to an approved Site Development Plan Review (SDR-27051) FOR A 12,259 SQUARE-FOOT MEDICAL OFFICE DEVELOPMENT WHERE 10,400 SQUARE FEET WAS PREVIOUSLY APPROVED on 1.48 acres at 6925 North Durango Drive (APN 125-20-216-006), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) has been considered administratively by the Planning and Development Department staff.

The Department of Planning Staff has administratively **APPROVED** your request subject to the following:

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-27051) shall be required, except as amended herein.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. 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 and landscape plan, date stamped 01/30/12 except as amended by conditions herein.
4. All development shall be in conformance with the building elevations, date stamped 01/12/12 except as amended by conditions herein.



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 01/12/12. 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 Department of Building and Safety.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. 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).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
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. Installed landscaping shall not impede visibility of any traffic control device.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.08.040.
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.

Mr. David Steinberg
SDMI Centennial
SDR-44327 - Page Three
February 15, 2012

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. 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.
16. A Drainage Study update must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage study update.

This action by the Department of Planning staff on February 14, 2012 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. John Darin
9225 West Flamingo Road, Suite #100
Las Vegas, Nevada 89147

*City of Las Vegas***AGENDA MEMO - PLANNING**

ADMINISTRATIVE REVIEW DATE: FEBRUARY 2012

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: THE KORTE COMPANY - OWNER: SDMI
CENTENNIAL HILLS, LLC**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
SDR-44327	Staff APPROVES, subject to conditions:	

**** CONDITIONS ******SDR-44327 CONDITIONS**Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-27051) shall be required, except as amended herein.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. 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 and landscape plan, date stamped 01/30/12 except as amended by conditions herein.
4. All development shall be in conformance with the building elevations, date stamped 01/12/12 except as amended by conditions herein.
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 01/12/12. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

YK

Conditions Page Two
February 2012 - Administrative Review Meeting

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7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. 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).
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11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.08.040.
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. 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.

Conditions Page Three
February 2012 - Administrative Review Meeting

16. A Drainage Study update must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage study update.

Staff Report Page One
February 2012 - Administrative Review Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a proposed 12,259 square-foot medical office building on a 1.48 acre undeveloped pad of a 5.1 acre approved Shopping Center located at the northwest corner of Deer Springs Way and Durango Drive. This project is in conformance with the Town Center Development Standards and complements the adjacent developments; therefore, staff has administratively approved the request with conditions.

ISSUES

- A minor amendment is allowed for an increase in floor area of less than 10%. The pad was approved as a part of a 41,741 square-foot shopping center. This project will add 4.5% additional square-footage to the center allowing a minor amendment to be utilized.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
02/13/03	The City Council approved a Rezoning (ZON-1620) of the subject property from U (Undeveloped) Zone [UC-TC (Urban Center Mixed-Use - Town Center) General Plan designation] to T-C (Town Center), a Special Use Permit (SUP-1569) for a 6,622 square-foot Tavern on a portion of the subject property, and a Site Development Plan Review (SDR-1741) for a proposed 6,622 square-foot Tavern on a portion of the subject site. The Planning Commission recommended approval and staff recommended denial of these requests.
06/15/05	The City Council approved a request for a Site Development Plan Review (SDR-6317) for a proposed Mixed-Use Development consisting of two 24-story towers containing 474 residential units and 144,200 square feet of commercial space of which 102,744 square feet is office space, and Special Use Permits (SUP-6323, SUP-6326, and SUP-6330) for a proposed 5,200 square-foot tavern, a proposed 7,256 square-foot supper club, and a proposed mixed use development in excess of 12 stories, respectively, on 5.21 acres adjacent to the northwest corner of Deer Springs Way and Durango Drive. The Planning Commission and staff recommended approval of these requests.

