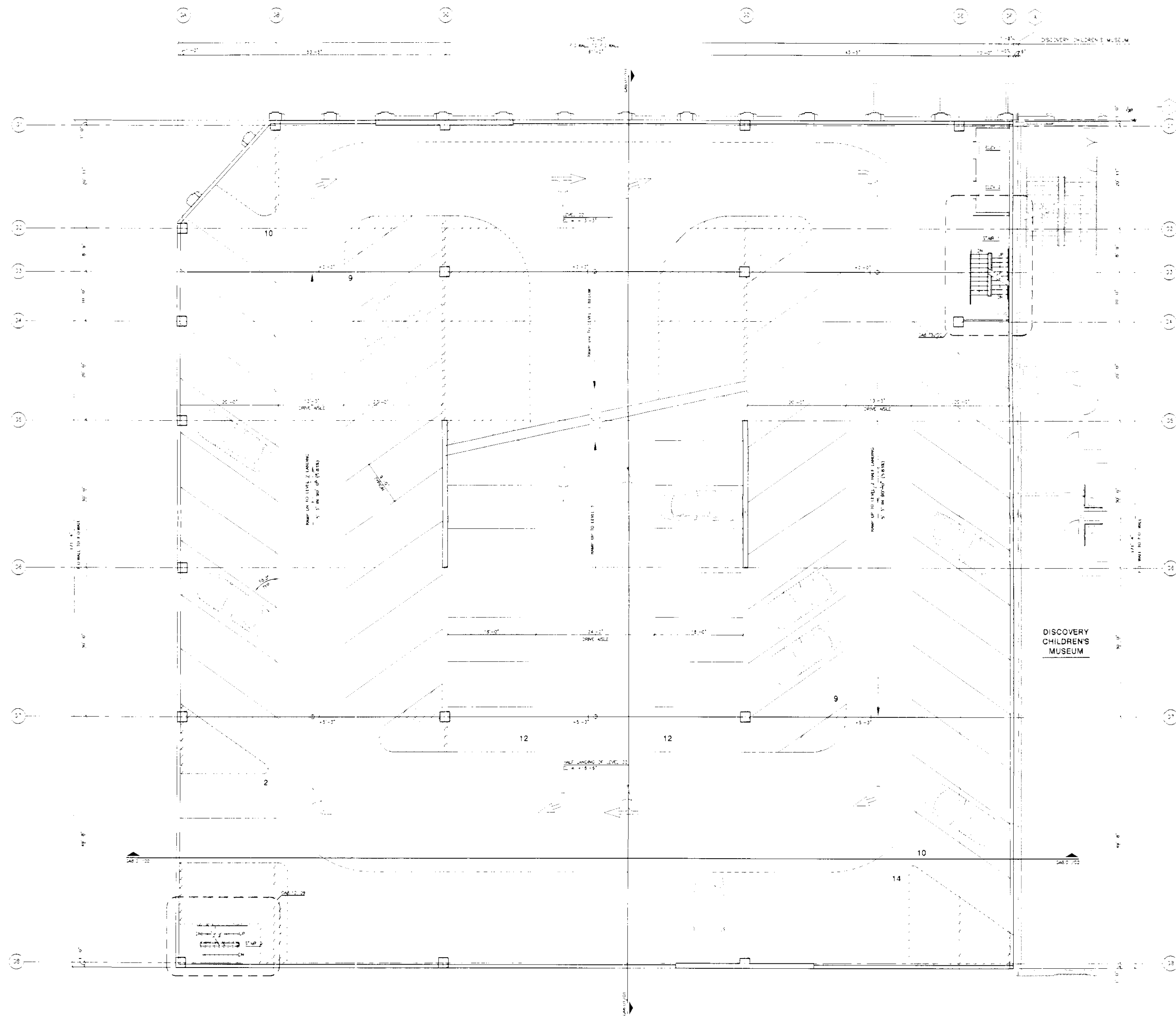
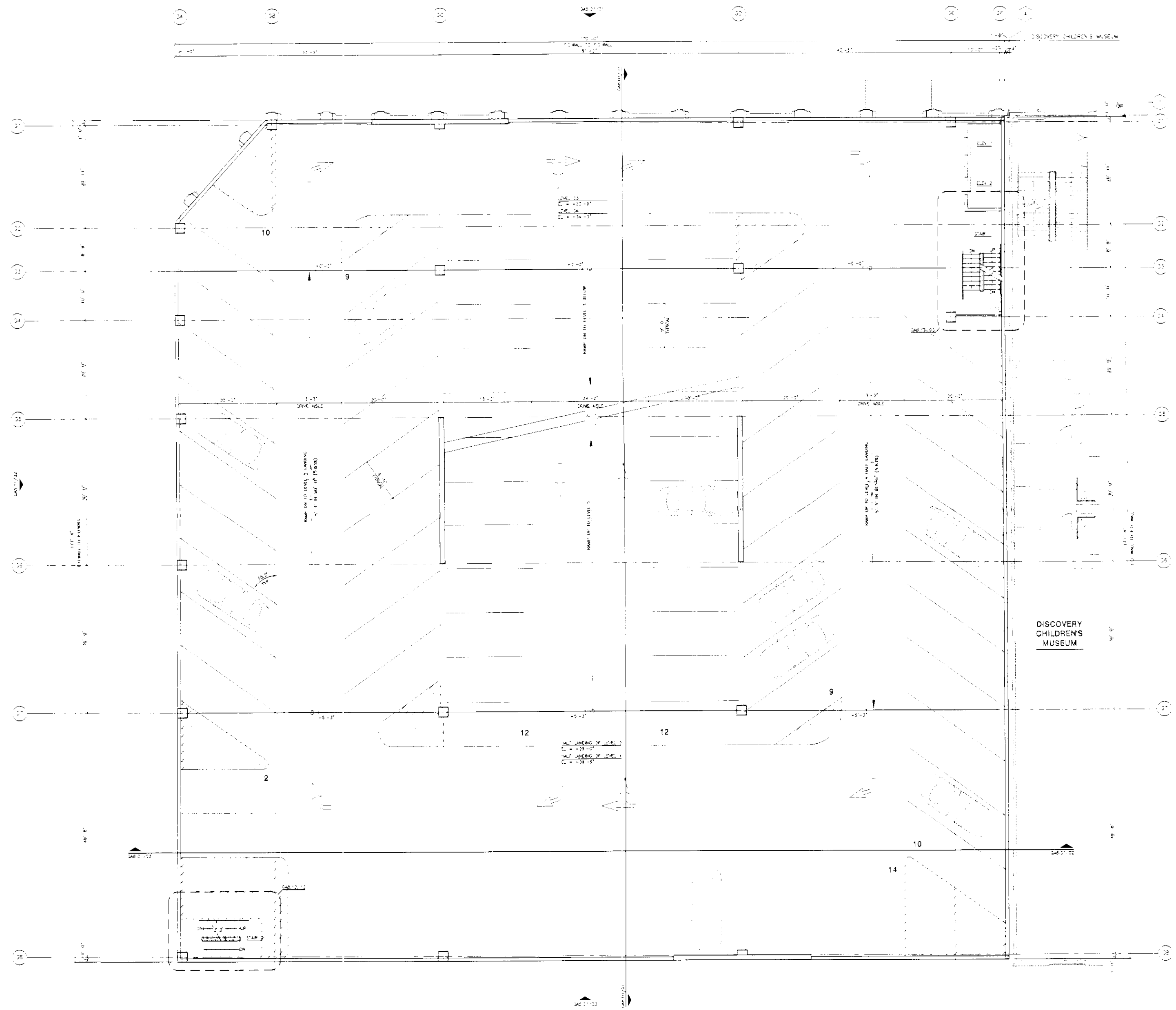




DISCOVERY
CHILDREN'S
MUSEUM

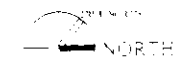
NOV 2015
SDR-40146
LAI REVISED

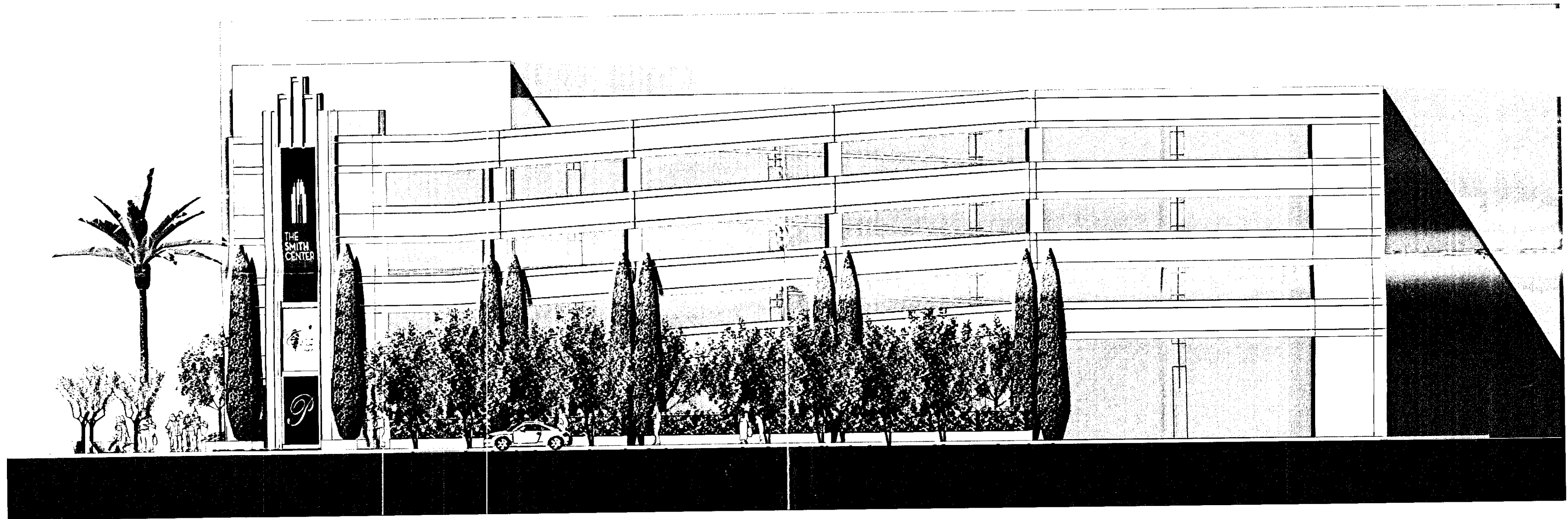
01 LEVEL 02 FLOOR PLAN



SDR-40146
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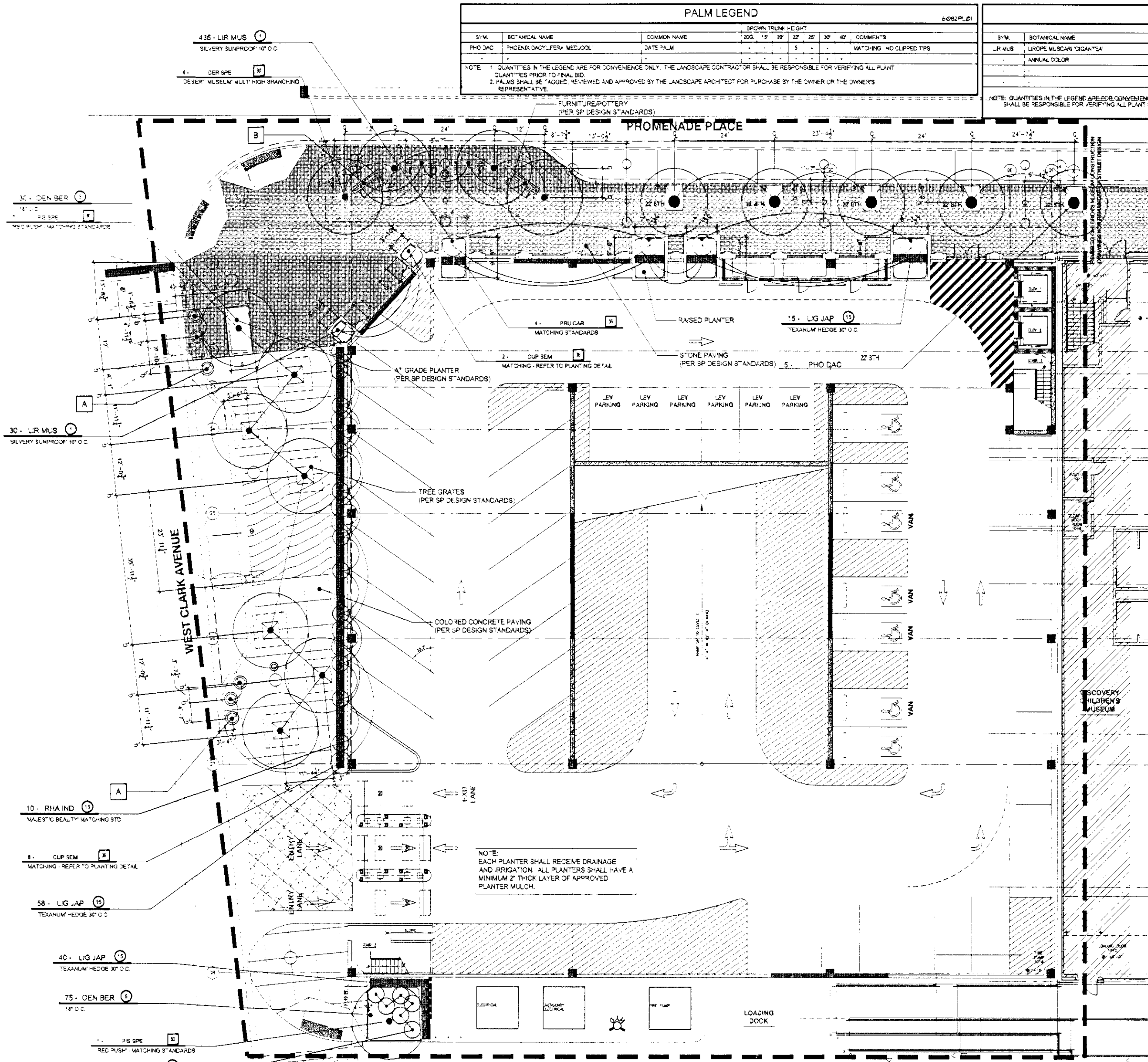
01 LEVELS 03-04 FLOOR PLAN







SHEET NO
L2.00



DEVELOPER
THE SMITH CENTER
12867.000
11.19.2010
PARKING GARAGE

DEVELOPER'S CONSULTANT'S
HKS
12867.000
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PARKING GARAGE

EXECUTIVE ARCHITECT
HKS
12867.000
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PARKING GARAGE

MEP CONSULTANT
HKS
12867.000
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PARKING GARAGE

STRUCTURAL ENGINEER
HKS
12867.000
11.19.2010
PARKING GARAGE

PARKING CONSULTANT
HKS
12867.000
11.19.2010
PARKING GARAGE

CIVIL ENGINEERS
HKS
12867.000
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PARKING GARAGE

LANDSCAPE ARCHITECT
HKS
12867.000
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PARKING GARAGE

LIFE SAFETY CONSULTANT
HKS
12867.000
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PARKING GARAGE

GEOTECHNICAL CONSULTANT
HKS
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HKS
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HKS
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THE SMITH CENTER
LAS VEGAS
PERFORMING
ARTS CENTER
FOUNDATION

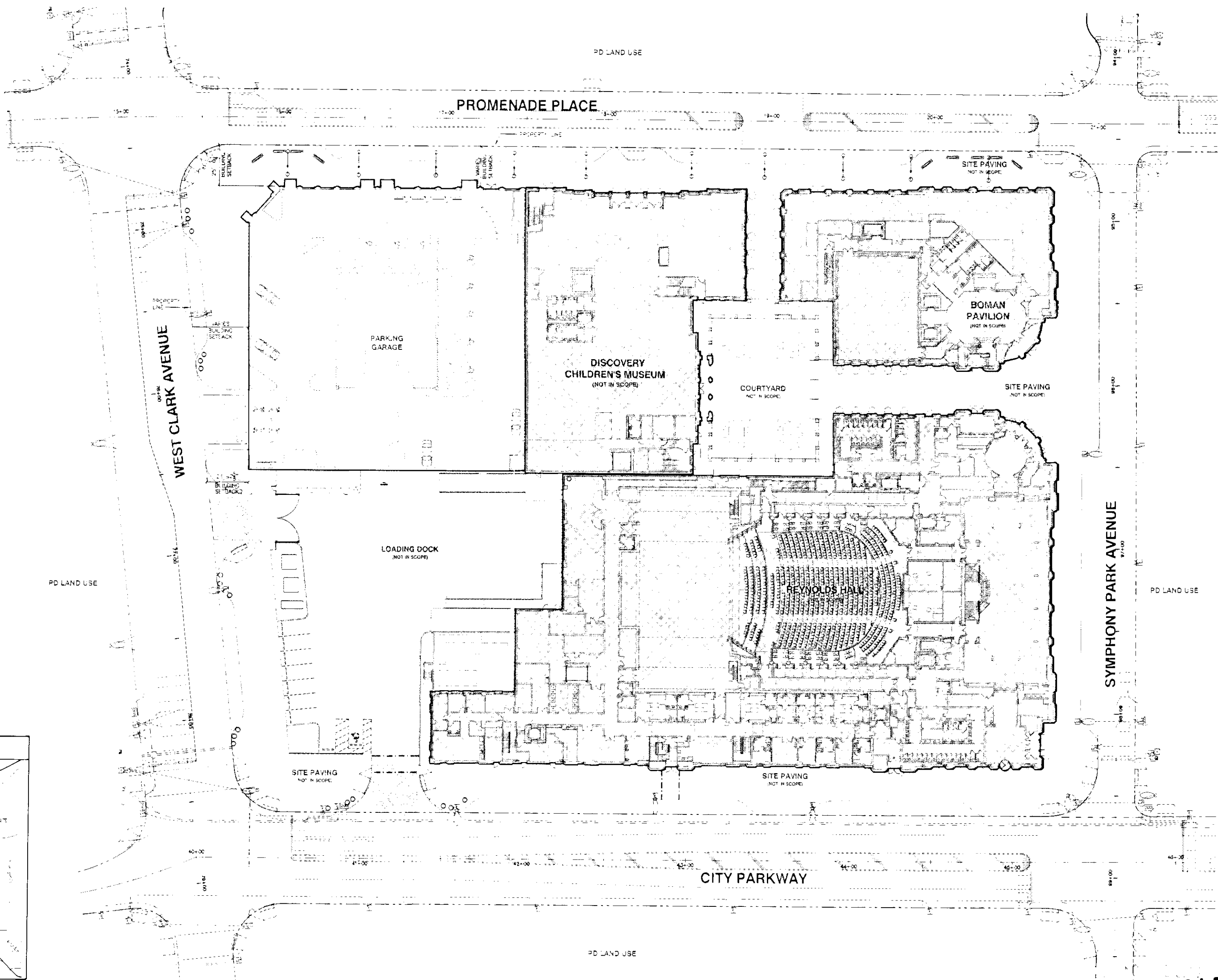
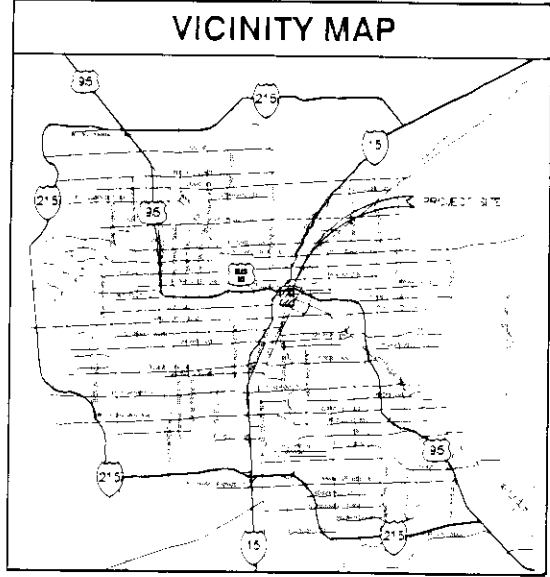
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REVISION
DATE
BY
REVISION
DATE
BY

12867.000
11.19.2010
PARKING GARAGE

SDR-40146
01 PARCEL H1 SITE PLAN
SCALE 1/8"=1'-0"
REVISED
GA1.01

PARKING TABULATIONS				
	STANDARD	HC	JAN	TOTAL
LEVEL 01	31	8	2	41
LEVEL 02	78			78
LEVEL 03	78			78
LEVEL 04	78			78
LEVEL 05	82			82
SUB-TOTAL	337	8	2	347
TOTAL				347



SDR-40146
01 PARCEL H1 SITE PLAN
SCALE 1/8"=1'-0"
REVISED

DEVELOPER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
LAS VEGAS, NV 89101

DEVELOPER'S CONSULTANT'S
THE WILSON TURNER CONTRACTING
LAS VEGAS, NV 89101

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC.
DALLAS, TX 75201

MEP CONSULTANT
HEA ENGINEERS AND CONSULTANTS
LAS VEGAS, NV 89101

STRUCTURAL ENGINEER
WALTER S. MURPHY & ASSOCIATES
DALLAS, TX 75201

PARKING CONSULTANT
VALDES, A. CORP. & ASSOCIATES, INC.
ATLANTA, GA 30308

CIVIL ENGINEERS
MARTIN, MORTON &
LAS VEGAS, NV 89101

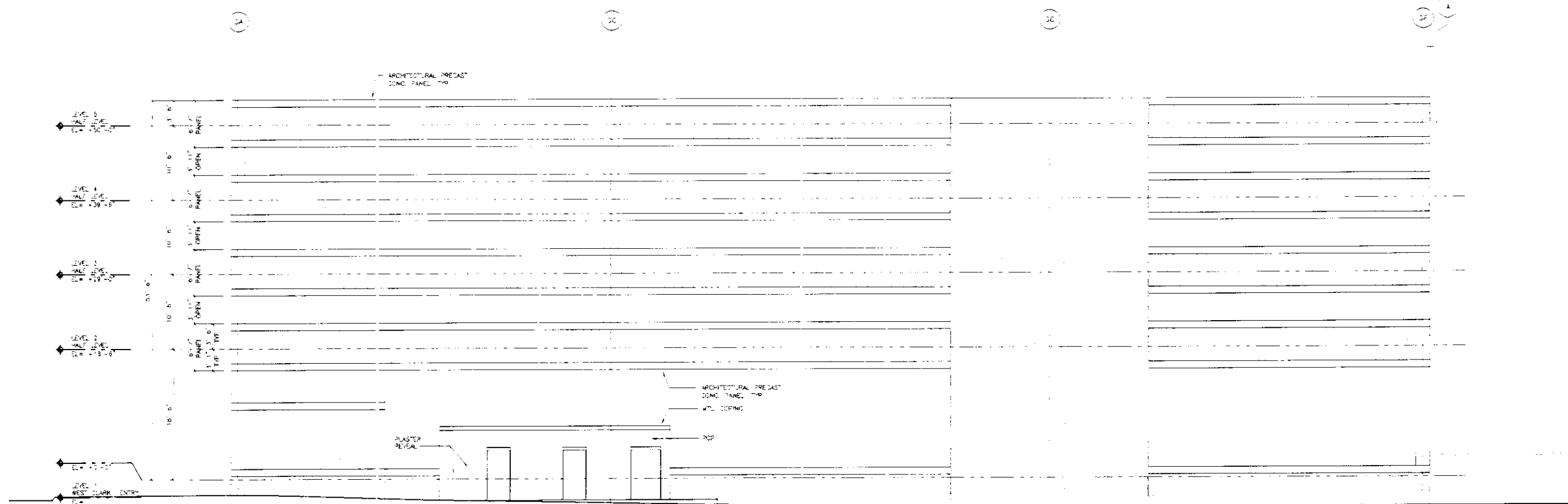
LANDSCAPE ARCHITECT
TERESA M. COOPER & ASSOCIATES
NEWPORT BEACH, CA 92660

LIFE SAFETY CONSULTANT
SAN FRANCISCO, CA 94103

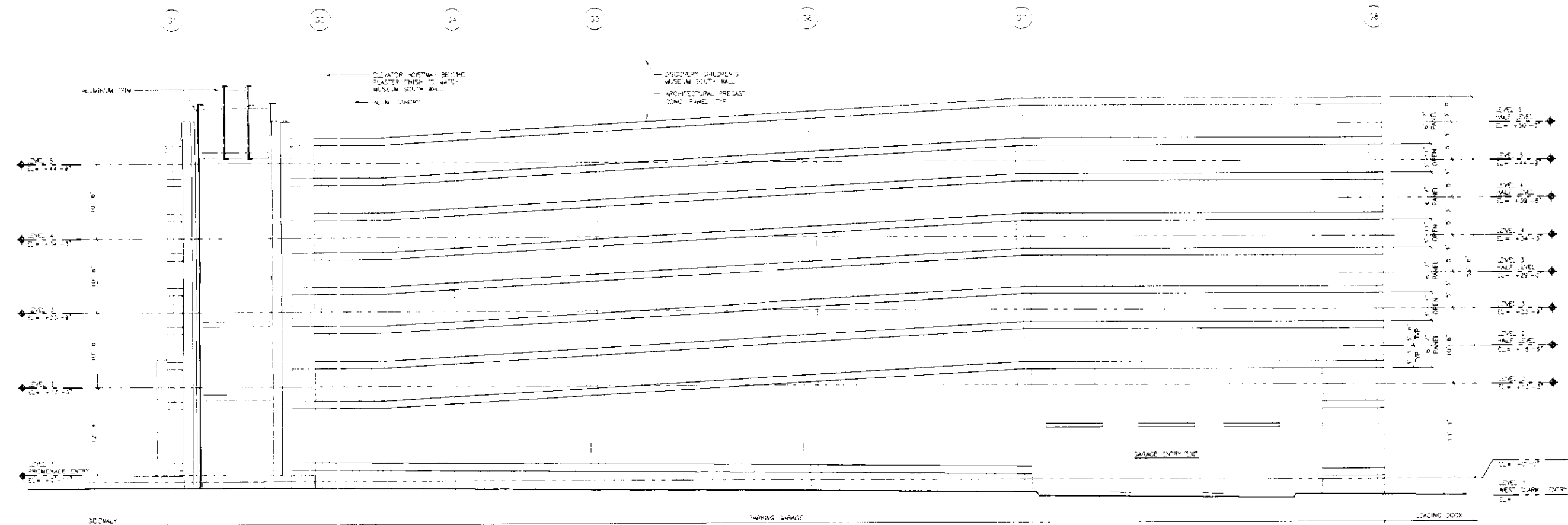
GEOTECHNICAL CONSULTANT
L. S. RAULIN
LAS VEGAS, NV 89101

GRAPHICS CONSULTANT
AND TIVE & ASSOCIATES
NEW YORK, NY 10001

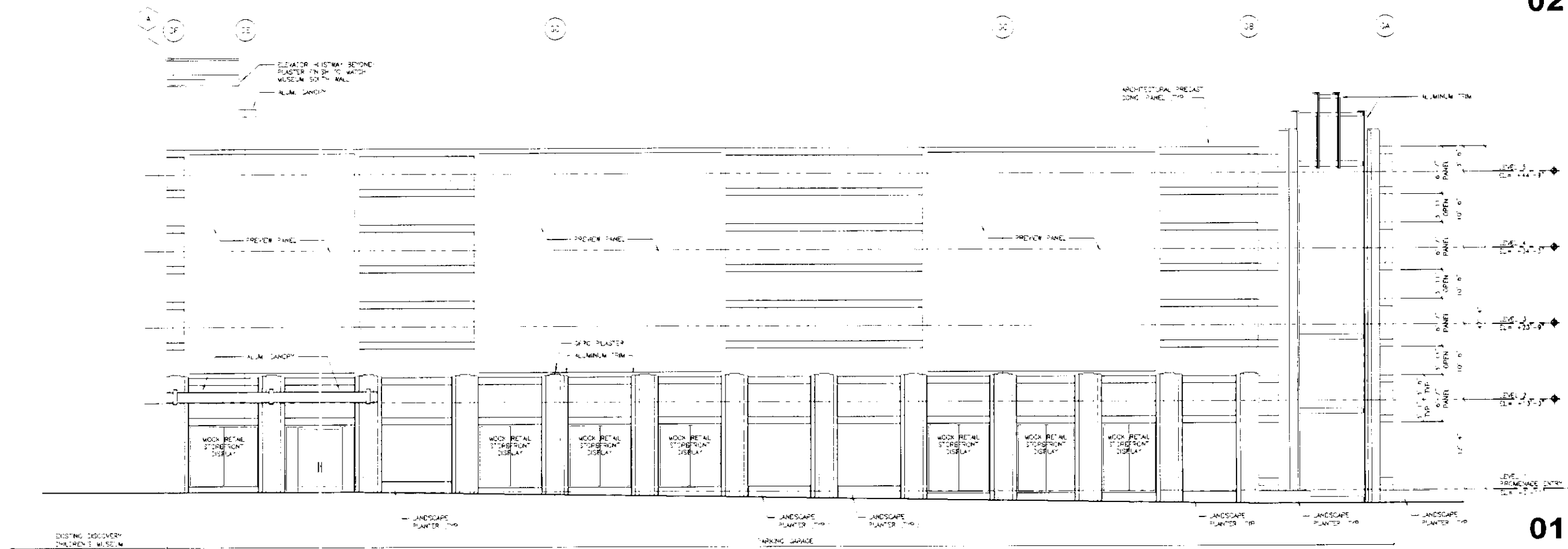
LEED CONSULTANT
GREEN BUILDING SERVICES
PORT AND SP 2004



03 EAST ELEVATION
11/19/2010



02 SOUTH ELEVATION
11/19/2010



01 WEST ELEVATION
11/19/2010

THE SMITH CENTER
LAS VEGAS
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

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KEY PLAN
PARKING GARAGE DIM. SCALAR PAVILION

REVISIONS
DATE

REVISION

HKS PROJECT NUMBER
12867.000
DATE
11.19.2010
ISSUE
PARKING GARAGE

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
GA5.01

DEVELOPER
LAS VEGAS PERFORMING ARTS CENTER
LAS VEGAS, NV 89155

DEVELOPER'S CONSULTANT'S
THE SMITH CENTER
LAS VEGAS, NV 89155

THE SMITH CENTER CONTRACTING CO.
LAS VEGAS, NV 89155

EXECUTIVE ARCHITECT
HKS
LAS VEGAS, NV 89155

MEP CONSULTANT
HKS
LAS VEGAS, NV 89155

STRUCTURAL ENGINEER
HKS
LAS VEGAS, NV 89155

PARKING CONSULTANT
HKS
LAS VEGAS, NV 89155

CIVIL ENGINEERS
HKS
LAS VEGAS, NV 89155

LANDSCAPE ARCHITECT
HKS
LAS VEGAS, NV 89155

LIFE SAFETY CONSULTANT
HKS
LAS VEGAS, NV 89155

GEOTECHNICAL CONSULTANT
HKS
LAS VEGAS, NV 89155

GRAPHICS CONSULTANT
HKS
LAS VEGAS, NV 89155

LEED CONSULTANT
HKS
LAS VEGAS, NV 89155



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REVISION	DATE	BY	APP
1	11.19.2010	JORAN PAVLON	
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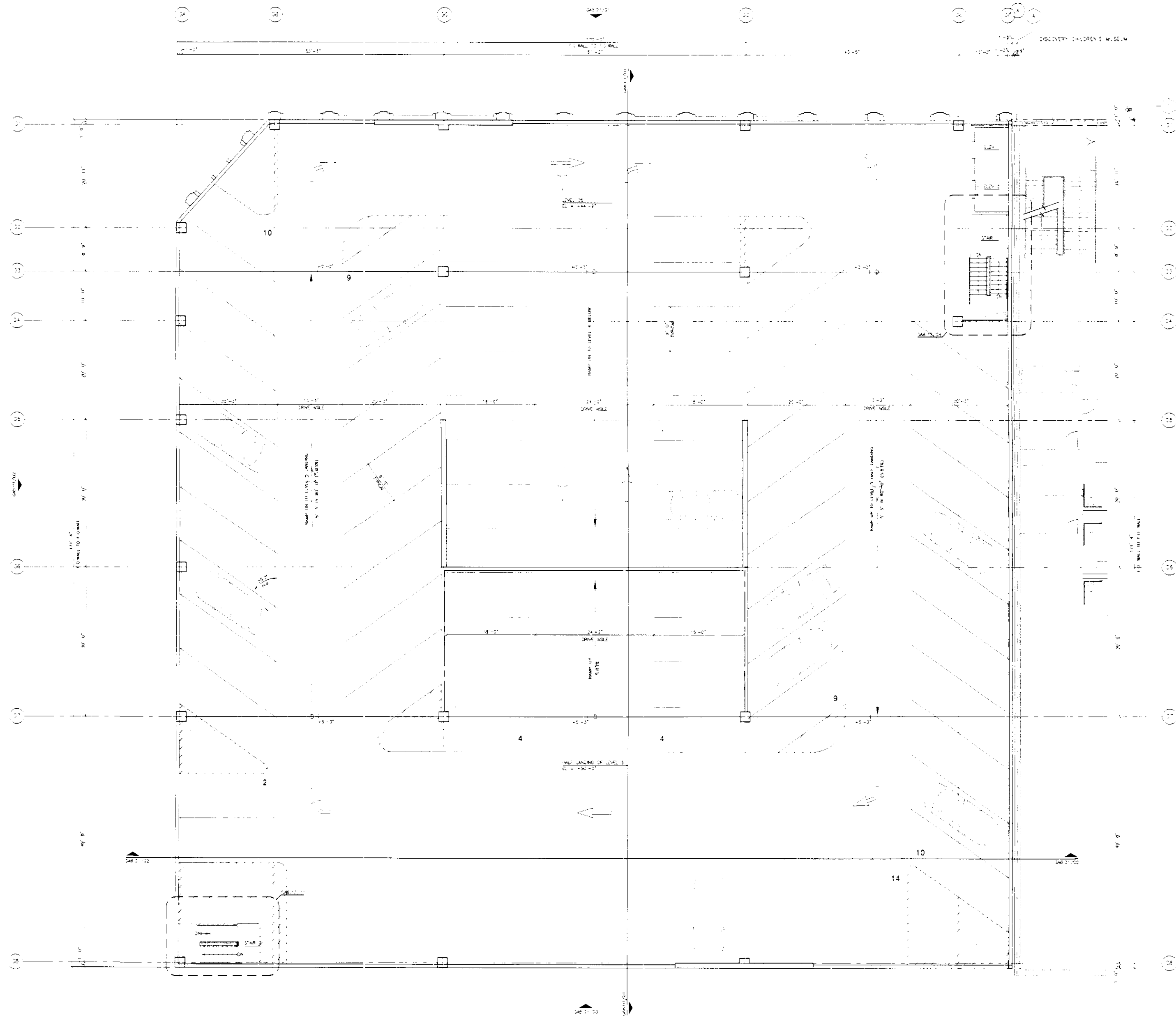
PROJECT NUMBER
12867.000

DATE
11.19.2010

REVISION
PARKING GARAGE

SHEET TITLE
LEVEL 05
FLOOR PLAN

SHEET NO.
GA2.04



SDR-40146
01 LEVELS 05 FLOOR PLAN
REVISED

PROMENADE PLACE

HKS

DEVELOPER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
LAS VEGAS, NV 89101

DEVELOPER'S CONSULTANT'S
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
LAS VEGAS, NV 89101

EXECUTIVE ARCHITECT
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
LAS VEGAS, NV 89101

MEP CONSULTANT
HKS ENGINEERING CONSULTANTS
LAS VEGAS, NV 89101

STRUCTURAL ENGINEER
HKS ENGINEERING CONSULTANTS
LAS VEGAS, NV 89101

PARKING CONSULTANT
HKS ENGINEERING CONSULTANTS
LAS VEGAS, NV 89101

CIVIL ENGINEERS
HKS ENGINEERING CONSULTANTS
LAS VEGAS, NV 89101

LANDSCAPE ARCHITECT
HKS ENGINEERING CONSULTANTS
LAS VEGAS, NV 89101

LIFE SAFETY CONSULTANT
HKS ENGINEERING CONSULTANTS
LAS VEGAS, NV 89101

GEOTECHNICAL CONSULTANT
HKS ENGINEERING CONSULTANTS
LAS VEGAS, NV 89101

GRAPHICS CONSULTANT
HKS ENGINEERING CONSULTANTS
LAS VEGAS, NV 89101

LEED CONSULTANT
HKS ENGINEERING CONSULTANTS
LAS VEGAS, NV 89101

THE LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

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REVISIONS

NO.	DATE	DESCRIPTION
1	11.19.2010	ISSUED FOR PERMITTING

PARKING TABULATIONS

	STANDARD	HC	AM	TOTAL
LEVEL 01	37	0	2	39
LEVEL 02	79	0	0	79
LEVEL 03	79	0	0	79
LEVEL 04	79	0	0	79
LEVEL 05	62	0	0	62
SUB-TOTAL	336	0	2	338
TOTAL	336	0	2	338

PROJECT NUMBER
12867.000

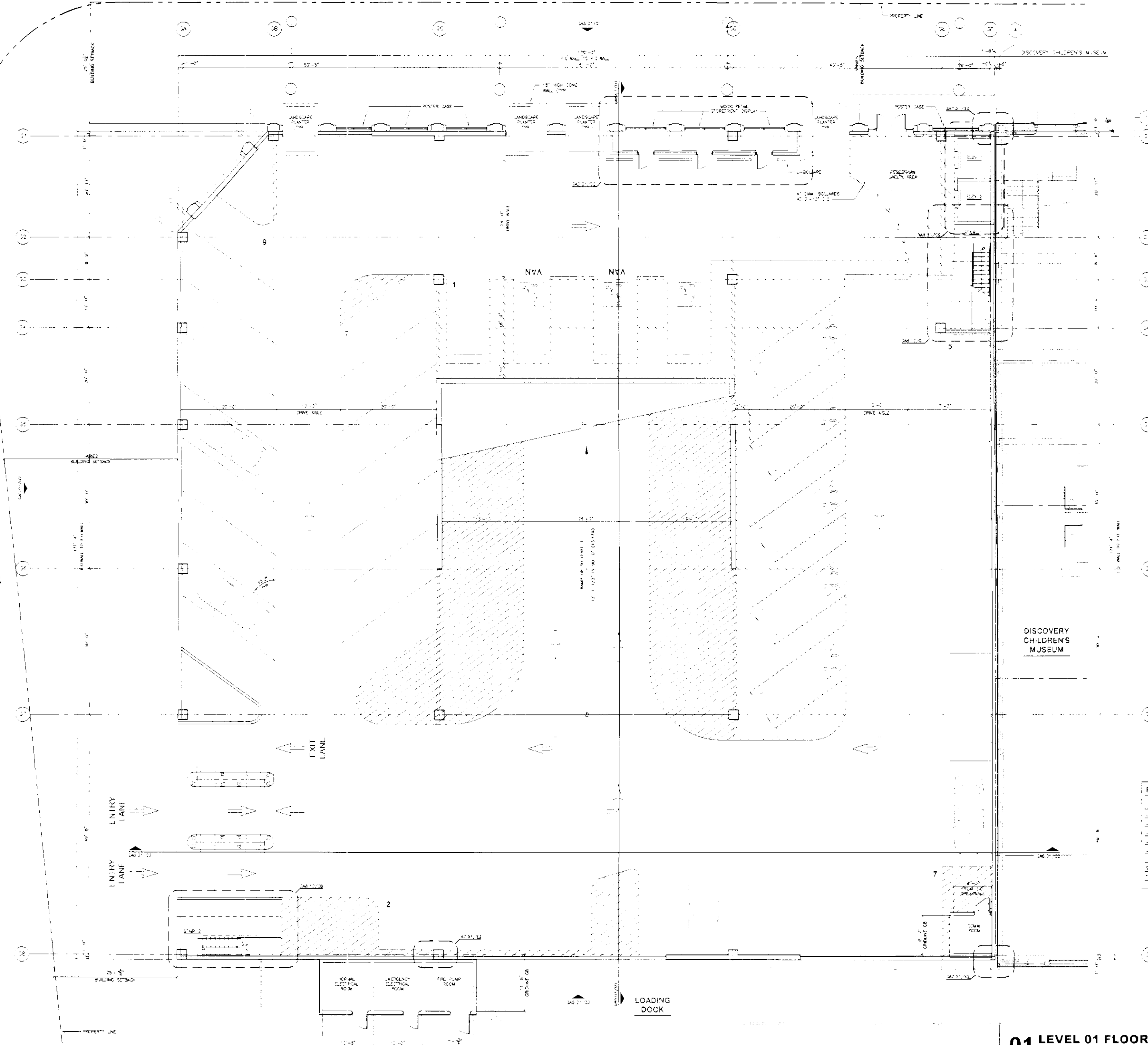
DATE
11.19.2010

PROJECT
PARKING GARAGE

SHEET TITLE
LEVEL 01 FLOOR PLAN

SHEET NO.
GA2.01

WEST CLARK AVENUE



01 LEVEL 01 FLOOR PLAN

SDR-40146
REVISED

11/19/2010

DEVELOPER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
LAS VEGAS, NV 89119

DEVELOPER'S CONSULTANT
THE PROJECT GROUP
1111 MONTELEONE BLVD.
SUITE 1000
HOUSTON, TX 77002

THE ARCHITECT
THE ARCHITECT GROUP
LAS VEGAS, NV 89101

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC.
DALLAS, TX 75201

MEP CONSULTANT
MEP ENGINEERING CONSULTANTS
LAS VEGAS, NV 89102

STRUCTURAL ENGINEER
WALTER P. MOORE & ASSOCIATES
DALLAS, TX 75201

PARKING CONSULTANT
WALTER P. MOORE & ASSOCIATES
ATLANTA, GA 30301

CIVIL ENGINEERS
MARTIN & MARTIN
LAS VEGAS, NV 89146

LANDSCAPE ARCHITECT
J. P. ESCOBAR INTERNATIONAL
NEWPORT BEACH, CA 92660

LIFE SAFETY CONSULTANT
AUSTIN
SAN FRANCISCO, CA 94102

GEOTECHNICAL CONSULTANT
TERRACON
LAS VEGAS, NV 89013

GRAPHICS CONSULTANT
TWO TWELVE ASSOCIATES
NEW YORK, NY 10010

LEED CONSULTANT
GREEN BUILDING SERVICE
PORTLAND, OR 97204

THE SMITH CENTER
LAS VEGAS

LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

INTERIM REVIEW ONLY
These documents are preliminary and are not to be used for construction purposes without the approval of the architect.

