

June 24, 2009

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City of Las Vegas
Planning & Development
731 S. Fourth St.
Las Vegas, NV 89101

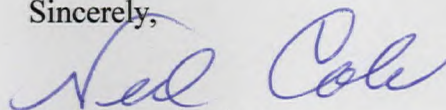
Re: Valley Hospital Parking Lot
Site Development Plan Review
Letter of Justification

This existing parking lot was originally approved by SDR-3054 as a 'Temporary Parking Lot' with the stipulation that it would be upgraded with a new SDR to become a "Permanent Parking Lot" within five years. As this deadline is approaching we intend to upgrade it to conform with Title 19 and the Las Vegas Medical District Plan. This generally means that we need to revise the parking layout to include handicapped spaces and accessibility and much more landscaping as well as adding tree rings, etc. on Tonopah Drive. After meeting with Doug Rankin, Planning Manager and with Bart Anderson of the Public Works Department, we decided to close off one of the driveways which currently accesses Tonopah Drive and to make the remaining driveway which accesses Tonopah Drive an 'exit only' driveway. Entrance to the parking lot (except for emergencies) is to be from Rose Street only. Rose Street is a private street as it has been previously vacated.

Because the adjacent parking lot to the south belongs to the same owner and is contiguous with this one, we would request that we be allowed a waiver to delete the requirement for perimeter landscaping on that property line. Without a waiver, the adjacent row of parking would be inaccessible due to grade differences. We also understand that there may be an interpretation that additional fingers of landscaping are required along the north property line which currently has an eight foot wide planter. If so, we would request a waiver of that requirement also, since we may want to consider having covered parking there in the future. One other concern is that the existing masonry screen wall along Tonopah Drive is only 2'-1" to 2'-6" high where the Medical District Plan requirement is for 3'-0" high and we would like to leave it at its current height as it may not be designed to accept the additional height and the landscaping between this screen wall and the existing sidewalk currently varies in width from 3'-0" to 5'-4" where 6' is required. We believe that all other modifications will bring us into conformance with Title 19 and the Las Vegas Medical District Plan.

We also understand that a Required Review RQR-32084 is scheduled to take place automatically on 10/21/09 for the same purpose as this SDR. We would request that, if this SDR is approved, it would take the place of that RQR-32084 and therefore, that RQR would be cancelled. Thank you for your consideration.

Sincerely,


Ned Cole, A.I.A.
President

SDR-34997
08/13/09 PC
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