



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
JOIS TARKANIAN

EVEN D. ROSS

HICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

January 11, 2011

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

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

Dear Ms. Fretwell:

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

Added Condition

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

Planning and Development

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

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09

Printed with environmentally friendly soy ink.

ROC-41174

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

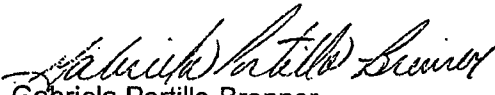
5. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 11/19/10. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
6. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. Revised plans and elevations shall be submitted to and approved by the SP-DRC as indicated on the SP-DRC action letter dated 11/30/10 prior to the time application is made for a building permit. Approved plans shall be submitted to the Planning and Development Department.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. A Master Sign Plan shall be submitted for review and approval by the SP-DRC prior to the issuance of any sign permits.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

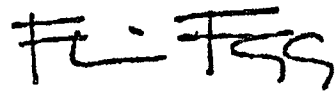
Ms. Elizabeth N. Fretwell
SDR-40146 – Page Four
January 11, 2011

Public Works

15. Unless already constructed or guaranteed by the Master Developer, construct all incomplete half street improvements adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with the development of this site.
16. A Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage plan/study.
17. Site development to comply with all applicable conditions of approval for SDR-26709, SDR 38854 and all other site-related actions.

Sincerely,


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


Flinn Fagg
Acting Director
Planning and Development Department

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

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

ROC-41174