DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

TMP-67494

Case Number: PRJ- 67363

APN: 13934111013, 13934111027, 13934111028, 13934111031, 13934111032, 13934111033

Name of Property Owner: 18 Fremont Street Acquisition, LLC

Name of Applicant: 18 Fremont Street Acquisition, LLC

Name of Representative: _____

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): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Derek J. Stevens

Subscribed and sworn before me

This 30th day of September, 2016

_____

Notary Public in and for said County and State

YIVIANI E. ARB
Notary Public-State of Nevada
APPT. NO. 06-102362-1
My App. Expires March 07, 2017

PRJ-67363
10/27/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative map

Project Address (Location) 18 Fremont Street, Las Vegas, NV 89101

Project Name 18 Fremont **Proposed Use** Hotel / Casino

Assessor's Parcel #(s) 13934111013,27,28,31,32,33 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER 18 Fremont Acquisition, LLC **Contact** Susan Hitch

Address 1 Fremont Street **Phone:** (702) 777-6956 **Fax:** _____

City Las Vegas **State** NV **Zip** 89101

E-mail Address susan.hitch@goldengatecasino.com

APPLICANT 18 Fremont Acquisition, LLC **Contact** Susan Hitch

Address 1 Fremont Street **Phone:** (702) 777-6956 **Fax:** _____

City Las Vegas **State** NV **Zip** 89101

E-mail Address susan.hitch@goldengatecasino.com

REPRESENTATIVE Todd Kessler **Contact** _____

Address P.O. Box 1570 **Phone:** 702-953-4320 **Fax:** 702-477-0045

City Las Vegas **State** NV **Zip** 89125

E-mail Address _____

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 this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name Derek J. Stevens

Subscribed and sworn before me

This 30th day of September, 20 16.

_____

Notary Public in and for said County and State

YIVIANI E. ARB
Notary Public-State of Nevada
APPT. NO. 06-102362-1
My App. Expires March 07, 2017

FOR DEPARTMENT USE ONLY

Case #	TMP-67494
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

PRJ-67363
10/27/16

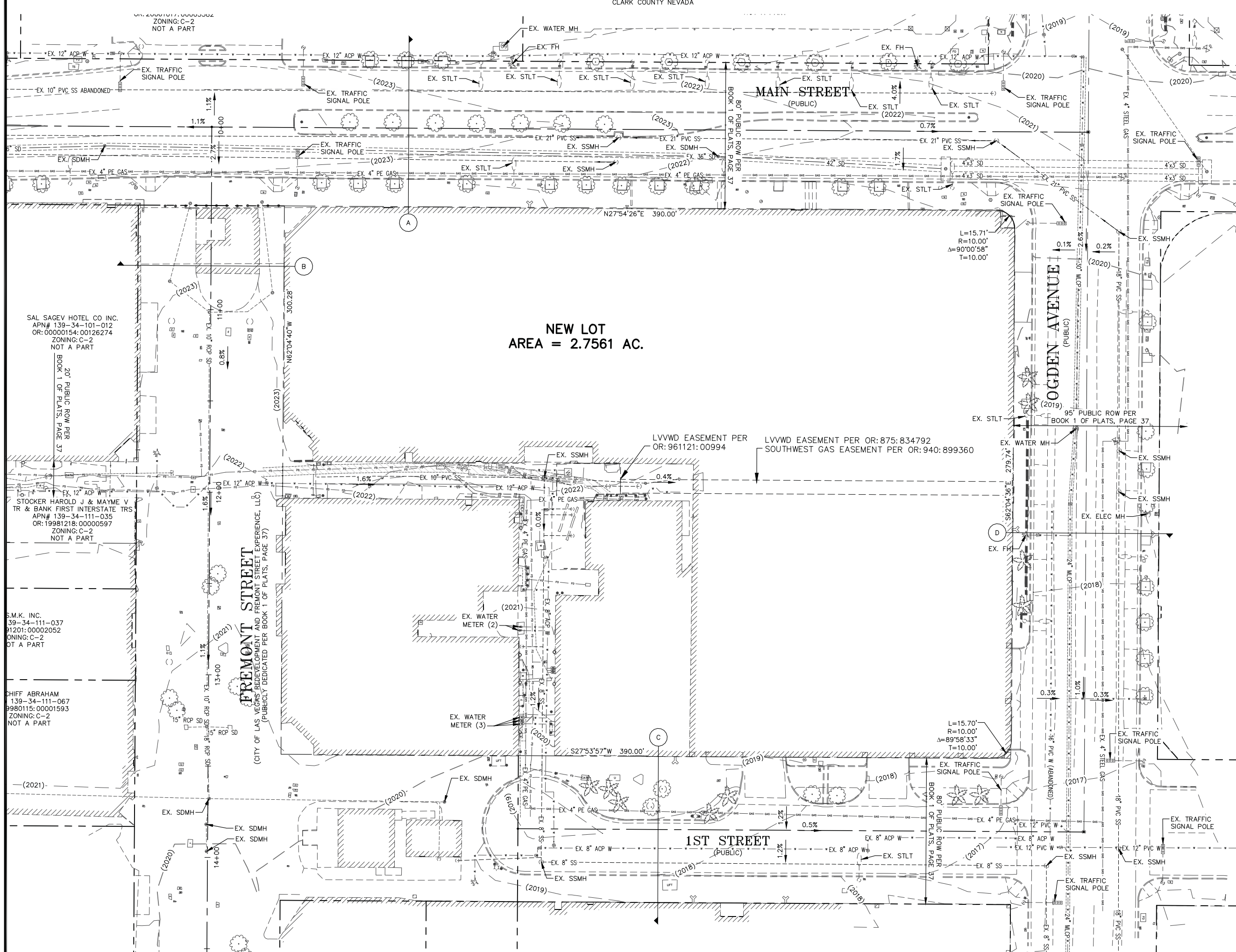
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

