

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Sharienne 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=jlovej@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

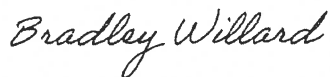
Sharianne,

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

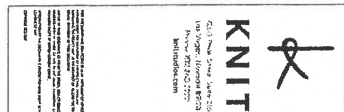
Since this Special Use Permit was approved, the owner Simmons NLV Storage Partners, LLC has been working diligently on the submission and approval of the building and civil permits (both permit numbers listed above). Throughout the year we have worked to obtain bank financing in one of the most challenging 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
Managing Member
Simmons NLV Storage Partners, LLC



CHARCOAL GRAY
SLATE GRAY
ALMOND
CORPORATE ORANGE
CORPORATE BLUE



KNIT
2250 Apple Drive, Suite 200
Los Angeles, California 90064
Phone: 310.663.2272
knitstudio.com

2000



WEST
175-4411



3

EAST
108° 2' 14"

MATERIALS

- CHARCOAL GRAY
- SLATE GRAY
- WALL CLADDING
- COMPONENT GRANITE
- COMPONENT SLATE



THIS DOCUMENT IS THE PROPERTY OF KNIT USA, INC. IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR DISTRIBUTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF KNIT USA, INC. ANY VIOLATION OF THIS NOTICE WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

EXHIBIT 4/14/2023

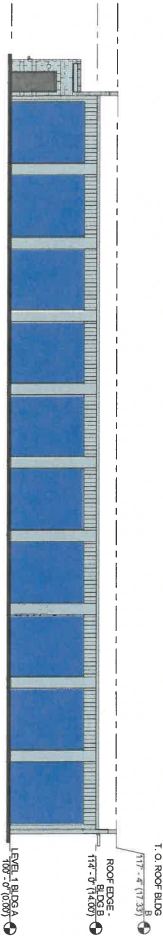
REV DATE COMMENT

FLOOR PLAN - ELEVATIONS - BUILDING B
WILLARD - SIMMONS STORAGE
SIMMONS STREET AT EL CAMPO GRANDE AVENUE NORTH LAS VEGAS, NV 89031
BRAD WILLARD - GHK PARTNERS

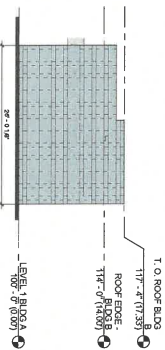
TITLE
PROJECT
CLIENT

DATE 2/10/19

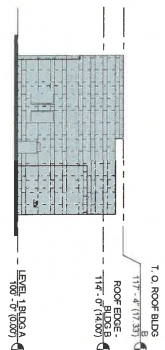
EXHIBIT -
COLOR ELEVATIONS



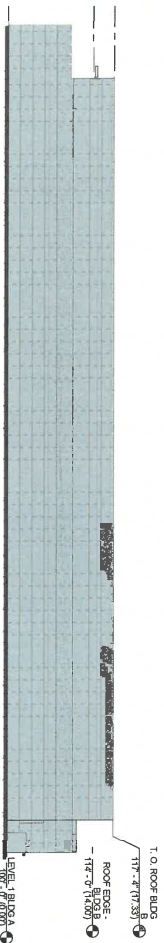
2 EAST - BLDG B COLOR
1/8" = 1'-0"



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"

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 (EVEN WHEN MAP REDUCED FROM TEXT ORIGINAL)

