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March 9, 2022

Ms. Ivy Seto
Azure Developoment LLC
P.O. Box 370246
Las Vegas, Nevada 89137

RE: 22-0040-SDR1

PLANNING COMMISSION MEETING OF MARCH 8, 2022

Dear Applicant:

The Planning Commission at a regular meeting held on *March 8, 2022* voted to **APPROVE** a request FOR A PROPOSED 38-FOOT TALL, 85,137 SQUARE-FOOT, 556-UNIT MINI-STORAGE FACILITY WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL on 1.43 acres on the south side of Azure Drive, approximately 460 feet west of Tenaya Way (APN 125-27-222-014), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore).

This approval is subject to the following amended conditions:

Planning

1. An administrative required review shall be conducted one year from the date of business license issuance for the Mini-Storage Facility use.
2. The previous Site Development Plan approval (SDR-78822) and the related Variance (VAR-78823) and Special Use Permit (SUP-78821) approvals all shall be expunged upon final approval of this Site Development Plan Review.
3. Conformance to the Conditions of Approval for Plot Plan Review [Z-0076-98(20)] shall be required, except as amended herein.
4. 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.

5. All development shall be in conformance with the site plan and landscape plan date stamped 02/22/22; south and west building elevations date stamped 02/22/22; and north and east building elevations date stamped 02/28/22, except as amended by conditions herein.
6. A Waiver from the Town Center Development Standards Manual Section C.1.B is hereby approved, to allow no building facade glazing along the primary pedestrian route (Azure Drive) where 70 percent is the minimum required at the ground floor level.
7. A Waiver from the Town Center Development Standards Manual Section C.1.C is hereby approved, to allow a building height of three stories where two stories is the maximum allowed and a 12-foot front yard building setback where 15 feet is the minimum required in the GC-TC District.
8. A Waiver from the Town Center Development Standards Manual Section C.2.B is hereby approved, to allow a 12-foot private landscaped amenity zone where 15 feet is required.
9. A Waiver from the Town Center Development Standards Manual Section E.1.D is hereby approved, to allow 36-inch box deciduous trees where 12 to 25-foot Mexican Fan Palms in coordinated clusters are required in the private landscape buffer along Azure Drive as part of the Town Center Loop Road standards.
10. Prior to the issuance of a sign permit on this site, an amendment to the approved Master Sign Plan (DIR-3572) for the commercial center on the north and south sides of Azure Drive shall be submitted for approval by the City of Las Vegas.
11. 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.
12. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
13. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.

14. 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.
15. 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.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

17. Grant a Multi-use Non-Equestrian Trail Easement for the existing Multi-Use Non-Equestrian trail on the south edge of this site in accordance with the Master Trails Plan prior to issuance of permits for this site.
18. Correct all Americans with Disabilities Act (ADA) deficiencies on the sidewalks on Azure Drive adjacent to this site in accordance with code requirements of Title 13.56.040, if any, to the satisfaction of the City Engineer concurrent with development of this site. 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.
19. Per the intent of a commercial subdivision, this site shall provide continuous uninterrupted access to all driveways serving the overall commercial subdivision, and shall have access to all such driveways unless incompatible uses can be demonstrated to the satisfaction of the City Engineer.
20. 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.
21. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility, including the appropriate fire sprinkler systems per 2018 IFC guidelines. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services. Appropriate fire lanes and turning radii shall be provided.

22. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.

This action by the Planning Commission on **March 8, 2022** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **March 21, 2022**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Eric McCammond
Senior Management Analyst
Case Planning Division

EM:nl

cc:

Mr. Lora Dreja
Brown, Brown & Premsrirut
520 South Fourth Street
Las Vegas, Nevada 89101