



August 17, 2017

Mr. Ernie Becker
CRPP, LLC
3065 North Rancho Drive, Suite #130
Las Vegas, Nevada 89113

**RE: ABEYANCE ITEM - SDR-69618 [PRJ-69582] - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF AUGUST 16, 2017**

Dear Mr. Becker

The City Council at a regular meeting held on August 16, 2017 voted to **APPROVE** a request for a Site Development Plan Review FOR A MINI-STORAGE FACILITY AND OUTDOOR VEHICLE PARKING WITH WAIVERS TO ALLOW A THREE-FOOT PERIMETER LANDSCAPE BUFFER ON THE NORTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on a portion of 4.78 acres on the west side of Rancho Drive, approximately 570 feet south of Cheyenne Avenue (APN 138-13-512-006), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow) [PRJ-69582]

This approval is subject to the following conditions

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 and landscape plan, date stamped 05/23/17, except as amended by conditions herein
3. A Waiver from Title 19.08 is hereby approved, to allow a three-foot wide landscape buffer on the north property line where eight feet is required. That waiver shall only include the extent of the parcel included as part of this project

Las Vegas City Council
Carolyn G. Goodman *Mayor*
Lois Tarkanian *Mayor Pro Tem* | Rick V. Barlow | Stavros S. Anthony | Bob Coffin | Steven G. Seroka | Michele Fiore

Office of the City Manager
Scott D. Adams *City Manager*

DEPARTMENT OF PLANNING

Development Services Center, 333 N. Rancho Drive | 3rd Floor | Las Vegas, NV 89106 | 702.229.6301 | FAX 702.474.0352 | TTY 7-1-1
LAS VEGAS, NEVADA

- 4 This parking lot shall not be used for the rental of automobiles or the repair or sale of any vehicles
- 5 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
- 6 These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit
- 7 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.
- 8 All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein

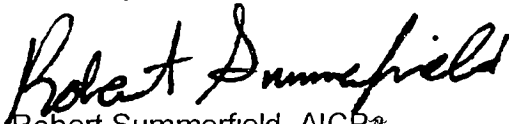
Public Works

- 10 Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Rancho Drive Capacity Improvements" project and any other public improvement projects adjacent to this site. A sliver of public right-of-way adjacent to Rancho Drive will be required by the City Engineer's Office on Assessor's Parcel Number # 138-13-512-006. Comply with the recommendations of the City Engineer
11. Prior to the issuance of any permits, 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 or submittal of any construction drawings, 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. A Federal Emergency Management Agency (FEMA) Conditional Letter of Map Revision (CLOMR)/Letter of Map Revision shall also be obtained as part of the required technical drainage study

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The Notice of Final Action was filed with the Las Vegas City Clerk on August 17, 2017

Sincerely,

A handwritten signature in black ink that reads "Robert Summerfield". The signature is written in a cursive, flowing style.

Robert Summerfield, AICP[®]
Acting Director
Department of Planning

RTS PL clb

cc: Mr Ernie Becker
EAB Investment Company
3065 North Rancho Drive, Suite #130
Las Vegas, Nevada 89113

Ms Jolene Granberg-Thompson
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146