



**LAS VEGAS
CITY COUNCIL**

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April 12, 2023

Julie Quisenberry
City Parkway V Inc
495 South Main Street 6th floor
Las Vegas, Nevada 89101

**RE: 23-0063-SDR1
PLANNING COMMISSION MEETING OF APRIL 11, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *April 11, 2023* voted to recommend **APPROVAL** of the following Land Use Entitlement project request FOR A PROPOSED 441-UNIT HOTEL WITH WAIVERS OF THE SYMPHONY PARK DESIGN STANDARDS on 2.61 acres at the southeast corner of Symphony Park Avenue and Grand Central Parkway (APN 139-33-610-029), PD (Planned Development) Zone, Ward 5 (Crear)

This approval is subject to the following conditions:

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. 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 02/02/23, except as amended by conditions herein.
3. The following waivers from Symphony Park Design Standards are hereby approved:
 - a. To allow zero percent of the building facade to be located at the build-to line along Promenade Place and Symphony Park Avenue where Section 4.2 of the Symphony Park Design Standards requires a minimum of 100 percent.
 - b. To allow zero percent of the building facade to be located at the build-to line along Grand Central where Section 4.2 of the Symphony Park Design Standards requires a minimum of 80%.
 - c. To allow a building setback from the build-to line along Promenade Place as shown on the approved site plan dated 03/23/20 where Section 4.2 of the Symphony Park Design Standards allows no building setback.

- d. To allow a building setback from the build-to line along Symphony Park Avenue as shown on the approved site plan dated 03/23/20 where Section 4.2 of the Symphony Park Design Standard allows no building setback.
 - e. To allow a building setback from the build-to line along Grand Central Parkway as shown on the approved site plan dated 03/23/20 where Section 4.2 of the Symphony Park Design Standards allow a 10-foot building setback.
 - f. To allow no shade structures on Promenade Place where Section 2.8 of the Symphony Park Design Standards requires them.
 - g. To allow no green-screen along Grand Central Parkway where the Symphony Park Streetscape Schematic Design manual requires them.
 - h. To allow deviations to the Symphony Park Avenue (Entrance) streetscape standards including planting patterns, planting materials and streetscape standards as per the approved landscape plans date stamped 03/23/20.
 - i. To not require certification by USGBC as required by Section 1.13 of the Symphony Park Development Standards. This waiver applies to the certification requirement only – the development shall comply with all other LEED standards as specified within the Symphony Park Design Standards and 2009 LEED requirements unless approved by a separate waiver.
4. The applicant shall coordinate with the Post Entitlement Approval Conference (PEAC) team at (702) 229-6853 to coordinate preliminary building and civil plan reviews for this project.
 5. Construction documents shall be submitted to the Symphony Park Design Review Committee for review and approval prior to the submittal for building permit in accordance with Section 5.0 of the Symphony Park Design Standards Manual. The review shall be limited to the conditions of approval placed upon the project by the city of Las Vegas City Council and the Symphony Park Design Standards. A letter of approval from the Symphony Park Design Review Committee must be submitted with the building permit application.
 6. 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, which 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. The technical landscape plan shall conform to the landscape and streetscape standards specified in the Symphony Park Design Standards, except as amended herein.
 7. Unless otherwise specified by the Symphony Park Design Review Committee, the following streetscape amenities shall be depicted on the technical landscape plan:
 - a. Symphony Park Avenue
 - i. Include Planter Pot A as appropriate
 - ii. Provide Backless Street Benches as appropriate
 - iii. Provide trash receptacles as appropriate

- b. Grand Central Parkway
 - iv. Include Planter Pot A on this frontage as appropriate
 - v. Substitute backless street benches with backed benches
 - vi. Provide trash receptacles as appropriate
 - vii. Locate the two palms within grates on the southern portion of this frontage to back of curb. Panel planning is preferred, but grates are acceptable as well.
 - c. Promenade Place
 - viii. Locate palms in Type A 4x6 tree grates (PL-9)
 - ix. Locate shade trees within the hardscape (PL-2)
 - x. Planter Pot B are to be planted with Dwarf Rosemary
8. The technical landscape plan shall depict all street trees planted in continuous tree trenches beneath the sidewalk as specified in Symphony Park Design Standards Section 2.2.
 9. Coordinate with the SPDRC to finalize the locations of the required art opportunity locations on Grand Central Parkway and Symphony Park Ave prior to, or at the time of building permit submittal.
 10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
 11. All utility or mechanical equipment shall comply with the provisions of the Symphony Park Design Standards, unless approved by a separate Waiver.
 12. All proposed signage will require compliance with the provisions of Section 3.16 of the Symphony Park Design Standards
 13. 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.
 14. All necessary building permits shall be obtained and final inspections shall be completed in compliance with the Symphony Park Design Standards, Title 19 (as applicable), and all codes as required by the Department of Building and Safety.
 15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

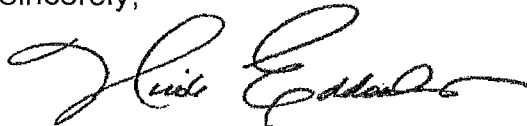
Public Works

16. Prior to the submittal of any construction drawings, contact the Sanitary Sewer Planning Section of the Department of Public Works to discuss acceptable locations for grease interceptors and points of connection to the public sewer.

17. 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.
18. Comply with approved Traffic Impact Analysis #76094.
19. Comply with the approved Drainage Plan and Technical Drainage Study on File with the Department of Public Works.

This item will be considered by the City Council on May 17, 2023. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:ew

cc:

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