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DEPARTMENT OF PLANNING

**ROBERT SUMMERFIELD**

DIRECTOR

**CITY HALL**

495 S. MAIN ST.  
3RD FLOOR  
LAS VEGAS, NV 89101  
702.229.6301 | VOICE  
702.464.2545 | FAX  
711 | TTY



cityoflasvegas  
lasvegasnevada.gov

**December 15, 2020**

Centennial Healthcare, LLC  
901 North Green Valley Parkway, Suite # 130  
Henderson, NV 89074

**RE: 20-0312-SDR1 – ADMINISTRATIVE SITE DEVELOPMENT PLAN  
REVIEW  
ADMINISTRATIVE CYCLE – DECEMBER 2020**

Dear Applicant:

Your request for a Minor Amendment to Site Development Plan Review (SDR-76455) FOR THE REMOVAL OF A PREVIOUSLY APPROVED WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN AND THE ADDITION OF STORAGE UNITS TO A PREVIOUSLY APPROVED MINI-STORAGE FACILITY on 1.11 acres on the east side of Riley Street, approximately 430 feet south of Rome Boulevard (APN 125-20-813-003), T-C (Town Center) Zone [MC-TC (Montecito - Town Center) Special Land Use Designation], Ward 6 (Fiore) 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. Conformance to the Conditions of Approval for Special Use Permit (SUP-76456) and Site Development Plan Review (SDR-76455) shall be required, except as modified herein.
2. This approval is a minor amendment to, and shall run concurrently with, the approval for Site Development Plan Review (SDR-76455). No further action is needed, as this approval is extended, exercised or expired with SDR-76455.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 11/10/20, except as amended by conditions herein.
4. An Exception is hereby approved to remove two, 24-inch box shade trees from the landscape buffer area adjacent to the western edge of building "A."


5. 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. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
  - Install one, Washingtonian Robusta (Fan Palm) with a minimum trunk height of 25 feet and root barrier, every 20 linear feet within the eastern landscape buffer.
  - Four types of trees shall be used in combination throughout Town Center perimeter landscape buffer areas:
    - a. Palm Tree: Washingtonia Robusta Hybrid (Mexican Fan Palm), at least 25 feet in height at the time of installation.
    - b. Shade Tree: Fraxinus Velutina Rio Grande (Rio Grande Ash), at least 36 inch box or greater in size, with a minimum three inch caliper diameter at six inches above grade at time of -installation.
    - c. Accent Tree: Chitalpa Tashkentensis (Chitalpa), at least 36 inch box or greater in size, with a minimum three inch caliper diameter at six inches above grade at time of -installation.
    - d. Flowering Tree: Robinia Ambigua "Purple Robe" (Purple Robe Locust), at least 36 inch box or greater in size, with a minimum three inch caliper diameter at six inches above grade at time of -installation
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 Department of Building and Safety.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

10. An update to the previously approved Drainage Plan and Technical Drainage Study 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.
11. Comply with Site Development Plan Review SDR-76455 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 Gebeka, AICP  
Planning Supervisor  
Public Planning Division

SG:nl/clb

cc: Ms. Lucy Stewart  
1930 Village Center Circle, Bldg. 3-577  
Las Vegas, Nevada 89134