

DS # 4518

DS INDEX:

APN: 139-34-201-023

PROJECT: 500 SOUTH MAIN STREET PARKING GARAGE

SUBMITTAL 3RD





CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: April 11, 2011
TO: Land Development Services Department of Public Works		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for: 500 South Main Street Parking Garage	COPIES TO: Kimley-Horn and Associates City of Las Vegas Bart Anderson, P.E., DevCo
Cross Streets:	SWC of Main Street & Clark Avenue	
File Number:	F:\Depot\DSMemos\DS4518C.doc	
Parcel Number:	139-34-201-023	
Zoning Action:	SDR-40772	
FEMA Flood Zone	YES NO X	
Proposed Storm Drain	YES X NO	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Transaction #
1 st Submittal	2/3/2011	2/17/2011	Not Approved	\$400.00	162015: \$400
2 nd Submittal	3/2/2011	3/15/2011	Not Approved	\$400.00	163736: \$400
3 rd Submittal	4/5/2011	4/11/2011	See Comments Below	\$400.00	Paid \$400
TOTAL FEES (LDDRS):				\$1,200.00	----

REMARKS:

The Drainage Study for the subject project has been reviewed and:

X	is approved subject to conformance to all City standards and the following conditions:
	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.

- Clearly label on the grading plan and all pertinent plans the half right-of-way width of *Main Street*.

NOTE: Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Amendment and accepted by the *City of Las Vegas Flood Control Section*. Additionally, conditional acceptance of a drainage study is valid for a period of one (1) year. If the proposed construction has not been completed in that time period, the *City of Las Vegas* reserves the right to require additional conditions and/or submission and acceptance of a complete drainage study update prior to further construction of a project.

NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the *Nevada Division of Environmental Protection* a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see <http://ndep.nv.gov/bwpc/storm01.htm> or call (775) 687-9429.

END OF REMARKS
ays

T/R/S: T20S/R61E/34
AREA M-34

■ **Addendum #2 to the
Drainage Technical
Memorandum**

Rec'd: 4/5/11

DS 4518

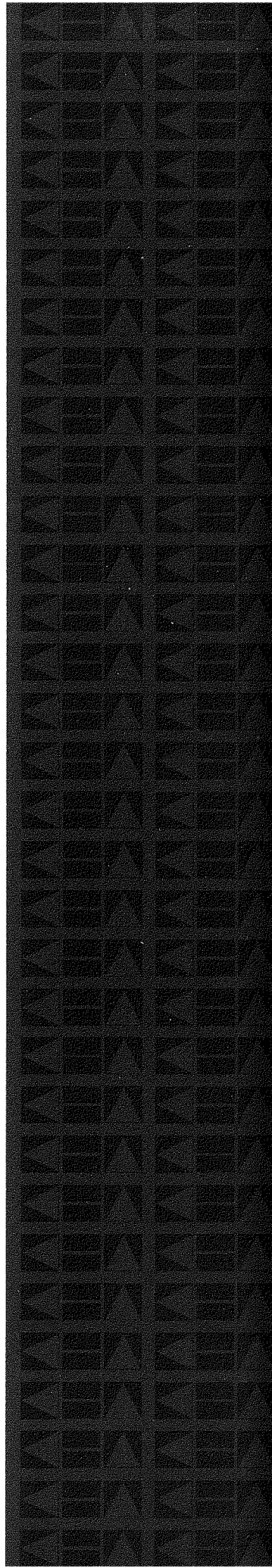
M-34

\$400-

**500 South Main Street
Parking Garage**

Prepared for:
City of Las Vegas

Prepared by:
Kimley-Horn and Associates, Inc.
2080 East Flamingo Road
Suite 210
Las Vegas, NV 89119-5178



HYDROLOGIC CRITERIA AND DRAINAGE MANUAL

DRAINAGE STUDY INFORMATION FORM

Name of Development: 500 S. Main Street Parking Garage Date: Mar 31, 2011
 Location of Development: a) Descriptive (Cross Streets) North/South: Main Street
 East/West: Clark Avenue
 b) Section: 34 Township: 20S Range: 61E
 c) APN : 139-34-201-023

Name of Owner: City of Las Vegas
 Telephone No.: _____ Fax No.: _____ E-Mail Address: _____
 Address: _____

Contact Person-Name: David Wilson Telephone No.: 702-862-3631
 * E-Mail Address: david.wilson@kimley-horn.com Fax No.: 735-4949
 Firm: Kimley-Horn and Associates, Inc.
 Address: 2080 E. Flamingo Road, Suite 210, Las Vegas, NV 89119