KEY PLAN

PARKING GARAGE DCM 30' PA

REYNOLDS HALL

REVISION

HKS PROJECT NUMBER
12867.000

DATE
11.19.2010

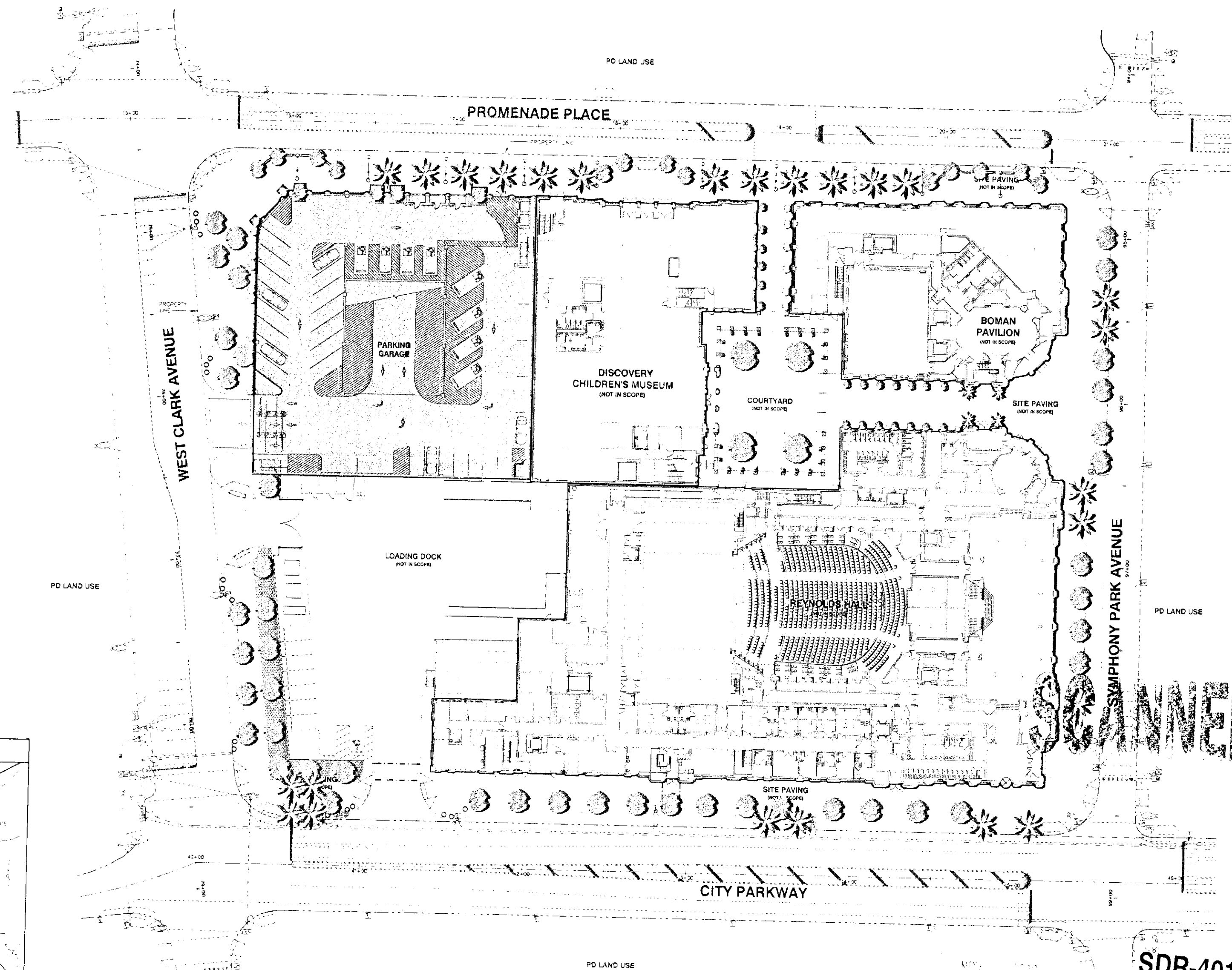
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SDR-40146
REVISED

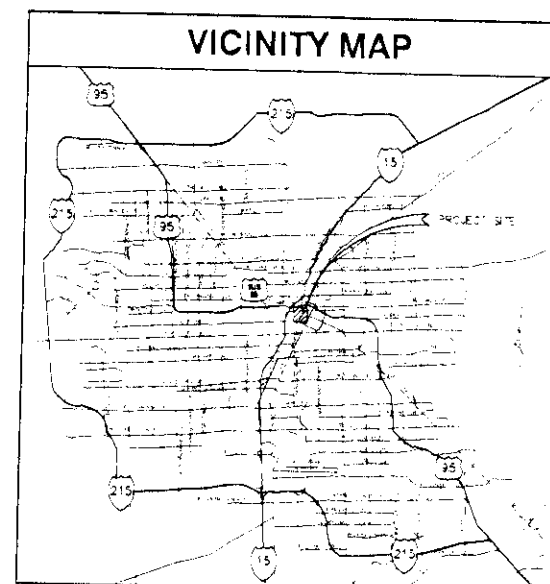
SHEET TITLE
SITE PLAN

SHEET NO.

GA1.01



PARKING TABULATIONS				
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LEVEL 2	30	5	2	37
LEVEL 3	19			19
LEVEL 4	19			19
LEVEL 5	19			19
LEVEL 6	62			62
SUB-TOTAL	129	5	2	136
TOTAL				136



DEVELOPER
LAS VEGAS PERFORMING ARTS
CENTER FOUNDATION
LAS VEGAS, NV 89119

DEVELOPER'S CONSULTANT
THE PROJECT GROUP
77 WORTH TX 75102

THE WHITING-TURNER CONTRACTING
LAS VEGAS, NV 89139

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC.
DALLAS, TX 75201

MEP CONSULTANT
MSA ENGINEERING CONSULTANTS
LAS VEGAS, NV 89123

STRUCTURAL ENGINEER
WALTER P. MOORE & ASSOCIATES, INC.
DALLAS, TX 75201

PARKING CONSULTANT
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ATLANTA, GA 30301

CIVIL ENGINEERS
MARTIN & WORTH
LAS VEGAS, NV 89146

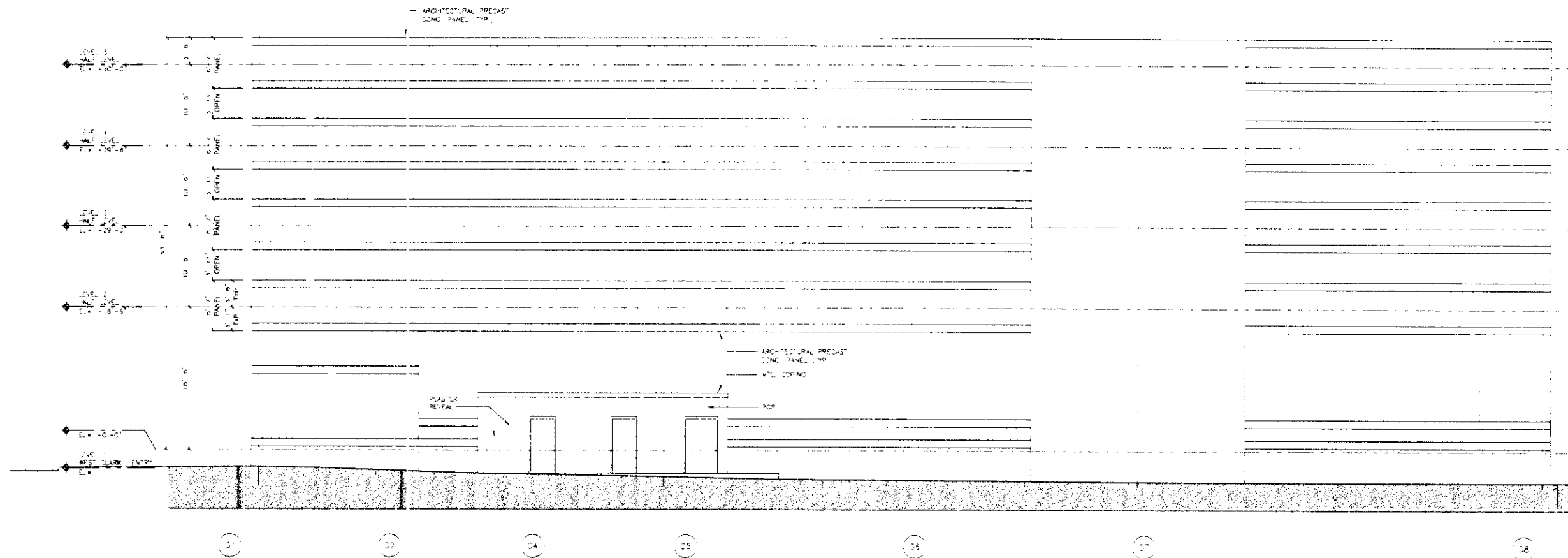
LANDSCAPE ARCHITECT
JESCADES INTERNATIONAL
NEWPORT BEACH, CA 92660

LIFE SAFETY CONSULTANT
ARUP
SAN FRANCISCO, CA 94103

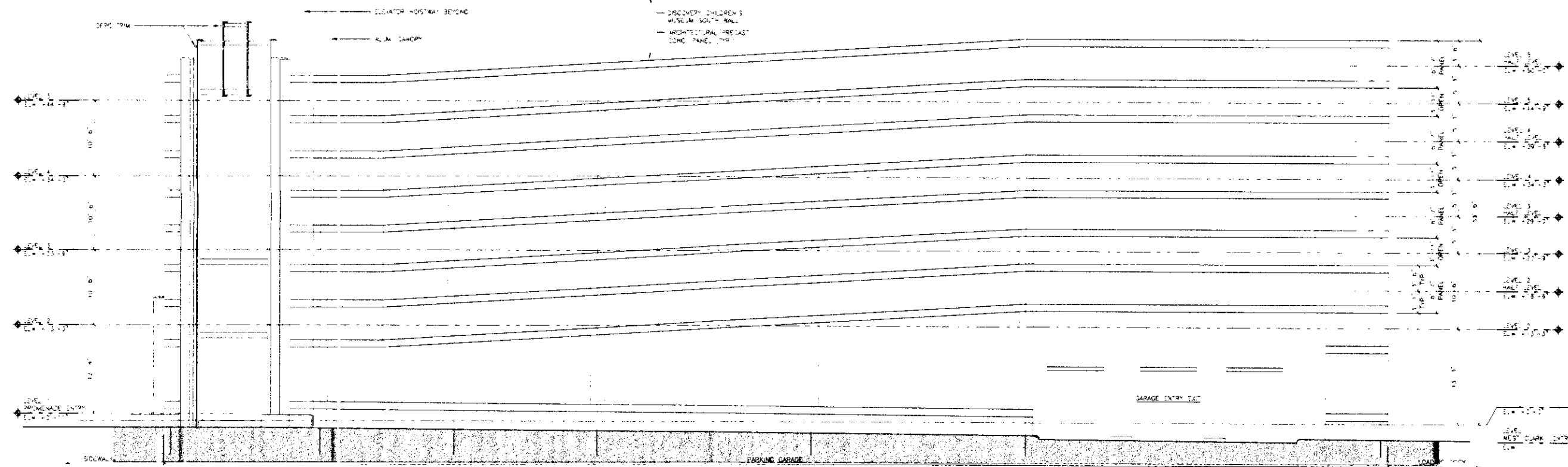
GEOTECHNICAL CONSULTANT
TERRACON
LAS VEGAS, NV 89011

GRAPHICS CONSULTANT
TWO TWELVE ASSOCIATES
NEW YORK, NY 10010

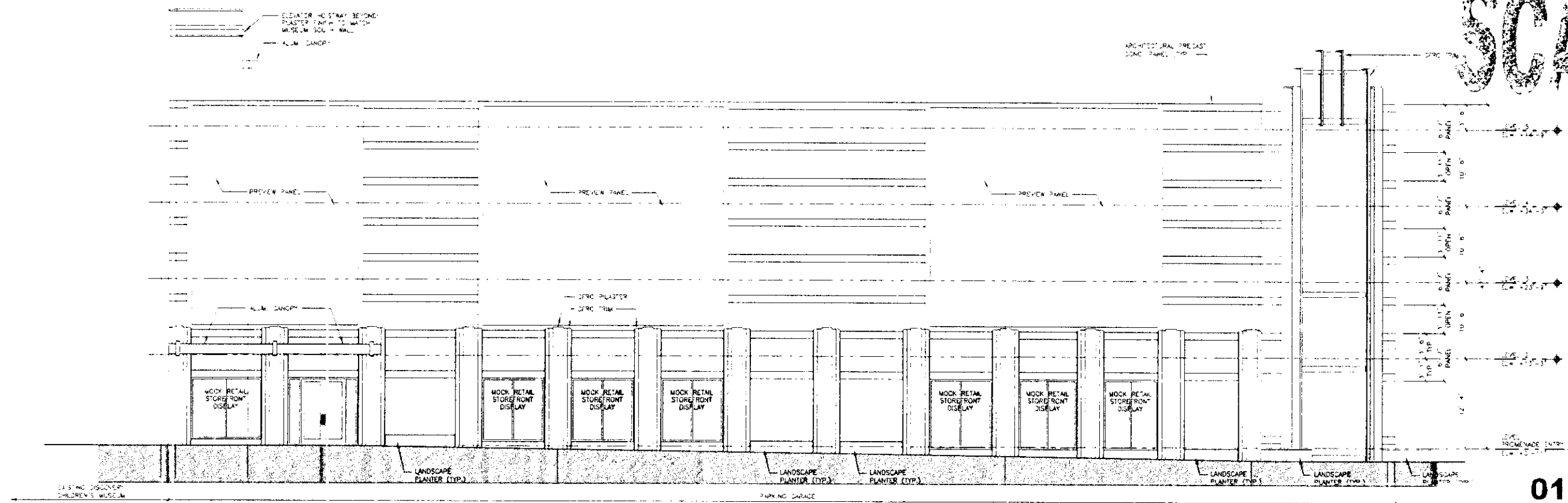
LEED CONSULTANT
GREEN BUILDING SERVICES
PORTLAND, OR 97204



03 EAST ELEVATION
Page 1 of 2



02 SOUTH ELEVATION
Page 1 of 2



01 WEST ELEVATION
Page 1 of 2

SCANNED

SDR-40146
REVISED

GENERAL NOTE:
DURING A PHONE CONVERSATION WITH
STEVE VAN DORP (OWNER OF THE FOUNDATION)
ON OCTOBER 23, 2011, APPROVAL HAS BEEN
GRANTED TO FORGE SUBMITTAL OF THE
STILL COLOR PHOTOS OF THE COLOR &
MATERIALS SAMPLES BECAUSE MR. VAN DORP
HAS THE ORIGINAL COLOR & MATERIALS
BOARDS IN HIS POSSESSION.

THE SMITH CENTER
LAS VEGAS
LAS VEGAS PERFORMING
ARTS CENTER
FOUNDATION

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KEY PLAN

PARKING GARAGE SCM SOUVENIR PATIO

REVENUE HALL

REVISION

HKS PROJECT NUMBER
12867.000
DATE
11.19.2010
ISSUE
PARKING GARAGE

SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NO.
GA5.01

DEVELOPER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
12867.000
11.19.2010

DEVELOPER'S CONSULTANT
THE WATKINS TURNER CONTRACTING CO.
LAS VEGAS, NV 89102

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC.
DALLAS, TX 75201

MEP CONSULTANT
MECHANICAL ENGINEERING CONSULTANTS
LAS VEGAS, NV 89102

STRUCTURAL ENGINEER
KALININ & ASSOCIATES, INC.
DALLAS, TX 75201

PARKING CONSULTANT
KALININ & ASSOCIATES, INC.
DALLAS, TX 75201

CIVIL ENGINEERS
WATKINS TURNER CONTRACTING CO.
LAS VEGAS, NV 89102

LANDSCAPE ARCHITECT
KALININ & ASSOCIATES, INC.
DALLAS, TX 75201

LIFE SAFETY CONSULTANT
KALININ & ASSOCIATES, INC.
DALLAS, TX 75201

GEOTECHNICAL CONSULTANT
KALININ & ASSOCIATES, INC.
DALLAS, TX 75201

GRAPHICS CONSULTANT
KALININ & ASSOCIATES, INC.
DALLAS, TX 75201

LEED CONSULTANT
KALININ & ASSOCIATES, INC.
DALLAS, TX 75201

THE SMITH CENTER
LAS VEGAS

LAS VEGAS
PERFORMING
ARTS CENTER
FOUNDATION

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permit, or construction purposes.

PROJECT
PARKING GARAGE
DATE
11.19.2010
SHEET
PARKING GARAGE

REVISIONS
DATE
BY
REVISION

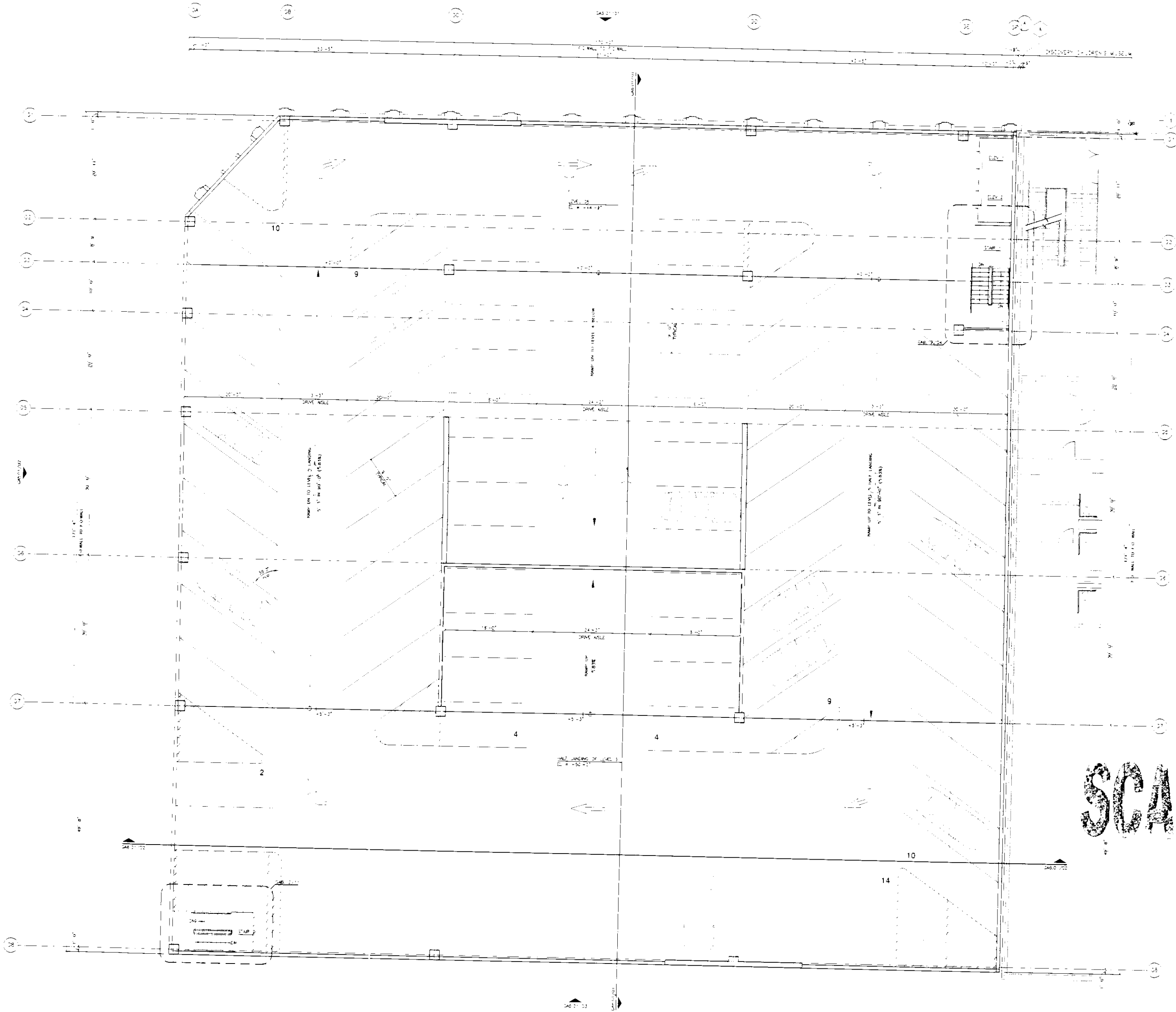
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SHEET
PARKING GARAGE

DATE
11.19.2010
SHEET
PARKING GARAGE

DATE
11.19.2010
SHEET
PARKING GARAGE

DATE
11.19.2010
SHEET
PARKING GARAGE

DATE
11.19.2010
SHEET
PARKING GARAGE



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SDR-40146
REVIS

01 LEVELS 05 FLOOR PLAN

NORTH

GA2.04

DEVELOPER
LAS VEGAS PERFORMING ARTS CENTER
LAS VEGAS, NV 89101

DEVELOPER'S CONSULTANT
THE SMITH CENTER
LAS VEGAS, NV 89101

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC.
DALLAS, TX 75201

MEP CONSULTANT
HKS ENGINEERING CONSULTANTS
LAS VEGAS, NV 89101

STRUCTURAL ENGINEER
HKS ENGINEERING CONSULTANTS
LAS VEGAS, NV 89101

PARKING CONSULTANT
HKS ENGINEERING CONSULTANTS
LAS VEGAS, NV 89101

CIVIL ENGINEERS
HKS ENGINEERING CONSULTANTS
LAS VEGAS, NV 89101

LANDSCAPE ARCHITECT
HKS LANDSCAPE ARCHITECTS
LAS VEGAS, NV 89101

LIFE SAFETY CONSULTANT
HKS LIFE SAFETY CONSULTANTS
LAS VEGAS, NV 89101

GEOTECHNICAL CONSULTANT
HKS GEOTECHNICAL CONSULTANTS
LAS VEGAS, NV 89101

GRAPHICS CONSULTANT
HKS GRAPHICS CONSULTANTS
LAS VEGAS, NV 89101

LEED CONSULTANT
HKS LEED CONSULTANTS
LAS VEGAS, NV 89101

THE SMITH CENTER
LAS VEGAS, NV 89101

LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

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REVISION

NO.	DATE	DESCRIPTION
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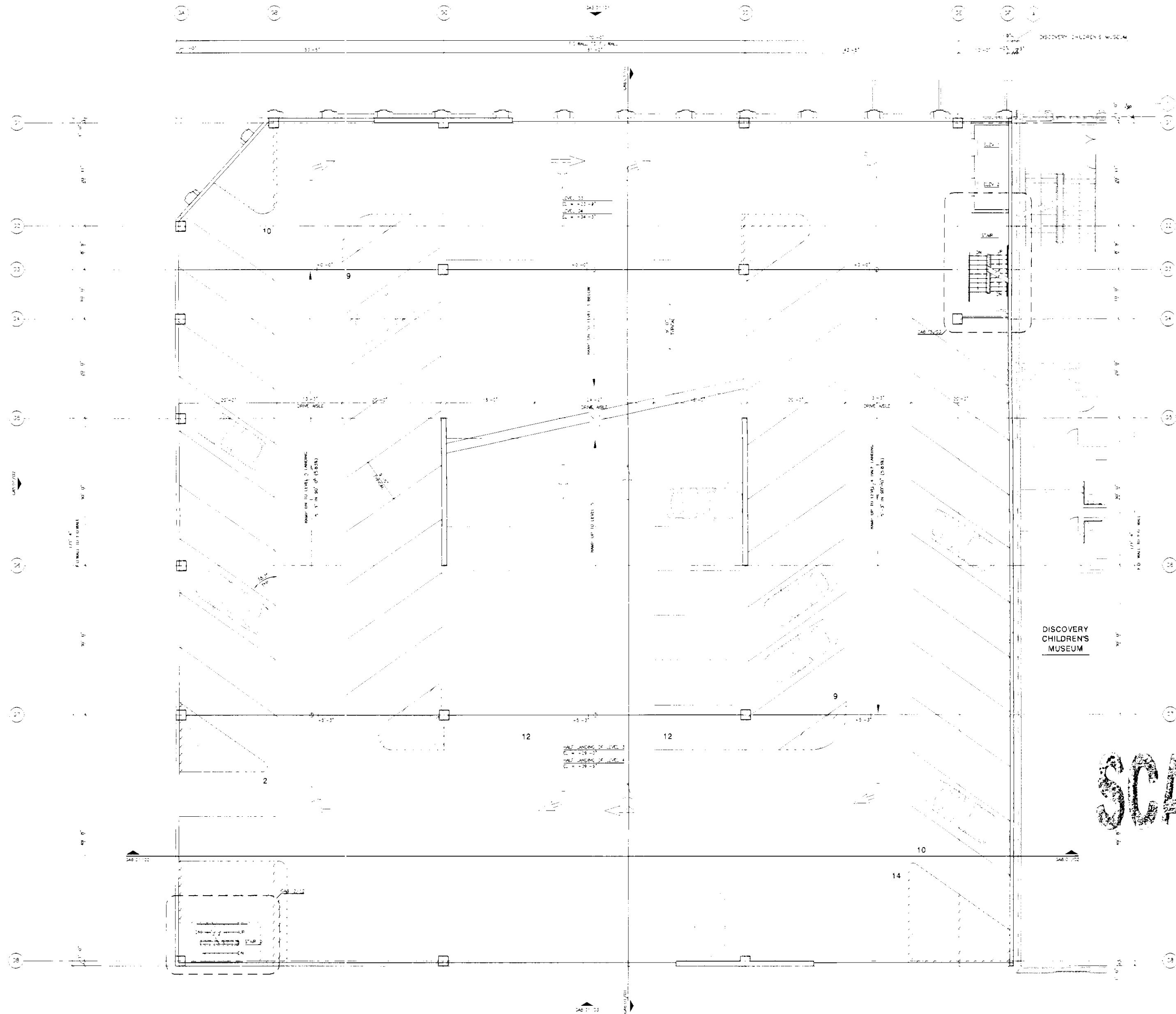
PROJECT NUMBER
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DATE
11.19.2010

SSU#
PARKING GARAGE

SHEET TITLE
LEVELS 03-04 FLOOR PLAN

SHEET NO.
GA2.03



SCANNED

SDR-40146
01 LEVELS 03-04 FLOOR PLAN
REVISED

DEVELOPER
THE SMITH CENTER
LAS VEGAS, NV 89101

DEVELOPER'S CONSULTANTS
THE SMITH CENTER
LAS VEGAS, NV 89101

EXECUTIVE ARCHITECT
THE SMITH CENTER
LAS VEGAS, NV 89101

MEP CONSULTANT
HSA ENGINEERING CONSULTANTS
LAS VEGAS, NV 89101

STRUCTURAL ENGINEER
WALTER P. MOORE & ASSOCIATES
DALLAS, TX 75201

PARKING CONSULTANT
WALTER P. MOORE & ASSOCIATES
ATLANTA, GA 30301

CIVIL ENGINEERS
MARTIN & MARTIN
LAS VEGAS, NV 89101

LANDSCAPE ARCHITECT
TELESCOPIC INTERNATIONAL
LAS VEGAS, NV 89101

LIFE SAFETY CONSULTANT
JAY & JAY
LAS VEGAS, NV 89101

GEOTECHNICAL CONSULTANT
TELESCOPIC INTERNATIONAL
LAS VEGAS, NV 89101

GRAPHICS CONSULTANT
TELESCOPIC INTERNATIONAL
LAS VEGAS, NV 89101

LEED CONSULTANT
TELESCOPIC INTERNATIONAL
LAS VEGAS, NV 89101

THE SMITH CENTER
LAS VEGAS, NV 89101

LAS VEGAS
PERFORMING
ARTS CENTER
FOUNDATION

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REVISIONS

NO.	DATE	DESCRIPTION
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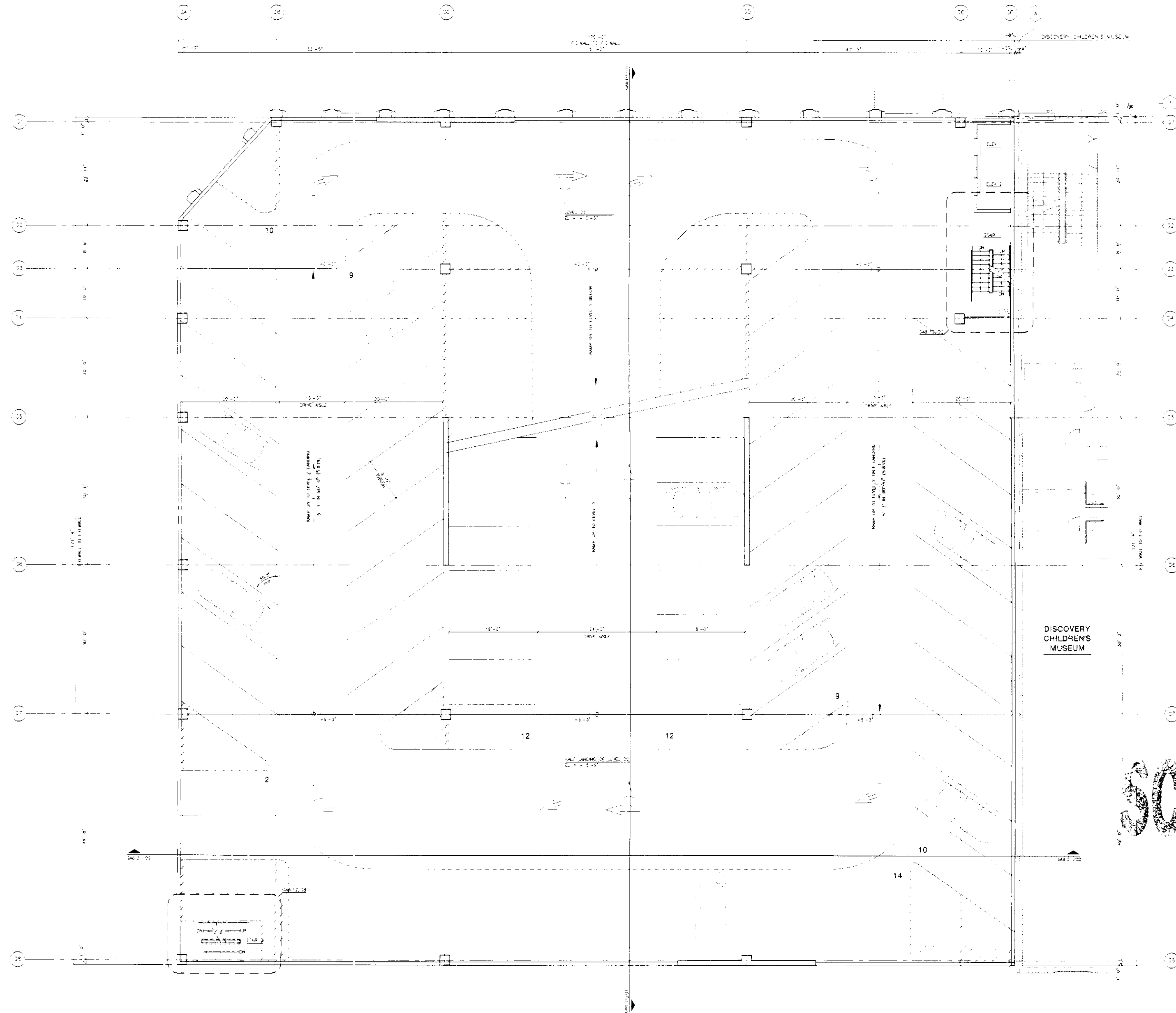
PROJECT NUMBER
12867.000

DATE
11.19.2010

ISSUE
PARKING GARAGE

SHEET TITLE
LEVEL 02
FLOOR PLAN

SHEET NO.
GA2.02



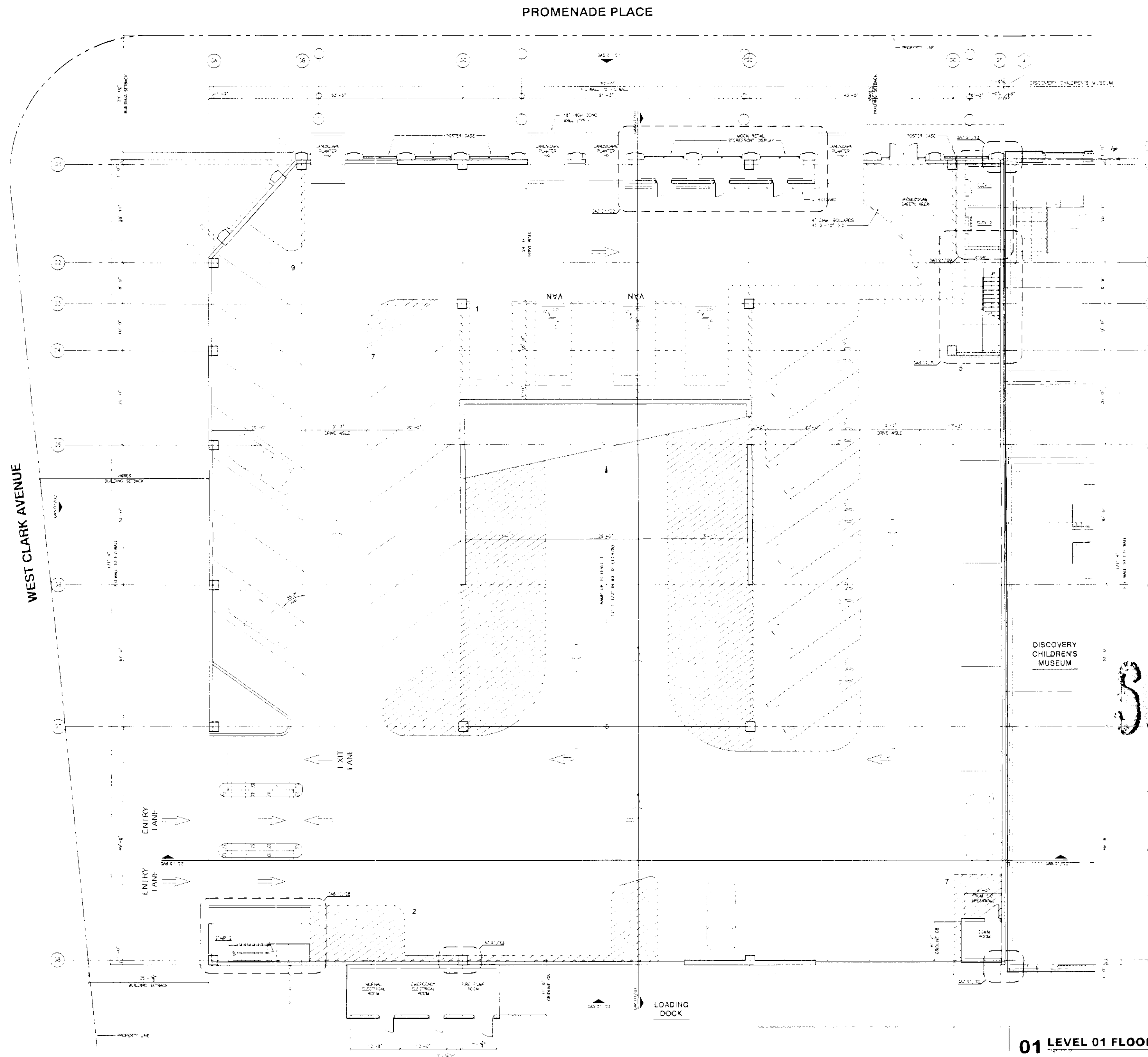
SCANNED

DISCOVERY CHILDREN'S MUSEUM

SDR-40146
REVISED

01 LEVEL 02 FLOOR PLAN

NORTH



SCANNED

PARKING TABULATIONS				
	STANDARD	HC	HCN	TOTAL
LEVEL 21	21	8	2	31
LEVEL 22	"8			"8
LEVEL 23	"8			"8
LEVEL 24	"8			"8
LEVEL 25	52			52
SUB-TOTAL	100	3	4	106
TOTAL				106

