

## CITY OF NORTH LAS VEGAS

### INTEROFFICE MEMORANDUM

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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 18, 2024

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

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: 2024.11.18 10:54:20-08'00'

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Jimmy Love, Major Projects Coordinator  
Department of Public Works

# CITY OF NORTH LAS VEGAS

## INTEROFFICE MEMORANDUM

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To: Planning Commission  
From: Rick Current, Fire Protection Specialist  
Subject: Sup 72-2021  
Date: 11/7/2024

- 1) The fire sprinkler system for these buildings is to be designed to an EH1 – Extra Hazard 1 to offset the fire access issues of the site. This was discussed previously at an early site review.



Digitally signed by Rick Current  
DN: C=US, E=RickCurrent@cityofnorthlasvegas.com,  
O=City of North Las Vegas, OU=Fire Prevention,  
CN=Rick Current  
Date: 2024.11.07 08:42:51-08'00'

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Rick Current – Fire Prevention



6465 South 3000 E, Suite 101  
Salt Lake City, UT 84121  
Phone: (801) 886-2000

**Revised** SUP-72-2021  
Received 11/15/2024  
11/19/2024 4:02:56 PM

October 18, 2024  
**City of North Las Vegas**  
**Planning & Zoning Department**  
2250 Las Vegas Boulevard, North  
North Las Vegas, Nevada 89030

Subject: Letter of Intent for an Extension of Time for Special Use Permit SUP-72-2021 -  
Ann Road Storage Project

(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 significant changes to the site plan or floor plans from the original proposal submitted in 2021.

The facility totals 127,854 square feet with 966 storage units ranging in size between 5'x5' to 10'x35', as well as 81 uncovered outdoor RV parking spaces 12'X30' in size. 53.8% of indoor space is climate controlled, while the remainder is non-climate controlled. Hours of operation are planned to be Mon-Fri 9am-6pm, Sat-Sun 10am-4pm, with security gate access available for current customers from 6am-9pm 7 days a week.

Because the lot is interior to a larger commercial development and abutted by existing commercial uses on the West, North, and East sides, through conversations with the CNLV planning department we were able to determine that property line setbacks on those sides of 0' are allowable. The Southern setback has been shown on the plans as 30' from any building to the property line as this is the minimum setback for a commercial use abutting a residential use.

The owner is requesting an Extension of Time due to unfavorable economic conditions which have made project financing unfeasible over the last year. The decision was made to temporarily delay permit submissions in 2024 until financing conditions improve. Now that interest rates have begun coming down, ownership is pursuing project financing.

Civil plans and construction documents were completed in August of 2024 and are ready for submission to CNLV. 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

