

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S Fourth Street  
Las Vegas, NV 89101

Voice 702-229-6301

Fax 702-474-0352

TTY 702-386-9108

www.lasvegasnevada.gov

March 28, 2008

Dr. Douglas Selby  
City Parkway V, Inc.  
400 Stewart Avenue, 4th Floor  
Las Vegas, Nevada 89101

**RE: ABEYANCE - SDR-26709 - SITE DEVELOPMENT PLAN REVIEW**

Dear Dr. Selby:

Your request for a Site Development Plan Review FOR A PERFORMING ARTS CENTER INCLUDING A 2,100 SEAT AUDITORIUM AND AN EDUCATION CENTER WITH WAIVERS OF THE UNION PARK STREETScape STANDARDS, LIGHTING STANDARDS, ARCHITECTURAL STANDARDS AND ACCESS REQUIREMENTS on a portion of 53.6 acres generally located at the northeast corner of Bonneville Avenue and Grand Central Parkway (APN 139-34-110-004), PD (Planned Development) Zone, Ward 5 (Barlow), was considered by the Planning Commission on March 27, 2008.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

### 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 and building elevations, date stamped 02/04/08, and the landscape plan, date stamped 3/14/08, except as amended by conditions herein.
3. The following Waivers from the Union Park Design Standards are hereby approved as follows:
  - a. A Waiver from Subsections 1.5.2A, 3.5.1 and 3.5.2 is hereby approved, to allow less than 70% glazing at the ground floor level of the Discovery Avenue and Union Park Promenade frontages.
  - b. A Waiver from Subsection 1.7 is hereby approved, to allow a service access driveway on West Clark Avenue in conformance with the submitted plans.
  - c. A Waiver from Subsections 2.2.6 and 3.17.4 is hereby approved, to allow pole mounted exterior light fixtures to illuminate the façade of the building at levels greater than 0.20 footcandles.

Mayor  
Oscar B Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Larry Brown  
Steve Wolfson  
Lois Tarkanian  
Steven D Ross  
Ricki Y Barlow

City Manager  
Douglas A Selby



- d. A Waiver from Subsection 2.6 is hereby approved, to allow a sidewalk width of 17'-6" on the City Parkway frontage as shown on the submitted plans.
  - e. A Waiver from Subsection 2.8 is hereby approved, to allow a sidewalk width of 22'-0" on the Union Park Promenade frontage as shown on the submitted plans.
  - f. A Waiver from Subsection 2.9 is hereby approved, to allow sidewalk widths of 14'-6" and 17'-0" on the Discovery Avenue frontages as shown on the submitted plans.
  - g. A Waiver from Subsection 3.1 is hereby approved, to eliminate the required building setback at 35'-40' height level above the sidewalk. The setbacks for the building shall be in accordance with the submitted plans.
  - h. A Waiver from Subsections 3.4.2 and 3.4.3 is hereby approved, to allow building canopies that project less than six feet from the façade of the building, and have a clearance of less than 16 feet above the grade of the sidewalk, as shown on the submitted elevations.
  - i. A Waiver from Subsection 3.10.3 is hereby approved, to allow portions of the buildings to have flat roofs in accordance with the submitted plans.
  - j. A Waiver from Subsection 3.17.1 is hereby approved, to allow a first floor height of less than 18 feet for the Education Center building.
  - k. A Waiver from Sheet L1-15 of the Union Park Schematic Streetscape Design document is hereby approved, to allow the use of Medjool Date palm trees along the Discovery Avenue frontage in accordance with the submitted landscape plans.
  - l. A Waiver from Sheet L1-15 of the Union Park Schematic Streetscape Design document is hereby approved, to allow the trees along the Discovery Avenue frontage to be spaced at 20-foot intervals in accordance with the submitted landscape plans.
4. As part of the building permit/construction document submittal process as outlined in the Union Park Design Standards, the completed project LEED checklist and a letter from the commissioning agent confirming preparation of documents for submission to the USGBC shall be submitted to the UP-DRC for review and approval prior to the issuance of a certificate of occupancy.

5. Construction documents shall be submitted to the UP-DRC for review and approval prior to the issuance of a building permit in accordance with Section 5 of the Union Park Design Standards. The review shall be limited to the conditions of approval placed upon the project by the City of Las Vegas. A letter of approval from the UP-DRC must be submitted with the building permit application.
6. Civil drawings shall be corrected to conform to the Union Park Design Standards, and shall be reviewed and approved by the UP-DRC prior to submittal of the construction document submittal.
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.
8. The following corrections to the landscape drawings shall be made prior to submittal of the construction documents to the UP-DRC:
  - a. The landscape drawings shall include all street and pedestrian lighting per the Union Park Design Standards and Schematic Streetscape Design document.
  - b. Curb layouts and sidewalk clearances shall conform to the Union Park Schematic Streetscape Design document.
  - c. Paving patterns shall conform to the Union Park Schematic Streetscape Design document.
  - d. Street furniture, streetscape materials, planters, and public art shall be specified on the landscape drawings. Specific public art projects as required by the Union Park Design Standards shall be submitted to the UP-DRC for review and approval.
  - e. All trees and plant species, trenching and planting areas shall conform to the Union Park Design Standards, except as otherwise waived herein.
9. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

10. 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.
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or on-site service panel location.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
14. Approval of this Site Development Plan Review application does not constitute approval of the signage. A detailed master sign package and tenant design criteria shall be submitted to the UP-DRC for review and approval prior to the issuance of any sign permits in accordance with Subsection 3.16 of the Union Park Design Standards.
15. 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.
16. 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.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

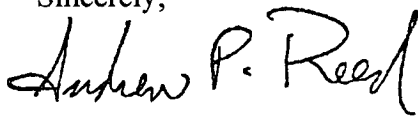
18. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Downtown Bus Rapid Transit Connector project, the Union Park project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

Dr. Douglas Selby  
SDR-26709 - Page Five  
March 28, 2008

19. Civil improvement plans for this site shall be coordinated with the final approved Union Park Phase II civil improvement plans.
20. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
21. Site development to comply with all applicable conditions of approval for SDR-16267 and all other applicable site-related actions.

This item will be considered by the City Council on **May 7, 2008**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, 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,



Andrew P. Reed, AICP  
Planning Supervisor  
Current Planning Division

AR:clb

cc: Mr. Myron Martin  
The Smith Center for the Performing Arts  
6725 Via Austi Parkway, Suite #360  
Las Vegas, Nevada 89119

R. J. Reissig  
HKS Architects, Inc.  
1919 McKinney Avenue  
Dallas, Texas 75201