

DS #: 4384

APN: 139-34-111-038

PROJECT: 25 FREMONT

SUBMITTAL: 2ND

SCANNED BY/DATE: _____

CHECKED BY/DATE: _____





CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: May 23, 2011	
TO: Land Development Services Department of Public Works			FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works	
SUBJECT:		Drainage Study for: 25 Fremont		
Cross Streets:		Fremont Street & First Street		
File Number:		F:\Depot\DSMemos\DS4384B.doc		
Parcel Number:		139-34-111-038		
Zoning Action:		SDR-36936		
FEMA Flood Zone		YES	NO	X
Proposed Storm Drain		YES	NO	X
COPIES TO: Thomason Consulting Engineers Abraham Schiff Bart Anderson, P.E., DevCo				

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Transaction #
1 st Submittal & Supplement	1/28/2010 & 2/11/2010	2/12/2010	Not Approved	\$400.00	137779: \$400
2 nd Submittal	5/9/2011	5/23/2011	See Comments Below	\$400.00	168430: \$400
			TOTAL FEES (LDDRS):	\$800.00	----

REMARKS:

The Drainage Study for the subject project has been reviewed and:

	is approved subject to conformance to all City standards and the following conditions:
	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.
X	is conditionally approved subject to the following conditions:

1. A 5'-wide and a 3'-wide public drainage easements (privately maintained) between the *Pioneer Club* expansion and the existing *Golden Nugget* building should have been granted and recorded by this time. Show clearly both drainage easements and label with *City of Las Vegas* recorded document number(s) on all pertinent civil improvement plans.
2. Provide a copy of an agreement, signed by *Pioneer Club* and *Golden Nugget*, for the maintenance responsibilities of either or both parties. The agreement must be provided to *City of Las Vegas Flood Control Section* prior to the final approval of the drainage study.

In an effort to increase administrative efficiency, the City of Las Vegas Public Works will be requiring all soils report, drainage study and traffic impact analysis submittals to be accompanied by an electronic copy of the submittal. Electronic documents must be submitted with one original hard copy of the study. Electronic documents should be on a universal computer-readable digital output replicating your submittal to be used for archival or display purposes. This may be more than one file if necessary. An Indexed Portable Document Format (PDF) or Print Ready CAD file formats with a minimum of 300dpi are the desired formats, but provided it is a high quality digitized replication of the submittal, other formats may be acceptable. If figures are in color, they must be scanned in color and saved as a separate file. The new submittal requirements will become effective on July 1, 2011. If there are any questions regarding these new requirements, please contact Robert Welch in the Flood Section at (702) 229-2177 or Rick Schroder in Traffic Engineering at (702) 229-6327.

NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the *Nevada Division of Environmental Protection* a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see <http://ndep.nv.gov/bwpc/storm01.htm> or call (775) 687-9429.

END OF REMARKS

ays

T/R/S: T20S/R61E/34

AREA M-34

TRANSACTION REPORT

P. 01

MAY-23-2011 MON 05:15 PM

FOR: CITY OF LAS VEGAS

7023828551

SEND

DATE	START	RECEIVER	TX TIME	PAGES	TYPE	NOTE	M#	DP
MAY-23	05:14 PM	9326129	44"	2	FAX TX	OK	779	

TOTAL : 44S PAGES: 2

NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the Nevada Division of Environmental Protection a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see <http://ndep.nv.gov/bwpc/storm01.htm> or call (775) 687-9429.

END OF REMARKS

ays

T/R/S: T20S/R61E/34

AREA M-34

Post-it® Fax Note 7671		Date 5/23/11	# of pages 2
To John McAvey / Joe T.	From Albert Sung		
Co./Dept. TCE	Co. CLV		
Phone #	Phone # 229-201		
Fax # 932-6129	Fax #		

Rec'd : 5/9/11

DS 4384

M-34

\$400-

**ADDENDUM #1 TO THE
TECHNICAL HYDROLOGY STUDY
FOR 25 FREMONT**

CITY OF LAS VEGAS

TCE# 076-09003

Prepared for:

APSTUS ARCHITECTURE

1200 South Fourth Street, Suite 206

Las Vegas, Nevada 89104

Prepared by:

