

CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Bryan Saylor, Planner, Land Development & Community Services Dept.
From: Jimmy Love, Major Projects Coordinator, Department of Public Works
Subject: SUP-72-2021 EOT **Ann Road Storage**
Date: November 14, 2023

The Department of Public Works has reviewed the application and has no objection to the requested extension of time, subject to the original conditions of approval in SUP-72-2021.

Jimmy Love, Major Projects Coordinator
Department of Public Works

October 10, 2023
City of North Las Vegas
Planning & Zoning Department
2250 Las Vegas Boulevard, North
North Las Vegas, Nevada 89030

Subject: Extension of Time for Special Use Permit on Ann Road Storage Project – Letter of Intent (APN 124-31-101-007)

To Whom This May Concern:

This letter of intent supports the application request for an Extension of Time for the Special Use Permit SUP-72-2021 Ann Road Storage which allows mini-storage and RV parking in a C-2 zone. There are no changes to the site plan or floor plans from the original proposal submitted in 2021.

The owner is requesting an Extension of Time due to forces beyond their control which have added significant time to the development process of the parcel in question. Since acquiring the property in 2021, the owner has worked diligently to design and approve the proposed mini-storage facility. However, securing acceptable secondary fire access to the site has been an ongoing difficulty due to neighboring site configuration, and the existence of a telecom tower facility on the land which was in operation at the time of purchase.

An agreement was reached in Q3 of 2023 with the operators of the existing cell tower facility, whereby the enclosure of the cell tower has been reduced in size, opening an acceptable secondary fire access lane with direct access to Decatur Blvd, which has been approved in writing by the North Las Vegas Fire Department.

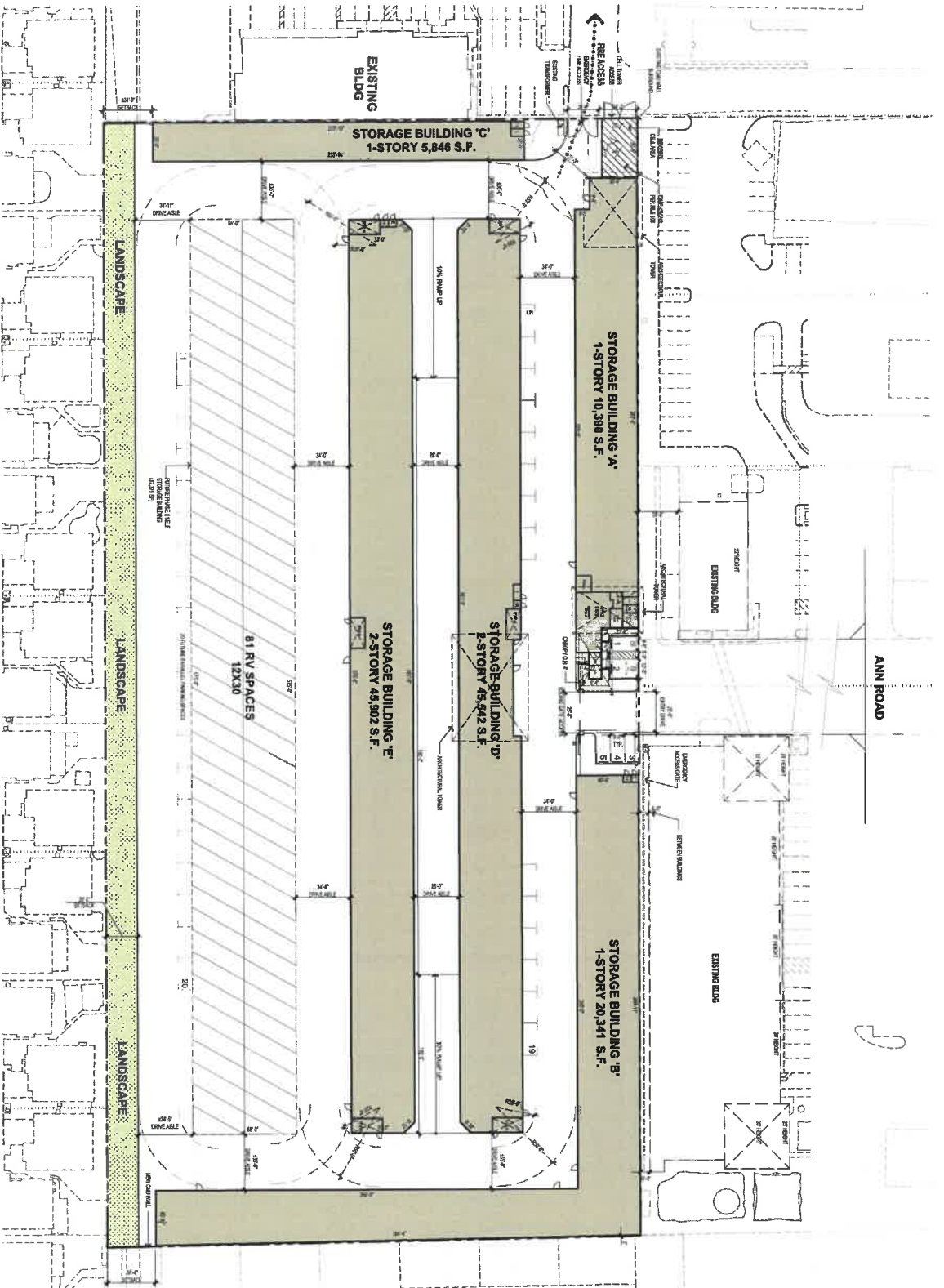
The owners are currently proceeding with civil plan submittals and creation of construction documentation for the accepted site plan. This request for Extension of Time is to ensure that SUP-72-2021 does not expire before a building permit is received.

Sincerely,

Jordan Anderson

Project Manager & Analyst

(801) 833-2368



ANN ROAD SS
4655 W. ANN RD, LAS VEGAS, NV

PRELIMINARY SITE PLAN

LOT NUMBER: 21,516
SCALE: 1"=30' 0"
DATE: 08/20/2023

JORDAN ARCHITECTS
131 CALE IGLESIA, SUITE 100
SAN CLEMENTE, CA 92672
949.386.8090

SITE DATA			
LOT AREA	± 236,540	SQ. FT.	
TOTAL GROSS BLDG. AREA (STORAGE)	± 5.43	ACRES	
FLOOR AREA RATIO	127.330	SQ. FT.	
LOT COVERAGE	± 81.628	SQ. FT.	
LOT COVERAGE %	± 34.51	%	
PARKING	5 SPACES - OFFICE 2 SPACES - MGR 1 SPACE / 50 UNITS	18 - TOTAL 17 - STANDARD 2 - ADA	
RV PARKING	N/A	81 - 12X30 SPACES	
PHASE II BUILDING	N/A	FUTURE 37,375 S.F.	
PHASE II PARKING	N/A	19 - STANDARD	
STORAGE BUILDING AREA TABULATIONS (SQUARE FEET)			
BUILDING A	SELF STORAGE	OFFICE	TOTAL
BLDG. A - 1 STORY	10,390	1,167	11,547
BLDG. B - 1 STORY	20,341	0	20,341
BLDG. C - 1 STORY	5,846	0	5,846
BLDG. D - 1 STORY	45,542	0	45,542
BLDG. E - 2 STORY	45,502	0	45,502
TOTAL BUILDING AREA	128,021	1,167 SQ. FT.	129,178
ESTIMATED NET RENTABLE @ 61.67%			104,555

RECORD CONSTRUCTION TYPE IS BASED ON THE ASSUMPTION THAT ALL BUILDINGS ARE CONSTRUCTED WITH AUTOMATIC FIRE SPRINKLER SYSTEMS IN ACCORDANCE WITH NFPA 13.
BUILDINGS ARE CONSIDERED THROUGHOUT WITH AUTOMATIC FIRE SPRINKLER SYSTEMS IN ACCORDANCE WITH NFPA 13.
GENERAL NOTE: ALL LIGHTING TO BE CIPROF LIGHT FIXTURES

