

DS #: 4529

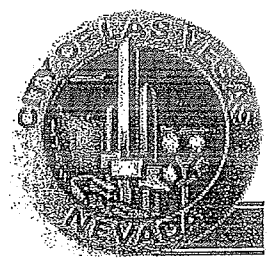
APN: 139-33-610-027

PROJECT: 61 ACRES @ 100 GRAND CENTRAL PKWY. - UPDATE

SUBMITTAL: 2<sup>ND</sup>

SCANNED BY/DATE: \_\_\_\_\_

CHECKED BY/DATE: \_\_\_\_\_



<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>		DATE: June 2, 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:	COPIES TO:
	61 Acres @ 100 Grand Central Parkway - Update	G. C. Wallace, Inc.
Cross Streets:	NEC of Grand Central Pkwy. & Clark Ave.	MLC Development
File Number:	F:\Depot\DSMemos\DS4529B.doc	Bart Anderson, P.E., DevCo
Parcel Number:	139-33-610-027	
Zoning Action:	SDR-41396	
FEMA Flood Zone	YES	NO <b>X</b>
Proposed Storm Drain	YES	NO <b>X</b>

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Transaction #
1 <sup>st</sup> Submittal	4/18/2011 & 5/2/2011	5/3/2011	Not Approved	\$100.00	166778: \$100
Supplement	6/1/2011	6/2/2011	See Comments Below	N/C	N/C
<b>TOTAL FEES (LDDRS):</b>				<b>\$100.00</b>	<b>----</b>

**REMARKS:**

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

<b>X</b>	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.

In an effort to increase administrative efficiency, the City of Las Vegas Public Works will be requiring all soils report, drainage study and traffic impact analysis submittals to be accompanied by an electronic copy of the submittal. Electronic documents must be submitted with one original hard copy of the study. Electronic documents should be on a universal computer-readable digital output replicating your submittal to be used for archival or display purposes. This may be more than one file if necessary. An Indexed Portable Document Format (PDF) or Print Ready CAD file formats with a minimum of 300dpi are the desired formats, but provided it is a high quality digitized replication of the submittal, other formats may be acceptable. If figures are in color, they must be scanned in color and saved as a separate file. The new submittal requirements will become effective on July 1, 2011. If there are any questions regarding these new requirements, please contact Robert Welch in the Flood Section at (702) 229-2177 or Rick Schroder in Traffic Engineering at (702) 229-6327.

**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/33  
AREA M-33

RESPONSE TO COMMENTS  
ON THE  
TECHNICAL DRAINAGE STUDY  
FOR  
61 ACRES @ 100 GRAND CENTRAL PARKWAY  
UPDATE

Rec'd: 6/1/11  
DS 4529  
M-33  
\$700 -

398-A418-001

May 2011

Prepared for:

MLC Development  
6170 West Lake Mead Boulevard, #352  
Las Vegas, Nevada 89108-3532  
Phone: (702) 806-1488  
Fax: (702) 208-9460



G. C. WALLACE COMPANIES  
ENGINEERS | PLANNERS | SURVEYORS

# HYDROLOGIC CRITERIA AND DRAINAGE MANUAL

## DRAINAGE STUDY INFORMATION FORM

Name of Development: Update to the TDS for 61 Acres @ 100 Grand Central Parkway Date: May 31, 2011

Location of Development a) Descriptive (Cross Streets) North/South: Grand Central Parkway

East/West: West Clark Avenue

b) Section: 33 Township: 20 South Range: 61 East

c) APN: 139-33-610-027

Name of Owner: MLC Development

Telephone No.: (702) 806-1488 Fax No. (702) 208-9460 E-Mail Address: michael@assetmgmt.us

Address: 6170 W Lake Mead Blvd #352, Las Vegas, NV 89108-3532

Contact Person-Name: Grant Y. Tokumi, PE Telephone No.: (702) 804-2015

\* E-Mail Address: GTokumi@gcwallace.com Fax No.: (702) 804-2297

Firm: G.C. Wallace, Inc.

