

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Duane McNelly, Principal Planner, Land Development & Community Services
From: Jimmy Love, Major Projects Coordinator, Department of Public Works
Subject: SUP-36-2023 **Mini Storage**
Date: June 13, 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. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040. Conformance may require modifications to the site.
4. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1 and 225.
5. The property owner is required to grant a roadway easement for commercial driveways.
6. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
7. 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.
8. 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

CITY OF NORTH LAS VEGAS PLANNING COMMISSION AND CITY COUNCIL RECOMMENDATIONS / COMMENTS

FROM: CLARK COUNTY DEPARTMENT OF AVIATION

APPLICATION: SUP-000036-2023

PROJECT: MINI STORAGE

LOCATION: 139-19-510-002

**MEETING DATE: JULY 12, 2023, PLANNING COMMISSION, AUGUST 2,
2023, CITY COUNCIL**

COMMENTS:

Federal Aviation Regulations (14 CFR, Part 77) and North Las Vegas Code (Section 17.16.050.K) requires that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway or for any structure greater than 200 feet in height. Such notification allows the FAA to determine what impact, if any, the proposed development will have upon aircraft operations, and allow the FAA to determine whether the development should be obstruction marked or lighted.

The proposed development would exceed the 100:1 notification requirement or is greater than 200 feet in height.

The property lies within the AE-70 (70-75 DNL) and the AE-65 (65-70 DNL) noise contours for the North Las Vegas Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Airport to meet future air traffic demand.

- **Applicant is required to file FAA form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA.**
- Applicant is advised that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments. Applicant is advised that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA.
- No structure greater than 35' in height shall be permitted to be erected or altered that would constitute a hazard to air navigation, or would result in an increase to minimum

flight altitudes during any phase of flight, or would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.

- Due to close proximity to the VGT airport runways and runway protection zone (RPZ), applicant must submit a plan to the Clark County Department of Aviation (DOA) to ensure that there is not an increase to minimum flight altitudes during any phase of flight (17.16.050.K). Before building permits can be issued, applicant must receive written approval of said plan from the DOA Airspace Manager, which may include its own conditions for approval.
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998, and funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

LEXA D. GREEN
lgreen@kcnvlaw.com
D: 702.792.7000

May 30, 2023

VIA ONLINE SUBMITTAL

COMPREHENSIVE PLANNING DEPARTMENT
2250 Las Vegas Blvd. North
North Las Vegas, Nevada 89106

Re: *Justification Letter – GK Development, Inc.*
Special Use Permit
APN: 139-19-510-002

To Whom It May Concern:

This firm represents GK Development, Inc. (the “Applicant”) in the above referenced matter. This application is a request for a special use permit to allow for a mini-warehousing establishment on property located on 2.43 acres, within the Walmart Shopping Center parking lot, east of North Rancho Drive and south of West Carey Avenue (the “Site”). The Site is more particularly described as Assessor’s Parcel Number 139-19-510-002. The Site is zoned General Commercial (C-2) and master planned Community Commercial.

The Site is an “L” shaped vacant and undeveloped parcel that makes for an ideal infill piece of property for a mini-warehousing establishment. The Site is located in the northeast corner of the existing Walmart parking lot, making for the perfect location for the proposed project. The mini-warehousing establishment use is compatible with that of the existing commercial shopping center, and will not significantly impact current traffic patterns.

On the Site, the Applicant is proposing a 3-building mini-warehousing establishment, consisting of 808 storage units, providing a total of 81,173 square-feet of storage space. The proposed project will provide 19 different unit sizes. The Applicant is proposing 22 parking stalls where 22 are required per code. The site plan depicts two points of ingress and egress to the Site, both of which can be accessed through the existing Walmart parking lot. The proposed landscaping is code compliant, with the existing landscaping along West Carey Avenue to remain.

Building A, located along the northern portion of the Site, will be three stories, with a maximum height of 41 feet, and will consist of 768 units. Building B, centrally located on the Site, will be a single story building, with a maximum height of 12 feet, and will contain 24 units. Building C, located in the southeast corner of the Site, will be a single story building, with a maximum height of 15 feet, and will contain 16 units. The exterior of the buildings will consist

KAEMPFER

CROWELL

of painted stucco, painted metal awning, colored coiling doors, and CMU block to match the exterior of the Walmart.

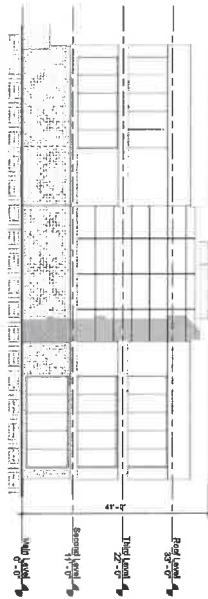
Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

