

Joe Lombardo
Governor

Richard Whitley, MS
Director



**DEPARTMENT OF
HEALTH AND HUMAN SERVICES**
DIVISION OF PUBLIC AND BEHAVIORAL HEALTH
Helping people. It's who we are and what we do.



Cody Phinney, MPH
Administrator

Ihsan Azzam,
Ph.D., M.D.
Chief Medical Officer

NOTICE OF PUBLIC HEARING

LAS VEGAS RECOVERY CENTER LLC, 102 EAST LAKE MEAD PARKWAY, HENDERSON, NEVADA 89015, IS REQUESTING A VARIANCE, CASE #783, FROM THE NEVADA STATE BOARD OF HEALTH REGULATIONS.

NOTICE IS HEREBY GIVEN THAT LAS VEGAS RECOVERY CENTER LLC, located at 102 EAST LAKE MEAD PARKWAY, HENDERSON, NEVADA 89015, has requested a variance from Nevada Administrative Code (NAC) 449.3154.2 and the Facility Guidelines Institute, *Guidelines for Design and Construction of Hospitals*, 2022 Edition.

A public hearing will be conducted on June 6, 2025, at 9:00 am by the Nevada State Board of Health to consider this request. This meeting will be held in person and online.

Physical Locations:

Southern Nevada Health District (SNHD)
Red Rock Trail Rooms A and B
280 S. Decatur Boulevard, Las Vegas, Nevada 89107

Nevada Division of Public and Behavioral Health (DPBH)
Hearing Room No. 303, 3rd Floor
4150 Technology Way, Carson City, Nevada 89706

Virtual Information

Meeting Link:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_OWQzYjU1Y2UtZmU4OC00MWM2LTk2NmMtZGMjYjhiMzI5MTk2%40thread.v2/0?context=%7b%22Tid%22%3a%22e4a340e6-b89e-4e68-8eaa-1544d2703980%22%2c%22Oid%22%3a%22768e443d-3be6-48f0-9bb0-7e72f1276b8d%22%7d

Please Note: If you experience technical difficulties connecting online, please call into the meeting to participate by phone.

Join by Phone:

1-775-321-6111

Phone Conference ID Number: 223 211 116#

LAS VEGAS RECOVERY CENTER LLC, 102 EAST LAKE MEAD PARKWAY, HENDERSON, NEVADA 89015 is requesting a variance from NAC 449.3154.2 which states:

NAC 449.3154 Construction, remodeling, maintenance and change of use: General requirements; prerequisites to approval of licensure. ([NRS 439.200](#), [449.0302](#))

2. Except as otherwise provided in this section, any new construction, remodeling or change in the use of a hospital must comply with the applicable provisions of the guidelines adopted by reference in paragraphs (c) (d) and (e) of subsection 1 of [NAC 449.0105](#), unless the remodeling is limited to refurbishing an area of the hospital, including, without limitation, painting the area, replacing the flooring in the area, repairing windows in the area and replacing window or wall coverings in the area.

NAC 449.0105 Adoption of certain publications by reference; revision of publication after adoption. ([NRS 439.200](#), [449.0302](#))

1. The State Board of Health hereby adopts by reference:

(c) *Guidelines for Design and Construction of Hospitals*, in the form most recently published by the Facility Guidelines Institute, unless the Board gives notice that the most recent revision is not suitable for this State pursuant to subsection.

2. A copy of the guidelines may be obtained from the Facility Guidelines Institute at the Internet address <https://shop.fgiguidelines.org> or by telephone at (800) 798-9296, for the price of \$235.

Guidelines for Design and Construction of Hospitals (2022 Edition):

Sections 2.2-2.2.2 Patient Room.

Section 2.2-2.2.2.1(1) Capacity. The maximum number of beds per room in a medical/surgical patient care unit shall be one unless the necessity of a two-bed arrangement has been demonstrated. Two beds per room shall be permitted when approved by the authority having jurisdiction.

Las Vegas Recovery Center LLC, located at 102 East Lake Mead Parkway, Henderson Nevada 89015, is a proposed hospital for individuals with substance use disorder (SUD). Their proposed hospital is to be a guest hospital within another host hospital, Saint Rose Dominican Hospital at the De Lima Campus. Las Vegas Recovery Center LLC, is proposing to locate their housing units on the third and fourth floors, that have 46 total patient rooms. The third floor has 26 patient rooms, and the fourth floor has 20 patient rooms. Las Vegas Recovery Center LLC, would like to take the 13 larger rooms on the third floor and the 8 larger rooms on the fourth floor and make them two patient rooms. Thus, increasing the bed count from 46 beds to 67 beds (an additional 21 beds; making for 21 two-patient rooms).

Las Vegas Recovery Center LLC, is requesting a variance to the requirement of having hospital single patient rooms in their proposed hospital by allowing 21 patient rooms to add the second patient bed into the 21 larger rooms.

The authority of the State Board of Health to consider and grant a variance from the requirements of a regulation is set forth at [NRS 439.200](#) and [NAC 439.200 – 439.280](#).

[Persons wishing to comment upon the proposed variance may appear at the scheduled public hearing or may submit written testimony at least five days before the scheduled hearing to:](#)

Secretary, State Board of Health
Division of Public and Behavioral Health
4150 Technology Way, Suite 300
Carson City, NV 89706

Anyone wishing to testify for more than five minutes on the proposed variance must petition the Board of Health at the above address. Petitions shall contain the following: 1) a concise statement of the subject(s) on which the petitioner will present testimony; 2) the estimated time for the petitioner's presentation.

This notice has also been posted at the following locations:

DIVISION OF PUBLIC AND BEHAVIORAL HEALTH (DPBH), 4150 TECHNOLOGY WAY, CARSON CITY, NV

DIVISION OF PUBLIC AND BEHAVIORAL HEALTH WEBSITE:

<http://dpbh.nv.gov/Boards/BOH/Meetings/Meetings/>

Joe Lombardo
Governor

Richard Whitley,
MS
Director



Cody Phinney,
MPH
Administrator

Ihsan Azzam,
Ph.D., M.D.
Chief Medical
Officer

MEMORANDUM

May 21, 2025

To: Jon Pennell, DVM, Chairperson
State Board of Health

From: Cody Phinney, Administrator
Division of Public and Behavioral Health

RE: Variance Request #783, for Las Vegas Recovery LLC - Hospital Multibed Patient Rooms

REGULATIONS:

Nevada Administrative Code ("NAC") 449.3154 (2) states as follows:

Except as otherwise provided in this section, any new construction, remodeling or change in the use of a hospital must comply with the applicable provisions of the guidelines adopted by reference in paragraphs (c) (d) and (e) of subsection 1 of NAC 449.0105, unless the remodeling is limited to refurbishing an area of the hospital, including, without limitation, painting the area, replacing the flooring in the area, repairing windows in the area and replacing window or wall coverings in the area.

Further, NAC 449.0105 states,

1. The State Board of Health hereby adopts by reference:

...

(c) *Guidelines for Design and Construction of Hospitals*, in the form most recently published by the Facility Guidelines Institute, unless the Board gives notice that the most recent revision is not suitable for this State pursuant to subsection 2. A copy of the guidelines may be obtained from the Facility Guidelines Institute at the Internet address <https://shop.fgiguideines.org> or by telephone at (800) 798-9296, for the price of \$235."

Guidelines for Design and Construction of Hospitals (2022 Edition) state as follows:

Sections 2.2-2.2.2 Patient Room.

Section 2.2-2.2.2.1(1) Capacity. The maximum number of beds per room in a medical/surgical patient care unit shall be one unless the necessity of a two-bed arrangement has been demonstrated. Two beds per room shall be permitted when approved by the authority having jurisdiction.

STAFF REVIEW:

Las Vegas Recovery Center LLC is doing business as Las Vegas Recovery Hospital (LVRH). LVRH is planning to be a “guest” hospital within another hospital located at 102 East Lake Mead Parkway, Henderson Nevada 89015, as an acute care hospital for individuals with substance use disorder (SUD). LVRH would like to occupy the third and fourth floors of the “host” hospital. These two floors have 46 total patient rooms.

- 26 patient rooms on the third floor and 20 patient rooms on the fourth floor.
- The third floor bedrooms has 13 larger sized rooms.
- The fourth floor has 8 larger sized rooms.

LVRH would like to use the larger sized rooms (21) in total, as multi-patient rooms, with two patients in each of these rooms, to increase the total licensed capacity by an additional 21 beds. The total number of beds would increase from 46 beds to 67 beds.