Address: 1555 S. Rainbow Bloulevard, Las Vegas, NV 89146

Type of Land Development/Land Disturbance

<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 checked="" type="checkbox"/> Other (Please specify below)
<input type="checkbox"/> Large Parcel Map	<input type="checkbox"/> Building Permit	Temporary Parking and Landscape Improvements

1. Total Owned Land Area: At Site: 1.1 acres ± Being Developed/Disturbed: 1.1 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

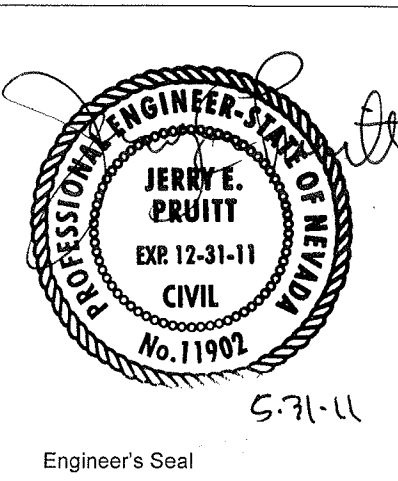
4. Proposed type of development (Residential, Commercial, Etc.): Commercial

5. Approximate upstream land area which drains to the subject site: 0

6. Has the site drainage been evaluated in the past?  Yes  No If yes, please identify documentation: TDS 61 Acres @ 100 Grand Central Parkway, prepared by Kimley-Horn and Associates, Inc. dated January 6, 2004. Union Park TDS Study Update No. 1, 2, and 3, prepared by Kimley-Horn and Associates, Inc. dated May 2007, Sept. 2007 and Dec 2007.

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: Northwest corner to an existing NDOT Type 2A

8. Briefly describe your proposed schedule for the subject project: ASAP



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.

Local Entity File No.	Revision	Date

REFERENCE: STANDARD FORM 1

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>		DATE: May 3, 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: <b>61 Acres @ 100 Grand Central Parkway - Update</b>		COPIES TO: G. C. Wallace, Inc.
Cross Streets:	NEC of Grand Central Pkwy. & Clark Ave.	MLC Development
File Number:	F:\Depot\DSMemos\DS4529A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	139-33-610-027	
Zoning Action:	SDR-41396	
FEMA Flood Zone:	YES NO <b>X</b>	
Proposed Storm Drain:	YES NO <b>X</b>	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Transaction #
1 <sup>st</sup> Submittal	4/18/2011 & 5/2/2011	5/3/2011	See Comments Below	\$100.00	166778: \$100
<b>TOTAL FEES (LDDRS):</b>				<b>\$100.00</b>	

**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:
<b>X</b>	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.

1. Provide a copy of the zoning/planning conditions associated with this site (SDR-41396) 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. A good portion of the plan is dark and is difficult to read. The engineer shall maintain a minimum quality control of the plan under his supervision.
3. Show existing storm drain systems in the perimeter streets on the improvement plan. Show all pertinent drop inlets, storm drain manholes and laterals and label with type and size information together with City of Las Vegas recorded construction drawing numbers on the plan.
4. Provide a structural section of the proposed valley gutter.
5. Label the finish floor elevation of the existing Lou Ruvo Center building on the improvement plan.
6. Small diameter pipes may get clogged easily which require frequent maintenance. It is recommended that the minimum size of onsite storm drain to be 12".
7. The North-Arrow appears to be in a wrong direction. Revise accordingly in the next submittal.

In an effort to increase administrative efficiency, the City of Las Vegas Public Works will be requiring all soils report, drainage study and traffic impact analysis submittals to be accompanied by an electronic copy of the submittal. Electronic documents must be submitted with one original hard copy of the study. Electronic documents should be on a universal computer-readable digital output replicating your submittal to be used for archival or display purposes. This may be more than one file if necessary. An Indexed Portable Document Format (PDF) or Print Ready CAD file formats with a minimum of 300dpi are the desired formats, but provided it is a high quality digitized replication of the submittal, other formats may be acceptable. If figures are in color, they must be scanned in color and saved as a separate file. The new submittal requirements will become effective on July 1, 2011. If there are any questions regarding these new requirements, please contact Robert Welch in the Flood Section at (702) 229-2177 or Rick Schroder in Traffic Engineering at (702) 229-6327.

