



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Tentative Map

Project Address (Location) 610 W. Carson Ave, Las Vegas, NV 89106

Project Name Symphony Park Parcel E Tentative Map **Proposed Use** Condo/Mixed Use

Assessor's Parcel #(s) 139-34-110-007 **Ward #** 5

General Plan: Existing _____ Proposed _____ **Zoning:** Existing PD Proposed PD

Additional Information _____

Property Owner City Parkway V **Contact** Mike Janssen
Address 495 S Main St 6th Flr **City** Las Vegas **State** NV **Zip** 89101
E-mail mjanssen@lasvegasnevada.gov **Phone** _____

Applicant _____ **Contact** _____
Address _____ **City** _____ **State** _____ **Zip** _____
E-mail _____ **Phone** _____

Representative Lochsa Engineering **Contact** John Martinez
Address 6345 S Jones Blvd, #100 **City** Las Vegas **State** NV **Zip** 89118
E-mail john.martinez@lochsa.com **Phone** 702-365-9312

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature Mike Janssen

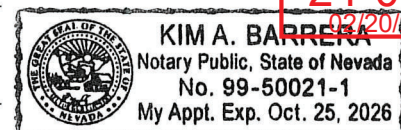
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Mike JANSSEN

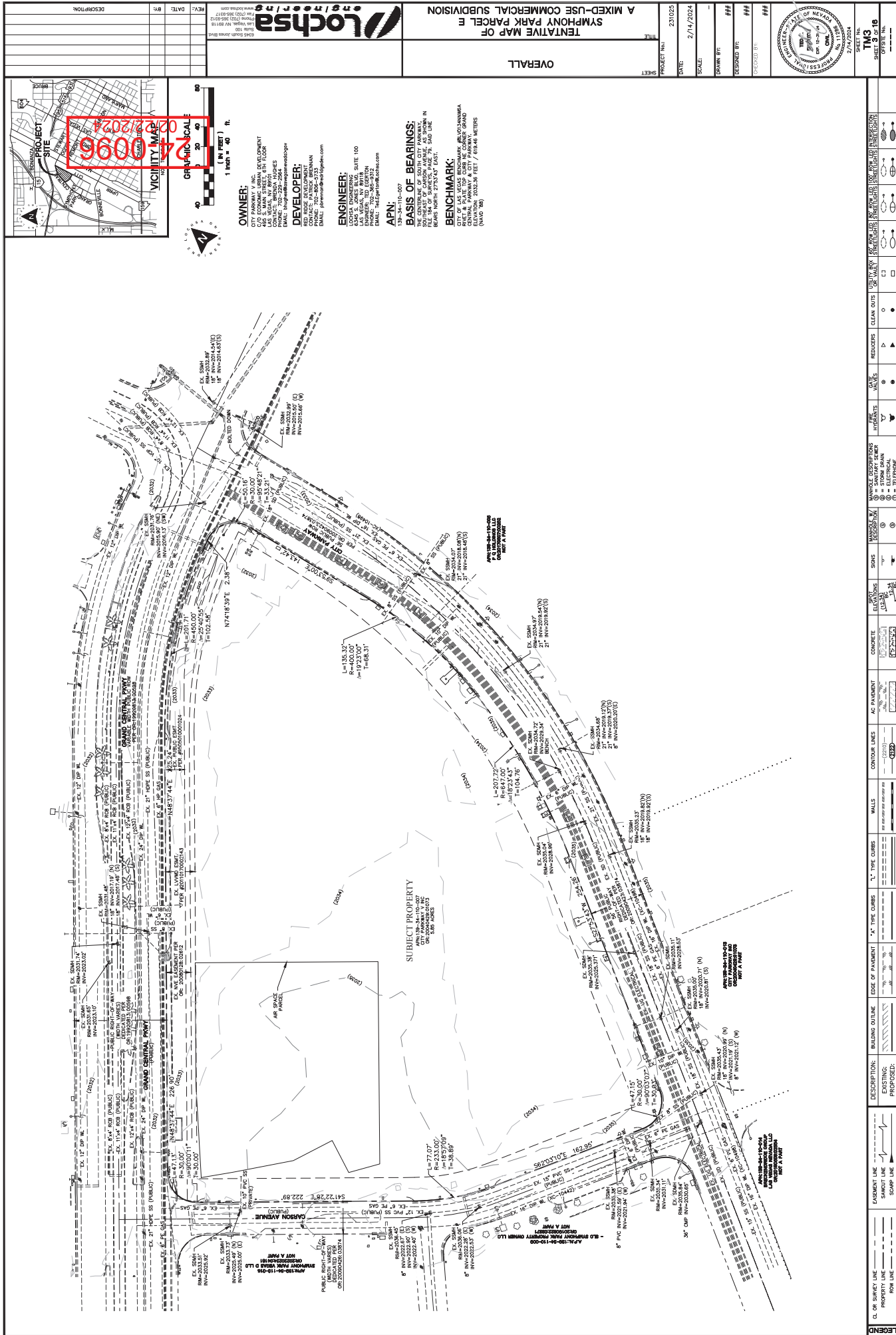
Subscribed and sworn before me

This 15 day of February, 2024

Notary Public in and for said County and State








24-0096
02/20/2024




DESCRIPTION:	
EXISTING:	PROPOSED:
OR SURVEY LINE	-----
PROPERTY LINE	-----
ROW LINE	-----
EASEMENT LINE	-----
SAWCUT LINE	
SCARP LINE	

