



# Legal Notices Transmittal and Scanning Separator Sheet

**Legal Notice Type: Action Letter**

Date of Transfer to ERM: 5/4/2011

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Meeting Date: 5/6/2009

Meeting Type: City Council <=>

Date of Letter: 6/2/2010

Case Number(s): SDR-32555 - Duplicated <=>

Subject of Notice: APPLICANT/OWNER: SMOKE RANCH DEVELOPMENT, LLC 2.63 acres adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive <=>

Record Series: Legal Notices

LRDA Number: 2007-1717

Retention: Permanent

File By: Meeting Date



Prepared By: *[Signature]*  
Scanned By: *[Signature]*  
QC By: \_\_\_\_\_  
**SCANNED**  
MAY 4 2011



**DUPLICATED LETTER**

June 2, 2010

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

Mr. James Wilmot  
Smoke Ranch Development, LLC  
8350 West Sahara Avenue, Suite #210  
Las Vegas, Nevada 89117

RE: SDR-32555 - SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF MAY 6, 2009  
RELATED TO GPA-32550, ZON-32551, VAR-32553, AND SUP-32552

Dear Mr. Wilmot:

The City Council at a regular meeting held May 6, 2009 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 99,549 SQUARE-FOOT MINI-STORAGE FACILITY WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE EAST, SOUTH, NORTH AND A PORTION OF THE WEST PERIMETER WHERE EIGHT FEET IS REQUIRED on 2.63 acres adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive (APN 138-22-102-004), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking) Zone [PROPOSED: N-S (Neighborhood Service)]. The Notice of Final Action was filed with the Las Vegas City Clerk on May 7, 2009. This approval is subject to:

**Planning and Development**

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-32552) and Variance (VAR-32553) shall be required, if approved.
2. Site Development Plan Review (SDR-18657) and Variance (VAR-12669) are hereby expunged.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. Maintain no less than five non-reserved parking spaces on the exterior of the security fence that are open and accessible to the public at all times.

ELIZABETH N. FRETWELL  
CITY MANAGER



CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011  
TTY 702.386.9108  
www.lasvegasnevada.gov

5. All development shall be in conformance with and building elevations date stamped 12/09/08, elevation/floor plan page #5 date stamped 12/29/08, site plan page #1 and landscape plan page #6 date stamped 03/26/09, except as amended by conditions herein. Mr. James Wilmot
6. The applicant shall revise the site and landscape plan to reflect conformance with the Master Plan Transportation Trails Element to include a 10-foot landscape corridor adjacent to the existing Multi-Use Transportation Trail along the eastern perimeter of the site. The landscape corridor shall contain the amenities listed within the Master Plan Transportation Trails Element, including trees spaced 20 feet on center and the provision of one light per 150 feet of trail.
7. A Waiver from Title 19.12.040(A) is hereby approved, to allow a zero-foot wide landscape buffer along the east, south, north and a portion of the west perimeter where eight feet is required.
8. An Exception from Title 19.12.040(B) is hereby approved, to allow 25, 24-inch box trees where 107, 24-inch box trees are required.
9. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the changes herein. Revise the site plan to depict the parking spaces in conformance with the requirements of Title 19.10.010(J)(2), which permits a maximum of 30% of the spaces to be compact in size.
10. 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, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
11. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
12. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
13. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
15. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
16. 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.
17. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
18. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

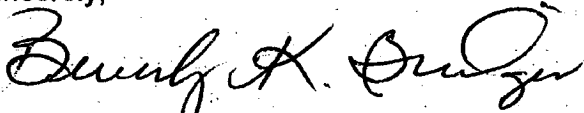
#### Public Works

19. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements 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.
20. No portion of the proposed building, accessory structures or landscaping over 3 feet tall may be allowed to encroach upon the existing on-site 15 foot wide public sewer easement along the eastern boundary of this site.
21. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
22. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

Mr. James Wilmot  
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23. All landscaping and private improvements installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
24. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Lone Mountain Trail Phase II project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
25. 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, submittal of any construction drawings or the submittal of a Map subdividing this site, 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.

Sincerely,



Beverly K. Bridges, MMC, City Clerk

cc: Mr. James Wilmot  
Great American Capital  
8350 West Sahara Avenue, Suite #210  
Las Vegas, Nevada 89117