

DEPARTMENT OF COMMUNITY DEVELOPMENT

Application/Petition Form & Statement of Financial Interest



Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Site Development Plan Review

Project Address (Location) 625 Shadow Lane, Las Vegas, Nevada, 89015

Project Name NHBC SNPAHL Proposed Use Medical

Assessor's Parcel #(s) 139-33-305-020 Ward # 1

General Plan: Existing T6-UG Proposed _____ Zoning: Existing T6-UG Proposed _____

Additional Information _____

Property Owner Nevada Health and Bioscience Corporation Contact Kimberly Case-Nichols

Address 1930 Village Center Circle #3-805 City Las Vegas State NV Zip 89134

E-mail kcase@nhbac.org Phone 702.329-0423

Applicant Carpenter Sellers Del Gatto Architects Contact Michele Brigida

Address 8882 Spanish Ridge Avenue City Las Vegas State NV Zip 89148

E-mail mbrigida@csdarchitecture.com Phone 702.251.8896

Representative Sletten Construction of Nevada Contact Stephanie Hable

Address 600 S. Las Vegas Blvd Suite 700 City Las Vegas State NV Zip 89101

E-mail shable@sletteninc.com Phone 702.739.8770

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ Partner(s) _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature [Signature]

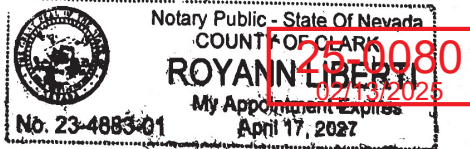
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

