



Winchester Town Advisory Board

Winchester Community Center

3130 McLeod Dr

Las Vegas, NV 89142

July 27, 2021

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Victoria Bonner at 702-335-9205.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/WinchesterTAB>

Board/Council Members: Robert Mikes, Chairperson
 Ken Dayton, Vice Chairperson
 Judith Siegel
 John Delibos
 Patrick Becker

Secretary: Victoria Bonner, 702-335-9205, and victoriabelleb@gmail.com
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Beatriz Martinez, 702-455-0560, and beatriz.martinez@clarkcountynv.gov
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the

Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for June 8, 2021. (For possible action)
- IV. Approval of the Agenda for July 27, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

- 1. **AR-21-400103 (UC-18-0076)-SUNRISE HOSPITAL & MEDICAL CENTER, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a heliport.
DESIGN REVIEW for a heliport in conjunction with an existing hospital (Sunrise) on 25.5 acres in an R-1 (Single Family Residential) (AE-60) Zone, a C-2 (General Commercial) Zone, and a C-2 (General Commercial) (AE-60) Zone. Generally located on the east side of Maryland Parkway, 650 feet north of Desert Inn Road within Winchester. TS/jgh/jo (For possible action). **8/18/21 BCC**

VII. General Business

- 1. Review previous fiscal year budget request(s) and take public input regarding suggestions for the next budget request(s), (For possible action)

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: August 10, 2021.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Winchester Community Center: 3130 S McLeod Dr., Las Vegas, NV 89121
<https://notice.nv.gov>



Winchester Town Advisory Board

June 8, 2021

MINUTES

Board Members:	Robert O. Mikes, Jr. – Chair – Excused Kenneth Dayton – Vice Chair- Present John Delibos – Present Judith Siegel – Present Patrick Becker - Present
Secretary:	Victoria Bonner, 702-335-9205 victoriabelleb@gmail.com
Town Liaison:	Beatriz Martinez 702-455-0560 beatriz.martinez@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions
Beatriz Martinez; Town Liaison, Victoria Bonner; Secretary, Brady Burnhart; Planning. The meeting was called to order at 6:00p.m.
- II. Public Comment
None
- III. Approval of May 25, 2021 Minutes
Moved by: Dayton
Approve as submitted
Vote: 4-0 Unanimous
- IV. Approval of Agenda for June 8, 2021
Moved by: Dayton
Approve as submitted
Vote: 4-0 Unanimous
- V. Informational Items
 1. Announcements of upcoming neighborhood meetings and County or community meetings and events(for discussion)

VI. Planning & Zoning:

1. **WS-21-0244-CASA VEGAS APARTMENT HOMES:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a decorative fence; **2)** reduced parking; and **3)** modify driveway geometric design standards in conjunction with an existing condominium development on 15.3 acres in an R-4 (Multiple Family Residential - High Density) (AE-60) Zone. Generally located on the south side of Vegas Valley Drive and the east side of Casa Vegas Street within Winchester. TS/jor/jd (For possible action)

Moved By- Dayton
Approve with staff conditions
Vote: 4-0

2. **AR-21-400085 (WS-0528-12)-GVI SHLV OWNER, LLC:**
WAIVER OF DEVELOPMENT STANDARDS THIRD APPLICATION FOR REVIEW for an increase in the area of temporary wall signs.
DESIGN REVIEW for wall signs in conjunction with an existing extended stay hotel (SpringHill Suites) on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Paradise Road, 260 feet south of Elvis Presley Boulevard within Winchester. TS/al/jo (For possible action)

Moved By- Dayton
Approve with staff conditions
Vote: 4-0

3. **AR-21-400086 (WS-0104-17)-GVI SHLV OWNER, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for increased wall sign area.
DESIGN REVIEW for a wall sign in conjunction with an existing extended stay hotel (SpringHill Suites) on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Paradise Road, 300 feet south of Elvis Presley Boulevard within Winchester. TS/al/jo (For possible action)

Moved By- Dayton
Approve with staff conditions
Vote: 4-0

4. **AR-21-400087 (WS-0724-17)-GVI SHLV OWNER, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for an increase in the area of temporary wall signs.
DESIGN REVIEW for wall signs in conjunction with an existing extended stay hotel (SpringHill Suites) on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Paradise Road, 300 feet south of Elvis Presley Boulevard within Winchester. TS/al/jo (For possible action)