The code currently only allows single patient rooms, thus the necessity for this variance request to double the beds in the larger sized patient rooms.

The “host” is Saint Rose Dominican Hospital Rose de Lima (hereinafter to be referred to as SRDHR de Lima). The SRDHR de Lima has been in Southern Nevada for approximately 75 years. The location of the third and fourth floors that LVRH would like to occupy are found in the “1970 Building” of the SRDHR de Lima campus.

INTENT OF THE REGULATION:

The intent of the regulation to have single patient bedroom is to enhance the patient’s experience while receiving care in a hospital. There are two major features to establish the patient’s experience while in a hospital:

- 1) To limit the possibility of nosocomial infections (hospital-acquired infections).
- 2) To make the patient stay more private and tolerable when the patient is not feeling well and receiving medical treatment.

The code required single bed patient rooms since 2006 in medical/surgical locations. The single bed per patient room is applied to new construction. However, the code has this language for Section 2.2-2.2.2.1(1) Capacity, states, “...unless the necessity of a two bed arrangement has been demonstrated. Two beds per room shall be permitted when approved by the authority having jurisdiction.”

SRDHR de Lima (host hospital) is an older and existing hospital and was allowed to have multi-bed patient rooms where there was sufficient space within the rooms. LVRH wants to have the 21 larger rooms be utilized for two patients. LVRH partial justification was focused on reasonable financial and opportunity costs to bring

their services to southern Nevada. LVRH partial justification was that SRDR de Lima had the use of the two-bed patient rooms in the past with no significant adverse effects, and further partial justification to provide their type of services both medical and substance use disorder (SUD) expertise to the southern Nevada community.

DEGREE OF RISK TO PUBLIC HEALTH AND SAFETY:

The degree of risk related to the possible increased cross-infection between patients found within two-bed patient rooms is similar to what exists in many other hospitals (even those in Nevada). As to countering the other benefits afforded with single bed patient rooms, the patient clientele with substance use disorder (SUD) may benefit with socializing with other patients suffering similar disorders.

EXCEPTIONAL AND UNDUE HARDSHIP:

Applicant states strict application of NAC 449.3154(2) and *Guidelines for Design and Construction of Hospitals* (2022 Edition), Section 2.2-2.2.2.1(1) would cause an exceptional financial hardship. The Applicant indicated:

- (1) "...a minimum of approximately 62 inpatient beds is necessary to achieve breakeven operations within the first 18 months;"
- (2) that to "Converting all patient rooms to single occupancy would reduce our total bed capacity to 46, leading to a projected annual operational deficit of \$940,000.00 and jeopardize the long-term financial sustainability of the proposed facility."
- (3) "Expanding the capacity to 67 single-occupancy bedrooms would require the addition of a new floor, with projected construction costs ranging from \$16.5 to \$19.7 million."

STAFF RECOMMENDATION:

Bureau of Health Care Quality and Compliance staff recommends the State Board of Health approve Variance Request #783 as it finds that strict application of NAC 449.3154.2 and *Guidelines for Design and Construction of Hospitals*, Sections 2.2-2.2.2.1(1) would result in exceptional or undue hardship on the Applicant.

PRESENTER: Steve Gerleman, Health Facilities Inspection Manager, BHCQC

ATTACHMENTS: Proposed Floor diagrams of Las Vegas Recovery Hospital to be located within SRD Rose de Lima campus' 3rd and 4th floors.



NEVADA DIVISION of PUBLIC
and BEHAVIORAL HEALTH



NEVADA STATE BOARD OF HEALTH
4150 Technology Way, Suite 300 CARSON CITY, NV 89706

APPLICATION FOR VARIANCE

Please check the appropriate box that pertains to the NAC for which you are requesting a variance.

☐ Division Administration
(NAC 439, 441A, 452, 453A, & 629)

☒ Health Care Quality & Compliance
(NAC 449, 457, 459 & 652)

☐ Child, Family & Community Wellness
(NAC 392, 394, 432A, 439, 441A, & 442)

☐ Office of State Epidemiology
(NAC 440, 450B, 452, 453, 453A, & 695C)

☐ Public Health & Clinical Services
(NAC 211, 444, 446, 447, 583, & 585)

Date: 3 / 1 8 / 2 0 2 5

Name of Applicant: Las Vegas Recovery Hospital

Phone: 732-714-5551, Ext 103

Mailing Address: 850 Towbin Ave.

City: Lakewood

State: NJ

Zip: 08701

We do hereby apply for a variance to
chapter/section NAC 449.3154 of the Nevada
Administrative Code (NAC). (For example: NAC 449.204)

Title of section in
question: Construction, remodeling, maintenance and change of use: general requirements:
prerequisites to approval of licensure.

Statement of existing or proposed conditions in violation of the NAC:

See attached Exhibit A



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APPLICATION FOR VARIANCE

Date of initial operation (if existing): n/a

ATTENTION: Please read this section closely. Your request for variance will be examined against these criteria:

Any person who, because of unique circumstances, is unduly burdened by a regulation of the State Board of Health and thereby suffers a hardship and the abridgement of a substantial property right may apply for a variance from a regulation. (NAC 439.200(1))

1. The State Board of Health will grant a variance from a regulation only if it finds from the evidence presented at the hearing that:
 - (a) There are circumstances or conditions which:
 - (1) Are unique to the applicant;
 - (2) Do not generally affect other persons subject to the regulation;
 - (3) Make compliance with the regulation unduly burdensome; and
 - (4) Cause a hardship to and abridge a substantial property right of the applicant; and
 - (b) Granting the variance:
 - (1) Is necessary to render substantial justice to the applicant and enable him to preserve and enjoy his property; and
 - (2) Will not be detrimental or pose a danger to public health and safety.
2. Whenever an applicant for a variance alleges that he/she/they suffers or will suffer economic hardship by complying with the regulation, they must submit evidence demonstrating the costs of compliance with the regulation. The Board will consider the evidence and determine whether those costs are unreasonable. (NAC 439.240)

Therefore, it is important for your variance request to be as complete as possible. It is your responsibility to attach documentation supporting your variance request.

Statement of degree of risk of
health

See attached Exhibit A



NEVADA STATE BOARD OF HEALTH
4150 Technology Way, Suite 300 CARSON CITY, NV 89706

APPLICATION FOR VARIANCE

Please state in detail the circumstances or conditions which demonstrate that:

1. An exceptional and undue hardship results from a strict application of the Regulation:

See attached Exhibit A

2. The variance, if granted, would not:

A. Cause substantial detriment to the public welfare.

The variance will allow more patients suffering from substance-related
medical issues to receive critical care without unnecessary delays.

Infection control and patient privacy measures will be maintained at all times.

B. Impair substantially the purpose of the regulation from which the application seeks a variance.
The intent of the regulation – to ensure patient safety, dignity, and quality of
care will still be honored through thoughtful room configurations and
enhanced safety protocols.

The bureau may require the following supporting documents to be submitted with and as a part of this
application:

Specific Request:



NEVADA STATE BOARD OF HEALTH
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APPLICATION FOR VARIANCE

1. Legal description of property concerned
- _ 2. General area identification map
- _ 3. Plot map showing locations of all pertinent items and appurtenances
- _ 4. Well log (if applicable)
- _ 5. Applicable lab reports
- _ 6. Applicable engineering or construction/remodeling information
- _ 7. Other items (see following pages)

This application must be accompanied by evidence demonstrating the costs of your compliance with regulations or specific statutory standards. Your request will be placed on the Board of Health agenda 40 days or more after receipt in this office if accompanied by the required fee (NAC 439.210). The application and supporting documentation will form the basis for the Division of Public and Behavioral Health staff report and recommendation(s) to the Board. Failure to respond to the above statements may cause the Board to deny consideration of the application at the requested Board meeting.

☐ I am/we are requesting this variance request be placed on the next regularly scheduled Board of Health agenda. It is understood that I/we can attend in person at either physical location in Carson City or Las Vegas or we may attend virtual.