Staff Report Page Two
February 2012 - Administrative Review Meeting

07/11/07	The City Council denied Extension of Time (EOT-22312, EOT-22313, EOT-22314, EOT-22315) requests for Site Development Plan Review (SDR-6317) for a proposed Mixed-Use Development consisting of two 24-story towers containing 474 residential units and 144,200 square feet of commercial space of which 102,744 square feet is office space, and Special Use Permits (SUP-6323, SUP-6326, and SUP-6330) for a proposed 5,200 square-foot tavern, a proposed 7,256 square-foot supper club, and a proposed mixed use development in excess of 12 stories, respectively, on 5.21 acres adjacent to the northwest corner of Deer Springs Way and Durango Drive. The Planning Department staff recommended approval.
06/04/08	The City Council approved a Request for a Major Modification (MOD-27044) of the Town Center Land Use Plan from UC-TC (Urban Center Mixed Use - Town Center) to GC-TC (General Commercial - Town Center) Special Land Use designation, a Special Use Permit (SUP-27046) for a proposed 5,376 square-foot Liquor Establishment - Tavern, a Special Use Permit (SUP-27047) for a proposed 3,200 square-foot Restaurant with Drive Through, a Special Use Permit (SUP-27049) for a proposed Beer/Wine/Cooler Off-Sale Establishment in Conjunction with a Convenience Store, and a Site Development Plan Review (SDR-27051) for a 41,741 square-foot Retail and Office development with Waivers to allow an eight-foot landscape buffer where a 15-foot buffer is required on Durango Drive, a 15-foot setback where a 20-foot setback is required for a Gas Station, and Town Center landscape finger requirements within the parking area on 5.1 acres at the northwest corner of Durango Drive and Deer Springs Way. The Planning Commission recommended approval of these items, staff recommended denial. Additionally, the City Council accepted a Withdrawal Without Prejudice of a request for a Special Use Permit (SUP-27048) for a proposed 3,275 square-foot Convenience Store with Fuel Pumps at the northwest corner of Durango Drive and Deer Springs Way. The Planning Commission recommended approval of this item, whereas staff recommended denial.
10/24/08	The Planning Department administratively approved a Site Development Plan Review (SDR-30027), for a Major Amendment to Site Development Plan Review (SDR-27051) for a 45,895 square-foot retail and office development where 41,741 square feet was previously approved on 5.1 acres at the northwest corner of Durango Drive and Deer Springs Way.
09/01/10	The City Council approved an Extension of Time (EOT-38453) of a previously approved Special Use Permit (SUP-27047) for a proposed 3,200 square-foot Restaurant with drive through at 6803 North Durango Drive. The Planning Department staff recommended approval.
09/01/10	The City Council approved an Extension of Time (EOT-38454) of a previously approved Special Use Permit (SUP-27046) for a proposed 5,376 square-foot Liquor Establishment (Tavern) at 6803 North Durango Drive. The Planning Department staff recommended approval.

Staff Report Page Three
February 2012 - Administrative Review Meeting

05/18/11	The City Council approved a Site Development Plan Review (SDR-41049) for a Major Amendment to an approved Site Development Plan Review (SDR-27051) for a proposed 8,775 square-foot Auto Repair Garage (Minor) on 2.14 acres approximately 230 feet north of Deer Springs Way, adjacent to the west side of Durango Drive. The Planning Commission and staff recommended approval.
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<i>Most Recent Change of Ownership</i>	
10/18/10	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
No related building permits or business licenses have been issued.	

<i>Pre-Application Meeting</i>	
11/17/11	Staff reviewed the proposed medical building and determined that the application could be processed administratively as long as no variances or waivers were required. The requirements for a Site Development Plan Review application were reviewed with the applicant.

<i>Neighborhood Meeting</i>	
No neighborhood meeting was required, nor was one held.	

<i>Field Check</i>	
02/13/12	Staff visited the site and found an undeveloped parcel of land.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.48

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Undeveloped	GC-TC (General Commercial – Town Center)	T-C (Town Center)

Staff Report Page Four
February 2012 - Administrative Review Meeting

North	Condominium	UC-TC (Urban Center Mixed Use - Town Center)	T-C (Town Center)
South	Undeveloped	UC-TC (Urban Center Mixed Use - Town Center)	U (Town Center)
East	Hospital	UC-TC (Urban Center Mixed Use - Town Center)	T-C (Town Center)
West	Undeveloped	UC-TC (Urban Center Mixed Use - Town Center)	T-C (Town Center)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Town Center Master Plan	X		Y
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
T-C (Town Center) District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Town Center Development Standards, the following standards apply:

<i>Standard (GC-TC)</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Setbacks			
• Front	15 Feet	63 Feet	Y
• Side (North)	10 Feet	80 Feet	Y
• Side (South)	10 Feet	59 Feet	Y
• Rear	20 Feet	56 Feet	Y
Max. Building Height	12 stories*	One story, 27 Feet	Y
Build-to-line Standards	N/A	N/A	N/A
Stepbacks	8 Feet	N/A	N/A
Trash Enclosure	Screened	Screened	Y
Mech. Equipment	Screened	Screened	Y

*The proposal is within the Town Center Urban Core per Building Height, Stepback and Build-to-line Standards, which supersedes Commercial Development Standards - Table 2.