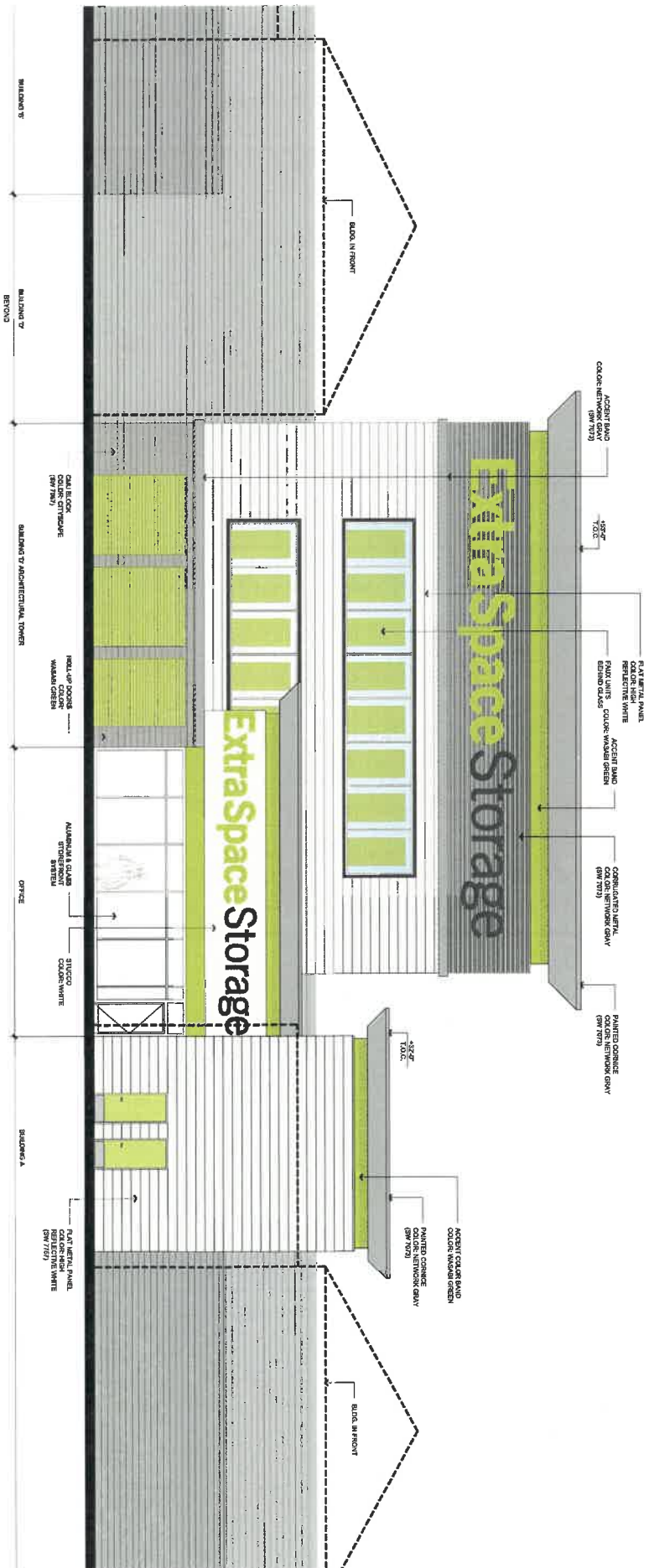
ANN ROAD SS
4655 W. ANN RD, LAS VEGAS, NV