Signature: _____

Printed Name: Ben Levin

Title: _____

President

Date: _____

3/18/2025



NEVADA DIVISION of PUBLIC
and BEHAVIORAL HEALTH



NEVADA STATE BOARD OF HEALTH
4150 Technology Way, Suite 300 CARSON CITY, NV 89706

APPLICATION FOR VARIANCE

**PLEASE SUBMIT YOUR APPLICATION FOR VARIANCE BY USING
ANY OF THE FOLLOWING METHODS:**

MAIL TO:

Secretary, Nevada State Board of Health
Division of Public and Behavioral Health
4150 Technology Way, Suite 300
Carson City, NV 89706

FAX:

775-687-7570

EMAIL:

DPBH@health.nv.gov

StateBOH@health.nv.gov



Las Vegas Recovery Hospital Introduction

Introduction

Lion Health System is a leading specialty Hospital group, with a proven track record in addiction treatment, psychiatric care, and comprehensive medical services. Our mission is to provide holistic, patient-centered care that addresses both the physical and psychological aspects of addiction. With successful facilities across various states, we are uniquely positioned to bring effective, integrated addiction treatment to Nevada.

The Issue: Addiction in Nevada

Nevada faces a significant challenge with high rates of substance use disorders and insufficient specialized treatment facilities. The state's current healthcare infrastructure is not adequately equipped to handle the complexities of addiction, resulting in poor patient outcomes and high readmission rates.

Substance Use and Mental Health Statistics:

1. High Drug Use Rates:

- Approximately 9.7% of Nevada residents reported past-month use of illicit drugs, higher than the national average of 8.82%.
- Nevada has a significantly higher rate of drug-induced deaths, with 555 persons dying annually from drug use.
- Stimulants, including methamphetamine, are the most cited drugs among primary drug treatment admissions in Nevada.

L I O N H E A L T H S Y S T E M

P: 732.714.5551 E: INFO@LHSUS.COM W: LHSUS.COM
📍 850 TOWBIN AVENUE LAKEWOOD, NJ 08701

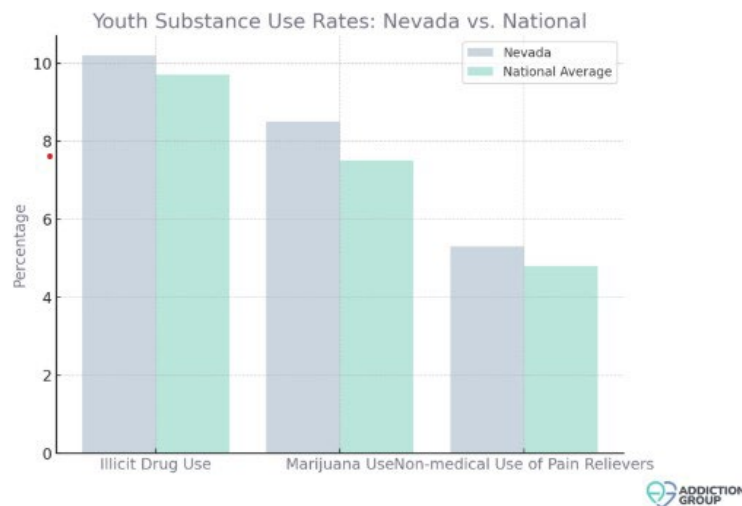


2. Opioid Crisis:

- Nevada is severely impacted by the opioid epidemic, with a high number of overdose deaths involving opioids.
- The state is supported by programs like the Overdose Data to Action Program to improve data collection and develop effective strategies to combat opioid misuse.

3. Youth Substance Abuse:

- Nevada's youth have significantly higher rates of illicit drug use, marijuana use, and non-medical use of pain relievers compared to the national average.
- Early intervention and prevention efforts are crucial to help young people in Nevada avoid developing substance use disorder.



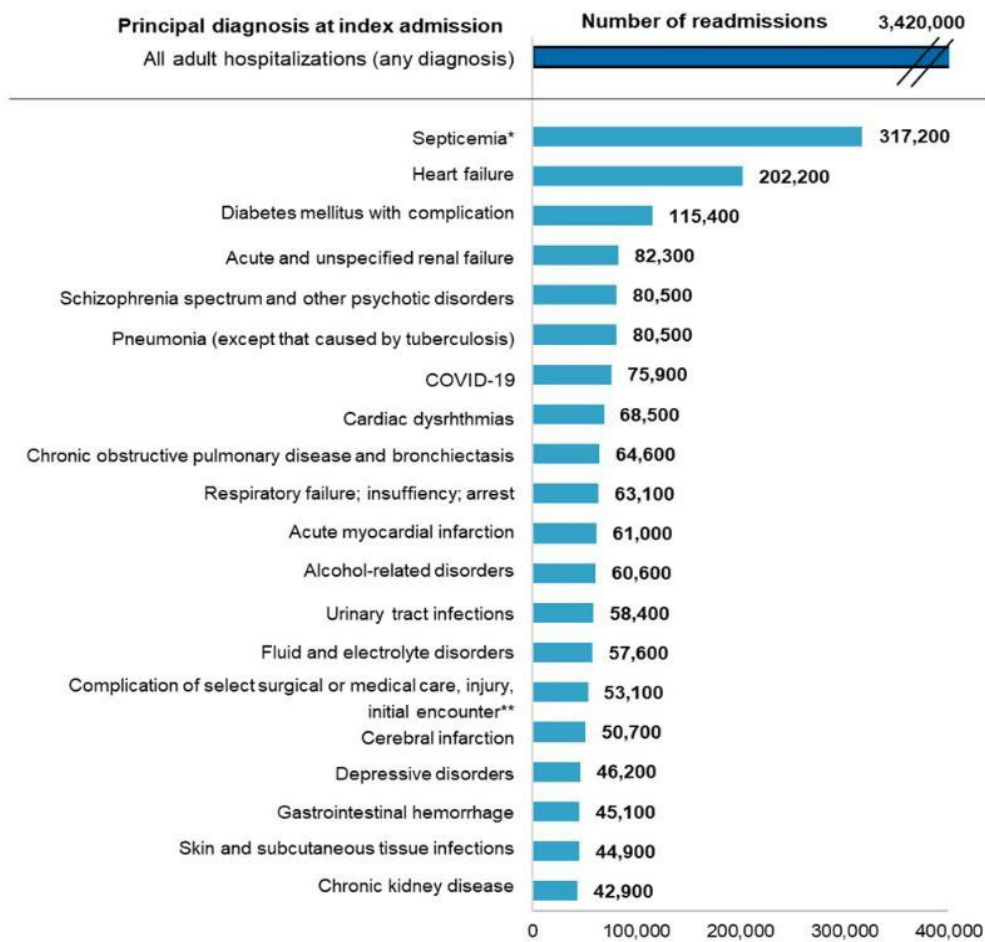
LION HEALTH SYSTEM

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4. High Readmission Rates:

- General hospitals in Nevada have high readmission rates for conditions related to addiction, such as alcohol-related disorders with a readmission rate of 22.8%.
- These high readmission rates contribute to increased healthcare costs and strain on medical resources, additionally many of the medical issues below are intensified by a SUD.



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- Patients with addiction often face stigma and inadequate care in general hospitals, leading to suboptimal outcomes and higher relapse rates.

- [illegible]

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Lack of Access to Mental Health and Substance Abuse Treatment in Nevada