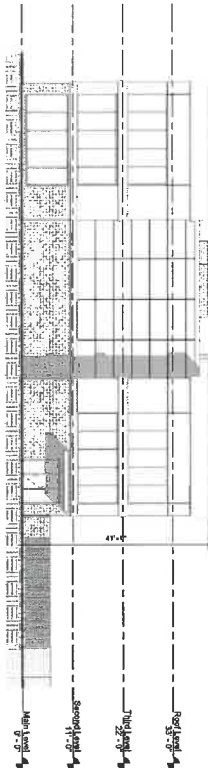
KAEMPFER CROWELL



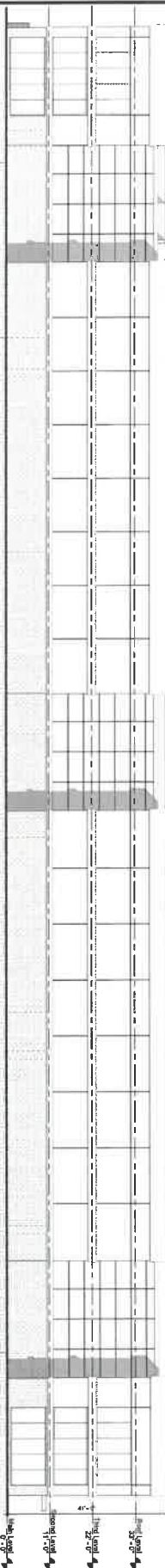
Lexa D. Green



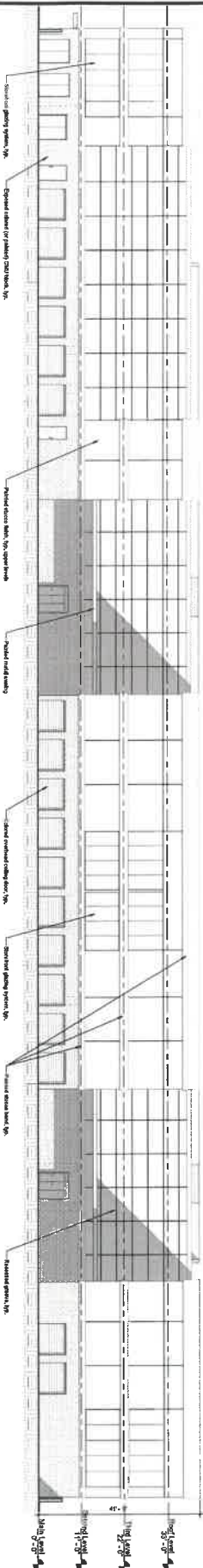
East Elevation
302' - 1'-0"



4 West Elevation



2 North Elevation
20' x 10'



1 South Elevation
30' x 1'-0"

TYPICAL COLOR PALETTE AND SELECTIONS - MATCHING THE EXISTING WALDMART CENTER

[illegible]**CONTRACTOR**

CONTRACTOR

THESE PLANS WERE PREPARED AND SUBMITTED BY THE CONTRACTOR AS AN
AUTHORIZED REPRESENTATIVE.

DATE: 10/11/05

CONTRACTOR'S SIGNATURE: [Signature]

DATE: 10/11/05

CONTRACTOR'S SIGNATURE: [Signature]

BRESLIN

DESIGN AND CONSTRUCTION
LICENSED CIVIL ENGINEER

www.breslinbuilders.com

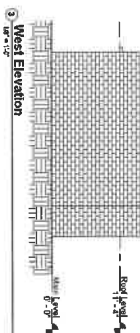
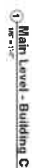
**Station Plaza
Self Storage**
W. Carey Rd.
North Las Vegas, NV 89032
APN: 139-19-510-002

Sheet Title:

**Elevation
Building**

A201

Sheet No:



**BRESLIN
BUILDERS**

RESIDENTIAL GENERAL CONTRACTOR
4710 WEST POFF ROAD, SUITE 140
LAS VEGAS, NEVADA 89115
(702) 719-5877

DESIGN AND CONSTRUCTION
LEADS DIRECTLY TO CLIENTS' COMPANIES

Date: 5-26-93
Printed No.: 69234
Drawn By: TMM
Checked By: TMM

[illegible]

REVISIONS	
DATE	REVISION

CONTRACTOR

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

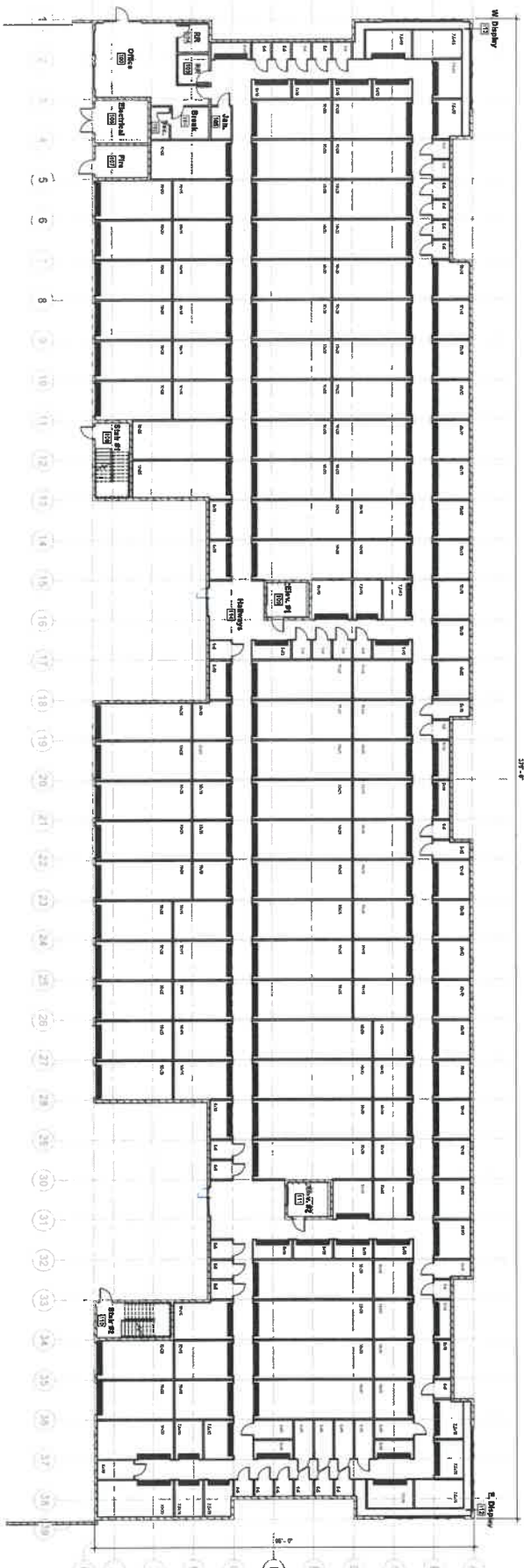
DATE: 5/15/23
 Project No.:
 Drawn By: TMM
 Title: STAION PLAZA

