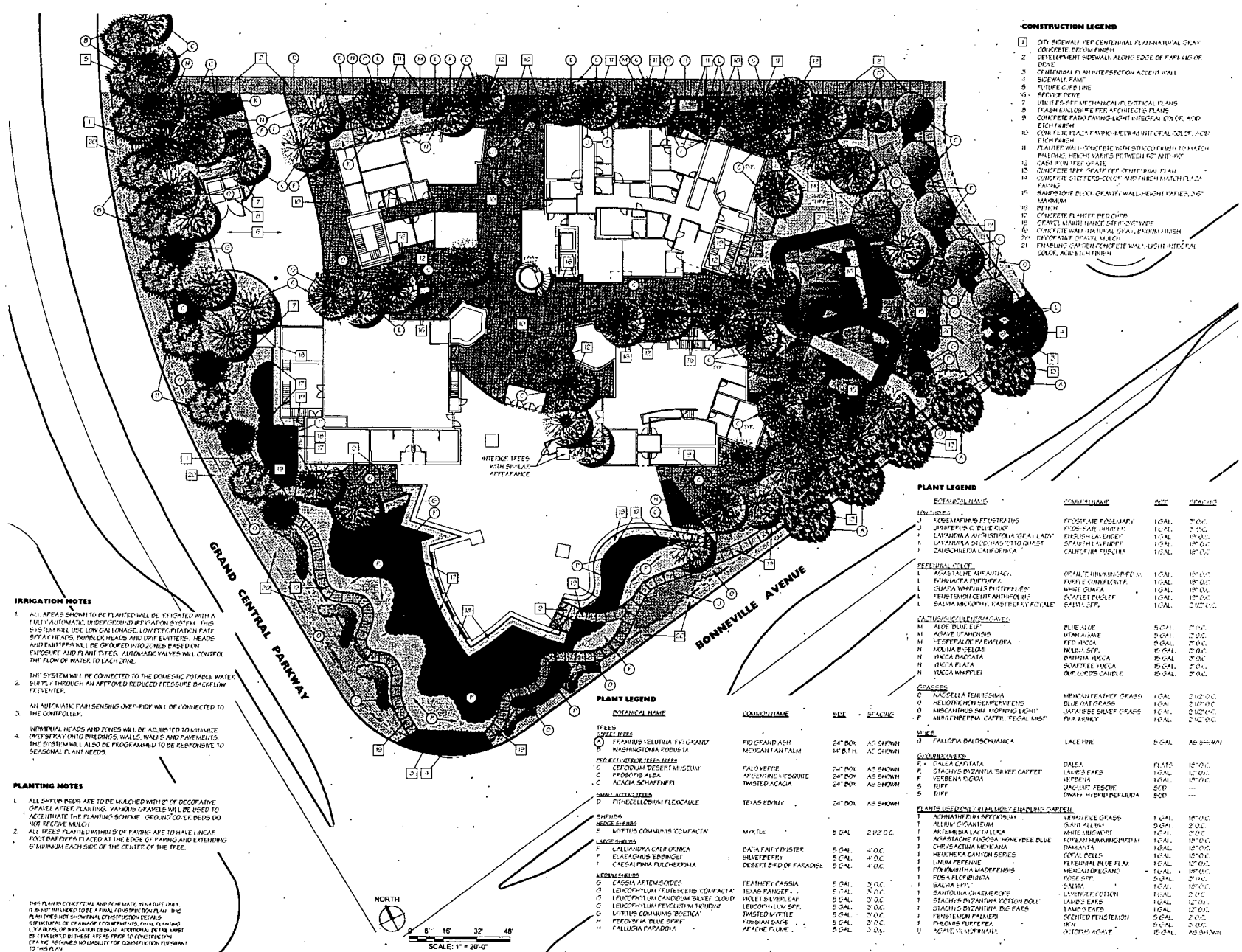


Plans (PMT)



PLANS - PMT

Separator Sheet



IRRIGATION NOTES

1. ALL AREAS SHOWN TO BE PLANTED WILL BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THIS SYSTEM WILL USE LOW GALLONAGE, LOW PRECIPITATION RATE SPRAY HEADS, RIMMER HEADS AND DRIP EMITTERS. HEADS AND EMITTERS WILL BE COVERED INTO ZONES BASED ON ENDSOFT AND PLANT TYPES. AUTOMATIC VALVES WILL CONTROL THE FLOW OF WATER TO EACH ZONE.
2. THE SYSTEM WILL BE CONNECTED TO THE DOMESTIC POTABLE WATER SUPPLY THROUGH AN APPROVED REDUCED PRESSURE BACKFLOW PREVENTER.
3. AN AUTOMATIC FLOW SENSING-RET-RIDE WILL BE CONNECTED TO THE CONTROLLER.
4. MINORIAL HEADS AND ZONES WILL BE ADJUSTED TO AVOID WASTESPRAY ONTO BUILDINGS, WALLS AND PAVEMENTS. THE SYSTEM WILL ALSO BE PROGRAMMED TO BE RESPONSIVE TO SEASONAL PLANT NEEDS.

PLANTING NOTES

1. ALL SHRUB SPECIES ARE TO BE MATCHED WITH 2" OF DECORATIVE GRAVEL AFTER PLANTING. VARIOUS GRAVELS WILL BE USED TO ACCENTUATE THE PLANTING SCHEME. GROUND COVER BEDS DO NOT REQUIRE MULCH.
2. ALL TREES PLANTED WITHIN 5' OF PARKING ARE TO HAVE DRAINAGE POINT DRAINPIES PLACED AT THE EDGE OF PARKING AND EXTENDING 6" MINIMUM EACH SIDE OF THE CENTER OF THE TREE.

THIS PLAN IS PRELIMINARY AND IS SUBJECT TO CHANGE. IT IS NOT INTENDED TO BE A FINAL CONSTRUCTION PLAN. THIS PLAN SHOWS THE GENERAL CONCEPTS AND SUPPLEMENTAL OR SUPPLEMENTAL INFORMATION. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION. THE ARCHITECT'S LIABILITY FOR CONSTRUCTION PERTAINS TO THIS PLAN.

