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May 20, 2025

Mark Heffron
Vegas MD Alta Property Owner, LLC
1020 W Lawrence Avenue, Suite 300
Chicago, IL 60640

**RE:25-0082-SDR1 - SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - MAY 2025**

Dear Applicant,

Your Land Use Entitlement project request for a Minor Amendment to an approved Site Development Plan Review (22-0395-SDR1) FOR A PROPOSED SEVEN-STORY, 236-UNIT MULTI-FAMILY DEVELOPMENT WITH WAIVERS OF THE TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS on 1.12 acres at the southwest corner of Alta Drive and Tonopah Lane (APNs 139-33-301-002, 003, 010, 011 and 016), T5-N (T5 Neighborhood) 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 Site Development Plan Review (22-0395-SDR1) shall be required, if approved, except as modified herein.
2. This approval is a minor amendment to, and shall run concurrently with, the approval for Site Development Plan Review (22-0395-SDR1) and Vacation (22-0395-VAC1) which were extended through Extension of Time (24-0560-EOT1 and EOT2). No further action is needed, as this approval is extended, exercised or expired with 24-0560-EOT2.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 04/28/25, except as amended by conditions herein.
4. A Pre-Entitlement Exception from Title 19.09 is hereby approved, to allow 87 percent lot coverage where 85 percent is the maximum allowed.
5. The City Council is required to approve a Director's Business application for a Declaration of Special Land Use Restrictions (DSLURS) to grant a two-story height bonus for the subject site prior to the issuance of any building permits.

6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
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, or concurrent with, the issuance of any building permits.
9. 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. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - Revise the Cedar Elms to be 36-inch box tree size to match the previously approved landscape plans
10. A Comprehensive Construction Staging Plan shall be submitted to the Department of Community Development for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
11. Prior to the submittal of a building permit application, the applicant shall meet with Department of Community Development 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Per condition #2 of 22-0395-VAC1, prior to and concurrent with the recordation of a mapping action for this site, a Petition of Vacation, such as 22-0395-VAC1, shall be recorded to eliminate the right-of-way in conflict with this proposed site.

14. Per condition #22 of 22-0395-SDR1, construct incomplete improvements (Medical District sidewalk and streetlights) on Hamilton Lane adjacent to this site meeting current Medical District Standards concurrent with development of this site. Additionally, remove any unused driveway cuts on Tonopah Drive and Alta Drive and replace with new improvements meeting Medical District Standards. 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.
15. Per condition #23 of 22-0395-SDR1, coordinate the public sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works due to capacity shortfalls downstream that would require the construction of sewer relief. Additionally, coordinate sewer construction activities for Alta Drive with the "Nevada Health and Bioscience" project (25-0080-SDR1) located at 625 Shadow Lane that have the same condition and has it as a part of their civil plans. Prior to the issuance of permits for this site, the relief sewer must be bonded for either by this project or a civil project related to 25-0080-SDR1).
16. Comply with approved Traffic Impact Analysis #76169.
17. 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 or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.
18. Comply with all applicable conditions of approval for 22-0395-SDR1 and any other site related actions.

Fire & Rescue

19. 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 structure.

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Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with the first name "Nicole" written in a larger, more prominent script than the last name "Eddowes".

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:jr

Cc:
Kit Barmeyer
Cedar Street Companies
1020 W Lawrence Avenue, Suite 300
Chicago, IL 60640

Cc:
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