



Lifescapes International, Inc.
4930 Campus Drive
Newport Beach, California 92660
Phone: (949) 476-8888 Fax: (949) 476-8854
Website: www.lifescapesintl.com

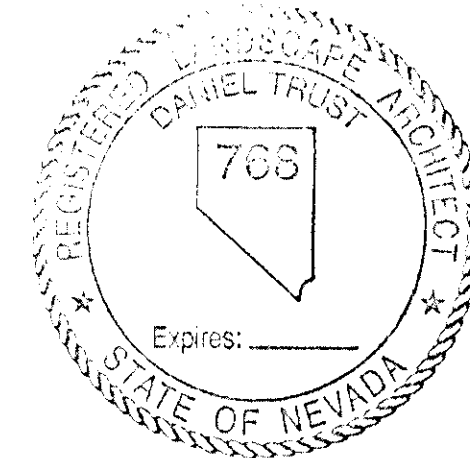
OWNER

SYMPHONY PARK

PROJECT

SYMPHONY PARK LAS VEGAS, NEVADA

SEAL



REVISIONS

No.	Date	Issue

LIFESCAPES INTERNATIONAL, INC.
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LIFESCAPES INTERNATIONAL, INC.

THE ORIGINAL SIZE OF THIS DRAWING IS 36" X 42"

SCALE CAD FILE

DATE ISSUED DRAWN:
CHECKED:

LII PROJECT #

ISSUE

06.20.2011

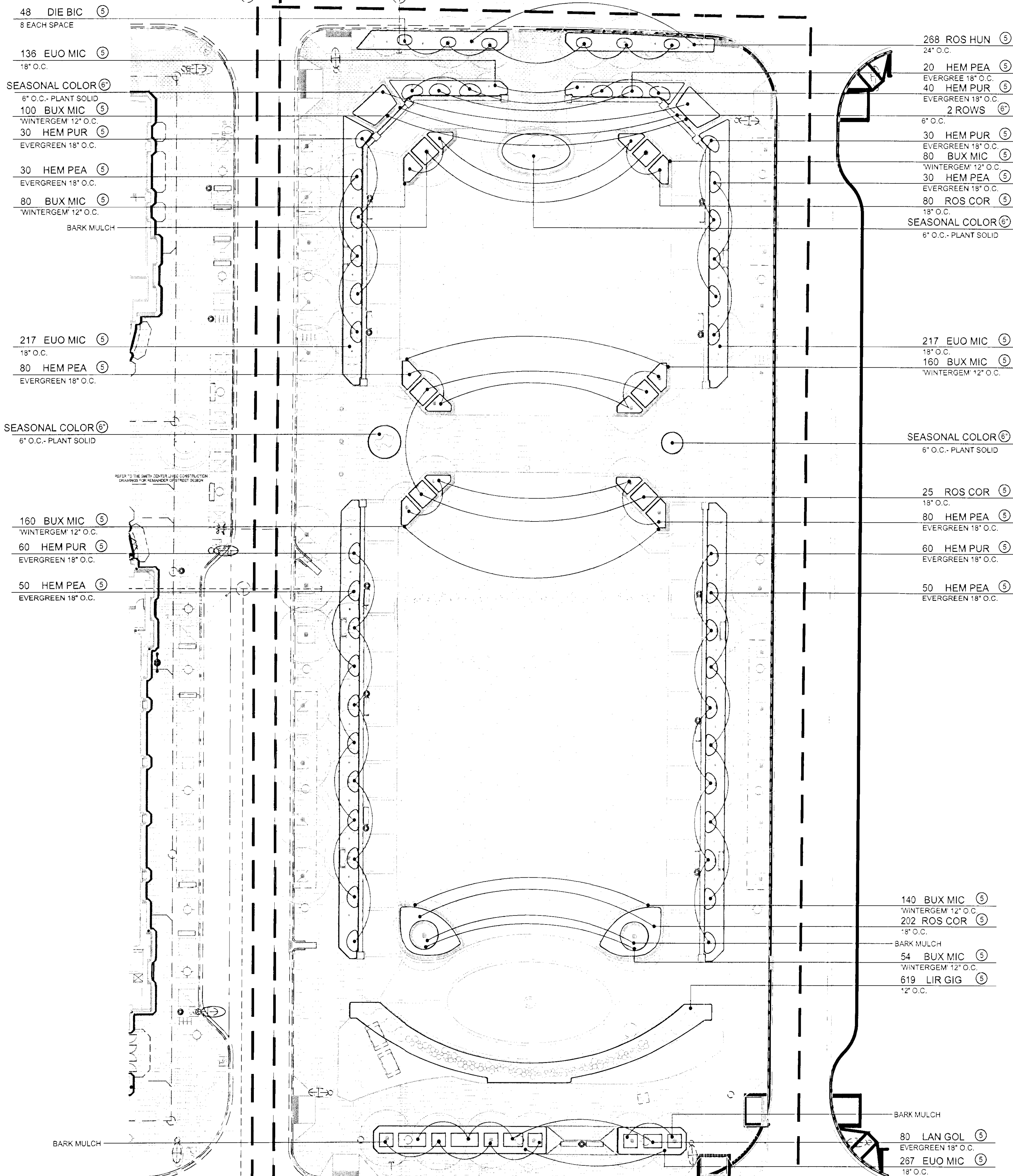
PC REVIEW

DRAWING TITLE
**LANDSCAPE
PLANTING PLAN
SHRUB & G.C.**

DRAWING NO.

JUN 20 2011

L7.01



268 ROS HUN ⑤
24" O.C.
20 HEM PEA ⑤
EVERGREEN 18" O.C.
40 HEM PUR ⑤
EVERGREEN 18" O.C.
2 ROWS ⑥
6" O.C.
30 HEM PUR ⑤
EVERGREEN 18" O.C.
80 BUX MIC ⑤
"WINTERGEM" 12" O.C.
30 HEM PEA ⑤
EVERGREEN 18" O.C.
80 ROS COR ⑤
18" O.C.
SEASONAL COLOR ⑥
6" O.C. - PLANT SOLID

217 EUO MIC ⑤
18" O.C.
160 BUX MIC ⑤
"WINTERGEM" 12" O.C.

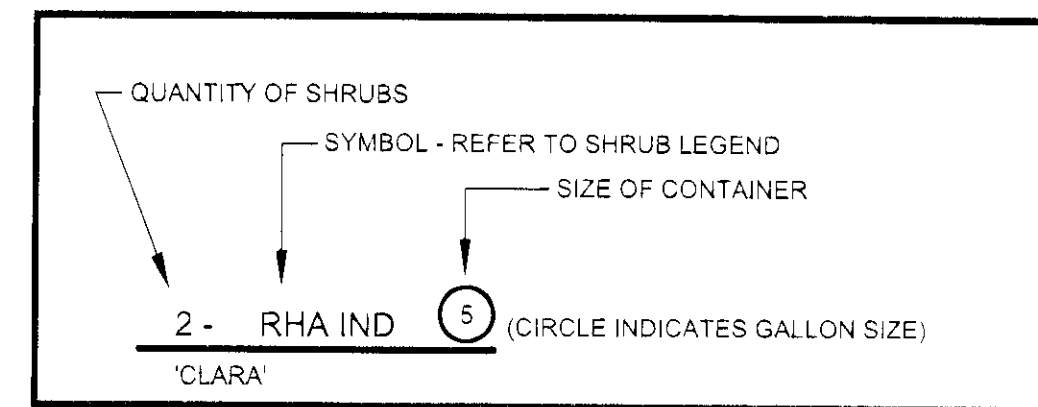
SEASONAL COLOR ⑥
6" O.C. - PLANT SOLID

25 ROS COR ⑤
18" O.C.
80 HEM PEA ⑤
EVERGREEN 18" O.C.
60 HEM PUR ⑤
EVERGREEN 18" O.C.

50 HEM PEA ⑤
EVERGREEN 18" O.C.

140 BUX MIC ⑤
"WINTERGEM" 12" O.C.
202 ROS COR ⑤
18" O.C.
BARK MULCH
54 BUX MIC ⑤
"WINTERGEM" 12" O.C.
619 LIR GIG ⑤
12" O.C.

BARK MULCH
80 LAN GOL ⑤
EVERGREEN 18" O.C.
267 EUO MIC ⑤
18" O.C.

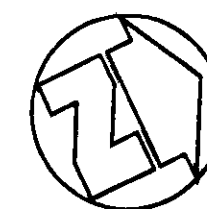


SHRUB LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	1G	3G	5G	15G	COMMENTS
BUX MIC	BUXUS MICROPHYLLA 'WINTERGEM'	WINTER GEM BOXWOOD	-	-	774	-	-
DIE BIC	DIETES BICOLOR	BICOLOR IRIS	-	-	48	-	-
EUO MIC	EUDONYMUS MICROPHYLLUS	BOXLEAF EUDONYMUS	-	-	837	-	-
HEM PEA	HEMEROCALLIS 'PEACH'	PEACH DAYLILY	-	-	340	-	EVERGREEN
HEM PUR	HEMEROCALLIS 'PURPLE D'ORO'	PURPLE DAYLILY	-	-	220	-	EVERGREEN
LAN GOL	LANTANA 'GOLD MOUND'	GOLD MOUND LANTANA	-	-	80	-	EVERGREEN
LIR GIG	LIRIOPE GIGANTEA	GIANT LILYTURF	-	-	619	-	-
ROS COR	FLOWER CARPET ROSE 'CORAL FLOWER'	CORAL FLOWER CARPET ROSE	-	-	307	-	-
ROS HUN	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	-	-	268	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-

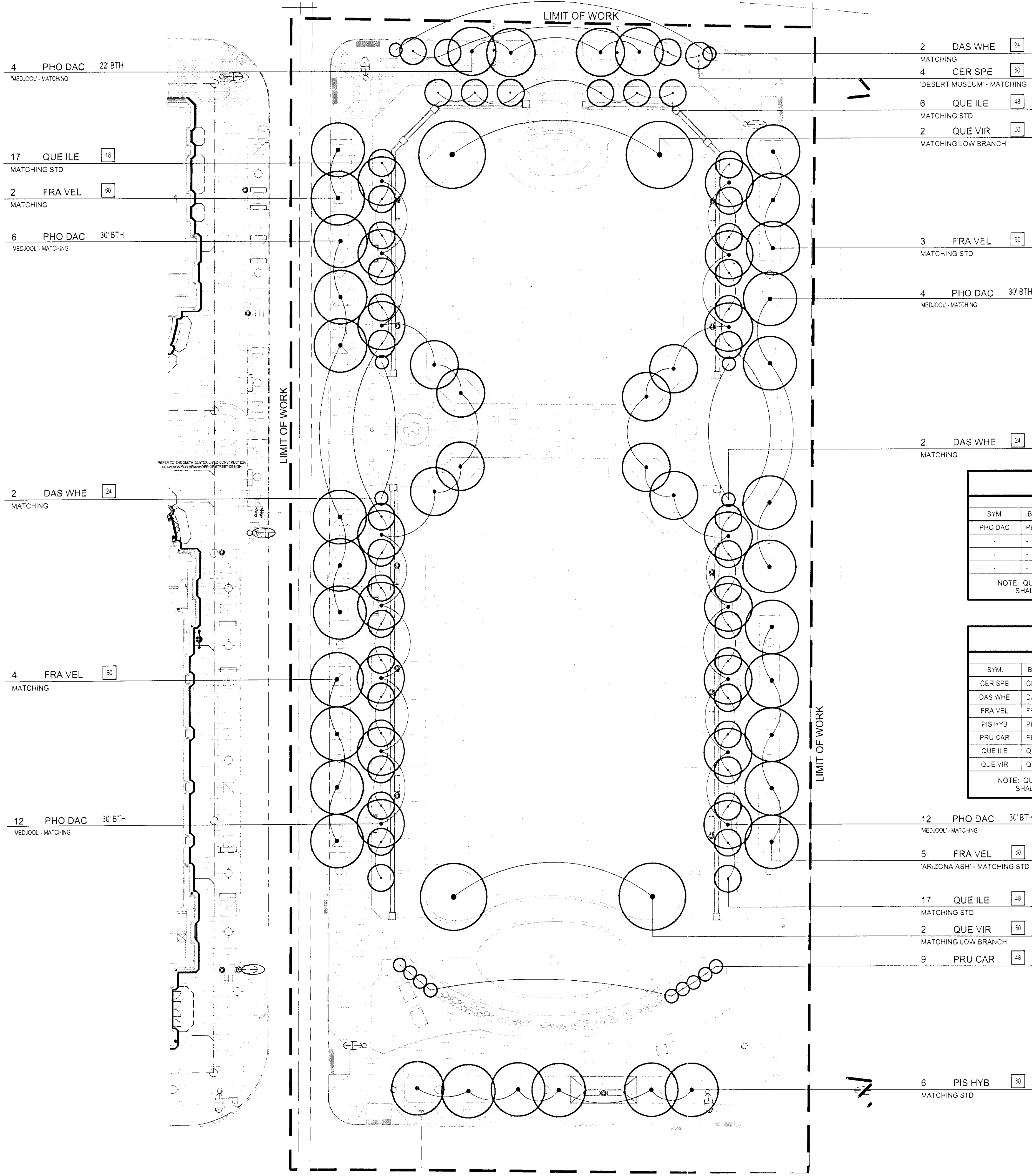
NOTE:
QUANTITIES IN THE LEGEND ARE FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE
FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO FINAL BID.

SCANNED

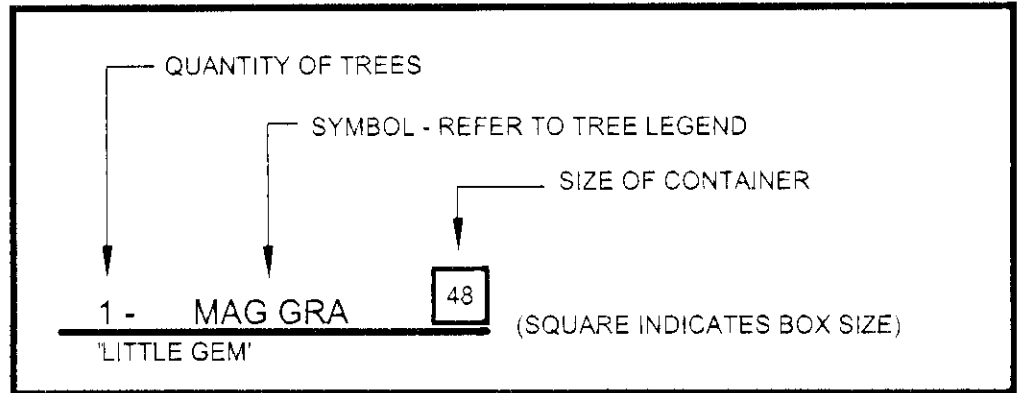
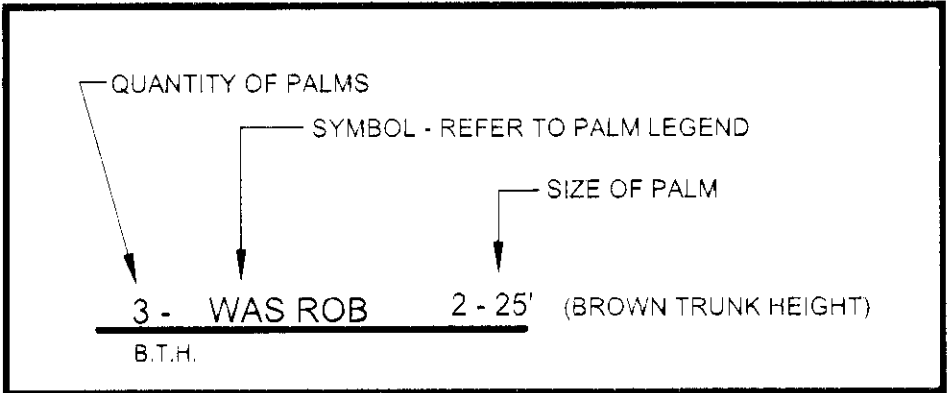


0 5' 10' 20' 40'
SCALE: 1"=20'

FILE NAME: I:\11042\LOT 11042\LOT 11042\DESIGN DEV\2 - P&ID\SUBMITTAL\11042P101.PLOT.DWG
XREFS:
TIME: 17 JUN 2011 - 12:58PM



NOTE:
EACH PLANTER SHALL RECEIVE DRAINAGE
AND IRRIGATION. ALL PLANTERS SHALL HAVE A
MINIMUM 2" THICK LAYER OF APPROVED
PLANTER MULCH.

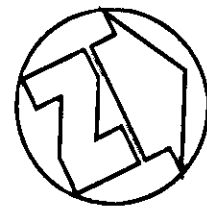


PALM LEGEND										
SYM.	BOTANICAL NAME	COMMON NAME	BROWN TRUNK HEIGHT						COMMENTS	
			15'	22'	25'	30'	35'	40'		
PHO DAC	PHOENIX DACTYLIFERA 'MEDJOOOL'	MEDJOOOL DATE PALM TREE	-	4	-	34	-	-	-	
-	-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	
NOTE: QUANTITIES IN THE LEGEND ARE FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO FINAL BID.										
PALM LEGEND										

TREE LEGEND									
SYM.	BOTANICAL NAME	COMMON NAME	BOX SIZE						COMMENTS
			24"	30"	36"	48"	60"	96"	
CER SPE	CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	-	-	-	-	4	-	-
DAS WHE	DASYLIRION WHEELERI	DESERT SPOON	6	-	-	-	-	-	-
FRA VEL	FRAXINUS VELUTINA	ARIZONA ASH	-	-	-	-	14	-	-
PIS HYB	PISTACHIA 'RED PUSH'	RED PUSH PISTACHE	-	-	-	-	6	-	MATCHING STANDARDS
PRU CAR	PRUNUS CAROLINIANA	CAROLINA CHERRY LAUREL	-	-	-	9	-	-	-
QUE ILE	QUERCUS ILEX	HOLLY OAK	-	-	-	40	-	-	-
QUE VIR	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	-	-	-	-	4	-	-
NOTE: QUANTITIES IN THE LEGEND ARE FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO FINAL BID.									

TSL-01

SCANNED



0 5' 10' 20' 40'
SCALE: 1"=20'

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OWNER

PROJECT

SYMPHONY PARK
LAS VEGAS, NEVADA

SEAL

REVISIONS

No.	Date	Issue

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SCALE CAD FILE

DATE ISSUED DRAWN:
CHECKED:

LII PROJECT #

ISSUE
06.20.2011

PC REVIEW

DRAWING TITLE
**LANDSCAPE
PLANTING PLAN
TREES & VINES**

DRAWING NO. **PC-41033**
JUN 20 2011

L6.01 SDR-41033
REVISED

PARCEL C
APN: 139-33-511-008
CITY PARKWAY V INC
ZONING: PD

PARCEL G
APN: 139-34-110-009
CITY PARKWAY V INC
ZONING: PD

PARCEL M2
APN: 139-33-511-010
SYMPHONY PARK MASTER ASSN INC
ZONING: PD

PROMENADE PLACE
(PUBLIC)

34.0'
CLV R/W

PARCEL B
APN: 139-33-610-025
CITY PARKWAY V INC
ZONING: PD

PARCEL H/I
APN: 139-33-610-026
CITY OF LAS VEGAS
ZONING: PD

SYMPHONY PARK AVENUE
(PUBLIC)

SYMPHONY PARK AVENUE
(PUBLIC)

CITY PARKWAY
(PUBLIC)

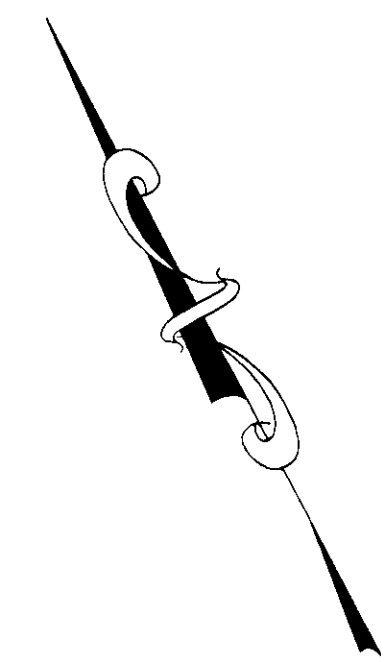
PARCEL M4 APN: 139-34-211-002
CITY PARKWAY V INC ZONING: PD

PARCEL M3
APN: 139-34-211-011
CITY PARKWAY V INC
ZONING: PD

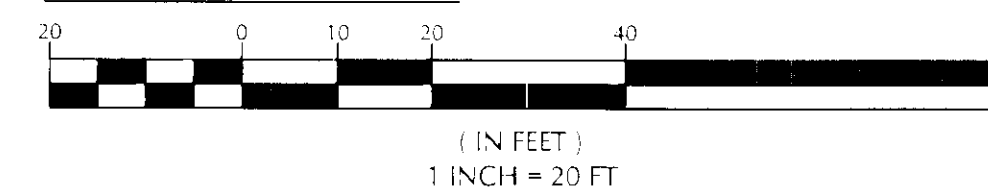
BUS
STOP

58.0'
CLV R/W

SCANNED



GRAPHIC SCALE



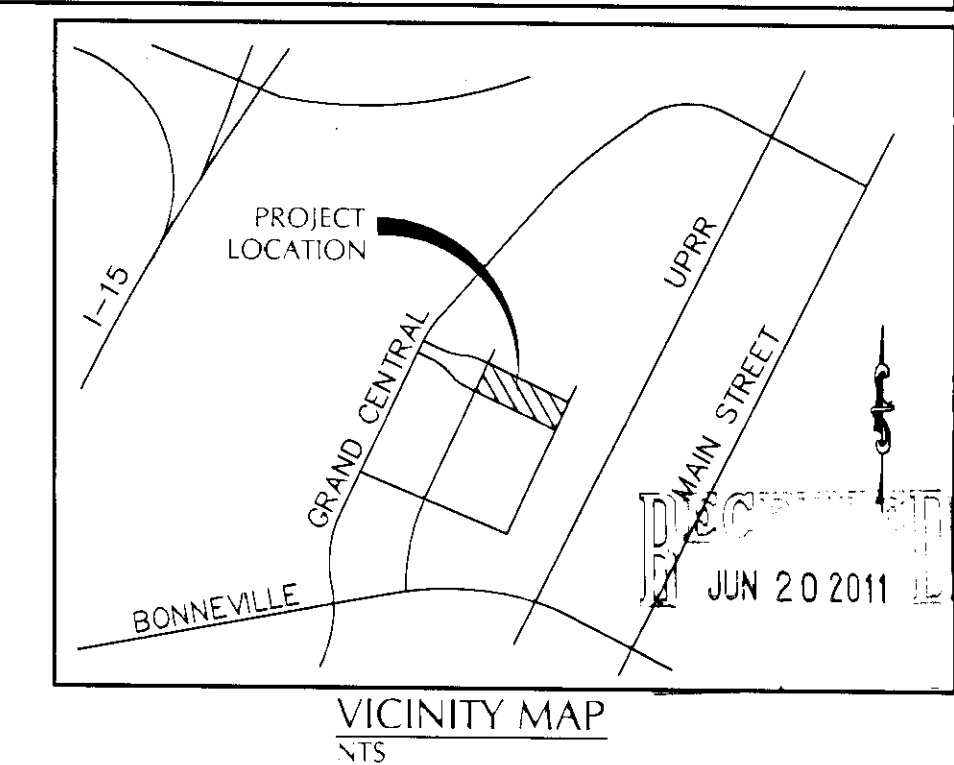
SITE INFORMATION

SITE ACREAGE:
PARCEL M3: 1.58 AC± (68,646 S.F.)

ZONING CLASSIFICATION:
PLANNED DEVELOPMENT DISTRICT (PD)

LEGEND

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



VICINITY MAP
VTS

NO.	DESCRIPTION OF REVISIONS	DATE	INITIALS

DATE	06/20/11
JOB NUMBER	4021
DESIGN BY	R. COBBEL
DRAWN BY	R. COBBEL
CHECKED BY	T. MILLER, P.E.

SYMPHONY PARK PARCEL M3 SITE PLAN

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

SHEET NUMBER

SDR

SHEET 1 OF 1

SDR-41033
REVISED



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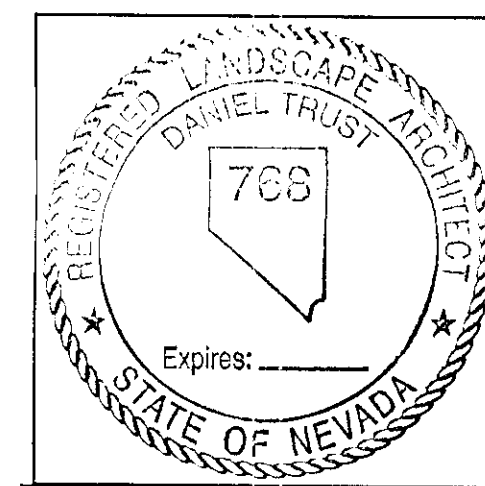
OWNER

SYMPHONY PARK

PROJECT

SYMPHONY PARK LAS VEGAS, NEVADA

SEAL



REVISIONS

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SCALE CAD FILE

DATE ISSUED DRAWN

CHECKED

LI PROJECT #

ISSUE

06.20.2011

PC REVIEW

DRAWING TITLE

LANDSCAPE

SITE PLAN

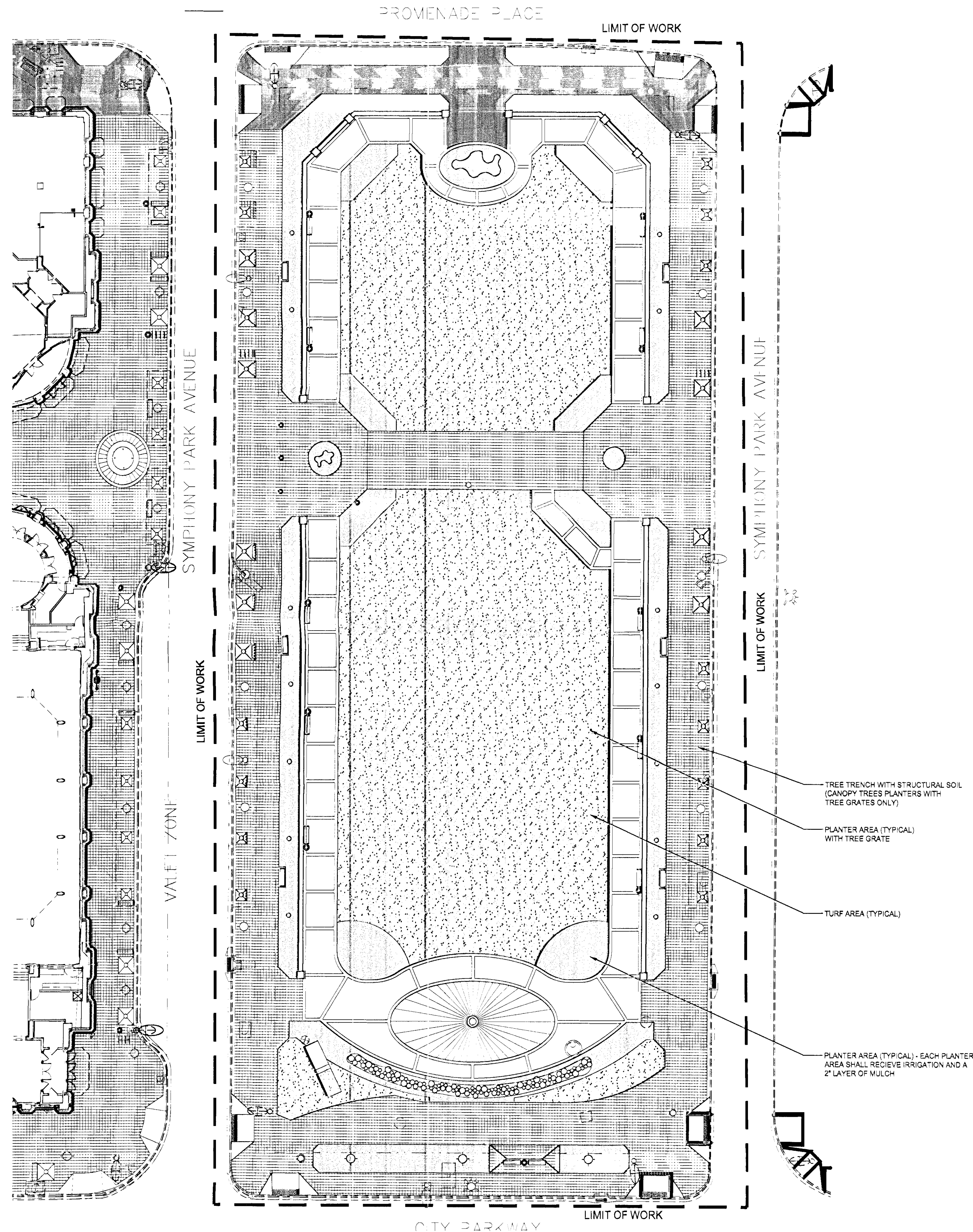
COLOR

DRAWING NO.

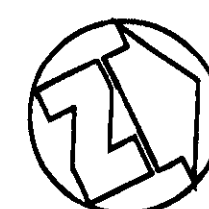
RECEIVED

JUN 20 2011

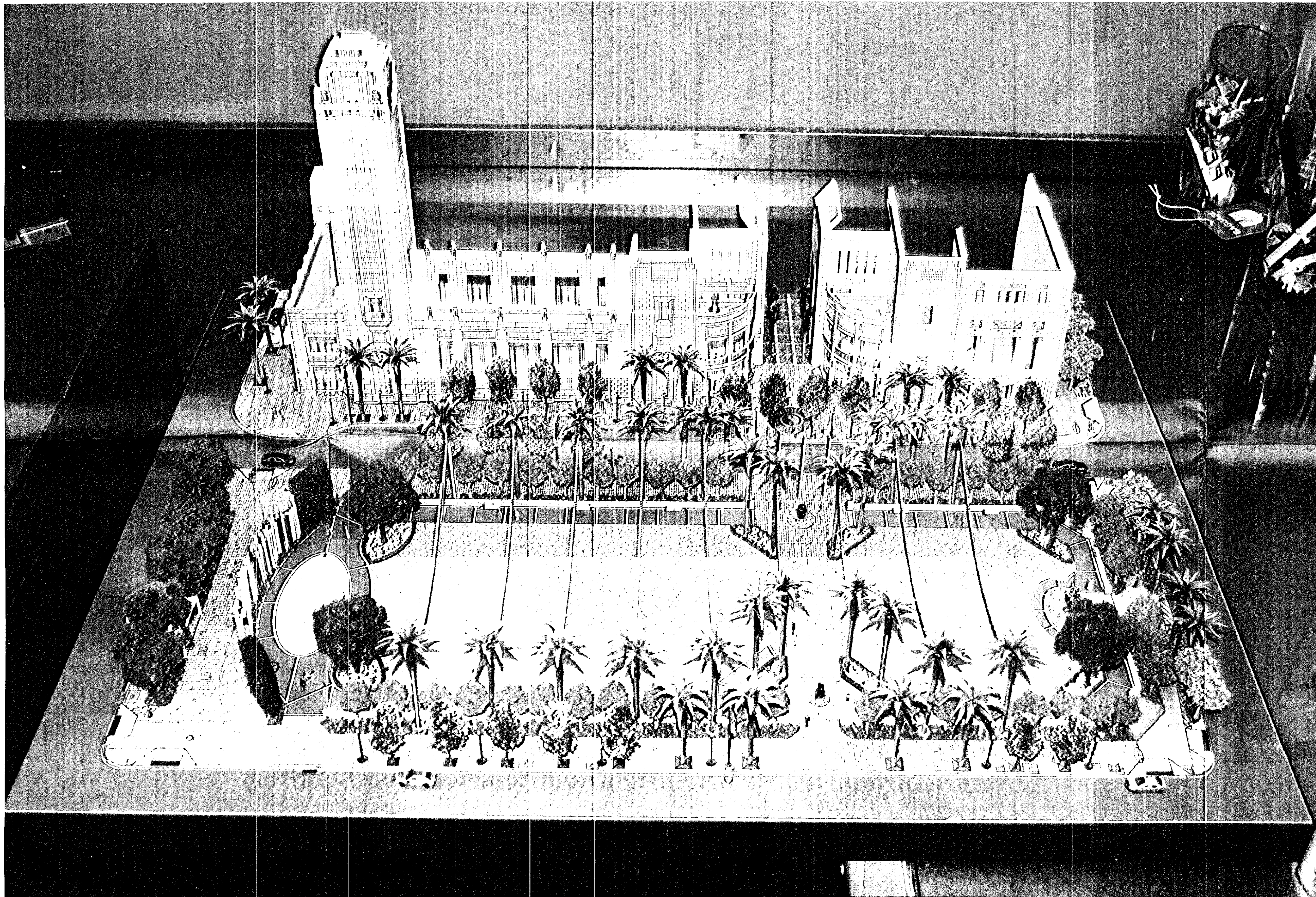
L2.02



SCANNED



0 5' 10' 20' 40'
SCALE: 1"=20'



LANDSCAPE STUDY MODEL - SOUTH VIEW

NOTE - STRING LIGHTS NOW TO BE ATTACHED TO POSTS (NOT PALMS) AS PER SPDRG REQUEST

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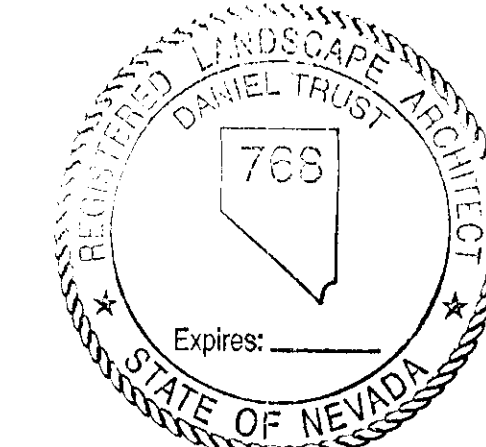
OWNER

SYMPHONY PARK

PROJECT

SYMPHONY PARK
LAS VEGAS, NEVADA

SEAL



REVISIONS

No.	Date	Issue

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SCALE: CAD FILE

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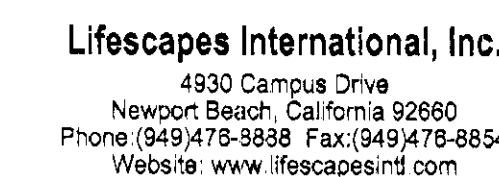
DRAWING TITLE
LANDSCAPE
MODEL IMAGES
SOUTH VIEW

DRAWING NO.

RECEIVED
JUN 20 2011

L5.03

SDR-41033
REVISED



SYMPHONY PARK

SYMPHONY PARK
LAS VEGAS, NEVADA

Year	Date	Age
------	------	-----

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SCALE = GAD7

DATE ISSUED: 10/1/80 DRAIN: 10/1/80

CHECKED

PROJECT :

ISSUE
06.20.2011

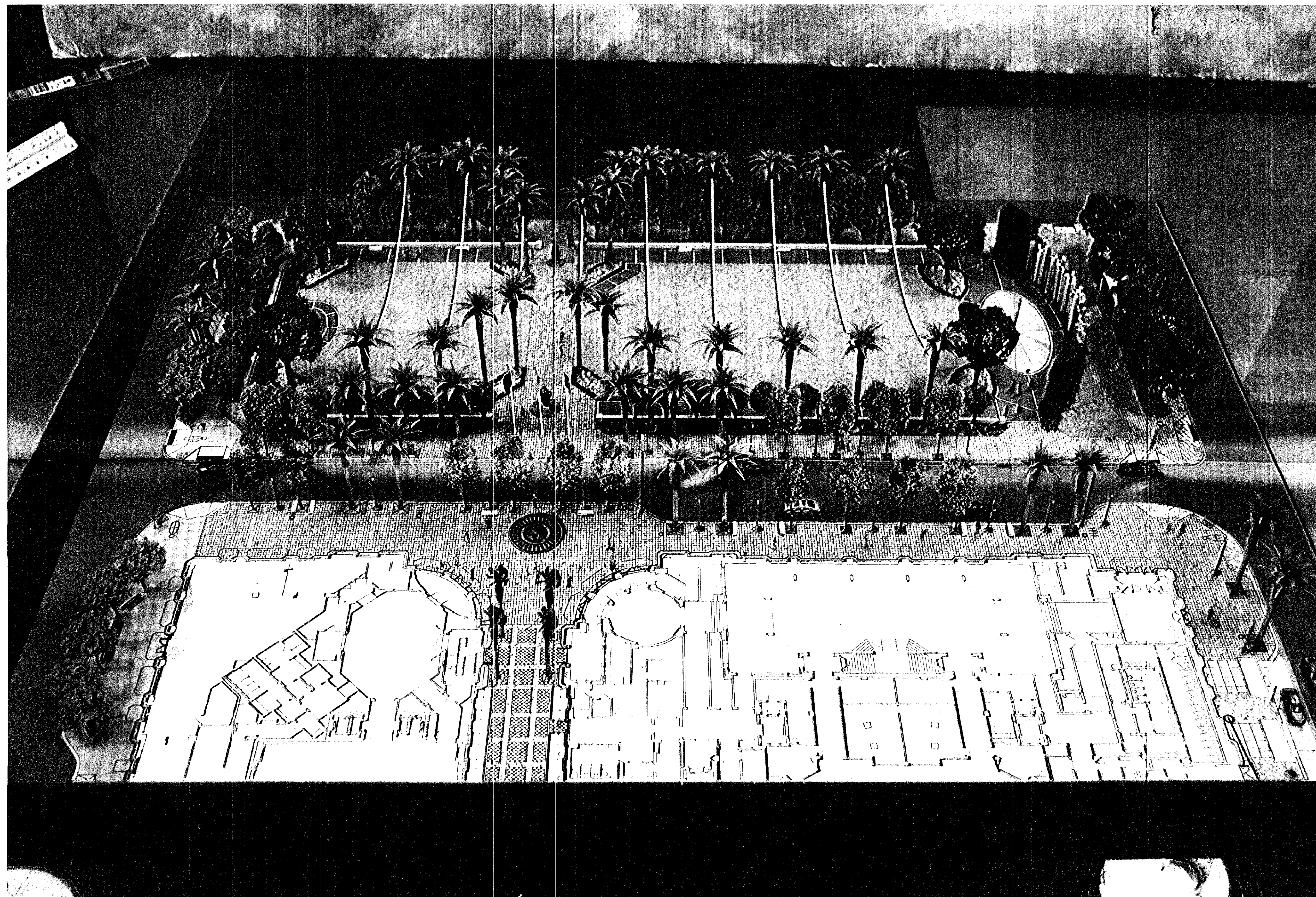
PC REVIEW

DRAWING TITLE
LANDSCAPE
MODEL IMAGES
NORTH VIEW

DRAWING NO.

