



**LAS VEGAS  
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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

**SETH T. FLOYD**  
DIRECTOR

**CITY HALL**  
495 S. MAIN ST.  
3RD FLOOR  
LAS VEGAS, NV 89101  
702.229.6301 | VOICE  
702.464.2545 | FAX  
711 | TTY



cityoflasvegas  
lasvegasnevada.gov

February 22, 2023

Artemus W. Ham III  
9101 Alta Drive, Unit 702  
Las Vegas, Nevada 89145

**RE: 23-0013-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT PLAN  
REVIEW  
ADMINISTRATIVE CYCLE - FEBRUARY 2023**

Dear Applicant:

Your Land Use Entitlement project request FOR THE PROPOSED EXPANSION OF AN EXISTING OUTDOOR PATIO on 0.30 acres at 506 Fremont Street (APN 139-34-601-006), T6-UC (T6 Urban Core) Zone, Ward 3 (Diaz), was considered administratively by the Department of Community Development staff.

The Department of Community Development has administratively **APPROVED** your request subject to the following:

**Planning**

1. The proposed decorative wrought iron fence within the Fremont Street right-of-way shall be no taller than 48 inches in height.
2. Tree wells, underground irrigation, saw cuts, footings or other permanent improvements shall be prohibited within the Fremont Street right-of-way.
3. The proposed patio shall conform to Title 19 Appendix F Outdoor Dining Standards.
4. 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.
5. 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 Division of Building and Safety.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

7. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
8. All development shall be in conformance with the site plan, building elevations and wall and fence elevations, date stamped 02/16/23 and the landscape plan, date stamped 02/21/23, except as amended by conditions herein.
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 visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
  - The landscape plan shall be consistent with the site plan.
  - Within the public right-of-way, selected plant species shall allow visibility of the outdoor seating area from the pedestrian realm. Landscape species that create a wall, hedge or otherwise inhibit full visibility of the outdoor seating area from the public realm shall be prohibited.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

11. An eight-foot clear pedestrian path in accordance with Title 19 Appendix F.D.2.a.i shall be maintained in conjunction with the outdoor dining activities.
12. Submit a License Agreement for landscaping and private improvements (outdoor dining) in the Las Vegas Boulevard and Fremont Street public rights of way prior to the issuance of permits for these improvements. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Community Development Division of Building and Safety (702-229-4836).

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This action by the Department of Community Development staff on **February 22, 2023** is final unless a written appeal is filed with the Director of the Department of Community Development within ten days of the date of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, written over a light gray rectangular background.

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:nl

c.c.:

Ryan Doherty  
Park on Fremont, LLC  
1028 Fremont Street  
Las Vegas, Nevada 89101

Dale Amos  
Continental Luxury  
6338 W. Desert Inn Road  
Las Vegas, Nevada 89146