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DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

495 S. MAIN ST.
3RD FLOOR
LAS VEGAS, NV 89101
702.229.6301 | VOICE
702.464.2545 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

October 18, 2021

Mr. Dean Jalili
Fortress Ogden LLC
5215 Ponderosa Way
Las Vegas, Nevada 89118

**RE: 21-0618-SDR1 – ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE – OCTOBER 2021**

Dear Applicant:

Your request for a Minor Amendment to a previously approved Site Development Plan Review (SDR-78259) FOR A PROPOSED INCREASE FROM 80-MULTI-FAMILY RESIDENTIAL UNITS TO 131 UNITS, REVISED BUILDING ELEVATIONS AND INCREASE IN COMMERCIAL SPACE FROM 2,774 SQUARE FEET TO 5,878 SQUARE FEET FOR AN APPROVED MIXED-USE DEVELOPMENT on 0.80 acres at the northwest corner of Ogden Avenue and Maryland Parkway (APNs 139-35-211-061, 062, 063 and 064), T4-MS (T4 Main Street) Zone, Ward 5 (Crear), has been considered administratively by the Department of Planning staff.

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

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-78259) shall be required, except where amended herein.
2. This approval is a minor amendment to Site Development Plan Review (SDR-78259), and shall run concurrently with Site Development Plan Review (SDR-78259), the approval for Site Development Plan Review (21-0618-SDR1). No further action is needed, as this approval is extended, exercised or expired with Site Development Plan Review (SDR-78259).
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 09/29/21, 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. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. 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 the issuance of any building permits.
7. 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.
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. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
12. Comply with all applicable previous conditions of approval for Site Development Plan Review (SDR-78259) and all other site-related actions.

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This action by the Department of Planning staff on **October 18, 2021** is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Eric McCammond
Senior Management Analyst
Department of Planning

EM:nl

Mr. Sheldon Cole
SCA Design
2525 W. Horizon Ridge Pkwy., Ste. 230
Henderson, Nevada 89052