

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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065073

December 8, 2006

Mr. Douglas Selby
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: TMP-17685 - TENTATIVE MAP - 601 FREMONT

Dear Mr. Selby:

Your request for a Tentative Map FOR A ONE LOT COMMERCIAL SUBDIVISION on 1.24 acres at 601 Fremont Street (APN 139-34-611-018), C-2 (General Commercial) Zone, Ward 5 (Weekly), was considered by the Planning Commission on December 7, 2006.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, this action is void.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-11026) and the Downtown Centennial Plan Standards.
3. A Development Impact Notice and Assessment (DINA) will be required prior to submittal of a subsequent Tentative Map, which will establish the condominium lots.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements,

Mayor
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City Council
Gary Reese
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Larry Brown
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Steve Wolfson
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Steven D. Ross

City Manager
Douglas A. Selby



along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
 - I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.
 - II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
8. Coordinate with the Collection System Planning section of the Department of Public Works to determine the necessary vertical clearance to maintain the existing sewer line within the proposed service drive and submit a plan for their approval prior to the submittal of any construction drawings for this site or the issuance of any permits, whichever may occur first. Alternatively, the existing sewer lines in conflict with this site plan must be relocated and an Order of Vacation for the existing sewer easements must be recorded prior to the recordation of a map abutting or overlying the existing sewer easements.

9. The Final Map for this site shall show and label the existing City of Las Vegas sewer easements, unless they an Order of Vacation is recorded prior to recordation of a Final Map for this site.
10. On the Final Map for this site, replace the label of "Utility Easements" on the northeast corner of Carson Avenue and Sixth Street and the southeast corner of Fremont Street and Sixth Street with "Traffic Signal Easements". In addition, use the words "hereby dedicated" when describing the 10-foot radius.
11. Grant pedestrian access easements for all sidewalks adjacent to public streets that are not located within the public right-of-way.
12. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
13. Site development to comply with all applicable conditions of approval for SDR-11026 and all other site-related actions.
14. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

Mr. Douglas Selby
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This action by the Planning Commission on *December 7, 2006* is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on *December 8, 2006*.

Sincerely,



John Korkosz, Planning Supervisor
Planning and Development Department
Current Planning Division

JK:dm

cc: 601 Fremont LLC
Mr. Richard Mares
601 East Fremont Street
Las Vegas, Nevada 89101

Ms. Laura Diggins
Heritage Surveying
7560 West Sahara Avenue, Suite 101
Las Vegas, Nevada 89117