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cityoflasvegas
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March 22, 2018

Mr. Emil Khalili
2500 West Sahara Avenue, Suite #211
Las Vegas, Nevada 89102

**RE: SDR-72328 [PRJ-71973] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO VAR-72325 AND VAR-72326
CITY COUNCIL MEETING OF MARCH 21, 2018**

Dear Mr. Khalili:

The City Council at a regular meeting held on March 21, 2018 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED SINGLE-STORY, 189-UNIT MINI-STORAGE FACILITY WITH WAIVERS TO ALLOW NO PERIMETER LANDSCAPE BUFFERS ALONG ALL PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 1.86 acres at 2901 Highland Drive (APNs 162-08-604-002, 162-08-611-007 and 009), M (Industrial) Zone, Ward 1 (Tarkanian) [PRJ-71973].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-72325) and Variance (VAR-72326) 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 date stamped 12/19/17 and 01/22/18; and landscape plan and building elevations date stamped 12/19/17, except as amended by conditions herein.
4. The Mini-Storage Facility structures shall be painted to match the warehouse buildings and kept graffiti-free at all times.

5. Prior to the issuance of a business license, record a perpetual access easement through the existing industrial park to the subject parcels. A copy of the recorded document shall be provided to the Department of Planning.
6. Handicap parking stalls shall be striped in accordance with Title 19.08.110.
7. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot landscape buffer along the north, south and west property lines of Assessor's Parcel Number 162-08-611-007 where eight feet is required.
8. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot landscape buffer along the south and west property lines of Assessor's Parcel Number 162-08-604-002 where eight feet is required.
9. An Exception from Title 19.08 is hereby approved, to allow zero parking lot trees where two are required for Assessor's Parcel Number 162-08-611-007.
10. 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.
11. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
12. 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.
13. 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.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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Public Works

15. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

The Notice of Final Action was filed with the Las Vegas City Clerk on March 22, 2018.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Summerfield". The signature is fluid and cursive, with the first name "Robert" and last name "Summerfield" clearly distinguishable.

Robert Summerfield, AICP[®]
Director
Department of Planning

RTS:PL:clb

cc: Mr. Richard Salemmme
Great Lakes Construction
596 Kelsford Drive
Las Vegas, Nevada 89123