OFFICE ELEVATIONS

103 NUMBER: 31,816
SCALE: 3/4" = 1'
DATE: 08/20/2023

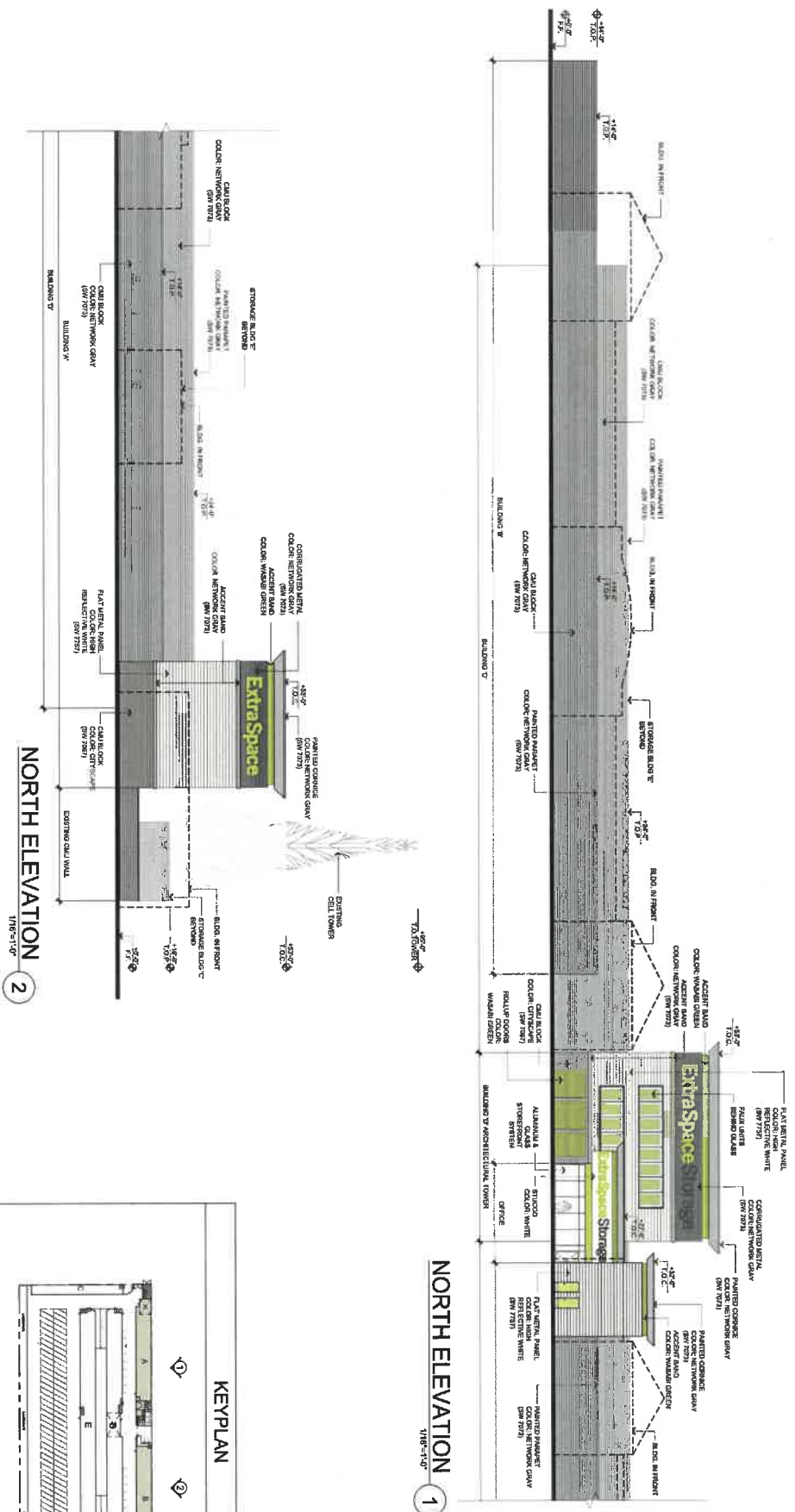
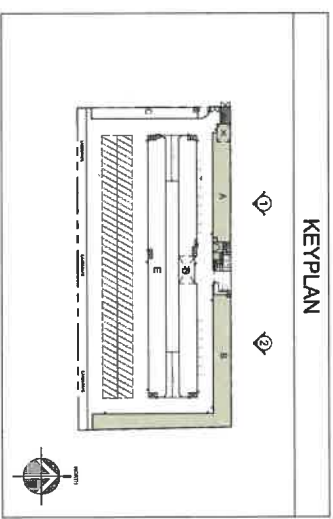
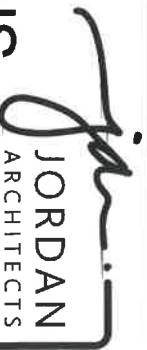
A3.0

