

ISSUE DATE: July 7, 2011

REVISIONS	#	DATE	DESCRIPTION

Design
Development

PROJECT NUMBER: 4674

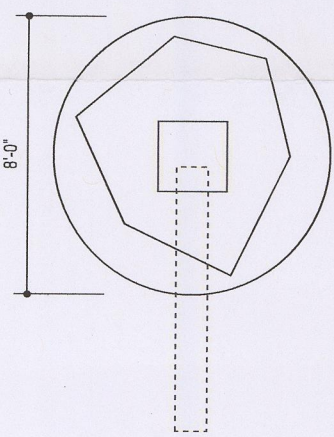
M1 Signage

SHEET NUMBER

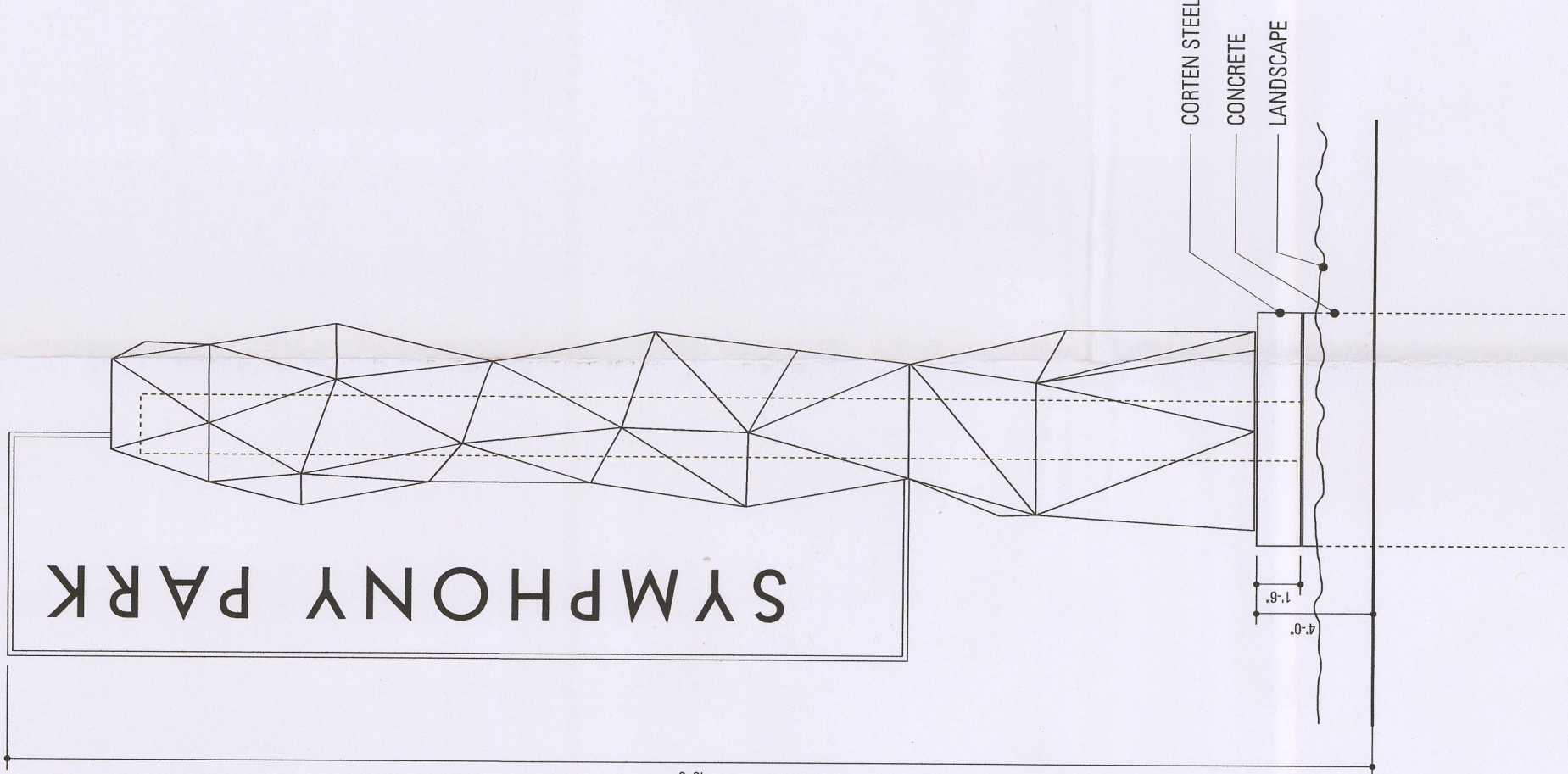
L-SPR-42260

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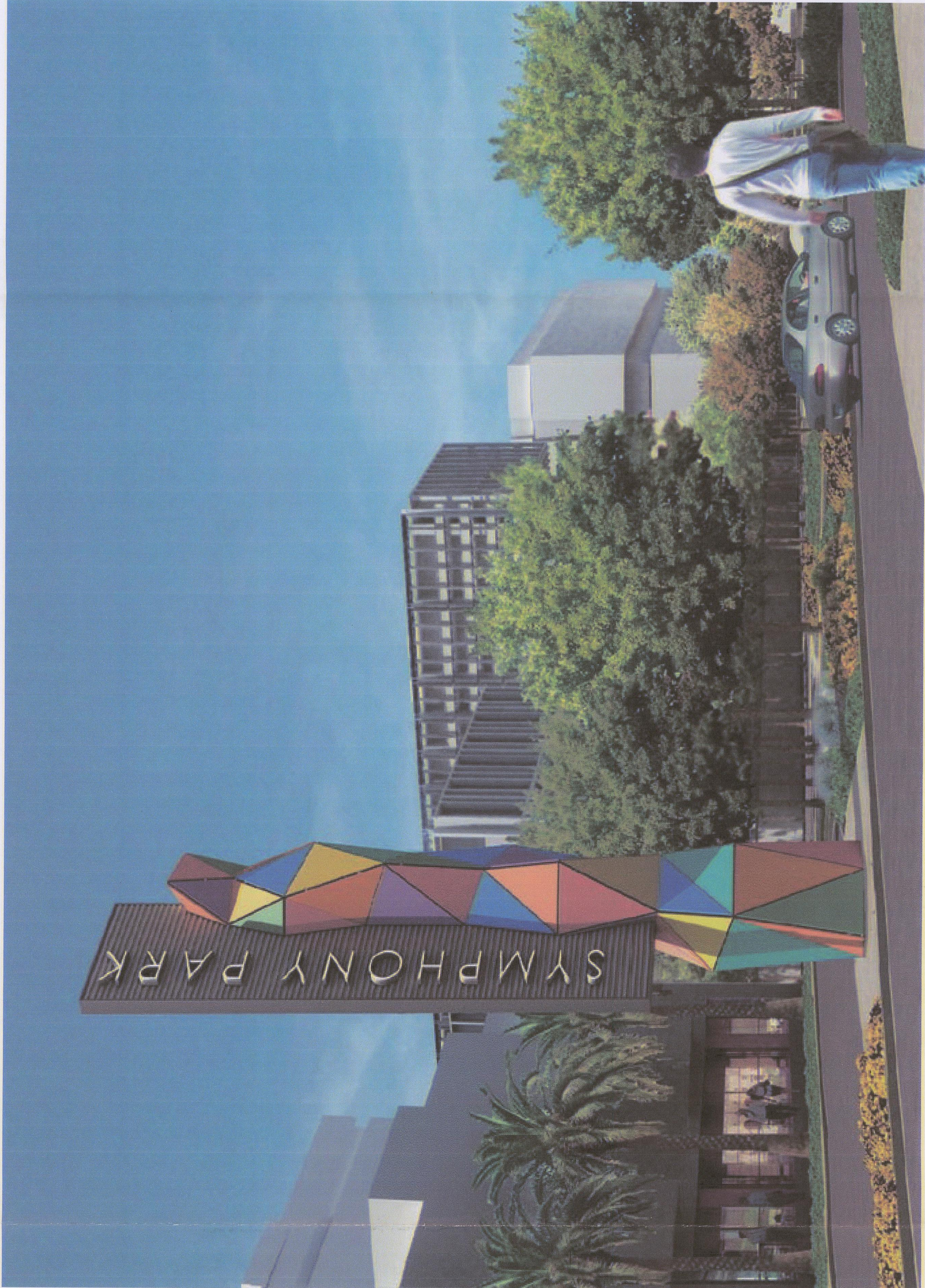
2 | PLAN
SCALE 3/8" = 1'-0"



1 | ELEVATION
SCALE 3/8" = 1'-0"

Primary
Identification
Sign

D
Davies Associates
Environmental Graphics



Primary
Identification
Sign

D
Davies Associates
Environmental Graphics



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THE SMITH CENTER
NEWLAND COMMUNITIES

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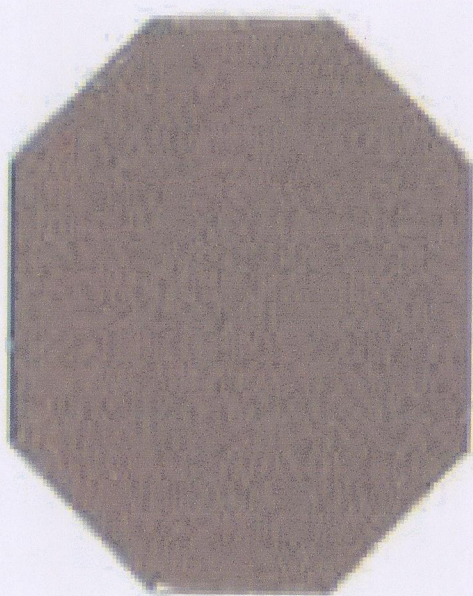
224 South 200 West Suite 150
Salt Lake City, Utah 84101
(801) 359-4771
Facsimile (801) 359-4411
WWW.DESIGNWORKSHOP.COM

SYMPHONY PARK
Planning + Development Submittal
PARCELS M1 & M2



Stone Paving

As approved by SP DRC for use at
The Smith Center and the M3 Parcel

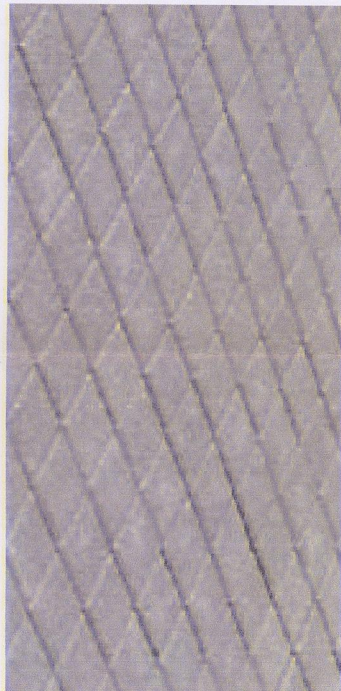


Colored Concrete

Solomon Colors - 306 Canvas

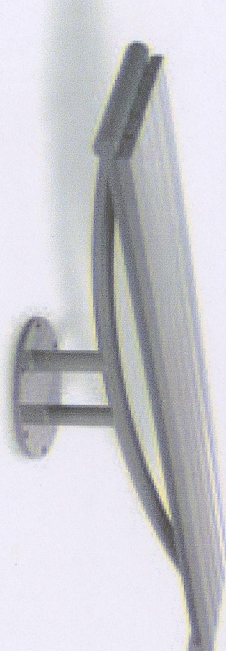
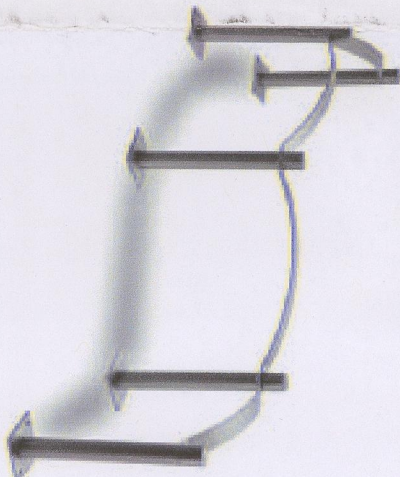
Colored Concrete Paver

Hanover Architectural Products
Prest Concrete Paver - 12" x 12" x 2"
Tudor Finish
Limestone Grey



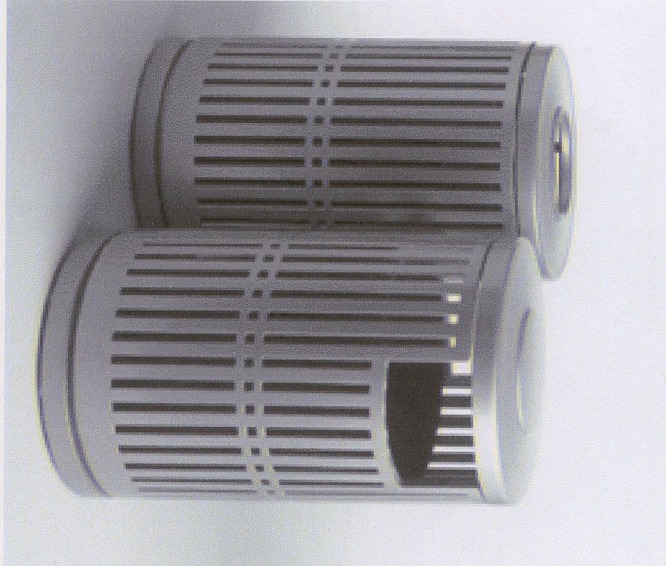
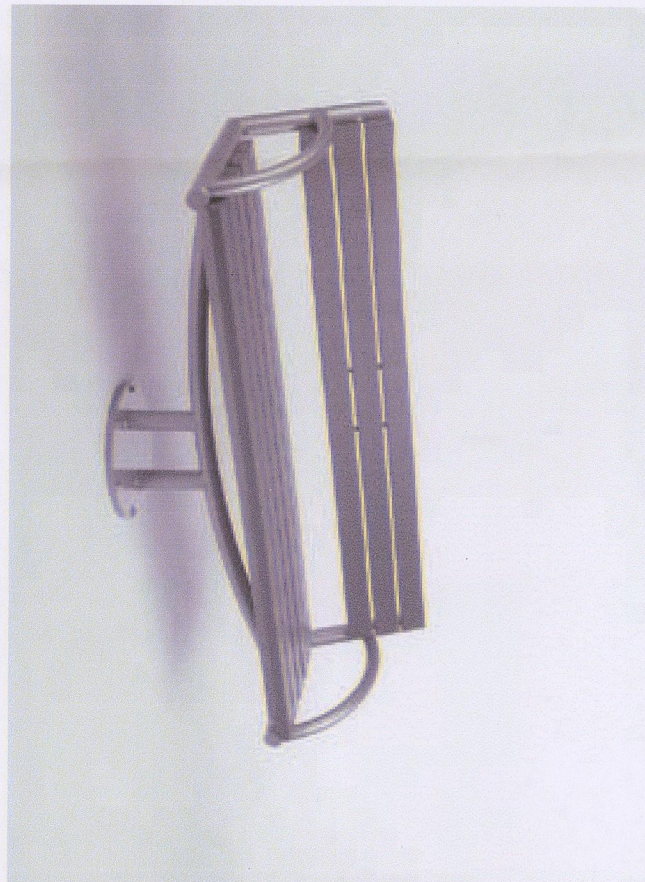
Landscape Barrier

Landscape Forms
Robert-Sant & Cole
Stainless Steel



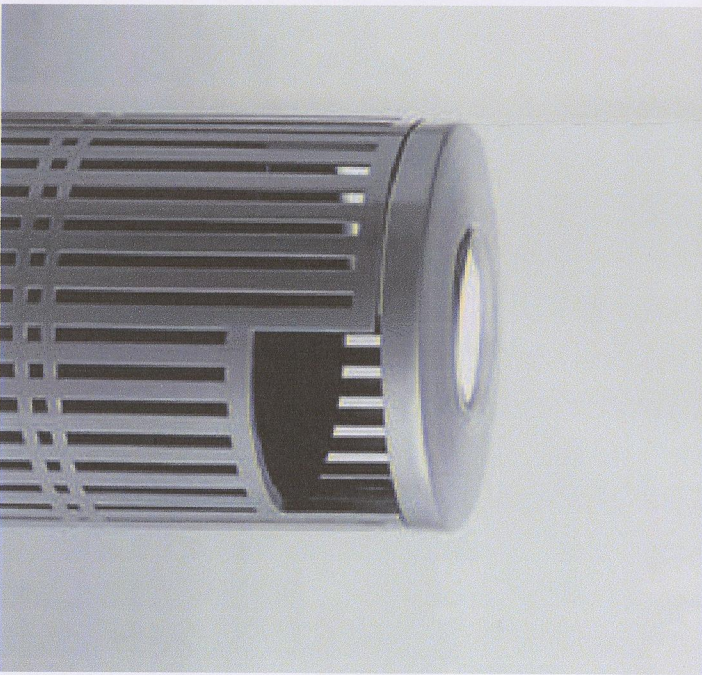
Benches

Landscape Forms
Arcata
Polysite Seat
Powder Coat Silver



Trash Receptacle

Landscape Forms
Chase Park
Powder Coat Silver



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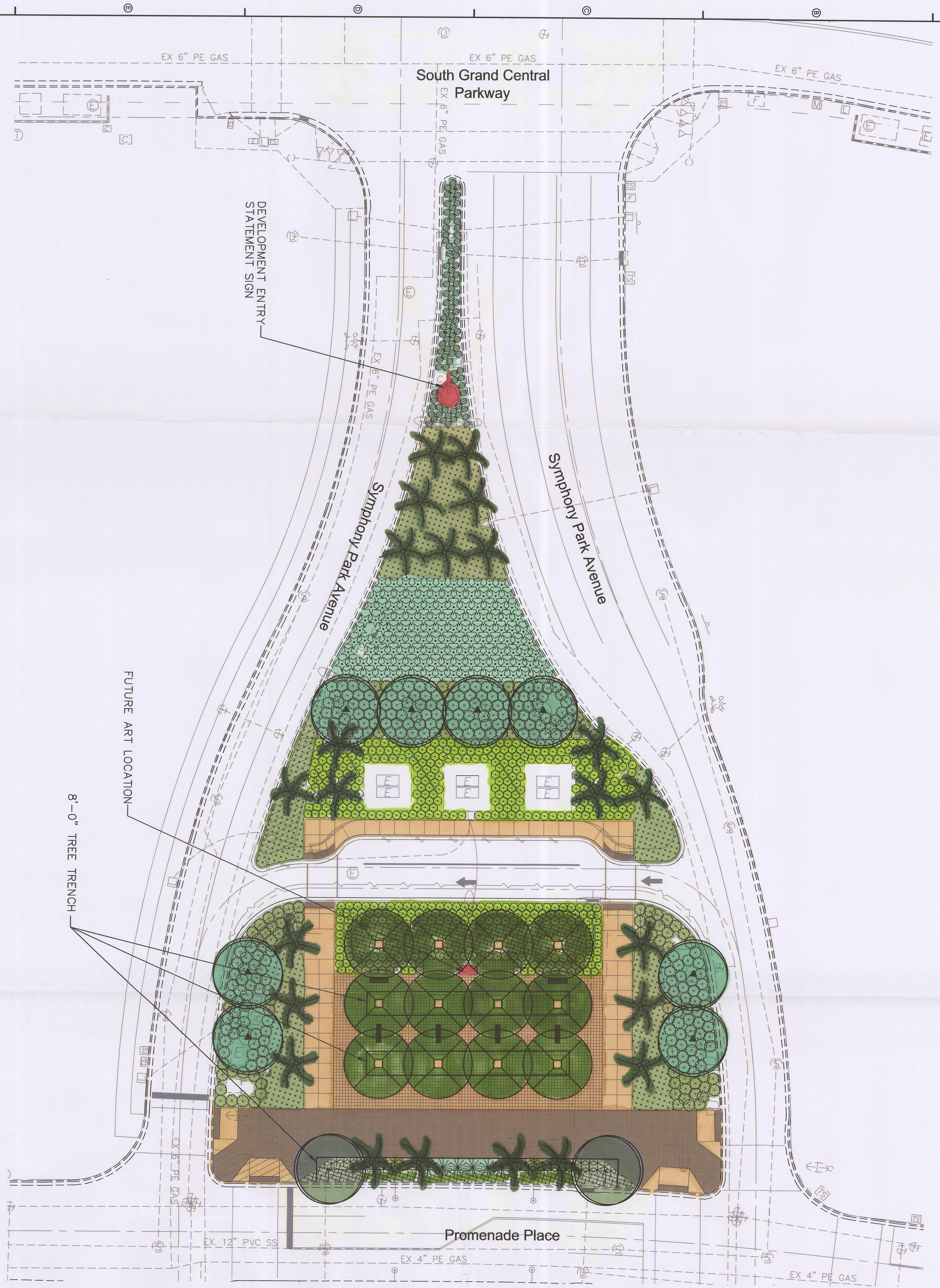
Design
Development