L5.02

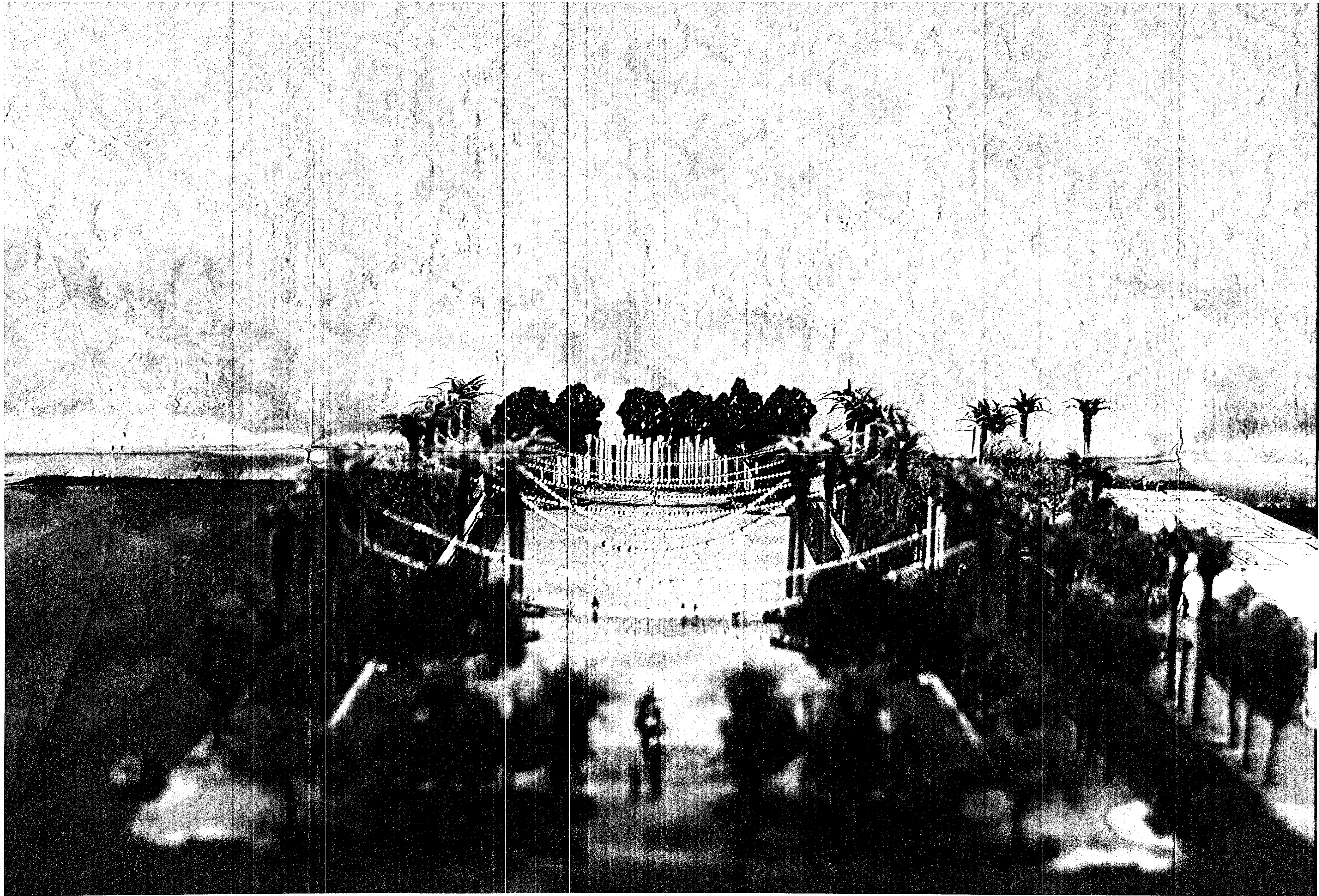
SDR-41033
REVISED



SCANNED

NOTE - STRING LIGHTS NOW TO BE ATTACHED TO POSTS (NOT PALMS) AS PER SPDRG REQUEST

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REFS:
TIME: 16 JUL 2011 - 1:12PM



LANDSCAPE STUDY MODEL - SOUTH EAST VIEW

NOTE - STRING LIGHTS NOW TO BE ATTACHED TO POSTS (NOT PALMS) AS PER SPDRC REQUEST

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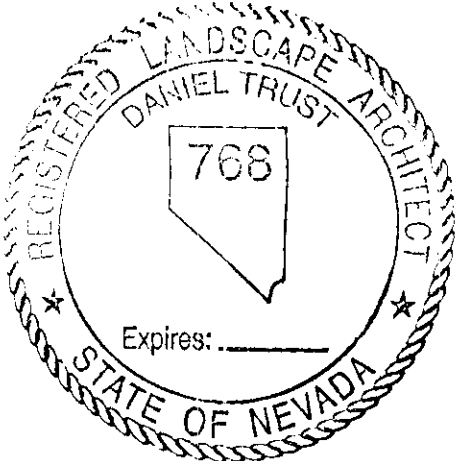
OWNER

SYMPHONY PARK

PROJECT

SYMPHONY PARK LAS VEGAS, NEVADA

SEAL



REVISIONS

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	CHECKED

LI PROJECT #

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PC REVIEW

DRAWING TITLE
**LANDSCAPE
MODEL IMAGES
SOUTHEAST VIEW**

DRAWING NO.

L5.01

SDR-41033
REVISED

PROMENADE PLACE

SYMPHONY PARK AVENUE

CITY PARKWAY

SYMPHONY PARK AVENUE

VALET ZONE

SYMPHONY PARK // SITE PLAN

June 16, 2011 Scale 1:16

LIFESCAPES INTERNATIONAL, INC.

SCANNED



0 8 16 32

JUN 20 2011

SDR-41033
REVISED

PROMENADE PLACE

SYMPHONY PARK AVENUE

CITY PARKWAY

SYMPHONY PARK AVENUE

VALET ZONE

SYMPHONY PARK // SITE PLAN

June 16, 2011 Scale 1:16

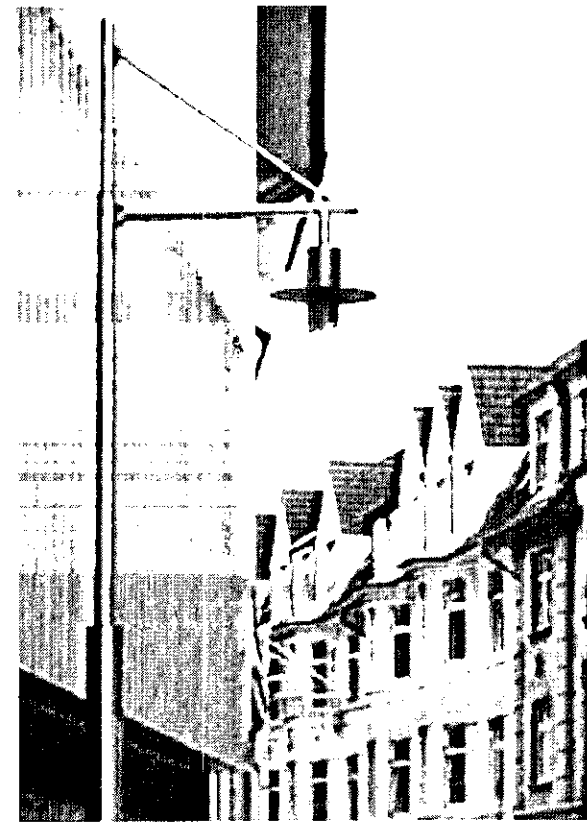
LIFESCAPES INTERNATIONAL, INC.



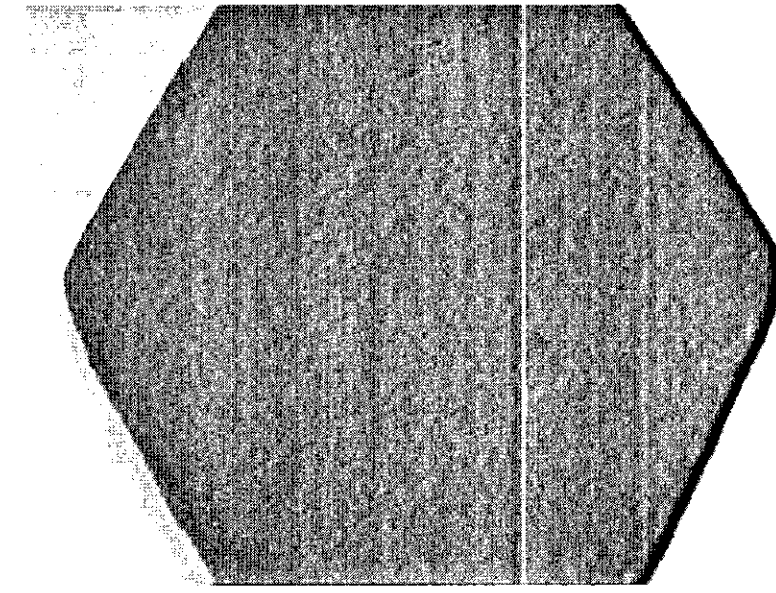
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SDR-41033
REVISED

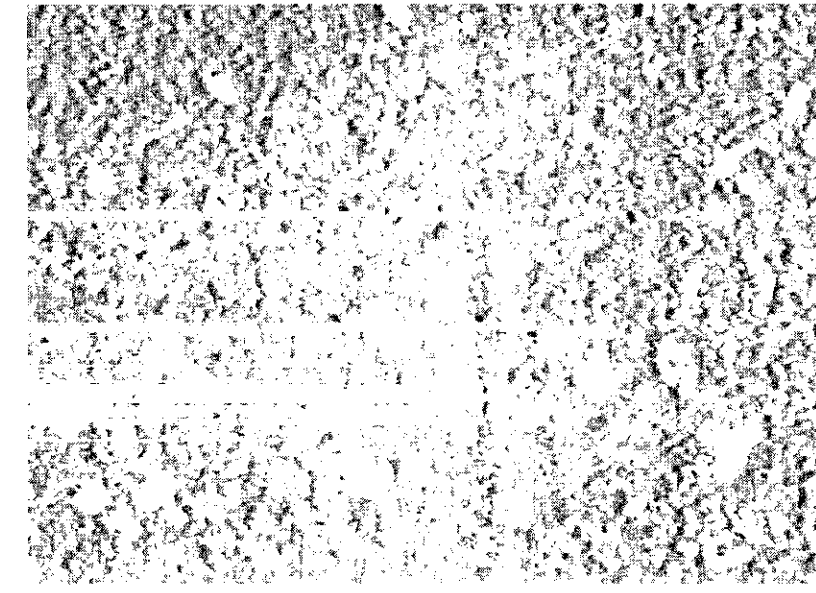
RECEIVED
JUN 20 2011



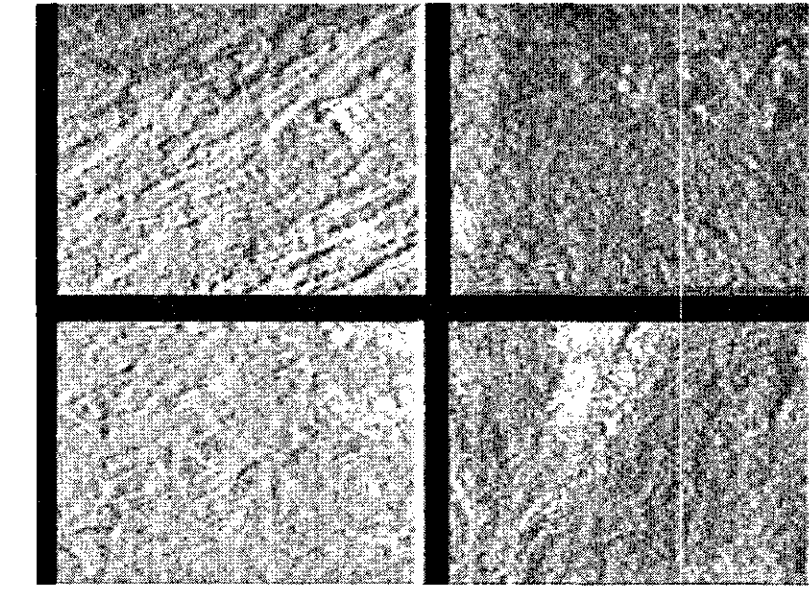
SL-1



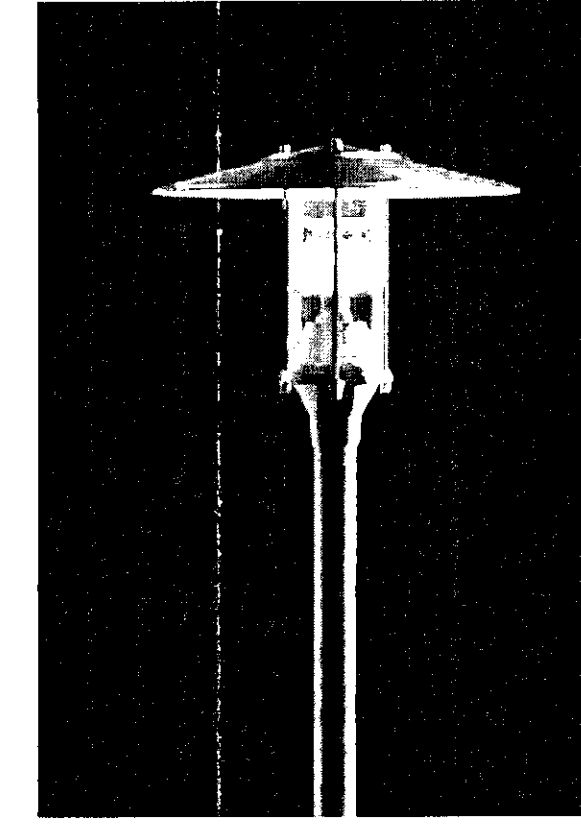
PV-1



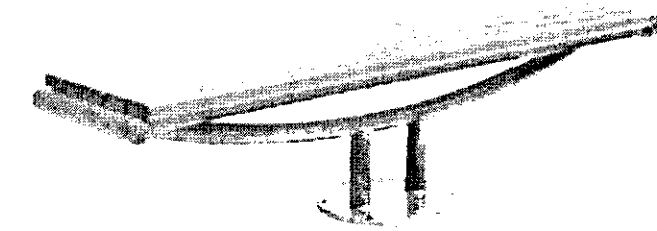
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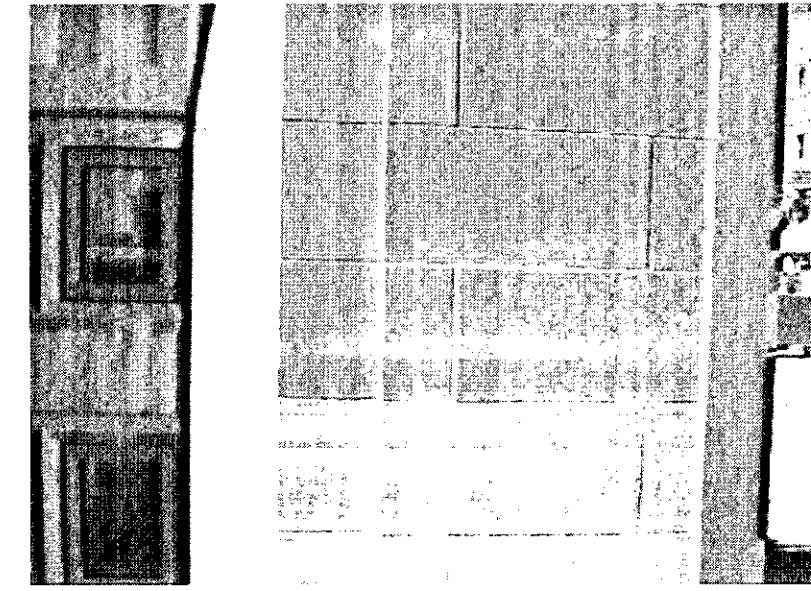
PV-5



SL-3



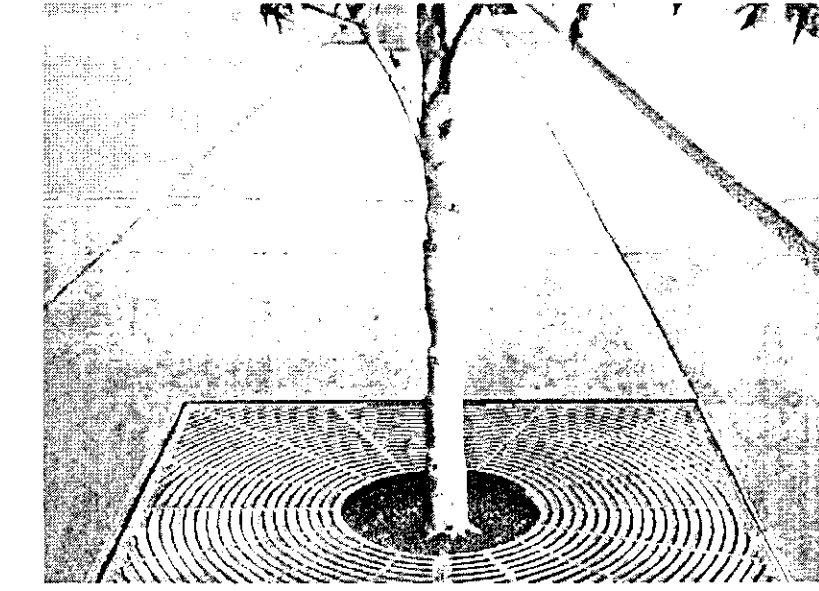
SF-1 W/ CENTER BAR



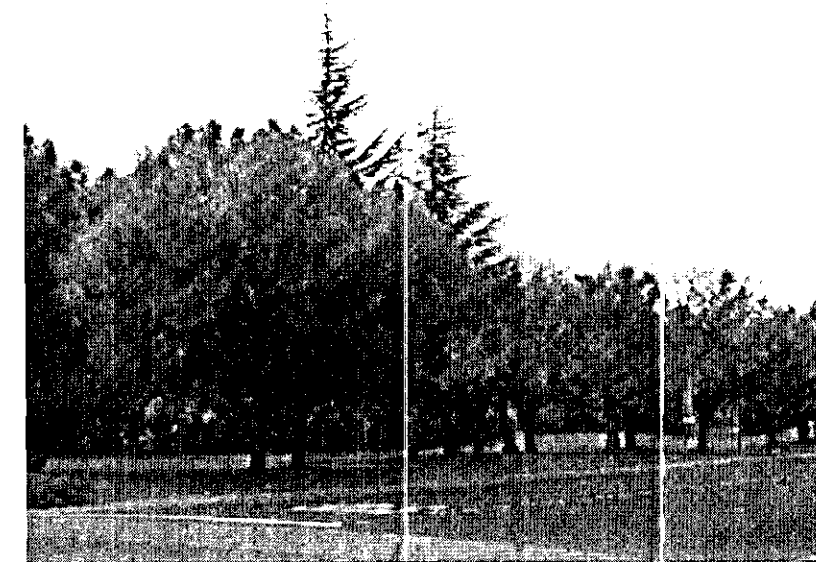
LIMESTONE VENEER



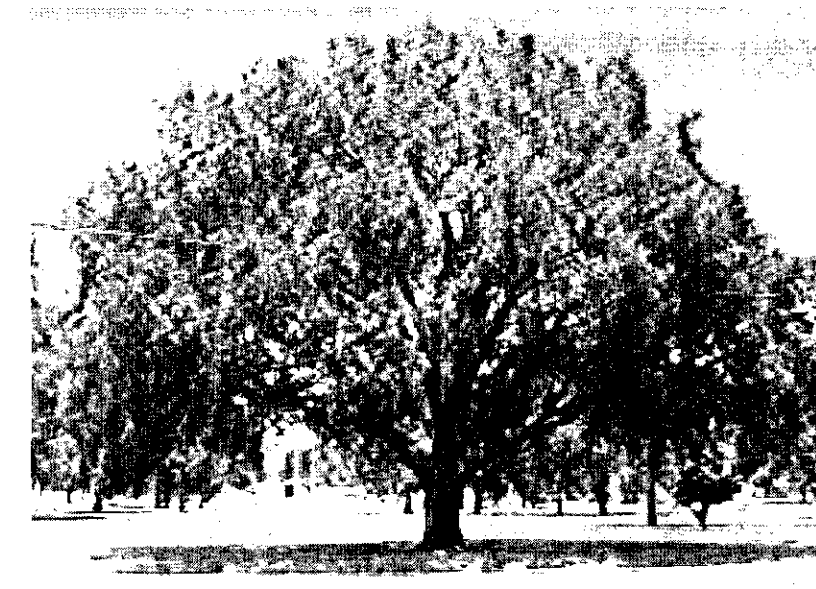
BF-2



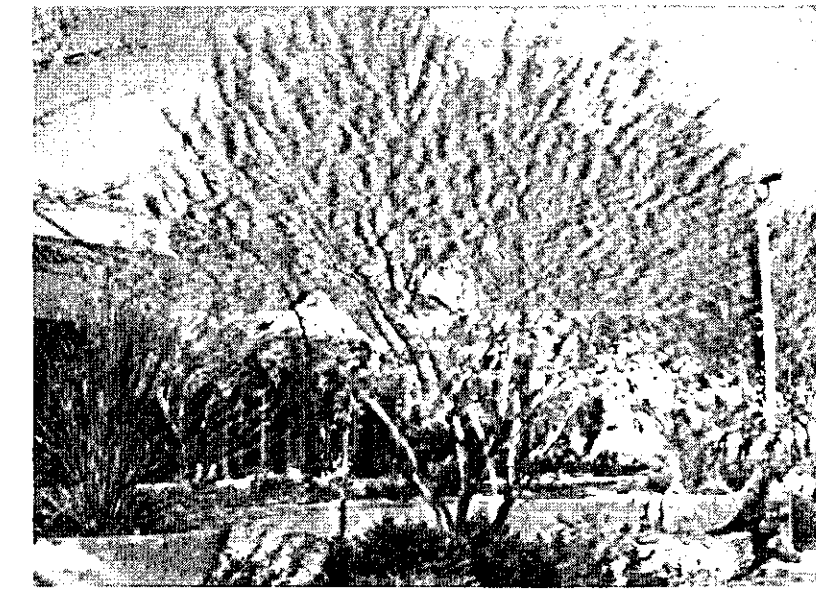
PV-21



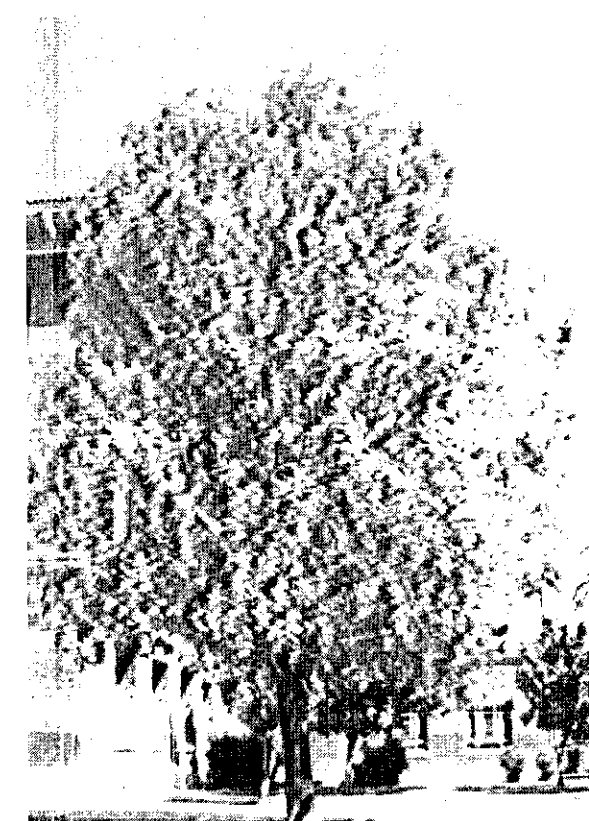
RED PUSH PISTACHE



SOUTHERN LIVE OAK



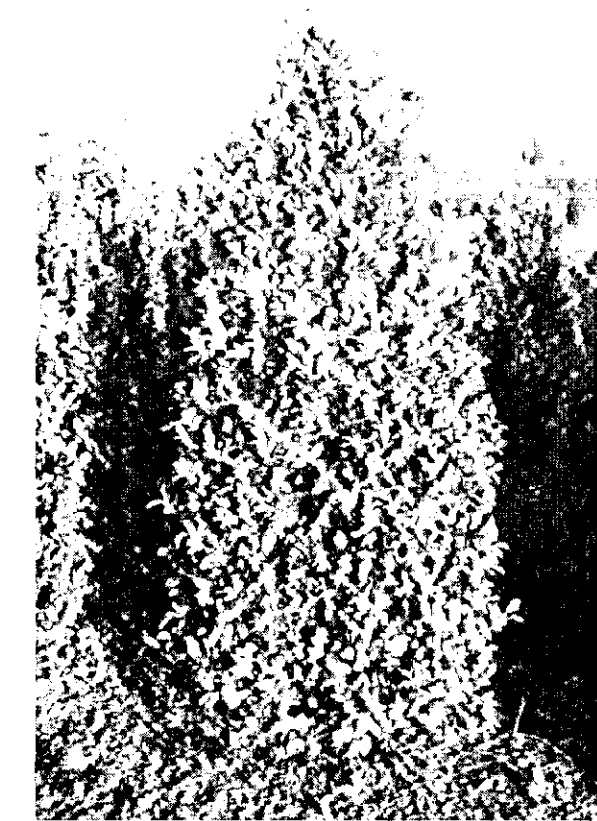
DESERT MUSEUM
PALO VERDE



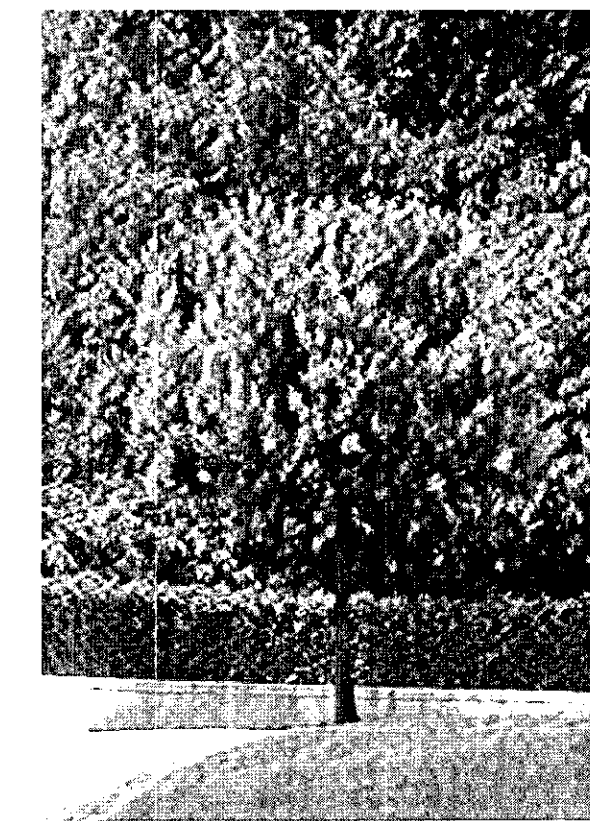
RIO GRANDE BLACK ASH



MEDJOL DATE PALM



CAROLINA CHERRY



HOLLY OAK



SYMPHONY PARK

SYMPHONY PARK
LAS VEGAS, NEVADA

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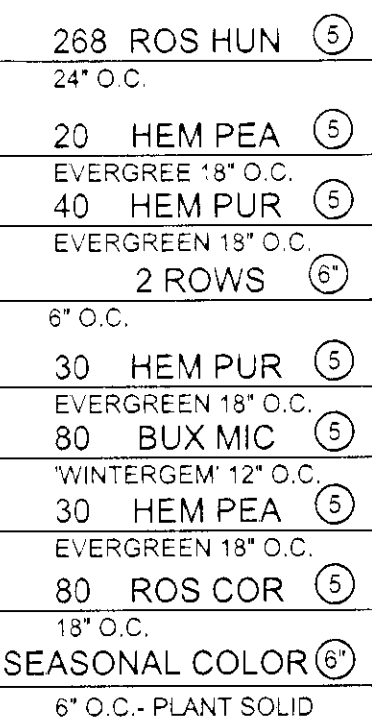
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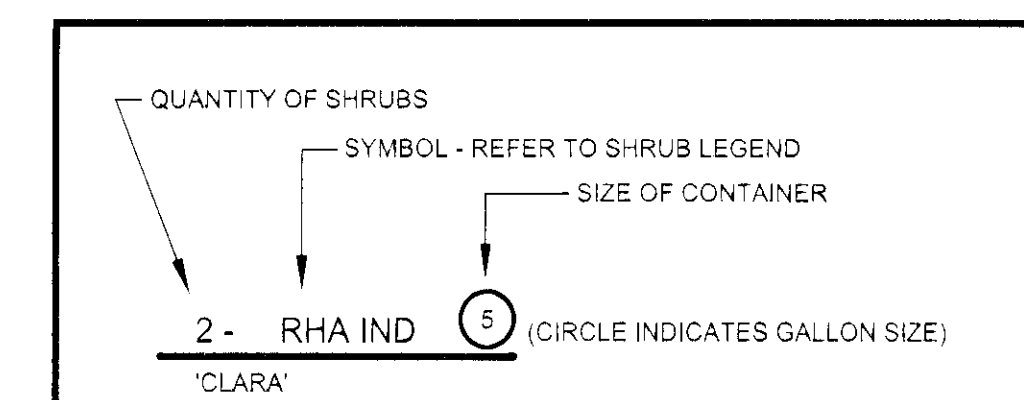
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JUN 20 2011

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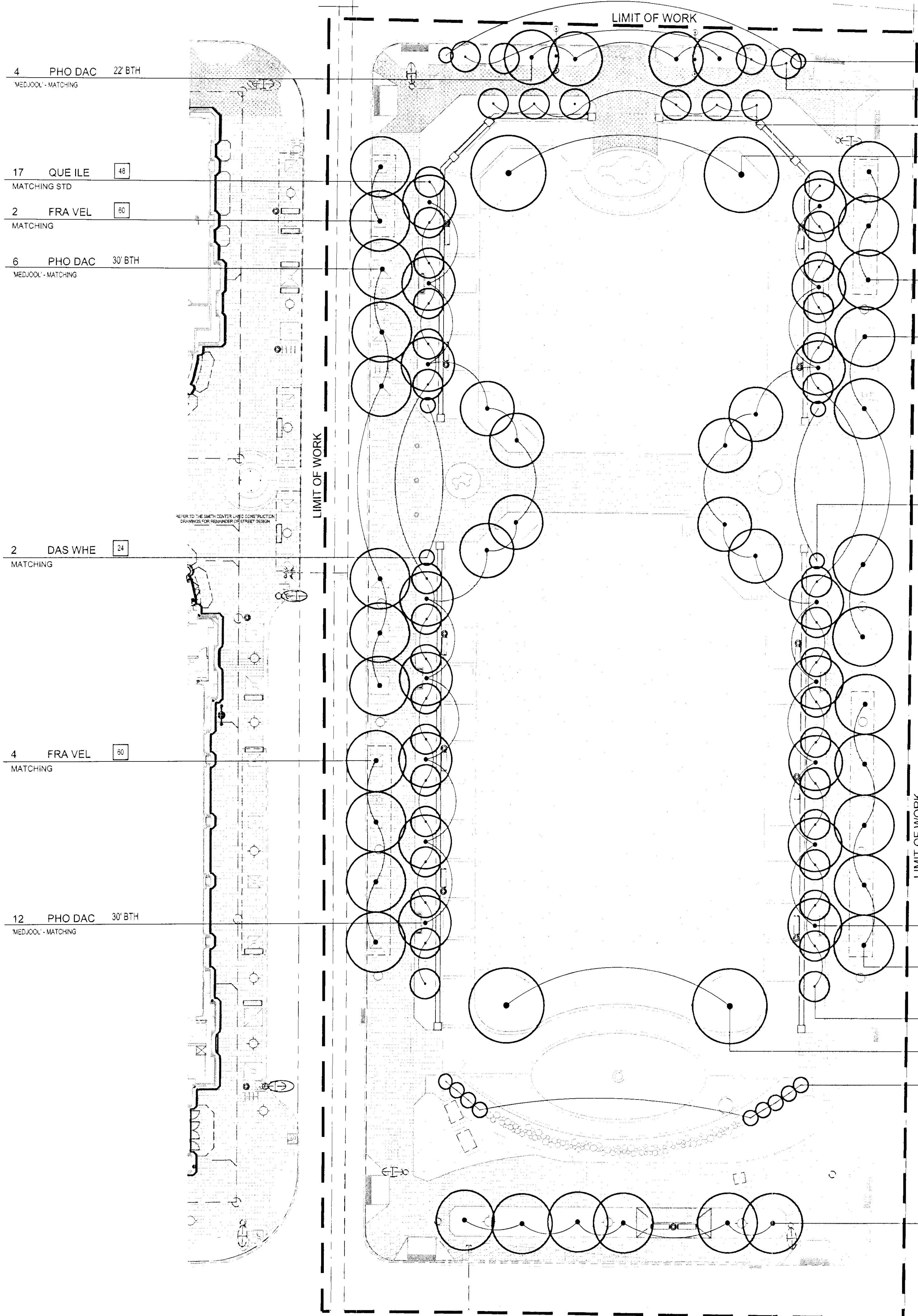


NOTE:
QUANTITIES IN THE LEGEND ARE FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE
FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO FINAL BID.



FILE NAME: I:\11042\LOT M3\CAO\DESIGN DE V2 - P & D SUBMITTAL\11042PS01-PD.DWG
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TIME: 17 JUN 2011 - 12:13PM

FILE NAME: I:\1142\LOT 1142\LANDSCAPE\DESIGN\DEV2 - P&D\SUBMITTAL\1142\PT01.LPD.DWG
XREFS:
TIME: 17 JUN 2011 - 12:55PM



2 DAS WHE 24
MATCHING
4 CER SPE 60
"DESERT MUSEUM" - MATCHING
6 QUE ILE 48
MATCHING STD
2 QUE VIR 60
MATCHING LOW BRANCH

3 FRA VEL 60
MATCHING STD

4 PHO DAC 30' BTH
"MEDJOO" - MATCHING

2 DAS WHE 24
MATCHING

4 PHO DAC 22 BTH
"MEDJOO" - MATCHING

17 QUE ILE 48
MATCHING STD

2 FRA VEL 60
MATCHING

6 PHO DAC 30' BTH
"MEDJOO" - MATCHING

2 DAS WHE 24
MATCHING

4 FRA VEL 60
MATCHING

12 PHO DAC 30' BTH
"MEDJOO" - MATCHING

12 PHO DAC 30' BTH
"MEDJOO" - MATCHING

5 FRA VEL 60
"ARIZONA ASH" - MATCHING STD

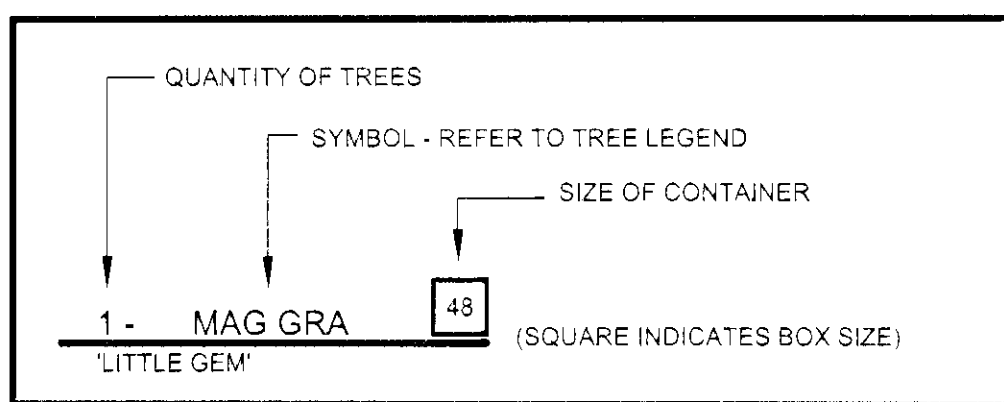
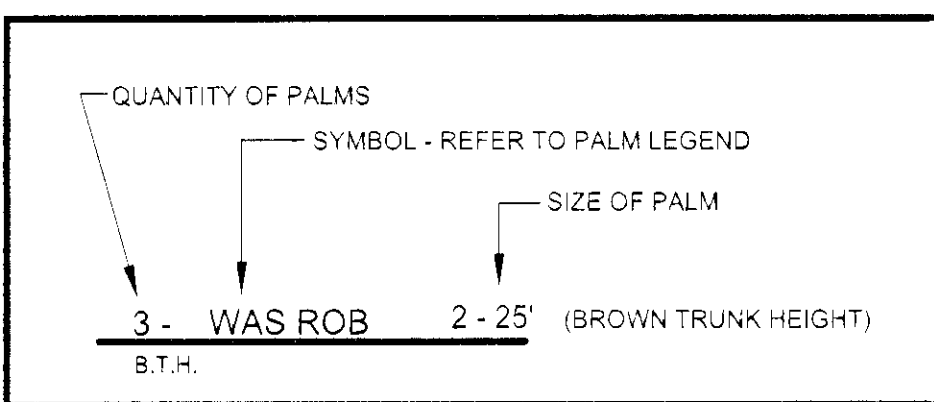
17 QUE ILE 48
MATCHING STD

2 QUE VIR 60
MATCHING LOW BRANCH

9 PRU CAR 48

6 PIS HYB 60
MATCHING STD

NOTE:
EACH PLANTER SHALL RECEIVE DRAINAGE
AND IRRIGATION. ALL PLANTERS SHALL HAVE A
MINIMUM 2" THICK LAYER OF APPROVED
PLANTER MULCH.