Type of Land Development/Land Disturbance Process:

<input type="checkbox"/> Rezoning	<input type="checkbox"/> Subdivision Map	<input type="checkbox"/> Clearing and Grading Only
<input type="checkbox"/> Parcel Map	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Other (Please specify below)
<input type="checkbox"/> Large Parcel Map	<input checked="" type="checkbox"/> Building Permit	

1. Total Owned Land Area: At Site: 1.9 acres Being Developed/Disturbed: 1.9 acres
2. Is a portion or all of the subject property located in a designated FEMA Flood Hazard Area? Yes** No
3. Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility? Yes** No
4. Proposed type of development (Residential, Commercial, Etc.): Parking Garage, Retail
5. Approximate upstream land area which drains to the subject site: 0 acres
6. Has the site drainage been evaluated in the past? YES NO If yes, please identify documentation: _____
7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: _____
 Site currently drains southeast onto Main Street. This will not change with proposed development.
8. Briefly describe your proposed schedule for the subject project: _____
 Grading is planned to start in April 2011, with construction to start thereafter.



Engineer's Seal

Submit this form as part of the required drainage study to the local entity which has jurisdiction over the subject property. This form may provide sufficient information to serve as the Conceptual Drainage Study.

***New Required Field**
****Review and concurrence of the Clark County Regional Flood Control District is required.**

	Revision	Date
	TDS	Feb 3, 2011
	Addendum #1	Mar 2, 2011
Local Entity File No. _____		

REFERENCE:

STANDARD FORM 1



Kimley-Horn
and Associates, Inc.

Addendum #2 to the Drainage Technical Memorandum

500 South Main Street Parking Garage

Prepared for:
City of Las Vegas

Prepared by:
Kimley-Horn and Associates, Inc.
2080 East Flamingo Road
Suite 210
Las Vegas, NV 89119-5178

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March 2011
KHA Project #092708000

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

This report is intended to serve as the Addendum #2 to the Technical Drainage Study for the 500 South Main Street Parking Garage. The revisions in this addendum are intended to supersede the data contained in the Technical Drainage Study dated February 3, 2011 and Addendum #1 to the Technical Drainage Study dated March 2, 2011.

The comments in a City of Las Vegas Inter-Office Memorandum dated March 15, 2011 (included as **Attachment A**) and the responses are included below. The responses are provided in italics.

City of Las Vegas Comments

- 1) **Second request:** Provide a copy of the zoning/planning conditions associated with this site (SDR-40772) with the next submittal to verify compliance with conditions. Flood Control will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the City Council). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.

Addendum #1 was submitted prior to the March 8 2011 Planning Commission meeting so there were no zoning/planning conditions associated with SDR-40772 at that time. Therefore, we included a copy of the original City Hall Parking Garage SDR-35417 stating that the new site review SDR -40772 is still processing through the City.

*SDR-40772 has now heard and approved by the Commissioners and a copy of the zoning/planning conditions are in **Attachment B**.*

- 2) Label an existing 18" storm drain system in Main Street with City of Las Vegas recorded drawing number on the grading plan.

The City of Las Vegas recorded drawing number was added to the callout for the existing 18" storm drain system in Main Street.

- 3) Show the two proposed Jensen precast boxes on the grading plan and the plan & profile sheet accordingly.

*This was included as part of Attachment D of Addendum #1. **Attachment C** contains a grading plan and plan & profile sheet that identify the two proposed Jensen precast boxes.*

- 4) According to City of Las Vegas architectural staff, the proposed planters along the project perimeters shall be at a raised level instead of flush with the sidewalk as shown on the plans. With a raised planter, the drainage of the sidewalks needs to be modified. Review and revise accordingly.

*Most of the proposed planters along the project perimeters are raised above the sidewalk. There are portions that are not; north side of garage by Main Street, south side of garage by Main Street, and west side of garage by the UPRR right-of-way. Drainage of the sidewalks on the South, West, and North sides of the project site has been modified. See **Attachment C**.*