SDR-40146
REVISED

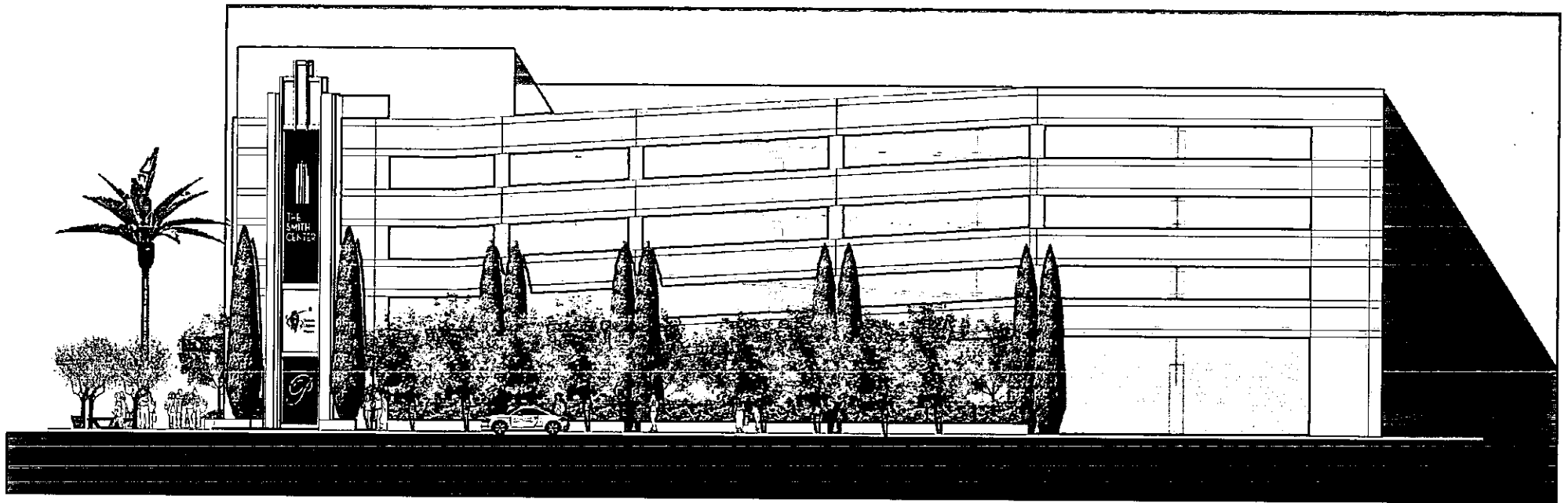
01 LEVEL 01 FLOOR PLAN

Fred W. and Mary B. Smith
THE SMITH CENTER
FOR THE PERFORMING ARTS

LAS VEGAS

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Frederic W. and Mary B. Smith
THE SMITH CENTER
FOR THE PERFORMING ARTS
LAS VEGAS

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NOV 02 2010

South Elevation
NTS
3



HKS
02 NOV 2010

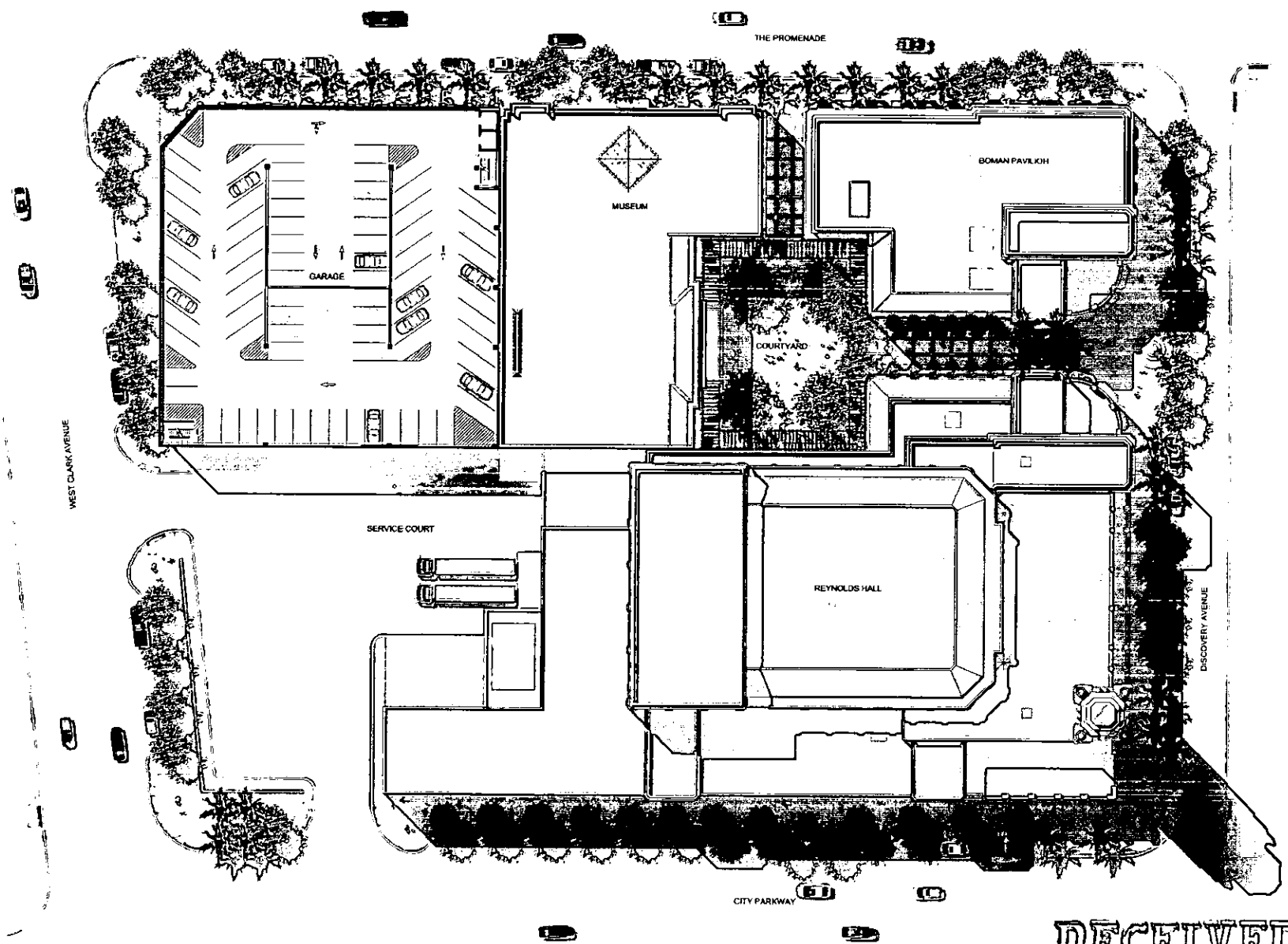
Frederic W. and Mary B. Smith
THE SMITH CENTER
FOR THE PERFORMING ARTS
LAS VEGAS

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NOV 02 2010

View Looking East

SDR-40146

HKS
02 NOV 2010



Paul W. and Mary B. Smith
THE SMITH CENTER
FOR THE PERFORMING ARTS
LAS VEGAS

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NOV 02 2010

Site Plan
NTS
1



HKS
02 NOV 2010

Fred W. and Mary B. Smith
THE SMITH CENTER
FOR THE PERFORMING ARTS
LAS VEGAS

RECEIVED
NOV 02 2010

SDR-40146

View Looking East



HKS
02 NOV 2010

Fred W. and Mary B. Smith
THE SMITH CENTER
FOR THE PERFORMING ARTS
LAS VEGAS

RECEIVED
NOV 02 2010

SDR-40146

View Looking East



HKS
02 NOV 2010

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LAS VEGAS

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View Looking East



HKS
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View Looking Southwest



HKS
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LAS VEGAS

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West Elevation

NTS
2



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View Looking Southeast

FINISH SCHEDULE - SITE DETAIL KEYNOTES - SEE SYMPHONY PARK DESIGN GUIDELINE STANDARDS

SYM.	MANUF./SUPPLIER (SPDG- PAVEMENTS, CURBS AND TREE GRATES)	SYM.	MANUF./SUPPLIER (SPDG- SITE FURNITURE)	SYM.	MANUF./SUPPLIER (SPDG- PLANTING & LANDSCAPE)
PF.1	DESCRIPTION: CAST-IN-PLACE CONCRETE @ PEDESTRIAN AREA (FIELD) TYPE/COLOR: 1% SOLOMON 308 CANVAS (TEST FOUR DEPENDENT) FINISH: EXPOSE SAND AND FINE AGGREGATE WITH LIGHT CONCRETE RETARDER APPLIED TO CONCRETE PATTERN/LAYOUT: PER PLAN MANUFACTURER: SOLOMON COLORS NOTES: 1/2" RADIUS AT ALL EXPOSED EDGES	BF.1	DESCRIPTION: PROJECT BENCH - BACKLESS MANUFACTURER: LANDSCAPE FORMS MODEL: ARCTA BACKLESS COLOR: POLY WHITE BRAT-DRYWOOD, STEEL-GALVANIZED IF POSSIBLE, ALTERNATIVE-POWDER COAT SILVER NOTES: PROVIDE FOOTING PER MANUFACTURER RECOMMENDATIONS	PL.1	DESCRIPTION: STREET TREE IN LANDSCAPE PANEL
PF.2	DESCRIPTION: QUARTZITE STONE PAVEMENT AT PEDESTRIAN AREA - 4" SQUARE PAVEMENT 1/2" - 1/4" THICK TYPE/COLOR: PER APPROVED MOCUP - QUARTZITE CANYON GOLD FINISH; NATURAL CLEFT PATTERN/LAYOUT: TOP EDGE BASED, BAWN EDGE 1/2" MORTAR JOINT TO MATCH PAVING COLOR MANUFACTURER: ARCHITECTURAL STONE PRODUCTS, INC. NOTES: EXPANSION JOINTS IN RUB SLAB TO ALIGN WITH STONE EXPANSION JOINTS REFER TO DETAIL BELOW FOR COLOR LAYOUT	BF.7	DESCRIPTION: TRASH RECEPTACLE MANUFACTURER: LANDSCAPE FORMS MODEL: CHAIR PARK COLOR: STEEL-GALVANIZED ALTERNATIVE-POWDERCOAT SILVER NOTES:	PL.2	DESCRIPTION: STREET TREE IN LANDSCAPE
PF.14	DESCRIPTION: 12" CONCRETE BUFFER STRIP AT CURB TYPE/COLOR: 1% SOLOMON 308 CANVAS (TEST FOUR DEPENDENT) FINISH: EXPOSE SAND AND FINE AGGREGATE WITH LIGHT CONCRETE RETARDER APPLIED TO CONCRETE PATTERN/LAYOUT: REFER TO PF.1 MANUFACTURER: SOLOMON COLORS NOTES: 1/2" RADIUS AT ALL EXPOSED EDGES	BF.8	DESCRIPTION: BICYCLE RACK MANUFACTURER: LANDSCAPE FORMS MODEL: BOLA COLOR: GALVANIZED ALTERNATIVE- STAINLESS STEEL NOTES:	PL.3	DESCRIPTION: STREET TREE IN TREE GRATE (8' X 8') NOTES: REFER TO TREE GRATE SPECIFICATION PF.20
PF.20	DESCRIPTION: TREE GRATE: A MODEL: 8' SERIES-4' SQUARE FOR DECIDUOUS TREES & 4' X 8' SQUARE FOR PALMS & 4' X 8' CUSTOM RECTANGLE FOR PALMS ALONG UNION PARK PROMENADE FINISH: RAW CARBON STEEL (NOT PAINTED) MANUFACTURER: FAY WEATHER BY NOTES: ORIENT GRATE JOINT PERPENDICULAR TO CURB	BF.11	DESCRIPTION: PLANTER POT A MANUFACTURER: KORME GAY DESIGN MODEL: 36 DUNE SERIES COLOR: NATURAL GRAY NOTES: DRP IRRIGATED SYSTEM THAT DRAINS INTO AN ADJACENT LANDSCAPE PANEL	PL.5	DESCRIPTION: PALM IN TREE GRATE (8' X 8') NOTES: REFER TO TREE GRATE SPECIFICATION PF.20
		BF.12	DESCRIPTION: PLANTER POT B MANUFACTURER: BIRTH OF VENUS STUDIO, LLC MODEL: 36" X 12" LIVING EARTH SERIES - CHARLES SWANSON "CERES" COLOR: SANDWICH NOTES: DRP IRRIGATED SYSTEM THAT DRAINS TO DRAINAGE SYSTEM	PL.6	DESCRIPTION: TREE TRENCH WITH CU-SOIL SIZE: 8' X 8' SQUARE OR 4' FROM TREE TRUNK NOTES: INSTALL CU-SOIL PER CU-SOIL SPECIFICATIONS AND PROCEDURES

SYM.	MANUF./SUPPLIER (SPDG- ART OPPORTUNITY)	SYM.	MANUF./SUPPLIER (SPDG-SITE LIGHTING-BY OTHERS)	CONTACTS
AR.3	DESCRIPTION: ART OPPORTUNITY IN PAVING DESIGN DESIGN/LAYOUT PER ARTIST NOTES: PER APPROVAL OF SYMPHONY PARK DESIGN REVIEW COMMITTEE	BL.1	DESCRIPTION: PROMENADE LIGHT MANUFACTURER: VINO LIGHTING MODEL: HELIUS 335 SERIES NOTES: REFER TO LIGHTING CONSULTANT/ELECTRICAL ENGINEER FOR ADDITIONAL INFORMATION AND TO VERIFY PHOTOMETRIC REQUIREMENTS	INDUSTRIAL ELECTRIC PRODUCTS, INC. 1313 HUNTERS BLVD PORT COCAINE, CO 80805 PH: 719.545.4545 FAX: 719.545.4545 WWW.INDUSTRIALELECTRIC.COM ATTN: RICHARD STAFFORD
		BL.2	DESCRIPTION: TREE UPLIGHT MANUFACTURER: JOM LIGHTING MODEL: LIT LUMINAULT NOTES: FOUR UPLIGHTS PLACED 2' IF FROM ALL DECIDUOUS STREET TREES ON PROMENADE REFER TO LIGHTING CONSULTANT/ELECTRICAL ENGINEER FOR ADDITIONAL INFORMATION	OUTLINE LIGHTS, INC. PO BOX 88 FALL RIVER, MA 02740-0088 PH: 508.966.3333 FAX: 508.966.3333 WWW.OUTLINELIGHTS.COM ATTN: JAMES DUNN
SYM.	MANUF./SUPPLIER (SPDG-BARRIERS & FENCING)	BL.3	DESCRIPTION: PEDESTRIAN LIGHT MANUFACTURER: LOUIS POULSEN MODEL: KASTRUM COLOR: COPPER, BRUSHED, NATURAL PAINTED ALUMINUM, POWDER COATED NOTES: REFER TO LIGHTING CONSULTANT/ELECTRICAL ENGINEER FOR ADDITIONAL INFORMATION AND TO VERIFY PHOTOMETRIC REQUIREMENTS	PAUL SEXTON & SONS 1000 S. 10TH AVE. SUITE 100 DENVER, CO 80202 PH: 303.733.3333 FAX: 303.733.3333 WWW.PAULSEXTON.COM ATTN: JAMES DUNN
BF.3	DESCRIPTION: LANDSCAPE PANEL BARRIER A MANUFACTURER: LANDSCAPE FORMS MODEL: ROBERT SANTA & COLE COLOR: GALVANIZED, ALTERNATIVE- STAINLESS STEEL NOTES: INSTALL PER MFG. SPECIFICATIONS	BL.5	DESCRIPTION: STREET LIGHT MODEL: CENTENNIAL STREET LIGHT NOTES: REFER TO LIGHTING CONSULTANT/ELECTRICAL ENGINEER FOR ADDITIONAL INFORMATION AND TO VERIFY PHOTOMETRIC REQUIREMENTS	SEMPER PARVA 1313 HUNTERS BLVD PORT COCAINE, CO 80805 PH: 719.545.4545 FAX: 719.545.4545 WWW.SEMPERPARVA.COM ATTN: RICHARD STAFFORD
	NOTES 1. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO INSTALLATION 2. REFER TO MANUFACTURER/SUPPLIER LIST, THIS SHEET, FOR CONTACT INFORMATION 3. ALL LIGHTING AND ELECTRICAL CIRCUITING PER THE ELECTRICAL CONTRACTOR			SEMPER PARVA 1313 HUNTERS BLVD PORT COCAINE, CO 80805 PH: 719.545.4545 FAX: 719.545.4545 WWW.SEMPERPARVA.COM ATTN: RICHARD STAFFORD

SYM.	MANUF./SUPPLIER (SPDG- PLANTING & LANDSCAPE)
PF.1	DESCRIPTION: CAST-IN-PLACE CONCRETE @ PEDESTRIAN AREA (FIELD) TYPE/COLOR: 1% SOLOMON 308 CANVAS (TEST FOUR DEPENDENT) FINISH: EXPOSE SAND AND FINE AGGREGATE WITH LIGHT CONCRETE RETARDER APPLIED TO CONCRETE PATTERN/LAYOUT: PER PLAN MANUFACTURER: SOLOMON COLORS NOTES: 1/2" RADIUS AT ALL EXPOSED EDGES
PF.2	DESCRIPTION: QUARTZITE STONE PAVEMENT AT PEDESTRIAN AREA - 4" SQUARE PAVEMENT 1/2" - 1/4" THICK TYPE/COLOR: PER APPROVED MOCUP - QUARTZITE CANYON GOLD FINISH; NATURAL CLEFT PATTERN/LAYOUT: TOP EDGE BASED, BAWN EDGE 1/2" MORTAR JOINT TO MATCH PAVING COLOR MANUFACTURER: ARCHITECTURAL STONE PRODUCTS, INC. NOTES: EXPANSION JOINTS IN RUB SLAB TO ALIGN WITH STONE EXPANSION JOINTS REFER TO DETAIL BELOW FOR COLOR LAYOUT
PF.14	DESCRIPTION: 12" CONCRETE BUFFER STRIP AT CURB TYPE/COLOR: 1% SOLOMON 308 CANVAS (TEST FOUR DEPENDENT) FINISH: EXPOSE SAND AND FINE AGGREGATE WITH LIGHT CONCRETE RETARDER APPLIED TO CONCRETE PATTERN/LAYOUT: REFER TO PF.1 MANUFACTURER: SOLOMON COLORS NOTES: 1/2" RADIUS AT ALL EXPOSED EDGES
PF.20	DESCRIPTION: TREE GRATE: A MODEL: 8' SERIES-4' SQUARE FOR DECIDUOUS TREES & 4' X 8' SQUARE FOR PALMS & 4' X 8' CUSTOM RECTANGLE FOR PALMS ALONG UNION PARK PROMENADE FINISH: RAW CARBON STEEL (NOT PAINTED) MANUFACTURER: FAY WEATHER BY NOTES: ORIENT GRATE JOINT PERPENDICULAR TO CURB
BF.1	DESCRIPTION: PROJECT BENCH - BACKLESS MANUFACTURER: LANDSCAPE FORMS MODEL: ARCTA BACKLESS COLOR: POLY WHITE BRAT-DRYWOOD, STEEL-GALVANIZED IF POSSIBLE, ALTERNATIVE-POWDER COAT SILVER NOTES: PROVIDE FOOTING PER MANUFACTURER RECOMMENDATIONS
BF.7	DESCRIPTION: TRASH RECEPTACLE MANUFACTURER: LANDSCAPE FORMS MODEL: CHAIR PARK COLOR: STEEL-GALVANIZED ALTERNATIVE-POWDERCOAT SILVER NOTES:
BF.8	DESCRIPTION: BICYCLE RACK MANUFACTURER: LANDSCAPE FORMS MODEL: BOLA COLOR: GALVANIZED ALTERNATIVE- STAINLESS STEEL NOTES:
BF.11	DESCRIPTION: PLANTER POT A MANUFACTURER: KORME GAY DESIGN MODEL: 36 DUNE SERIES COLOR: NATURAL GRAY NOTES: DRP IRRIGATED SYSTEM THAT DRAINS INTO AN ADJACENT LANDSCAPE PANEL
BF.12	DESCRIPTION: PLANTER POT B MANUFACTURER: BIRTH OF VENUS STUDIO, LLC MODEL: 36" X 12" LIVING EARTH SERIES - CHARLES SWANSON "CERES" COLOR: SANDWICH NOTES: DRP IRRIGATED SYSTEM THAT DRAINS TO DRAINAGE SYSTEM
AR.3	DESCRIPTION: ART OPPORTUNITY IN PAVING DESIGN DESIGN/LAYOUT PER ARTIST NOTES: PER APPROVAL OF SYMPHONY PARK DESIGN REVIEW COMMITTEE
BL.1	DESCRIPTION: PROMENADE LIGHT MANUFACTURER: VINO LIGHTING MODEL: HELIUS 335 SERIES NOTES: REFER TO LIGHTING CONSULTANT/ELECTRICAL ENGINEER FOR ADDITIONAL INFORMATION AND TO VERIFY PHOTOMETRIC REQUIREMENTS
BL.2	DESCRIPTION: TREE UPLIGHT MANUFACTURER: JOM LIGHTING MODEL: LIT LUMINAULT NOTES: FOUR UPLIGHTS PLACED 2' IF FROM ALL DECIDUOUS STREET TREES ON PROMENADE REFER TO LIGHTING CONSULTANT/ELECTRICAL ENGINEER FOR ADDITIONAL INFORMATION
BL.3	DESCRIPTION: PEDESTRIAN LIGHT MANUFACTURER: LOUIS POULSEN MODEL: KASTRUM COLOR: COPPER, BRUSHED, NATURAL PAINTED ALUMINUM, POWDER COATED NOTES: REFER TO LIGHTING CONSULTANT/ELECTRICAL ENGINEER FOR ADDITIONAL INFORMATION AND TO VERIFY PHOTOMETRIC REQUIREMENTS
BL.5	DESCRIPTION: STREET LIGHT MODEL: CENTENNIAL STREET LIGHT NOTES: REFER TO LIGHTING CONSULTANT/ELECTRICAL ENGINEER FOR ADDITIONAL INFORMATION AND TO VERIFY PHOTOMETRIC REQUIREMENTS
BF.3	DESCRIPTION: LANDSCAPE PANEL BARRIER A MANUFACTURER: LANDSCAPE FORMS MODEL: ROBERT SANTA & COLE COLOR: GALVANIZED, ALTERNATIVE- STAINLESS STEEL NOTES: INSTALL PER MFG. SPECIFICATIONS
NOTES	1. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO INSTALLATION 2. REFER TO MANUFACTURER/SUPPLIER LIST, THIS SHEET, FOR CONTACT INFORMATION 3. ALL LIGHTING AND ELECTRICAL CIRCUITING PER THE ELECTRICAL CONTRACTOR

SYM.	MANUF./SUPPLIER (SPDG- PLANTING & LANDSCAPE)
PF.1	DESCRIPTION: CAST-IN-PLACE CONCRETE @ PEDESTRIAN AREA (FIELD) TYPE/COLOR: 1% SOLOMON 308 CANVAS (TEST FOUR DEPENDENT) FINISH: EXPOSE SAND AND FINE AGGREGATE WITH LIGHT CONCRETE RETARDER APPLIED TO CONCRETE PATTERN/LAYOUT: PER PLAN MANUFACTURER: SOLOMON COLORS NOTES: 1/2" RADIUS AT ALL EXPOSED EDGES
PF.2	DESCRIPTION: QUARTZITE STONE PAVEMENT AT PEDESTRIAN AREA - 4" SQUARE PAVEMENT 1/2" - 1/4" THICK TYPE/COLOR: PER APPROVED MOCUP - QUARTZITE CANYON GOLD FINISH; NATURAL CLEFT PATTERN/LAYOUT: TOP EDGE BASED, BAWN EDGE 1/2" MORTAR JOINT TO MATCH PAVING COLOR MANUFACTURER: ARCHITECTURAL STONE PRODUCTS, INC. NOTES: EXPANSION JOINTS IN RUB SLAB TO ALIGN WITH STONE EXPANSION JOINTS REFER TO DETAIL BELOW FOR COLOR LAYOUT
PF.14	DESCRIPTION: 12" CONCRETE BUFFER STRIP AT CURB TYPE/COLOR: 1% SOLOMON 308 CANVAS (TEST FOUR DEPENDENT) FINISH: EXPOSE SAND AND FINE AGGREGATE WITH LIGHT CONCRETE RETARDER APPLIED TO CONCRETE PATTERN/LAYOUT: REFER TO PF.1 MANUFACTURER: SOLOMON COLORS NOTES: 1/2" RADIUS AT ALL EXPOSED EDGES
PF.20	DESCRIPTION: TREE GRATE: A MODEL: 8' SERIES-4' SQUARE FOR DECIDUOUS TREES & 4' X 8' SQUARE FOR PALMS & 4' X 8' CUSTOM RECTANGLE FOR PALMS ALONG UNION PARK PROMENADE FINISH: RAW CARBON STEEL (NOT PAINTED) MANUFACTURER: FAY WEATHER BY NOTES: ORIENT GRATE JOINT PERPENDICULAR TO CURB
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BF.7	DESCRIPTION: TRASH RECEPTACLE MANUFACTURER: LANDSCAPE FORMS MODEL: CHAIR PARK COLOR: STEEL-GALVANIZED ALTERNATIVE-POWDERCOAT SILVER NOTES:
BF.8	DESCRIPTION: BICYCLE RACK MANUFACTURER: LANDSCAPE FORMS MODEL: BOLA COLOR: GALVANIZED ALTERNATIVE- STAINLESS STEEL NOTES:
BF.11	DESCRIPTION: PLANTER POT A MANUFACTURER: KORME GAY DESIGN MODEL: 36 DUNE SERIES COLOR: NATURAL GRAY NOTES: DRP IRRIGATED SYSTEM THAT DRAINS INTO AN ADJACENT LANDSCAPE PANEL
BF.12	DESCRIPTION: PLANTER POT B MANUFACTURER: BIRTH OF VENUS STUDIO, LLC MODEL: 36" X 12" LIVING EARTH SERIES - CHARLES SWANSON "CERES" COLOR: SANDWICH NOTES: DRP IRRIGATED SYSTEM THAT DRAINS TO DRAINAGE SYSTEM
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BL.1	DESCRIPTION: PROMENADE LIGHT MANUFACTURER: VINO LIGHTING MODEL: HELIUS 335 SERIES NOTES: REFER TO LIGHTING CONSULTANT/ELECTRICAL ENGINEER FOR ADDITIONAL INFORMATION AND TO VERIFY PHOTOMETRIC REQUIREMENTS
BL.2	DESCRIPTION: TREE UPLIGHT MANUFACTURER: JOM LIGHTING MODEL: LIT LUMINAULT NOTES: FOUR UPLIGHTS PLACED 2' IF FROM ALL DECIDUOUS STREET TREES ON PROMENADE REFER TO LIGHTING CONSULTANT/ELECTRICAL ENGINEER FOR ADDITIONAL INFORMATION
BL.3	DESCRIPTION: PEDESTRIAN LIGHT MANUFACTURER: LOUIS POULSEN MODEL: KASTRUM COLOR: COPPER, BRUSHED, NATURAL PAINTED ALUMINUM, POWDER COATED NOTES: REFER TO LIGHTING CONSULTANT/ELECTRICAL ENGINEER FOR ADDITIONAL INFORMATION AND TO VERIFY PHOTOMETRIC REQUIREMENTS
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NOTES	1. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO INSTALLATION 2. REFER TO MANUFACTURER/SUPPLIER LIST, THIS SHEET, FOR CONTACT INFORMATION 3. ALL LIGHTING AND ELECTRICAL CIRCUITING PER THE ELECTRICAL CONTRACTOR

HKS
 12000 W. LAS VEGAS AVENUE
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 LAS VEGAS, NV 89143
 TEL: 702.734.1000
 FAX: 702.734.1001
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 HKS CONSTRUCTION GROUP
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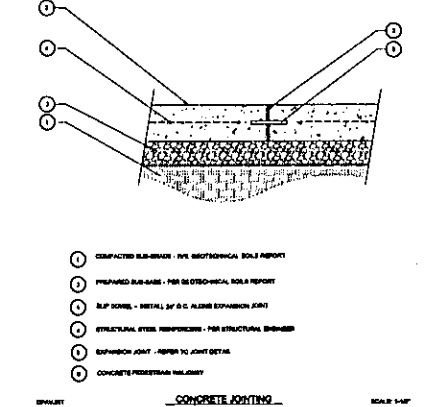
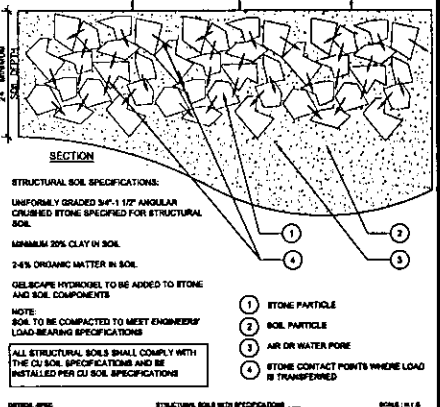
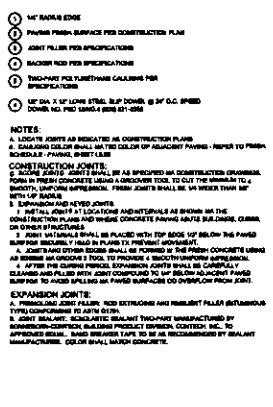
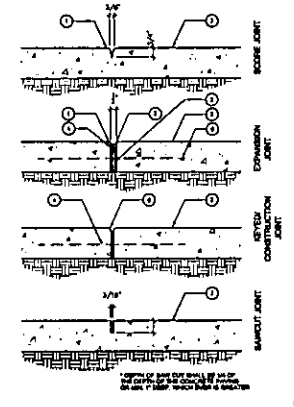
THE SAATCHI CENTER
 FOR THE LAS VEGAS ARTS CENTER
 LAS VEGAS
 PERFORMING ARTS CENTER
 FOUNDATION

PREPARED BY:
 HKS CONSTRUCTION GROUP
 DATE: 11-22-10
 SHEET: PARKING GARAGE
 REVIEW

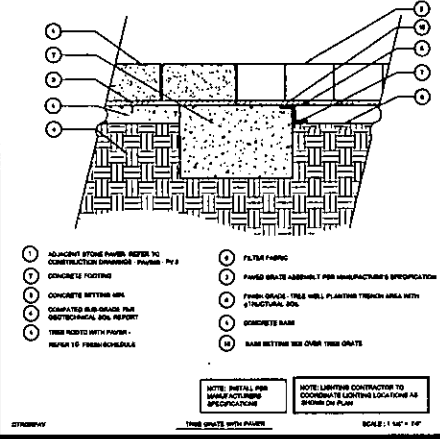
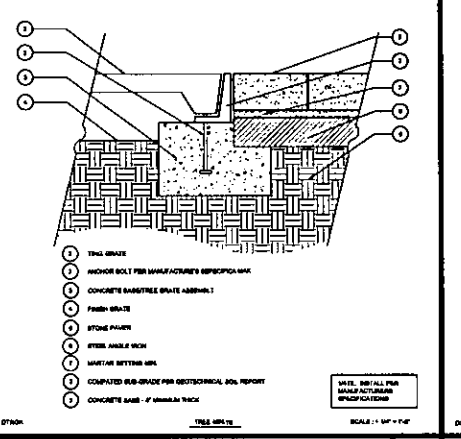
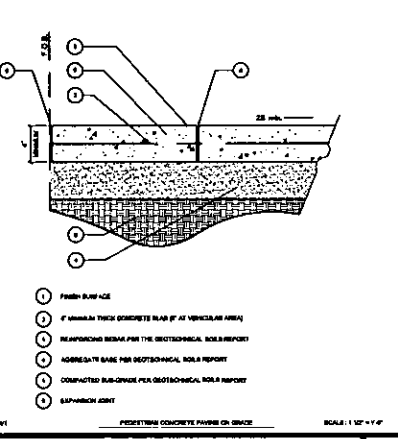
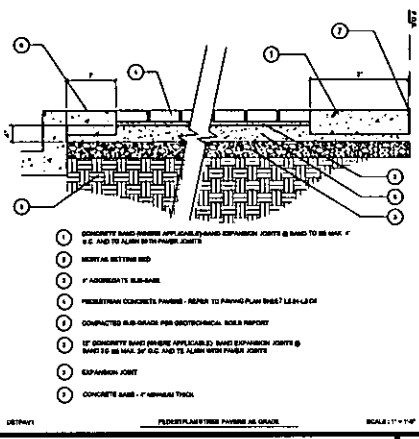


SHEET TITLE
 LANDSCAPE
 CONSTRUCTION
 DETAILS

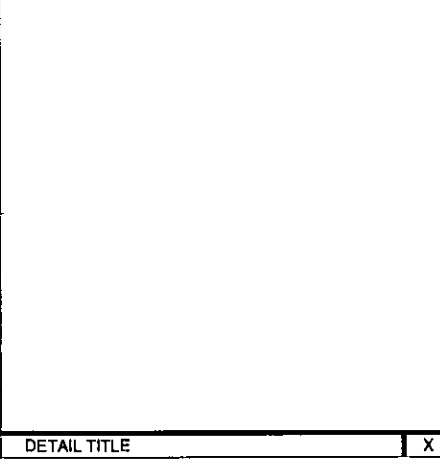
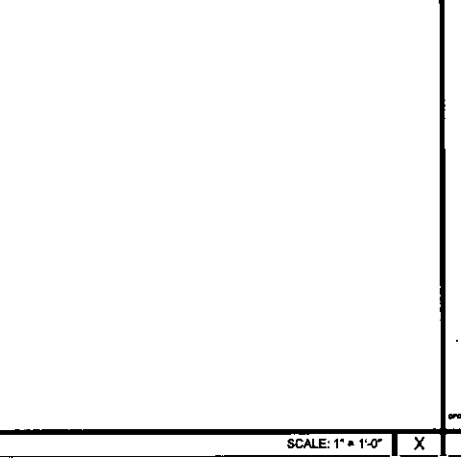
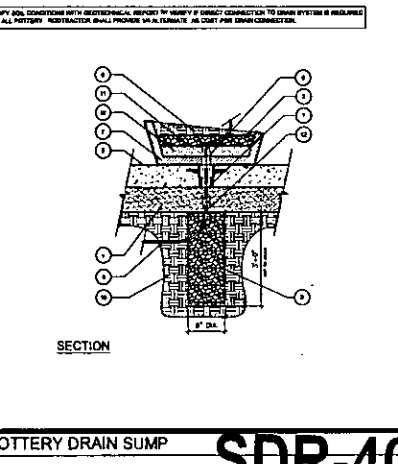
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 11-22-10
 SHEET
 PARKING GARAGE
 REVIEW
 SHEET NO.
 L3.01



CONCRETE JOINTING SCALE: 1 1/2" = 1'-0" C
 STRUCTURAL SOILS SCALE: NTS B
 JOINTS SCALE: 3" = 1'-0" A



TREE GRATE W/ PAVER SCALE: 1 1/2" = 1'-0" G
 TREE GRATE SCALE: 1 1/2" = 1'-0" F
 PED CONC PAVING SCALE: 1 1/2" = 1'-0" E
 PED STONE PAVERS SCALE: 1" = 1'-0" D



DETAIL TITLE X SCALE: 1" = 1'-0" X
 POTTERY DRAIN SUMP X

SDR-40146

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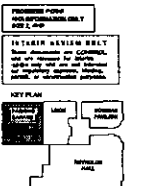
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REVISION

NO.	DATE	DESCRIPTION
1	11-02-10	ISSUE FOR PERMIT

PROJECT NAME
10281.012

DATE
11-02-10

SCALE
1"=20'-0"

PROJECT NUMBER
10281.012

DATE
11-02-10

SCALE
1"=20'-0"

