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COMMUNITY DEVELOPMENT

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**CITY HALL**

495 S. MAIN ST., 3RD FLOOR  
LAS VEGAS, NV 89101

702.229.6011 | VOICE  
711 | TTY

April 30, 2024

Blake Rosser  
Summerlin Parkway Storage, LLC  
2165 Horse Prairie Drive  
Henderson, Nevada 89052

**RE: 23-0673-[SUP1 and SDR1] – ADMINISTRATIVE SITE  
DEVELOPMENT PLAN REVIEW  
ADMINISTRATIVE CYCLE – APRIL 2024**

Dear Mr. Rosser,

The Department of Community Development – Planning Division has administratively **APPROVED** for a 2.42 acres located approximately 610 feet north of Westcliff Drive, approximately 500 west of Rainbow Boulevard (APN 138-27-802-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

This approval is subject to the following conditions:

**23-0673 [SUP1] Conditions:**

**Planning**

1. Conformance to the Conditions of Approval for Special Use Permit (23-0267-SUP1), except as amended herein.
2. This approval is a minor amendment to, and shall run concurrently with, the approval for Special Use Permit (23-0267-SUP1). No further action is needed, as this approval is extended, exercised or expired with Special Use Permit (23-0267-SUP1).
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.



**23-0673 [SDR1] Conditions:**

**Planning**

1. Conformance to the Conditions of Approval for Site Development Plan Review (23-0267-SDR1) except as amended herein.
2. This approval is a minor amendment to, and shall run concurrently with, the approval for Site Development Plan Review (23-0267-SDR1). No further action is needed, as this approval is extended, exercised or expired with Site Development Plan Review (23-0267-SDR1)
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/21/24, except as amended by conditions herein.
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. 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.
7. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

9. Comply with all applicable conditions of approval for Site Development Plan Review (23-0267-SDR1) and any other site related actions.

**23-0673 [SUP1 AND SDR1] – Page Three**  
**April 30, 2024**

This action by the Department of Planning staff on **April 30, 2024** is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes", written in a cursive style.

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:jr

cc: Gerald Shurley  
Shurley Design Studio  
9270 Onesto Avenue  
Las Vegas, Nevada 89148