YK

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	20 Trees	31 Trees	Y

*Per Town Center Development Standards Manual the street width is 80 feet. A portion of the Deer Springs Way right-of-way is not complete.

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required Parking		Provided Parking		Compliance
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	40,449 SF	1:250	162				
TOTAL SPACES REQUIRED			162		205		Y
Regular and Handicap Spaces Required			156	6	195	10	Y
Loading Spaces			3		3		Y

Staff Report Page Six
February 2012 - Administrative Review Meeting

ANALYSIS

Projects located within the Town Center area are subject to the Town Center Development Standards Manual, as well as Title 19 where the Town Center Development Standards Manual is silent. This request is to add 1,859 square-feet to a previously approved 10,400 square-foot office building in the undeveloped portion of the shopping center. The subject property is located in the GC-TC (General Commercial – Town Center) special land use area.

Access to the site is provided by two 36-foot driveways off Durango Drive, spaced approximately 147 feet apart, and one 36-foot wide driveway on Deer Springs Way and Hitt Family Court.

The approved elevations from Site Development Plan Reviews (SDR-27051 and SDR-30027) for the retail store, office and restaurant depict the use of stucco as the primary façade material with manufactured stone veneer and decorative metal screens on the pilasters and concrete tile roofs. The submitted elevations for the proposed office building depict similar materials. The Town Center Development Standards Manual prohibits mirrored glass, wood and asphalt shingles, corrugated fiberglass, exposed, unfinished tilt-up concrete, plastic laminate, and neon, which the applicant has not proposed. The elevation has included a wall sign, which is not part of this request, but will be approved via a separate building permit.

The proposed medical office is located within a shopping center designed to accommodate a variety of uses, and located across the street from a hospital; therefore, staff has administratively approved the application with conditions.

FINDINGS (SDR-44327)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

The proposed development is consist with the previous site plan of an auto repair garage, office and retail uses and will be compatible with the surrounding retail, medical and office uses located in the general area.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

Staff Report Page Seven
February 2012 - Administrative Review Meeting

The proposed development is consistent with the Town Center Development Standards Manual and the previously approved Waivers through Site Development Plan Review (SDR-27051) as conditioned.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

The site is access by existing driveways to Deer Springs Way, designated as Town Center Arterial/Secondary Collector, Durango Drive, designated as Town Center Parkway Arterial and Hitt Family Court, designated as Town Center Tertiary. These streets will provide adequate access to the development.

- 4. Building and landscape materials are appropriate for the area and for the City;**

The building and landscape materials for the proposed development meet the requirements of the Town Center Development Standards Manual.

- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The building elevations proposed depict appropriate site and building design and architectural features that are consistent with the Town Center Development Standards Manual.

- 6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

The project will be subject to permit review and inspections; therefore, appropriate measures will be taken to protect public health, safety and general welfare.

APPROVALS 0

PROTESTS 0

YK

HYDRAULIC ANALYSES

FlowMaster Cross Sections

2' VALLEY GUTTER

Worksheet for Irregular Channel

Project Description	
Project File	x:\2011 projects\104011013.00 sdmi building @ durango & hitt\08 - phase 2\up
Worksheet	2' VALLEY GUTTER
Flow Element	Irregular Channel
Method	Manning's Formula
Solve For	Water Elevation