Moved By- Dayton
Approve with staff conditions
Vote: 4-0

5. **ET-21-400074 (DR-19-0428)-JDR OWNER, LLC:**
DESIGN REVIEW FIRST EXTENSION OF TIME for changes and modifications to an approved resort hotel (The Drew Las Vegas formally Fontainebleau) on 22.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)
- Moved By- Siegel**
Approve with staff conditions
Vote: 4-0
6. **ET-21-400075 (DR-0289-09)-JDR OWNER, LLC:**
DESIGN REVIEW THIRD EXTENSION OF TIME to commence the redesign of a loading dock structure and cover for a resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone.
WAIVER OF CONDITIONS of a use permit (UC-0698-07) requiring that the loading dock driveway on the exterior of the convention/parking facility shall be covered save and except for the ingress and egress portions of this driveway, if the covering of this driveway is approved by Clark County, and subject to then meeting applicable LEED (Leadership in Energy and Environmental Design) standards, this covering shall be covered with artificial turf as determined by the applicant. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)
- Moved By- Siegel**
Approve with staff conditions
Vote: 4-0
7. **ET-21-400077 (UC-0489-08)-JDR OWNER, LLC:**
USE PERMIT THIRD EXTENSION OF TIME to commence deviations to development standards.
DEVIATIONS for the following: **1)** permit a roof sign; **2)** reduce the height/setback ratio adjacent to an arterial street (Las Vegas Boulevard South); **3)** reduce the separation between free-standing signs and monument signs; **4)** increase wall sign projection; **5)** increase temporary sign area; and **6)** all other deviations per plans on file.
WAIVER OF DEVELOPMENT STANDARDS reduce the street setback along Las Vegas Boulevard South and Elvis Presley Boulevard for a temporary sign.
DESIGN REVIEWS for a sign package including the following: **1)** increase animated sign area; **2)** increase projecting sign area and height; **3)** increase the average letter height for wall signs; and **4)** temporary sign for a resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)
- Moved By- Siegel**
Approve with staff conditions
Vote: 4-0
8. **ET-21-400078 (UC-0923-06)-JDR OWNER, LLC:**
USE PERMITS THIRD EXTENSION OF TIME to commence the following: **1)** a resort

hotel/casino consisting of 2,929 hotel rooms; 2) 959 resort condominium units; 3) public areas including all casino areas, showrooms, live entertainment areas, shopping center areas, indoor and outdoor dining areas, entertainment areas, offices, meeting and convention areas, back-of-house areas, and parking structures; 4) increase the height of the high-rise tower; 5) kitchens within the rooms; 6) associated accessory and incidental commercial uses, buildings, and structures; 7) a construction office and office within the parking structure; and 8) deviations from development standards.

DEVIATIONS for the following: 1) reduce the on-site parking requirements; 2) reduce the number of loading spaces; 3) permit tandem parking spaces; 4) encroachment into airspace; and 5) all other deviations as shown per plans on file.

DESIGN REVIEWS for the following: 1) a resort hotel/casino and resort condominium high-rise tower; 2) water features; and 3) all other accessory and incidental buildings and structures on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

Moved By- Siegel
Approve with staff conditions
Vote: 3-0
1 abstained

9. **ET-21-400079 (UC-0233-07)-JDR OWNER, LLC:**
USE PERMIT THIRD EXTENSION OF TIME to commence the increase of the number of resort condominiums (with kitchens) in conjunction with an approved resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

Moved By- Siegel
Approve with staff conditions
Vote: 4-0

10. **ET-21-400080 (DR-0213-08)-JDR OWNER, LLC:**
DESIGN REVIEW THIRD EXTENSION OF TIME to commence the exterior elevation of the east wall of the convention/parking facility of a previously approved resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

Moved By- Siegel
Approve with staff conditions
Vote: 4-0

11. **ET-21-400082 (UC-0698-07)-JDR OWNER, LLC:**
USE PERMITS THIRD EXTENSION OF TIME to commence the following: 1) increased building height; and 2) deviations from development standards.
DEVIATIONS for the following: 1) reduce the on-site parking requirements; and 2) all other deviations as shown per plans on file.
DESIGN REVIEW for modifications to a previously approved resort hotel (The Drew Las Vegas)

on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

Moved By- Siegel
Approve with staff conditions
Vote: 4-0

12. **ET-21-400083 (UC-1515-06)-JDR OWNER, LLC:**
USE PERMIT THIRD EXTENSION OF TIME to commence deviations to development standards.