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PACIFIC  
GROUP

PROJECT

ANN ROAD  
SELF-STORAGE

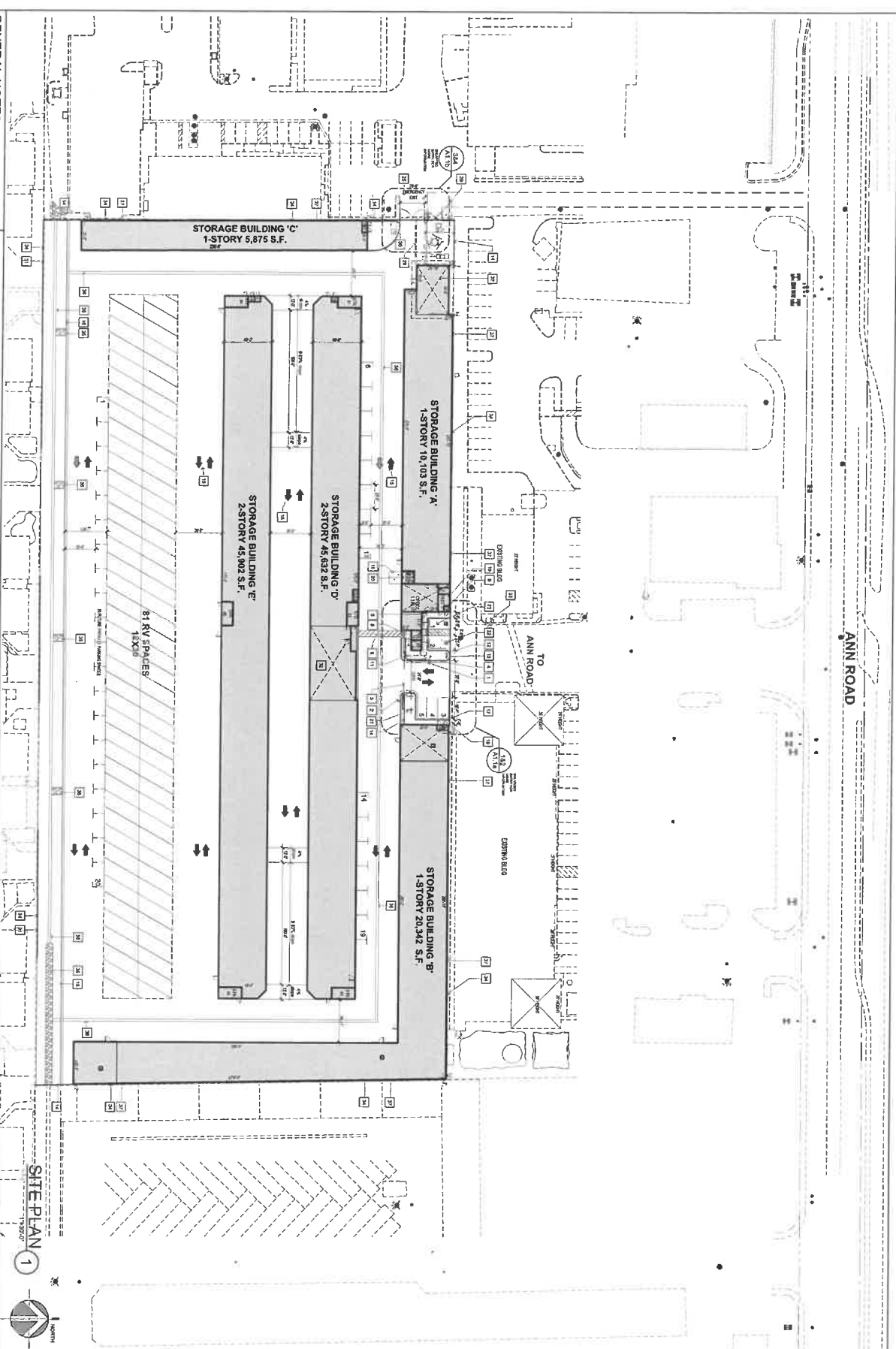
SHEET TITLE

## SITE PLAN

REV.	DATE	COMMENT
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210  
SHEET NUMBER

# A1.0

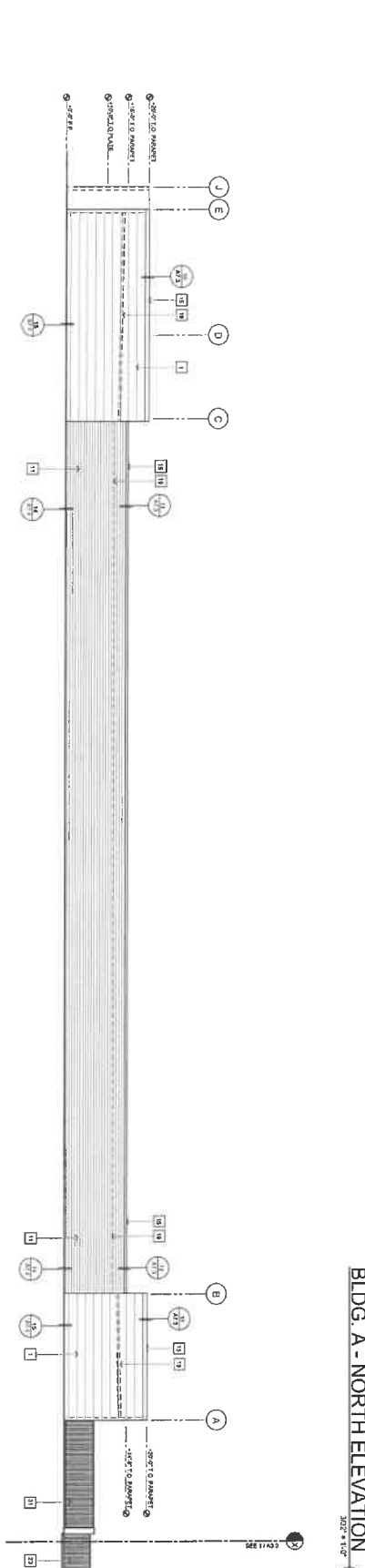
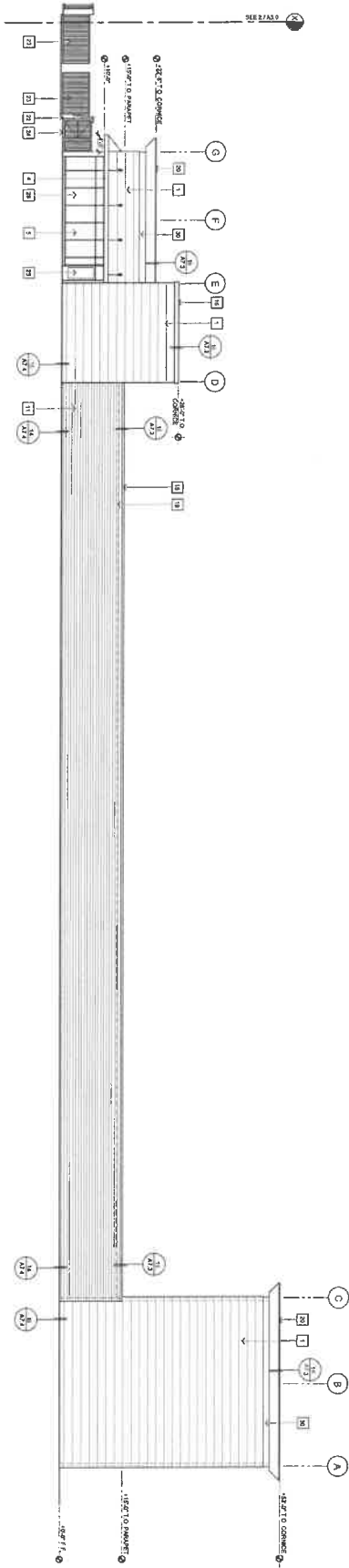