PALM LEGEND									
SYM.	BOTANICAL NAME	COMMON NAME	BROWN TRUNK HEIGHT						COMMENTS
			15'	22'	25'	30'	35'	40'	
PHO DAC	PHOENIX DACTYLIFERA 'MEDJOO'	MEDJOO DATE PALM TREE	-	4	-	34	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-

NOTE: QUANTITIES IN THE LEGEND ARE FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO FINAL BID.

TREE LEGEND									
SYM.	BOTANICAL NAME	COMMON NAME	BOX SIZE						COMMENTS
			24"	30"	36"	48"	60"	96"	
CER SPE	CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	-	-	-	4	-	-	-
DAS WHE	DASYLIRON WHEELERI	DESERT SPOON	6	-	-	-	-	-	-
FRA VEL	FRAXINUS VELUTINA	ARIZONA ASH	-	-	-	-	14	-	-
PIS HYB	PISTACHIZ X 'RED PUSH'	RED PUSH PISTACHE	-	-	-	-	6	-	MATCHING STANDARDS
PRU CAR	PRUNUS CAROLINIANA	CARDINA CHERRY LAUREL	-	-	-	9	-	-	-
QUE ILE	QUERCUS ILEX	HOLLY OAK	-	-	-	40	-	-	-
QUE VIR	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	-	-	-	-	4	-	-

NOTE: QUANTITIES IN THE LEGEND ARE FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO FINAL BID.

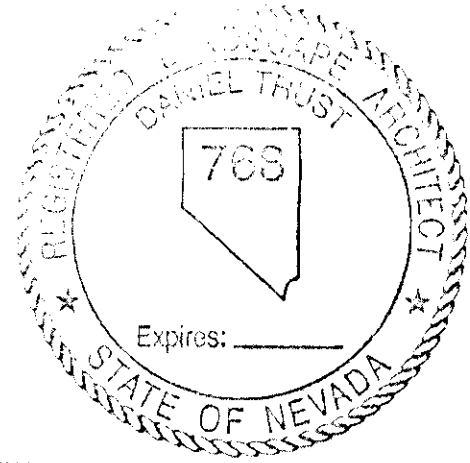
OWNER

SYMPHONY PARK

PROJECT

SYMPHONY PARK LAS VEGAS, NEVADA

SEAL



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DRAWING TITLE
**LANDSCAPE
PLANTING PLAN
TREES & VINES**

DRAWING NO. JUN 20 2011

L6.01
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Lifescapes International, Inc.
4930 Campus Drive
Newport Beach, California 92660
Phone: (949) 476-8888 Fax: (949) 476-8854
Website: www.lifescapesintl.com

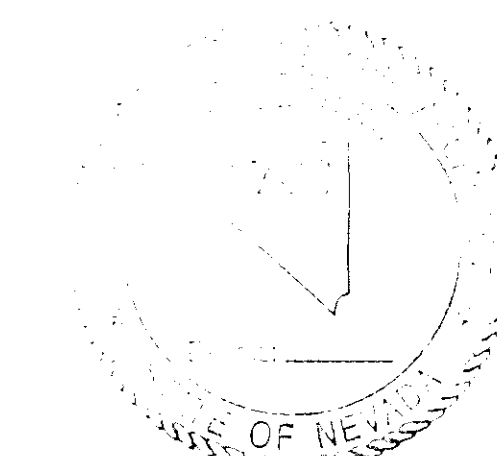
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SYMPHONY PARK

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SYMPHONY PARK
LAS VEGAS, NEVADA

SEAL



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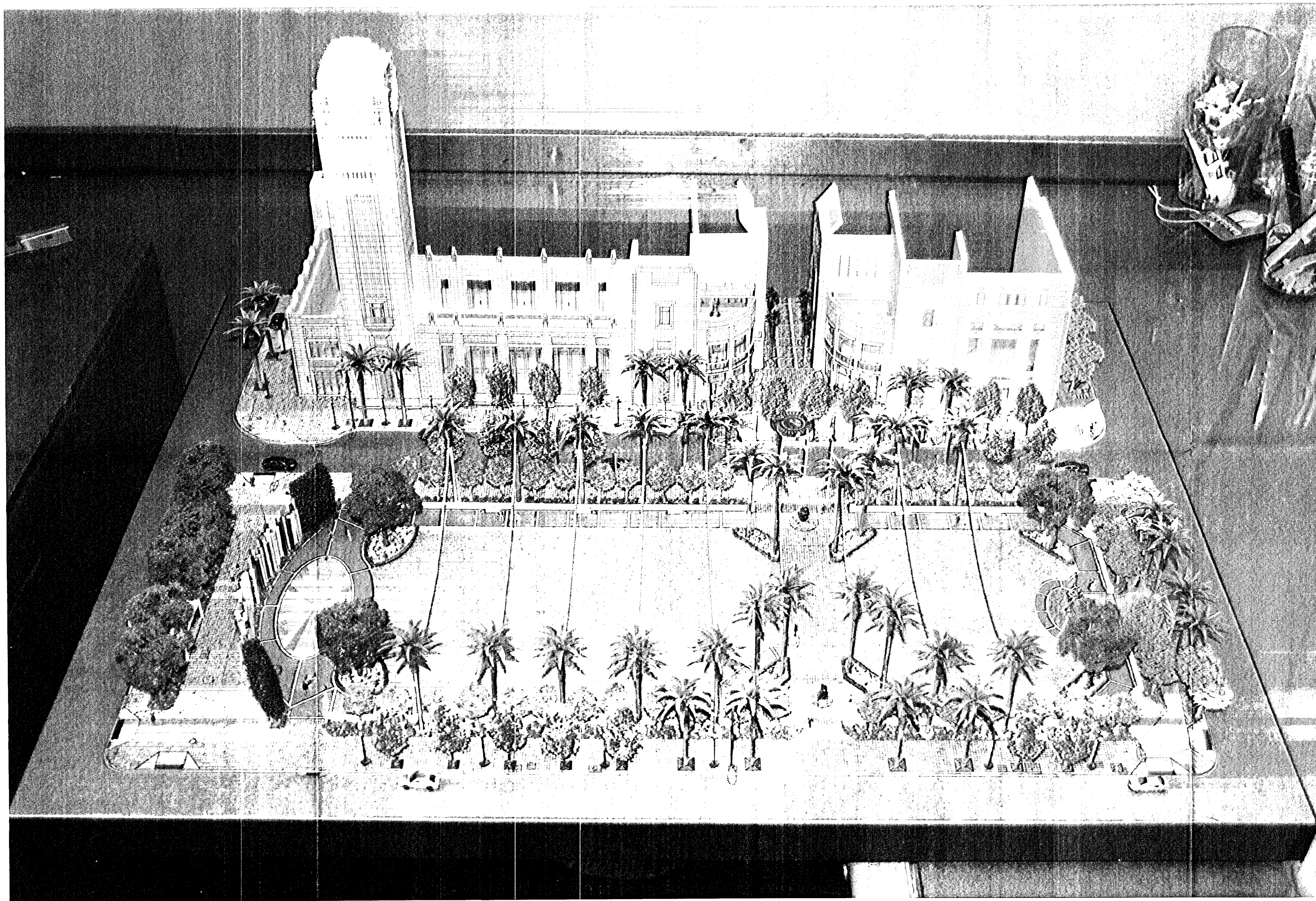
06.20.2011

PC REVIEW

DRAWING TITLE
**LANDSCAPE
MODEL IMAGES
SOUTH VIEW**

DRAWING NO. 10202101
JUN 20 2011

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SDR-41033
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LANDSCAPE STUDY MODEL - SOUTH VIEW

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LANDSCAPE STUDY MODEL - NORTH VIEW

NOTE - STRING LIGHTS NOW TO BE ATTACHED TO POSTS (NOT PALMS) AS PER SPDRC REQUEST

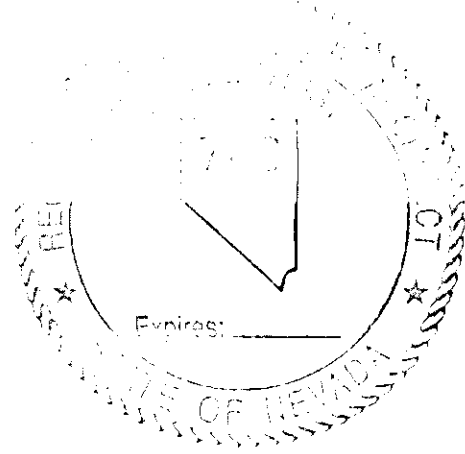
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LAS VEGAS, NEVADA

SEA



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LANDSCAPE

MODEL IMAGES

NORTH VIEW

DRAWING NO.

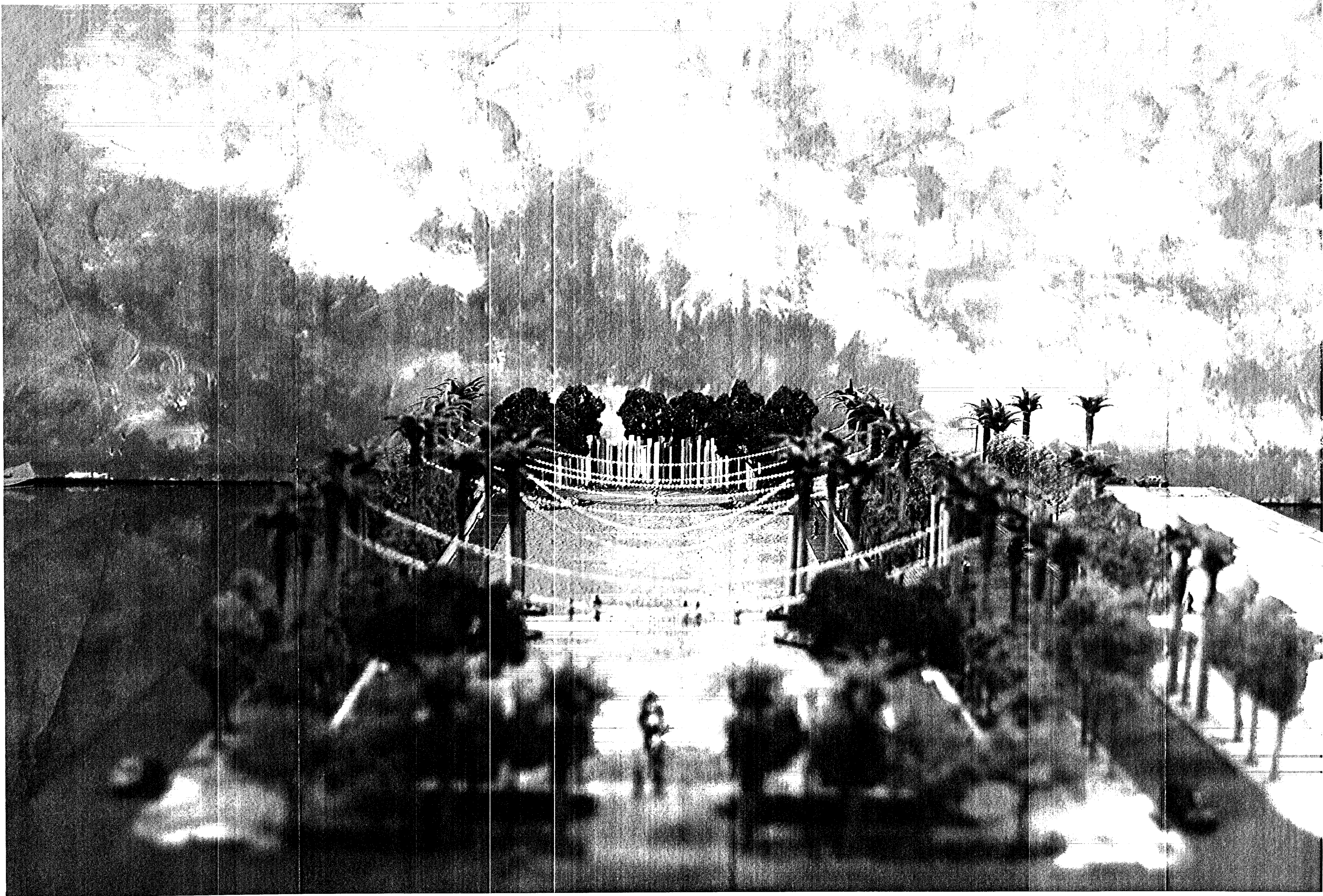
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LANDSCAPE STUDY MODEL - SOUTH EAST VIEW

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**LANDSCAPE
MODEL IMAGES
SOUTHEAST VIEW**

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Lifescapes International, Inc.
4930 Campus Drive
Newport Beach, California 92660
Phone: (949) 476-8888 Fax: (949) 476-8854
Website: www.lifescapesintl.com

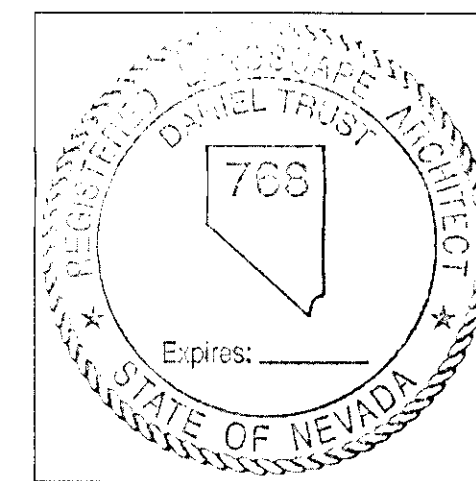
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PROJECT

SYMPHONY PARK
LAS VEGAS, NEVADA

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LANDSCAPE

SYMP. PARK DESIGN

SUMMARY

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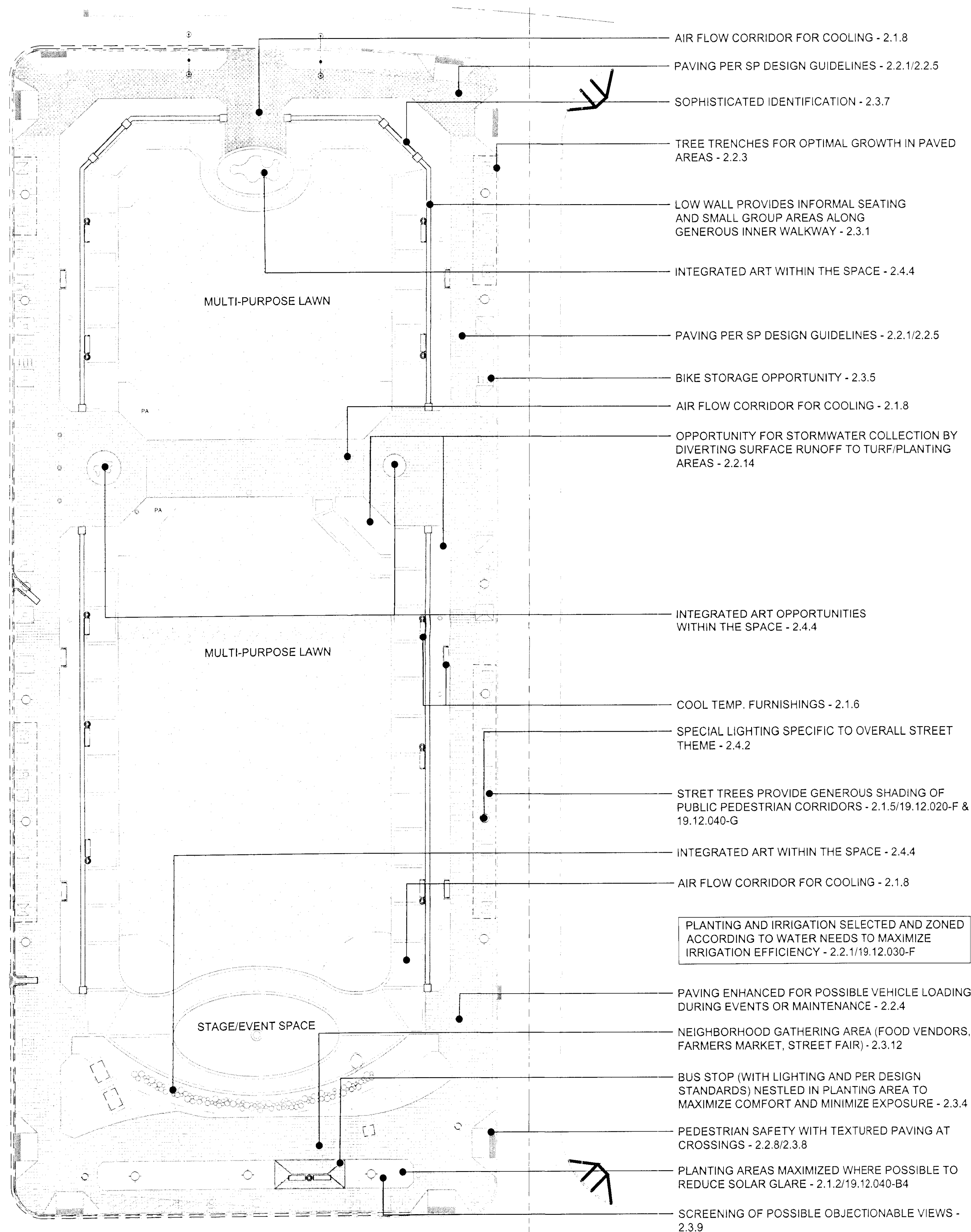
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DESIGN OBJECTIVES

TO CREATE A PARK THAT PROVIDES A MULTI-FUNCTIONAL AREA TO CELEBRATE THE ARTS AND ALLOW A SUSTAINABLE, OPEN GREEN SPACE FOR AREA RESIDENTS AND VISITORS THAT REFLECT THE SPIRIT OF THE SURROUNDING URBAN ENVIRONMENT.

- ALLOW SPACE FOR VARIOUS SIZED EVENTS.
- PROVIDE AREAS ON SITE FOR EVENT SERVICES (BOH, TEMPORARY RESTROOMS, ETC.).
- PROVIDE AREAS FOR NEIGHBORHOOD SIZED EVENTS (STREET FAIRS, FARMERS MARKETS, ETC.).
- PROVIDE PEDESTRIAN CIRCULATION PATHS THAT WORK FOR THE PUBLIC DURING EVENTS.
- ALLOW OPEN SPACE FOR INFORMAL PLAY AND STROLLING.
- MAINTAIN A COMMON THREAD TO THE SURROUNDING BUILDINGS AND URBAN ENVIRONMENT WHILE STILL PROVIDING AMPLE PLANTING AREAS, COOLING EXPANSES OF LAWN AND SHADED WALKS.
- UTILIZE SUSTAINABLE PRACTICES THROUGH VARIED AND APPROPRIATE PLANTING AND RESPONSIBLE IRRIGATION.
- MAXIMIZE STORM WATER COLLECTION BY DIVERTING WATER TO PLANTERS BEFORE DISCHARGE INTO DRAINAGE SYSTEM.

REFER TO THE SYMPHONY PARK DESIGN GUIDELINES STREET AND OPEN SPACE REQUIREMENTS (PAGE 18-21 AND THE LAS VEGAS ZONING CODE CHAPTER 19.12 FOR ADDITIONAL INFORMATION ON REFERENCE NOTES PROVIDED IN CALL OUTS



SYMPHONY PARK

SYMPHONY PARK
LAS VEGAS, NEVADA

[illegible]

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Journal of Management Inquiry / December 2006 379

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DRAWING TITLE

LANDSCAPE

FINISH SCHEDULE

AND NOTES

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JUN 20 2011

L3.00
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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)
	DESCRIPTION: CONCRETE UNIT PAVER AT PEDESTRIAN/VEHICULAR FIELDS AND BANDS TYPE/COLOR: PRECAST CONCRETE CONC. PAVER - 11 3/4" X 11 3/4" X 2 1/2" LIMESTONE COLOR FINISH: TUDOR PATTERN/LAYOUT: STACKED BOND MANUFACTURER: HANOVER ARCHITECTURAL PRODUCTS NOTES: EXPANSION JOINTS IN SUB SLAB TO ALIGN WITH PAVER JOINTS - SLAB REINFORCED TO ACCOMODATE HEAVY VEHICULAR USE		DESCRIPTION: PROJECT BENCH - BACKLESS - WITH CENTER HANDRAIL MANUFACTURER: LANDSCAPE FORMS MODEL: ARCATA-BACKLESS COLOR: POLYSITE SEAT-DRIFTWOOD, STEEL-GALVANIZED IF POSSIBLE, ALTERNATIVE-POWDER COAT SILVER NOTES: PROVIDE FOOTING PER MANUFACTURER RECOMMENDATIONS		DESCRIPTION: STREET TREE IN LANDSCAPE PANEL
	DESCRIPTION: QUARTZITE STONE PAVER AT PEDESTRIAN AREA - 4" SQUARE PAVER 1 1/2" - 1 3/4" THICK TYPE/COLOR: PER APPROVED MOCKUP - DESERT GOLD NATURAL QUARTZITE FINISH: NATURAL CLEFT PATTERN/LAYOUT: TOP EDGE EASED, SAWN EDGE, 1/4" MORTAR JOINT TO MATCH PAVING COLOR. MANUFACTURER: SPECIALTY STONE PRODUCTS NOTES: EXPANSION JOINTS IN SUB SLAB TO ALIGN WITH STONE EXPANSION JOINTS (PER APPROVAL OF ADMINISTRATIVE WAIVER FOR ORIGINAL PRODUCT BY THE SPDRC)		DESCRIPTION: TRASH RECEPTACLE MANUFACTURER: LANDSCAPE FORMS MODEL: CHASE PARK COLOR: STEEL-GALVANIZED ALTERNATIVE-POWDERCOAT SILVER NOTES:		DESCRIPTION: STREET TREE IN HARDSCAPE MODEL #5220 60" SQUARE WITH 2 HALVES AND ALLOWING 4 UPLIGHT LOCATIONS (AS SHOWN ON PLAN 2.5' FROM TRUNK).OPENING TO BE FILLED WITH DECOMPOSED GRANITE TO MATCH ADJACENT PAVING AVAILABLE THROUGH IRONSMITH (760) 776-5077
	DESCRIPTION: 12" CONCRETE BUFFER STRIP AT CURB TYPE/COLOR: 1% +/- SOLOMON 306 CANVAS (TEST POUR DEPENDENT) FINISH: EXPOSE SAND AND FINE AGGREGATES WITH LIGHT CONCRETE RETARDER APPLIED TO CONCRETE PATTERN/LAYOUT: REFER TO PV.1 MANUFACTURER: SOLOMON COLORS NOTES: 1/4" RADIUS AT ALL EXPOSED EDGES - REINFORCED CONCRETE REQUIRED FOR ALL AREAS TO ACCOMODATE EQUIPMENT		DESCRIPTION: BICYCLE RACK MANUFACTURER: LANDSCAPE FORMS MODEL: BOLA COLOR: GALVANIZED ALTERNATIVE-STAINLESS STEEL NOTES:		DESCRIPTION: STREET TREE IN TREE GRATE (6' X 6' FOR PALMS, 4' X 4' FOR CANOPY TREES) NOTES: REFER TO TREE GRATE SPECIFICATION PV-20
	DESCRIPTION: TREE GRATE B MODEL: ADA - 4' SQUARE FOR TREES & 6' SQUARE FOR PALMS FINISH: RAW CARBON STEEL (NOT PAINTED) MANUFACTURER: IRONSMITH DESIGN NOTES: ORIENT GRATE 'JOINT' PERPENDICULAR TO CURB AND WITH PAVER GROUT LINES				DESCRIPTION: PALM IN TREE GRATE (6' X 6' FOR PALMS) NOTES: REFER TO TREE GRATE SPECIFICATION PV-21
	DESCRIPTION: PEDESTRIAN PAVING FOR INTERIOR WALKS TYPE/COLOR: SOLOMON 306 CANVAS WITH 40% MICA CHIPS ADDED FINISH: EXPOSE MICA, SAND AND FINE AGGREGATES WITH LIGHT CONCRETE RETARDER APPLIED TO CONCRETE PATTERN/LAYOUT: SAWCUT FIELDS AS SHOWN MANUFACTURER: SOLOMON COLORS NOTES: REINFORCED CONCRETE REQUIRED FOR ALL AREAS TO ACCOMODATE PERFORMANCE EQUIPMENT				DESCRIPTION: TREE TRENCH WITH CU-SOIL SIZE: AS SHOWN ON PLANS REFER TO DETAIL B, SHEET L3.01 NOTES: NSTALL CU-SOIL PER CU-SOIL SPECIFICATIONS AND PROCEDURES
SYM.	MANUF./SUPPLIER (SPDG- DRINKING FOUNTAIN)	SYM.	MANUF./SUPPLIER (SPDG-SITE LIGHTING-BY OTHERS)		
	DESCRIPTION: DRINKING FOUNTAIN MANUFACTURER: DAE MODEL: BRANCA FOUNTAIN BY OSCAR DOLL CODE 70/95 COLOR: STAINLESS STEEL NOTES: INSTALL PER MFG. SPECIFICATIONS		DESCRIPTION: PROMENADE LIGHT MANUFACTURER: VISIO LIGHTING MODEL: HELLUX 535 SERIES NOTES: REFER TO LIGHTING CONSULTANT/ELECTRICAL ENGINEER FOR ADDITIONAL INFORMATION AND TO VERIFY PHOTOMETRIC REQUIREMENTS		DESCRIPTION: EXISTING STREET LIGHT
			DESCRIPTION: TREE UPLIGHT MANUFACTURER: KIM LIGHTING MODEL: LED LIGHTVAULT NOTES: FOUR UPLIGHTS PLACED 2'-6" FROM ALL DECIDUOUS STREET TREES ON PROMENADE - REFER TO LIGHTING CONSULTANT/ELECTRICAL ENGINEER FOR ADDITIONAL INFORMATION		
SYM.	MANUF./SUPPLIER (SPDG-BARRIERS & FENCING)		FAIR WEATHER SF 1540 LEADER INTERNATIONAL DRIVE PORT ORCHARD, WA 98967 PH: 360.895.2626 FAX: 360.895.1284 WWW.FAIRWEATHERSF.COM LANDSCAPE FORMS PH: 818.761.0655 FAX: 818.761.3143 WWW.LANDSCAPEFORMS.COM ATTN: LARRY CASEY SOLOMON COLORS 1251 WEST DURST DRIVE RIALTO, CA 92376 PH: 909.874.9444 FAX: 909.874.9444 WWW.SOLOMONCOLORS.COM VEGAS ROCK 11635 BERMUDA ROAD HENDERSON, NV 89052 PH: 702.731.7625 FAX: 702.361.6360 WEBSITE: VEGASROCK.COM		
	DESCRIPTION: LANDSCAPE PANEL BARRIER A MANUFACTURER: LANDSCAPE FORMS MODEL: ROBERT-SANTA & COLE COLOR: GALVANIZED, ALTERNATIVE-STAINLESS STEEL NOTES: INSTALL PER MFG. SPECIFICATIONS		DESCRIPTION: PEDESTRIAN LIGHT MANUFACTURER: LOUIS POULSEN MODEL: KASTRUP COLOR: COPPER, BRUSHED, NATURAL PAINTED ALUMINUM, POWDER COATED NOTES: REFER TO LIGHTING CONSULTANT/ELECTRICAL ENGINEER FOR ADDITIONAL NFORMATION AND TO VERIFY PHOTOMETRIC REQUIREMENTS		
	NOTES 1. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO INSTALLATION. 2. REFER TO MANUFACTURER/SUPPLIER LIST, THIS SHEET, FOR CONTACT INFORMATION.		DESCRIPTION: STREET LIGHT MODEL: CENTENNIAL STREET LIGHT NOTES: REFER TO LIGHTING CONSULTANT/ELECTRICAL ENGINEER FOR ADDITIONAL INFORMATION AND TO VERIFY PHOTOMETRIC REQUIREMENTS		

CONTRACTOR SHALL VERIFY LIGHT STANDARD LAYOUT AND RELATIONSHIP TO TREE LAYOUT AS SHOWN PER PLAN. ANY DISCREPANCIES SHALL BE DOCUMENTED WITH AS BUILT LOCATIONS AND PROVIDED TO THE LANDSCAPE ARCHITECT PRIOR TO TREE/PAVER INSTALLATION

1. REFER TO PLANS FOR PAVEMENT (PRECAST AND STONE) STARTING POINTS. PAVERS SHOULD BE LAID IN THE PATTERN SHOWN WITH TRUE BOND LINES. JOINT WIDTH AND LINES (BOND LINES) SHALL BE STRAIGHTENED AND ALIGNED.
2. PAVEMENT PATTERNS SHALL BE LAID OUT/FIELD MEASURED TO ASSURE THAT CUT PAVERS OR PAVEMENT SLIVERS WILL BE MINIMAL. CUTS SMALLER THAN ONE THIRD OF THE WHOLE PAVEMENT SHALL NOT BE ACCEPTED.
3. ALL STONE AND CONCRETE PAVEMENTS (WITHIN THE PARK) SHALL BE FINISHED WITH A MATTE FINISH PENETRATING SEALER THAT DOES NOT ALTER THE COLOR OF THE PAVEMENT OR DECREASE THE SLIP RESISTANCE OF THE PAVEMENT SURFACE. SEALED SAMPLES OF ALL STONE/CONCRETE PAVEMENTS SHALL BE REVIEWED AND APPROVED PRIOR TO INSTALLATION.

ALL PAVERS AND SUB SLABS SHALL BE DESIGNED TO ACCOMMODATE HEAVY EQUIPMENT FOR PERFORMANCE SET UP AND MAINTENANCE.

THE LANDSCAPE CONTRACTOR SHALL INCLUDE IN HIS BID THE COST FOR PENETRATION THROUGH CALICHE OR HARD PAN LAYER WHEN IT IS ENCOUNTERED UNDER TREE OR PALM PLANTING PITS. THE PENETRATION THROUGH THE CALICHE OR HARD PAN LAYER SHALL ALLOW FOR WATER TO DRAIN OUT OF THE PLANTING PIT. SHOULD THE CALICHE OR HARD PAN BE TOO DEEP FOR AUGERING, THE LANDSCAPE CONTRACTOR SHALL PROVIDE A DRAINAGE SYSTEM APPROVED BY THE LANDSCAPE ARCHITECT THAT WILL ENSURE PROPER DRAINAGE FROM THE PLANTING PIT. THE LANDSCAPE CONTRACTOR SHALL SUBMIT A UNIT COST FOR ANY SPECIAL DRAINAGE SYSTEM.

1. ALL PLANTING SHALL CONFORM WITH LOCAL CODES AND REGULATIONS.
2. QUANTITIES SHOWN IN THE LEGEND ARE FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY AND INSTALL PLANT QUANTITIES AS DRAWN ON PLAN.
3. FINAL LOCATION OF ALL TREES AND PALMS SHALL BE VERIFIED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO EXCAVATION OF PLANTING PITS.
4. INSTALL 2" LAYER OF PLANTER MULCH IN ALL PLANTING AREAS; MATCH PLANTER MULCH IN EXISTING PLANTERS.
5. ALL PALM TREES SHALL BE PLANTED PLUMB.
6. PALM TREE HEIGHTS LISTED ARE BROWN TRUNK HEIGHT.

ALL SHRUBS ARE TO BE SPOTTED IN THE FIELD PER THE SHRUB PLAN BY THE LANDSCAPE CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO EXCAVATION OF PLANTING PITS.

REMOVE ALL ESPALIERS FROM TRELLIS AND ATTACH TO WALL OR FENCE WITH VINE GUYS.

1. SHRUBS AND VINES: PLANTS IN PITS FOR SHRUBS AND VINES SHALL BE 6" GREATER IN DIAMETER AND 6" DEEPER THAN PLANT FOOTBALL. COMPACTED SOIL AT BOTTOM OF PIT SHALL BE LOOSENOED AND THE PIT FILLED WITH "PREPARED SOIL" TO THE BOTTOM OF THE BALL. WHEN THE PLANT HAS BEEN PROPERLY SET, THE PIT SHALL BE FILLED TO THE REQUIRED GRADE WITH "PREPARED SOIL" AND THOROUGHLY SETTLED BY TAMPING AND WATERING. ALL VINES SHALL BE REMOVED FROM STAKES, UNTIED, AND SECURELY FASTENED IN ALL APPROVED MANNER TO THE WALL, FENCE OR OTHER SURFACE NEXT TO WHICH THEY ARE PLANTED.

2. GROUND COVER PLANTING PITS FOR ROOTED CUTTINGS FROM FLATS SHALL BE 6" X 6" X 6". GROUND COVER AREAS SHALL BE MOISTENED PRIOR TO PLANTING. NO GROUND COVER PLANTS SHALL BE PLANTED IN DRY SOIL.

SET PLANTS IN CENTER OF PITS SO THAT AFTER SETTLING OF SOIL CROWN OF PLANT WILL BE LEVEL WITH FINISHED GRADE THEN RACKFILL AND WATER.

GROUND COVER PLANTS SHALL BE WELL ROOTED WITH RUNNERS MINIMUM 4" LONG

ALL PITS FOR TREES SHALL BE DUG SQUARE WITH BOTTOMS LEVEL, THE LENGTH OF THE SIDES AND THE DEPTH AS SPECIFIED BELOW. COMPACTED SOIL AT SIDES AND BOTTOMS SHALL BE LOOSENED BY SCARIFYING OR OTHER APPROVED METHOD. PITS SHALL BE BACKFILLED WITH "PREPARED SOIL", THOROUGHLY SETTLED BY WATER APPLICATION. BACKFILL SHALL BE MADE WITH SOIL AS SPECIFIED UNDER "PREPARED BACKFILL MIX".

ALL PLANT PITS FOR TREES 24" BOX SIZE AND LARGER SHALL BE EXCAVATED TO A MINIMUM OF 2' LARGER THAN THE SIDE AND 1' DEEPER THAN THE HEIGHT OF THE CONTAINER IN ORDER TO PERMIT HANDLING. PLANTING PITS FOR PLANT MATERIAL UP TO 15 GALLON SHALL BE A MINIMUM OF 6" LARGER THAN THE DIAMETER AND 6" DEEPER THAN THE HEIGHT OF THE CONTAINER. EXCAVATE PITS WITH VERTICAL SIDES FOR ALL PLANTS. PLANTS SHALL NOT BE PLANTED IN DRY SOIL. SOIL SHALL BE MOIST AT LEAST 18" DEEP.

SET PLANTS IN CENTER OF PIT, IN A VERTICAL POSITION, SO THAT THE CROWN OF THE BALL WILL BE LEVEL WITH FINISH GRADE AFTER ALLOWING FOR WATERING AND SETTLING AND SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE THAT IT DID TO THE CONTAINER SOIL SURFACE.

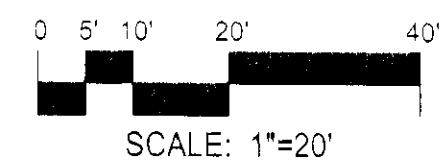
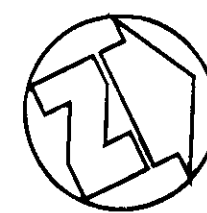
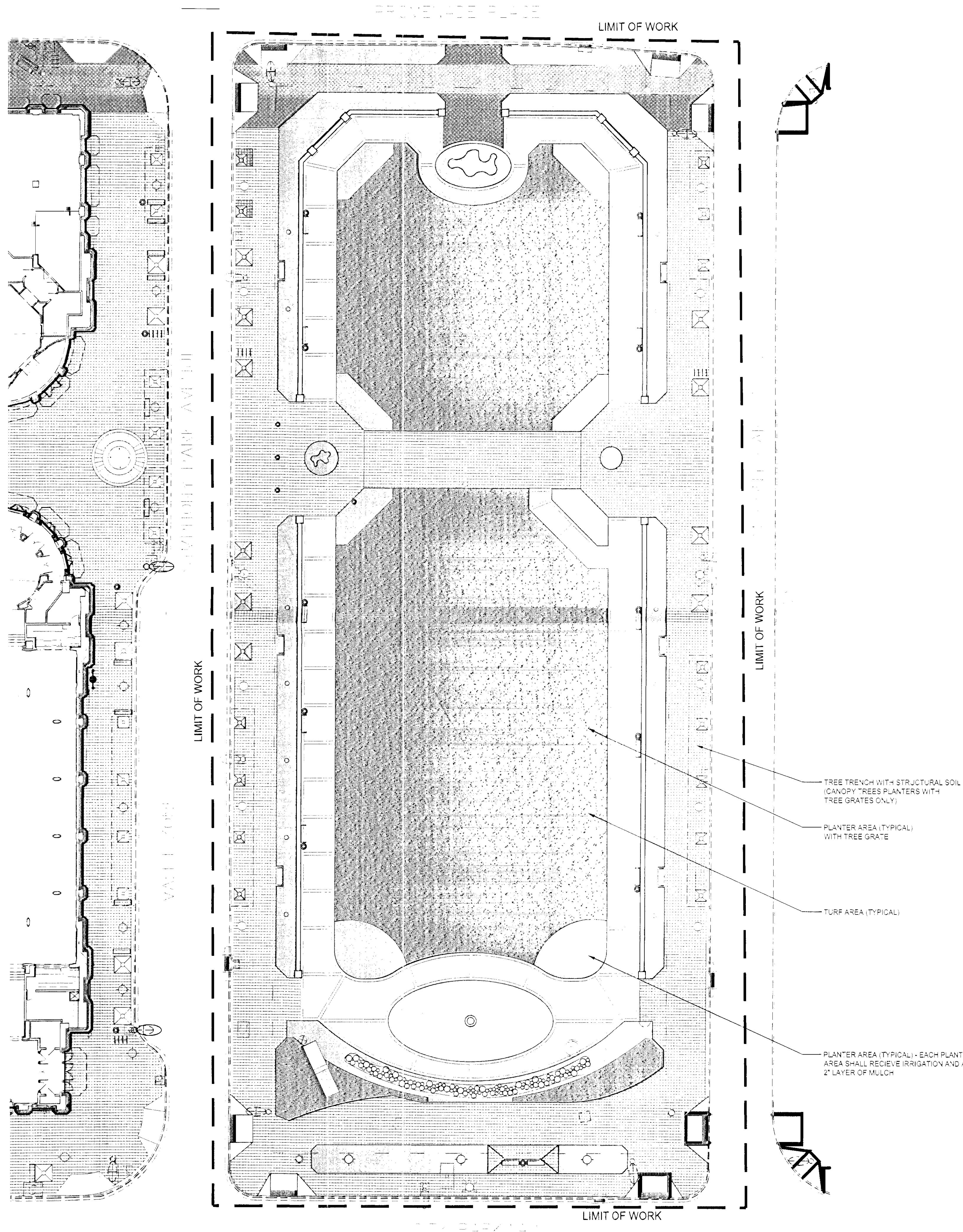
ANY TREE 15 GALLON SIZE OR LARGER PLANTED WITHIN 5'-0" OF HARDSCAPE SHALL HAVE A DEEP ROOT BARRIER INSTALLED ALONG THE EDGE OF THE HARDSCAPE. MINIMUM 1' BEYOND THE EDGE OF TREE PLANTING PIT.

