



**LAS VEGAS  
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cityoflasvegas  
lasvegasnevada.gov

November 16 2022

Jason Trinidad  
2033 Fremont Street Owner LLC  
3560 Polaris Avenue Suite 14  
Las Vegas, Nevada 89103

**RE: 22-0539-SDR1  
PLANNING COMMISSION MEETING OF NOVEMBER 15, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on **November 15, 2022** voted to recommend **APPROVAL** of the following Land Use Entitlement project request FOR A PROPOSED 33-UNIT EXPANSION TO AN EXISTING 13-UNIT HOTEL, RESIDENCE WITH WAIVERS OF TITLE 19.09 FORM BASED CODE DEVELOPMENT STANDARDS on 0.66 acres at 2033 Fremont Street (APN 139-35-802-005), T4-C (T4 Corridor) Zone, Ward 3 (Diaz)

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, landscape plan, and building elevations, date stamped 09/26/22, except as amended by conditions herein.
3. A Waiver from Title 19.09 is hereby approved, to allow a main body depth of 230 feet where 175 feet is the maximum allowed.
4. A Waiver from Title 19.09 is hereby approved, to allow a 57% building façade alignment where 75% is the minimum allowed for the façade frontage.
5. A Waiver from Title 19.09 is hereby approved, to allow no street frontage or pedestrian access on Fremont Street where such is required.
6. 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.

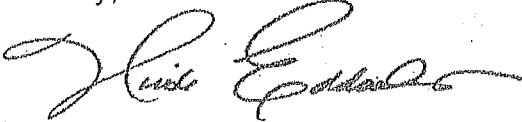
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer, or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede the visibility of any traffic control device.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants, and water supply, shall be installed and shall be functioning prior to the construction of any combustible structures.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

11. The sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with the development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
12. Queues entering the property shall not extend into the public right-of-way.
13. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to the submittal of construction plans, the issuance of any building or grading permits [or the submittal of a map for this site], whichever may occur first. Provide and improve all drainage ways as recommended.

This item will be considered by the City Council on **December 21, 2022**. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with a long horizontal stroke at the end.

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:ew

cc:

GC Garcia Inc  
1055 Whitney Ranch Drive Suite 210  
Henderson, Nevada 89014