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March 11, 2026

Daniel Morris
Life Storage LP
2795 East Cottonwood Parkway #300
Salt Lake City, Utah 84121

**RE: 26-0022 [SUP1, SUP2, AND SDR1]
PLANNING COMMISSION MEETING OF MARCH 10, 2026**

Dear Applicant:

The Planning Commission at a regular meeting held on *March 10, 2026* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 4.22 acres at 9770 West Cheyenne Avenue (APNs 138-07-401-012 and 013), C-1 (Limited Commercial) Zone, Ward 4 (Allen-Palenske).

26-0022-SUP1 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT TO AN APPROVED SPECIAL USE PERMIT (SUP-1105) FOR THE PROPOSED ADDITION OF UNITS TO AN EXISTING MINI-WAREHOUSE FACILITY USE

26-0022-SUP2 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT TO AN APPROVED SPECIAL USE PERMIT (SUP-1107) FOR THE PROPOSED REMOVAL OF STORAGE SPACES FROM AN EXISTING RECREATIONAL VEHICLE STORAGE AND BOAT STORAGE USE

26-0022-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-1020) FOR A PROPOSED TWO-STORY, BUILDING ADDITION AND PARKING LOT RECONFIGURATION TO AN EXISTING MINI-STORAGE AND RECREATIONAL VEHICLE AND BOAT STORAGE DEVELOPMENT WITH A WAIVER OF TITLE 19.08 BUILDING FACADE DEVELOPMENT STANDARDS

This approval is subject to the following conditions:

26-0022-SUP1 CONDITIONS:

Planning

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

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2. Approval of and conformance to the Conditions of Approval for Special Use Permit (26-0022-SUP2) and Site Development Plan Review (26-0022-SDR1) shall be required, if approved.
3. Conformance to the Conditions of Approval for Special Use Permit (SUP-1105) 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.

26-0022-SUP2 CONDITIONS:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Recreational Vehicle and Boat Storage use.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (26-0022-SUP1) and Site Development Plan Review (26-0022-SDR1) shall be required, if approved.
3. Conformance to the Conditions of Approval for Special Use Permits (SUP-1107 and SUP-4113) 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.

26-0022-SDR1 CONDITIONS:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (26-0022-SUP1) and Special Use Permit (26-0022-SUP2) shall be required, if approved.
2. Conformance to the Conditions of Approval for Site Development Plan Reviews (SDR-1020, SDR-2321 and SDR-4112) and Variance (VAR-1106) shall be required, except as amended herein.
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 development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 01/19/26, except as amended by conditions herein.
5. A Waiver of Title 19.08.040 is hereby approved, to allow flat and plain building facades where patterns and materials that provide visual interest are required.
6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. If a mapping action is required, the mapping action shall be completed and recorded prior to, or concurrent with, the issuance of any building permits.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Prior to the issuance of permits, grant a Bus Shelter Pad Easement on Cheyenne Avenue in conformance with Standard Drawing #234.2 and 234.5 to the Regional Transportation Commission (RTC). If required by the RTC, construct the Bus Shelter Pad at a location acceptable to the RTC.

11. 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.
12. 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.
13. An update to the previously approved Drainage Plan and Technical Drainage Study (DS# 3319) 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.

Fire & Rescue

14. 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.

This item will be considered by the City Council on April 15, 2026. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp
cc:

Stewart Handley
Extra Space Storage
2795 East Cottonwood Parkway #300
Salt Lake City, Utah 84121

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