



**LAS VEGAS  
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cityoflasvegas  
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April 9, 2025

Kimberly Case-Nichols  
Nevada Health and Bioscience Corporation  
1930 Village Center Circle, #3-805  
Las Vegas, Nevada 89134

**RE: 25-0080-SDR1  
PLANNING COMMISSION MEETING OF APRIL 8, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on *April 8, 2025* voted to recommend **APPROVAL** of the following Land Use Entitlement project request for a Major Amendment to an approved Site Development Plan Review (24-0161-SDR1) FOR A PROPOSED REDUCTION IN SQUARE-FOOTAGE OF AN APPROVED MEDICAL OFFICE DEVELOPMENT WITH WAIVERS OF TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS on 9.11 acres at the southeast corner of Pinto Lane and Shadow Lane (APNs 139-33-305-020 and 139-33-399-118), T6-UG (T6 Urban General) Zone, Ward 1 (Knudsen).

This approval is subject to the following conditions:

**Planning**

1. Conformance to the Conditions of Approval for Site Development Plan Review (24-0161-SDR1) shall be required, except as amended herein.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the landscape plan and building elevations, date stamped 02/13/25, and site plan, date stamped 03/05/25, except as amended by conditions herein.
4. A Waiver from Title 19.09 is hereby approved, to allow a two-story building where four stories is the minimum required.
5. A Waiver from Title 19.09 is hereby approved, to allow a 44-foot front yard setback where 10 feet is the maximum required.

6. A Waiver from Title 19.09 is hereby approved, to allow a zero percent building façade alignment on Pinto Lane where 80 percent is the minimum required.
7. A Waiver from Title 19.09 is hereby approved, to allow 354 parking spaces where 171 is the maximum allowed.
8. A Waiver of Title 19.09 is requested to allow the building entrance to not face a primary thoroughfare or be connected through an Open Space type.
9. A Waiver of Title 19.09 is requested to not allow pedestrian access from a thoroughfare or courtyard where such is required.
10. A Waiver from Title 19.09 is hereby approved, to allow a 24-foot parking driveway width where 32 feet is the minimum allowed.
11. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
12. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
13. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
14. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.
15. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer, or Civil Engineer, must be submitted prior to or at the same time an application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede the visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
  - a) Any non-district-specific landscaping within the amenity zone areas shall be replaced with Medical District-specific landscaping as reflected in Title 19.09.040.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

17. Per condition #20 of Site Development Plan Review (24-0161-SDR1), coordinate Public Sewer connection at a size, depth, and location acceptable to the City of Las Vegas Public Works Sanitary Sewer Engineering due to capacity shortfalls downstream that would require the construction of sewer relief. Additionally, coordinate sewer construction activities for Alta Drive with the "Presley" project (22-0395-SDR1 & L22-02732) located on the northeast corner of Tonopah Road and Hamilton Lane. Prior to the issuance of permits for this site, the relief sewer must be bonded for either by this project or L22-02732.
18. Condition #21 of Site Development Plan Review (24-0161-SDR1) is hereby amended to include a 24-foot driveway width. Any further deviations, if any, to width or ingress/egress radii will require separate approval from the City Engineer.
19. Comply with all applicable conditions of approval for Site Development Plan Review (24-0161-SDR1) and any other site-related actions.

**Fire & Rescue**

20. A fully operational fire protection system, including fire apparatus roads, fire hydrants, and water supply, shall be installed and shall be functioning prior to the construction of any combustible structures.

This item will be considered by the City Council on May 21, 2025. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:bp

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**April 9, 2025**

cc:

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