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COMMUNITY DEVELOPMENT

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495 S. MAIN ST., 3RD FLOOR  
LAS VEGAS, NV 89101  
702.229.6011 | VOICE  
711 | TTY



October 14, 2024

SSJV Hospitality, LLC  
314 14<sup>th</sup> Street North  
Oakes, North Dakota 58474

**RE:24-0180-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT  
PLAN REVIEW**

**ADMINISTRATIVE CYCLE - OCTOBER 2024**

Dear Applicant,

The Department of Community Development - Planning Division has administratively APPROVED a Land Use Entitlement project request FOR A MINOR AMENDMENT TO AN APPROVED PLOT PLAN AND BUILDING ELEVATION REVIEW (Z-0067-85[24]) FOR A PROPOSED TWO-STORY, 8,916 SQUARE-FOOT WORKSHOP STORAGE FACILITY WITHIN AN EXISTING NON-GAMING HOTEL DEVELOPMENT on 2.74 acres at 7100 Cascade Valley Court (APN 138-15-612-008), C-PB (Planned Business Park) Zone, Ward 1 (Knudsen).

The Department of Community Development has administratively **APPROVED** your request subject to the following:

**Planning**

1. Conformance to the Conditions of Approval for Plot Plan Review [Z-0068-85(24)] shall be required, except as modified by conditions herein.
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, landscape plan, and building elevations, date stamped 09/17/24, 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 Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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, which 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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

8. 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 whichever may occur first. Provide and improve all drainage ways as

This action by the Department of Community Development staff on **October 14, 2024** is final unless a written appeal is filed with the Director of the Department of Community Development within ten days of the date of this letter.

Sincerely,



Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:bp

Dr. Rup K. Nagala  
314 14<sup>th</sup> Street North  
Oakes, North Dakota 58474

Omar Solano  
SSA Architecture  
7040 Laredo Street, Suite C  
Las Vegas, Nevada 89117