Attachment A
City of Las Vegas Inter-Office
Memorandum

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: March 16, 2011
TO: Land Development Services Department of Public Works		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT: Drainage Study for: 500 South Main Street Parking Garage		COPIES TO: Kimley-Horn and Associates City of Las Vegas Bart Anderson, P.E., DevCo
Cross Streets:	SWC of Main Street & Clark Avenue	
File Number:	F:\Depot\DSMemos\DS4518B.doc	
Parcel Number:	139-34-201-023	
Zoning Action:	SDR-40772	
FEMA Flood Zone:	YES NO X	
Proposed Storm Drain:	YES X NO	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Transaction #
1 st Submittal	2/3/2011	2/17/2011	Not Approved	\$400.00	162015: \$400
2 nd Submittal	3/2/2011	3/15/2011	See Comments Below	\$400.00	163736: \$400
TOTAL FEES (LDDRS):				\$800.00	---

REMARKS:

The Drainage Study for the subject project has been reviewed and:

	is approved subject to conformance to all City standards and the following conditions:
X	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.
	is conditionally approved subject to Clark County Public Works Department concurrence.

1. **Second request:** Provide a copy of the zoning/planning conditions associated with this site (SDR-40772) with the next submittal to verify compliance with conditions. *Flood Control* will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the *City Council*). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.
2. Label an existing 18"-storm drain system in *Main Street* with *City of Las Vegas* recorded drawing number on the grading plan.
3. Show the two proposed Jensen precast boxes on the grading plan and the plan & profile sheet accordingly.
4. According to City of Las Vegas architectural staff, the proposed planters along the project perimeters shall be at a raised level instead of flush with the sidewalk as shown on the plans. With a raised planter, the drainage of the sidewalks needs to be modified. Review and revise accordingly.
5. Revise the call-out of Type C-D modified drop inlet with the length in the multiples of 2.5'.
6. Dimension the distance between the garage wall and the property walls in all detail sections.

NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the Nevada Division of Environmental Protection a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see <http://ndep.nv.gov/bwpc/storm01.htm> or call (775) 687-9429.

END OF REMARKS
ays

T/R/S: T20S/R61E/34
AREA M-34

Post-It® Fax Note	7671	Date	3/16/11	# of pages	2
To	Laura Marin	From	Albert Smith		
Co./Dept.	Kimley Horns	Co.	CLV		
Phone #		Phone #	229-2001		
Fax #	735-4949	Fax #			



Attachment B
Zoning/Planning Conditions for SDR-
40772

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 8, 2011

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG, Acting

Consent Discussion

SUBJECT:

SDR-40772 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Major Amendment to an approved Site Development Plan Review (SDR-35417) FOR A FIVE-STORY, 730-SPACE PARKING GARAGE AND 4,096 SQUARE FEET OF GENERAL RETAIL USES WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN DEVELOPMENT STANDARDS THAT REQUIRE 70% OF THE FIRST STORY FACADE TO ALIGN ALONG THE FRONT PROPERTY LINE on 1.89 acres at 500 South Main Street (APN 139-34-201-023), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends APPROVAL.

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Planning Commission Mtg.

0

City Council Meeting

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for SDR-35417
6. Justification Letter

Motion made by RICHARD TRUESDELL to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

GUS FLANGAS, BYRON GOYNES, RICHARD TRUESDELL, STEVEN EVANS, GLENN TROWBRIDGE, VICKI QUINN, TODD L. MOODY; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

*City of Las Vegas***AGENDA MEMO - PLANNING****PLANNING COMMISSION MEETING DATE: MARCH 8, 2011****DEPARTMENT: PLANNING****ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS****** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SDR-40772	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ******SDR-40772 CONDITIONS****Planning and Development**

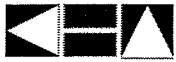
1. Conformance to the Conditions of Approval of Site Development Plan Review (SDR-35417), except as amended herein.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 02/08/11, except as amended by conditions herein.
4. A Waiver from the Downtown Centennial Plan Section VII.A.1 is hereby approved, to allow 42 percent of the first story façade to align with the front property line where 70 percent is required.
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 02/08/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

Conditions Page Two
March 8, 2011 - Planning Commission Meeting

6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with the Downtown Centennial Plan, 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. Wheel stops shall be provided for spaces that abut a spandrel or shear wall and all handicapped spaces in conformance with Downtown Centennial Plan and Title 19 requirements.
9. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Site development to comply with all applicable conditions of approval for SDR-35417 and all other site-related actions.