TENTATIVE MAP OF
18 FREMONT STREET ACQUISITION
A COMMERCIAL SUBDIVISION

BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 34., TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M. CITY OF LAS VEGAS, CLARK COUNTY NEVADA

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.



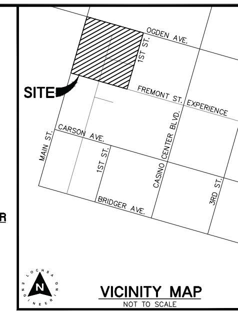
FLOOD NOTE:
THE PROJECT SITE IS COVERED BY THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CLARK COUNTY AND INCORPORATED AREAS, NEVADA, COMMUNITY PANEL NUMBER: 32003C2170F, EFFECTIVE DATE: NOVEMBER 16, 2011. THE SITE IS ENTIRELY WITHIN ZONE "X"(UNSHADED), DESCRIBED BY FEMA AS: "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

ENGINEER
LOCHSA ENGINEERING
6345 SOUTH JONES BLVD.
SUITE #100
LAS VEGAS, NV 89118
(702) 365-9312 PHONE
(702) 365-9317 FAX

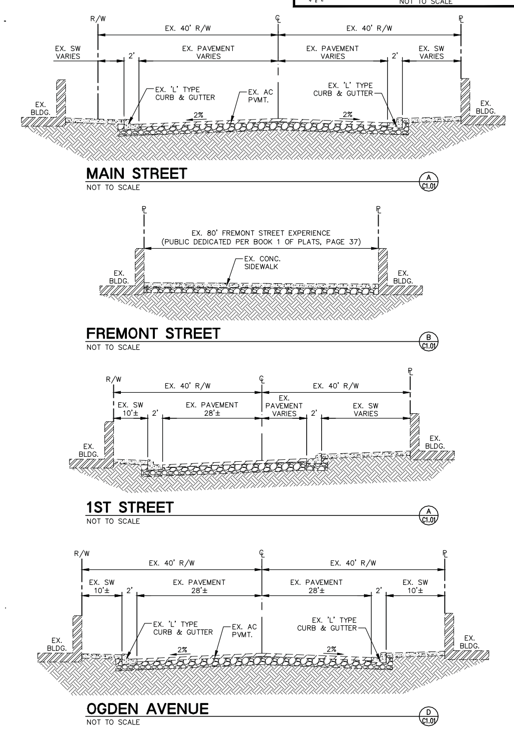
SURVEYOR
LOCHSA SURVEY
6345 SOUTH JONES BLVD.
SUITE #100
LAS VEGAS, NV 89118
(702) 365-9312 PHONE
(702) 365-9317 FAX

PROPERTY OWNERS
18 FREMONT ACQUISITION, LLC
1 FREMONT ST.
LAS VEGAS, NV 89101
(702) 777-6956 PHONE

PROPERTY DEVELOPER
TRE BUILDERS, LLC
7265 DEAN MARTIN DR. # 160
LAS VEGAS, NV 89118
(702) 914-0360 PHONE
(702) 914-9291 FAX



VICINITY MAP
NOT TO SCALE



NOTE:
THE ON-SITE SEWER SYSTEM IS A COMMON ELEMENT OF THE COMMERCIAL SUBDIVISION WHICH IS PRIVATELY OWNED AND WHICH IS MAINTAINED IN ACCORDANCE WITH A JOINT USE AGREEMENT APPLICABLE TO THE SUBDIVISION.