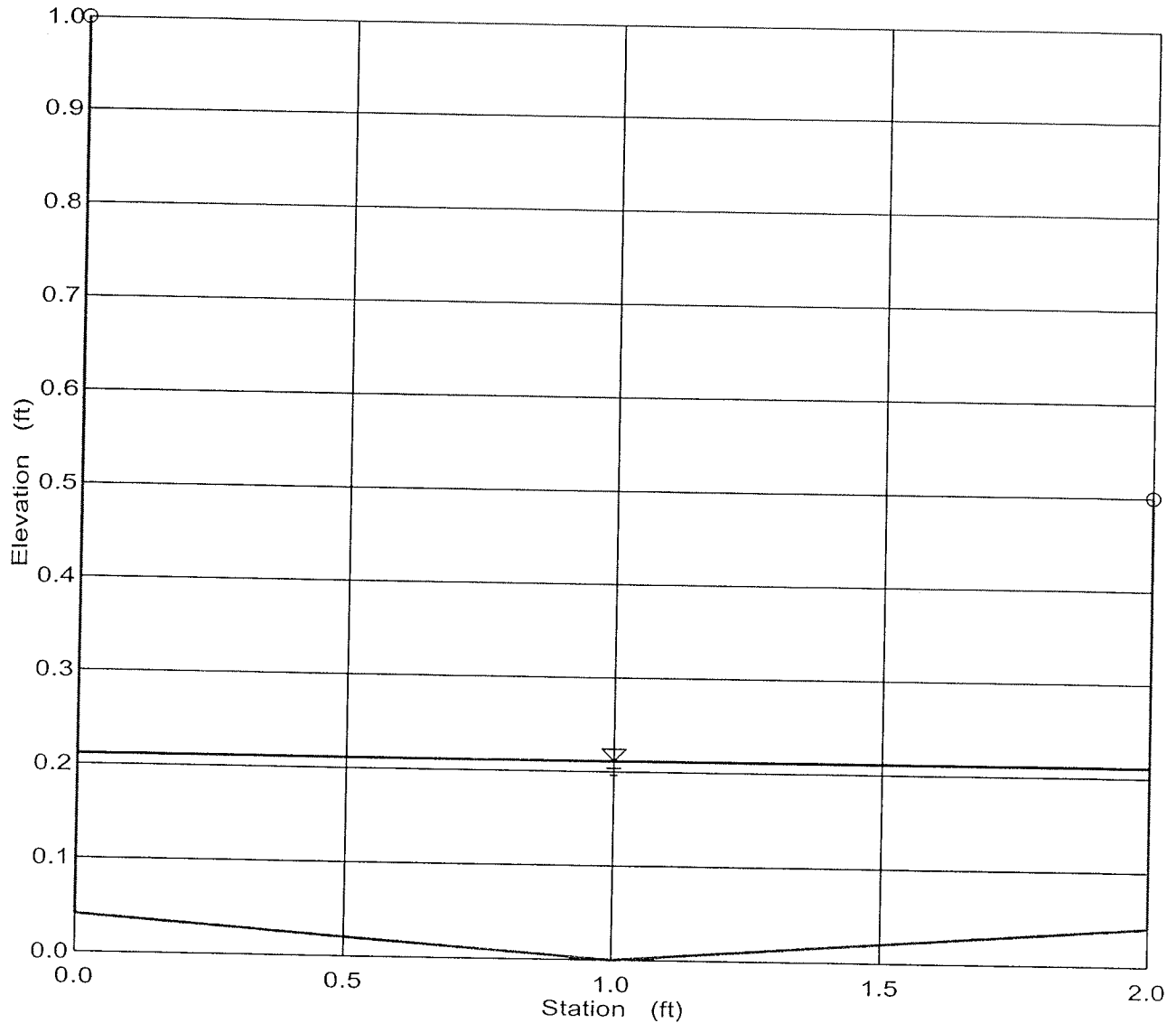
Input Data				
Channel Slope	0.024000 ft/ft			
Elevation range: 0.00 ft to 1.00 ft.				
Station (ft)	Elevation (ft)	Start Station	End Station	Roughness
0.00	1.00	0.00	2.00	0.013
0.00	0.04			
1.00	0.00			
2.00	0.04			
2.00	0.50			
Discharge	2.00	cfs		

Results		
Wtd. Mannings Coefficient	0.013	
Water Surface Elevation	0.21	ft
Flow Area	0.38	ft ²
Wetted Perimeter	2.34	ft
Top Width	2.00	ft
Height	0.21	ft
Critical Depth	0.33	ft
Critical Slope	0.005113	ft/ft
Velocity	5.27	ft/s
Velocity Head	0.43	ft
Specific Energy	0.64	ft
Froude Number	2.13	
Flow is supercritical.		