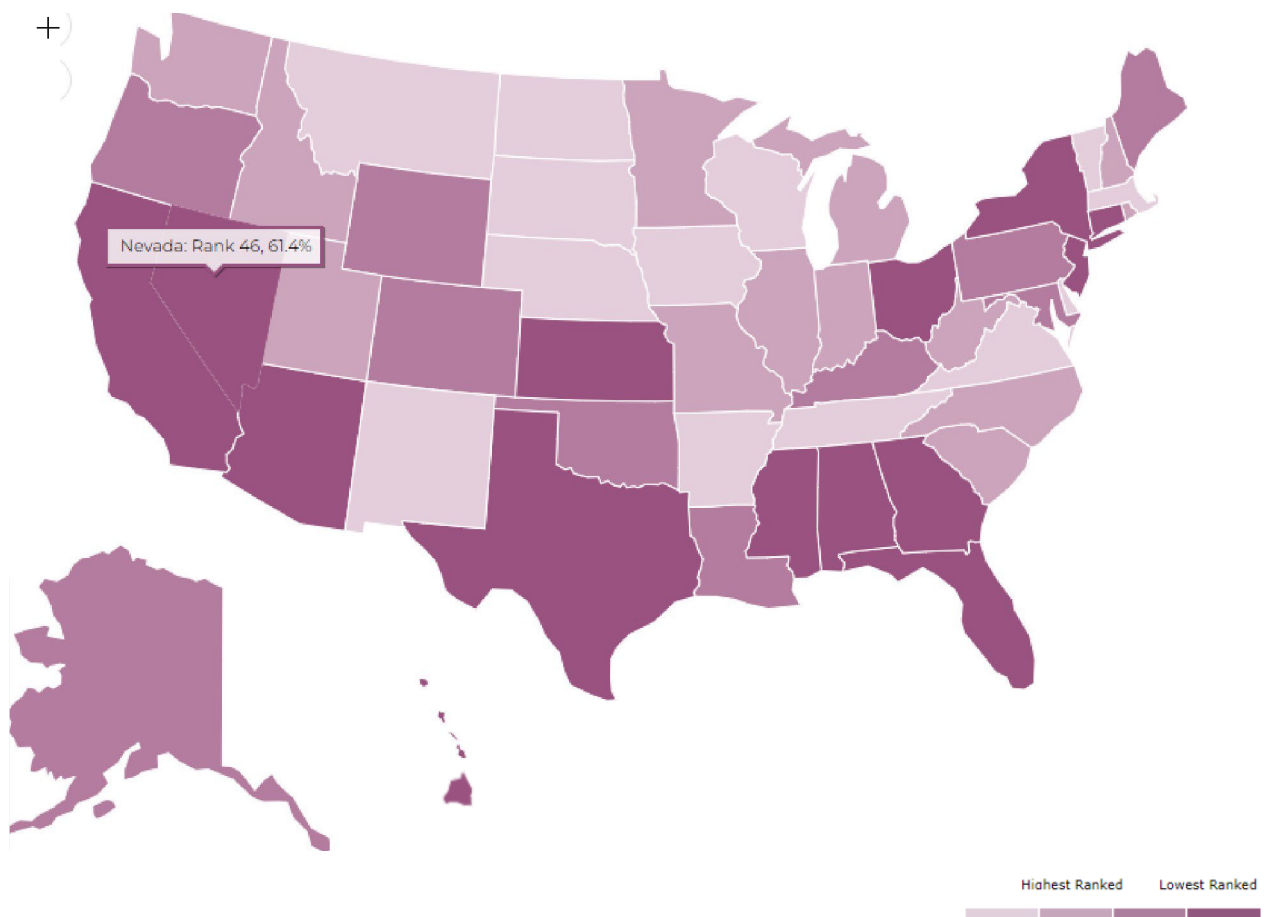
Nevada faces a critical shortage of mental health and substance abuse treatment providers, with over 61.4% of adults with a mental illness not receiving treatment, impacting approximately 309,000 individuals.

Untreated individuals with severe mental health and substance abuse issues are much more likely to end up in general hospitals. These patients are often too medically acute for standard drug and alcohol programs, leading to frequent hospital admissions and readmissions. General hospitals, however, are not equipped to provide the specialized care these patients need, resulting in suboptimal treatment outcomes and increased healthcare costs.

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Adults with AMI Who Did Not Receive Treatment 2023



LION HEALTH SYSTEM



The Solution: Lion Health System's Las Vegas Recovery Hospital

Lion Health System proposes to establish a specialized addiction hospital in Nevada to address these critical gaps. Our facility will provide comprehensive, integrated care for individuals struggling with addiction, offering both medical treatment and psychological support.

Key Features and Benefits:

1. Comprehensive Care:

- Integrated Treatment: Combining medical care with tailored counseling and addiction treatment to address both physical and psychological needs.
- Specialized Detoxification Protocols: Effective detox protocols to manage withdrawal symptoms and reduce relapse rates.

2. Specialized Staff:

- Expert Professionals: Trained in addiction treatment and co-occurring disorders, ensuring high-quality, specialized care.
- 24/7 Medical Supervision: Continuous medical supervision to manage complex cases, including severe addiction and related health issues like fentanyl wounds.

3. Stigma-Free Environment:

- Respectful Care: Providing respectful and effective care without the negative stigma associated with addiction.

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- Supportive Community: Creating a supportive environment that encourages patients to seek help and engage in their recovery journey.

4. Reduced Readmission Rates:

- Focused Care: Specialized treatment protocols designed to reduce readmission rates and improve overall patient outcomes.
- Holistic Approach: Addressing the root causes of addiction and providing ongoing support to ensure sustained recovery.

Proven Success:

1. Reduction in Readmissions:

- Case studies from our existing facilities show significant reductions in readmission rates due to our integrated care approach.
- Our facilities have consistently achieved better patient outcomes through comprehensive and specialized treatment.

2. Improved Patient Outcomes:

- Positive feedback from patients highlights the effectiveness of our holistic treatment approach.
- Our commitment to patient-centered care has led to improved long-term recovery rates and overall well-being of our patients.

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Conclusion

Lion Health System is committed to addressing the critical gaps in addiction care in Nevada. By establishing a specialized addiction hospital, we aim to provide comprehensive, integrated treatment that will significantly improve patient outcomes, reduce readmission rates, and contribute to the overall well-being of the Nevada community.

Sincerely,

Ben Levin

President

Lion Health System

Ben Levin

L I O N H E A L T H S Y S T E M

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DIGNITY HEALTH - ST. ROSE DOMINICAN HOSPITAL
ROSE DE LIMA CAMPUS
102 E. LAKE MEAD PARKWAY, HENDERSON, NV 89015

PROJECT VICINITY MAP



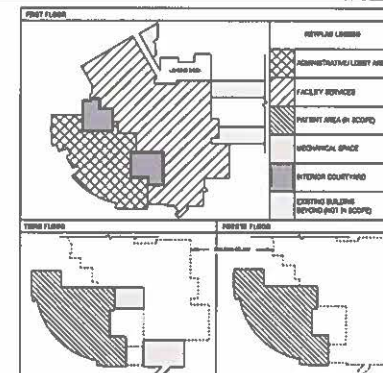
PROJECT AERIAL VIEW



PROJECT AND BUILDING INFORMATION

[illegible]

PROJECT KEYPLANS



REVISIONS

GutVann
N.J.C.A. # 71ACB13601
1981 CEDARIDGE AVENUE
SUITE 4A
LAKELWOOD, NJ 08701
732-995-0473 | info@gutvann.com



