



**LAS VEGAS  
CITY COUNCIL**

CAROLYN G. GOODMAN  
MAYOR

STEVEN D. ROSS  
MAYOR PRO TEM

LOIS TARKANIAN  
RICKI Y. BARLOW  
STAVROS S. ANTHONY  
BOB COFFIN  
BOB BEERS

ELIZABETH N. FRETWELL  
CITY MANAGER

CITY OF LAS VEGAS  
DEPARTMENT OF PLANNING  
DEVELOPMENT SERVICES CENTER  
333 NORTH RANCHO DRIVE  
3RD FLOOR  
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301  
FAX 702.474.0352  
TTY 7-1-1  
[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)



city of las vegas

August 3, 2016

Mr. Kent Barry  
Durango I-95 LLC  
4221 Wilshire Blvd., Ste. 390  
Los Angeles, California 90010

**RE: SDR-64859 [PRJ-64743] - SITE DEVELOPMENT PLAN REVIEW  
RELATED TO SUP-64857  
SPECIAL PLANNING COMMISSION MEETING OF AUGUST 2 2016**

Dear Applicant:

Your request for a Site Development Plan Review FOR A PROPOSED 75,000 SQUARE-FOOT MINI-STORAGE FACILITY on 4.81 acres at 7737 North El Capitan Way (APN 125-17-214-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-64743], was considered by the Planning Commission on August 2, 2016.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-64857) 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 06/07/16, 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.

2014 WINNER OF THE U.S. CONFERENCE OF MAYORS CLIMATE PROTECTION AWARD

6. 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.
7. 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.
8. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

#### Public Works

10. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
11. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Las Vegas Bike Lanes (CMAQ) and Centennial Parkway Channel West - US 95" projects and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
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 or submittal of any construction drawings, 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.
13. Site development to comply with all applicable conditions of approval for SDR-20496, TMP-25079, FMP-27577 and all other applicable site-related actions.

SDR-64859 [PRJ-64743] - Page Three  
August 3, 2016

This action by the Planning Commission on **August 2, 2016** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **August 15, 2016**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Peter Lowenstein, AICP  
Planning Section Manager  
Current Planning

PL:nl

cc:

Mr. Brian Balanis  
Collings Engineers  
Las Vegas, Nevada 89117

Mr. Kent Barry  
CAI Development  
4221 Wilshire Blvd., Ste. 390  
Los Angeles, California 90010