



**LAS VEGAS
CITY COUNCIL**

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cityoflasvegas
lasvegasnevada.gov

December 21, 2022

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

**RE: 22-0539-SDR1
CITY COUNCIL MEETING OF DECEMBER 21, 2022**

Dear Applicant:

The City Council at a regular meeting held on *December 21, 2022* voted to **APPROVE** a 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). [NOTE: the request is FOR A 44-UNIT EXPANSION TO AN EXISTING 21-UNIT HOTEL, RESIDENCE.]

This approval is subject to the following conditions:

22-0539-SDR1 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.

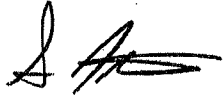
Public Works

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.

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December 21, 2022

The Notice of Final Action was filed with the Las Vegas City Clerk on December 22, 2022.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Floyd', with a stylized flourish at the end.

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:nl

cc:

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