



Plan | Design | Grow

June 23, 2011

Department of Planning and Development
Development Service Center

333 N. Rancho Drive
Las Vegas, NV 89106

Attn: City of Las Vegas Planning

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

Dear Planning,

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

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

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

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

RECEIVED
JUN 23 2011

SDR-42260



J W Z U N I N O
LANDSCAPE ARCHITECTURE

Plan | Design | Grow

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

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

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

RECEIVED
JUN 23 2011

SDR-42260