AVAILABLE THROUGH: CENTURY PRODUCTS, 1401 N. KRAMER, SUITE B, ANAHEIM, CA 92806
(800) 480-8084 (OR APPROVED EQUIVALENT).

ALL PLANTING AREAS WILL BE IRRIGATED ACCORDING TO HYDROZONES. PLANT TYPE & ENVIRONMENTAL EXPOSURE AND WILL RECEIVE 100% COVERAGE BY MEANS OF STATE-OF-THE-ART, AUTOMATICALLY CONTROLLED, ELECTRICALLY OR SATELLITE OPERATED, UNDERGROUND PIVOT SPRINKLER SYSTEM. IRRIGATION MAINLINE PIPING SHALL BE PVC PLASTIC (TYPE 1220) SCHEDULE 40 OR CLASS 315. ALL LATERAL LINES SHALL BE CLASS 200 OR CLASS 315. IRRIGATION PIPE SHALL BE INSTALLED AT 18" MIN. DEPTH FOR PRESSURE LINE & 12" DEPTH FOR LATERAL LINES.

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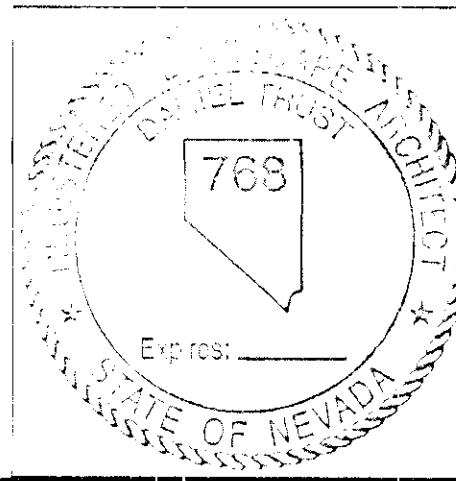
OWNER

SYMPHONY PARK

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SYMPHONY PARK
LAS VEGAS, NEVADA

SEAL



REVISIONS

No.	Date	Issue

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SCALE CAD FILE

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PROJECT #

ISSUE
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PC REVIEW

DRAWING TITLE
LANDSCAPE
SITE PLAN
COLOR

DRAWING NO. **06.20.2011**
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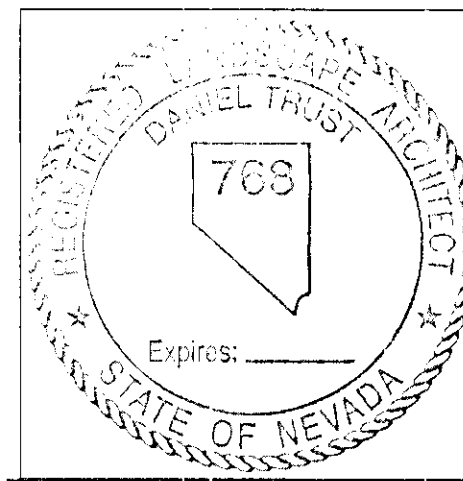
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SYMPHONY PARK LAS VEGAS, NEVADA

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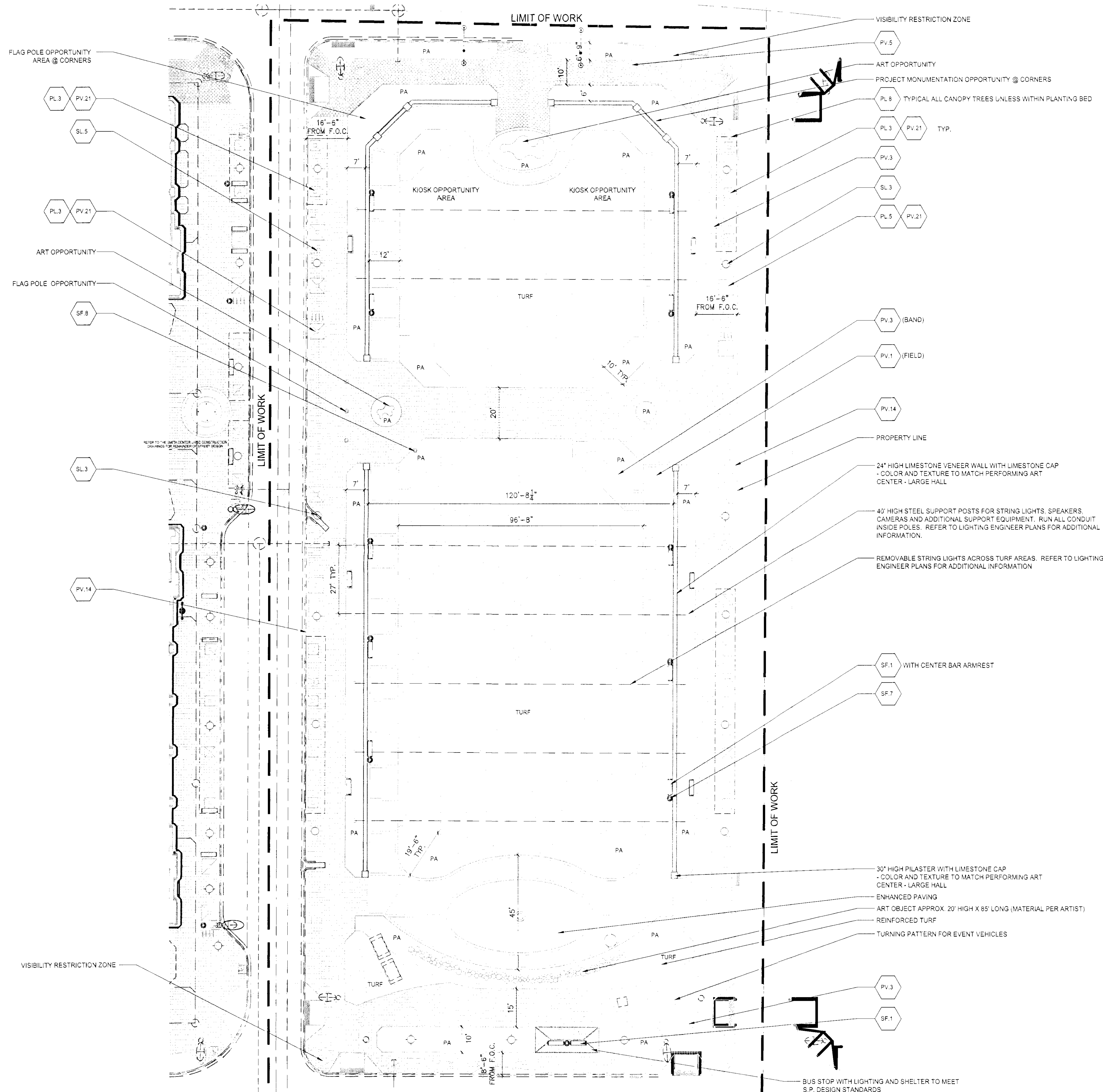
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PC REVIEW

DRAWING TITLE
**LANDSCAPE
GENERAL
ARRANGEMENT PLAN**

DRAWING NO. **SDR-41033**
JUN 20 2011

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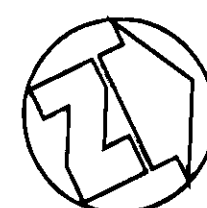


NOTE:
REFER TO SHEET L3.00 FOR FINISH SCHEDULE

STONE/CONCRETE PAVER NOTES:

1. REFER TO PLANS FOR PAVER (PRECAST AND STONE) STARTING POINTS. PAVERS SHOULD BE LAID IN THE PATTERN SHOWN WITH TRUE BOND LINES. JOINT WIDTH AND LINES (BOND LINES) SHALL BE STRAIGHTENED AND ALIGNED.
2. PAVER PATTERNS SHALL BE LAID OUT/FIELD MEASURED TO ASSURE THAT CUT PAVERS OR PAVER SLIVERS WILL BE MINIMAL. CUTS SMALLER THAN ONE THIRD OF THE WHOLE PAVER SHALL NOT BE ACCEPTED.
3. ALL STONE AND CONCRETE PAVERS (WITHIN THE PARK) SHALL BE FINISHED WITH A MATTE FINISH PENETRATING SEALER THAT DOES NOT ALTER THE COLOR OF THE PAVER OR DECREASE THE SLIP RESISTANCE OF THE PAVER SURFACE. SEALED SAMPLES OF ALL STONE/CONCRETE PAVERS SHALL BE REVIEWED AND APPROVED PRIOR TO INSTALLATION.
4. BROKEN OR CHIPPED STONE/PAVERS WILL NOT BE ACCEPTED
5. ALL CUTS SHALL BE MADE CLEAN AND STRAIGHT USING A MASONRY SAW.
6. CONTRACTOR SHALL PROVIDE NO LESS THAN 100 UNITS OF EACH PAVER INSTALLED FOR THE OWNER. THE SPARE UNITS SHALL BE DELIVERED TO A STORAGE LOCATION AS DIRECTED BY THE OWNER.

ALL PAVERS AND SUB SLABS SHALL BE DESIGNED TO ACCOMMODATE
HEAVY EQUIPMENT FOR PERFORMANCE SET UP AND MAINTENANCE.



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SCALE: 1"=20'



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LANDSCAPE COVER SHEET	L1.00	LANDSCAPE PLANTING PLAN - TREES AND VINES	L6.01
LANDSCAPE GENERAL ARRANGEMENT PLAN	L2.01	LANDSCAPE PLANTING PLAN - SHRUBS AND GROUND COVER	L7.01
LANDSCAPE COLOR SITE PLAN	L2.02		
LANDSCAPE FINISH SCHEDULE/NOTES	L3.00	ILLUSTRATIVE LANDSCAPE PLAN	
SYMPHONY PARK DESIGN SUMMARY	L4.01	PROPOSED MATERIAL IMAGES	
LANDSCAPE MODEL IMAGES - SW VIEW	L5.01		
LANDSCAPE MODEL IMAGES - N VIEW	L5.02		
LANDSCAPE MODEL IMAGES - S VIEW	L5.03		

AC.	ASPHALTIC CONCRETE	EA.	EACH
A/C	AIR CONDITIONING	E.J.	EXPANSION JOINT
	ALIGN	ELEV.	ELEVATION
ALT.	ALTERNATE	ESP.	ESPALIER
ARCH	ARCHITECT (URAL)	EQ.	EQUAL
AUTO	AUTOMATIC	EXIST.	EXISTING
		EXT.	EXTERIOR
BLDG.	BUILDING	F.F.	FINISH FLOOR
BLK.	BLOCK	F.G.	FINISH GRADE
B.O.C.	BACK OF CURB	FIN.	FINISH (ED)
B.S.	BOTTOM OF STEP	F.J.	FOUNTAIN JET
B.W.	BOTTOM OF WALL	F.L.	FLOW LINE
C.B.	CATCH BASIN	F.O.C.	FACE OF CURB
C.I.	CAST IRON	F.O.W.	FACE OF WALL
C.J.	COLD JOINT	F.S.	FINISH SURFACE
C.L.	CENTERLINE	FT.	FOOT OR FEET
CLR	CLEAR	FTG.	FOOTING
COL.	COLUMN		
COMC	CONCRETE	GA.	GAUGE
CONT.	CONTINUOUS	GAL.	GALLON
		GALV.	GALVANIZED
		G.C.	GROUND COVER
		G.F.F.	GARAGE FINISH FLOOR
		GR	GRADE
d	PENNY (NAIL SIZE)		
DBL	DOUBLE	HORIZ.	HORIZONTAL
DET.	DECK DRAIN	H.P.	HIGH POINT
DET.	DETAIL	HT.	HEIGHT
DIA.	DIAMETER		
DIG.	DIAGONAL	I.D.	INSIDE DIAMETER
	DIRECTION OF FLOW	INV.	INVERT
	DIMENSION	INT.	INTERIOR
D.F.	DOUGLAS FIR		
D.L.	DRAIN LINE	L.A.	LANDSCAPE ARCHITECT
DN	DOWN		
D.S.	DOWN SPOUT		
DWG.	DRAWING		

1. ALL PROPERTY LINES AND LOT LINES SHALL BE VERIFIED PRIOR TO COMMENCING WORK.	5. ALL CURVE TO CURVE TANGENT LINES SHALL BE NEAT, TRIM, SMOOTH, AND UNIFORM.	11. ALL PAVED AND FINISH GRADE AREAS SHALL SLOPE TO DRAIN.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.	6. LANDSCAPE ARCHITECT SHALL BE NOTIFIED AFTER THE SITE HAS BEEN STAKED-OUT PRIOR TO CONTINUATION OF WORK.	12. ALL PLANTING AREAS SHALL DRAIN TO A MINIMUM OF 2% UNLESS OTHERWISE SPECIFIED ON PLANS.
3. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AND/OR GRADE DIFFERENCES WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.	7. ALL CONSTRUCTION AND INSTALLATION OF LANDSCAPE ITEMS SHALL BE PER LOCAL CODES AND ORDINANCES.	13. ALL PAVED SURFACES SHALL DRAIN TO A MINIMUM OF 1%.
4. THE LOCATION OF FEATURES TO BE CONSTRUCTED NOT SPECIFICALLY DIMENSIONED MAY BE DETERMINED BY SCALE. VERIFY SUCH CONDITIONS WITH OWNER'S REPRESENTATIVE.	8. NO CHANGE IN CONTRACT PRICE SHALL BE ALLOWED FOR ACTUAL OR CLAIMED DISCREPANCIES BETWEEN EXISTING GRADING AND THOSE SHOWN ON PLAN UNLESS SUCH DISCREPANCIES ARE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER IN WRITING.	14. ALL WOOD, UNLESS OTHERWISE NOTED, SHALL BE DOUGLAS FIR COMMON EXPOSED GRADE OR BETTER.
	9. ALL PAVED SURFACES SHALL HAVE A MINIMUM OF 3-1/2" THICKNESS.	15. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2800 P.S.I. AT 28 DAYS.
	10. EXPANSION JOINTS SHALL BE 15' O.C. MAXIMUM IN SURFACES LESS THAN 15' IN WIDTH. CONTROL JOINTS SHALL BE 5' O.C. MAXIMUM.	16. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE DRAWINGS.
		17. EACH CONTRACTOR (TRADE) SHALL BE RESPONSIBLE TO PAY AND OBTAIN ALL NECESSARY BUILDING PERMITS AS MAY BE REQUIRED BY LOCAL AGENCIES. AS WELL, EACH CONTRACTOR SHALL PROVIDE ALL DRAWINGS, SCHEDULES, AND SPECIFICATIONS AS MAY BE REQUIRED FOR BUILDING PERMITS.
		18. ALL DIMENSIONS SHALL BE VERIFIED AGAINST EXISTING CONDITIONS AND ALL DISCREPANCIES REPORTED TO THE OWNER.



SYMPHONY PARK

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LAS VEGAS, NEVADA

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Website: www.lifescapes.com

DRAWN

SYMPHONY PARK

PROJECT

SYMPHONY PARK
LAS VEGAS, NEVADA

DATE



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No. Date Description

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LANDSCAPE COVER SHEET	L1.00	LANDSCAPE PLANTING PLAN - TREES AND VINES	L6.01
LANDSCAPE GENERAL ARRANGEMENT PLAN	L2.01	LANDSCAPE PLANTING PLAN - SHRUBS AND GROUND COVER	L7.01
LANDSCAPE COLOR SITE PLAN	L2.02		
LANDSCAPE FINISH SCHEDULE/NOTES	L3.00	ILLUSTRATIVE LANDSCAPE PLAN	
SUN SHADE STUDY	L4.01	PROPOSED MATERIAL IMAGES	
LANDSCAPE MODEL IMAGES - SW VIEW	L5.01		
LANDSCAPE MODEL IMAGES - N VIEW	L5.02		
LANDSCAPE MODEL IMAGES - S VIEW	L5.03		

HC	ASPH/TC EXISTING	6/1	BACK	W/1	WALL THINNESS	T	TEAM
AC	ASPH/CONCRETE	6/2	EXTERIOR JOINT	W/6	SHOULDER	Y	TO BE DETERMINED
AD	ASPH/FLYASH	6/3	FLYASH	W/7	SHOULDER	Z	TO BE DETERMINED
AE	ALUMINUM	6/4	CONCRETE	W/8	MEDIAN	1	TOP OF PAVEMENT
AF	ALUMINUM ARCHITECTURAL	6/5	SEAL	W/9	MANUFACTURER	2,3,4	TOP OF PAVEMENT
AG	ALUMINUM	6/6	SEAL	W/10	MANUFACTURER	5,6,7	TOP OF BRUSH
AH	ALUMINUM	6/7	SEAL	W/11	MANUFACTURER	8,9,10	TO BE DETERMINED
AI	ALUMINUM	6/8	SEAL	W/12	MANUFACTURER	11	TOP OF FLUSH
AJ	ALUMINUM	6/9	SEAL	W/13	MANUFACTURER	12	TOP OF FLUSH
AK	ALUMINUM	6/10	SEAL	W/14	MANUFACTURER	13	TOP OF FLUSH
AL	ALUMINUM	6/11	SEAL	W/15	MANUFACTURER	14	TOP OF FLUSH
AM	ALUMINUM	6/12	SEAL	W/16	MANUFACTURER	15	TOP OF FLUSH
AN	ALUMINUM	6/13	SEAL	W/17	MANUFACTURER	16	TOP OF FLUSH
AO	ALUMINUM	6/14	SEAL	W/18	MANUFACTURER	17	TOP OF FLUSH
AP	ALUMINUM	6/15	SEAL	W/19	MANUFACTURER	18	TOP OF FLUSH
AQ	ALUMINUM	6/16	SEAL	W/20	MANUFACTURER	19	TOP OF FLUSH
AR	ALUMINUM	6/17	SEAL	W/21	MANUFACTURER	20	TOP OF FLUSH
AS	ALUMINUM	6/18	SEAL	W/22	MANUFACTURER	21	TOP OF FLUSH
AT	ALUMINUM	6/19	SEAL	W/23	MANUFACTURER	22	TOP OF FLUSH
AV	ALUMINUM	6/20	SEAL	W/24	MANUFACTURER	23	TOP OF FLUSH
AW	ALUMINUM	6/21	SEAL	W/25	MANUFACTURER	24	TOP OF FLUSH
AX	ALUMINUM	6/22	SEAL	W/26	MANUFACTURER	25	TOP OF FLUSH
AY	ALUMINUM	6/23	SEAL	W/27	MANUFACTURER	26	TOP OF FLUSH
AZ	ALUMINUM	6/24	SEAL	W/28	MANUFACTURER	27	TOP OF FLUSH
BA	ALUMINUM	6/25	SEAL	W/29	MANUFACTURER	28	TOP OF FLUSH
BB	ALUMINUM	6/26	SEAL	W/30	MANUFACTURER	29	TOP OF FLUSH
BC	ALUMINUM	6/27	SEAL	W/31	MANUFACTURER	30	TOP OF FLUSH
BD	ALUMINUM	6/28	SEAL	W/32	MANUFACTURER	31	TOP OF FLUSH
BE	ALUMINUM	6/29	SEAL	W/33	MANUFACTURER	32	TOP OF FLUSH
BF	ALUMINUM	6/30	SEAL	W/34	MANUFACTURER	33	TOP OF FLUSH
BG	ALUMINUM	6/31	SEAL	W/35	MANUFACTURER	34	TOP OF FLUSH
BH	ALUMINUM	6/32	SEAL	W/36	MANUFACTURER	35	TOP OF FLUSH
BI	ALUMINUM	6/33	SEAL	W/37	MANUFACTURER	36	TOP OF FLUSH
BJ	ALUMINUM	6/34	SEAL	W/38	MANUFACTURER	37	TOP OF FLUSH
BK	ALUMINUM	6/35	SEAL	W/39	MANUFACTURER	38	TOP OF FLUSH
BL	ALUMINUM	6/36	SEAL	W/40	MANUFACTURER	39	TOP OF FLUSH
BM	ALUMINUM	6/37	SEAL	W/41	MANUFACTURER	40	TOP OF FLUSH
BN	ALUMINUM	6/38	SEAL	W/42	MANUFACTURER	41	TOP OF FLUSH
BO	ALUMINUM	6/39	SEAL	W/43	MANUFACTURER	42	TOP OF FLUSH
BP	ALUMINUM	6/40	SEAL	W/44	MANUFACTURER	43	TOP OF FLUSH
BQ	ALUMINUM	6/41	SEAL	W/45	MANUFACTURER	44	TOP OF FLUSH
BR	ALUMINUM	6/42	SEAL	W/46	MANUFACTURER	45	TOP OF FLUSH
BS	ALUMINUM	6/43	SEAL	W/47	MANUFACTURER	46	TOP OF FLUSH
BT	ALUMINUM	6/44	SEAL	W/48	MANUFACTURER	47	TOP OF FLUSH
BU	ALUMINUM	6/45	SEAL	W/49	MANUFACTURER	48	TOP OF FLUSH
BV	ALUMINUM	6/46	SEAL	W/50	MANUFACTURER	49	TOP OF FLUSH
BW	ALUMINUM	6/47	SEAL	W/51	MANUFACTURER	50	TOP OF FLUSH
BX	ALUMINUM	6/48	SEAL	W/52	MANUFACTURER	51	TOP OF FLUSH
BY	ALUMINUM	6/49	SEAL	W/53	MANUFACTURER	52	TOP OF FLUSH
BZ	ALUMINUM	6/50	SEAL	W/54	MANUFACTURER	53	TOP OF FLUSH
CA	CALC. WATER	7/1	SEAL	D/1	OUTSIDE CHAMFER	W	SP/IN
CB	CALC. WATER	7/2	SEAL	D/2	OUTSIDE CHAMFER	W	SP/IN
CC	CALC. WATER	7/3	SEAL	D/3	OUTSIDE CHAMFER	W	SP/IN
CD	CALC. WATER	7/4	SEAL	D/4	OUTSIDE CHAMFER	W	SP/IN
CE	CALC. WATER	7/5	SEAL	D/5	OUTSIDE CHAMFER	W	SP/IN
CF	CALC. WATER	7/6	SEAL	D/6	OUTSIDE CHAMFER	W	SP/IN
CG	CALC. WATER	7/7	SEAL	D/7	OUTSIDE CHAMFER	W	SP/IN
CH	CALC. WATER	7/8	SEAL	D/8	OUTSIDE CHAMFER	W	SP/IN</

1. ALL PROPERTY LINES AND LOT LINES SHALL BE VERIFIED PRIOR TO COMMENCING WORK.	8. ALL CURVE TO CURVE TANGENT LINES SHALL BE NEAT, TRUE, SMOOTH, AND UNIFORM.	11. ALL PAVED AND FRESH GRACE AREAS SHALL SLOPE TO DRAIN.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING KNOWLEDGE FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. CONTRACTOR SHALL HAVE RESPONSIBILITY FOR ANY HOLE OR TRENCH INCURRED DUE TO DAMAGE AND REPLACEMENT OF SUCH UTILITIES.	9. LANDSCAPE ARCHITECT SHALL BE NOTIFIED BEFORE THE SITE HAS BEEN STRUCK-OUT PRIOR TO CONTINUATION OF WORK.	12. ALL PLANTED AREAS SHALL DRAIN TO A MINIMUM OF 2% UNLESS OTHERWISE SPECIFIED ON PLANS.
3. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION UNLESS OWNERS RESPONSE BETWEEN 15 AND 30 DAYS THAT UNDESIRABLE OBSTRUCTIONS THAT WILL NOT HAVE ANY OTHER CURBING WOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE. THIS THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY REPAIRS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.	10. NO CHANGE IN CONTRACT PRICE SHALL BE ALLOWED FOR ACTUAL OR CLAIMED DELAYS IN THE SCHEDULE OF GRADING AND/OR OTHER WORK ON PLAN UNLESS SUCH DELAYS ARE CAUSED BY THE NEGLIGENCE OR ATTENTION OF THE OWNER'S OR SIGHTING.	13. ALL PAVED SURFACES OTHERWISE NOTED SHALL BE DOUGLAS FIR COMMON EXPOSED GROUND OR BETTER.
4. THE LOCATION OF FEATURES TO BE CONSTRUCTED NOT APPROVED SHALL BE DISCLOSED WITHIN 10 BUSINESS DAYS. VERIFY BOUND CONDITIONS WITH OWNERS REPRESENTATIVE.	11. ALL PAVED SURFACES SHALL HAVE A MINIMUM OF 3" 4" THICKNESS.	14. ALL CONCRETE CURBS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI 1.75 DAVE.
5. THE LOCATION OF FEATURES TO BE CONSTRUCTED NOT APPROVED SHALL BE DISCLOSED WITHIN 10 BUSINESS DAYS. VERIFY BOUND CONDITIONS WITH OWNERS REPRESENTATIVE.	12. EXPANSION JOINTS SHALL BE 17' O.C. MAXIMUM IN SURFACES OTHER THAN 14" WIDTH. CONTROL JOINTS SHALL BE 6' O.C. MAXIMUM.	15. WRITTEN DIRECTION THAT PROCEEDING OVER SCALE DRAINAGE.
6. THE LOCATION OF FEATURES TO BE CONSTRUCTED NOT APPROVED SHALL BE DISCLOSED WITHIN 10 BUSINESS DAYS. VERIFY BOUND CONDITIONS WITH OWNERS REPRESENTATIVE.	13. EACH CONTRACTOR (TRADE) SHALL BE RESPONSIBLE TO PAY FOR THE HOURS ALL NECESSARY BUILDING PERMITS AS MAY BE REQUIRED BY LOCAL AGENCIES, AS WELL AS SUCH CONTRACTOR SHALL PROVIDE ALL DRAWINGS, SCHEDULES, AND SPECIFICATIONS AS NOT BE REQUIRED FOR BUILDING PERMITS.	16. ALL OWNERS SHALL BE KEPT ADVISED ANY EXISTING CONDITIONS AND UNDESIRABLES INFERRED TO THE OWNER.
7. THE LOCATION OF FEATURES TO BE CONSTRUCTED NOT APPROVED SHALL BE DISCLOSED WITHIN 10 BUSINESS DAYS. VERIFY BOUND CONDITIONS WITH OWNERS REPRESENTATIVE.	14. ALL OWNERS SHALL BE KEPT ADVISED ANY EXISTING CONDITIONS AND UNDESIRABLES INFERRED TO THE OWNER.	17. ALL OWNERS SHALL BE KEPT ADVISED ANY EXISTING CONDITIONS AND UNDESIRABLES INFERRED TO THE OWNER.



SYMPHONY PARK
LAS VEGAS, NEVADA



LIFESCAPES INTERNATIONAL INC.

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Age Group	Overall (%)	CAD (%)	CAD-PL (%)	CAD-PL-2 (%)
18-24	~10	~10	~10	~10
25-34	~20	~20	~20	~20
35-44	~30	~30	~30	~30
45-54	~40	~40	~40	~40
55-64	~50	~50	~50	~50
65+	~60	~60	~60	~60

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DATE ISSUED	OWNER
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(NAME)

PROJECT 9

05/20/2011

06-20-2017

PC REVIEW

GRAPHIC TITLE
LANDSCAPE

CONCLUSIONS

COVER

SHEET

CHRYSLER FC

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Keywords: child sexual abuse; disclosure; social support

RECEIVED L-1-01
SDR-41033 JUN 20 2011
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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)
PV.3	DESCRIPTION: CONCRETE UNIT PAVEMENT AT PEDESTRIAN/VEHICULAR FIELDS AND BANDS TYPE/COLOR: PRECAST CONCRETE CONC. PAVEMENT 11' X 11' X 2" LIMESTONE COLOR FINISH: TUDOR PATTERN/LAYOUT: STACKED BOND MANUFACTURER: HANOVER ARCHITECTURAL PRODUCTS NOTES: EXPANSION JOINTS IN SUB SLAB TO ALIGN WITH PAVEMENT JOINTS - SLAB REINFORCED TO ACCOMMODATE HEAVY VEHICULAR USE	SF.1	DESCRIPTION: PROJECT BENCH - BACKLESS - WITH CENTER HANDRAIL MANUFACTURER: LANDSCAPE FORMS MODEL: ARCADE BACKLESS COLOR: POLYESTER SEAT-DRIFTWOOD, STEEL-GALVANIZED IF POSSIBLE, ALTERNATIVE-POWDER COAT SILVER NOTES: PROVIDE FOOTING PER MANUFACTURER RECOMMENDATIONS	PL.1	DESCRIPTION: STREET TREE IN LANDSCAPE PANEL
PV.5	DESCRIPTION: QUARTZITE STONE PAVEMENT AT PEDESTRIAN AREA - 4' SQUARE PAVEMENT 1 1/2" - 1 3/4" THICK TYPE/COLOR: PER APPROVED MOCKUP - DESERT GOLD NATURAL QUARTZITE FINISH: NATURAL CLEFT PATTERN/LAYOUT: TOP EDGE EASED, SAWN EDGE 1/2" MORTAR JOINT TO MATCH PAVING COLOR MANUFACTURER: SPECIALTY STONE PRODUCTS NOTES: EXPANSION JOINTS IN SUB SLAB TO ALIGN WITH STONE EXPANSION JOINTS (PER APPROVAL OF ADMINISTRATIVE WAIVER FOR ORIGINAL PRODUCT BY THE SPORG)	SF.7	DESCRIPTION: TRASH RECEPTACLE MANUFACTURER: LANDSCAPE FORMS MODEL: CHASE PARK COLOR: STEEL-GALVANIZED ALTERNATIVE-POWDERCOAT SILVER NOTES:	PL.2	DESCRIPTION: STREET TREE IN HARDSCAPE MODEL: #5220 60" SQUARE WITH 2 HALVES AND ALLOWING 4 UPLIGHT LOCATIONS (AS SHOWN ON PLAN 2.5' FROM TRUNK) OPENING TO BE FILLED WITH DECOMPOSED GRANITE TO MATCH ADJACENT PAVING AVAILABLE THROUGH IRONSMITH (780) 778-8077
PV.14	DESCRIPTION: 12" CONCRETE BUFFER STRIP AT CURB TYPE/COLOR: 1% +/- SOLOMON 308 CANVAS (TEST POUR DEPENDENT) FINISH: EXPOSE SAND AND FINE AGGREGATES WITH LIGHT CONCRETE RETARDER APPLIED TO CONCRETE PATTERN/LAYOUT: REFER TO PV.1 MANUFACTURER: SOLOMON COLORS NOTES: 1/4" RADIUS AT ALL EXPOSED EDGES - REINFORCED CONCRETE REQUIRED FOR ALL AREAS TO ACCOMMODATE EQUIPMENT	SF.8	DESCRIPTION: BICYCLE RACK MANUFACTURER: LANDSCAPE FORMS MODEL: BOJA COLOR: GALVANIZED ALTERNATIVE-STAINLESS STEEL NOTES:	PL.3	DESCRIPTION: STREET TREE IN TREE GRATE (8' X 8' FOR PALMS, 4' X 4' FOR CANOPY TREES) NOTES: REFER TO TREE GRATE SPECIFICATION PV-20
PV.21	DESCRIPTION: TREE GRATE MODEL: ADA - 4' SQUARE FOR TREES & 6' SQUARE FOR PALMS FINISH: RAW CARBON STEEL (NOT PAINTED) MANUFACTURER: IRONSMITH DESIGN NOTES: ORIENT GRATE JOINT PERPENDICULAR TO CURB AND WITH PAVEMENT JOINT LINES			PL.5	DESCRIPTION: PALM IN TREE GRATE (8' X 8' FOR PALMS) NOTES: REFER TO TREE GRATE SPECIFICATION PV-21
PV.A	DESCRIPTION: PEDESTRIAN PAVING FOR INTERIOR WALKS TYPE/COLOR: SOLOMON 308 CANVAS WITH 40% MICA CHIPS ADDED FINISH: EXPOSE MICA SAND AND FINE AGGREGATES WITH LIGHT CONCRETE RETARDER APPLIED TO CONCRETE PATTERN/LAYOUT: SAWCUT FIELDS AS SHOWN MANUFACTURER: SOLOMON COLORS NOTES: REINFORCED CONCRETE REQUIRED FOR ALL AREAS TO ACCOMMODATE PERFORMANCE EQUIPMENT			PL.6	DESCRIPTION: TREE TRENCH WITH CU-SOL SIZE: AS SHOWN ON PLANS REFER TO DETAIL S, SHEET L3.51 NOTES: INSTALL CU-SOL PER CU-SOL SPECIFICATIONS AND PROCEDURES
SYM.	MANUF./SUPPLIER (SPDG- DRINKING FOUNTAIN)	SYM.	MANUF./SUPPLIER (SPDG-SITE LIGHTING-BY OTHERS)		
SF.6	DESCRIPTION: DRINKING FOUNTAIN MANUFACTURER: DAE MODEL: BRANCA FOUNTAIN BY OSCAR DOLL CODE 7096 COLOR: STAINLESS STEEL NOTES: INSTALL PER MFG. SPECIFICATIONS	SL.1	DESCRIPTION: PROMENADE LIGHT MANUFACTURER: VISO LIGHTING MODEL: HELIX 336 SERIES NOTES: REFER TO LIGHTING CONSULTANT/ELECTRICAL ENGINEER FOR ADDITIONAL INFORMATION AND TO VERIFY PHOTO-METRIC REQUIREMENTS	EX.3	DESCRIPTION: EXISTING STREET LIGHT
		SL.2	DESCRIPTION: TREE UPLIGHT MANUFACTURER: KIM LIGHTING MODEL: LED LIGHTVALT NOTES: FOUR UPLIGHTS PLACED 2'-0" FROM ALL DECIDUOUS STREET TREES ON PROMENADE - REFER TO LIGHTING CONSULTANT/ELECTRICAL ENGINEER FOR ADDITIONAL INFORMATION	CONTACTS	
SYM.	MANUF./SUPPLIER (SPDG-BARRIERS & FENCING)				
SF.2	DESCRIPTION: LANDSCAPE PANEL BARRIER A MANUFACTURER: LANDSCAPE FORMS MODEL: ROBERT-SANTA & COLE COLOR: GALVANIZED ALTERNATIVE-STAINLESS STEEL NOTES: INSTALL PER MFG. SPECIFICATIONS	SL.2	DESCRIPTION: PEDESTRIAN LIGHT MANUFACTURER: LOUIS POULSEN MODEL: KASTRUP COLOR: COPPER, BRUSHED, NATURAL PAINTED ALUMINUM, POWDER COATED NOTES: REFER TO LIGHTING CONSULTANT/ELECTRICAL ENGINEER FOR ADDITIONAL INFORMATION AND TO VERIFY PHOTO-METRIC REQUIREMENTS		
	NOTES 1. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO INSTALLATION. 2. REFER TO MANUFACTURER/SUPPLIER LIST, THIS SHEET, FOR CONTACT INFORMATION.	SL.6	DESCRIPTION: STREET LIGHT MODEL: CENTENNIAL STREET LIGHT NOTES: REFER TO LIGHTING CONSULTANT/ELECTRICAL ENGINEER FOR ADDITIONAL INFORMATION AND TO VERIFY PHOTO-METRIC REQUIREMENTS		

LIGHTING/TREE LAYOUT NOTE: CONTRACTOR SHALL VERIFY LIGHT FIXTURES AND RELATIONSHIP TO TREE LAYOUT AS SHOWN FOR PLANS. ANY DISCREPANCIES SHALL BE DOCUMENTED WITH AS-BUILT LOCATIONS AND PROVIDED TO THE LANDSCAPE ARCHITECT PRIOR TO TREE/PLANT INSTALLATION.	CAULCHIE SOIL NOTE: THE LANDSCAPE CONTRACTOR SHALL INCLUDE IN HIS BID THE COST FOR PENETRATING THROUGH CAULCHIE OR HARD PAVER LAYER WHEN IT IS PENETRATED UNDER TREES OR PALM PLANTING PITS. THE PENETRATION THROUGH THE CAULCHIE OR HARD PAVER LAYER SHALL ALLOW FOR WATER TO DRAIN OUT OF THE PLANTING PIT. SHOULD THE CAULCHIE OR HARD PAVER BE TOO DEEP FOR AVOIDING, THE LANDSCAPE CONTRACTOR SHALL DIVISE A DRAINAGE SYSTEM APPROVED BY THE LANDSCAPE ARCHITECT THAT WILL ENSURE PROPER DRAINAGE FROM THE PLANTING PIT. THE LANDSCAPE CONTRACTOR SHALL SUBMIT A LAYOUT FOR ANY SPECIAL DRAINAGE SYSTEM.	DEEP ROOT BARRIERS ANY TREE 18 GALLON SIZE OR LARGER PLANTED WITHIN 6' OF HARDSCAPE SHALL HAVE A DEEP ROOT BARRIER INSTALLED ALONG THE EDGE OF THE HARDSCAPE. MINIMUM 1' BEYOND THE EDGE OF TREE PLANTING PIT.
STONE/CONCRETE PAVEMENT NOTES: 1. REFER TO PLANS FOR PAVEMENT SPECIFICATIONS AND FINISHES. PAVEMENTS SHOULD BE Laid IN THE PATTERN SHOWN WITH TRUE JOINT LINES. JOINT WIDTH AND LINES SHOULD BE STRAIGHTENED AND SMOOTHED. 2. PAVEMENT PATTERNS SHALL BE Laid OUTLINES MEASURED TO ASSURE THAT OUTLINES OR PAVEMENT BOUNDS SHALL BE MINIMUM. CUTS SHALL BE THIN ONE THIRD OF THE THICKNESS PAVEMENT SHALL NOT BE ACCEPTED. 3. ALL STONE AND CONCRETE PAVEMENTS WITHIN THE PITS SHALL BE FINISHED WITH A WHITE PRIMER PENETRATING SEALANT THAT MATCHES THE COLOR OF THE PAVEMENT OR DECREASES THE SLIP RESISTANCE OF THE PAVEMENT SURFACE. SEALED SAMPLES OF ALL STONE/CONCRETE PAVEMENTS SHALL BE REVIEWED AND APPROVED PRIOR TO INSTALLATION. 4. BROKEN OR DAMAGED STONE/PAVEMENTS WILL NOT BE ACCEPTED. 5. ALL CUTS SHALL BE MADE CLEAN AND STRAIGHT USING A MASONRY SAW. 6. CONTRACTOR SHALL PROVIDE NO LESS THAN 10 UNITS OF EACH PAVEMENT MATERIAL FOR THE OWNER. THE REMAINING UNITS SHALL BE DELIVERED TO A STORAGE LOCATION AS DIRECTED BY THE OWNER.	PLANTING NOTES: 1. ALL PLANTING SHALL CONFORM WITH LOCAL CODES AND REGULATIONS. 2. QUANTITIES SHOWN IN THE LEGEND ARE FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY AND INSTALL ALL PLANT QUANTITIES AS SHOWN ON PLANS. 3. PLANT LOCATION OF ALL TREES AND PALMS SHALL BE VERIFIED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO EXCAVATION OF PLANTING PITS. 4. INSTALL LAYER OF PLANTER MULCH IN ALL PLANTING AREAS MATCH PLANTER MULCH IN EXISTING PLANTINGS. 5. ALL PALM TREES SHALL BE PLANTED PLUMB. 6. PALM TREE HEIGHTS LISTED ARE MEASURED TRUNK HEIGHT. SHRUB LAYOUT NOTE: ALL SHRUBS ARE TO BE SPOTTED IN THE FIELD FOR THE SHRUB PLAN BY THE LANDSCAPE CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO EXCAVATION OF PLANTING PITS.	IRRIGATION NOTE: ALL PLANTING AREAS SHALL BE IRRIGATED ACCORDING TO HYDROLOGICAL PLANNING TYPE A. ENVIRONMENTAL CONSERVATION AND IRRIGATION SYSTEM. IRRIGATION SHALL BE BY MEANS OF SPRINKLER OR ART. AUTOMATICALLY CONTROLLED. ELECTRICALLY OR BATTERY. OPERATED. UNDERGROUND PIPED SPRINKLER SYSTEM. IRRIGATION MAIN LINE PIPING SHALL BE PVC PLASTIC 2" TYPE 1208 SCHEDULE 40 OR CLASS 215. ALL LATERAL LINES SHALL BE 1/2" OR 3/4" OR 1" OR 1 1/2" PIPING. SPRINKLER HEADS SHALL BE INSTALLED AT 10' MIN. DEPTH FOR PRESSURE LINE & 12" DEPTH FOR LATERAL LINES.
GRASSER NOTE: REMOVE ALL EXISTING GRASS TIES AND ATTACH TO WALL OR FENCE WITH VINE CUTS.	PLANTING SHRUBS, VINES & GROUNDCOVERS: 1. SHRUBS AND VINES PLANTING PITS FOR SHRUBS AND VINES SHALL BE 6" X 6" X 6". GROUND COVER AREAS SHALL BE 18" X 18" X 6". 2. GROUNDCOVER PLANTING PITS FOR ROOTED CUTTINGS FROM PLANTS SHALL BE 6" X 6" X 6". GROUND COVER AREAS SHALL BE 18" X 18" X 6". 3. ALL PLANTS SHALL BE WELL ROOTED WITH PLANTERS MINIMUM 1" LONG. 4. TREE PLANTING PIT NOTE: ALL PITS FOR TREES SHALL BE 24" X 24" X 24" WITH 18" DEPTH. THE LENGTH OF THE SIDES AND THE DEPTH AS SPECIFIED BELOW. COMPACTED SOIL AT SIDES AND BOTTOMS SHALL BE LOCATED BY SCANNING OR OTHER APPROVED METHOD. PITS SHALL BE BACKFILLED WITH PREPARED SOIL. THOROUGHLY SETTLED BY WATER APPLICATION. BACKFILL SHALL BE MADE WITH SOIL AS SPECIFIED UNDER TREE-PLANTING BACKFILL.	AVAILABLE THROUGH: CENTURY PRODUCTS, 1401 N. HANOVER, SUITE A, AMHERST, CA 94508 (925) 468-8888 FOR APPROVED EQUIVALENTS.