BRBLIN BUILDERS

BRBLIN BUILDERS
 4719 W. 12th Street, Suite 100
 North Las Vegas, NV 89032
 (702) 794-9777
 www.brblinbuilders.com

Station Plaza Self Storage

W. Cheryl Rd.
 North Las Vegas, NV 89032
 APN: 155-15-410-002

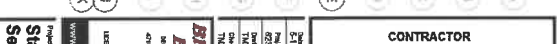


1 Main Level Floor Plan - Building A
227-12

Unit Mix - Main Level		Unit Mix - Second Level		Unit Mix - Third Level	
Unit Type	Count	Unit Type	Count	Unit Type	Count
101	1	201	1	301	1
102	1	202	1	302	1
103	1	203	1	303	1
104	1	204	1	304	1
105	1	205	1	305	1
106	1	206	1	306	1
107	1	207	1	307	1
108	1	208	1	308	1
109	1	209	1	309	1
110	1	210	1	310	1
111	1	211	1	311	1
112	1	212	1	312	1
113	1	213	1	313	1
114	1	214	1	314	1
115	1	215	1	315	1
116	1	216	1	316	1
117	1	217	1	317	1
118	1	218	1	318	1
119	1	219	1	319	1
120	1	220	1	320	1
121	1	221	1	321	1
122	1	222	1	322	1
123	1	223	1	323	1
124	1	224	1	324	1
125	1	225	1	325	1
126	1	226	1	326	1
127	1	227	1	327	1
128	1	228	1	328	1
129	1	229	1	329	1
130	1	230	1	330	1
131	1	231	1	331	1
132	1	232	1	332	1
133	1	233	1	333	1
134	1	234	1	334	1
135	1	235	1	335	1
136	1	236	1	336	1
137	1	237	1	337	1
138	1	238	1	338	1
139	1	239	1	339	1
140	1	240	1	340	1
141	1	241	1	341	1
142	1	242	1	342	1
143	1	243	1	343	1
144	1	244	1	344	1
145	1	245	1	345	1
146	1	246	1	346	1
147	1	247	1	347	1
148	1	248	1	348	1
149	1	249	1	349	1
150	1	250	1	350	1
151	1	251	1	351	1
152	1	252	1	352	1
153	1	253	1	353	1
154	1	254	1	354	1
155	1	255	1	355	1
156	1	256	1	356	1
157	1	257	1	357	1
158	1	258	1	358	1
159	1	259	1	359	1
160	1	260	1	360	1
161	1	261	1	361	1
162	1	262	1	362	1
163	1	263	1	363	1
164	1	264	1	364	1
165	1	265	1	365	1
166	1	266	1	366	1
167	1	267	1	367	1
168	1	268	1	368	1
169	1	269	1	369	1
170	1	270	1	370	1
171	1	271	1	371	1
172	1	272	1	372	1
173	1	273	1	373	1
174	1	274	1	374	1
175	1	275	1	375	1
176	1	276	1	376	1
177	1	277	1	377	1
178	1	278	1	378	1
179	1	279	1	379	1
180	1	280	1	380	1
181	1	281	1	381	1
182	1	282	1	382	1
183	1	283	1	383	1
184	1	284	1	384	1
185	1	285	1	385	1
186	1	286	1	386	1
187	1	287	1	387	1
188	1	288	1	388	1
189	1	289	1	389	1
190	1	290	1	390	1
191	1	291	1	391	1
192	1	292	1	392	1
193	1	293	1	393	1
194	1	294	1	394	1
195	1	295	1	395	1
196	1	296	1	396	1
197	1	297	1	397	1
198	1	298	1	398	1
199	1	299	1	399	1
200	1	300	1	400	1

