



PRINCIPALS

W. RICK SELLERS, AIA

MICHAEL A. DEL GATTO, AIA, LEED AP

MICHELE K. BRIGIDA, AIA, LEED AP BD+C

PRINCIPAL EMERITUS

STEVEN R. CARPENTER, AIA, RETIRED

March 21, 2024

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”) and Clinical Mental Health Facility (“Clinic”) | Justification Letter

To Whom It May Concern,

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

The Public Health Lab consists of 70,200 gross SF, 4-story facility and will house a series of laboratories, an onsite blood donor center, and a shelled level that will be planned to support a future “incubator lab” and associated office spaces. The labs include a Blood Bank, Specimen Intake, Newborn Screening, Microbiology and Virology, Drug Toxicology, Biosafety Level-3, and Molecular lab.

The Clinical and Mental Health Facility consists of a two (2) story and four (4) story building at approximately 110,000 gross SF, which will house Grant a Gift Autism Foundation, Clinical and Mental Health Facility, and Adult/ Pediatric Cardiology Clinic.

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 northwest 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 uses are appropriate as the T6-UG zoning supports public and civic facilities such as the proposed Lab and Clinic.

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 two proposed buildings include developing the rest 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.

The Clinical and Mental Health Facility maximizes frontage along Shadow Lane embracing the City's vision for this area. The existing curb cut becomes the main entry to the Campus.

Both projects will pursue LEED certification through the US Green Building Council.

As part of this application, we are requesting the following waivers:

1. Title 19.02.230 – Driveways

Standard:	190' minimum departure side separation per USDCCA Drawing Number 222.1.
Requested Waiver:	Allow for a proposed secondary access driveway less than 190' from the existing driveway along Pinto Lane.
Justification:	Collapsible bollards will be installed at the existing driveway on Pinto Ln to restrict vehicular access to this driveway. The proposed driveway to the east will become the primary driveway to service the site from Pinto Lane. Since the existing driveway access will be restricted by bollards, it is requested a waiver be approved for 190' minimum departure side requirement.

2. Title 19.02.230 – Driveways

Standard:	150' minimum throat depth for parking lots greater than 201 parking spaces in size.
Requested Waiver:	Allow for an 88' throat depth from Pinto Lane to the first on-site parking stall at the proposed northeast corner driveway, subject to traffic study approval.
Justification:	As shown on the proposed site plan, access to the site consists of two driveways. One driveway is an existing driveway that abuts the west property line on Shadow Lane. The proposed driveway on the northeast corner provides access to Pinto Lane. Pinto Lane is a low volume 60-foot collector with numerous driveways with a single thru lane in each direction, delineated with a Type 1 Centerline. Due to the low volumes expected on Pinto Lane and the site having two driveways that will roughly split vehicle demand, an onsite queue is not expected to exceed proposed capacity. Subject to traffic study approval, a waiver to the standard is requested.

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Waivers of Title 19.09 Form Based Code:

- To allow a Flex-Mid-Rise Main Body Depth of 271 feet where 200 feet is the maximum allowed.

The Design Team has planned breaks in the building mass with the incorporation of a glazed volume at the south portion of the Lab to articulate the extended length of the building.

- To allow a 17-foot front yard setback along Shadow Lane where 10 feet is the maximum required.

The setback provided along Shadow Lane is a result of existing utility easements. Additionally, given the privacy of Therapy Rooms for the Grant-A-Gift program at level one, the increased setback allows for a larger landscape buffer.

- To allow a four-story building height where five stories is the minimum allowed

The building height is in response to programmatic requirements and adjacencies needed to be met at each level.

- To allow a Common Yard frontage type at Shadow Lane where such is not permitted in the T6-UG zone

- To Allow 358 parking spaces where 403 is the minimum required.

We look forward to continuing our 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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