

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 CMHF & 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 Maureen Schafer

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

E-mail mschafer@nhbac.org Phone 702.287.3628

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 Jonathan Jones

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

E-mail jonjones@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 Maureen Schafer

Subscribed and sworn before me

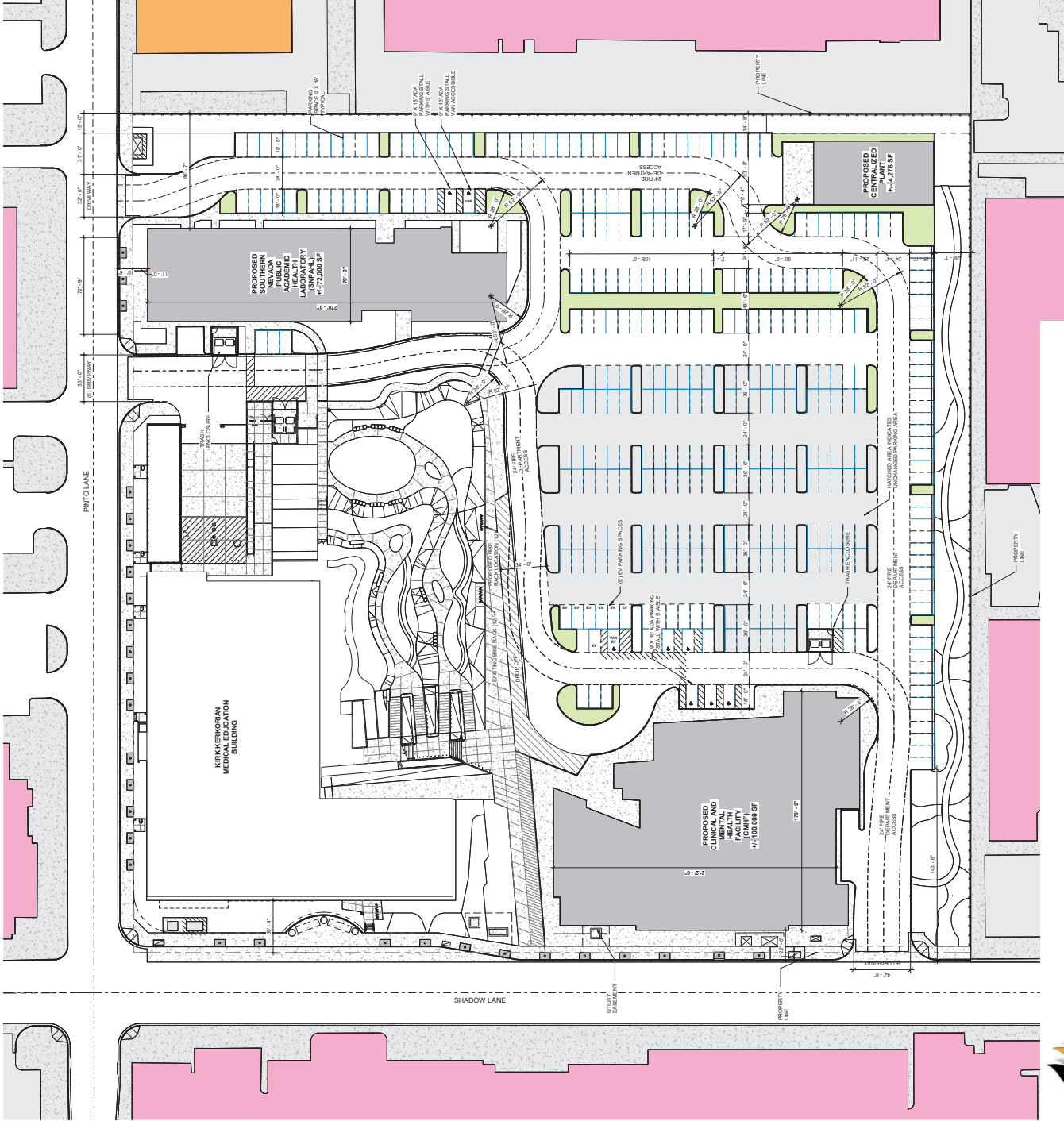
This 20th day of March, 20 24

[Signature]

Notary Public in and for said County and State



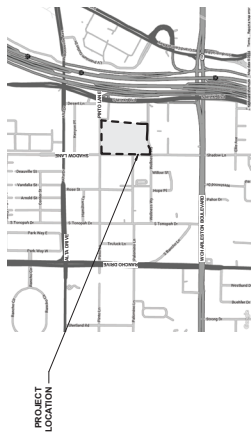
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SITE INFORMATION / VICINITY MAP

