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CITY MANAGER

December 8, 2016

Ms. Janice Zitting
MCC Investment Company LTD
3416 E. 8350 S
Salt Lake City, Utah 84121

**RE: ABEYANCE ITEM - SDR-65376 [PRJ-65195] – SITE DEVELOPMENT
PLAN REVIEW RELATED TO ZON-65372, VAR-65373, VAR-65374
AND SUP-65375
CITY COUNCIL MEETING OF DECEMBER 7, 2016**

Dear Ms. Zitting

The City Council at a regular meeting held on December 7, 2016 voted to **APPROVE** a request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF FOUR SHIPPING CONTAINERS TOTALING 1,280 SQUARE FEET TO A BUILDING on 0.53 acres at 5250 West Charleston Boulevard (APN 138-36-803-004), R-1 (Single Family Residential) and C-1 (Limited Commercial) Zones [PROPOSED C-1 (Limited Commercial)], Ward 1 (Tarkanian) [PRJ-65195]

This approval is subject to the following conditions:

Planning

- 1 The subject site shall be limited to four shipping containers
2. Nine (9) 15 gallon Italian Cypress trees shall be installed adjacent to Alpine Way within the existing landscape buffer for the express purpose of providing visual screening of the storage containers. The Italian Cypress trees are to be maintained at a height not to exceed twelve feet, so as to not be in conflict with the adjacent existing power lines, meanwhile continuing to provide visual screening of the storage containers
- 3 Approval of a Rezoning (ZON-65372) and approval and conformance to the Conditions of Variance (VAR-65373), Variance (VAR-65374) and Site Development Plan Review (SDR-65376) shall be required, if approved
- 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.

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

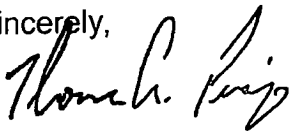
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5. Conformance to the approved conditions for Plot Plan Review [Z-0006-66(6)], except as amended herein.
6. All development shall be in conformance with the site plan, and building elevations, date stamped 06/23/16, except as amended by conditions herein.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on December 8, 2016.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Mr. James Dillon
Nevada Safes
5250 W Charleston Boulevard
Las Vegas, Nevada 89146

Mr. George Garcia
G.C. Garcia, Inc.
1055 Whitney Ranch Drive, Suite #210
Henderson, Nevada 89014