TCE

3277 East Warm Springs Road, Suite 400

Las Vegas, Nevada 89120

(702) 932-6125

FAX (702) 932-6129

May 2011

T ☐ THOMASON

C ☐ ☐ CONSULTING

E ☐ ☐ ☐ ENGINEERS

DRAINAGE STUDY INFORMATION FORMName of Development: 25 FremontDATE: May 6, 2011Location of development: a) Descriptive (Cross Streets) North/South Lindell Road East/West Frias Avenueb) Sect. 34 Twn. 20S Rng 61EName of Owner: Abraham SchiffAssessors Parcel No.: 139-34-111-038

Telephone No.: _____

Facsimile No.: _____

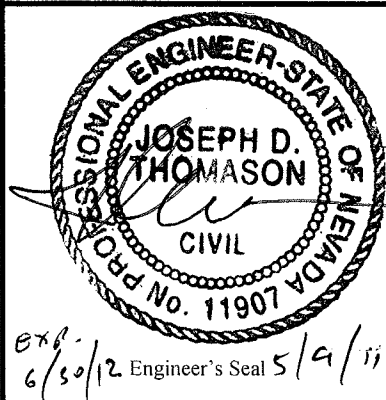
Address: 25 East FremontLas Vegas, Nevada 89101Contact Person-Name: John McAvoyTelephone No: 702-932-6125Email: jmcavoy@tce-lv.comFirm: TCEAddress: 3277 East Warm Springs Road, Suite 400 Las Vegas, Nevada 89120

Type of Land Development/Land Disturbance Process:

☐	Rezoning	☐	Subdivision Map	☐	Clearing and Grading
☐	Parcel Map	☐	Planned Unit Development	☐	Other (Please Specify below)
☐	Large Parcel Map	☒	Building Permit		

1. Total Owned Land Area: At Site: 0.25 Acres Being Developed/Disturbed 0.1 acres2. Is a portion or all of the subject property located in a designated FEMA Flood Hazard Area? YES ☐ NO ☒3. Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility? YES ☐ NO ☒4. Proposed type of development (Residential, Commercial, Etc.)? Commercial5. Approximate upstream land area, which drains to the subject site? 2 acres6. Has the site drainage been evaluated in the past? YES ☒ NO ☐ If yes, please documentation:Golden Nugget Tower Addition by Martin & Martin

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site:

Fremont Street Storm Drain8. Briefly describe your proposed schedule for the subject project: ASAP

Submit this form as part of the required drainage study to the local entity which has jurisdiction over The subject property. This form may provide sufficient information to serve as the Conceptual Drainage Study.

* Review and concurrence of the Clark County Regional Flood Control District is Required.

Local Entity File No. _____

Revision

Date

REFERENCE:

STANDARD FORM 1

T. ☐ THOMASON
C. ☐ CONSULTING
E. ☐ ENGINEERS

May 6, 2011

Mr. Albert Sung, P.E.
City of Las Vegas
Land Development Services
Department of Public Works
731 S. Fourth St.
Las Vegas, Nevada 89101

Re: Technical Drainage Study for:
25 Fremont
Parcel Number: 139-34-111-038
TCE# 076-09003

Mr. Sung:

TCE has reviewed the City of Las Vegas review comments for the above referenced study dated 2-12-10. the comments in the subject memorandum have been reproduced in **bold** with accompanying responses as follows:

- 1. Provide a copy of the zoning/planning conditions associated with this site (SDR-36936) with the next submittal to verify compliance with conditions. Flood Control will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the City Council). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.**

A copy of the planning conditions associated with this site (SDR-36936) has been included in Appendix A. A copy of the vacation conditions (VAC-38252) has also been included in Appendix A for completeness.

3277 East Warm Springs Road, Suite 400
Las Vegas, Nevada 89120
Phone (702) 932-6125 • Fax (702) 932-6129

- 2. The project owner/engineer proposed to re-grade portion of the Fremont Street Pedestrian Mall. The extent of re-grading is about 8' from the store front of the Pioneer Club building expansion into the Fremont Street Pedestrian Mall. The owner/engineer must coordinate the proposed work with Fremont Street Experience (FSE). FSE's concerns and approval must be addressed and obtained prior to the final acceptance of the drainage study. The contact person at FSE is Mr. John Zeller who can be reached at jzeller@vegasexperience.com**

FSE has been contacted and conditional approval has been obtained. A copy of the letter has been provided in Appendix B.

- 3. A 5'-wide and a 3'-wide public drainage easements (privately maintained) between the Pioneer Club expansion and the existing Golden Nugget building should have been granted and recorded by this time. Show clearly both drainage easement and label with City of Las Vegas recorded document number(s) on all pertinent civil improvement plans.**

Per the conversation of Andrew Platt with the City of Las Vegas the easements and the resulting maintenance agreements have not been finalized and will be provided in a future submittal.