PROJECT NAME
10281.012

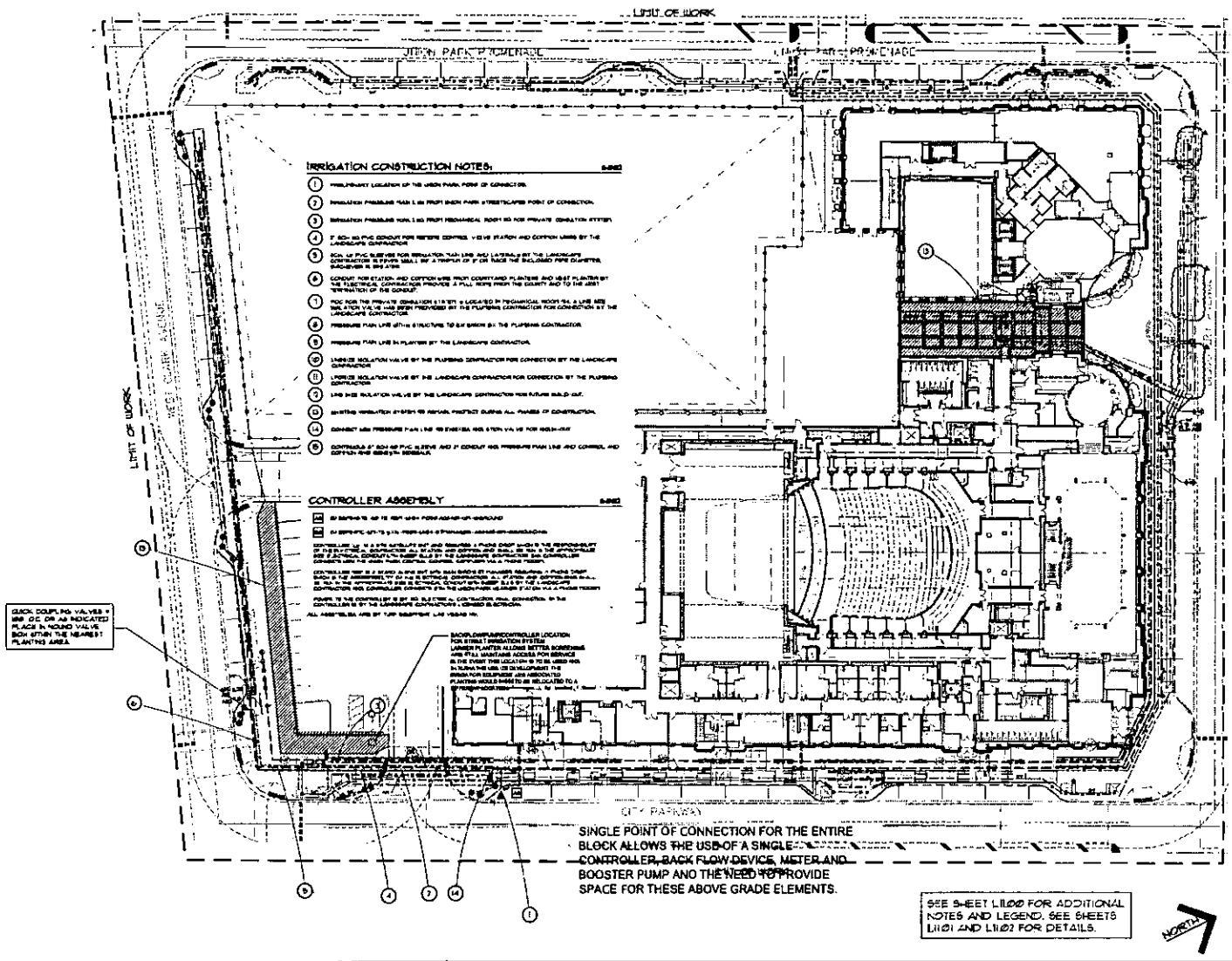
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11-02-10

SCALE
1"=20'-0"

PROJECT NAME
10281.012

DATE
11-02-10

SCALE
1"=20'-0"

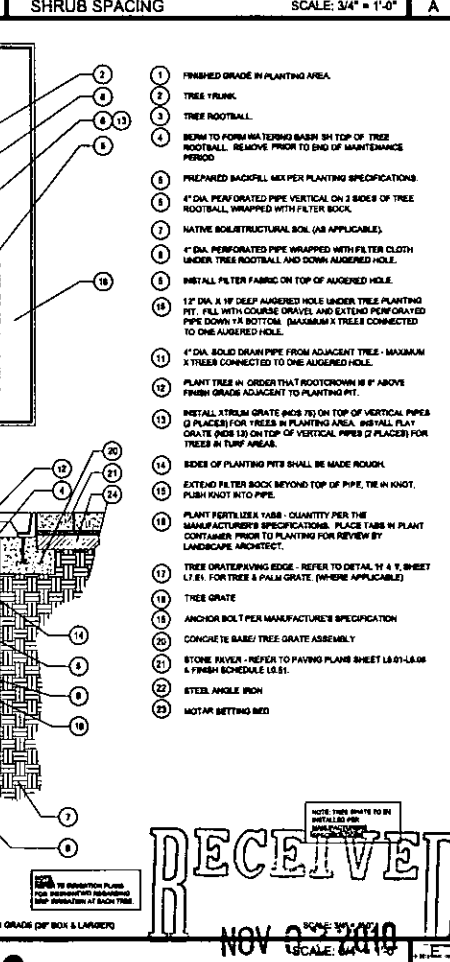
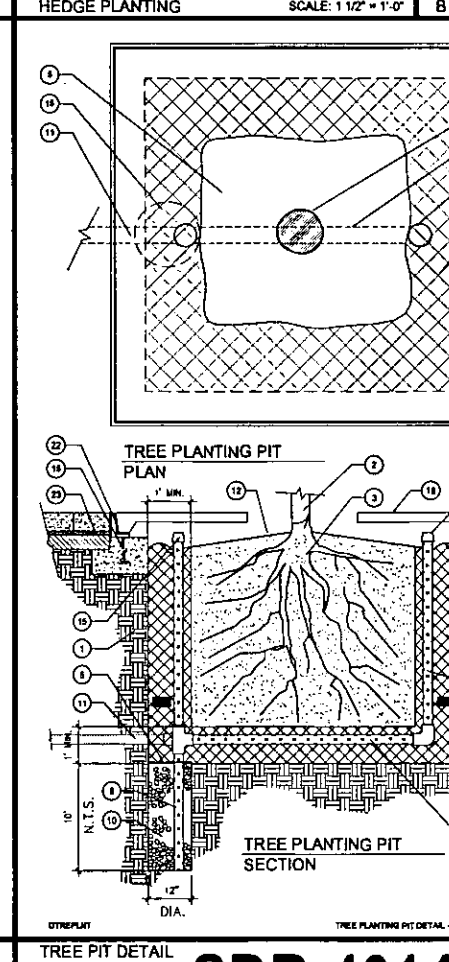
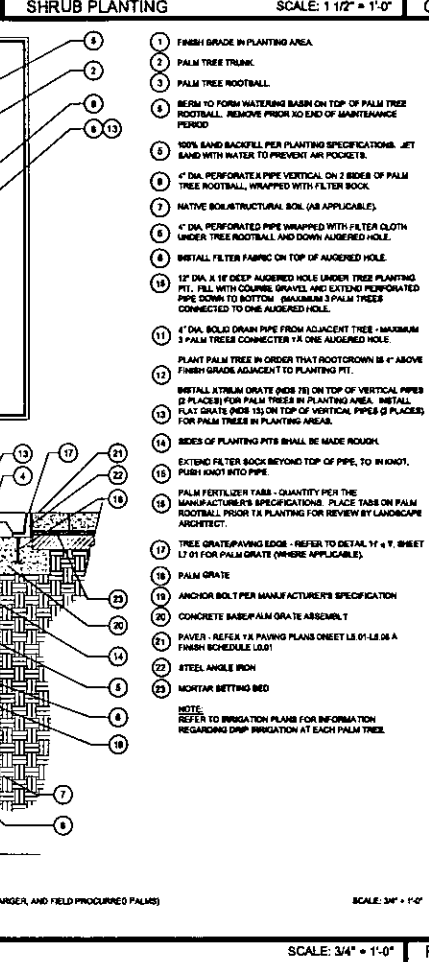
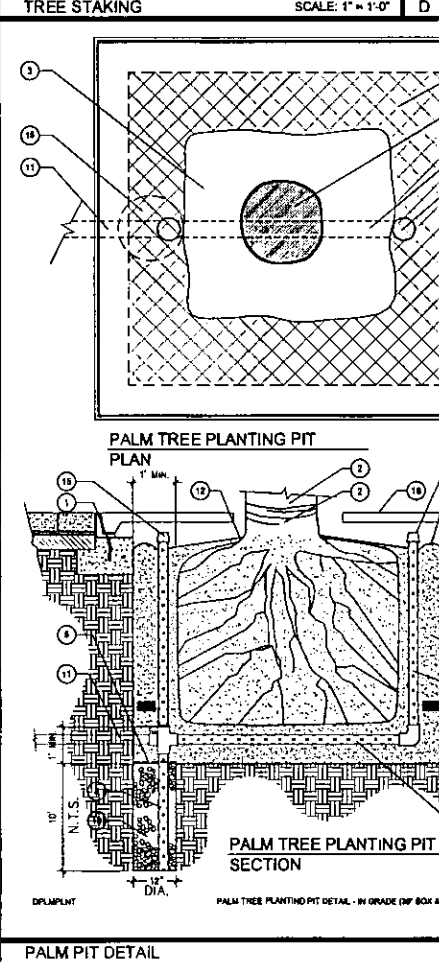
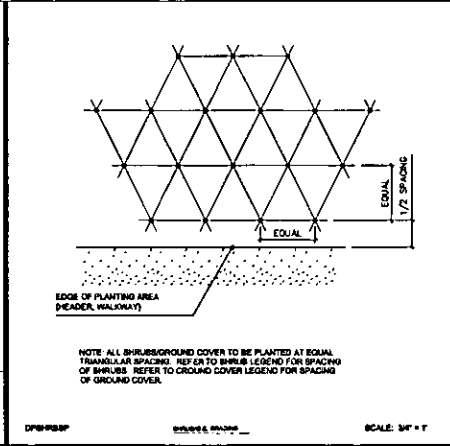
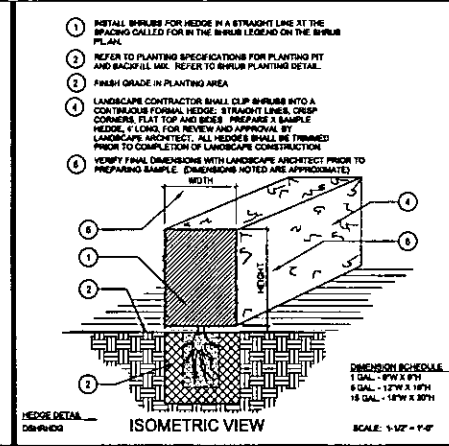
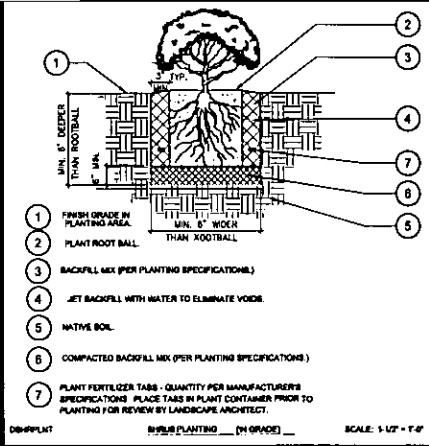
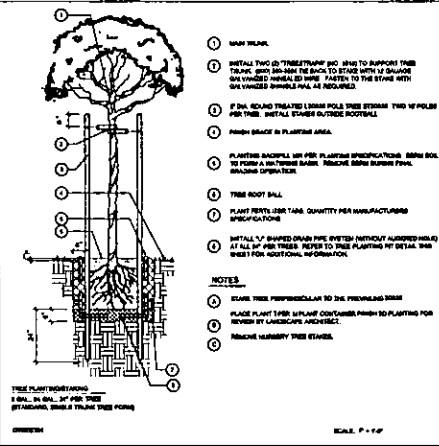


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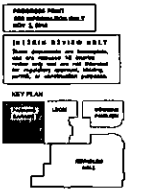
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NOV 02 2010
L4.00

DESIGNED BY
HKS ARCHITECTURAL PARTNERS
LAS VEGAS, NV 89101
PROJECT NO. 12887.000
DATE 11-02-10
THE SMITH CENTER FOR PERFORMING ARTS
FOUNDATION
1000 SOUTH MAIN STREET
LAS VEGAS, NV 89101
ARCHITECT
THE SMITH CENTER FOR PERFORMING ARTS
FOUNDATION
1000 SOUTH MAIN STREET
LAS VEGAS, NV 89101
LANDSCAPE ARCHITECT
HKS LANDSCAPE ARCHITECTURE, INC.
1000 SOUTH MAIN STREET
LAS VEGAS, NV 89101
SCALE: 3/4" = 1'-0"

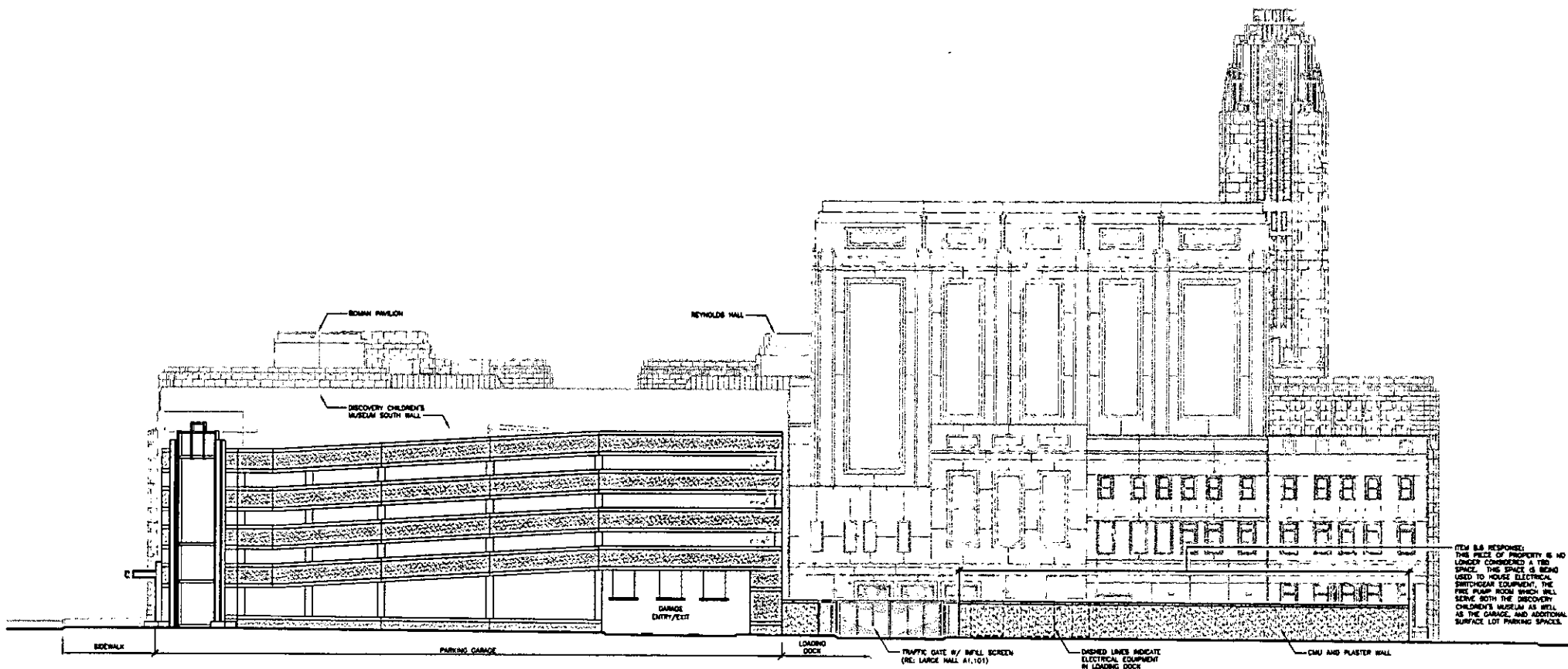


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NOV 2 2010
SCALE: 3/4" = 1'-0"



THE PROJECT NUMBER
12887.000
DATE
11-02-10
SCALE
3/4" = 1'-0"
SHEET TITLE
LANDSCAPE
PLANTING
DETAILS
SHEET NO.
L8.01



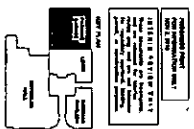
01 WEST CLARK AVE. ELEVATION
1/16" = 1'-0"

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NOV 02 2010



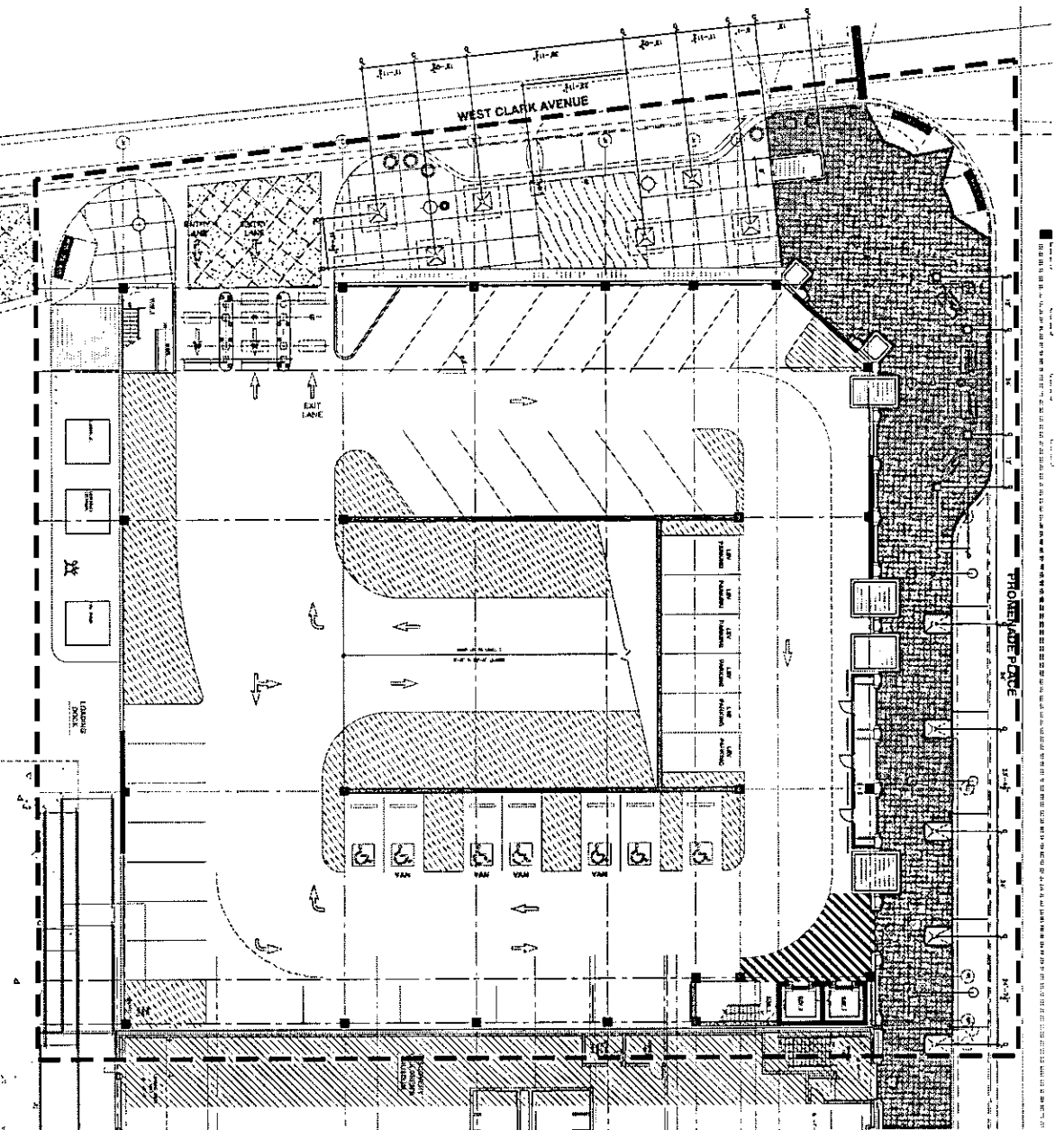
**LAS VEGAS
PERFORMING
ARTS CENTER
FOUNDATION**



NO. PROJECT NUMBER
12087.000
DATE
11-02-10
PROJECT NAME
LANDSCAPE
LAYOUT PLAN
SCALE
1"=10'

SDR-40146

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NOV 02 2010
7





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NOV 02 2010

NOV 02 2013

SHEET TITLE
 LANDSCAPE
 GENERAL
 ARRANGEMENT PLAN
 SHEET NO
L2.01

THE SMITH CENTER
700 N. 3RD ST., SUITE 200
LAS VEGAS, NV 89101
702.462.4400

LIFESCAPES
INTERNATIONAL INC.

ILKS

[illegible]

THE SMITH CENTER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

FOR MORE FREE
FOR INFORMATION SEE
PAGE 3, P. 10

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introduction

FOR PROJECT NUMBER
12887.000
DATE
11-02-10
ISSUE
PARKING GARAGE
REVIEW

SHEET TITLE
LANDSCAPE
ORIENTATION
PLAN

SHEET NO
L1.01

SDR-40146

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NEWPORT BEACH, CA 92660
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CHILDREN'S MUSEUM/SMITH CENTER PARKING GARAGE
LAS VEGAS, NEVADA

**Call
before you
Dig**
1-800-227-2508

RUSSELL-RETAN GROUP
50430 DOVEWOOD LANE
OAKHURST, GA 93644
(805) 553-8191
CONTACT: LE ROY RUSSELL

LANDSCAPE COVER SHEET	L1.00
LANDSCAPE ORIENTATION PLAN	L1.01
LANDSCAPE GENERAL ARRANGEMENT PLAN	L2.01
LANDSCAPE LAYOUT PLAN	L2.02
LANDSCAPE FINISH SCHEOULE/NOTES	L3.00
LANDSCAPE CONSTRUCTION DETAILS	L3.01
LANDSCAPE CONSTRUCTION DETAILS	L3.02
LANDSCAPE IRRIGATION DESIGN INTENT	L4.00

1. ALL PROPERTY LINES AND ADJACENT LINES SHALL BE VERIFIED PRIOR TO COMMENSAL WORK.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES.
3. CONTRACTOR SHALL NOT UNLAWFULLY PROCEED WITH CONSTRUCTION UNTIL ALL LANDSCAPING AND UTILITIES PIPES, AND ERECTION CONTRACTORS HAVE BEEN ISSUED AND RESPONSIBILITY FOR CONSTRUCTION SHALL TRANSFER AND BE ACCEPTED BY THE CONTRACTOR.
4. CONTRACTOR SHALL NOT UNLAWFULLY PROCEED WITH CONSTRUCTION UNTIL ALL LANDSCAPING CONTRACTORS THAT HAVE BEEN ISSUED AND RESPONSIBILITY FOR CONSTRUCTION HAVE BEEN ISSUED AND RESPONSIBILITY FOR CONSTRUCTION SHALL TRANSFER AND BE ACCEPTED BY THE CONTRACTOR.
5. THE LOCATION OF FEATURES TO BE CONSTRUCTED NOT SPECIFICALLY INDICATED MAY BE ADJUSTED BY SCALE.
6. ALL CURBS TO BE CONSTRUCTED SHALL BE NEARLY, THEN, EXACTLY TO THE LOCATION OF THE CURB.
7. LANDSCAPE ARCHITECT SHALL BE NOTIFIED AFTER THE SITE HAS BEEN STAKE-OUT PRIOR TO COMMENSAL WORK.
8. ALL CONSTRUCTION AND INSTALLATION OF LANDSCAPE ITEMS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS.
9. NO EXCESSIVE CONTRACT PRICE SHALL BE ALLOWED FOR ACTUAL OR EXCESSIVE DISCREPANCIES OF ITEMS EXISTING ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ATTENTION OF THE OWNER IN WRITING.
10. ALL PAVED SURFACES SHALL HAVE A MINIMUM OF 4" OF BASE COURSE.
11. ASPHALT DRIVE SHALL BE OF A MINIMUM OF 4" OF BASE COURSE. DRIVE SHALL BE OF A MINIMUM OF 4" OF BASE COURSE.
12. ALL PAVED AREAS SHALL BE NEARLY, THEN, EXACTLY TO THE LOCATION OF THE CURB.
13. ALL PAVED AREAS SHALL BE NEARLY, THEN, EXACTLY TO THE LOCATION OF THE CURB.
14. ALL PAVED AREAS SHALL BE NEARLY, THEN, EXACTLY TO THE LOCATION OF THE CURB.
15. ALL PAVED AREAS SHALL BE NEARLY, THEN, EXACTLY TO THE LOCATION OF THE CURB.
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19. ALL PAVED AREAS SHALL BE NEARLY, THEN, EXACTLY TO THE LOCATION OF THE CURB.
20. ALL PAVED AREAS SHALL BE NEARLY, THEN, EXACTLY TO THE LOCATION OF THE CURB.

[illegible]

LANDSCAPE PLANTING PLAN - TREES AND VINES	L6.01
LANDSCAPE PLANTING PLAN - SHRUBS AND GROUND COVER	L7.01
LANDSCAPE PLANTING DETAILS	L6.01
LANDSCAPE PLANTING DETAILS/NOTES	L8.02

SDR-40146

[illegible]

THE SMITH CENTER
FOR THE PERFORMING ARTS
LAS VEGAS
PERFORMING
ARTS CENTER
FOUNDATION

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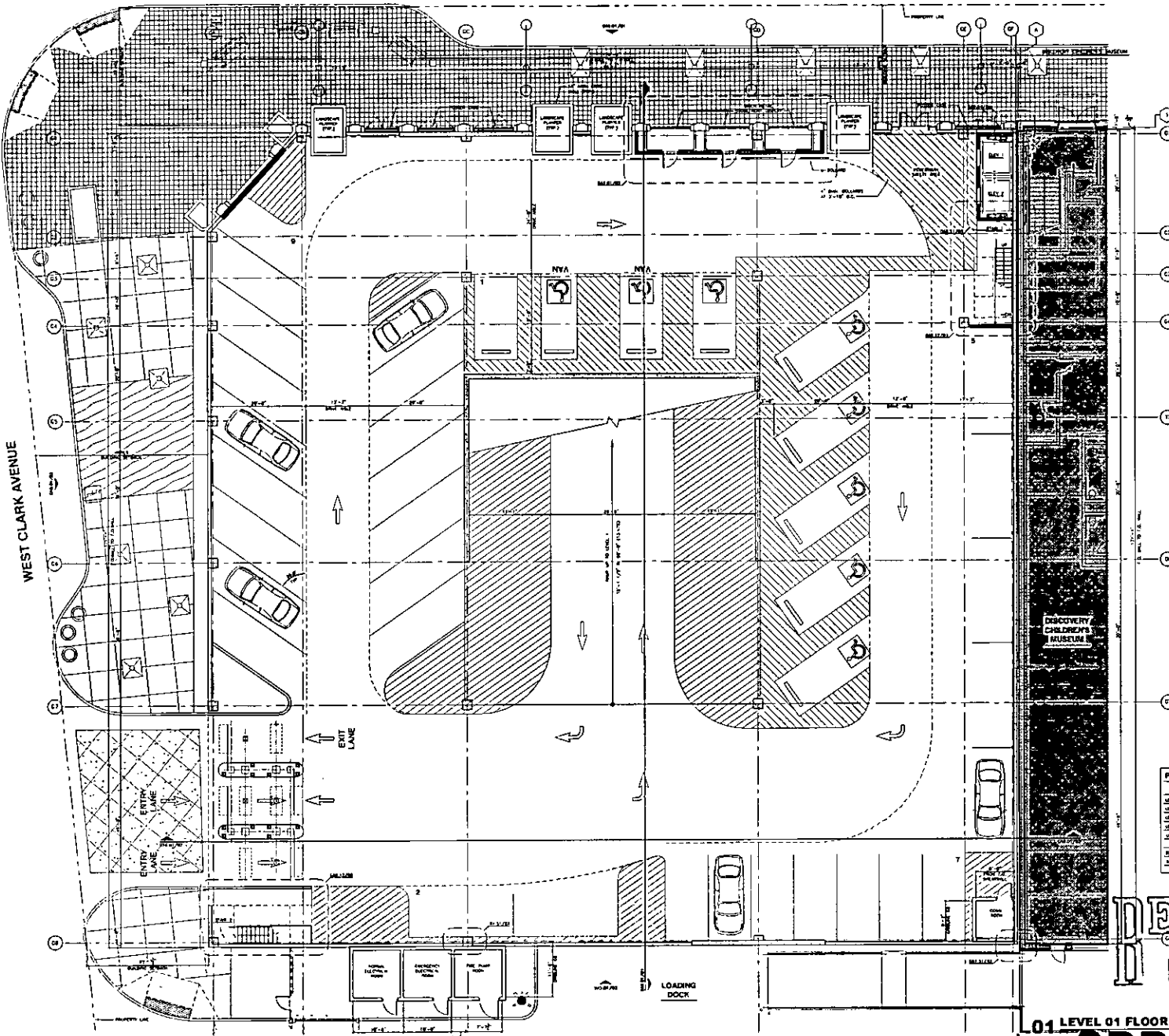


References

HIG PROJECT NUMBER
 12867.000
 DATE
 11-02-10
 TITLE
 PARKING GARAGE

SHORT TITLE
**LANDSCAPE
 COVER SHEET**
 NUMBER AND
 SHEET NO.
L1.00

PROMENADE PLACE



HKS

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LAS VEGAS PERFORMING ARTS
CENTER FOUNDATION
1919 ZEPHYRUS DRIVE
LAS VEGAS, NV 89102
ARCHITECT
THE SMITH CENTER
1919 ZEPHYRUS DRIVE
LAS VEGAS, NV 89102
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1919 ZEPHYRUS DRIVE
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REVISION
NO.
DATE
BY
DESCRIPTION

PARKING TABULATIONS

LEVEL	TYPE	SPACES	TOTAL
LEVEL 01	STANDARD	10	10
LEVEL 02	STANDARD	10	10
LEVEL 03	STANDARD	10	10
LEVEL 04	STANDARD	10	10
LEVEL 05	STANDARD	10	10
LEVEL 06	STANDARD	10	10
LEVEL 07	STANDARD	10	10
LEVEL 08	STANDARD	10	10
LEVEL 09	STANDARD	10	10
LEVEL 10	STANDARD	10	10
LEVEL 11	STANDARD	10	10
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LEVEL 96	STANDARD	10	10
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LEVEL 100	STANDARD	10	10

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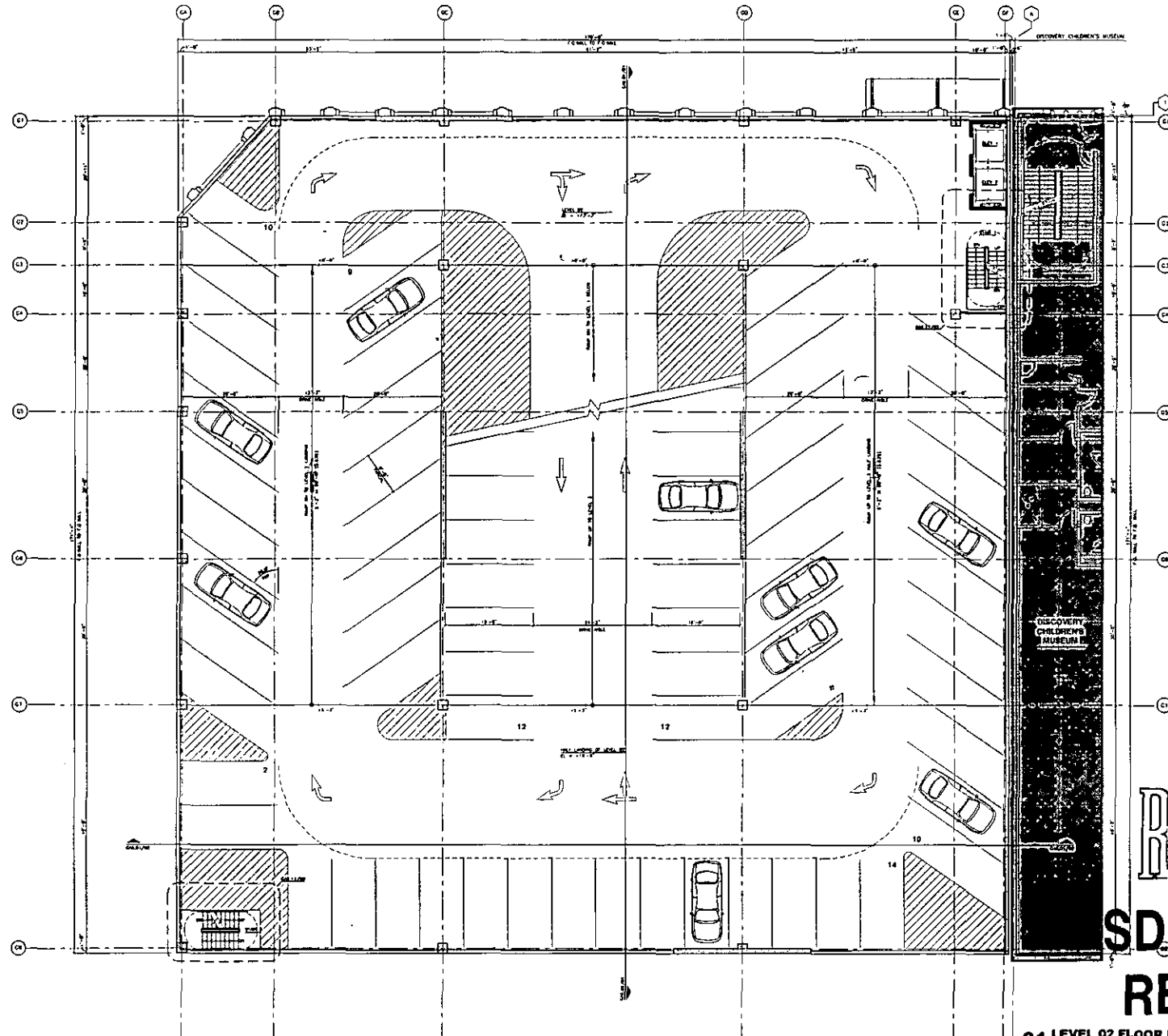
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REVISED

PROJECT NUMBER
1987,000
DATE
11-19-2010
DRAWING
PARKING GARAGE
SHEET TITLE
LEVEL 01
FLOOR PLAN
SHEET NO.
GA2.01

HKS

DEVELOPER
LAS VEGAS PERFORMING ARTS
CENTER FOUNDATION
LAS VEGAS, NV 89101
THE PROJECT (NAME)
111 SOUTH 1ST AVENUE
THE PROJECT (ADDRESS)
LAS VEGAS, NV 89101
ARCHITECT
HKS
111 SOUTH 1ST AVENUE
LAS VEGAS, NV 89101
DESIGNER
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111 SOUTH 1ST AVENUE
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ENGINEER
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LAS VEGAS, NV 89101
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ACoustical ENGINEER
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TRANSPORTATION ENGINEER
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PAVING ENGINEER
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CIVIL ENGINEER
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LIGHTING DESIGNER
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THE SOUTH CENTER
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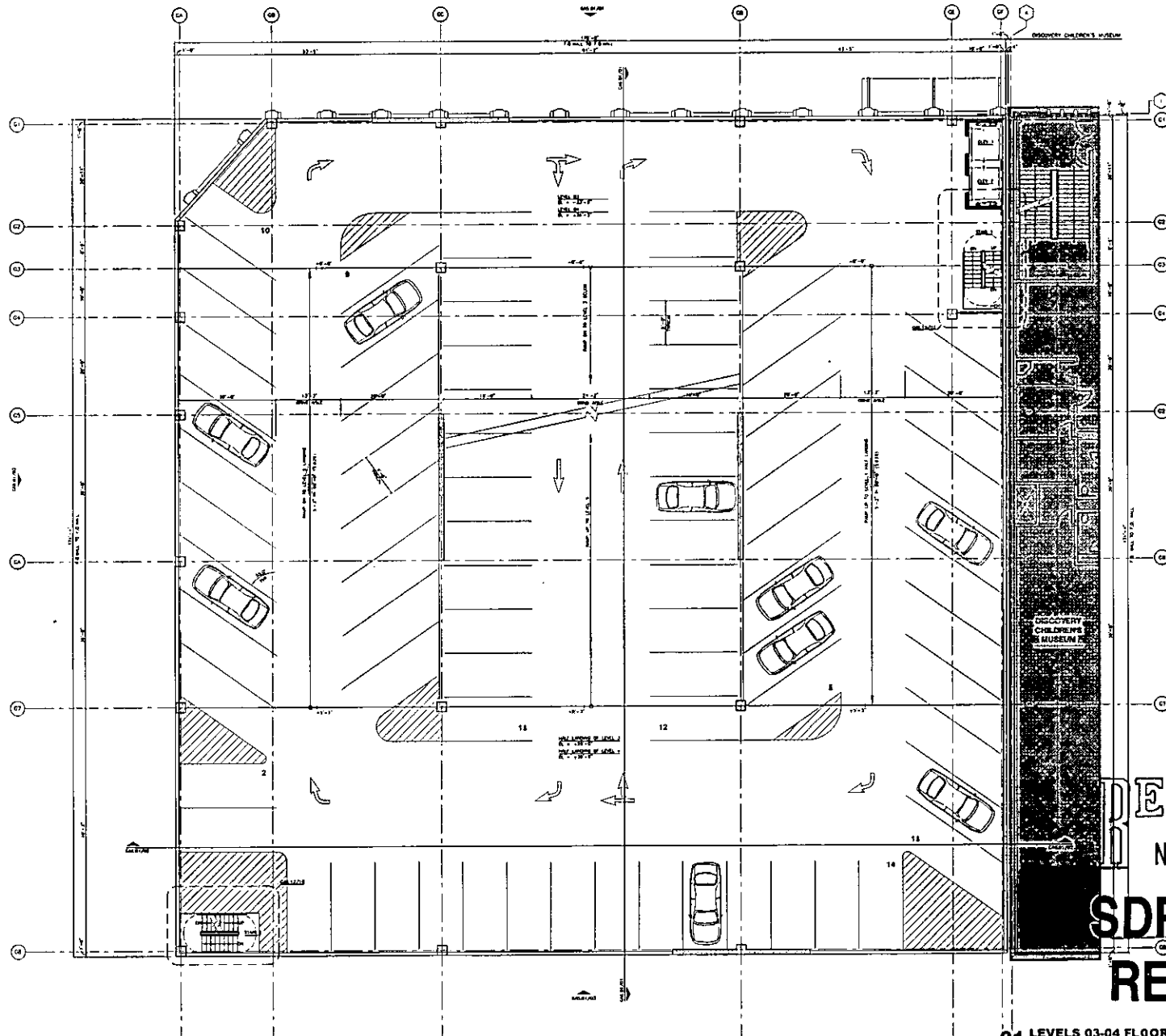
NO PROJECT NUMBER
12007.000
DATE
11.19.2010
PARKING GARAGE

SHEET TITLE
LEVEL 02
FLOOR PLAN

SHEET NO.
GA2.02

HKS

DEVELOPER
 LAS VEGAS PERFORMING ARTS
 CENTER FOUNDATION
 1000 LAS VEGAS BLVD
 LAS VEGAS, NV 89101
 ARCHITECT
 HKS
 1000 LAS VEGAS BLVD
 LAS VEGAS, NV 89101
 ENGINEER
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 1000 LAS VEGAS BLVD
 LAS VEGAS, NV 89101
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 MECHANICAL ENGINEER
 HKS
 1000 LAS VEGAS BLVD
 LAS VEGAS, NV 89101
 ELECTRICAL ENGINEER
 HKS
 1000 LAS VEGAS BLVD
 LAS VEGAS, NV 89101
 PLUMBING ENGINEER
 HKS
 1000 LAS VEGAS BLVD
 LAS VEGAS, NV 89101
 CIVIL ENGINEER
 HKS
 1000 LAS VEGAS BLVD
 LAS VEGAS, NV 89101
 STRUCTURAL ENGINEER
 HKS
 1000 LAS VEGAS BLVD
 LAS VEGAS, NV 89101
 ENVIRONMENTAL ENGINEER
 HKS
 1000 LAS VEGAS BLVD
 LAS VEGAS, NV 89101
 SAFETY ENGINEER
 HKS
 1000 LAS VEGAS BLVD
 LAS VEGAS, NV 89101
 CONSTRUCTION MANAGER
 HKS
 1000 LAS VEGAS BLVD
 LAS VEGAS, NV 89101



THE SOUTH CENTER
 LAS VEGAS
 PERFORMING
 ARTS CENTER
 FOUNDATION

INTERIOR DESIGN
 HKS



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01 LEVELS 03-04 FLOOR PLAN



HKS PROJECT NUMBER
 12867.000
 DATE
 11.19.2010
 WORK
 PARKING GARAGE

SHEET TITLE
 LEVELS 03-04
 FLOOR PLAN

SHEET NO.
 GA2.03

DE VILLERBOS
 LAA VEGAS PERFORMANCE ARTS
 CENTER FOLGOWITH IN
 LAA VEGAS, NV 89119

 DE VILLERBOS CONSULTANTS
 1-606 PROJECT GROUP
 211 W. HORTON ST. SUITE
 1000 LOS ANGELES, CA 90012
 DE VILLERBOS CONSULTANTS
 1-606 LAA VEGAS, NV 89119

 EXECUTIVE ARCHITECT
 HKS ARCHITECTS INC
 100 CALIFORNIA ST. 10TH
 FLOOR
 SAN FRANCISCO, CA 94111
 HKS CONSULTANTS
 1500 GARDENVIEW CIRCLE, SUITE 100
 LAA VEGAS, NV 89115

 STRUCTURAL ENGINEER
 AND TALL BUILDING & ARCHITECTURAL
 DESIGN, L.L.P.
 100 CALIFORNIA ST. 10TH
 FLOOR
 SAN FRANCISCO, CA 94111
 PARKING CONSULTANT
 JAMES P. MOORE & ASSOCIATES INC.
 1710 N. 1ST ST.
 SUITE 200 DENVER, CO 80202
 PLANS, SPECIFICATIONS
 DESIGN & ADMIN.
 100 CALIFORNIA ST. 10TH
 FLOOR
 SAN FRANCISCO, CA 94111
 LANDSCAPE ARCHITECT
 LARSEN/SCOTT ARCHITECTURAL
 NETWORK DESIGN, L.L.P.
 100 CALIFORNIA ST. 10TH
 FLOOR
 SAN FRANCISCO, CA 94111



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DOCS, or otherwise submitting



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6
-03 PROJECT NUMBER
2867.000
DATE
04-12-2010
TIME
PARKING GARAGE

SHEET TITLE
LEVEL 05
FLOOR PLAN

SHEET NO.
GA2.04

01 LEVELS 05 FLOOR PLAN



[illegible]

THE SMITH CENTER
FOR THE PERFORMING ARTS
LAS VEGAS
PERFORMING
ARTS CENTER
FOUNDATION

INTERIM REVIEW ONLY
These instructions are designed to help you understand the information you will need to complete the application. They are not intended to be a substitute for the application itself. For more information, please contact the appropriate agency.