- CONSTRUCTION LEGEND**
- 1 CITY SIDEWALK PER CENTRAL PLAZA NATURAL GRAY CONCRETE, 8" THICK FINISH
 - 2 DEVELOPMENT SIDEWALK ALONG EDGE OF PARKING OR DRIVE
 - 3 CENTRAL PLAZA INTERSECTION ACENT WALK
 - 4 SIDEWALK FINISH
 - 5 FUTURE CURB LINE
 - 6 SLOPE DRY
 - 7 UTILITIES PER MECHANICAL/ELECTRICAL PLANS
 - 8 TRASH ENCLOSURE PER ARCHITECT'S PLANS
 - 9 CONCRETE PAVING LIGHT METEORAL COLOR, ACID ETCH FINISH
 - 10 CONCRETE PLAZA PAVING-MEDIUM METEORAL COLOR, ACID ETCH FINISH
 - 11 PLASTER WALL CONCRETE WITH STUCCO FINISH TO MATCH BUILDINGS, HOLDING VARIES PER WED 101' AND 101'
 - 12 CASI PAVING PER GRADE
 - 13 CONCRETE FLOOR PER ARCHITECTURAL PLANS
 - 14 CONCRETE STIFFNESS-COLOR AND FINISH MATCH PLAZA FINISH
 - 15 SANDSTONE PLANT CRANIT WALL-HEALTH VARIES, NOT MATCHING FINISH
 - 16 CONCRETE PLASTER RED COFFER
 - 17 SPANCE WOOD TRIMME-SPRINT-WOOD
 - 18 CONCRETE WALL-NATURAL GRAY, BRUSH FINISH
 - 19 FLOOR SLAB OF CASTLE MASONRY
 - 20 FINISHING-COLOR CONCRETE WALL-LIGHT METEORAL COLOR, ACID ETCH FINISH

PLANT LEGEND

POTENTIAL NAME	COMMON NAME	SIZE	REMARKS
LOW SHRUBS			
J. ROSEMARY (ROSEMARY)	ROSEMARY	1 GAL.	2.00
K. LAVANDULA ANTHORIS (FRAGRANT LAVENDER)	FRAGRANT LAVENDER	1 GAL.	2.00
L. LAVANDULA ANTHORIS (FRAGRANT LAVENDER)	FRAGRANT LAVENDER	1 GAL.	2.00
M. LAVANDULA ANTHORIS (FRAGRANT LAVENDER)	FRAGRANT LAVENDER	1 GAL.	2.00
N. LAVANDULA ANTHORIS (FRAGRANT LAVENDER)	FRAGRANT LAVENDER	1 GAL.	2.00
TREES			
O. APALACHE ALBATRAC	APALACHE ALBATRAC	1 GAL.	10.00
P. APALACHE ALBATRAC	APALACHE ALBATRAC	1 GAL.	10.00
Q. APALACHE ALBATRAC	APALACHE ALBATRAC	1 GAL.	10.00
R. APALACHE ALBATRAC	APALACHE ALBATRAC	1 GAL.	10.00
S. APALACHE ALBATRAC	APALACHE ALBATRAC	1 GAL.	10.00
LOW SHRUBS			
T. APALACHE ALBATRAC	APALACHE ALBATRAC	1 GAL.	10.00
U. APALACHE ALBATRAC	APALACHE ALBATRAC	1 GAL.	10.00
V. APALACHE ALBATRAC	APALACHE ALBATRAC	1 GAL.	10.00
W. APALACHE ALBATRAC	APALACHE ALBATRAC	1 GAL.	10.00
X. APALACHE ALBATRAC	APALACHE ALBATRAC	1 GAL.	10.00
Y. APALACHE ALBATRAC	APALACHE ALBATRAC	1 GAL.	10.00
Z. APALACHE ALBATRAC	APALACHE ALBATRAC	1 GAL.	10.00
GRASSES			
AA. APALACHE ALBATRAC	APALACHE ALBATRAC	1 GAL.	10.00
AB. APALACHE ALBATRAC	APALACHE ALBATRAC	1 GAL.	10.00
AC. APALACHE ALBATRAC	APALACHE ALBATRAC	1 GAL.	10.00
AD. APALACHE ALBATRAC	APALACHE ALBATRAC	1 GAL.	10.00
AE. APALACHE ALBATRAC	APALACHE ALBATRAC	1 GAL.	10.00
AF. APALACHE ALBATRAC	APALACHE ALBATRAC	1 GAL.	10.00
AG. APALACHE ALBATRAC	APALACHE ALBATRAC	1 GAL.	10.00
AH. APALACHE ALBATRAC	APALACHE ALBATRAC	1 GAL.	10.00
AI. APALACHE ALBATRAC	APALACHE ALBATRAC	1 GAL.	10.00
AJ. APALACHE ALBATRAC	APALACHE ALBATRAC	1 GAL.	10.00
AK. APALACHE ALBATRAC	APALACHE ALBATRAC	1 GAL.	10.00
AL. APALACHE ALBATRAC	APALACHE ALBATRAC	1 GAL.	10.00
AM. APALACHE ALBATRAC	APALACHE ALBATRAC	1 GAL.	10.00
AN. APALACHE ALBATRAC	APALACHE ALBATRAC	1 GAL.	10.00
AO. APALACHE ALBATRAC	APALACHE ALBATRAC	1 GAL.	10.00
AP. APALACHE ALBATRAC	APALACHE ALBATRAC	1 GAL.	10.00
AQ. APALACHE ALBATRAC	APALACHE ALBATRAC	1 GAL.	10.00
AR. APALACHE ALBATRAC	APALACHE ALBATRAC	1 GAL.	10.00
AS. APALACHE ALBATRAC	APALACHE ALBATRAC	1 GAL.	10.00
AT. APALACHE ALBATRAC	APALACHE ALBATRAC	1 GAL.	10.00
AU. APALACHE ALBATRAC	APALACHE ALBATRAC	1 GAL.	10.00
AV. APALACHE ALBATRAC	APALACHE ALBATRAC	1 GAL.	10.00
AW. APALACHE ALBATRAC	APALACHE ALBATRAC	1 GAL.	10.00
AX. APALACHE ALBATRAC	APALACHE ALBATRAC	1 GAL.	10.00
AY. APALACHE ALBATRAC	APALACHE ALBATRAC	1 GAL.	10.00
AZ. APALACHE ALBATRAC	APALACHE ALBATRAC	1 GAL.	10.00

GEHRY PARTNERS, LLP.

