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December 15, 2020

Mr. John Carroll
1980 Festival Plaza Drive, Ste. 450
Las Vegas, Nevada 89135

**RE: 20-0252-SDR1 – ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE – DECEMBER 2020**

Dear Applicant:

Your request for a Minor Amendment to a previously approved Site Development Plan Review (SDR-74657) TO ALLOW A 67,314 SQUARE-FOOT MINI STORAGE DEVELOPMENT WHERE 90,928 SQUARE FEET WAS PREVIOUSLY APPROVED on 2.84 acres at the northeast corner of Oakey Boulevard and Atlantic Street (APNs 162-01-212-008), C-2 (General Commercial) Zone, Ward 3 (Diaz) has been considered administratively by the Department of Planning staff.

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

Planning

1. 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.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 11/20/20, except as amended by conditions herein.
3. The exterior wall of the mini-storage use shall be constructed of decorative block adjacent to residential uses.
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 Department of Building and Safety.
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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. Comply with all previous conditions of approval for SDR-74657 and all other site related actions.

This action by the Department of Planning staff on **December 15, 2020** 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,



Steve Gebeke, AICP
Planning Supervisor
Public Planning Division

SG:nl/clb