

11 December 2007

Mike Howe
Current Planning
City of Las Vegas
731 South Fourth Street
Las Vegas, NV 89101

Re: **Site Development Review – Proposed Engineering Building
Valley Hospital Medical Center
620 Shadow Lane
Las Vegas, NV 89106**

Dear Mr. Howe,

This letter is intended to provide information relative to a Site Development Review request for the proposed engineering building at Valley Hospital M.C. The documents are submitted in accordance with the Pre-Application meeting of November 29th, held at your office. It is our understanding that the SDR process is required as a result of the parking requirement for the proposed engineering building not being specifically noted on previous SDR applications.

This SDR request is founded for two specific reasons. First, the use of the building was not specifically defined under previous SDR processes and remains an unknown to the City. Neither University Medical Center, the original applicant for use of the property under the guidelines of the Medical District classification, nor Universal Health Services, Inc. after their acquisition of the land from UMC, addressed the requirements of the Medical District standards applicable to the building. This request will bring the building into compliance with the District standards. Secondly, the request is made to change the building use classification from a Type V construction residential use, to a Type V construction commercial classification.

All modifications suggested at our pre-application conference have been made to the requisite review documentation. Parking counts have been modified to accommodate the proposed commercial use. A portion of the adjacent parking lot has been modified to accommodate the requirement for a van accessible parking space. Landscaping has been added to the north property line at Pinto Lane.

We respectfully request that the requirement for locating existing overhead power lines to below grade be waived for this building. The existing service is a residential service that is connected to existing residential properties to the west, and north, of the building. To relocate only the small length of power line along the south property line, eighty feet, to below grade would be an economic cost unwarranted by this request. Furthermore it would mean the installation of two power poles, one at each corner of the property, southeast and southwest, and the removal of the existing pole located at approximately fifteen feet west of the southeast corner of the property. We also request the waiver of the condition requiring concealment of rooftop air conditioning equipment. The existing unit is fully enclosed and can be painted. Providing an additional screen enclosure would not enhance the residential character of the existing structure.

SDR-25986

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NICHOLAS J. NOWICKI, LTD.

ARCHITECTS

Re: Site Development Review – Proposed Engineering Building
Valley Hospital Medical Center

Thank you for your attention to this matter on behalf of Valley Hospital M.C. If you have any questions or require additional information, please do not hesitate to call my office.

Respectfully,



Nicholas J. Nowicki, AIA

NJN/cm

Pc: William Seed, UHS
Greg Boyer, VHMC
Justin Fleming, UHS
Preston Howard, Atty

Att: See transmittal letter

Active File: 0715(A5)

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