- JURISDICTION:**
- CITY OF LAS VEGAS
 - ZONING CODE UNIFIED DEVELOPMENT CODE TITLE 19
- PROJECT DETAILS:**
- PARCEL APN: 100-38-306-000
 - SITE ADDRESS: SHADOW LANE AND PINTO LANE
 - LAND AREA: 9.11 AC (200,227 SF)
 - LAND USE: 720
 - TOTAL BUILDING AREA: 1,386,000 GSF
 - EXISTING BUILDING: 1,386,000 GSF
 - PROPOSED BUILDING: 1,386,000 GSF
 - PROPOSED CENTRAL PLANT: 4,278 SF
 - PROPOSED CENTRAL YARD: 144,000 SF
- BUILDING SETBACKS:**
- FRONT: MIN 5 MAX 10' REQUIRED, 11'-0" TO THE ROW PROVIDED AND STEPS TO 15'-0" WHERE UTILITY CORNER SIDE: MIN 5 MAX 10' REQD. 11'-0" SETBACK FROM PROPERTY LINE
 - INTERIOR: MIN 5 MAX 10' REQD. 11'-0" SETBACK FROM PROPERTY LINE
 - CORNER SIDE: MIN 5 MAX 10' REQD. 11'-0" SETBACK FROM PROPERTY LINE
 - CENTRALIZED PLANT: 30'-0" FROM PROPERTY LINE PROVIDED
 - REAR SETBACK: NO REAR SET BACK REQUIREMENTS.
- PARKING SETBACK:**
- PARKING SETBACK FROM FRONT: 40' MIN REQUIRED, 137'-0" PROVIDED
 - PARKING SETBACK FROM SIDE: 10' MIN REQUIRED, 144'-0" PROVIDED
- PARKING:**
- PARKING PER BY LVMC: 19,12,060: 2000/200 THEN 1175 FOR REMAINDER (PARKING REDUCTION PER BY 19.09: 100 G 35% MIN: 65% MAX)
 - PROPOSED TOTAL CLINIC SQ FT: 100,000 SF
 - 2000 / 200 = 500
 - 1175 x .35 = 411.75 (zone 2 reduction per Table G-1 Form-Based Code)
 - PROPOSED TOTAL LABORATORY SQ FT: 72,000 SF
 - 2000 / 200 = 10
 - 1175 x .35 = 411.75 (zone 2 reduction per Table G-1 Form-Based Code)
 - 410 x .35 = 143.5 (zone 2 reduction per Table G-1 Form-Based Code)
 - PROPOSED CENTRAL PLANT SQ FT: 4,278 SF
 - ACCESSORY STRUCTURE (CLASS II): NONE REQUIRED
 - EXISTING MB REQUIRED PARKING: 144,000 SF
 - PROPOSED MB REQUIRED PARKING: 144,000 SF
 - EXISTING MEDICAL BUILDING - 59
 - PROPOSED NHBC CLINIC - 200
 - PROPOSED NHBC LABORATORY - 144
 - CENTRAL YARD - 0
 - TOTAL REQUIRED PARKING: 403**

TOTAL PARKING PROVIDED: 403 (INCLUDING ACCESSIBLE SPACES)



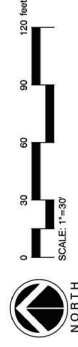
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OVERALL LANDSCAPE SITE PLAN CONCEPT

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FIN

Sheet No.: **L1.01**



SHADOW LANE

DEPARTMENT LEGEND

- BUILDING CORE SERVICES
- GRANT A GIFT
- MENTAL HEALTH
- GAG / MH SHARED
- LABORATORY
- SHARED SERVICES

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CARPENTER SELLERS DEL GATTO ARCHITECTS

NHC CLINIC - LEVEL 1 FLOOR PLAN
NEVADA HEALTH AND BIOSCIENCE CORP CNHF "CLINIC" BUILDING

8882 SPANISH RIDGE AVENUE - LAS VEGAS, NV 89148

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IN ASSOCIATION WITH
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DEPARTMENT LEGEND

- BUILDING CORE SERVICES
- GRANT & GIFT
- MENTAL HEALTH
- GAG / MH SHARED
- LABORATORY
- SHARE SERVICES

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DEPARTMENT LEGEND

- BUILDING CORE SERVICES
- GRANT & GIFT
- MENTAL HEALTH
- GAG / MH SHARED
- LABORATORY
- SHARE SERVICES





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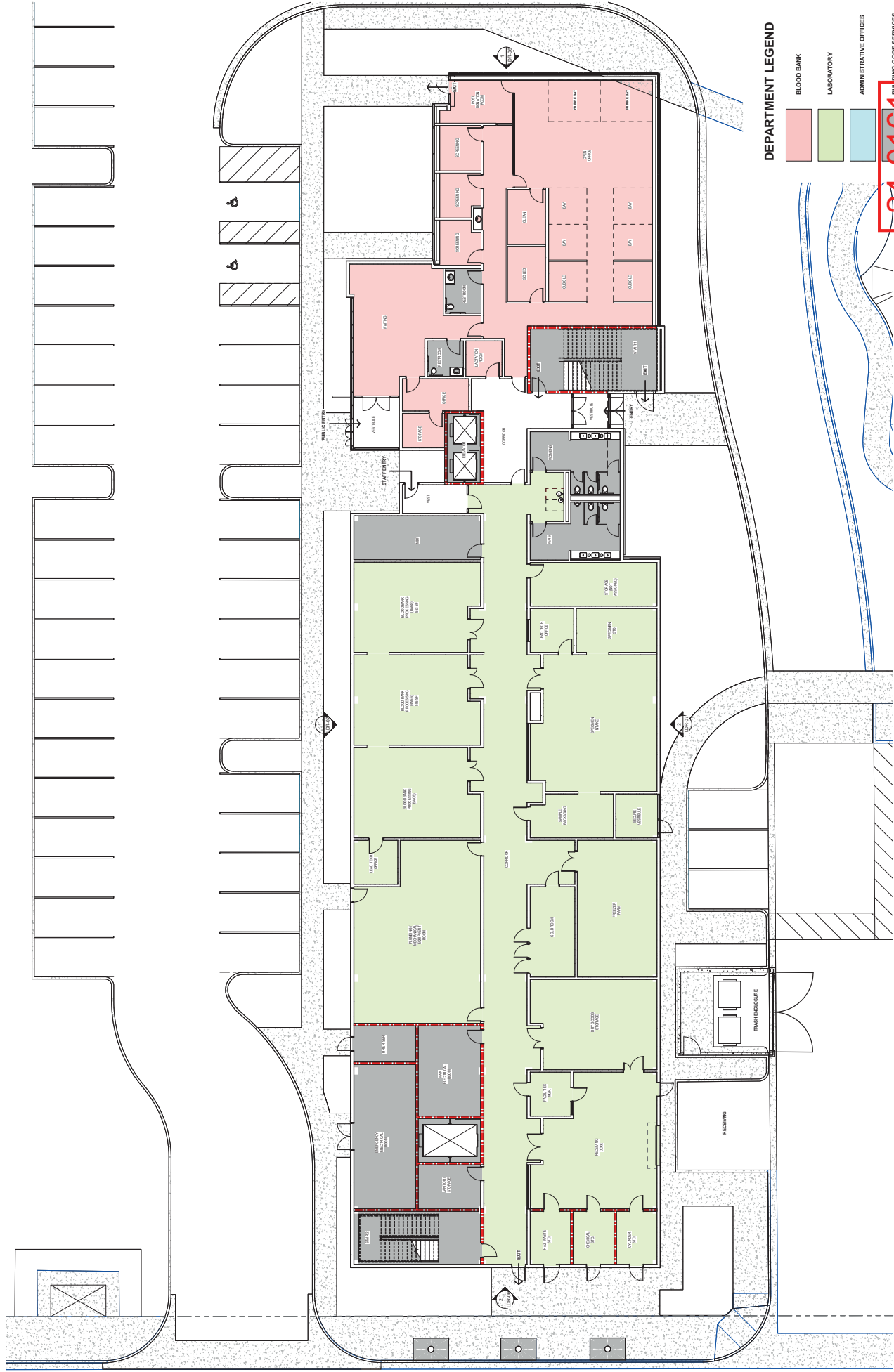
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DEPARTMENT LEGEND

