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August 8, 2019

Mr. John Evans  
John C & Stephanie Evans Family Trust  
1313 Arville Street  
Las Vegas, Nevada 89102

**RE: SDR-76250 [PRJ-75670] - SITE DEVELOPMENT PLAN REVIEW  
REALATED TO ZON-76236, AND SUP-76310  
CITY COUNCIL MEETING OF AUGUST 7, 2019**

Dear Mr. Evans:

The City Council at a regular meeting held on August 7, 2019 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 292-UNIT MINI-STORAGE FACILITY CONSISTING OF TWO BUILDINGS FOR A TOTAL OF 57,900 SQUARE FEET WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ADJACENT TO THE NORTH AND SOUTH PROPERTY LINE, AND A ZERO-FOOT LANDSCAPE BUFFER ADJACENT TO PORTIONS OF THE EAST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 1.04 acres at 1333 Arville Street (APN 162-06-510-016), P-R (Professional Office and Parking) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Knudsen) [PRJ-75670].

This approval is subject to the following amended conditions:

**Planning**

1. Approval of Rezoning (ZON-76236), and approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-76310) 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, landscape plan, and building elevations date stamped 06/05/19 except as amended by conditions herein.

4. Prior to the issuance of a building permit, approval from Republic Services for the location of the trash enclosure will be required.
5. A new decorative eight-foot tall screen wall with 20 percent contrasting material shall be constructed for the north, south and east property lines unless the applicant is able to demonstrate the existing screen wall(s) meet Title 19 requirements for an eight-foot screen wall. Wrought iron picket fencing in a candy cane shape to deter individuals from leaping the wall from inside the site, shall be installed on the inside of the wall, so as not to increase the overall wall height.
6. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot wide landscape buffer adjacent to a portion of the north and south property lines where eight feet is required.
7. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot wide landscape buffer adjacent to portions of the east property line where eight feet is required.
8. An Exception from Title 19.08 is hereby approved, to allow five shade trees adjacent to the east property line where eight is required.
9. An Exception from Title 19.08 is hereby approved, to allow five parking lot trees where nine are required.
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. The technical landscape plan shall include the following changes from the conceptual landscape plan:
  - One, 24-inch box tree with four, five-gallon shrubs shall be planted every 20 linear feet within the western landscape buffer adjacent to Arville Street.
  - One, 24-inch box tree with four, five-gallon shrubs shall be planted every 20 linear feet within the landscape buffers adjacent to the north and south property lines.

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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.

**Public Works**

15. Remove all unused driveways and construct the new driveway to meet current City Standards. 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.
16. This site shall connect to the public sewer in Arville Street with a required manhole.
17. Landscape and maintain all unimproved rights-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.
18. 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 or the submittal of a map for this site, 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 August 8, 2019.

Sincerely,



Peter Lowenstein, AICP  
Deputy Director  
Department of Planning

PL:clb:nl

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cc: Mr. Thomas J. Wheeler, Jr.  
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