1

1



NOT PREPARED AND SUBMITTED BY THE COUNCIL

10

100

100

100

100

100

100


100

100

11

REVISIONS	
NO.	DESCRIPTION

CONTRACTOR



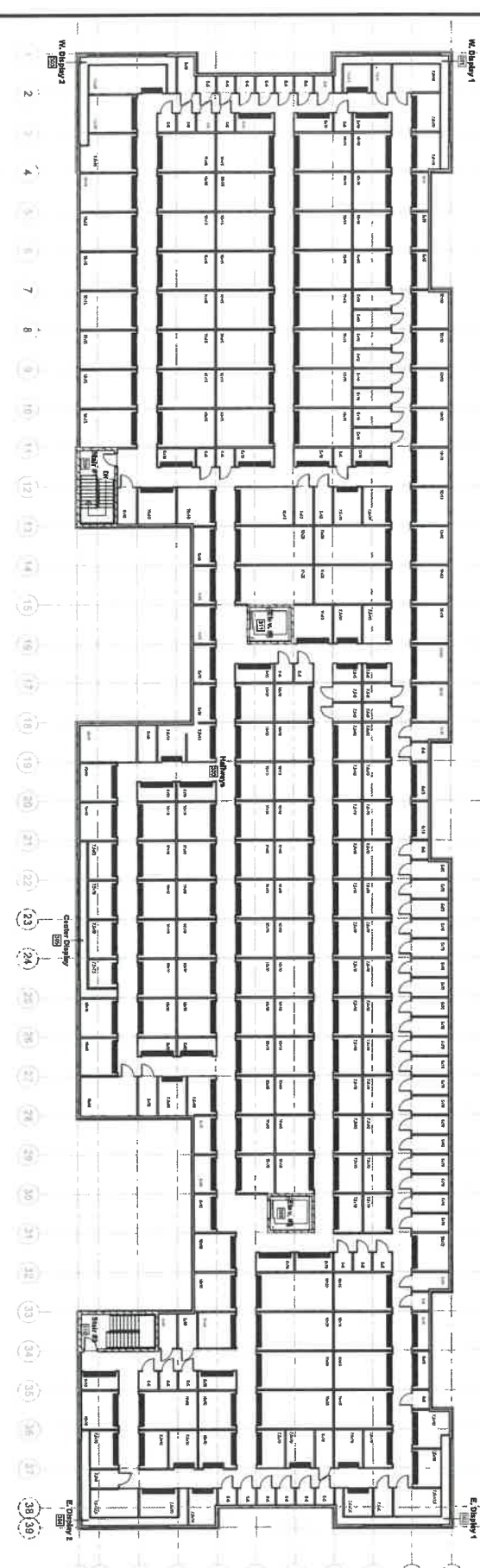
Contractor Name

BRESLIN BUILDERS

GENERAL BUILDING CONTRACTORS
4750 WEST 10TH AVENUE, SUITE 100
DENVER, CO 80202
(720) 738-8877
www.breslinbuilders.com

Project: Station Plaza Self Storage
W. Cary Rd.
North Las Vegas, NV 89022
APN: 129-15-04-02

