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December 23, 2020

Mr. Douglas Eisner
SL DEEC Crossings Office, LLC
10777 West Twain Avenue, Suite #115
Las Vegas, Nevada 89135

Re: 20-0245-CRG1 - CITY REFERRAL GROUP

Dear Mr. Eisner:

Your request for possible action on a Land Use Entitlement project request for a Summerlin Site Development Plan Review FOR A THREE-STORY 128,350 SQUARE-FOOT MINI STORAGE FACILITY on 1.58 acres at the northwest corner of Desert Crossing Court and Center Crossing Road (APN 138-19-419-013 and 014), P-C (Planned Community) Zone, Ward 2 (Seaman) was APPROVED by the City Referral Group at its regular meeting on Wednesday, December 23, 2020.

This approval is subject to the following conditions:

Planning

1. Prior to the issuance of building permits, an updated letter will be provided to City Planning Staff reflecting review and approval by the Summerlin Non-Residential Design Review Committee of updated site plan and landscape plan, date stamped 12/22/2020.
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 and landscape plan, date stamped 12/22/2020, and building elevations, date stamped 11/25/20, except as amended by conditions herein.

4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. 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.
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. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

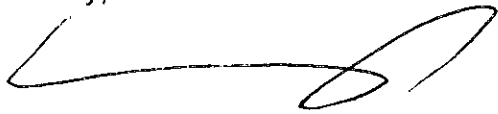
11. No structures, and no trees or vegetation taller than three feet shall be allowed within any Public Sewer Easements.

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12. 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, submittal of any construction drawings, or the recordation of a map, whichever may occur first. Provide and improve all drainageways 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.

This administrative action by the City Referral Group on December 23, 2020 is final unless a written appeal is filed with the Director of the Department of Planning within ten (10) days of the date of the City Referral Group's decision.

Sincerely,



Eric McCammond
Senior Management Analyst
Department of Planning
Case Planning Division

EM:clb

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

Mr. Tony Celeste
Kaempfer Crowell
1980 Festival Plaza Drive, Suite #650
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