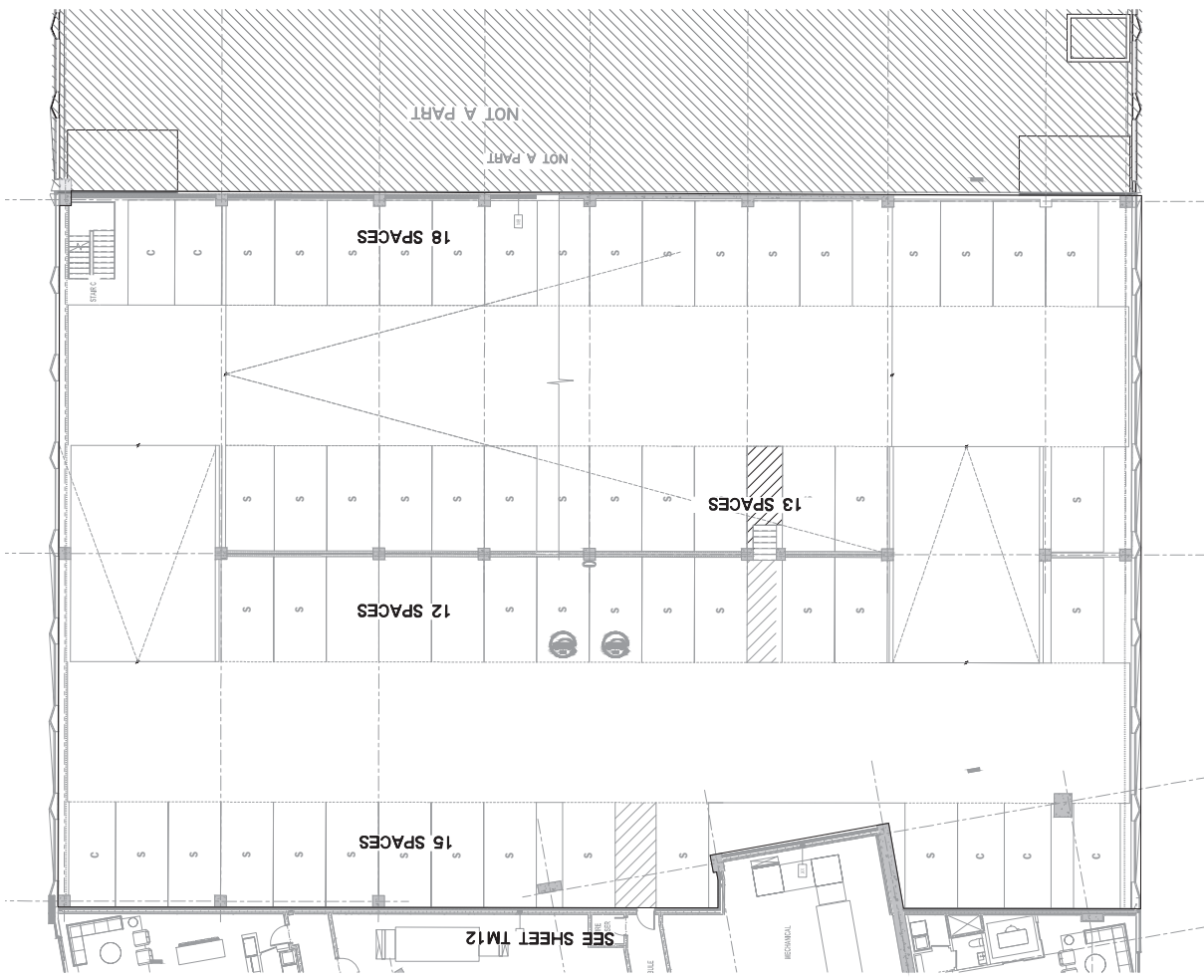
BUILDING OUTLINE	EDGE OF PAVEMENT	"A" TYPE CURBS	"L" TYPE CURBS

WALLS	CONTOUR LINES	AC PAVEMENT	CONCRETE
SEE RELEVANT DATA	— (221) —	— — — — — — — — — —	
	— (222) —		

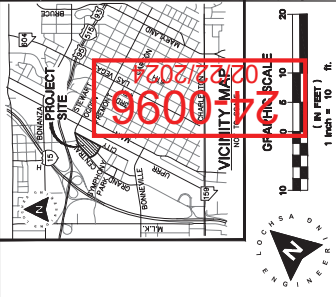
SPOT LOCATIONS	SIGNS	MANHOLE #/ DESCRIPTION	MANHOLE DESCRIPTIONS	PIPE HYDRAENTS	VALVES
12-34 BC	—	5	5 = SANITARY SEWER		
12-34 BC	—	5	5 = STORM DRAIN		
			6 = ELECTRICAL		
			7 = TELEPHONE		

REDUCERS	CLEAN OUTS	UTILITY BOX OR VALVE	60" ROW LED STREET LIGHTS	80" ROW LED STREET LIGHTS	100" ROW LED STREET LIGHTS
▲	○	□			
▲	●	□			

 INTERSECTION OF STREETLIGHTS	 TM6 SHEET 6 OF 16	SHEET No.
 OFFSITE No.	---	---



CONDO PARKING SCHEDULE		
6X18 COMPACT	3	
9X18 STANDARD	24	
L1.5	27	
6X18 COMPACT	10	
9X18 STANDARD	49	
ACCESSIBLE 9X18-6 #/SLE	2	
L2	61	
6X18 COMPACT	7	
9X18 STANDARD	52	
ACCESSIBLE 9X18-6 #/SLE	2	
L3	61	
6X18 COMPACT	7	
9X18 STANDARD	52	
ACCESSIBLE 9X18-6 #/SLE	2	
L4	61	
6X18 COMPACT	7	
9X18 STANDARD	52	
ACCESSIBLE 9X18-6 #/SLE	2	
L5	61	
6X18 COMPACT	6	
9X18 STANDARD	53	
L6	59	
6X18 COMPACT	2	
9X18 STANDARD	2	
L7	4	
TOTAL PARKING		334