DEVIATIONS for the following: **1)** permit alternative landscaping; and **2)** permit all other deviations shown per plans on file in conjunction with an approved resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

Moved By- Siegel
Approve with staff conditions
Vote: 4-0

13. **ET-21-400084 (UC-1242-06)-JDR OWNER, LLC:**
USE PERMIT THIRD EXTENSION OF TIME to commence office buildings (modular buildings).

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping requirements; and **2)** eliminate the required trash enclosure.

DESIGN REVIEW for 4 office buildings on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

Moved By- Siegel
Approve with staff conditions
Vote: 4-0

VII. General Business

VII. Public Comment

VIII. Next Meeting Date

The next regular meeting will be June 29,2021

IX. Adjournment

The meeting was adjourned at 6:52 p.m.

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., JULY 27, 2021**

08/18/21 BCC

1. **AR-21-400103 (UC-18-0076)-SUNRISE HOSPITAL & MEDICAL CENTER, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a heliport.
DESIGN REVIEW for a heliport in conjunction with an existing hospital (Sunrise) on 25.5 acres in an R-1 (Single Family Residential) (AE-60) Zone, a C-2 (General Commercial) Zone, and a C-2 (General Commercial) (AE-60) Zone. Generally located on the east side of Maryland Parkway, 650 feet north of Desert Inn Road within Winchester. TS/jgh/jo (For possible action).

HELIPORT
(TITLE 30)

MARYLAND PKWY/DESERT INN RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-21-400103 (UC-18-0076)-SUNRISE HOSPITAL & MEDICAL CENTER, LLC:

USE PERMIT FIRST APPLICATION FOR REVIEW for a heliport.

DESIGN REVIEW for a heliport in conjunction with an existing hospital (Sunrise) on 25.5 acres in an R-1 (Single Family Residential) (AE-60) Zone, a C-2 (General Commercial) Zone, and a C-2 (General Commercial) (AE-60) Zone.

Generally located on the east side of Maryland Parkway, 650 feet north of Desert Inn Road within Winchester. TS/jgh/jo (For possible action).

RELATED INFORMATION:

APN:

162-11-401-009; 162-11-401-011

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3186 S. Maryland Parkway
- Site Acreage: 25.5
- Project Type: Heliport for emergency medical transportation
- Number of Stories: 5 (approved addition with heliport)
- Building Height (feet): 106
- Heliport Height (feet): 87

Site Plans

The request is to add a heliport for emergency medical transportation to the roof of a previously approved addition to the hospital. The previously approved plans show access to the site is provided from Maryland Parkway. The site consists of an existing medical office building on the northern portion of the site, the main hospital building on the southern portion of the site, an existing parking garage along Maryland Parkway between the office building and the hospital building, and a surface parking lot to the east of the parking garage. The approved addition is located on the north side of the hospital building, to the east of the parking garage, within the area of the existing surface parking lot. The addition is set back 298 feet from Maryland Parkway and 180 feet from the east property line, which is adjacent to an existing multiple family residential development. However, the addition is a multiple story building and the

majority of the proposed addition will be set back 250 feet from the east property line. There is an existing heliport located on the main hospital building that is approximately 465 feet to the south of the proposed heliport. The applicant indicates the existing heliport will remain in use in conjunction with the proposed heliport.

Landscaping

No changes are proposed or required to the existing or approved landscape plans with this request.

Elevations

The previously approved addition to the hospital is 5 stories with a maximum height of 106 feet. The height of the addition varies from a minimum of 16 feet to 106 feet with the highest point of the building being a wind cone for the heliport and a roof mounted antenna. The building has a flat roof behind parapet walls and the majority of the building will be 84 feet in height. The top of the heliport is approximately 87 feet in height. The previously approved plans depict 2 elevator bulkheads on the north and south sides of the addition which will be a maximum height of 100 feet. The roof wind cone and mounted antenna are located on the elevator bulkhead on the south side of the addition. The exterior of the building consists of a stucco finish painted in earth tone colors, stone veneer, decorative metal canopies, and awnings. The existing hospital building was modified with similar colors and treatment to give the building a consistent architectural appearance.

