



May 9, 2011

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

**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.

LAS VEGAS CITY COUNCIL

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DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

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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.

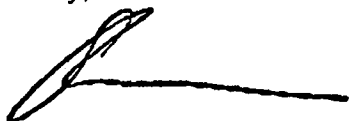
Public Works

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.

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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,

A handwritten signature in black ink, appearing to read 'Steve Gebeke', with a long horizontal line extending to the right.

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