

PLANNING &
DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TDD: 702-366-9108
Voice
Administration 229-6353
Com. Planning 229-6022
Current Planning 229-6307
www.cityoflasvegas.nv.us



004473

December 1, 1998

Mr. Kevin Keefe
Spectrum Commercial, Limited
185 East Reno Avenue, Suite B-7
Las Vegas, Nevada 89119

RE: U-138-95(4) - EXTENSION OF TIME

Dear Mr. Keefe:

Your request for an Extension of Time on an approved Special Use Permit on property located on the southwest corner of Farm Road and Cimarron Road which allowed a mini-storage facility, R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown), APN: 125-16-310-002, was considered by the Planning Commission on November 19, 1998.

The Planning Commission unanimously voted to **APPROVE** your request, subject to the following:

1. A revised site plan must be submitted to and approved at a public hearing by the Planning Commission prior to the issuance of any building permits.
2. Grant a "Chord Easement" at the southwest corner of Cimarron Road and Farm Road for traffic control devices and their appurtenances prior to the issuance of any building permits as required by the Department of Public Works.
3. **Original Condition of Approval #7 of U-138-95 shall be revised to read as follows:** "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, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer."

Mayor
Jan Laverty Jones

Councilmen
Annie Adamsen
Michael J. McDonald
Gary Peese
Larry Brown

City Manager
Virginia Valentine



U-138-95(4)

Mr. Keefe
U-138-95(4) - Page Two
December 1, 1998

4. The applicant must provide to the City appropriate ingress/egress easements for any proposed driveways accessing Cimarron Road across the existing common lot adjacent to Cimarron Road prior to the issuance of any permits as required by the Department of Public Works.
5. Conformance to the Conditions of Approval for Zoning Application Z-75-90, all other site related actions, Title 19A, the Las Vegas Urban Design Guidelines and Standards, and all ordinance amendments enacted subsequent to the original approval as required by the Planning and Development Department and the Department of Public Works.

This item will be considered by the City Council on December 21, 1998 at 2:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative choose not to attend, the City Council may act in your absence without your input.

Sincerely,



Kira Wauwie, Senior Planner
Current Planning Division

KW:cl