- BUILDING CORE SERVICES
- GRANT & GIFT
- MENTAL HEALTH
- GAG / MH SHARED
- LABORATORY
- SHARE SERVICES

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PINTO LANE



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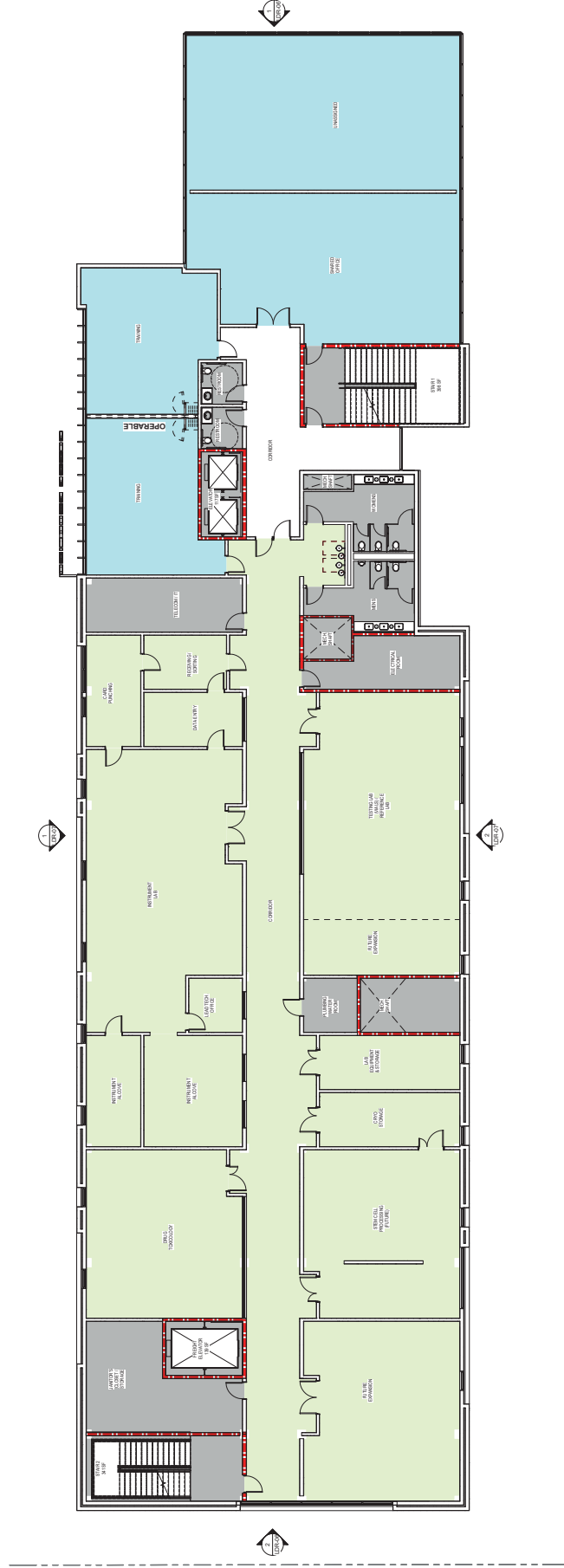
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DEPARTMENT LEGEND

