

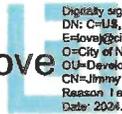
CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Sharianne Dotson, Principal Planner, Land Development & Community Services
From: Jimmy Love, Major Projects Coordinator, Department of Public Works
Subject: SUP-35-2021 EOT **Simmons Self Storage**
Date: October 17, 2024

The Department of Public Works has no objection to the extension of time subject to the previous conditions of approval.

Jimmy Love

 Digitally signed by Jimmy Love
DN: C=US,
E=lovej@cityofnorthlasvegas.com,
O=City of North Las Vegas,
OU=Development & Flood Control,
CN=Jimmy Love
Reason: I am the author of this document
Date: 2024.10.17 08:36:58-0700

Jimmy Love, Major Projects Coordinator
Department of Public Works

CITY OF NORTH LAS VEGAS INTEROFFICE MEMORANDUM

To: Amy Michaels, Planner, Land Development & Community Services
From: Duane McNelly, Land Development Coordinator, Department of Public Works
Subject: SUP-35-2021 **Mini Storage @ Simmons Street and West El Campo Grande Ave.**
Date: June 07, 2021

In addition to the requirement to comply with the *City of North Las Vegas Municipal Code – Titles 15 and 16, NRS 278* and accepted *Clark County Area Uniform Standard Drawings*, the Department of Public Works recommends the following conditions of approval:

1. All known geologic hazards shall be shown on any preliminary development plans and civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
3. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.
4. Dedication and construction of the following streets and/or half streets is required per the Master Plan of Streets and Highways and/or City of North Las Vegas Municipal Code section 16.24.100
 - a. W. El Campo Grande Ave (sidewalk)
 - b. Simmons Street (sidewalk)

Utilities – For information only:

- This project shall comply with the General Provisions and Conditions of the *City of North Las Vegas Water Service Rules and Regulations* and the *Design and Construction Standards for Wastewater Collection Systems*.
- Submittal of a Hydraulic Analysis per the *Uniform Design and Construction Standards (UDACS) for Potable Water Systems* is required and will be subject to the review and approval of the Utilities Department.

For more information regarding the land development process and other associated requirements in the City of North Las Vegas, please visit the City's website and find the **Land Development Guide**:
<http://www.cityofnorthlasvegas.com/Departments/PublicWorks/PublicWorks.shtm>.



Duane McNelly, Land Development Coordinator
Department of Public Works

SIMMONS NLV STORAGE PARTNERS, LLC

2062 BUSINESS CENTER DRIVE, SUITE 225
IRVINE, CALIFORNIA 92612
949-486-0150 FAX: 949-486-0157

Sharianne Dotson
City of North Las Vegas
Principal Planner
Land Development and Community Service Department
City of North Las Vegas
2250 N. Las Vegas Blvd, Ste 125

RE: SUP 35-2021 – Request for Time Extension
Building Permit: BUILD-016536-2022
Civil Permit: CIVIL-000386-2022
APN: 124-29-801-001

Sharianne,

This letter serves as a narrative for a time extension request for the above referenced Special Use Permit.

Since this Special Use Permit was approved, the owner Simmons NLV Storage Partners, LLC has been working diligently on the submission and approval of the building and civil permits (both permit numbers listed above). Throughout the year we have worked to obtain bank financing in one of the most challenging financing markets we have seen in years. We have since obtained financing and the project is looking to start construction as soon as possible. Our Civil Plans have been approved, fees paid, and our improvement bonds have been posted. Our approved Civil plans are currently in the process of routing through the City of North Las Vegas for mylars and final signatures.

To maintain our Special Use Permit, we request that this permit be extended to afford us the time to pull our Civil permits and begin construction on the project.

