



**AGENDA MEMO**

**PLANNING COMMISSION MEETING DATE: DECEMBER 18, 2008**  
**DEPARTMENT: PLANNING AND DEVELOPMENT**  
**ITEM DESCRIPTION: RQR-32084 - APPLICANT: NICHOLAS J. NOWICKI, LTD. -**  
**OWNER: VALLEY HEALTH SYSTEM, LLC**

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**\*\* CONDITIONS \*\***

**STAFF RECOMMENDATION:**      **APPROVAL**, subject to:

***Planning and Development***

1. Conformance to the conditions for Site Development Plan Review (SDR-3054) if approved.
2. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**RQR-32084 - Staff Report Page One**  
**December 18, 2008 - Planning Commission Meeting**

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This application is a Required Review of an approved Site Development Plan Review (SDR-3054) for a temporary parking lot and a waiver of internal parking lot standards on 2.42 acres adjacent to the northeast corner of Tonopah Drive and Valerie Street.

**BACKGROUND INFORMATION**

<i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i>	
05/27/97	The City Council approved a request for Rezoning (Z-0020-97) from R-1 (Single Family Residential), R-3 (Medium Density Residential), R-4 (High Density Residential), R-5 (Apartment District), R-E (Residence Estates), P-R (Professional Office and Parking), C-1 (Limited Commercial), C-2 (General Commercial), and C-V (Civic) to PD (Planned Development) on 171 acres located between Alta Drive and Charleston Boulevard. The Planning Commission recommended approval on 04/24/97.
06/19/02	The City Council approved a request for a Major Modification to the Las Vegas Medical District Neighborhood Plan [Z-0020-97(33)] to update and revise the Plan document, as part of the City's General Plan for the area bounded by Alta Drive to the north, Charleston Boulevard to the south, Martin L. King Boulevard to the east, and Rancho Drive to the west. The Planning Commission recommended approval on 04/11/02.
07/01/02	The Planning and Development Department approved a request for a Minor Site Development Plan Review [Z-0020-97(36)] to allow the reconfiguration of the parking lots within the Clark County Pinto Campus on approximately 11.6 acres generally located between Alta Drive, and Shadow and Desert Lanes.
08/08/02	The Planning Commission accepted the applicants request to Withdraw Without Prejudice a request for a Site Development Plan Review [Z-0020-97(37)]; a waiver of the required perimeter and parking lot landscaping; and a waiver of certain Medical District Design Standards for a proposed 204-space parking lot on 1.68 acres located at 625 Tonopah Drive, 2008 and 2012 Valerie Street, and 720 Rose Street.
10/22/03	A Code Enforcement case (5918) was processed for the fence surrounding a vacant lot too close to right-of-way, causing a traffic hazard at the northwest corner of Rose Street and Valerie Street. The case was closed 12/10/03.

**RQR-32084 - Staff Report Page Two**  
**December 18, 2008 - Planning Commission Meeting**

11/19/03	The City Council approved a request for a Site Development Plan Review (SDR-5054) and Waivers of the Medical District Standards for a proposed temporary parking lot and for a waiver of internal parking lot standards on 2.42 acres adjacent to the northeast corner of Tonopah Drive and Valerie Street. The Planning Commission recommended approval on 10/23/03.
11/19/03	The City Council approved a request for a Petition to Vacate (VAC-3057) Valerie Street, generally located east of Tonopah Drive. The Planning Commission recommended approval on 10/23/03.
03/05/08	The Planning and Development Department and Department of Public Works denied a request for a Final Map Technical Review (FMP-26691) with conditions incorporated into the Final Map Mylar.
<b><i>Related Building Permits/Business Licenses</i></b>	
10/20/04	A building permit (4020695) was issued for site electrical for the parking lot. The permit was finalized on 10/20/04.
10/20/04	A building permit (4020696) was issued for onsite improvements (parking lot) including a CMU wall. The permit was finalized on 07/28/05.
No business licenses were issued for the subject parcels.	
<b><i>Pre-Application Meeting</i></b>	
A pre-application meeting is not required for this type of application, nor was one held.	
<b><i>Neighborhood Meeting</i></b>	
A neighborhood meeting was not required, nor was one held.	

<b><i>Field Check</i></b>	
12/02/08	Staff conducted a field inspection of the subject site with the following observations: <ul style="list-style-type: none"> <li>• The parking lot and surrounding areas appeared clean and well maintained.</li> <li>• The landscaping appeared to be in compliance with plans approved by the Planning and Development Department dated 08/27/04.</li> </ul>

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Gross Acres	2.42

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Parking Lot	UMC (Las Vegas Medical District)	PD (Planned Development) [MD-1 (Medical Support) Las Vegas Medical District Land Use Designation]

**RQR-32084 - Staff Report Page Three**  
**December 18, 2008 - Planning Commission Meeting**

North	Offices	UMC (Las Vegas Medical District)	PD (Planned Development) [MD-1 (Medical Support) Las Vegas Medical District Land Use Designation]
South	Parking Lot	UMC (Las Vegas Medical District)	PD (Planned Development) [MD-2 (Major Medical) Las Vegas Medical District Land Use Designation]
East	Hospital	UMC (Las Vegas Medical District)	PD (Planned Development) [MD-2 (Major Medical) Las Vegas Medical District Land Use Designation]
West	Condominiums	UMC (Las Vegas Medical District)	PD (Planned Development) [P-O (Professional Office) Las Vegas Medical District Land Use Designation]

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Area Plan</b>	X		Y
Las Vegas Medical District	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Purpose and Overlay Districts</b>	X		Y
A-O (Airport Overlay) District (175 feet)	X		Y
Live/Work Overlay District	X		Y
<b>Trails</b>		X	N/A
<b>Rural Preservation Overlay District</b>		X	N/A
<b>Development Impact Notification Assessment</b>		X	N/A
<b>Project of Regional Significance</b>		X	N/A

## ANALYSIS

This is the first required review of the parking lot since the initial approval of the Site Development Plan Review (SDR-3054). During a field inspection, staff found the parking lot and surrounding area clean and well maintained. The landscaping around the perimeter of the parking lot appeared to conform to the approved landscaping plans dated 08/27/04, with the exception of the trees surrounding the cul-de-sac at the corner of Valerie Street and Rose Street.

**RQR-32084 - Staff Report Page Four**  
**December 18, 2008 - Planning Commission Meeting**

**FINDINGS**

The parking lot is located within the Las Vegas Medical District. The area is clean and being well maintained. The trees surrounding the cul-de-sac at the corner of Valerie Street and Rose Street were removed due to Federal Aviation Administration height restrictions of obstacles in the flight path to/from a helipad. The City Council approved a Special Use Permit (SUP-10124) allowing the helipad on 01/18/06; therefore, staff is recommending approval of this request.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**                      20

**ASSEMBLY DISTRICT**                      6

**SENATE DISTRICT**                      3

**NOTICES MAILED**                      113

**APPROVALS**                      0

**PROTESTS**                      0