SYMPHONY PARK
LAS VEGAS, NEVADA



REVISIONS

No.	Date	By	Check

DATE: 06.20.2011

PC REVIEW

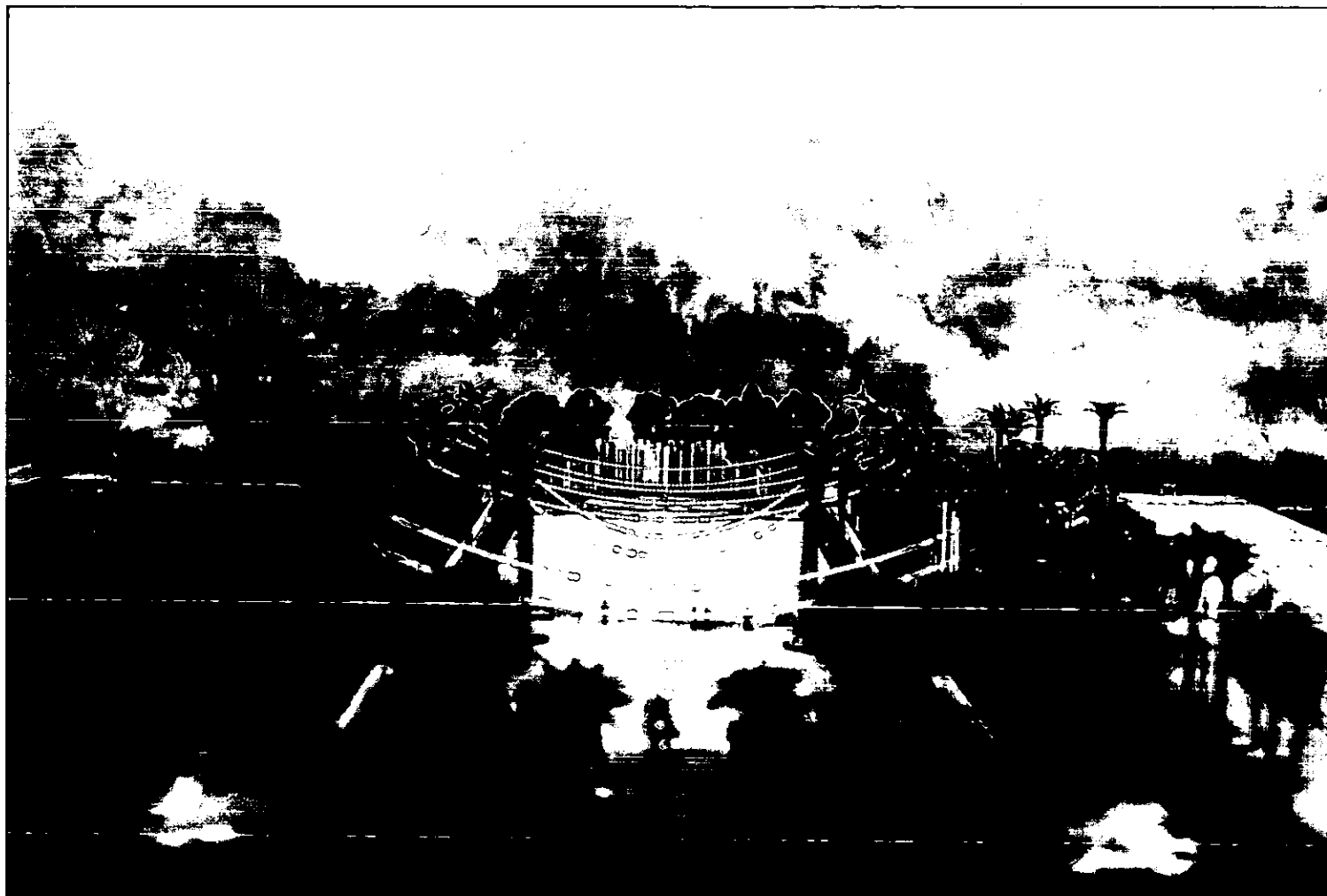
DESIGNED BY: LANDSCAPE

FINISH SCHEDULE

AND NOTES

DATE: 06.20.2011

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JUN 20 2011
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LANDSCAPE STUDY MODEL - SOUTH EAST VIEW

NOTE - STRING LIGHTS NOW TO BE ATTACHED TO POSTS (NOT PALMS) AS PER SPDRC REQUEST



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PROJECT PAGE

SYMPHONY PARK
LAS VEGAS, NEVADA



REVISIONS

No. Date Description

1 08.20.2011

2 08.20.2011

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SDR-41033

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JUN 20 2011

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PC REVIEW

LANDSCAPE
MODEL IMAGES
SOUTHEAST VIEW

08.20.2011



Landscape International, Inc.
4000 Campus Drive
Newport Beach, California 92660
Phone (949) 751-1000 Fax (949) 751-1001
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DATE:

SYNOPSIS PAGE

PROJECT:

SYMPHONY PARK
LAS VEGAS, NEVADA

DATE:



REVISIONS

NO. DATE REVISION

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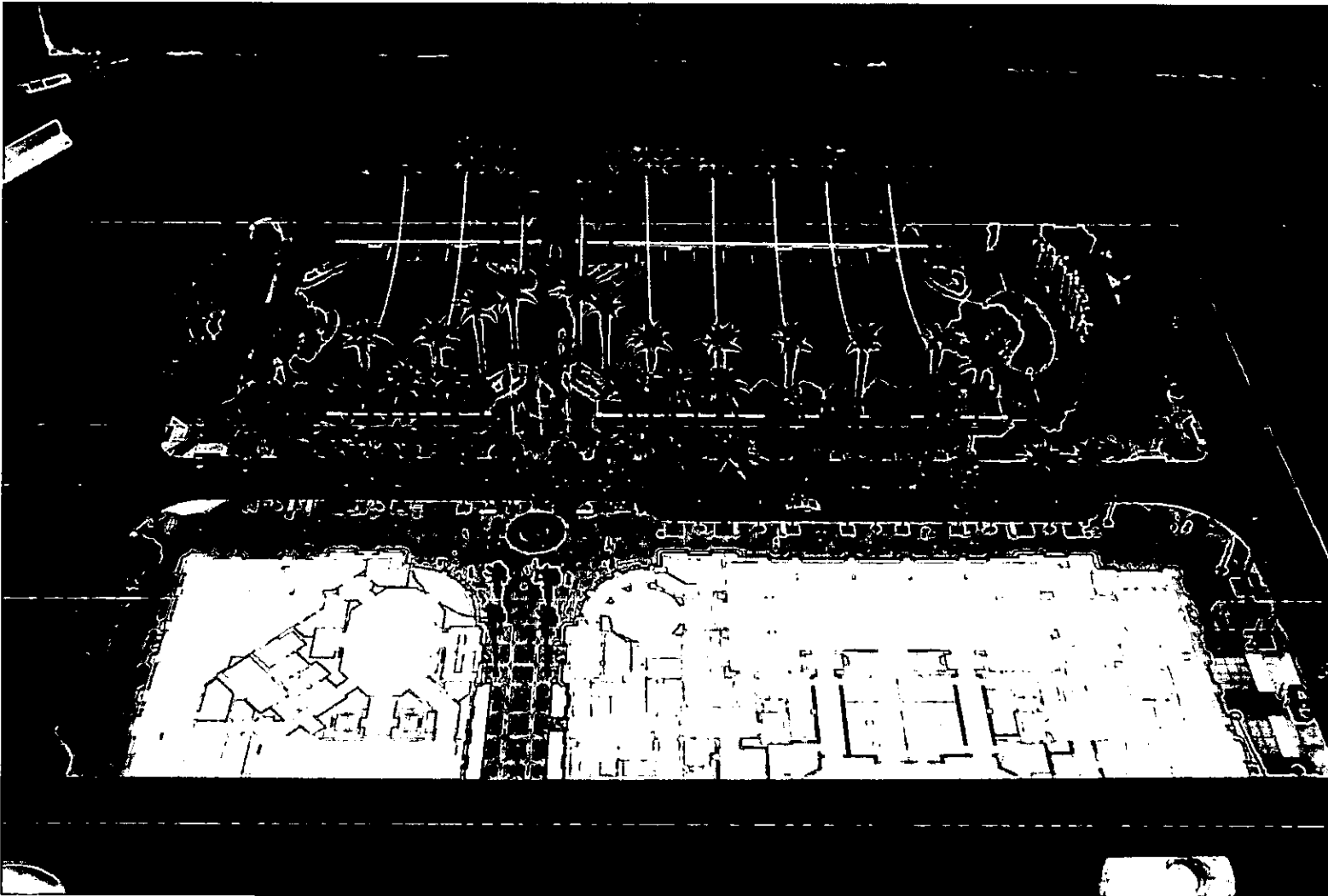
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LANDSCAPE STUDY MODEL - NORTH VIEW

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JUN 20 2011



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OWNER

SYMPHONY PARK

PROJECT

SYMPHONY PARK
LAS VEGAS, NEVADA

DATE



REVISION

No. Date Description

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Landscape International, Inc.
4880 Campus Drive
Newport Beach, California 92660
Phone (949) 415-8888 Fax (949) 415-8889
Website: www.landscape-int.com

DATE:

SYMPHONY PARK

PROJECT

SYMPHONY PARK LAS VEGAS, NEVADA

SCALE



REVISIONS
No. Date Description

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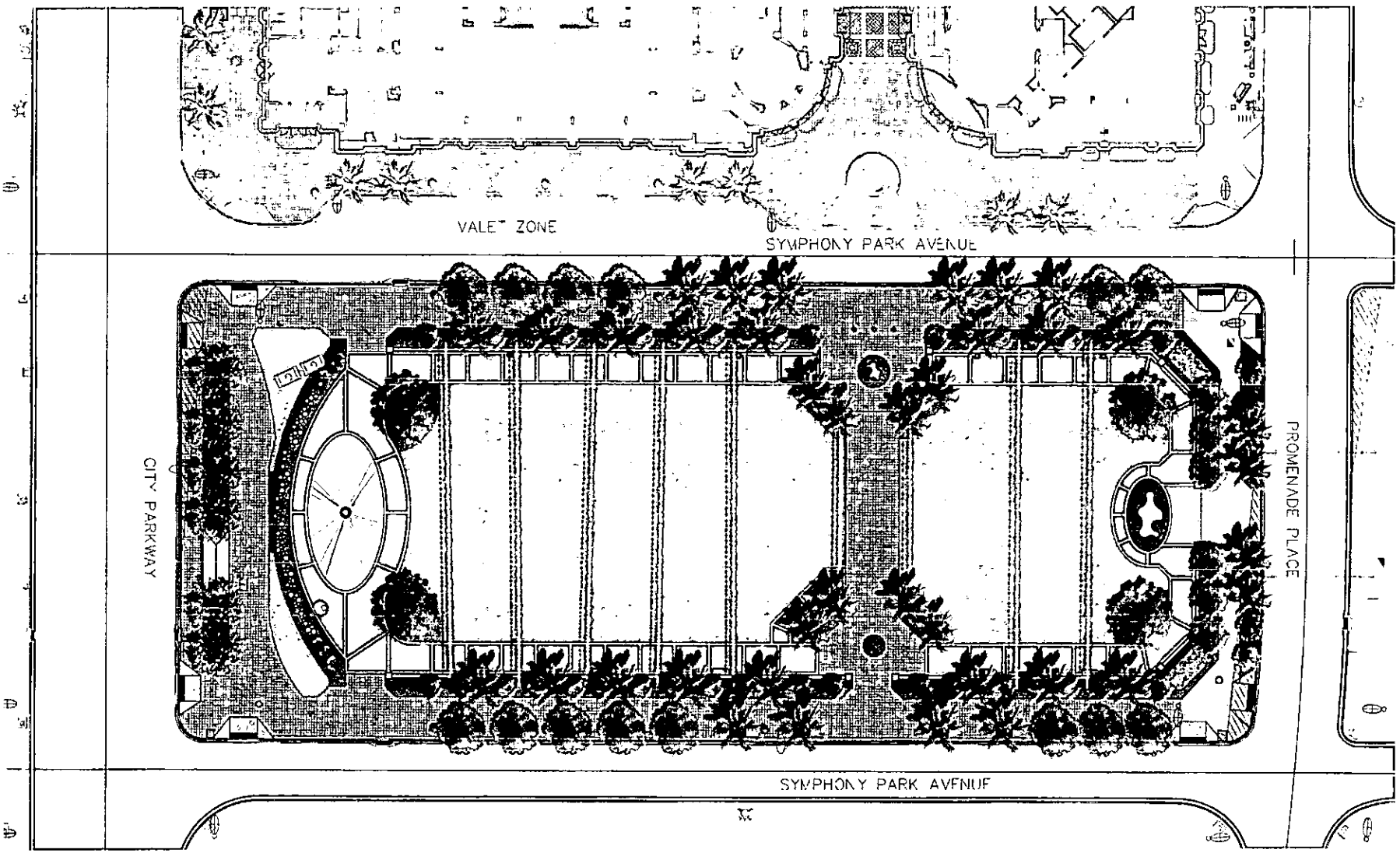


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SYMPHONY PARK // SITE PLAN

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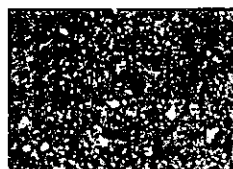




SL-1



PV-1



PV-3



PV-5



SL-3



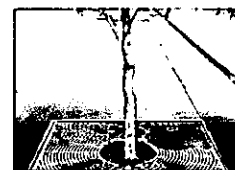
SF-1 W/ CENTER BAR



LIMESTONE VENEER



BF-2



PV-21



RED PISH PISTACHE



SOUTHERN LIVE OAK



DESERT MUSEUM
PALO VERDE



RIO GRANDE BLACK ASH



MEDJDOL DATE PALM



CAROLINA CHERRY



HOLLY OAK

SYMPHONY PARK // MATERIALS

June 16, 2011
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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)
PV.3	DESCRIPTION: CONCRETE UNIT PAVEMENT AT PEDESTRIAN/VEHICULAR FIELDS AND BANDS TYPE/COLOR: PRECAST CONCRETE CONC. PAVEMENT - 11" X 11" X 2" LIMESTONE COLOR FINISH: TUDOR PATTERN/LAYOUT: STACKED BOND MANUFACTURER: HANOVER ARCHITECTURAL PRODUCTS NOTES: EXPANSION JOINTS IN SUB SLAB TO ALIGN WITH PAVEMENT JOINTS - SLAB REINFORCED TO ACCOMMODATE HEAVY VEHICULAR USE	SF.1	DESCRIPTION: PROJECT BENCH - BACKLESS - WITH CENTER HANDRAIL MANUFACTURER: LANDSCAPE FORMS MODEL: APCHA-BACKLESS COLOR: POLYESTER SEATOFTWOOD, STEEL-GALVANIZED IF POSSIBLE. ALTERNATIVE-POWDER COAT SILVER NOTES: PROVIDE FOOTING PER MANUFACTURER RECOMMENDATIONS	PL.1	DESCRIPTION: STREET TREE IN LANDSCAPE PANEL
PV.5	DESCRIPTION: QUARTZITE STONE PAVEMENT AT PEDESTRIAN AREA - 4" SQUARE PAVEMENT 1 1/2" - 1 3/4" THICK TYPE/COLOR: PER APPROVED MOCKUP - DESERT GOLD NATURAL QUARTZITE FINISH: NATURAL CLEFT PATTERN/LAYOUT: TOP EDGE EASED, SAWN EDGE 1/2" MORTAR JOINT TO MATCH PAVING COLOR MANUFACTURER: SPECIALTY STONE PRODUCTS NOTES: EXPANSION JOINTS IN SUB SLAB TO ALIGN WITH STONE EXPANSION JOINTS (PER APPROVAL OF ADMINISTRATIVE MANAGER FOR ORIGINAL PRODUCT BY THE SPDR)	SF.7	DESCRIPTION: TRASH RECEPTACLE MANUFACTURER: LANDSCAPE FORMS MODEL: CHASE PARK COLOR: STEEL-GALVANIZED ALTERNATIVE-POWDER COAT SILVER NOTES:	PL.2	DESCRIPTION: STREET TREE IN HARDSCAPE MODEL: #5220 80" SQUARE WITH 2 HALVES AND ALLOWING 4 UPLIGHT LOCATIONS (AS SHOWN ON PLAN 2.5' FROM TRUNK) OPENING TO BE FILLED WITH DECOMPOSED GRANITE TO MATCH ADJACENT PAVING AVAILABLE THROUGH IRONSMITH (702) 778-5077
PV.14	DESCRIPTION: 12" CONCRETE BUFFER STRIP AT CURB TYPE/COLOR: 1% - 4" SOLOMON 305 CANYAS (TEST FOUR DEPENDENT) FINISH: EXPOSE SAND AND FINE AGGREGATES WITH LIGHT CONCRETE RETARDER APPLIED TO CONCRETE PATTERN/LAYOUT: REFER TO PV.1 MANUFACTURER: SOLOMON COLORS NOTES: 1/2" RADIUS AT ALL EXPOSED EDGES - REINFORCED CONCRETE REQUIRED FOR ALL AREAS TO ACCOMMODATE EQUIPMENT	SF.9	DESCRIPTION: BICYCLE RACK MANUFACTURER: LANDSCAPE FORMS MODEL: BOLA COLOR: GALVANIZED ALTERNATIVE-STEEL NOTES:	PL.3	DESCRIPTION: STREET TREE IN TREE GRATE (IF X 6" FOR PALMS, 4" X 4" FOR CANOPY TREES) NOTES: REFER TO TREE GRATE SPECIFICATION PV-20
PV.21	DESCRIPTION: TREE GRATE B MODEL: ADA - 4" SQUARE FOR TREES & 8" SQUARE FOR PALMS FINISH: RAW CARBON STEEL (NOT PAINTED) MANUFACTURER: IRONSMITH DESIGN NOTES: ORIENT GRATE JOINT PERPENDICULAR TO CURB AND WITH PAVEMENT GROUT LINES			PL.5	DESCRIPTION: PALM IN TREE GRATE (IF X 6" FOR PALMS) NOTES: REFER TO TREE GRATE SPECIFICATION PV-21
PV.A	DESCRIPTION: PEDESTRIAN PAVING FOR INTERIOR WALKS TYPE/COLOR: SOLOMON 305 CANYAS WITH 40% MICA CHIPS ADDED FINISH: EXPOSE MICA, SAND AND FINE AGGREGATES WITH LIGHT CONCRETE RETARDER APPLIED TO CONCRETE PATTERN/LAYOUT: SAWCUT FIELDS AS SHOWN MANUFACTURER: SOLOMON COLORS NOTES: REINFORCED CONCRETE REQUIRED FOR ALL AREAS TO ACCOMMODATE PERFORMANCE EQUIPMENT			PL.8	DESCRIPTION: TREE TRENCH WITH CU-SOIL SIZE: AS SHOWN ON PLANS REFER TO DETAIL B, SHEET L3.01 NOTES: INSTALL CU-SOIL PER CU-SOIL SPECIFICATIONS AND PROCEDURES
SYM.	MANUF./SUPPLIER (SPDG- DRINKING FOUNTAIN)	SYM.	MANUF./SUPPLIER (SPDG-SITE LIGHTING-BY OTHERS)	SYM.	MANUF./SUPPLIER (SPDG-SITE LIGHTING-BY OTHERS)
SF.8	DESCRIPTION: DRINKING FOUNTAIN MANUFACTURER: DAF MODEL: BRANCA FOUNTAIN BY OSCAR DOLL CODE 7095 COLOR: STAINLESS STEEL NOTES: INSTALL PER MFG. SPECIFICATIONS	SL.1	DESCRIPTION: PROMENADE LIGHT MANUFACTURER: VISO LIGHTING MODEL: HELLUX 535 SERIES NOTES: REFER TO LIGHTING CONSULTANT/ELECTRICAL ENGINEER FOR ADDITIONAL INFORMATION AND TO VERIFY PHOTOMETRIC REQUIREMENTS	EX.3	DESCRIPTION: EXISTING STREET LIGHT
		SL.2	DESCRIPTION: TREE UPLIGHT MANUFACTURER: KIM LIGHTING MODEL: LED LIGHTVAULT NOTES: FOUR UPLIGHTS PLACED 7'-6" FROM ALL DECIDUOUS STREET TREES ON PROMENADE - REFER TO LIGHTING CONSULTANT/ELECTRICAL ENGINEER FOR ADDITIONAL INFORMATION		CONTACTS
		SL.3	DESCRIPTION: PEDESTRIAN LIGHT MANUFACTURER: LOUIS POULSEN MODEL: KASTRUP COLOR: COPPER, BRUSHED, NATURAL PAINTED ALUMINUM, POWDER COATED NOTES: REFER TO LIGHTING CONSULTANT/ELECTRICAL ENGINEER FOR ADDITIONAL INFORMATION AND TO VERIFY PHOTOMETRIC REQUIREMENTS		CONTACTS
		SL.5	DESCRIPTION: STREET LIGHT MODEL: CENTENNIAL STREET LIGHT NOTES: REFER TO LIGHTING CONSULTANT/ELECTRICAL ENGINEER FOR ADDITIONAL INFORMATION AND TO VERIFY PHOTOMETRIC REQUIREMENTS		CONTACTS
SYM.	MANUF./SUPPLIER (SPDG-BARRIERS & FENCING)	SYM.	MANUF./SUPPLIER (SPDG-BARRIERS & FENCING)	SYM.	MANUF./SUPPLIER (SPDG-BARRIERS & FENCING)
SF.3	DESCRIPTION: LANDSCAPE PANEL BARRIER A MANUFACTURER: LANDSCAPE FORMS MODEL: ROBERT SANTA & COLE COLOR: GALVANIZED, ALTERNATIVE-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				

LIGHTING/TREE LAYOUT NOTE:

CONTRACTOR SHALL VERIFY LIGHT STANDARD LAYOUT AND RELATIONSHIP TO TREE LAYOUT AS SHOWN FOR PLAN. ANY UNEXPECTED CHANGES SHALL BE DOCUMENTED WITH A FIELD LOCATION AND PROVIDED TO THE LANDSCAPE ARCHITECT PRIOR TO TREE/PAVEMENT INSTALLATION.

STONE/CONCRETE PAVEMENT NOTES:

1. REFER TO PLAN FOR PAVEMENT PREPARED AND STONE/PAVEMENT POINTS. PAVEMENT SHALL BE Laid IN THE PROPOSED GRADES WITH TRUE BOND LINES. JOINT WIDTH AND LINES SHALL BE FINISHED AND ALIGNED.
2. ALL STONE/CONCRETE PAVEMENTS SHALL BE FINISHED WITH A MATTE FINISH. PENETRATING SEALER THAT DOES NOT ALTER THE COLOR OF THE PAVEMENT OR DECREASE THE SLIP RESISTANCE OF THE PAVEMENT SURFACE SHALL BE APPLIED TO ALL STONE/CONCRETE PAVEMENTS SHALL BE FINISHED AND APPROVED PRIOR TO INSTALLATION.
3. CRACKS OR CHIPPED PROMENADES WILL NOT BE ACCEPTED.
4. ALL CURBS SHALL BE MADE CLEAN AND STRONG USING A MORTAR JOINT.
5. CONTRACTOR SHALL PROVIDE TO LISTED TREE OR BRUSH OF EACH PAVEMENT FOR THE OWNER. THE SHAPE/USAGE OF THE PAVEMENT SHALL BE DETERMINED TO A SUFFICIENT LOCATION AS DIRECTED BY THE OWNER.

ALL PAVEMENT AND SLAB SHALL BE DESIGNED TO ACCOMMODATE HEAVY EQUIPMENT PER PERFORMANCE SET UP AND MAINTENANCE.

CALICHE SOIL NOTE:

THE LANDSCAPE CONTRACTOR SHALL INCLUDE IN HIS BID THE COST FOR PENETRATING THROUGH CALICHE OR HARD PAN LAYER WHEN IT IS ENCOUNTERED UNDER TREE OR PALM PLANTING PITS. THE PENETRATING THROUGH THE CALICHE OR HARD PAN LAYER SHALL ALLOW FOR WATER TO DRAIN OUT OF THE PLANTING PIT. SHOULD THE CALICHE OR HARD PAN BE TOO DEEP FOR AUGERING, THE LANDSCAPE CONTRACTOR SHALL DESIGN A DRAINAGE SYSTEM APPROVED BY THE LANDSCAPE ARCHITECT THAT WILL ENSURE PROPER DRAINAGE FROM THE PLANTING PIT. THE LANDSCAPE CONTRACTOR SHALL SUBMIT A UNIT COST FOR ANY SPECIAL DRAINAGE SYSTEM.

PLANTING NOTES:

1. ALL PLANTING SHALL COMPLY WITH LOCAL CODES AND REGULATIONS.
2. QUANTITIES SHOWN IN THE LEGEND ARE FOR CONFORMANCE ONLY. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY AND INSTALL PLANT QUANTITIES AS DRAWN ON PLAN.
3. FINAL LOCATION OF ALL TREES AND PALMS SHALL BE VERIFIED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO EXCAVATION OF PLANTING PITS.
4. INSTALL 1" LAYER OF PLANTER MULCH IN ALL PLANTING AREAS. MATCH PLANTER MULCH IN EXISTING PLANTING.
5. ALL PALM TREES SHALL BE PLANTED PALMS.
6. PALM TREES (SPECIES LISTED) ARE BROWN TRUNK HEIGHT.

SHRUB LAYOUT NOTE:

ALL SHRUBS ARE TO BE SPOTTED IN THE FIELD PER THE SHRUB PLAN BY THE LANDSCAPE CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO EXCAVATION OF PLANTING PITS.

ESPALE NOTE:

REMOVE ALL ESPALEES FROM TREES WITH ATTACH TO WALL OR FENCE WITH WIRE CABLE.

PLANTING SHRUBS, VINES & GROUNDCOVERS:

1. SHRUBS AND VINES PLANTING PITS FOR SHRUBS AND VINES SHALL BE 8" IF GREATER IN DIAMETER OR IF DEEPER THAN PLANT ROOTBALL. COMPACTED SOIL AT BOTTOM OF PIT SHALL BE LOOSELY SOFT PIT FILLED WITH PREPARED SOIL. TO THE BOTTOM OF THE BALL. WHEN THE PLANT HAS BEEN PROPERLY SET, THE PIT SHALL BE FILLED TO THE REQUIRED GRADE WITH PREPARED SOIL AND THOROUGHLY SETTLED BY TAMPING AND WATERING. ALL VINES SHALL BE REMOVED FROM STAKES, LIFTED, AND SECURELY FASTENED IN ALL APPROVED MANNER TO THE WALL, FENCE OR OTHER SURFACE NEAR TO WHICH THEY ARE PLANTED.
2. GROUNDCOVER PLANTING PITS FOR ROOTED CUTTINGS FROM PLANTS SHALL BE 8" IF 4" GROUND COVER AREAS SHALL BE IDENTIFIED PRIOR TO PLANTING. NO GROUND COVER PLANTS SHALL BE PLANTED IN DRY SOIL.

TREE PLANTING PIT NOTE:

ALL PITS FOR TREES SHALL BE 8" SQUARE WITH BOTTOMS LEVEL. THE LENGTH OF THE SIDES AND THE DEPTH AS SPECIFIED BELOW. COMPACTED SOIL AT BOTTOM AND SIDINGS SHALL BE LOOSELY SET BY SHAMPING OR OTHER APPROVED METHOD. PITS SHALL BE BACKFILLED WITH PREPARED SOIL. THOROUGHLY SETTLED BY WATER APPLICATION. BACKFILL SHALL BE MADE WITH SOIL AS SPECIFIED UNDER PREPARED SOIL, UNIT.

ALL PLANT PITS FOR TREES 34" 308 308 AND LARGER SHALL BE EXCAVATED TO A MINIMUM OF 2' LARGER THAN THE SIDE AND 1' DEEPER THAN THE HEIGHT OF THE CONTAINER IN ORDER TO PERMIT HANDLING. PLANTED PITS FOR LARGER TREES UP TO 18" SHALL BE A MINIMUM OF 2' LARGER THAN THE DIAMETER AND 1' DEEPER THAN THE HEIGHT OF THE CONTAINER. EXCAVATE PITS WITH VERTICAL SIDES FOR ALL PLANTS. PLANTS SHALL NOT BE PLANTED IN DRY SOIL. SOIL SHALL BE MOIST AT LEAST 1" DEEP.

SET PLANTS IN CENTER OF PIT. IN A VERTICAL POSITION, SO THAT THE BOTTOM OF THE BALL WILL BE LEVEL WITH FINISH GRADE AFTER ALLOWING FOR WATERING SETTLING AND SHALL BEAT THE SAME RELATIONSHIP TO THE FINISH GRADE THAT IT DID TO THE CONTAINER SOIL SURFACE.

DEEP ROOT BARRIERS

ANY TREE 15 GALLON SIZE OR LARGER PLANTED WITHIN 5' OF HARDSCAPE SHALL HAVE A DEEP ROOT BARRIER INSTALLED ALONG THE EDGE OF THE HARDSCAPE. MINIMUM 4' BEYOND THE BRIM OF TREE PLANTING PIT.

TREE SIZE	ROOT BARRIER MODEL NO.
15 GALLON	CP16-8
24" SOIL	CP16-8
36" SOIL LARGER	CP16-8

AVAILABLE THROUGH COMPANY PRODUCTS, 1001 N. GUNNELL BLVD. & HANOVER, CA 95030 (916) 980-9884 (FOR APPROVED EQUIVALENTS)

IRRIGATION NOTE:

ALL PLANTING AREAS SHALL BE IRRIGATED ACCORDING TO HYDROLOGICAL PLANT TYPE & COMMODITY. EXPOSURE AND WILL RECEIVE WITH COVERAGE BY MEANS OF STATE-OF-THE-ART, AUTOMATICALLY CONTROLLED, ELECTRICALLY OR BATTERY OPERATED, UNDERGROUND PIPED SPRINKLER SYSTEM. IRRIGATION MAINLINE PIPING SHALL BE PVC PLANT TYPE 1000 HOLE SIZE IN 4" OR CLASS 110. ALL LATERAL LINES SHALL BE CLASS 100 OR CLASS 210. IRRIGATION PIPE SHALL BE INSTALLED AT 18" MIN DEPTH FOR PRESSURE LINE & 12" MIN FOR LATERAL LINES.



STREETCART PARK

SYMPHONY PARK
LAS VEGAS, NEVADA



SYMPHONY PARK
LAS VEGAS, NEVADA

SYMPHONY PARK
LAS VEGAS, NEVADA

SYMPHONY PARK
LAS VEGAS, NEVADA

06.20.2011

PC REVIEW

FINISH SCHEDULE
AND NOTES

05-05-10

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SDR-41033
REVISED



Lifescapes International, Inc.
4198 Camino Del Rio South
San Diego, California 92108
Phone: (619) 584-1234 Fax: (619) 584-1234
Website: www.lifescapes.com

UNIVERSITY OF CALIFORNIA

STATION PARK

SYMPHONY PARK LAS VEGAS, NEVADA



DATE: 06.20.2011
PROJECT: SYMPHONY PARK
SHEET: L4.01

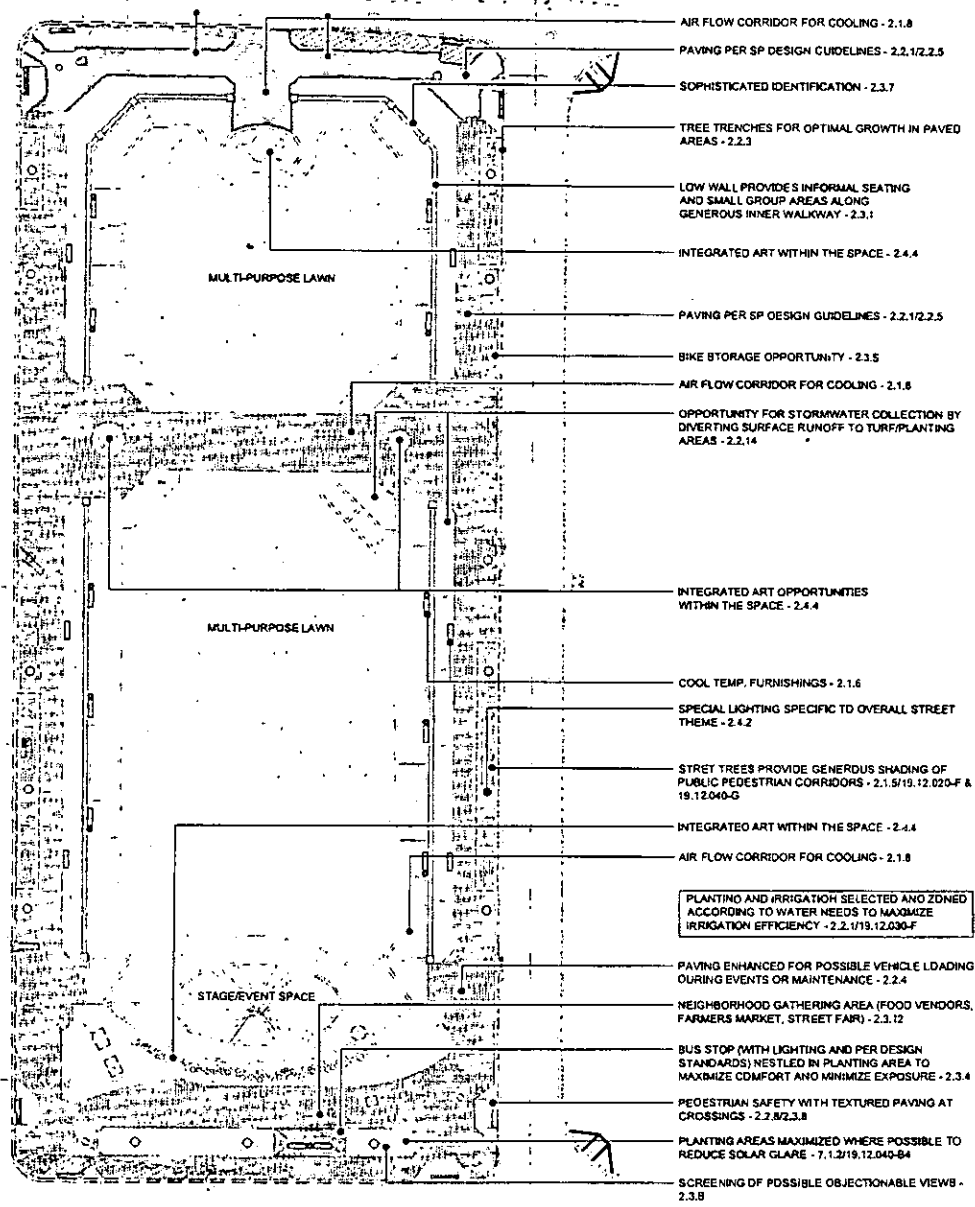
LIFESCAPES INTERNATIONAL, INC.
Landscape Architecture
10000 W. Sahara Avenue, Suite 100
Las Vegas, NV 89135
Phone: (702) 735-1234 Fax: (702) 735-1234
Website: www.lifescapes.com

DATE: 06.20.2011

PG REVIEW
LANDSCAPE
SYMP. PARK DESIGN
SUMMARY

DATE: 06.20.2011

L4.01



DESIGN OBJECTIVES

TO CREATE A PARK THAT PROVIDES A MULTI-FUNCTIONAL AREA TO CELEBRATE THE ARTS AND ALLOW A SUSTAINABLE, OPEN GREEN SPACE FOR AREA RESIDENTS AND VISITORS THAT REFLECT THE SPIRIT OF THE SURROUNDING URBAN ENVIRONMENT.

