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May 1, 2023

Jason Trindade
2033 Fremond Street Owner LLC
3560 Polaris Avenue Suite 14
Las Vegas, Nevada 89103

**RE: 23-0132-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE - APRIL 2023**

Dear Applicant:

Your Land Use Entitlement project request for a Minor Amendment to a previously approved Site Development Plan Review (22-0539-SDR1) TO ALLOW A 12-UNIT EXPANSION TO A PREVIOUSLY APPROVED 65-UNIT HOTEL, RESIDENCE DEVELOPMENT on 0.66 acres at 2033 Fremont Street (APN 139-35-802-005), T4-C (T4 Corridor) 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. Conformance to the Conditions of Approval for Site Development Plan Review (22-0539-SDR1) shall be required, if approved.
2. This approval is a minor amendment to, and shall run concurrently with, the approval for Site Development Plan Review (22-0539-SDR1). No further action is needed, as this approval is extended, exercised, or expired with 22-0539-SDR1
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/16/23, except as amended by conditions herein.
4. 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 Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for a building permit.

6. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
7. 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.
8. 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.
9. A Comprehensive Construction Staging Plan shall be submitted to the Department of Community Development for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Grant a minimum 10-foot wide Public Sewer Easement adjacent to Fremont Street over the public sewer that runs adjacent to Fremont Street.
12. Comply with all applicable conditions of approval for 22-0539-SDR1 and any other site-related actions.

This action by the Department of Community Development staff on **May 1, 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,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

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NE:ew

c.c.:

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