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city of las vegas

December 22, 2014

Mr. Artemus Ham III
A.W. Ham III Trust
2008 Gray Eagle Way
Las Vegas, Nevada 89117

**RE: SDR-56729 [PRJ-56674] - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - DECEMBER 2014**

Dear Applicant:

Your request for a Minor Site Development Plan Review TO ADD 374 SQUARE FEET OF FLOOR AREA TO AN EXISTING 3,775 SQUARE-FOOT COMMERCIAL SPACE WITH MINOR FACADE IMPROVEMENTS at 518 Fremont Street (APN 139-34-611-008), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-56674], has been considered administratively by the Department of Planning staff.

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

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 and elevations date stamped 11/03/14 and floor plan date stamped 11/05/14, 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. A revised building elevation shall be submitted to and approved by the Department of Planning Department, prior to the time application is made for a building permit, to reflect the changes herein.
 - a). Please revise the proposed building elevation to remove the wrought iron bars from in front of the proposed window adjacent to Fremont Street.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.



December 22, 2014

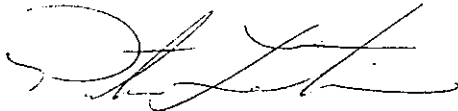
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. In accordance with code requirements of Title 13.56, remove all substandard offsite improvements, if any, and replace with new improvements meeting Current City Standards concurrent with development of this site.
9. Grease interceptor(s) shall not be located within the public right-of-way, including the alley.
10. Prior to the release of a Final Map for recordation on this site, the property owner must contact the Special Improvement District Section of the Department of Public Works (702-229-2136) and sign a notarized affidavit acknowledging and agreeing to a per lot assessment of all lots that will be created through a Final Map for this site. The City shall prepare an apportionment report following recordation of the Final Map and this apportionment report must be signed by the property owner prior to the release of any building permits for this site.

This action by the Department of Planning staff on December 22, 2014 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,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:nl

cc:

Mr. Mike DeSilva
518 Fremont LLC
5598 S. Fort Apache Road
Las Vegas, Nevada 89146

Mr. Mark Trudeau
Westar Architects
400 S. 4th Street, Ste. 215
Las Vegas, Nevada 89101