



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD
DIRECTOR

CITY HALL

495 S. MAIN ST.
3RD FLOOR
LAS VEGAS, NV 89101
702.229.6301 | VOICE
702.464.2545 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

November 23, 2020

County of Clark (UMC)
1800 West Charleston Boulevard
Las Vegas, Nevada 89102

**RE: 20-0195-SDR1 – ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE – NOVEMBER 2020**

Dear Applicant:

Your request for a Site Development Plan Review FOR A PARKING LOT AND SITE RECONFIGURATION FOR AN EXISTING HOSPITAL on 21.44 acres at 1800 West Charleston Boulevard (APNs Multiple), T6-UGL (T6 Urban General Limited) Zone, Ward 1 (Knudsen) has been 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 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, landscape plan, and building elevations, date stamped 09/30/20, 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 visibility of any traffic control device.
6. 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.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Charleston Boulevard and Shadow Lane improvement projects and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
9. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
10. Concurrent with the redevelopment of the existing parking lot located to the east of the northeast tower building, construct adequate paved accessibility to the existing Public Sewer Easement (Doc#20001102:01109). No trees or landscape taller than 3 feet in height will be allowed within Public Sewer Easements.
11. Concurrent with development, coordinate with the City of Las Vegas Sanitary Sewer Planning Section to vacate any existing Public Sewer Easements not being utilized and grant a new Public Sewer Easement over the sewer alignment connecting to Shadow Lane.
12. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

20-02195-SDR1 - Page Three
November 23, 2020

This action by the Department of Planning staff on **November 23, 2020** 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,

A handwritten signature in black ink, appearing to read "Steve Gebeke", written over a horizontal line.

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:nl/clb

c.c.: Mr. Robert Carino
4022 Dean Martin Drive
Henderson, Nevada 89044