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**DEVELOPMENT
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cityoflasvegas
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November 16, 2017

Bruce Alverson, Ltd.
Employee Profit Sharing Plan and Trust Agreement
7401 West Charleston Boulevard
Las Vegas, Nevada 89117

**RE: SDR-71406 [PRJ-71386] – SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-71401, ZON-71402, VAR-71404, VAR-71405 AND
SUP-71403
CITY COUNCIL MEETING OF NOVEMBER 15, 2017**

Dear Applicant:

The City Council at a regular meeting held on November 15, 2017 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED 477-UNIT MINI-STORAGE FACILITY WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 2.20 acres located on the south side of Charleston Boulevard, approximately 160 feet west of Tenaya Way (APN 163-03-101-014), P-O (Professional Office) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Tarkanian) [PRJ-71386].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-71405) and Special Use Permit (SUP-71403) shall be required, if approved.
2. 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.
3. All development shall be in conformance with the site plan and landscape plan date stamped 11/14/17, and building elevations date stamped 08/24/17, except as amended by conditions herein.
4. A Waiver from Title 19.08 is hereby approved to allow no perimeter landscape buffer along a portion of the east property line where eight feet is required.

5. Truck and trailer storage shall be screened from streets and adjacent properties per the requirements of Title 19.12. Trucks and trailers shall be parked at the designated spaces within the interior of the site.
6. Perimeter landscape trees along the north property line shall be planted 20 feet on-center with alternating species of 36-inch box trees and four 15-gallon shrubs per tree. Along the west and south property lines, perimeter trees shall be spaced 20 feet on-center and alternate in size between 24 and 36-inch box. At minimum, at least 50% of the trees along the west and south property lines shall be 36-inch box in size.
7. Utility installations, mechanical equipment, and trash enclosures shall be screened per the provisions of Title 19.08.
8. 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.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

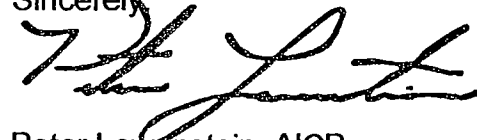
12. In accordance with code requirements of Title 13.56, remove all substandard offsite improvements, if any, and replace with new improvements meeting current City standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
13. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements, if any, in the Charleston Boulevard public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.

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14. 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. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

The Notice of Final Action was filed with the Las Vegas City Clerk on November 16, 2017

Sincerely,



Peter Lowenstein, AICP
Acting Director
Department of Planning

PL:RTS:clb

cc: Ms. Jennifer Lazovich
Towne Storage
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