**DIGNITY HEALTH -
ST. ROSE
DOMINICAN
HOSPITAL, ROSE
DE LIMA CAMPUS**

COVER SHEET

DATE	12/26/2024
REASON	As indicated
CALL NUMBER	23-690
Divide	SL NG

CS1

Model Best Practices Requirements		Required/Provided Compliance Table		Compliance Notes	
		HIP Code Reference	Third Floor	Fourth Floor	
Patient Room	Single Patient Rooms - Min 120 SF	CG 2.2.2.1.2	✓	✓	
	Multiple Patient Rooms - Min 100 SF per bed/ 200 SF in Double Patient Rooms	CG 2.2.2.1.3	✓	✓	
	Windows	CG 2.2.2.1.3	✓	✓	
	Handwashing sink	CG 2.2.2.1.3	✓	✓	
Patient Toilet Room	Toilet	CG 2.2.2.1.3	✓	✓	
	Handwashing station	CG 2.2.2.1.3	✓	✓	
Patient Bathing Facilities	Human Waste Disposal System	CG 2.2.2.1.3	✓	✓	To be provided
		CG 2.2.2.1.3	✓	✓	Central bathing provided for patient rooms, not complying showers in patient toilet rooms
Control of Bathing Facilities	Toilet	CG 2.2.2.1.3	✓	✓	
	Handwashing sink	CG 2.2.2.1.3	✓	✓	
Patient Storage	Storage for soap and towels	CG 2.2.2.1.3	✓	✓	
		CG 2.2.2.1.3	✓	✓	
Nurse Station		CG 2.2.2.1.3	✓	✓	
		CG 2.2.2.1.3	✓	✓	
Nurse or Supervisor Office		CG 2.2.2.1.3	✓	✓	
	Permitted to same control units	CG 2.2.2.1.3	✓	✓	Provided on ground floor
Handwashing station	Each room where hands-on patient care is provided	CG 2.2.2.1.3	✓	✓	
		CG 2.2.2.1.3	✓	✓	
Medication safety zone		CG 2.2.2.1.3	✓	✓	
		CG 2.2.2.1.3	✓	✓	
Neuroscience Area or Room	Each patient care unit	CG 2.2.2.1.3	✓	✓	
		CG 2.2.2.1.3	✓	✓	
Ice-Making Equipment		CG 2.2.2.1.3	✓	✓	Provided on ground floor
		CG 2.2.2.1.3	✓	✓	
Clean workroom or supply room		CG 2.2.2.1.3	✓	✓	
		CG 2.2.2.1.3	✓	✓	
Equipment and Supply Storage	Min 100 SF per bed provided in the patient care unit	CG 2.2.2.1.3	✓	✓	Third Floor - 400 SF required, 463 SF provided Fourth Floor - 280 SF required, 282 SF provided
		CG 2.2.2.1.3	✓	✓	Combined with Clean Workroom on Fourth Floor
Equipment and Supply Storage	Clean linen storage	CG 2.2.2.1.3	✓	✓	
	Storage space for gurneys, stretchers, and wheelchairs	CG 2.2.2.1.3	✓	✓	
Emergency equipment storage		CG 2.2.2.1.3	✓	✓	
		CG 2.2.2.1.3	✓	✓	
Environmental Services room		CG 2.2.2.1.3	✓	✓	
		CG 2.2.2.1.3	✓	✓	
Staff lounge facilities		CG 2.2.2.1.3	✓	✓	
		CG 2.2.2.1.3	✓	✓	
Staff toilet room	Readily accessible to each patient care unit	CG 2.2.2.1.3	✓	✓	
		CG 2.2.2.1.3	✓	✓	
Staff storage		CG 2.2.2.1.3	✓	✓	
		CG 2.2.2.1.3	✓	✓	
Family and visitor lounge		CG 2.2.2.1.3	✓	✓	
		CG 2.2.2.1.3	✓	✓	
Toilet Room		CG 2.2.2.1.3	✓	✓	
		CG 2.2.2.1.3	✓	✓	
Laboratory Services	Laboratory Work Areas	CG 2.1.4.1	✓		Shared access with facility provided as well as room dedicated for such use on Fourth Floor
	Spectrum Collection Facilities	CG 2.1.4.1	✓		
Pharmacy Services	Laboratory Support Area	CG 2.1.4.1	✓		
	Staff Support Areas	CG 2.1.4.1	✓		Provided off site
Pharmacy Services	Pharmacy Areas	CG 2.1.4.1	✓		
	Sterile Work Areas	CG 2.1.4.1	✓		
Food and Nutrition Services	Pharmacy Support Areas	CG 2.1.4.1	✓		
	Staff Support Areas	CG 2.1.4.1	✓		
Food and Nutrition Services	Food preparation Areas	CG 2.1.4.1	✓		Provided on ground floor
	Assembly and Distribution Facilities	CG 2.1.4.1	✓		
Food and Nutrition Services	Warehousing Facilities	CG 2.1.4.1	✓		
	Dining Areas	CG 2.1.4.1	✓		
Food and Nutrition Services	Vending Machine Areas	CG 2.1.4.1	✓		
	Food and Nutrition Support Areas	CG 2.1.4.1	✓		
Food and Nutrition Services	Food and Nutrition Service Staff Support Areas	CG 2.1.4.1	✓		
		CG 2.1.4.1	✓		
Sterile Processing	On Site	CG 2.1.5.1.2	✓		Provided off site with the off site requirements shared with facility
	Post-Room Sterile Processing Facility; Decontamination room, Clean workroom, storage	CG 2.1.5.1.2	✓		
Sterile Processing	Equipment and supply storage	CG 2.1.5.1.2	✓		
	Support Areas for staff, staff changing areas	CG 2.1.5.1.2	✓		
Sterile Processing	Off Site	CG 2.1.5.1.2	✓		
	Breakdown room of chemotherapy supplies	CG 2.1.5.1.2	✓		
Sterile Processing	Room for on-site storage of clean and sterile supplies	CG 2.1.5.1.2	✓		
	Room for gross decontamination and holding of instruments	CG 2.1.5.1.2	✓		
Clean Services	On Site	CG 2.1.5.1.2	✓		Provided off site with the off site requirements shared with facility
	Sterile linen holding room	CG 2.1.5.1.2	✓		
Clean Services	Open linen inspection room or area	CG 2.1.5.1.2	✓		
	Clean linen storage room	CG 2.1.5.1.2	✓		
Clean Services	Cart storage area	CG 2.1.5.1.2	✓		
	Service entrance	CG 2.1.5.1.2	✓		
Clean Services	Laundry processing room	CG 2.1.5.1.2	✓		
	Handwashing station	CG 2.1.5.1.2	✓		
Clean Services	Laundry supplies storage	CG 2.1.5.1.2	✓		
	Off Site	CG 2.1.5.1.2	✓		
Clean Services	Sterile linen holding room	CG 2.1.5.1.2	✓		
	Clean linen storage room	CG 2.1.5.1.2	✓		
Clean Services	Cart storage area	CG 2.1.5.1.2	✓		
	Service entrance	CG 2.1.5.1.2	✓		
Clean Services	Control cabinet for pickup and receiving, permitted to share with other functions	CG 2.1.5.1.2	✓		
	Support Areas for staff, linen, laundry, and lounge facilities should be readily accessible	CG 2.1.5.1.2	✓		

Identify/Design Requirements		HS Code Reference	Third Floor	Fourth Floor	Compliance Notes
Hospitalists Management	Receiving Facility				
	Off-covered loading area, and receiving area	FG 2.1.5.3		✓	Shared access with facility provided on ground floor
Waste Management	Central storage facilities				
	Storage room, additional storage for outpatient dept - portion permitted to be off site				
	Waste collection and storage facilities	FG 2.1.5.4		✓	Shared access with facility provided on ground floor
Environmental Services	Regulated waste holding spaces				
	Refuse chutes				
Engineering and Maintenance Services	Waste treatment and disposal facilities, incineration or other waste treatment technologies	FG 2.1.5.5	✓	✓	Shared access with facility provided
	Environmental Services rooms throughout the hospital		✓	✓	
Engineering and Maintenance Services	Facilities for cleaning and sanitizing carts, decontaminated or decontaminated	FG 2.1.5.5	✓	✓	Shared access with facility provided
	Mechanical and Electrical Equipment Rooms				
	Equipment and supply storage, storage for building maintenance supplies and outdoor equipment storage	FG 2.1.5.5		✓	Shared access with facility provided
	General maintenance shop				
Morgue Services	Anatomical Equipment Shop				
	Facility Manager's Office				
Morgue Services	Autopsy Facilities, Refrigerated Facilities for body holding, autopsy room, Environmental Service Facilities	FG 2.1.5.7		✓	Shared access with facility provided in basement
	Non-refrigerated body holding Room				
Public Areas	Vehicle Drop-off and pick-up entrance	FG 2.1.6.2.1		✓	Provided on Ground Floor
	Reception area or lobby	FG 2.1.6.2.2		✓	Provided on Ground Floor
	Public waiting rooms or areas, with toilet room	FG 2.1.6.2.3		✓	Provided on Ground Floor
	Wheelchair storage and parking space	FG 2.1.6.2.4		✓	Shared access with facility provided on Ground Floor
	Place for meditation, hammock, and/or prayer	FG 2.1.6.2.5		✓	Provided on Ground Floor
Administrative Areas	Admissions area	FG 2.1.6.3.1		✓	Provided on Ground Floor as well as admissions office per floor
	Interview space	FG 2.1.6.3.2		✓	Provided on Ground Floor
	Multi-purpose room	FG 2.1.6.3.3		✓	Provided on Ground Floor
	Medical records area	FG 2.1.6.3.5	✓	✓	Provided on Ground Floor
Support areas for staff and volunteers	Lockers, lounges, and toilets	FG 2.1.6.4	✓	✓	Shared access with facility provided
	Lactation rooms		✓		
All (Verifiable Infection) Room		FG 2.1.7.2.1	✓	✓	Provided on Third Floor
PE (Protective Environment) Room		FG 2.2.2.2.4	✓	✓	Not provided
All/PE Room		FG 2.2.2.2.5	✓	✓	Only required where PE rooms are provided
Medical Psychiatric Room		FG 2.2.2.2.6	✓	✓	Not provided
Emergency Services	Basic Emergency Care				
	Emergency Department				
	Special Patient Care Areas				
	Emergency Department Support Areas	FG 2.2.3		✓	Shared access with facility provided on second floor
	Emergency Department Staff Support Areas				
Surgical Services	Emergency Department Patient, Family and Visitors Support Areas				
	Procedure Room				
	Operating Rooms				
	Hybrid Operating Room				
	Pre and postoperative Patient Care				
	Support Areas in Semi-Restricted Area	FG 2.2.3.4	✓		
	Support Areas directly accessible to the Semi-Restricted Area				
	Other Support Areas in the Surgery Department				
Imaging Services	Staff Support Areas				
	Family, Visitors and Patients Support Areas				
	Imaging Rooms				
	CT Facilities				
	Radiography Facilities	FG 2.2.3.5		✓	Shared access with facility provided
Radiation Therapy	MRI Facilities				
	Ultrasound Facilities				
	Nuclear/Molecular Imaging Services				
	Support Areas				
	Staff Support Areas				
Infusion Therapy	Family, Visitors and Patients Support Areas				
	External Beam Radiation Therapy Suite				
	Radiosurgery Suite	FG 2.2.3.6	✓		
	Proton Therapy Suite				
Infusion Therapy	Proton Support Areas				
	Support Areas				
	Infusion Area				
	Special Patient Care Area	FG 2.2.3.7		✓	
Infusion Therapy	Support Areas				
	Staff Support Areas				
	Patients Support Areas				

