



**LAS VEGAS  
CITY COUNCIL**

CAROLYN G. GOODMAN  
Mayor

STAVROS S. ANTHONY  
Mayor Pro Tem

MICHELE FIORE  
CEDRIC CREAR  
BRIAN KNUDSEN  
VICTORIA SEAMAN  
OLIVIA DIAZ

JORGE CERVANTES  
City Manager

DEPARTMENT OF PLANNING

**SETH T. FLOYD**

DIRECTOR OF  
COMMUNITY DEVELOPMENT

**CITY HALL**

495 S. MAIN ST.  
3RD FLOOR  
LAS VEGAS, NV 89101

702.229.6301 | VOICE  
702.464.2545 | FAX  
711 | TTY



cityoflasvegas  
lasvegasnevada.gov

May 20, 2021

Mr. Clement Zirolì, Jr.  
Diamond Creek Holdings  
2764 Lake Sahara Drive, Suite #115  
Las Vegas, Nevada 89117

**RE: 20-0384-SUP1, 20-0384-SUP2 AND 20-0384-SDR1  
CITY COUNCIL MEETING OF MAY 19, 2021**

Dear Mr. Zirolì:

The City Council at a regular meeting held on May 19, 2021 voted to **APPROVE** the following Land Use Entitlement project requests on 2.54 acres at 6909 West Charleston Boulevard (APN 163-03-501-006), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

- **20-0384-SUP1** - SPECIAL USE PERMIT - FOR A RECREATIONAL VEHICLE AND BOAT STORAGE USE.
- **20-0384-SUP2** - SPECIAL USE PERMIT - FOR A MINI-STORAGE FACILITY USE.
- **20-0384-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A 281-UNIT, TWO STORY, 82,100 SQUARE-FOOT RECREATIONAL VEHICLE AND BOAT STORAGE DEVELOPMENT WITH A WAIVER OF TITLE 19 LANDSCAPE BUFFER REQUIREMENTS.

**20-0384-SUP1** approval is subject to the following conditions:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Recreational Vehicle and Boat Storage use.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (20-0384-SUP2) and Site Development Plan Review (20-0384-SDR1) shall be required, if approved.
3. 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.

28-0032  
02/15/2023

Mr. Clement Zirolì, Jr.  
Diamond Creek Holdings  
20-0384-SUP1, 20-0384-SUP2 AND 20-0384-SDR1  
Page Two  
May 20, 2021

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, as well as submitted as part of any business license application.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**20-0384-SUP2** approval is subject to the following conditions:

**Planning**

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Mini-Storage Facility use.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (20-0384-SUP1) and Site Development Plan Review (20-0384-SDR1) shall be required, if approved.
3. 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.
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, as well as submitted as part of any business license application.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0032  
02/15/2023

Mr. Clement Zirolli, Jr.  
Diamond Creek Holdings  
20-0384-SUP1, 20-0384-SUP2 AND 20-0384-SDR1  
Page Three  
May 20, 2021

**20-0384-SDR1** approval is subject to the following conditions:

**Planning**

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (20-0384-SUP1) and Special Use Permit (20-0384-SUP2) 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 and building elevations, date stamped 02/08/21, and the landscape plan, date stamped 03/30/21, except as amended by conditions herein.
4. The exterior building wall facades shall be constructed of decorative block in accordance with Title 19 requirements.
5. A Waiver from Title 19.08.070 is hereby approved, to allow no landscape buffer along the east property line where eight feet is required.
6. An Exception from Title 19.08.040 and Title 19.08.110 is hereby approved, to allow 42 perimeter/parking lot area trees where 86 are required.
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.

23-0032  
02/15/2023



Mr. Clement Zirolì, Jr.  
Diamond Creek Holdings  
20-0384-SUP1, 20-0384-SUP2 AND 20-0384-SDR1  
Page Four  
May 20, 2021

9. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.
10. 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, which 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.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

#### **Public Works**

13. Prior to the issuance of any permits, dedicate 20-feet of right-of-way for the Holmby Channel on the southern edge of this site.
14. The sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
15. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this Site Plan Prior to construction drawings for this site.

23-0032  
02/15/2023

Mr. Clement Zirolì, Jr.  
Diamond Creek Holdings  
20-0384-SUP1, 20-0384-SUP2 AND 20-0384-SDR1  
Page Five  
May 20, 2021

16. 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on May 20, 2021.

Sincerely,



Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:clb:nl

23-0032  
02/15/2023