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DEPARTMENT OF PLANNING

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**CITY HALL**

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cityoflasvegas  
lasvegasnevada.gov

**August 4, 2022**

Maureen Scafer  
Nevada Health and Bioscience Asset Corporation  
1930 Village Center Circle Suite #3-805  
Las Vegas, Nevada 89144

**RE: 22-0322-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT PLAN  
REVIEW  
ADMINISTRATIVE CYCLE - JULY 2022**

Dear Applicant:

Your Land Use Entitlement project request for a Minor Amendment to a previously approved Site Development Plan Review (SDR-78840) TO ALLOW A 180-LOT TEMPORARY PARKING LOT DEVELOPMENT on 9.11 acres at the southeast corner of Pinto Lane and Shadow Lane (APN 139-33-305-020 and 139-33-399-118), T6-UG (T6 Urban General) Zone, Ward 1 (Knudsen), was considered administratively by the Department of Planning staff.

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

**Planning**

1. This approval shall be void three years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. 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 06/16/22, except as amended by conditions herein.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
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 a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede the visibility of any traffic control device.

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

**Public Works**

1. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Shadow Lane" and "Pinto Lane Phase 1" projects and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
2. 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 submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.
3. Comply with all applicable conditions of approval for Site Development Plan Review (SDR-78840) and any other site related actions.

This action by the Department of Planning staff August 4, 2022 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,



Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:ew

cc:

Robert Hersh, AIA  
TSK Architects  
314 South Water Street  
Henderson, Nevada 89015