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732-885-0973 | sales@honda.com



CD-ROM, 2007

**DIGNITY HEALTH -
ST. ROSE
DOMINICAN
HOSPITAL, ROSE
DE LIMA CAMPUS**

102 E LAKE MEAD PKWY
HENDERSON, NV 89015

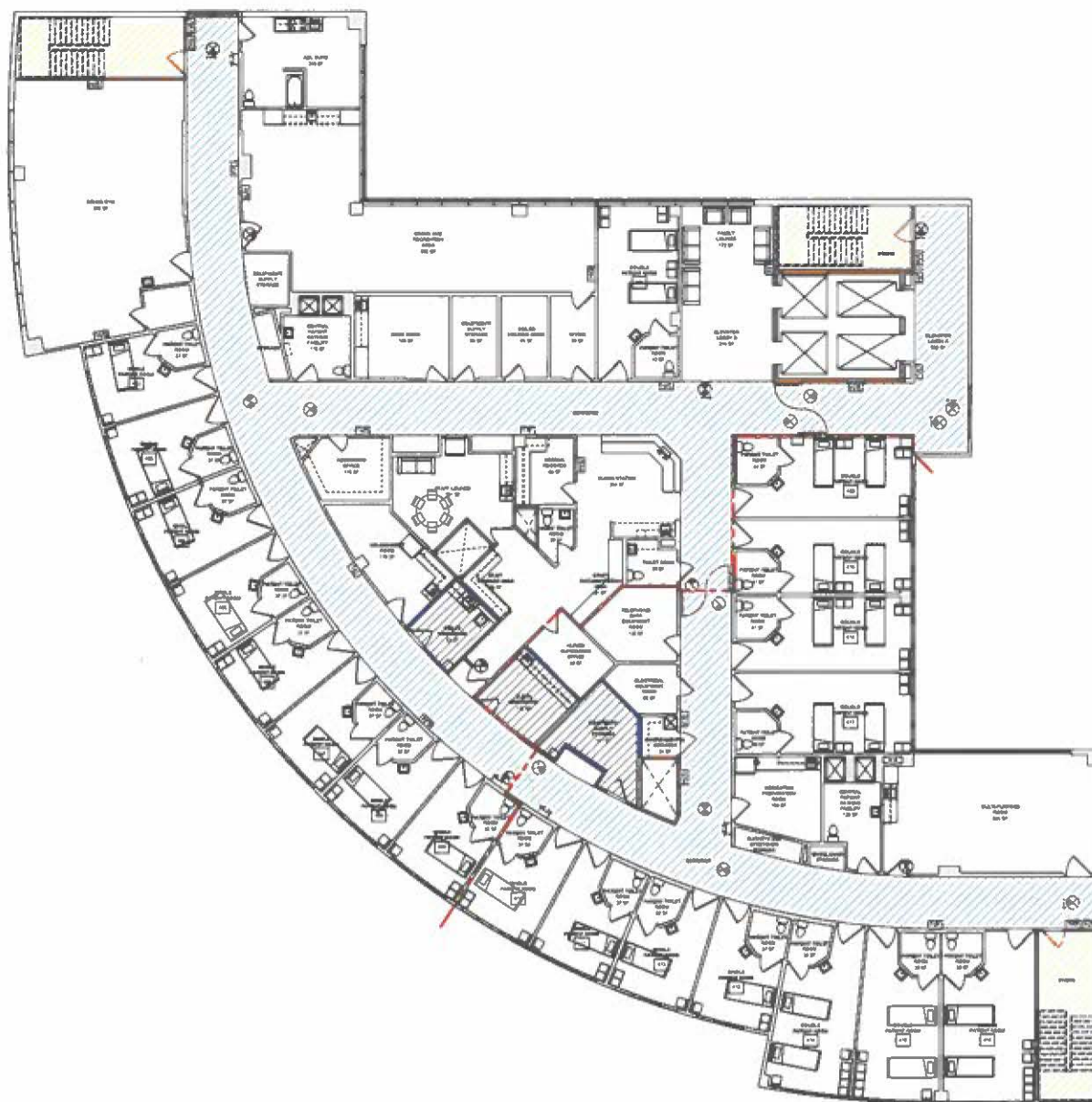
COMPLIANCE TABLES

DATE 12/26/2024

23-690	
SL	NG

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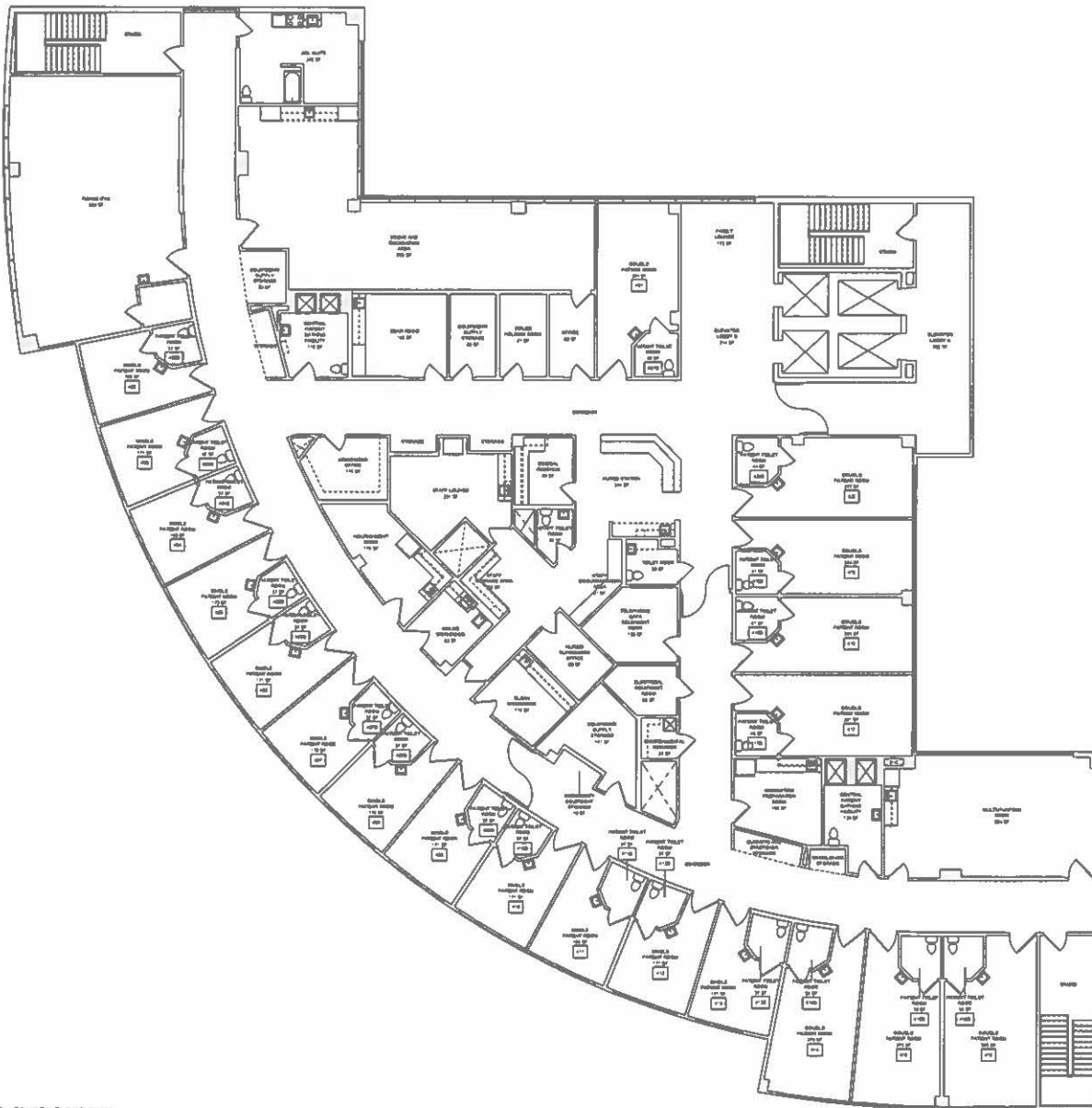
KEYPLANS