## KEY NOTES

- [illegible]

## STATEMENT OF OPERATION

[illegible]



GENERAL NOTES	
1. CONSULT THE ARCHITECT FOR ALL DETAILS, DIMENSIONS, AND FINISHES.	
2. VERIFY ALL DIMENSIONS AND FINISHES WITH THE ARCHITECT BEFORE CONSTRUCTION.	
3. ALL MATERIALS AND FINISHES SHALL BE APPROVED BY THE ARCHITECT BEFORE INSTALLATION.	
4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.	
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.	
6. ALL MATERIALS AND FINISHES SHALL BE STORED PROPERLY TO PREVENT DAMAGE.	
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.	
8. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.	
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A SAFE WORKING ENVIRONMENT AT ALL TIMES.	
10. ALL MATERIALS AND FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.	
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.	
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS.	
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURETY.	
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LICENSES.	
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REGISTRATIONS.	
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CERTIFICATES.	
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20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS.	

KEY PLAN	
ANN ROAD	
BLDG. A	
BLDG. B	
BLDG. C	
BLDG. D	
BLDG. E	
BLDG. F	
BLDG. G	
BLDG. H	
BLDG. I	
BLDG. J	
BLDG. K	
BLDG. L	
BLDG. M	
BLDG. N	
BLDG. O	
BLDG. P	
BLDG. Q	
BLDG. R	
BLDG. S	
BLDG. T	
BLDG. U	
BLDG. V	
BLDG. W	
BLDG. X	
BLDG. Y	
BLDG. Z	

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CLIENT

PACIFIC  
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6464 SOUTH 3000 EAST  
SUITE 101, PO BOX 520370  
SALT LAKE CITY,  
UT 84121-0370

PROJECT

ANN ROAD  
SELF-STORAGE

4655 ANN ROAD  
NORTH LAS VEGAS, NV

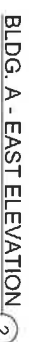
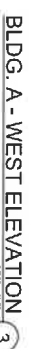
SHEET TITLE

BLDG. A  
ELEVATIONS

REV.	DATE	COMMENT
000000023	1ST SUBMITTAL	
1		
2		
3		

PROJECT MANAGER:	Esoran
PROJECT LEAD:	E. Sam
DATE:	xx/xx/2023
JOB NUMBER:	21-916
FILE NAME:	21916-A300 Elevators
SHEET NUMBER:	

### A3.1



GENERAL NOTES	KEY NOTES	KEY PLAN
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[illegible]

architects, inc.

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Tolobanos (940) 288 9000  
Call Centre, CA. 320/2-1341

Facsimile (949) 388-8290

[illegible]

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100

100

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SUITE 101, PO BOX 520370  
SALT LAKE CITY

UT 84121-0370
PROJECT

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ANN ROAD

## SELF-STORAGE

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4655 ANN ROAD

NORTH LAS VEGAS, NV

SHEET TITLE

BLDG B

ELEVATIONS

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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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REV.	DATE	COMMENT
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PROJECT MANAGER: ESCOM

PROJECT LEAD: E. Sam  
DATE: 10/04/2023

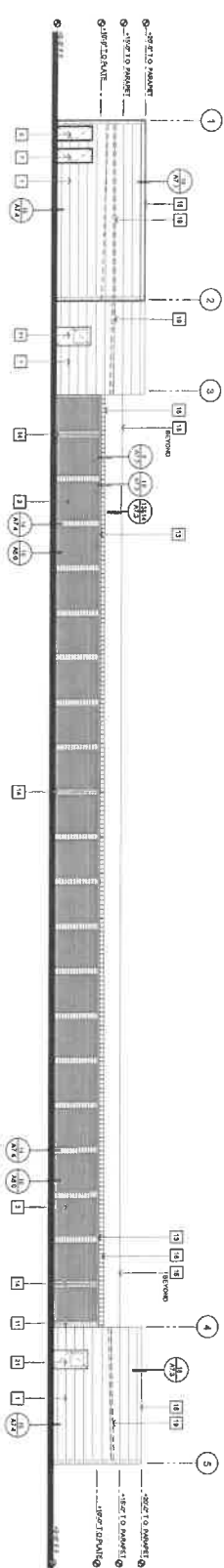
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FILE NAME: 21916-A300 Elevations  
SHEET NUMBER:

