



Las Vegas
City Council
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Office of the
City Manager
Scott D. Adams
City Manager

July 20, 2017

HS Family Limited Partnership
300 S. 4th Street, Suite #701
Las Vegas, Nevada 89101

**RE: SDR-69675 [PRJ-69516] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO SUP-69672 AND SUP-69674
CITY COUNCIL MEETING OF JULY 19, 2017**

Dear Applicant

The City Council at a regular meeting held on July 19, 2017 voted to **APPROVE** a request for a Site Development Plan Review TO ADD 6,869 SQUARE FEET OF FLOOR AREA TO AN EXISTING 7,488 SQUARE-FOOT COMMERCIAL SPACE WITH FACADE IMPROVEMENTS on 0.22 acres at 310 Fremont Street (APN 139-34-510-024), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-69516]

This approval is subject to the following conditions:

Planning

1. Prior to the submittal of build permit, the applicant shall submit to the Department of Planning revised building elevations that incorporate the subject site's historic features into them. The revised building elevations are to be reviewed by the City of Las Vegas Historic Preservation Committee prior to submittal to the Department of Planning for administrative review.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-69672) and Special Use Permit (SUP-69674) shall be required, if approved.
3. 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.
4. All development shall be in conformance with the site plan and building elevations, date stamped 05/16/17, except as amended by conditions herein.

DEPARTMENT OF PLANNING

Development Services Center | 333 N. Rancho Drive | 3rd Floor | Las Vegas, NV 89106 | 702.229.6301 | FAX 702.474.0352 | TTY 7-1-1

LAS VEGAS, NEVADA 89101

5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit
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. 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
9. Prior to the submittal of a building permit application, the applicant shall execute and record a reciprocal easement agreement for the shared water line for the subject property.
10. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein

Public Works

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

The Notice of Final Action was filed with the Las Vegas City Clerk on July 20, 2017

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Summerfield". The signature is fluid and cursive, with the first name "Robert" and last name "Summerfield" clearly distinguishable.

Robert Summerfield, AICP
Acting Director
Department of Planning

RTS:PL:clb

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cc Mr. Michael Viellion
Fremont Food Emporium
6671 Schuster Street
Las Vegas, Nevada 89118

Ms Stephanie Allen
Kaempfer Crowell
1980 Festival Plaza Drive
Las Vegas, Nevada 89135