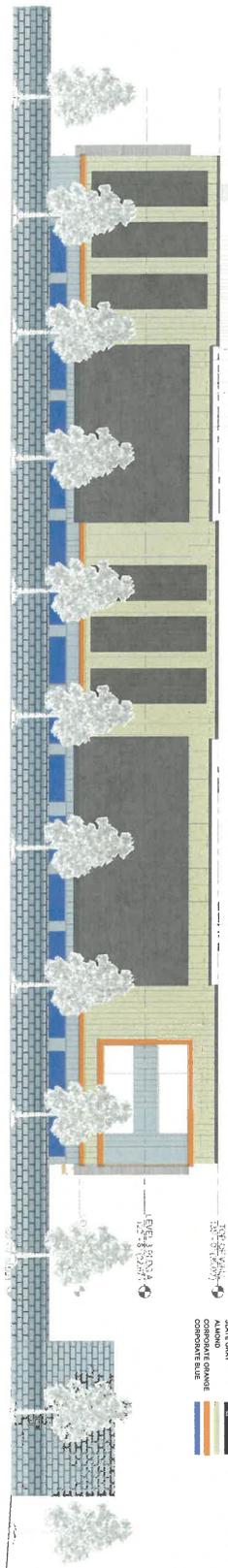
Sincerely

Bradley Willard

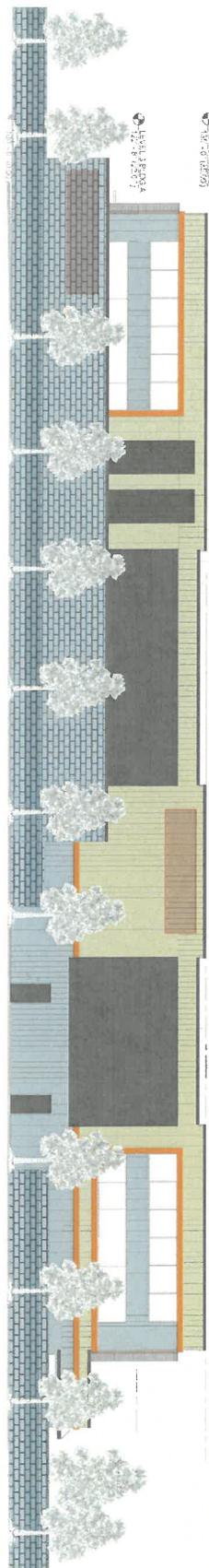
Bradley Willard
Managing Member
Simmons NLV Storage Partners, LLC

MATERIALS

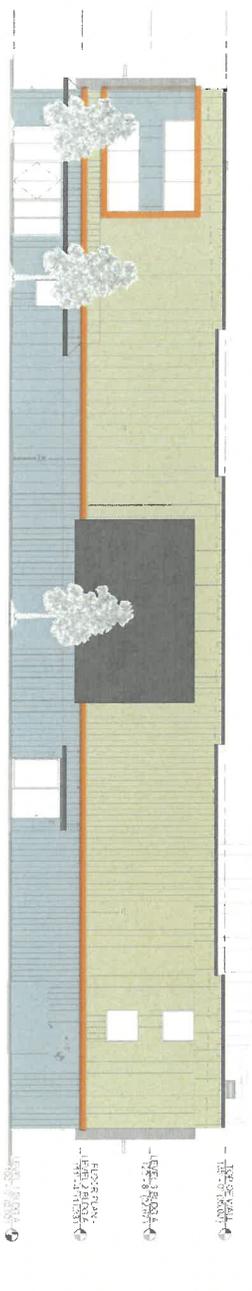
- CONCRETE GRAY
- SLATE GRAY
- ALUMINUM
- PAVING
- CORROSION RESISTANT



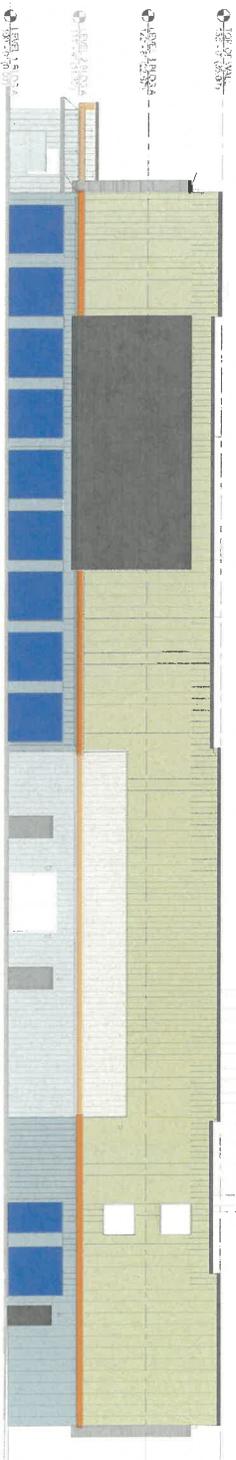
1 NORTH ELEVATION - BLDG A - EL CAMPO GRANDE AVENUE