**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/33

AREA M-33

Post-It <sup>®</sup> Fax Note	7671	Date	5/4/11	# of pages	2
To	Grant Tokumi	From	Albert Sunby		
Co./Dept.	GCV	Co.	CLV		
Phone #		Phone #	229-2001		
Fax #	804-2299	Fax #			

**RESPONSE TO COMMENTS  
ON THE  
TECHNICAL DRAINAGE STUDY  
FOR  
61 ACRES @ 100 GRAND CENTRAL PARKWAY  
UPDATE**

**398-A418-001**

**May 2011**

**Prepared for:**

**MLC Development  
6170 West Lake Mead Boulevard, #352  
Las Vegas, Nevada 89108-3532  
Phone: (702) 806-1488  
Fax: (702) 208-9460**

**Prepared by:**

**G. C. Wallace, Inc.  
1555 S. Rainbow Boulevard  
Las Vegas, Nevada 89146  
Phone: (702) 804-2000  
Fax: (702) 804-2299**



G. C. WALLACE COMPANIES  
ENGINEERS | PLANNERS | SURVEYORS

G. C. WALLACE, INC.  
G. C. WALLACE OF CALIFORNIA, INC.  
G. C. WALLACE OF ILLINOIS, INC.

Writer's Contact Information:

398-A418-001

May 31, 2011

Albert Y. Sung, P.E.  
Flood Control Project Manager  
City of Las Vegas – Land Development Services  
Department of Public Works  
333 N. Rancho Drive  
Las Vegas, Nevada 89106

**Re: Response to Comments on the  
Update to the Technical Drainage Study for 61 Acres @ 100 Grand Central Parkway  
SDR-41395**

Dear Mr. Sung:

The purpose of this letter is to address your comments for the subject study dated May 3, 2011. The comments are individually addressed as follows:

**Comment:** "1. Provide a copy of the zoning/planning conditions associated with this site (SDR-41396) 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."

**Response:** A copy of SDR-41396 conditions are attached.

**Comment:** "2. A good portion of the plan is dark and is difficult to read. The engineer shall maintain a minimum quality control of the plan under his supervision."

**Response:** Noted.

**Comment:** "3. Show existing storm drain systems in the perimeter streets on the improvement plan, Show all pertinent drop inlets, storm drain manholes and laterals and label with type and size information together with *City of Las Vegas* recorded construction drawing numbers on the plan."

**Response:** Noted.

**Comment:** "4. Provide a structural section of the proposed valley gutter."

**Response:** Noted.

**Comment:** "5. Label the finish floor elevation of the existing *Lou Ruvo Center* building on the improvement plan."

**Response:** Noted.

**Comment:** "6. Small diameter pipes may get clogged easily which require frequent maintenance. It is recommended that the minimum size of onsite storm drain to be 12"."

**Response:** Pipe removed as per recommendation.

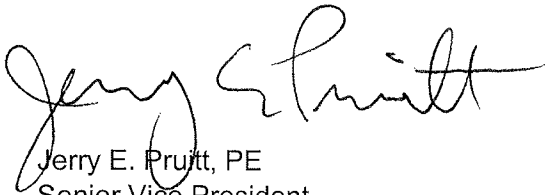
**Comment:** "7. The North-Arrow appears to be in a wrong direction. Revise accordingly in the next submittal."

**Response:** Noted.

If you have any questions or require additional information, please contact our office at 804-2000.

Cordially,

G. C. WALLACE, INC.



Jerry E. Pruitt, PE  
Senior Vice President  
Flood Control Division

JEP/vlr

Enclosures

c: Calvin L. Black, GCW  
Grant Tokumi, GCW



May 9, 2011

Ms. Elizabeth Fretwell  
City Parkway V, Inc.  
400 Stewart Avenue, 8th Floor  
Las Vegas, Nevada 89101

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

**RE: SDR-41396 - MINOR SITE DEVELOPMENT PLAN REVIEW  
ADMINISTRATIVE CYCLE - APRIL 2011**

Dear Ms. Fretwell:

Your request for a Minor Site Development Plan Review FOR A PROPOSED TEMPORARY PARKING LOT located on 2.29 acres at the southeast corner of Grand Central Parkway and Clark Avenue (APN 139-33-610-027), PD (Planned Development) Zone, Ward 5 (Barlow), has been considered administratively by the Department of Planning Staff.