Materials Board

PROJECT NUMBER: 4674

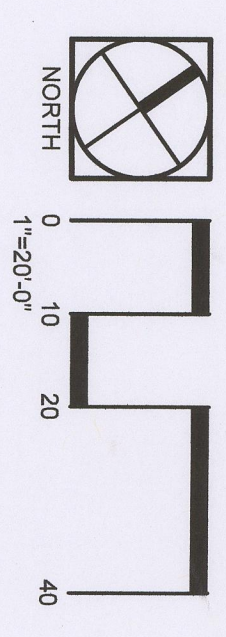
SHEET NUMBER

L-3 SDR-42260
REVISED



PLANT SCHEDULE (M1-M2)				
SYMBOL	COMMON NAME	QTY	SIZE	REMARKS
PLANTS				
	PROSEA DACTYLIIFERA 'WINDOOL'	23	BH	27' CLEAR TRUNK
TREES				
	CECROPIUM 'DESERT MUSEUM'	2	48" SOX	
	FRAXINUS VELUTINA 'NO BRANCH'	8	48" SOX	
	FRAXINUS X RED 'PASH'	12	48" SOX	
SHRUBS				
	LEUCOPHYLLUM 'TOSCAN BLUE'	463	5 GAL	
	LEUCOPHYLLUM 'TOSCAN BLUE'	296	5 GAL	
ASBESTOS				
	ADAM'S CANTALOU	93	5 GAL	
	ADAM'S CANTALOU	132	15 GAL	
	ADAM'S CANTALOU	6	5 GAL	
GROUNDCOVERS				
	SPERMATOPHYTES (TRACHELOSTEMUM) LAMINATES STAR JASMINE	382	5 GAL	38 MCH SPACING
	SPERMATOPHYTES (TRACHELOSTEMUM) LAMINATES STAR JASMINE	131	5 GAL	38 MCH SPACING
	SPERMATOPHYTES (TRACHELOSTEMUM) LAMINATES STAR JASMINE	131	5 GAL	38 MCH SPACING

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT SCHEDULE IS INTENDED AS A REFERENCE ONLY.
2. LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE.
3. PLANT MATERIAL IS TO HAVE CONTINUATION TAGS ON TOP OF THE TOTAL QUANTITY OF EACH SPECIES.
4. CONTRACTOR TO PROVIDE WATCHING SITES AND FENCE OF LIVE SHRUB SPECIES AS SHOWN ON DRAWINGS.
5. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE OF FINISH GRADE AWAY FROM ALL STRUCTURES, WALLS AND ON ALL SIDEWALKS ACCORDING TO ALL CODES, REGULATIONS, AND REQUIREMENTS.
6. ROCK MULCH SEE SPECIFICATIONS.
7. TREE WELLS AND TREE GRATES SHALL BE PROVIDED FOR ALL TREES LOCATED WITHIN LANDSCAPE AREAS.
8. LANDSCAPE CONTRACTOR SHALL TEST ALL PLANTER DRAINS PRIOR TO BACKFILL FOR POSITIVE DRAINAGE.
9. CONTRACTOR SHALL THOROUGHLY MIX ALL SOIL AMENDMENTS AND FERTILIZERS PRIOR TO PLACEMENT IN PLANTERS.
10. UNLESS DESIGNATED OTHERWISE WITHIN THESE DRAWINGS, STRUCTURAL AND HARDSCAPE IMPROVEMENTS SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.
11. ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING OF HYDROSTATIC COVERAGE, OPERATIONAL TESTS AND BACKFILLING/COMPLETION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.
12. PLANTING HAS BEEN DESIGNED FOR IMMEDIATE AESTHETIC IMPACT AND WILL REQUIRE THINNING AS PLANTING MATURES.



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OVERHEAD
811

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Facsimile (801) 359-4411
WWW.DESIGNWORKSHOP.COM

SYMPHONY PARK
Planning + Development Submittal
PARCELS M1 & M2

U.S. VEGAS
1000 LAS VEGAS BLVD
LAS VEGAS, NV 89146
P 702.253.1010
F 702.253.1010
CARLSBAD, CA
CARLSBAD, CA 92008
WWW.U.S.VEGAS.COM

ISSUE DATE: JUN 7, 2011

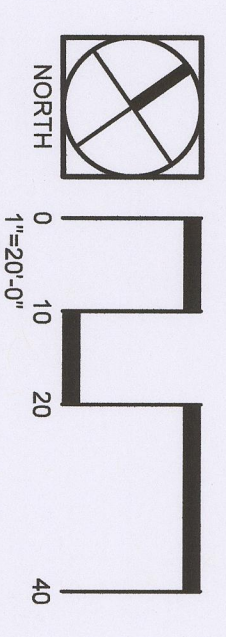
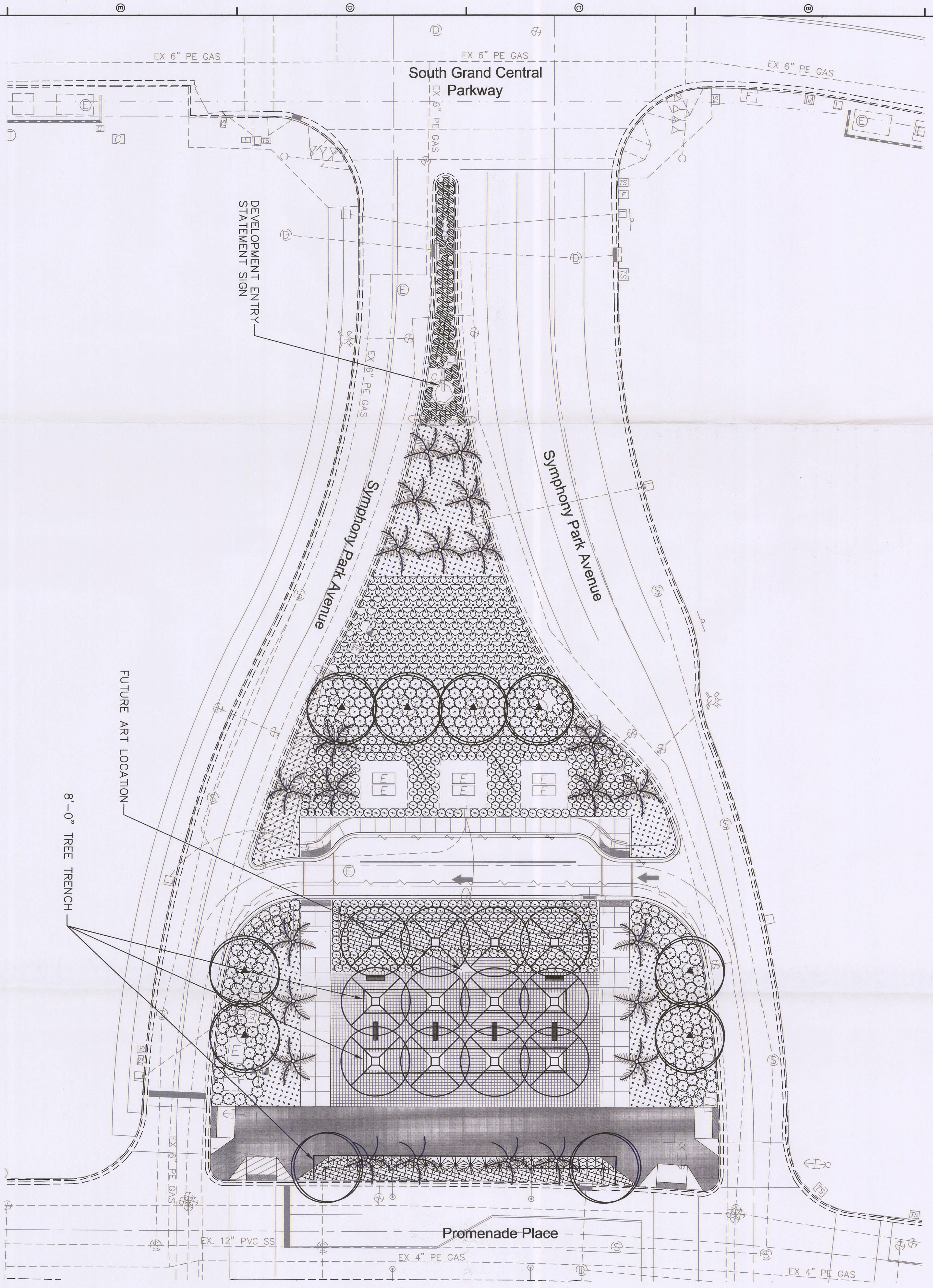
REVISIONS	#	DATE	DESCRIPTION

Design
Development

PROJECT NUMBER: 4574

Planting Plan

SHEET NUMBER
L2DR-42260
REVISED



PLANT SCHEDULE (M1-M2)				
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE
PLAINS				
★	PROSOPIS JULIFLORA VARI. LUCIDA	MELODIA DUNE PALM	23	8TH
TREES				
○	CECROPIDA COCACT MEXICANA	DESERT MESQUITE AND YUCCA	2	48" BOX
○	FRAXINUS VELUTINA 'NO GRACIE'	FAH-TEX ASH	8	48" BOX
○	PISTACHIA X 'RED PEAR'	RED PEAR PISTACHE	12	48" BOX
* SHRUBS				
○	HEBE STRAUSII 'PANDORA'	RED YUCCA	44	5 OAL
○	ROSEMOSSIA FRUTICOSA 'MAGNIFICA'	ROSEMOSSIA FRUTICOSA	28	5 OAL
○	ROSEMOSSIA FRUTICOSA 'THURSON BLUE'	UPPERBUSH ROSEMOSSIA	28	5 OAL
ACCENTS				
★	ADAMITE GEMMIFLORA	THIN-FLOWERS ADAMITE	33	5 OAL
★	WALTONIA DUNSTONIANA	WALTON'S TRIPLE ADAMITE	132	15 OAL
★	DUNSTONIA DUNSTONIANA	DESERT SPIDR	6	5 OAL
GROUNDCOVERS				
○	PHLOX DRUMMONDIANA (TRACHELOPSYLLIS) DRUMMONDIANA	STAR JASMINE	302	5 OAL
○	ROSEMOSSIA FRUTICOSA 'MAGNIFICA'	DWARF ROSEMOSSIA	139	5 OAL
○	ROSEMOSSIA FRUTICOSA 'THURSON BLUE'		26	10" SPACING

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT SCHEDULE IS INTENDED AS A GUIDE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PLANTS AND MATERIALS.
2. LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10% OF THE TOTAL QUANTITY OF EACH SPECIES, SHOWING GENUS, SPECIES, VARIETY, ETC.
4. CONTRACTOR TO PROVIDE MATCHING SIZES AND FORMS OF LIKE SHRUB SPECIES AS SHOWN ON DRAWINGS.
5. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE OF FINISH GRADE AWAY FROM ALL STRUCTURES, WALLS, AND ON ALL SIDEWALKS ACCORDING TO ALL CODES, REGULATIONS, AND REQUIREMENTS.
6. ROCK MULCH - SEE SPECIFICATIONS.
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8. LANDSCAPE CONTRACTOR SHALL TEST ALL PLANTER DRAINS PRIOR TO BACKFILL FOR POSITIVE DRAINAGE.
9. CONTRACTOR SHALL THOROUGHLY MIX ALL SOIL AMENDMENTS AND FERTILIZER PRIOR TO PLACEMENT IN PLANTERS.
10. UNLESS DESIGNATED DIFFERENTLY WITHIN THESE DRAWINGS, STRUCTURAL AND HARDSCAPE IMPROVEMENTS SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.
11. ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING OF HYDROSTATIC COVERAGES, OPERATIONAL TESTS AND COMMISSIONING SHALL BE COMPLETED PRIOR TO PLANTING OPERATIONS.
12. PLANTING HAS BEEN DESIGNED FOR IMMEDIATE AESTHETIC IMPACT AND WILL REQUIRE TRAINING AS PLANTING MATURES.

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(801) 559-4771
Fax: (801) 559-4411

WWW.DESIGNWORKSHOP.COM

SYMPHONY PARK

Planning + Development Submittal

PARCELS M1 & M2

JWZ UNIFORM

3151 SOUTH DUBLIN
SUITE 100
T. 702.251.9390
C. 702.251.9390
2240 PAVAN AVENUE
SUITE 100
SALT LAKE CITY, UT 84101

ISSUE DATE: July 7, 2011

REVISIONS	#	DATE	DESCRIPTION

Design Development

Planting Plan

PROJECT NUMBER: 4874

SHEET NUMBER

L1

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Salt Lake City, Utah 84101
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Facsimile (801) 359-4411
WWW.DESIGNWORKSHOP.COM

SYMPHONY PARK
DESIGN DEVELOPMENT
PARCELS M1 & M2

MARTIN & TAYLOR
Z CIVIL ENGINEERS
2355 BED ROCK STREET, #103
LAS VEGAS, NV 89146
PHONE (702) 248-8000
FAX (702) 248-8070

ISSUE DATE: JULY 7, 2011

#	DATE	DESCRIPTION
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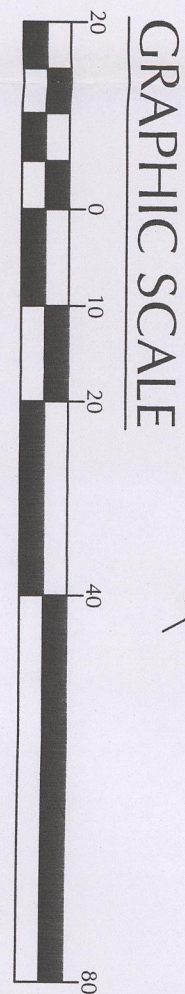
SITE PLAN

PROJECT NUMBER: 3119

SHEET NUMBER

SDR-42260
C1

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DESIGNWORKSHOP, INC.

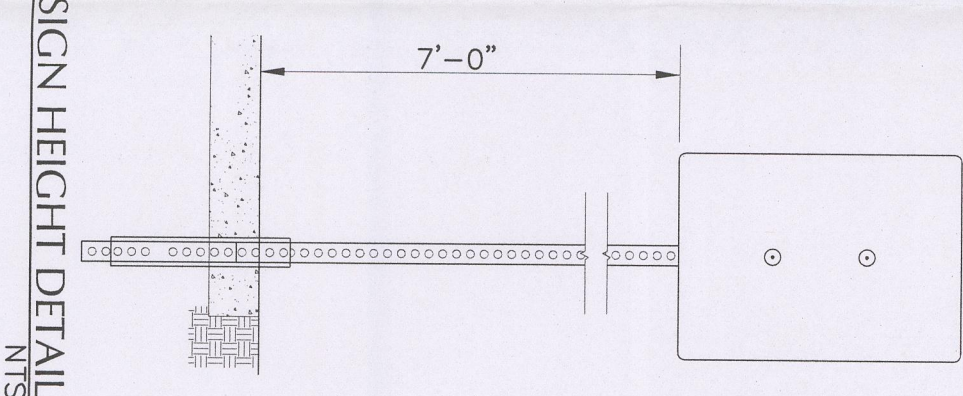
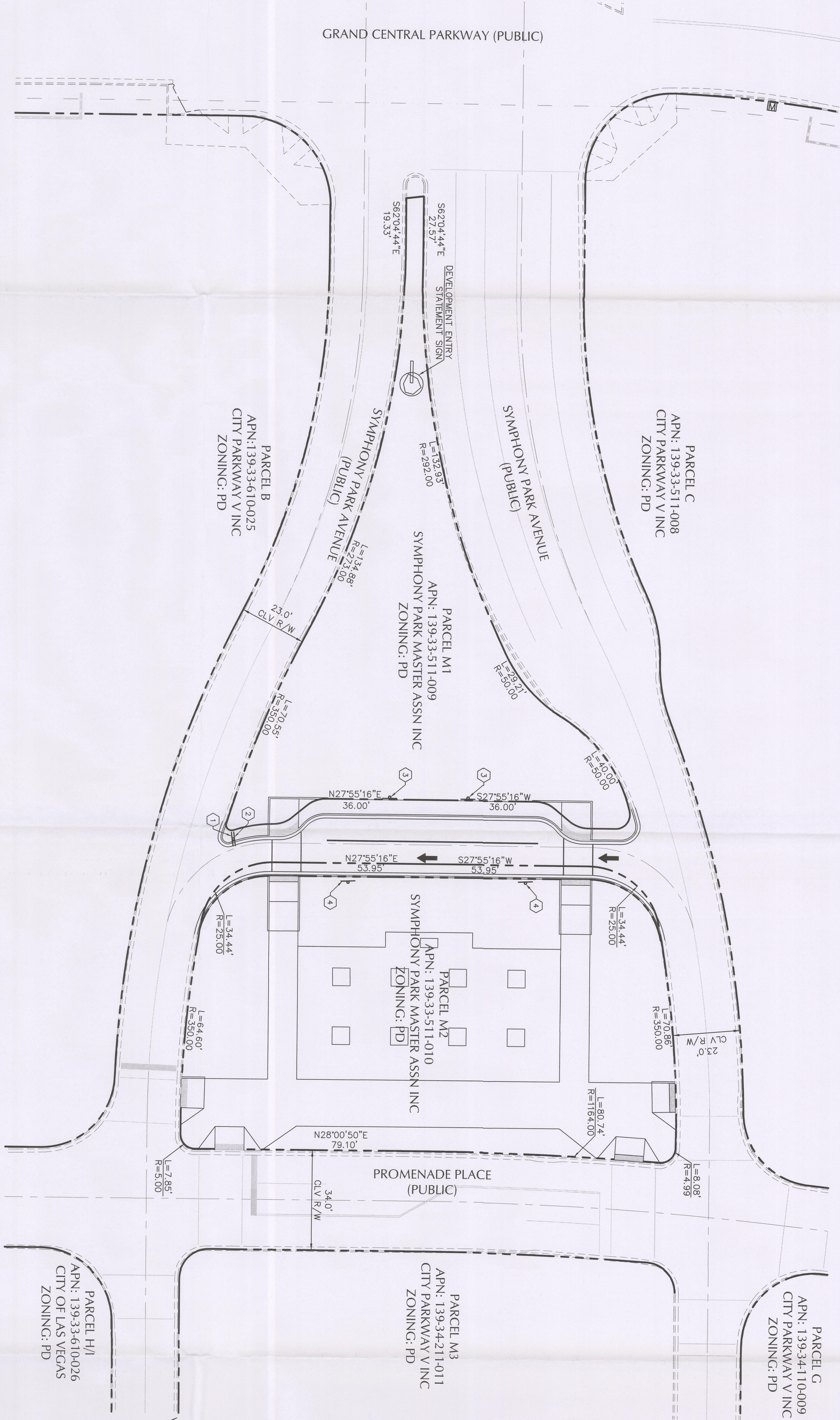
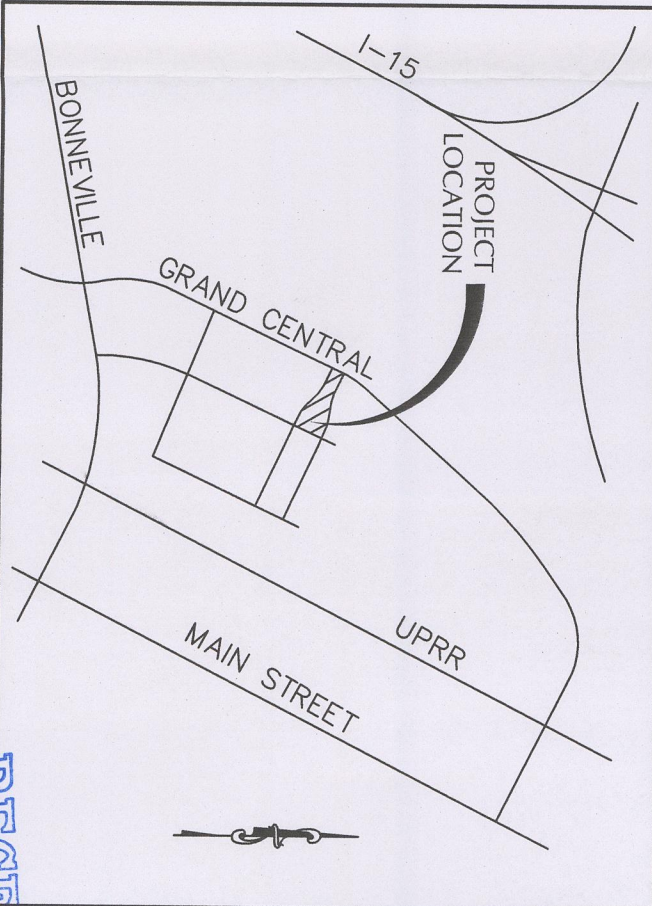