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NORTH ELEVATIONS

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SAN CLEMENTE, CA 92672
949.388.8090



WEST ELEVATIONS

THE STANDARD OF EXCELLENCE IN THE RESTAURANCE INDUSTRY

MADE IN THE U.S.A. AND 100% COMPOSITIONAL PURITY OF THE FINEST QUALITY. THE WEST ELEVATIONS RESTAURANCE IS THE ONLY RESTAURANT IN THE WORLD TO BE CERTIFIED BY THE NATIONAL RESTAURANT ASSOCIATION (NRA) FOR THE USE OF 100% COMPOSITIONAL PURITY OF THE FINEST QUALITY.

DATE: 09/26/2024

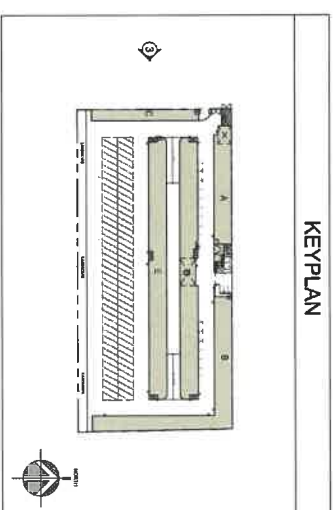
JOB NUMBER: 24-16

SCALE: 1/8" = 1'

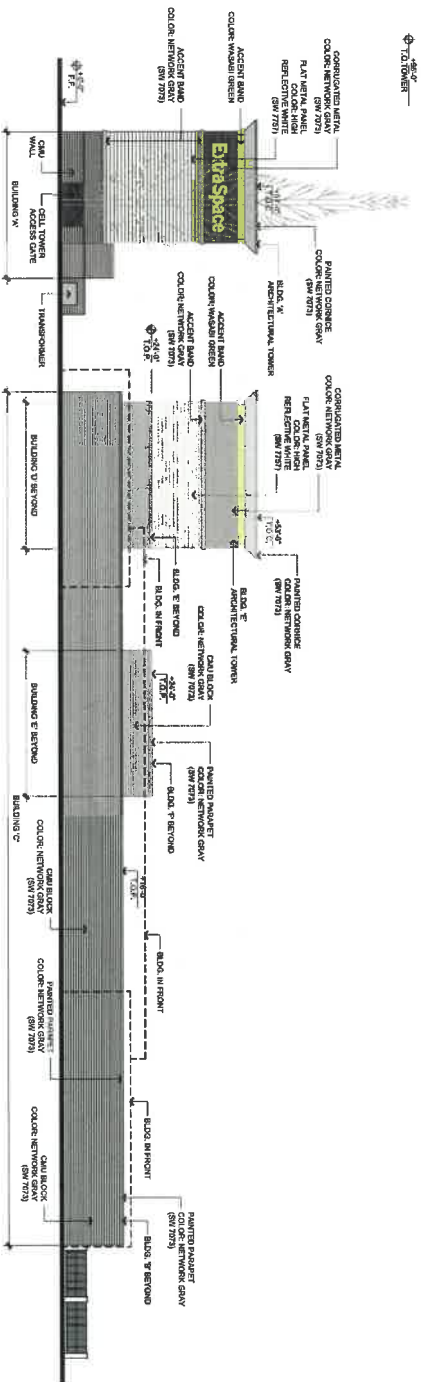
[illegible]