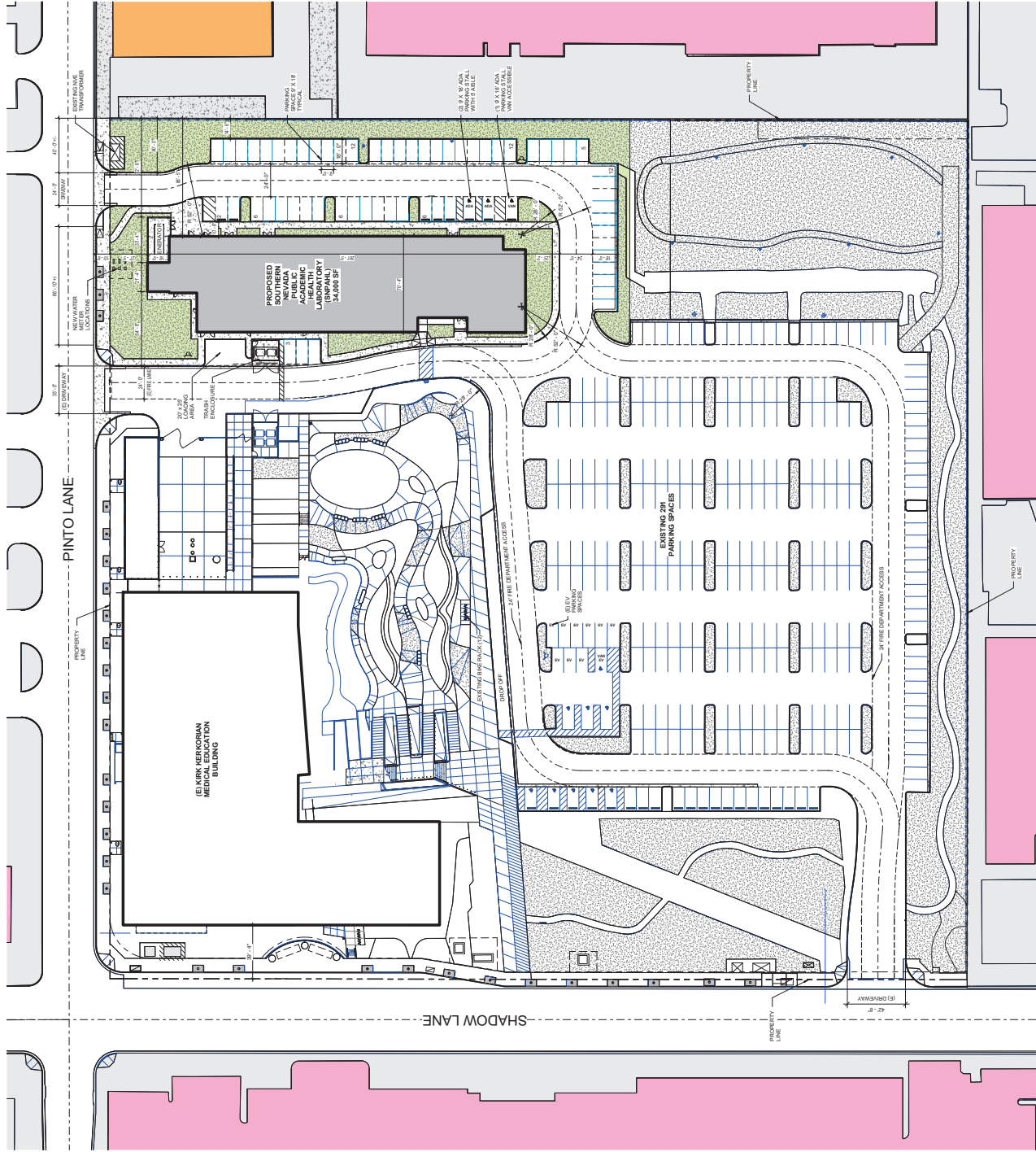
Print Name KIMBERLY M. CASE-NICHOLS

Subscribed and sworn before me

This 24 day of JANUARY, 2025

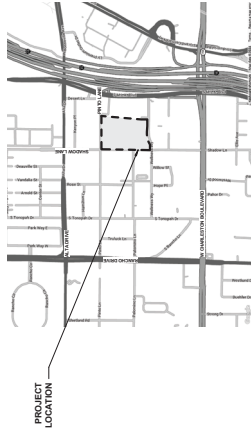
[Signature]
Notary Public in and for said County and State





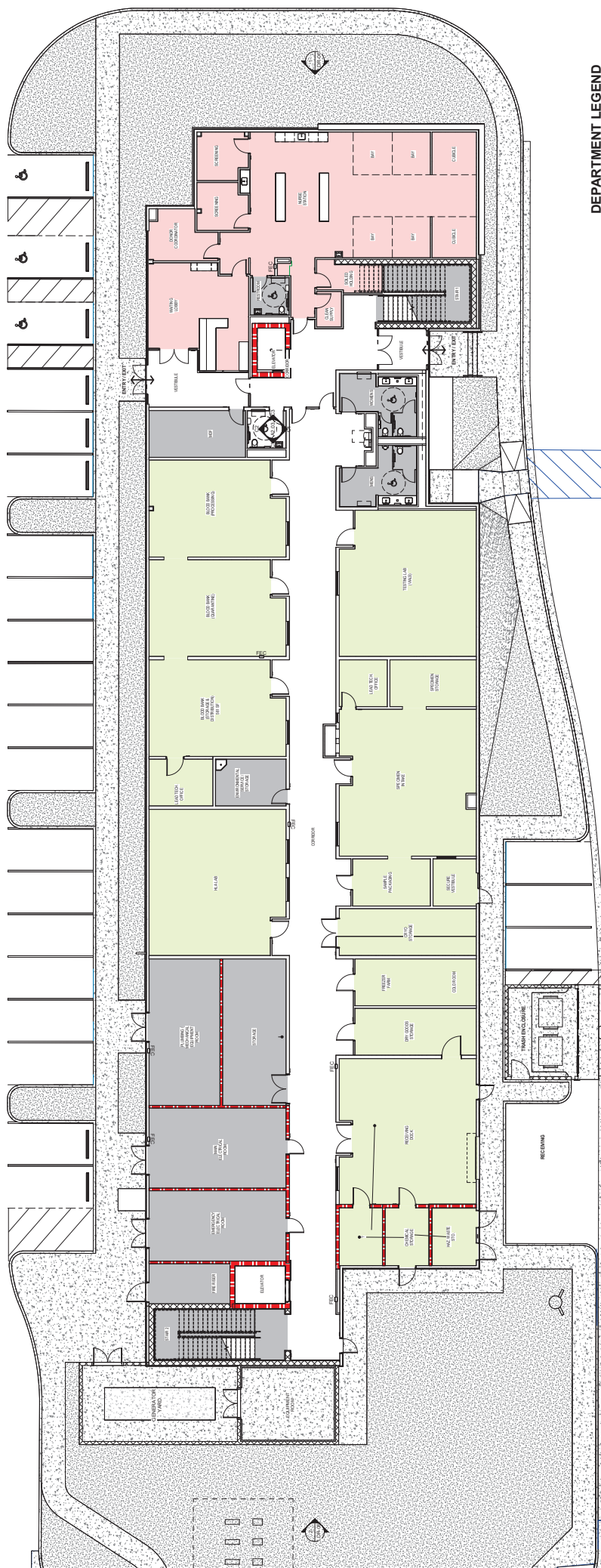
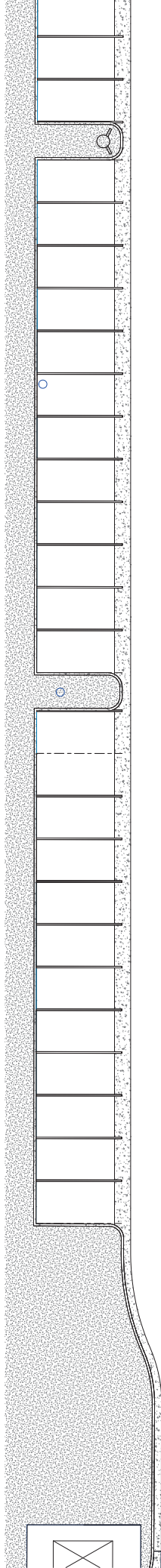
SITE INFORMATION / VICINITY MAP

