

Revised Drainage Figure 6 (Attached)

Albert Sung

From: Albert Sung
Sent: Monday, December 06, 2010 11:33 AM
To: 'Tom Miller'
Cc: Robert Welch
Subject: FW: Symphony Park (Union Park Parcel M)

Tom,

FYI.

Please see Randy McConnell's response.

Albert

From: Randy McConnell
Sent: Monday, December 06, 2010 10:36 AM
To: Albert Sung
Cc: Mark Sorensen; Robert Welch
Subject: RE: Symphony Park (Union Park Parcel M)

Albert,

I don't see why they couldn't cut the road (Mark any thoughts here?), the final lift of AC has not been placed. The current parcel is owned by City Park V (it's not the City directly, but is in a way).

Thanks
Randy

From: Albert Sung
Sent: Friday, November 19, 2010 11:52 AM
To: Randy McConnell
Cc: Robert Welch; Peter Jackson
Subject: Symphony Park (Union Park Parcel M)

Hi Randy,

Martin & Martin is preparing a drainage study for a park project (kind of an amphitheatre type) in the Symphony Park (Union Park Parcel M) in downtown. The parcel is specifically bound by City Parkway to the east, Promenade Place to the west and the two Symphony Park Avenue (aka Discovery Drive) to the north and south. The engineer has to run the onsite and offsite flows to existing storm drains in Symphony Park Avenue and City Parkway.

Couple questions: 1) Can we cut into Symphony Park Avenue and City Parkway? 2) Does the City own the current parcel?
Thanks for your help.

Albert
Flood

Albert Sung

From: Rick Goebel [RGoebel@mmcivil.com]
Sent: Wednesday, January 12, 2011 2:51 PM
To: Albert Sung
Cc: Tom Miller
Subject: (2184) ONSITE PARKING GARAGE AT THE SMITH CENTER - SDR-40146 CONDITIONS OF APPROVAL DS 4485
Attachments: SDR-40146.pdf

Albert,

Per our conversation attached is the condition of approval letter for DS 4485. If you have any questions please let me know.

Thanks,

Rick D. Goebel
Civil Designer

Martin & Martin Civil Engineers
2355 Red Rock Street, Suite 103
Las Vegas, NV 89146
Phone (702) 248-8000
Fax (702) 248-8070
Email rgoebel@mmcivil.com

Please note that we have moved and update your address book accordingly.

Notice of Confidentiality: This e-mail message and the information it contains are intended to be privileged and confidential communications protected from disclosure. If you are not the intended recipient, any dissemination, distribution or copying is strictly prohibited. If you have received this e-mail message in error, please notify the administrator by e-mail at administrator@mmcivil.com and permanently delete this message.



January 11, 2011

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

JEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

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

- 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.

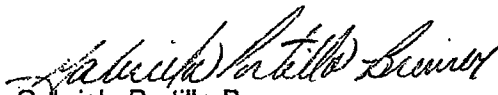
5. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 11/19/10. 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

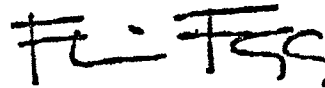
Public Works

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

LETTER OF TRANSMITTAL

DATE: November 4, 2010

TO: Land Development - Flood 2nd Floor
FIRM: City of Las Vegas
ADDRESS: 731 S. 4th Street
Las Vegas, Nevada

MARTIN & MARTIN
Civil Engineers
1909 South Jones Boulevard
Las Vegas, Nevada 89146
Phone (702) 248-8000
Fax (702) 248-8070
www.martinmartinlv.com

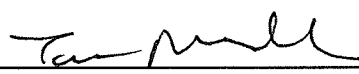
PROJECT NAME: Neon Museum
PROJECT #: 4000
REGARDING: Civil Improvement Plans Submittal

TRANSMITTED:	☒ Prints/Mylars/Vellums	☐ Proposal	☒ Studies	☐ CD's/Disks	☒ Other
VIA:	☒ Hand Delivery	☐ Pickup	☐ Air/ Overnight	☐ U.S. Mail	☐ E-Mail

COPIES	NUMBER OF SHEETS	DESCRIPTION (SHEET NAMES)	DATE
1		TDS Addendum #1 to Update #4	11/1/10
1		\$400 Check – Review Fees	

☐ For Your Use	☒ Review	☐ Per Your Request	☐ Signature	☐ Approval	☐ For Your Records
---------------------------------------	--	---	------------------------------------	-----------------------------------	---

THANK YOU,

FROM: 
TOM MILLER, P.E.

RECEIVED

DATE

CC:

**** Duplicate Receipt ****

City of Las Vegas

Development Services Center

731 South Fourth Street

Las Vegas, NV 89101

11/05/2010 11:46 Trn 156962
Cashier 890381

PNJ Permit # 084485 \$400.00

Subtotal \$400.00

Tax \$0.00

Total \$400.00

Received CHECK \$400.00

CHECK # 5447

Cashier: \$0.00

For questions related to this receipt call

702-PLN-6250

Revised Grading & Detail Sheets (Attached)