GARAGE PARKING - LEVEL 6

PROJECT NO:	231025
DATE:	2/14/2024
SCALE:	—
DRAWN BY:	###
DESIGNED BY:	###
CHECKED BY:	###



SHEET No.	TM6
SHEET 8 OF 18	
OFFSITE No.	---



CONDO PARKING SCHEDULE



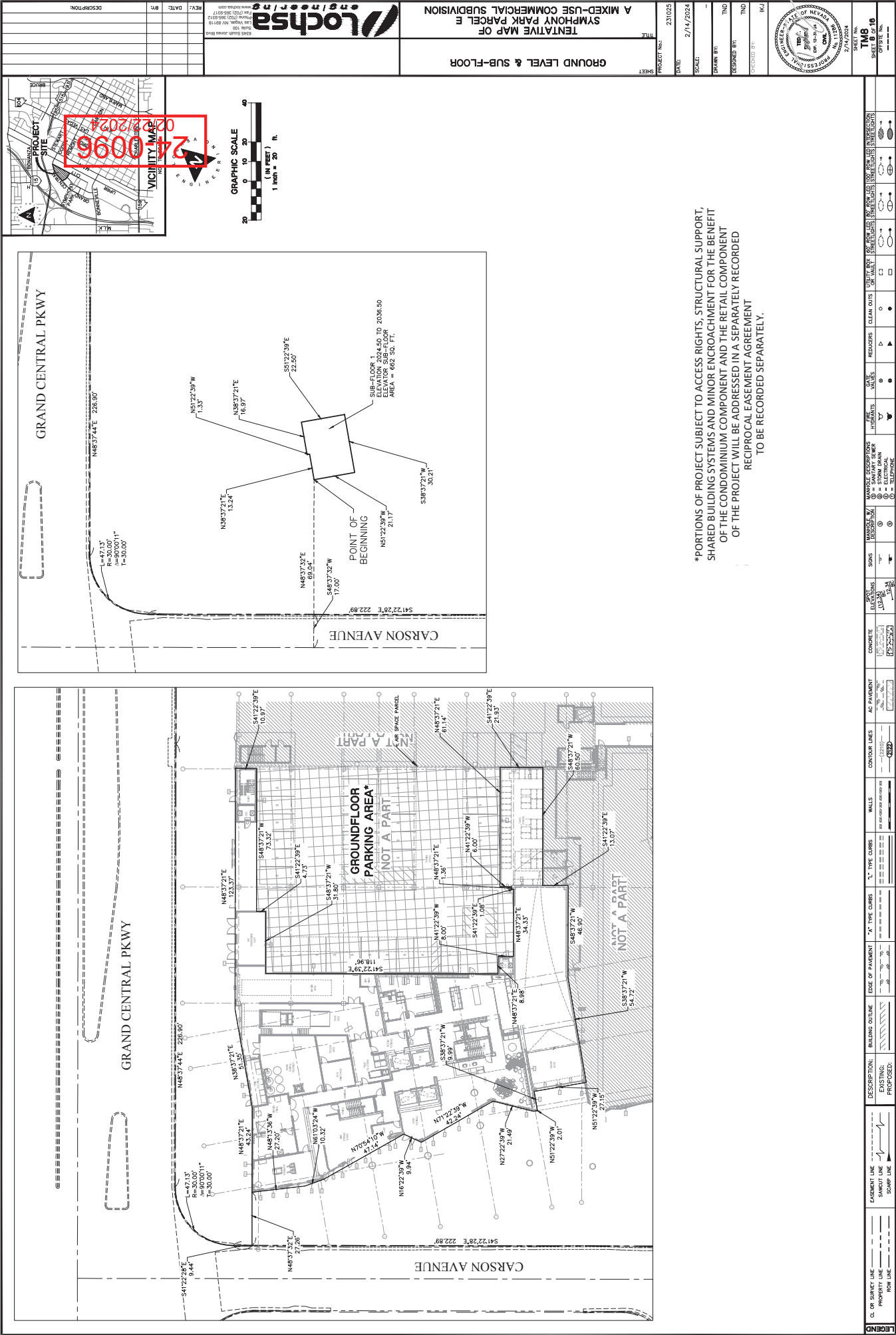
LEGEND

TENTATIVE MAP OF
SYMPHONY PARK PARCEL E
A MIXED-USE COMMERCIAL SUBDIVISION

GARAGE PARKING - LEVEL 7

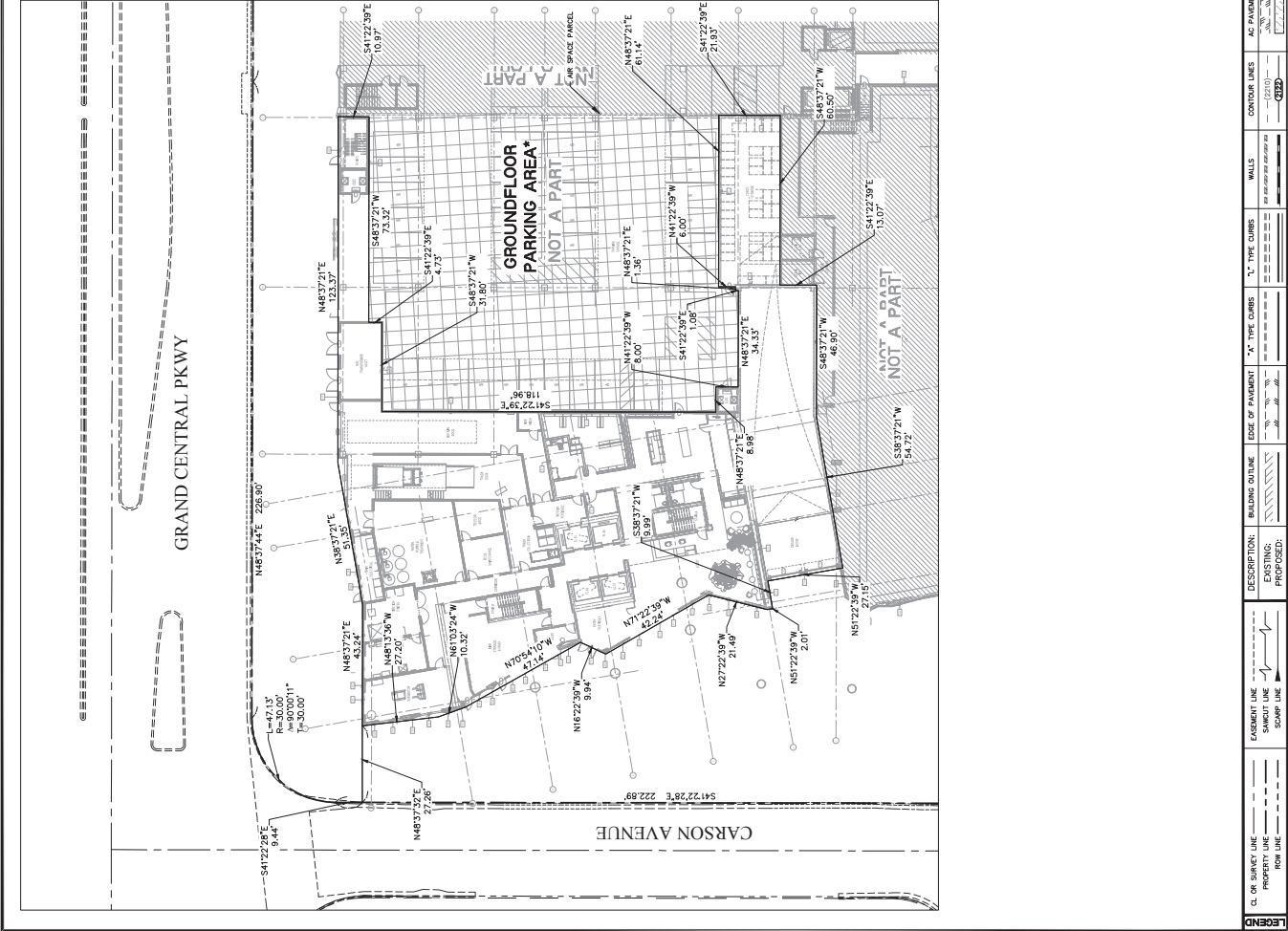
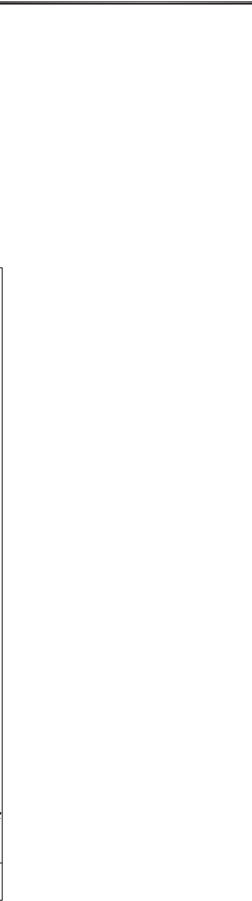