Figure 1: Schematic diagram of the experimental setup. A subject is seated at a table, viewing a video screen. A camera is positioned above the screen. A target is located at a distance of 100 cm from the subject. The target is a vertical line with a horizontal bar at the top. The subject's hand is positioned at the bottom of the target. The target is labeled 'Target' and '100 cm'. The subject is labeled 'Subject' and 'Hand'.

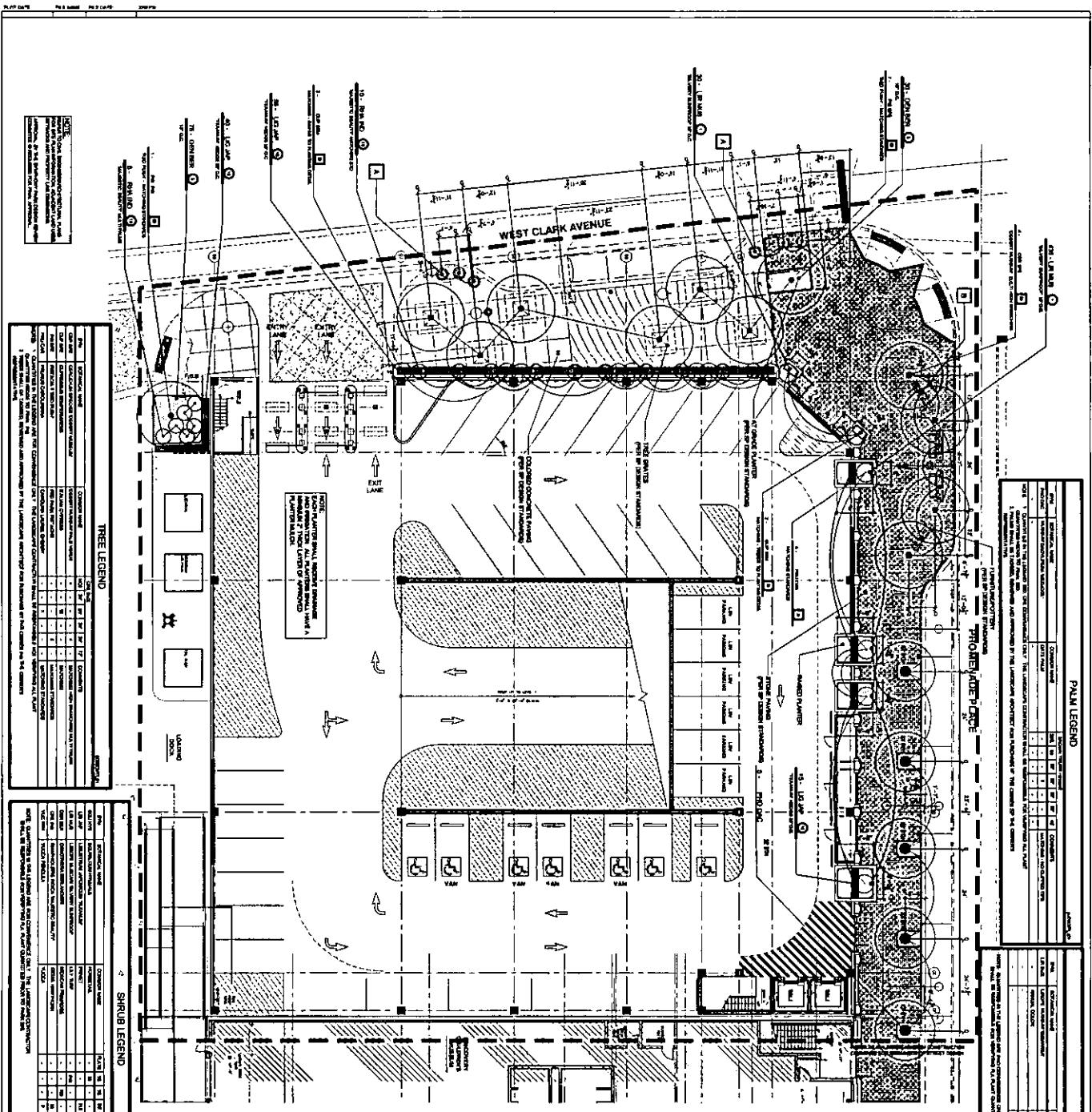
03 EAST ELEVATION

02 SOUTH ELEVATION

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NOV 19 2010
SDR-40146
REVISED

01 WEST ELEVATION

GA5.01[illegible]



PLANT LEGEND									
PLANT	COMMON NAME	HEIGHT	SPACING	NOTES	PLANT	COMMON NAME	HEIGHT	SPACING	NOTES
1	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY	11	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY
2	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY	12	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY
3	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY	13	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY
4	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY	14	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY
5	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY	15	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY
6	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY	16	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY
7	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY	17	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY
8	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY	18	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY
9	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY	19	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY
10	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY	20	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY

POTTERY LEGEND									
PLANT	COMMON NAME	HEIGHT	SPACING	NOTES	PLANT	COMMON NAME	HEIGHT	SPACING	NOTES
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2	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY	12	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY
3	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY	13	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY
4	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY	14	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY
5	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY	15	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY
6	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY	16	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY
7	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY	17	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY
8	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY	18	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY
9	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY	19	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY
10	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY	20	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY

SHRUB LEGEND									
PLANT	COMMON NAME	HEIGHT	SPACING	NOTES	PLANT	COMMON NAME	HEIGHT	SPACING	NOTES
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2	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY	12	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY
3	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY	13	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY
4	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY	14	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY
5	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY	15	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY
6	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY	16	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY
7	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY	17	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY
8	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY	18	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY
9	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY	19	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY
10	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY	20	SPRING BURNING BUSH	10'-12'	10' x 10'	CLIMATE HARDY

HKS

ARCHITECT
LAS VEGAS PERFORMING ARTS
CENTER FOUNDATION
LAS VEGAS, NV 89119

DESIGNER & CONSULTANT
THE PROJECT GROUP
777 NORTH 100 WEST
LAS VEGAS, NV 89101

TO: THE PROJECT GROUP
1111 SOUTH 1000 WEST
LAS VEGAS, NV 89101

PROJECT USE: ARCHITECTURE
HKS ARCHITECTS, PC
DENVER, CO 80202

DEVELOPER
LAS VEGAS PERFORMING ARTS
CENTER FOUNDATION
LAS VEGAS, NV 89101

STRUCTURAL: FARRER
BULLOCK & JOHNSON
LAS VEGAS, NV 89101

MECHANICAL: FARRER
BULLOCK & JOHNSON
LAS VEGAS, NV 89101

ELECTRICAL: FARRER
BULLOCK & JOHNSON
LAS VEGAS, NV 89101

PLUMBING: FARRER
BULLOCK & JOHNSON
LAS VEGAS, NV 89101

HAZARDOUS WASTE: FARRER
BULLOCK & JOHNSON
LAS VEGAS, NV 89101

ENVIRONMENTAL: FARRER
BULLOCK & JOHNSON
LAS VEGAS, NV 89101

LANDSCAPE ARCHITECTURE
LIFE SAFETY CONSULTANT
LAS VEGAS, NV 89101

GEOTECHNICAL: FARRER
BULLOCK & JOHNSON
LAS VEGAS, NV 89101

ARCHITECTURAL CONSULTANT
THE PROJECT GROUP
777 NORTH 100 WEST
LAS VEGAS, NV 89101

LANDSCAPE ARCHITECTURE
LIFE SAFETY CONSULTANT
LAS VEGAS, NV 89101

GEOTECHNICAL: FARRER
BULLOCK & JOHNSON
LAS VEGAS, NV 89101

THE SMITH CENTER
LAS VEGAS, NV 89101

LAS VEGAS
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CONSENT OF THE ARCHITECT

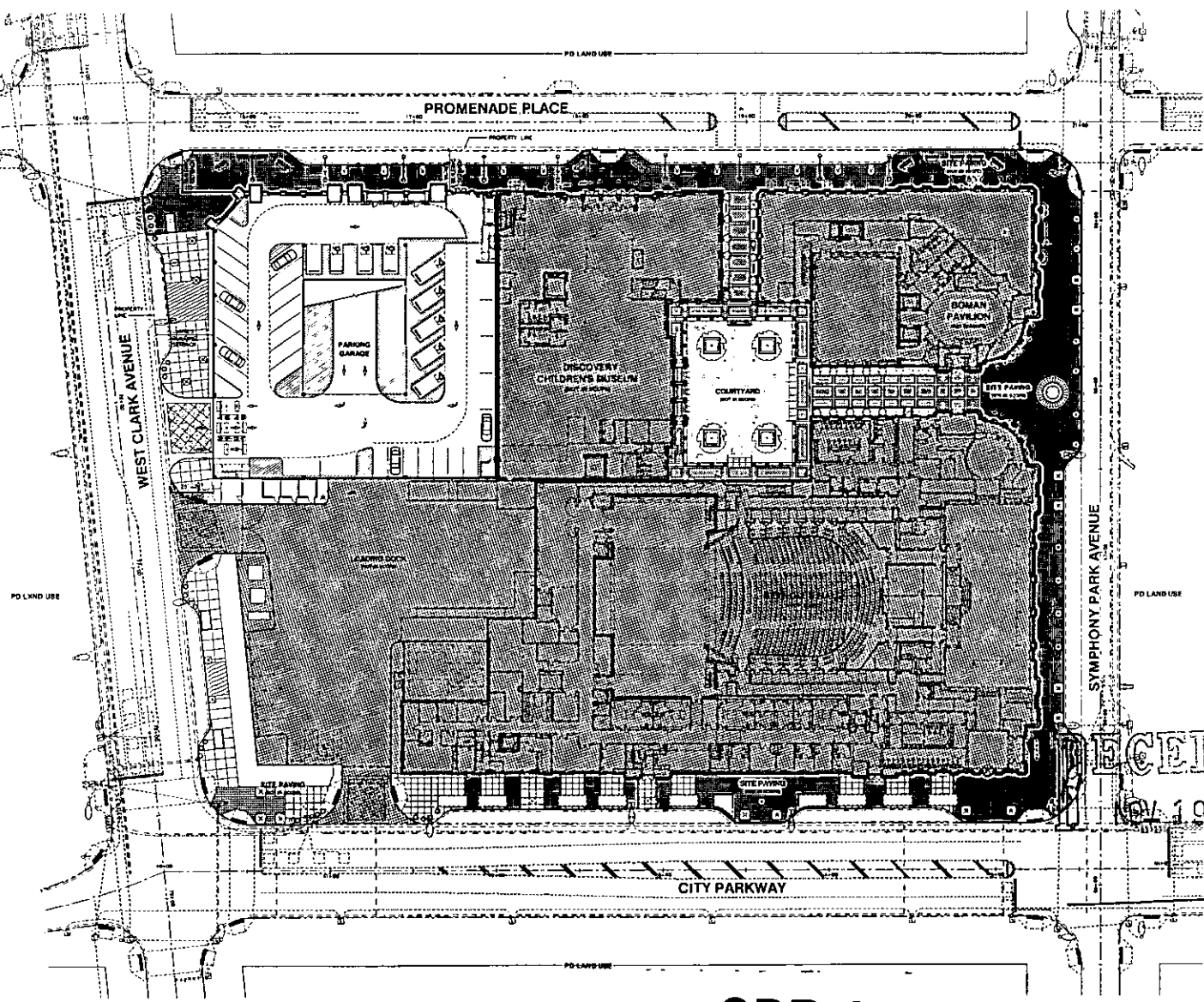
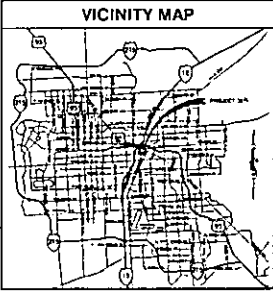
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12867.000
11.19.2010
PARKING GARAGE

SHEET TITLE
SITE PLAN
SHEET NO.
GA1.01

#PARKING TABULATIONS

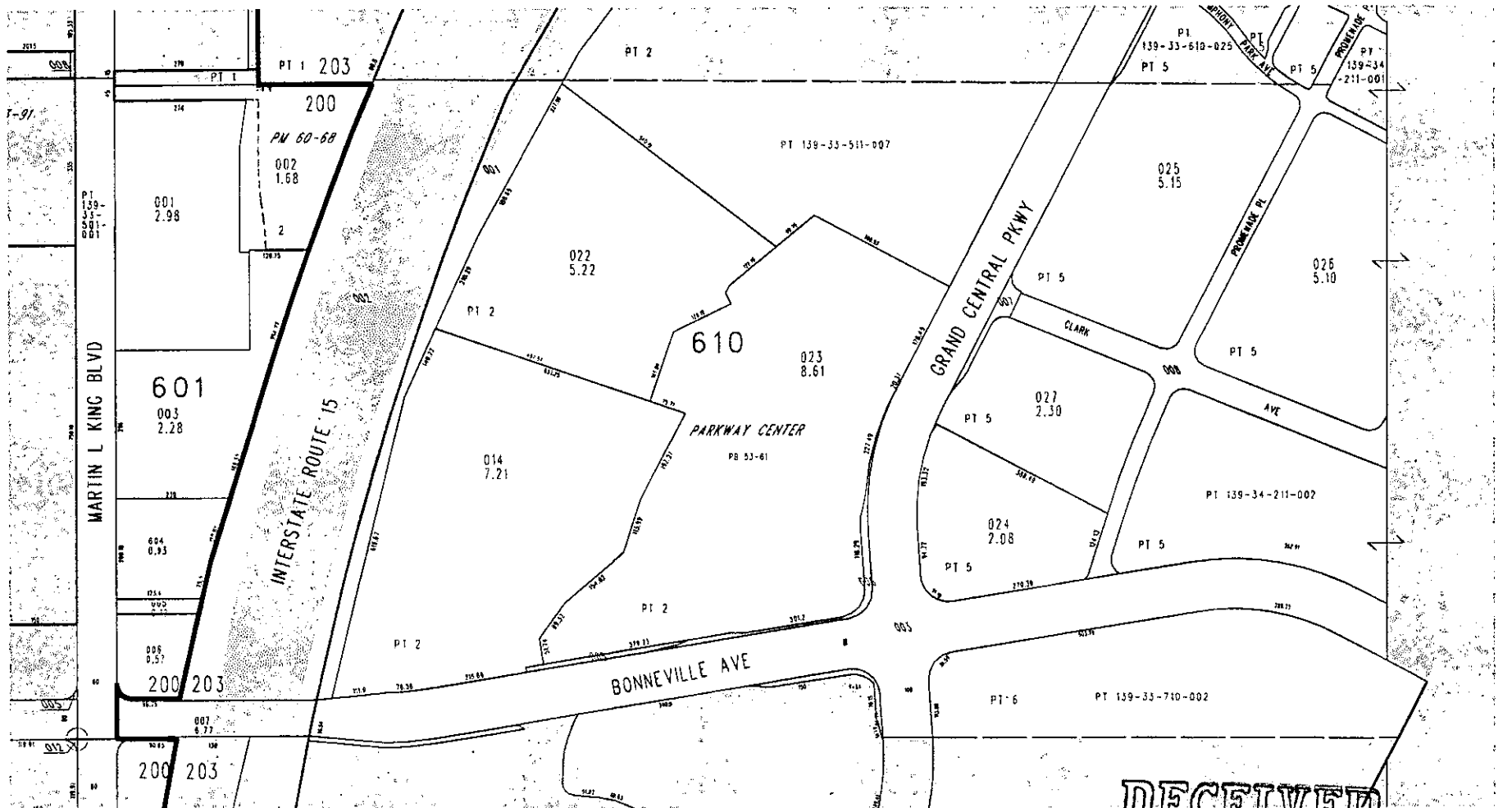
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1.000.86	96	9.6
1.000.87	97	9.7
1.000.88	98	9.8
1.000.89	99	9.9
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1.000.94	104	10.4
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1.000.99	109	10.9
1.000.100	110	11.0



SDR-40146, PARCEL 167 SITE PLAN
SCALE 1"=50'

REVISED

NOTES	This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office. This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.		MAP LEGEND PARCEL BOUNDARY SUBD BOUNDARY ROAD EASEMENT PM/LO BOUNDARY NON-PARCEL LOT LINE WATCH LINE / LEADER LINE ROAD TO NUMBER	AVERAGE 6A VALUE 45	ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		T20S R61E R60E R61E R62E 125 124 123 138 139 148 163 182 161	33 6 5 4 3 2 1 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36	S 2 NE 4 4 8 4 5 1 5 1 6 2 6 2 7 3 7 3 8 4 8 4 5 1 5 1	139-33-6 
	USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11x17 ORIGINAL 0 50 100 200 400 600 800			PARCEL NUMBER ACREAGE 202 PARCEL SUB/SED NUMBER PLAT RECORDING NUMBER BLOCK NUMBER LDT NUMBER GL5 GDV. LDT NUMBER	Scale: 1"=200' Rev: 05/28/09					

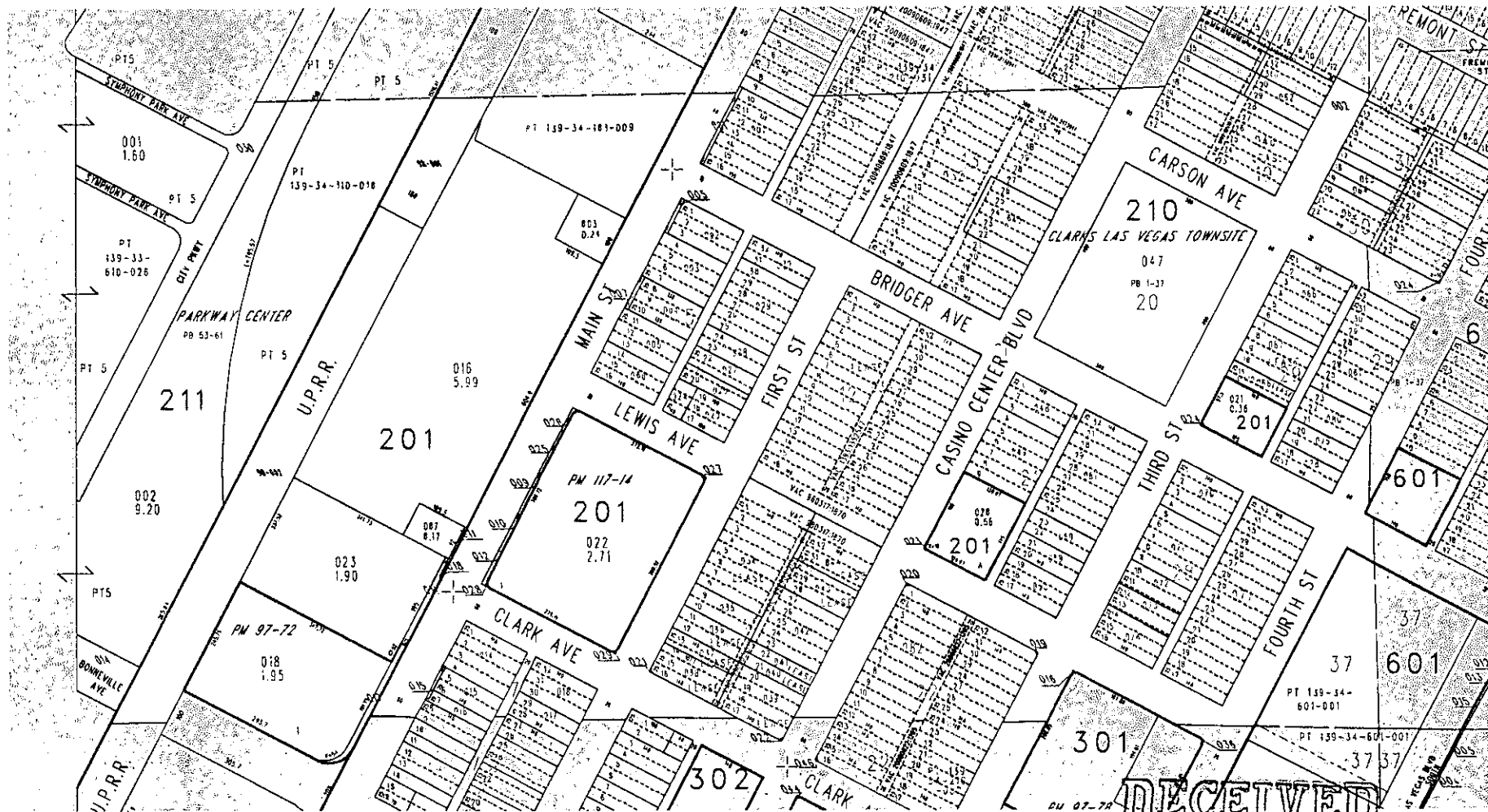


SDR-40146

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TAX DIST 200,203

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		AVERAGE QA VALUE 34	PARCEL NUMBER 001	PARCEL ACREAGE 1.00	R60E R61E R62E 125 124 123	8 4 8 4 5 1 5 1 6 2 6 2 7 3 7 3 8 4 8 4 5 1 5 1	
		PARCEL SUB/SEQ NUMBER 202	PLAT RECORDING NUMBER PM 25-45	1285 138 139 140 125 163 162 161			
		BLOCK NUMBER 5	LOT NUMBER 5	Scale: 1"=200'	Rev: 05/04/10		
ROAD ID NUMBER CL5		GOV. LOT NUMBER CL5					



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NOV 02 2010

TAX DIST 203

SDR-40146

Date: 11/02/11

Reviewer: Steve Gebeke, Planning Supervisor 

Reason for Revision: Minor Deviation approved by the SP-DRC

Additional Info:

The Symphony Park - Design Review Committee (SP-DRC) approved a Minor Deviation to allow the elimination of one Palo Verde tree from the corner of Promenade Place and Clark Avenue.

Staff is administratively approving this revision because the SP-DRC has the authority to approve minor deviations, per the Symphony Park Design Standards.

Conditions:

1. Conformance to the Conditions of Approval of the SP-DRC approval letter dated 10/21/11.

SYMPHONY PARKSM

October 21, 2011

Mr. Mike Meyers
Lifescapes International
4930 Campus Dr.
Newport Beach, CA 92660
(by email)

Re: Smith Center Children's Museum Parking Garage tree modification for existing fire hydrant

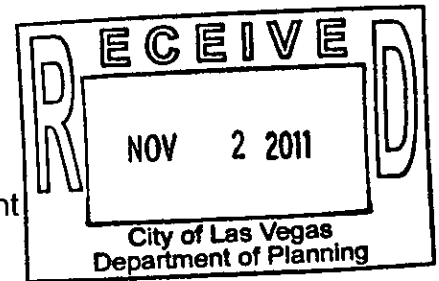
Dear Mr. Meyers,

The Symphony Park Design Review Committee (SP-DRC) received your request for approval to eliminate one Palo Verde tree from the Promenade Place corner treatment at its intersection with West Clark Avenue due to conflicts with an existing fire hydrant and other trees in the vicinity, on October 12, 2011, and reviewed your request with the SP-DRC members via email on October 14, 2011.

Based on the information submitted, the SP-DRC grants a Minor Deviation from the Symphony Park Design Standards and Streetscape Schematics to permit this one tree to be eliminated from the referenced location.

Sincerely,
Symphony Park Design Review Committee
Scott Carter, Chairman

cc. Flinn Fagg, Director, City of Las Vegas Planning Department
Matt Edwards, The Projects Group
(by email)



John Alabado

From: Doug Rankin
Sent: Tuesday, March 15, 2011 10:10 AM
To: John Alabado
Cc: David Bratcher
Subject: FW: Symphony park garage and parking

We can conditionally approve the Civil 40887 and 40787 is coming in with revised plans for express. City and Smith Center will be forwarding parking agreement in the future. Dave will get all copied on this.

Please note that starting Monday, January 24th the Planning & Development Department will have moved to our new location at 333 N. Rancho Drive (at Bonanza Rd.). We appreciate your patience as we relocate our offices.

Doug Rankin, AICP
Planning Manager
City of Las Vegas
229-5408

From: Flinn Fagg
Sent: Tuesday, March 15, 2011 9:26 AM
To: Doug Rankin
Cc: David Bratcher
Subject: RE: Symphony park garage and parking

Elevations only are going back to City Council on April 6th – everything else remains the same. They're making slight modifications to the decorative elements on the elevations which will not impact layout/configuration/size of the garage.

From: Doug Rankin
Sent: Tuesday, March 15, 2011 9:23 AM
To: Flinn Fagg
Subject: Symphony park garage and parking

John A is reviewing a Building # 40787 plan check.....He indicates that Dave Bratchard says this is going back to Planning Commission. Do you know anything? Thanks.

Please note that starting Monday, January 24th the Planning & Development Department will have moved to our new location at 333 N. Rancho Drive (at Bonanza Rd.). We appreciate your patience as we relocate our offices.

Doug Rankin, AICP
Planning Manager
City of Las Vegas
229-5408

John Alabado

From: David Bratcher
Sent: Tuesday, March 15, 2011 4:52 PM
To: Greg Kapovich
Cc: John Alabado
Subject: Permit # 40787 and Civil # 40887- Smith Center Parking Garage

Greg,

Please revise the address of the Smith Center Parking Garage for the building permit (#40787) and the civil plans (#40887) from 360 Promenade Place to 388 Promenade Place.

The 360 Promenade Place address was already assigned to the Discovery Children's Museum.

Please let me know if you have any questions.

Thanks,

Dave
229-2201

John Alabado

From: David Bratcher
Sent: Tuesday, March 15, 2011 8:35 AM
To: John Alabado
Subject: RE: Symphony Park Parking Agreement/Parking District Plan

John,

The Parking Agreement between the Smith Center and the City is approved but it also continues to evolve.

There have been a series of amendments to the original agreement between the two parties regarding the number of spaces to be provided by the City for the Smith Center as the Symphony Park site evolves.

The City is currently working on a fourth amendment to the overall agreement. The City is required to provide 1,200 parking spaces for the Smith Center before it opens on March 10, 2012.

The City is about to pull the trigger on the Phase 2 infrastructure project which will build the surface level parking required to meet the opening timeline.

I will visit you at the DSC and fill you in on the rest.

Thanks,

Dave
229-2201

From: John Alabado
Sent: Monday, March 14, 2011 7:16 AM
To: David Bratcher
Subject: FW: Symphony Park Parking Agreement/Parking District Plan

Dave-
I am reviewing the Parking Structure for the Performing Arts Center and noticed that there is the need for parking access agreement between parcels or some other type of agreement. There is a Third Amendment to some type of parking agreement between the City and Symphony Park. I am wanting to determine if the Parking Structure would be subject to the agreement and/or trigger another amendment to that agreement?

Thanks.

From: Doug Rankin
Sent: Monday, March 14, 2011 7:13 AM
To: John Alabado
Cc: David Bratcher
Subject: RE: Symphony Park Parking Agreement/Parking District Plan

The comment came for Symphony Park review group. Dave should be able to help you with further reviews. Also you can check the review letter regarding this information.

Please note that starting Monday, January 24th the Planning & Development Department will have moved to our new location at 333 N. Rancho Drive (at Bonanza Rd.). We appreciate your patience as we relocate our offices.

Doug Rankin, AICP
Planning Manager
City of Las Vegas
229-5408

From: John Alabado
Sent: Monday, March 14, 2011 7:11 AM
To: Doug Rankin
Subject: FW: Symphony Park Parking Agreement/Parking District Plan

Doug-
I am trying to determine if there is some type of Parking Agreement between the City and Symphony Park. I noticed in your comments for the Children's Museum that an amendment was made between the city and some other party as a Third Amendment? I am looking at the Parking Structure for the Performing Arts Center.
Thx.

From: Benjamin Sticka
Sent: Monday, March 14, 2011 7:05 AM
To: John Alabado
Subject: RE: Symphony Park Parking Agreement/Parking District Plan

I don't know if one exists or not. Check with Dave Bratcher. He would be able to find one or get a copy to you.

From: John Alabado
Sent: Thursday, March 10, 2011 4:44 PM
To: Benjamin Sticka
Subject: Symphony Park Parking Agreement/Parking District Plan

Ben:
Is there a parking district plan for Symphony Park or some other type of agreement that guarantees shared parking?
The initial SDR for Union Park has a Condition of Approval that requires proof of a parking arrangement.
Thanks.

John Alabado
Planner I
Building and Safety Department
City of Las Vegas
702.229.6708
jalabado@lasvegasnevada.gov

John Alabado

From: John Alabado
Sent: Monday, March 14, 2011 11:00 AM
To: 'medwards@tpgfw.com'
Subject: 360 Promenade Place - Smith Center Parking Garage - CLV No. 40787



CITY OF LAS VEGAS

John Alabado, Planner I
Building and Safety Department – Permits Review
333 North Rancho
Las Vegas, NV 89106
Voice – (702) 229-6708
Fax – (702) 474-0352
Email – jalabado@lasvegasnevada.gov

Date:	3/14/2011	To: Matt Edwards
Fax Number:	(817) 339-2913	Company: The Projects Group
Voice Number:	(817) 339-2911	
CLV Project Number:	40787-C-11	
Description:	The Smits Performing Arts Center Parking Garage – 360 Promenade Place - 2 nd Review	

I reviewed the above referenced project for **Planning only**. The following comments and/or corrections must be addressed to complete the plans review. Please submit a **written response** to each of the items listed below and **two sets of revised drawings (three sets are required if the project number starts with C)**.

1. Previous comments regarding the required Civil Improvement Plan Review and approval have not been satisfied (CIVIL-40887).
2. Please provide a letter verifying that the Symphony Park - Design Review Committee (SP-DRC) has reviewed revised plans as per Condition of Approval No. 8 of Site Development Plan Review (SDR-40146) and the SP-DRC Action Letter dated 11.30.10. Approved plans shall be submitted to the Planning Department prior to granting of the Building Permit.
3. Per Condition of Approval No. 13 of SDR-40146 please submit a Comprehensive Construction Staging Plan for review and approval prior to issuance of the Building Permit. The plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of all materials staging area; and the location and design of parking for all construction workers.

4. Please indicate on the GA5.01 Exterior Elevations the location of required mesh screening along Promenade Place and Clark Avenue as per Amended Conditions of Approval No. A of SDR-40146 for screening parked vehicles and sloping floors from view.
5. Please provide evidence of a Cross Parking Agreement in accordance with SDR-16267 and the Parking District Plan for Symphony Park.

Please be advised that there may be additional comments from other plans examiners or agencies that could affect the project. Additionally, your response may trigger more comments from me or other plans examiners. Should you have any questions, please feel free to contact me.

John Alabado

Planner I

Building and Safety Department

City of Las Vegas

702.229.6708

jalabado@lasvegasnevada.gov

John Alabado

From: David Bratcher
Sent: Wednesday, March 16, 2011 9:11 AM
To: John Alabado; 'medwards@tpgfw.com'
Subject: Re: 40787 and 40887 - Symphony Park Parking Garage

Yes.

Matt, please prepare a letter for John as described below.

Thanks,

Dave

Sent from my BlackBerry Wireless Handheld

From: John Alabado
To: David Bratcher
Sent: Wed Mar 16 09:06:58 2011
Subject: 40787 and 40887 - Symphony Park Parking Garage

Dave:

Would it be possible to get a letter from the consultant/contractor for this project stating that they will address all outstanding Planning Issues prior to C of O?

John Alabado

Planner I
Building and Safety Department
City of Las Vegas
702.229.6708
jalabado@lasvegasnevada.gov



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

JEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

January 11, 2011

Ms. Elizabeth N. Fretwell
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: SDR-40146 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JANUARY 5, 2011

Dear Ms. Fretwell:

The City Council at a regular meeting held January 5, 2011, APPROVED the request for a Major Amendment to a previously approved Site Development Plan Review (SDR-26709) FOR A PROPOSED FIVE-LEVEL, 335-SPACE PARKING GARAGE WITH WAIVERS OF THE SYMPHONY PARK PARKING STRUCTURE DESIGN STANDARDS, BUILD-TO LINE STANDARD, REQUIRED RETAIL FRONTAGE STANDARD AND STREETScape STANDARDS on a portion of 5.10 acres at the northeast corner of Clark Avenue and Promenade Place (APN 139-33-610-026), PD (Planned Development) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on January 5, 2011. This approval is subject to:

Added Condition

- A. Mesh screening shall be provided on the Promenade Place and Clark Avenue garage elevations to screen parked vehicles and sloping ramp floors from view.

Planning and Development

1. Conformance to the Conditions of Approval for Site Development Plan Reviews (SDR-26709 and SDR-38854) shall be required, except as amended herein.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the proposed structure. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and building elevations, date stamped 11/19/10, and landscape plan, date stamped 11/19/10, except as amended by conditions herein.
4. The following Waivers from the Symphony Park Design Standards are hereby approved as follows:

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09

Printed with environmentally friendly soy ink.

