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CITY HALL

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



cityoflasvegas
lasvegasnevada.gov

February 19, 2025

David Baker
D N B Investment Trust
7582 South Las Vegas Boulevard #316
Las Vegas, Nevada 89123

RE: 24-0558 [VAR1, VAR2, SUP1, AND SDR1]
CITY COUNCIL MEETING OF FEBRUARY 19, 2025

Dear Applicant:

The City Council at a regular meeting held on *February 19, 2025* voted to **APPROVE** the following Land Use Entitlement project requests on 1.74 acres at 3851 Vegas Drive (APN 139-30-501-003), C-1 (Limited Commercial) Zone, Ward 5 (Crear).

24-0558-VAR1 - VARIANCE - TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED

24-0558-VAR2 - VARIANCE - TO ALLOW FIVE PARKING SPACES WHERE 10 PARKING SPACES ARE REQUIRED

24-0558-SUP1 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT TO AN APPROVED SPECIAL USE PERMIT (U-0006-02) FOR A PROPOSED EXPANSION OF AN EXISTING MINI-STORAGE FACILITY USE

24-0558-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW [Z-0071-95(5)] FOR A PROPOSED ONE-STORY, 91-UNIT ADDITION TO AN EXISTING 131-UNIT MINI-STORAGE DEVELOPMENT AND A PROPOSED PARKING LOT RECONFIGURATION

This approval is subject to the following conditions:

24-0558-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved, to allow a 10-foot rear yard setback where 20 feet is required.

2. Approval of and conformance to the Conditions of Approval for Variance (24-0558-VAR2), Special Use Permit (24-0558-SUP1) and Site Development Plan Review (24-0558-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 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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

24-0558-VAR2 CONDITIONS

Planning

1. A Variance is hereby approved, to allow five parking spaces where 10 parking spaces are required.
2. Approval of and conformance to the Conditions of Approval for Variance (24-0558-VAR1), Special Use Permit (24-0558-SUP1) and Site Development Plan Review (24-0558-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 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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

24-0558-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Mini-Storage Facility use.

2. Approval of and conformance to the Conditions of Approval for Variances (24-0558-VAR1 and VAR2) and Site Development Plan Review (24-0558-SDR1) shall be required, if approved.
3. Conformance to the Conditions of Approval for Special Use Permit (U-0006-02) shall be required, except as amended herein.
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 Building and Safety Division.
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.

24-0558-SDR1 ADDED CONDITIONS

Planning

1. An administrative Required Review of approved landscaping shall be conducted at six months and again at 15 months from the date of final approval.
2. Approval of and conformance to the Conditions of Approval for Variances (24-0558-VAR1 and VAR2) and Special Use Permit (24-0558-SUP1) shall be required, if approved.
3. Conformance to the Conditions of Approval for Site Development Plan Review [Z-0071-95(5)] shall be required, except as amended herein.
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 development shall be in conformance with the site plan and building elevations, date stamped 10/21/24 and landscape plan, date stamped 01/13/25 except as amended by conditions herein.
6. An Exception from Title 19.08.110 is hereby approved, to allow zero parking lot trees where two trees are required.
7. 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.

8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. In accordance with code requirements of Title 13.56 and Section 2.2 of the City's Vision Zero Action Plan, remove all substandard offsite improvements and unused driveway cuts, if any, and replace with new improvements meeting Public Right-of-Way Accessibility Guidelines (PROWAG) to the satisfaction of the City Engineer concurrent with development of this site. Grant Pedestrian Access Easement(s) if necessary to comply with this requirement. All existing paving damaged or removed by this development shall be restored at its original location, width and depth concurrent with development of this site.
11. 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.
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.

The Notice of Final Action was filed with the Las Vegas City Clerk on February 20, 2025.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:jr
cc:

Lora Dreja
Brown, Brown and Premsrirut
520 South 4th Street
Las Vegas, Nevada 89101