



Notice of Completeness

Date: August 17, 2022

Applicant's Representative:

Bruce Snell
Physical Therapy Northwest Partners, LLC
1200 Corporate Drive
Suite 400
Birmingham, AL 35242
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The City's planning consultant (WSP USA Inc.) and engineering staff reviewed application materials for the proposed Type III Conditional Use Permit. We are writing to notify you that the application is deemed **Complete** as documented below.

Planning Comments

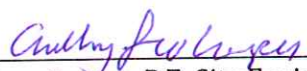
A pre-application conference was waived by the applicant. However, a list of submittal items was provided to the applicant based on LCMC 18.30.050, 18.30.100, and 18.250.

- *The information listed in LCMC 18.210.30, provided requisite fee and completed application form signed by the property owner. The form shall include the name, mailing address, and telephone number of the owner(s), engineer, surveyor, planner, and/or attorney and the person with whom official contact should be made regarding the application.*
 - **Status: Complete.** The applicant provided required fees and an application form signed by the owner with additional contact(s) information.
- *Written authorization to file the application signed by the owner of the property that is the subject of the application, if the applicant is not the same as the owner as listed by the Clark County assessor.*
 - **Status: Complete.** The application is signed by the property owner.
- *Proof of ownership document, such as copies of deeds and/or a policy or satisfactory commitment for title insurance.*
 - **Status: Not applicable** The property owner is the City, waiving this requirement.
- *A legal description of the site.*
 - **Status: Complete.** The legal description is contained on the application form.
 - **Status: Complete.** The City has concluded that a determination under the State Environmental Policy Act (SEPA) is not required as no external improvements are proposed, and the application does not exceed the minimum threshold required for SEPA determination as provided in LCMC 18.310.090(3).
- *Preliminary Plan. At a scale of no more than one inch equals 200 feet with north arrow, date, graphic scale, existing and proposed lots, tracts, easements, rights-of-way and structures on the site, and existing lots, tracts, easements, rights-of-way and structures abutting the site; provided, information about off-site structures and other features may be approximate if such information is not in the public record. The applicant shall provide one copy of the plan reduced to fit on an eight-and-one-half-inch by 11-inch page. Principal features of the plan shall be dimensioned. The applicant is encouraged to submit drawings showing the elevation(s) of proposed structure(s).*
 - **Status: Complete.** The applicant provided a floor plan. Because exterior building improvements are not proposed, the City waived the site plan requirement but required the applicant provide an aerial photo of the site showing existing conditions.
- *Proposed easements or dedications to the City or other agency, if applicable;*
 - **Status: Not applicable.**

- *A copy of the pre-application conference summary.*
 - Status: **Complete.** The applicant has requested and provided a signed pre-application waiver form with the application.
- *A written description of how the application does or can comply with each applicable approval criterion, and basic facts and other substantial evidence that supports the description*
 - Status: **Complete.** The applicant provided a Project Narrative discussing compliance with applicable sections of Title 18 (Development Code) and that discusses how the proposed use complies with applicable approval criteria for a conditional use permit. No other applications are to be filed concurrently with the conditional use permit.
- *Names and addresses of owners of land within a radius of 300 feet:*
 - Status: **Complete.** The City has provided mailing labels for properties within 300 feet of the subject site.
- *An archaeological predetermination if the area proposed for development contains lands classified as having moderate or higher probability of containing archeological resources.*
 - Status: Not applicable. The applicant is not proposing ground disturbing activities, so an archeological predetermination is not required.
- Preliminary grading, erosion control and drainage plans shall be required for Type II and Type III applications and shall be consistent with applicable provisions of Division 4, Critical Lands.
 - Status: Not applicable. The applicant is not proposing ground-disturbing activities, so this requirement is not applicable.
- *Information about proposed utilities, including water and sanitary waste.*
 - Status: Not applicable. The building where the physical therapy use will locate is already served by public water and sanitary sewer.

Public Works and Engineering Comments

Public Works and Engineering have no further comments on the proposal.

Signed:  Date: 8/17/2022
 Tony Cooper, P.E, City Engineer