

LAW OFFICE

Brown, Brown & Premsrivat

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

520 SOUTH FOURTH STREET

LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563

FACSIMILE (702) 385-1023

EMAIL: jbrown@brownlawlv.com

JAY H. BROWN

DAVID T. BROWN

PUOY K. PREMSEVIT

October 17, 2024

City of Las Vegas Planning and Zoning
495 South Main Street
Las Vegas, Nevada 89101

RE: Major Modification to approved Use Permit, Variance for Setbacks and Parking Reduction. 139-30-501-003

Dear Mr. Gates;

Our client is engaged in the sale of a 1.74 acre mini storage facility at the above mentioned site. A zoning verification analysis indicated that additional units had been placed on the site since the initial approval.

The original design was approved in 2002 and showed three rows of ministorage buildings, each providing exterior access to all units. 147 units were approved but 131 were constructed. 91 additional units have since been placed on the site for a total of 222 spaces. Other modifications from the approved plan to the as-built conditions include a fire exit lane and a different composition of exterior parking. The original plan reserved areas adjacent to the south and east property lines for parking, boat storage and RV storage.

Following a sale in 2014, the subsequent operator converted boat and RV parking areas to additional storage units. The specification sheets indicated the model is named Moveable Additional Storage Structures (MASS), which are designed to be temporary but can also be affixed to the ground. These structures are not yet fastened to the asphalt. Units are eight feet high by 10 feet deep. Widths are either five feet or 10 feet. The units are constructed with galvanized steel and painted white and orange to tie in with the color scheme of the property as seen from Vegas Drive. Each site elevation has a panel that has the appearance of a roll-up door for visual interest, however, there is only one door per unit. The layout orients the doors to the interior of the site to assure peace and privacy to adjacent properties.

Parking – Following the pre-application meeting the exterior parking area was re-designed to comply with ADA standards. This design yields five spaces as required by Title 19. Code also requires one parking space per 50 storage units. The secure area no longer has striped spaces along the perimeter. However, the operator has observed that the perimeter spaces were not utilized. The design and layout of this facility is distinctive as it allows access to the units from outdoors. As a result, patrons park adjacent to the units to load/unload belongings.

24-0558
10/21/2024

Setbacks – Following the pre-application meeting, the architect was able to adjust the layout to maintain 10 feet separation from all block walls to the MASS units while also maintaining a fire lane. The project now meets the side yard (east) setback but requires a variance to the south property line where a 20-foot rear setback is required. The proposed structures' impact to neighboring properties is lessened as, the eight feet height is lower than a typical principal building. The lack of windows and doors ensures this placement does not encroach on the privacy of neighboring properties.

Landscape – the operator intends to maintain the previously approved landscape plan which necessitates the replacement of two trees.

The layout has operated without code enforcement issues for approximately 10 years. Adjustments proposed with this application involve shifting some buildings further from the property line and upgrading the landscaping. We respectfully submit this use can continue to be conducted in a compatible manner.

With appreciation,



Lora Dreja
Land Entitlements
(702) 598-1408

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