2 WEST ELEVATION - BLDG A - SIMMONS STREET



3 SOUTH ELEVATION - BLDG A



4 EAST ELEVATION - BLDG A

KNIT
 2025 North Blvd, Suite 200
 Los Angeles, CA 90012
 (310) 433-2277
 knitstudio.com

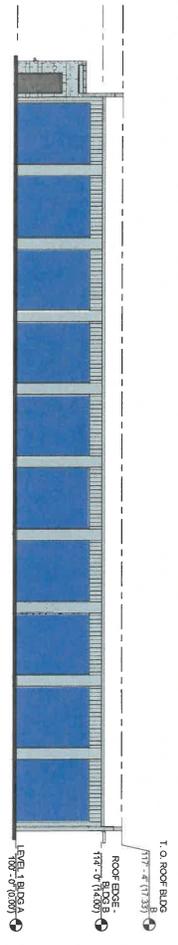
DATE: 4/14/2023	BY: EFC Company
PROJECT: EXTERIOR ELEVATIONS	
LOCATION: WILLARD - SIMMONS STORAGE	
OWNER: BRAD WILLARD - GHK PARTNERS	
DATE: 2/10/19	

MATERIALS

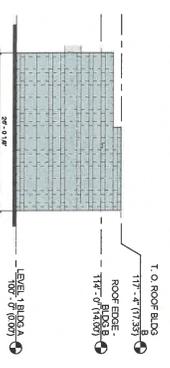
- CHIMNEY BRICK
- SLATE BRICK
- CONCRETE BRICK
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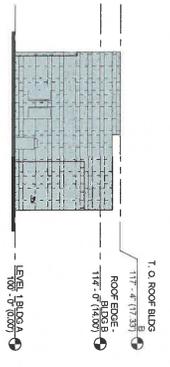
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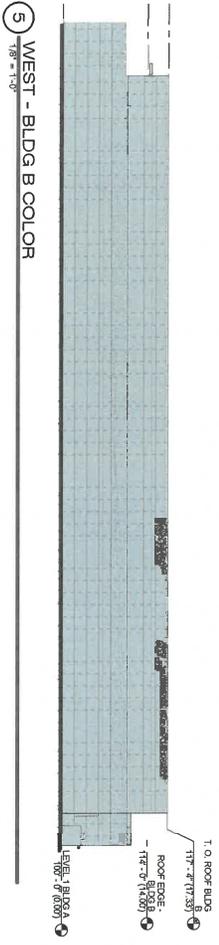
2 EAST - BLDG B COLOR
1/8" = 1'-0"



3 NORTH - BLDG B COLOR
1/8" = 1'-0"



4 SOUTH - BLDG B COLOR
1/8" = 1'-0"



5 WEST - BLDG B COLOR
1/8" = 1'-0"

DATE	4/14/2013	
REV	DATE	COMMENT
TITLE: FLOOR PLAN - ELEVATIONS - BUILDING B PROJECT: WILLARD - SIMMONS STORAGE SIMMONS STREET AT EL CAMPO GRANDE AVENUE NORTH LAS VEGAS, NV 89031 CLIENT: BRAD WILLARD - GHK PARTNERS		
DATE	2/10/19	
EXHIBIT - COLUMN ELEVATIONS		

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 WHEN VIEWING REDUCED FROM THIS ORIGINAL.

