

Planning & Development Department
Scanning Cover Sheet

Case No AR-2-86

APN 13934111015

Location Fremont St & Casino Center

Applicant BOYD GROUP

Subject

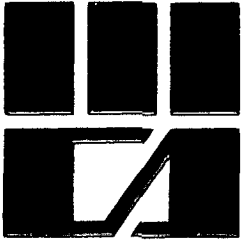
Review of elevations of the fremont hotel on
the property located on the north side of
fremont street between casino center
boulevard and third street.



RE: AESTHETIC REVIEW
AR-2-86

1. Conformance to the plot plan and elevations.
2. Approval of an Encroachment Agreement by the City Council.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy, whichever occurs first.
5. Satisfaction of City Code requirements and design standards of all City departments.
6. Repair any damage to the existing street improvements resulting from this development as required by the Division of Land Development of the Department of Community Planning and Development.

Rick - then file



Marnell Corrao Associates

15 October 1986

Mr. Harold Foster
CITY OF LAS VEGAS
Department of Community
Planning and Development
400 East Stewart Avenue
Las Vegas, Nevada 89101

Re: FREMONT HOTEL
Steakhouse Addition
Architect's Project Number MC 372

Dear Mr. Foster:

On 10 October 1986, Mr. Rick Williams and I met to discuss the above referenced project. At that time, it was determined that the impact of this construction is not significant enough to the exterior of this building to require Aesthetic Review by the various Commissions. I am proceeding with construction documents accordingly.

If there should be any questions or concerns regarding this matter, please do not hesitate to contact me immediately.

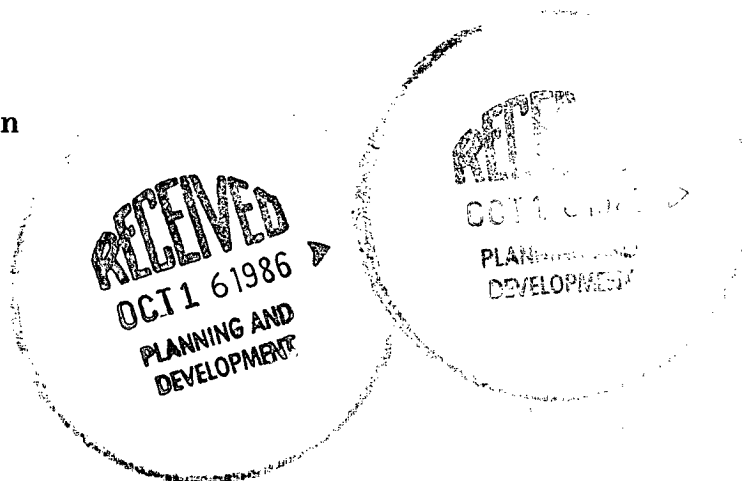
Very truly yours,

MARNELL CORRAO ASSOCIATES

Pat Gardner

PG:ph

cc Dan Juba
Perry Eiman

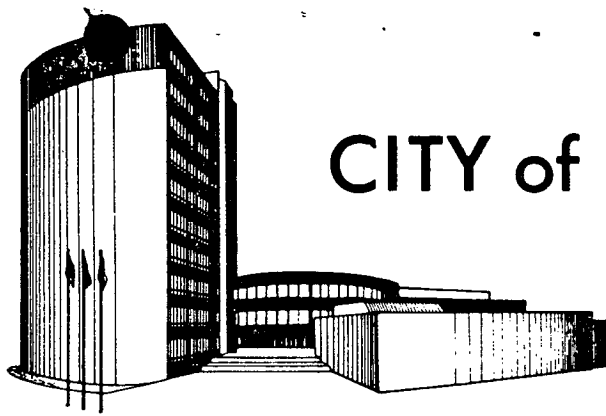


MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

April 7, 1986

Boyd Group
c/o Corrao and Associates
4495 S. Polaris Avenue
Las Vegas, Nev. 89103

RE: AESTHETIC REVIEW
AR-2-86

Gentlemen:

The City Council at a regular meeting held April 2, 1986, APPROVED the review of elevations of the Fremont Hotel on property located on the north side of Fremont Street between Casino Center Boulevard and Third Street, C-2 Zone, subject to the following conditions:

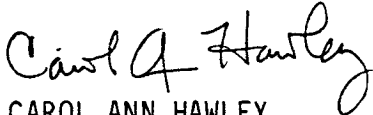
1. Conformance to the plot plan and elevations.
2. Approval of an Encroachment Agreement by the City Council.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy, whichever occurs first.
5. Satisfaction of City Code requirements and design standards of all City departments.