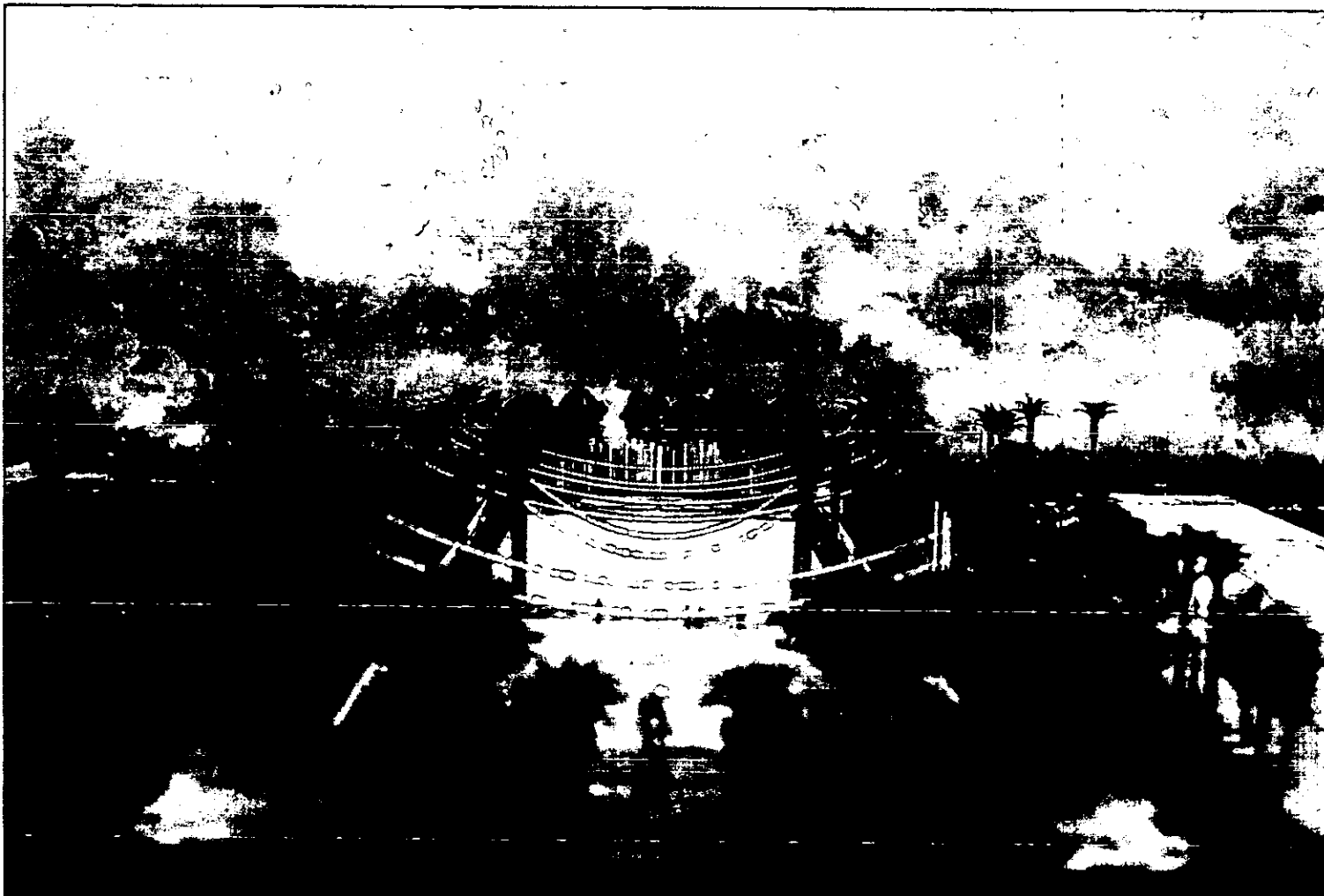
- ALLOW SPACE FOR VARIOUS SIZED EVENTS.
- PROVIDE AREAS ON SITE FOR EVENT SERVICES (BOH, TEMPORARY RESTROOMS, ETC.).
- PROVIDE AREAS FOR NEIGHBORHOOD SIZED EVENTS (STREET FAIRS, FARMERS MARKETS, ETC.).
- PROVIDE PEDESTRIAN CIRCULATION PATHS THAT WORK FOR THE PUBLIC DURING EVENTS.
- ALLOW OPEN SPACE FOR INFORMAL PLAY AND STROLLING.
- MAINTAIN A COMMON THREAD TO THE SURROUNDING BUILDINGS AND URBAN ENVIRONMENT WHILE STILL PROVIDING AMPLE PLANTING AREAS, COOLING EXPANSES OF LAWN AND SHADED WALKS.
- UTILIZE SUSTAINABLE PRACTICES THROUGH VARIED AND APPROPRIATE PLANTING AND RESPONSIBLE IRRIGATION.
- MAXIMIZE STORM WATER COLLECTION BY DIVERTING WATER TO PLANTERS BEFORE DISCHARGE INTO DRAINAGE SYSTEM.

REFER TO THE SYMPHONY PARK DESIGN GUIDELINES STREET AND OPEN SPACE REQUIREMENTS (PAGE 18-21 AND THE LAS VEGAS ZONING CODE CHAPTER 19.12 FOR ADDITIONAL INFORMATION ON REFERENCE NOTES PROVIDED IN CALL OUTS



SDR-41033 JUN 20 2011
REVISED

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LANDSCAPE STUDY MODEL - SOUTH EAST VIEW

NOTE - STRING LIGHTS NOW TO BE ATTACHED TO POSTS (NOT PALMS) AS PER SPDRG REQUEST



Lushan International, Inc.
2000 Corporate Center
Las Vegas, NV 89102
Phone: (702) 735-1000
Fax: (702) 735-1001
Email: info@lushan.com

SYMPHONY PARK

SYMPHONY PARK
LAS VEGAS, NEVADA



REVISION

No.	Date	By	For

LUSHAN INTERNATIONAL, INC.
A Nevada corporation
1000 Corporate Center
Las Vegas, NV 89102
Phone: (702) 735-1000
Fax: (702) 735-1001
Email: info@lushan.com

No. of copies of this drawing is 1 of 1

SCALE

DATE REVISION

BY

FOR

PROJECT

DATE

06.20.2011

PC REVIEW

REVISION

LANDSCAPE

MODEL IMAGES

SOUTHEAST VIEW

REVISION

DATE

06.20.2011

PC REVIEW

REVISION

LANDSCAPE

MODEL IMAGES

SOUTHEAST VIEW

REVISION

DATE

06.20.2011

PC REVIEW

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LANDSCAPE

MODEL IMAGES

SOUTHEAST VIEW

REVISION

DATE

06.20.2011

PC REVIEW

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L5.01



Landscape International, Inc.
2001 Canyon Blvd, Suite 100
Boulder, Colorado 80502
Phone: (303) 440-1111
Fax: (303) 440-1112
www.landscapeintl.com

STATION NAME

SYMPHONY PARK
LAS VEGAS, NEVADA



REVISION
No.
Date
By

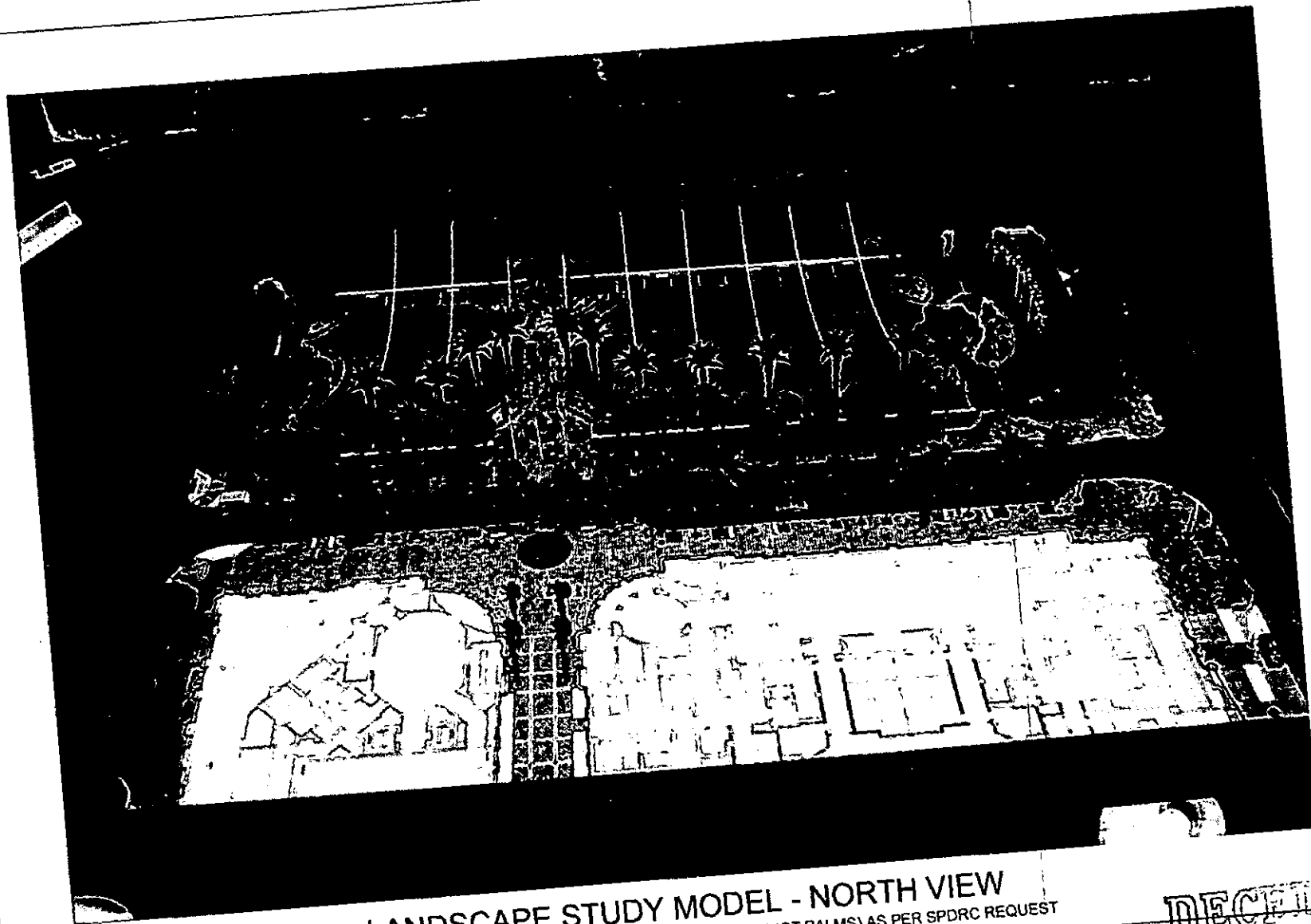
LANDSCAPE INTERNATIONAL, INC.
2001 Canyon Blvd, Suite 100
Boulder, Colorado 80502
Phone: (303) 440-1111
Fax: (303) 440-1112
www.landscapeintl.com

SCALE
DATE ISSUED
DATE REVIEWED

DATE
06.20.2011

PC REVIEW

LANDSCAPE
MODEL IMAGES
NORTH VIEW



LANDSCAPE STUDY MODEL - NORTH VIEW
NOTE - STRING LIGHTS NOW TO BE ATTACHED TO POSTS (NOT PALMS) AS PER SPDRG REQUEST

RECEIVED 5.02
JUN 20 2011



Landscape International, Inc.
4000 Corporate Center
Las Vegas, NV 89121
Phone: (702) 735-8888 Fax: (702) 735-8888
Website: www.landscapeintl.com

PROJECT NAME

SYMPHONY PARK
LAS VEGAS, NEVADA



DATE

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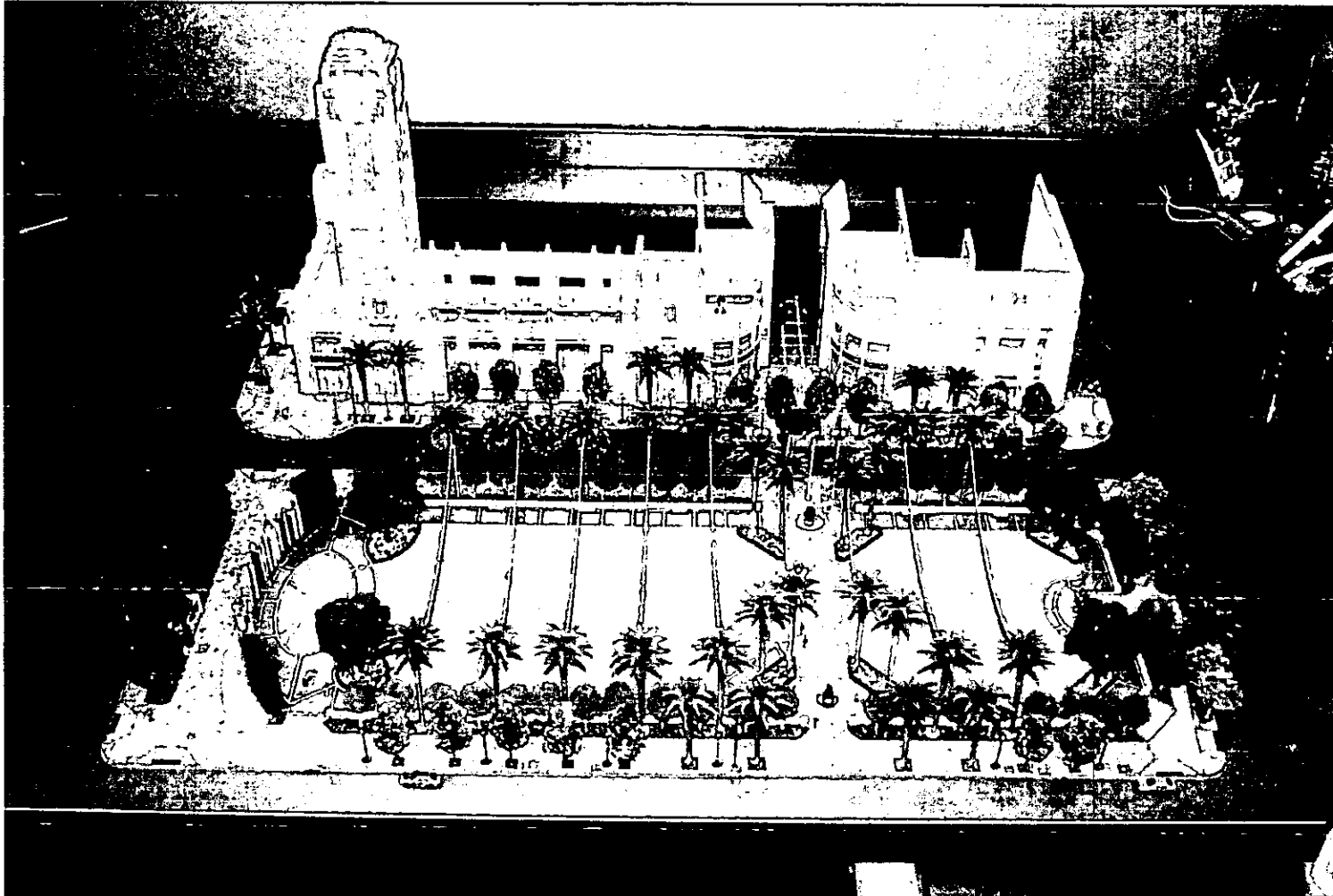
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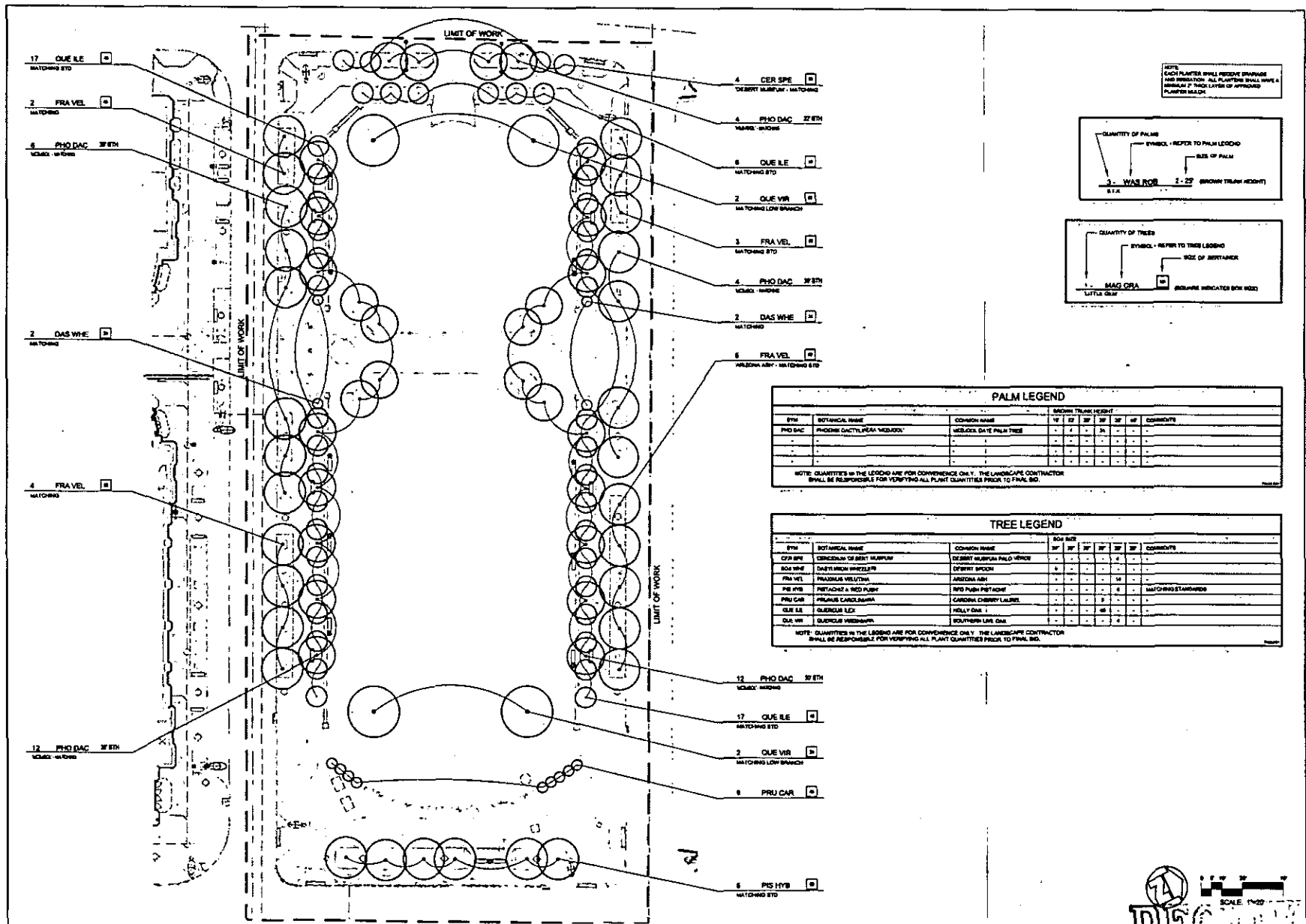


LANDSCAPE STUDY MODEL - SOUTH VIEW

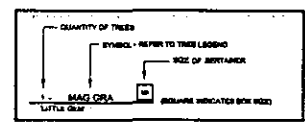
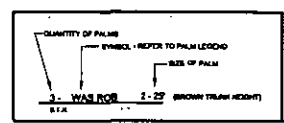
NOTE - STRING LIGHTS NOW TO BE ATTACHED TO POSTS (NOT PALMS) AS PER SPDRC REQUEST

SDR-41033
REVISED

RECEIVED **L5.03**
JUN 20 2011



NOTE:
EACH PLANTER SHALL RECEIVE DRAINAGE
AND IRRIGATION. ALL PLANTERS SHALL HAVE A
MINIMUM 2" THICK LAYER OF APPROVED
PLANTER MEDIA.



PALM LEGEND									
SYM	BOTANICAL NAME	COMMON NAME	BROWN TRUNK HEIGHT					COMMENTS	
			12"	18"	24"	30"	36"		
PHO DAC	PHOENIX DACTYLIS	WAX PALM	-	-	-	-	-		

NOTE: QUANTITIES IN THE LEGEND ARE FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO FINAL BID.

TREE LEGEND									
SYM	BOTANICAL NAME	COMMON NAME	BROWN TRUNK HEIGHT					COMMENTS	
			12"	18"	24"	30"	36"		
CYR SPC	CERATOPHYLLUM DEMISSUM	WAX PALM	-	-	-	-	-		
PHO DAC	PHOENIX DACTYLIS	WAX PALM	-	-	-	-	-		
FRA VEL	FRAZARIA VELUTINA	ARIZONA ASH	-	-	-	-	-		
PHO DAC	PHOENIX DACTYLIS	WAX PALM	-	-	-	-	-		
PHO DAC	PHOENIX DACTYLIS	WAX PALM	-	-	-	-	-		
PHO DAC	PHOENIX DACTYLIS	WAX PALM	-	-	-	-	-		
PHO DAC	PHOENIX DACTYLIS	WAX PALM	-	-	-	-	-		
PHO DAC	PHOENIX DACTYLIS	WAX PALM	-	-	-	-	-		

NOTE: QUANTITIES IN THE LEGEND ARE FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO FINAL BID.



SYMPHONY PARK LAS VEGAS, NEVADA



DATE: 08.20.2011

PC REVIEW
LANDSCAPE
PLANTING PLAN
TREES & VINES

L6.01

SDR-41033
REVISED



JUN 20 2011



SYMPHONY PARK LAS VEGAS, NEVADA



REVISIONS

NO.	DATE	DESCRIPTION

DATE OF THIS SHEET: 06.20.2011

SCALE: 1"=20'

BY: [Signature]

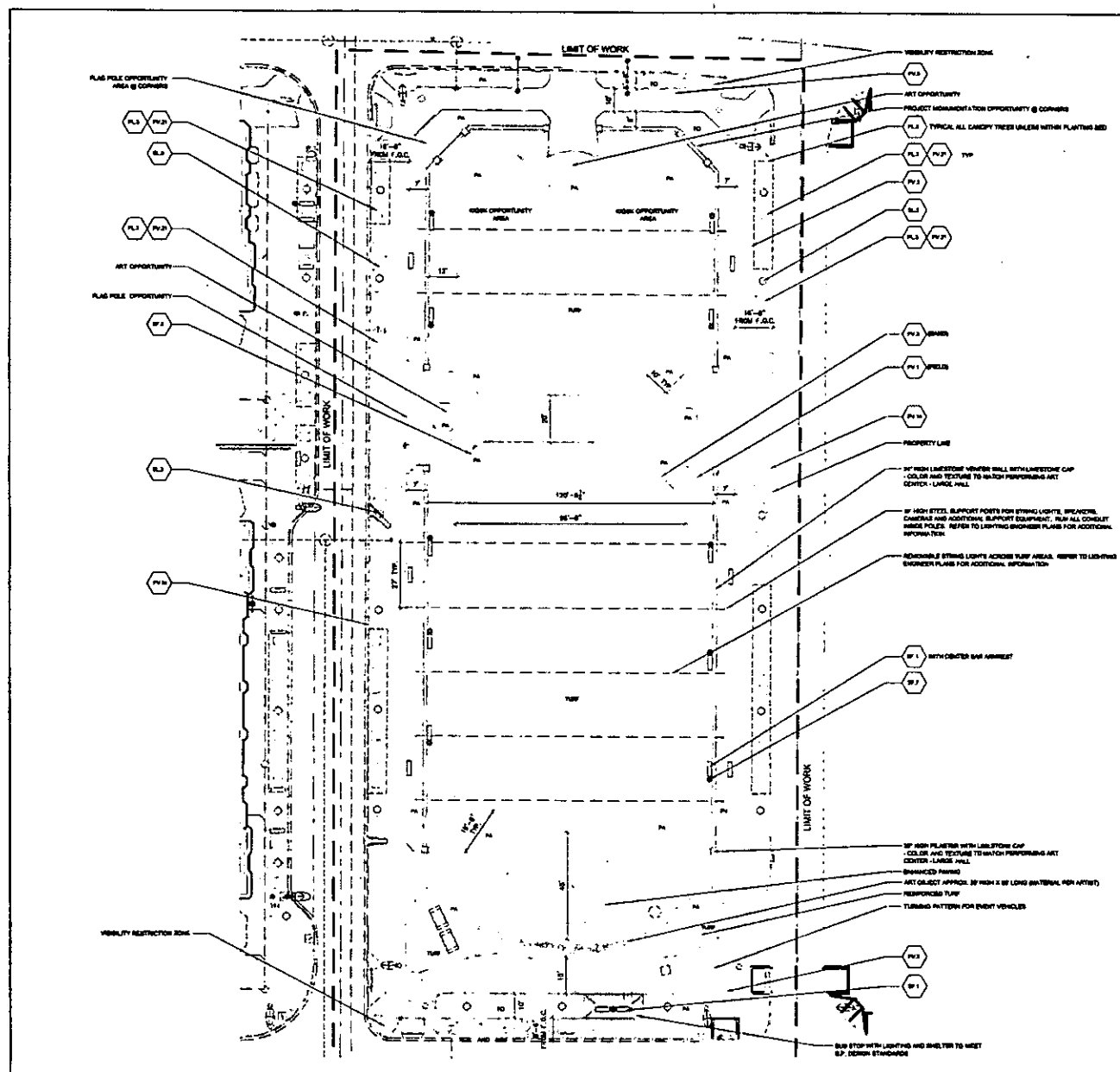
CHECKED: [Signature]

DATE: 06.20.2011

PC REVIEW

LANDSCAPE GENERAL ARRANGEMENT PLAN

L2.01



NOTE:
REFER TO SHEET L2.01 FOR FINISH VEHICLES

STONE/CONCRETE PAVER NOTES:

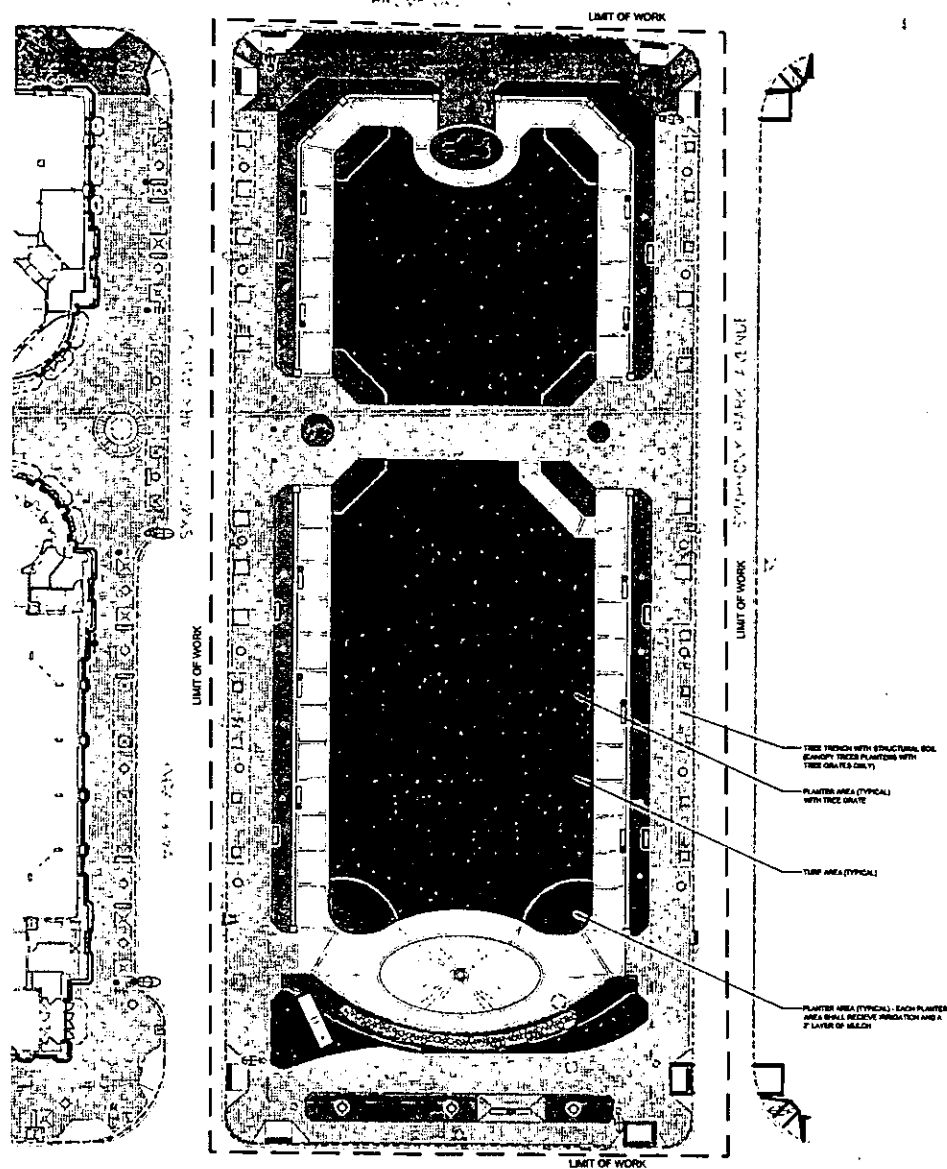
1. REFER TO PLANS FOR PAVES (PRECAST AND STONE) STARTING POINTS. PAVES SHOULD BE Laid IN THE PATTERN SHOWN WITH TRUE BOND LINES. JOINT WIDTH AND LINES (BOND LINES) SHALL BE STRAIGHTENED AND ADJUSTED.
2. PAVES PATTERNS SHALL BE Laid OUTFIELD MEASURED TO ASSURE THAT CUT PAVES OR PAVES REMOVED WILL BE MINIMAL. CUTS SMALLER THAN ONE THIRD OF THE WHOLE PAVE SHALL NOT BE ACCEPTED.
3. ALL STONE AND CONCRETE PAVES (WITHIN THE PAVE) SHALL BE FINISHED WITH A MATTE FINISH. PAVES SHALL BE SMALLER THAN 12\"/>

ALL PAVES AND BOND LINES SHALL BE DESIGNED TO ACCOMMODATE HEAVY EQUIPMENT FOR PERFORMANCE SET UP AND MAINTENANCE.



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JUN 20 2011



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JUN 20 2011



SYMPHONY PARK

SYMPHONY PARK
LAS VEGAS, NEVADA



Revisions

No.	Date	By

LIFESCAPES INTERNATIONAL, INC.
4000 Center Drive, Suite 100, Las Vegas, NV 89119
Phone: (702) 735-1111 Fax: (702) 735-1112
Website: www.lincap.com

For Division, and by the Division, a set of 10
Scales

By the Division, and by the Division, a set of 10
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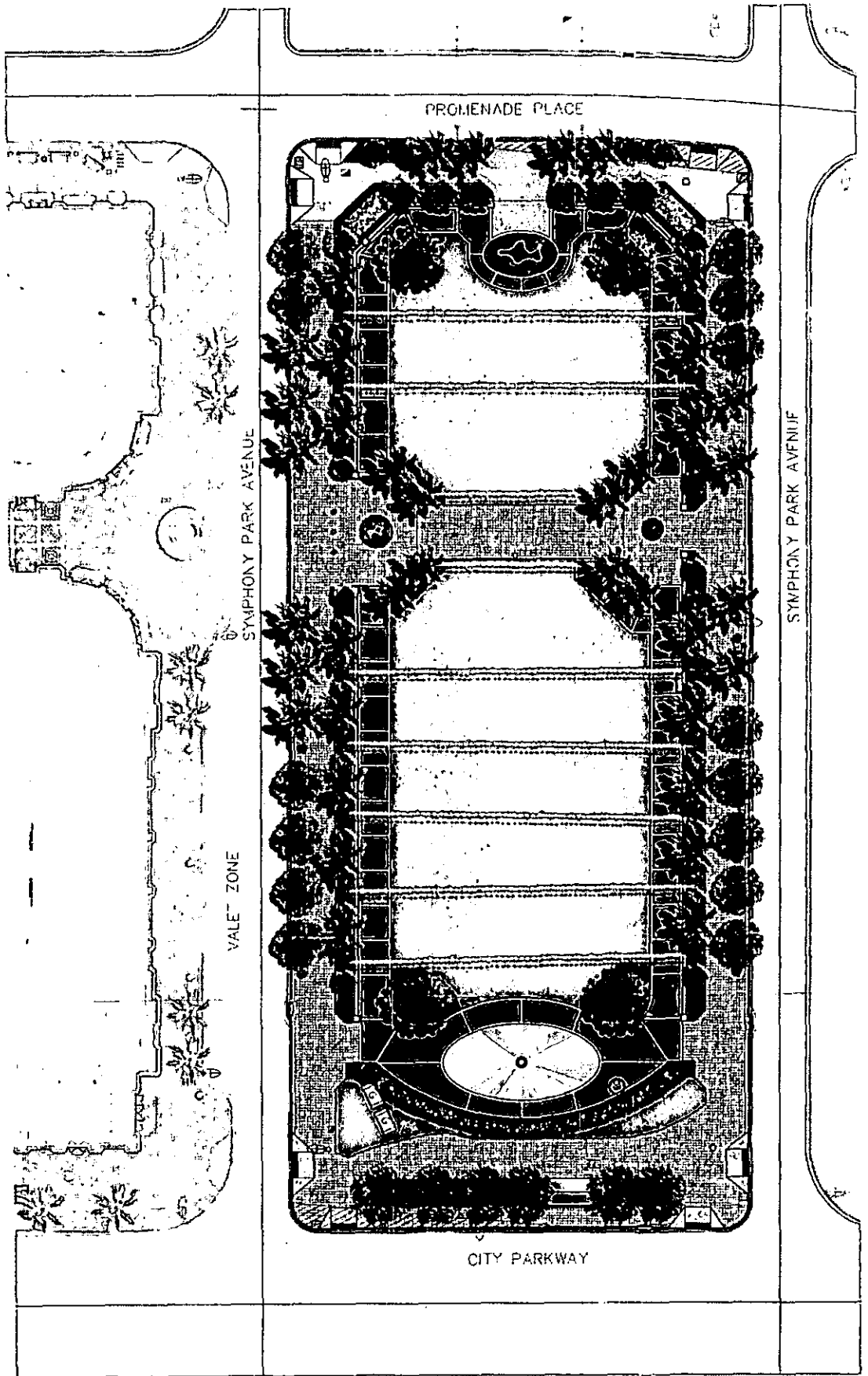
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Scales

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Scales

SDR-41033
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SYMPHONY PARK // SITE PLAN

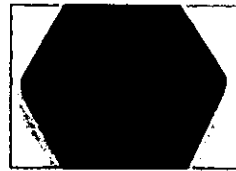
June 16, 2011 Scale 1:1/6
LIFESCAPES INTERNATIONAL, INC.

SDR-41033
DEVISFN

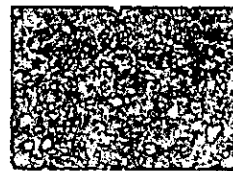
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JUN 20 2011



SL-1



PV-1



PV-3



PV-5



SL-3



SF-1 W/ CENTER BAR



LIMESTONE VENEER



BF-2



PV-21



RED PISH PISTACHE



SOUTHERN LIVE OAK



DESERT MUSEUM
PALO VERDE



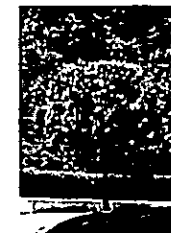
RIO GRANDE BLACK ASH



MEDJOL DATE PALM



CAROLINA CHERRY



HOLLY OAK

SYMPHONY PARK // MATERIALS

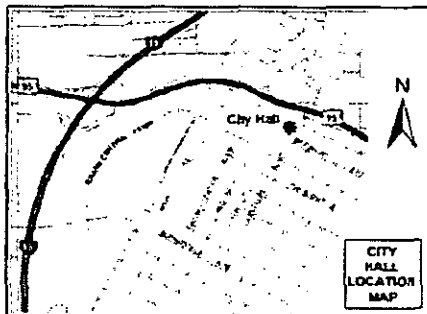
JUNE 16, 2011
LIFESCAPES INTERNATIONAL, INC.

