



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Site Development Review

Project Address (Location) Fremont & 21st Street (2033 Fremont St)

Project Name Fremont & 21st Proposed Use Hotel-Residence

Assessor's Parcel #(s) 139-35-802-005 Ward # 3

General Plan: Existing FBC Proposed N/A Zoning: Existing TC4-C Proposed N/A

Additional Information Site Design Review for a propose Hotel-Residence

Property Owner 2033 Fremont Street Owner, LLC Contact Jason Trinidad

Address 3560 Polaris Ave #14 City Las Vegas State NV Zip 89103

E-mail jason@proximitycapital.us Phone _____

Applicant 2033 Fremont Street Owner, LLC Contact Jason Trinidad

Address 3560 Polaris Ave #14 City Las Vegas State NV Zip 89103

E-mail jason@proximitycapital.us Phone _____

Representative G.C. Garcia, Inc Contact _____

Address 1055 Whitney Ranch Drive, Suite 210 City Henderson State NV Zip 89014

E-mail acole@gcgarciainc.com Phone 702-435-9909

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ Partner(s) _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature [Signature]

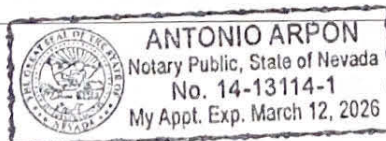
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Jason Trinidad