Sheet Title: Third Level Floor Plan Building A103



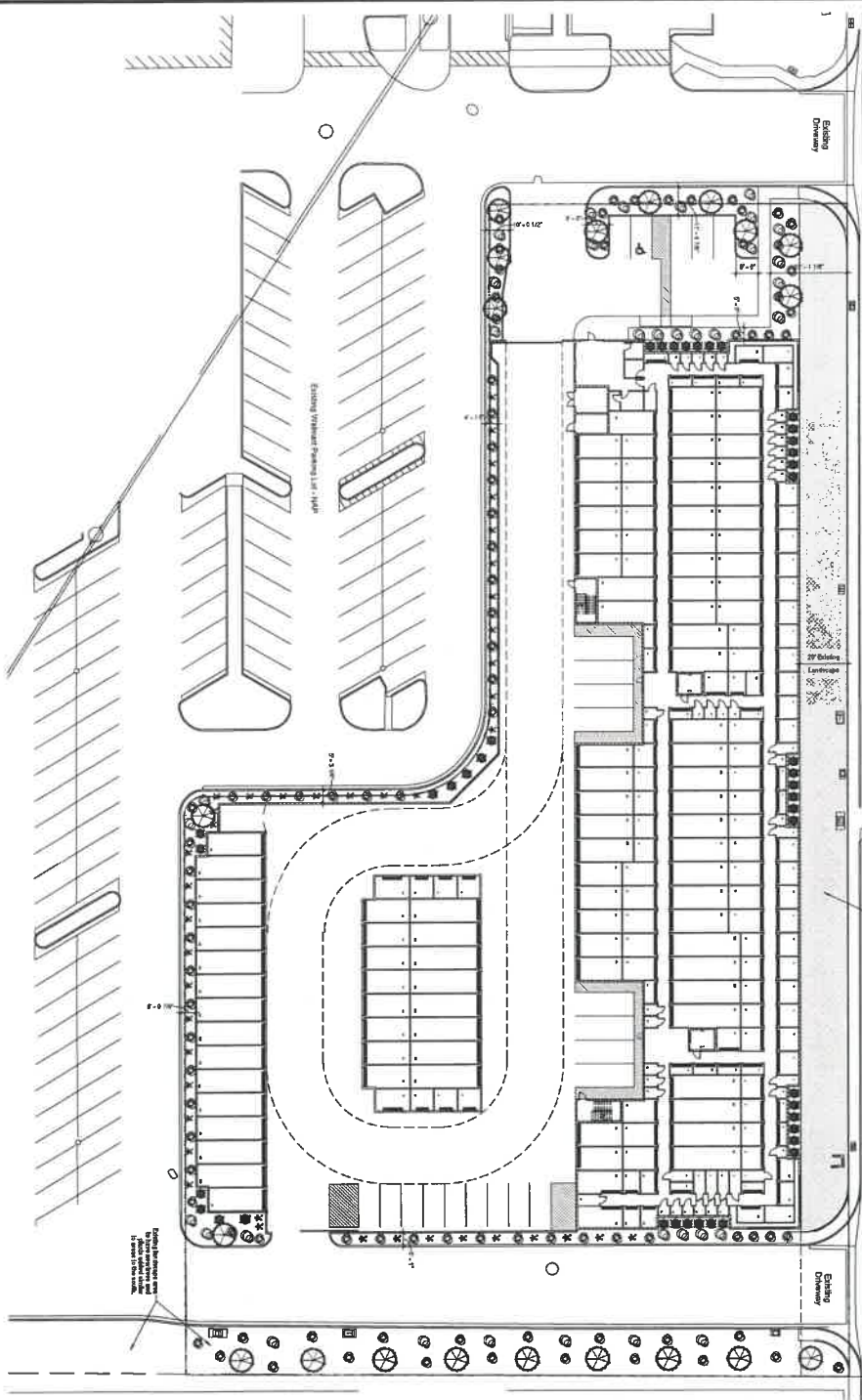
Third Level Floor Plan - Building A

Unit Mix - Main Level		Unit Mix - Second Level		Unit Mix - Third Level	
Unit Type	Count	Unit Type	Count	Unit Type	Count
100	1	100	1	100	1
101	1	101	1	101	1
102	1	102	1	102	1
103	1	103	1	103	1
104	1	104	1	104	1
105	1	105	1	105	1
106	1	106	1	106	1
107	1	107	1	107	1
108	1	108	1	108	1
109	1	109	1	109	1
110	1	110	1	110	1
111	1	111	1	111	1
112	1	112	1	112	1
113	1	113	1	113	1
114	1	114	1	114	1
115	1	115	1	115	1
116	1	116	1	116	1
117	1	117	1	117	1
118	1	118	1	118	1
119	1	119	1	119	1
120	1	120	1	120	1
121	1	121	1	121	1
122	1	122	1	122	1
123	1	123	1	123	1
124	1	124	1	124	1
125	1	125	1	125	1
126	1	126	1	126	1
127	1	127	1	127	1
128	1	128	1	128	1
129	1	129	1	129	1
130	1	130	1	130	1
131	1	131	1	131	1
132	1	132	1	132	1
133	1	133	1	133	1
134	1	134	1	134	1
135	1	135	1	135	1
136	1	136	1	136	1
137	1	137	1	137	1
138	1	138	1	138	1
139	1	139	1	139	1
140	1	140	1	140	1
141	1	141	1	141	1
142	1	142	1	142	1
143	1	143	1	143	1
144	1	144	1	144	1
145	1	145	1	145	1
146	1	146	1	146	1
147	1	147	1	147	1
148	1	148	1	148	1
149	1	149	1	149	1
150	1	150	1	150	1
151	1	151	1	151	1
152	1	152	1	152	1
153	1	153	1	153	1
154	1	154	1	154	1
155	1	155	1	155	1
156	1	156	1	156	1
157	1	157	1	157	1
158	1	158	1	158	1
159	1	159	1	159	1
160	1	160	1	160	1
161	1	161	1	161	1
162	1	162	1	162	1
163	1	163	1	163	1
164	1	164	1	164	1
165	1	165	1	165	1
166	1	166	1	166	1
167	1	167	1	167	1
168	1	168	1	168	1
169	1	169	1	169	1
170	1	170	1	170	1
171	1	171	1	171	1
172	1	172	1	172	1
173	1	173	1	173	1
174	1	174	1	174	1
175	1	175	1	175	1
176	1	176	1	176	1
177	1	177	1	177	1
178	1	178	1	178	1
179	1	179	1	179	1
180	1	180	1	180	1
181	1	181	1	181	1
182	1	182	1	182	1
183	1	183	1	183	1
184	1	184	1	184	1
185	1	185	1	185	1
186	1	186	1	186	1
187	1	187	1	187	1
188	1	188	1	188	1
189	1	189	1	189	1
190	1	190	1	190	1
191	1	191	1	191	1
192	1	192	1	192	1
193	1	193	1	193	1
194	1	194	1	194	1
195	1	195	1	195	1
196	1	196	1	196	1
197	1	197	1	197	1
198	1	198	1	198	1
199	1	199	1	199	1
200	1	200	1	200	1

Building A Square Footage	
Unit Type	Square Footage
100	1,000
101	1,000
102	1,000
103	1,000
104	1,000
105	1,000
106	1,000
107	1,000
108	1,000
109	1,000
110	1,000
111	1,000
112	1,000
113	1,000
114	1,000
115	1,000
116	1,000
117	1,000
118	1,000
119	1,000
120	1,000
121	1,000
122	1,000
123	1,000
124	1,000
125	1,000
126	1,000
127	1,000
128	1,000
129	1,000
130	1,000
131	1,000
132	1,000
133	1,000
134	1,000
135	1,000
136	1,000
137	1,000
138	1,000
139	1,000
140	1,000
141	1,000
142	1,000
143	1,000
144	1,000
145	1,000
146	1,000
147	1,000
148	1,000
149	1,000
150	1,000
151	1,000
152	1,000
153	1,000
154	1,000
155	1,000
156	1,000
157	1,000
158	1,000
159	1,000
160	1,000
161	1,000
162	1,000
163	1,000
164	1,000
165	1,000
166	1,000
167	1,000
168	1,000
169	1,000
170	1,000
171	1,000
172	1,000
173	1,000
174	1,000
175	1,000
176	1,000
177	1,000
178	1,000
179	1,000
180	1,000
181	1,000
182	1,000
183	1,000
184	1,000
185	1,000
186	1,000
187	1,000
188	1,000
189	1,000
190	1,000
191	1,000
192	1,000
193	1,000
194	1,000
195	1,000
196	1,000
197	1,000
198	1,000
199	1,000
200	1,000

