



**LAS VEGAS
CITY COUNCIL**

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City Manager

May 2, 2019

CORRECTED LETTER

Ms. Cheryl Ramangano
Valley Health System, LLC
10105 Banburry Cross Drive
Las Vegas, Nevada 89144

**RE: SDR-76210 [PRJ-75781] – ADMINISTRATIVE SITE DEVELOPMENT
PLAN REVIEW
ADMINISTRATIVE CYCLE – APRIL 2019**

Dear Ms. Ramangano:

Your request for a Minor Amendment to an approved Site Development Plan Review (SDR-3267) FOR PROPOSED BUILDING ADDITIONS AND MODIFICATIONS TO THE PHASING PLAN FOR THE OVERALL HOSPITAL DEVELOPMENT on 35.74 acres adjacent to the northeast corner of Durango Drive and Deer Springs Way (APN 125-20-610-004), T-C (Town Center) Zone [MC-TC (Montecito - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-75781], 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. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-3267) shall be required, except where 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, landscape plan, and building elevations, date stamped 04/08/19, 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 Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

**DEVELOPMENT
SERVICES CENTER**

333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
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cityoflasvegas
lasvegasnevada.gov

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

Public Works

9. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
10. A 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, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. 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 of 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.
12. Site development to comply with all applicable conditions of approval for SDR-3267, and all other applicable site-related actions.

Ms. Cheryl Ramangano
Valley Health System, LLC
SDR-76210 [PRJ-75781] – Page Three
May 2, 2019

CORRECTED LETTER

This action by the Department of Planning staff on **April 25, 2019** 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,



Jonathan Boyles
Senior Planner
Case Planning Division

JB:clb

cc: Mr. Andrew Van Loy
Excel Engineering
440 State Place
Escondido, California 92029

Mr. Scott Ricks
Valley Health System, LLC
10105 Banburry Cross Drive
Las Vegas, Nevada 89144