



October 3, 2013

LAS VEGAS
CITY COUNCIL

Mr. Todd Kessler
1028 Fremont, LLC
PO Box 1570
Las Vegas, Nevada 89125

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MAYOR

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RE: SDR-49548 – SITE DEVELOPMENT PLAN REVIEW
RELATED TO SUP-49549, SUP-49552 AND SUP-49553
CITY COUNCIL MEETING OF OCTOBER 2, 2013

Dear Mr. Kessler:

ELIZABETH N. FRETWELL
CITY MANAGER

The City Council at a regular meeting held October 2, 2013, APPROVED the request for a Site Development Plan Review FOR THE CONVERSION OF A MOTEL INTO A 50,768 SQUARE-FOOT RETAIL AND TAVERN-LIMITED COMPLEX on 1.15 acres at 1028 Fremont Street (APNs 139-35-211-025 and 026), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 3, 2013. This approval is subject to:

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 building elevations, date stamped 05/29/13 and site plan and landscape plan date stamped 06/19/13, 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. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

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6. 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, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
7. 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.
8. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Dedicate a 10-foot radius on the northwest corner of Fremont Street and Eleventh Street prior to the issuance of any permits.
11. In accordance with code requirements of Title 13.56, remove all substandard sidewalk improvements on Eleventh Street, if any, and replace with new improvements meeting Current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
12. This site shall accommodate grease interceptors completely on site. No grease interceptors shall be allowed to be constructed in the public right-of-way which includes alleys.
13. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
14. Prior to the approval of Construction drawings for this site, sign a Covenant Running with Land agreement for the possible future installation of any off-site improvements per requirements of the Downtown Centennial Plan that are deferred by this action including undergrounding of all existing overhead utility lines adjacent to this site not placed underground with this development. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of building permits for this site.

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15. Submit an Encroachment Agreement for landscaping and private improvements, if any, in the Eleventh Street public right-of-way prior to issuance of a certificate of occupancy for this site. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).
16. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Todd Kessler
300 Las Vegas Boulevard North, Suite #110
Las Vegas, Nevada 89101