Subscribed and sworn before me

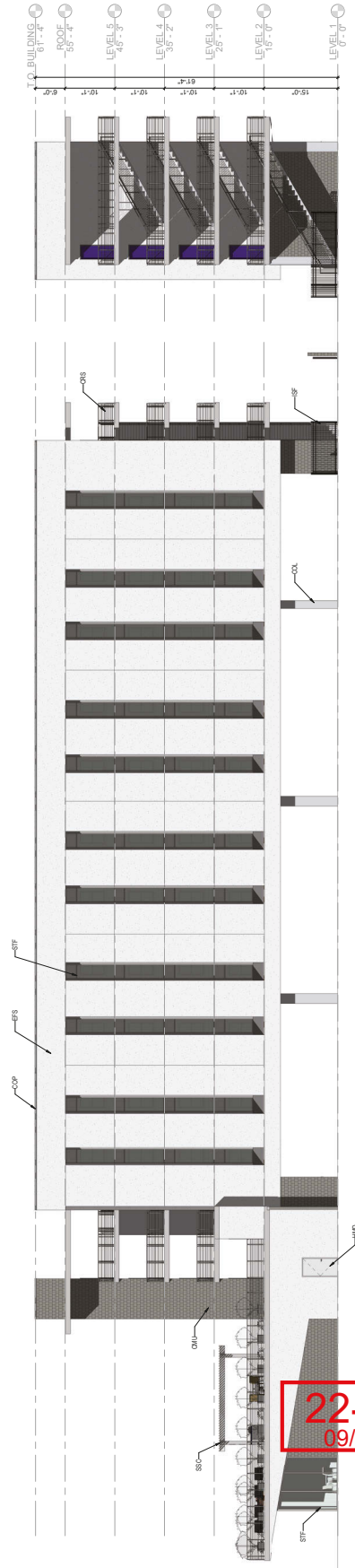
This 13th day of September, 20 22

Notary Public in and for said County and State



22-0539
09/26/2022

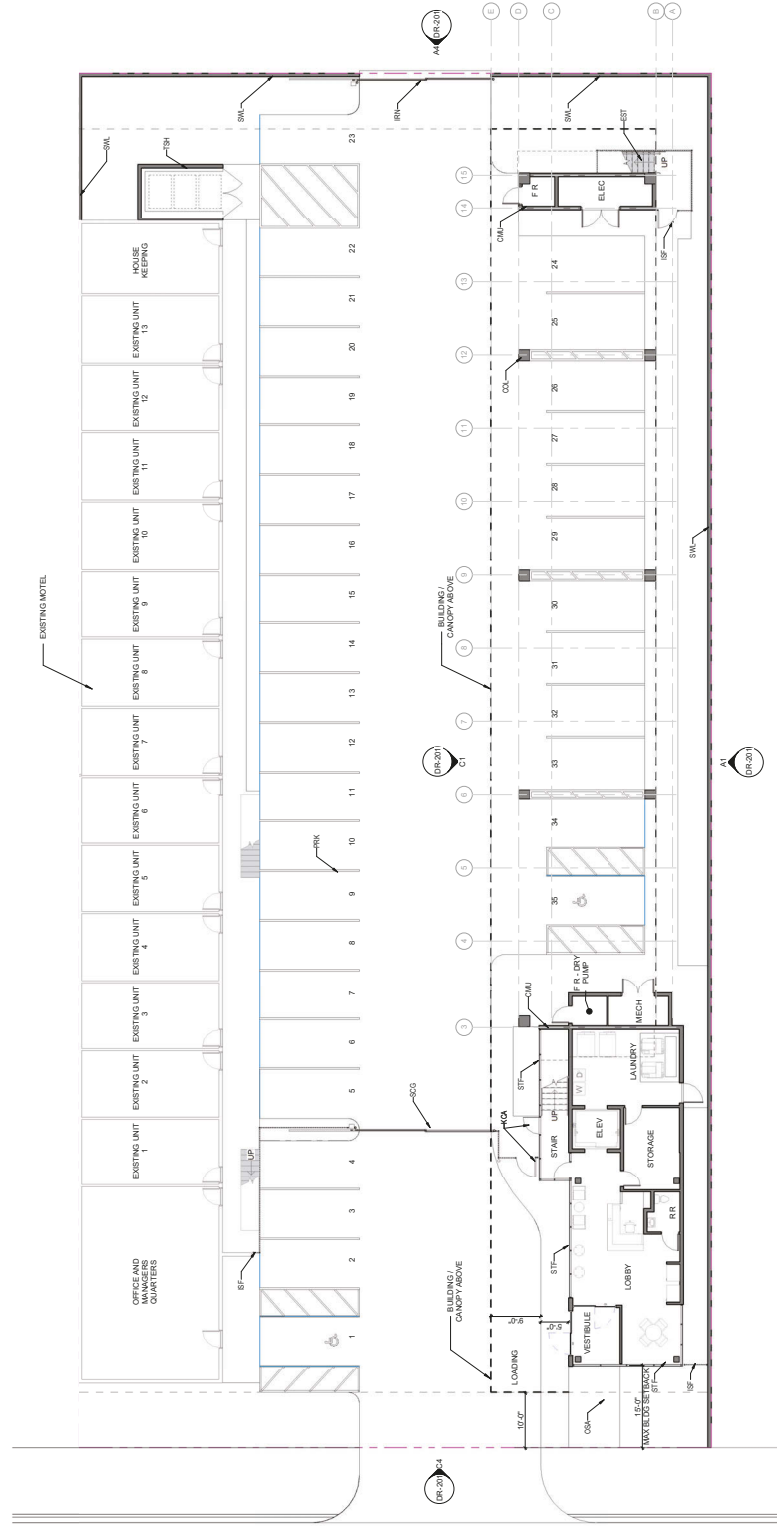
C4 PLAN EAST ELEVATION



A4 PLAN WEST ELEVATION



NOTE	DESCRIPTION
01U	CONCRETE MASONRY UNIT - COLOR GRAY - GROUND FACE AND COMBED FACE
02U	CONCRETE COLUMN - MATCH BUILDING
03U	EXTERIOR STAIR
04U	6" TALL
05U	IRON SECURITY FENCE
06A	KEYED CONTROL ACCESS
07A	OUTDOOR SEATING AREA / PLAZA
08U	PARKING SPACE
09U	REMOTE CONTROLLED SECURITY GATE
10U	WOODEN FENCE - 6" TALL - 4" ROUNDED
11U	ALUMINUM GLAZING CLEAR GLASS
12U	ALUMINUM WALL - 6" TALL - MATCH BUILDING WALL
13U	WOODEN FENCE WITH ALUMINUM TRAILER - 6" TALL - MATCH BUILDING WALL



PLAN / TRUE
NORTH

LEVEL 1 - PARK

22-0539
09/26/2022

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Las Vegas, NV 89169 702.518.1559
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FIRST FLOOR PLAN

