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CITY of LAS VEGAS

March 29, 1999

Dr. Mark Howard
American Medicorp Development Company
Mountainview Hospital
3100 North Tenaya Way
Las Vegas, Nevada 89128

RE: Z-68-85(50) - SITE DEVELOPMENT PLAN REVIEW

Dear Dr. Howard:

The City Council at a regular meeting held March 22, 1999, APPROVED the request for a Site Development Plan Review on property located at 3100 North Tenaya Way FOR AN 89,301 SQUARE FOOT EXPANSION TO AN EXISTING 198,615 SQUARE FOOT HOSPITAL (MOUNTAINVIEW HOSPITAL), C-PB (Planned Business Park) Zone, Size: 28.1 Acres. The Notice of Final Action was filed with the Las Vegas City Clerk on March 23, 1999. This approval is subject to:

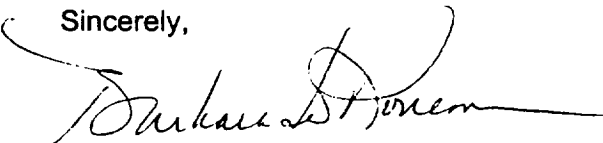
1. Conformance to all applicable Conditions of Approval for Rezoning Application Z-68-85 and the Plot Plan and Building Elevation Review Z-68-85(15).
2. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved Drainage Plan/Study.
3. All development shall be in conformance with the Site Development Plan and building elevations.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential development, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.



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5. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
7. All City Code requirements and design standards of all City departments must be satisfied.
8. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
9. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
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. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet.
12. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

Sincerely,


BARBARA JO RONEMUS
City Clerk

/ac

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services
Land Development Services