SITE INFORMATION

SITE ACREAGE: PARCEL M1: 0.22 AC± (9,443 S.F.)
PARCEL M2: 0.36 AC± (15,861 S.F.)
TOTAL ACREAGE: 0.58 AC± (25,304 S.F.)
ZONING CLASSIFICATION:
PLANNED DEVELOPMENT DISTRICT (PD)

LEGEND	
	EXISTING
	PROPOSED
	PROPERTY LINE-ADJACENT
	18" MODIFIED TYPE 'L' CURB AND GUTTER
	6" TYPE 'A' CURB

SIGN DETAILS	
	R1-1 (30"x30")
	R5-1 (30"x30")
	R7-6 (12"x18")
	R7-1 (12"x18")



CITY OF LAS VEGAS

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224 South, 200 West, Suite 150
Salt Lake City, Utah 84101

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SYMPHONY PARK
Planning + Development Submittal
PARCELS M1 & M2

ISSUE DATE: JAN 2, 2011

REVISION	DATE	DESCRIPTION

Design
Development

PROJECT NUMBER: 4614

Materials Board

SHEET NUMBER

L-3

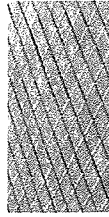
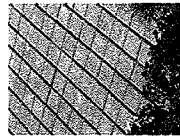
GRAPHIC REPRESENTATION, INC.



Stone Paving
As approved by SP DRC for use at
The Smith Center and the M3 Parcel



Colored Concrete
Solomon Colors - 306 Canvass



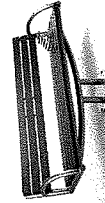
Colored Concrete Paver
Hanover Architectural Products
Prest Concrete Paver - 12" x 12" x 2"
Tudor Finish
Limestone Grey



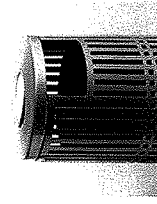
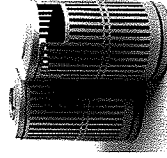
Landscape Barrier
Landscape Forms
Robert-Sant & Cole
Stainless Steel



Benches
Landscape Forms
Arcata
Polyrite Seat
Powder Coat Silver



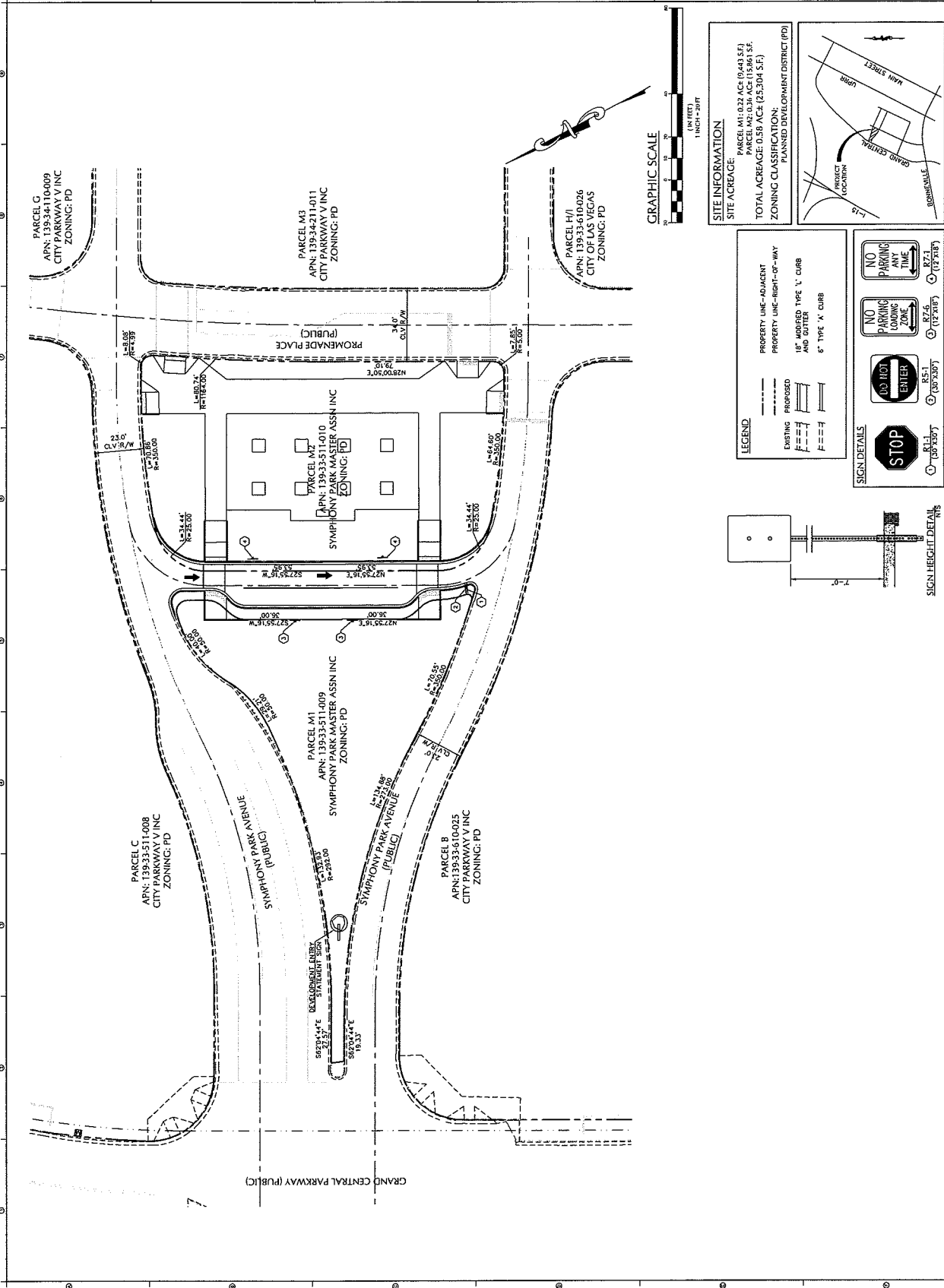
Trash Receptacle
Landscape Forms
Chase Park
Powder Coat Silver



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SDR-42260

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CITY OF LAS VEGAS

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SYMPHONY PARK
Planning + Development Submittal
PARCELS M1 & M2

ISSUE DATE: JAN 7, 2011

REVISIONS	DATE	DESCRIPTION

Design
Development

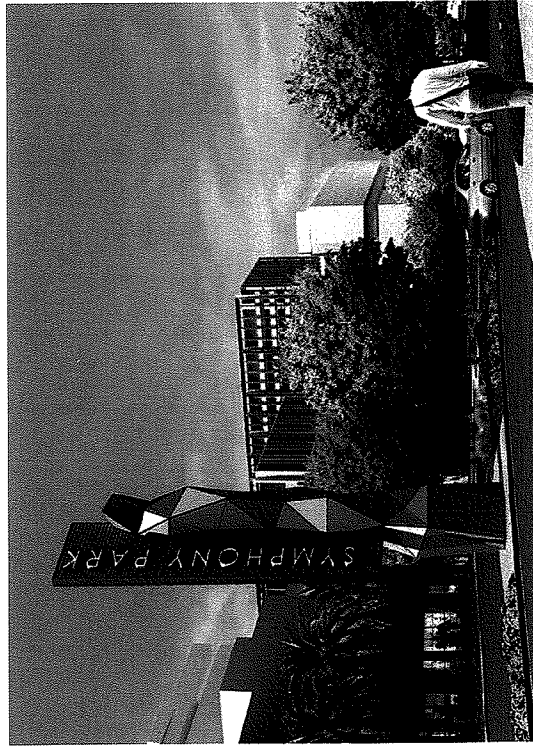
PROJECT NUMBER: 4074

M1 Signage

SHEET NUMBER

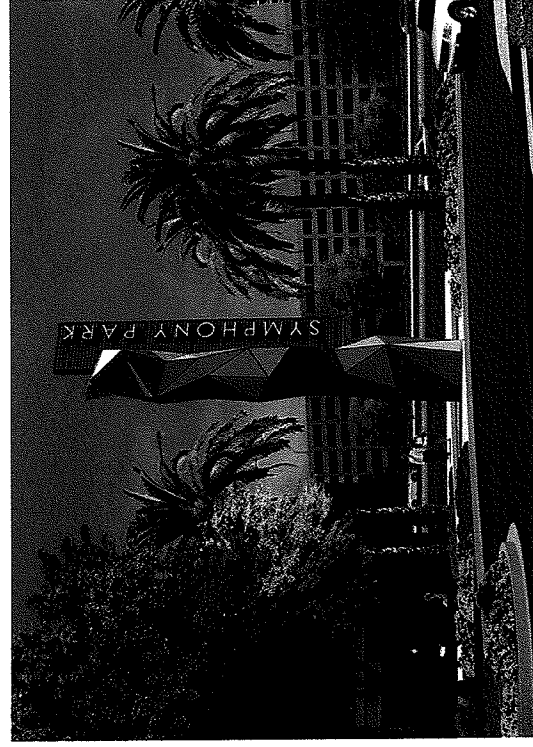
L-4

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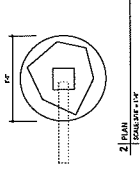
Primary
Identification
Sign

Developer Association
Identification Sign

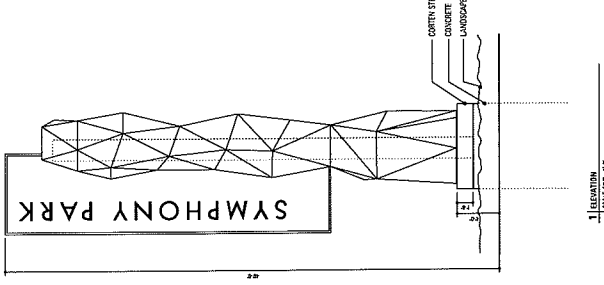


Primary
Identification
Sign

Developer Association
Identification Sign



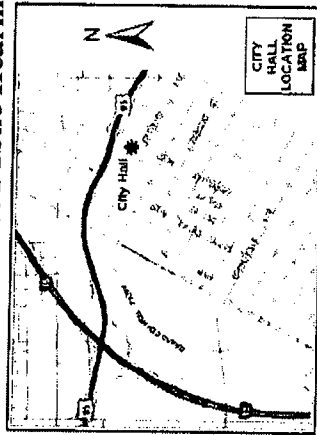
2) PLAN
SCALE: 1/4\"/>



1) ELEVATION
SCALE: 1/4\"/>

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

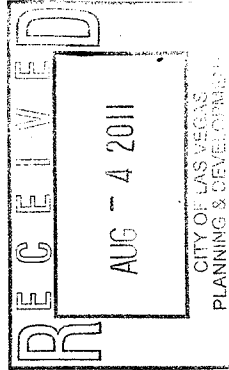
☒ I SUPPORT
this Request

☐ I OPPOSE
this Request

Please use available blank space on card for your comments.

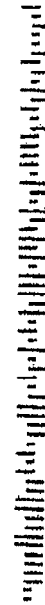
SDR-42260

Planning Commission Meeting of 8/9/2011



13934310017
DECARO RUSSIANO
710 S 1ST ST
LAS VEGAS NV 89101-6411 89101-6411
Case SDR-42260

30 FREDFN11 89101



10A

PRE-APPLICATION CONFERENCE NOTES

CITY OF LAS VEGAS



CYCLE
4

Project Name: Symphony Park

APN(s):	139-33-511-009, 010; 139-34-211-001	Pre-app Date:	02/17/11
Location:	SWC Symphony Park Ave/City Parkway	Meeting Location:	DSC Conference Room 3A - 321
Ward #:	5 - Barlow	Acres:	2.18
		Time:	10:00 a.m.

Ownership Info:	CITY PARKWAY V INC SYMPHONY PARK MASTER ASSN INC	Last Change of Ownership Date:	04/29/04 10/13/10
	Phone: (702)-	Fax: (702)-	Email:
Applicant Info:	The Smith Center		
	Phone: (702)-	Fax: (702)-	Email:
Representative Info:	JW Zunino & Associates (contact Chris Langham)		
	Phone: (702)-253-9390	Fax: (702)-	Email:

Use:	Existing:	Undeveloped
	Proposed:	Park
General Plan:	Existing:	MXU (Mixed Use)
	Proposed:	No change proposed
Zoning:	Existing:	PD (Planned Development)
	Proposed:	No change proposed
Special Area, Master Plans, and / or Overlay Districts that Apply:	Downtown Centennial Plan (Symphony Park District); Downtown Casino Overlay, Gaming Enterprise District, Downtown Redevelopment Area, Airport Overlay (175 feet)	
	Special Land Use Designation (per plan, if applicable): N/A	



Meeting



Conversation Record



Telephone Record

Between CLV P&D Representative: Steve Swanton, Senior Planner (229-4714 Office / 385-7268 Fax / sswanton@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Chris Langham	JW Zunino & Associates	253-9390	253-1016	chris@jwzunino.com
2. Deepika Padam	Tate Snyder Kimsey	456-3000	898-6209	dpadam@tatesnyderkimsey.com
3. Tom Miller	Martin & Martin Civil Engineers	248-8000	248-8070	tmiller@mmcivil.com
4.				
5.				
6.				
7.				
8.	CLV - Planning and Development			
9.	CLV - Finance (Business License)	229-6321	383-0769	
10. Roger Bailey	CLV - PW - Dev Co	229-6578	474-7599	
11. Rick Schroder	CLV - PW - Traffic	229-6901 / 6880		
12.	CLV - PW - Flood	229-6541	382-8551	
13.	CLV - Building and Safety	229-6251	382-1731	
14. Ken Miller	CLV - Fire and Rescue	229-0366	229-0124	
15.	CLV - Office of Business Development	229-6551	385-3128	

OR: ☐ **see Meeting Attendance Sheet**

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PRE-APPLICATION CONFERENCE NOTES

CITY OF LAS VEGAS



Is this project intended to promote Sustainability (i.e. use "Green Building" technology)? ☒ YES ☐ NO
If yes, Please detail how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered through the City of Las Vegas.

Meeting Notes:

1. A Site Development Plan Review is needed for the development of park sites ("Symphony Park Forecourt" and "Symphony Park East") within the Symphony Park District. Development is subject to the requirements and recommended elements of the Symphony Park Design Standards.
2. A Variance is required for a proposed sign in the "tip" parcel (M1) that will be less than five feet from the public right-of-way.
3. A signed letter of review of this project from the Symphony Park Design Review Committee (SP-DRC) is required. The letter is not expected to be ready until the first week of March.
4. Provide comprehensive elevations of site from four directions (for display purposes). Elevations of individual buildings should include height dimensions, materials, colors.
5. The design, installation and maintenance of all signs shall be in conformance with Las Vegas Zoning Code Chapter 19.14 Sign Standards, as revised and amended, except as noted Section 3.16 of the Symphony Park Design Standards. Signage is subject to review of the SP-DRC.
6. Parking is accommodated offsite in existing and proposed structures and surface lots.
7. Fire recommended keeping building size below 5,000 SF if sprinklering is not wanted.
8. PW: A drainage study is required.
9. A possible encroachment agreement may be needed for right-of-way in the pass-through area in lieu of a vacation application.

-- Please return a copy of this form with the original Pre-Application Submittal Checklist --

Complete Submittal Packets MUST be received by Planning staff no later than 2:00 PM of the Submittal Deadline Date, no exceptions

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JUN 23 2011

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST				PLANNING & DEVELOPMENT		
Item Required								
YES	NO							
APPLICATION PACKET (REQUIRED FOR <u>EACH APPLICATION TYPE</u> , unless indicated otherwise)						Fees		
☒	☐	Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots	Visit the CLV website for blank application, SOFI & DINA/PRS forms, and justification letter info @ http://www.lasvegasnevada.gov/ (Follow - "I Want To . . ." -> "Apply for -> Planning Applications")	Appl. Type	Application	Notification	Recordation	Sub-Total
☒	☐	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots		SDR	\$ 500.00	\$ 500.00	\$ 30.00	\$ 1030.00
☒	☐	Detailed justification letter (the same letter addressing all applications, included with each application)		VAR	\$ 300.00	\$ 500.00	\$ 30.00	\$ 830.00
☐	☒	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS)			\$	\$	\$	\$
☒	☐	Grant deed and legal description (from County Assessor, may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)		\$	\$	\$	\$	
☒	☐	Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)		\$	\$	\$	\$	
☒	☐	Copy of Business License(s)		\$	\$	\$	\$	
☒	☐	If required, cop(ies) of approval letter(s) for Symphony Park Design Review Committee	Subtotal:				\$ 1860.00	
☐	☒	Neighborhood Meeting (see General Plan submittal req's for details) - Add neighborhood meeting fee: Applicant only to notify, add \$0; Mailing labels only, add: \$50; Full notification, add: \$500		\$			\$	
☒	☐	Photo Reproduction of the Color & Materials Board (SDR applications only)	Grand Total All Fees:				\$ 1860.00	
REQUIRED DRAWINGS: MUST BE 11" X 17" MINIMUM TO 24" X 36" MAXIMUM PAGE SIZE ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)								
SITE PLAN								
☒	☐	North arrow, scale, and vicinity map	Folded Plans (5, plus 1 per application):				7	
☒	☐	All property lines and present dimensions labeled	Colored, Rolled Plans:				1	
☒	☐	All building setbacks labeled	Reduced Copy (8-1/2"x11" B/W; 1 per application):				2	
☒	☐	All adjacent existing land uses and street names labeled	NOTES: SDR and VAR; color 8.5x11 preferred; show sign location and extent with proposed setbacks					
☒	☐	All points of ingress and egress shown						
☒	☐	ADA accessibility requirements shown/labeled						
☒	☐	Parking standard(s) utilized:						
☒	☐	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total						
☒	☐	All free-standing sign locations shown and heights and sizes noted						
LANDSCAPE PLAN								
☒	☐	North arrow, scale, and vicinity map	Folded Plans (1 per application):				1	
☒	☐	All property lines and present dimensions labeled	Colored, Rolled Plans:				1	
☒	☐	All required perimeter landscape planters shown	Reduced Copy (8-1/2"x11" B/W; 1 per application):				1	
☒	☐	All required parking lot fingers/islands shown	NOTES: SDR only					
☒	☐	Quantity, size, species/variety of all trees, shrubs, and ground cover						
BUILDING ELEVATIONS								
☒	☐	Scale and building dimensions labeled	Folded Plans (1 per application):				1	
☒	☐	North, south, east, and west elevations of all buildings	Colored, Rolled Plans:				1	
☒	☐	All building materials and colors noted	Reduced Copy (8-1/2"x11" B/W; 1 per application):				1	
☒	☐	8" x 10" photo of original color and material board	NOTES: SDR only; color 8.5x11 preferred					
☒	☐	All wall sign locations shown and sizes noted						
FLOOR PLANS								
☒	☐	Scale and building dimensions labeled	Folded Plans (1 per application):				1	
☒	☐	North arrow and scale	Rolled Plans:				1	
☒	☐	All building entrances/exits shown	Reduced Copy (8-1/2"x11" B/W; 1 per application):				1	
☒	☐	Use of all rooms noted/labeled	NOTES: SDR only					
☒	☐	Maximum Occupancy (per I.B.C.)						
☒	☐	Seating Capacity (where applicable)						
CONTINUED NEXT PAGE								

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Pre-Application
Conference

CITY OF LAS VEGAS
Planning & Development Department
SUBMITTAL CHECKLIST (CONT.)



THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Owner / Applicant / Representative:	CITY PARKWAY V INC SYMPHONY PARK MASTER ASSN INC	Application Type(s):	Site Development Plan Review Variance
APN(s):	139-33-511-009, 010; 139-34-211-001	Application Purpose:	Symphony Park, including buildings and landscaping To allow a sign within 5' of the ROW where not allowed
Location:	SWC Symphony Park Ave/City Parkway	Pre-App. Meeting Date:	02/17/11
Ward:	5 - Barlow	Submittal Deadline:	02/24/11 - no later than 2:00 pm
Planner's Signature:		Earliest PC / CC Meeting Dates:	04/12/11 PC - 05/18/11 CC (Cycle 4)
Planner:	Steve Swanton, Senior Planner - 229-4714		

Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:
In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.

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2011 PLANNING COMMISSION MEETING SCHEDULE

Generally, the Planning Commission meetings are held on the second Tuesday of each month.

*Denotes a GPA Cycle

Pre-Application Conference Request Deadline	Application Closing Day	Planning Commission Meeting Date	City Council Meeting Date
November 19, 2010	December 09, 2010	January 25, 2011*	February 16, 2011
December 02, 2010	December 23, 2010	February 08, 2011	March 16, 2011
December 23, 2011	January 20, 2011	March 08, 2011	April 06, 2011
February 03, 2011	February 24, 2011	April 12, 2011*	May 18, 2011
March 03, 2011	March 24, 2011	May 10, 2011	June 15, 2011
April 07, 2011	April 28, 2011	June 14, 2011	July 20, 2011
May 05, 2011	May 26, 2011	July 12, 2011*	August 17, 2011
June 02, 2011	June 23, 2011	August 09, 2011	September 07, 2011
July 07, 2011	July 28, 2011	September 13, 2011	October 19, 2011
August 04, 2011	August 25, 2011	October 11, 2011*	November 16, 2011
September 01, 2011	September 22, 2011	November 08, 2011	December 07, 2011
October 06, 2011	October 27, 2011	December 13, 2011	January 18, 2012
November 03, 2011	November 23, 2011	January 10, 2012*	February 15, 2012
December 08, 2011	December 29, 2011	February 14, 2012	March 07, 2012

**Applications MUST BE submitted by 2:00 P.M. on CLOSING DAYS,
or by 4:00 P.M. on NON-CLOSING DAYS. Call (702) 229-6301 for additional information**

Important GPA Dates for 2011

Ward Number	Pre-Application Submittal Date	Application Closing Date	Last Day for Neighborhood Mailing	Last Day for Neighborhood Meeting	Planning Commission Meeting Date	City Council Meeting Date
ALL	Nov 19, 2010	Dec 09, 2010	Dec 20, 2010	Dec 30, 2010	Jan 25, 2011	Feb 16, 2011
ALL	Feb 03, 2011	Feb 24, 2011	March 10, 2011	March 17, 2011	Apr 12, 2011	May 18, 2011
ALL	May 05, 2011	May 26, 2011	June 06, 2011	June 16, 2011	July 12, 2011	Aug 17, 2011
ALL	Aug 04, 2011	Aug 25, 2011	Sept 01, 2011	Sept 15, 2011	Oct 11, 2011	Nov 16, 2011
ALL	Nov 03, 2011	Nov 23, 2011	Dec 05, 2011	Dec 15, 2011	Jan 10, 2012	Feb 15, 2012

***** FAILURE TO NOTICE AND HOLD A NEIGHBORHOOD MEETING BY THE DATE REQUIRED WILL AUTOMATICALLY MOVE YOUR PROJECT MINIMALLY TO THE NEXT AVAILABLE PLANNING COMMISSION MEETING DATE *****

For notification of neighborhood meetings, please be aware of the following:

In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.

JUN 23 2011



PLANNING & DEVELOPMENT DEPARTMENT

Justification Letter

A Justification Letter explaining your application will be included in the materials sent to the Planning Commission; multiple related applications shall be addressed in a single comprehensive letter. This letter may be prepared by the applicant or a representative. The following format is provided to assist in the preparation of this letter.

Issue –

Please describe in detail the request and the intended use of the property

Information –

Please provide the following information and any other that will assist the Planning Commission in making their decision:

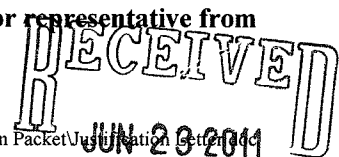
- # of employees/residents
- Hours of operation
- Any existing similar uses owned or operated by the applicant and their location
- Any required state licenses specific to the use requested

<i>Sustainability (if applicable – if yes, please explain)</i>	<i>Yes</i>	<i>No</i>
Will this project participate in the City of Las Vegas Green Building Program? (Newly constructed buildings are eligible; find on the web at: http://www.lasvegasnevada.gov/sustaininglasvegas/default.htm .)	X	
Will this project be constructed to LEED or other equivalent standards?	X	
Will this project utilize alternative energy sources or water savings measures? (Examples: solar, wind, xeriscape)	X	
Is there connectivity to adjacent parcels? (Automobile or pedestrian)	X	
Will the proposed project qualify as a walkable community (for Residential and Mixed Use projects only)? (Walkable communities allow residents to access community amenities needed to conduct routine activities of daily life within a ½ mile.)	X	
Is the project using any means of sustainable construction? (Examples: Covered parking, light color palate, building orientation, etc.)	X	
Will this project meet the intent of the Urban Forestry Initiative? (Is there a landscape waiver requested that will result in the loss of tree canopy coverage?)	X	
Will the project provide any bicycle parking?	X	X
Will the project provide any electric vehicle recharging stations?		X

Findings –

Please describe in detail how the project meets/supports existing City regulations (please see back of document for **Determinations of Approval for applications per Title 19.18**)

The Justification Letter must have original signature of named owner, applicant or representative from SOFI & identified as such.



CITY OF LAS VEGAS**ONE MOTION / ONE VOTE****Planning and Development Department****Case Planning Division****333 North Rancho Drive, 3rd Floor****Las Vegas, Nevada 89106****(702) 229-6301 Phone (702) 385-7268 Fax**

SUBJECT: SDR-42260 - APPLICANT/OWNER: SYMPHONY PARK MASTER ASSOCIATION, INC.

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **AUGUST 9, 2011** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Carman Burney at (702) 385-7268**. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM **AUGUST 8, 2011.**

A handwritten signature in black ink, appearing to read "Sam Glabstein", written over a horizontal line.

Signature

A handwritten date "8/3/11" written over a horizontal line.

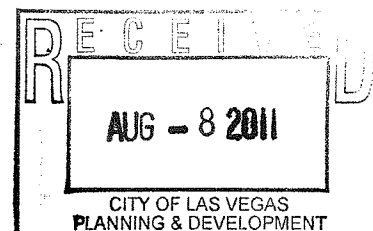
Date

A handwritten name "Sam Glabstein" in black ink, written over a horizontal line.

Please Print Name

A handwritten company name "Symphony Park Master Assoc." in black ink, written over a horizontal line.

Company Name



Sincerely,

Steve Gebske, AICP
Planning Supervisor
Case Planning Division

#10

TRANSMISSION VERIFICATION REPORT

TIME : 08/04/2011 09:51
NAME : PLANNING
FAX : 7024747463
TEL : 7024747463
SER.# : BROCC4J336753

DATE, TIME
FAX NO. /NAME
DURATION
PAGE(S)
RESULT
MODE

08/04 09:47
2531016
00:04:08
11
OK
STANDARD
ECM

CITY OF LAS VEGAS
FAX

DEPARTMENT OF
PLANNING

DATE: 08/03/11

NO. OF PAGES: 11
(including this sheet)

TO: Sam Gladstein 702.216.6001
Christopher Langham 702.253.1016

FROM: Carman Burney
702.229.6897

SUBJECT: SDR-42260
ONE MOTION ONE VOTE



333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

702.229.6301 FAX: 702.385.7268

TRANSMISSION VERIFICATION REPORT

TIME : 08/03/2011 07:20
NAME : PLANNING
FAX : 7024747463
TEL : 7024747463
SER.# : BRO4J336753

DATE, TIME
FAX NO./NAME
DURATION
PAGE(S)
RESULT
MODE

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2166001
00:02:08
11
OK
STANDARD
ECM

CITY OF LAS VEGAS
FAX

DEPARTMENT OF
PLANNING

DATE: 08/03/11

NO. OF PAGES: 11

(including this sheet)

TO: Sam Gladstein 702.216.6001
Christopher Langham 702.253.1016

FROM: Carman Burney
702.229.6897

SUBJECT: SDR-42260
ONE MOTION ONE VOTE



333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

702.229.6301 FAX: 702.385.7268

TRANSMISSION VERIFICATION REPORT

TIME : 08/03/2011 07:25
NAME : PLANNING
FAX : 7024747463
TEL : 7024747463
SER.# : BROC4J336753

DATE, TIME
FAX NO./NAME
DURATION
PAGE(S)
RESULT
MODE

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OK
STANDARD
ECM

CITY OF LAS VEGAS
FAX

DEPARTMENT OF
PLANNING

DATE: 08/03/11

NO. OF PAGES: 11

(including this sheet)

TO: Sam Gladstein 702.216.6001
Christopher Langham 702.253.1016

FROM: Carman Burney
702.229.6897

SUBJECT: SDR-42260
ONE MOTION ONE VOTE



333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

702.229.6301 FAX: 702.385.7268

CITY OF LAS VEGAS
FAX

DEPARTMENT OF
PLANNING

DATE: 08/03/11

NO. OF PAGES: 11

(including this sheet)

TO: Sam Gladstein 702.216.6001
Christopher Langham 702.253.1016

FROM: Carman Burney
702.229.6897

SUBJECT: **SDR-42260**
ONE MOTION ONE VOTE



333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

702.229.6301 FAX: 702.385.7268

MESSAGE: Please read through the Conditions of Approval and if
you agree with them; please sign the "ONE MOTION / ONE VOTE" form
for each case (where applicable). Fax the signed "**ONE MOTION / ONE**
VOTE" form to me at 702.385.7268 by 5:00pm, August 8, 2011.

Thank you!

If any portion of this transmission is illegible, unreadable or missing, please
contact our office at 702-229-6301. Thank you.

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE



Planning and Development Department

Case Planning Division

333 North Rancho Drive, 3rd Floor

Las Vegas, Nevada 89106

(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: SDR-42260 - APPLICANT/OWNER: SYMPHONY PARK MASTER ASSOCIATION, INC.

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **AUGUST 9, 2011** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Carman Burney at (702) 385-7268**. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM **AUGUST 8, 2011**.

Signature

Date

Please Print Name

Company Name

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 9, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: SYMPHONY PARK MASTER ASSOCIATION, INC.

**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SDR-42260	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

SDR-42260 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-16267) shall be required.
2. Revised plans and other materials shall be submitted to and approved by the Symphony Park Design Review Committee (SP-DRC) as required on the SP-DRC action letter dated 07/12/11. Approved plans shall be submitted to the Department of Planning.
3. 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.
4. All development shall be in conformance with the site plan date stamped 07/07/11 and landscape plan date stamped 07/14/11, except as amended by conditions herein.
5. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 07/14/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

Conditions Page Two**August 9, 2011 - Planning Commission Meeting**

6. 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 Department of Building and Safety.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. 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. Installed landscaping shall not impede visibility of any traffic control device.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Unless already constructed or guaranteed by the Master Developer, construct all incomplete half street improvements adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with the development of this site.
11. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
12. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
13. Comply with all applicable previous conditions of approval for SDR-16267 and all other site related actions.

Staff Report Page One
August 9, 2011 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The undeveloped subject site is located within the Symphony Park Master Plan area. A 2.16-acre private park flanked on the north and south by Symphony Park Avenue is proposed at this location in conformance with the master plan contained within the Symphony Park Design Standards. This review is for the western 0.58 acres only. This development is intended to complement the performing arts center currently under construction to the south and to provide the central civic open space for the Symphony Park area.

The proposed park consists primarily of thematic landscaping with pedestrian paths located along the east, north and south perimeters. No structures other than entry signage and mechanical units are planned. The proposed park is bisected by a one-way pass-through area for buses and other vehicles. No parking is provided onsite.

The proposed development generally conforms to the Symphony Park Design Standards. It has received approval from the Symphony Park Design Review Committee (SP-DRC) with conditions requiring minor revisions and additional review by the SP-DRC. Staff therefore also recommends approval with conditions.

ISSUES

- Additional minor revisions to the plans are required by the SP-DRC as noted in its approval letter dated 07/12/11; final SP-DRC approval of the plans is noted as a condition of approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
11/23/98	The City Council approved a Rezoning (Z-0100-97) from M (Industrial) to PD (Planned Development) on approximately 178 acres generally located along the east side of Interstate 15 between Charleston Boulevard and U.S. 95. The Planning Commission and staff recommended approval.
11/15/06	The City Council approved a request for a Site Development Plan Review (SDR-16267) for a proposed mixed use development on 61.57 acres located at the northeast corner of Grand Central Parkway and Bonneville. The Planning Commission and staff recommended approval.

Staff Report Page Two
August 9, 2011 - Planning Commission Meeting

01/03/07	The City Council adopted the Union Park Design Standards through Ordinance #5874.
03/18/09	The City Council approved a Waiver (WVR-32366) of Section IV(C) of the City of Las Vegas Street Naming and Address Assignment Regulations as adopted by Title 13.28 to allow the suffix "Place" on a northeast/southwest street where only allowed for use on northwest/southeast streets in the Union Park development, located at the northeast intersection of Grand Central Parkway and Bonneville Avenue. Staff recommended approval.
05/20/09	The City Council approved the change in the name of the Union Park development to Symphony Park.
08/04/10	The City Council adopted the Symphony Park Design Standards and related design documents through Ordinance #6102.
05/10/11	The Planning Commission voted to abey a request for a Site Development Plan Review (SDR-41033) for a private park on 1.58 acres east of the subject site to the 06/14/11 Planning Commission meeting at the applicant's request.
06/14/11	The Planning Commission voted to abey a request for a Site Development Plan Review (SDR-41033) for a private park on 1.58 acres east of the subject site to the 07/12/11 Planning Commission meeting at the applicant's request.
07/12/11	The Planning Commission approved a request for a Site Development Plan Review (SDR-41033) for a private park on 1.58 acres east of the subject site. Staff recommended approval.

Most Recent Change of Ownership

10/13/10	A deed was recorded for a change in ownership on APN 139-33-511-009 and 010.
----------	--

Related Building Permits/Business Licenses

No building permits or business licenses pertain to the subject site.

Pre-Application Meeting

02/17/11	A pre-application meeting was held with the applicant's representative, where requirements for a Site Development Plan Review for a private park were discussed. During the meeting, it was determined that a variance would be necessary to allow a proposed monument sign to encroach into the required setback area for such signs. This sign was later deemed a development entry sign that met Title 19 requirements and as such, a variance would not be necessary. Other items noted included the following:
----------	---

Staff Report Page Three
August 9, 2011 - Planning Commission Meeting

02/17/11	A signed letter of review from the Symphony Park Design Review Committee (SP-DRC) is required at the time of submittal. The SP-DRC has not yet reviewed the proposal and is scheduled to do so in early March. An encroachment agreement may be sought for landscaping in the western portion of the pass-through area in lieu of a petition of vacation.
----------	--

Neighborhood Meeting

A neighborhood meeting is not required, nor was one held.

Field Check

03/03/11	A field check was conducted on the site. The proposed park area is being used at this time as a staging area for construction of the approved performing arts center to the south.
----------	--

Details of Application Request

Site Area

Net Acres	0.58
-----------	------

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Undeveloped	MXU (Mixed Use)	PD (Planned Development)
North	Undeveloped	MXU (Mixed Use)	PD (Planned Development)
South	Temporary Parking Lot	MXU (Mixed Use)	PD (Planned Development)
East	Undeveloped	MXU (Mixed Use)	PD (Planned Development)
West	Right-of-Way	ROW (Right-of-Way)	ROW (Right-of-Way)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
Downtown Centennial Plan	X		Y

Staff Report Page Four
August 9, 2011 - Planning Commission Meeting

<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
PD (Planned Development) District	X		Y
Downtown Centennial Plan Overlay District (Symphony Park)	X		Y
G-O (Gaming Enterprise Overlay) District	X		N/A
A-O (Airport Overlay) District (175 Feet)	X		Y
Downtown Casino Overlay District	X		N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to the Symphony Park Design Standards, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	9,443 SF	N/A
Min. Lot Width	N/A	7 Feet	N/A
Mechanical Equipment	Screened	Screened	Y

Symphony Park Schematic Streetscape Design

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Symphony Park Forecourt	Per Park Design (65% plantings/20% special paving/15% scored concrete)	Medjool Date Palms (22' BTH) 48" box Desert Museum Palo Verde 48" box Rio Grande Ash 48" box Red Push Pistache	Y

Staff Report Page Five
August 9, 2011 - Planning Commission Meeting

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Grand Central Parkway	Parkway Arterial	Master Plan of Streets and Highways	100	N
Symphony Park Avenue (each direction)	N/A	N/A	23	N/A
Promenade Place	N/A	N/A	34	N/A

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Private Park	0.58 acres net/gross	2 spaces per gross acre	2				
TOTAL SPACES REQUIRED			2		0		N
Regular and Handicap Spaces Required			1	1	0	0	N

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City. The analysis should take a number of factors into consideration when discussing parking availability, including pedestrian access, nearby parking structures, on-street parking, etc. Parking will be made available within nearby surface lots and parking structures.

ANALYSIS

The subject site is located within a PD (Planned Development) zoning district and the Symphony Park District of the Downtown Centennial Plan Overlay District. Development within this district is subject to the Symphony Park Design Standards Manual. No waivers of the Design Standards have been requested. The proposed development has no impact on the site's location within the Gaming Enterprise Overlay District or Downtown Casino Overlay District. The site is located within the Airport Overlay District with a 175-foot height restriction on structures; no buildings are proposed, and all proposed signage and art pieces are in conformance with the requirements of the Overlay District.