ARCHITECT
 1700 WEST 4TH STREET
 LOS ANGELES, CALIFORNIA 90060 USA
 TEL: 213.413.3800
 FAX: 213.413.3808

CONSULTANTS

WSP CANITON SENUP
 STRUCTURAL
 1001 WEST 10TH STREET, SUITE 200
 LOS ANGELES, CA 90060 USA
 TEL: 213.413.3800
 FAX: 213.413.3808

COSENTINI ASSOCIATES
 MECHANICAL, ELECTRICAL, PLUMBING, THE PROTECTION & SECURITY
 1400 WEST 10TH STREET, SUITE 200
 LOS ANGELES, CA 90060 USA
 TEL: 213.413.3800
 FAX: 213.413.3808

LOSERRA TORRE INTERNATIONAL
 LIGHTING
 114 WEST 4TH STREET, 2ND FLOOR
 NEW YORK, NY 10014
 TEL: 212.254.8448
 FAX: 212.254.8448

MURRAY COVANT BROOK INC.
 MECHANICAL
 1400 WEST 10TH STREET, SUITE 200
 LOS ANGELES, CA 90060 USA
 TEL: 213.413.3800
 FAX: 213.413.3808

EDGETT WILLIAMS CONSULTING GROUP, INC.
 MECHANICAL, ELECTRICAL, PLUMBING, THE PROTECTION & SECURITY
 1400 WEST 10TH STREET, SUITE 200
 LOS ANGELES, CA 90060 USA
 TEL: 213.413.3800
 FAX: 213.413.3808

SCHIRMER ENGINEERING
 LIFE SAFETY
 1001 WEST 10TH STREET, SUITE 100
 LOS ANGELES, CA 90060 USA
 TEL: 213.413.3800
 FAX: 213.413.3808

TRANSOLAR
 MECHANICAL
 1400 WEST 10TH STREET, SUITE 200
 LOS ANGELES, CA 90060 USA
 TEL: 213.413.3800
 FAX: 213.413.3808

DENEEN POWELL ATELIER, INC.
 LANDSCAPE ARCHITECTURE
 1001 WEST 10TH STREET, SUITE 100
 LOS ANGELES, CA 90060 USA
 TEL: 213.413.3800
 FAX: 213.413.3808

**LOU RUVIO
ALZHEIMER'S INSTITUTE**

LAS VEGAS, NEVADA 89101

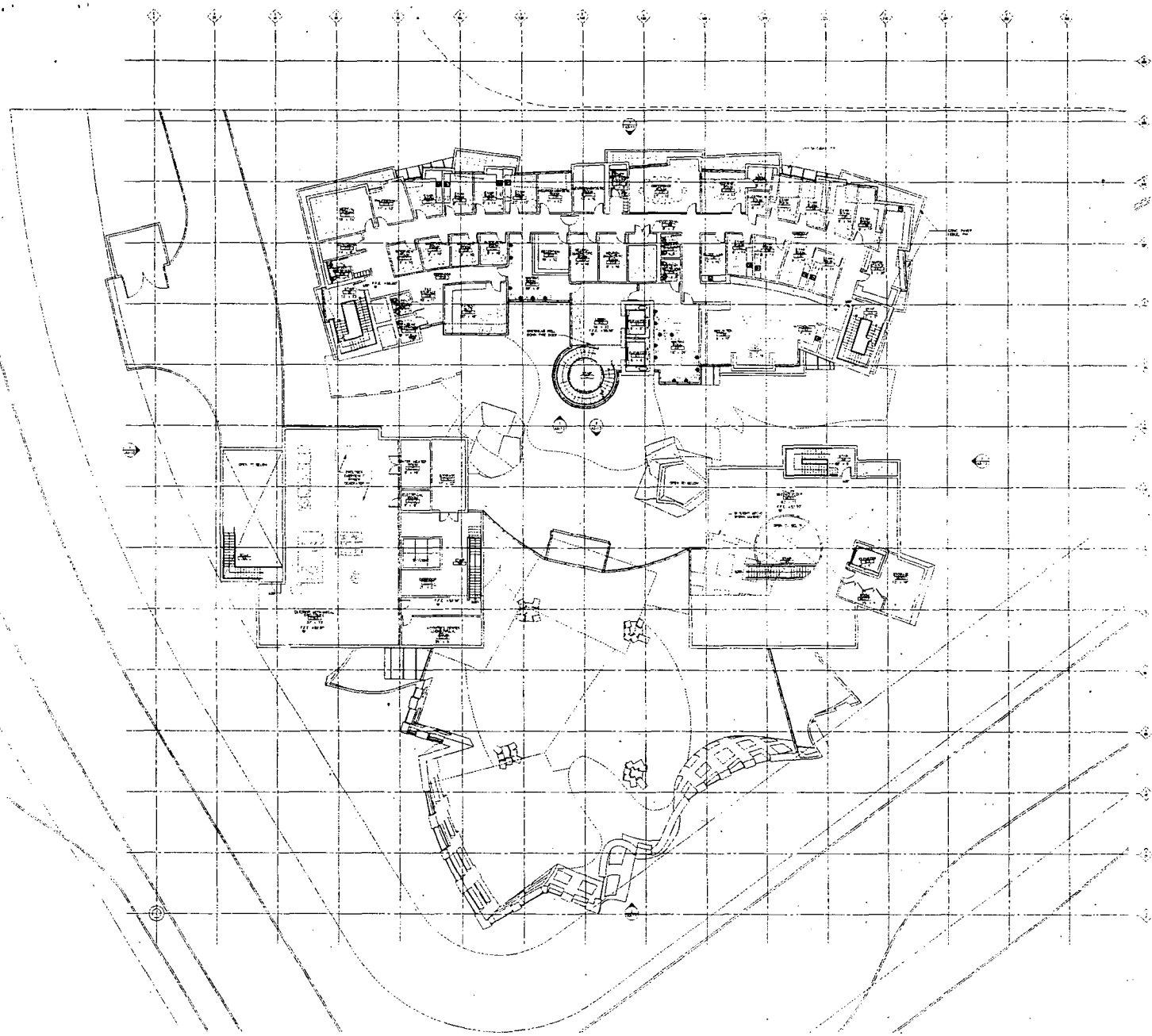
TITLE
**LANDSCAPE CONCEPT
PLAN**

PROJECT
 2005-002
 SCALE
 1" = 20'-0"
 DRAWN
 JLP/JJD
 DATE
 11.11.06
 CHECKED BY

L1-1.0

RECEIVED
 JUL 11 2006

SDR-15042 PLANNING APPLICATION ISSUE
08/24/06 PC JULY 11, 2006



GEHRY PARTNERS, LLP.

