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cityoflasvegas
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March 19, 2020

900 Fremont, LLC
701 East Bridger Avenue, Suite #850
Las Vegas, Nevada 89101

**RE: ABEYANCE - SDR-77366 [PRJ-77256] - SITE DEVELOPMENT
PLAN REVIEW RELATED TO SUP-77365
CITY COUNCIL MEETING OF MARCH 18, 2020**

Dear Applicant:

The City Council at a regular meeting held on March 18, 2020 voted to **APPROVE** your request for an Appeal of the Approval by the Planning Commission for a Site Development Plan Review FOR A PROPOSED PARKING LOT AND COMMERCIAL RECREATION/AMUSEMENT (OUTDOOR) FACILITY WITH WAIVERS OF THE INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on 2.75 acres at 916 Fremont Street (APN 139-34-601-008), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-77256].

This approval is subject to the following conditions:

Planning

1. The approval of this Site Development Plan Review shall be limited to a commercial plaza area to be used for mobile food truck events only.
2. The applicant shall submit to the Department of Planning a revised "Layout #4" site plan depicting the location of restrooms.
3. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-76975) shall be required, if approved.
4. 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.

5. All development shall be in conformance with site plan labeled Layout #4 date stamped 09/03/19, except as amended by condition herein.
6. A Waiver from Appendix F, Interim Downtown Las Vegas Development Standards is hereby approved, to allow no additional landscaping within the perimeter landscape buffers or the interior of the site [parking facility].
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer 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.
11. Prior to the issuance of any permits for this site contact the Sanitary Sewer Section of the Department of Public Works to coordinate connection to the public sewer in Ogden Avenue.
12. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Fremont Street – Las Vegas Boulevard to Eastern Avenue" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
13. All events that impact traffic on the public streets shall be coordinated with the City of Las Vegas Special Events staff.

14. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. All landscaping and private improvements 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.
15. Submit a License Agreement for landscaping and private improvements in the public rights-of-way, if any, adjacent to this site prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License 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 License 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 License Agreement.

The Notice of Final Action was filed with the Las Vegas City Clerk on March 19, 2020.

Sincerely,



Robert Summerfield, AICP[®]
Director
Department of Planning

RTS:PL:clb

cc: Ms. Laurie Dorough
701 East Bridger Avenue, Suite #850
Las Vegas, Nevada 89101