



*City of Las Vegas*

Agenda Item No.: 6.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: DECEMBER 18, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

**SUBJECT:**  
RQR-3208 - REQUIRED REVIEW PUBLIC HEARING - APPLICANT: NICHOLAS J. NOWICKI LTD. - OWNER: MARKET HEALTH SYSTEM, LLC - Request for a Required Review of an approved Site Development Plan Review (SDR-3054) FOR A PROPOSED TEMPORARY INTERNAL PARKING LOT AND FOR A WAIVER OF INTERNAL PARKING LOT STANDARDS on 1.2 acres at the northwest corner of Tonopah Drive and Valerie Street (APNs 139-3-302-026 through 139-3-302-027) PD (Planned Development) Zone, Ward 5 (Barlow)

IF APPROVED, **FINAL ACTION** (Unless Appealed Within 10 Days)  
IF DENIED, **FINAL ACTION** (Unless Appealed Within 10 Days)

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	<input type="text" value="0"/>	Planning Commission Mtg.	<input type="text" value="0"/>
City Council Meeting	<input type="text" value="0"/>	City Council Meeting	<input type="text" value="0"/>

**RECOMMENDATION:**  
**APPROVAL**

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Site Plan
5. City Council Approval Letter for SDR-3054
6. Submitted after Final Agenda Condition Confirmation Letter

Motion made by GLENN TROWBRIDGE to Approve subject to conditions and adding the following condition as read for the record:

A. This Site Development Plan Review shall be placed on an agenda closest to 10/20/09, at which time the City Council may impose remedies or penalties set forth by the Las Vegas Municipal Code.

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1  
DAVID STEINMAN, STEVEN EVANS, BYRON GOYNES, GLENN TROWBRIDGE, RICHARD TRUESDELL, KEEN ELLSWORTH; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-VICKI QUINN)

## PLANNING COMMISSION MEETING OF: DECEMBER 18, 2008

Minutes:

CHAIR GOYNES declared the Public Hearing open.

PETER LOWENSTEIN, Planning and Development, stated that the subject site is in compliance with the approved landscape plans from the original Site Development Plan Review (SDR) with the exception of the trees surrounding the cul-de-sac at the corner of Valerie Street and Rose Street. He noted that Condition 4 of the original Site Development Plan Review requires full landscaping improvements in compliance with the appropriate standards to be installed if the parking lot is used beyond five years. He requested a conditional condition.

NICHOLAS J. NOWICKI, 3400 West Desert Inn, appeared on behalf of Valley Health System, LLC and concurred with the added condition.

KEN WOLFSON, Wolfson Lofts, owner and developer of the Avenule located at 621 South Tonopah Drive, wanted to ensure that Condition 4 of the SDR, imposed on December 24, 2003 brings the parking lot in compliance. Currently it does not have landscape fingers and is somewhat an eyesore.

MR. LOWENSTEIN clarified that the condition is a review at which time Condition 4 of the original SDR would become applicable. COMMISSIONER EVANS wanted to ensure that MR. WOLFSON's project is protected. MR. WOLFSON stated he is passionate about the neighborhood and will be coming forward with another application.

MARGO WHEELER, Director of Planning and Development Department, clarified that the condition set in 2003 will be implemented with the added condition, which requires the landscaping to be in place or at that time, the City can take action if the condition is not met.

COMMISSIONER STEINMAN asked why the issue existed for five years before any work was done. MR. NOWICKI explained that at that time Valley Health System, LLC did not own the parcel. Those conditions applied to several acres owned by University Medical Center (UMC), which was used as temporary parking during their expansion. Subsequently, Valley Health System, LLC owned a parcel on Goldring Avenue adjacent to UMC, and an agreement was made to trade properties. There is no master plan currently, and the conditions came with the property.

COMMISSIONER STEINMAN was concerned that come October of 2009 nothing would be done and a plan should be in place. MR. NOWICKI stated he would follow up with his client to ensure the concern is addressed.

CHAIR GOYNES declared the Public Hearing closed.