BLOOD BANK

LABORATORY

ADMINISTRATIVE OFFICES

BUILDING CORE SERVICES

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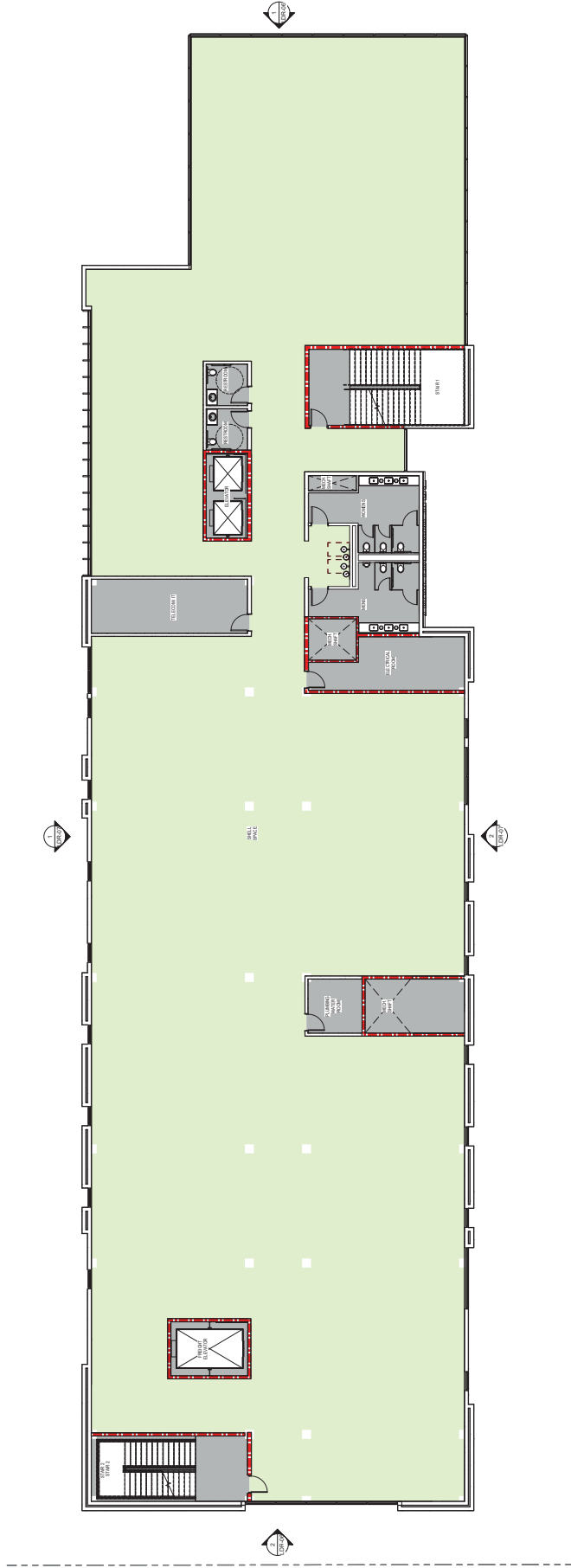
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NEVADA HEALTH AND BIOSCIENCE CORP SNPAHL "LAB" BUILDING

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DEPARTMENT LEGEND

- BLOOD BANK
- LABORATORY
- ADMINISTRATIVE OFFICES

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BUILDING CORE SERVICES
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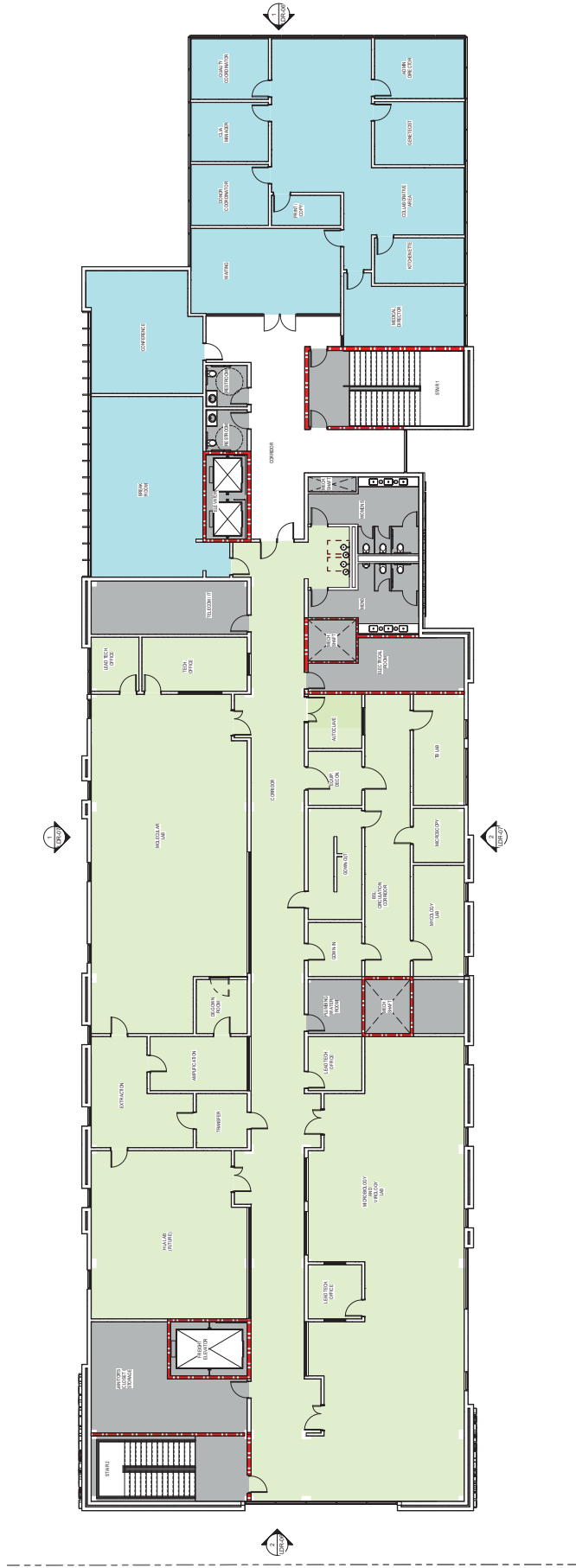
NHBC LAB - LEVEL 4 FLOOR PLAN
NEVADA HEALTH AND BIOSCIENCE CORP SNPAHL "LAB" BUILDING