LEGAL DESCRIPTION (AS SURVEYED)
BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 34,, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M. CITY OF LAS VEGAS, CLARK COUNTY NEVADA

BASIS OF BEARINGS
BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF OGDEN AVENUE BETWEEN MAIN STREET AND FIRST STREET, AS SHOWN ON FILE 67, PAGE 79 OF SURVEYS.

SAID LINE BEARS: S62°04'36"E

BENCHMARK
BENCHMARK 8LV0134NNW6

BEING A RIVET & PLATE TOP CURB NE CORNER MAIN ST. & FREMONT ST.

ELEVATION=2023.19 FEET (616.669 METERS)

UTILITY SERVICE PROVIDERS
WATER–LAS VEGAS VALLEY WATER DISTRICT
SEWER–CITY OF LAS VEAGS
NATURAL GAS–SOUTHWEST GAS CORPORATION
TELEPHONE–CENTURY LINK
ELECTRICAL POWER–NV ENERGY
CABLE TV–COX COMMUNICATION OF LAS VEGAS, INC.
DISPOSAL–REPUBLIC SERVICES INC.

SITE DATA
- SITE ACREAGE: 2.75 ACRES
- ALL STREETS ARE PUBLIC
- PROPOSED NUMBER OF LOTS = 1
- CITY OF LAS VEGAS JURISDICTION
- PROPOSED USE = COMMERCIAL

THIS SUBDIVISION IS NOT PART OF ANY MASTER PLANNED DEVELOPMENT.

ALL DIMENSIONS TO BACK OF CURB UNLESS NOTED OTHERWISE.

GENERAL NOTES:
1. THERE IS NO KNOWN GROUND WATER WITHIN 20 FEET OF SURFACE.
2. C.C.&R.'s – THE DEVELOPER HAS FORMULATED AND RECORDED PROTECTIVE COVENANTS AND DEED RESTRICTIONS FOR ENFORCEMENT COLLECTIVELY REQUIRED BY EACH LOT OWNER.
3. FUTURE LANDSCAPING SHALL BE DESIGNED AND MAINTAINED PER TITLE 30, EXISTING LANDSCAPING SHALL BE MAINTAINED PER TITLE 30.
4. ALL EXISTING STRUCTURES ON SITE ARE TO REMAIN.
5. THERE ARE NO KNOWN FAULTS WITHIN PROJECT.
6. AGREEMENTS FOR CROSS ACCESS AND PARKING SHALL BE DEVELOPED WITH THE FINAL MAP.

NOTE:
LOCHSA ENGINEERING ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS AND ELEVATIONS. THE UTILITIES SHOWN ON THIS PLAN ARE FROM THE BEST AVAILABLE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, THE WATER, FIRE, SANITARY SEWER, STORM SEWER, TELEPHONE, POWER, GAS, AND IRRIGATION LINES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IF CONFLICT EXISTS IN THE FIELD, THE CONTRACTOR IS TO NOTIFY THE PROJECT ARCHITECT, OWNER'S REPRESENTATIVE AND THE PROJECT ENGINEER IMMEDIATELY.

SAFETY ALERT
Call Before You Overhead
1-702-227-2929
AVOID HITTING UNDERGROUND TRAFFIC SIGNAL AND STREET LIGHT SYSTEM CONDUITS IT'S COSTLY
Call before you Underground
1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION
Call before you dig
Avoid cutting underground utility lines. It's costly.
Call 811
OR
1-800-227-2600

