

NICHOLAS J. NOWICKI, LTD.

A R C H I T E C T S

10 January 2008

Jim Marshall
Current Planning
City of Las Vegas
731 South Fourth Street
Las Vegas, NV 89101

Re: **Site Development Review - SDR 25986**
Proposed Engineering Building
Valley Hospital Medical Center
620 Shadow Lane
Las Vegas, NV 89106

Dear Mr. Marshall,


Please consider this a request to delay the action of the Planning Commission relative to the proposed engineering building at Valley Hospital until the next regularly scheduled meeting. This delay will allow us to resolve any impediments to approval that may be noted by the reviewing agencies.

We appreciate your advising us of the necessity to conform to the parking requirements of the medical district standards. It's important to note that the subject parcel and the adjacent property to the south, APN No. 139-33-302-027, are owned by the same entity, Valley Health Systems, LLC. Would it be acceptable for us to submit a letter from the property owner that provides assurance of parking availability instead of a reciprocal parking agreement? It is the property owner's intent to submit for a commercial subdivision in the near future which, in effect, will eliminate the internal property lines. A reciprocal agreement would, thereafter, be unenforceable.

We respectfully request a waiver of the internal landscaping requirements for the parcel. We will provide the necessary improvements along the Pinto Lane frontage as illustrated in our original application. This request is made as a result of the fact that in the very near future the property lines at the south and east sides of the parcel will no longer exist. The former Rose Street right-of-way, to the east, has already been vacated by the City.

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

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