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CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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MARCH 15, 2023

Maria Bash
Oso Blanca Place LLC
10161 West Park Run Drive Suite 150
Las Vegas, Nevada 89145

**RE: 22-0528-MOD1, 22-0528-SUP1, 22-0528-VAC1 AND 22-0528-SDR1
CITY COUNCIL MEETING OF MARCH 15, 2023**

Dear Applicant:

The City Council at a regular meeting held on *March 15, 2023* voted to **APPROVE** the following Land Use Entitlement project requests on 1.34 acres located on the west side of Oso Blanca Road, approximately 1,106 feet south of Elkhorn Road (APN 125-21-101-001), T-C (Town Center) Zone [PF-TC (Public Facilities) and UC-TC (Urban Center Mixed Use) Town Center Special Land Use Designations], Ward 4 (Allen-Palenske).

22-0528-MOD1 - MAJOR MODIFICATION - FROM: UC-TC (URBAN CENTER MIXED USE) AND PF-TC (PUBLIC FACILITIES) TO: UC-TC (URBAN CENTER MIXED USE) TOWN CENTER SPECIAL LAND USE DESIGNATION

22-0528-SUP1 - SPECIAL USE PERMIT - TO ALLOW A MINI-STORAGE FACILITY USE

22-0528-VAC1 - VACATION - PETITION TO VACATE PUBLIC RIGHT-OF-WAY GENERALLY LOCATED ON THE WEST SIDE OF OSO BLANCA ROAD, APPROXIMATELY 1,106 FEET SOUTH OF ELKHORN ROAD

22-0528-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 45-FOOT TALL, THREE-STORY, 858-UNIT MINI-STORAGE DEVELOPMENT WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS

This approval is subject to the following amended conditions:

22-0528-MOD1 IS APPROVED WITH NO CONDITIONS.



22-0528-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for a Mini-Storage Facility use.
2. Approval of a Major Modification (22-0528-MOD1) and approval of and conformance to the Conditions of Approval for Vacation (22-0528-VAC1) and Site Development Plan Review (22-0528-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. 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.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

22-0528-VAC1 CONDITIONS

Planning

1. The limits of this Petition of Vacation shall be the unused east half of Doe Brook Trail bounded by Oso Blanca Road to the north, the City's Mountain Ridge (Baseball) Park to the west, and the north edge of the Montecito 60 subdivision to the south.
2. The Order of Vacation shall record prior to or concurrently with the issuance of a permit for this site.
3. The Order of Vacation shall reserve easements for the facilities of all City of Las Vegas Franchise Holders unless written verifiable letters of consent without reservation are received prior to recordation.
4. 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.

5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
6. All development shall be in conformance with code requirements and design standards of all City Departments.
7. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that 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 and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
8. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

22-0528-SDR1 AMENDED CONDITIONS

Planning

1. Developer shall enter into an agreement with the City of Las Vegas permitting the City to utilize designated mural areas on the west side of the primary structure for the installation and City maintenance of baseball-themed murals to enhance the west side of the primary structure with public art in direct view of the adjacent City-owned baseball park. This agreement must be executed by the parties and recorded against the subject prior to the issuance of building permit(s) for the primary structure.

The agreement will provide, at a minimum: 1) provision of monies to the City by the Developer for the City to contract with a mural artist to design, paint and complete two baseball-themed murals in the locations generally shown on Exhibit A, the amount of which will not exceed \$75,000 for such design and installation; 2) the monies shall be provided prior to the issuance of building permits for the primary structure; 3) that the City shall own the copyright for the two art installations subject to the terms of the agreement between the City and the mural artist; 4) that the City will have a reasonable right of access to the subject property for the City to install and maintain the artwork; 5) a license for the two areas shown on the western building elevations for the City to install and maintain a mural in each space provided; 6) a process for the Developer and the City to find artwork that is mutually acceptable by both parties 7) that the City Manager may execute such agreement on behalf of the City; and 8) for other provisions necessary to carry out the intent of the Developer to allow the City's use of the two mural areas for public art.

2. Approval of a Major Modification (22-0528-MOD1) and Approval of and conformance to the Conditions of Approval for Special Use Permit (22-0528-SUP1) and Vacation (22-0528-VAC1) 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. All development shall be in conformance with the site plan and landscape plan, date stamped 02/07/23, north south and east building elevations, date stamped 11/22/22, and west building elevations, date stamped 02/23/23 except as amended by conditions herein.
5. 24-inch box trees per 30 linear feet shall be planted in the east landscape buffer area.
6. Town Center Trail improvements shall be provided which match the existing development to the south.
7. A Waiver from the Town Center Development Standards Manual is hereby approved, to allow a zero-foot rear yard setback where 20 feet is required.
8. A Waiver from LVMC Title 19.08 is approved to allow a 10-foot landscape buffer along the east property line where 15 feet is required.

9. A Waiver from LVMC Title 19.08 is approved to allow a zero-foot landscape buffer along portions of the interior lot lines where eight feet is required.
10. 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.
11. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
12. 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.
13. 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.
14. 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.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

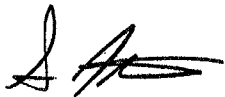
Public Works

16. Dedicate additional right-of-way, if needed, up to a total width of 80 feet for Oso Blanca Road as a Town Center Arterial and grant the appropriate Trail Easement to match improvements to the south prior to issuance of permits for adjacent development.

17. Construct full-width street improvements per Title 19.04.120.B including appropriate transition paving on Oso Blanca Road as a Town Center Arterial matching improvements to the south on Oso Blanca Road with a 12-foot trail on the west side of Oso Blanca Road along the entire frontage. 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.
18. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Section of the Department of Public Works.
19. 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.
20. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the Oso Blanca Road public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction. Submit a Traffic Impact Analysis to the City if required by NDOT.
21. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

The Notice of Final Action was filed with the Las Vegas City Clerk on March 16, 2023.

Sincerely,



Seth T. Floyd
Director of Community Development

STF:PL:nl

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March 15, 2023

cc:

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