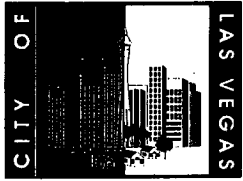


PLANNING &  
DEVELOPMENT



Development  
Services Center  
731 S. Fourth Street  
Las Vegas, NV 89101

TTY 702-386-9108  
Voice:  
Administration 229-6353  
Comp Planning 229-6022  
Current Planning 229-6301  
www.ci.las-vegas.nv.us



040752

October 24, 2003

Mr. Michael T. Walsh  
Clark County - UMC  
1800 West Charleston Boulevard  
Las Vegas, Nevada 89102

**RE: SDR-3054 - SITE DEVELOPMENT PLAN REVIEW**

Dear Mr. Walsh:

Your request for a Site Development Plan Review 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 (APN: 139-33-302-026, 027, 028, 029, 030, 031 and 032), PD (Planned Development) Zone, Ward 5 (Weekly), was considered by the Planning Commission on October 23, 2003.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

**Planning and Development**

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. Site development to comply with all applicable conditions of approval for Rezoning application Z-0020-97.
3. The Site Development Plan Review shall be reviewed in five (5) years.
4. Full landscaping improvements in compliance with the appropriate standards shall be installed if the parking lot is used beyond 5 years.
5. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro-Tem)  
Larry Brown  
Lynette Boggs McDonald  
Lawrence Weekly  
Michael Mack  
Janet Moncrief

City Manager  
Douglas A. Selby



Mr. Michael T. Walsh  
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7. All City Code requirements and design standards of all City departments must be satisfied.

**Public Works**

8. A Petition of Vacation, such as VAC-3057, for the purpose of vacating Valerie Street in a manner acceptable to the Department of Public Works, must be approved by City Council prior to the issuance of permits for this site. If said vacation is not approved, half-street improvements will be required on Valerie Street unless deferral of such improvements is approved by City Council.
9. Dedicate or obtain dedication for the complete cul-de-sac bulb per Standard Drawing #212 or an offset cul-de-sac for Rose Street prior to recordation of an Order of Vacation for this site, unless an alternative plan to terminate Rose Street is accepted by the City Engineer.
10. Construct half-street improvements on Tonopah Drive and Rose Street, including the proposed cul-de-sac bulb on Rose Street to current City Standards adjacent to this site concurrent with development.
11. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
13. Landscape and maintain all unimproved rights-of-way on Rose Street and Tonopah Drive adjacent to this site.
14. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to issuance of any permits for this site.
15. Grant pedestrian walkway easements for all public sidewalks not located within public right-of-way.

Mr. Michael T. Walsh  
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16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

This item will be considered by the City Council on *November 19, 2003*, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, 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,



Kyle C. Walton, Senior Planner  
Planning and Development Department  
Current Planning Division

KCW:clb

cc: Mr. John Darin  
Leo A. Daly Architects  
3960 Howard Hughes Parkway, Suite #600  
Las Vegas, Nevada 89109