0 100 200 400 600 800

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Brihana Johnson - Assessor

MAP LEGEND

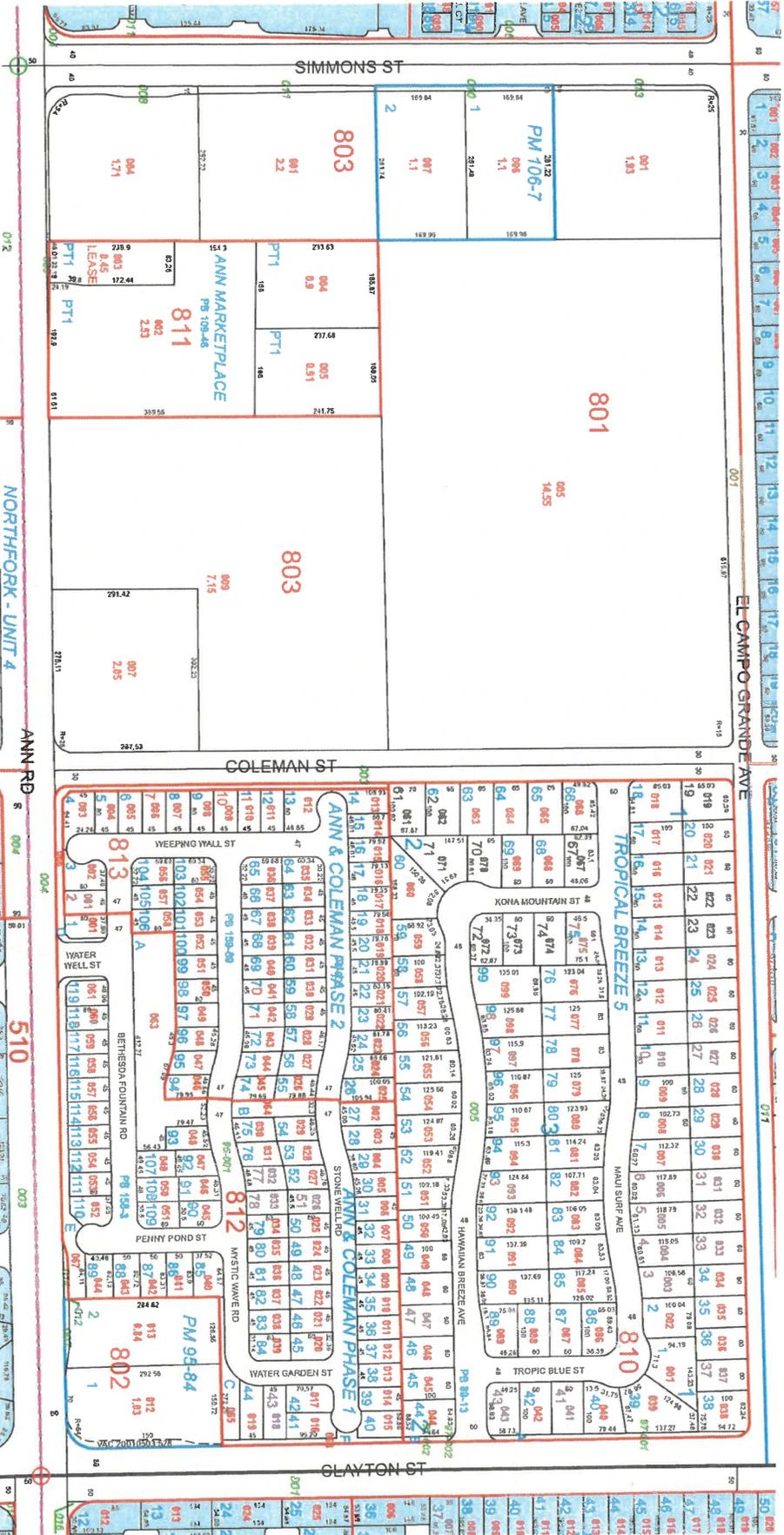
- PROJECT BOUNDARY
- SUB BOUNDARY
- ROAD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PAIRED BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 100 ACREAGE
- 202 PARCEL SUBSEQ NUMBER
- PB 24-48 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 9 LOT NUMBER
- CL 5 GOV. LOT NUMBER