Previous Conditions of Approval

Listed below are the approved conditions for UC-18-0076:

Current Planning

- 2 years to review for the applicant to submit data and studies to determine whether the existing heliport should be decommissioned.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Department of Aviation

- Applicant must file Federal Aviation Administration (FAA) Form 7480-1, "Notice of Landing Area Proposal" with the FAA, per 14 CFR Part 157;
- Applicant must comply with all heliport planning report requirements described in Table 30.44-1 "Heliport" of the Code.
- Applicant is advised that all helicopter noise complaints and inquiries regarding operations from this facility will be forwarded to the operator of this heliport.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the community has benefited from Sunrise Hospitals' second heliport. The heliport was designed to directly reduce the time-to-treatment for helicopter

arrivals at the main emergency room tower. Also, an indirect benefit of the heliport has improved service at the existing children's hospital by reducing congestion. In addition, the noise report indicated that there have not been any increased noise complaints due to the recent expansion of the new heliport. Considering the added benefits and a favorable noise report, the applicant is requesting there be no further reviews.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0076	Heliport in conjunction with an existing hospital (Sunrise Hospital)	Approved by BCC	June 2018
WS-0808-17	Increased wall height	Approved by PC	November 2017
WS-0482-16	Addition and modifications to an existing hospital (Sunrise Hospital)	Approved by BCC	September 2016
UC-0698-15	Heliport in conjunction with Sunrise Hospital - held no date per the applicant and expired	Held at PC	December 2015
UC-0495-13	Fast food restaurant (Subway) in conjunction with an existing hospital (Sunrise Hospital and Medical Center)	Approved by PC	October 2013
UC-0499-09	Air ambulance heliport and modifications to the parking lot layout for a portion of an existing parking garage in conjunction with an existing hospital	Denied by BCC	November 2009
WS-0575-03	Increased building height for an addition to the hospital	Approved by PC	May 2003
DR-0893-99	Addition to the hospital	Approved by PC	July 1999
VC-1666-98	Increased building height for an addition to the hospital	Approved by PC	November 1998
VC-1318-98	Building addition and parking garage for the hospital with variances to increase lot coverage and increased building height	Approved by PC	September 1998
UC-1061-98	Rooftop heliport and an addition to the hospital with variances to increase lot coverage and increased building height	Approved by PC	August 1998
VC-0013-96	Increased building height and reduced setbacks for an addition to the Women's Pavilion in conjunction with the hospital	Approved by PC	February 1996
DR-0953-94	Addition and interior remodel of the hospital	Approved by PC	July 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2 & R-1	Medical offices
South	Commercial General	H-1 & C-2	Multiple family residential & parking lot
East	Office Professional & Residential Urban Center (18 to 32 du/ac)	H-1 & R-4	Medical offices & multiple family residential
West	Commercial General	C-2	Commercial developments

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval.

There are no reported problems from Clark County Public Response and this request is consistent with the conditions of approval from the original application, UC-18-0076. In addition, the applicant has submitted the requested Noise Report and Evidence of FAA approval of airspace and air traffic for the proposed operation. The Noise Report indicates the heliport did not significantly change helicopter noise levels at the residential area adjacent to the hospital and the FAA indicates the heliport does not adversely affect safe and efficient airspace. Therefore, staff has no objection to this request.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 2 years to review for the applicant to submit data and studies to determine whether the existing heliport on the main hospital building should be decommissioned.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of

time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: KEVIN COOK

CONTACT: GREG BORGEL, 300 S. 4TH ST., SUITE 1400, LAS VEGAS, NV 89101

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

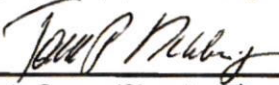
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input checked="" type="checkbox"/> APPLICATION REVIEW (AR) UC-18-0076 (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>AP-21-400103</u> DATE FILED: <u>6/24/21</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Winchester</u> TAB/CAC DATE: <u>7/27/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8/18/21</u> FEE: <u>\$600</u>
	PROPERTY OWNER NAME: <u>Sunrise Hospital & Medical Center, LLC</u> ADDRESS: <u>3186 S. Maryland Parkway</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>702-731-8012</u> CELL: <u>702-274-6056</u> E-MAIL: <u>todd.sklamberg@hcahealthcare.com</u>
	APPLICANT NAME: <u>Kevin Cook</u> ADDRESS: <u>201 W. Indian School Rd.</u> CITY: <u>Phoenix</u> STATE: <u>AZ</u> ZIP: <u>85013</u> TELEPHONE: <u>602-541-7287</u> CELL: <u>602-541-7287</u> E-MAIL: <u>kcook@devenneygroup.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Greg Borgel</u> ADDRESS: <u>300 S. Fourth Street, Suite 1400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-791-8219</u> CELL: _____ E-MAIL: <u>gborgel@fennemorelaw.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-11-401-009, 162-11-401-011