ARCHITECT
 12345 32nd STREET
 LOS ANGELES, CALIFORNIA 90047 USA
 TEL: 310-467-3600
 FAX: 310-467-3008

CONSULTANTS
WSP CANTOR BERKE
STRUCTURAL
 2345 32nd STREET, SUITE 200
 LOS ANGELES, CA 90047 USA
 TEL: 310-467-3600
 FAX: 310-518-1232

COSENTINI ASSOCIATES
Mechanical, Electrical, Plumbing, Fire Protection & IT
 1234 56th STREET
 LOS ANGELES, CA 90047 USA
 TEL: 310-467-3600
 FAX: 310-467-3008

LOBSOVARIC INTERNATIONAL
LANDSCAPE
 1234 56th STREET, 2ND FLOOR
 NEW YORK, NY 10014
 TEL: 212-251-4443
 FAX: 212-251-6244

MUSAY CONANT BROOK INC
ACoustics
 1234 56th STREET, SUITE 200
 LOS ANGELES, CA 90047 USA
 TEL: 310-467-3600
 FAX: 310-467-3008

EDGETT WILLIAMS CONSULTING GROUP, INC
VEHICLE MOVEMENT
 1234 56th STREET, SUITE 200
 LOS ANGELES, CA 90047 USA
 TEL: 310-467-3600
 FAX: 310-467-3008

SCHIRMER ENGINEERING
Life Safety
 1234 56th STREET, SUITE 200
 LOS ANGELES, CA 90047 USA
 TEL: 310-467-3600
 FAX: 310-467-3008

TRANSCALAN
Quantity Surveying
 1234 56th STREET, SUITE 200
 LOS ANGELES, CA 90047 USA
 TEL: 310-467-3600
 FAX: 310-467-3008

DENEEN POWELL ATELIER, INC
LANDSCAPE ARCHITECTURE
 1234 56th STREET, SUITE 200
 LOS ANGELES, CA 90047 USA
 TEL: 310-467-3600
 FAX: 310-467-3008

NO.	ISSUE	DATE
1	ISSUE REVISION DESIGN	2005-07-25
2	ISSUE REVISION DESIGN	2005-08-15
3	ISSUE REVISION DESIGN	2005-08-15
4	ISSUE REVISION DESIGN	2005-08-15
5	ISSUE REVISION DESIGN	2005-08-15
6	ISSUE REVISION DESIGN	2005-08-15
7	ISSUE REVISION DESIGN	2005-08-15
8	ISSUE REVISION DESIGN	2005-08-15
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18	ISSUE REVISION DESIGN	2005-08-15
19	ISSUE REVISION DESIGN	2005-08-15
20	ISSUE REVISION DESIGN	2005-08-15

LOU RUVO
ALZHEIMER'S INSTITUTE
 LAS VEGAS, NEVADA 89104

TITLE
SECOND LEVEL
FLOOR PLAN
+52.5' / +53.5' / +56.5'

PROJECT:
 2005-002
 SCALE:
 1/8"=1'-0"
 DRAWN BY:
 DATE:
 SHEET NUMBER:
A2-1.2

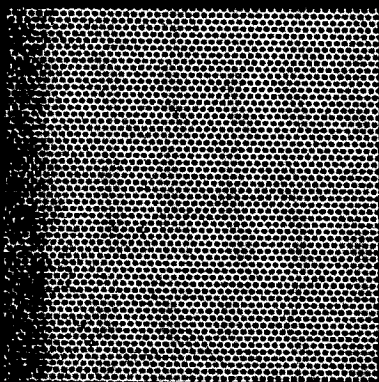
PLANNING APPLICATION ISSUE
 JULY 11, 2006

SDR-15042
08/24/06 PC

RECEIVED
 JUL 11 2006

LOU RUVO ALZHEIMER'S INSTITUTE

PLANNING APPLICATION ISSUE
JULY 11, 2006

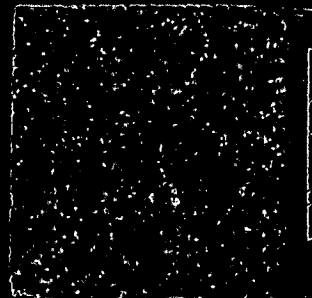


GLASS
(LOW-E, INSULATED WITH 50% FRIT
AT ACTIVITIES CENTER)

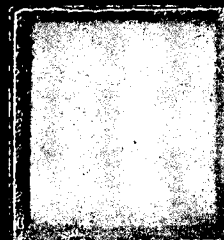
GLASS
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AT MEDICAL CLINIC)

STAINLESS STEEL
(ANGEL HAIR FINISH)

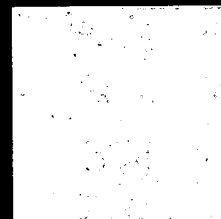
ALUMINUM
(CLEAR ANODIZED)



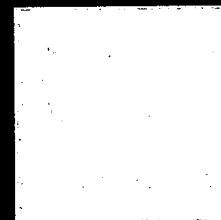
CONCRETE PAVER



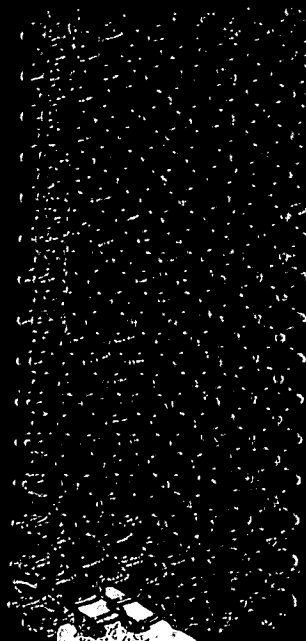
STUCCO
(SMOOTH FINISH
SHOWN FOR TEXTURE
ONLY)



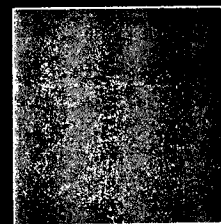
STUCCO
COLOR: WHITE



STUCCO
COLOR: TAN



METAL SCREEN



PAINTED METAL
(STEEL STRUCTURE
AT TRELLIS)

SDR-15042
08/24/06 PC

RECEIVED
JUL 11 2006

Appeal Memo



Separator Sheet

I N T E R - O F F I C E M E M O R A N D U M

August 15, 2006

TO: YORGO KAGAFAS PLANNING & DEVELOPMENT DEPT. CURRENT PLANNING DIVISION	FROM: CITY CLERK
SUBJECT: APPEAL ON PARKWAY CENTER ARCHITECTURAL REVIEW COMMITTEE ACTION	COPIES TO:

This is to certify that the following action relative to Parkway Center Architectural Review Committee decision on the application of:

FILE NO.: **ARC-15820**

APPLICANT: **KEEP MEMORY ALIVE FOUNDATION**

WARD: **5 (WEEKLY)**

Appeal by applicant or any other aggrieved person:	Yes	No
Reviewed requested by City Council//Planning Commission	Yes	No

DATE

CITY CLERK
PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:

Date of Parkway Center Architectural Review Committee Action. **August 15, 2006**

Last day for filing an appeal by applicant or any Other aggrieved person. (Appeal period is 10 days After the date of the PC-ARC decision). **August 25, 2006**

Last day for a review being requested by the Planning Commission or the City Council. (Review period is 10 days after the date of the PC-ARC decision.) **August 25, 2006**

Action Letter



ACTION LETTER

Separator Sheet

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.lasvegasnevada.gov

August 15, 2006

City Parkway V, Inc.
City Attorneys Office
Dr. Douglas A. Selby
400 E. Stewart Avenue, 9th Floor
Las Vegas, NV 89101

RE: ARC-15820

Dear Applicant:

Your request Request for a Site Development Plan Review FOR A PROPOSED 62,616 SQUARE FOOT COMMERCIAL DEVELOPMENT CONSISTING OF A MEDICAL RESEARCH AND TREATMENT BUILDING, MUSEUM AND ACTIVITIES CENTER, AND WAIVERS OF THE PARKWAY CENTER BUILD-TO LINE REQUIREMENT AND EXTERIOR MATERIALS REQUIREMENTS on 1.9 acres at 22 South Grand Central Parkway (a portion of APN 139-34-110-003), PD (Planned Development) Zone, Ward 5 (Weekly). was considered by the Parkway Center Architectural Review Committee on August 15, 2006.

The Parkway Center Architectural Review Committee voted to **APPROVE** your request, subject to the following amended conditions of approval.

1. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 07/11/06, except as amended by conditions herein.
2. A Waiver from the Parkway Center Development Standards build-to line is hereby approved, to allow the building to be located 25 feet from the front and corner side property lines, and to modify the streetscape plan accordingly to allow visibility of the proposed structure.
3. A Waiver from the Parkway Center Development Standards exterior materials requirements is hereby approved, to eliminate the requirement for the use of stone veneer on the lower floors of the building.
4. A revised landscape plan shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit, depicting a minimum ten-foot wide sidewalk along all street frontages, and reducing the undulations in the sidewalk pattern. The sidewalk shall align with the sidewalk proposed along the remainder of the Union Park frontages on Grand Central Parkway and Bonneville Avenue.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



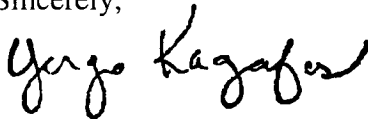
5. The palm trees shown along the Grand Central Parkway frontage shall have a minimum height of 25 feet upon installation, as measured to the top of the brown trunk.
6. New street light fixtures, benches and trash receptacles shall be installed along the public right-of-way in accordance with specifications provided by the Public Works Department, and shall be consistent with the fixtures proposed for the Union Park site.
7. 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 application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. Alternate finishes for the stainless steel exterior cladding shall be submitted to the Planning and Development Department *prior to Planning Commission and City Council* for review and approval prior to the time application is made for a building permit.
10. Reflective glazing at the pedestrian level is prohibited *except for the area designated and labeled as "Activity Center"*. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
11. All mechanical equipment, air conditioners, loading spaces and trash areas shall be fully screened from street level and surrounding building views in accordance with the requirements of the Downtown Centennial Plan. Service areas shall be fully screened from pedestrian or street view, utilizing landscaping and/or architectural elements that are consistent with the design and materials of the primary building.
12. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or on-site service panel location.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

Dr. Douglas A. Selby
ARC-15820
Page Three

14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

This action by the Parkway Center Architectural Review Committee on August 15, 2006 is final unless a written appeal is filed with the City Clerk within ten days of the date of the Parkway Center Architectural Review Committee's decision.

Sincerely,



Yorgo Kagafas, Urban Design Coordinator
Planning and Development Department
Current Planning Division

cc:

Keep Money Alive Foundation
Mr. Michael Shohe
8379 W. Sunset Road, Suite 200
Las Vegas, NV 89113

Gehry Partners, LLP
Mr. David Rodriguez
12541 Beatrice Street
Los Angeles, CA 90066

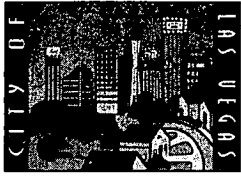
YK:nl

Applicant Letter



Separator Sheet

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.lasvegasnevada.gov

August 9, 2006

City Parkway V, Inc.
City Attorneys Office
400 E. Stewart Avenue, 9th Floor
Las Vegas, NV 89101

RE: ARC-15820

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the Parkway Center Architectural Review Committee at its regular meeting on **Tuesday, August 15, 2006**. This meeting will be held at 12:00 P.M. at the Development Services Center, Conference Room 2B, 731 S. 4th Street, Las Vegas, Nevada.

A copy of staff's recommendations and any conditions related to your application are enclosed.

The Parkway Center Architectural Review Committee requires that you or your representative be present at this meeting.

Sincerely,

Yorgo Kagafas, Urban Design Coordinator
Planning and Development Department
Current Planning Division

cc:

Keep Money Alive Foundation
Mr. Michael Shohe
8379 W. Sunset Road, Suite 200
Las Vegas, NV 89113

Gehry Partners, LLP
Mr. David Rodriguez
12541 Beatrice Street
Los Angeles, CA 90066

Enclosures

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



Application



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT PLAN REVIEW
 Project Address (Location) Northeast corner of Grand Central Parkway and Bonneville Avenue
 Project Name The Larry Ruvo Alzheimer's Institute Proposed Use Medical Facility
 Assessor's Parcel #(s) A portion of APN #139-34-110-003 Ward # 5 (Weekly)
 General Plan: existing MXU proposed N/A Zoning: existing PD proposed N/A
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres +/- 2 acres Lots/Units 1 Density N/A
 Additional Information Site plan review for the Ruvo Alzhiemers Clinic at Union Park