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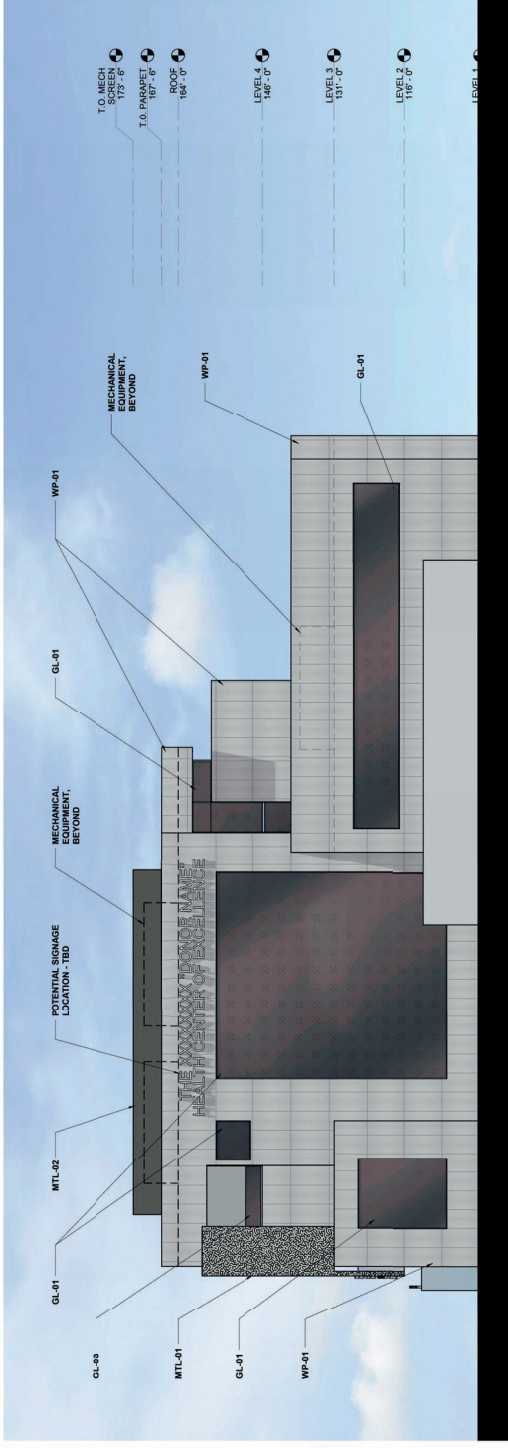
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DEPARTMENT LEGEND

- BLOOD BANK
- LABORATORY
- ADMINISTRATIVE OFFICES

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BUILDING CORE SERVICES
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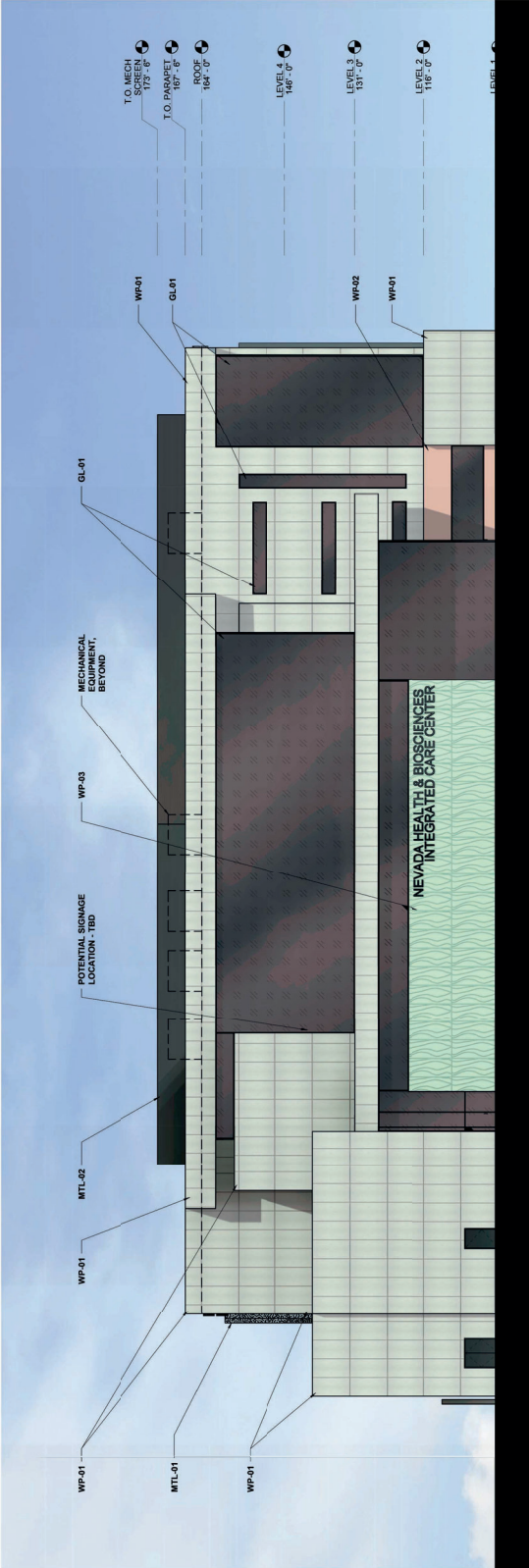