- a. A Waiver from Subsections 1.5.1 and 1.5.3 is hereby approved to allow no active frontages on Promenade Place and Clark Avenue where active frontages are required.
- b. A Waiver from Subsection 1.5.5 is hereby approved to allow no retail or restaurant frontage on Promenade Place where such frontage is required.
- c. A Waiver from Subsection 1.6.4 is hereby approved to allow exposed parking on Promenade Place and Clark Avenue where exposed parking is to be avoided along Promenade Place and minimized along Clark Avenue, and to allow garage elevations to be architecturally inconsistent with the adjacent museum building where consistency is required.
- d. A Waiver from Subsection 1.9.1 is hereby approved to allow the garage building to be set back along Clark Avenue where a building wall enclosure at the build-to line is required.
- e. A Waiver from Subsection 1.12.1 is hereby approved to allow no public art installations on the building where four are required.
- f. A Waiver from Subsection 3.4 is hereby approved to allow no canopies along Clark Avenue where canopies are required.
- g. A Waiver from Subsection 3.7.1 is hereby approved to allow 10-foot high false storefronts along Promenade Place and no storefronts along Clark Avenue where minimum 16-foot storefronts are required at street level.
- h. A Waiver from Subsection 3.9.1 is hereby approved to allow the garage elevations to be inconsistent with each other and to allow the Clark Avenue garage elevation to appear unimproved where such are not allowed.
- i. A Waiver from Subsection 3.11.1 is hereby approved to allow the Clark Avenue garage elevation to expose sloping floors to exterior public view where such is not allowed.
- j. A Waiver from Subsection 3.11.3 is hereby approved to allow no fenestration on any exposed façade where such is required.
- k. A Waiver from Subsection 3.11.4 is hereby approved to allow no retail or other uses at street level where required for parking structures.
- l. A Waiver from Subsection 3.12.4 is hereby approved to allow cut-off type lighting fixtures on the perimeter only where cut-off lighting is required for all garage lighting.
- m. A Waiver from Subsection 3.13.1 is hereby approved to allow no variation in street wall placement where at least two variations are required per 100 feet of frontage.
- n. A Waiver from Subsection 3.14.2 is hereby approved to allow no awnings or arcades on the north side of Clark Avenue where such are required along 75 percent of the sidewalk length.
- o. A Waiver from Subsection 3.16.6 (5.G) is hereby approved to allow multiple wall signs per building face that are located at the top of the parapet where one sign per building face, using no more than two percent of the building wall area and located no closer than two feet from the top of parapet is allowed.

Ms. Elizabeth N. Fretwell
SDR-40146 – Page Three
January 11, 2011

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 11/19/10. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
6. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. Revised plans and elevations shall be submitted to and approved by the SP-DRC as indicated on the SP-DRC action letter dated 11/30/10 prior to the time application is made for a building permit. Approved plans shall be submitted to the Planning and Development Department.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. A Master Sign Plan shall be submitted for review and approval by the SP-DRC prior to the issuance of any sign permits.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Ms. Elizabeth N. Fretwell
SDR-40146 – Page Four
January 11, 2011

Public Works

15. 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.
16. A Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage plan/study.
17. Site development to comply with all applicable conditions of approval for SDR-26709, SDR 38854 and all other site-related actions.

Sincerely,


Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk


Flinn Fagg
Acting Director
Planning and Development Department

cc: Mr. Paul Beard
The Smith Center
241 West Charleston Boulevard
Las Vegas, Nevada 89102

Mr. Matt Edwards
The Project Group
474 South Grand Central Parkway
Las Vegas, Nevada 89102

Steve Swanton

To: Carman Burney; Steve Gebeke
Cc: Steve Swanton
Subject: Revised plans received for SDR-40146 (12/16/10 PC)

(1st rev. 11/19/10)

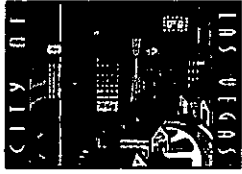
I have received revised plans for SDR-40146. The revised plans have been processed as specified by the procedures established on May 29, 2007 and updated March 2010.

Steve Swanton, AICP
Senior Planner
Planning and Development Department
City of Las Vegas

♦ ♦ ♦

Voice: 702-229-4714
Fax: 702-384-1397
sswanton@lasvegasnevada.gov

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

December 17, 2010

Ms. Elizabeth N. Fretwell
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

**RE: SDR-40146 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF DECEMBER 16, 2010**

Dear Ms. Fretwell:

Your request for a Major Amendment to a previously approved Site Development Plan Review (SDR-26709) FOR A PROPOSED FIVE-LEVEL, 335-SPACE PARKING GARAGE WITH WAIVERS OF THE SYMPHONY PARK PARKING STRUCTURE DESIGN STANDARDS, BUILD-TO LINE STANDARD, REQUIRED RETAIL FRONTAGE STANDARD AND STREETScape STANDARDS on a portion of 5.10 acres at the northeast corner of Clark Avenue and Promenade Place (APN 139-33-610-026), PD (Planned Development) Zone, Ward 5 (Barlow), was considered by the Planning Commission on December 16, 2010.

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

Planning and Development

1. Conformance to the Conditions of Approval for Site Development Plan Reviews (SDR-26709 and SDR-38854) shall be required, except as amended herein.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the proposed structure. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and building elevations, date stamped 11/19/10, and landscape plan, date stamped 11/19/10, except as amended by conditions herein.
4. The following Waivers from the Symphony Park Design Standards are hereby approved as follows:

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Torkanion
Steven D. Ross
Ricki Y. Borlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



- a. A Waiver from Subsections 1.5.1 and 1.5.3 is hereby approved to allow no active frontages on Promenade Place and Clark Avenue where active frontages are required.
- b. A Waiver from Subsection 1.5.5 is hereby approved to allow no retail or restaurant frontage on Promenade Place where such frontage is required.
- c. A Waiver from Subsection 1.6.4 is hereby approved to allow exposed parking on Promenade Place and Clark Avenue where exposed parking is to be avoided along Promenade Place and minimized along Clark Avenue, and to allow garage elevations to be architecturally inconsistent with the adjacent museum building where consistency is required.
- d. A Waiver from Subsection 1.9.1 is hereby approved to allow the garage building to be set back along Clark Avenue where a building wall enclosure at the build-to line is required.
- e. A Waiver from Subsection 1.12.1 is hereby approved to allow no public art installations on the building where four are required.
- f. A Waiver from Subsection 3.4 is hereby approved to allow no canopies along Clark Avenue where canopies are required.
- g. A Waiver from Subsection 3.7.1 is hereby approved to allow 10-foot high false storefronts along Promenade Place and no storefronts along Clark Avenue where minimum 16-foot storefronts are required at street level.
- h. A Waiver from Subsection 3.9.1 is hereby approved to allow the garage elevations to be inconsistent with each other and to allow the Clark Avenue garage elevation to appear unimproved where such are not allowed.
- i. A Waiver from Subsection 3.11.1 is hereby approved to allow the Clark Avenue garage elevation to expose sloping floors to exterior public view where such is not allowed.
- j. A Waiver from Subsection 3.11.3 is hereby approved to allow no fenestration on any exposed façade where such is required.
- k. A Waiver from Subsection 3.11.4 is hereby approved to allow no retail or other uses at street level where required for parking structures.
- l. A Waiver from Subsection 3.12.4 is hereby approved to allow cut-off type lighting fixtures on the perimeter only where cut-off lighting is required for all garage lighting.
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- n. A Waiver from Subsection 3.14.2 is hereby approved to allow no awnings or arcades on the north side of Clark Avenue where such are required along 75 percent of the sidewalk length.
- o. A Waiver from Subsection 3.16.6 (5.G) is hereby approved to allow multiple wall signs per building face that are located at the top of the parapet where one sign per building face, using no more than two percent of the building wall area and located no closer than two feet from the top of parapet is allowed.

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 11/19/10. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
6. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. Revised plans and elevations shall be submitted to and approved by the SP-DRC as indicated on the SP-DRC action letter dated 11/30/10 prior to the time application is made for a building permit. Approved plans shall be submitted to the Planning and Development Department.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. A Master Sign Plan shall be submitted for review and approval by the SP-DRC prior to the issuance of any sign permits.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. 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.
16. A Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage plan/study.
17. Site development to comply with all applicable conditions of approval for SDR-26709, SDR 38854 and all other site-related actions.

This item will be considered by the City Council on January 5, 2011, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Paul Beard
The Smith Center
241 West Charleston Boulevard
Las Vegas, Nevada 89102

Mr. Matt Edwards
The Project Group
474 South Grand Central Parkway
Las Vegas, Nevada 89102



731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

December 3, 2010

Ms. Elizabeth N. Fretwell
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

**RE: SDR-40146 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF DECEMBER 16, 2010**

Dear Ms. Fretwell:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **December 16, 2010** 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 **Friday, December 10, 2010** 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 731 South Fourth Street to request your copies.

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

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Paul Beard
The Smith Center
241 West Charleston Boulevard
Las Vegas, Nevada 89102

Mr. Matt Edwards
The Project Group
474 South Grand Central Parkway
Las Vegas, Nevada 89102

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



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; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: November 18, 2010
Re: **SDR-40146** The Smith Center NEC Clark Ave. & Promenade Place
Request for a Site Development Plan Review for a proposed five level parking garage

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. A Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage plan/study.
3. Site development to comply with all applicable conditions of approval for SDR-26709, SDR-38854 and all other site-related actions.

Application Information

SDR-40146 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: THE SMITH CENTER - OWNER: CITY OF LAS VEGAS - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-26709) FOR A PROPOSED FIVE-LEVEL, 335-SPACE PARKING GARAGE WITH WAIVERS OF THE SYMPHONY PARK PARKING STRUCTURE DESIGN STANDARDS, BUILD-TO LINE STANDARD, REQUIRED RETAIL FRONTAGE STANDARD AND STREETScape STANDARDS on a portion of 5.10 acres at the northeast corner of Clark Avenue and Promenade Place (APN 139-33-610-026), 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: December 16, 2010
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 Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. 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-40146 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: THE SMITH CENTER - OWNER: CITY OF LAS VEGAS - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-26709) FOR A PROPOSED FIVE-LEVEL, 335-SPACE PARKING GARAGE WITH WAIVERS OF THE SYMPHONY PARK PARKING STRUCTURE DESIGN STANDARDS, BUILD-TO LINE STANDARD, REQUIRED RETAIL FRONTAGE STANDARD AND STREETScape STANDARDS on a portion of 5.10 acres at the northeast corner of Clark Avenue and Promenade Place (APN 139-33-610-026), PD (Planned Development) Zone, Ward 5 (Barlow).

Application Location



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

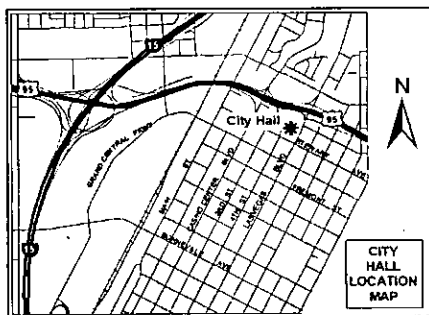
Public Hearing Information

Meeting: Planning Commission
Date: December 16, 2010
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 Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. 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
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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 Planning & Development Department 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

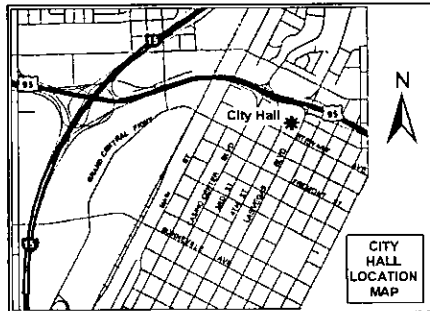
Please use available blank space on card for your comments.

SDR-40146

Planning Commission Meeting of 12/16/2010

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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 Planning & Development Department 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-40146

Planning Commission Meeting of 12/16/2010

Development Notification

PC Meeting: December 16, 2010

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

SDR-40146

18b The Las Vegas Arts District

Bonanza Village NA

Cultural Corridor Coalition NCG

Desert Garden HOA

Downtown Business Operators Council

Fremont Street Experience Business Association

Gateway Neighborhood Association

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

Saratoga Meadows NA

Scotch Eighty Owners' Association

Towne Terrace Apartments

Village Paseo HOA

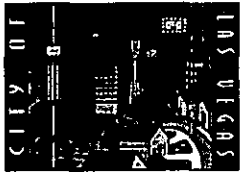
West Huntridge NA

WLV-NAA1

WLV-NAA4

WLV-NAA6

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

November 15, 2010

Mr. Matt Edwards, AIA
The Projects Group
474 South Grand Central Parkway
Las Vegas, Nevada 89102

RE: SDR-40146, Discovery Children's Museum Parking Garage

Dear Mr. Edwards:

Please note that Planning and Development Department staff cannot fully process your client's application for a Site Development Plan Review until such time as a signed letter from the Design Review Committee approving the project has been submitted.

Additionally, several items contained in the original submittal are deficient and must be corrected prior to staff review of the item. These include the following:

- The Assessor's Parcel Number shown on the application and Statement of Financial Interest do not match that of the project site.
- The justification letter does not request required waivers of Symphony Park Design Standards
- The site plans submitted are not to scale
- Plans submitted for display (rolled, colored) are to scale, but are oversized. The maximum paper size is 24" x 36"
- On the site plan, no dimension lines are shown (for setbacks, property lines, etc.)
- On the site plan, adjacent land uses are not shown
- On the site and floor plans, striping for handicapped parking does not conform to Title 19 requirements
- The landscape plans are not dimensioned
- Trees and shrubs should be shown together on the same plan

Once these items and the Design Review Committee approval letter have been submitted to Planning and Development Department staff, the item will be placed on the next available Planning Commission agenda.

You may contact me at (702) 229-4714 with any questions.

Sincerely,

Stephen Swanton, AICP
Senior Planner
City of Las Vegas
SS:clb

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-40146

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2nd Floor
METRO	BRIAN O'CALLAGHAN	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	2900 RONEMUS
*STREETS & SANITATION (DPW)	JERRY WALKER	2875 RONEMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2875 RONEMUS
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<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, 4th 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>

SDPR
11/03/2010

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

SDR-40146 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: THE SMITH CENTER - OWNER: CITY OF LAS VEGAS - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-26709) FOR A PROPOSED FIVE-LEVEL, 337-SPACE PARKING GARAGE on a portion of 5.10 acres at the northeast corner of Clark Avenue and Promenade Place (APN 139-33-610-026), PD (Planned Development) Zone, Ward 5 (Barlow).

PLANNING COMMISSION: **DECEMBER 16, 2010**

CITY COUNCIL: **JANUARY 19, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **NOVEMBER 17, 2010**

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:



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

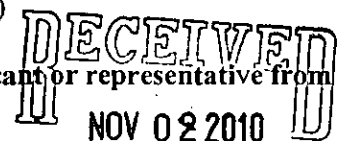
Sustainability (if applicable – if yes, please explain)	Yes	No
Will this project participate in the City of Las Vegas Green Building Program? (Newly constructed buildings are eligible; find on the web at: http://www.lasvegasnevada.gov/sustaininglasvegas/default.htm .)		X
Will this project be constructed to LEED or other equivalent standards?	✓	
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
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.

SDR-40146



General Plan Amendment Determinations

In order to approve a proposed General Plan Amendment, the Planning Commission and City Council must determine that:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations;
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts;
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan designation; and
4. The proposed amendment conforms to other applicable adopted plans and policies.

Rezoning Determinations

In order to approve a proposed rezoning, the Planning Commission or City Council must determine that:

1. The proposal conforms to the General Plan.
2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.
3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.
4. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.

Criteria for Site Development Plans

The review of Site Development Plans is intended to ensure that:

1. The proposed development is compatible with adjacent development and development in the area;
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;
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;
4. Building and landscape materials are appropriate for the area and for the City;
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;
6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

Special Use Permit Determinations

1. In order to approve a proposed Special Use Permit application, the Planning Commission or City Council must determine that:

- a. The proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan;
- b. The subject site is physically suitable for the type and intensity of land use being proposed;
- c. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use; and
- d. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.

Variance - Determinations

1. In order to recommend approval of, or to approve a Variance application, the Planning Commission or City Council must determine that the Variance is warranted both under State law and this subchapter. The minimum State law standards are set forth in Subsection 2 below.
2. Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.

Vacation

Following the public hearing, the Planning Commission shall take final action on the petition. If the Planning Commission is satisfied that the public will not be materially injured by the proposed vacation, it may order the easement or government patent reservation vacated. The Planning Commission may make the order conditional, and the order shall become effective only upon the fulfillment of the conditions prescribed. In the case of the a government patent reservation, the order may take the form of a relinquishment of interest or its equivalent, and the order shall be treated as an order of vacation under the provisions of this Chapter.

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes
Item Required				
YES	NO			
APPLICATION				
☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)		SP. DRC LETTER REQUIRED
☒	☐	Grant deed and legal description		
☒	☐	<i>Detailed</i> justification letter		
☒	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations		
☒	☐	Full size, rolled, color copy of <i>all</i> plans and elevations		
☒	☐	Correct fee(s): \$ <u>500</u> \$ <u>500</u> \$ <u>30</u> Total = \$ <u>1030</u>		
☒	☐	Assessor Parcel Map		
☒	☐	Statement of Financial Interest		
☐	☒	Development Impact Notice and Assessment (DINA)		
☐	☒	Project of Regional Significance		
☒	☐	Copy of Business Licenses (Owner, Applicant, Representative)		
		SITE PLAN	Folded Plans:	Rolled/Colored Plans:
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	North arrow, scale, and vicinity map		
☒	☐	<i>All</i> property lines and present dimensions labeled		
☒	☐	<i>All</i> building setbacks labeled		
☒	☐	<i>All</i> adjacent existing land uses and street names labeled		
☒	☐	<i>All</i> points of ingress and egress shown		
☒	☐	ADA accessibility requirements shown/labeled		
☒	☐	Parking standard(s) utilized: <u>PUNTEAN CTR. MAN</u>		
☒	☐	Parking space count and typical dimensions labeled #regular #compact #handicap Total		
☐	☒	<i>All</i> free-standing sign locations shown and heights and sizes noted		
		LANDSCAPE PLAN	Folded Plans:	Rolled/Colored Plans:
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	North arrow, scale, and vicinity map		
☒	☐	<i>All</i> property lines and present dimensions labeled		
☒	☐	<i>All</i> required perimeter landscape planters shown		
☐	☒	<i>All</i> required parking lot fingers/islands shown		
☒	☐	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover		
		BUILDING ELEVATIONS	Folded Plans:	Rolled/Colored Plans:
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	Scale and building dimensions labeled		
☒	☐	North, south, east, and west elevations of <i>all</i> buildings		
☒	☐	<i>All</i> building materials and colors noted		
☒	☐	8" x 10" photo of original color and material board		
☒	☐	<i>All</i> wall sign locations shown and sizes noted		
		FLOOR PLANS	Folded Plans:	Rolled Plans:
☒	☐	11" x 17" min. to 24" x 36" max. page size		RECEIVED NOV 02 2010
☒	☐	Scale and building dimensions labeled		
☒	☐	<i>All</i> building entrances/exits shown		
☒	☐	Use of <i>all</i> rooms noted/labeled		

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

Applicant: SMITH CENTER Application Type: SDR
 APN: 139-33-610-026 Location: NEC PRAMENADE PL & W. CLARK
 Planner: FL: KJ Pre-App Meeting Date: 10/11/10 Earliest PC Date: 12/16/10



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER



CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

May 9, 2008

Dr. Douglas Selby
City Parkway V, Inc.
400 Stewart Avenue, 4th Floor
Las Vegas, Nevada 89101

RE: SDR-26709 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MAY 7, 2008

Dear Dr. Selby:

The City Council at a regular meeting held May 7, 2008 APPROVED the request for a Site Development Plan Review FOR A PERFORMING ARTS CENTER INCLUDING A 2,100 SEAT AUDITORIUM AND AN EDUCATION CENTER WITH WAIVERS OF THE UNION PARK STREETScape STANDARDS, LIGHTING STANDARDS, ARCHITECTURAL STANDARDS AND ACCESS REQUIREMENTS on a portion of 53.6 acres generally located at the northeast corner of Bonneville Avenue and Grand Central Parkway (APN 139-34-110-004), PD (Planned Development) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on May 8, 2008. This approval is subject to:

Planning & Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan and building elevations, date stamped 02/04/08, and the landscape plan, date stamped 3/14/08, except as amended by conditions herein.
3. The following Waivers from the Union Park Design Standards are hereby approved as follows:
 - a. A Waiver from Subsections 1.5.2A, 3.5.1 and 3.5.2 is hereby approved, to allow less than 70% glazing at the ground floor level of the Discovery Avenue and Union Park Promenade frontages.
 - b. A Waiver from Subsection 1.7 is hereby approved, to allow a service access driveway on West Clark Avenue in conformance with the submitted plans.

2. c. A Waiver from Subsections 2.2.6 and 3.17.4 is hereby approved, to allow pole mounted exterior light fixtures to illuminate the façade of the building at levels greater than 0.20 footcandles.
 - d. A Waiver from Subsection 2.6 is hereby approved, to allow a sidewalk width of 17'-6" on the City Parkway frontage as shown on the submitted plans.
 - e. A Waiver from Subsection 2.8 is hereby approved, to allow a sidewalk width of 22'-0" on the Union Park Promenade frontage as shown on the submitted plans.
 - f. A Waiver from Subsection 2.9 is hereby approved, to allow sidewalk widths of 14'-6" and 17'-0" on the Discovery Avenue frontages as shown on the submitted plans.
 - g. A Waiver from Subsection 3.1 is hereby approved, to eliminate the required building setback at 35'-40' height level above the sidewalk. The setbacks for the building shall be in accordance with the submitted plans.
 - h. A Waiver from Subsections 3.4.2 and 3.4.3 is hereby approved, to allow building canopies that project less than six feet from the façade of the building, and have a clearance of less than 16 feet above the grade of the sidewalk, as shown on the submitted elevations.
 - i. A Waiver from Subsection 3.10.3 is hereby approved, to allow portions of the buildings to have flat roofs in accordance with the submitted plans.
 - j. A Waiver from Subsection 3.17.1 is hereby approved, to allow a first floor height of less than 18 feet for the Education Center building.
 - k. A Waiver from Sheet L1-15 of the Union Park Schematic Streetscape Design document is hereby approved, to allow the use of Medjool Date palm trees along the Discovery Avenue frontage in accordance with the submitted landscape plans.
 - l. A Waiver from Sheet L1-15 of the Union Park Schematic Streetscape Design document is hereby approved, to allow the trees along the Discovery Avenue frontage to be spaced at 20-foot intervals in accordance with the submitted landscape plans.
4. As part of the building permit/construction document submittal process as outlined in the Union Park Design Standards, the completed project LEED checklist and a letter from the commissioning agent confirming preparation of documents for submission to the USGBC shall be submitted to the UP-DRC for review and approval prior to the issuance of a certificate of occupancy.

5. Construction documents shall be submitted to the UP-DRC for review and approval prior to the issuance of a building permit in accordance with Section 5 of the Union Park Design Standards. The review shall be limited to the conditions of approval placed upon the project by the City of Las Vegas. A letter of approval from the UP-DRC must be submitted with the building permit application.
6. Civil drawings shall be corrected to conform to the Union Park Design Standards, and shall be reviewed and approved by the UP-DRC prior to submittal of the construction document submittal.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
8. The following corrections to the landscape drawings shall be made prior to submittal of the construction documents to the UP-DRC:
 - a. The landscape drawings shall include all street and pedestrian lighting per the Union Park Design Standards and Schematic Streetscape Design document.
 - b. Curb layouts and sidewalk clearances shall conform to the Union Park Schematic Streetscape Design document.
 - c. Paving patterns shall conform to the Union Park Schematic Streetscape Design document.
 - d. Street furniture, streetscape materials, planters, and public art shall be specified on the landscape drawings. Specific public art projects as required by the Union Park Design Standards shall be submitted to the UP-DRC for review and approval.
 - e. All trees and plant species, trenching and planting areas shall conform to the Union Park Design Standards, except as otherwise waived herein.
9. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
10. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or on-site service panel location.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
14. Approval of this Site Development Plan Review application does not constitute approval of the signage. A detailed master sign package and tenant design criteria shall be submitted to the UP-DRC for review and approval prior to the issuance of any sign permits in accordance with Subsection 3.16 of the Union Park Design Standards.
15. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
16. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

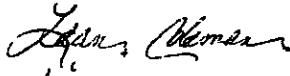
18. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Downtown Bus Rapid Transit Connector project, the Union Park project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
19. Civil improvement plans for this site shall be coordinated with the final approved Union Park Phase II civil improvement plans.
20. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to

Dr. Douglas Selby
SDR-26709 – Page Five
May 9, 2008

construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

21. Site development to comply with all applicable conditions of approval for SDR-16267 and all other applicable site-related actions.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Myron Martin
The Smith Center for the Performing Arts
6725 Via Austi Parkway, Suite #360
Las Vegas, Nevada 89119

R. J. Reissig
HKS Architects, Inc.
1919 McKinney Avenue
Dallas, Texas 75201

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**SDR Application****Report Date** 11/03/2010 04:49 PM**Submitted By**

Page 1

A/P # 40146 **SITE DEVELOPMENT PLAN REVIEW****Application Information****Stages**

	Date / Time	By		Date / Time	By
Processed	11/02/2010 14:47	984224	Temp COO		
Approved			COD Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0
Dept of Commerce	# Plans	0
Priority	☒ Auto Reviews	Bill Group

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

SDR-40146 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: THE SMITH CENTER - OWNER: CITY OF LAS VEGAS - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-26709) FOR A PROPOSED FIVE-LEVEL, 337-SPACE PARKING GARAGE on a portion of 5.10 acres at the northeast corner of Clark Avenue and Promenade Place (APN 139-33-610-026), PD (Planned Development) Zone, Ward 5 (Barlow).

Parent A/P #

Project #	40146	Project/Phase Name	DISCOVERY MUSEUM PARKING GARAG	Phase #	
Size/Area	5.10 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information**Parcel** 13933610026**Location****Owner/Tenant**

Contact ID	AC1837765	Name	CITY OF LAS VEGAS
Mailing Address	400 STEWART AVENUE		
City	LAS VEGAS		
ZIP/PC	89101		
Day Phone	(702)229-6501 x		
Fax	(702)388-1807		

Organization	
State/Province	NV
Country	
Evening Phone	
Mobile #	

☐ Foreign**A/P Linked Addresses**

No Addresses are linked to this Application

Linked Addresses360 PROMENADE PL
LAS VEGAS, 89106-361 SYMPHONY PARK AVE
LAS VEGAS, 89106-575 SYMPHONY PARK AVE
LAS VEGAS, 89106-

Report Date 11/03/2010 04:49 PM

Submitted By

Page 2

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13933610026

Applicants/Contacts

Primary	N	Capacity	APPL	Contact ID	AC1825266	☐ Foreign
Effective		Expire				
Name	THE SMITH CENTER					
Day Phone	(702)614-0109 x	Eve Phone		Organization		
Pager		PIN #		Position		
Fax	(702)614-0205	Mobile		Profession		
E-Mail						
Address	241 W. CHARLESTON BLVD SUITE 111 LAS VEGAS, NV 89102					
Seasonal Addr						
Valid From		To				
Comments	No Comments					

Primary	N	Capacity	OWNER	Contact ID	AC1837765	☐ Foreign
Effective		Expire				
Name	CITY OF LAS VEGAS					
Day Phone	(702)229-6501 x	Eve Phone		Organization		
Pager		PIN #		Position		
Fax	(702)388-1807	Mobile		Profession		
E-Mail						
Address	400 STEWART AVENUE LAS VEGAS, NV 89101					
Seasonal Addr						
Valid From		To				
Comments	No Comments					

Primary	Y	Capacity	OTHER	Other	REP	Contact ID	AC1837766	☐ Foreign
Effective		Expire						
Name	THE PROJECTS GROUP							
Day Phone	(702)448-8544 x	Eve Phone		Organization				
Pager		PIN #		Position				
Fax	(702)457-4112	Mobile		Profession				
E-Mail								
Address	474 SOUTH GRAND CENTRAL PARKWAY LAS VEGAS, NV 89102							
Seasonal Addr								
Valid From		To						
Comments	No Comments							

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**SDR Application****Report Date** 11/03/2010 04:49 PM**Submitted By**

Page 3

Contractors

No Contractors

Item Description**Item Status**

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$500.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION (\$30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
417400 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete
417398 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
417409 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
417401 FLOOD #1 (FLOOD CONTROL)	Incomplete
417408 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
417399 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
417402 ROW #1 (RIGHT-OF-WAY)	Incomplete
417407 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
417406 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
417405 SURVEY #1 (SURVEY)	Incomplete
417404 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
417403 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Z-LEGAL (LEGAL DONE?)	No affect on stage
Check Alert Conditions	Alert Conditions Failed
(PT-ENTER THE # OF LABELS)	
(ASSIGN CASE TO A PLANNER)	
(AT-COMPLETE DRT PROCESS)	
(PT-NOTIFICATION MAP DATE)	
(AT-ROUTE PLANS FOR REVIEW)	
(AT-SEND PUB HEARING NOTICE)	
(AT-SEND TO REVIEW JOURNAL)	
(PT-SIZE OF NOTIFICATION AREA)	
(STAFF RECOMMENDATION)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Activity Review Details**Detail** SUBMITTAL CHECKLIST (SDR)**Modified By** GKAPOVICH**Modified Date/Time** 11/02/2010 14:47**Comments**

No Comments

SUBMITTAL CHECKLIST**Indicate if item is being submitted**

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

Y Business Licensing Requirements Met

N Business License Exempt

Report Date 11/03/2010 04:49 PM

Submitted By

Page 4

SITE/PLAN REVIEW

N DINA Required? N Project of Regional Significance?

N Parent Project link required?

Y Will this go to the City Council?

Is there a condition of approval for a Required Review?

Hearing Type

Public, Non-Public, AdminPUBLIC

If yes, when does it need to be reviewed?

Staff Recommendation

Meeting Information

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By Modified Date	YES Votes	NO Votes	ABSTENTIONS
12/16/2010	PC	SCHEDULED	0	0	0
GKAPOVICH	11/02/2010				

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
PAYMNT	CO NAME WHO PICKED UP CONTACT# MATTHEW EDWARDS; THE SMITH CENTER; CK#5015; 702-448-8544;	890381	11/02/2010 14:50		0.00

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review - Parking Garage
 Project Address (Location) No Address Yet - To Be Determined
 Project Name Parking Garage ⁶¹⁶ Proposed Use Parking Garage
 Assessor's Parcel #(s) 139-33-601-026 Ward # Ward 5 (Barlow)
 General Plan: existing MXU proposed N/A Zoning: existing PD proposed N/A
 Commercial Square Footage _____ Floor Area Ratio N/A
 Gross Acres 1 for bldg/site is 5 Lots/Units 1 Density N/A
 Additional Information _____

PROPERTY OWNER City of Las Vegas Contact Elizabeth N. Fretwell
 Address 400 Stewart Avenue Phone: 229-6501 Fax: 388-1807
 City Las Vegas State NV Zip 89101
 E-mail Address N/A

APPLICANT The Smith Center Contact Paul Beard
 Address 241 W. Charleston Blvd Phone: 614-0109 Fax: 614-0205
 City Las Vegas State NV Zip 89102
 E-mail Address PBeard@thesmithcenter.com

REPRESENTATIVE The Projects Group Contact Matt Edwards
 Address 474 S. Grand Central Parkway Phone: 448-8544 Fax: 457-4112
 City Las Vegas State NV Zip 89102
 E-mail Address MEdwards@tpgfw.com

Property Owner Signature* Elizabeth N. Fretwell

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

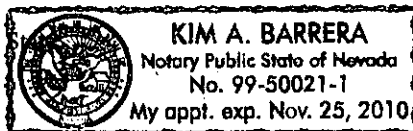
Print Name Elizabeth N. Fretwell

Subscribed and sworn before me

This 22 day of October, 20 10

Kim A. Barrera

Notary Public in and for said County and



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SDR-40146</u>
Meeting Date:	<u>12/16/10 PC</u>
Total Fee:	<u>\$1,030</u>
Date Received:*	<u>11/2/10</u>
Received By:	<u>[Signature]</u>

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

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

SYMPHONY PARKSM

November 30, 2010
Matt Edwards,
The Projects Group
(by email)

Re: Smith Center/ Discovery Children's Museum Parking Garage
Design Development Re-Submission,
Submitted November 3, 2010

Dear Mr. Edwards,

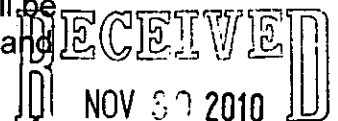
The Symphony Park Design Review Committee (SP-DRC) received your revised submission of the Smith Center /Discovery Children's Museum Garage (Garage) on Wednesday, November 3, 2010 and reviewed it on Friday, November 19, 2010. Due to the failure of the Garage design to comply with many of the requirements of the Symphony Park Design Standards (Design Standards), the SP-DRC is making a **RECOMMENDATION OF DENIAL for non-conformance to the Design Standards as detailed below.**

Included herein is direction from the SP-DRC for improvement to your submission. The SP-DRC is not recommending these deficiencies as waivers.

A. Denial for the following areas of non-conformance with the Design Standards:

1. The Garage elevations shown on Sheet GA5.01 do not reflect any of the last set of comments from the SP-DRC and are found to be lacking the quality of architecture required for them to be approved per the Design Standards. If approved anyway, the following Sections of the Required Design Standards would have to be waived, presented here with a parenthetical note of how the current project responds.
 - a. Section 1.5.1 – Active Frontages along the Promenade are required (none provided).
 - b. Section 1.5.3 – Active Frontages along West Clark Avenue required (none provided).
 - c. Section 1.5.5 – Retail and restaurant frontage on Promenade Place is required (none provided).
 - d. Section 1.6.4 – Exposed Parking on Promenade Place shall be avoided (parking is exposed). Parking shall be minimized, and

SDR-40146



avoided, if possible, along West Clark Avenue (parking is exposed). Exposed parking shall be treated architecturally consistent with adjacent buildings (neither elevation is treated architecturally consistent with the Children's Museum).

- e. Section 1.9.1 – Building Wall Enclosure at the build-to-line is required (building is set back along West Clark Avenue).
- f. Section 1.12.1 – Minimum Public Art Requirements of four (4) public art opportunities or installations are required (none specified for entire building) Note that the large advertising graphics shown do not constitute public art.
- g. Section 3.4.1-5 – Awnings or Canopies are required (only one small canopy is provided over the elevator entry on the Promenade Place elevation, none are provided on West Clark Avenue elevation).
- h. Section 3.7.1 – First Floor Heights- consistent street level storefront heights of a minimum of 16 to 20 feet are required (the first floor of the Garage is visually expressed along Promenade Place at 15 feet 9 inches but false storefront openings are only indicated at 9 feet high. Along West Clark Avenue there is no first floor visually expressed and there are no storefronts provided).
- i. Section 3.9.1 – 360 Degree Design- all sides of a structure shall exhibit design continuity, there shall be no unimproved side to a structure (the West Clark Avenue elevation is not consistent with the Promenade Place elevation and appears unimproved).
- j. Section 3.11.1 – Sloping floors of a parking structure shall not be exposed to public view from outside the structure (the West Clark Avenue elevation exposes the sloping floors).
- k. Section 3.11.3 – Where parking structure facades are exposed, an architectural treatment expressing individual building fenestration is required (no attempt is made to create window type openings with vertical expression of the structural columns or decorative elements on either elevation, as requested by the SP-DRC. The large advertising graphics panels help hide the façade but do not create lasting architecture).
- l. Section 3.11.4 – Wrapping Parking with retail or other uses is required and avoids large blank walls or parking next to street level sidewalk (none is provided on either street frontage, although the display cases proposed help provide some color and pedestrian interest to the street level).

- m. Section 3.12.4 – Lighting: Cut-off type lighting sources for all garage lighting is required (the project only proposes perimeter cut-off type fixtures)
- n. Section 3.13.1 – Street Wall Requirements shall include at least two variations in wall placement per 100 feet of street frontage (none provided).
- o. Section 3.14.2 – Shading Pedestrians: Buildings and pedestrian ways on the north sides of streets shall be protected by awnings and/ or arcades along 75% of the length of the sidewalk (none are provided on the north side of West Clark Avenue).
- p. Section 3.16.6-5.G – Wall Signs are limited to one per building face and 2% of building wall area, no closer than 2 feet from top of parapet (wall signs as shown are more than 30 times the allowable amount and are located at the top of parapet). If approved, submit a separate application to the SP-DRC for all building signage.

B. If Approved, Subject to the following conditions:

- 1. Apply for Waivers for the above 16 required sections of the Design Standards or revise appropriate ones to meet the Design Standards
- 2. Make all of the changes to the proposed drawings outlined in section C below

C. Required changes to Architecture drawings:

- 1. Sheet GA2.01- the circulation of the ground level shown in the revised garage is confusing and creates conflict points for patrons. Please modify. Also the planters shown on the Promenade Place sidewalk extend too far into the sidewalk and reduce the pedestrian space well below the 10 foot minimum required. Please reduce the size of the planters to the build-to-line.
- 2. Sheet GA5.01
 - a. Provide canopies along the rest of the Promenade Place elevation over the display openings.
 - b. Provide an architectural treatment on the West Clark Avenue elevation similar to the Promenade Place elevation
 - c. Add vertical architectural features to both the Promenade Place and West Clark Avenue elevations at every bay, that should extend to above the top of garage parapet.
 - d. Submit a separate application to the SP-DRC for all building signage.
 - e. Provide cut-off type lighting sources are for the entire Garage. The louvered shields proposed for the perimeter fixtures are acceptable but not sufficient for the entire garage.

- f. Although there are roof top mechanical items shown on the drawings, please indicate if any are to be located on the top level of the garage, and how they will be completely screened from public view per the Design Standards requirements.
- g. Move the planters on the Promenade Place sidewalk back so as not to exceed the build-to-line and provide sufficient pedestrian sidewalk clearances.