PRJ-67363
11/02/16

LEGEND

CL OR SURVEY LINE
PROPERTY LINE
ROW LINE
EASEMENT LINE
SAWCUT LINE
SCARP LINE

DESCRIPTION:	CONTOUR LINES	EDGE OF PAVEMENT	"A" TYPE CURBS	"L" TYPE CURBS	WALLS	FENCES	AC PAVEMENT	CONCRETE	SPOT ELEVATIONS	SIGNS	MANHOLE W/ DESCRIPTION	MANHOLE DESCRIPTIONS	FIRE HYDRANTS	GATE VALVES	REDUCERS	CLEAN OUTS	UTILITY BOX OR VAULT	BACKWATER VALVES	100w HPS STREETLIGHTS	150w HPS STREETLIGHTS	200w HPS STREETLIGHTS	250w HPS STREETLIGHTS
EXISTING:	(2210)								(12.34) BC		S	S = SANITARY SEWER D = STORM DRAIN						BWV				
PROPOSED:	2122								12.34 BC		S	E = ELECTRICAL T = TELEPHONE						BWV				

Lochsa engineering
6345 South Jones Blvd.
Suite 100
Las Vegas, NV 89118
Phone (702) 365-9312
Fax (702) 365-9317
www.lochsa.com

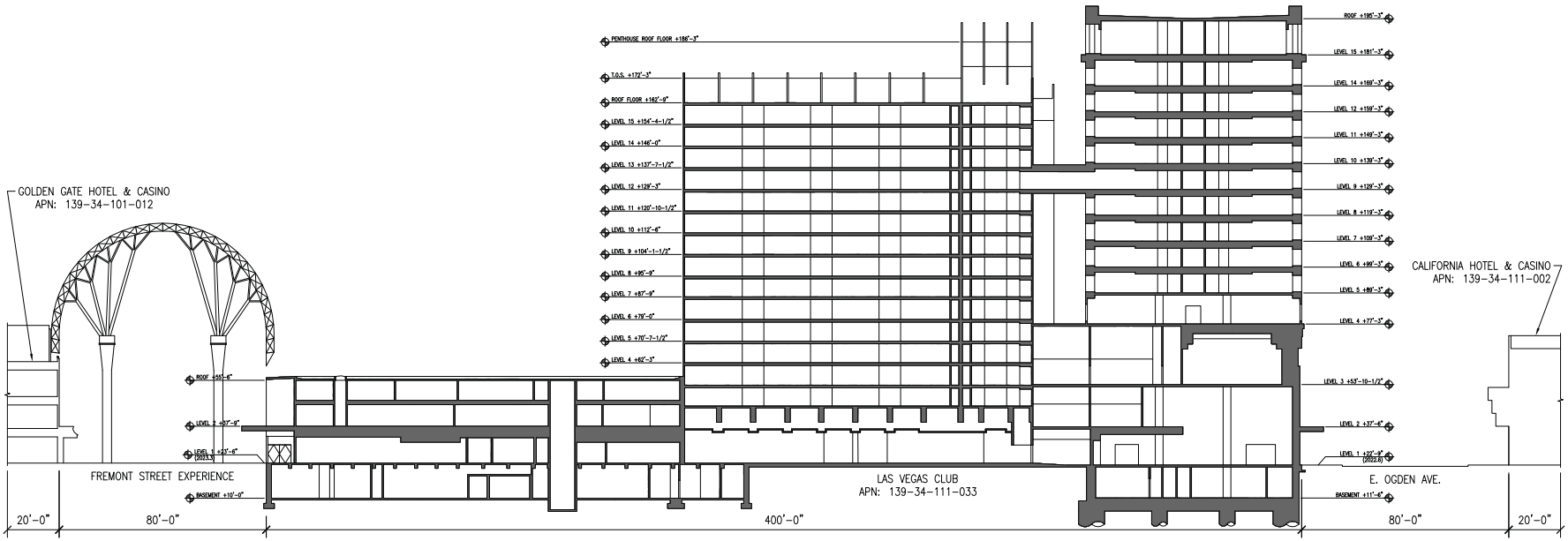
REV.	DATE:	BY:	DESCRIPTION:

SHEET: TENTATIVE MAP
TITLE: 18 FREMONT STREET ACQUISITION
LAS VEGAS
NEVADA

PROJECT No.:	161108
DATE:	10-17-16
SCALE:	1"=30'
DRAWN BY:	JWN
DESIGNED BY:	JWN
CHECKED BY:	GMM
SEAL	
SHEET No.	TM1 SHEET 1 OF 1
HTE No.	

