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cityoflasvegas
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August 16, 2018

Ms. Tracy Reich
City of Las Vegas
City Parkway V
495 South Main Street, 6th Floor
Las Vegas, Nevada 89101

**RE: SDR-73538 [PRJ-73448] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO SUP-73535 AND SUP-73537
CITY COUNCIL MEETING OF AUGUST 15, 2018**

Dear Ms. Reich:

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, 293,000 SQUARE-FOOT MIXED-USE DEVELOPMENT CONSISTING OF 4,000 SQUARE FEET OF COMMERCIAL SPACE, 3,000 SQUARE FEET OF OUTDOOR SEATING AREA, AND 290 MULTI-FAMILY RESIDENTIAL UNITS WITH WAIVERS OF SYMPHONY PARK DEVELOPMENT STANDARDS on 4.20 acres at the northeast corner of Symphony Park Avenue and City Parkway (APN 139-34-110-012), PD (Planned Development) Zone, Ward 5 (Crear) [PRJ-73448].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permits (SUP-73537) 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 19.16. 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 05/24/18 except as amended by conditions herein.
4. The following waivers from Symphony Park Design Standards are hereby approved:
 - To allow active retail and/or residential frontages on City Parkway and the East End Streets where only commercial uses are permitted.
 - To allow approximately 45 percent of the building frontage at the build-to line along City Parkway where Section 4.6 requires a minimum of 80%.

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- To allow a building setback of 80 feet along City Parkway where Section 4.6 allows a maximum setback of 10 feet
 - To allow 0 percent of the building frontage at the build-to line along the southern East End Street as required by Section 1.9.3 of the Symphony Park Design Standards
 - To allow a waiver of all arcade provisions along City Parkway and the northern and southern East End Streets as required by Section 3.2 of the Symphony Park Design Standards
 - To allow a waiver of all canopy/awning provisions along City Parkway and the northern and southern East End Streets as required by Section 3.4 of the Symphony Park Design Standards
 - To allow parking garage access from City Parkway where Section 4.12 of the Symphony Park Design Standards requires that the Parcels N and O1 receive garage access from the north and south East End Streets.
 - To allow no occupied towers as specified in Section 1.10 of the Symphony Park Design Standards
5. 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.
 6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
 7. The location and screening of utility and mechanical equipment shall comply with the provisions of the Symphony Park Design Standards
 8. 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
 9. Construction documents shall be submitted to the SPDRRC 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 SPDRRC must be submitted with the building permit application

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- 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. 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.
- 11 No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
- 12 All proposed signage will require compliance with the provisions of Section 3.16 of the Symphony Park Design Standards.
- 13 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.
- 14 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.
- 15 All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

- 16 Unless otherwise allowed by the City Engineer, construct required incomplete off-site improvements on City Parkway and the private drive per Symphony Park Standards adjacent to this site concurrent with on-site development. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
17. 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.

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18. All grease interceptors and clean outs shall be located onsite and outside of any public rights-of-way or Public Sewer Easement.
19. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services. Appropriate fire lanes and turning radii shall be provided at the rear of the structure.
20. Prior to the issuance of any building permits, an Access Analysis shall be approved by the Traffic Engineering section of the Department of Public Works
21. 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 or submittal of any construction drawings, whichever may occur first. Provide and improve all drainage ways 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

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. Patrick Brennan
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