2033 FREMONT
LAS VEGAS, NV

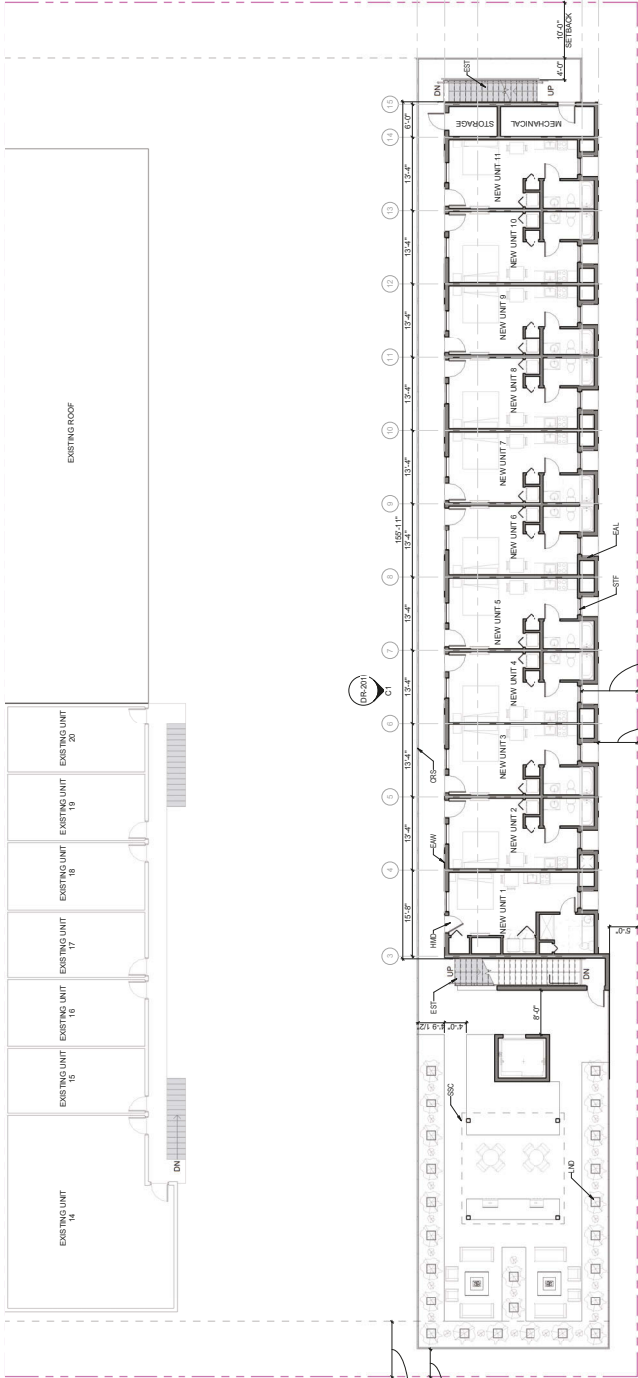


2022-09-21
NOT FOR CONSTRUCTION

DR-101

2022-09-21

KEYNOTES / MATERIAL FINISHES	
NOTE	DESCRIPTION
001	CABLE RAIL SYSTEM- METAL
002	EXPOSED CONCRETE- COLORED, COLOR PURPLE
003	EXTERIOR ACCENT WALL
004	EXTERIOR STAIR
005	PAVING METAL DOOR- INSULATED - COLOR GRAY 7
006	PAVING METAL DOOR- INSULATED - COLOR GRAY 7
007	LANDSCAPE PLANTING AREA- SEE LANDSCAPE PLAN
008	ALUMINUM STOREFRONT SYSTEM- COLOR ANODIZED
009	ALUMINUM STOREFRONT SYSTEM- COLOR ANODIZED
010	ALUMINUM GLAZING CLEAR GLASS AT GRAY GLASS



DR-102

2022-09-21

NOT FOR CONSTRUCTION

SECOND FLOOR PLAN

2033 FREMONT

LAS VEGAS, NV

SECOND FLOOR
3/32" = 1'-0"

