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cityoflasvegas  
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April 13, 2022

Mr. George Gekakis  
Decatur Commercial LLC  
2655 S. Rainbow Blvd., Ste. 401  
Las Vegas, Nevada 89146

**RE: 21-0772-VAR1, 21-0772-SUP1 AND 21-0772-SDR1  
PLANNING COMMISSION MEETING OF APRIL 12, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *April 12, 2022* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 1.57 acres at 450 South Decatur Boulevard (APN 138-36-613-008), C-2 (General Commercial) Zone, Ward 1 (Knudsen).

**21-0772-VAR1 - VARIANCE - TO ALLOW 13 PARKING SPACES WHERE 19 ARE REQUIRED**

**21-0772-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MINI-STORAGE FACILITY USE WITH A WAIVER TO ALLOW A STUCCO FACADE WHERE DECORATIVE BLOCK IS REQUIRED ADJACENT TO A RESIDENTIAL USE**

**21-0772-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 685-UNIT, 101,311 SQUARE-FOOT MINI-STORAGE FACILITY**

This approval is subject to the following conditions:

**21-0772-VAR1 CONDITIONS**

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (21-0772-SUP1) and Site Development Plan Review (21-0772-SDR1) shall be required, if approved.
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 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

### **21-0772-SUP1 CONDITIONS**

#### Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Mini-Storage Facility use, except as amended herein.
2. Approval of and conformance to the Conditions of Approval for Variance (21-0772-VAR1) and Site Development Plan Review (21-0772-SDR1) shall be required, if approved.
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.
4. A Waiver from Title 19.12 is hereby approved, to allow a stucco façade adjacent to a residential use where decorative block is required.
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, as well as submitted as part of any business license application.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

## 21-0772-SDR1 CONDITIONS

### Planning

1. Approval of and conformance to the Conditions of Approval for Variance (21-0772-VAR1) and Special Use Permit (21-0772-SUP1) shall be required, if approved.
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. If approved, Site Development Plan Review (21-0078-SDR1) shall be expunged.
4. All development shall be in conformance with the site plan and landscape plan, date stamped 03/14/22 and building elevations, date stamped 02/17/22, except as amended by conditions herein.
5. An Exception from Title 19.08.110 is hereby approved, to allow one interior parking area tree where six are required.
6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. 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.

9. 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.
10. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

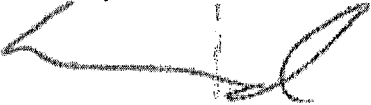
#### Public Works

12. The sidewalk 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.
13. Construct a median in Alta Drive that restricts the driveway to right turns only, to the satisfaction of the City Traffic Engineer.
14. Connect to public sewer in Alta Drive concurrent with development of this site.
15. Landscape and maintain all unimproved right-of-way 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.
16. Submit a License Agreement for landscaping and private improvements in the public right-of-way, if any, prior to the 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 within 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 applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

17. 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 item will be considered by the City Council on May 18, 2022. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Eric McCammond  
Senior Management Analyst  
Case Planning Division

EM:nl

cc:

Ms. Andrea Carroll  
Carroll Design Collaborative  
1980 Festival Plaza Drive, Ste. 450  
Las Vegas, Nevada 89135