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February 6, 2020

Mr. John Minar
NSA Property Holding, LLC
2042 Business Center Drive, Suite #100
Irvine, California 92612

**RE: SDR-77776 [PRJ-77441] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO VAR-77775
CITY COUNCIL MEETING OF FEBRUARY 5, 2020**

Dear Mr. Minar:

The City Council at a regular meeting held on February 5, 2020 voted to **APPROVE** your request for a Site Development Plan Review FOR A PROPOSED 119-UNIT, 19,425 SQUARE-FOOT MINI-STORAGE FACILITY WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 1.49 acres at 3301 Meade Avenue (APN 162-08-303-006), M (Industrial) Zone, Ward 1 (Knudsen) [PRJ-77441].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-77775) 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. If Site Development Plan Review (SDR-77776) is approved, Site Development Plan Review (SDR-75333) shall be expunged.
4. All development shall be in conformance with the site plan and landscape plan, date stamped 10/22/19 and building elevations, date stamped 11/12/19, except as amended by conditions herein.
5. A Waiver from Title 19.08.100 is hereby approved, to allow a zero-foot perimeter landscape buffer along the west, south and east property lines where eight feet is required.

6. The applicant shall record an off-site parking agreement (including APNs 162-08-303-021 and 030) that meets the requirements of Title 19.18.030(D)(4)(a) prior to the issuance of any building permits.
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.
10. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Construct all incomplete half street improvements (sidewalk) on Meade Avenue adjacent to this site concurrent with the development of this site. The sidewalk path along Meade Avenue must comply with Americans with Disabilities Act (ADA) guidelines.
13. Prior to submittal of any construction drawings, contact the Clark County Water Reclamation District (CCWRD) to process an interlocal agreement for sewer connection.
14. Prior to the issuance of any permits, provide proof of sewer connection fees paid to the CCWRD.

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15. Prior to the submittal of any construction drawings, a site-gating plan shall be approved by the City Traffic Engineer.
16. 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 February 6, 2020.

Sincerely,



Robert Summerfield, AICP~~®~~
Director
Department of Planning

RTS:PL:clb

cc: Mr. J. Craig Mann
J. Craig Mann Architect
1931 Newport Boulevard, Suite D
Costa Mesa, California 92627