PROPERTY OWNER City Parkway V, Inc. Contact Dr. Douglas A. Selby
 Address 400 Stewart Avenue, 9th Floor Phone: 229-6501 Fax: 388-1807
 City Las Vegas State NV Zip 89101-2927

APPLICANT Keep Memory Alive Foundation Contact Lynette Boggs McDonald Michael Shohé
 Address 8379 W. Sunset Road, Suite 200 Phone: 222-1402 x3009 Fax: 227-0746
 City Las Vegas State NV Zip 89113

REPRESENTATIVE Gehry Partners, LLP Contact Michal Sedlacek David Rodriguez
 Address 12541 Beatrice Street Phone: 3104823000 Fax: 3104823006
 City Los Angeles State CA Zip 90066

FOR DEPARTMENT USE ONLY

Property Owner Signature* Douglas Selby

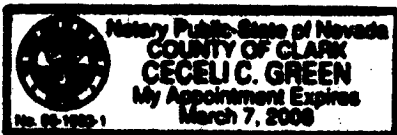
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Douglas Selby

Subscribed and sworn before me

This 1st day of July, 2006
Ceceli C. Green

Notary Public in and for said County and State



Case #	<u>15042-SDR</u>
Meeting Date:	<u>8/24/06</u>
Total Fee:	<u>800.00</u>
Date Received:*	<u>7/11/06</u>
Received By:	<u>RS</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

RECEIVED
JUL 11 2006

Route Form



Separator Sheet

CITY OF LAS VEGAS

PACKET DISTRIBUTION LIST

FROM: PLANNING AND DEVELOPMENT

PC-ARC: ARC-15820

08/15/06 MEETING

SENT VIA COURIER OR INTER-OFFICE MAIL

PLANNING COMMISSIONER	RICHARD TRUESDELL	3810 Meadows Lane Las Vegas, NV 89107
PLANNING COMMISSIONER	BYRON GOYNES	8728 Tala Street Las Vegas, NV 89131
COMMITTEE MEMBER - OBD	STEVE VAN GORP	City Hall - 400 E. Stewart Las Vegas, NV 89101
COMMITTEE MEMBER - OBD	ROMEO BETEA	City Hall - 400 E. Stewart Las Vegas, NV 89101

HAND DELIVERED

COMMITTEE MEMBER	COURTNEY MOONEY	COMPREHENSIVE PLANNING
COMMITTEE MEMBER	FLINN FAGG	CURRENT PLANNING
STAFF MEMBER	YORGO KAGAFAS	CURRENT PLANNING
STAFF MEMBER	NORA LARES	CURRENT PLANNING

***** Please find attached Staff Report and back-up documentation for the 3rd item (ARC-15820) on the PC-ARC's August 15th, 2006 meeting agenda.**

Comments



Separator Sheet

Memorandum

City of Las Vegas Planning and Development Department

To: Parkway Center – Architecture Review Committee (PC-ARC)
From: Yorgo Kagafas, Urban Design Coordinator
CC: Margo Wheeler, Planning and Development Director
Date: August 11, 2006
Re: ARC-15820

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a proposed 62,616 square foot commercial development consisting of a medical research and treatment building, a museum and an activities center, and Waivers of the Parkway Center build-to line requirement and exterior materials requirements on 1.9 acres at 22 South Grand Central Parkway.

B) Applicant's Justification

The applicant states that the building is unique and will draw attention, and will be a vital addition to the redevelopment efforts of the City.

BACKGROUND INFORMATION

A) Previous Actions

- 11/23/98 The City Council approved a Rezoning (Z-0100-97) to PD (Planned Development) on the subject property. The Planning Commission and staff recommended approval.
- 01/02/02 The City Council approved the Parkway Center Development Standards, which have since been incorporated as part of the Las Vegas Downtown Centennial Plan.
- 08/24/06 The Planning Commission is scheduled to review a Site Development Plan Review (SDR-15042) application for the proposed development.

B) Pre-Application Meeting

- 06/22/06 At the pre-application conference, issues were discussed relative to the Parkway Center development standards, the reflectivity of the stainless steel cladding of the

structure, the development of parking spaces by the City of Las Vegas immediately north of the site, and the provision of access to the site.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Net Acres: 1.9

B) *Existing Land Use*

Subject Property: Undeveloped
 North: Undeveloped
 South: Government Use
 East: Undeveloped
 West: Furniture Mart

C) *Planned Land Use*

Subject Property: MXU (Mixed-Use)
 North: MXU (Mixed-Use)
 South: PF (Public Facilities)
 East: MXU (Mixed-Use)
 West: MXU (Mixed-Use)

D) *Existing Zoning*

Subject Property: PD (Planned Development)
 North: PD (Planned Development)
 South: C-V (Civic)
 East: PD (Planned Development)
 West: PD (Planned Development)

E) *General Plan Compliance*

The subject property is located within the boundaries of the Las Vegas Redevelopment District, and has a Mixed-Use land use designation. The Mixed-Use designation allows uses comparable to the following land use categories: L (Low Density Residential), ML (Medium Low Density Residential), M (Medium Density Residential), H (High Density Residential), O (Office), SC (Service Commercial), GC (General Commercial), and PF (Public Facilities). The clinic and activities center uses are consistent with the SC (Service Commercial) designation, and are therefore in compliance with the land use designation.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan		
Downtown Centennial Plan	X	
Redevelopment Plan Area	X	
Special Overlay District		

Gaming District	X	
Airport Overlay District	X	
Trails	X	
Rural Preservation Overlay District		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

Downtown Centennial Plan

The parcel is within the Las Vegas Downtown Centennial Plan boundaries, and is located in the Parkway Center District. The district is intended to accommodate a wide variety of commercial, public and residential uses within vertically or horizontally mixed-use configuration. The proposed project is consistent with the goals and objectives of the Downtown Centennial Plan.

Redevelopment Plan Area

The parcel is within the boundaries of the Las Vegas Redevelopment Area, with a Mixed-Use land use designation. The proposed uses are in conformance with the Redevelopment Plan.

Gaming Enterprise District

The parcel is within the boundaries of a Gaming Enterprise District. As there will not be any non-restricted gaming in conjunction with the proposed use, no additional applications are required.

Trails

A pedestrian path is designated along the Bonneville Avenue right-of-way, which requires a five-foot sidewalk and five-landscape amenity zone. The proposed sidewalk and landscaping along Bonneville Avenue will conform to the minimum requirements.