- JURISDICTION:**
- CITY OF LAS VEGAS
 - ZONING CODE: UNIFIED DEVELOPMENT CODE TITLE 19
- PROJECT DETAILS:**
- PARCEL APN: 193-33-306-020
 - SITE ADDRESS: SHADOW LANE AND PINTO LANE
 - ADJACENT PARCELS: 193-33-306-020, 193-33-306-021
 - ZONING CLASSIFICATION: URBAN GENERAL (UG-10)
 - LAND USE: 170
 - TOTAL EXISTING AREA: 290,568 SQ. FT.
 - EXISTING UNIV. SCHOOL OF MEDICINE: 138,000 GSF
 - PROPOSED LABORATORY: 34,000 SF
 - FOOTPRINT: 17,000 SF
 - FAR/RATIO: 4.2
- BUILDING SETBACKS:**
- FRONT: MIN 5' MAX 10' REQUIRED, 11'-0" TO THE ROW PROVIDED AND SETBACKS TO 15'-0" WHERE UTILITY EASEMENT OCCURS
 - INTERIOR: MIN 5' MAX 10' REQUIRED, 14'-0" SETBACK FROM PROPERTY LINE
 - REAR: MIN 5' MAX 10' REQUIRED, 14'-0" SETBACK FROM PROPERTY LINE
 - REAR SETBACK: NO REAR SETBACK REQUIREMENTS
- PARKING SETBACK:**
- PARKING SETBACK FROM FRONT: 40' MIN REQUIRED, 137'-0" PROVIDED
 - PARKING SETBACK FROM SIDE: 10' MIN REQUIRED, 94'-0" PROVIDED
- PARKING:**
- PARKING PER BY LVMC: 19.12/200: 2000/200 THEN 1175 FOR REMAINDER (PARKING REDUCTION PER BY 19.09.100 G: 35% MIN - 65% MAX)
 - PROPOSED TOTAL LABORATORY 50 FT: 34,000 SF
 - TOTAL = 193
 - 193 / 1175 = 163
 - 163 X 68 = 11,084 TOTAL PARKING REQUIRED (per Table G-1 Form-Based Code)
 - PARKING PROVIDED: 11,084
 - PROPOSED NBC LABORATORY - 64
- EXISTING MEB PARKING PROVIDED:**
- 221 (PREVIOUS ENTITLEMENT APPLICATION)
- TOTAL PARKING PROVIDED 332 (INCLUDING 12 ACCESSIBLE SPACES)**



