

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov



063008

July 28, 2006

Mr. Haim Gabay
24 Fremont LLC
24 Fremont Street, Suite F
Las Vegas, Nevada 89101

RE: SDR-12354 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Gabay:

Your request for a Site Development Plan Review FOR A PROPOSED 1,668 SQUARE-FOOT EXPANSION OF AN EXISTING RETAIL ESTABLISHMENT on 0.08 acres at 24 Fremont Street (APN 139-34-111-028), C-2 (General Commercial) Zone, Ward 5 (Weekly), was considered by the Planning Commission on July 27, 2006.

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

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. 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, date stamped 06/05/06, and the building elevations and floor plans, date stamped 07/10/06, except as amended by conditions herein.
3. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
4. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
5. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or on-site service panel location, in accordance with the Downtown Centennial Plan.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



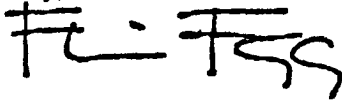
Mr. Haim Gabay
SDR-12354 - Page Two
July 28, 2006

Public Works

7. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

This action by the Planning Commission on **July 27, 2006** is final unless a written appeal is filed with the City Clerk within ten 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 **July 28, 2006**.

Sincerely,

A handwritten signature in black ink, appearing to read 'Flinn Fagg', written in a cursive style.

Flinn Fagg, AICP, Manager
Planning and Development Department
Current Planning Division

FF:clb

cc: Mr. Tony Williams
AWA Architecture, Inc.
7451 O'Bannon Drive
Las Vegas, Nevada 89117