



## AGENDA SUMMARY PAGE

Planning Commission  
Meeting of: April 8, 2025

Agenda Item No.:  
53

**DEPARTMENT:** Community Development

**DISCUSSION**

**DIRECTOR:** Seth Floyd

**SUBJECT:**

25-0080-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -  
APPLICANT/OWNER: NEVADA HEALTH AND BIOSCIENCE ASSET CORPORATION - For possible action on a 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). Staff recommends DENIAL.

**C.C.: 05/21/2025**

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

**RECOMMENDATION:**

Staff recommends DENIAL, if approved, subject to conditions

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Revised Site Plan, Hardscape Plan, Floor Plans, and Elevations and Support Postcard