

**LAS VEGAS
CITY COUNCIL**

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March 13, 2024

Joe Lopez
Extra Space Storage
2795 East Cottonwood Parkway, Suite 300
Salt Lake City, Utah 84121

RE: 23-0452-VAR1
PLANNING COMMISSION MEETING OF MARCH 12, 2024

Dear Applicant:

The Planning Commission at a regular meeting held on *March 12, 2024* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW A PROPOSED EIGHT-FOOT TALL FRONT YARD FENCE WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED on 1.69 acres at 1120 South Las Vegas Boulevard (APN 162-03-112-002), C-2 (General Commercial) Zone, Ward 3 (Diaz).

This approval is subject to the following amended conditions:

Planning

1. A revised landscape plan shall be submitted to and approved by the Department of Community Development, at the time application is made for a building permit, to reflect the changes presented at Planning Commission on 03/12/24.
2. The existing and new fencing shall consist of decorative wrought iron.
3. A Variance is hereby approved to allow a proposed eight-foot tall front yard fence where five feet is the maximum height allowed.
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.

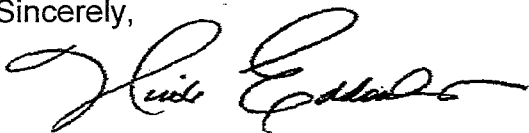
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

8. Remove the northern unused driveway and replace with new improvements meeting Downtown Masterplan standards 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. Alternatively, this driveway may remain as exit only driveway provided that the gate is at the back of right-of-way line and on-site loops are provided.
9. Submit a License Agreement for landscaping and private improvements in the Las Vegas Boulevard public right(s)-of-way, if any, prior to the issuance of permits for these improvements. 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 Community Development (229-5460).
10. Queues for the overall center shall not extend into the public right-of-way as a result of the gate operations on this site. The gates must remain open during business hours (Monday – Saturday 8am – 7pm and Sunday 10am – 4pm).

This action by the Planning Commission on March 12, 2024 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 Community Development at 702.229.6301 after March 26, 2024. 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:bp

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cc:

Joe Lopez
13961 Laurel Tree Drive
Rancho Cucamonga, California 91739