A1

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1 FOURTH FLOOR PLAN
1/8" = 1'-0"

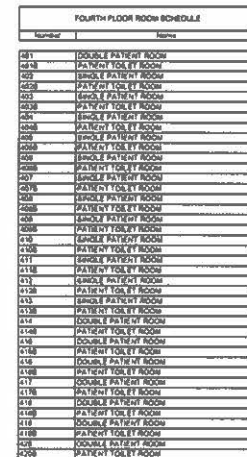


ROOM SCHEDULE

Room / Clear Floor Area Requirements	Area	FGI Code Reference
Patient Room	Single Patient Rooms - Min 120 SF Multi-Patient Patient Rooms - Min 300 SF per bed Min 200 SF in Double Patient Rooms	See separate table provided FGI 2.1-2.2.2.2
Patient Toilet Room		FGI 2.1-2.2.6.3
Patient Bathing Facilities		FGI 2.1-2.2.7.1
General Bathing Facilities	115 SF	FGI 2.1-2.2.7.2
General Bathing Facilities	129 SF	FGI 2.1-2.2.7.2
Nurse Station	244 SF	FGI 2.1-2.2.7.2
Documentation Area	81 SF	FGI 2.1-2.2.7.2
Nurse or Supervisor Office	98 SF	FGI 2.1-2.2.8.4
Medication Preparation Room	159 SF	FGI 2.1-2.2.8.4
Nurse/Infant Area or Room	176 SF	FGI 2.1-2.2.8.9
Clean Workroom	118 SF	FGI 2.1-2.2.8.11
Soiled Workroom	92 SF	FGI 2.1-2.2.8.11
Soiled Holding Room	91 SF	FGI 2.1-2.2.8.12
Gowns and Scraper Storage	33 SF	FGI 2.1-2.2.8.13.2
Wheelchair Storage	19 SF	FGI 2.1-2.2.8.13.2
Emergency equipment storage	52 SF	FGI 2.1-2.2.8.13.4
Equipment and Supply Storage	Min 10 SF per bed on patient care unit/ 280 SF	FGI 2.1-2.2.8.13.2
Environmental Services room	34 SF	FGI 2.1-2.2.8.14
Staff Lounge	Min 100 SF	FGI 2.1-2.9
Staff Toilet Room	38 SF	FGI 2.1-2.9.2
Staff Storage Area	39 SF	FGI 2.1-2.9.3
Family and visitor lounge	The lounge shall be sized to accommodate at least 1.4 medical/surgical beds in the unit. 169 SF	FGI 2.1-2.10
Elevator Lobby A	332 SF	---
Elevator Lobby B	214 SF	---
Dining and Recreation Area	955 SF	---
Multi-Purpose Room	604 SF	---
Electrical Equipment Room	69 SF	---
Telephone / Data Equipment Room	135 SF	---
Admissions Office	115 SF	FGI 2.1-6.3.1
Rehab Gym	969 SF	---
ADL Suite	248 SF	---
Office	89 SF	---
Office	88 SF	---
Exam Room	185 SF	FGI 2.1-3.2.2
Public Toilet Room	50 SF	FGI 2.2-2.2.10.2
Medical Records	89 SF	FGI 2.1-6.3.5

PATIENT ROOM SCHEDULE

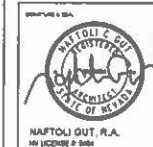
ROOM NUMBER	ROOM NAME	ROOM SIZE
401	DOUBLE PATIENT ROOM	126 SF
401B	PATIENT TOILET ROOM	42 SF
402	SINGLE PATIENT ROOM	169 SF
402B	PATIENT TOILET ROOM	37 SF
403	SINGLE PATIENT ROOM	173 SF
403B	PATIENT TOILET ROOM	27 SF
404	SINGLE PATIENT ROOM	169 SF
404B	PATIENT TOILET ROOM	37 SF
405	SINGLE PATIENT ROOM	173 SF
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406	SINGLE PATIENT ROOM	173 SF
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409	SINGLE PATIENT ROOM	171 SF
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410	SINGLE PATIENT ROOM	171 SF
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411	SINGLE PATIENT ROOM	166 SF
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FOURTH FLOOR ROOM SCHEDULE	
Number	Name
650	STAIRS
651	CLERK FOR LOBBY A
652	FRANK J. LOHMEYER
653	ELEVATOR LOBBY B
654	RECORDS INFORMATION ROOM
655	JOHN W. & ANN STEINER STENOGR.
656	WHEELCHAIR STAIRCASE
657	CONFERENCE ROOM AT TAYLOR FACILITY
658	MAN TRAVELER ROOM
659	STAIRS
660	LANDSCAPE MAINT. SERVICES
661	ELEVATOR LOBBY AT STAIRS
662	STAIRWAY TO ELEVATOR STAIRS
663	ELECTRICAL EQUIPMENT ROOM
664	CELESTIAL HORIZONS
665	RECORDS INFORMATION ROOM
666	PLAIN ROOM
667	TELEPHONE/STENOGRAPHER EQUIPMENT ROOM
668	STAIRS
669	STAFF ROOM/INFORMATION AREA
670	RECORDS INFORMATION
671	RECORDS INFORMATION
672	STAFF TRAVEL ROOM
673	STAFF STENOGRAPHER AREA
674	RECORDS INFORMATION
675	STAFF STENOGRAPHER
676	STENOGRAPHER OFFICE
677	STENOGRAPHER
678	STENOGRAPHER
679	OFFICE
680	RECORDS INFORMATION
681	STENOGRAPHER STENOGRAPHER
682	STENOGRAPHER
683	STENOGRAPHER INFORMATION AREA
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DCP Legend	
	POWER OFF/ON
	PIRCEL LIGHTING
	ADJACENT APOTS
	OVERVIEW LIGHT
	EMERGENCY LIGHT
	EXIT SIGN
	SUPPLY AIR GRILLE
	RETURN AIR GRILLE
	RETURN AIR GRILLE
	SMOKE DETECTOR
	SPEAKER
	TELEPHONE/TEXT MESSAGE
	SPRINKLER PENDANT
	DOOR SURVEILLANCE CAMERA
	WALL DOOR HERRON

REVISIONS:



CP-51A, 1947

**DIGNITY HEALTH -
ST. ROSE
DOMINICAN
HOSPITAL, ROSE
DE LIMA CAMPUS**
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HENDERSON, NV 89015

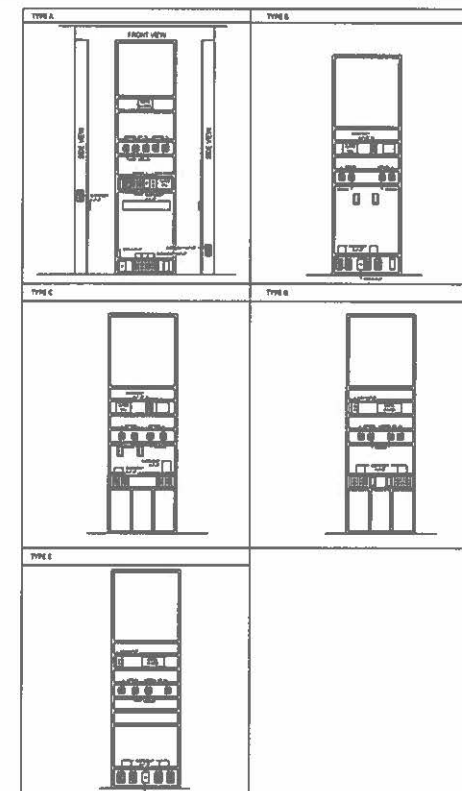
FOURTH FLOOR RCP PLAN















DATE	12/28/202
SCALE	1/8" = 1'-0"
JOB NUMBER	23-69
DRAWN BY	SL
CHECKED BY	NO

A4



① THIRD FLOOR PLAN
1/8" = 1'-0"