- 4. Provide a copy of an agreement, signed by Pioneer Club and Golden Nugget, for maintenance responsibilities of either or both parties. The agreement must be provided to City of Las Vegas Flood Control Section prior to the final approval of the drainage study.**

Per the conversation of Andrew Platt with the City of Las Vegas the easements and the resulting maintenance agreements have not been finalized and will be provided in a future submittal.

- 5. Label and existing 18" storm drain system with City of Las Vegas recorded drawing number on all pertinent plans.**

The existing 18" storm drain has been labeled with the City of Las Vegas recorded drawing number.

- 6. Sheet G1: Identify an existing 20'-wide alley on the grading plan.**

The 20'-wide alley has been identified on sheet G1.

T ☐ THOMASON
C ☐ CONSULTING
E ☐ ENGINEERS

Should you have any questions or concerns, please do not hesitate to contact this office at 932-6125.

Sincerely,



John B. McAvoy, E.I.
Engineering Services



Joseph Thomason, P.E.
Principal

3277 East Warm Springs Road, Suite 400
Las Vegas, Nevada 89120
Phone (702) 932-6125 • Fax (702) 932-6129

APPENDIX A

Conditions of Approval

T ☐ THOMASON
C ☐ CONSULTING
E ☐ ENGINEERS



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

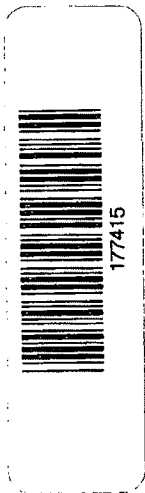
LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER



CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09

March 6, 2010

Mr. Bob Schiff
Mr. Abraham Schiff
1004 New Road
Northfield, New Jersey 08225

RE: SDR-36936 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MARCH 3, 2010

Dear Mr. Schiff:

The City Council at a regular meeting held March 3, 2010 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 7,500 SQUARE-FOOT OFFICE AND GENERAL RETAIL BUILDING on 0.25 acres at 25 Fremont Street (APN 139-34-111-038), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on March 4, 2010. This approval is subject to:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. 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, landscape plan, and building elevations, date stamped 12/15/09, except as amended by conditions herein.
3. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
4. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
5. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
6. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

Mr. Bob Schiff
SDR-36936 – Page Two
March 6, 2010

7. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
10. Submit a Vacation Application to vacate the existing 10 foot public drainage easement along the west side of the proposed site. The Order of Vacation shall record prior to the approval of construction plans for this site or the issuance of a permit, whichever may occur first.
11. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

Sincerely,



Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Bob Schiff
Schiff Enterprises
25 Fremont Street
Las Vegas, Nevada 89101

Ms. Kristen Neuman
APTUS Architecture
1200 South Fourth Street, Suite #206
Las Vegas, Nevada 89104



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

July 22, 2010

Mr. Abraham Schiff
1004 New Road
Northfield, New Jersey 08225

RE: VAC-38252 - VACATION
CITY COUNCIL MEETING OF JULY 21, 2010

Dear Mr. Schiff:

The City Council at a regular meeting held July 21, 2010 APPROVED the request for Petition to Vacate a 11-foot public drainage easement extending 120 feet south of Fremont Street, approximately 300 feet east of Main Street. The Notice of Final Action was filed with the Las Vegas City Clerk on July 22, 2010. This approval is subject to:

Planning and Development

1. The limits of this Petition of Vacation shall be an eleven-foot wide by one hundred twenty foot long Public Drainage Easement generally located south of Fremont Street, east of Main Street.
2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of this Order of Vacation. Appropriate drainage easements shall be granted as recommended by the approved Drainage Plan/Study including an easement along the east edge of Assessor's Parcel Number #139-34-111-038. The drainage study required by SDR-36936 may be used to satisfy this requirement provided that it addresses the area to be vacated.
3. All development shall be in conformance with code requirements and design standards of all City Departments.
4. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

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FM-0044-08-09

Mr. Abraham Schiff
VAC-38252 – Page Two
July 22, 2010

easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

5. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. John Erickson
1349 West Galleria Drive, Suite #200
Henderson, Nevada 89014

*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: JANUARY 28, 2010****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-36936 - APPLICANT: SCHIFF ENTERPRISES - OWNER: ABRAHAM SCHIFF**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL, subject to:****Planning and Development**

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. 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, landscape plan, and building elevations, date stamped 12/15/09, except as amended by conditions herein.
3. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
4. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
5. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
6. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
7. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