25-0080
04/01/2025





DEPARTMENT LEGEND

- BLOOD BANK
- LABORATORY
- ADMINISTRATIVE OFFICES
- BUILDING CORE SERVICES

25-0080
04/01/2025

MAXIMUM OCCUPANCY: 226 OCCUPANTS



CARPENTER SELLERS DEL GATTO ARCHITECTS

NHBC LAB - LEVEL 1 FLOOR PLAN
NEVADA HEALTH AND BIOSCIENCE CORP SNPAH LABORATORY BUILDING

8882 SPANISH RIDGE AVENUE - LAS VEGAS, NV 89148
(702) 251-8886 - FAX (702) 251-8876 - WWW.CSDARCHITECTURE.COM



SHEET
LDR-02

04.01.2025



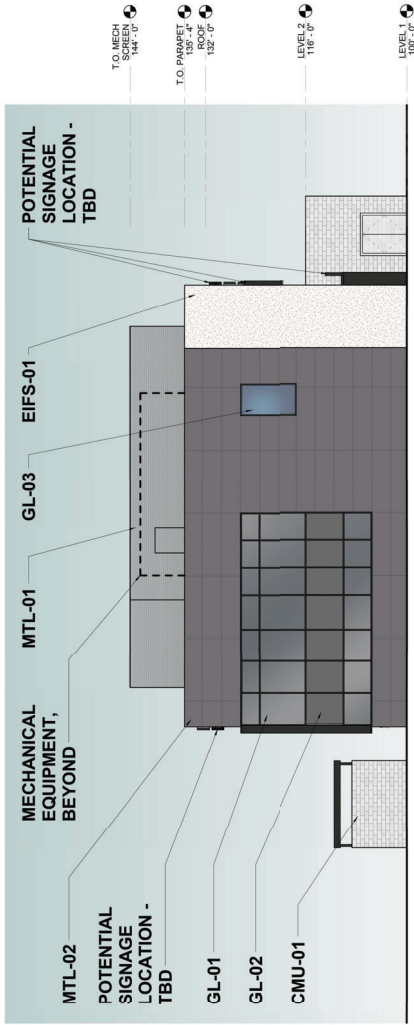
DEPARTMENT LEGEND

- BLOOD BANK
- LABORATORY
- ADMINISTRATIVE OFFICES

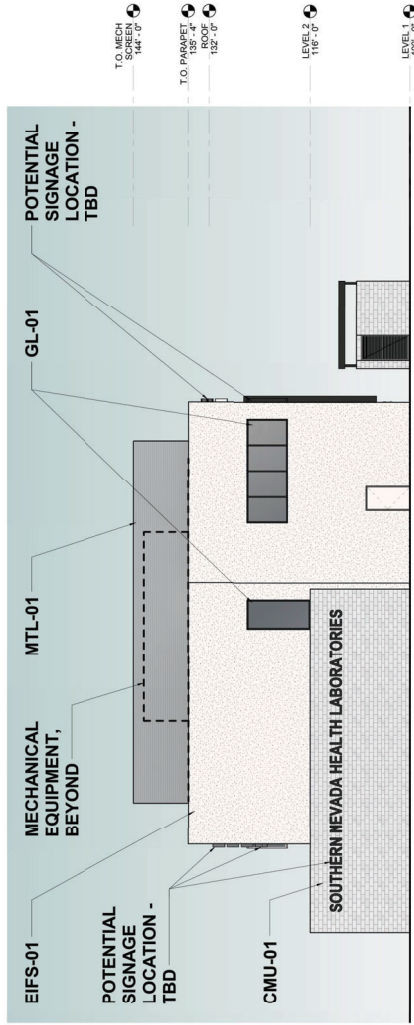
25-0080
BUILDING CORE SERVICES
04/01/2025

MAXIMUM OCCUPANCY: 226 OCCUPANTS

MATERIAL LEGEND	
MARK	DESCRIPTION
EIFS-01	SMOOTH EIFS - WHITE
EIFS-02	SMOOTH EIFS - TERRA COTTA
EIFS-03	SMOOTH EIFS - BLUE
SF-01	VINYL GRAPHIC MATERIAL
GL-01	INSULATED GLASS UNIT - CLEAR
GL-02	SPANDREL - COLOR TO MATCH ADJACENT GLASS COLOR
GL-03	INSULATED GLASS UNIT - BLUE
MTL-01	MECHANICAL SCREEN
MTL-02	METAL RAINSCREEN SYSTEM - GREY
CMU-01	RUNNING BOND CMU - WHITE



