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cityoflasvegas
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August 16, 2018

City of Las Vegas
Economic & Urban Development
495 South Main Street, 6th Floor
Las Vegas, Nevada 89101

**RE: SDR-73363 [PRJ-73094] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO SUP-73362
CITY COUNCIL MEETING OF AUGUST 15, 2018**

Dear Applicant

The City Council at a regular meeting held on August 15, 2018 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED FIVE-STORY, 442,000 SQUARE-FOOT MIXED-USE DEVELOPMENT CONSISTING OF 22,000 SQUARE FEET OF COMMERCIAL SPACE AND 325 MULTI-FAMILY RESIDENTIAL UNITS WITH WAIVERS OF SYMPHONY PARK DEVELOPMENT STANDARDS on 5.25 acres at 251 South City Parkway (APN 139-34-110-009), PD (Planned Development) Zone, Ward 5 (Crear) [PRJ-73094].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-73362) shall be required, if approved
2. Conformance to the conditions of approval listed in the action letter of the Symphony Park Design Review Committee (SPDRC) dated 05/23/18 pertaining to the development of the subject site
3. 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.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/14/08 except as amended by conditions herein.
5. The following waivers from Symphony Park Design Standards are hereby approved:
 - To allow no open space corridor on West Bridger Avenue between Promenade Place and City Parkway as required by Section 1.4 of the Symphony Park Design Standards
 - To allow uses other than retail and restaurant, including residential uses, along Promenade Place where Section 1.5.5 of the Symphony Park Design Standards allows only retail and restaurant uses along this frontage.

- To allow active retail and/or residential frontages on Symphony Park Avenue, City Parkway and West Carson Avenue where such is not permitted.
 - To allow approximately two percent of the of the building at the build-to line along Promenade Place where Section 1.9.2 and 4.6 of the Symphony Park Design Standards requires 100 percent of the building to be located at the build-to-line.
 - To allow approximately 12 percent of the building frontage at the build-to line along South City Parkway where Section 4.6 requires a minimum of 80% of the building frontage to be located at the build-to-line
 - To allow zero percent of the building frontage at the build-to line along West Carson Street where Section 1.9.3 requires a minimum of 75% of the building frontage to be located at the build-to-line.
 - To allow zero percent of the building frontage at the build-to line along Symphony Park Avenue where Section 1.9.2 requires 100 percent of the to be located at the build-to-line on the west half of the parcel, and where Section 4 6 requires 80 percent of the building is required to be located at the build-to-line on the east half of the parcel.
 - To allow no occupied towers as specified in Section 1.10 of the Symphony Park Design Standards.
 - To allow an 18-foot wide ground level arcade where the maximum width is 12 feet
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. The location and screening of utility or mechanical equipment shall comply with all applicable Symphony Park Design Standards.
 9. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
 10. 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.
 11. 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

12. All proposed signage will require compliance with the provisions of Section 3.16 of the Symphony Park Design Standards.
13. Construction documents shall be submitted to the SPDRC for review and approval prior to the issuance of a 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 and the Symphony Park Design Standards. A letter of approval from the SPDRC must be submitted with the building permit application.
14. 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. The technical landscape plan shall conform to the landscape and streetscape standards specified in the Symphony Park Design Standards, except as amended herein.
15. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning 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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

17. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Symphony Park project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
18. Grease interceptors, if any, shall be located on private property.
19. This site shall connect to the 15-inch sewer line in City Parkway at a location acceptable to the Sanitary Sewer Section of the Department of Public Works.

20. A Traffic Impact Analysis 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights of way are not required and Traffic Control devices are or may be proposed at this site outside of the public right of way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. The update to the Symphony Park Master Traffic Study may be used to satisfy this condition.
21. 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 submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways recommended in the approved drainage study update.

The Notice of Final Action was filed with the Las Vegas City Clerk on August 16, 2018.

Sincerely,



Robert Summerfield, AICP
Director
Department of Planning

RTS:PL:clb

cc: Mr. Jeremy Cyr
Southern Land Company
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Franklin, Tennessee 37067

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Dallas, Texas 75205