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February 13, 2025

City of Las Vegas, Planning & Zoning
495 South Main Street
Las Vegas NV, 89101

RE: Site Development Plan Review - Nevada Health and Bioscience Corporation, Public Health Laboratory ("Lab") | Justification Letter – Minor Review of Site Development Plans

To Whom It May Concern,

The Nevada Health and Bioscience Corporation is proud to propose a new building on their existing Campus located at 625 Shadow Lane (APN 139-33-305-020); a Public Health Laboratory.

The Public Health Lab consists of a 34,000 gross SF, 2-story facility and will house a series of laboratories, an onsite blood donor center, and associated office spaces. The labs include a Blood Bank, Specimen Intake, Testing Lab, Molecular Lab, Microbiology and Virology, Drug Toxicology, Biosafety Level-3, and Stem Cell Processing.

The project is located within the Las Vegas Medical District overlay and is subject to the Form Based Code. The site is 9.11 acres located at the northeast corner of Shadow Lane and Pinto Lane in the City of Las Vegas. The site is located in Transect 6 of the Urban Core and is classified as T6-UG. The proposed use is appropriate as the T6-UG zoning supports public and civic facilities such as the proposed Lab.

The recently completed Kirk Kerkorian Medical Education Building developed approximately 6.25 acres of the total site, with the balance of the site informally landscaped for dust control purposes. The newly proposed building includes developing the northeast of the site primarily with surface parking and landscaping.

The placement of the Public Health Lab Building will be located to the east of the existing Medical Education Building, utilizing an existing curb cut from Pinto Lane for primarily service and emergency vehicles, and proposing a new curb cut roughly 70'-0" from the existing to the east, which will be used primarily for visitors to the Blood Bank and employees of the Blood Bank and Public Health Labs. The lab building is proposed to be set back along Pinto Lane, maintaining the same set back distance from Pinto Lane as the existing Medical Education Building.

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The planning of the lab building places the loading/ receiving areas immediately across the existing Kirk Kerkorian Building loading/ receiving areas in efforts to create synergies between these programmatic elements.

To create visual layering along Pinto, the building is set back 20'-0" providing an enhanced landscape buffer to support a pleasant pedestrian experience between the sidewalk and the air-cooled chiller yard enclosure. Additionally, the equipment within the yard is fully screened by a stacked CMU wall that will anchor the signage for the building. CMU wall color to complement the existing campus.

The generator for the project is fully screened and located on the northeast side of the property south of an existing utility vault. During the preliminary Owner/contractor utilities/ cost analysis this location was deemed most appropriate. The screened enclosure is 55'-0" away from the neighboring residential building. The design Team is working with their acoustical engineer to understand and mitigate noise concerns.

Waivers are requested as needed to support the application.

We look forward to continuing to work with you and your Team on this very important project for the Community. Should you require further information, please do not hesitate to contact our office.

Sincerely,



Michele K. Brigida, AIA, LEED AP BD+C
Principal | Director

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