D. Required changes to Landscape Architecture drawings:

1. Sheet L2.02
 - a. Originally, the streetscape along West Clark Avenue became quite narrow when the Smith Center building required greater site area so that the SP-DRC allowed the use of trees in tree grates as the primary streetscape solution in order to maintain a minimum of ten (10) feet clear sidewalk area for pedestrians. Now that more room on the streetscape is created because the building does not follow the build-to-line, the project should go back to incorporating more planters as are used on City Parkway. Currently only one planter is shown on the drawing near Promenade Place. Add other planters. The addition of a raised planter along the building edge is acceptable, however, it should be wider to successfully accept larger plant material (See note(a) for Sheet L3.00 below)
 - b. The added paver/plaza treatment at the corner of West Clark Avenue and Promenade Place is an improvement over the previous DD submission, however, it needs further treatment to meet the Design Standards. If the project is approved, this space needs further shade, art treatment, or unique treatment consistent with its special location.
 - c. City Centennial street light EX.5 is not noted on the finish schedule though it is noted on the drawing.
 - d. Pedestrian light spacing on West Clark Avenue is inconsistent, and not all lights are centered on pavement scoring as required by the Design Standards Streetscape Schematics. Please make all spacing closer to the required 48 feet.
 - e. Section 2.3.1 – One pedestrian seating bench is required per 100 feet of frontage (none provided-please provide along West Clark Avenue frontage)
 - f. Add call outs for the Kim up-light fixtures in the pavement at the corner seating area on Promenade Place.
 - g. The special pavement design suggested along West Clark Avenue in the center of the parking pocket is not specified. The Design Standards call for this location to be an art opportunity with shade, seating or special paving, or otherwise the use of project concrete pavers. Please note what is intended here.
2. Sheet L2.02 – Show a continuous tree trench for all deciduous trees, including those in tree grates.
3. Sheet L3.00

- a. The new plant material proposed is of a decorative, non-desert pallet not appropriate for a LEED-ND water conserving landscape. Much of it is high water use and some will not survive well in this intense streetscape environment. Please specify other plant materials with two exceptions: the Mexican Primrose is approved, and the Italian Cypress is acceptable if specified in the 60 inch box size required by the Design Standards and detailed with a vertical metal support in the planter.
- b. Other notes on the drawings include the requirement for continuous tree trenches in lieu of the 8 foot by 8 foot trench specified in PL.8, and in PL.3 the tree grates to be used are 4 feet square not 6 feet square.
4. Sheet L3.01 – Detail D needs the addition of a WWF reinforcing note and clarification of the reference to sheets L5.01-L5.06 that are not included here for review.
5. Sheet L3.02 – The Promenade Place paving layout is not consistent with that required in the Design Standards. There is too much “C” pattern for the entire block. Please adjust A, B, C limits so that the entire block creates the correct pattern.
6. Sheet L6.01 – The tree legend needs to be modified to indicate all trees are to be “60 inch box” per the Design Standards, Section 2.1.5, and have a minimum of 6 feet clear to branching. The *Prunus Caroliniana* is not approved. The Italian Cypress is approved subject to the conditions stated above in 3 a., however, it should be noted it is not desert theme appropriate and is being approved only to allow some vertical plant treatment on the West Clark elevation of the building.
7. Sheet L7.01 – The shrub legend needs to be modified. Horse Tail not allowed (high water use), use Dwarf Rosemary instead. Privet not allowed. Lily Turf not allowed. Indian Hawthorn not allowed (moderate to high water use). The legend is missing Desert Spoon, Red Yucca, and Desert Carpet Acacia from the approved plant pallet.
8. Sheet L8.01 – Two additional details are needed – one for a continuous tree trench and one for a metal support system for the Italian Cypress.
9. Sheet L8.02 – Detail B needs to be modified to indicate 22 feet as the BTH on the Palm instead of “Height Varies”.

E. Required changes to Civil Design drawings:

1. The Garage auto entry has been relocated to the West Clark Avenue frontage as previously requested by the SP-DRC. With this request the requirement for auto parking entry off Promenade Place in the Design Standards, resulting from a previous master plan assumption, has been waived for pedestrian safety. The required traffic study for this new entry location has been received and reviewed. The new location reduces left turn storage capacity for both the Garage and at the Promenade Place intersection below City Public Works requirements with the use of a center turn lane. However, the City believes a better solution to this issue is to eliminate the center turn lane in this block and do all lefts from the left hand through lane, thereby not reducing capacity below that required.

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2. Service rate calculations from "ITE Transportation and Land Development" should be used to determine the queuing required from the ticket machines in the Garage, and there is not documentation of where the service rate of 14 seconds and 60 seconds comes from. Two exiting lanes and a 60 second service rate could take 2.8 hours to empty the structure.
3. In the Drainage Study Addendum #1 to Update #4 some finish grades adjacent to the building and finish floors do not meet the required 12 inches of separation from flow line elevation in the street. City Public Works has reviewed this condition and approves it due to a sloping site and the unoccupied nature of the Garage.
4. Although the sidewalk cross slopes are shown as 2% on the drawing the slopes actually calculate to be .5% to 2%. City Public Works accepts this as normal variation allowable.
5. Some existing streetscape elements are not shown on the drawings and may require grading or drawing adjustments to accommodate them. This is true for an existing fire hydrant, the existing traffic signal pole, the existing utility boxes and vaults. All future streetlights should be shown somewhere.
6. The handicap ramps on the driveway entry should be more in line with those on the service drive.

F. LEED

1. The letter from Green Building Services outlines how the Garage is part of the Children's Museum for LEED Certification purposes. The SP-DRC accepts this position.

Redlined notes on appropriate drawings are scanned and will be sent shortly.

Sincerely,
The Symphony Park Design Review Committee
Steve van Gorp, Chairman

cc. Myron Martin, The Smith Center for the Performing Arts (by email)
Richard Johnston, HKS Architects (by email)
Michael Ayers, HKS Architects (by email)



SDR-40146



ARCHITECTS

H. Ralph Hawkins, FAIA

C. Joe Buskuhl, FAIA

Robert E. Booth, AIA

Noel Barrick, AIA

Rodney Morrissey, AIA

November 19, 2010

Mr. Steve Van Gorp
City of Las Vegas Planning Development
731 South 4th Street
Las Vegas, NV 89109

Re: Parking Garage
HKS Project No. 12867.001
Planning & Development Justification Letter

Dear Mr. Van Gorp:

The Parking Garage will be built as part of the previously submitted DISCOVERY Children's Museum. It will be located downtown - the geographic center of the Las Vegas valley - as part of the 4.75 acres set aside by the city within the 61-acre parcel of undeveloped land formerly owned by the Union Pacific Railroad called Symphony Park. It is located to the Southeast of the "Spaghetti Bowl", North of Bonneville Avenue across Grand Central Parkway from the World Market Center. Situated at the center of the 61-acre development and part of The Smith Center site, the Parking Garage will contain 337 parking spaces, of which seven (7) will be accessible with four (4) being van accessible. This total number of parking spaces will adequately serve the DISCOVERY Children's Museum's need of 250 parking spaces while the remaining spaces may be used as needed by The Smith Center.

The Parking Garage will be a pay-to-park facility. Visitors to the DISCOVERY Children's Museum and/or The Smith Center can get their parking passes "checked" at the door while others will be required to pay the parking fee. The garage will be available for parking 24 hours a day / 7 days a week.

Additionally, the Design Team has been informed that the SPDRC is compiling a response letter to the November 2, 2010 resubmittal of the Design Development Submission. In this letter, which should be received in the coming days, the SPDRC will outline which waivers the Design Team will be requesting from the City of Las Vegas.

The Parking Garage is being commissioned in tandem with the DISCOVERY Children's Museum since it cannot achieve LEED certification by itself as the LEED ratings system does not provide for structures, such as a non-occupied parking garage, to be certified. The museum however will meet LEED certification by itself regardless if the garage is not approved. The two are anticipated to achieve a combined total of 33 points under LEED v2.0 for a target of Silver certification. Fifteen additional credits have been targeted as potential. All expected LEED credit requirements will be utilized on both the museum base building and the garage, from the buildings system commissioning to the documentation of regionally extracted and manufactured materials and products. Please see the attached LEED scorecard and credit notes for further clarification.

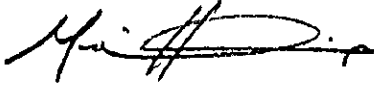
The Parking Garage Design Team and the Las Vegas Performing Arts Foundation submit the following attached written responses to comments from the SPDRC regarding the Parking Garage Design Development Submittal that was received on October 20, 2010. The responses are supplemented by the attachments to this letter regarding Landscape Architecture, Civil, LEED, and Architectural responses.

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Parking Garage
Planning & Development Justification Letter
HKS Project No. 12867.001
November 19, 2010

Sincerely,

A handwritten signature in black ink, appearing to read "Michael A. Ayer", with a stylized flourish at the end.

Michael A. Ayer, AIA
Associate

Cc: Myron Martin
Paul Beard
Vicki Dickerson
Richard Johnston
David Bratcher
Jorge Cervantes
Flinn Fagg
Rita Brandin
Cheryl Sanchez

SDR-40146
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LIFESCAPES INTERNATIONAL, INC.

Landscape Architects
& Designers of Themed Environments

4930 Campus Drive
Newport Beach, CA 92660
Phone 949 476-8888
Fax 949 476-8854

November 2, 2010
Symphony Park Design Review Committee

Re: Reynolds Discovery Children's Museum Parking Garage

Design Development Submission comments dated October 19, 2010

Responses to the landscape comments have been included below.

A. SP-DRC comments from October 8th meeting

4. West Clark

- The landscape area was reduced to bring the pedestrian paving and interaction closer to the building façade and adjusted to create a more urban solution.
- Additional Pistache trees have been added to provide additional shade as well as provide partial screening of the garage façade. The trees also provide shaded pedestrian/vendor gathering spaces.
- Italian Cypress will be used at column lines to provide a strong vertical accent and help soften the West Clark façade. When possible, the cypress have been planted in pairs to add more planting mass.
- Small flowering Indian Hawthorn trees have been placed between the cypress pairs to help fill the open parking bays and provide partial screening of the garage interior and cars.
- A trimmed hedge will serve as a buffer at the building foundation while still keeping in the urban spirit. This treatment will also help to discourage pedestrian traffic from passing through these areas.

Corner of West Clark/Promenade Place

- The paving area at the corner of West Clark/Promenade Place was wrapped around the corner architectural feature to provide clear views of any architectural graphics while also providing a plaza space for small gathering or future cart vendors.

Cypress trees have been placed in raised planters to frame the columnar architectural element. The low 18" high planter walls also will allow for informal seating opportunities.

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Promenade Place

- The paving and landscape was adjusted to continue the Promenade Place design with date palms, Palo Verde and paving.
- Small evergreen canopy trees, low hedge and low groundcover was added to architectural planters to help buffer the interior views of the garage.

B. Additional items needed to complete a Design Development Submission

8. The irrigation note was adjusted to show responsibility for relocation of the equipment if necessary. This not will also be included in the final construction documents

Sincerely,

Lifescapes International Inc.
Mike Meyers, Principal/Project Director

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November 1, 2010



Michael A. Ayer, AIA, NCARB
Associate
HKS, Inc
1919 McKinney Avenue
Dallas, TX 75201

RE: SP-DRC October 8 Comments Letter dated October 19, 2010
Reynold's Discovery Children's Museum Parking Garage
Martin & Martin Project No.: 2184 2300

Dear Mr. Ayers,

This letter is to address the review comments provided by Steven Van Gorp from the comment letter dated October 19, 2010.

Comment A.1

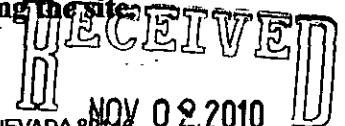
Reorient the garage plan so that the entry/ exit moves to the West Clark Ave. frontage to reduce conflicts with patron elevator pedestrian traffic and pedestrians along Promenade Place. LV Public Works was consulted to make sure there would not be an automatic veto of this idea since it would put the entry/exit very close to the service exit for the Smith Center service yard. The required parking garage traffic access and circulation study should explore how to clarify the correct entry point for patrons and quantify any conflicts, including operational control of service traffic. It was reiterated that no final design of the service entrance gates have been approved by the SP-DRC and that use of this gate will further help diminish confusion of the parking entry point. This reorientation of the plan might put a sloping floor elevation on the Promenade so the garage team should explore how to make this elevation appear flat floor instead, with horizontal spandrel panels, consistent with the Symphony Park Design Standards (Design Standards) requirement of no sloping floors being expressed along public streets.

Response A.1

Per item B.1 below, a traffic access and circulation study is in progress.

The proposed driveway locations are less than forty feet in separation so a non-standard radius for exit/entry driveway radii will be utilized and the area between driveways treated as a median and pulled back from the property line to ensure turning radiuses will work for all vehicles utilizing the site.

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GBS Response to the Reynolds Discovery Children's Museum Parking Garage - Design Development Submission

Comments

Date: October 28, 2010

Comment:

4. A LEED expanded check list is required for the garage. The checklist submitted was for the Children's Museum, not the parking garage.

Response:

The garage cannot achieve LEED certification by itself because the LEED rating systems do not allow for structures, such as non-occupied parking garages, to be certified. As such, the design team has included the parking garage into the LEED project boundary as an accessory building.

The provided Discovery Children's Museum scorecard includes the anticipated design and construction LEED credits for both the museum and the garage. This combination, as the scorecard illustrates is anticipated to achieve 33 points under LEED for Core & Shell v2.0 for a target of Silver certification. 15 additional credits have been targeted as potential. All anticipated LEED credit requirements will be implemented on both the museum base building and the garage, from building system commissioning to the documentation of regionally extracted and manufactured materials and products. The scorecard on the following pages highlights, in red, the credits that will be applied to the parking garage.

Thank you,
Webly Bowles

Webly Bowles, LEED® AP BD+C, O+M, Associate AIA
Consultant

421 SW Sixth Avenue, Suite 200
Portland, OR 97204
www.GreenBuildingServices.com
Webly@greenbuildingservices.com
503.546.4601 direct
503.467.4711 fax

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SYMPHONY PARKSM

October 19, 2010
Matt Edwards,
The Projects Group
(by email)

Re: **Reynolds Discovery Children's Museum Parking Garage**
Design Development Submission,
Submitted and presented October 8, 2010

Dear Mr. Edwards,

The Symphony Park Design Review Committee (SP-DRC) received your submission and presentation of the Reynolds Discovery Children's Museum (Museum) Garage on Friday October 8 and gave you a number of initial comments that day. We will reiterate those comments here to document them. We have, in addition, looked at our submittal requirements more closely and want to pass on a few additional items that we did not necessarily discuss last Friday the 8th in person with your team. We understand and appreciate that you are in the process of refining the garage design to reflect our comments last week but these additional items need to be considered also.

A. SP-DRC comments from October 8 meeting:

1. Reorient the garage plan so that the entry/ exit moves to the West Clark Ave. frontage to reduce conflicts with patron elevator pedestrian traffic and pedestrians along Promenade Place. LV Public Works was consulted to make sure there would not be an automatic veto of this idea since it would put the entry/exit very close to the service exit for the Smith Center service yard. The required parking garage traffic access and circulation study should explore how to clarify the correct entry point for patrons and quantify any conflicts, including operational control of service traffic. It was reiterated that no final design of the service entrance gates have been approved by the SP-DRC and that use of this gate will further help diminish confusion of the parking entry point. This reorientation of the plan might put a sloping floor elevation on the Promenade so the garage team should explore how to make this elevation appear flat floor instead, with horizontal spandrel panels, consistent with the Symphony Park Design Standards (Design Standards) requirement of no sloping floors being expressed along public streets.

2. Add architectural features to the facades (vertical structural or decorative elements to make the elevation more office like and less garage looking). These

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should extend above the top of garage parapet with some simple cap, and might occur every 20 feet or so, at every bay or every other bay. The garage should look as consistent with the Museum architecture as possible, to meet the Design Standards.

3. In the absence of actual required continuous and active retail/restaurant storefronts along the ground floor façade along Promenade Place, it is extremely important to clearly articulate what is being provided in substitution for the waiver request going forward. Please make the Promenade Place elevation display panels continuous across the elevation. Because this solution does not meet the requirements of the Design Standards for continuous retail frontage, the SP-DRC will not be able to approve this solution. It will have to go to City Council for consideration of a waiver.

In addition, the current garage plan is not clear about the condition of pedestrian access to the first level of the garage from Promenade Place, with some open panels and some closed. Please clarify pedestrian access and car front screening. The garage team should consider use of the clipped corner of the building as a pedestrian access point if that fits internal circulation. Also consider more retail-like first floor treatment on the West Clark Ave. frontage, consistent with the Design Standards requirements.

4. Because the garage does not follow the build-to-line along West Clark Ave. it creates an awkward additional streetscape space. Instead of treating this space as a landscape screen for a suburban garage, the team should make the landscape solution more urban, and more of an extension of the streetscape, not so separate from it. Incorporate more of the streetscape plant pallet where ever possible. No decision on the use of Mexican fan palms was discussed. Although some landscape screening of the garage may be desirable, the garage team should explore other ways to achieve this beside the use of palm trees that are not used anywhere else in Symphony Park. The garage team should make something more of the clipped corner opportunity with hardscape such as a small plaza for future cart vendors (provide electrical hook-ups) or pedestrian use.

B. Additional items needed to complete a Design Development

Submission:

1. A traffic access and circulation study that looks at access to parking is required. Please provide. See additional comments in point number 1 above. In addition, operations and queuing at ticket booths should be considered given the short distance from the public street.

2. In lieu of a parking study to document the required off street parking needs of the Museum and how the garage might be shared with the Smith Center, the Museum assumed parking demand of 250 spaces is accepted.

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3. The drainage letter provided refers to an updated and more detailed letter with the Design Development submittal but none is provided. Please provide.
4. A LEED expanded check list is required for the garage. The checklist submitted was for the Children's Museum, not the parking garage.
5. There is no lighting information included in this submission. All garage lighting is to be accomplished with cut off luminaires so there is no light spill onto adjacent streets.
6. The canopy proposed along Promenade Place and a short way on West Clark Ave. is positive. To meet the Design Standards it should be raised to a minimum of 16 feet from grade unless its height and design is tied directly to the Museum canopy. This canopy is to be a minimum of 6 feet in depth. According to the Design Standards paragraph 3.14.3 the canopy is also to extend 75% of the length of the West Clark Ave. elevation since this face is on the north side of the street. This canopy, as currently shown on West Clark Ave., is in conflict with proposed planting also shown in this setback space. Since the garage is set back from the build-to-line on this street a canopy this length may not make sense. Therefore a waiver of this standard will be required.
7. Show all proposed utilities on the civil drawings so they can be coordinated with the streetscape design and confirm that they don't interfere with planting locations . Please provide.
8. The streetscape irrigation system controllers and equipment is still shown in the parcel not owned by the Smith Center at West Clark Ave. and City Parkway. Although you provide a note that says if this parcel is developed in the future this equipment will have to be moved it does not commit the Smith Center to providing this relocation. Please clarify your note.

Sincerely,
The Symphony Park Design Review Committee
Steve van Gorp, Chairman

cc. Myron Martin, The Smith Center for the Performing Arts
Richard Johnston, HKS Architects



Discovery Children's Museum

LEED CS v2.0 Scorecard

Green Building Services



Date: October 1, 2010

Most Likely	Possible	Not Probable	Responsible Party				Status	Comments
SUSTAINABLE SITES								
1			SSp1	C	Construction Activity Pollution Prevention	WT	Open	SWPP Plan will be implemented during construction.
1			SSc1	D	Site Selection	GBS	Open	The project is located on a previously developed site and does not violate the six credit conditions.
1			SSc2	D	Development Density & Community Connectivity	GBS	Open	The site is within walking distance of 10 or more basic services.
1			SSc3	D	Brownfield Redevelopment	GBS	Open	Based the Vapor Mitigation Plan, the site should qualify as a brownfield.
1			SSc4.1	D	Alternative Transportation, Public Transportation Access	GBS	Open	The two bus stops are within the allowable distance.
1			SSc4.2	D	Alternative Transportation, Bicycle Storage & Changing Rooms	HKS / GBS	Open	Staff can access the Smith Center showers and changing rooms.
1			SSc4.3	D	Alternative Transportation, Low Emitting & Fuel Efficient Vehicles	GBS	Open	LEV parking will be provided in the garage for both SCPA and DCM.
	1		SSc4.4	D	Alternative Transportation, Parking Capacity	GBS	Open	The quantity of parking provided exceeds the code minimum.
	1		SSc5.1	C	Reduced Site Disturbance, Protect or Restore Habitat	-	Closed	The site will not allow for enough vegetated space to achieve this credit.
	1		SSc5.2	D	Reduced Site Disturbance, Maximize Open Space	-	Closed	The site does not allow for the open space required.
	1		SSc6.1	D	Stormwater Management, Quantity Control	-	Closed	The site does not allow for the volume stormwater required to be managed on-site.
	1		SSc6.2	D	Stormwater Management, Quality Control	-	Closed	The site does not allow for stormwater quality to be managed on-site.
1			SSc7.1	C	Heat Island Effect, Non-roof	GBS	Open	The shade provided by the buildings on-site will assist in achieving this credit. And more then 50% parking is covered.
1			SSc7.2	D	Heat Island Effect, Roof	GBS	Open	A light colored roof has been specified and will be installed to meet the credit requirements.
	1		SSc8	D	Light Pollution Reduction	-	Closed	The internal building "glow" will make this credit difficult to achieve.
1			SSc9	D	Tenant Design & Construction Guidelines	GBS	Open	Develop a TI guide to assist the museum team in incorporating green building techniques and strategies.
9	9		Total Points for Sustainable Sites					
WATER EFFICIENCY								
1			WEc1.1	D	Water Efficient Landscaping, 50% Reduction	Li	Open	Native plants will be incorporated to reduce potable water use for landscaping along with a drip irrigation system.
	1		WEc1.2	D	Water Efficient Landscaping, No Potable Water Use or No Irrigation	-	Closed	Irrigation will be installed on the project, so this credit is not likely.
	1		WEc2	D	Innovative Wastewater Technologies	-	Closed	No innovative wastewater technologies are implemented on the project.
1			WEc3.1	D	Water Use Reduction, 20% Reduction	GBS	Open	Low-flow and flush fixtures will be incorporated into the project.
1			WEc3.2	D	Water Use Reduction, 30% Reduction	GBS	Open	Low-flow and flush fixtures will be incorporated into the project.
3	2		Total Points for Water Efficiency					

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Discovery Children's Museum

LEED CS v2.0 Scorecard

Green Building Services



Date: October 1, 2010

Most Likely	Possible	Not Probable					Responsible Party	Status	comments
ENERGY & ATMOSPHERE									
Y			EAp1	C	Fundamental Commissioning of Building Energy Systems	GBS	Open	The building will undergo commissioning of the required systems.	
Y			EAp2	D	Minimum Energy Performance	GBS	Open	Several energy efficiency measures will be incorporated.	
Y			EAp3	D	Fundamental Refrigerant Management	MSA	Open	The mechanical equipment will not use CFC based refrigerants.	
2	8		EAc1	D	Optimize Energy Performance,	GBS	Open	Several energy efficiency measures will be incorporated to achieve at least 2 points in the museum and the garage.	
	3		IEAc2	D	On Site Renewable Energy, 1%	-	Closed	On-site renewable energy is not currently incorporated in the plans.	
1			IEAc3	C	Enhanced Commissioning	GBC	Open	The building will undergo commissioning of the required systems.	
	1		EAc4	D	Enhanced Refrigerant Management	MSA	Open	Refrigerants used will be low ozone depleting and low global warming potential.	
1			EAc5.1	C	Measurement & Verification-Base Building	-	Open	A M&V plan must be developed and incorporated to achieve this credit.	
1			EAc5.2	C	Measurement & Verification-Tenant Sub-metering	-	Open	Provide metering or sub metering for lighting, plug loads, and HVAC electrical consumption.	
	1		EAc6	C	Green Power	LVPAC	Open	If 35% of the anticipated electric consumption is purchased, or off-set with renewable power, this credit will be achieved.	
5	10	3	Total Points for Energy & Atmosphere						
MATERIALS & RESOURCES									
Y			MRp1	D	Storage & Collection of Recyclables	GBS	Open	Recycling areas will be provided within the building along with a central building recycling location.	
	1		MRc1.1	C	Building Reuse, Maintain 25% of Existing Walls, Floors and Roof	-	Closed	The building is 100% new construction so this credit is not achievable.	
	1		MRc1.2	C	Building Reuse, Maintain 50% of Existing Walls, Floors and Roof	-	Closed	The building is 100% new construction so this credit is not achievable.	
	1		MRc1.3	C	Building Reuse, Maintain 75% of Existing Walls, Floors & Roof	-	Closed	The building is 100% new construction so this credit is not achievable.	
1			MRc2.1	C	Construction Waste Management, Divert 50%	WT	Open	CWM is in the specs and construction waste will be recycled during const.	
1			MRc2.2	C	Construction Waste Management, Divert 75%	WT	Open	CWM is in the specs and construction waste will be recycled during const.	
	2		MRc3	C	Materials Reuse, Specify 1%	-	Closed	Materials will not be reused.	
1			MRc4.1	C	Recycled Content, Specify 10%	WT	Open	Materials have been selected to include recycled content.	
1			MRc4.2	C	Recycled Content, Specify 20%	WT	Open	Materials have been selected to include recycled content.	
1			MRc5.1	C	Regional Materials, 10% Extracted, Processed & Manufactured Regionally	WT	Open	Local materials will be purchased when possible.	
	1		MRc5.2	C	Regional Materials, 20% Extracted, Processed & Manufactured Regionally	WT	Open	Local materials will be purchased when possible.	
	1		MRc6	C	Certified Wood	WT	Open	FSC certified wood will be selected where possible.	
5	2	5	Total Points for Materials & Resources						

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Discovery Children's Museum

LEED CS v2.0 Scorecard



Date: October 1, 2010

Most Likely	Possible	Not Probable				Responsible Party	Status	Comments
INDOOR ENVIRONMENTAL QUALITY								
Y			EQp1	D	Minimum IAQ Performance	MSA	Open	The HVAC system will supply the required outside air.
Y			EQp2	D	Environmental Tobacco Smoke (ETS) Control	HKS	Open	The building will be a no-smoking building.
	1		EQc1	D	Outside Air Delivery Monitoring	MSA	Open	CO2 monitors have not been incorporated into the project plans. Place CO2 monitors in densely occupied spaces within the breathing zone.
	1		EQc2	D	Increased Ventilation	MSA	Open	The HVAC system will supply 30% more than the required outside air.
1			EQc3	C	Construction IAQ Management Plan, During Construction	WT	Open	WT will implement an IAQ Plan during construction.
3			EQc4	C	Low-Emitting Materials			
Y			EQc4.1	C	Low-Emitting Materials, Adhesives and Sealants	WT	Open	Low-emitting materials have been selected and will be installed according to the credit requirements.
Y			EQc4.2	C	Low-Emitting Materials, Paints and Coatings	WT	Open	Low-emitting materials have been selected and will be installed according to the credit requirements.
Y			EQc4.3	C	Low-Emitting Materials, Carpet	WT	Open	Low-emitting materials have been selected and will be installed according to the credit requirements.
Y			EQc4.4	C	Low-Emitting Materials, Composite Wood & Agrifiber Products	WT	Open	Low-emitting materials have been selected and will be installed according to the credit requirements.
	1		EQc5	D	Indoor Chemical & Pollutant Source Control	MSA	Open	Entrance walk-off mats, separately exhausted chemical use rooms, and MERV 13 filters will be installed to meet the credit requirements, however, these have not been identified within the drawings.
	1		EQc6	D	Controllability of Systems, Thermal Comfort	-	Closed	HVAC system controls will not be provided for the majority of building occupants so this credit is not achievable.
1			EQc7	D	Thermal Comfort, Design	LVPAC / GBS	Open	The HVAC system will be design to address the ASHRAE standard for thermal comfort.
	1		EQc8.1	D	Daylight and Views, Daylight 75% of Spaces	-	Closed	The design will not provide for the required daylight and views.
	1		EQc8.2	D	Daylight and Views, View for 90% of Spaces	-	Closed	The design will not provide for the required daylight and views.
5	3	3	Total Points for Indoor Environmental Quality					

INNOVATION & DESIGN								
1			IDc1.1	D	Green Education	LVPAC/HKS/GBS	Open	A green building education display will assist in achieving this credit.
1			IDc1.2	D	Green Housekeeping	LVPAC / GBS	Open	A green housekeeping plan will be implemented.
1			IDc1.3	D	Integrated Pest Management	LVPAC / GBS	Open	A integrated pest management plan will be implemented.
1			IDc1.4	D	Exemplary Performance - WEc3	GBS	Open	40% water savings over the baseline.
1			IDc2	D	LEED® Accredited Professional	GBS	Open	Several LEED Aps on the project will assist in achieving this credit.
5			Total Points for Innovation & Design					

32 15 19 Total Points Attempting
 15 Total Points Possible
 Certified: 23-27, Silver: 28-33, Gold: 34-44, Platinum: 45-61

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- Comment B.1** A traffic access and circulation study that looks at access to parking is required. Please provide. See additional comments in point number 1 above. In addition, operations and queuing at ticket booths should be considered given the short distance from the public street.
- Response B.1** A traffic access, circulation study and ticket booth queuing analysis for the Parking Garage site is in progress and it is intended to be submitted prior to the November 5, 2010 SP-DRC committee meeting per conversations with Charles Kubat with recommendations.
- Martin & Martin will utilize the Kimley-Horn Union Park Master Traffic Study and Addendum #1 to be conservative. Mr. Kubat has confirmed an e-mail submittal of the analysis in PDF format may be acceptable for expediency and to provide enough time for review of the analysis prior to the November 5, 2010 DRC meeting.
- Comment B.2** In lieu of a parking study to document the required off street parking needs of the Museum and how the garage might be shared with the Smith Center, the Museum assumed parking demand of 250 spaces is accepted.
- Response B.2** Noted, no parking study will be required and the assumed parking demand of 250 spaces is acceptable.
- Comment B.3** The drainage letter provided refers to an updated and more detailed letter with the Design Development submittal but none is provided. Please provide.
- Response B.3** A Drainage Study Update #4 for the Parking Garage was submitted on September 30, 2010 to the Department of Public Works Land Development Services. Comments were received on October 12, 2010 and incorporated into Drainage Study Update #4, Addendum #1 is to be re-submitted the week ending November 5, 2010. Copies of the previously submitted Update, Addendum 1 and grading and detail sheets are attached to show conformance with existing drainage as approved.
- Comment B.7** Show all proposed utilities on the civil drawings so they can be coordinated with the streetscape design and confirm that they don't interfere with planting locations . Please provide.

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MARTIN & MARTIN
Civil Engineers

Response B.7

Please see attached preliminary C5.01 civil improvement plan sheet for Utilities located near the parking garage structure.

If you have any questions or concerns, please feel free to contact me at tmiller@mmcivil.com or (702) 248-800 to discuss.

Sincerely,



Tom Miller, P.E.
Principal
Martin & Martin Civil Engineers

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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.

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DATE ISSUED: 09/15/08

TYPE OF LICENSE: NON PROFIT SERVICES

BUSINESS LOCATION: 241 W CHARLESTON BL 111

ISSUE TO: LAS VEGAS PERFORMING ARTS CENT

DBA:
SMITH CENTER FOR THE PERFORMIN
241 W CHARLESTON BL 111
LAS VEGAS NV 89102

PRINCIPAL(S)
MARTIN, MYRON, PRESIDENT
GALLAGHER, JOHN, VICE PRES

Director, Department of Finance and Business Services

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Parking Garage
HKS Project No. 12867
Response to November 2, 2010
SPDRC Review Comments

Item No.	Comment	Response
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A. SP-DRC comments from October 8 meeting:

1.	Reorient the garage plan so that the entry/exit moves to the West Clark Ave. frontage to reduce conflicts with patron elevator pedestrian traffic and pedestrians along Promenade Place. LV Public Works was consulted to make sure there would not be an automatic veto of this idea since it would put the entry/exit very close to the service exit for the Smith Center service yard. The required parking garage traffic access and circulation study should explore how to clarify the correct entry point for patrons and quantify any conflicts, including operational control of service traffic. It was reiterated that no final design of the service entrance gates have been approved by the SP-DRC and that use of this gate will further help diminish confusion of the parking entry point. This reorientation of the plan might put a sloping floor elevation on the Promenade so the garage team should explore how to make this elevation appear flat floor instead, with horizontal spandrel panels, consistent with the Symphony Park Design Standards (Design Standards) requirement of no sloping floors being expressed along public streets.	The garage plan has been revised and locates the entry/exit towards the middle of West Clark Ave. With this revision there was concern that the Promenade Place elevation might have sloping floor levels inconsistent with the Symphony Park Design Standards. This requirement of no sloping floors being expressed on public streets can be achieved along Promenade Place however West Clark will be forced to express the sloping nature of its floors. See attached letter provided by M & M.
2.	Add architectural features to the facades (vertical structural or decorative elements to make the elevation more office like and less garage looking). These should extend above the top of garage parapet with some simple cap, and might occur every 20 feet or so, at every bay or every other bay. The garage should look as consistent with the Museum architecture as possible, to meet the Design Standards.	Along with the structure itself the mock retail storefront displays will showcase the architectural features along Promenade Place. The vertical elements mentioned will not be extended upwards to the parapet. We feel that the current garage design is consistent with the architecture of the block.
3.	In the absence of actual required continuous and active retail/restaurant storefronts along the ground floor facade along Promenade Place, it is extremely important to clearly articulate what is being provided in substitution for the waiver request going forward. Please make the Promenade Place elevation display panels continuous across the elevation. Because this solution does not meet the requirements of the Design Standards for continuous retail frontage, the SP-DRC will not be able to approve this solution. It will have to go to City Council for consideration of a waiver. In addition, the current garage plan is not clear about the condition of pedestrian access to the first level of the garage from Promenade Place.	The Promenade Place elevations have been revised to coincide with the relocation of the vehicular entry/exit to West Clark Ave. The IBC stipulates that "...at least 20 percent of the total perimeter wall area of each tier" be open." Our current design complies with this requirement however, if forced to enclose all of the ground floor along Promenade Place, this parking garage would most likely fail. We have used repetition of open areas and mock storefront retail along this public way in an attempt to meet both the SPDRC comments as well as comply with the

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Item No.	Comment	Response
	with some open panels and some closed. Please clarify pedestrian access and car front screening. The garage team should consider use of the clipped corner of the building as a pedestrian access point if that fits internal circulation. Also consider more retail-like first floor treatment on the West Clark Ave. frontage, consistent with the Design Standards requirements.	building code requirements. With the relocated garage entry/exit to West Clark Ave. pedestrian access will be through storefront doors along Promenade Place and successfully separate vehicular traffic from visitors. The chamfered corner of the parking garage is not intended to serve as a pedestrian point of access. The entry along Promenade Place will serve as the controlled point of pedestrian access to the parking garage. A secondary, more subdued entry will be adjacent to the vehicular entry/exit along West Clark Ave. This is provided to comply with the building code. The West Clark Ave. Level 1 portion is all parking. There is no opportunity to place retail along this elevation while also complying with the code restrictions for openness.
4.	Because the garage does not follow the build-to-line along West Clark Ave. it creates an awkward additional streetscape space. Instead of treating this space as a landscape screen for a suburban garage, the team should make the landscape solution more urban, and more of an extension of the streetscape, not so separate from it. Incorporate more of the streetscape plant pallet where ever possible. No decision on the use of Mexican fan palms was discussed. Although some landscape screening of the garage may be desirable, the garage team should explore other ways to achieve this beside the use of palm trees that are not used anywhere else in Symphony Park. The garage team should make something more of the clipped corner opportunity with hardscape such as a small plaza for future cart vendors (provide electrical hook-ups) or pedestrian use.	See attached letter provided by Lifescapes International, Inc.

B. Additional Items needed to complete a Design Development Submission:

1.	A traffic access and circulation study that looks at access to parking is required. Please provide. See additional comments in point number 1 above. In addition, operations and queuing at ticket booths should be considered given the short distance from the public street.	See attached letter provided by M & M.
2.	In lieu of a parking study to document the required off street parking needs of the Museum and how the garage might be shared with the Smith Center,	Agreed - Thank you

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	the Museum assumed parking demand of 250 spaces is accepted.	See attached letter provided by M & M.
3.	The drainage letter provided refers to an updated and more detailed letter with the Design Development submittal but none is provided. Please provide.	See attached letter and binder provided by M & M.
4.	A LEED expanded check list is required for the garage. The checklist submitted was for the Children's Museum, not the parking garage.	Refer to attached letter and updated LEED checklist as prepared by Green building Services.
5.	There is no lighting information included in this submission. All garage lighting is to be accomplished with cut off luminaires so there is no light spill onto adjacent streets.	Please see the attached light fixture cutsheet for your review. You will note that the fixtures along the perimeter of the Garage will be provided with shielding louvers to create a full cut off fixture. We feel that the selection of this fixture with the shielding louver option will meet the intent of providing a cut off luminaires.
6.	The canopy proposed along Promenade Place and a short way on West Clark Ave. is positive. To meet the Design Standards it should be raised to a minimum of 16 feet from grade unless its height and design is tied directly to the Museum canopy. This canopy is to be a minimum of 6 feet in depth. According to the Design Standards paragraph 3.14.3 the canopy is also to extend 75% of the length of the West Clark Ave. elevation since this face is on the north side of the street. This canopy, as currently shown on West Clark Ave., is in conflict with proposed planting also shown in this setback space. Since the garage is set back from the build-to-line on this street a canopy this length may not make sense. Therefore a waiver of this standard will be required.	The canopy along Promenade Place has been elevated to be the same height as that of the DISCOVERY Children's Museum. It will be a minimum of 6 feet in depth to comply with the SPDR Design Standards. Agreed - A waiver of this standard along West Clark Ave.
7.	Show all proposed utilities on the civil drawings so they can be coordinated with the streetscape design and confirm that they don't interfere with planting locations. Please provide.	See attached letter and plan provided by M & M.
8.	The streetscape irrigation system controllers and equipment is still shown in the parcel not owned by the Smith Center at West Clark Ave. and City Parkway. Although you provide a note that says if this parcel is developed in the future this equipment will have to be moved it does not commit the Smith Center to providing this relocation. Please clarify your note.	This piece of property is no longer considered a TBD space as it is already being built upon. This space is being used to house electrical switchgear/equipment, the fire pump room which will serve the DISCOVERY Children's Museum as well as the garage, and additional surface lot parking spaces. Refer to the attached West Clark Ave. elevation and site plan for additional information. See attached letter provided by Lifescapes International, Inc.

