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September 14, 2022

Gary Zornes
Zornes Family LP
210 Strada Mia Court
Las Vegas, Nevada 89117

**RE: 22-0414-SUP1 AND 22-0414-SDR1
PLANNING COMMISSION MEETING OF SEPTEMBER 13, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *September 13, 2022* voted to **APPROVE** the following Land Use Entitlement project requests on 1.03 acres at the northwest corner of Sky Pointe Drive and Tenaya Way (APN 125-27-410-008), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore).

22-0414-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MINI-STORAGE FACILITY USE

22-0414-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 82,214 SQUARE-FOOT MINI-STORAGE FACILITY DEVELOPMENT WITH WAIVERS OF TOWN CENTER DEVELOPMENT STANDARDS

This approval is subject to the following conditions:

22-0414-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for a Mini-Storage Facility use, except as amended herein.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (22-0414-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 the Town Center Development Standards Manual Section B.35.K is hereby approved to allow the Mini-Storage Facility building to deviate from the requirement that all exterior walls of the mini-warehouse facilities be constructed with a facade so as to appear as an office or retail facility.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

22-0414-SDR1 CONDITIONS

Planning

1. 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.
2. All development shall be in conformance with the site plan and landscape plan date stamped 07/27/22; building elevations date stamped 07/27/22, except as amended by conditions herein.
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. 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.
6. A Waiver of the Town Center Development Standards Manual Section is hereby approved to allow a reduction of landscape islands where such is required at the end of all parking. Per the submitted site plan date stamped 07/27/22, a total of two landscape islands are proposed where three are required.
7. A Waiver of the Town Center Development Standards Manual is hereby approved to allow a building height of three stories where two stories is the maximum allowed.

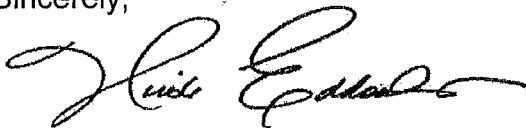
8. A Waiver of the Town Center Development Standards Manual is hereby approved the Mini-Storage Facility buildings to not resemble an office or retail building where such is required.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall 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. Prior to the issuance of permits for this site provide proof of documentation of sewer being a common element per a joint use agreement between parcel owners or CC&Rs. If such does not exist, connect to public sewer in Sky Pointe Drive.
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.

This action by the Planning Commission on **September 13, 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 **September 26, 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,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:nl

cc:

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