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September 6, 2018

Mr. Scott Adams
City of Las Vegas
495 South Main Street
Las Vegas, Nevada 89101

**RE: SDR-73916 [PRJ-73816] - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 5, 2018**

Dear Mr. Adams:

The City Council at a regular meeting held on September 5, 2018 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED FOUR-STORY PARKING GARAGE INCLUDING 5,841 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS OF THE SYMPHONY PARK DESIGN STANDARDS on 2.37 acres at the northeast corner of City Parkway and Clark Avenue (APN 139-34-211-004), PD (Planned Development) Zone, Ward 5 (Crear) [PRJ-73816].

This approval is subject to the following conditions:

Planning

1. 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.
2. All development shall be in conformance with the site plan date stamped 07/23/18, and landscape plan, floor/level plans, and building elevations, date stamped 07/12/18 except as amended by conditions herein.
3. The following waivers from Symphony Park Design Standards are hereby approved:
 - a. To allow zero percent of the building facade to be located at the build-to line along City Parkway where Section 4.10 of the Symphony Park Design Standards requires a minimum of 80 percent.
 - b. To allow zero percent of the building facade to be located at the build-to-line along the south East End Street (Clark Avenue) where Section 4.10 of the Symphony Park Design Standards requires a minimum of 80%.

- c. To allow a 15-foot setback from the build-to-line along a portion of City Parkway where 10 feet is the maximum allowed per Section 4.10 of the Symphony Park Design Standards.
 - d. To allow a 22-foot setback from the build-to-line along a portion of the south East End Street (Clark Avenue) where 10 feet is the maximum allowed per Section 4.10 of the Symphony Park Design Standards.
 - e. To allow parking access from City Parkway where Section 4.10 only permits access from Symphony Park Avenue and the south East End Street (Clark Avenue).
 - f. To allow sloping parking structure floors and ramps to be exposed to public view along the east building façade where such is not allowed per Section 3.11.1 of the Symphony Park Development Standards.
 - g. To allow zero opportunity sites for art related spaces within the development where Section 1.12.1 of the Symphony Park Development Standards requires four for each parcel.
 - h. To allow a 14-foot tall storefront height where Section 3.7.1 of the Symphony Park Development Standards requires a minimum storefront height of 16 feet.
 - i. To allow an excess of 2% of the building face for wall signage, and to allow more than one sign per building face. All proposed signage will require SPDRC approval prior to the issuance of a sign permit.
4. 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.
 5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
 6. All utility or mechanical equipment shall comply with the provisions of the Symphony Park Development Standards, unless approved by a separate Waiver.
 7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted to the Symphony Park Design Review Committee prior to an application is made for a building permit. The technical landscape plan shall substantially conform to the landscape and streetscape standards specified in the Symphony Park Design Standards as determined by the Symphony Park Design Review Committee, except as amended herein. 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. Construction documents shall be submitted to the Symphony Park Design Review Committee for review and approval prior to the submittal for 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 City Council and the Symphony Park Design Standards. A letter of approval from the Symphony Park Design Review Committee must be submitted with the building permit application.
9. 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.
10. Prior to the issuance of building permits, coordinate with the Symphony Park Design Review Committee to determine an appropriate course of action to mitigate the visual impacts of the exposed parking garage along the east building façade.
11. 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.
12. 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.
13. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning 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.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

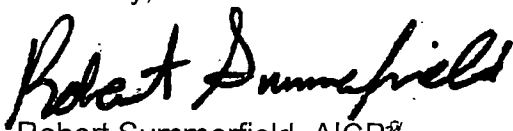
15. Comply with the approved Symphony Park Traffic Impact Analysis.

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16. 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 September 6, 2018.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Summerfield". The signature is fluid and cursive, with the first name "Robert" and last name "Summerfield" clearly distinguishable.

Robert Summerfield, AICP[®]
Director
Department of Planning

RTS:PL:clb