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9100	101	102	
6125	124	123	

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124-29-8			
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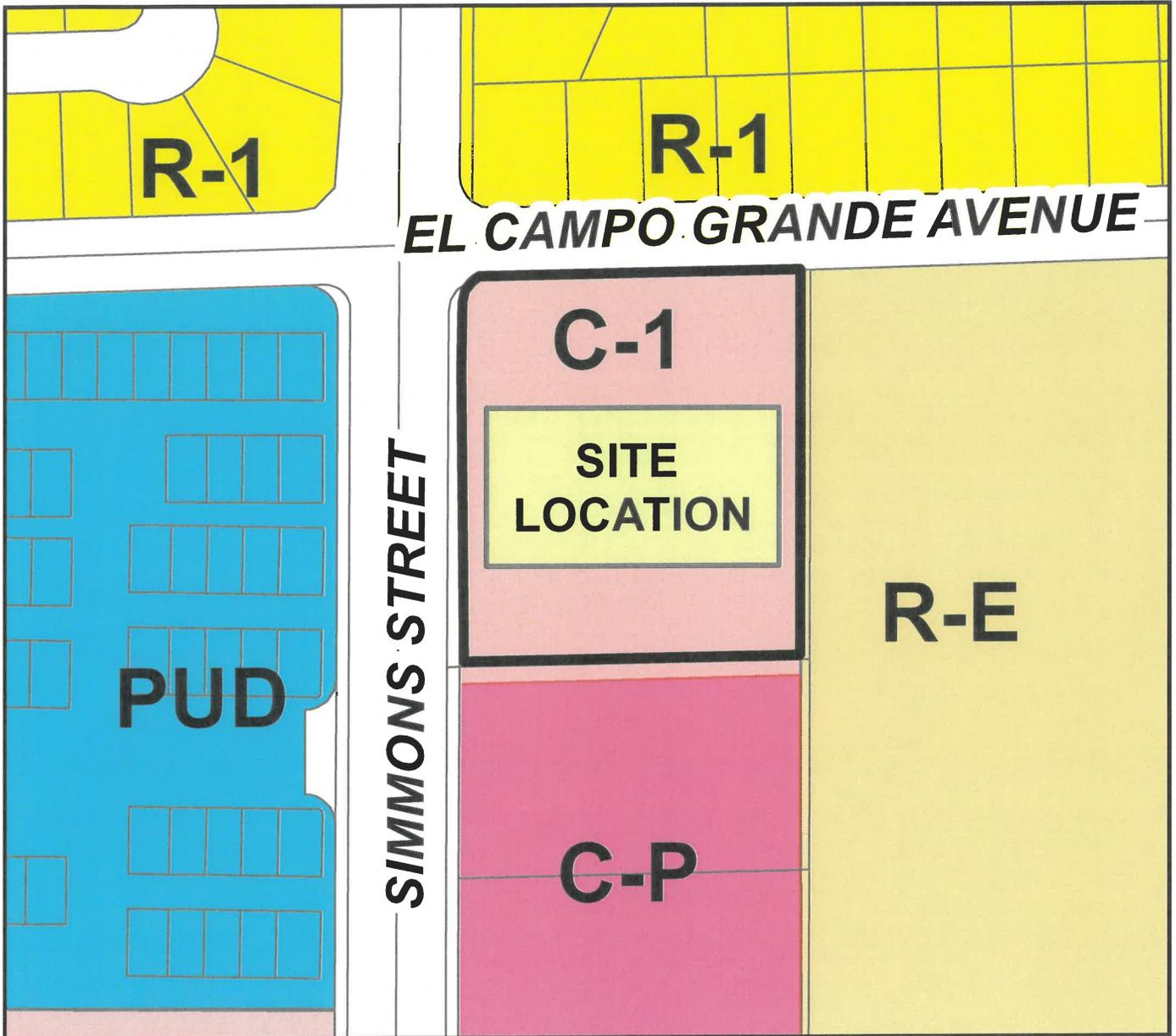


TAX DIST 254



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Bradley Willard
Application Type: Special Use Permit
Request: An Extension of Time to Allow a Mini-Warehousing Establishment
Project Info: Southeast Corner of Simmons Street and El Campo Grande Avenue
Case Number: SUP-35-2021

10/10/2024