JOB NUMBER: 21-916
SCALE: 1/16" = 1'
DATE: 09/20/2023
A3.2

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WEST ELEVATION

 $1/16^{\circ}=1'.0''$ 

SOUTH ELEVATIONS

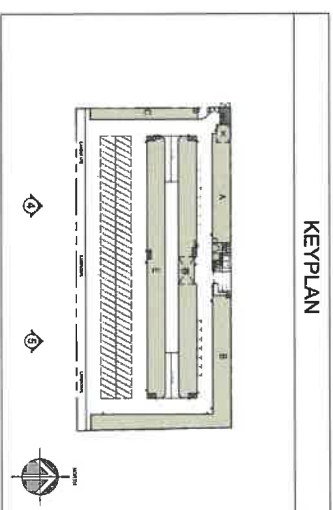
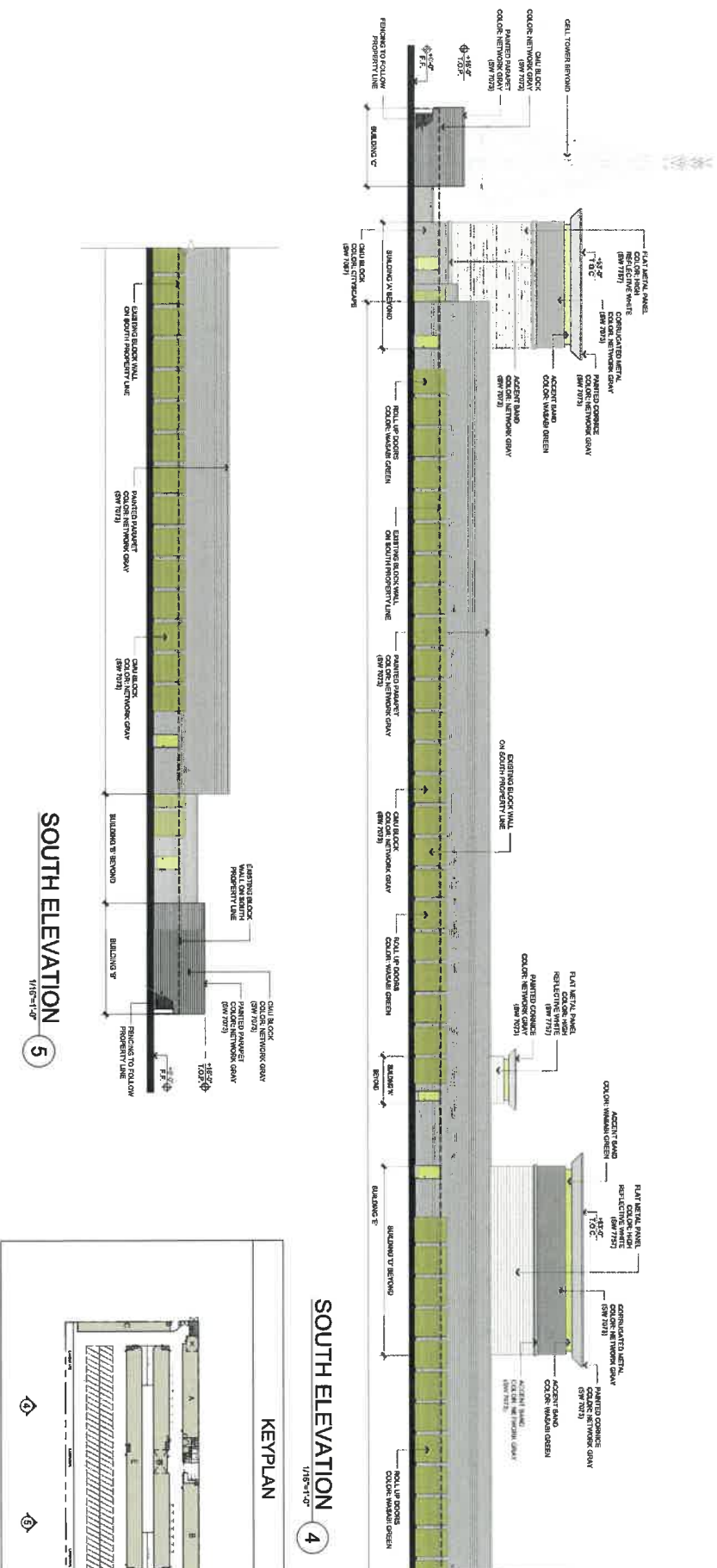
JOB NUMBER: 2-416
 SCALE: 1/8" = 1'
 DATE: 06/20/2024

