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May 15, 2024

Maureen Schafer
Nevada Health and Bioscience Corporation
1930 Village Center Circle #3-805
Las Vegas, Nevada 89134

**RE: 24-0161-SDR1
PLANNING COMMISSION MEETING OF MAY 14, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *May 14, 2024* voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED FOUR-STORY, 100,000 SQUARE-FOOT MEDICAL OFFICE, A FOUR-STORY, 72,000 SQUARE-FOOT MEDICAL LABORATORY, AND A UTILITY PLANT WITH WAIVERS OF THE TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS on 9.11 acres at the southeast corner of Pinto Lane and Shadow Lane (APN 139-33-305-020), T6-UG (T6 Urban General) Zone, Ward 1 (Knudsen).

This approval is subject to the following conditions:

Planning

1. This approval shall be void two 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 and landscape plan, date stamped on 04/16/24 and building elevations, date stamped on 03/21/24, except as amended by conditions herein.
3. A Waiver from Title 19.09 is hereby approved, to allow a Flex Mid-Rise Main Body Depth of 179 Feet where 175 Feet is the maximum allowed.
4. A Waiver from Title 19.09 is hereby approved, to allow a Flex Mid-Rise Main Body Depth of 270 Feet where 175 Feet is the maximum allowed.
5. A Waiver from Title 19.09 is hereby approved, to allow pedestrian access to the building to not come from a thoroughfare or courtyard.

6. A Waiver from Title 19.09 is hereby approved, to allow a 38.9 percent building façade alignment on Pinto Lane where 80 percent is the minimum required
7. A Waiver from Title 19.09 is hereby approved, to allow a zero percent building façade alignment on Shadow Lane where 80 percent is the minimum required
8. A Waiver from Title 19.09 is hereby approved, to allow a Common Yard frontage type on Shadow Lane where such is not permitted in the T6-UG zone.
9. A Waiver from Title 19.09 is hereby approved, to allow a 43-foot parking driveway width where 34 feet is the maximum allowed.
10. A Waiver from Title 19.09 is hereby approved, to allow 357 parking spaces where 367 is the minimum required.
11. An Exception from Title 19.09 is hereby approved, to allow a 12-foot front side yard setback (Shadow Lane) where 10 feet is the maximum allowed.
12. An Exception from Title 19.09 is hereby approved, to allow a 12-foot front side yard setback (Pinto Lane) where 10 feet is the maximum allowed.
13. 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 Division.
14. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
15. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
16. A revised site plan shall be submitted to and approved by the Department of Community Development, prior to the time application is made for a building permit, to reflect the changes herein.
 - The minimum of 36 bicycle racks shall be provided
17. 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 visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - Any non-district specific landscaping within the amenity zone areas shall be replaced with Medical District-specific landscaping as reflected in Title 19.09.040.

18. A Comprehensive Construction Staging Plan shall be submitted to the Department of Community Development for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
19. Prior to the submittal of a building permit application, the applicant shall meet with Department of Community Development staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
20. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works


21. Coordinate Public Sewer connection at a size, depth, and location acceptable to the City of Las Vegas Public Works Sanitary Sewer Engineering due to capacity shortfalls downstream that would require the construction of sewer relief.
22. The proposed throat depth and new driveway accessing this site from Pinto Lane is hereby approved as a Deviation of Standards. Any further deviations, if any, to width or ingress/egress radii will require separate approval from the City Engineer.
23. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. 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
24. 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 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.

Fire & Rescue

25. 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.

This action by the Planning Commission on May 14, 2024 is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after May 28, 2024. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVCM Title 19.18.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

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