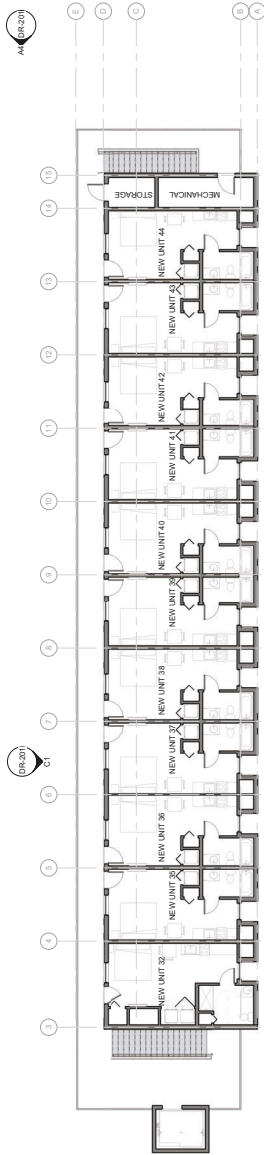
22-0530
09/26/2022

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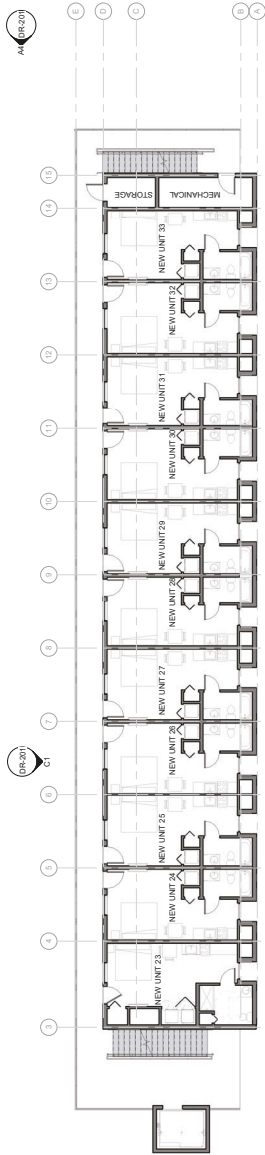
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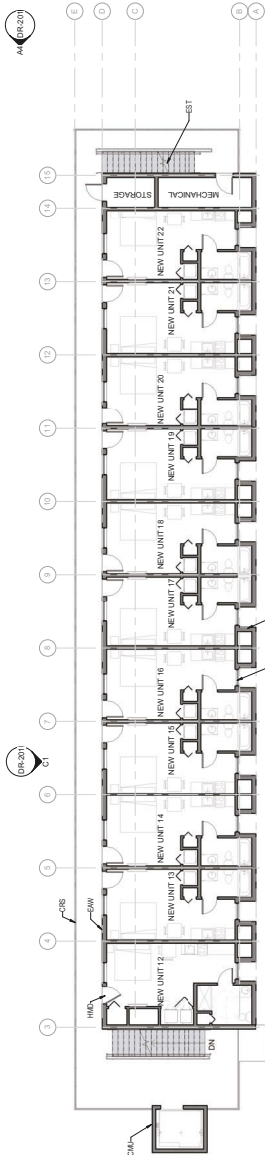
KEYNOTES / MATERIAL FINISHES	
NOTE	DESCRIPTION
001	CONCRETE MASONRY UNIT - COLOR GRAY - GROUND
002	CONCRETE MASONRY UNIT - COLOR GRAY - WALL
003	CABLE RAIL SYSTEM METAL
004	EXTERIOR ALUMINUM COVER - COLOR PURPLE
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099	EXTERIOR ALUMINUM COVER - COLOR PURPLE
100	EXTERIOR ALUMINUM COVER - COLOR PURPLE



FIFTH FLOOR
3/32" = 1'-0"



FOURTH FLOOR
3/32" = 1'-0"



THIRD FLOOR
3/32" = 1'-0"



