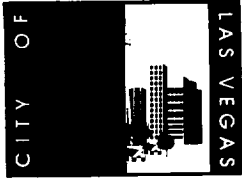


PLANNING &
DEVELOPMENT

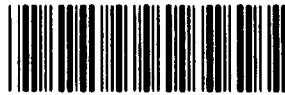


Development
Services Center

731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-385-9108
Voice
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6307
www.cityoflasvegas.nv.us

July 26, 2002



031470

Sunrise Mountainview Hospital
410 17th Street, Suite #1730
Denver, Colorado 80202

RE: Z-0068-85(64) - SITE DEVELOPMENT PLAN REVIEW

Dear Applicant:

Your request for a Site Development Plan Review and a Reduction of the Landscape Planter Finger Requirement FOR A PARKING LOT ADDITION TO MOUNTAINVIEW HOSPITAL on 2.14 acres at 3100 North Tenaya Way (a portion of APN: 138-15-510-005), C-PB (Planned Business Park) Zone, Ward 4 (Brown), was considered by the Planning Commission on July 25, 2002.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The site plan shall be revised and approved by Planning and Development Department staff prior to the time application is made for a building permit to depict wheel stops along all landscape planters and pedestrian walkways and zero curb at handicap access aisles.
4. Landscaping and a permanent underground sprinkler system shall be installed and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
5. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

Mayor
Oscar B. Goodman

City Council
Gary Reese
If Mayor Pro Tem
Michael J. McDonald
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack

City Manager
Virginia Valentine



8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. 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.
11. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
13. Site development to comply with all applicable conditions of approval for Z-68-85 and all other site-related actions.

This item will be considered by the City Council on **August 21, 2002**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Laura Martin, Planner II
Planning and Development Department
Current Planning Division

LM:clb

cc: KGA Architecture
4170 South Decatur Boulevard, Suite B-5
Las Vegas, Nevada 89103