1 SOUTH ELEVATION
SCALE 3/8"=1'-0"

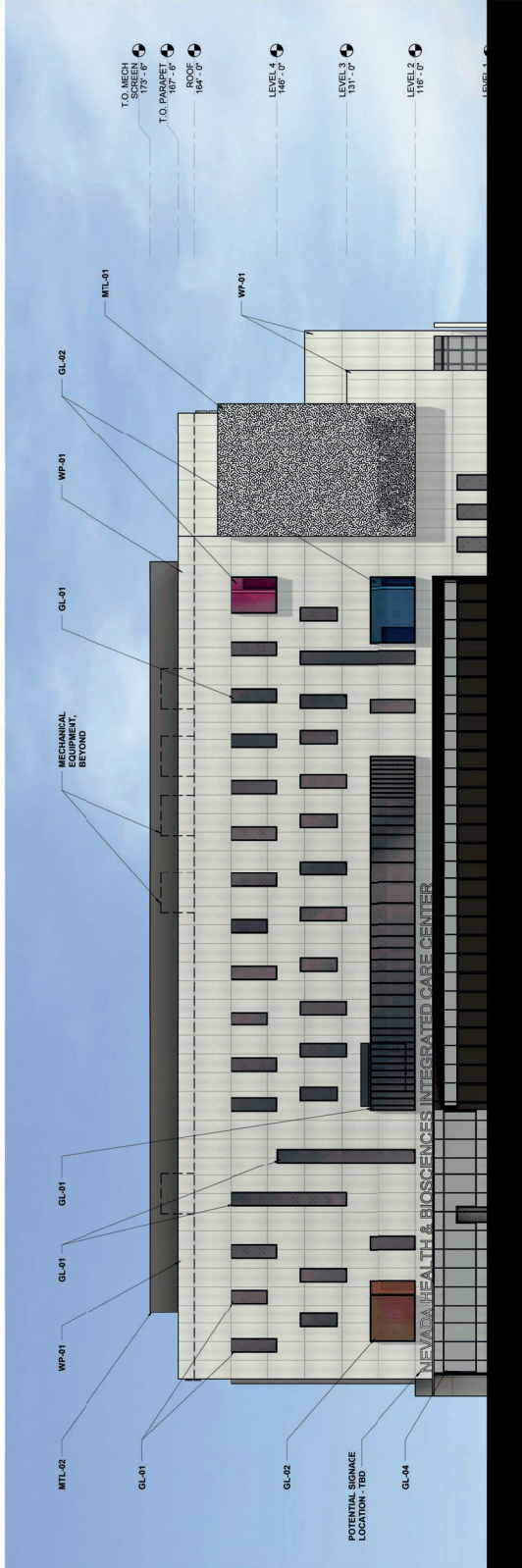


2 NORTH ELEVATION
SCALE 3/8"=1'-0"

| MATERIAL LEGEND | |
|-----------------|--|
| MARK | DESCRIPTION |
| WP-01 | TEXTURED WALL PANEL - LIGHT GREY |
| WP-02 | TEXTURED COLORED WALL PANEL |
| WP-03 | TEXTURED COLORED WALL PANEL |
| GL-01 | INSULATED GLASS UNIT, CLEAR |
| GL-02 | INSULATED GLASS UNIT, COLORED |
| GL-03 | GLASS RAILING SYSTEM, CLEAR |
| GL-04 | GLAZED STOREFRONT SYSTEM TO MATCH EXISTING SITE SYSTEM |
| MTL-01 | LASER CUT PERFORATED SOLAR PROTECTION SYSTEM |
| MTL-02 | MECHANICAL SCREEN |



3 EAST ELEVATION
SCALE: 3/32" = 1'-0"



4 WEST ELEVATION
SCALE: 3/32" = 1'-0"

| MATERIAL LEGEND | |
|-----------------|--|
| MARK | DESCRIPTION |
| WP-01 | TEXTURED WALL PANEL - LIGHT GREY |
| WP-02 | TEXTURED COLORED WALL PANEL |
| WP-03 | TEXTURED COLORED WALL PANEL |
| GL-01 | INSULATED GLASS UNIT, CLEAR |
| GL-02 | INSULATED GLASS UNIT, COLORED |
| GL-03 | GLASS RAILINGS SYSTEM, CLEAR |
| GL-04 | GLAZED STOREFRONT SYSTEM TO MATCH EXISTING SITE SYSTEM |
| MTL-01 | INTER CUT PERFORATED SOLAR PROTECTION SYSTEM |
| MTL-02 | MECHANICAL SCREEN |