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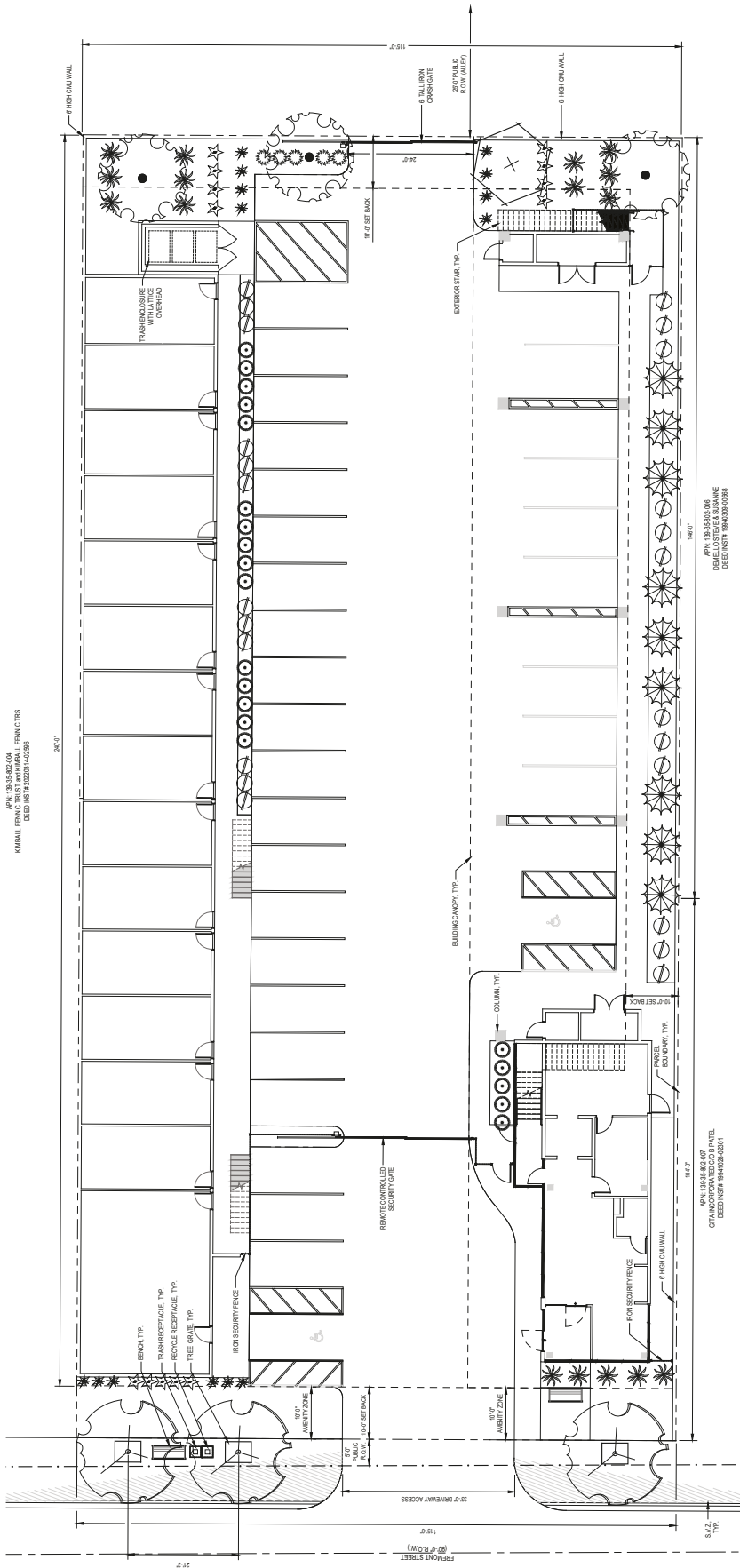
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UPPER FLOOR PLANS

2033 FREMONT
LAS VEGAS, NV



DR-103
2022-09-21
NOT FOR CONSTRUCTION



CONSTRUCTION
DOWNTOWN MASTER PLAN (AREA) - PRESENT EAST
DOWNTOWN MASTER PLAN (AREA) - AREA
FORM BASED CODE - 14 CORRIDOR

LANDSCAPE SITE REQUIREMENTS
LANDSCAPE BUFFER REQUIRED: 10 S.F. FOR EACH (8) PARKING SPACE
LANDSCAPE SURFACE PROVIDED: 3,261 S.F.