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The proposed private park conforms to the requirements of the Downtown Centennial Plan and Symphony Park Design Standards. No parking will be located onsite; instead, parking will be provided in nearby offsite surface lots or in planned parking structures not a part of this review, as permitted by Title 19.10 and the Downtown Centennial Plan. The proposed pass-through and turnaround area, along with Symphony Park Avenue and Promenade Place, will provide adequate circulation through and around the park.

Onsite signage will be subject to approval by the SP-DRC prior to issuance of any sign permits by the City of Las Vegas. The sign type and location indicated by the submitted plans conform to Title 19.08 and Symphony Park Design Standards requirements.

FINDINGS (SDR-42260)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed private park development is an integral part of the master design of the Symphony Park planned area and complements the performing arts center currently under construction to the southeast as a civic open space. This development seamlessly connects to the approved park site to the east, forming the primary open space feature within Symphony Park.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed park is congruous with Las Vegas 2020 Master Plan Downtown Reurbanization Policy 1.2.2, which mandates that a major civic square, open space or park be developed in the central business/government district core to serve as a focal point for the city and contribute to the identity, functionality and amenity of the Downtown. The park is generally consistent with the goals and requirements of the Symphony Park Design Standards, which provide for an open space network centered around three primary spaces that connect Symphony Park to Downtown Las Vegas.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

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Access to the perimeter of the proposed park is provided by Grand Central Parkway, Symphony Park Avenue and Promenade Place. Vehicular access to the park interior is not provided.

4. Building and landscape materials are appropriate for the area and for the City;

Structural, paving and landscape materials have been conditionally approved by the SP-DRC and are appropriate for the Symphony Park planned development area.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

No buildings are proposed. The landscape design and other aesthetic features create an orderly environment that will be harmonious and compatible with existing and future development within Symphony Park.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

Development is subject to permits and inspection, thereby ensuring the public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

22

NOTICES MAILED 90

APPROVALS 0

PROTESTS 0

P/L 178/90

Report of All Selected Parcels

Case Number: SDR-42260

Printed On: Wed: July 20, 2011

Owner

Address

Parcel Number

AHMED MOHAMED ETAL	P O BOX 1945 LA JOLLA CA 92038-1945	13933511011
B J P INVESTMENTS L L C	30 SAWGRASS CT LAS VEGAS NV 89113-1324	13934201023
BAERG FAMILY TRUST	BAERG WILLIAM & MARTHA HELEN TRS 3386 SAINT MICHAEL DR PALO ALTO CA 94306-3057	13927410016
BANK NEW YORK MELLON TR CO TRS	%LEVY SMALL & LALLAS 815 MORAGA DR LOS ANGELES CA 90049-1633	13927410015
C VERAPAPPA W W L L C	513 S MAIN ST LAS VEGAS NV 89101-6319	13927410014
CALIFORNIA HOTEL & CASINO	%BOYD GAMING 6465 S RAINBOW BLVD LAS VEGAS NV 89118-3215	13927410000
CALIFORNIA HOTEL & CASINO	%BOYD GAMING 6465 S RAINBOW BLVD LAS VEGAS NV 89118-3215	13933511012
CALIFORNIA HOTEL & CASINO	%BOYD GAMING 6465 S RAINBOW BLVD LAS VEGAS NV 89118-3215	13934210025
CITY OF LAS VEGAS	%OFFICE OF BUSINESS DEVELOPMENT 400 STEWART AVE 2ND FLOOR LAS VEGAS NV 89101-2913	13934111012
CITY OF LAS VEGAS REDEVELOPMENT	FREMONT EXPERIENCE L L C %FINANCE DEPT 425 FREMONT ST LAS VEGAS NV 89101-5620	13934111009
CITY PARKWAY IV A INC	%CITY OF LAS VEGAS %BUS DEV 400 STEWART AVE 2ND FLOOR LAS VEGAS NV 89101-2913	13934302003
CITY PARKWAY IV A INC	%OFFICE BUSINESS DEV 400 STEWART AVE 2ND FLR LAS VEGAS NV 89101-2913	13934210016
CITY PARKWAY IV A INC	%OFFICE BUSINESS PARKING 1 INC 400 STEWART AVE LAS VEGAS NV 89101-2913	13934111002
CITY PARKWAY V INC	%CITY OF LV %CITY ATTORNEYS OFFICE 400 STEWART AVE 9TH FLOOR LAS VEGAS NV 89101-2913	13934111001
CITY PARKWAY V INC	%CITY OF LV %CITY ATTORNEYS OFFICE 400 STEWART AVE 9TH FLOOR LAS VEGAS NV 89101-2913	13927402009
CITY PARKWAY V INC	%CITY OF LV %CITY ATTORNEYS OFFICE 400 STEWART AVE 9TH FLOOR LAS VEGAS NV 89101-2913	13933610026
CITY PARKWAY V INC	%CITY OF LV %CITY ATTORNEYS OFFICE 400 STEWART AVE 9TH FLOOR LAS VEGAS NV 89101-2913	13934111064
CITY PARKWAY V INC	%CITY OF LV %CITY ATTORNEYS OFFICE 400 STEWART AVE 9TH FLOOR LAS VEGAS NV 89101-2913	13934110005
CITY PARKWAY V INC	%CITY OF LV %CITY ATTORNEYS OFFICE 400 STEWART AVE 9TH FLOOR LAS VEGAS NV 89101-2913	13927401031
CITY PARKWAY V INC	%CITY OF LV %CITY ATTORNEYS OFFICE 400 STEWART AVE 9TH FLOOR LAS VEGAS NV 89101-2913	13934110011
CITY PARKWAY V INC	%CITY OF LV %CITY ATTORNEYS OFFICE 400 STEWART AVE 9TH FLOOR LAS VEGAS NV 89101-2913	13934110008
CITY PARKWAY V INC	%CITY OF LV %CITY ATTORNEYS OFFICE 400 STEWART AVE 9TH FLOOR LAS VEGAS NV 89101-2913	13933511008
CITY PARKWAY V INC	%CITY OF LV %CITY ATTORNEYS OFFICE 400 STEWART AVE 9TH FLOOR LAS VEGAS NV 89101-2913	13934110007
CITY PARKWAY V INC	%CITY OF LV %CITY ATTORNEYS OFFICE 400 STEWART AVE 9TH FLOOR LAS VEGAS NV 89101-2913	13934211001
CITY PARKWAY V INC	%CITY OF LV %CITY ATTORNEYS OFFICE 400 STEWART AVE 9TH FLOOR LAS VEGAS NV 89101-2913	13933610027
CITY PARKWAY V INC	%CITY OF LV %CITY ATTORNEYS OFFICE 400 STEWART AVE 9TH FLOOR LAS VEGAS NV 89101-2913	13934110009
CITY PARKWAY V INC	%CITY OF LV %CITY ATTORNEYS OFFICE 400 STEWART AVE 9TH FLOOR LAS VEGAS NV 89101-2913	13934211002

Report of All Selected Parcels

Case Number: SDR-42260		Printed On: Wed: July 20, 2011	
Owner	Address	Parcel Number	
CITY PARKWAY V INC	%CITY OF LV %CITY ATTORNEYS OFFICE 400 STEWART AVE 9TH FLOOR LAS VEGAS NV 89101-2913	13933610025	
COSMAN CHARLES F	COSMAN ELLIOTT 3805 APACHE LN LAS VEGAS NV 89107-2006	13934302005	
COUNTY OF CLARK(ADMINISTRATIVE)	500 S GRAND CENTRAL PKWY LAS VEGAS NV 89155	13933710002	
COUNTY OF CLARK(ADMINISTRATIVE)	COUNTY OF CLARK(METRO)LEASE 500 S GRAND CENTRAL PKWY LAS VEGAS NV 89155	13934210033	
COUNTY OF CLARK(RPM)	COUNTY OF CLARK(METRO)LEASE 500 S GRAND CENTRAL PKWY LAS VEGAS NV 89155	13934210038	
COUNTY OF CLARK(RPM)	COUNTY OF CLARK(METRO)LEASE 500 S GRAND CENTRAL PKWY LAS VEGAS NV 89155	13934210037	
COUNTY OF CLARK(RPM)	COUNTY OF CLARK(METRO)LEASE 500 S GRAND CENTRAL PKWY LAS VEGAS NV 89155	13934210036	
COUNTY OF CLARK(RPM)	COUNTY OF CLARK(METRO)LEASE 500 S GRAND CENTRAL PKWY LAS VEGAS NV 89155	13934210034	
COUNTY OF CLARK(RPM)	500 S GRAND CENTRAL PKWY LAS VEGAS NV 89155	13934210035	
DECARO RUSSIANO	710 S 1ST ST LAS VEGAS NV 89101-6411	13934310017	
DECARO RUSSIANO	710 S 1ST ST LAS VEGAS NV 89101-6411	13934310016	
DOWNEY NANCY L	P O BOX 585 GENOA NV 89411-0585	13934111010	
DOWNEY NANCY L	P O BOX 585 GENOA NV 89411-0585	13934111005	
DUBOVIK WILLIE & NATALIE	708 S FIRST ST LAS VEGAS NV 89101-6411	13934310018	
DUBOVIK WILLIE & NATALIE	708 S FIRST ST LAS VEGAS NV 89101-6411	13934310019	
ENOMOTO JOHN Y ETAL	2035 HEATHER DR MONTEREY PARK CA 91755-6719	13934311004	
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311020	
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311021	
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311028	
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311016	
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311015	
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311018	
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934210018	
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934210015	
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311029	

Report of All Selected Parcels

Case Number: SDR-42260

Printed On: Wed: July 20, 2011

Owner	Address	Parcel Number
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311022
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311027
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934210017
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311030
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311019
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311009
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311023
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934210014
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311001
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311011
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311031
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311026
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311014
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311002
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311017
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311008
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311025
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311013
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311012
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311003

Report of All Selected Parcels

Case Number: SDR-42260

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Owner	Address	Parcel Number
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311010
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311007
F C R T C 20 L L C ETAL	REGIONAL TRANSPORTATION LEASE %FINANCE 600 GRAND CENTRAL PKWY #350 LAS VEGAS NV 89106-4512	13934301008
F D G-GRAND CENTRAL L L C	%J FINE 3883 HOWARD HUGHES PKWY #800 LAS VEGAS NV 89169-0965	13933710004
G N L V CORP	P O BOX 610 LAS VEGAS NV 89125-0610	13934210031
G N L V CORP	%GENERAL COUNSEL 129 E FREMONT ST LAS VEGAS NV 89101-5603	13934111039
G N L V CORP	129 E FREMONT ST LAS VEGAS NV 89101-5603	13934111040
G N L V CORP	P O BOX 610 LAS VEGAS NV 89125-0610	13934210032
GHELFI SOPHIA ANN INCOME TR ETAL	BRANDENBURG MARCUS TRS ETAL 1 FREMONT ST LAS VEGAS NV 89101-5601	13934111048
GHELFI SOPHIA ANN INCOME TRUST	DESERT ROCK GOLDEN GATE L L C 1 FREMONT ST LAS VEGAS NV 89101-5601	13934111045
GHELFI SOPHIA ANN INCOME TRUST	DESERT ROCK/GOLDEN GATE L L C 1 FREMONT ST LAS VEGAS NV 89101-5601	13934111046
GRANITE PROPERTIES I L L C	111 NORTH 1ST ST LAS VEGAS NV 89101-2912	13934111031
GRANITE PROPERTIES I A L L C	SNYDER EARL LEASE 111 N 1ST ST LAS VEGAS NV 89101	13934111027
GRANITE PROPERTIES I I L L C	111 N FIRST ST LAS VEGAS NV 89101-2912	13934111030
GRANITE PROPERTIES I I L L C	%GRANITE GAMING GROUP LLC 111 NORTH FIRST ST LAS VEGAS NV 89101-2912	13934111029
GRANITE PROPERTIES I V L L C	%S BURNSTINE 111 N 1ST ST LAS VEGAS NV 89101-2912	13934111032
HAM VICKI ETAL	9009 ROBINSON RIDGE DR LAS VEGAS NV 89117-5424	13934311006
HAM VICKI ETAL	9009 ROBINSON RIDGE DR LAS VEGAS NV 89117-5424	13934311005
HERBST JERRY	P O BOX 93417 LAS VEGAS NV 89193-3417	13934210024
HERBST JERRY E	P O BOX 93417 LAS VEGAS NV 89193-3417	13934210006
JORAI ENTPRS	RAIZIN LEONARD & CAROL TRS 2 THAYNES CANYON WY PARK CITY UT 84060-7237	13934111011
KEEP MEMORY ALIVE	%PRESIDENT 9101 W SAHARA AVE LAS VEGAS NV 89117-5772	13933610024
KONG IVAN F S & LILY L	1630 KALAKAUA AVE HONOLULU HI 96826-2496	13934210028
KONG IVAN F S & LILY L	1630 KALAKAUA AVE HONOLULU HI 96826-2496	13934210027
L G E INC	1510 W LOOP SOUTH HOUSTON TX 77027-9505	13934111042
L G E INC	1510 W LOOP SOUTH HOUSTON TX 77027-9505	13934111043
L G E INC	1510 W LOOP SOUTH HOUSTON TX 77027-9505	13934111044
LAMB RICHARD P ETAL	%J MARSHALL 301 S MAIN ST LAS VEGAS NV 89101-6316	13934210002
L'CHAIM 24 FREMONT PPTY L L C	24 FREMONT ST LAS VEGAS NV 89101-5601	13934111028
LONGLEY CONSTRUCTION CO INC	P O BOX 1960 LAS VEGAS NV 89125-1960	13927401021

Report of All Selected Parcels

Case Number: SDR-42260

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Owner	Address	Parcel Number
M B LAND L L C	901 N GREEN VALLEY PKWY #200 HENDERSON NV 89074-7105	13934302007
M S W INC	%BOYD GAMING 6465 S RAINBOW BLVD LAS VEGAS NV 89118-3215	13934101010
M S W INC	%BOYD GAMING 6465 S RAINBOW BLVD LAS VEGAS NV 89118-3215	13927402008
M S W INC	%BOYD GAMING 6465 S RAINBOW BLVD LAS VEGAS NV 89118-3215	13927402007
M S W INC	%BOYD GAMING 6465 S RAINBOW BLVD LAS VEGAS NV 89118-3215	13927402006
M S W INC	%BOYD GAMING 6465 S RAINBOW BLVD LAS VEGAS NV 89118-3215	13934101003
MARYMARSH L L C	P O BOX 3390 LAKE TAHOE NV 89449-3390	13934111008
MAXIE L L C	%C BYRD 1061 E 1720 S ST GEORGE UT 84790-2268	13934302004
MESQUITE PARTNERS LTD	716 W MESQUITE AVE LAS VEGAS NV 89106-4612	13927401005
MESQUITE PARTNERS LTD	716 W MESQUITE AVE LAS VEGAS NV 89106-4612	13927401004
MESQUITE PARTNERS LTD	716 W MESQUITE AVE LAS VEGAS NV 89106-4612	13928802001
MESQUITE500 L L C	716 W MESQUITE AVE LAS VEGAS NV 89106-4612	13927401020
MESQUITE500 L L C	716 W MESQUITE AVE LAS VEGAS NV 89106-4612	13927401019
MESQUITEWOOD L L C	8741 NEWPORT ISLE CT LAS VEGAS NV 89117-2268	13927401023
MILLER RALPH W JR	MILLER TRUST 4437 ANNETTE PARK DR BOZEMAN MT 59715-9273	13934111006
NEVADA POWER COMPANY	%LAND SERV STA #9 P O BOX 98910 LAS VEGAS NV 89193-8910	13934310002
NEVADA POWER COMPANY	%LAND SERV STA #9 P O BOX 98910 LAS VEGAS NV 89193-8910	13934310001
NEVADA POWER COMPANY	%LAND SERV STA #9 P O BOX 98910 LAS VEGAS NV 89193-8910	13934210005
NEVADA READY MIX CORPORATION	151 CASSIA WY HENDERSON NV 89014-6616	13927401007
NEVADA READY MIX CORPORATION	151 CASSIA WY HENDERSON NV 89014-6616	13927401006
OAKBROOK REALTY & INVEST II LLC	1000 ROYCE BLVD OAKBROOK IL 60181-4809	13934210004
OAKBROOK REALTY & INVEST II LLC	1000 ROYCE BLVD OAKBROOK IL 60181-4809	13934210003
OCCIDENTAL COLLEGE	%BOYD GAMING-TAX DEPT 6465 S RAINBOW BLVD LAS VEGAS NV 89118-3215	13934111007
OFFICE DISTRICT PARKING I INC	%OFFICE BUSINESS DEV 400 STEWART AVE 2ND FLR LAS VEGAS NV 89101-2913	13934110010
P H G S A L L C	100 N CITY PKWY #1700 LAS VEGAS NV 89106-4614	13927410011
P Q LAS VEGAS L L C	%FOREST CITY ENTPRS INC %REAL ESTATE TAX DEPT P O BOX 94877 CLEVELAND OH 44101-4877	13934201022
PARKWAY CENTER L L C	100 N CITY PKWY #1700 LAS VEGAS NV 89106-4614	13927410013
PETITTI CARRIE ETAL	460 MAGNOLIA DR CRESWELL OR 97426-9473	13934111041
R & S P FAMILY TRUST ETAL	PECCOLE ROBERT N JR TRS 8689 W CHARLESTON BLVD #109 LAS VEGAS NV 89117-5485	13934111004
R & S P FAMILY TRUST ETAL	PECCOLE ROBERT N JR TRS 8689 W CHARLESTON BLVD #109 LAS VEGAS NV 89117-5485	13934111003
REGIONAL TRANSPORTATION COMM	600 S GRAND CENTRAL PKWY #350 LAS VEGAS NV 89106-4512	13933801019

Report of All Selected Parcels

Case Number: SDR-42260

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Owner	Address	Parcel Number
REGIONAL TRANSPORTATION COMM	600 S GRAND CENTRAL PKWY #350 LAS VEGAS NV 89106-4512	13934302006
RUNNELLS RANDAL LEE L L C	679 CORAL VIEW ST LAS VEGAS NV 89110-4046	13933703001
S M K INC	766 POHUKANA ST HONOLULU HI 96813-5307	13934111037
SAGE REALTY CO	SPEAKEASY GAMING FREMONT-IMPS 128 EAST FREMONT ST LAS VEGAS NV 89101-5604	13934111025
SAL SAGEV HOTEL CO INC	1 FREMONT ST LAS VEGAS NV 89101-5601	13934111034
SCHIFF ABRAHAM	1004 NEW RD NORTHFIELD NJ 08225-1661	13934111038
SCHIFF ENTERPRISES	1004 NEW ROAD NORTHFIELD NJ 08225-1661	13934111036
SIMON CHELSEA L V DEV L L C	%CPG PTNRS LP P O BOX 6120 INDIANAPOLIS IN 46206-6120	13933710003
STATE OF NEVADA TRANS LEASOR	M S W INC LEASE %BOYD GAMING-TAX DEPT 6465 S RAINBOW BLVD LAS VEGAS NV 89118-3215	13927402005
STAUFFER FAMILY TRUST ETAL	STAUFFER DARLENE J TRS 128 E FREMONT ST LAS VEGAS NV 89101-5604	13934111023
STOCKER HAROLD J & MAYME V TR	BANK FIRST INTERSTATE TRS %H PASTOR CASINO 115 N 1ST ST LAS VEGAS NV 89101-2912	13934111035
SUMMIT ONE NETWORK INC	%LANDRYS RESTAURANTS INC %TAX DEPT 1510 W LOOP S HOUSTON TX 77027-9505	13934210030
SUMMIT ONE NETWORK INC	%TAX DEPT 1510 W LOOP S HOUSTON TX 77027-9505	13934210001
SUMMIT ONE NETWORK INC	%LANDRYS RESTAURANTS INC %TAX DEPT 1510 W LOOP S HOUSTON TX 77027-9505	13934210029
SYMPHONY PARK MASTER ASSN INC	%S GLADSTEIN 6130 ELTON AVE #212 LAS VEGAS NV 89107-2538	13933511009
SYMPHONY PARK MASTER ASSN INC	%S GLADSTEIN 6130 ELTON AVE #212 LAS VEGAS NV 89107-2538	13933511010
T BROTHERS PROPERTIES L L C	4325 W PATRICK #120 LAS VEGAS NV 89118-6864	13927401022
T-L V C R L L C	1 MAIN ST LAS VEGAS NV 89101-6370	13934111033
T-Q H R L L C	% BARRICK GAMING 1 MAIN ST LAS VEGAS NV 89101-6370	13934210026
T-U P R L L C	1 MAIN ST LAS VEGAS NV 89101-6370	13934101006
T-U P R L L C	1 MAIN ST LAS VEGAS NV 89101-6370	13934201016
T-U P R L L C	1 MAIN ST LAS VEGAS NV 89101-6370	13934101008
T-U P R L L C	1 MAIN ST LAS VEGAS NV 89101-6370	13934101004
T-U P R L L C	1 MAIN ST LAS VEGAS NV 89101-6370	13934201007
T-U P R L L C	1 MAIN ST LAS VEGAS NV 89101-6370	13934101005
T-U P R L L C	1 MAIN ST LAS VEGAS NV 89101-6370	13934101007
T-U P R L L C	1 MAIN ST LAS VEGAS NV 89101-6370	13934201003
T-U P R L L C	1 MAIN ST LAS VEGAS NV 89101-6370	13934101009
UNION PACIFIC RAILROAD COMPANY	%PPTY TAX 1400 DOUGLAS STOP 1640 OMAHA NE 68179-0001	13927401030
UNION PACIFIC RAILROAD COMPANY	%PPTY TAX 1400 DOUGLAS STOP 1640 OMAHA NE 68179-0001	13934302008
UNION PACIFIC RAILROAD COMPANY	%PPTY TAX 1400 DOUGLAS STOP 1640 OMAHA NE 68179-0001	13927401032