NonStorage Unit Areas	
Unit Type	Square Footage
100	1,000
101	1,000
102	1,000
103	1,000
104	1,000
105	1,000
106	1,000
107	1,000
108	1,000
109	1,000
110	1,000
111	1,000
112	1,000
113	1,000
114	1,000
115	1,000
116	1,000
117	1,000
118	1,000
119	1,000
120	1,000
121	1,000
122	1,000
123	1,000
124	1,000
125	1,000
126	1,000
127	1,000
128	1,000
129	1,000
130	1,000
131	1,000
132	1,000
133	1,000
134	1,000
135	1,000
136	1,000
137	1,000
138	1,000
139	1,000
140	1,000
141	1,000
142	1,000
143	1,000
144	1,000
145	1,000
146	1,000
147	1,000
148	1,000
149	1,000
150	1,000
151	1,000
152	1,000
153	1,000
154	1,000
155	1,000
156	1,000
157	1,000
158	1,000
159	1,000
160	1,000
161	1,000
162	1,000
163	1,000
164	1,000
165	1,000
166	1,000
167	1,000
168	1,000
169	1,000
170	1,000
171	1,000
172	1,000
173	1,000
174	1,000
175	1,000
176	1,000
177	1,000
178	1,000
179	1,000
180	1,000
181	1,000
182	1,000
183	1,000
184	1,000
185	1,000
186	1,000
187	1,000
188	1,000
189	1,000
190	1,000
191	1,000
192	1,000
193	1,000
194	1,000
195	1,000
196	1,000
197	1,000
198	1,000
199	1,000
200	1,000

West Carey Avenue



① Landscape Plan



Existing Street Landscape Along Carey Ave. For Reference

LANDSCAPE LEGEND:

	Street Tree	Aspen 30' x 30' x 16'
	Dwarf Tree	5' x 5' x 5'
	Large Tree	10' x 10' x 10'
	Trailing Vine Tree	5' x 5' x 5'
	Shrub	5' x 5' x 5'
	Groundcover	5' x 5' x 5'

LANDSCAPE NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALL PLANT MATERIAL, PER THE PLAN, TO THE SITE, AND SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL PLANT MATERIAL DURING CONSTRUCTION.
2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL PLANT MATERIAL DURING CONSTRUCTION.
3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL PLANT MATERIAL DURING CONSTRUCTION.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL PLANT MATERIAL DURING CONSTRUCTION.
5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL PLANT MATERIAL DURING CONSTRUCTION.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL PLANT MATERIAL DURING CONSTRUCTION.
7. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL PLANT MATERIAL DURING CONSTRUCTION.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL PLANT MATERIAL DURING CONSTRUCTION.
9. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL PLANT MATERIAL DURING CONSTRUCTION.
10. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL PLANT MATERIAL DURING CONSTRUCTION.
11. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL PLANT MATERIAL DURING CONSTRUCTION.
12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL PLANT MATERIAL DURING CONSTRUCTION.
13. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL PLANT MATERIAL DURING CONSTRUCTION.
14. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL PLANT MATERIAL DURING CONSTRUCTION.

CONTRACTOR

CONTRACTOR SIGNATURE: _____
 DATE: _____
 PROJECT: _____
 DRAWING NO: _____
 TITLE: _____

BRUBIN BUTLER

BRUBIN BUTLER
 4110 WEST 10TH AVE, SUITE 100
 DENVER, CO 80202
 (720) 720-2077
 WWW.BRUBINBUTLER.COM

Station Plaza Self Storage

Project:
 W. Carey Rd.
 North Las Vegas, NV 89032
 APR 15, 2024

Sheet Title: Landscape Plan

Mayor
Michael L. Montandon

Council Members
William E. Robinson
Stephanie S. Smith
Shari Buck
Robert L. Eliason



City Manager
Gregory E. Rose

Your Community of Choice
Department of Planning and Zoning
2240 Civic Center Drive • North Las Vegas, Nevada 89030
Telephone: (702) 633-1537 • Fax: (702) 642-1511 • TDD: (800) 326-6868
www.cityofnorthlasvegas.com

June 22, 2006

Marney Frye
c/o Boice Raidl Rhea Architects
6700 Antioch Plaza, Suite 300
Merriam, KS 66204

RE: USP-09-06 (Wal-Mart Station Plaza)

To whom it may concern:

The above referenced Uniform Sign Plan was submitted to the Planning and Zoning Department for review. Your application has been approved by the Planning and Zoning Department subject to the following conditions:

1. The approval is limited to two (2) Free Standing Pylon signs as shown on the submitted site plan and labeled as Sign Type "A", one (1) secondary pylon sign labeled as Sign Type "C", and five (5) monument signs labeled as Sign Type "B".
2. The Pylon Signs Type "A" are limited to a maximum height of 45 feet and a maximum width of 18'-0" as shown on the submitted documents. The secondary Pylon Sign Type "C" is limited to a maximum height of 25 feet and a maximum width of 15'-0" as shown on the submitted documents. The Monument Signs Type "B" are limited to a maximum height of 8 feet and a maximum width of 9'-0", which would be a modification to the submitted documents.
3. All signs must be a minimum 150 feet from all other freestanding signs within the shopping center, and/or off-site signs.
4. Sign Type "A" (Directory Signs) shall have a minimum setback of (15) feet from the front property line. Such signs shall be erected within landscaped areas only.
5. Sign Type "C" (25 foot pylon sign) shall have a minimum setback of ten (10) feet from the front property line.