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NEVADA HEALTH AND BIOSCIENCE CORP CMHF "CLINIC" BUILDING

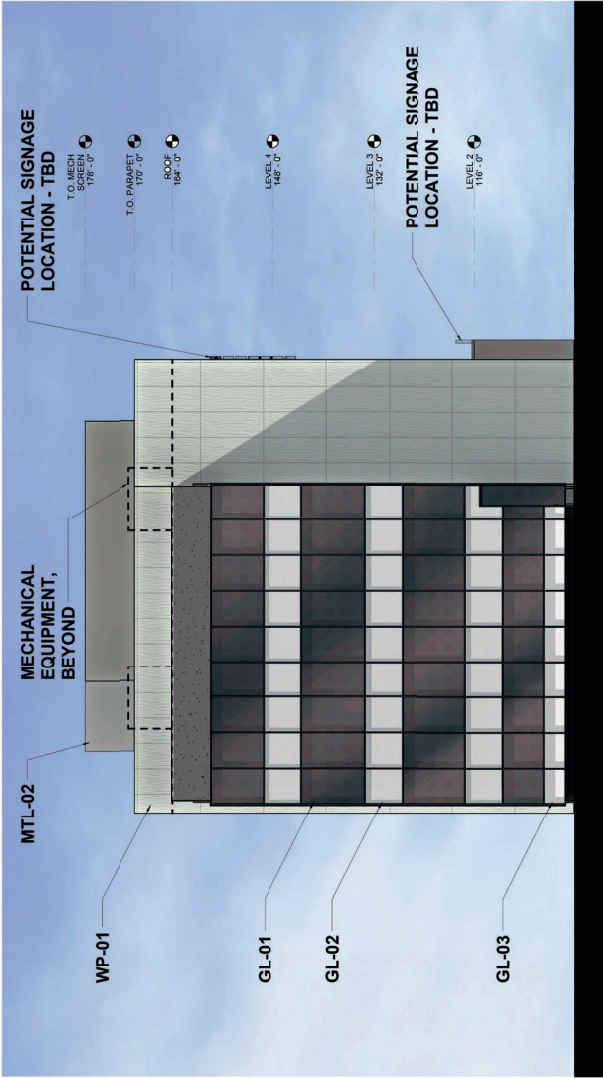
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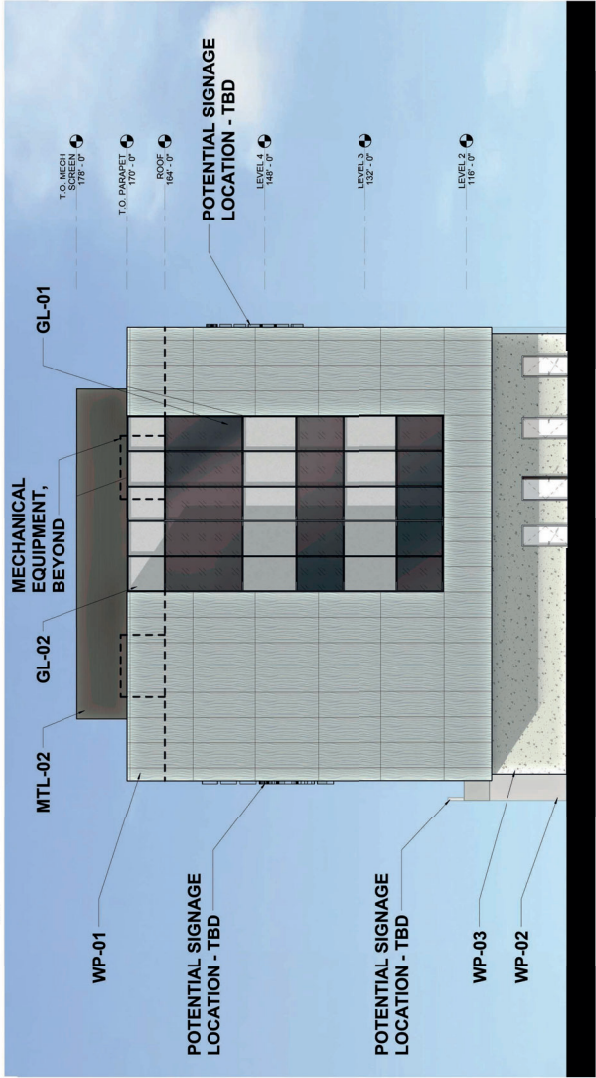
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1 SOUTH ELEVATION - ENTITLEMENTS
SCALE: 1/8" = 1'-0"



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

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0 2 4 8 16'

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WP-01

TEXTURED WALL PANEL -
LIGHT GREY



WP-02

TEXTURED WALL PANEL -
COLOR AND TEXTURE TBD



WP-03

TEXTURED WALL PANEL -
COLOR AND TEXTURE TBD



GL-03

GLASS RAILING SYSTEM,
CLEAR



MTL-01

LASER CUT PERFORATED
SOLAR PROTECTION
SYSTEM



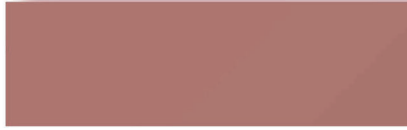
GL-01

INSULATED GLASS UNIT,
LOW IRON CLEAR



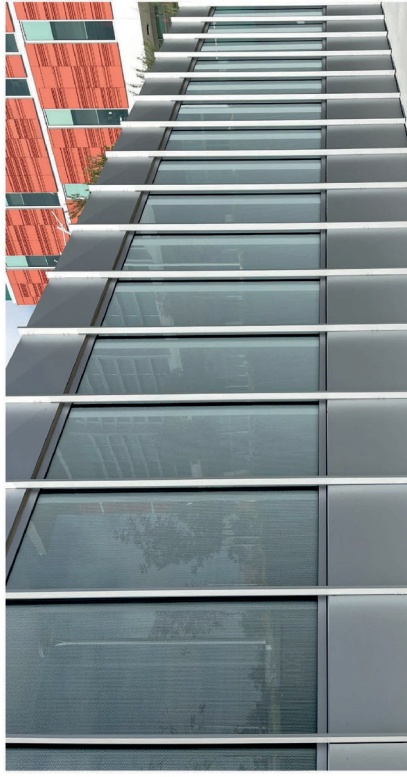
GL-02

INSULATED GLASS UNIT,
COLORED



GL-04

GLAZED STOREFRONT
SYSTEM TO MATCH
EXISTING SITE SYSTEM



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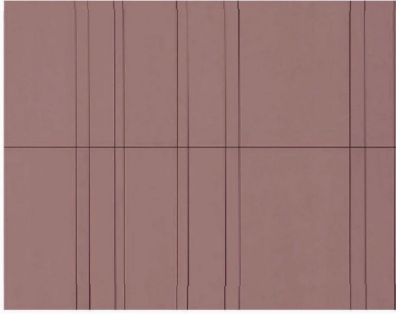
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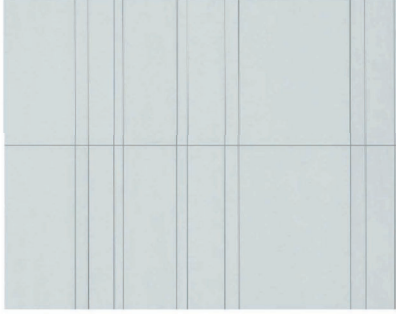
WP-01