The Planning and Development Department Staff has administratively **APPROVED** your request subject to the following:

Planning

1. Conformance to the Conditions of Approval for Rezoning (Z-0100-97) and Site Development Plan Review (SDR-16267) shall be required.
2. 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.
3. All development shall be in conformance with the site plan and landscape plan date stamped 04/06/11 and the Symphony Park Design Review Committee (SP-DRC) approval letter dated 03/29/11, except as amended by conditions herein.
4. An administrative review shall be required if the use is still present and intended to remain beyond 07/07/14.
5. 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.

MAY 11 2011

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



Ms. Elizabeth Fretwell  
City Parkway V, Inc.  
SDR-41396 - Page Two  
May 9, 2011

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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.
8. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

### **Public Works**

10. 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.
11. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns 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. A previously approved drainage study for this site is on file with the City and an update to this study may be required.

Ms. Elizabeth Fretwell  
City Parkway V, Inc.  
SDR-41396 - Page Three  
May 9, 2011

This action by the Department of Planning staff on May 9, 2011 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Steve Gebeke, AICP  
Planning Supervisor  
Case Planning Division

SG:clb

cc: Mr. Oussama "O.B." Beyhoum  
Cleveland Clinic Foundation  
888 West Bonneville Avenue  
Las Vegas, Nevada 89106

Mr. Michael Cuddy  
Dimick Development  
4825 East Carey Avenue  
Las Vegas, Nevada 89115

*City of Las Vegas*

**AGENDA MEMO - PLANNING**

ADMINISTRATIVE MINOR REVIEW DATE: APRIL 2011  
 DEPARTMENT: PLANNING  
 ITEM DESCRIPTION: APPLICANT: CLEVELAND CLINIC FOUNDATION - OWNER:  
 CITY PARKWAY V, INC

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**\*\* STAFF RECOMMENDATION(S) \*\***

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
SDR-41396	Staff APPROVES, subject to conditions:	

**\*\* CONDITIONS \*\***

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**SDR-41396 CONDITIONS**

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Planning

1. Conformance to the Conditions of Approval for Rezoning (Z-0100-97) and Site Development Plan Review (SDR-16267) shall be required.
2. 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.
3. All development shall be in conformance with the site plan and landscape plan date stamped 04/06/11 and the Symphony Park Design Review Committee (SP-DRC) approval letter dated 03/29/11, except as amended by conditions herein.
4. An administrative review shall be required if the use is still present and intended to remain beyond 07/07/14.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

**Conditions Page Two**  
**April 2011 - Administrative Minor Review**

7. 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.
8. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

*Public Works*

10. 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.
11. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns 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. A previously approved drainage study for this site is on file with the City and an update to this study may be required.

**Staff Report Page One**  
**April 2011 - Administrative Minor Review**

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

The subject 2.3-acre site is currently partially paved and striped for parking. The applicant proposes to develop the remainder of the site for temporary surface parking, providing 181 spaces in total. Additional site lighting and drainage will be provided. No landscaping will be provided within the parking field at this time; however, adequate landscaping improvements, including six-foot sidewalks, will be installed on the perimeter. The proposal received approval from the Symphony Park Design Review Committee (SP-DRC) on 03/29/11 with mandated revisions to be incorporated into the plans for staff review. Staff approves this Site Development Plan Review with conditions requiring compliance with the plans as approved by the SP-DRC.

**ISSUES**

- An offsite parking agreement between the City of Las Vegas (Owner) and the applicant was executed in 2010 allowing this site to be used for temporary parking for the sole use of the existing adjacent medical office and conference center to the south. The agreement has a term of 48 months from the Effective Date of 07/07/10. If the temporary parking lot is still present after four years, an administrative review shall be required to evaluate the continued use of the site for temporary parking.

**BACKGROUND INFORMATION**

<i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc</i>	
11/23/98	The City Council approved a Rezoning (Z-0100-97) from M (Industrial) to PD (Planned Development) on approximately 178 acres generally located along the east side of Interstate 15 between Charleston Boulevard and U.S. 95. The Planning Commission and staff recommended approval.
09/20/06	The City Council approved a request for a Site Development Plan Review (SDR-15042) for a proposed 62,616 commercial development consisting of a Medical Research and Treatment building and Museum and Activities Center, with waivers of the Parkway Center Build-To-Line requirement and Exterior Materials requirements on 1.9 acres at 22 South Grand Central Parkway. The Planning Commission and staff recommended approval.
11/15/06	The City Council approved a request for a Site Development Plan Review (SDR-16267) for a proposed Mixed Use Development on 61.57 acres located at the northeast corner of Grand Central Parkway and Bonneville Avenue. The Planning Commission and staff recommended approval.