0 100 200 300 400 500 600 700 800

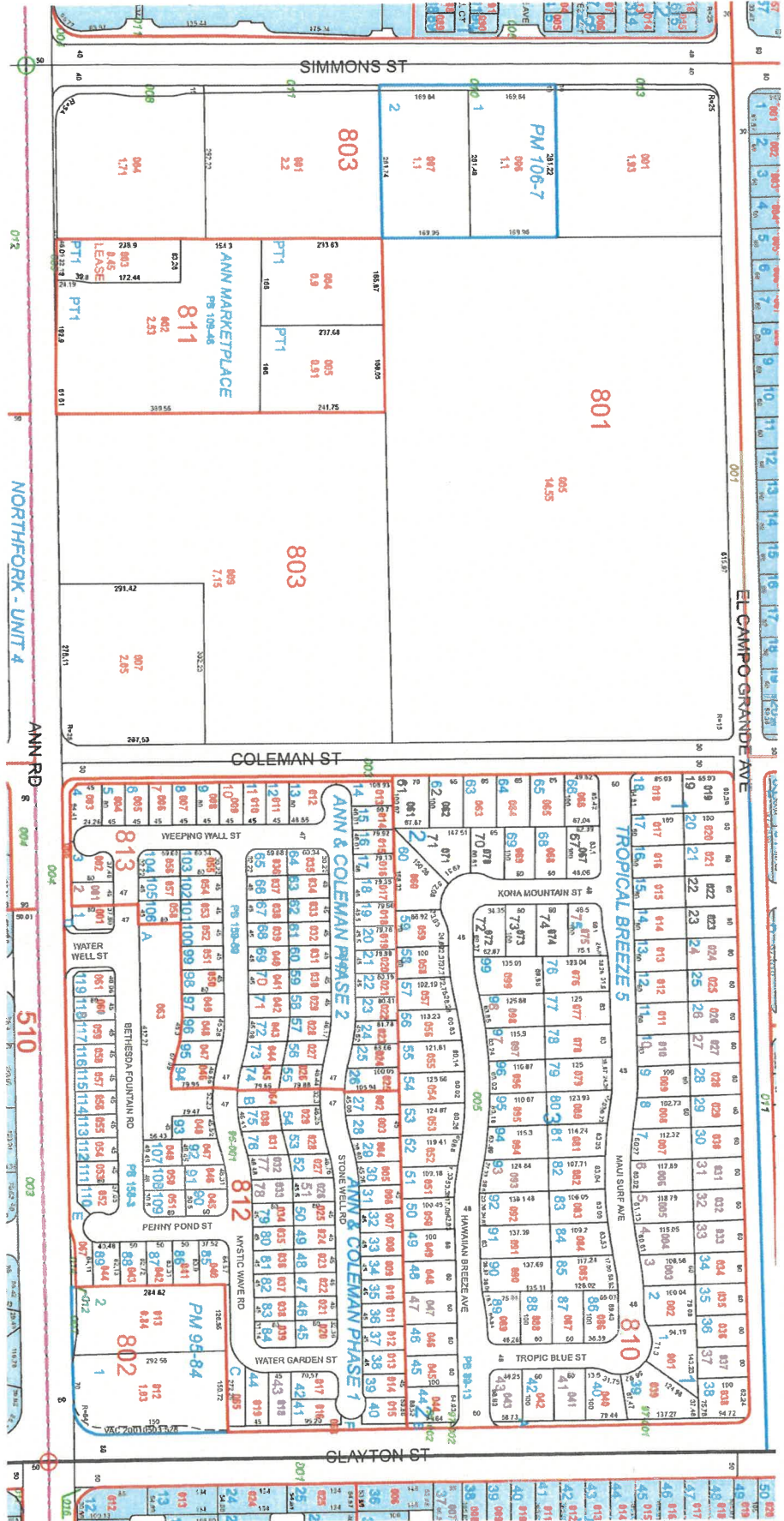
ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- ROAD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PMLD BOUNDARY
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL

007 ROAD PARCEL NUMBER
 001 PARCEL NUMBER
 100 ACRES
 202 PARCEL SUBSIDED NUMBER
 PB 24-45 PLAT RECORDING NUMBER
 5 BLOCK NUMBER
 5 LOT NUMBER
 005 GOV. LOT NUMBER

