



**LAS VEGAS  
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cityoflasvegas  
lasvegasnevada.gov

August 18, 2021

Mr. Bryan Miranda  
PS Mountain West, LLC  
701 Western Avenue  
Glendale, California 91201

**Re: 21-0471-CRG1 - CITY REFERRAL GROUP**

Dear Mr. Miranda:

The Department of Planning has administratively **APPROVED** a Land Use Entitlement project request FOR A MINOR AMENDMENT OF A PREVIOUSLY APPROVED CITY REFERRAL GROUP (20-0245-CRG1) FOR A PROPOSED THREE-STORY, 980-UNIT MINI-STORAGE FACILITY on 3.45 acres on the west side of Desert Crossing Court approximately 400 feet north of Covington Cross Drive (APN 138-19-419-015 and 017), P-C (Planned Community) Zone [EC (Employment Center) Summerlin Special Land Use Designation], Ward 2 (Seaman).

This approval is subject to the following conditions:

**Planning**

1. Conformance to the Conditions of Approval for City Referral Group (20-0245-CRG1) shall be required, except as amended herein.
2. 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.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 07/22/21, 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.

Mr. Bryan Miranda  
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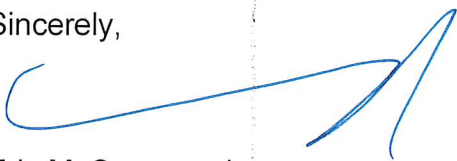
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently 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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

10. Comply with all previous conditions of approval of 20-0245-CRG1 and all other site-related actions.

This administrative action by the City Referral Group on August 18, 2021 is final unless a written appeal is filed with the Director of the Department of Planning within ten (10) days of the date of the City Referral Group's decision.

Sincerely,



Eric McCammond  
Senior Management Analyst  
Department of Planning  
Case Planning Division

EM:clb

cc: Mr. Tony Celeste  
Kaempfer Crowell  
1980 Festival Plaza Drive, Suite #650  
Las Vegas, Nevada 89135