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JOB NUMBER: 21-916
SCALE: 1/16" = 1'
DATE: 08/20/2023
A3.3

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EAST ELEVATIONS

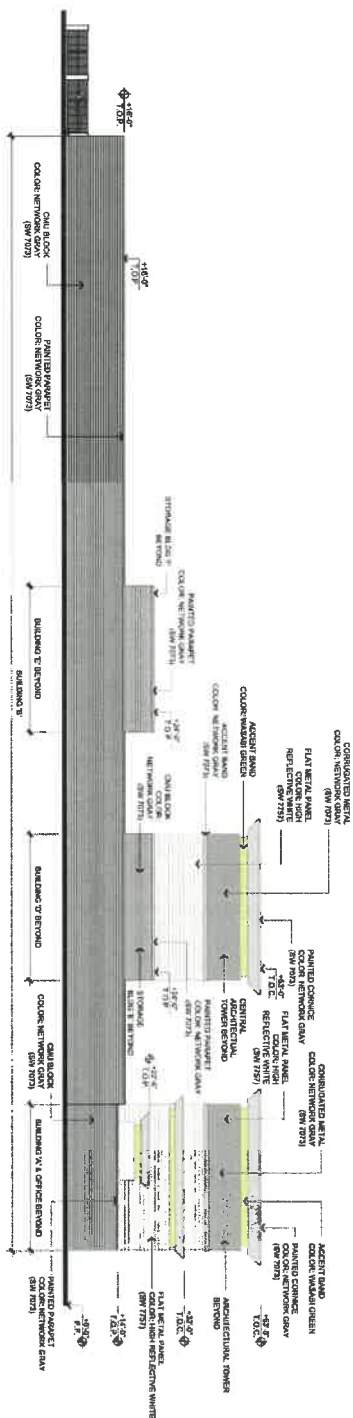
JOB NUMBER: 21-946
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 DATE: 08/27/2023

JOB NUMBER: 21-916
SCALE: 1/16" = 1'
DATE: 09/20/2023
A3.4

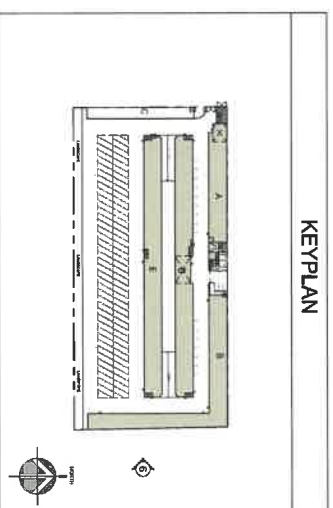
JOB NUMBER: 21-916
SCALE: 1/16" = 1'
DATE: 09/20/2023
A3.4

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EAST ELEVATION



KEY PLAN



NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN REDUCED FROM 11X17 ORIGINAL.

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- CONDOMINIUM UNIT
- AIR SPACE POL
- RIGHT OF WAY POL
- ROAD EXEMPT
- MATCH / FLEET LINE
- HISTORIC SUB BOUNDARY
- HISTORIC FIELD BOUNDARY
- SECTION LINE