TREES REQUIRED: 18
TREES PROVIDED: 18
SHRUBS REQUIRED: 68
SHRUBS PROVIDED: 68

PLANT SCHEDULE

TREES	BOTANICAL COMMON NAME	SIZE	QTY
	QUERCUS VITICOLLA F. PURNUS THORNLESS HONEY LOCUST	24" BOX	3
	QUERCUS VITICOLLA F. PURNUS THORNLESS HONEY LOCUST	15 GAL	9
	QUERCUS VITICOLLA F. PURNUS THORNLESS HONEY LOCUST	30" BOX	3
	QUERCUS VITICOLLA F. PURNUS THORNLESS HONEY LOCUST	15 GAL	1
SHRUBS	BOTANICAL COMMON NAME	SIZE	QTY
	QUERCUS VITICOLLA F. PURNUS THORNLESS HONEY LOCUST	5 GAL	24
GRASSES	BOTANICAL COMMON NAME	SIZE	QTY
	QUERCUS VITICOLLA F. PURNUS THORNLESS HONEY LOCUST	1 GAL	5
ASAVES, CACTI, SUCCULENTS & VIOLES	BOTANICAL COMMON NAME	SIZE	QTY
	QUERCUS VITICOLLA F. PURNUS THORNLESS HONEY LOCUST	1 GAL	20
	QUERCUS VITICOLLA F. PURNUS THORNLESS HONEY LOCUST	5 GAL	10
	QUERCUS VITICOLLA F. PURNUS THORNLESS HONEY LOCUST	5 GAL	13
SYMBOL	DESCRIPTION	QTY	
	34" SCREENED DECOMPOSED GRANITE	3,261 SF	
	MOVIE COL LATTICE DEPTH	1	

PROJECT LANDSCAPE NOTES
1. ALL TREES WITHIN 10' OF COMMON AREAS TO BE INSTALLED WITH A ROOT BARRIER
2. THE LANDSCAPE PLANS COMPLY WITH 100 AND 100 DISTRICT SPECIFIC STANDARDS
3. NO TREE SHALL BE PLANTED WITH A TRUNK DIAMETER OF LESS THAN 4" MEASURED
4. ALL STREET TREES SHALL HAVE THE LOWEST BRANCH OVER 8.5 FEET FROM THE GROUND

APR 18, 2022
KIMBALL PARKING LOT
DEED N 74 42 03 14 02 06

LAGER design
214 E. WATER STREET
HENDERSON, NV 89015
702-479-8225
LAGERDESIGN.COM
214 E. WATER STREET
HENDERSON, NV 89015
702-479-8225
LAGERDESIGN.COM

REVISIONS
1. 08/22/2022
2. 08/22/2022
3. 08/22/2022

2033 FREMONT STREET
ENTITLEMENT PLAN
LAS VEGAS, NV 89101
APR 18, 2022
DEED N 74 42 03 14 02 06

Not for Construction
08/22/2022 9:42:18 AM
CS
Drawn By: [Signature]
Checked By: [Signature]
Job No: 22034

Design By: [Signature]
Drawn By: [Signature]
Checked By: [Signature]
Job No: 22034
Entitled For: [Signature]
Entitled Date: 08/22/2022
Sheet No: L1.01
1 OF 1
Scale: 1"=10'

22-0539
09/26/2022

Call before you dig
811
1-800-4-A-DIG
1-800-4-A-DIG
1-800-4-A-DIG



GENERAL NOTES
1. THE LANDSCAPE PLANS COMPLY WITH 100 AND 100 DISTRICT SPECIFIC STANDARDS
2. THE LANDSCAPE PLANS COMPLY WITH 100 AND 100 DISTRICT SPECIFIC STANDARDS
3. NO TREE SHALL BE PLANTED WITH A TRUNK DIAMETER OF LESS THAN 4" MEASURED
4. ALL STREET TREES SHALL HAVE THE LOWEST BRANCH OVER 8.5 FEET FROM THE GROUND

A compass rose with a circle divided into four quadrants by a vertical and a horizontal line. The text "PLAN / TRUE NORTH" is written vertically to the left of the circle, aligned with the top half of the vertical line.

DR-100



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LAS VEGAS, NV



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