



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

BRIAN KNUDSEN
Mayor Pro Tem

CEDRIC CREAR
VICTORIA SEAMAN

OLIVIA DÍAZ

FRANCIS ALLEN-PALENSKE
NANCY E. BRUNE

MIKE JANSSEN
City Manager

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD

DIRECTOR

CITY HALL

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

702.229.6011 | VOICE
711 | TTY



cityoflasvegas | lasvegasnevada.gov

February 26, 2024

Levi Parker
International LLC
4470 N. Grand Canyon Dr.
Las Vegas, Nevada 89129

**RE: 24-0018-SDR1 – ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE – FEBRUARY 2024**

Dear Applicant:

For possible action on a Land Use Entitlement project request FOR A MINOR AMENDMENT TO APPROVED SITE DEVELOPMENT PLAN REVIEW (23-0032-SDR1) FOR A 919-UNIT, TWO STORY, 98,265 SQUARE-FOOT MINI-STORAGE DEVELOPMENT on 2.54 acres located on the south side of Charleston Boulevard, approximately 782 feet west of Rainbow Boulevard (APN 163-03-501-006), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).has been considered administratively by the Department of Community Development.

The Department of Community Development has administratively **APPROVED** your request subject to the following:

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (23-0032-SDR) shall be required, except as amended herein.
2. This approval is a minor amendment to, and shall run concurrently with, the approval for Site Development Plan Review (23-0032-SDR1). No further action is needed, as this approval is extended, exercised or expired with 23-0032-SDR1.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 01/29/24, except as amended by conditions herein.
4. An Exception from Title 19.08.110 is hereby approved, to allow five interior parking area trees where eight are required.
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.
7. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Per condition #9 of 23-032-SDR1, dedicate a 20-foot Drainage right-of-way for the Holmby Channel prior to the issuance of permits for this site.
10. Per condition #11 of 23-0032-SDR1, coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
11. Per condition #15 of 23-0032-SDR1, A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
12. Comply with all applicable conditions of approval for 23-0032-SDR1 and any other site related actions.

24-0018-SDR1 – PAGE THREE
FEBRUARY 26, 2024

This action by the Department of Planning staff on **February 26, 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:

Glenn Brown
Glenn Brown- Johnson Development
100 Dunbar Street
Spartanburg, South Carolina 29306

Lebene Ohene
Jay Brown/Lebene Ohene
520 South Fourth Street
Las Vegas, Nevada 89101