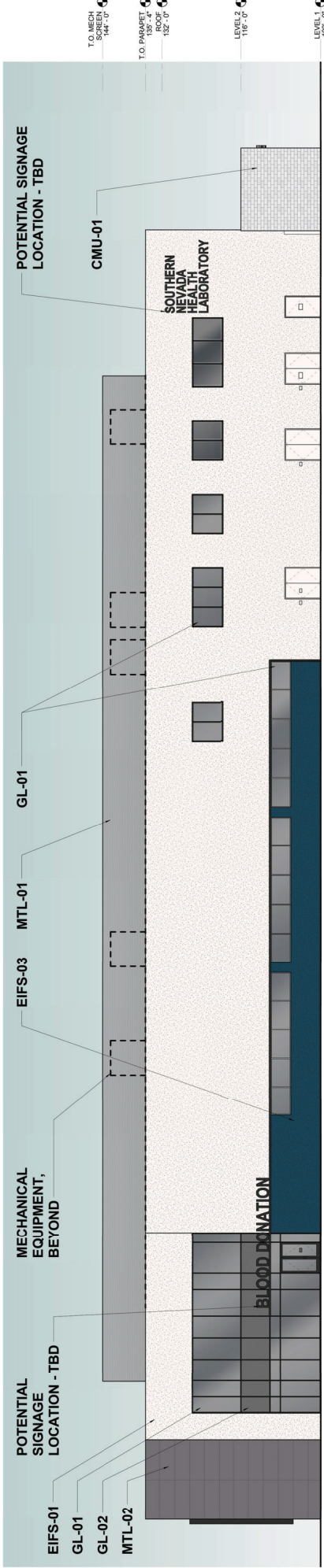
1 SOUTH ELEVATION - ENTITLEMENTS
SCALE: 1/8" = 1'-0"



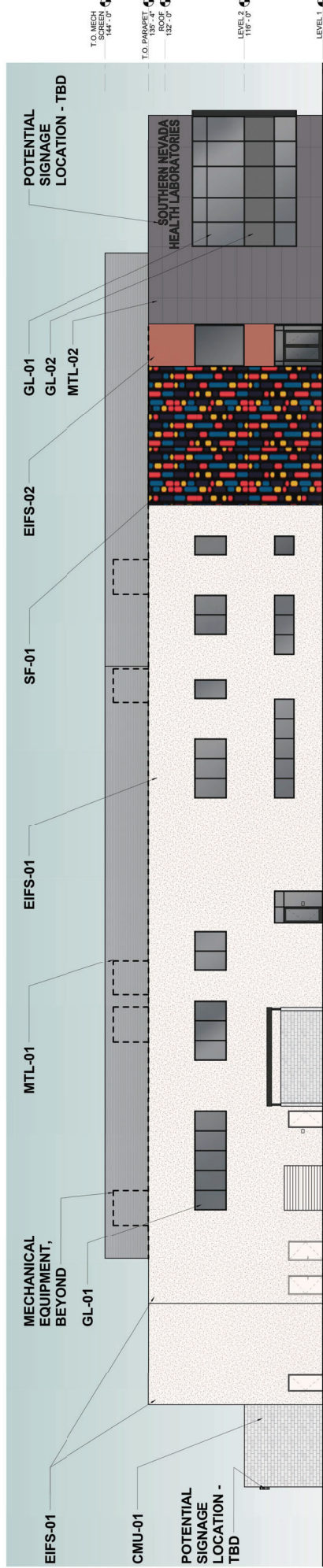
2 NORTH ELEVATION - ENTITLEMENTS
SCALE: 1/8" = 1'-0"

25-0080
04/01/2025





1 EAST ELEVATION - ENTITLEMENTS
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION - ENTITLEMENTS
SCALE: 1/8" = 1'-0"

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NHC LAB - ELEVATIONS
NEVADA HEALTH AND BIOSCIENCE CORP SNPAH LABORATORY BUILDING