TEXTURED WALL PANEL -
LIGHT GREY



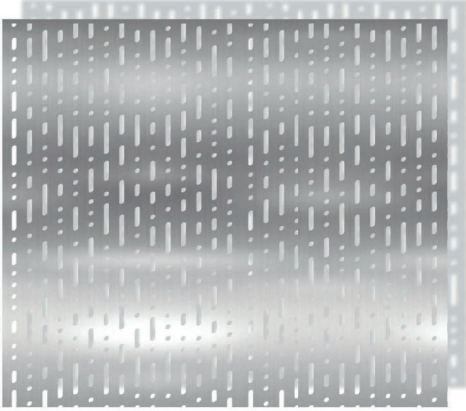
WP-02

TEXTURED WALL PANEL -
COLOR AND TEXTURE TBD



WP-03

TEXTURED WALL PANEL -
COLOR AND TEXTURE TBD



MTL-01

LASER CUT PERFORATED SOLAR
PROTECTION SYSTEM



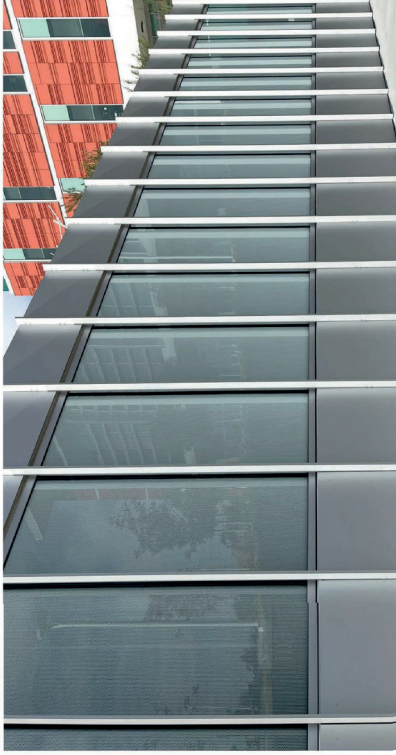
GL-01

INSULATED GLASS UNIT,
LOW IRON CLEAR



GL-02

INSULATED GLASS UNIT,
FROSTED



GL-03

GLAZED STOREFRONT
SYSTEM TO MATCH
EXISTING SITE SYSTEM

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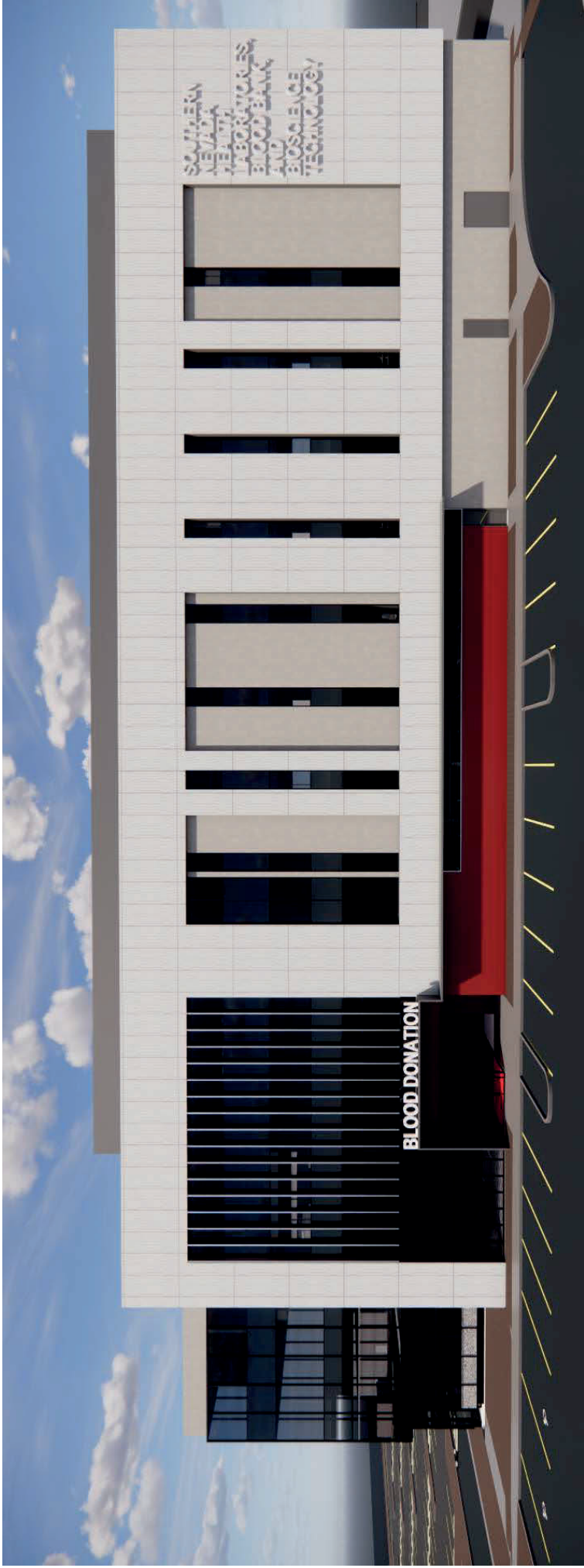
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NHC LAB - RENDERING - VIEW FROM CAMPUS COURTYARD
NEVADA HEALTH AND BIOSCIENCE CORP SNPAHL "LAB" BUILDING

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CARPENTER SELLERS DEL GATTO ARCHITECTS

NHBC LAB - RENDERING - VIEW LOOKING EAST
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NHBC LAB - RENDERING - ENTRY FROM CAMPUS
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