Boyd Group
c/o Corrao and Associates
AR-2-86 - Aesthetic Review
April 7, 1986
Page -2-

6. Repair any damage to the existing street improvements resulting from this development as required by the Division of Land Development of the Department of Community Planning and Development.

Sincerely,



CAROL ANN HAWLEY
City Clerk

CAH:jp

cc: Dept. of Community Planning and Development
Dept. of Fire Services
Dept. of Building and Safety
Dept. of Public Works
Land Development and Flood Control

AGENDA

City of Las Vegas April 2, 1986

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

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ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

2:05 E. AESTHETIC REVIEW

1. AR-2-86 - BOYD GROUP

Request for a review of elevations of the Fremont Hotel on property located on the north side of Fremont Street between Casino Center Boulevard and Third Street, C-2 Zone.

Planning Commission unanimously voted to recommend APPROVAL, subject to:

1. Conformance to the plot plan and elevations.
2. Approval of an Encroachment Agreement by the City Council.

Staff Recommendation: APPROVAL

Levy -
APPROVED Items E-1
and F-1 as recom-
mended, subject to
the conditions and
that tiles be
approved by Dept.
of Public Works on
Item F-1.
Unanimous
(Briare excused)

Clerk to notify
and Planning to
proceed.

APPROVED AGENDA ITEM

Levy T. Burton

AGENDA

City of Las Vegas April 2, 1986

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

Page

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

E. AESTHETIC REVIEW

1. AR-2-86 - BOYD GROUP

Request for a review of elevations of the Fremont Hotel on property located on the north side of Fremont Street between Casino Center Boulevard and Third Street, C-2 Zone.

Planning Commission unanimously voted to recommend APPROVAL, subject to:

1. Conformance to the plot plan and elevations.
2. Approval of an Encroachment Agreement by the City Council.

Staff Recommendation: APPROVAL

APPROVED AGENDA ITEM

Larry L. Burton

To: The City Council
Re: Community Planning and Development Agenda Item
April 2, 1986 City Council Agenda

X.

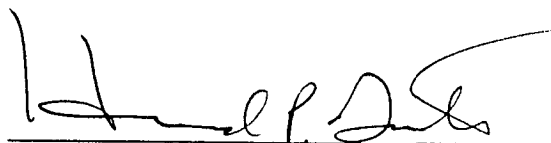
E. AESTHETIC REVIEW

1. AR-2-86 - BOYD GROUP

This aesthetic review is for modification to the building facade of the Fremont Hotel along the Fremont Street, Casino Center Boulevard and Third Street sides of the property. The design theme includes a "western" treatment on wall and sidewalk panels, and features landscape planters and "post" style street lamps. The street lamps and planters in the public right-of-way will require encroachment approval which is Item X.F. on this agenda.

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL



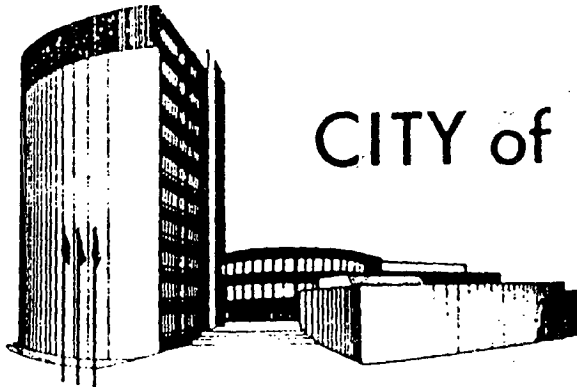
HAROLD P. FOSTER, DIRECTOR
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

March 6, 1986

Boyd Group
c/o Corrao & Assoc.
4495 S. Polaris Avenue
Las Vegas, Nv 89103

RE: AR-2-86

Dear Applicant:

Please be advised your request as referred to above will be considered by the City Planning Commission at its regular meeting on March 13, 1986.

This meeting will be held at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:lm

Enclosure



INTER-OFFICE MEMORANDUM

March 6, 1986

TO:

DEPARTMENT OF PUBLIC WORKS
DEPARTMENT OF BUILDING & SAFETY
DEPARTMENT OF FIRE SERVICES

FROM:

HAROLD P. FOSTER, DIRECTOR
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

SUBJECT:

AESTHETIC REVIEW
AR-2-86 BOYD GROUP

COPIES TO:

A request for an aesthetic review has been received on the following described property:

Fremont Hotel located on the north side of Fremont Street between Casino Center Boulevard and Third Street

CITY PLANNING COMMISSION MEETING: March 13, 1986

Your remarks regarding this application should be received prior to March 11, 1986.