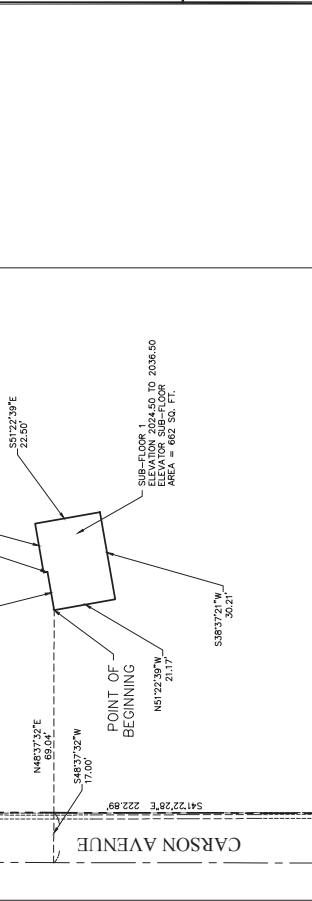
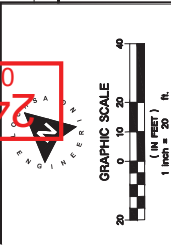
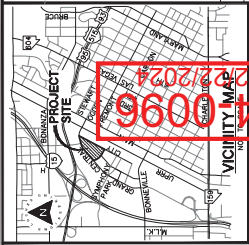
1336H	DATE:	2/14/2024
PROJECT No:	SCALE:	1
DRAWN BY:	DESIGNED BY:	
CHECKED BY:		