Attachment C
Grading Plan, Details, Planter/Sidewalk
Sections



March 9, 2011

Ms. Elizabeth Fretwell
City of Las Vegas
400 Stewart Avenue, 10th Floor
Las Vegas, Nevada 89101

**RE: SDR-40772 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF MARCH 8, 2011**

Dear Ms. Fretwell:

Your request for a Major Amendment to an approved Site Development Plan Review (SDR-35417) FOR A FIVE-STORY, 730-SPACE PARKING GARAGE AND 4,096 SQUARE FEET OF GENERAL RETAIL USES WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN DEVELOPMENT STANDARDS THAT REQUIRE 70% OF THE FIRST STORY FACADE TO ALIGN ALONG THE FRONT PROPERTY LINE on 1.89 acres at 500 South Main Street (APN 139-34-201-023), C-2 (General Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on March 8, 2011.

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

Planning

1. Conformance to the Conditions of Approval of Site Development Plan Review (SDR-35417), 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 principal building on the site. 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, landscape plan, and building elevations, date stamped 02/08/11, except as amended by conditions herein.

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

ans rev'd 4/5/11
RB #28435



4. A Waiver from the Downtown Centennial Plan Section VII.A.1 is hereby approved, to allow 42 percent of the first story façade to align with the front property line where 70 percent is required.
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 02/08/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with the Downtown Centennial Plan, 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. Wheel stops shall be provided for spaces that abut a spandrel or shear wall and all handicapped spaces in conformance with Downtown Centennial Plan and Title 19 requirements.
9. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Site development to comply with all applicable conditions of approval for SDR-35417 and all other site-related actions.

Ms. Elizabeth Fretwell
SDR-40772 - Page Three
March 9, 2011

This action by the Planning Commission on **March 8, 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 **March 21, 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. Allan Gladstone
The Whiting-Turner Contracting Company
6720 Via Austi Parkway, Suite #300
Las Vegas, Nevada 89119



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKY Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER



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

VOICE 702.229.6011
TTY 702.388.9108
www.lasvegasnevada.gov

October 12, 2009

Mr. Jacob L. Snow
Regional Transportation Com.
600 Grand Central Parkway, Ste 350
Las Vegas, Nevada 89106

RE: SDR-35417 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF OCTOBER 7, 2009
RELATED TO ZON-35382 AND ZON-35383

Dear Mr. Snow:

The City Council at a regular meeting held October 7, 2009, APPROVED the request for a Site Development Plan Review FOR A PROPOSED 310,000 SQUARE-FOOT PARKING GARAGE WITH 675 SPACES AND 4,430 SQUARE FEET OF RETAIL WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN DEVELOPMENT STANDARDS REGARDING NON-COMPATIBLE EXTERIOR WALLS on 1.95 acres at 400 and 500 South Main Street (APNs 139-34-201-009 and 019), M (INDUSTRIAL) Zone and C-M (COMMERCIAL/INDUSTRIAL) Zone [Proposed: C-2 (GENERAL COMMERCIAL) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on October 8, 2009. This approval is subject to:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 07/31/09, except as amended by conditions herein, with a minimum 3,500 square feet of retail.
3. A Waiver from the Downtown Centennial Plan Development Standards is hereby approved to allow the Parking Structure to contain no architectural compatibility with adjacent buildings where parking structures shall be designed as a part of the architectural form of the primary and/or surrounding buildings.
4. The applicant shall work with City staff to determine the most appropriate mapping action necessary to consolidate all existing parcels. The mapping action shall be completed and recorded prior to issuance of any building permits.

5. 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.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. Revised elevations shall be submitted and approved through a Minor Site Development Plan Review.
8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
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. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
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.

Mr. Jacob L. Snow
SDR-35417 – Page Three
October 12, 2009

14. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Submit a Reversionary Map for this site or coordinate with the City Surveyor to determine an acceptable mapping method; comply with the recommendations of the City Surveyor.
17. Dedicate an additional 5 feet of right-of-way for a total half-street width of 45 feet on Main Street adjacent to Assessor Parcel Number #139-34-201-009 and dedicate a taper in accordance with standard drawing #201.1 to connect the existing right turn lane to the proposed dedication prior to the issuance of any permits.
18. Construct all incomplete half-street improvements on Main Street to meet Downtown Centennial standards adjacent to this site concurrent with development of this site.
19. Remove all substandard public street improvements and unused driveway cuts on Main Street adjacent to this site concurrent with development, if any, and replace with new improvements meeting current City Standards.
20. Extend public sewer in Main Street to the north edge of this site concurrent with development of this site, unless otherwise allowed by the City Engineer. Contact the Collection System Planning section of the Department of Public Works to discuss sewer lateral relocation requirements.
21. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
22. Landscape and maintain all unimproved right-of-way, if any, on Main Street adjacent to this site. All private improvements and landscaping 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.
23. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

Mr. Jacob L. Snow
SDR-35417 – Page Four
October 12, 2009

24. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-35282, ZON-35283 and all other applicable site-related actions.

