



**LAS VEGAS
CITY COUNCIL**

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cityoflasvegas
lasvegasnevada.gov

February 27, 2019

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

**RE: SDR-75319 [PRJ-75296] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO VAR-75611
PLANNING COMMISSION MEETING OF FEBRUARY 26, 2019**

Dear Applicant:

The Planning Commission at a regular meeting held on February 26, 2019 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED 7,848 SQUARE-FOOT TEMPORARY PARKING LOT AND OUTDOOR PLAZA on 0.30 acres at 506 Fremont Street (APN 139-34-601-006), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-75296].

This approval is subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval for Variance (VAR-75611) shall be required, if approved.
2. 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.
3. All development shall be in conformance with the site plan, master sign plan, elevations, date stamped 02/12/19, except as amended by conditions herein.
4. 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.
5. Signage must be removed upon cessation of on-premise commercial use carried on by the business which is advertised.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

7. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards (Appendix F), unless approved by a separate Waiver.
8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. All pickups and deliveries shall be onsite or in the alley unless a Temporary Traffic Control Plan is approved by the City Traffic Engineer.

This action by the Planning Commission on **February 26, 2019** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **March 11, 2019**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Eric McCammond
Senior Management Analyst
Case Planning Division

EM:nl

cc:

Alexis Smith
Lyft, Inc.
185 Berry Street, Ste. 5000
San Francisco, CA 94017

Ms. Jennifer Lazovich
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