GK

SDR-36936 - Conditions Page Two
January 28, 2010 - Planning Commission Meeting

Public Works

9. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
10. Submit a Vacation Application to vacate the existing 10 foot public drainage easement along the west side of the proposed site. The Order of Vacation shall record prior to the approval of construction plans for this site or the issuance of a permit, whichever may occur first.
11. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 24, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: ABRAHAM SCHIFF

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
VAC-38252	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

VAC-38252 CONDITIONS

1. The limits of this Petition of Vacation shall be an eleven-foot wide by one hundred twenty foot long Public Drainage Easement generally located south of Fremont Street, east of Main Street.
2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of this Order of Vacation. Appropriate drainage easements shall be granted as recommended by the approved Drainage Plan/Study including an easement along the east edge of Assessor's Parcel Number #139-34-111-038. The drainage study required by SDR-36936 may be used to satisfy this requirement provided that it addresses the area to be vacated.
3. All development shall be in conformance with code requirements and design standards of all City Departments.
4. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

SS

Conditions Page Two
June 24, 2010 - Planning Commission Meeting

5. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

APPENDIX B

FSE Letter

T ☐ THOMASON
C ☐ ☐ CONSULTING
E ☐ ☐ ☐ ENGINEERS



Fremont Street Experience, LLC
425 Fremont Street
Las Vegas, NV 89101

June 3, 2010

25 Fremont St.
Las Vegas, NV 89101

Re: 25 Fremont Elevation Changes @ The Fremont Street Experience (FSE)

Dear Sirs,

We have reviewed the drawings submitted for the requested elevation changes desired for a new building to be constructed at 25 Fremont located between the Golden Nugget and Pioneer Gifts within the boundaries of the Fremont Street Experience.

The proposed elevation changes are to alleviate an approximate 1 foot of fall over a 40 foot span on the Fremont side of the proposed building. The proposed grading plan encroaches 8 feet onto the Fremont Street Experience mall.

The proposed elevation changes will be approved as submitted and depicted on the drawings submitted for this review, with the stipulations outlined under "Other" below.

*Please note that this approval letter DOES NOT constitute a final approval of the proposed building package. A complete building design file will be required for final approval from the Fremont Street Experience and the City of Las Vegas.

Other:

a. Approval by the FSE for this work does not relieve the contractor, tenant or owner of the responsibility for submittal to the City of Las Vegas for applicable licenses, permits and other approvals.

b. Approval by the FSE for this work does not relieve the contractor, tenant or owner of the responsibility for compliance with all applicable federal, state and local laws, codes and regulations, including without limitation the Americans with Disabilities Act.

c. Deviation from the approved plans as indicated by this approval will not be accepted by the FSE.

d. All concrete removed from within the boundaries of the FSE shall be replaced in full panels with a matching strength concrete and finished to match existing floor finish.

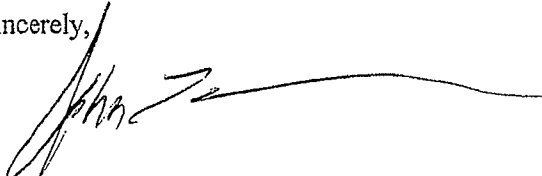
- Correction of non-compliant work is the responsibility of the contractor and/or property owner/tenant.
- Correction of non-compliant conditions must be quickly undertaken by the contractor and/or property owner/tenant upon notification of the variance by the FSE.

e. The use of amplified sounds is not permitted pursuant to the FSE Amplified Sounds Policy established June 7, 2000.

f. The contractor is required to execute the FSE Contractor Rules and Regulations and to comply with the requirements outlined therein prior to undertaking any work within the FSE Mall.

Let me know if you have any questions regarding this approval of the elevation changes at 25 Fremont St.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Zeller', followed by a long horizontal flourish.

John Zeller
Director of Mall Operations

cc: Margo Wheeler, Director CLV Planning & Development
Jeff Victor, President Fremont Street Experience
Linda Rienzo, Retail Manager
John Zeller, FSE Director of Mall Operations

** Duplicate Receipt **

City of Las Vegas

Development Services Center

751 South Fourth Street

Las Vegas, NV 89101

6/10/2011 10:46 AM

Cashier 33673

Permit # 004384

\$400.00

Subtotal

\$400.00

Tax

\$4.00

City of Las Vegas

Development Services Center

751 South Fourth Street

Las Vegas, NV 89101

For questions related to this receipt call

702-258-4000