SHEET
LDR-07



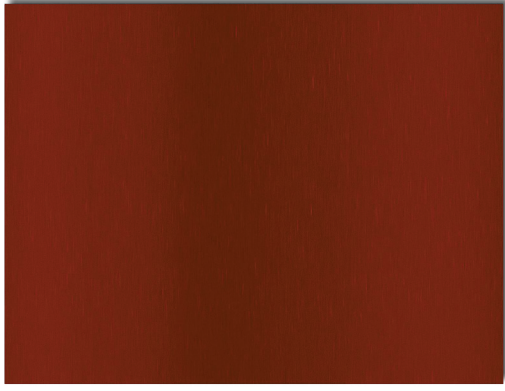
04.01.25



WP-01



MTL-02



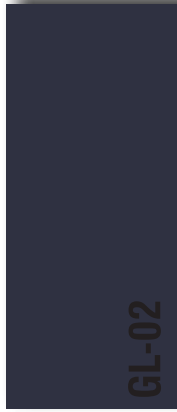
MTL-03



MTL-04



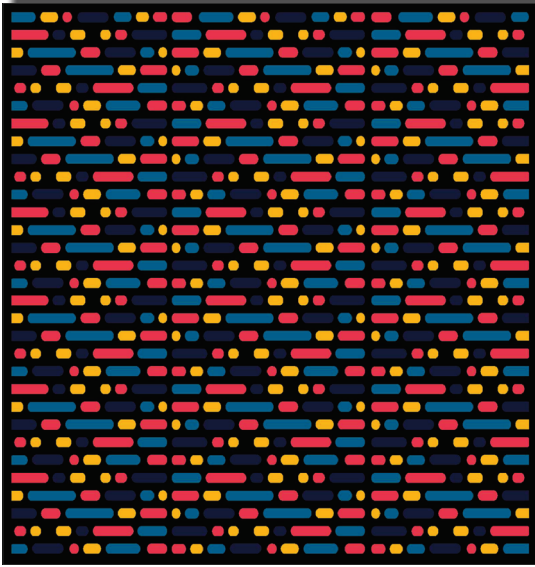
GL-01



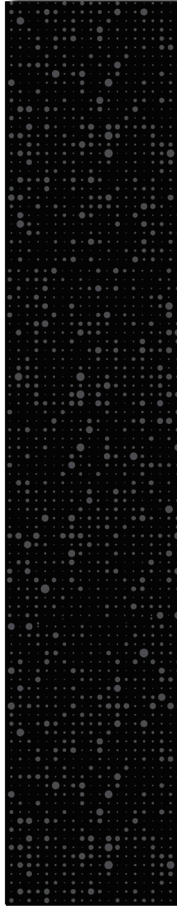
GL-02



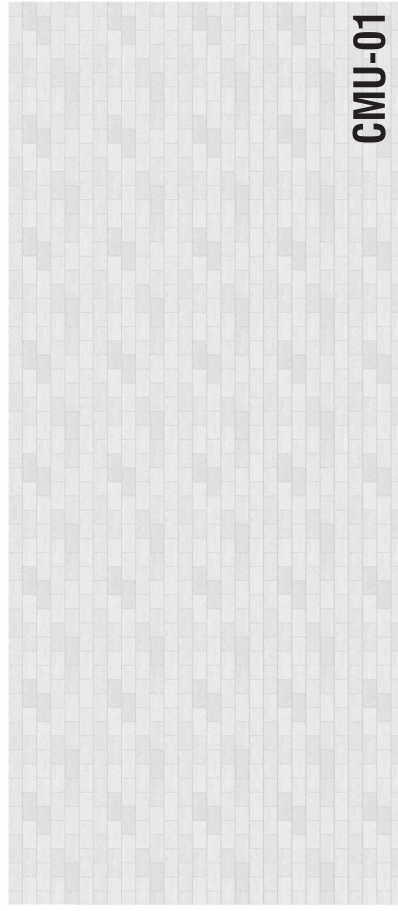
GL-03



**WP-02 (VINYL GRAPHIC MATERIAL,
FINAL GRAPHIC TBD)**



MTL-01



CMU-01

25-0080
02/13/2025



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NHBC LAB - COLORS AND MATERIALS

NEVADA HEALTH AND BIOSCIENCE CORP SNPAN LABORATORY BUILDING

02.13.25
SHEET

LDR-12



25-0080
02/13/2025

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CARPENTER SELLERS DEL GATTO ARCHITECTS

NHBC LAB - RENDERING - VIEW FROM CAMPUS COURTYARD
NEVADA HEALTH AND BIOSCIENCE CORP SNPAH LABORATORY BUILDING

02.13.25
SHEET
LDR-09



25-0080
02/13/2025

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CARPENTER SELLERS DEL GATTO ARCHITECTS

NHBC LAB - RENDERING - ENTRY FROM CAMPUS
NEVADA HEALTH AND BIOSCIENCE CORP SNPAH LABORATORY BUILDING

02.13.25
SHEET

LDR-11