11/2/2016 2:47 PM

TMP-67494 - REVISED



1 SECTION: LAS VEGAS CLUB NORTH/SOUTH
SCALE: 1"=20'

TENTATIVE MAP - 10/25/2016

5975 Edmond Street
Las Vegas, NV 89118
T: 702.322.1177
F: 702.322.1188
MOSER architecture studio

SEAL:

PROJECT NAME:
18 FREMONT STREET
LAS VEGAS, NEVADA 89101

DRAWING NAME:
SECTIONS

ISSUE / REVISIONS:

PROJECT NUMBER:
16-115

REVIEWED BY / CHECKED BY:
MI / TM

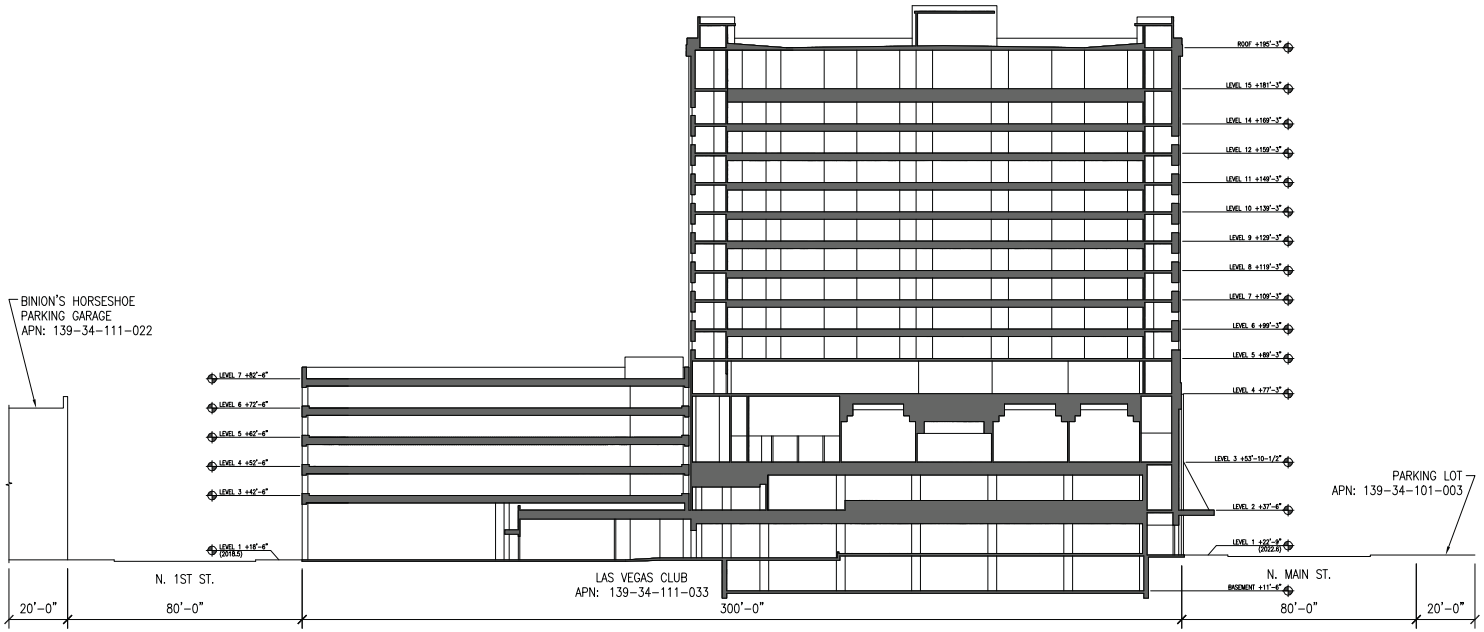
DATE:
10/25/2016

SHEET NUMBER:
A4.21

PRJ-67363
11/07/16

NAC 623.780

TMP-67494 - REVISED



1 SECTION: LAS VEGAS CLUB EAST/WEST
SCALE: 1"=0"

TENTATIVE MAP - 10/25/2016

MOSER architecture studio
5975 Edmond Street
Las Vegas, NV 89118
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F: 702.322.1188

SEAL:

PROJECT NAME:
18 FREMONT STREET
LAS VEGAS, NEVADA 89101

DRAWING NAME:
SECTIONS

ISSUE / REVISIONS:

PROJECT NUMBER:
16-115

REVIEWED BY / CHECKED BY:
MI / TM

DATE:
10/25/2016

SHEET NUMBER:
A4.22

PRJ-67363
11/07/16

TMP-67494 - REVISED