2' VALLEY GUTTER
Cross Section for Irregular Channel

Project Description	
Project File	x:\2011 projects\104011013.00 sdmi building @ durango & hitt\08 - phase 2\up
Worksheet	2' VALLEY GUTTER
Flow Element	Irregular Channel
Method	Manning's Formula
Solve For	Water Elevation

Section Data	
Wtd. Mannings Coefficient	0.013
Channel Slope	0.024000 ft/ft
Water Surface Elevation	0.21 ft
Discharge	2.00 cfs



125-20-216-006
6925 Durrango
TC

February 23, 2012

City of Las Vegas Planning and Development Department
333 S. Rancho Drive
Las Vegas, NV 89106

RE: Grade Difference Justification Letter for Steinberg Diagnostic Medical Imaging

To Whom It May Concern:

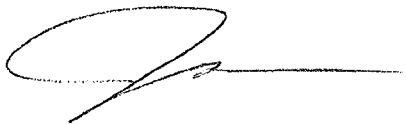
The project at APN 125-20-216-006, Steinberg Diagnostic Medical Imaging (SDMI), proposes a finished floor elevation which is approximately 4-feet below the adjacent (un)developed property to the west (APN 125-20-201-015).

The proposed finished floor elevation of 2585.89' was set in order to match the adjacent developed property to the east Carl's Jr. (APN 125-20-216-010). The finished floor elevation of the Carl's Jr. building is 2584' (CLV Drawing No. 107Y4971). The maximum cross slope of the driveway is 3.11% in order to tie into the existing improvements to the east.

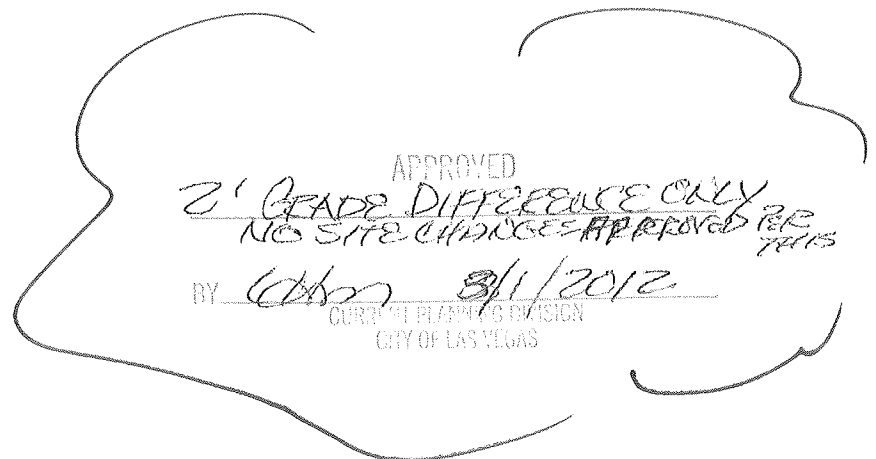
Please refer to the attached Grading Plan and Detail Sheet.

If you have any questions or concerns, please do not hesitate to contact me at (702) 534-1827.

Sincerely,



Jennifer K. Nuesca
Civil Designer



CivilWork INC.
Engineering with "sensible" solutions tailored to your "specific" needs.

4945 W. Patrick Lane Las Vegas, NV 89118
Office: (702) 534-7555 Fax: (702) 534-1825

PLANS

**Grading Plan
Detail Sheet**

TRANSMITTAL 04:

Project Name: <u>SDMI</u>	Project #: <u>104011013.00</u>		
Date: <u>23FEB2012</u>	Time: <u>2:45 PM</u>	By: <u>JKN</u>	Page: <u>1 of 1</u>

Company: City of Las Vegas

Attention: Albert Sung

Address: _____

Phone: _____

Regarding: DS5438A Addendum 1

Please note the following is/are:	☐ Attached	☐ Print	☐ Shop Drawings
	☐ Plans	☐ Samples	☐ Specifications
	☐ Copy of Letter	☐ Change Order	☐ Other: _____

Copies:	Date:	#:	Description:
2			Addendum 1 to SDMI drainage study

- | | | |
|--|---|--|
| ☐ For your approval | ☐ Reviewed as submitted | ☐ Resubmit ____ copies for approval |
| ☐ For your use | ☐ Reviewed as noted | ☐ Submit ____ copies for distribution |
| ☐ As requested | ☐ Returned for correction | ☐ Return ____ corrected prints |
| ☒ For review and comment | ☐ Prints returned after loan to us | ☐ For bids due by: _____ |
| ☐ Other: _____ | | |

Remarks:	
PLEASE CONTACT JENNIFER IF YOU HAVE ANY QUESTIONS	
Received by:	Date:

Distribution:	Fax:	Date:	Initial:	Signed by:
_____	<u>000-000-0000</u>	<u>00 Mon 00</u>	_____	_____
_____	_____	_____	_____	Name: Jennifer Nuesca
_____	_____	_____	_____	Title: Civil EIT
_____	_____	_____	_____	Last printed: 23-Feb-12 2:45 PM
☐ Mail	☐ Please reply			Reviewed By: _____
☐ Deliver	☒ No Reply Necessary Unless Exception Taken			☒ Project Files ☐ H.R.M. Files
☒ Fax/Email				☐ Account Files ☐ Other: _____

Copyright © 2003 CivilWorks, Inc. X:\2010 Projects\104011013.00 STEINBERG IMAGING CENTER @ Durango and Hitt\15 – Transmittals

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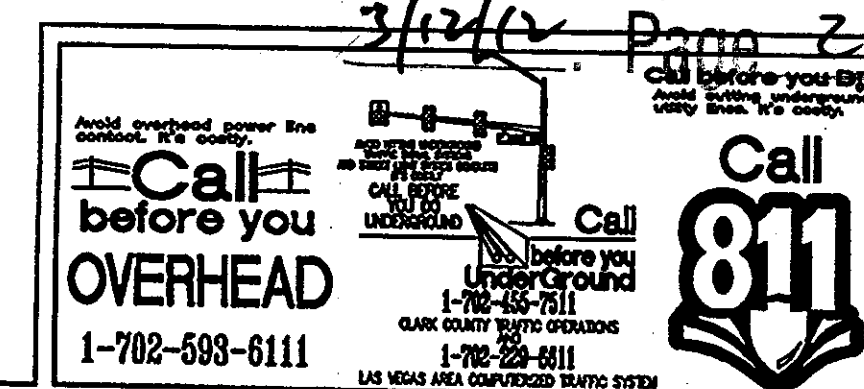
4945 W. Patrick Lane Las Vegas, NV 89118
Office: (702) 534-7555 Fax: (702) 534-1825

LEGEND		
DESCRIPTION	EXISTING	PROPOSED
UTILITIES		
B.O. VALVE		
FIRE HYDRANTS		
CLEAN OUT		
GATE VALVE		
METER		
REDUCER		
CAP		
11.25' ELBOW		
22.5' ELBOW		
45' ELBOW		
90' ELBOW		
CROSS		
TEE		
MANHOLES		
ELECTRICAL		
SANITARY SEWER		
STORM DRAIN		
TELEPHONE		
STREET LIGHTS		
100W HPS STL.		
150W HPS STL.		
200W HPS STL.		
400W HPS STL.		
150W HPS STL.		
GRADING		
SPOT ELEV.	(12.34)	12.34
SLOPE	(1.23%)	1.23%
5' CONT.	(2005)	2005
1' CONT.	(2007)	2007
SITE		
SIGN		
"L" CURB		
"A" CURB		
EDGE OF PAVT.		
WALL		
LINE TYPES		
CL OR SECTION LINE		
UTILITY PROPERTY LINE		
RIGHT OF WAY LINE		
EXISTING LINE		
SAWTOOTH LINE		
FLOW LINE		
SHADES		
HEAVY AS PAVEMENT		
LIGHT AS PAVEMENT		
CONCRETE PAVEMENT		



*FOOTING WIDTH BASED ON WALL HEIGHT TO MATCH EXISTING

REFER TO SOUTHERN NEVADA BUILDING OFFICIALS REGIONAL
STANDARDS "MASONRY FENCES (NON-RETAINING)" DWG B-100-1



STEINBERG IMAGING CENTER AT DURANGO & HITT	DEVELOPER: TTC DESIGN, PC 9225 W. FLAMINGO ROAD, SUITE #100 LAS VEGAS, NV 89147 PHONE: 702-228-9551 CONTACT: GREG KORTE	CONSULTANT LIST: HHHSurveyingInc⁴ 7805 DEAN MARTIN DRIVE, SUITE 101 LAS VEGAS, NV 89147 OFFICE P: (702) 260-7100 FACSIMILE P: (702) 260-1710
---	---	--

DATE	2/27/83
TIME	2:30 PM
10401013.00.00	
PROJ. ENGR.	
PROJ. MGR.	
ENGR. CHK.	
REVISIONS	△
△	
△	
△	
△	

I HEREBY REQUIRE ENGINEER'S SEAL AND SIGN FOR PROOF OF VALIDITY
 Study

 12/31/13
 CIVIL
 No. 13121
 22322

SHEET # _____
 C7
 7 OF 7