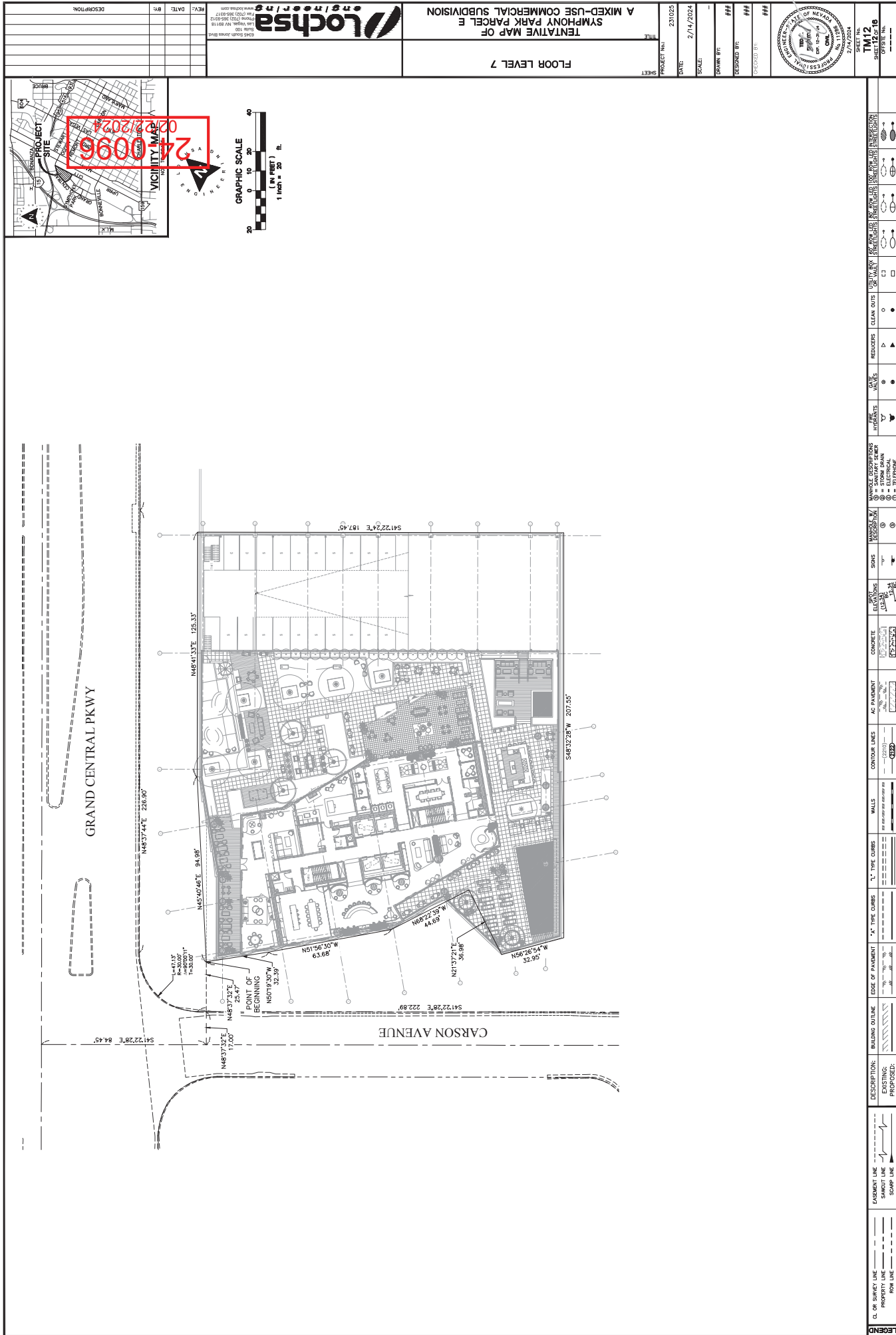


*PORTIONS OF PROJECT SUBJECT TO ACCESS RIGHTS, STRUCTURAL SUPPORT, SHARED BUILDING SYSTEMS AND MINOR ENCROACHMENT FOR THE BENEFIT OF THE CONDOMINIUM COMPONENT AND THE RETAIL COMPONENT OF THE PROJECT WILL BE ADDRESSED IN A SEPARATELY RECORDED RECIPROCAL EASEMENT AGREEMENT TO BE RECORDED SEPARATELY.