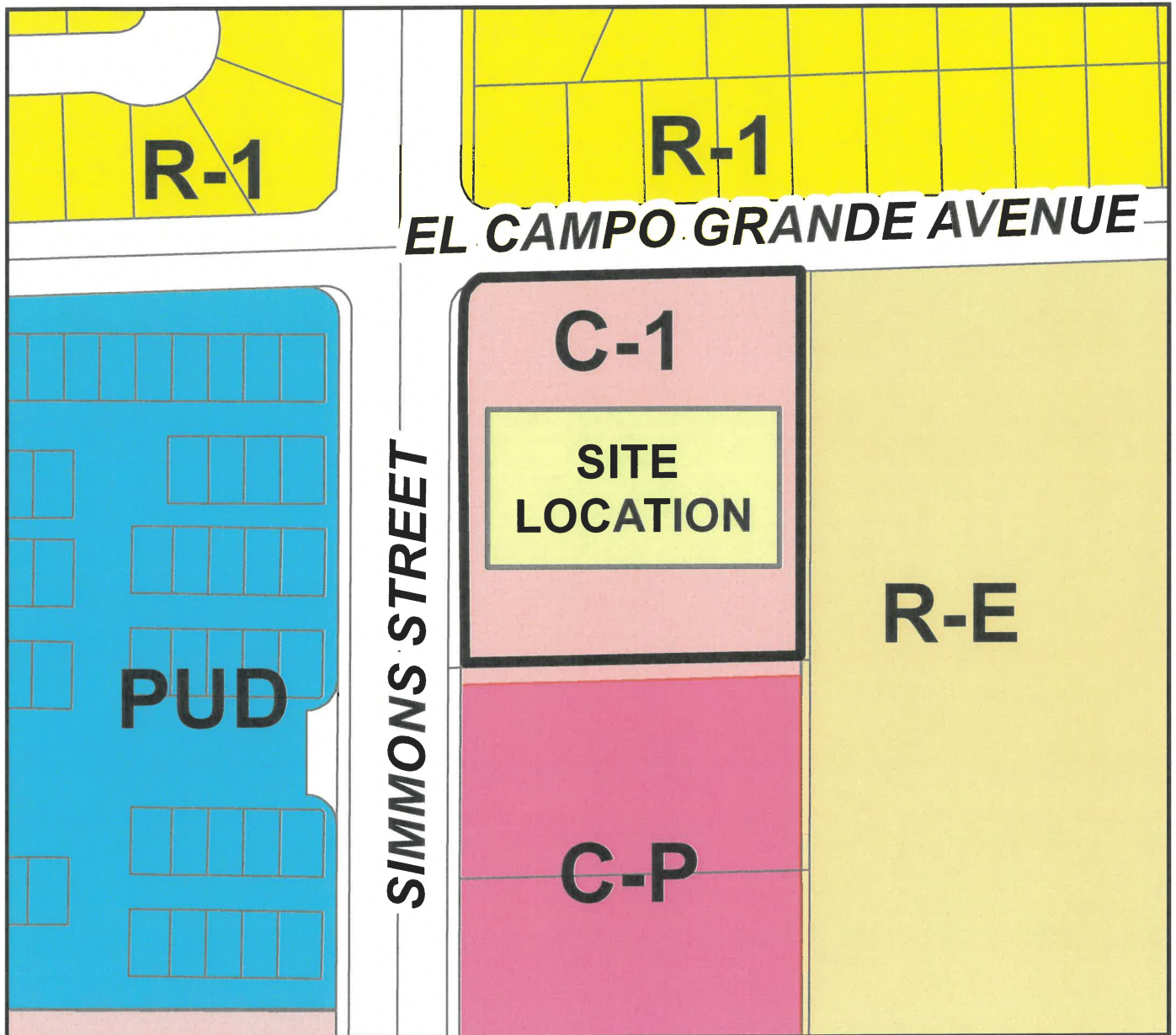
T19S R6E	29	S 2 SE 4	124-29-8
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6125	124	123	
17138	139	140	
163	162	161	
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93	94	95	96
97	98	99	100





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



0 150 300 600 Feet

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

