



**LAS VEGAS
CITY COUNCIL**

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City Manager

November 16, 2017

Mr. Roger Foster
Foster Day I, LLC
2660 Red Arrow Drive
Las Vegas, Nevada 89135

**RE: SDR-71559 [PRJ-71408] – SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-71555, ZON-71556 AND SUP-71557
CITY COUNCIL MEETING OF NOVEMBER 15, 2017**

Dear Mr. Foster:

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 THREE STORY, 659-UNIT MINI-STORAGE FACILITY WITH A WAIVER TO ALLOW THE BUILDING TO NOT BE ORIENTED TO THE CORNER AND STREET FRONTAGE WHERE SUCH IS REQUIRED on 2.50 acres at the northwest corner of Cheyenne Avenue and Dapple Gray Road (APN 138-08-401-013), U (Undeveloped) Zone [ML (Medium Low Density Residential) General Plan Designation] [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony) [PRJ-71408].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-71557) 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 09/26/17 and building elevations, date stamped 08/28/17, except as amended by conditions herein.

**DEVELOPMENT
SERVICES CENTER**
DEPARTMENT OF PLANNING

333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

- 4 A Waiver from LVMC Title 19 08 040(B)(6) is hereby approved, to allow the proposed building to be set back from minimum setback lines and oriented away from the corner and street frontages where such is required
- 5 An Exception from LVMC Title 19 08 040(F) is hereby approved, to allow no trees within the required eight-foot perimeter landscape buffer along the north property line where 13 trees are required
- 6 An Exception from LVMC Title 19 08 110 is hereby approved, to allow five parking lot trees where nine trees are required
- 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. 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 change from the conceptual landscape plan: provide at least 13 24-inch box trees spaced no more than 20 feet on center within the landscape buffer along the south property line
- 9 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
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein

Public Works

- 11 Dedicate 50-feet of right-of-way on Cheyenne Avenue and 30-feet of right-of-way on Dapple Gray Road adjacent to this site and dedicate a 30-foot radius on the northwest corner of Cheyenne Avenue and Dapple Gray Road prior to issuance of permits for this site

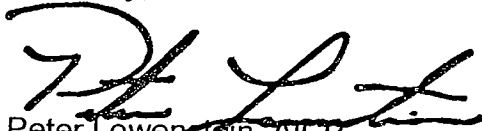
12. Construct half-street improvements on Dapple Gray Road concurrent with development of this site
13. In accordance with code requirements of Title 13.56, remove all substandard offsite improvements on Cheyenne Avenue, if any, and replace with new improvements meeting Current City Standards concurrent 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.
14. Landscape and maintain all unimproved rights-of-way on Cheyenne Avenue and Dapple Gray Road adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections
15. Grant a five-foot Public Sewer Easement adjacent to the existing 15-foot Public Sewer Easement prior to the issuance of any permits. No structures and no trees or vegetation taller than three feet shall be allowed within the Public Sewer Easements
16. Submit a License Agreement for landscaping and private improvements in the Cheyenne Avenue and Dapple Gray Road public rights-of-way prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836)
17. 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

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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,

A handwritten signature in black ink, appearing to read 'P. Lowenstein', written over the printed name.

Peter Lowenstein, AICP
Acting Director
Department of Planning

PL:RTS:clb

cc: Mr. John Carroll
Shurley Design Studio, LLC
1980 Festival Plaza Drive, Suite #450
Las Vegas, Nevada 89135