TENTATIVE MAP OF SYMONY PARK PARCEL E A MIXED-USE COMMERCIAL SUBDIVISION		PROJECT No.	231025
GROUND LEVEL & SUB-FLOOR		DATE:	2/14/2024
		SCALE:	
		DRAWN BY:	TND
		CHECKED BY:	TND
		INCH:	
		SHEET No.	18
		OFFICE No.	2/14/2024



CL OR SURVEY LINE	PROPERTY LINE	ROW LINE	DESCRIPTION:	EXISTING:	PROPOSED:	LEGEND
CL OR SURVEY LINE	PROPERTY LINE	ROW LINE	DESCRIPTION:	EXISTING:	PROPOSED:	LEGEND

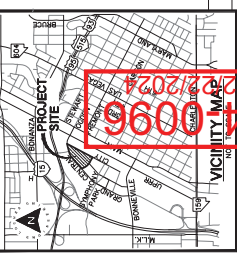
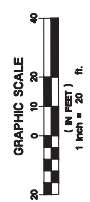


[illegible]

DATE:	2/14/2024
SCALE:	—
DRAWN BY:	###
DESIGNED BY:	###
CHECKED BY:	

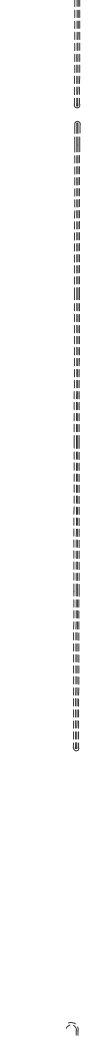
FLOOR LEVELS 8-21

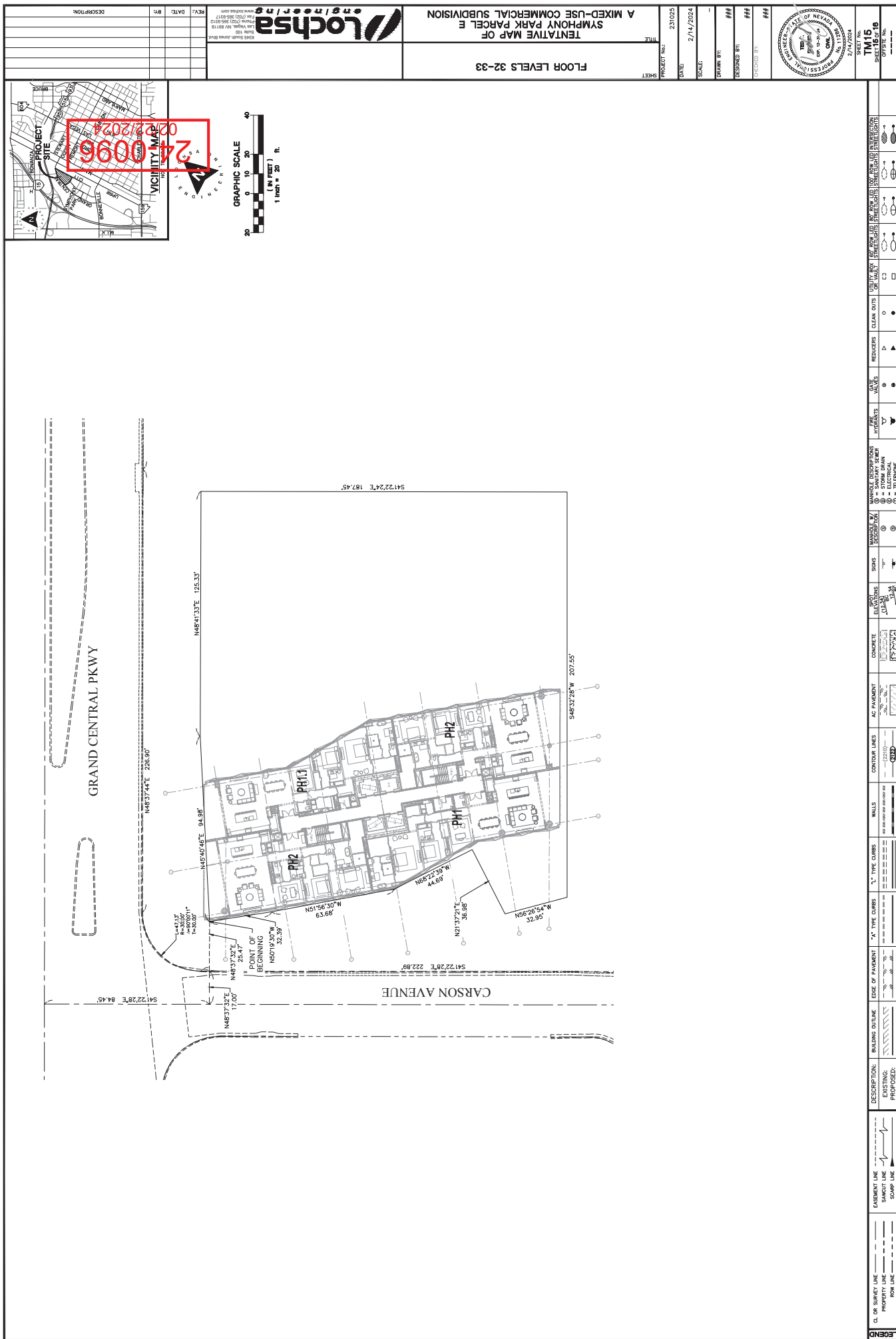
๐๖ / ๐๕๐๖ / ๐๖๐
es4๐๖



—	
DRAWN BY:	张林林
DESIGNED BY:	张林林
CHECKED BY:	张林林

FL

[illegible]