Report of All Selected Parcels

Case Number: SDR-42260

Printed On: Wed: July 20, 2011

Owner	Address	Parcel Number
UNION PACIFIC RAILROAD COMPANY	%PPTY TAX 1400 DOUGLAS STOP 1640 OMAHA NE 68179-0001	13933703003
UNION PACIFIC RAILROAD COMPANY	%PPTY TAX 1400 DOUGLAS STOP 1640 OMAHA NE 68179-0001	13927401027
UNION PACIFIC RAILROAD COMPANY	%PPTY TAX 1400 DOUGLAS STOP 1640 OMAHA NE 68179-0001	13934310004
UNION PACIFIC RAILROAD COMPANY	%PPTY TAX 1400 DOUGLAS STOP 1640 OMAHA NE 68179-0001	13934101002
VINTAGE VEGAS GAMING INC	%CHIEF OPERATING OFFICER 128 E FREMONT ST LAS VEGAS NV 89101-5604	13934111024
VINTAGE VEGAS GAMING INC	%R SZEPELAK 128 E FREMONT ST LAS VEGAS NV 89101-5604	13934111022
W M C III ASSOCIATES L L C	%J KASHANI 350 S BEVERLY DR #330 BEVERLY HILLS CA 90212-4817	13933511004
W M C III ASSOCIATES L L C	%J KASHANI 350 S BEVERLY DR #330 BEVERLY HILLS CA	13927410005
W M C III ASSOCIATES L L C	%J KASHANI 350 S BEVERLY DR #330 BEVERLY HILLS CA 90212-4817	13927410005
W M C V PHASE 2 L L C	%WORLD MARKET CTR %DIRECTOR OF ADMIN 495 S GRAND CENTRAL PKWY LAS VEGAS NV 89106-4555	13933610014
W M C V PHASE 3 L L C	%WORLD MARKET CTR %DIRECTOR OF FINANCE 495 S GRAND CENTRAL PKWY #2203 LAS VEGAS NV 89106-4555	13933610022
W M C V PHASE I L L C	%WORLD MARKET CTR %DIRECTOR OF ADMIN 495 S GRAND CENTRAL PKWY LAS VEGAS NV 89106-4555	13933610023
WEST MAIN & BONNEVILLE L P	10525 VISTA SORRENTO PKWY #110 SAN DIEGO CA 92121-2747	13934201018
ZAHN ELIZABETH TRS	1912 S MARYLAND PKWY LAS VEGAS NV 89104-3106	13934111047

SYMPHONY PARKSM

January 18, 2012

Mr. Sam Gladstein
Symphony Park Master Association
6130 Elton Ave.
Las Vegas, NV 89107
(by email)

**Re: Symphony Park Parcels M1/M2 Minor Deviation for Stainless Steel
Bollard substitution**

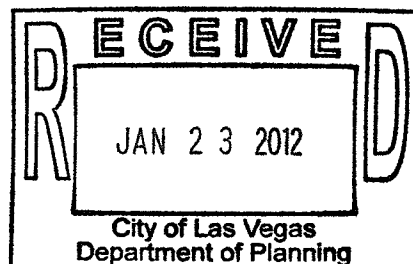
Dear Mr. Gladstein,

The Symphony Park Design Review Committee (SP-DRC) received the Symphony Park Master Association request for a substitution of stainless steel bollards on Monday January 16, 2012. The bollard requested is a simple cylindrical 36 inch high removable stainless steel bollard with safety reflector tape bands at the top, set in a base in concrete (R-8412 by Reliance Foundry), in lieu of the 36 inch high rectangular stainless steel Millennium bollard specified in the Symphony Park Design Standards (Design Standards) that is only available from a Great Britain supplier.

This bollard was **APPROVED** as a minor deviation from the Design Standards for either a removable or a fixed installation on January 17, 2012 by email correspondence.

Sincerely,
The Symphony Park Design Review Committee
Scott Carter, Chairman

cc. Flinn Fagg, Director, City of Las Vegas Planning Department
Troy Cook, Design Workshop
(All by email)



SYMPHONY PARK™

January 5, 2012

Mr. Sam Gladstein
Symphony Park Master Association
6130 Elton Ave.
Las Vegas, NV 89107
(by email)

Re: **Symphony Park Parcel M2 location of Sculpture Items**

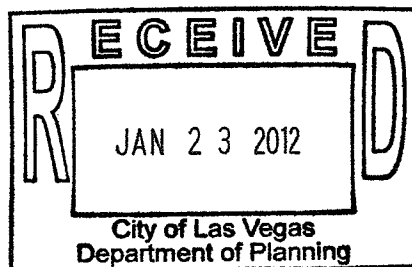
Dear Mr. Gladstein,

The Symphony Park Design Review Committee (SP-DRC) received the Symphony Park Master Association request on December 13, 2011 to modify the approved M2 park layout to relocate the sculpture art piece and accompanying stone columns to a more central location in the park. In addition, with this relocation one pedestrian light pole and fixture would be removed to make way for the new sculpture location.

Based on the revised layout submitted, that locates the sculpture and columns more toward Promenade Place and removes one pedestrian light fixture, **the SP-DRC reviewed the proposal by email and approved the relocation as a minor deviation to the approved layout plan on December 15, 2011.**

Sincerely,
The Symphony Park Design Review Committee
Scott Carter, Chairman

cc. Flinn Fagg, Director, City of Las Vegas Planning Department
Tom Burkart, City of Las Vegas Economic and Urban Development Dept.
Troy Cook, Design Workshop
(All by email)





August 10, 2011

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

Mr. Sam Gladstein
Symphony Park Master Association, Inc.
6130 Elton Avenue, Suite #212
Las Vegas, Nevada 89107

**RE: SDR-42260 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF AUGUST 9, 2011**

Dear Mr. Gladstein:

Your request for a Site Development Plan Review FOR A PRIVATE PARK on 0.58 acres at the intersection of Symphony Park Avenue and Grand Central Parkway (APNs 139-33-511-009 and 010), PD (Planned Development) Zone, Ward 5 (Barlow), was considered by the Planning Commission on August 9, 2011.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-16267) shall be required.
2. Revised plans and other materials shall be submitted to and approved by the Symphony Park Design Review Committee (SP-DRC) as required on the SP-DRC action letter dated 07/12/11. Approved plans shall be submitted to the Department of Planning.
3. 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.
4. All development shall be in conformance with the site plan date stamped 07/07/11 and landscape plan date stamped 07/14/11, except as amended by conditions herein.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov

FM-0073-07-11



5. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 07/14/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
6. 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 Department of Building and Safety.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. 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. Installed landscaping shall not impede visibility of any traffic control device.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Unless already constructed or guaranteed by the Master Developer, construct all incomplete half street improvements adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with the development of this site.
11. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

Mr. Sam Gladstein
SDR-42260 - Page Three
August 10, 2011

12. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
13. Comply with all applicable previous conditions of approval for SDR-16267 and all other site related actions.

This action by the Planning Commission on **August 9, 2011** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **August 22, 2011**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Christopher Langham
JW Zunino Landscape Architecture
3191 South Jones Boulevard
Las Vegas, Nevada 89146



LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

July 27, 2011

Mr. Sam Gladstein
Symphony Park Master Association, Inc.
6130 Elton Avenue, Suite #212
Las Vegas, Nevada 89107

**RE: SDR-42260 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF AUGUST 9, 2011**

Dear Mr. Gladstein:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **August 9, 2011** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Wednesday, August 3, 2011** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Christopher Langham
JW Zunino Landscape Architecture
3191 South Jones Boulevard
Las Vegas, Nevada 89146

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
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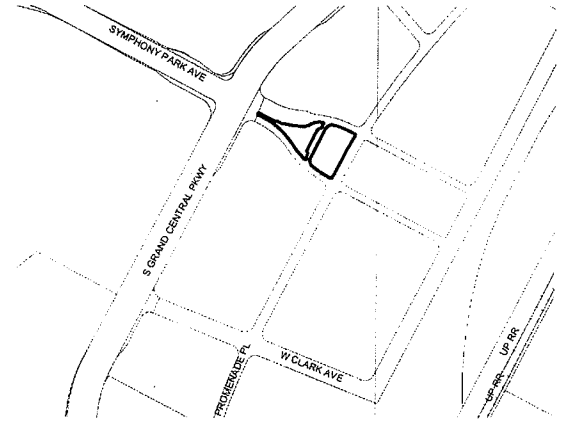
FM-0073-07-11



Application Information

SDR-42260 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SYMPHONY PARK MASTER ASSOCIATION, INC. - For possible action on a request for a Site Development Plan Review FOR A PRIVATE PARK on 0.58 acres at the intersection of Symphony Park Avenue and Grand Central Parkway (APNs 139-33-511-009 and 010), PD (Planned Development) Zone, Ward 5 (Barlow).

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

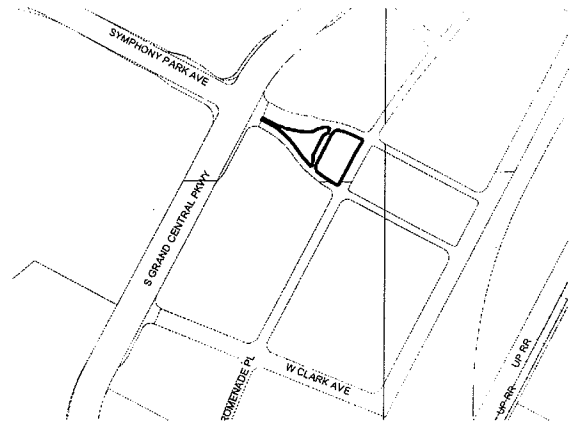
Meeting: Planning Commission
Date: August 09, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Information

SDR-42260 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SYMPHONY PARK MASTER ASSOCIATION, INC. - For possible action on a request for a Site Development Plan Review FOR A PRIVATE PARK on 0.58 acres at the intersection of Symphony Park Avenue and Grand Central Parkway (APNs 139-33-511-009 and 010), PD (Planned Development) Zone, Ward 5 (Barlow).

Application Location



The proposed project may not pertain to the entire highlighted project site.

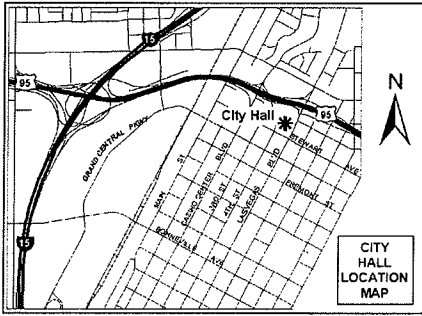
Public Hearing Information

Meeting: Planning Commission
Date: August 09, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

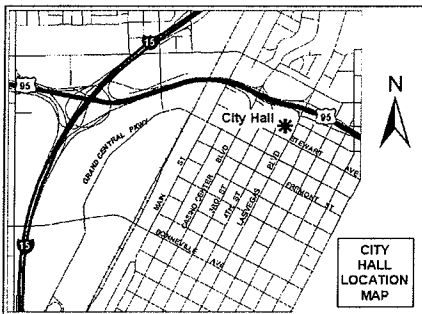
Please use available blank space on card for your comments.

SDR-42260

Planning Commission Meeting of 8/9/2011

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-42260

Planning Commission Meeting of 8/9/2011

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: July 12, 2011
Re: **SDR-42260** Symphony Park Master Association, Inc. et al Symphony Park Ave. & Grand Central Pkwy.
Request for a Site Development Plan Review for a proposed private park

CONDITIONS OF APPROVAL:

1. Unless already constructed or guaranteed by the Master Developer, construct all incomplete half street improvements adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with the development of this site.
2. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
3. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
4. Comply with all applicable previous conditions of approval for SDR-16267 and all other site-related actions.

Address: 3500 West Sahara Avenue

Comments: Special Use Permit for a proposed 7,720 square-foot Pawn Shop within an existing 6,039 square-foot Commercial Building. **Ex. 2" meter without backflow prevention. Backflow prevention is required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.**

Agenda Item: #28 (SUP-42258)

APN #: 163-02-712-024

Address: 6201 West Oakey Boulevard

Comments: Special Use Permit for a proposed Child Care Group Home (7-12 children). **Ex. 5/8" meter without backflow prevention. Meter upsizing may be required and backflow prevention is required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.**

Agenda Item: #29 (SUP-42262)

APN #: 139-35-315-006

Address: 1715 Fremont Street

Comments: Special Use Permit for a proposed 11,745 square-foot motor vehicle sales (Used) Use. **Ex. 5/8" meter w/1" DCVA. No fire line for this property. If one is to be added, civil plans will need to be submitted to LVVWD.**

Agenda Item: #30 (SUP-42264)

APN #: 139-35-315-006

Address: 1717 Fremont Street

Comments: Special Use Permit for a proposed 7,572 square-foot Auto Repair Garage. **Ex. 1 1/2" meter w/ 1 1/2" RPPA. No fire line for this property. If one is to be added, civil plans will need to be submitted to LVVWD.**

Agenda Item: #31 (SDR-41770)

APN #: 138-36-210-011

Address: 344 South Jones Boulevard

Comments: Site Development Plan Review for the Conversion of a Single Family Residence to a 1,488 square-foot Office Building. **Ex. 5/8" meter without backflow prevention. Meter upsizing may be required and backflow prevention is required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.**

Agenda Item: #32 (SDR-41771)

APN #: 138-36-210-017

Address: 404 South Jones Boulevard

Comments: Site Development Plan Review for the Conversion of a Single Family Residence to a 1,648 square-foot Tutoring Center. **Ex. 5/8" meter without backflow prevention. Meter upsizing may be required and backflow prevention is required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.**

Agenda Item: #33 (SDR-42251)

APN #: 139-36-303-001

Address: 2800 Stewart Avenue

Comments: Site Development Plan Review for a proposed 79,513 square-foot Public School (K-12). **All existing fire and domestic services are equipped with backflow devices. If the fire flow requirements change plans will need to be checked.**

Agenda Item: # 34 (SDR-42260)

APN #: 139-33-511-009 and 010

Address: Southwest corner of Synphony Park Avenue and City Parkway

Comments: Site Development Plan Review for a Private Park. **Each parcel has two (2) 6" stubs with no meters. Civil plans will need to be submitted to LVVWD to establish service.**

Development Notification

PC Meeting: August 09, 2011

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Department of Planning:

SDR-42260

18b The Las Vegas Arts District

Beverly Palms Apartments

Bonanza Village NA

Cultural Corridor Coalition NCG

Desert Garden HOA

Downtown Business Operators Council

Fremont Street Experience Business Association

Gateway Neighborhood Association

Hoover Apartments

Horizon Studio Apartments

John S. Park NA

L'Octaine Apartments Resident Council

Marble Manor Annex Resident Council

Newport Lofts

Rancho Manor NA

Rancho Oakey NA

Towne Terrace Apartments

Village Paseo HOA

West Huntridge NA

WLV-NAA1

WLV-NAA4

WLV-NAA6

SYMPHONY PARKSM

July 12, 2011

Todd Johnson, Principal
Design Workshop
1390 Lawrence Street
Denver, CO 80204

(by email)

Re: **Symphony Park Revised Design Development Submission for Parcels M1 and M2**, submitted July 7 and 11, 2011.

Dear Mr. Johnson,

The Symphony Park Design Review Committee (SP-DRC) received your revised Design Development submission for Symphony Park parcels M1 and M2 dated July 7, 2011, augmented by a partially revised submission delivered July 11, 2011 and reviewed both submissions on July 11, 2011.

Based on the revised design presented, **the Revised Design Development submission is APPROVED for City of Las Vegas Site Development Plan Review with the following conditions**, which are to be addressed and approved by the SP-DRC prior to finalization of Construction Drawings.

Landscape and Lighting Conditions:

1. Sheet L1-01 Site Materials Plan:

- a. It is not clear from the lighting layout that sufficient pedestrian lighting will be provided in the plaza or in the drop off area. Please confirm adequate lighting levels on all pedestrian areas of at least 1.0 fc at grade with a 4:1 uniformity. This may suggest the need for an additional pedestrian light pole and fixture in the plaza or other areas.
- b. Site furniture notes must include a bicycle rack and one must be located somewhere on or near the plaza area.
- c. Symphony Park Design Standards (SPDS) 2.4.1 requires the use of an unconventional seating element for some of the site seating. The SP-DRC recommends this requirement be met with the two benches backing

SDR-42260

REVISED

RECEIVED
JUL 20 2011

to the west edge of the plaza being specified to be unconventional in some way. See SPDS for suggestions.

d. Stone paver notes should also reference the required stone paver color pattern from the SPDS.

2. Sheet L-3 Materials Board:

a. Materials as noted on the revised submission dated July 11, 2011 are approved with the following exception. The bench with the back is to be modified per condition 1.c above. In addition, the SP-DRC would recommend the addition of a center obstruction bar or arm on all benches to preclude someone from sleeping on the bench, if it is available from the manufacturer.

b. The addition of a bicycle rack is required.

3. Sheet L4-03 Site Construction Details:

a. A detail for the bicycle rack is required as are planting details.

4. Sheet L1 Planting Plan:

a. The specification of the Ash and Pistache trees at 60 inch box size is required or provide the required and proposed tree caliper sizes and a justification as to why an administrative waiver should be granted for the smaller plant material

b. The alignment of the Palm trees on Promenade Place is to be in line with the light poles, more to the center of the planting bed.

c. SPDS 2.1.5 requires 75% of walkways to be shaded at noon on June 21. Please confirm that adequate shading is provided by the current tree layout.

d. The ground cover and shrub plant materials are approved provided they are evergreen materials.

5. Sheet L2 Irrigation Plan:

a. Add additional sleeves under walk areas to reach all planting beds.

b. Please confirm that the planting and irrigation as proposed reduces water consumption by 50% from a LEED base case condition per SPDS 2.2.1.