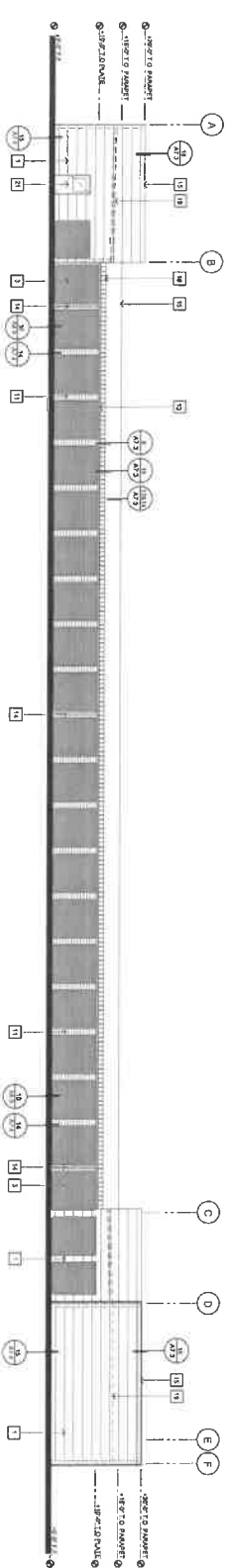
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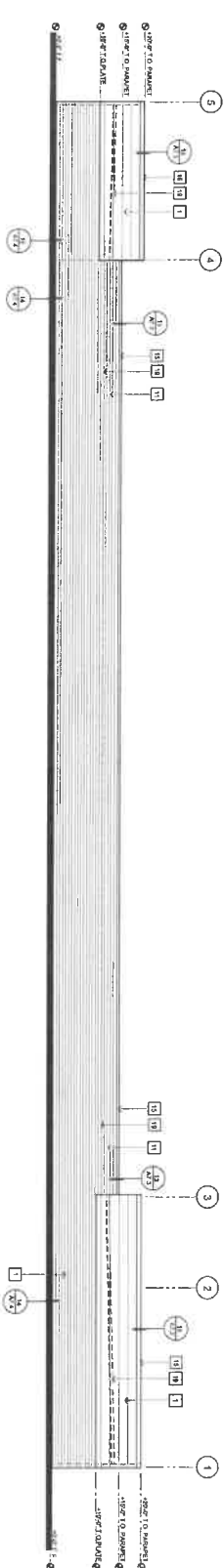
BLDG. B - WEST ELEVATION  
302' = 1'-0" 1



BLDG. B - SOUTH ELEVATION  
3/32" = 1'-0"  
2



BLDG. B - EAST ELEVATION  
3/4" = 1'-0"

[illegible]

**jordan**  
architects, inc.

131 Calle Iglesia, Suite 100  
San Clemente, CA 92672-7541  
Telephone (949) 388-6090  
Facsimile (949) 388-6220

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UT 84121-0370  
PROJECT

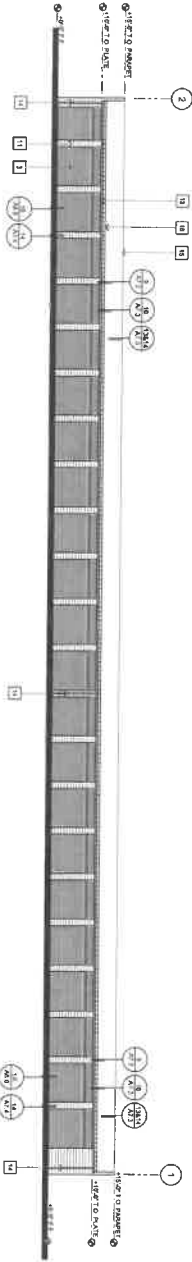
**ANN ROAD  
SELF-STORAGE  
ELEVATIONS**

4855 ANN ROAD  
NORTH LAS VEGAS, NV

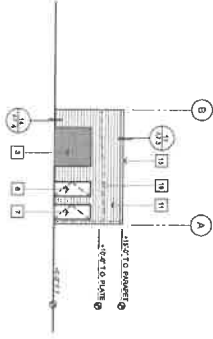
REV	DATE	COMMENT
A	10/20/2023	REVISION 1
A		
A		

PROJECT MANAGER: Ebsen  
PROJECT LEAD: E. Sam  
DATE: 10/20/2023  
JOB NUMBER: 21-916  
FILE NAME: 2161430 Elevations  
SHEET NUMBER

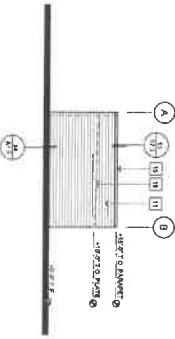
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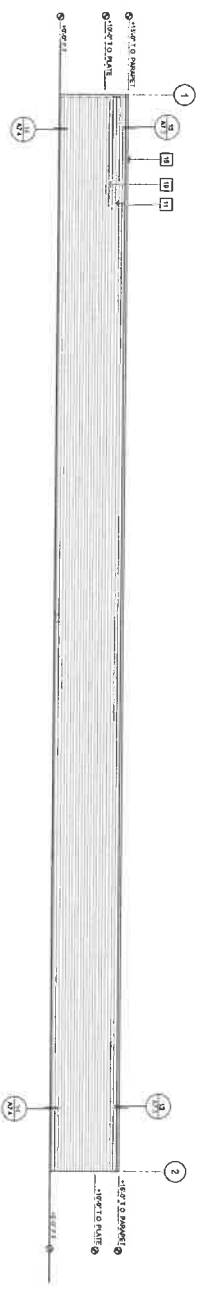
**BLDG. C - EAST ELEVATION**  
3022' x 10'



**BLDG. C - NORTH ELEVATION**  
3022' x 10'



**BLDG. C - SOUTH ELEVATION**  
3022' x 10'



**BLDG. C - WEST ELEVATION**  
3022' x 10'

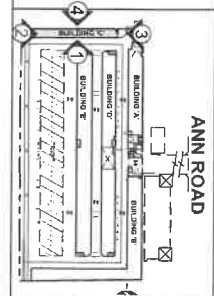
**GENERAL NOTES**

1. CONDITIONS SHOWN ARE BASED ON INFORMATION PROVIDED BY THE CLIENT AND THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.
2. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT AND HAS FOUND IT TO BE REASONABLY ACCURATE. THE ARCHITECT HAS NOT CONDUCTED A DETAILED SURVEY OF THE SITE OR THE BUILDING.
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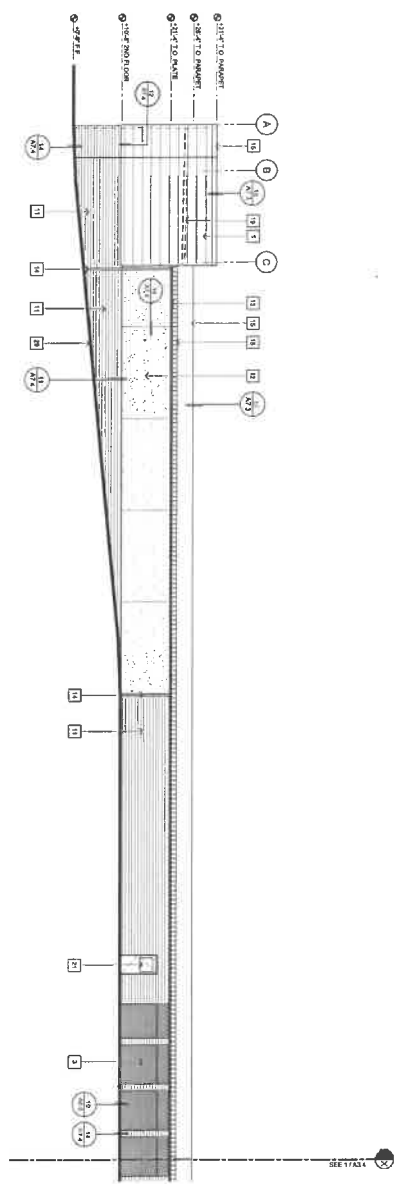
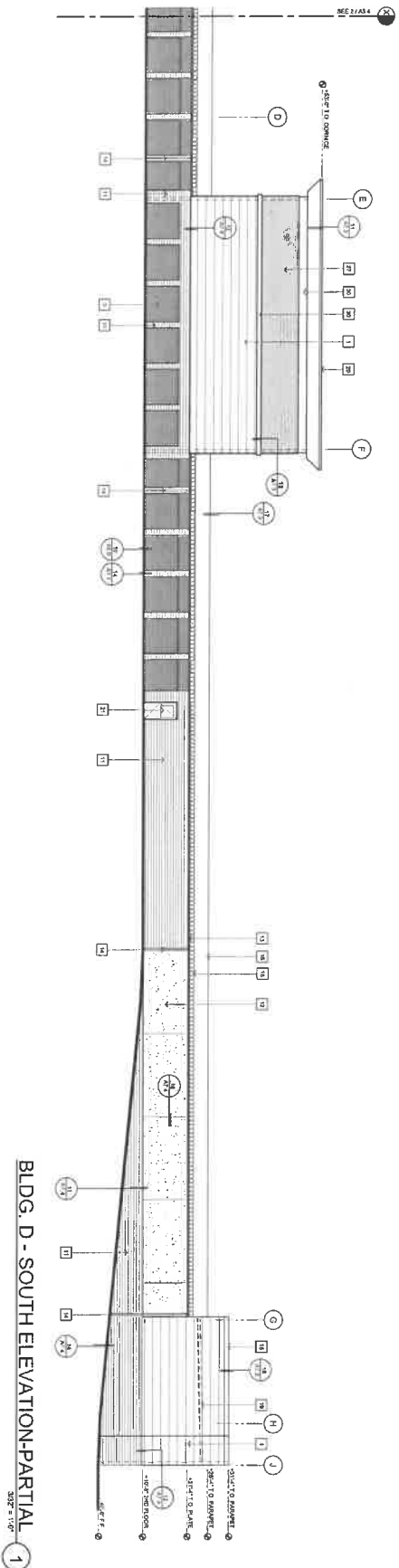
**KEY NOTES**

1. MATERIALS TO BE USED IN CONSTRUCTION SHALL BE AS SHOWN ON THE DRAWINGS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION OF MATERIALS AND THE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION OF THE COLOR OF THE MATERIALS.
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**KEY PLAN**







BLDG. D - SOUTH ELEVATION-PARTIAL 2

[illegible]







131 Calle Iglesia, Suite 100  
San Clemente CA 92572-7541

Telephone (949) 388-8090

but the end result is a happy one for the majority of us. It is not just the "Coca-Cola" department of the world's largest soft drink company that is responsible for the success of the company. It is the entire company that is responsible for the success of the company.

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PACIFIC  
GROUP

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SUITE 101, PO BOX 520370  
SALT LAKE CITY,  
UT 84121-0370

ANN ROAD  
SELF-STORAGE

4655 ANN ROAD  
NORTH LAS VEGAS, NV

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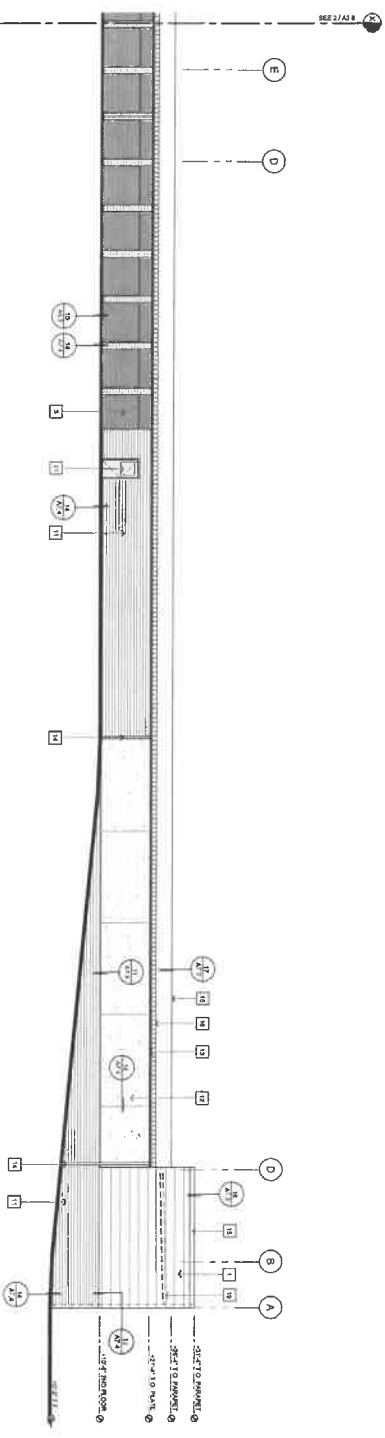
SHEET TITLE

BLDG. E  
ELEVATIONS

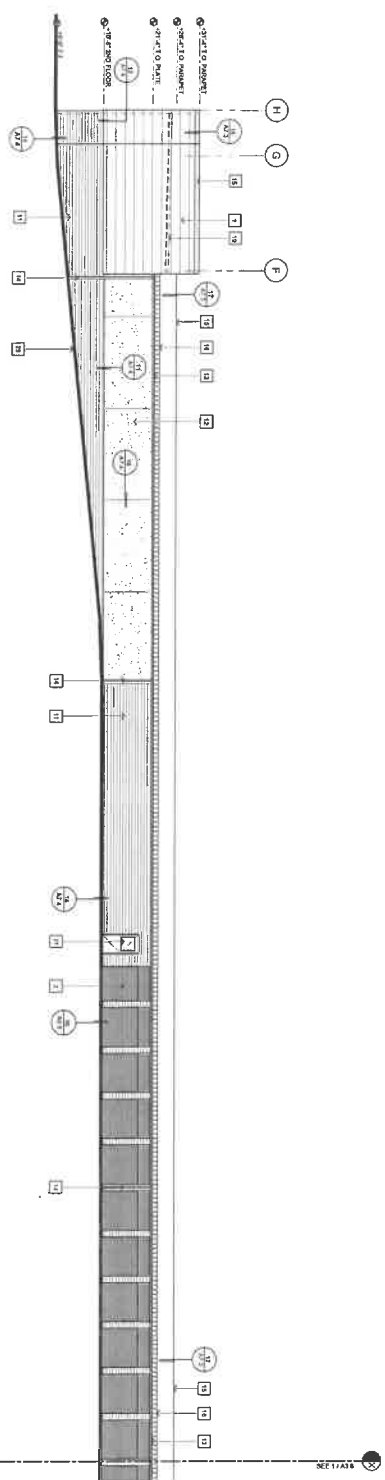
REV.	DATE	COMMENT
00000203	1ST SUBMITTAL	
1		
2		
3		

PROJECT MANAGER:	E. Soren
PROJECT LEAD:	E. Soren
DATE:	xx/xx/2023
JOB NUMBER:	21-916
FILE NAME:	21916-A300 Elevations
SHEET NUMBER:	

### A3.8



BLDG. E - NORTH ELEVATION-PARTIAL



BLDG. E - NORTH ELEVATION-PARTIAL

[illegible]

PREPARED ON JUNE 19, 2024

UNIT SIZE		UNIT AREA		BUILDING A		BUILDING B		BUILDING C		BUILDING D		BUILDING E		BUILDING F		TOTAL	
UNIT SIZE	UNIT AREA	QTY.	AREA	QTY.	AREA	QTY.	AREA	QTY.	AREA	QTY.	AREA	QTY.	AREA	QTY.	AREA	QTY.	AREA
(sq ft)	(sq ft)	(unit)	(sq ft)	(unit)	(sq ft)	(unit)	(sq ft)	(unit)	(sq ft)	(unit)	(sq ft)	(unit)	(sq ft)	(unit)	(sq ft)	(unit)	(sq ft)
5 X 5	25	0	0	2	50	0	0	0	0	3	75	0	0	0	0	1	25
5 X 9	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5 X 10	50	0	0	22	1,100	0	0	0	0	33	1,650	0	0	0	0	88	4,400
5 X 12	60	0	0	0	0	0	0	1	60	0	0	0	0	0	0	0	0
5 X 15	75	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7 X 10	70	0	0	0	0	0	0	1	75	0	0	0	0	0	0	0	0
7 X 10	70	0	0	3	210	0	0	0	0	2	140	0	0	0	0	0	0
9 X 10	90	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10 X 10	100	2	200	22	2,200	0	0	0	0	0	0	0	0	0	0	0	0
10 X 11	110	0	0	0	0	0	0	3	330	0	0	0	0	0	0	0	0
10 X 12	120	0	0	1	120	0	0	0	0	0	0	0	0	0	0	0	0
10 X 14	140	0	0	1	140	0	0	0	0	0	0	0	0	0	0	0	0
10 X 15	150	0	0	2	300	0	0	0	0	6	900	0	0	0	0	3	450
10 X 18	180	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10 X 18.5	185	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10 X 20	200	20	4,000	1	200	24	4,800	0	0	0	0	0	0	44	8,800	1	200
10 X 25	250	0	0	0	0	0	0	0	0	23	5,750	0	0	0	0	0	0
10 X 30	300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10 X 31	310	0	0	0	0	0	0	3	930	0	0	0	0	0	0	0	0
10 X 32	320	0	0	0	0	0	0	5	1,600	0	0	0	0	0	0	0	0
10 X 34	350	0	0	0	0	0	0	6	1,980	0	0	0	0	0	0	0	0
10 X 34	340	0	0	0	0	0	0	5	1,700	0	0	0	0	0	0	0	0
10 X 35	350	0	0	0	0	0	0	2	700	0	0	0	0	0	0	0	0
TOTAL		22	4,200	54	4,320	45	11,710	83	6,355	24	5,825	0	0	48	9,540	120	9,245
PERCENTAGE (%)		2%	4%	6%	4%	5%	11%	9%	6%	2%	6%	0%	0%	5%	9%	12%	9%
NON CLIMATE CONTROL (RETAIL UNITS)																	
CLIMATE CONTROL UNITS																	
TOTAL																	
TOTAL GROSS STORAGE AREA =																	
TOTAL RENTABLE =																	
UNIT AVERAGE (in ft/sq ft) =																	
TOTAL GROSS STORAGE AREA =																	
TOTAL RENTABLE =																	
UNIT AVERAGE (in ft/sq ft) =																	





# 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 MAP REDUCED FROM TEXT ORIGINAL.

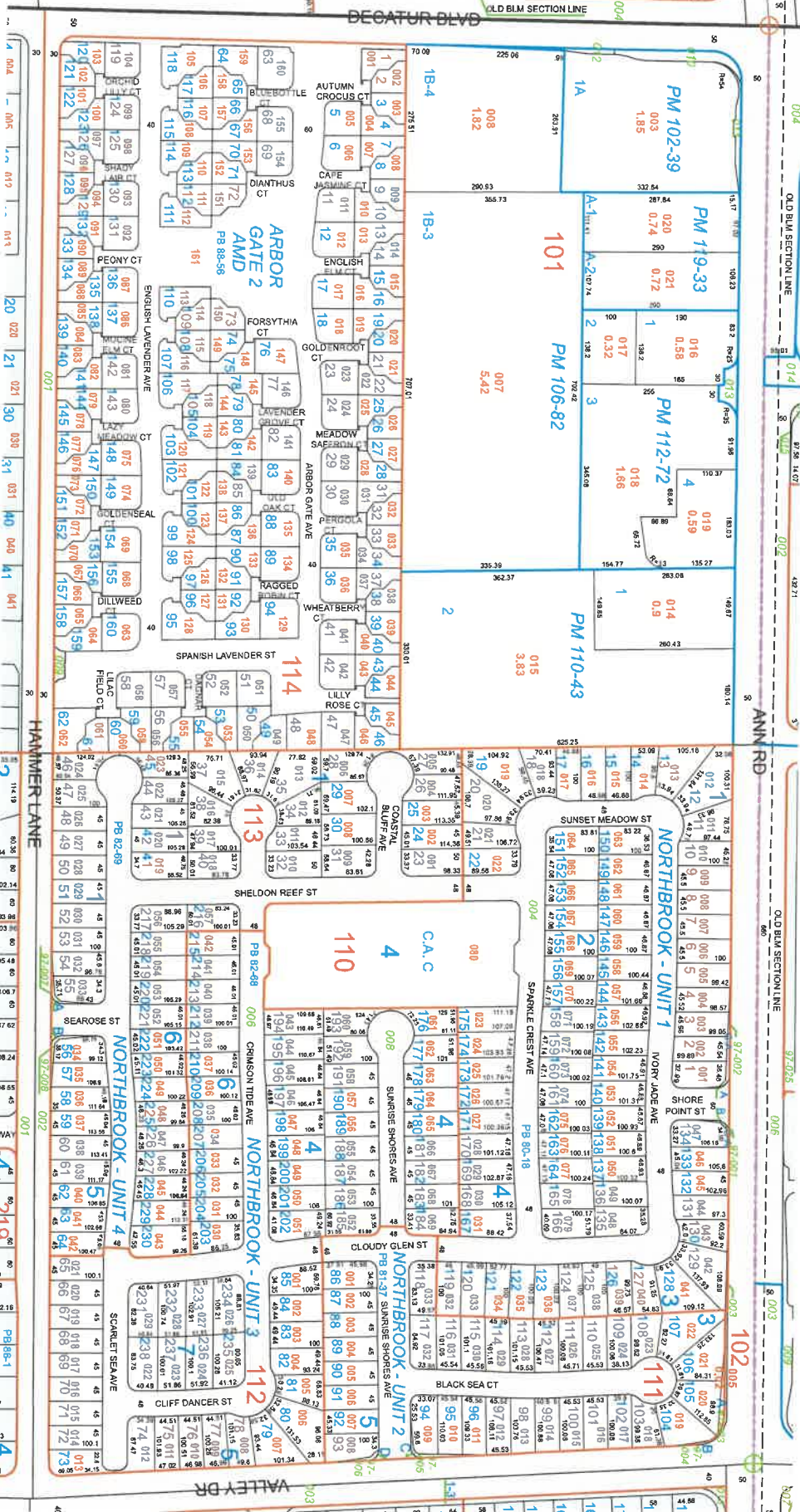
## MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PAID BOUNDARY
- ROAD EASEMENT
- WATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PLAT 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 SUBSEQUENCE NUMBER  
PB 24-46 PLAT RECORDING NUMBER  
5 BLOCK NUMBER  
5 LOT NUMBER  
GLS GOV. LOT NUMBER

BOOK	119S R61E
SEC.	31
MAP	N 2 NW 4
124-31-1	

Scale: 1" = 200'	Rev: 10/2/2013
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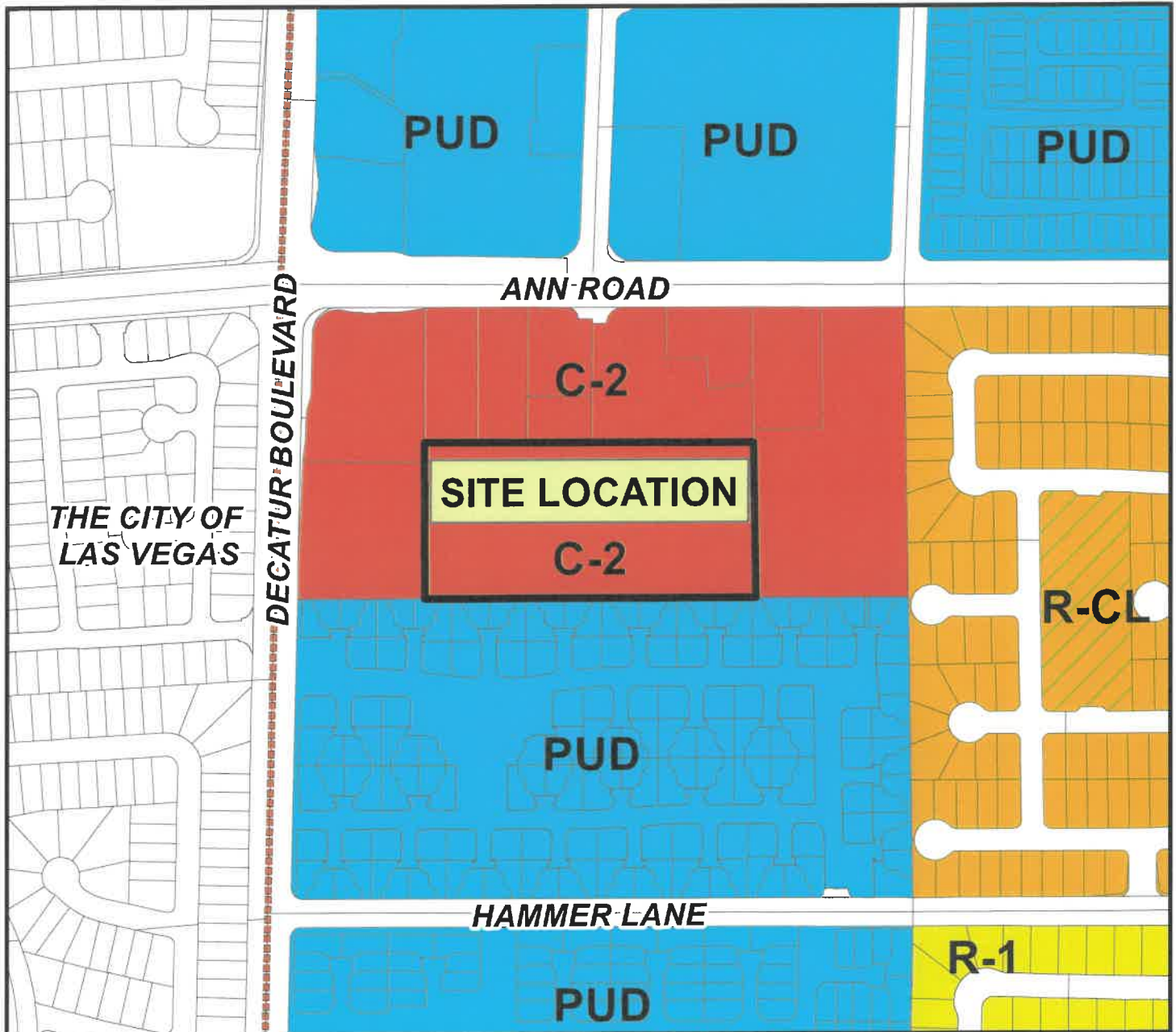






# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



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