DEPARTMENT OF PLANNING

TENTATIVE MAP APPLICATION CHECKLIST

The following information/data shall be submitted with each tentative map application:

A. Tentative Map Contents

- ☒ 1. Name of the proposed subdivision.
- ☒ 2. Names, addresses and phone numbers of owner, subdivider and surveyor or engineer.
- ☒ 3. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.
- ☒ 4. A location map giving sufficient legal description to describe tract boundaries and relationships to surrounding areas and existing public streets.
- ☒ 5. Identification of adjoining properties.
- ☒ 6. Existing topography (obtained by actual survey at one (1) foot contours (based on city datum) on site and within one hundred fifty (150) feet of the proposed subdivision (except for the interior of existing subdivisions within one hundred, fifty (150) feet). The Department of Public Works may require larger contour intervals for large tracts.
- ☒ 7. Existing structures and other physical features.
- ☒ 8. Existing and proposed lot lines and dimensions. Each proposed lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- ☒ 9. Existing and proposed street right of way widths, grades (with the direction of drainage indicated) and corner radii.
- ☒ 10. Existing and proposed street names.
- NR

 11. Except for commercial subdivisions, existing and proposed street addresses or address ranges for each block, in accordance with the City's street addressing regulations.
- ☒ 12. Locations and widths of existing and proposed utility rights-of-way and easements.
- ☒ 13. Locations and widths of existing and proposed irrigation or drainage ditch rights-of-way and easements.
- ☒ 14. Existing and proposed storm drains.
- ☒ 15. Proposed sanitary sewer systems, showing pipe sizes, manholes, direction of flow and point of connection to existing facilities.
- ☒ 16. Existing and proposed potable water mains and, for subdivisions to be supplies by wells, the location, pressure and capacity of such wells, and the potential population capable of being served by such wells. The wells must be authorized under State certificate.
- ☒ 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi public uses.

24-0096
02/21/2024

- ☒ 18. Existing street names, rights of way and pavement widths for streets within one hundred fifty (150) feet of the proposed subdivision.
- NR

 19. If required, an Impact Statement in accordance with LVMC 19.16.010 (E) and a Traffic Management Plan.
- ☒ 20. Note on the map indicating whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.
- NR

 21. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.

B. Supplemental Information

The following supplemental information may be required by the Department of Public Works or the Department of Planning. When required, it shall be submitted on separate drawings or sheets.

- NA

 1. A Traffic Impact Analysis, Single Subdivision Access Report, or Master Driveway and Onsite Circulation Plan, prepared in accordance with City standards or as directed by the City Traffic Engineer.
- NA

 2. Development Impact Notice and Assessment (DINA) per LVMC 19.16.010 (E) of the Unified Development Code.
- NA

 3. Any proposed deviations from City standards.
- ☐ 4. A copy of the deed for the property, if required.
- ☐ 5. Whenever, on the perimeter of a project, walls are proposed which (1) face a public street or adjoining property not in common ownership; (2) are within a single plane and are not separated by landscaping; and (3) exceed the maximum acceptable wall heights indicated in Title 19 or other applicable Master Plan, the applicant shall submit three copies of a plan or proposed perimeter grades which indicates all such walls. This plan may be super imposed on the tentative map but must be legible. The plan shall include cross sections of all sections of the project perimeter with walls which exceed the heights indicated in above.
- ☐ 6. A compatible digital format copy of the tentative map.
- ☐ 7. If applicable, a letter indicating that an in lieu of park is proposed.

Reviewed by: _____
 Department of Public Works Signature: _____
 Date: _____

Joe Corrado

Digitally signed by Joe Corrado
 DN: C=US,
 E=jccorrado@lasvegasnevada.gov,
 O=Transportation Engineering,
 OU=City of Las Vegas, CN=Joe
 Corrado
 Reason: I have reviewed this
 document
 Date: 2024.02.21 12:40:43-08'00'

24-0096
02/21/2024