

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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August 27, 2010

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

**RE: SDR-38854 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF AUGUST 26, 2010**

Dear Ms. Fretwell:

Your request for a Major Amendment to a previously approved Site Development Plan Review (SDR-26709) FOR A PROPOSED 60,000 SQUARE-FOOT MUSEUM (PRIVATE) WITH WAIVERS OF THE SYMPHONY PARK SCREENING AND ARCHITECTURAL DESIGN STANDARDS on 5.10 acres at the northwest corner of Clark Avenue and City Parkway (APN 139-33-610-026), PD (Planned Development) Zone, Ward 5 (Barlow), was considered by the Planning Commission on August 26, 2010.

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

Planning and Development

1. Conformance to the applicable Conditions of Approval for Site Development Review Plan SDR-16267 and SDR-26709 shall be required, except as modified in this approval.
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, landscape plan, and building elevations, date stamped 07/13/10, except as amended by conditions herein.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



4. The following Waivers from the Symphony Park Design Standards are hereby approved as follows:
 - a. A Waiver from Subsection 3.19.3 is hereby approved, to allow parapet heights to be lower than the roof top mechanical equipment.
 - b. A Waiver from Subsection 3.5.2 is hereby approved, to allow 60% vision glazing at the street level of the building of the Promenade Place frontage where 70% is the minimum required.
 - c. A Waiver from Subsection 3.4.2 (illustration) is hereby approved, to allow a 12-foot clearance under the canopy structures where 16 feet is required.
5. A letter from the Commissioning Agent or LEED-AP on the project shall be submitted to the SP-DRC before issuance of a building permit in accordance with Subsection 1.13 of the Symphony Park Design Standards Manual. This letter is to confirm that the LEED checklist included as part of the Design Development approval is achievable with the submitted construction documents.
6. Construction documents shall be submitted to the SP-DRC for review and approval prior to the issuance of a building permit in accordance with Section 5 of the SP-DRC Design Standards Manual. The review shall be limited to the conditions of approval placed upon the project by the city of Las Vegas and the Symphony Park Design Standards. A letter of approval from the SP-DRC must be submitted with the building permit application.
7. Prior to the issuance of a building permit for the museum building, the applicant shall obtain approval of a Site Development Plan Review application for an on-site parking facility, or submit a shared parking agreement for review and approval.
8. Approval of this Site Development Plan Review application does not constitute approval of the signage. A detailed master sign package shall be submitted to the SP-DRC for review and approval prior to a building permit in accordance with Subsection 3.16 of the Symphony Park Design Standards Manual.
9. The landscape plan shall be revised to show an additional palm tree along the Promenade Place frontage in conformance with the spacing requirements as depicted in the Symphony Park Schematic Streetscape Design prior to the issuance of a building permit. All streetscape materials including lighting, paving materials, tree grates and similar items shall conform to the specifications listed in the Symphony Park Design Standards Manual.

10. 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.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
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. 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. 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.
16. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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Public Works

18. An update to the previously approved 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 or submittal of any construction drawings, 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.

This action by the Planning Commission on **August 26, 2010** 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 **September 7, 2010**. 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
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Paul Beard
The Smith Center
241 West Charleston Boulevard
Las Vegas, Nevada 89102

Mr. Matt Edwards
The Projects Group
474 Grand Central Parkway
Las Vegas, Nevada 89102