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cityoflasvegas  
lasvegasnevada.gov

March 7, 2019

Omni Family, LP  
9617 Verlane Court  
Las Vegas, Nevada 89145

**RE: SDR-75114 [PRJ-75003] - SITE DEVELOPMENT PLAN REVIEW  
RELATED TO GPA-75109, ZON-75110, AND SUP-75112  
CITY COUNCIL MEETING OF MARCH 6, 2019**

Dear Applicant:

The City Council at a regular meeting held on March 6, 2019 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 140,988 SQUARE-FOOT, 914-UNIT MINI-STORAGE FACILITY WITH A WAIVER TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED on 2.86 acres at the southeast corner of Buckskin Avenue and Rainbow Boulevard (APN 138-11-401-001), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Crear) [PRJ-75003].

This approval is subject to the following amended conditions:

**Planning**

1. The development shall be limited to two stories above grade.
2. The applicant will coordinate with City Traffic Engineer to install gates that limit general access along north and west access points of the file lane.
3. Approval of General Plan Amendment (GPA-75109) and Rezoning (ZON-75110) and conformance to the Conditions of Approval for Variance (VAR-75111) and Special Use Permit (SUP-75112) 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.
5. All development shall be in conformance with the site plan, building elevations, and landscape plan stamped 01/15/19 except as amended by conditions herein.

6. A Waiver from Title 19.08.040(B) is hereby approved, to allow a building that is not oriented to the corner.
7. An Exception from Title 19.08.110(C) is hereby approved, to allow zero landscape islands.
8. The Trash Enclosure shall be screened, have solid metal gates, and a roof or trellis structure in accordance with Title 19.08.040(E)(4).
9. 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.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
11. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
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. Prior to or at the time of submittal for any building permit, the applicant shall provide written verification by the FAA and/or the Clark County Department of Aviation of the following:
  - Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Clark County Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Clark County Department of Aviation;

- No Building Permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA's 7460 airspace determination (the outcome of filing the FAA Form 7460-1) would (a) constitute a hazard to air navigation, (b) would result in an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.
  - Applicant is advised that FAA's airspace determinations are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments.
  - Applicant is advised that the FAA's airspace determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

### **Public Works**

16. Dedicate a 25-foot radius on the southeast corner of Buckskin Avenue and Rainbow Boulevard prior to the issuance of any permits.
17. Construct half-street improvements on Rainbow Boulevard and Buckskin Avenue including a curb transition at the southern edge of this site 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.
18. Landscape and maintain all unimproved right-of-way 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.
19. 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 drainage ways 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.

Omni Family, LP  
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The Notice of Final Action was filed with the Las Vegas City Clerk on March 7, 2019.

Sincerely,

A handwritten signature in black ink that reads "Robert Summerfield". The signature is stylized with a large, looped "R" and a cursive "Summerfield".

Robert Summerfield, AICP <sup>PE</sup>  
Director  
Department of Planning

RTS:PL:clb

cc: Mr. Johnny Sweeney  
Northpoint Development  
4825 NW 41st Street, Suite #500  
Riverside, Missouri 64150

Mr. Tony Celeste  
Keampfer Crowell  
1980 Festival Plaza Drive, Suite #650  
Las Vegas, Nevada 89135