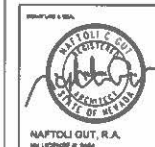


POWER PLUMBING	
	DUPLEX
	DUPLEX CONDUITANCE OUTLET
	EMERGENCY CIRCUIT DUPLEX
	ETHERNET OUTLET
	FIBER OPTIC OUTLET
	MEDICAL AIR OUTLET
	EMERGENCY CIRCUIT QUADRUPLEX
	QUADRUPLEX OUTLET
	DATA AND PHONE OUTLET
	DATA OUTLET
	VERTICAL RISER
	RISER
	EMERGENCY CIRCUIT RISER
	EMERGENCY CIRCUIT RISER ON TOP OF DUPLEX CONDUITANCE OUTLET

REVISIONS

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**DIGNITY HEALTH -
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HENDERSON, NV 89015**

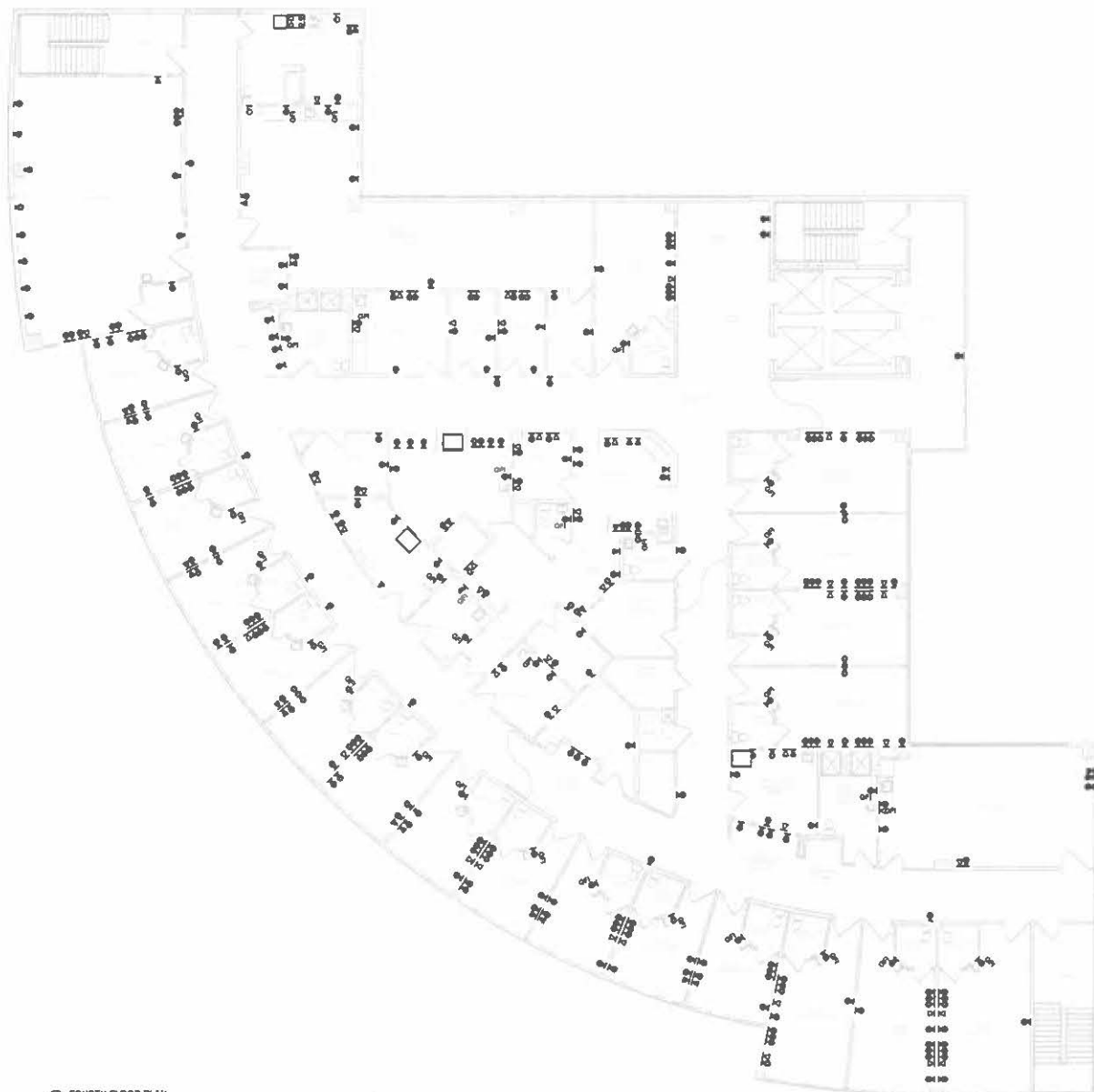
THIRD FLOOR ELECTRICAL
POWER PLAN

12/28/202

REAL	As indicated
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23-69

A5



3/20/2025 12:54:26 PM

REVISIONS

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FOURTH FLOOR ELECTRICAL
POWER PLAN















12/26/2024

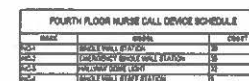
SCALE $1/8" = 1'-0"$






23-690

SL	NG
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A6

POWER PLAN LEGEND	
SYMBOL	DESCRIPTION
	DUPLEX GROUNDWIRE OUTLET
	DEPENDENCY CIRCUIT DUPLEX
	DRYSH OUTLET
	VACUUM OUTLET
	MEDICAL AIR OUTLET
	DEPENDENCY CIRCUIT QUADPLEX
	QUADPLEX OUTLET
	DUPLEX GROUND FAULT INTERRUPTER
	DATA AND PHONE OUTLET
	DATA OUTLET
	VERTICAL HEADWALL
	SINGLE OUTLET
	DEPENDENCY CIRCUIT SINGLE
	DEPENDENCY CIRCUIT DUPLEX ON TOP OF DUPLEX GROUNDWIRE OUTLET



NURSE CALL SYSTEM LEGEND	
SYMBOL	DESCRIPTION
	STANDARD NURSE CALL WALL STATION
	STANDARD NURSE CALL WALL STATION - EMERGENCY
	HALLWAY DOME LIGHT
	CEILING MOUNTED HALLWAY DOME LIGHT
	STAFF STATION

REVISIONS

GutVapn

NAFTOLIN OUT, R.A.
REV. 10/2000 © 2004

114

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102 E LAKE MEAD PKWY
HENDERSON, NV 89015

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FOURTH FLOOR NURSE CALL PLAN

12/28/2024

SCALE	1/8" = 1'-0"
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23-690

SL	NG
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Exhibit A

Statement of existing or proposed conditions in violation of the NAC:

Las Vegas Recovery Hospital is a new facility located within the current Dignity Rose De Lima campus in Henderson NV that has not yet opened but is projecting tremendous demand for services. Our hospital will provide critical care for patients suffering from medical conditions related to substance abuse, as well as detox and addiction treatment services.

While the Nevada Administrative Code (NAC) does not explicitly require single-patient rooms, it incorporates by reference the Facility Guidelines Institute (FGI) standards, which do not allow for more than one patient per room in newly constructed general acute care hospital medical-surgical units.

To maximize access to care while maintaining all safety and space requirements, we are requesting approval for some rooms to accommodate two patients per room, ensuring that all such rooms still meet the current square footage and space requirements outlined in the FGI guidelines.

Statement of Degree of Risk to Health:

The requested variance does not pose a significant risk to patient health or safety. Las Vegas Recovery Hospital will implement:

- Rigorous infection control measures to mitigate any risk associated with shared occupancy.
- Privacy solutions, including partitions and enhanced room configurations, to preserve patient dignity.
- Increased monitoring and staffing adjustments to ensure patient safety and comfort.
- Adherence to all space and square footage requirements, ensuring patient rooms remain safe, functional, and compliant with essential healthcare standards.

Given the public health crisis related to substance use disorders and related medical conditions, allowing limited two-patient room accommodations will help prevent delays in treatment and improve overall patient outcomes.

Exceptional and Undue Hardship Resulting from Strict Application of the Regulation:

- Projected Public Health Demand: Nevada is facing a severe shortage of inpatient treatment beds for individuals suffering from substance-related medical conditions and addiction. By requiring single-patient occupancy, our total

Exhibit A

inpatient capacity would be significantly reduced, leaving many patients unable to receive timely care.

- **Economic and Logistical Burden:** Compliance with the FGI-mandated single-occupancy standard would require costly and time-consuming construction modifications, delaying our hospital's ability to open and serve patients in urgent need of care.
- **Facility Constraints:** The current layout of our facility does not allow for an expansion of single-patient rooms without reducing the overall number of treatment beds, further exacerbating the public health crisis.