SDR-42260
REVISED

Civil Design Conditions:

1. Sheet C2.01 Demolition Plan:

- a. Commit to a vacation and remapping of the Right of Way for the drop off street so that the future sidewalk does not encroach into it. This will entail an interim encroachment permit for landscape in the current public Right of Way on M1 and a dedication of future Right of Way on M2.

1. Sheet 3.01 Signage, Striping and Horizontal Control:

- a. Incorporate new Symphony Park Regulatory Signage sign support structures into further sign specifications.
- b. Locate an additional "do not enter sign" at the corner of east bound Symphony Park Avenue and Promenade Place or confirm that it is not required.

2. Sheet 4.01 Grading Plan:

- a. Modify the grading to extend the center planter mounding further east and further attempt to add a small amount of mounding on the south side of the plaza, north of site utilities. Keep mounding to two feet in height so that visibility into the plaza is not compromised.

Sincerely,
The Symphony Park Design Review Committee
Scott Carter, Chairman

cc. Sam Gladstein, Newland Co.
Flinn Fagg, Director, City of Las Vegas Planning Department
Terrall Budge, Design Workshop
Troy Cook, Design Workshop

(All by email)



SDR-42260
REVISED

C I T Y O F L A S V E G A S
INTER-OFFICE
REQUEST FOR COMMENT
MEMORANDUM

FROM: DEPARTMENT OF PLANNING

SDR-42260

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7 th Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5 th Floor
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC - 8 th Floor
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC - 2 nd Floor
PERMITS/ INSPECTIONS	ROD CLARK	DSC - 1 st Floor
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC - 8 th Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7 th Floor
*SURVEY (DPW)	ALAN RIEKKI	DSC - 8 th Floor
*TEFO (DPW)	REBECCA WHITLOCK	WSC-3001 RONEMUS
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC - 8 th Floor

ROUTED ELECTRONICALLY / US MAIL

<CCSD>	LINDA PERRI	4190 MCLEOD DRIVE, 2 ND FLOOR
METRO	BRIAN O'CALLAGHAN	7 TH FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 ND FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 ND FLOOR CITY HALL
*STREETS & SANITATION (DPW)	JERRY WALKER	DSC
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	DSC
*SID (DPW)	PATRICK MURPHY	4 TH FLOOR CITY HALL
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	HEIDI DEXHEIMER ENGINEERING DESIGN DIVISION	100 CITY PARKWAY, SUITE #700 (HAND DELIVERY ADDRESS ONLY)
CLARK COUNTY (IT) (NO PLANS)	SHARON RICE (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4 TH FLOOR
NELLIS AFB (NO PLANS)	DEBORAH MACNEILL	4430 GRISSOM AVENUE, BUILDING 11, SUITE 103D

* ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT< US MAIL DELIVERY>

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



**Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax**

**SDR-42260 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER:
SYMPHONY PARK MASTER ASSOCIATION, INC.** - For possible action on a request for a Site Development Plan Review FOR A PRIVATE PARK on 2.18 acres at southwest corner of Symphony Park Avenue and City Parkway (APNs 139-33-511-009 and 010), PD (Planned Development) Zone, Ward 5 (Barlow).

PLANNING COMMISSION: **AUGUST 9, 2011**
CITY COUNCIL: **SEPTEMBER 7, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **JULY 8, 2011**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney (cburney@lasvegasnevada.gov)**, the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

**PLANS HAVE NOT BEEN SUBMITTED. ALL
INFORMATION RECEIVED HAS BEEN
ATTACHED. PLANS WILL BE ROUTED UPON
ARRIVAL**

8/9/11 PH R6

Report Date 06/27/2011 08:50 AM

Submitted By

Page 1

A/P # 42260 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	06/23/2011 14:33	984224	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

SDR-42260 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SYMPHONY PARK MASTER ASSOCIATION, INC - For possible action on a request for a Site Development Plan Review FOR A PRIVATE PARK on 2.18 acres at southwest corner of Symphony Park Avenue and City Parkway (APNs 139-33-511-009 and 010), PD (Planned Development) Zone, Ward 5 (Barlow).

Parent A/P #

Project #	42260	Project/Phase Name	Phase #
Size/Area	0.58 ACRE	Size Description	Subdivision Code
Proposed Start		Proposed Stop	% Completed 0.00
% Complete Formula			

Property/Site Information

Parcel 13933511009

Location

Owner/Tenant

Contact ID AC1845003	Name	SYMPHONY PARK MASTER ASSN INC	
Mailing Address 6130 ELTON AVE #212	Organization	% S GLADSTEIN	
City LAS VEGAS	State/Province	NV	
ZIP/PC 89107-2538	Country		☐ Foreign
Day Phone (702)220-8090 x	Evening Phone		
Fax (702)216-6001	Mobile #		

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13933511009
13933511010

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**SDR Application****Report Date** 06/27/2011 08:50 AM**Submitted By**

Page 2

Applicants/Contacts

Primary	N	Capacity	APPL	Contact ID	AC1845003 ☐ Foreign
Effective		Expire			
Name	SYMPHONY PARK MASTER ASSN INC				
Day Phone	(702)220-8090 x	Eve Phone		Organization	% S GLADSTEIN
Pager		PIN #		Position	
Fax	(702)216-6001	Mobile		Profession	
E-Mail					
Address	6130 ELTON AVE #212 LAS VEGAS, NV 89107-2538				
Seasonal Addr					

Valid From **To****Comments** No Comments**CONTACT ADDITIONAL****WORKCARD:** Work Card # 0
Expiration Date**CONTACT REQUIREMENTS**

License #	Percent Owned	Waiver	Health Card	Director Letter	Original Transcripts
-----------	---------------	--------	-------------	-----------------	----------------------

There are no items in this list

Primary	N	Capacity	OWNER	Contact ID	AC1845003 ☐ Foreign
Effective		Expire			
Name	SYMPHONY PARK MASTER ASSN INC				
Day Phone	(702)220-8090 x	Eve Phone		Organization	% S GLADSTEIN
Pager		PIN #		Position	
Fax	(702)216-6001	Mobile		Profession	
E-Mail					
Address	6130 ELTON AVE #212 LAS VEGAS, NV 89107-2538				
Seasonal Addr					

Valid From **To****Comments** No Comments

Report Date 06/27/2011 08:50 AM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Primary Y Capacity OTHER Other REP Contact ID AC1890042 ☐ Foreign
Effective Expire
Name JW ZUNINO LANDSCAPE ARCHITECTURE
Day Phone (702)253-9390 x Eve Phone Organization
Pager PIN # Position
Fax (702)253-1016 Mobile Profession
E-Mail
Address 3191 S. JONES BLVD
LAS VEGAS, NV 89146
Seasonal Addr
Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Report Date 06/27/2011 08:50 AM

Submitted By

Page 4

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	06/23/2011 14:36	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	06/23/2011 14:36	30.00
PROCESSING FEE	P	06/23/2011 14:36	500.00
Total Unpaid	0.00	Total Paid	1030.00

Inspections

There are no Inspections for this Report

Review Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
---	-------------	---	--------	--------	--------	---------	-----------	---------

Activity Review Details

Detail SUBMITTAL CHECKLIST (SDR) Modified By GKAPOVICH Modified Date/Time 06/23/2011 14:35
Comments
No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y	Pre-Application Conference Checklist	N	Site Plans (6 Folded Blue Lines, 1 Rolled Color)
Y	Application/Petition Form	N	Landscape Plan (1 Folded, 1 Rolled Color)
Y	Deed and Legal Description	N	Building Elevations (1 Folded, 1 Rolled Color)
Y	Justification Letter	N	Floor Plan (1 Folded, 1 Rolled)
Y	Color and Material Board	N	Laser Print Site Plan
N	DINA (Not Always Required)	N	Laser Print Floor Plan
Y	Statement of Financial Interest	N	Laser Print Elevation

Y Business Licensing Requirements Met

N Business License Exempt

Check Conditions Condition Supervisor Required	Approval	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
--	----------	-------------------------	---------------	------------	--------------	----------

Z-LEGAL 984224 06/23/2011 14:33
N

Project #	A/P Type	Status	Stage	Relation
-----------	----------	--------	-------	----------

No children exist for this project

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

Report Date 06/27/2011 08:50 AM

Submitted By

Page 5

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance?

Entitlement Exercised?

N Parent Project link required?

Sustainable Component?

Y Will this go to the City Council?

Hearing Type

Public, Non-Public, Admin?PUBLIC

Is there a condition of approval for a Required Review?

Staff Recommendation

If yes, when does it need to be reviewed?

Meeting Information

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By Modified Date	YES Votes	NO Votes	ABSTENTIONS
08/09/2011	PC	SCHEDULED	0	0	0
GKAPOVICH	06/23/2011				

Template Type A/P # A/P Type Status Stage

No children exist for this project

Employee
Employee ID Last First MI Comments

No Employee Entries

Log
Action
Comments Description Entered By Start Stop Hours

Z-SUBC REASON ALL ITEMS NOT SUBMITTED 984224 06/23/2011 14:42 0.00
Per Steve S - Ok to accept without original pre-app checklist. Ok to accept without any plans. Also, per Steve S the Variance which is outlined on the pre-app checklist is no longer required.

PAYMNT CO NAME WHO PICKED UP CONTACT# 890381 06/23/2011 14:37 0.00
CHRIS LANGHAM; JW ZUNINO & ASSOC; CK#1255; 702-253-9390;

No Model Home Details



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review

Project Address (Location) Promenade Place @ Symphony Park Avenue & Grand Central Pkwy

Project Name Symphony Park Proposed Use Park

Assessor's Parcel #(s) 139-33-511-009, 139-33-511-010 Ward # 5

General Plan: existing MXU proposed MXU Zoning: existing PD proposed PD

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres .58 Lots/Units _____ Density _____

Additional Information Parcels M1 and M2

PROPERTY OWNER Symphony Park Master Assn. Inc Contact Sam Gladstein

Address 6130 Elton Ave #212 Phone: (702) 220-8090 Fax: (702) 216-6001

City Las Vegas State NV Zip 89107

E-mail Address sgladstein@newlandco.com

APPLICANT Symphony Park Master Assn, Inc Contact Sam Gladstein

Address 6130 Elton Ave #212 Phone: (702) 220-8090 Fax: (702) 216-6001

City Las Vegas State NV Zip 89107

E-mail Address sgladstein@newlandco.com

REPRESENTATIVE JW Zunino Landscape Architecture Contact Christopher Langham

Address 3191 S. Jones Blvd Phone: (702) 253-9390 Fax: (702) 253-1016

City Las Vegas State NV Zip 89146

E-mail Address chris@jwzunino.com

FOR DEPARTMENT USE ONLY

Property Owner Signature* [Signature]

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

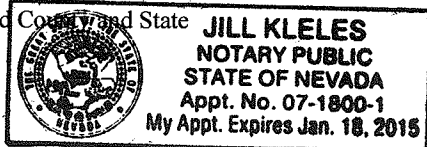
Print Name Sam Gladstein

Subscribed and sworn before me

This 23 day of June, 20 11.

Jill Kleles

Notary Public in and for said County and State



Revised 10/27/08

Case #	<u>SDR - 42260</u>
Meeting Date:	<u>8-9-11 PC</u>
Total Fee:	<u>\$1,030</u>
Date Received:*	<u>6-23-11</u>
Received By:	<u>[Signature]</u>

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

f:\depot\Application Packet\Application Form.pdf



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-42260** APN: APN-139-33-511-009, APN-139-33-511-010

Name of Property Owner: Symphony Park Master Association, Inc

Name of Applicant: Sam Gladstein - Symphony Park Master Association, Inc.

Name of Representative: Christopher Langham - JW Zunino Landscape Architecture

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

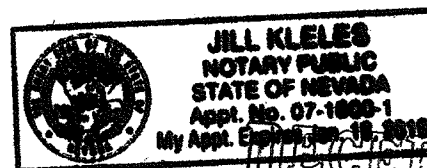
Print Name: Sam Gladstein

Subscribed and sworn before me

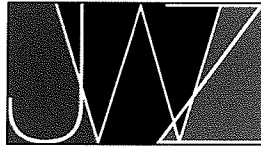
This 23 day of June, 2011

Jill Kleles

Notary Public in and for said County and State



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JUN 23 2011



JWZUNINO
LANDSCAPE ARCHITECTURE

Plan | Design | Grow

June 23, 2011

Department of Planning and Development
Development Service Center
333 N. Rancho Drive
Las Vegas, NV 89106

Attn: City of Las Vegas Planning

**RE: Symphony Park (Parcels M1 & M2) Justification Letter
(APN #'s 139-33-511-009 & 139-33-511-010)**

Dear Planning,

The Symphony Park Master Association, Inc. proposes to develop a park within the Symphony Park Development. The site for the park is comprised of two parcels (M1 & M2) located on .58 acres of vacant land between Symphony Park Avenue at the intersections of Promenade Place. These parcels are located northwest of the Smith Center for the Performing Arts, currently under construction. The park will provide an immediate aesthetic complement to the development and is being designed to harmoniously connect with the adjoining M3 parcel.

The Park improvements will include planting, irrigation, decorative hardscape, and opportunities for art and sculpture. No on-site parking or vehicular access is planned other than the designated public right-of-way. In accordance with the Symphony Park Master Plan, parking will be accommodated through existing and proposed structures and surface lots off-site.

This project, being within the Symphony Park Development is part of the USGBC's LEED ND pilot program – which is the only such project in the State of Nevada, and will therefore utilize sustainable elements and design techniques throughout. As part of this effort, the site will reduce storm water runoff from pre-development conditions, and utilize xeriscape design principles for the landscape material, including water efficient plantings. A water efficient irrigation system will be used for landscaping. Provisions will be made for recycling construction waste.

The M1 parcel consists of existing utility infrastructure, proposed Symphony Park development entry statement sign for the master development, and a drop off/pickup zone in the public right-of-way. An encroachment agreement will be required for the proposed private landscaping located at the northeast and southeast corners of the parcel M1 in public right-of-way. The proposed uses conform to the current zoning designation.

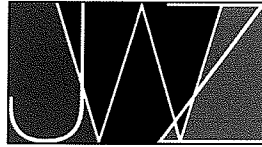
RECEIVED
JUN 23 2011

www.jwzunino.com

SUSTAINABLE DESIGN SINCE 1989

3191 S. JONES BLVD. LAS VEGAS, NV 89146 | T 702.253.9390 | F 702.253.1016 | 2248 FARADAY AVE. CARLSBAD, CA 92008

SDR-42260



J W Z U N I N O
LANDSCAPE ARCHITECTURE

Plan | Design | Grow

The M2 parcel consists of existing utility infrastructure, and landscaping. The proposed uses conform to the current zoning designation.

Per discussions with City staff (Dennis Moyer – Land Development) to expedite the permitting process, CLV will allow civil improvement plans to be reviewed by Land Development after preliminary drainage review and pending approval. No permits shall be issued until Conditions of Approval from the City Council meeting are met.

The project will comply with all conditions and comments from the Symphony Park Design Review Committee.

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JUN 23 2011

SDR-42260

BUSINESS LICENSE

City of Las Vegas • Las Vegas, Nevada

IN ACCORDANCE WITH THE PROVISIONS OF THE LAS VEGAS MUNICIPAL CODE, AS AMENDED, LICENSE IS HEREBY GRANTED TO OPERATE THE BUSINESS REFERENCED BELOW.

LICENSE #: Q09-00026-5-123491

DATE ISSUED: 03/21/11

TYPE OF LICENSE: LANDSCAPE ARCHITECT

1 PROS
BUSINESS LOCATION: 3191 S JONES BL

ISSUED TO: JW ZUNINO & ASSOCIATES LLC

DBA:
JW ZUNINO & ASSOCIATES LLC
3191 S JONES BL
LAS VEGAS NV 89146

PRINCIPAL(S)

ZUNINO, JACK, PRES 100%

FLTS

Acting Planning Director

*Failure to maintain an active state license or SNHD health permit
if required, renders this business license invalid.*

Post in a conspicuous place.

RECEIVED
JUN 23 2011



14-1

APN No(s): 139-33-511-009
139-33-511-010

WHEN RECORDED MAIL TO:

Symphony Park Master Association, Inc.
6130 Elton Avenue, Office 212
Las Vegas, Nevada 89107
Attn: Sam Gladstein

MAIL TAX STATEMENTS TO:

Symphony Park Master Association, Inc.
6130 Elton Avenue, Office 212
Las Vegas, Nevada 89107
Attn: Sam Gladstein

Inst #: 201010130003528

Fees: \$26.00 N/C Fee: \$0.00

RPTT: \$7395.00 Ex: #

10/13/2010 04:28:44 PM

Receipt #: 539210

Requestor:

CITY PARKWAY V, INC

Recorded By: SHAS Pgs: 14

DEBBIE CONWAY

CLARK COUNTY RECORDER

GRANT BARGAIN AND SALE DEED

For valuable consideration, the receipt of which is hereby acknowledged, CITY PARKWAY V, INC., a Nevada not-for-profit corporation ("Grantor"), does hereby grant, bargain, sell and convey to SYMPHONY PARK MASTER ASSOCIATION, INC., a Nevada not-for-profit corporation ("Grantee") all right, title, and interest in and to that certain real property situated in the City of Las Vegas, Clark County, Nevada bounded and legally described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Property").

Together with, all and singular, the tenements, hereditaments and appurtenances belonging, or in anywise appertaining.

To have and to hold, the Real Property described above with the appurtenances, unto Grantee, and to Grantee's heirs, successors and assigns forever.

The Real Property is conveyed subject to a restriction that the Real Property may only be used as a park and for no other use whatsoever.

[Signature on the next page.]

RECEIVED
JUN 23 2011

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its officer thereunto duly authorized this 12 day of October, 2010.

GRANTOR:

CITY PARKWAY V, INC.,
a Nevada corporation

By: Elizabeth N. Fretwell

Name: Elizabeth N. Fretwell
Title: President

Approved as to form:

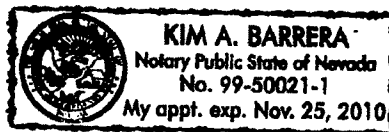
M. Niarchos
M. Niarchos

STATE OF NEVADA }
 }
COUNTY OF CLARK } ss.

This instrument was acknowledged before me on October 12, 2010 by Elizabeth N. Fretwell as the president of City Parkway V, Inc.

WITNESS my hand and official seal.