6. Sign Type "B" (8 foot monument signs) shall have a minimum setback of two (2) feet (providing that such sign is located outside of any sight visibility zone).

Please note that this letter represents approval of the sign plan only and all signs must be submitted for approval through the building permit process for construction.

Also, please be advised that all wall signs must match, in color and style, the signs submitted with this application. In no case shall total wall signage for any business exceed 15% of the total area of any building elevation, wall or facade.

If you should have any questions or I can be of any further assistance, please do not hesitate to contact me at (702) 633-1872.

Sincerely,

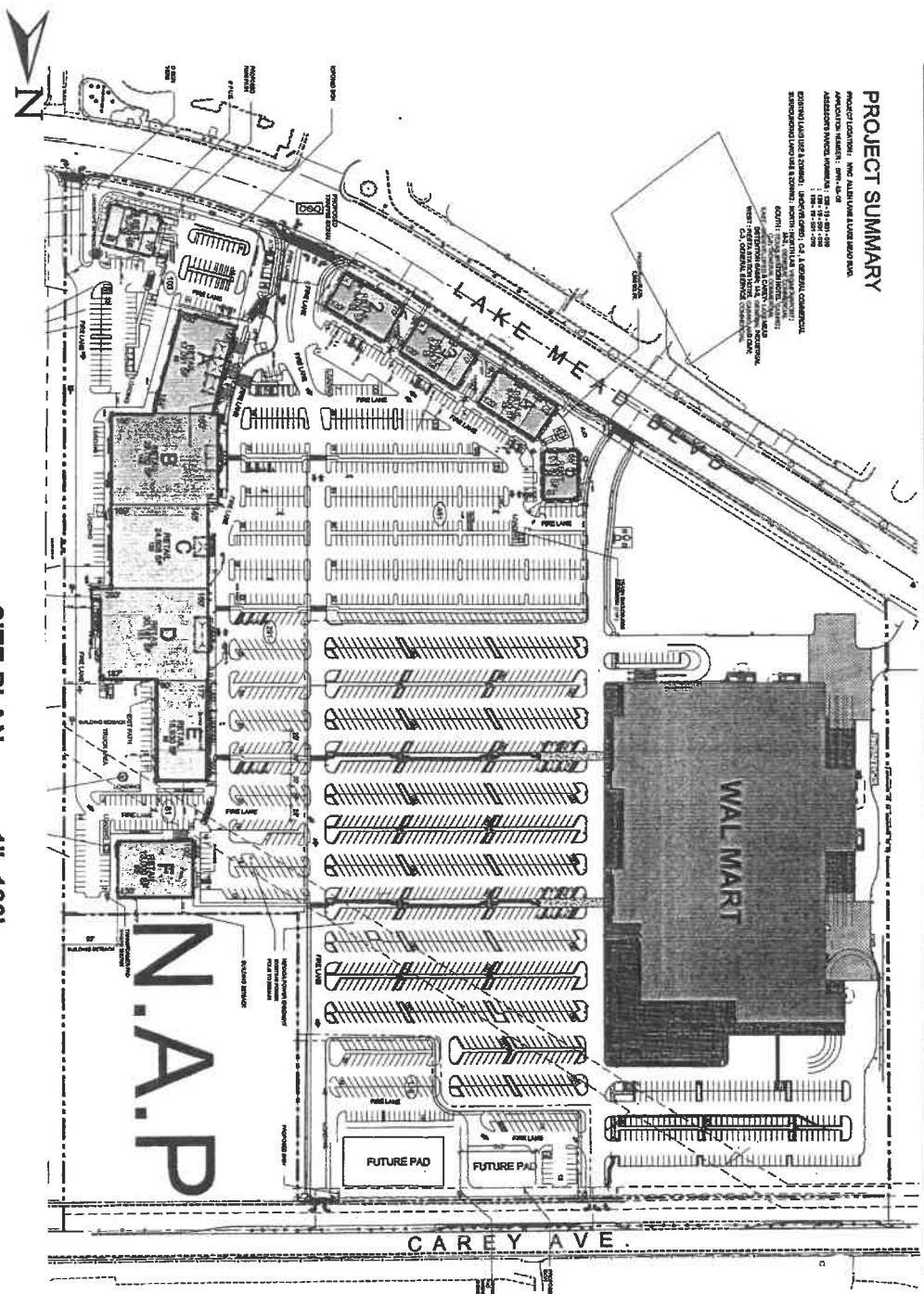
A handwritten signature in dark ink, appearing to read 'Bob Hoyes', with a long, sweeping horizontal line extending to the right.

