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March 29, 2023

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Please accept this letter as justification for a Extension of Time Request to a previously approved Site Development Plan Review (SDR-78257) and Minor Amendment (21-0618-SDR1) expiring on April 15<sup>th</sup> 2023.

As approved on the Site Development Plan Review and Minor Amendment, the project is 5-story mixed-use building located in the Northwest corner of Ogden Avenue and Maryland Parkway (APN: 139-35-211-061, 139-35-211-062, 139-35-211-063, & 139-35-211-064). The building consists of 5,626 SF of Sq Ft of Commercial and Retail Space on the ground level and 131 Multi-Family Residential Units on the upper levels. Additional amenities, such as the gym (1,132 SF), pool deck (3,952 SF), and sitting area (2,722 SF) are located on the 2nd level and exclusively for the residents.

The building's parking is distributed evenly between two parking levels. There are (92) parking stalls are being provided for the building, where only (87) are required. (8) ADA spaces and a total of (8) bicycle spaces are provided for the building.

The large glass storefronts, metal screening, undulating walls, and paint colors used on the building façades create the much-needed depth and visual interest in this corner lot for both pedestrian and street traffic.

The Commercial/Retail space, with its visibility to both Ogden Avenue and Maryland Parkway will attract new businesses to the area - resulting to more job opportunities.

The project is in conformance with the form-based code and master plan for the downtown Fremont East District bringing some much-needed visual interest and affordable apartment living and retail space to the area.

With all the above items in mind, we respectfully ask for your approval and recommendation for a time extension on this project.

Thank you,

Sheldon Colen  
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**23-0171**  
03/30/2023