PROPERTY ADDRESS and/or CROSS STREETS: 3186 South Maryland Parkway, Las Vegas, NV 89109

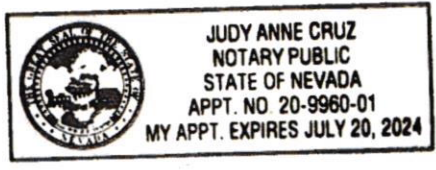
PROJECT DESCRIPTION: This is a renewal application for the approval of the heliport on the roof of Tower 4 at Sunrise Hospital & Medical Center. The heliport was approved on June 28, 2018 (Reference: UC-18-0076) subject to condition to submit a renewal application in 2 years and submit data and studies to determine whether the existing heliport can be maintained. Please accept this submittal as the renewal application.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.


 Property Owner (Signature)*

Todd P. Sklamberg
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON MAY 25, 2021 (DATE)
 By TODD SKLAMBERG
 NOTARY PUBLIC: JUDY ANNE CRUZ



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

May 25, 2021

Clark Co. Planning
For electronic submission

**PLANNER
COPY**

Dear Ladies/Gentlemen:

Please accept this as the justification letter requesting approval of a [redacted] review of UC-18-0076 (second heliport at Sunrise Hospital, new APNs 162-11-401-009 and -011). Planning Director Amundsen has authorized this submission after the originally-scheduled expiration date, provided it is accompanied by the required report (attached) and is submitted in final form by 6/20/21. The applicant provides the following:

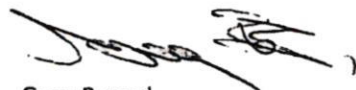
1. The project was commenced and completed in a timely manner and has operated without a time gap which would cause expiration for lack of use pursuant to 30.16.210 (19) F.
2. FAA Form 7480-1 was filed and all requirements thereof have been met.
3. Relevant provisions of Table 30.44-1 have been complied with.
4. At the time that a review of helicopter operations would have been required (June 2020) Sunrise Hospital was substantially affected by emergency operations due to COVID-19 and unable to conduct and present a meaningful study as called for in the original approval.
5. Subsequently, the necessary study has been conducted and is submitted herewith.

Justification for approval pursuant to the submitted study:

A number of issues were raised upon the initial approval of the second heliport at Sunrise Hospital, but the key question from a land use perspective was whether or not the second heliport would create a noise problem for neighbors. The components of that question were: 1. Would having two heliports on the property generate more helicopter trips overall than the previously-existing single heliport? 2. Would the second heliport require new approach or departure vectors that would affect more neighbors? and 3. Would the new proposed helicopter equipment and heliport location produce significant additional noise impacts concerns for residential neighbors on residential neighbors than already exist on the site?

The submitted noise study (attached) is dispositive as to those questions: 1. "Importantly, the addition of the new T4 helipad did not result in additional flights per day or new approach or departure vectors" and no residential locations experienced more than 63 dBA noise levels in an area where McCarran Airport noise contours are 60-65 DNL, and "noise levels from helicopter flyovers do not significantly exceed the ambient noise levels". Further, the number of residents potentially exposed to helicopter flights has been coincidentally reduced by recent purchases and abandonment of nearby multi-family units in preparation for an unrelated expansion of parking facilities for Sunrise Hospital. Lastly, the applicant is not aware of any increase in noise complaints relating to Sunrise Hospital's recent expansion or the new heliport.

A very real community benefit has resulted from the second heliport, which was designed and has functioned successfully to directly reduce the time-to-treatment for helicopter arrivals at the main emergency room tower while indirectly improving service at the existing children's hospital heliport by reducing conflicts and congestion there. In light of these benefits and the favorable noise report, the applicant requests approval of the required review with no new time limit.



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