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April 12, 2023

Levi Parker
International LLC
4470 North Grand Canyon Drive
Las Vegas, Nevada 89129

**RE: 23-0032 [VAC1, SUP1, AND SDR1]
PLANNING COMMISSION MEETING OF APRIL 11, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *April 11, 2023* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 2.54 acres located on the south side of Charleston Boulevard, approximately 782 feet west of Rainbow Boulevard (APN 163-03-501-006), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen)

23-0032-VAC1 - VACATION - PETITION TO VACATE U.S. GOVERNMENT PATENT EASEMENTS, STORM DRAINAGE EASEMENTS AND RIGHT-OF-WAY FOR THE HOLMBY CHANNEL

23-0032-SUP1 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT TO PREVIOUSLY APPROVED SPECIAL USE PERMIT (20-0384-SUP2) FOR A MINI-STORAGE FACILITY USE WITH A WAIVER TO ALLOW A NON-DECORATIVE BLOCK BUILDING FAÇADE WHERE SUCH IS REQUIRED

23-0032-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (20-0384-SDR1) FOR AN 835-UNIT, TWO STORY, 93,343 SQUARE-FOOT MINI-STORAGE DEVELOPMENT

This approval is subject to the following conditions:

23-0032-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. A Waiver is hereby approved to allow a non-decorative block building façade where such is required.

3. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (23-0032-SDR1) shall be required, if approved.
4. 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.
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.

23-0032-VAC1 Conditions:

Planning

1. The limits of this Petition of Vacation shall be a portion of a Public Drainage Easement and U.S. Government Patent Reservations generally located on the south side of Charleston Boulevard, approximately 782-ft west of Rainbow Boulevard, on Assessor Parcel Number 163-03-501-006.
2. Dedicate a 20-foot Drainage right-of-way for the Holmby Channel on the southern edge of this site prior to the recordation of the Order of Vacation or Relinquishment of Interest.
3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation or Relinquishment of Interest.
4. All development shall be in conformance with code requirements and design standards of all City Departments.
5. The Order of Vacation and Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable

and where needed, public easement corridors or other easements that would/should cross any right-of-way being vacated must be retained.

6. If the Order of Vacation (and/or Order of Relinquishment of Interest if a Patent Reservation) is not recorded within two (2) years after approval by the City of Las Vegas or an Extension of Time is not granted by the Director of Community Development, then approval will terminate and a new petition must be submitted.

23-0032-SDR1 Conditions:

Planning

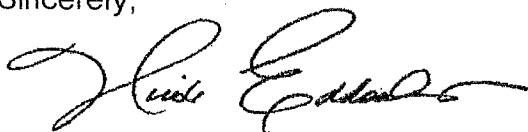
1. Conformance to the approved Conditions of Approval for Site Development Plan Review (20-0384-SDR1) except as amended herein and approval of and conformance to the Conditions of Approval for Special Use Permit (23-0032 -SUP1) and Vacation (23-0032-VAC1) shall be required, if approved.
2. This approval 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 development shall be in conformance with the site plan, landscape plan and building elevations, date stamped 04/06/23, 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 Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. 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.
7. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Dedicate a 20-foot Drainage right-of-way for the Holmby Channel on the southern edge of this site prior to issuance of permits for this site.
10. 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.
11. Coordinate sewer connection at a size, depth, and location acceptable to City of Las Vegas Public Works Sanitary Sewer Section.
12. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
13. 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.
14. Queues for the site shall not extend into the public right-of-way.
15. A 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 or submittal of any construction drawings, 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.

This item will be considered by the City Council on May 17, 2023. 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,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:ew

cc:

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