



**LAS VEGAS
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cityoflasvegas
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September 5, 2019

Mr. Thomas J. Wheeler, Jr.
Investment Solutions, Inc.
P.O. Box 80987
Las Vegas, Nevada 89180

**RE: SDR-75990 [PRJ-75661] – SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-75993, ZON-75986, VAR-75987. VAR-75988
AND SUP-75989
CITY COUNCIL MEETING OF SEPTEMBER 4, 2019**

Dear Mr. Wheeler:

The City Council at a regular meeting held on September 4, 2019 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 56,400 SQUARE-FOOT, 324-UNIT MINI-STORAGE FACILITY WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER WHERE EIGHT FEET IS REQUIRED ALONG PORTIONS OF THE EAST AND SOUTH PROPERTY LINES on 1.04 acres at 6885 West Red Coach Avenue (APN 138-03-602-018), O (Office) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony) [PRJ-75661].

This approval is subject to the following conditions:

Planning

1. Approval of General Plan Amendment (GPA-75993) and Rezoning (ZON-75986) and conformance to the Conditions of Approval for Variance (VAR-75987), Variance (VAR-75988), and Special Use Permit (SUP-75989) 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 stamped 07/25/19 and the landscape plan and building elevations stamped 03/11/19, except as amended by conditions herein.

4. A Waiver from Title 19.08.070 is hereby approved, to allow a zero-foot landscape buffer where eight feet is required along portions of the east and south property lines.
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. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

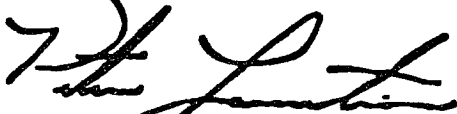
10. Construct all incomplete half-street improvements on Balsam Street and Red Coach Avenue to meet City standards concurrent with on-site development activities.
11. Concurrent with development, construct public sewer in Balsam Street from Red Coach Avenue to the south edge of this site at a size, depth and location acceptable to the Sanitary Sewer Section of the Department of Public Works.
12. Landscape and maintain all unimproved rights-of-way, if any, 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.

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13. Submit a License Agreement for landscaping and private improvements in the Balsam Street and Red Coach Avenue public rights-of-way, if any, adjacent to this site 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 adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the License Agreement.
14. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways recommended in the approved drainage study update.

The Notice of Final Action was filed with the Las Vegas City Clerk on September 5, 2019.

Sincerely,



Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:clb

cc: Mr. Thomas J. Wheeler, Jr.
Wheeler Red Coach Mini Storage
P.O. Box 80987
Las Vegas, Nevada 89180

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