



**LAS VEGAS
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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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cityoflasvegas
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July 16, 2025

Peter Ozigbu
Kenechi Trust Et Al
6915 East Mesquite Avenue
Las Vegas, Nevada 89110

RE: 24-0505-SDR1
CITY COUNCIL MEETING OF JULY 16, 2025

Dear Applicant:

The City Council at a regular meeting held on *July 16, 2025* voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED OUTDOOR STORAGE DEVELOPMENT on 0.40 acres at 3702 Vegas Drive (APN 139-19-812-007), M (Industrial) Zone, Ward 5 (Summers-Armstrong).

This approval is subject to the following conditions:

24-0505-SDR1 CONDITIONS

Planning

1. 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.
2. All development shall be in conformance with the site plan and landscape plan date stamped 04/02/25, and building elevations, date stamped 05/07/25, except as amended by conditions herein.
3. All existing barbed wire shall be removed within 90 days of final approval.
4. Conformance with all Title 19.08.040 Outdoor Storage area minimum standards.
5. All parking spaces shall occur on a paved surface.
6. An Exception from Title 19.08.040 is hereby approved, to allow zero trees within the parking area 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. Prior to the exercising of the Site Development Plan Review as expressed in Title 19.16.100(J), the Developer shall be required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties and on behalf of all current and future property owners. The DPMR shall include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each of the subject site's landscaped areas including, but not limited to, perimeter landscape buffers, parking lot landscaping, and foundation landscaping, and shall provide a brief description of the required level of maintenance for privately maintained components including, but not limited to, building elevations, parking lot striping, trash enclosures and driveway pans. The DPMR shall be reviewed and approved by the City of Las Vegas Department of Community Development prior to the exercising of the Site Development Plan Review as expressed in Title 19.16.100(J) and must include a statement that all properties within the subject site are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Following recordation, the Developer shall submit a copy of the recorded DPMR document to the City of Las Vegas Department of Community Development.
10. 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 eight 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.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Construct all incomplete half-street improvements (sidewalk and upgraded streetlight service) adjacent to this site to meeting current City 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. Grant Pedestrian Access Easement(s) if necessary to comply with this requirement.

14. The proposed gate shall be located a minimum of 18 feet behind the back of sidewalk and not encroach into the public right-of-way when open. Gates shall remain open during business hours. Queues shall not extend into the public right-of-way as a result of the gating operations on this site.
15. 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.
16. Submit a License Agreement for landscaping and private improvements in the public right-of-way adjacent to this site, 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).

Fire & Rescue

17. 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.

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The Notice of Final Action was filed with the Las Vegas City Clerk on July 17, 2025.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Floyd', with a stylized flourish at the end.

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:jr

Cc:
Winston Henderson
Winston Henderson Architects
8689 West Sahara Avenue
Las Vegas, Nevada 89117