



**LAS VEGAS  
CITY COUNCIL**

CAROLYN G. GOODMAN  
Mayor

STAVROS S. ANTHONY  
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES  
City Manager

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

January 12, 2021

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

**Re: 21-0793-CRG1 - CITY REFERRAL GROUP**

Dear Mr. Miranda:

The City Referral Group at a regular meeting held on **January 12, 2022** **APPROVED** your request for possible action on a Land Use Entitlement project request FOR A MINOR AMENDMENT OF A PREVIOUSLY APPROVED CITY REFERRAL GROUP (20-0245-CRG1) FOR A PROPOSED SECOND PHASE TO AN APPROVED MINI-STORAGE FACILITY CONSISTING OF TWO ADDITIONAL THREE-STORY STORAGE BUILDINGS TOTALING 196,167 SQUARE FEET WITH 1,530 ADDITIONAL STORAGE UNITS TO AN APPROVED THREE-STORY, 980-UNIT MINI-STORAGE FACILITY on 6.22 acres on the west side of Desert Crossing Court approximately 400 feet north of Covington Cross Drive (APNs 138-19-419-015, 016, 017 and 018), 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 Summerlin Site Development Plan Reviews (20-0245-CRG1 and 21-0471-CRG1) shall be required, if approved.
2. Conformance to the requirements and conditions of the Summerlin Non-Residential Design Review Committee addressed in letters dated 12/06/21.
3. 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.

Mr. Bryan Miranda  
PS Mountain West, LLC  
21-0793-CRG1  
Page Two  
January 12, 2022

4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 12/08/21, except as amended by conditions herein.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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.
8. 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.
9. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

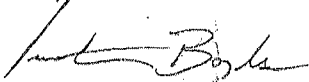
11. No structures, and no trees or vegetation taller than three-feet shall be allowed within any of the existing Public Sewer Easements located on this site.

Mr. Bryan Miranda  
PS Mountain West, LLC  
21-0793-CRG1  
Page Three  
January 12, 2022

12. 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.
13. Comply with all previous conditions of approval for (20-0245-CRG1) and all other site related actions.

This administrative action by the City Referral Group on January 12, 2022 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,



Jonathan Boyles  
Senior Planner  
Department of Planning  
Case Planning Division

JB:clb

cc: Mr. Eric Cohen  
SL DEEC Crossings SCF, LLC  
SL DEEC Crossings Office, LLC  
10777 West Twain Avenue, Suite #115  
Las Vegas, Nevada 89135

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