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Type:
Job:
Fixture Catalog number:

PGL3 / /
Fixture Electrical Module Optional Features
See page 2 See page 3

Fixture
Accessory number:

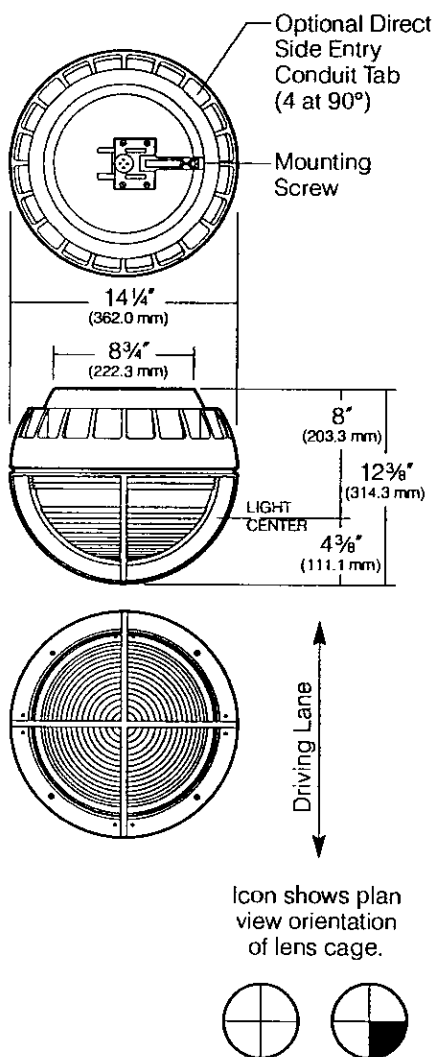
Ordered Separately from Fixture
See page 4

Approvals:

Date:
Page: 1 of 4

Specifications

Max. Fixture Weight - 26.5 lbs.
Louver Weight - 1 lb. each



Location of optional
Louver Modules indicated
as solid quadrants in icon.



Speed Mount: Formed steel, electro zinc plated for mounting to standard 4" junction boxes or mud boxes. Integral hooks are provided for mounting and securing the fixture. Speed mount is labeled with fixture icon and driving direction. (See Listings and Ratings).

Electrical Housing: Die-cast, low copper (<0.6% Cu) aluminum alloy with integral cooling ribs. A stainless steel plate and hook are provided on the fixture top for suspending the fixture from the speed mount during field wire connections, and for final securing to the speed mount. Fixture wires are sealed at the exit point by a silicone grommet in the fixture top. A single stainless steel phillips head screw operates a mechanism that pulls and secures the fixture to the speed mount. Four locations are provided for optional direct side conduit entry (consult factory). Top is labeled with the fixture icon and driving direction to match the speed mount label.

Lens Cage and Refractor: Die-cast, low copper (<0.6% Cu) aluminum alloy lens cage retains a tempered borosilicate glass refractor. A one-piece molded silicone gasket surrounds the refractor flange and seals the lens cage to the electrical housing. Stainless steel clips secure the refractor to the lens cage. Lens cage ribs are 3/8" thick and divide the refractor into four quadrants for insertion of optional louver module. Lens cage hinges open by a removable stainless steel wire hinge and safety catch. Lens cage closure screws are captive stainless steel phillips head with optional tamper resistant socket head available. Lens cage is pre-drilled in each quadrant for optional louver module. **NOTE:** Lens cage may be removed with louver modules in place.

Reflector Module: Hydroformed aluminum reflector with Alzak® finish. Reflector is removable by four screws for ballast access.

Electrical Module: All electrical components are UL and CSA recognized, mounted on a single bracket and factory pre-wired with quick-disconnect plugs. A complete HF generator and Induction Lamp system is furnished mounted to the aluminum plate inside housing. Induction Lamp system is high power factor rated for -4°F, starting.

Optional Louver Module: Die-cast, low copper (<0.6% Cu) aluminum alloy for field attachment into one quadrant of the lens cage. Mounting screws are captive stainless steel phillips head (2).

Finish: White Super TGIC thermoset polyester powder coat paint applied over a titanated zirconium conversion coating on electrical housing, lens cage and optional louver module. 2500 hours salt spray test endurance rating. Custom colors are available.

Warranty: Kim Lighting warrants Induction Lighting System luminaires to be free from defects in workmanship for a period of one (1) year on the housing and metal parts, and carry Philips' Lighting Company QL Induction Lighting System five (5) year warranty, from the date of sale of such goods to the buyer as specified in Kim Lighting shipment documents for each product. For an extended warranty coverage, contact factory.

CAUTION: Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

Listings and Ratings

UL cUL 1598¹	IP66 Rated	400 Ambient
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¹Suitable for wet locations

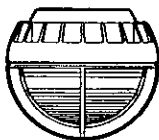
KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE



Type:

Job:

Page: 2 of 4



Standard Features

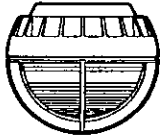
Fixture	Cat. No.: PGL3 Double Row System Lens cage is oriented at right angles to the driving lane. Driving Lane <
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Type:

Job:

Page: 3 of 4



Optional Features

Tamper-Resistant Lens Cage Screws

Cat. No. ☐ TS
☐ No Option

Four captive stainless steel socket head screws provided in lens cage in place of standard phillips head screws.

Fusing (internal only):

Cat. No. (see chart
 at right)
☐ No Option

High temperature fuse holders factory installed inside the electrical housing.
 Fuse is included.

Line Volts: 120V 208V 240V 277V
 Cat. No.: ☐ SF ☐ DF ☐ DF ☐ DF

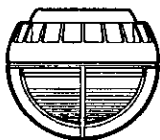


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Type:

Job:

Page: 4 of 4



Fixture Accessory Features

Ordered Separately from Fixture

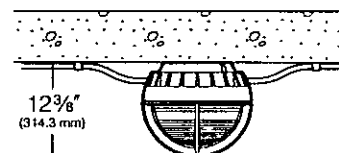
Direct Side Entry Conduit Taps

Cat. No. ☐ **SCT2** (for 1/2")
☐ **SCT3** (for 3/4")
☐ **No Option**

Consult Factory. Four locations are provided on the electrical housing 90° apart for 1/2" or 3/4" NPT. Fixture is UL and cUL certified for 90°C through-wiring.

NOTE: This method is more difficult to install, but offers the advantage of reduced depth where floor-to-ceiling distance is minimal. Fixtures must be ordered with 1/2" or 3/4" NPT conduit taps. The lens cage and reflector must be removed from the fixture to allow mounting to the ceiling and wiring. Fixtures are UL listed and CSA certified for 90°C through-wiring.

Fixture used as J-Box



Louver Module

Cat. No. ☐ **LM**
☐ **No Option**

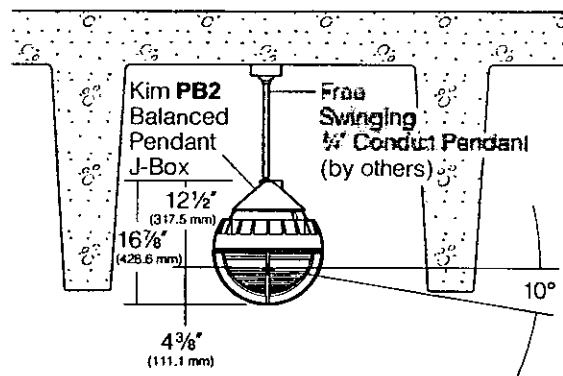
Die-cast, low copper (<0.6% Cu) aluminum alloy for field attachment into one quadrant of the lens cage. White powder coat finish. Louver Modules will be shipped in packs of 12 with one carton adjusted to complete exact quantity ordered.



Balanced Pendant J-Box

Cat. No.: ☐ **PB1**
☐ **No Option**

Die-cast, low copper alloy (<0.6% Cu) aluminum junction box with offset 3/4" N.P.T. pendant entry to balance fixture when a free-swinging pendant is used. Standard speed mount adapts directly to the PB2 for fixture mounting. Super TGIC powder coat finish to match.



Wall Mount

Cat. No.: ☐ **WB**
☐ **No Option**

Cast aluminum construction. Mounts to wall with two 3/8" lag screws fastened to 3/8" concrete anchors (by others). Super TGIC powder coat finish to match fixture.



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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-40146** APN: 139-33-⁶¹⁰~~601~~-026

Name of Property Owner: City of Las Vegas

Name of Applicant: The Smith Center

Name of Representative: The Projects Group

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: _____

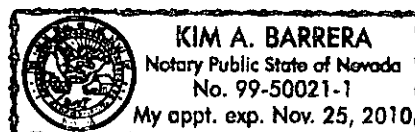
Signature of Property Owner: _____

Print Name: Elizabeth N. Fretwell

Subscribed and sworn before me

This 22 day of October, 2010

Kim A. Barrera
Notary Public in and for said County and State



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APN # 139-34-110-006

Recorded at the Request of:

City Parkway V, Inc.
400 Stewart Avenue
Las Vegas, Nevada 89101

When Recorded, Return to:

Mail Tax Statements to:
Office of Business Development
City of Las Vegas
400 Stewart Avenue, 2nd Floor
Las Vegas, Nevada 89101

20090511-0004433

Fee: \$19.00 RPTT: EX#002
N/C Fee: \$0.00

05/11/2009 16:23:05
T20090165414

Requestor:
CITY PARKWAY V INC

Debbie Conway GILKS
Clark County Recorder Pgs: 7

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, City Parkway V, Inc., a Nevada non-profit corporation, does hereby REMISE, RELEASE AND QUITCLAIM to the City of Las Vegas, a political subdivision of the State of Nevada, the real property in the City of Las Vegas, County of Clark, State of Nevada, described on Exhibit "A" attached hereto, together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

DATED this 7 day of May, 2009.

CITY PARKWAY V, INC.

By: Elizabeth N. Fretwell
Elizabeth N. Fretwell, President

Approved as to form:

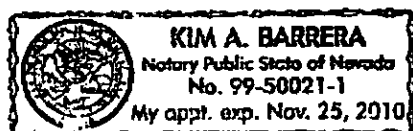
Teresita Porticello 4/23/09
Teresita Porticello Date

ACKNOWLEDGMENT

State of Nevada)
)ss.
County of Clark)

On this 7 day of May, 2009, personally appeared before me, a Notary Public in and for said County and State, Elizabeth N. Fretwell, known to me to be the President of City Parkway V, Inc., and she acknowledged to me that she executed the same for and on behalf of City Parkway V, Inc. and she executed the said instrument freely and voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.



Kim A. Barrera
NOTARY PUBLIC in and for said County and State

SDR-40146

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Date: May 17, 2007
J. Rangel

Exhibit 'A'

Legal Description

PARCEL H-I

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 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, 16.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE NORTH 28°00'50" EAST, 509.48 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET; THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°54'26", AN ARC LENGTH OF 39.23 FEET; THENCE SOUTH 62°04'44" EAST, 350.12 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°58'27", AN ARC LENGTH OF 47.11 FEET; THENCE SOUTH 27°53'43" WEST, 469.20 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 30.00 FEET; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°12'23", AN ARC LENGTH OF 44.09 FEET; THENCE NORTH 67°53'54" WEST, 347.95 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 30.00 FEET; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 95°54'44", AN ARC LENGTH OF 50.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.08 ACRES, MORE OR LESS.



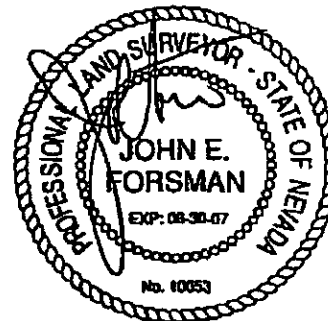
Basis of Bearings

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



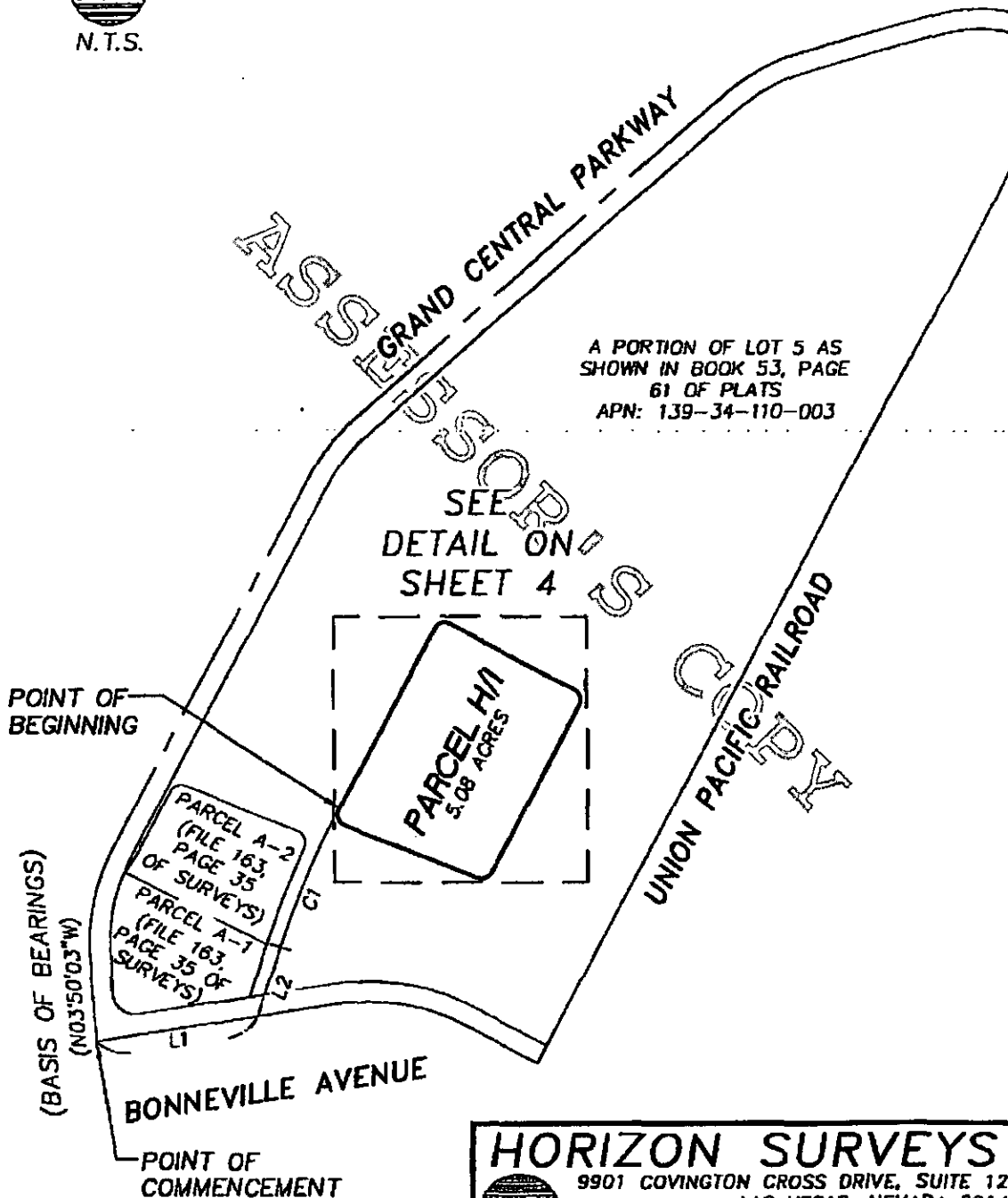
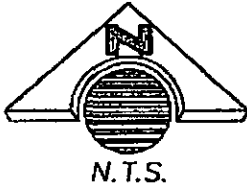
5-17-07

ASSESSOR'S COPY



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EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION



SHEET 3 OF 5

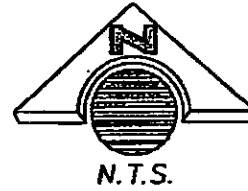
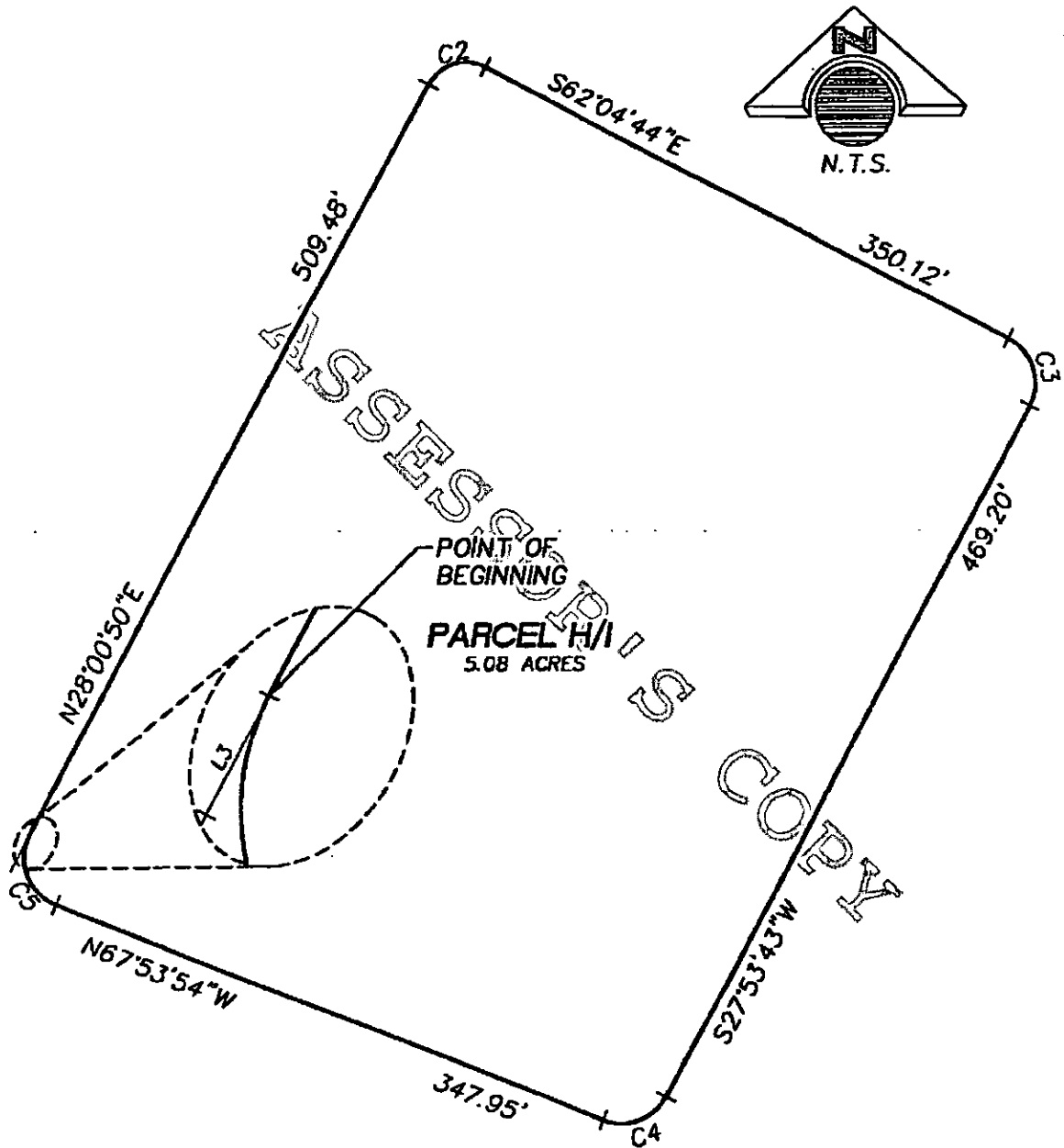
HORIZON SURVEYS



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



HORIZON SURVEYS

9901 COVINGTON CROSS DRIVE, SUITE 120
LAS VEGAS, NEVADA 89144

PHONE (702)228-5066 FAX (702)228-0677

WWW.HORIZONSURVEYS.COM

SHEET 4 OF 5

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EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

AS SHOWN

LINE TABLE		
LINE	BEARING	LENGTH
L1	N81°09'57"E	402.28'
L2	N17°53'58"E	179.58'
L3	S28°00'50"W	16.20'

VP
U

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	2036.00'	10°06'52"	359.42'	180.18'
C2	25.00'	89°54'26"	39.23'	24.96'
C3	30.00'	89°58'27"	47.11'	29.99'
C4	30.00'	84°12'23"	44.09'	27.11'
C5	30.00'	95°54'44"	50.22'	33.27'

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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**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a. 139-34-110-006
b. _____
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 \$ 0.00
b. Deed in Lieu of Foreclosure Only (value of property) (_____)
c. Transfer Tax Value: \$ 0.00
d. Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 02
b. Explain Reason for Exemption: Transfer to Governmental Agency

5. Partial Interest: Percentage being transferred: 100.00 %

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 _____ Capacity Grantor

Signature Charles Sams Capacity Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: City Parkway V, Inc.
Address: 400 Stewart Avenue, 2nd Floor
City: Las Vegas
State: Nevada Zip: 89101

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: City of Las Vegas
Address: 400 Stewart Avenue, 2nd Floor
City: Las Vegas
State: Nevada Zip: 89101

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: _____ Escrow #: _____
Address: _____
City: _____ State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

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P/L 191/88

Report of All Selected Parcels

Case Number: SDR-40146

Printed On: Tue: November 9, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
		13934198001
		13933798001
		13934398001
		13934398002
		13934198002
		13927410000
		13934298002
		13934298001
		13934210025
AHMED MOHAMED ETAL	P O BOX 1945 LA JOLLA CA	13934111012
B J P INVESTMENTS L L C	30 SAWGRASS CT LAS VEGAS NV	13934111009
BAERG FAMILY TRUST	3386 SAINT MICHAEL DR PALO ALTO CA	13934302003
BANK NEW YORK MELLON TR CO TRS	%LEVY SMALL & LALLAS 815 MORAGA DR LOS ANGELES CA	13934210016
C VERAPAPPA W W L L C	513 S MAIN ST LAS VEGAS NV	13934111001
CALIFORNIA HOTEL & CASINO	%BOYD GAMING 6465 S RAINBOW BLVD LAS VEGAS NV	13927402009
CALIFORNIA HOTEL & CASINO	%BOYD GAMING 6465 S RAINBOW BLVD LAS VEGAS NV	13934111002
CALIFORNIA HOTEL & CASINO	%BOYD GAMING 6465 S RAINBOW BLVD LAS VEGAS NV	13933610026
CITY OF LAS VEGAS	%OFFICE OF BUSINESS DEVELOPMENT 400 STEWART AVE 2ND FLOOR LAS VEGAS NV	13933610026
CITY OF LAS VEGAS	%OFFICE OF BUSINESS DEVELOPMENT 400 STEWART AVE 2ND FLOOR LAS VEGAS NV	13934201023
CITY OF LAS VEGAS	400 STEWART AVE 2ND FLR LAS VEGAS NV	13934111064
CITY OF LAS VEGAS REDEVELOPMENT	%FINANCE DEPT 425 FREMONT ST LAS VEGAS NV	13934110011
CITY PARKWAY IV A INC	%OFFICE BUSINESS PARKING 1 INC 400 STEWART AVE LAS VEGAS NV	13934110005
CITY PARKWAY IV A INC	%CITY OF LAS VEGAS %BUS DEV 400 STEWART AVE 2ND FLOOR LAS VEGAS NV	13927401031
CITY PARKWAY IV A INC	%OFFICE BUSINESS DEV 400 STEWART AVE 2ND FLR LAS VEGAS NV	13934211001
CITY PARKWAY V INC	%CITY OF LV %CITY ATTORNEYS OFFICE 400 STEWART AVE 9TH FLOOR LAS VEGAS NV	13934211001
CITY PARKWAY V INC	%CITY OF LV %CITY ATTORNEYS OFFICE 400 STEWART AVE 9TH FLOOR LAS VEGAS NV	13934110007
CITY PARKWAY V INC	%CITY OF LV %CITY ATTORNEYS OFFICE 400 STEWART AVE 9TH FLOOR LAS VEGAS NV	13934110008
CITY PARKWAY V INC	%CITY OF LV %CITY ATTORNEYS OFFICE 400 STEWART AVE 9TH FLOOR LAS VEGAS NV	13933511008
CITY PARKWAY V INC	%CITY OF LV %CITY ATTORNEYS OFFICE 400 STEWART AVE 9TH FLOOR LAS VEGAS NV	13933610027
CITY PARKWAY V INC	%CITY OF LV %CITY ATTORNEYS OFFICE 400 STEWART AVE 9TH FLOOR LAS VEGAS NV	13934110009
CITY PARKWAY V INC	%CITY OF LV %CITY ATTORNEYS OFFICE 400 STEWART AVE 9TH FLOOR LAS VEGAS NV	13933511010
CITY PARKWAY V INC	%CITY OF LV %CITY ATTORNEYS OFFICE 400 STEWART AVE 9TH FLOOR LAS VEGAS NV	13933610025

Report of All Selected Parcels**Case Number:** SDR-40146**Printed On:** Tue: November 9, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
CITY PARKWAY V INC	%CITY OF LV %CITY ATTORNEYS OFFICE 400 STEWART AVE 9TH FLOOR LAS VEGAS NV	13933511009
CITY PARKWAY V INC	%CITY OF LV %CITY ATTORNEYS OFFICE 400 STEWART AVE 9TH FLOOR LAS VEGAS NV	13934211002
CITY PARKWAY V INC	%CITY OF LV %CITY ATTORNEYS OFFICE 400 STEWART AVE 9TH FLOOR LAS VEGAS NV	13933511008
CITY PARKWAY V INC	%CITY OF LV %CITY ATTORNEYS OFFICE 400 STEWART AVE 9TH FLOOR LAS VEGAS NV	13934211002
COSMAN CHARLES F	3805 APACHE LN LAS VEGAS NV	13934302005
COUNTY OF CLARK(ADMINISTRATIVE)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934210033
COUNTY OF CLARK(ADMINISTRATIVE)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13933710002
COUNTY OF CLARK(RPM)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934210034
COUNTY OF CLARK(RPM)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934210035
COUNTY OF CLARK(RPM)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934210036
COUNTY OF CLARK(RPM)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934210038
COUNTY OF CLARK(RPM)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934210037
DECARO RUSSIANO	710 S 1ST ST LAS VEGAS NV	13934310017
DECARO RUSSIANO	710 S 1ST ST LAS VEGAS NV	13934310016
DOWNEY NANCY L	P O BOX 585 GENOA NV	13934111010
DOWNEY NANCY L	P O BOX 585 GENOA NV	13934111005
DUBOVIK WILLIE & NATALIE	708 S FIRST ST LAS VEGAS NV	13934310018
DUBOVIK WILLIE & NATALIE	708 S FIRST ST LAS VEGAS NV	13934310019
ENOMOTO JOHN Y ETAL	2035 HEATHER DR MONTEREY PARK CA	13934311004
F C R T C 20 L L C ETAL	%FINANCE 600 GRAND CENTRAL PKWY #350 LAS VEGAS NV	13934301008
F D G-GRAND CENTRAL L L C	%J FINE 3883 HOWARD HUGHES PKWY #800 LAS VEGAS NV	13933710004
G N L V CORP	P O BOX 610 LAS VEGAS NV	13934210031
G N L V CORP	129 E FREMONT ST LAS VEGAS NV	13934111040
G N L V CORP	P O BOX 610 LAS VEGAS NV	13934210032
G N L V CORP	%GENERAL COUNSEL 129 E FREMONT ST LAS VEGAS NV	13934111039
GHELFI SOPHIA ANN INCOME TR ETAL	1 FREMONT ST LAS VEGAS NV	13934111045
GHELFI SOPHIA ANN INCOME TR ETAL	1 FREMONT ST LAS VEGAS NV	13934111048
GHELFI SOPHIA ANN INCOME TRUST	%M BRANDENBERG 1 FREMONT ST LAS VEGAS NV	13934111046
GRANITE PROPERTIES I L L C	111 NORTH 1ST ST LAS VEGAS NV	13934111031
GRANITE PROPERTIES II L L C	111 N FIRST ST LAS VEGAS NV	13934111030
GRANITE PROPERTIES II L L C	%GRANITE GAMING GROUP LLC 111 NORTH FIRST ST LAS VEGAS NV	13934111029
GRANITE PROPERTIES IV L L C	%S BURNSTINE 111 N 1ST ST LAS VEGAS NV	13934111032

Report of All Selected Parcels**Case Number:** SDR-40146**Printed On:** Tue: November 9, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
HAM VICKI ETAL	9009 ROBINSON RIDGE DR LAS VEGAS NV	13934311005
HAM VICKI ETAL	9009 ROBINSON RIDGE DR LAS VEGAS NV	13934311006
HERBST JERRY	P O BOX 93417 LAS VEGAS NV	13934210024
HERBST JERRY E	P O BOX 93417 LAS VEGAS NV	13934210006
JORAI ENTPRS	600 PILOT RD #D LAS VEGAS NV	13934111011
KEEP MEMORY ALIVE	%PRESIDENT 9101 W SAHARA AVE LAS VEGAS NV	13933610024
KONG IVAN F S & LILY L	1630 KALAKAUA AVE HONOLULU HI	13934210028
KONG IVAN F S & LILY L	1630 KALAKAUA AVE HONOLULU HI	13934210027
L G E INC	1510 W LOOP SOUTH HOUSTON TX	13934111044
L G E INC	1510 W LOOP SOUTH HOUSTON TX	13934111042
L G E INC	1510 W LOOP SOUTH HOUSTON TX	13934111043
LAMB RICHARD P ETAL	%J MARSHALL 301 S MAIN ST LAS VEGAS NV	13934210002
L'CHAIM 24 FREMONT PPTY L L C	24 FREMONT ST LAS VEGAS NV	13934111028
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311007
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934210014
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311023
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311022
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311002
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311010
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311003
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311025
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311021
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311026
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311001
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311019
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311020
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311028
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311018
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311017
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311031
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311029
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311009

Report of All Selected Parcels**Case Number:** SDR-40146**Printed On:** Tue: November 9, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311030
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311008
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311027
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311012
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934210015
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934210018
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311016
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311011
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311013
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311015
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311014
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934210017
LONGLEY CONSTRUCTION CO INC	P O BOX 1960 LAS VEGAS NV	13927401021
M B LAND L L C	901 N GREEN VALLEY PKWY #200 HENDERSON NV	13934302007
M S W INC	%BOYD GAMING 6465 S RAINBOW BLVD LAS VEGAS NV	13934101010
M S W INC	%BOYD GAMING 6465 S RAINBOW BLVD LAS VEGAS NV	13927402006
M S W INC	%BOYD GAMING 6465 S RAINBOW BLVD LAS VEGAS NV	13934101003
M S W INC	%BOYD GAMING 6465 S RAINBOW BLVD LAS VEGAS NV	13927402007
M S W INC	%BOYD GAMING 6465 S RAINBOW BLVD LAS VEGAS NV	13927402008
M S W INC	%BOYD GAMING 6465 S RAINBOW BLVD LAS VEGAS NV	13927402008
MAXIE L L C	%C BYRD 1061 E 1720 S ST GEORGE UT	13934302004
MESQUITE PARTNERS LTD	716 W MESQUITE AVE LAS VEGAS NV	13928802001
MESQUITE PARTNERS LTD	716 W MESQUITE AVE LAS VEGAS NV	13927401005
MESQUITE PARTNERS LTD	716 W MESQUITE AVE LAS VEGAS NV	13927401004
MESQUITE500 L L C	716 W MESQUITE AVE LAS VEGAS NV	13927401020
MESQUITE500 L L C	716 W MESQUITE AVE LAS VEGAS NV	13927401019
MESQUITWOOO L L C	107 E CHARLESTON BLVD LAS VEGAS NV	13927401023
MILLER C W	%BOYO GAMING-TAX OEPT 6465 S RAINBOW BLVO LAS VEGAS NV	13934111008
MILLER RALPH W JR	4437 ANNETTE PARK DR BOZEMAN MT	13934111006
NEVADA POWER COMPANY	%LAND SERV STA #9 P O BOX 98910 LAS VEGAS NV	13934210005
NEVADA POWER COMPANY	%LAND SERV STA #9 P O BOX 98910 LAS VEGAS NV	13934310002
NEVADA POWER COMPANY	%LAND SERV STA #9 P O BOX 98910 LAS VEGAS NV	13934310001

Report of All Selected Parcels**Case Number:** SDR-40146**Printed On:** Tue: November 9, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
NEVADA READY MIX CORPORATION	151 CASSIA WY HENDERSON NV	13927401007
NEVADA READY MIX CORPORATION	151 CASSIA WY HENDERSON NV	13927401006
OAKBROOK REALTY & INVEST II LLC	1000 ROYCE BLVD OAKBROOK IL	13934210003
OAKBROOK REALTY & INVEST II LLC	1000 ROYCE BLVD OAKBROOK IL	13934210004
OCCIDENTAL COLLEGE	%BOYD GAMING-TAX DEPT 6465 S RAINBOW BLVD LAS VEGAS NV	13934111007
O'CONNOR GEORGE SEP PPTY TRAGMT	247 VENTANA VILLAGE HENDERSON NV	13934111027
OFFICE DISTRICT PARKING I INC	%OFFICE BUSINESS DEV 400 STEWART AVE 2ND FLR LAS VEGAS NV	13934110010
P H G S A L L C	100 N CITY PKWY #1700 LAS VEGAS NV	13927410011
P Q LAS VEGAS L L C	%FOREST CITY ENTPRS INC %REAL ESTATE TAX DEPT P O BOX 94877 CLEVELAND OH	13934201022
PARKWAY CENTER L L C	100 N CITY PKWY #1700 LAS VEGAS NV	13927410013
PETITTI CARRIE ETAL	460 MAGNOLIA DR CRESWELL OR	13934111041
R & S P FAMILY TRUST ETAL	8981 W SAHARA AVE #120 LAS VEGAS NV	13934111004
R & S P FAMILY TRUST ETAL	8981 W SAHARA AVE #120 LAS VEGAS NV	13934111003
REGIONAL TRANSPORTATION COMM	600 S GRAND CENTRAL PKWY #350 LAS VEGAS NV	13934302006
REGIONAL TRANSPORTATION COMM	600 S GRAND CENTRAL PKWY #350 LAS VEGAS NV	13934302006
REGIONAL TRANSPORTATION COMM	600 S GRAND CENTRAL PKWY #350 LAS VEGAS NV	13933801019
RUNNELLS RANDAL LEE L L C	679 CORAL VIEW ST LAS VEGAS NV	13933703001
S M K INC	766 POHUKANA ST HONOLULU HI	13934111037
SAGE REALTY CO	128 EAST FREMONT ST LAS VEGAS NV	13934111025
SAL SAGEV HOTEL CO INC	1 FREMONT ST LAS VEGAS NV	13934111034
SCHIFF ABRAHAM	1004 NEW RD NORTHFIELD NJ	13934111038
SCHIFF ENTERPRISES	1004 NEW ROAD NORTHFIELD NJ	13934111036
SIMON CHELSEA L V DEV L L C	%CPG PTNRS LP P O BOX 6120 INDIANAPOLIS IN	13933710003
STATE OF NEVADA TRANS LEASOR	%BOYD GAMING-TAX DEPT 6465 S RAINBOW BLVD LAS VEGAS NV	13927402005
STAUFFER FAMILY TRUST ETAL	128 E FREMONT ST LAS VEGAS NV	13934111023
STOCKER HAROLD J & MAYME V TR	%H PASTOR CASINO 115 N 1ST ST LAS VEGAS NV	13934111035
SUMMIT ONE NETWORK INC	%LANDRYS RESTAURANTS INC %TAX DEPT 1510 W LOOP S HOUSTON TX	13934210029
SUMMIT ONE NETWORK INC	%LANDRYS RESTAURANTS INC %TAX DEPT 1510 W LOOP S HOUSTON TX	13934210030
SUMMIT ONE NETWORK INC	%TAX DEPT 1510 W LOOP S HOUSTON TX	13934210001
T BROTHERS PROPERTIES L L C	4325 W PATRICK #120 LAS VEGAS NV	13927401022
T-L V C R L L C	1 MAIN ST LAS VEGAS NV	13934111033
T-Q H R L L C	% BARRICK GAMING 1 MAIN ST LAS VEGAS NV	13934210026

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<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
T-UP R L L C	1 MAIN ST LAS VEGAS NV	13934201007
T-UP R L L C	1 MAIN ST LAS VEGAS NV	13934201003
T-UP R L L C	1 MAIN ST LAS VEGAS NV	13934201016
T-UP R L L C	1 MAIN ST LAS VEGAS NV	13934101008
T-UP R L L C	1 MAIN ST LAS VEGAS NV	13934101004
T-UP R L L C	1 MAIN ST LAS VEGAS NV	13934101005
T-UP R L L C	1 MAIN ST LAS VEGAS NV	13934101007
T-UP R L L C	1 MAIN ST LAS VEGAS NV	13934101009
T-UP R L L C	1 MAIN ST LAS VEGAS NV	13934101006
UNION PACIFIC RAILROAD COMPANY	%PPTY TAX 1400 DOUGLAS STOP 1640 OMAHA NE	13927401030
UNION PACIFIC RAILROAD COMPANY	%PPTY TAX 1400 DOUGLAS STOP 1640 OMAHA NE	13933703003
UNION PACIFIC RAILROAD COMPANY	%PPTY TAX 1400 DOUGLAS STOP 1640 OMAHA NE	13934310004
UNION PACIFIC RAILROAD COMPANY	%PPTY TAX 1400 DOUGLAS STOP 1640 OMAHA NE	13934302008
UNION PACIFIC RAILROAD COMPANY	%PPTY TAX 1400 DOUGLAS STOP 1640 OMAHA NE	13927401032
UNION PACIFIC RAILROAD COMPANY	%PPTY TAX 1400 DOUGLAS STOP 1640 OMAHA NE	13927401027
UNION PACIFIC RAILROAD COMPANY	%PPTY TAX 1400 DOUGLAS STOP 1640 OMAHA NE	13934101002
VINTAGE VEGAS GAMING INC	%CHIEF OPERATING OFFICER 128 E FREMONT ST LAS VEGAS NV	13934111024
VINTAGE VEGAS GAMING INC	%R SZEPELAK 128 E FREMONT ST LAS VEGAS NV	13934111022
W M C II ASSOCIATES L L C	%WORLD MARKET CTR %DIRECTOR OF FINANCE 495 S GRAND CENTRAL PKWY #2203 LAS VEGAS NV	13933511007
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	13927410005
W M C III ASSOCIATES L L C	%J KASHANI 350 S BEVERLY DR #330 BEVERLY HILLS CA	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	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	13933511004
W M C V PHASE 2 L L C	%WORLD MARKET CTR %DIRECTOR OF ADMIN 495 S GRAND CENTRAL PKWY LAS VEGAS NV	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	13933610022
W M C V PHASE I L L C	%WORLD MARKET CTR %DIRECTOR OF ADMIN 495 S GRAND CENTRAL PKWY LAS VEGAS NV	13933610023
WEST MAIN & BONNEVILLE L P	10525 VISTA SORRENTO PKWY #110 SAN DIEGO CA	13934201018
ZAHN ELIZABETH TRS	1912 S MARYLAND PKWY LAS VEGAS NV	13934111047