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cityoflasvegas  
lasvegasnevada.gov

April 16, 2020

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

**RE: SDR-78259 [PRJ-78121] - SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF APRIL 15, 2020**

Dear Mr. Jalili:

The City Council at a regular meeting held on April 15, 2020 voted to **APPROVE** your request for a Site Development Plan Review FOR A PROPOSED FIVE-STORY MIXED-USE DEVELOPMENT CONSISTING OF 2,774 SQUARE FEET OF COMMERCIAL SPACE AND 80 MULTI-FAMILY RESIDENTIAL UNITS WITH WAIVERS OF TITLE 19.09 FORM BASED CODE STANDARDS on 0.80 acres at 1116 East Ogden Avenue (APNs Multiple), T4-MS (T4 Main Street) Zone, Ward 5 (Crear) [PRJ-78121].

This approval is subject to the following conditions:

**Planning**

1. 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.
2. All development shall be in conformance with the site plan and landscape plan, date stamped 02/12/20 and building elevations, date stamped 01/21/20, except as amended by conditions herein.
3. A Waiver from Title 19.09.050.E.32.D is hereby approved, to allow a 239-foot by 128-foot building body width and depth where 200 feet by 140 feet is allowed.
4. A Waiver from Title 19.09.050.E.32.F is hereby approved, to allow a 28-foot ground floor space depth where 30 feet is required.
5. A Waiver from Title 19.09.050.E.32.G is hereby approved, to allow no ground floor transparency glazing along Maryland Parkway where 75% is the minimum required.

6. A Waiver from Title 19.09.050.E.32.J is hereby approved, to allow a zero-foot parking setback where forty feet is required.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. 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.
10. All utility or mechanical equipment shall comply with the provisions of Title 19 and the Form-Based Code, unless approved by a separate Waiver.
11. 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, and 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.
12. 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.
13. 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.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

15. The sidewalk along Maryland Parkway and Ogden Avenue adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
16. Concurrent with development of this site, replace approximately 20 feet of public sewer in Stewart Avenue where it intersects the alley. Coordinate with the Sanitary Sewer Planning Section of the Department of Public Works for assistance in finding the section of pipe that needs replacing.
17. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Charleston – Maryland Storm Drain" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
18. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
19. Submit a License Agreement for landscaping and private improvements in public rights-of-way, if any, adjacent to this site prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).
20. 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 recommended.

Mr. Dean Jalili  
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The Notice of Final Action was filed with the Las Vegas City Clerk on April 16, 2020.

Sincerely,

A handwritten signature in black ink that reads "Robert Summerfield". The signature is written in a cursive, flowing style.

Robert Summerfield, AICP  
Director  
Department of Planning

RTS:PL:clb

cc: Mr. Sheldon Colen  
Ms. Danielle Vickerman  
SCA Design  
2580 St. Rose Parkway, Suite #305  
Henderson, Nevada 89074