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JUN 20 2011

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

Return Service Requested
Official Notice of Public Hearing



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



I SUPPORT
this Request



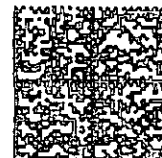
I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-41033

Planning Commission Meeting of 5/10/2011

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
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0004279218 APR 28 2011
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13934310016
DECARO RUSSIANO
710 S 1ST ST
LAS VEGAS NV 89101-6411

Case: SDR-41033

30 BRDFN11 89101



MAY -4 2011

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P.1/1

PRE-APPLICATION CONFERENCE NOTES

CITY OF LAS VEGAS



CYCLE
4

Project Name: Symphony Park

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

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

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

☒ **Meeting** ☐ **Conversation Record** ☐ **Telephone Record**

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

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

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OR: ☐ **see Meeting Attendance Sheet**

PRE-APPLICATION CONFERENCE NOTES

CITY OF LAS VEGAS



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

Meeting Notes:

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

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

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

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

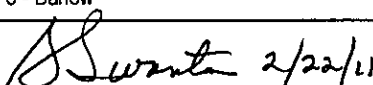
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FEB 24 2011

Pre-Application
Conference

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



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

Owner / Applicant / Representative:	CITY PARKWAY V INC SYMPHONY PARK MASTER ASSN INC	Application Type(s):	Site Development Plan Review Variance
APN(s):	139-33-511-009, 010; 139-34-211-001	Application Purpose:	Symphony Park, including buildings and landscaping To allow a sign within 5' of the ROW where not allowed
Location:	SWC Symphony Park Ave/City Parkway	Pre-App. Meeting Date:	02/17/11
Ward:	5 - Barlow	Submittal Deadline:	02/24/11 - no later than 2:00 pm
Planner's Signature:	 2/22/11	Earliest PC / CC Meeting Dates:	04/12/11 PC - 05/18/11 CC (Cycle 4)
Planner:	Steve Swanton, Senior Planner - 229-4714		

Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:

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

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: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekk, Survey (FM, PM, & A's only)
Date: September 20, 2006
Re: **SDR-16267** Newland Communities NEC of Grand Central Parkway and Bonneville Avenue
Site Development Plan Review for a mixed-use development

CONDITIONS OF APPROVAL:

1. Identify the on-site street network as public roadways or private. Geometric design of all public roadways shall meet the approval of the City Engineer.
2. Coordinate with the Collection System Planning section of the Department of Public Works regarding connection to public sewer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
3. Landscape and maintain all unimproved rights-of-way, if any, in the public rights-of-way adjacent to or within this site.
4. Submit an Encroachment Agreement for all landscaping, if any, located in the public rights-of-way adjacent to or within this site prior to occupancy of this site.
5. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
6. Site development to comply with all applicable conditions of approval for Z-100-97, the Parkway Center Commercial Subdivision and all other applicable site-related actions.
7. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

P/L 183/89

Report of All Selected Parcels

Case Number: VAR-41034; SDR-41033

Printed On: Tue: March 1, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
		13933798001
		13934398002
		13934398001
		13934198002
		13934298001
		13927410000
		13934298002
		13934198001
		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	13934111002
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	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	13927401031
CITY PARKWAY IV A INC	%OFFICE BUSINESS DEV 400 STEWART AVE 2ND FLR LAS VEGAS NV	13934110005
CITY PARKWAY IV A INC	%CITY OF LAS VEGAS %BUS DEV 400 STEWART AVE 2ND FLOOR LAS VEGAS NV	13934110007
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	13933610025
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	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	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	13934210035

Report of All Selected Parcels**Case Number:** VAR-41034**Printed On:** Tue: March 1, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
COUNTY OF CLARK(RPM)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934210036
CDUNTY 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
COUNTY OF CLARK(RPM)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934210034
DECARO RUSSIANO	710 S 1ST ST LAS VEGAS NV	13934310016
DECARO RUSSIANO	710 S 1ST ST LAS VEGAS NV	13934310017
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	13934310019
DUBOVIK WILLIE & NATALIE	708 S FIRST ST LAS VEGAS NV	13934310018
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	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
G N L V CORP	P O BOX 610 LAS VEGAS NV	13934210031
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
GHELFI SOPHIA ANN INCOME TRUST	3609 N W 61ST ST SEATTLE WA	13934111045
GRANITE PROPERTIES I L L C	111 NORTH 1ST ST LAS VEGAS NV	13934111031
GRANITE PROPERTIES II L L C	%GRANITE GAMING GROUP LLC 111 NORTH FIRST ST LAS VEGAS NV	13934111029
GRANITE PROPERTIES II L L C	111 N FIRST ST LAS VEGAS NV	13934111030
GRANITE PROPERTIES IV L L C	%S BURNSTINE 111 N 1ST ST LAS VEGAS NV	13934111032
HAM VICKI ETAL	9009 ROBINSON RIDGE DR LAS VEGAS NV	13934311006
HAM VICKI ETAL	9009 ROBINSON RIDGE DR LAS VEGAS NV	13934311005
HERBST JERRY	P O BOX 93417 LAS VEGAS NV	13934210024
HERBST JERRY E	P O BOX 93417 LAS VEGAS NV	13934210006
JORAI ENTPRS	2 THAYNES CANYON WY PARK CITY UT	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

Report of All Selected Parcels**Case Number:** VAR-41034**Printed On:** Tue: March 1, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
L G E INC	1510 W LOOP SOUTH HOUSTON TX	13934111042
L G E INC	1510 W LOOP SOUTH HOUSTON TX	13934111044
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	13934210014
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	13934311012
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	13934311029
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	13934311030
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	13934311018
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	13934311028
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	13934311019
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	13934311011
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311009
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	13934311010
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	13934210018
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	13934311013
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934210017
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	13934311023
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	13934311022

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<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 DH	13934311002
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	13934311001
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	13927402008
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	13927402007
M S W INC	%BOYD GAMING 6465 S RAINBOW BLVD LAS VEGAS NV	13927402006
M S W INC	%BDYD GAMING 6465 S RAINBOW BLVD LAS VEGAS NV	13934101003
MAXIE L L C	%C BYRD 1061 E 1720 S ST GEORGE UT	13934302004
MESQUITE PARTNERS LTD	716 W MESQUITE AVE LAS VEGAS NV	13927401004
MESQUITE PARTNERS LTD	716 W MESQUITE AVE LAS VEGAS NV	13928802001
MESQUITE PARTNERS LTD	716 W MESQUITE AVE LAS VEGAS NV	13927401005
MESQUITE500 L L C	716 W MESQUITE AVE LAS VEGAS NV	13927401020
MESQUITE500 L L C	716 W MESQUITE AVE LAS VEGAS NV	13927401019
MESQUITewood L L C	107 E CHARLESTON BLVD LAS VEGAS NV	13927401023
MILLER C W	%BOYD GAMING-TAX DEPT 6465 S RAINBOW BLVD 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	13934310001
NEVADA POWER COMPANY	%LAND SERV STA #9 P O BOX 98910 LAS VEGAS NV	13934310002
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	13934210004
OAKBROOK REALTY & INVEST II LLC	1000 ROYCE BLVD OAKBROOK IL	13934210003
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

Report of All Selected Parcels**Case Number:** VAR-41034**Printed On:** Tue: March 1, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
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	8689 W CHARLESTON BLVD #109 LAS VEGAS NV	13934111003
R & S P FAMILY TRUST ETAL	8689 W CHARLESTON BLVD #109 LAS VEGAS NV	13934111004
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
REGIONAL TRANSPORTATION COMM	600 S GRAND CENTRAL PKWY #350 LAS VEGAS NV	13934302006
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
SYMPHONY PARK MASTER ASSN INC	%S GLADSTEIN 6130 ELTON AVE #212 LAS VEGAS NV	13933511009
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
T-U P R L L C	1 MAIN ST LAS VEGAS NV	13934201007
T-U P R L L C	1 MAIN ST LAS VEGAS NV	13934201003
T-U P R L L C	1 MAIN ST LAS VEGAS NV	13934201016
T-U P R L L C	1 MAIN ST LAS VEGAS NV	13934101008
T-U P R L L C	1 MAIN ST LAS VEGAS NV	13934101005
T-U P R L L C	1 MAIN ST LAS VEGAS NV	13934101004
T-U P R L L C	1 MAIN ST LAS VEGAS NV	13934101007

Report of All Selected Parcels**Case Number:** VAR-41034**Printed On:** Tue: March 1, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
T-U P R L L C	1 MAIN ST LAS VEGAS NV	13934101009
T-U P R L L C	1 MAIN ST LAS VEGAS NV	13934101006
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	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	13927401032
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	13927401027
UNION PACIFIC RAILROAD COMPANY	%PPTY TAX 1400 DOUGLAS STOP 1640 OMAHA NE	13934101002
VINTAGE VEGAS GAMING INC	%R SZEPELAK 128 E FREMONT ST LAS VEGAS NV	13934111022
VINTAGE VEGAS GAMING INC	%CHIEF OPERATING OFFICER 128 E FREMONT ST LAS VEGAS NV	13934111024
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	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	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	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



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

July 13, 2011

Mr. Sam Gladstein
City Parkway V, Inc.
6130 Elton Avenue, Suite #212
Las Vegas, Nevada 89107

**RE: ABEYANCE - SDR-41033 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF JULY 12, 2011**

Dear Mr. Gladstein:

Your request for a Site Development Plan Review FOR A PRIVATE PARK on 2.16 acres at the intersection of Symphony Park Avenue and Grand Central Parkway (APNs 139-33-511-009, 010, and 139-34-211-001), PD (Planned Development) Zone, Ward 5 (Barlow), was considered by the Planning Commission on July 12, 2011.

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

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-16267) shall be required.
2. Revised plans and other materials shall be submitted to and approved by the Symphony Park Design Review Committee (SP-DRC) as indicated on the SP-DRC action letter dated 06/09/11 prior to the time application is made for a building permit. Approved plans shall be submitted to the Department of Planning.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan and landscape plan date stamped 06/20/11, except as amended by conditions herein.
5. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 06/20/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

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

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov



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 Department of Building and Safety.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
9. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. 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.
12. All plumbing fixtures shall drain into the City of Las Vegas sanitary sewer system.
13. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

Mr. Sam Gladstein
SDR-41033 - Page Two
July 13, 2011

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

This action by the Planning Commission on **July 12, 2011** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **July 25, 2011**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

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

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



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ELIZABETH N. FRETWELL
CITY MANAGER

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
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LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

June 30, 2011

Mr. Sam Gladstein
City Parkway V, Inc.
6130 Elton Avenue, Suite #212
Las Vegas, Nevada 89107

**RE: ABEYANCE - SDR-41033 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF JULY 12, 2011**

Dear Mr. Gladstein:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **July 12, 2011** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Wednesday, July 6, 2011** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

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

Sincerely,

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

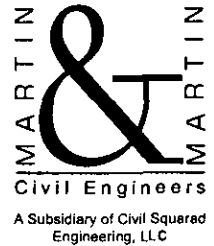
Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

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

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

June 20, 2011



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

Attn: City of Las Vegas Planning

RE: Symphony Park (Parcel M3) Justification Letter
SDR-41033 Revised
APN: 139-34-211-001
Martin & Martin Project No. 4021

Dear Planning,

City Parkway V, Inc. proposes to develop a park within the Symphony Park Development. The site for the park is comprised of the M3 parcel located on 1.6 acres of land located north of the Smith Center for the Performing Arts, which is currently under construction. The park will provide an immediate aesthetic complement to the development and is being designed to harmoniously connect to the M1 and M2 parcels directly to the west and the Smith Center site to the South.

The intent of this project is to create a multiple function area that celebrates the arts and allows a sustainable open green space for area residents, employees and visitors that reflects the spirit of the surrounding urban environment.

The proposed development is intended be compatible with the adjacent development by utilizing similar and like materials, matching the tree species and spacing as well as meeting the design guidelines set forth by Symphony Park and is appropriate for the area and the city.

The M3 parcel site plan will consist of an open multifunctional green space to accommodate passive use (strolling and sitting) as well as being able to host events and functions serving the community and the arts. The "public" space (adjacent the street) is separated from the open green space by a low 24" high seat wall and a generous planter with palms and canopy shade trees. Art pieces will be used as visual anchors at the three entry points and a larger sized commissioned art piece will be used as a backdrop for the event stage area. The west end of the project behind the stage will include a paved area to accommodate community events such as art fairs or farmer markets as well as any service and utility vehicles used during staged events. A walkway inside the open space area will allow additional pedestrian circulation flow around the green space without disrupting circulation along the public right of way.

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SDR-41033

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The current design deviates from previous submittals in separating the M1 and M2 parcels in a later submittal due to different design teams and coordination efforts and removal of the previously proposed food and beverage building with restrooms, shade structures and stage canopy in order to reduce construction costs and allow the contractor to complete the project simultaneously for the Smith Center for the Performing Arts site. Lifescapes International is the new consultant providing Landscape Architectural services and all exhibits and plans have been revised to reflect the new park design. The site will have no buildings and the only structures will comprise of a seat wall/planter around the perimeter of the site with openings and a commissioned art piece wall at the east end of the site that the details are still to be determined by the artist.

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

Should you have any questions or concerns please feel free to contact members of the design team:

Mike Meyers	Lifescapes International mike@lifescapesintl.com	(949) 476-8888
Tom Miller	Martin & Martin Civil Engineers tmiller@mmcivil.com	(702) 248-8000
Matt Edwards	The Projects Group medwards@tpgfw.com	(702) 448-8544

Thank you for your time and consideration in this matter.

Sincerely,



Tom Miller
Martin & Martin Civil Engineers

H:\Cad\Land\4021\Admin\Correspondence\110620 SDR Justification Letter.doc

SDR-41033
REVISED

MARTIN & MARTIN
Civil Engineers
A Subsidiary of
Civil Squared
Engineering, LLC

SYMPHONY PARKSM

June 9, 2011

Mike Meyers, Principal
Lifescapes International
4930 Campus Drive
Newport Beach, CA 92660

(by email)

Re: **Symphony Park Revised Design Development Submission for Parcel M3**,
presented and partially submitted June 6, 2011

Dear Mr. Meyers,

The Symphony Park Design Review Committee (SP-DRC) received your revised partial Design Development submission for Symphony Park on June 6, 2011 and partially discussed the submission the same day. We have since more fully reviewed your submittal and discussed our response.

Based on the revised design presented the **Revised Design Development submission is APPROVED in concept for the City of Las Vegas Site Development Plan Review with the following checklist of conditions**, which are to be addressed before Construction Documents will be approved.

Park Layout (Design Summary-Landscape Concept Plan and L2.01 General Arrangement Plan)

1. The spacing of tree grate locations and corresponding pedestrian lights are out of alignment with the Symphony Park Design Standards (Design Standards) which call for the street trees to be on a 24 foot spacing and pedestrian light fixtures on a 48 foot spacing. Although we recognize you are also adjusting spacing based on conditions on the Smith Center for the Performing Arts side of the street the Charlie Palmer side should also be considered. If possible find a revised spacing that fits both.
2. Please show on the layout plans where future (subject to a market study) food and beverage kiosks will be sited along Promenade Place and make provisions for these locations in your paving and civil utility plans.
3. The concept of a double pedestrian path system adds to the amount of paved surface in the park and the interior path is not well shaded because it has trees on only one side. Please confirm the amounts of paving vs. planting area meets or exceeds the Design Standards (15% concrete, 20% pavers, 65% planting). Consider whether one path separated from the curb would be sufficient.
4. The width of the pedestrian path along Promenade Place is shown as only 8 feet. This dimension must be 10 foot clear as on all Promenade Place walks.
5. Make the north-south pedestrian path gateway area on the north side of the Park equal in size to the gateway area on the south side of the Park opposite the Smith Center passage.
6. The 30 inch high seat/leaning wall proposed around the Park is really too high for seating. Please lower it to approximately a maximum of 24 inches and make provisions for anti-skateboarding and anti-sleeping in your details to be provided.
7. Although you have provided sufficient benches for the overall perimeter dimension of the site they are all located on the interior pathway. The seat/leaning wall in this location also serves this area. Please relocate some of

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SDR-41033
REVISED

- the benches to the perimeter sidewalk area so that even during performances perimeter pedestrians may have somewhere to sit.
8. The concept of the overhead decorative lighting lines is an intriguing one, however has some obstacles to be solved. Hanging such a long cable and lights from palm trees with exposed conduit seems ill advised due to the wind and structural load and the impact on the tree alignment over time. Please revise this idea with steel pole supports and concealed wiring, and confirm this system is both structurally and operationally workable. Can these lights be LED or other efficient and non-glaring light source while still providing the environmental quality desired?
 9. The concept of an area to the east of the art wall for food vendors etc. is a good one. However, consider whether some type of electrical or water hook ups may be necessary for this function to occur.
 10. The bus stop location is acceptable and curb side access is provided which is good, provided above ground utilities can be avoided. Please provide lighting in the shelter to meet the Design Standards.
 11. Bicycle storage is noted but not located or specified. Likewise no drinking fountain is located or specified. Please provide both.
 12. The tree trenches shown should be extended to include all street tree locations unless they are in planting beds.
 13. The required art opportunities are provided.

L3.00 - Landscape Finish Schedule/Notes

1. PV5- Please also refer to the special paving pattern of light, medium, and dark stone required.
2. PV5 – the 1/4 inch grouted joint is not consistent with the Design Standards. Specify no joint as per the mock up or at maximum a 1/8 inch mortar joint. The stone is to appear to be a pixilated desert floor not individual stone pieces.
3. Please add PV3 concrete paver information.
4. Please provide SF5 for a drinking fountain. It is desired by the SP-DRC.
5. Revise PL3 and PL5 to indicate the palm grates are 4 feet by 6 feet per the Design Standards.
6. Revise the Stone/Concrete Paver Notes to indicate no sealer is to be applied to the stone paving per the Design Standards unless an administrative waiver of this condition is desired.
7. Please provide actual samples of desired paving and wall materials or review of an on-site mock up.

L6.01 - Landscape Planting Tree Plan

1. No tree size legend is provided to confirm required tree sizes. Please provide.
2. Although palm trees framing the Park was not part of the Design Standards, and is not consistent with the use of palms primarily on the north-south streets, the SP-DRC accepts this concept. However, please revise the palm heights to be consistent unless only a few are taller for emphasis at a key location.
3. Please consider tree spacing as per comments above under Park Layout.
4. The DD submittal requirements ask for a solar shading diagram to confirm shading requirements have been met. In addition, the Design Standards (2.1.5) require 75% of the walking surface to be in shade at noon June 21 measured at 50% of the proposed tree mature size. The Quercus Ilex (Holy Oak) do not appear to provide much shade, but are more decorative in nature. Please provide a shading analysis to confirm that these trees and others will provide the shade required on all the walk areas or choose a tree with greater shading potential. This comment is also related to comment #3 under Park Layout above about the amount of hard surface area.

SDR-41033
REVISED

5. The Southern Live Oaks are acceptable as accent trees in the Park and perhaps could even be added behind the art wall on the eastern end of the park in a slightly widened planting area to give the shade and backdrop to the plaza area desired. However the SP-DRC desires that use of the Red Push Pistache be accommodated along the City Parkway edge of the Park.
6. Please provide appropriate tree planting and tree grate details.

L7.01 – Landscape Planting Shrub Plan

1. No shrub size and species legend is provided. Please provide.

Civil Design: (no revised civil package was resubmitted or reviewed)

1. Please provide a revised civil design package consistent with this revised Park design for SP-DRC review and approval.
2. Please provide the required drainage accommodation letter to confirm the Park drainage meets the overall Symphony Park requirements.

Sincerely,
The Symphony Park Design Review Committee
Bill Arent, Chairman

cc. Myron Martin, The Smith Center for the Performing Arts
Flinn Fagg, Acting Director, City of Las Vegas Planning Department

(All by email)





March 3, 2011

Mr. Sam Gladstein
Symphony Park Management Association
c/o Newland Co.
6130 Elton Avenue
Las Vegas, NV 89107

(By email)

**Re: Symphony Park Monument Sign and Streetlight Banner program-
Design Development submission**

Dear Mr. Gladstein,

The Symphony Park Design Review Committee (SP-DRC) received your proposed Signage and Graphics Program materials on February 14, 2011 and February 25, 2011 from Davies Associates and reviewed these items on February 28, 2011. **The Design Development package for the monument sign and banner graphics program is APPROVED subject to the following comments.**

Monument Sign Pylon:

1. The SP-DRC, in conjunction with the Las Vegas Planning Department, determined that the sign would be classified as a "Development Entry Statement Sign" and as such could be placed in the median of Symphony Park Avenue and that the required five (5) foot setback from the property line would be measured from the exterior property line of Symphony Park which is the Grand Central Parkway right-of-way. Since the sign is approximately 40 feet from this line the setback requirement is met. In addition, since Development Entry Statement Signs have no height limit, the proposed height of the overall sign and sculpture pylon of 46 feet 6 inch from average grade is approved.
2. The SP-DRC, in conjunction with the Las Vegas Department of Public Works, determined that the sign location in the median of Symphony Park Avenue does not pose a vehicle hazard greater than the many other landscaping and public utility items in typical medians and therefore a modest setback from the curb would be acceptable.
3. The SP-DRC determined that the sign area for the Symphony Park type face meets the Symphony Park Design Standards for sign area.
4. Based on item number 2 above, the sign base must be two feet from the face of the adjacent curb at a minimum.

5. The sign will have no plaza surrounding it as illustrated in the first of the two submittals. It will set on a concrete base approximately the size of the sign base, in a landscaped area. This concrete base will be round and may be finished decoratively with a metal cap. The sign foundation will have to be approved by Las Vegas Public Works.

Banner Sign Program:

1. Banner sign option 1, utilizing solid phenolic panels with embedded graphics on each side of the street light pole, is the desired option. Las Vegas Public Works has determined that the panel sizes proposed for a single Centennial Street Light pole (2 feet by 7 feet and one foot 3 inches by 7 feet) are acceptable for structural wind loading on the pole. However, the connecting hardware must be analyzed to also be able to carry the required wind load and reviewed by Las Vegas Public Works along with the foundation of the streetlights. Davies Associates is to confirm the appropriate engineering for the connecting hardware specified.

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

cc. Flinn Fagg, Department of Planning
Paul Hershfield, Davies Associates
Nancy Higgins, Newland Co.





LAS VEGAS CITY COUNCIL

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ELIZABETH N. FRETWELL
CITY MANAGER

June 15, 2011

Mr. Sam Gladstein
City Parkway V, Inc.
6130 Elton Avenue, Suite #212
Las Vegas, Nevada 89107

**RE: ABEYANCE - SDR-41033 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF JUNE 14, 2011**

Dear Mr. Gladstein:

Your request for a Site Development Plan Review FOR A PRIVATE PARK on 2.16 acres at the intersection of Symphony Park Avenue and Grand Central Parkway (APNs 139-33-511-009, 010, and 139-34-211-001), PD (Planned Development) Zone, Ward 5 (Barlow), was considered by the Planning Commission on June 14, 2011.

The Planning Commission voted to hold this item in **ABEYANCE** at the request of the applicant.

This item is scheduled to be heard again at the **July 12, 2011** Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", is written over a horizontal line.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

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

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

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
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STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

June 2, 2011

Mr. Sam Gladstein
City Parkway V, Inc.
6130 Elton Avenue, Suite #212
Las Vegas, Nevada 89107

**RE: ABEYANCE - SDR-41033 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF JUNE 14, 2011**

Dear Mr. Gladstein:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **June 14, 2011** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Wednesday, June 8, 2011** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

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

Sincerely,

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Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

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

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

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Development Notification

PC Meeting: June 14, 2011

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

SDR-41033

18b The Las Vegas Arts District

Beverly Palms Apartments

Bonanza Village NA

Cultural Corridor Coalition NCG

Desert Garden HOA

Downtown Business Operators Council

Fremont Street Experience Business Association

Gateway Neighborhood Association

Hoover Apartments

Horizon Studio Apartments

John S. Park NA

L'Octaine Apartments Resident Council

Marble Manor Annex Resident Council

Newport Lofts

Rancho Manor NA

Rancho Oakey NA

Towne Terrace Apartments

Village Paseo HOA

West Huntridge NA

WL.V-NAA1

WL.V-NAA4

WL.V-NAA6



The Projects Group

May 24, 2011

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

Subject: Symphony Park- Revised Plans for Park

Dear Mr. Swanton,

I am writing this letter to request an abeyance of the site review (SDR-41033) from the public hearing scheduled for June 14th and move it to July 12th. We are currently re-designing the Park due to budget and schedule constraints and will have a revised design to present to Planning and the Symphony Park Design Review Committee shortly. Please contact me should you have any questions or concerns.

Sincerely,

Matthew Edwards

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MAY 24 2011



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STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

May 11, 2011

Mr. Sam Gladstein
City Parkway V, Inc.
6130 Elton Avenue, Suite #212
Las Vegas, Nevada 89107

**RE: SDR-41033 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF MAY 10, 2011**

Dear Mr. Gladstein:

Your request for a Site Development Plan Review FOR A PRIVATE PARK on 2.16 acres at the intersection of Symphony Park Avenue and Grand Central Parkway (APNs 139-33-511-009, 010, and 139-34-211-001), PD (Planned Development) Zone, Ward 5 (Barlow), was considered by the Planning Commission on May 10, 2011.

The Planning Commission voted to hold this item in **ABEYANCE** at the request of the applicant.

This item is scheduled to be heard again at the **June 14, 2011** Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke".

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

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

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

CITY OF LAS VEGAS
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241 West Charleston Boulevard, Suite 111
Las Vegas, Nevada 89102
Phone (702) 614-0109 Fax (702) 366-0206

FAX COVER SHEET

To: Flinn Fagg From: Myron Martin

Fax: 474-7463 Pages: (including cover sheet)

Date: May 10, 2011

Re: Planning Commission - Public Hearing Item SDR-41033

Flinn,

Please hold the Planning Commission Public Hearing Item regarding Symphony Park (SDR-41033), in abeyance until June 14th, 2011.

Thank you for your assistance in this matter.

Sincerely,

Myron G. Martin
President & CEO

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MAY 10 2011



LAS VEGAS CITY COUNCIL

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MAYOR PRO TEM

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ELIZABETH N. FRETWELL
CITY MANAGER

April 21, 2011

Mr. Sam Gladstein
City Parkway V, Inc.
6130 Elton Avenue, Suite #212
Las Vegas, Nevada 89107

**RE: SDR-41033 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF MAY 10, 2011**

Dear Mr. Gladstein:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **May 10, 2011** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Wednesday, May 4, 2011** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

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

Sincerely,

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Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

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

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

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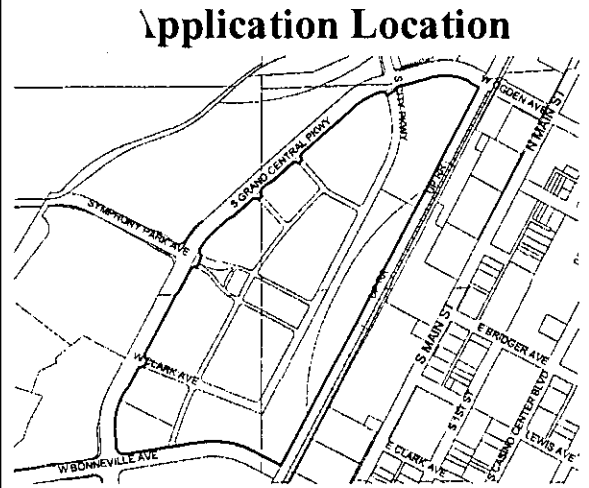
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Application Information

SDR-41033 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SYMPHONY PARK MASTER ASSOCIATION, INC., ET AL - Request for a Site Development Plan Review FOR A PRIVATE PARK on 2.16 acres at the intersection of Symphony Park Avenue and Grand Central Parkway (APNs 139-33-511-009, 010, and 139-34-211-001), PD (Planned Development) Zone, Ward 5 (Barlow).



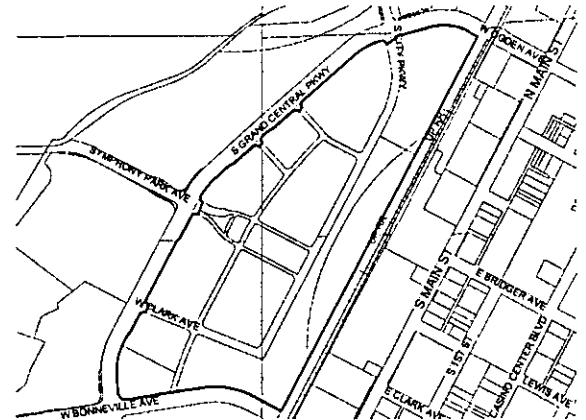
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: *May 10, 2011*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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

Application Location



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

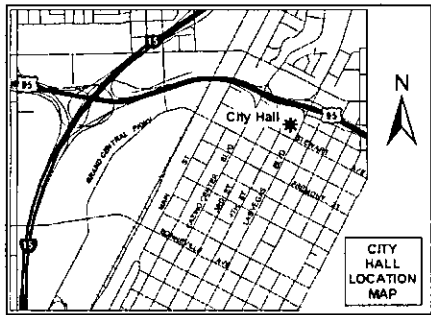
Public Hearing Information

Meeting: Planning Commission
Date: *May 10, 2011*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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

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

Return Service Requested
Official Notice of Public Hearing



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

☐

I SUPPORT
this Request

☐

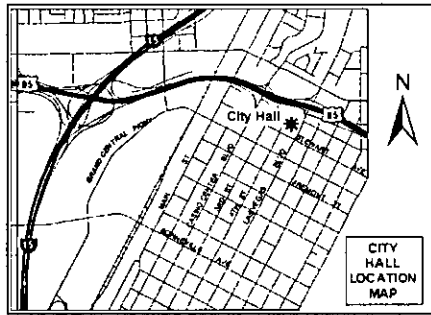
I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-41033
Planning Commission Meeting of 5/10/2011

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

Return Service Requested
Official Notice of Public Hearing



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

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-41033
Planning Commission Meeting of 5/10/2011

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riekki, Survey (FM, PM, & A's only)
Date: March 14, 2011
Re: **SDR-41033** Symphony Park Master Association, Inc. et al Symphony Park Ave. & Grand Central Pkwy.
Request for a Site Development Plan Review for a proposed private park

CONDITIONS OF APPROVAL:

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



JWZUNINO
LANDSCAPE ARCHITECTURE

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April 28, 2011

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

Attn: City of Las Vegas Planning

**RE: Symphony Park (Parcels M1, M2, & M3) Justification Letter
(APN #'s 139-33-511-009, 139-33-511-010, 139-34-211-001)**

Dear Planning,

City Parkway V, Inc. and the Symphony Park Master Association, Inc. propose to develop a park within the Symphony Park Development. The site for the park is comprised of three parcels (M1, M2, & M3) located on 2.18 acres of vacant land between Symphony Park Avenue at the intersections of Promenade Place. The M3 parcel is immediately north of the Smith Center for the Performing Arts, which is currently under construction, and the two adjacent parcels (M1 & M2) are to the west. The park will provide an immediate aesthetic complement to the development and is being designed to harmoniously connect these three adjoining parcels.

The Park improvements will include planting, irrigation, decorative hardscape, food and beverage building with restrooms, shade structures, and multiple opportunities for art and sculpture. A portion of the park is being programmed and designed to accommodate outdoor performances with the required infrastructure included. No on-site parking or vehicular access is planned other than the designated public right-of-way. In accordance with the Symphony Park Master Plan, parking will be accommodated through existing and proposed structures and surface lots off-site.

This project, being within the Symphony Park Development is part of the USGBC's LEED ND pilot program – which is the only such project in the State of Nevada, and will therefore utilize sustainable elements and design techniques throughout. The Park is designed to achieve LEED certification for New Construction. The Food and Beverage building will be designed to meet the certified level for LEED-NC. As part of this effort, the site will reduce storm water runoff from pre-development conditions, and utilize xeriscape design principles for the landscape material, including water efficient plantings, and limiting turf areas to only usable space appropriate for a park. A water efficient irrigation system will be used for landscaping and water efficient fixtures will be used in building interiors to achieve an overall project water use reduction. Energy efficiency and ventilation effectiveness will be achieved through selection of equipment, efficient lighting, and building

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APR 28 2011
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LANDSCAPE ARCHITECTURE

Plan | Design | Grow

envelope design. High recycled content, low VOC, and local materials will be used for building construction. Provisions will be made for recycling construction waste and for recycling waste generated from facility use during occupancy. As the site is located on a Brownfield site with soil contamination, vapor mitigation combined with soil remediation or deep foundations will be used.

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

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

The M3 parcel site plan consists of a 4,900 s.f. food & beverage building and restrooms and natural stone paved pedestrian access and circulation areas on the western portion of the parcel. The eastern portion consists of a covered stage. Connecting the east and west portions will be a turf play area and amphitheater with seat walls surrounded by decorative concrete paved sidewalks and landscaping. The proposed uses conform to the current zoning designation.

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

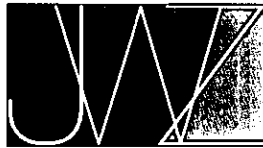
The project will comply with all conditions and comments from the Symphony Park Design Review Committee.

The following updates have been made to the previously submitted package:

Exhibit C1: Updated site plan to reflect the latest building location and stage area configuration. All labeling and color coding has been updated to match latest site plan.

The food and beverage building floor plan has been revised so that the entrance to the restrooms is from the exterior. A unisex restroom has been added. A trash/service room has been included in the footprint. The kitchen area is smaller to accommodate a smaller grab-and-go facility. The footprint has not changed.

Building elevations – The limestone selection for the building has changed to narrow long panels.



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LANDSCAPE ARCHITECTURE

Plan | Design | Grow

Then steel channel depth is increased to 2'. The corrugated metal has been changed to interlocking flat panel system with similar module widths as the limestone below.

The stage canopy and electrical yard have been relocated on site away from the utility easements. The art wall is shorter now with only the southern portion staying in the project; the north portion beyond the sidewalk has been eliminated.

Landscape/Streetscape Plans (L-0, L-1, L-2) – Updated planting plans in response to site plan revisions and SP DRC review comments.

Materials – Refined based on SP DRC comments.

SDR-41033
REVISED

www.jwzunino.com

SUSTAINABLE DESIGN SINCE 1989

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

SYMPHONY PARKSM

April 27, 2011

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

(by email)

Re: Symphony Park Revised Design Development Submission (landscape and architecture) for Parcels M1, M2, and M3, submitted April 25, 2011

Dear Mr. Johnson,

The Symphony Park Design Review Committee (SP-DRC) received your revised Design Development submission for Symphony Park on April 25, 2011 as requested in our April 14, 2011 letter. We met with you on April 26, 2011 to review our list of required submittal items and your team's written response to those items.

Based on the revised design presented and the answers to our questions **the Revised Design Development submission of landscape and architecture is APPROVED for City of Las Vegas Site Development Plan Review with the following administrative waivers and comments:**

Landscape and Lighting Approvals and Administrative Waivers:

1. The Promenade Place paving stone selection is awaiting final approval of an on-site mockup and submittal of performance specifications; however, all parties approve the basic look of the stone.
2. A paving plan and detail for the stone pavers that shows a combination of 12 inch by 12 inch and 4 inch by 4 inch stone units **is approved**.
3. The design team has supplied the required information as to why 60 inch box trees are not available at this time and will not be available in a timely way to meet the project construction schedule. Also, because the Symphony Park project has been delayed some by the overall economy, the rest of the surrounding development will not proceed for a year or two, at which time the 48 inch box trees will have achieved the equivalent size of a 60 inch box being installed today. In addition, the SP-DRC has received the required comparison of the physical characteristics of

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APR 27 2011

inch box versus a 60 inch box tree and is comfortable that in this instance a substitution of box sizes can be done without harm to the project.

The 48 inch box Desert Museum Palo Verde will have a height of 14 to 15 feet, a spread of 9 to 10 feet, and a caliper of 3.5 inches at 6 inches above finish grade. A 60 inch box Palo Verde, if one could be found, would have a height of 18 to 20 feet, a spread of 14 feet, and a caliper of 5 inches. The 48 inch box Fantex Ash will have a height of 14-16 feet, a spread of 8 to 10 feet, and a caliper of 3 to 4 inches at 5 feet above grade. A 60 inch box Fantex Ash, also if one could be found, would have a height of 18 to 20 feet, a spread of 14 to 16 feet, and a caliper of 5 to 6 inches.

In both cases, the 60 inch box trees are not currently available and to require them would mean growers would simply put a smaller tree in the larger box and supply it at a higher price to the project.

Therefore, without granting any other general waiver of the 60 inch box requirement, the SP-DRC grants an administrative waiver to permit the installation of 48 inch box trees (Fantex Ash and Desert Museum Palo Verde) on Symphony Park. If the design team finds that a few of the 60 inch box Desert Museum Palo Verde become available in a timely way the SP-DRC recommends the use of a few as specimens in the Park.

4. Revised planting plans (revised sheets L-0, L-1, and L-2) that adequately screen all above grade utility appurtenances such as irrigation back flow preventers **is approved**. The design team is to specify its own choice of materials from the range of materials suggested.
5. Revised shade calculation drawings (L10-10, 2 sheets) are accepted. **The shade created on the parcels as a percentage of walking surface of 63% shade on Parcel M2 and 71% shade on M3 is approved as an administrative waiver of the 75% shade requirement**, reflecting that these percentages are calculated at 50% of mature tree size.
6. The revised site plan (L-0 and revised Bench Seating Diagram) meets the bench seating requirements and the **SP-DRC grants an administrative waiver of the one small area near the south east corner of Parcel M3 that is shy of the 100 foot spacing requirement**. The SP-DRC requests that one of the two bicycle racks provided on the north edge of the site be moved closer to the food and beverage building and the dining plaza on the south side of the building.
7. The revised bus shelter location and loading area on M3 **are approved** per the "Bus Stop Diagram" provided.

