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DEPARTMENT OF PLANNING

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DIRECTOR OF  
COMMUNITY DEVELOPMENT

**CITY HALL**

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cityoflasvegas  
lasvegasnevada.gov

May 11, 2021

Mr. Mark Kaminski  
901 Fremont Development Partners, LP  
6710 E. Camelback Road, Ste. 100  
Scottsdale, AZ 85251

**RE: 20-0200-SDR1 – ADMINISTRATIVE SITE DEVELOPMENT PLAN  
REVIEW  
ADMINISTRATIVE CYCLE – MAY 2021**

Dear Applicant:

The Department of Planning has administratively **APPROVED** the following Land Use Entitlement project request FOR THE CONVERSION OF 15,000 SQUARE FEET OF COMMERCIAL SPACE INTO NINE LIVE/WORK UNITS AT AN EXISTING MIXED-USE DEVELOPMENT on 1.75 acres at 901 Fremont Street (APN 139-34-601-012), T5-MS (T5 Main Street) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

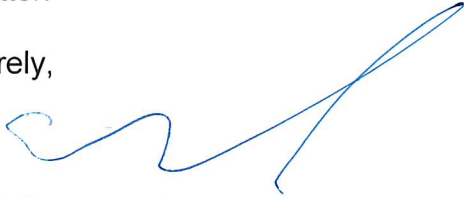
**Planning**

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, date stamped 04/08/21, except as amended by conditions herein.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Mr. Mark Kaminski  
901 Fremont Development Partners, LP  
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May 11, 2021

This action by the Department of Planning staff on **May 11, 2021** is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Eric McCammond', with a long, sweeping flourish extending to the right.

Eric McCammond  
Senior Management Analyst  
Case Planning Division

EM:nl

cc:

Mr. Rex Boyes  
Rich Barber Architect LLC  
4115 N. 5<sup>th</sup> Avenue  
Phoenix, AZ 85015