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August 27, 2024

Sunrise Mountainview Hospital, Inc
3100 North Tenaya Way
Las Vegas, Nevada 89128

**RE:24-0139-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT
PLAN REVIEW**

ADMINISTRATIVE CYCLE – AUGUST 2024

Dear Applicant,

The Department of Community Development - Planning Division has administratively APPROVED a Land Use Entitlement project FOR A MINOR AMENDMENT TO APPROVED PLOT PLAN REVIEW [Z-0068-85(15)] FOR A PROPOSED FOUR-STORY, 90,619 SQUARE-FOOT MEDICAL OFFICE BUILDING WITHIN AN EXISTING HOSPITAL CAMPUS on 33.8 acres located at the southeast corner of Cheyenne Avenue and Tenaya Way (APN 138-15-510-006), C-PB (Planned Business Park) Zone, Ward 1 (Knudsen).

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

Planning

1. Conformance to the Conditions of Approval for Plot Plan Review [Z-0068-85(15)], 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 19.16. 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, date stamped 08/19/24, landscape plan, date stamped 06/10/24 and building elevations, date stamped 06/06/24, except as amended by conditions herein.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

Public Works

8. Connect to Public Sewer at a size, depth, and location acceptable to the City of Las Vegas Public Works Sanitary Sewer Engineering. Utilize existing onsite Private Sewer connections, or alternatively connect to Public Sewer on Tenaya Way.
9. Comply with the approved Traffic Impact Analysis #61087-2.
10. Queues for the parking garage shall not extend into the public right-of-way as a result of the operations on this site
11. 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

12. 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 Department of Community Development staff on **August 27, 2024** is final unless a written appeal is filed with the Director of the Department of Community Development within ten days of the date of this letter.

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Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with the first name "Nicole" written in a larger, more prominent script than the last name "Eddowes".

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Wesley Blissard
Catalyst Design Group, PC
1524 Williams Drive, Suite 201
Murfreesboro, Tennessee 37129