**SDR-41033
REVISED**

8. The revised site signage plan (L9-01) **is approved** and a future more detailed signage submittal will be provided.
9. Provide a revised lighting plan and photometric to confirm adequate lighting foot-candle levels on walkway surfaces and low enough maximum to minimum ratios to be perceived as safe and uniform. The submitted study plan of "Accessible Ramps and Existing Light Poles" does provide the required access clearance to the ADA ramps at street corners from proposed Centennial street light and signal pole locations.
10. The location of the 4 public art opportunities **is confirmed** on the "Overall Site and Landscape Plan" submitted.

Architecture Approvals and Comments:

1. The food and beverage building (revised plan and elevations A1, A3, A4 dated April 25, 2011) **is approved**. The building plan was further revised in the meeting to move the restroom entrance to outside of the glass eating area.
2. The service and trash solution for the food and beverage building **is approved** as submitted on building plan A1, April 26, 2011.
3. The material samples for the Indiana limestone, mechanical parapet, and perforated metal shade cover as submitted on the material board April 25, 2011, **are approved**.
4. The SP-DRC requests that the color of the stage canopy paint finish be slightly greyer than that presented by color chip (no color name or number was presented). Please supply a revised paint sample for SP-DRC approval at the Construction Document stage submission.
5. The food and beverage building seating area **is approved** for solar exposure per the design team's recommendations.
6. The proposed electric equipment enclosure behind the stage (revised plan and elevation A2 dated April 25, 2011) **is approved**.
7. Finalization of the design of the M2 canopy (in a non-climbable configuration) for final approval will be done outside of the 10 calendar days, up to June 1.

Previous LEED Conditions have been satisfied

Previous Civil Design Conditions have been satisfied, however note:

**SDR-41033
REVISED**

1. Please add appropriate notes on Parcel M1 (sheets C2.01 and C5.01) that the Cox Communication vault adjacent to the future sign pylon will be relocated a few feet as part of this contract.
2. Check all notes to be sure the project reference is Symphony Park and not Union Park as shows up on at least 2 sheets (Parcel M3 C4.01 and C4.02).

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

cc. Myron Martin, The Smith Center for the Performing Arts
Flinn Fagg, Acting Director, City of Las Vegas Planning Department
Terrall Budge, Design Workshop
Troy Cook, Design Workshop

(All by email)



SDR-41033
REVISED

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

VAR-41034
SDR-41033

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7 th Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5 th Floor
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC - 8 th Floor
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC - 2 nd Floor
PERMITS/ INSPECTIONS	ROD CLARK	DSC - 1 st Floor
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC - 8 th Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7 th Floor
*SURVEY (DPW)	ALAN RIEKKI	DSC - 8 th Floor
*TEFO (DPW)	REBECCA WHITLOCK	DSC - 9 th Floor
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC - 8 th Floor

ROUTED ELECTRONICALLY / US MAIL

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

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

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



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

VAR-41034 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SYMPHONY PARK MASTER ASSOCIATION, INC. - Request for a Variance TO ALLOW A MONUMENT SIGN TO BE 1.5 FEET FROM THE NORTH AND SOUTH PROPERTY LINES WHERE A FIVE-FOOT SETBACK IS REQUIRED on 0.22 acres at the intersection of Symphony Park Avenue and Grand Central Parkway (APN 139-33-511-009), PD (Planned Development) Zone, Ward 5 (Barlow).

VAR-41034 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SYMPHONY PARK MASTER ASSOCIATION, INC. - Request for a Variance TO ALLOW A MONUMENT SIGN TO BE 1.5 FEET FROM THE NORTH AND SOUTH PROPERTY LINES WHERE A FIVE-FOOT SETBACK IS REQUIRED on 0.22 acres at the intersection of Symphony Park Avenue and Grand Central Parkway (APN 139-33-511-009), PD (Planned Development) Zone, Ward 5 (Barlow).

PLANNING COMMISSION: *APRIL 12, 2011*
CITY COUNCIL: *MAY 18, 2011*

PLANNING SUPERVISOR: *STEVE GEBEKE*



PUBLIC HEARING

Comments Due: *MARCH 10, 2011*

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

LIST COMMENTS BELOW:

MH

Report Date 02/24/2011 05:19 PM

Submitted By

Page 1

A/P # 41033 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	02/24/2011 12:59	984727	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Description of Work

SDR-41033 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-41034 - PUBLIC HEARING - OWNER/APPLICANTS: SYMPHONY PARK MASTER ASSN, INC and CITY PARKWAY V, INC - Request for a Site Development Plan Review FOR A PRIVATE PARK on 2.16 acres at Symphony Park Avenue and Grand Central Parkway (APNs 139-33-511-009, 010, and 139-34-211-001), P-D (Planned Development) Zone, Ward 5 (Barlow).

Parent A/P # 41034
Project # 41033 Project/Phase Name SYMPHONY PARK Phase #
Size/Area 2.16 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13934211001

Location

Owner/Tenant

Contact ID AC1873271 Name CITY PARKWAY V, INC
Mailing Address 6130 ELTON AVE #212 Organization
City LAS VEGAS State/Province NV
ZIP/PC 89107 Country ☐ Foreign
Day Phone (702)220-8090 x Evening Phone
Fax (702)216-6001 Mobile #

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

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

SDR Application

Report Date 02/24/2011 05:19 PM

Submitted By

Page 2

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13933511009
13933511010
13934211001

Applicants/Contacts

Primary	N	Capacity	OWNER	Contact ID	AC1873271	☐ Foreign
Effective		Expire				
Name	CITY PARKWAY V, INC					
Day Phone	(702)220-8090 x	Eve Phone		Organization		
Pager		PIN #		Position		
Fax	(702)216-6001	Mobile		Profession		
E-Mail						
Address	6130 ELTON AVE #212 LAS VEGAS, NV 89107					
Seasonal Addr						
Valid From		To				
Comments	Sam Gladstein					
CONTACT ADDITIONAL						

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

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

There are no items in this list

Primary	N	Capacity	OTHER	Other	REP	Contact ID	AC1774263	☐ Foreign
Effective		Expire						
Name	JW ZUNINO & ASSOCIATES							
Day Phone	(702)253-9390 x	Eve Phone		Organization				
Pager		PIN #		Position		REPRESENTATIVE		
Fax	(702)253-1016	Mobile		Profession				
E-Mail								
Address	3191 SOUTH JONES BLVD LAS VEGAS, NV 89146							
Seasonal Addr								
Valid From		To						
Comments	No Comments							

Report Date 02/24/2011 05:19 PM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

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

There are no items in this list

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

Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

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

There are no items in this list

Report Date 02/24/2011 05:19 PM

Submitted By

Page 4

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	02/24/2011 13:46	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	02/24/2011 13:46	30.00
PROCESSING FEE	P	02/24/2011 13:46	500.00
Total Unpaid		0.00	Total Paid 1030.00

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

Activity Review Details

Detail SUBMITTAL CHECKLIST (SDR) Modified By RGUMARANG Modified Date/Time 02/24/2011 12:58

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

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

Z-LEGAL 984727 02/24/2011 12:59
N

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

There is no planning condition for this project.

Report Date 02/24/2011 05:19 PM

Submitted By

Page 5

SITE/PLAN REVIEW

N DINA Required? N Project of Regional Significance?

Y Parent Project link required?

Y Will this go to the City Council?

Is there a condition of approval for a Required Review?

Hearing Type

If yes, when does it need to be reviewed?

Public, Non-Public, Admin PUBLIC

Staff Recommendation

Entitlement Exercised?

Meeting Information

Meeting Info
Meeting Date
Comments
Added By

Meeting Type

Add Date

Meeting Status

Modified By

Modified Date

YES Votes

NO Votes

ABSTENTIONS

04/12/2011

PC

SCHEDULED

0

0

0

RGUMARANG

02/24/2011

Template Type AP #

AP 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# 970040 02/24/2011 13:47
CHRIS LANGHAM, 702.253.9390, JW ZUNINO & ASSOC CK 13158, 702.253.9390 (41033-41034)

0.00



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review
 Project Address (Location) Promenade Place @ Symphony Park Avenue & Grand Central Pkwy
 Project Name Symphony Park Proposed Use Park
 Assessor's Parcel #(s) 139-33-511-009, 139-33-511-010 Ward # 5
 General Plan: existing MXU proposed MXU Zoning: existing PD proposed PD
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres .58 Lots/Units _____ Density _____
 Additional Information Parcels M1 and M2

PROPERTY OWNER Symphony Park Master Assn, Inc Contact Sam Gladstein
 Address 6130 Elton Ave #212 Phone: (702) 220-8090 Fax: (702) 216-6001
 City Las Vegas State NV Zip 89107
 E-mail Address sgladstein@newlandco.com

APPLICANT Symphony Park Master Assn, Inc Contact Sam Gladstein
 Address 6130 Elton Ave #212 Phone: (702) 220-8090 Fax: (702) 216-6001
 City Las Vegas State NV Zip 89107
 E-mail Address sgladstein@newlandco.com

REPRESENTATIVE JW Zunino Landscape Architecture Contact Christopher Langham
 Address 3191 S. Jones Blvd Phone: (702) 253-9390 Fax: (702) 253-1016
 City Las Vegas State NV Zip 89146
 E-mail Address chris@jwzunino.com

Property Owner Signature* [Signature]

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

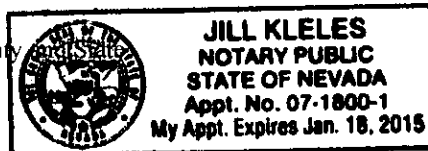
Print Name Sam Gladstein

Subscribed and sworn before me

This 24 day of February, 20 11

[Signature]

Notary Public in and for said County



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SDR - 41033</u>
Meeting Date:	<u>4/12/11</u>
Total Fee:	<u>\$ 1030.00</u>
Date Received:*	<u>2/24/11</u>
Received By:	<u>Romeo</u>

*The application fee has been received and the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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



DEPARTMENT OF PLANNING

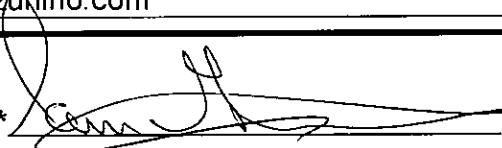
APPLICATION / PETITION FORM

Application/Petition For: Site Development Review
Project Address (Location) Promenade Place @ Symphony Park Avenue
Project Name Symphony Park Proposed Use Private Park
Assessor's Parcel #(s) APN-139-34-211-001 Ward # 5
General Plan: existing MXU proposed MXU Zoning: existing PD proposed PD
Commercial Square Footage 4,900 Floor Area Ratio _____
Gross Acres 1.6 Lots/Units _____ Density _____
Additional Information Parcel M3

PROPERTY OWNER City Parkway V, Inc. Contact Sam Gladstein
Address 6130 Elton Ave #212 Phone: (702) 220-8090 Fax: (702) 216-6001
City Las Vegas State NV Zip 89107
E-mail Address sgladstein@newlandco.com

APPLICANT City Parkway V, Inc. Contact Sam Gladstein
Address 6130 Elton Ave #212 Phone: (702) 220-8090 Fax: (702) 216-6001
City Las Vegas State NV Zip 89107
E-mail Address sgladstein@newlandco.com

REPRESENTATIVE JW Zunino Landscape Architecture Contact Christopher Langham
Address 3191 S. Jones Blvd Phone: (702) 253-9390 Fax: (702) 253-1016
City Las Vegas State NV Zip 89146
E-mail Address chris@jwzunino.com

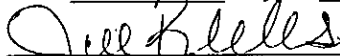
Property Owner Signature* 

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

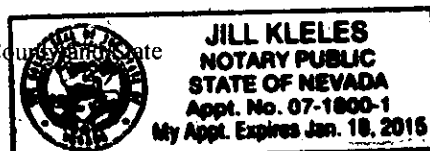
Print Name Sam Gladstein

Subscribed and sworn before me

This 24 day of February, 20 11



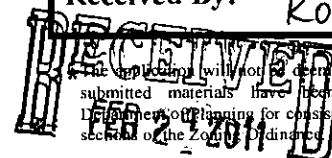
Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SDR - 41033</u>
Meeting Date:	<u>4/12/11</u>
Total Fee:	<u>\$1030.00</u>
Date Received:*	<u>2/24/11</u>
Received By:	<u>Romeo</u>



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

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-41033** APN: APN-139-34-211-001

Name of Property Owner: City Parkway V, Inc

Name of Applicant: Sam Gladstein - CITY PARKWAY V, INC

Name of Representative: Christopher Langham - JW ZUNINO LANDSCAPE ARCHITECTURE

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

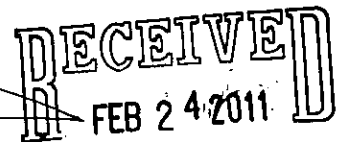
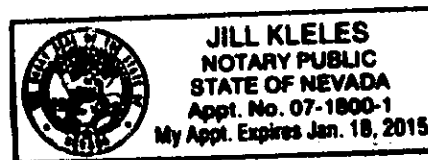
Print Name: Sam Gladstein

Subscribed and sworn before me

This 24 day of February, 2011

Jill Kleles

Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-41033** APN: APN-139-33-511-009, APN-139-33-511-010

Name of Property Owner: Symphony Park Master Association, Inc

Name of Applicant: Sam Gladstein - SYMPHONY PARK MASTER ASSN, INC

Name of Representative: Christopher Langham - JW ZUNINO LANDSCAPE ARCHITECTURE

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

☐ Yes

☒ No

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

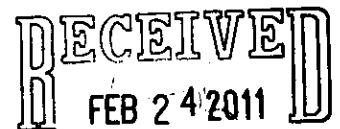
City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

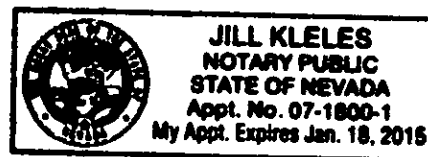
Print Name: Sam Gladstein



Subscribed and sworn before me

This 24 day of February, 20 11

Jill Kleles
Notary Public in and for said County and State





20040429-0001073

Fee: \$0.00 RPTT: EX002
04/29/2004 08:28:48 T20040011028
Req: CITY PARKWAY V INC
Frances Deane
Clark County Recorder Pgs: 0

APN 139-34-110-003

Recorded at the Request of:

City Parkway V, Inc.
400 Las Vegas Boulevard South
Las Vegas, Nevada 89101

(5) - 1

When Recorded, Return to:
~~Mail tax bills to:~~

City Attorney's Office
City of Las Vegas
400 Stewart Avenue, 9th Floor
Las Vegas, Nevada 89101

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, City Parkway IV, Inc., a Nevada non-profit corporation, does hereby REMISE, RELEASE AND QUITCLAIM to the City Parkway V, Inc., a Nevada non-profit corporation, 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 21st day of April, 2004.

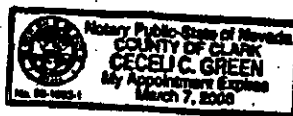
CITY PARKWAY IV, INC.

By:

Douglas Seby
Douglas Seby, President

Approved as to form:

J. Pemberton 4/16/04
Date



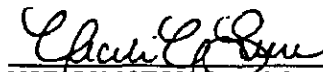
RECEIVED
FEB 24 2011

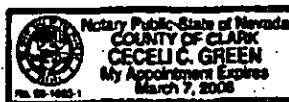
ACKNOWLEDGEMENT

State of Nevada)
) ss.
County of Clark)

On this 21st day of April, 2004, personally appeared before me, a Notary Public in and for said County and State, Douglas Selby, known to me to be the President of City Parkway IV, Inc., and he acknowledged to me that he executed the same for and on behalf of City Parkway IV, Inc. and that he executed the said instrument freely and voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.


NOTARY PUBLIC in and for said County
and State



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FEB 24 2011

THE PURPOSE OF THIS LEGAL DESCRIPTION IS TO DESCRIBE A PARCEL OF LAND BEING SUBDIVIDED OUT OF LOT 5 OF PARKWAY CENTER AS RECORDED IN BOOK 53, PAGE 61 OF PLATS.

BEING A PORTION OF SAID LOT 5, SAME BEING A PORTION OF THE WEST HALF (W1/2) OF SECTION 34 AND THE EAST HALF (E1/2) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at the southeast corner of said lot 5, being on the north line of Bonneville Avenue (100 foot right-of-way), same being on the west line of the Union Pacific Railroad right-of-way (100 foot wide);

THENCE, along the north line of said Bonneville Avenue the following four(4) courses and distances:

1. North $62^{\circ}04'12''$ West, a distance of 204.98 feet to a point of curvature to the left;
2. With said curve to the left, concave southerly, having a radius of 550.00 feet, a central angle of $36^{\circ}45'51''$, and along the arc 352.91 feet to a point of tangency;
3. South $81^{\circ}09'57''$ West, a distance of 485.41 feet to a point of curvature to the right;
4. With said curve to the right, concave northeasterly, having a radius of 55.00 feet, a central angle of $95^{\circ}00'00''$, and along the arc 91.19 feet to a point of tangency on the east line of Grand Central Parkway (100 foot right-of-way);

THENCE, along the east, southeasterly, and southerly line of said Grand Central Parkway the following ten (10) courses and distances:

1. North $03^{\circ}50'03''$ West, a distance of 94.71 feet to a point of curvature to the right;
2. With said curve to the right, concave easterly, having a radius of 450.00 feet, a central angle of $31^{\circ}45'19''$, and along the arc 249.41 feet to a point of tangency;
3. North $27^{\circ}55'16''$ East, a distance of 1058.21 feet to a point of curvature to the right;
4. With said curve to the right, concave southeasterly, having a radius of 450.00 feet, a central angle of $20^{\circ}42'14''$, and along the arc 162.61 feet to a point of tangency;
5. North $48^{\circ}37'30''$ East, a distance of 1217.02 feet to a point of curvature to the right;
6. With said curve to the right, concave southeasterly, having a radius of 450.00 feet, a central angle of $25^{\circ}40'39''$, and along the arc 201.67 feet to a point of tangency;
7. North $74^{\circ}18'09''$ East, a distance of 331.32 feet to a point of curvature to the right;

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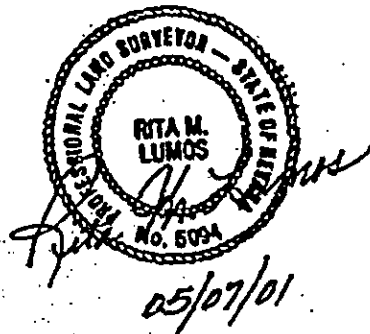
8. With said curve to the right, concave southerly, having a radius of 350.00 feet, a central angle of $43^{\circ}37'41''$, and along the arc 266.51 feet to a point of non-tangency from which a radial line bears South $27^{\circ}55'50''$ West;
9. South $27^{\circ}55'50''$ West, a distance of 5.00 feet to an interior angle point;
10. South $62^{\circ}04'10''$ East, a distance of 68.80 feet to a point on said west line of the Union Pacific Railroad;

THENCE, along said west line South $27^{\circ}55'16''$ West, a distance of 741.16 feet to a point of non-tangent curvature to the left from which a radial line bears South $31^{\circ}53'35''$ East; THENCE, leaving said west line and crossing a portion of said lot 5, from a tangent bearing South $58^{\circ}06'25''$ West, with said curve to the left, concave southeasterly, having a radius of 1510.00 feet, a central angle of $30^{\circ}11'04''$, and along the arc 795.50 feet to a point of tangency;

THENCE, South $27^{\circ}55'21''$ West, a distance of 150.00 feet to a point of curvature to the left;

THENCE, with said curve to the left, concave easterly, having a radius of 1510.00 feet, a central angle of $30^{\circ}11'15''$, and along the arc 795.57 feet to a point of non-tangency from which a radial line bears North $87^{\circ}44'06''$ East, same point being on said west line of the Union Pacific Railroad;

THENCE, with said west line, South $27^{\circ}55'16''$ West, a distance of 365.64 feet to the POINT OF BEGINNING, containing 56.03 acres of land.



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FEB 24 2011

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 139-34-110-003
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/Indl
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: _____
Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property)
Transfer Tax Value:
Real Property Transfer Tax Due

\$ \$10.2
(_____)
\$ _____
\$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 02

b. Explain Reason for Exemption: government entity

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the 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 [Signature]
Signature _____

Capacity Manager, Real Estate
Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: City Parkway IV, Inc.
Address: 400 Stewart
City: Las Vegas
State: NV Zip: 89101

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: City Parkway V, Inc.
Address: 400 Stewart
City: Las Vegas
State: NV 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)

1022

RECEIVED
FEB 27 2011

14-1

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

WHEN RECORDED MAIL TO:

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

MAIL TAX STATEMENTS TO:

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

Inst #: 201010130003528

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

RPTT: \$7395.00 Ex: #

10/13/2010 04:28:44 PM

Receipt #: 539210

Requestor:

CITY PARKWAY V, INC

Recorded By: SHAS Pgs: 14

DEBBIE CONWAY

CLARK COUNTY RECORDER

GRANT BARGAIN AND SALE DEED

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

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

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

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

[Signature on the next page.]

RECEIVED
FEB 2 2011

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

GRANTOR:

CITY PARKWAY V, INC.,
a Nevada corporation

By: Elizabeth N. Fretwell

Name: Elizabeth N. Fretwell
Title: President

Approved as to form:

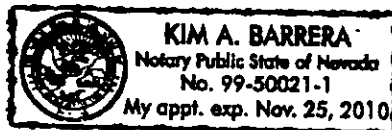
M. Niarchos

STATE OF NEVADA }
 }
COUNTY OF CLARK } ss.

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

WITNESS my hand and official seal.

Kim A. Barrera
Notary Public



RECEIVED
FEB 24 2011

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

..... 0010101000000000

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..... 0010101000000000

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..... 0010101000000000

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..... 0010101000000000

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FEB 24 2011

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..... 0010101000000000

Date: May 17, 2007
J. Rangel

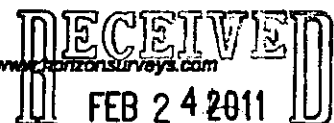
Exhibit 'A'

Legal Description

PARCEL M1

A PORTION OF LOT 6 AS SHOWN ON THAT CERTAIN PLAT ENTITLED "PARKWAY CENTER, A COMMERCIAL SUBDIVISION" RECORDED IN BOOK 53, PAGE 61 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE AND LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, M.D.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF GRAND CENTRAL PARKWAY AND BONNEVILLE AVENUE AS SHOWN ON SAID PLAT; THENCE ALONG THE CENTERLINE OF SAID GRAND CENTRAL PARKWAY THE FOLLOWING THREE(3) COURSES: (1) NORTH 03°50'03" WEST, 209.30 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 500.00 FEET; (2) THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°45'19", AN ARC LENGTH OF 277.12 FEET; (3) NORTH 27°55'16" EAST, 982.19 FEET; THENCE DEPARTING SAID CENTERLINE, SOUTH 62°04'44" EAST, 67.26 FEET TO THE POINT OF BEGINNING; THENCE NORTH 21°14'06" EAST, 6.04 FEET; THENCE SOUTH 62°04'44" EAST, 27.51 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 292.00 FEET; THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°04'59", AN ARC LENGTH OF 132.93 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 50.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 01°50'17" EAST; THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°28'14", AN ARC LENGTH OF 29.21 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET, THROUGH WHICH A RADIAL LINE BEARS SOUTH 31°37'57" EAST; THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°49'57", AN ARC LENGTH OF 40.00 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 5.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 14°12'00" WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 103°43'16", AN ARC LENGTH OF 9.05 FEET; THENCE SOUTH 27°55'16" WEST, 9.19 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°01'42", AN ARC LENGTH OF 6.99 FEET; THENCE SOUTH 67°56'58" WEST, 6.71 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°01'42", AN ARC LENGTH OF 6.99 FEET; THENCE SOUTH 27°55'16" WEST, 72.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°00'35", AN ARC LENGTH OF 6.98 FEET; THENCE SOUTH 12°05'19" EAST, 6.71 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°00'35", AN ARC LENGTH OF 6.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 38.50 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 62°10'17" EAST THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°33'25", AN ARC LENGTH OF 13.81 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2.00 FEET, THROUGH WHICH A RADIAL LINE BEARS NORTH 82°43'42" WEST; THENCE WESTERLY ALONG SAID CURVE, THROUGH A



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

CONTAINING 9,439 SQUARE FEET, MORE OR LESS.

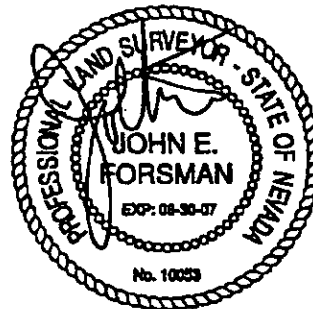
Basis of Bearings

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

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

END OF DESCRIPTION.

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

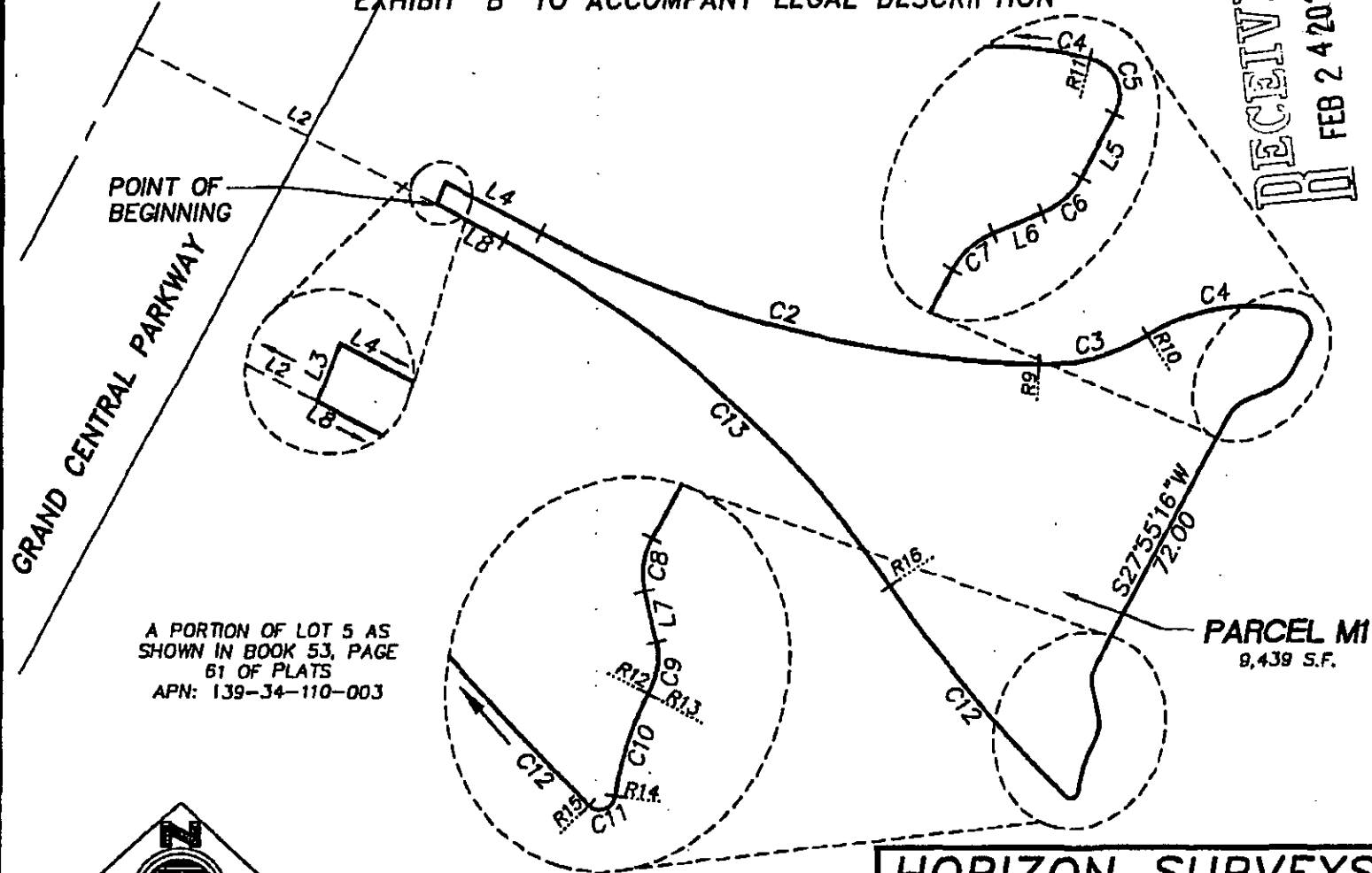


5-17-07

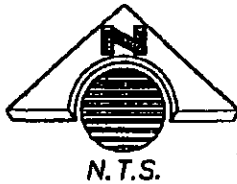


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EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION



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



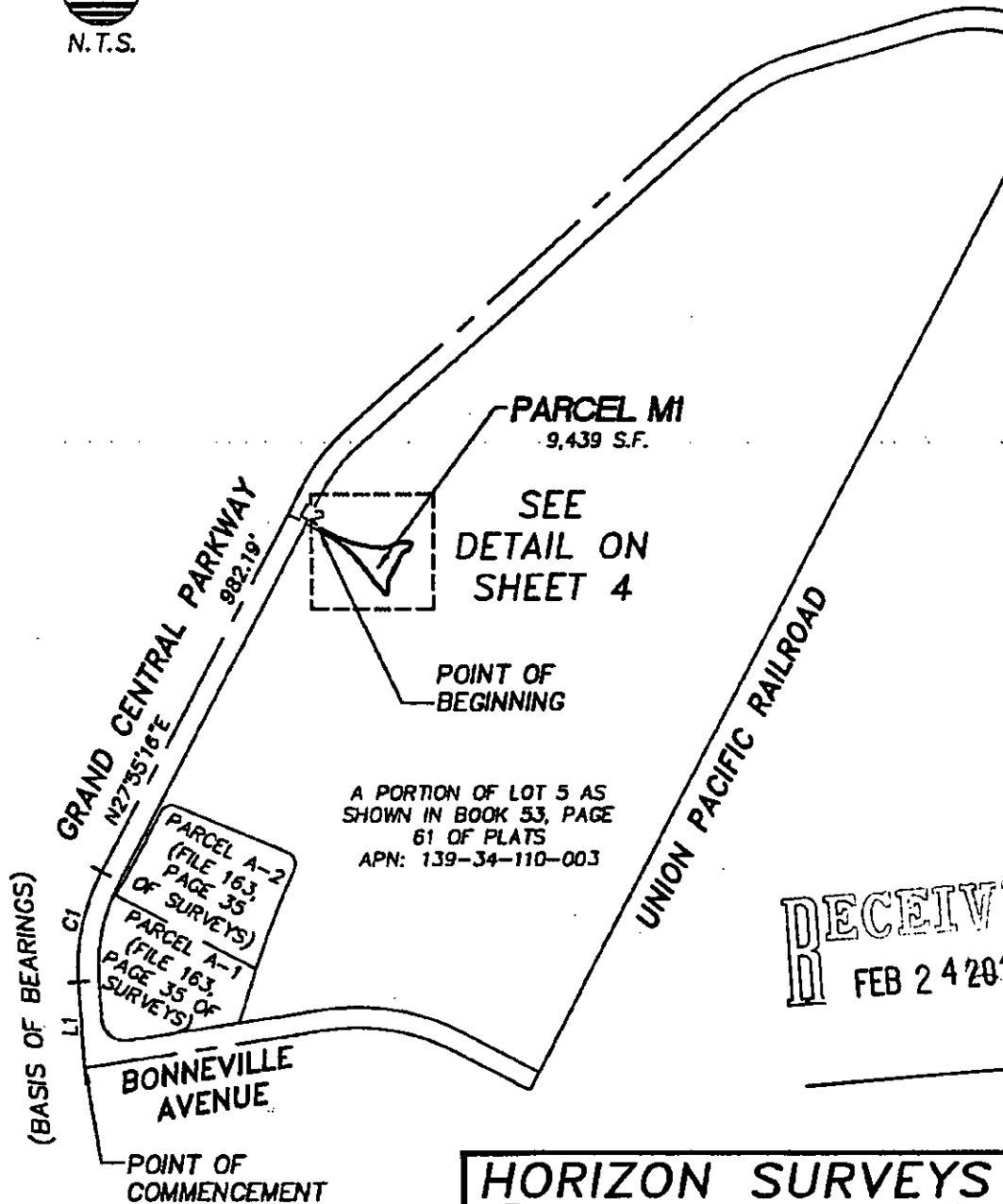
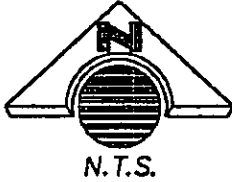
SHEET 4 OF 5

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.

LINE TABLE

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

RADIAL TABLE

LINE	BEARING
R9	N01°30'17"E
R10	S31°37'57"E
R11	S14°12'00"W
R12	S62°04'44"E
R13	S62°10'17"E
R14	N82°43'42"W
R15	N44°40'47"E
R16	S56°13'43"W

CURVE TABLE

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

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Exhibit 'A'

Legal Description

PARCEL M2

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

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

CONTAINING 15,862 SQUARE FEET MORE OR LESS.

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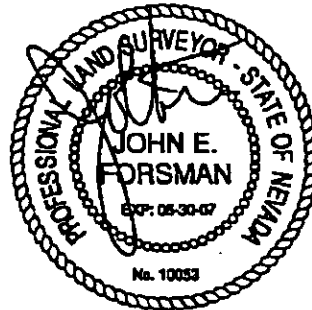
Basis of Bearings

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

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

END OF DESCRIPTION.

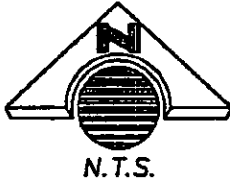
John E. Forsman, PLS
Professional Land Surveyor
Nevada License No. 10053



5-17-07

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GRAND CENTRAL PARKWAY

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

SEE
DETAIL ON
SHEET 4

PARCEL M2
15,862 S.F.

POINT OF
BEGINNING

N28°00'30"E
573.63'

(BASIS OF BEARINGS)
(N03°50'03"W)

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

UNION PACIFIC RAILROAD

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BONNEVILLE AVENUE

POINT OF
COMMENCEMENT

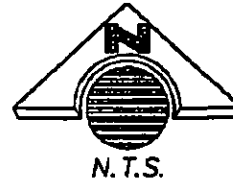
SHEET 3 OF 5

HORIZON SURVEYS

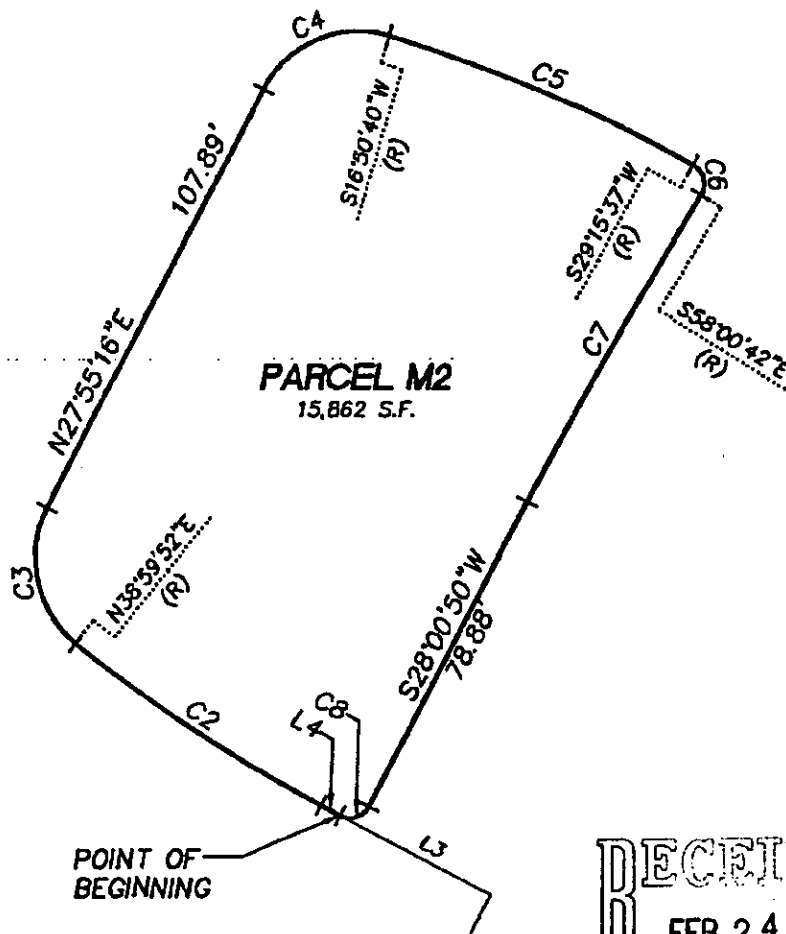


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EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION



DETAIL



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HORIZON SURVEYS



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STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

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

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

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

\$ 0.00

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

4. IF Exemption Claimed:

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

5. Partial Interest: Percentage being transferred: _____ %

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

Signature: Elizabeth N. Fretwell

Capacity: President

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

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

BUYER (GRANTEE) INFORMATION
(REQUIRED)

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

COMPANY REQUESTING RECORDING

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

Escrow #: _____

State: NV Zip: 89101

As a public record this form may be recorded/microfilmed

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The information presented on this website is prepared as an informational service only and should not be relied upon as an official record of action on a business license. For official records and action taken upon applications, please contact the city of Las Vegas Finance and Business Services at (702) 229-6281.

Search for existing businesses

within the corporate limits of the City of Las Vegas
ONLY

1) Search by:

- ☐ business name [partial match]
- ☐ business address [partial match; [See Tips](#)]
- ☒ business license [EXACT match]
- ☐ owner name [partial match]
- ☐ business category code [Use 3-char code; [show me all codes](#)]
- ☐ new licenses issued the last 7 days

2) Show licenses per page [2~100max]

3) Search for

4) ☐ Wrap text in columns to fit screen, for printing.

5)

HELP! - [Show me the search tips please!](#)

Business Name	Type of Business	Address	Zip	Phone	License #	Issued	Status	Owner	Owner title
JW ZUNINO & ASSOC LLC	LANDSCAPE ARCHITECT	3191 S JONES BL	89146	253 9390	Q09-00026	7/29/2005	Active	ZUNINO JACK	
								ZUNINO CHRISTINE	

[↑ TOP OF PAGE](#)

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