**Staff Report Page Two**  
**April 2011 - Administrative Minor Review**

01/03/07	The City Council adopted the Union Park Design Standards through Ordinance #5874.
05/20/09	The City Council approved the name change of the Union Park development to Symphony Park.
07/07/10	A parking license agreement between the City of Las Vegas and the applicant allowed for temporary parking facilities on the subject site for a maximum 48-month term.
08/04/10	The City Council adopted the Symphony Park Design Standards and related design documents through Ordinance #6102.

***Most Recent Change of Ownership***

04/29/04	A deed was recorded for a change in ownership.
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***Related Building Permits/Business Licenses***

No permits or licenses have been issued on the subject site.	
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***Pre-Application Meeting***

03/12/11	<p>A pre-application meeting was held with the applicant, where the following comments were made in addition to those concerning the preparation for submittal of a Site Development Plan Review:</p> <ul style="list-style-type: none"> <li>• A signed review letter from the SP-DRC will be required at the time of submittal.</li> <li>• An update to the Technical Drainage Study for this site would be required.</li> <li>• All improvements are on site (no offsites).</li> <li>• This site may require a future review as a condition of approval.</li> </ul>
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***Neighborhood Meeting***

A neighborhood meeting is not required, nor was one held.	
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***Field Check***

04/28/11	The site is currently partially paved and striped for parking for the adjacent medical office. The unpaved area has been graded and is free of debris. Temporary fencing is located around the perimeter of the site.
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Staff Report Page Three  
April 2011 - Administrative Minor Review

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.30

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Temporary Parking Lot and Outside Storage	MXU (Mixed Use)	PD (Planned Development)
North	Temporary Parking Lot and Outside Storage	MXU (Mixed Use)	PD (Planned Development)
South	Office, Medical	MXU (Mixed Use)	PD (Planned Development)
East	Undeveloped	MXU (Mixed Use)	PD (Planned Development)
West	Trade Center/Wholesale Showroom	MXU (Mixed Use)	PD (Planned Development)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Master Plan Area</b>			
Downtown Centennial Plan	X		Y
<b>Special Purpose and Overlay Districts</b>	<b>Yes</b>	<b>No</b>	<b>Compliance</b>
PD (Planned Development) District	X		Y
Downtown Centennial Plan Overlay District (Symphony Park District)	X		Y
G-O (Gaming Enterprise Overlay) District	X		N/A
A-O (Airport Overlay) District (175 Feet)	X		N/A
Downtown Casino Overlay District	X		N/A
<b>Trails</b>		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

Staff Report Page Four  
 April 2011 - Administrative Minor Review

**DEVELOPMENT STANDARDS**

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	2.3 acres	N/A
Min. Lot Width	N/A	256 Feet	N/A

*Per the development plans, the following is provided:*

<i>Landscaping and Open Space Standards</i>	
<i>Standards</i>	<i>Provided</i>
Buffer Trees:	
• North	19 Trees
• South	0 Trees
• East	10 Trees
• West	9 Trees
<b>TOTAL PERIMETER TREES</b>	<b>38 Trees</b>
Parking Lot Trees	0 Trees
<b>LANDSCAPE BUFFER WIDTHS</b>	
Min. Zone Width:	
• North	40 Feet
• South	0 Feet
• East	25 Feet
• West	22 Feet
Wall Height	No fences or walls

*Pursuant to Title 19.10, the following parking standards apply:*

<i>Parking Requirement - Downtown</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Base Parking Requirement</i>		<i>Provided</i>		<i>Compliance</i>	
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Temporary Parking	N/A	N/A	N/A		181	N/A	
<b>TOTAL SPACES REQUIRED</b>			N/A		<b>181</b>	N/A	
<b>TOTAL (With Handicapped)</b>			N/A	6	175	6	Y