Sincerely,



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

cc: Mr. Michael Vlaovich
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

City of Las Vegas
Office of Architectural Services
Transmittal

TO: Robert Welch - PUBLIC WORKS FLOOD CONTROL

RE: Review#: 437463 - (FLOOD FIRST REVIEW)

Requested: March 31, 2011 **By:** MPOTOKAR

Meeting Date: April 11, 2011 5:30 pm

Complete Distribution:

FIRE & RESCUE FIRE PREVENTION
PLAN & DEV - ADMIN
PUBLIC WORKS DEVCO
PUBLIC WORKS FLOOD CONTROL
PUBLIC WORKS LAND DEVELOPMENT
PUBLIC WORKS SAN SEWER PLAN SE
PUBLIC WORKS TRAFFIC ENG ADMIN
PUBLIC WORKS TRANS PLANNING

Project# **28435**

Project Name: **500 SOUTH MAIN STREET PARKING GARAGE**

Project Location: 500 S. MAIN STREET

Project Description:: Proposed multi-level parking structure with a capacity of 635 parking spaces that will serve both the new City Hall and Symphony Park. This project is being done as a design-build project.

Contacts:: PROJECT MANAGER MICHAEL J. VLAOVICH
DESIGNER MARK POTOKAR
PROGRAM MANAGER JEREMY LEAVITT
CONSTRUCTION MGT COORDRUSSELL COLEMAN

Companies: CONTRACTOR WHITING TURNER CONTRACTING CO

Remarks: Land Development process Civil review #1 - Please return comments/question to Mark Potokar by April 11th.



LAND DEVELOPMENT TRANSFER MEMORANDUM

DATE: 3/31/11

TO: Robert Welch (Drainage Studies)

FROM: Michael Vlaovich

CC: Billie Jo Berlin, File

RE: Review Fee Funds Transfer

Please pay the Land Development Fees for this project using the following information:

Project Name: 500 South Main Street Parking Garage

Project Name from the Project Initiator Box #1.

**Project Address: 500 South Main Street
or Parcel Number(s):**

Servicer Org Number: 40111

SERVICER ORG. from the upper portion of Box #10 on the Project Initiator.

This is the org number of your project's funding source, for example, 40521 is the Park S fund org number. Do not use the OAS section org number 15341, nor your client such as Neighborhood Services' org number, nor the Requestor org number from the P.I., nor the Servicer org number from the lower half of Box #10. (If Finance leaves the upper portion of Box #10 empty and provides the only Servicer Org of the P.I. on the "All Costs Other than Internal Labor" line at the bottom of Box #10, use that number.) Do not use a number that ends in 0.

Account Number: 810605 New Building

From the City's chart of accounts: 810205 for new or rehab Parks, 810605 for new Building construction, 810705 for Building remodels or additions.

Work Authorization Number: WU8012

The W/A NO. from the upper portion of Box #10 on the Project Initiator. (If Finance leaves the upper portion of Box #10 empty and provides the only W/A NO. of the P.I. on the "All Costs Other than Internal Labor" line at the bottom of Box #10, use that number.)

Land Development Fees: \$400.00

From the Land Development Plan Checker, Flood Control Inter-Office Memo to Land Development, or as otherwise provided.

Service Requested: Resubmittal Fee Flood Study

Authorizing Individual: Michael Vlaovich

OAS Project Manager's name.

Funding Department:

Public Works, Neighborhood Services, Detention & Enforcement, Fire, etc. If multiple departments, list the department that controls the fund this transfer is drawn from.

Occupying/Programming/Operating Department:

Leisure Services, Detention & Enforcement, Fire, etc. If multiple departments, list primary only.

Thank you.

PAID

APR 13 2011

166583 ew
Development Services Center

DEPARTMENT OF
PUBLIC WORKS

CAPITAL
PROJECT
MANAGEMENT
SECTION

400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 229-6535
FAX: (702) 382-3232
TDD: (702) 386-9108

www.lasvegasnevada.gov

** Duplicate Receipt **

City of Las Vegas
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

04/13/2011 14:00 Trn 166583
Cashier 970040

PRJ Permit # DS4518 \$400.00

Subtotal \$400.00

Tax \$2.00

Total \$402.00

Received MISC \$400.00

CITY 04011010005

Change \$0.00

For questions related to this receipt call

702-229-6851