Airport Overlay District

This site is subject to the North Las Vegas Airport Overlay District. Structures may be built up to 175 feet in height; any structures over this height limit must be reviewed by the Federal Aviation Administration (FAA). The structure is less than 175 feet in height, and no additional applications are necessary.

PROJECT DESCRIPTION

The proposed development includes a four-story medical research and treatment facility with approximately 32,000 square feet of area, with an attached activities center that will be used for special events. The activities center includes a kitchen and café, a multipurpose hall, and a museum facility. The facility is part of the larger Union Park site, and will be constructed in accordance with the master development plan for that site.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Title 19.06.060 exempts properties within the Downtown Centennial plan area from the automatic application of building height limitations, setbacks, lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements. The Parkway Center Development Standards manual addresses certain site development standards, which are detailed below:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	1.9 acres	N/A
Min. Lot Width	N/A	Approx. 260'	N/A
Min. Setbacks			
• Front	0 Feet	25 Feet	N
• Side	N/A	12'-8"	Y
• Corner	0 Feet	25 Feet	N
Max. Lot Coverage	Up to 100%	64%	Y
Max. Building Height	N/A	82'	N/A
Min. Building Height	4 stories	4 stories	Y
F.A.R.	1.5	.75	N
Trash Enclosure	Walled/roofed	Walled	Y
Loading Zone	N/A	1 space	N/A
Mech. Equipment	Screened	Screened	Y

The proposed structure does not comply with the Parkway Center build-to line requirement; a Waiver has been requested to address this issue. In addition, the structure does not comply with the minimum Floor Area Ratio (F.A.R.) when reviewed individually; however, it is included as part of the larger Union Park site, and will comply when included with the development proposed for the larger site.

A2) Residential Adjacency Standards

Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of Residential Adjacency Standards. The site is located approximately 2,400 feet from the nearest single-family residence.

A3) Parking and Traffic Standards

Pursuant to Section 4.12 of the Parkway Center Development Standards, the following parking standards apply to the subject proposal:

Uses	GFA	Required		Provided		
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap

Medical (Office)	38,125 SF	3/1000 GFA	115			
Conference Center	22,712 SF	0.5/1000 GFA	12			
Total			127	5 (of total)	350	Not indicated

A total of 127 parking spaces will be required for the facility, of which a minimum of 5 handicap parking spaces must be provided. A temporary surface parking lot will be developed by the City of Las Vegas immediately north of the subject site, and will include 350 parking spaces which may be used by the proposed facility. Handicap parking spaces will be required in accordance with code requirements. The temporary parking lot will be approved as part of a separate Site Development Plan Review application.

A4) Landscape and Open Space Standards

Pursuant to Section 3 and Section 6 of the Parkway Center Development Standards, the following landscape standards apply to the subject proposal:

Standards	Required		Provided
	Ratio	Trees	
Streetscape Treatment East/West Street	1 Shade Tree/30' o.c. max. (min. 24" box)	9 Trees	5 Trees
Streetscape Treatment North/South Street	1 Palm Tree/25' o.c. max. (min. 25' brown trunk)	12 Trees	10 Trees
Sidewalk Width	10 Feet		5 Feet – 10 Feet

The landscape plan is generally in conformance with code requirements; the street trees have been limited to the edges of the site, so as to open up the corner to allow views of the building. The sidewalk width will need to be increased to ten feet in order to comply with the Parkway Center standards.

A5) Sign Standards

No information has been provided relative to signage for the project. All signage will be subject to the requirements of the Parkway Center Development Standards and Title 19.14.

B) General Analysis and Discussion

- Zoning

The proposed uses are in conformance with the Parkway Center standards, and the building is generally in compliance with the required development standards. A waiver is required for the building placement. The structure by itself does not meet the minimum Floor Area Ratio (F.A.R.) mandated by the Parkway Center Development Standards, but as this parcel is part of the larger Union Park site, the F.A.R. will be calculated for the entire Union Park property. Parking for the facility will be developed by the City of Las Vegas, and will be located immediately north of the proposed structure.

- Site Plan

The site plan depicts the activities center located near the intersection of Bonneville Avenue and Grand Central Parkway, with its sculptural metal screen serving as a prominent focal point for the Union Park development. The landscaping at the intersection has been designed so that views of the structure will be preserved. The clinic portion of the facility is housed in a four-story stucco-clad building that serves as a backdrop to the sculptural form of the activities center. It is intended that the principal pedestrian access to the structure will be from within the Union Park site; however, there will be pedestrian connections from the public sidewalks along Bonneville Avenue and Grand Central Parkway that will also provide access to the facility. Vehicular access to the site will be by way of a driveway on Bonneville Avenue and an access easement; additional access will be available from a driveway on Grand Central Parkway that will be developed as part of the surface parking lot to be constructed by the City. The service area will be at the west side of the clinic building facing Grand Central Parkway; additional screening is recommended so as to prevent visibility of the area from the right-of-way.

- Waivers

The following Waivers have been requested:

1. **Build-to Line Requirement:** The Parkway Center Development Standards require that buildings be located along the front property line for a minimum of 60% of the street frontage. The proposed structure is located 25 feet back from the front property line, in order to better display its iconic sculptural form and offer views of the structure. Due to the unique design and location of the site, staff recommends approval of the request.
2. **Exterior Materials Requirement:** The Parkway Center standards require that stone veneer be used on the bottom floors of all buildings; the proposed structure will utilize a metal screen for the activities center and a stucco-clad exterior for the clinic facility. Due to the unique design of the structure, staff recommends approval of the request.

- Landscape Plan

The landscape plan generally conforms to the Parkway Center standards, with the exception of the street trees, which have been limited to the edges of the site in order to increase exposure of the metal trellis that will serve as a visual node at the intersection of Grand Central Parkway and Bonneville Avenue. The sidewalk width will need to be increased to ten feet in order to comply with Parkway Center standards, and it is recommended that the undulations of the sidewalk be reduced in order to have a more urban pathway. The landscape plan indicates that the palm trees to be located in the streetscape area along Grand Central Parkway will only be 14 feet in height to the top of the brown trunk; the standard height in the Downtown Centennial Plan area is 25 feet. The majority of the plant materials is consistent with the recommendations of the Las Vegas Valley Water District's guidebooks, and will be appropriate for the desert climate.

- Elevations

The proposed facility is composed of two distinct forms: the sculptural stainless-steel "trellis" that covers the activities center, and the rectilinear stucco-clad clinic building that serves as a backdrop to the activities center. The form and unique character of the building will serve as a prominent focal point for the Union Park development, and raises the bar for architectural design in the city of Las Vegas.

