



**LAS VEGAS
CITY COUNCIL**

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COMMUNITY DEVELOPMENT

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495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101
702.229.6011 | VOICE
711 | TTY

May 15, 2024

Xavier Seto, Its CEO
Azure Development LLC
PO Box 370246
Las Vegas, Nevada 89137

**RE: 24-0127-EOT1
PLANNING COMMISSION MEETING OF MAY 14, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *May 14, 2024* voted to **APPROVE** the following Land Use Entitlement project request for the first Extension of Time of an approved Site Development Plan Review (22-0040-SDR1) FOR A PROPOSED 38-FOOT TALL, 85,137 SQUARE-FOOT, 556-UNIT MINI-STORAGE FACILITY WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL on 1.43 acres on the south side of Azure Drive, approximately 460 feet west of Tenaya Way (APN 125-27-222-014), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Brune).

This approval is subject to the following conditions:

Planning

1. This approval shall expire on March 8, 2026 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Site Development Plan Review (22-0040-SDR1) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on May 14, 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.



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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 May 28, 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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with a large initial "N" and "E".

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp