

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Brian Saylor, Planner, Land Development & Community Services Dept.
From: Jimmy Love, Major Projects Coordinator, Department of Public Works
Subject: SUP-59-2023 **Mini-Storage @ Centennial And Simmons**
Date: November 16, 2023

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. Access to the existing AT&T cell tower on APN 124-29-513-009 shall be maintained and unimpeded.
5. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

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>.

Jimmy Love, Major Projects Coordinator
Department of Public Works



November 06, 2023

Land Development and Community Service Department
2250 Las Vegas Blvd., North
North Las Vegas, NV 89030

RE: Letter of Intent - Mini Storage - Centennial & Simmons

On behalf of our client, we respectfully request Planning Commission approval of a special use permit to allow a mini warehousing establishment generally located at southeast corner of Centennial Parkway and Simmons Street. (APN 124-29-513-008). Unfortunately, the previously approved SUP-15-2021 for the same use has expired which is why our client is re-applying. There is no difference between the approved SUP-15-2021 with the accepted changes from Aug 05, 2021 and our application (SUP-59-2023).

Our client proposes to develop 724 units of mini-storage and 56 RV/boat parking stalls. The proposed mini-warehousing establishment is located on a 3.44 acre infill site in the center of an existing commercial center. The existing center was constructed between 2005 and 2007. This remnant parcel, located in the middle of the commercial center, has remained undeveloped for more than 16 years. The current uses in the commercial center include in-line retail, a day care establishment, deferred deposit loan establishment and an auto service establishment.

The mini warehousing establishment consists of the following:

- Building A is a three-story building with a total area of 114,342 SF. This building has a height of 39-feet and contains 724 mini storage units.
- Building B is a single-story building with a total area of 6,452 SF. This building has a height of 20-feet and contains 8 RV/Boat storage units.
- Building C is a single-story building with a total area of 4,984 SF. This building has a height of 20-feet and contains 7 RV/Boat storage units.
- Covered stalls to house 41 RV/Boat spaces.

The design intent, color scheme, and finishes are to harmoniously blend with the existing commercial center.

Parking is calculated for mini warehousing as one (1) space for every fifty (50) units plus five (5) customer spaces and two (2) spaces for the on-site manager. Per the proposed 737 units, a total of twenty-two (22) parking spaces are required. The proposed site plan provides a total of twenty-six (26) parking spaces. All parking can be easily accessed by customers and employees via walkways located at the building entrances. As

shown on the site plan, all parking is to be illuminated by new 20-foot-tall shielded down-light posts to eliminate any light pollution outside of the site, and comply with City of North Las Vegas regulations.

Adequate landscape is being provided in the form of buffers, foundation, terminal islands, and fingers at parking stalls. All plants being used are low maintenance, low water, and native to Southern Nevada, complying with the regional SNRPC plant list.

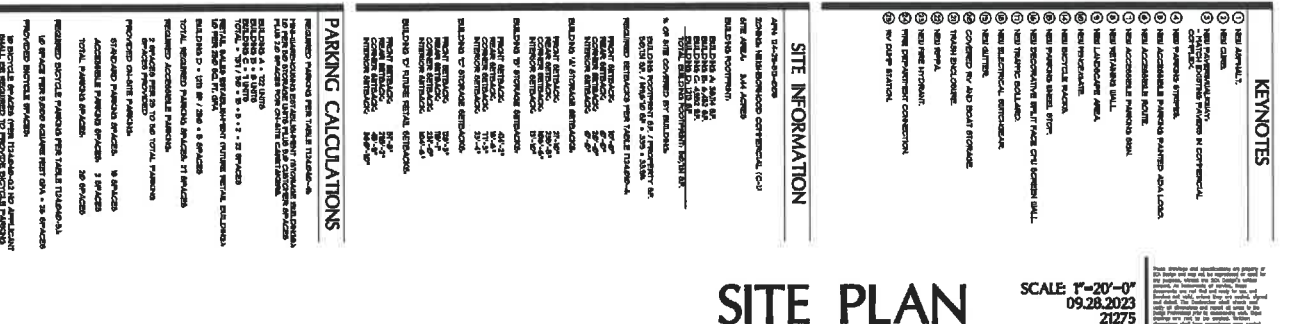
Proposed trash enclosures are located adjacent to the proposed buildings they will serve. These trash enclosures are 6-foot-high split face CMU walls to match existing trash enclosures within the existing commercial complex. A solid cover over the trash enclosures will also be provided which consists of tube steel beams and columns with corrugated metal sheets to complement the building's design. Landscaping will be provided adjacent to the enclosure for screening purposes, although still illuminated to keep it safe for employees and away from vandalism.

We feel that the proposed use is consistent with the zoning designation and Comprehensive Master Plan. The proposed use should be compatible with the adjacent uses within the commercial center and nearby residential areas. With these items in mind, we respectfully ask for your approval recommendation for this project.

Thank you,

Sergio A. Comparán
SCA Design

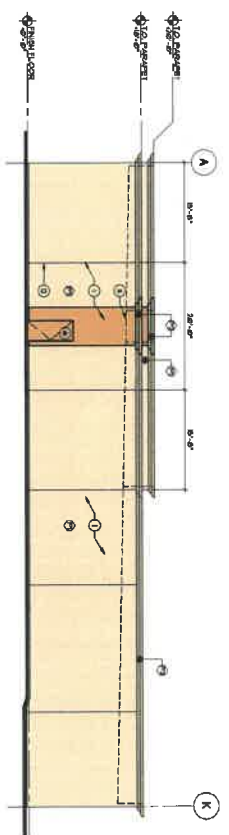
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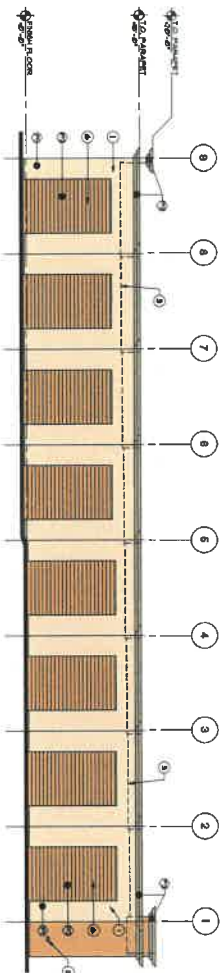
MINI STORAGE

APN: 124-29-513-008



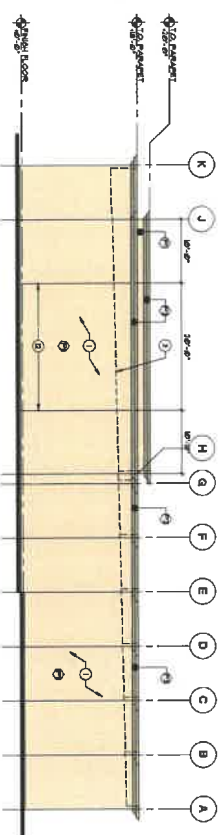
BUILDING 'B'
NORTH ELEVATION

SCALE: 1/8"=1'-0" 1



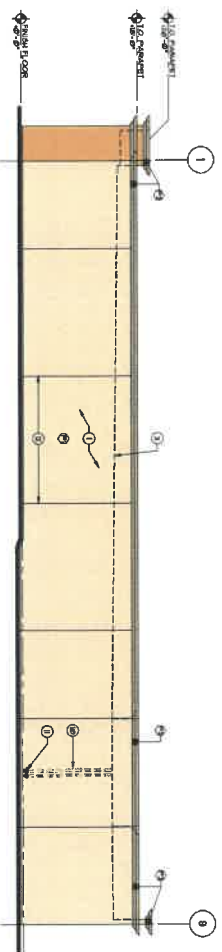
BUILDING 'B'
EAST ELEVATION

SCALE: 1/8"=1'-0" 2



BUILDING 'B'
SOUTH ELEVATION

SCALE: 1/8"=1'-0" 3



BUILDING 'B'
WEST ELEVATION

SCALE: 1/8"=1'-0" 4

KEYNOTES

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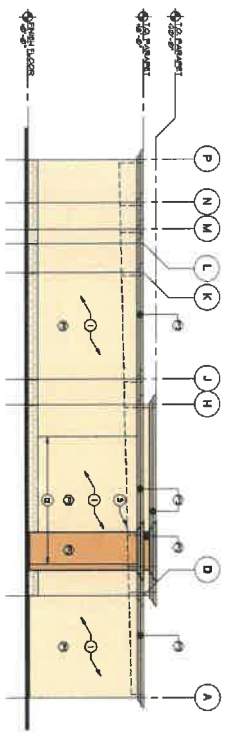
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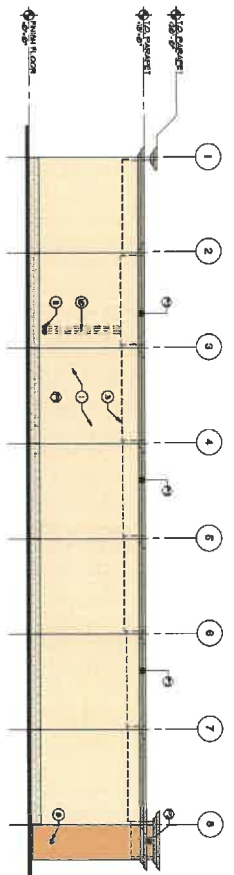
COLORED ELEVATIONS

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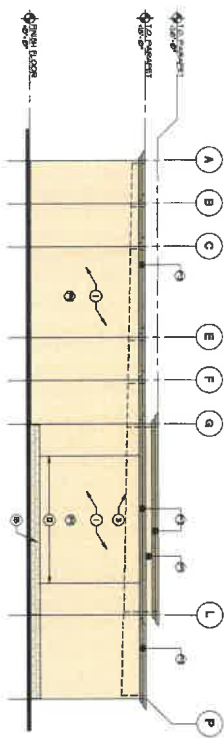
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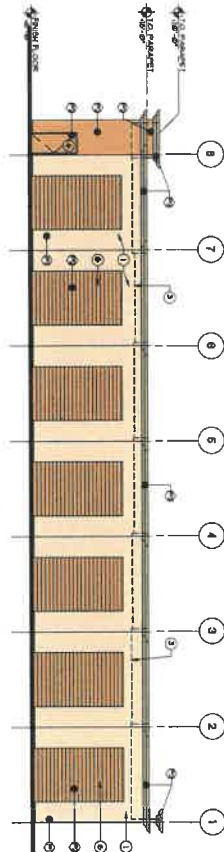
BUILDING 'C'
NORTH ELEVATION



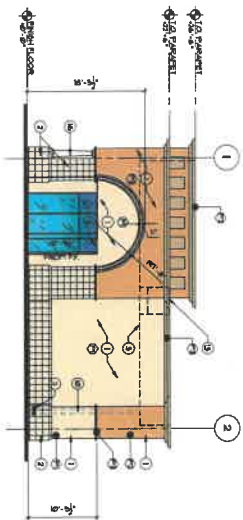
BUILDING 'C'
EAST ELEVATION



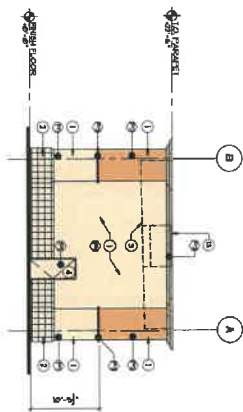
**BUILDING 'C'
SOUTH ELEVATION**



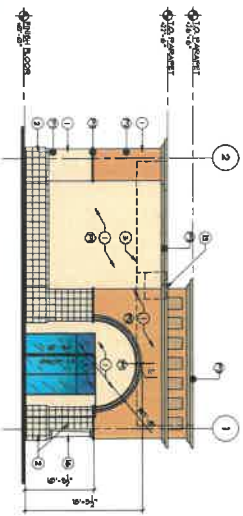
BUILDING 'C'
WEST ELEVATION



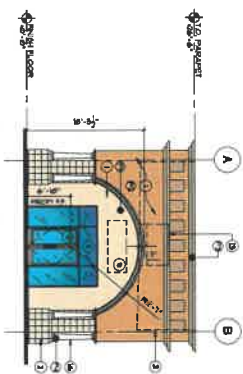
**BUILDING 'D'
WEST ELEVATION**



**BUILDING 'D'
SOUTH ELEVATION**



**BUILDING 'D'
EAST ELEVATION**



BUILDING 'D'
NORTH ELEVATION

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KEYNOTES

COLOR LEGEND

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| 1. 2-VINYL-4-ETHYLBENZENE | Light yellow | Light orange | Light brown | Light grey |
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| 3. 2-VINYL-4-ETHYLBENZENE | Light yellow | Light orange | Light brown | Light grey |
| 4. 2-VINYL-4-METHYLBENZENE | Light yellow | Light orange | Light brown | Light grey |

CLARK BRONZE ALUMINUM STOREFRONT
WITH CLEAR GLASS

COLORED ELEVATIONS

SCALE: 1/8"=1'-0"
09.28.2023
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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 information.
USE THIS SCALE (FEET) WHEN MAP IS REDUCED FROM 11X17 ORIGINAL.

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PAVED BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 001 PARCEL NUMBER
- 100 ACREAGE
- 202 PARCEL SUBSEQUENCE NUMBER
- PB 24-43 PLAY RECORDING NUMBER
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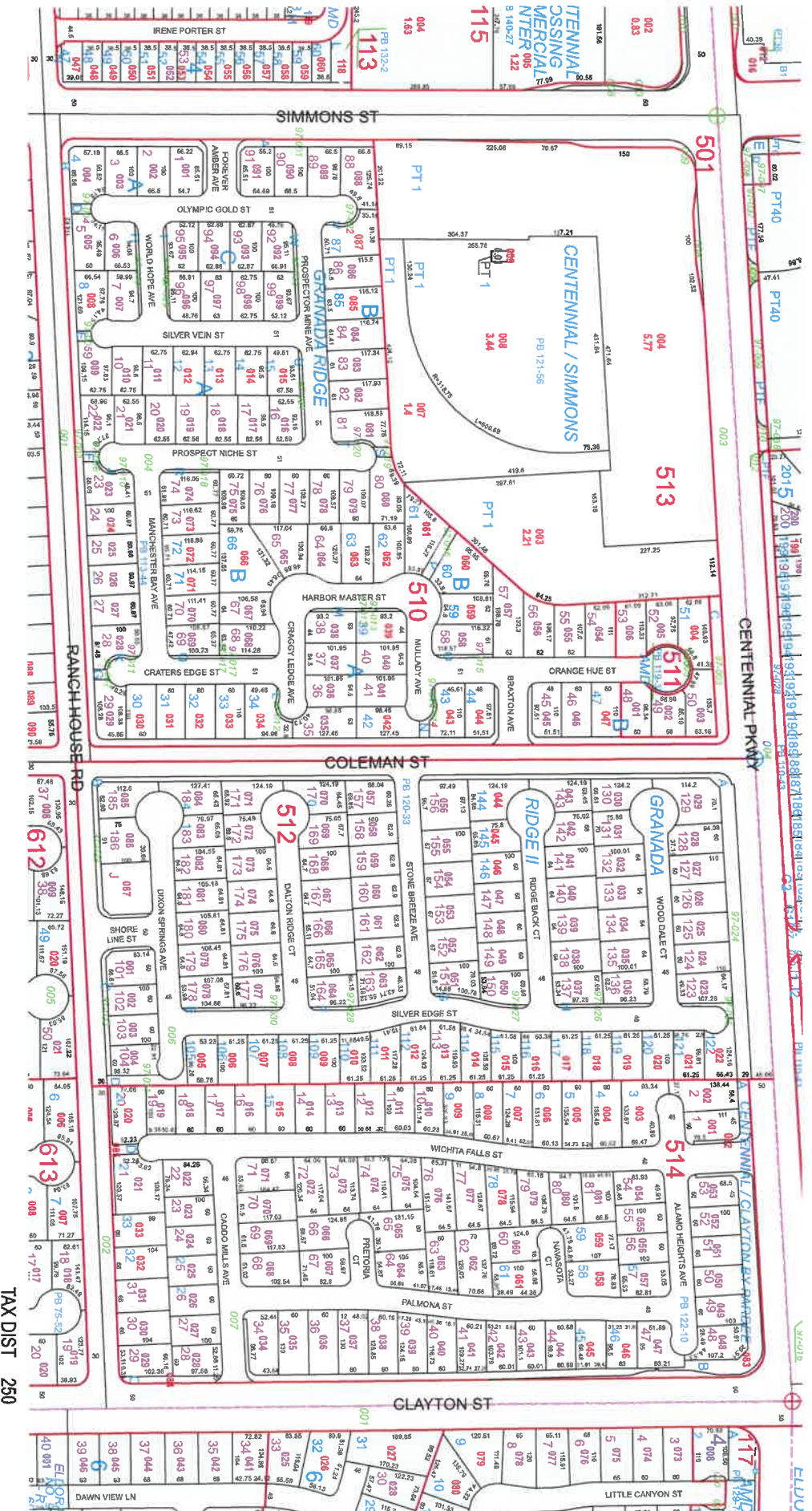
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Scale: 1" = 200'

Rev: 1/8/2019

CLARK COUNTY NEVADA

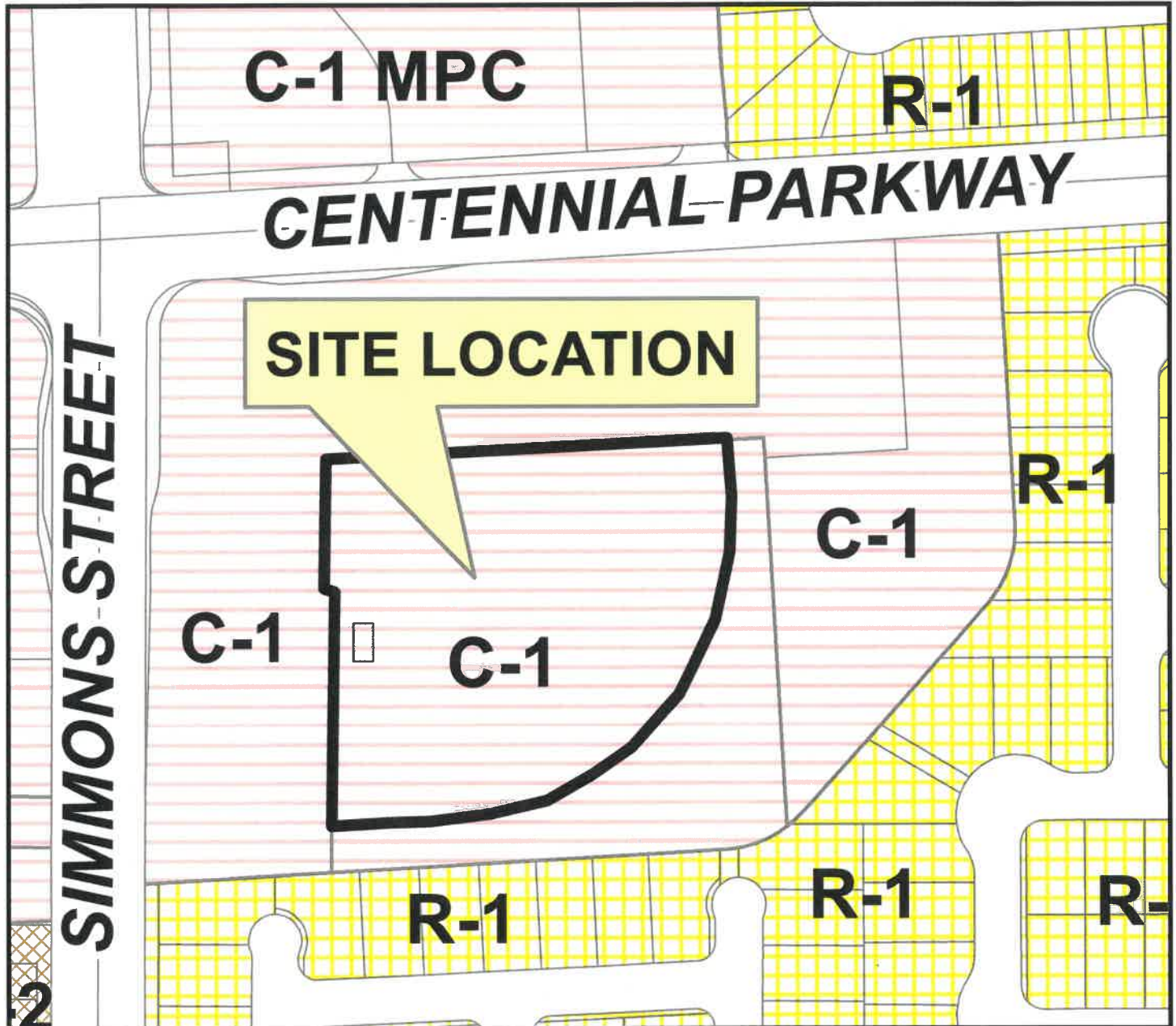


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Farus Farmanli
Application Type: Special Use Permit
Request: To Allow a Mini-Warehousing Establishment
Project Info: Generally the Southeast Corner of Centennial
Parkway and Simmons Street
Case Number: SUP-59-2023

11/07/2023