ASSESSOR'S PARCELS - CLARK CO., NV.
Michele W. Shale - Assessor

BOOK
T19S R61E

SEC.
31

MAP
N 2 NW 4

124-31-1

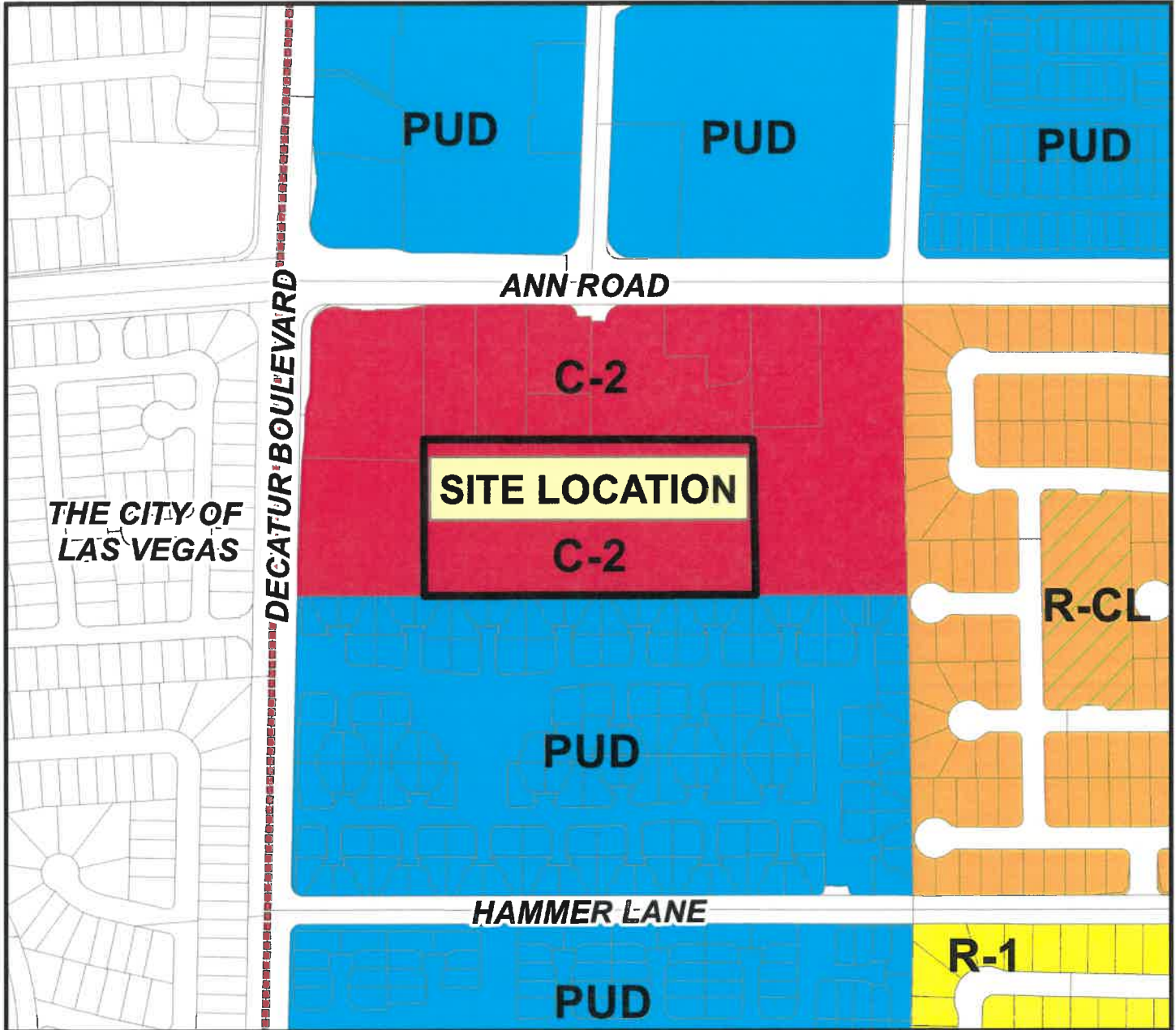
125	124
138	139

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THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



0 150 300 600 900 1,200 1,500 1,800 Feet

Applicant: Pacific Storage Vegas 1 LLC
Application Type: Special Use Permit
Request: An Extension of Time to Allow a Mini-Warehousing Establishment
Project Info: Generally located 370 feet southeast of the Southeast Corner of Decatur Boulevard and Ann Road
Case Number: SUP-72-2021

11/07/2023