Bob Hoyes, Planner
Department of Planning and Zoning

PROJECT SUMMARY

PROJECT LOCATION: 3025 S. FOUNTAIN AVENUE, LAS VEGAS, NV
 APPLICANT: VISION SIGN, INC.
 ASSOCIATE ARCHITECT: VISION SIGN, INC.
 GENERAL CONTRACTOR: VISION SIGN, INC.
 ENGINEER: VISION SIGN, INC.
 LANDSCAPE ARCHITECT: VISION SIGN, INC.
 CIVIL ENGINEER: VISION SIGN, INC.
 ELECTRICAL ENGINEER: VISION SIGN, INC.
 MECHANICAL ENGINEER: VISION SIGN, INC.
 PLUMBING ENGINEER: VISION SIGN, INC.
 FIRE ENGINEER: VISION SIGN, INC.
 TRAFFIC ENGINEER: VISION SIGN, INC.
 ENVIRONMENTAL ENGINEER: VISION SIGN, INC.
 HISTORIC PRESERVATION: VISION SIGN, INC.
 ARCHITECTURAL RENDERING: VISION SIGN, INC.
 3D RENDERING: VISION SIGN, INC.
 VIDEO: VISION SIGN, INC.
 WEBSITE: VISION SIGN, INC.
 SOCIAL MEDIA: VISION SIGN, INC.
 PUBLIC RELATIONS: VISION SIGN, INC.
 COMMUNITY OUTREACH: VISION SIGN, INC.
 C.O. CONSULTING ENGINEERS

BLDG LETTERS



STATION PLAZA

Lake Mead & Rancho Las Vegas, NV

SITE PLAN 1"=180'



DESIGN STATION 218820E
VISION SIGN
 3025 S. FOUNTAIN AVE. LAS VEGAS, NEVADA 89103
 (702) 895-7474



139-19-5

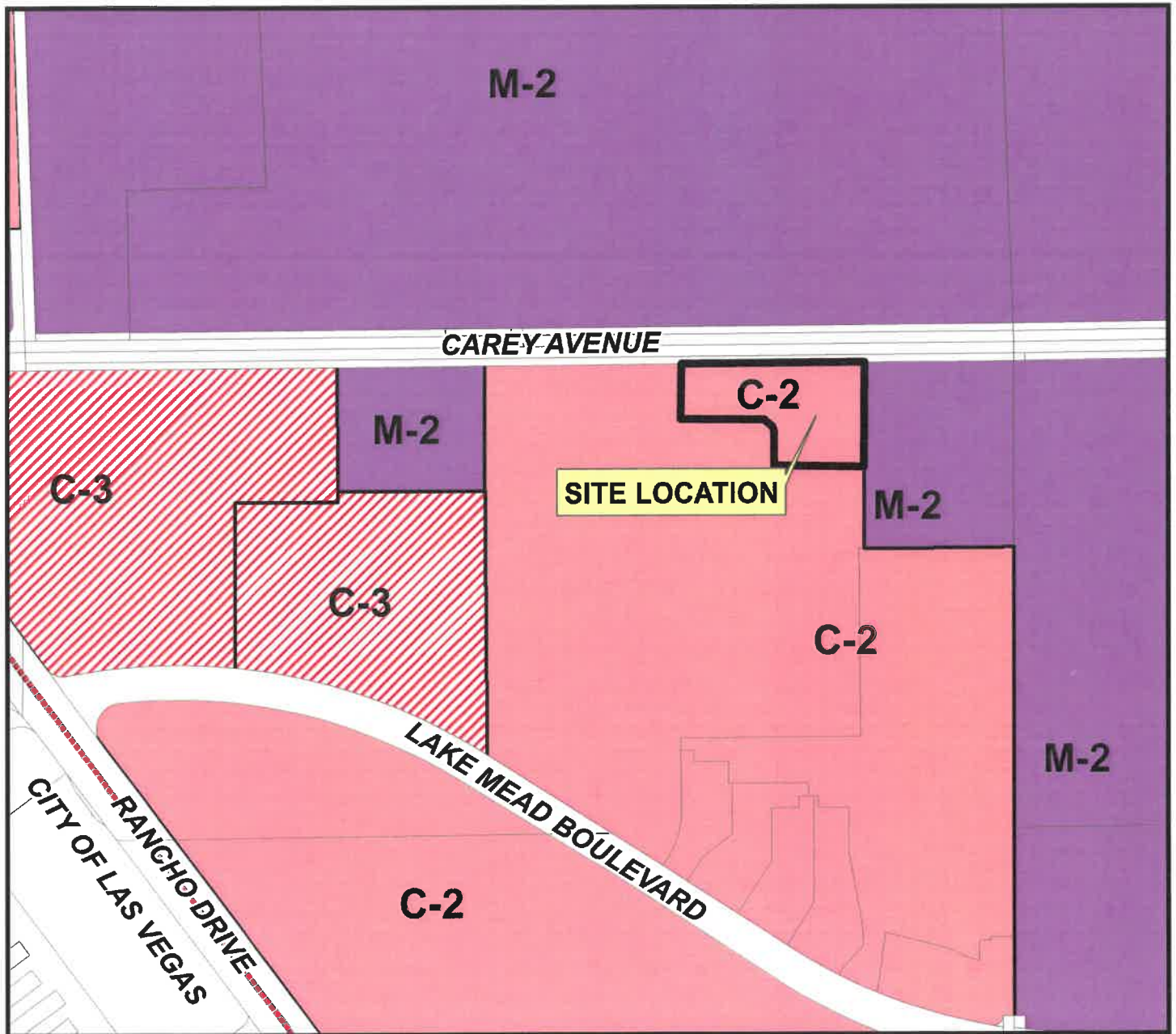
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---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





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: GK Development, Inc.
Application Type: Special Use Permit
Request: To Allow a Mini-Warehousing Establishment
Project Info: On Carey Avenue .5 mile East of Rancho Drive
Case Number: SUP-36-2023

6/07/2023