A Waiver from the materials requirements has been requested, as noted above. One element of concern relative to the use of materials is the stainless steel that has been selected for the exterior of the activities center; the material will have an "angel hair" finish, which is a surface treatment that reduces the natural reflectivity of the stainless steel material. While this treatment will assist in reducing reflected heat and glare, the submitted sample still has reflective qualities, and alternate finishes should be investigated to mitigate any potential impacts.

- Floor Plans

The floor plan depicts the principal entrance to the structure on the north side of the site, adjacent to the parking area; pedestrian access will be available from both Grand Central Parkway and Bonneville Avenue. The clinic will have a separate entrance at the north side of the building; a covered walkway will lead to a small courtyard area under the metal "trellis," from which the museum, activities center, and kitchen will be accessed.

Staff Recommendation: APPROVAL, subject to the following conditions:

1. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 07/11/06, except as amended by conditions herein.
2. A Waiver from the Parkway Center Development Standards build-to line is hereby approved, to allow the building to be located 25 feet from the front and corner side property lines, and to modify the streetscape plan accordingly to allow visibility of the proposed structure.

3. A Waiver from the Parkway Center Development Standards exterior materials requirements is hereby approved, to eliminate the requirement for the use of stone veneer on the lower floors of the building.
4. A revised landscape plan shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit, depicting a minimum ten-foot wide sidewalk along all street frontages, and reducing the undulations in the sidewalk pattern. The sidewalk shall align with the sidewalk proposed along the remainder of the Union Park frontages on Grand Central Parkway and Bonneville Avenue.
5. The palm trees shown along the Grand Central Parkway frontage shall have a minimum height of 25 feet upon installation, as measured to the top of the brown trunk.
6. New street light fixtures, benches and trash receptacles shall be installed along the public right-of-way in accordance with specifications provided by the Public Works Department, and shall be consistent with the fixtures proposed for the Union Park site.
7. 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 application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. Alternate finishes for the stainless steel exterior cladding shall be submitted to the Planning and Development Department for review and approval prior to the time application is made for a building permit.
10. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
11. All mechanical equipment, air conditioners, loading spaces and trash areas shall be fully screened from street level and surrounding building views in accordance with the requirements of the Downtown Centennial Plan. Service areas shall be fully screened from pedestrian or street view, utilizing landscaping and/or architectural elements that are consistent with the design and materials of the primary building.

12. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or on-site service panel location.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Minutes



Separator Sheet

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

**AGENDA
CITY OF LAS VEGAS
PARKWAY CENTER – ARCHITECTURE REVIEW COMMITTEE
TUESDAY, AUGUST 15, 2006
12:00 PM**

**COMMITTEE MEMBERS:
RICHARD TRUESDELL - CHAIRMAN
BYRON GOYNES - VICE-CHAIRMAN
COURTNEY MOONEY
FLINN FAGG
STEVE VAN GORP**

**CALL TO ORDER: CITY OF LAS VEGAS PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT SERVICES CENTER—731 SOUTH FOURTH STREET
CONFERENCE ROOM 2B**

ANNOUNCEMENT: COMPLIANCE WITH THE OPEN MEETING LAW

NOTICE: THIS MEETING HAS BEEN PROPERLY NOTICED AT THE FOLLOWING LOCATIONS:

**CITY CLERK'S BULLETIN BOARD, CITY HALL PLAZA, 2ND FLOOR SKYBRIDGE
BULLETIN BOARD, CITY HALL PLAZA (NEXT DOOR TO METRO RECORDS)
DEVELOPMENT SERVICES CENTER, 731 SOUTH FOURTH STREET
LAS VEGAS LIBRARY, 833 LAS VEGAS BOULEVARD NORTH
CLARK COUNTY GOVERNMENT CENTER, 500 S. GRAND CENTRAL PARKWAY
GRANT SAWYER BUILDING, 555 E. WASHINGTON AVENUE**

ITEM 1: APPROVAL OF MARCH 21, 2006 MEETING MINUTES BY REFERENCE.

**ITEM 2: ARC-15602 (PC-ARC) - MASTER SIGN PLAN - PUBLIC HEARING -
APPLICANT: CASINO LIGHTING AND SIGN - OWNER: WMC III ASSOCIATES,
LLC - REQUEST FOR A MASTER SIGN PLAN AMENDMENT FOR A
PROPOSED BUSINESS PARK AT 495 SOUTH GRAND CENTRAL PARKWAY
(APN 139-33-610-011 AND 014), PD (PLANNED DEVELOPMENT) ZONE,
WARD 5 (WEEKLY).**

**ITEM 3: ARC-15820 - (PC-ARC) - SITE DEVELOPMENT PLAN REVIEW - PUBLIC
HEARING - APPLICANT: KEEP MEMORY ALIVE FOUNDATION - OWNER:
CITY PARKWAY V, INC. - REQUEST FOR A SITE DEVELOPMENT PLAN
REVIEW FOR A PROPOSED 62,616 SQUARE FOOT COMMERCIAL
DEVELOPMENT CONSISTING OF A MEDICAL RESEARCH AND TREATMENT**

BUILDING, MUSEUM AND ACTIVITIES CENTER, AND WAIVERS OF THE PARKWAY CENTER BUILD-TO LINE REQUIREMENT AND EXTERIOR MATERIALS REQUIREMENTS ON 1.9 ACRES AT 22 SOUTH GRAND CENTRAL PARKWAY (A PORTION OF APN 139-34-110-003), PD (PLANNED DEVELOPMENT) ZONE, WARD 5 (WEEKLY).

ITEM 4: PUBLIC COMMENTS

ITEM 5: SET NEXT MEETING DATE/ADJOURNMENT

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PARKWAY CENTER ARCHITECTURE REVIEW COMMITTEE NO SUBJECT MAY BE ACTED UPON BY THE PARKWAY CENTER ARCHITECTURAL REVIEW COMMITTEE UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the Planning and Development Department at 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is 386-9108.

Las Vegas City Council
Mayor Oscar B. Goodman
Mayor Pro-Tem Gary Reese, Ward 3
Councilman Larry Brown, Ward 4
Councilman Lawrence Weekly, Ward 5
Councilman Steve Wolfson, Ward 2
Councilwoman Lois Tarkanian, Ward 1
Councilman Steven D. Ross, Ward 6
City Manager Douglas A. Selby