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cityoflasvegas  
lasvegasnevada.gov

December 11, 2018

Valley Health System LLC  
14400 Metcalf Avenue  
Overland Park, KS 66223

**RE: SDR-75088 [PRJ-75073] – ADMINISTRATIVE SITE DEVELOPMENT  
PLAN REVIEW  
ADMINISTRATIVE CYCLE – NOVEMBER 2018**

Dear Applicant:

Your request for a Minor Amendment to an approved Plot Plan Review [Z-0020-97(26)] FOR THE PROPOSED EXPANSION OF AN EXISTING PARKING LOT on 2.52 acres at the southwest corner of Alta Drive and Shadow Lane (APNs 139-33-303-003, 004, 005 and 013), PD (Planned Development) Zone [MD-1 (Medical Support) Las Vegas Medical District Special Land Use Designation], Ward 1 (Tarkanian) [PRJ-75073], 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 Plot Plan Review [Z-0020-97(26)] 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 and landscape plan, , date stamped 12/05/18, 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.

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. The applicant shall re-stripe the 16 onsite ADA parking spaces to meets current Title 19.08.110 development standards, which require two five-foot access aisles for regular ADA parking spaces and an eight-foot and five-foot access aisle for van-accessible spaces, within 90 days of final approval.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

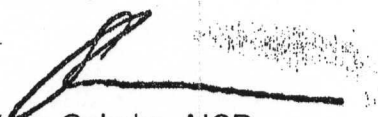
**Public Works**

10. Per the Medical District Standards, grant a 5-foot Pedestrian Access Easement adjacent to this site for Alta Drive, Shadow Lane, and Pinto Lane adjacent to this site. Additionally, grant a Bus Shelter Pad Easement to the Regional Transportation Commission in conformance with City Standards for a bus stop on Shadow Lane unless the Regional Transportation Commission (RTC) acknowledges in writing that this easement is not required.
11. Construct a 10-foot sidewalk on Alta Drive, Shadow Lane, and Pinto Lane meeting Downtown Medical District Standards adjacent to this site concurrent with the development of this site. Additionally, remove all unused driveway cuts adjacent to this site and correct all American's with Disabilities Act (ADA) deficiencies on the sidewalk 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.
12. 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.

13. Submit a License Agreement for landscaping and private improvements in the City of Las Vegas portion of the Alta Drive, Shadow Lane, and Pinto Lane public rights-of-way, if any, prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).
14. Contact the City Engineer's Office at 702-229-6739 to coordinate the development of this project with the "Shadow Lane Improvements – Alta to Charleston" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
15. 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, submittal of construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
16. Site development to comply with all applicable conditions of approval for Site Development Plan Review Z-0020-97(26) and all other applicable site-related actions.

This action by the Department of Planning staff on **December 11, 2018** 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,



Steve Gebeke, AICP  
Planning Supervisor  
Case Planning Division

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**December 11, 2018**

SG:nl

c.c.

Property Holding Corporation  
14400 Metcalf Avenue  
Overland Park, KS 66223