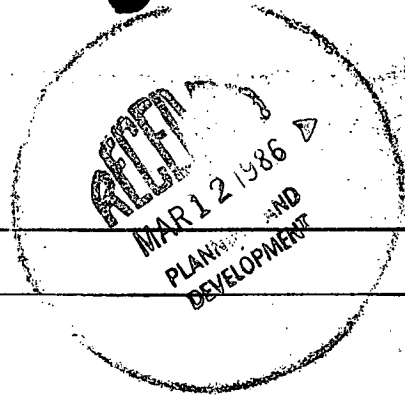
HPF:lm

Attachments

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: AR-2-86



- 1. No objections
- 2. Fire hydrants to be installed within 500/~~500~~ feet of the building or existing hydrant.
- 3. Fire hydrants to be installed in accordance with current fire code adopting ordinance.
- 4. Fire flow requirements to be determined when construction plans are submitted.
- 5. Hydrants are to be installed and charged with water before construction begins.
- 6. Must meet requirements of Uniform Fire Code.
- 7. Dead end fire lanes not to exceed 150'.
- 8. Minimum turning radius of 45' 6".
- 9. Crash gate(s) shall be approved by the Fire Department prior to installation. Said gates shall be a minimum of 15 feet in width. Gates shall be over an all weather road surface. Any chain or locks used to secure such gates shall no be no larger than 3/8 of an inch in diameter.
- 10. If private streets are to be named; names are to be checked by Alarm Office to eliminate duplication.

OTHER:

- 1. Provide this department with information on the available water in the immediate area of building project (water analysis).
- 2. Provide information on: Height of buildings; type of construction; type of roof covering; and ground floor square footage so that we may determine your exact fire flow needs.
- 3. The required fire flow shall be available at the most remote hydrant(s).
- 4. Peak demands of domestic and irrigation water must be considered in the water analysis.

COMMENTS:

R. Pugh
3/12/86

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

4. AESTHETIC REVIEW - AR-2-86 - BOYD GROUP

Request for an Aesthetic Review of elevations for Fremont Hotel generally located on the north side of Fremont Street between Casino Center Boulevard and Third Street, C-2 Zone.

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the plot plan and elevations.
2. Approval of an Encroachment Agreement by the City Council.
3. Standard conditions 2, 3, 5 and 7.

Guthrie -
APPROVED
Unanimous
(Mack, Johnston and Coleman excused)

MR. FOSTER stated this is a new facade around the Fremont Hotel. There will be planters on the sidewalk area and "post" style lamps. Staff would recommend approval.

DAN JUBA, 4570 Freshwater Drive, appeared and represented the applicant. They are in agreement with staff.

To be heard by the City Council on 4/2/86.

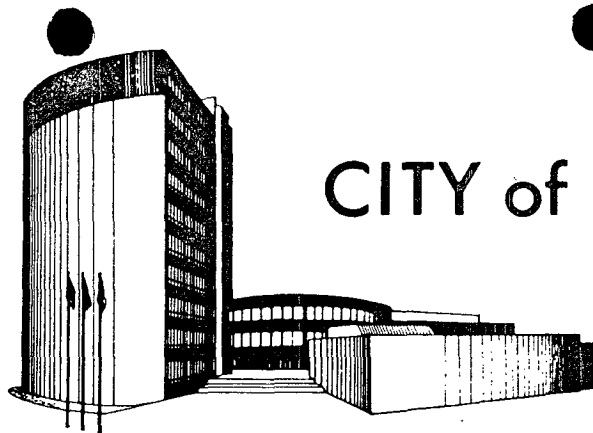
(8:38-8:40)

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

March 18, 1986

Boyd Group
c/o Corrao & Associates
4495 S. Polaris Avenue
Las Vegas, Nv 89103

RE: AR-2-86

Dear Sirs:

Your request for an Aesthetic Review for a review of elevations for the Fremont Hotel, C-2 Zone, was considered by the Planning Commission on March 13, 1986.

The Planning Commission unanimously voted to recommend APPROVAL, subject to:

1. Conformance to the plot plan and elevations.
2. Approval of an Encroachment Agreement by the City Council.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy, whichever occurs first.
5. Satisfaction of City Code requirements and design standards of all City departments.