Kim A. Barrera
Notary Public



RECEIVED
JUN 23 2011

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

—

—

—

—

RECEIVED
JUN 23 2011

Date: May 17, 2007
J. Rangel

Exhibit 'A'

Legal Description

PARCEL M1

A PORTION OF LOT 5 AS SHOWN ON THAT CERTAIN PLAT ENTITLED "PARKWAY CENTER, A COMMERCIAL SUBDIVISION" RECORDED IN BOOK 53, PAGE 61 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE AND LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, M.D.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF GRAND CENTRAL PARKWAY AND BONNEVILLE AVENUE AS SHOWN ON SAID PLAT; THENCE ALONG THE CENTERLINE OF SAID GRAND CENTRAL PARKWAY THE FOLLOWING THREE(3) COURSES: (1) NORTH 03°50'03" WEST, 209.30 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 500.00 FEET; (2) THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°45'19", AN ARC LENGTH OF 277.12 FEET; (3) NORTH 27°55'16" EAST, 982.19 FEET; THENCE DEPARTING SAID CENTERLINE, SOUTH 62°04'44" EAST, 87.26 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 21°14'06" EAST, 6.04 FEET; THENCE SOUTH 62°04'44" EAST, 27.51 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 292.00 FEET; THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°04'59", AN ARC LENGTH OF 132.93 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 50.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 01°50'17" EAST; THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°28'14", AN ARC LENGTH OF 29.21 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET, THROUGH WHICH A RADIAL LINE BEARS SOUTH 31°37'57" EAST; THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°49'57", AN ARC LENGTH OF 40.00 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 5.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 14°12'00" WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 103°43'16", AN ARC LENGTH OF 9.05 FEET; THENCE SOUTH 27°55'16" WEST, 9.19 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°01'42", AN ARC LENGTH OF 6.99 FEET; THENCE SOUTH 67°56'58" WEST, 6.71 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°01'42", AN ARC LENGTH OF 6.99 FEET; THENCE SOUTH 27°55'16" WEST, 72.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°00'35", AN ARC LENGTH OF 6.98 FEET; THENCE SOUTH 12°05'19" EAST, 6.71 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°00'35", AN ARC LENGTH OF 6.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 38.50 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 62°10'17" EAST THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°33'25", AN ARC LENGTH OF 13.81 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2.00 FEET, THROUGH WHICH A RADIAL LINE BEARS NORTH 82°43'42" WEST; THENCE WESTERLY ALONG SAID CURVE, THROUGH A



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JUN 23 2011

CENTRAL ANGLE OF 127°24'29", AN ARC LENGTH OF 4.45 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 350.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 44°40'47" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°32'56", AN ARC LENGTH OF 70.55 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 273.00 FEET, THROUGH WHICH A RADIAL LINE BEARS SOUTH 56°13'43" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°18'27", AN ARC LENGTH OF 134.88 FEET; THENCE NORTH 62°04'44" WEST, 19.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,439 SQUARE FEET, MORE OR LESS.

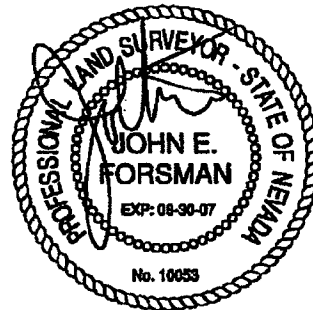
Basis of Bearings

NORTH 03°50'03" WEST, BEING THE BEARING OF A PORTION OF THE CENTERLINE OF GRAND CENTRAL PARKWAY AS SHOWN IN BOOK 53, PAGE 61 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

(SEE EXHIBIT 'B' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

END OF DESCRIPTION.

John E. Forsman, PLS
Professional Land Surveyor
Nevada License No. 10053

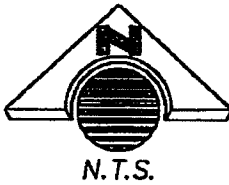


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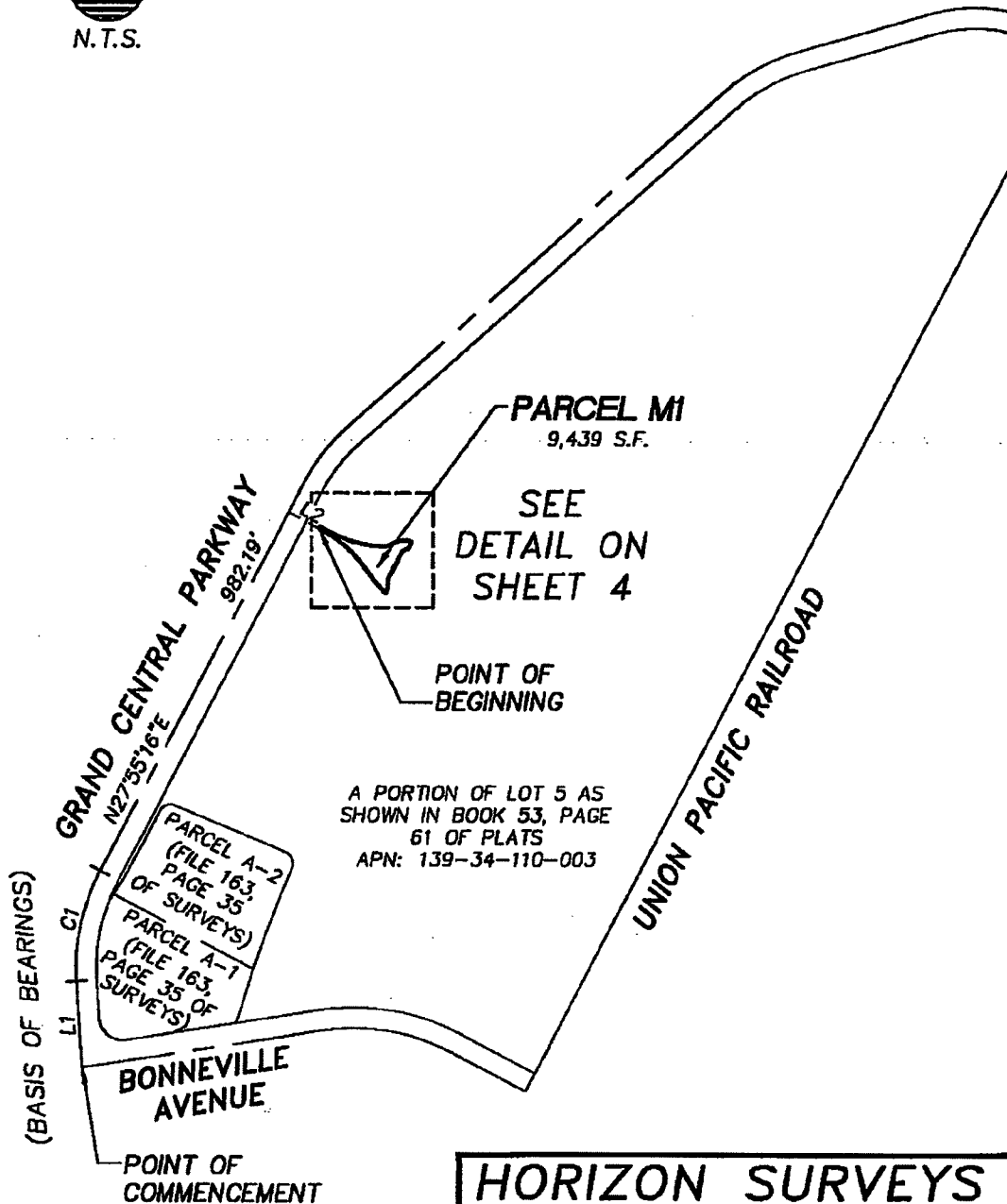


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N.T.S.



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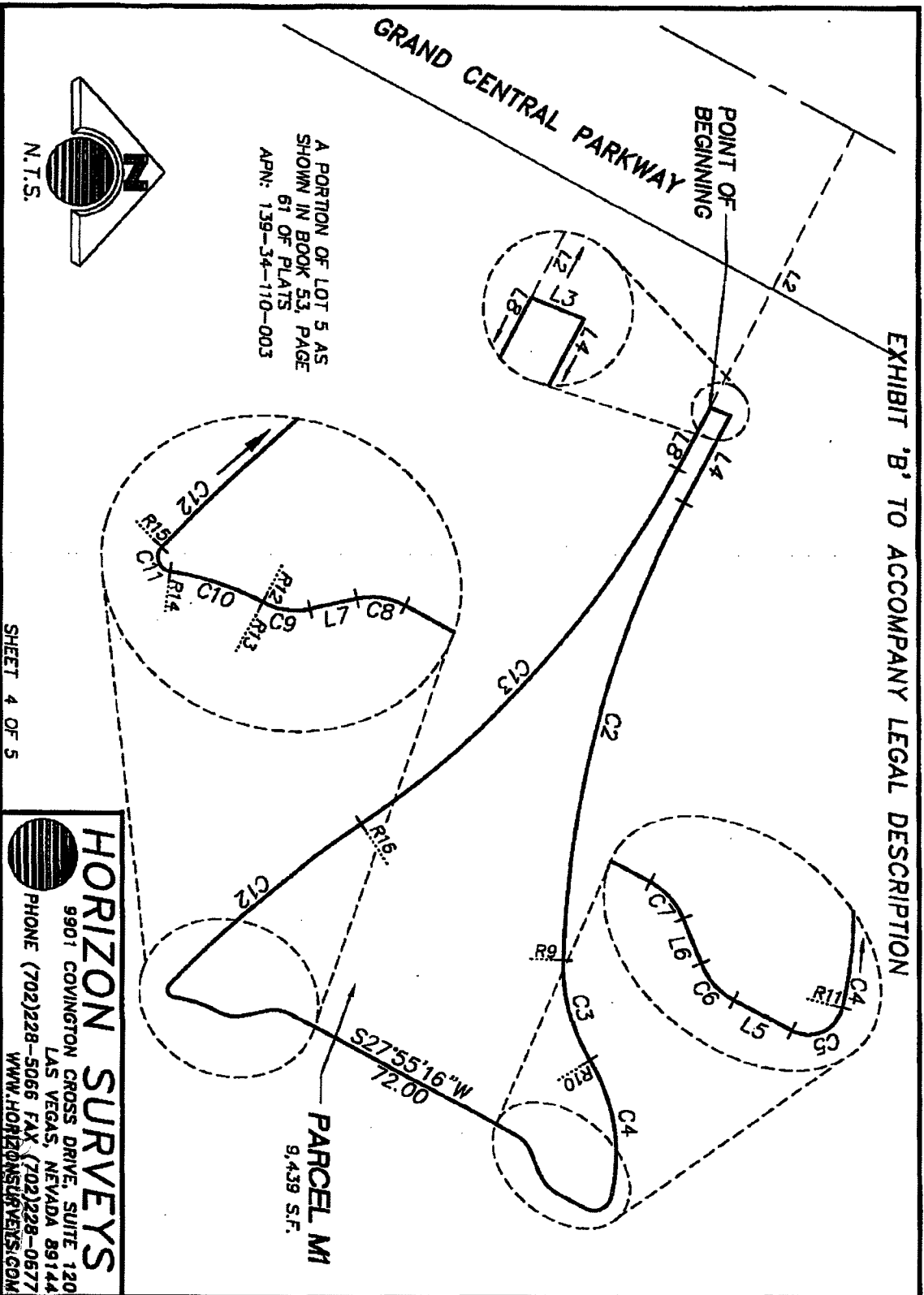
HORIZON SURVEYS



9901 COVINGTON CROSS DRIVE, SUITE 120
LAS VEGAS, NEVADA 89144
PHONE (702)228-5066 FAX (702)228-0677
WWW.HORIZONSURVEYS.COM

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EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION.

LINE TABLE

LINE	BEARING	LENGTH
L1	N03°50'03"W	209.30'
L2	S62°04'44"E	87.26'
L3	N21°14'06"E	6.04'
L4	S62°04'44"E	27.51'
L5	S27°55'16"W	9.19'
L6	S67°56'58"W	6.71'
L7	S12°05'19"E	6.71'
L8	N62°04'44"W	19.26'

RADIAL TABLE

LINE	BEARING
R9	N01°50'17"E
R10	S31°37'57"E
R11	S14°12'00"W
R12	S62°04'44"E
R13	S62°10'17"E
R14	N82°43'42"W
R15	N44°40'47"E
R16	S56°13'43"W

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	500.00'	31°45'19"	277.12'	142.22'
C2	292.00'	26°04'59"	132.93'	67.64'
C3	50.00'	33°28'14"	29.21'	15.03'
C4	50.00'	45°49'57"	40.00'	21.14'
C5	5.00'	103°43'16"	9.05'	6.37'
C6	10.00'	40°01'42"	6.99'	3.64'
C7	10.00'	40°01'42"	6.99'	3.64'
C8	10.00'	40°00'35"	6.98'	3.64'
C9	10.00'	40°00'35"	6.98'	3.64'
C10	38.50'	20°33'25"	13.81'	6.98'
C11	2.00'	127°24'29"	4.45'	4.05'
C12	350.00'	11°32'56"	70.55'	35.39'
C13	273.00'	28°18'27"	134.88'	68.85'

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Exhibit 'A'**Legal Description****PARCEL M2**

A PORTION OF LOT 5 AS SHOWN ON THAT CERTAIN PLAT ENTITLED "PARKWAY CENTER, A COMMERCIAL SUBDIVISION" RECORDED IN BOOK 53, PAGE 61 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE AND LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, M.D.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF GRAND CENTRAL PARKWAY AND BONNEVILLE AVENUE AS SHOWN ON SAID PLAT; THENCE ALONG THE SAID CENTERLINE OF BONNEVILLE AVENUE, NORTH 81°09'57" EAST, 402.28 FEET; THENCE DEPARTING SAID CENTERLINE, NORTH 17°53'58" EAST, 179.58 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,036.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°06'52", AN ARC LENGTH OF 359.42 FEET; THENCE NORTH 28°00'50" EAST, 573.63 FEET; THENCE NORTH 62°04'44" WEST, 38.99 FEET TO THE POINT OF BEGINNING AND CONTINUING ALONG SAID LINE NORTH 62°04'44" WEST, 4.99 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 350.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°04'36", AN ARC LENGTH OF 67.66 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 38°59'52" EAST; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 78°55'24", AN ARC LENGTH OF 34.44 FEET; THENCE NORTH 27°55'16" EAST, 107.89 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 78°55'24", AN ARC LENGTH OF 34.44 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 350.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 16°50'40" WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°24'57", AN ARC LENGTH OF 75.84 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 5.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 29°15'37" WEST; THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 92°43'41", AN ARC LENGTH OF 8.09 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,164.00 FEET, THROUGH WHICH A RADIAL LINE BEARS SOUTH 58°00'42" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°58'28", AN ARC LENGTH OF 80.74 FEET; THENCE SOUTH 28°00'50" WEST, 78.88 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 5.00 FEET; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°54'26", AN ARC LENGTH OF 7.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 15,862 SQUARE FEET MORE OR LESS.



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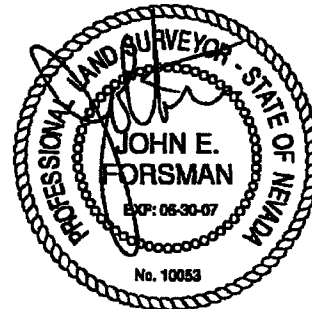
Basis of Bearings

NORTH 03°50'03" WEST, BEING THE BEARING OF A PORTION OF THE CENTERLINE OF GRAND CENTRAL PARKWAY AS SHOWN IN BOOK 53, PAGE 61 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

(SEE EXHIBIT 'B' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

END OF DESCRIPTION.

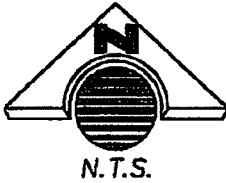
John E. Forsman, PLS
Professional Land Surveyor
Nevada License No. 10053



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GRAND CENTRAL PARKWAY

A PORTION OF LOT 5 AS
SHOWN IN BOOK 53, PAGE
61 OF PLATS
APN: 139-34-110-003

SEE
DETAIL ON
SHEET 4

PARCEL M2
15,862 S.F.

POINT OF
BEGINNING

N28°00'50"E
573.63'

(BASIS OF BEARINGS)
(N03°50'03"W)

PARCEL A-2
(FILE 163,
PAGE 35
OF SURVEYS)
PARCEL A-1
(FILE 163,
PAGE 35 OF
SURVEYS)

BONNEVILLE AVENUE

POINT OF
COMMENCEMENT

SHEET 3 OF 5

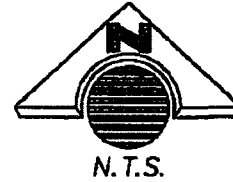
HORIZON SURVEYS



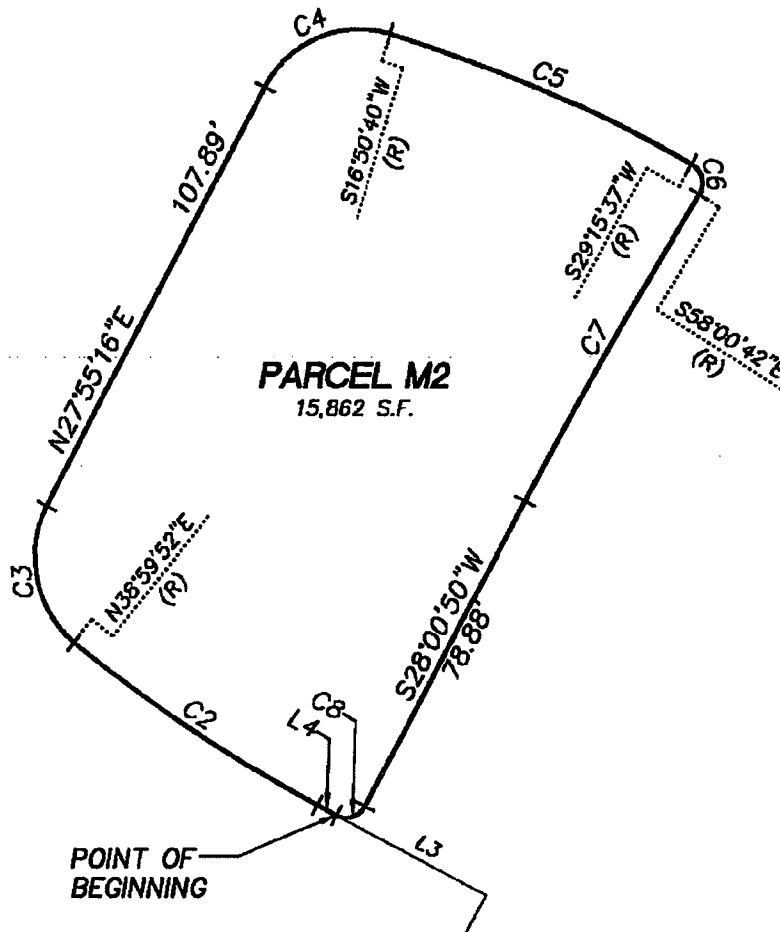
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EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION



DETAIL



HORIZON SURVEYS



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EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LINE TABLE

LINE	BEARING	LENGTH
L1	N81°09'57"E	402.28'
L2	N17°53'58"E	179.58'
L3	N62°04'44"W	38.99'
L4	N62°04'44"W	4.99'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	2036.00'	10°06'52"	359.42'	180.18'
C2	350.00'	11°04'36"	67.66'	33.94'
C3	25.00'	78°55'24"	34.44'	20.58'
C4	25.00'	78°55'24"	34.44'	20.58'
C5	350.00'	12°24'57"	75.84'	38.07'
C6	5.00'	92°43'41"	8.09'	5.24'
C7	1164.00'	3°58'28"	80.74'	40.39'
C8	5.00'	89°54'26"	7.85'	4.99'

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STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a. 139-33-511-009
b. 139-33-511-010
c. _____
d. _____

2. Type of Property:

- a. ☒ Vacant Land b. ☐ Single Fam. Res.
c. ☐ Condo/Twnhse d. ☐ 2-4 Plex
e. ☐ Apt. Bldg f. ☐ Comm'l/Ind'l
g. ☐ Agricultural h. ☐ Mobile Home
☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. a. Total Value/Sales Price of Property
b. Deed in Lieu of Foreclosure Only (value of property)
c. Transfer Tax Value:
d. Real Property Transfer Tax Due

\$ 0.00

\$ 1,449,683
\$ 7,395

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section SC
b. Explain Reason for Exemption: Government/Non-profit entities

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Elizabeth N. Fretwell

Capacity: President

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Elizabeth N. Fretwell, President of City Park II, Inc.
Address: 400 Stewart Avenue
City: Las Vegas
State: NV/USA Zip: 89101

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Symphony Park Master Assoc.
Address: 6130 Eilon Ave, Suite 212
City: Las Vegas, NV
State: NV Zip: 89107

COMPANY REQUESTING RECORDING

Print Name: City Parkway II, Inc
Address: 400 Stewart Ave
City: Las Vegas

Escrow #: _____

State: NV Zip: 89101

As a public record this form may be recorded/microfilmed

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