



September 19, 2011

CORRECTED LETTER

Mr. Scott Carter
City Parkway V, Inc., et al
400 Stewart Avenue
Las Vegas, Nevada 89101

**RE: SDR-42830 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - SEPTEMBER 2011**

Dear Mr. Carter:

Your request for a Minor Site Development Plan Review FOR A TEMPORARY PARKING LOT on a portion of 14.62 acres at the northwest corner of Bonneville Avenue and the Union Pacific Railroad right-of-way (APNs 139-34-211-002 and 139-34-110-010), PD (Planned Development) Zone, Ward 5 (Barlow), has been considered administratively by the Department of Planning Staff.

The Department of Planning has administratively **APPROVED** your request subject to the following:

Planning

1. Conformance to the Conditions of Approval for Rezoning (Z-0100-97), Site Development Plan Review (SDR-16267) and as indicated on the Symphony Park Design Review Committee (SP-DRC) approval letter dated 08/03/11 shall be required.
2. The approval for this temporary parking lot shall be valid for a period of 36 months from the completion of the construction work and the date of the final off-site inspection, in accordance with the requirements of the Downtown Centennial Plan. Any request to extend this approval shall be by means of an Extension of Time application, submitted in accordance with the requirements of LVMC Title 19.16.
3. All development shall be in conformance with the site and landscape plan date stamped 08/22/11, except as amended by conditions herein.

LAS VEGAS CITY COUNCIL

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4. A Minor Deviation of the Symphony Park Design Standards is hereby approved to defer planting of streetscape along Bonneville Avenue during the life of the temporary parking lot. Any future development of the site shall include streetscape that is in full conformance with the Symphony Park Design Standards.
5. A Waiver of the Downtown Centennial Plan requirements for interior parking lot landscaping is hereby approved.
6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. 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.
9. 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 not create fugitive lighting on adjacent properties.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works


11. Unless already constructed or guaranteed by the Master Developer, construct all incomplete half street improvements adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with the development of this site.

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12. 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.
13. Provide paved access to the Bonneville Pumping Station to the satisfaction of the Department of Public Works concurrent with construction of parking lot improvements.

This action by the Department of Planning staff on August 30, 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: Ms. Lorna Meyer
Newland
6130 Elton Avenue
Las Vegas, Nevada 89107