- continued -



TO: Boyd Group
RE: AR-2-86

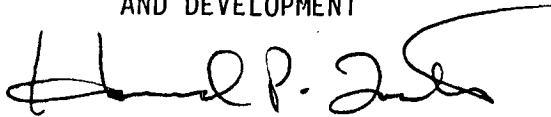
March 18, 1986
Page Two

6. Repair any damage to the existing street improvements resulting from this development as required by the Division of Land Development of the Department of Community Planning and Development.

This item will be considered by the City Council on April 2, 1986 at 2:00 p.m. in the Council Chambers of City Hall, 400 E. Stewart Avenue, Las Vegas, Nevada. The Council requires you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:lm

INTER-OFFICE MEMORANDUM

Date

March 11, 1986

TO:

Department of Community Planning
and Development

FROM:

Department of Public Works

SUBJECT:

APPLICATION NO. AR-2-86APPLICANT BOYD GROUP

COPIES TO:

Land Development & Flood Control
Right-of-Way
Traffic Engineering

Reference your memorandum dated 3-6-86 requesting comments
from this Department prior to 3-11-86 concerning subject
application:

XX This Department has no objections to the granting of this request.
subject to _____

_____ This Department requests that the following be made conditions of
granting this request:

1. Obtain all permits and inspections required by the City of Las Vegas
Municipal Code.

C. D. PETERSON, R.L.S.

CDP/grc

INTER-OFFICE MEMORANDUM

Date

March 10, 1986

<p>TO:</p> <p>DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT</p>	<p>FROM:</p> <p>DEPARTMENT OF BUILDING AND SAFETY</p>
<p>SUBJECT:</p> <p>AR-2-86 Boyd Group</p>	<p>COPIES TO:</p> <div data-bbox="1177 287 1575 606" style="border: 1px solid black; border-radius: 50%; padding: 10px; text-align: center;"> <p>RECEIVED MAR 11 1986 PLANNING AND DEVELOPMENT</p> </div>

In answer to your memorandum of March 6, 1986
 on the above aesthetic review

this department has no objections provided all required permits and inspections
 are obtained.

INTER-OFFICE MEMORANDUM

March 6, 1986

TO: DEPARTMENT OF PUBLIC WORKS DEPARTMENT OF BUILDING & SAFETY DEPARTMENT OF FIRE SERVICES	FROM: HAROLD P. FOSTER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT: AESTHETIC REVIEW AR-2-86 BOYD GROUP	COPIES TO:

A request for an aesthetic review has been received on the following described property:

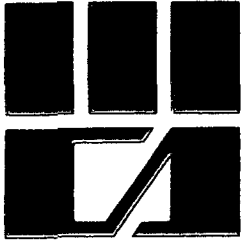
Fremont Hotel located on the north side of Fremont Street between Casino Center Boulevard and Third Street

CITY PLANNING COMMISSION MEETING: March 13, 1986

Your remarks regarding this application should be received prior to March 11, 1986.

HPF:lm

Attachments



Marnell Corrao Associates

5 March 1986

Mr. Harold Foster
CITY OF LAS VEGAS
LAND DEVELOPMENT
400 East Stewart
Las Vegas, Nevada 89101

Dear Mr. Foster:

At the direction of the Boyd Group, Owners of the Property, please accept this written request for Aesthetic Review of Proposed exterior building refurbishment at the Fremont Hotel. Enclosed with this request, please find seven (7) copies of drawings as follows:

Sheet #1 Exterior Rendering
Sheet #2 Proposed Site Plan
Sheet #3 Sidewalk As Built

Also included, please find one (1) original colored rendering along with the required filing fee in the amount of Twenty-Five Dollars (\$25).

It is our understanding that this item will be heard by the City Planning Commission on 13 March 1986.

If any additional information is required, please contact me immediately.

Very truly yours,

MARNELL CORRAO ASSOCIATES

Pat Gardner

PG/dmm

cc: Bill Boyd
Chuck Ruthe
Bob Boughner
Stan Roth
Dan Juba

GR 86978
AIR 2502
P/C 2-86
3/13/86
N SIDE OF
FREMONT ST.
BETWEEN
CENTER BLVD
CASINO
THIRD ST.

INTERDEPARTMENT DISTRIBUTION LIST

	DATE SENT	DATE RETURNED	COMMENTS
BUILDING DEPARTMENT	3/6/86		
FIRE SERVICES			
DESIGN & DEVELOPMENT			
POLICE DEPARTMENT			
LICENSE DEPARTMENT			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. AR-2-86