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18112-001-06-05  
CLV 7009

January 24, 2006

Mr. Bruce Brockhagen  
Fourteen SAC Self Storage  
2727 North Central Avenue  
Phoenix, Arizona 85004

RE: SDR-9188 - SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF DECEMBER 21, 2005  
RELATED TO SUP-9191

Dear Mr. Brockhagen:

The City Council at a regular meeting held December 21, 2005 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 39,700 SQUARE-FOOT MINI-WAREHOUSE FACILITY; WAIVERS OF THE SIDE AND REAR SETBACK REQUIREMENTS TO ALLOW ZERO FEET WHERE 10 FEET IS THE MINIMUM SIDE SETBACK REQUIRED AND 15 FEET WHERE 20 FEET IS THE MINIMUM REAR SETBACK REQUIRED; AND A WAIVER OF THE PERIMETER LANDSCAPING AND BUFFERING STANDARDS on 2.1 acres at 3969 North Rancho Drive (APN 138-12-101-005), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 22, 2005. This approval is subject to:

Planning and Development

1. A Special Use Permit (SUP-9191) for a Mini-Warehouse approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas
3. All development shall be in conformance with the site plan and building elevations, date stamped 12/21/2005, except as amended by conditions herein.
4. The conceptual landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five gallon shrubs for each tree within provided planters.

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5. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
6. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
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. The landscape plan shall include irrigation specifications.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
12. 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.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

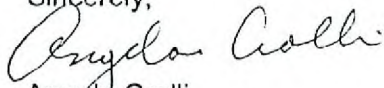
14. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary; if such mapping is required, it should record prior to the issuance of any building permits for this site.


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15. Construct all incomplete half-street improvements on Rancho Drive adjacent to this site concurrent with development of this site. Also, construct full width alley improvements adjacent to the south edge of this site 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.
16. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
17. Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer. We note that a portion of this site is within a FEMA "AE" Flood Zone.
18. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the north prior to the issuance of any permits.
19. Landscape and maintain all unimproved rights-of-ways, if any, on Rancho Drive and Jones Boulevard adjacent to this site.
20. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Jones Boulevard public right-of-way adjacent to this site prior to occupancy of this site.
21. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Rancho Drive public right of way adjacent to this site prior to the issuance of any permits.

Sincerely,

  
Angela Crolli  
Deputy City Clerk II for  
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP  
Director  
Planning and Development Department

cc: See Attached List

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