



# DEPARTMENT OF PLANNING

## Application / Petition Form & Statement of Financial Interest

### Department Use

Case #
Meeting Date
Total Fee
Received By/Date

**Case Type** (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Major Modification to Mini- Storage site

**Project Address** (Location) 3851 Vegas Drive,

**Project Name** Vegas Drive Modification to Mini-Storage **Proposed Use** mini storage

**Assessor's Parcel #(s)** 139-30-501-003 **Ward #** 5

**General Plan:** Existing \_\_\_\_\_ Proposed \_\_\_\_\_ **Zoning:** Existing C-1 Proposed C-1

**Additional Information** \_\_\_\_\_

**Property Owner** D N B Investment Trust **Contact** David Baker

**Address** 7582 South Las Vegas Blvd #316 **City** Las Vegas **State** NV **Zip** 89123

**E-mail** dnb@storage24X7.com **Phone** \_\_\_\_\_

**Applicant** same **Contact** \_\_\_\_\_

**Address** \_\_\_\_\_ **City** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip** \_\_\_\_\_

**E-mail** \_\_\_\_\_ **Phone** \_\_\_\_\_

**Representative** Brown, Brown and Premsrut **Contact** Lora Dreja

**Address** 520 South Fourth Street **City** Las Vegas **State** NV **Zip** 89101

**E-mail** Lora@Brownlawlv.com **Phone** (702) 598-1408

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

**City Official** \_\_\_\_\_ **Partner(s)** \_\_\_\_\_

**Partner(s)** \_\_\_\_\_

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

**Property Owner Signature** David N. Baker Investment Trustee DNB Investment Trust and Managing Member Mercedyne Automated Properties,

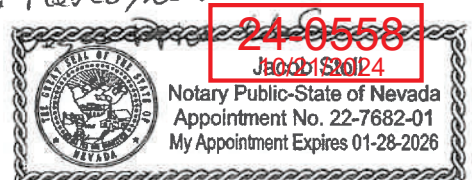
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

**Print Name** David N. Baker 3851

Subscribed and sworn before me

This 11 day of October, 2024

Notary Public in and for said County and State

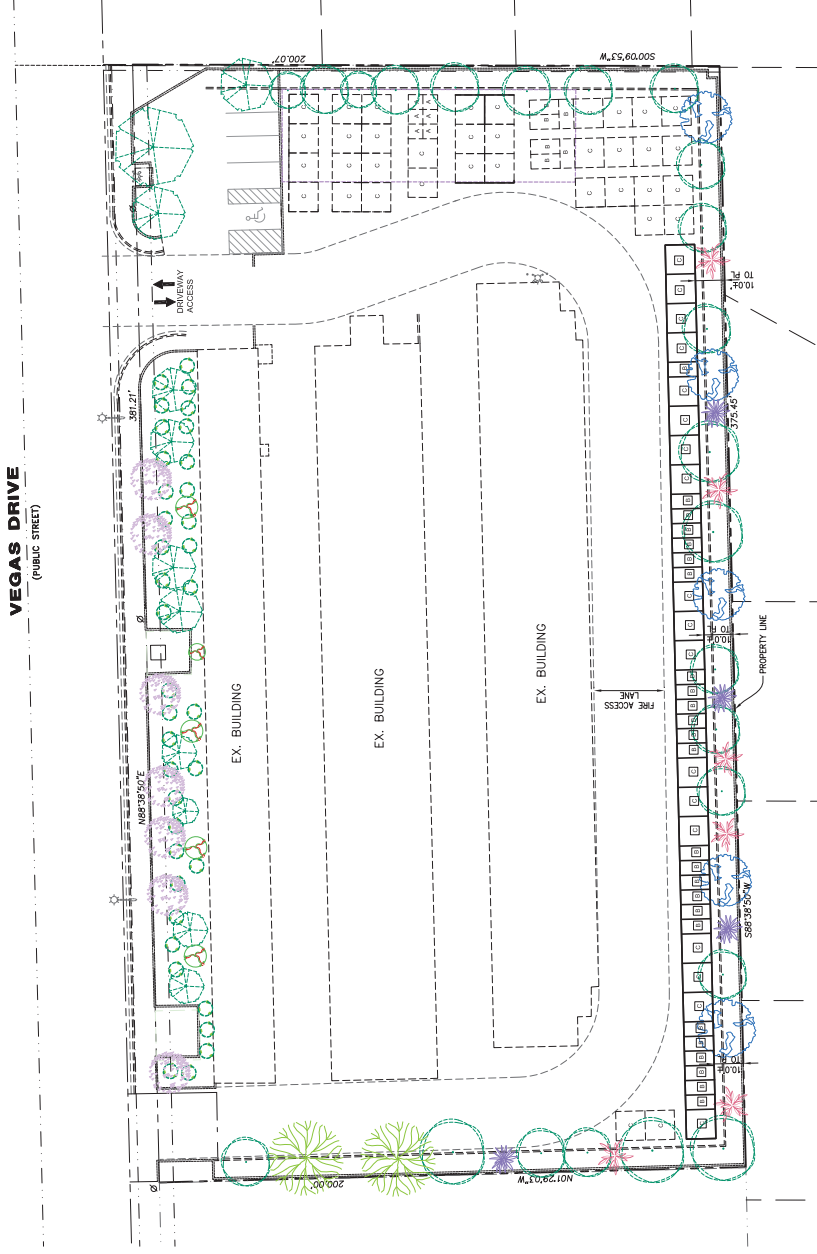




# PROPOSED LANDSCAPE IMPROVEMENT

## VEGAS DRIVE MINI STORAGE




EXIST




EXISTING PLANTS		
SYMBOL	QTY	SIZE
TREES		

PLANT SCHEDULE			
SYMBOL	COMMON NAME	QTY	SIZE
TREES			

	2	25'	SEMI-DECIDUOUS
DESERT MUSEUM PALM VERDE			
— DECORATIVE			
— PROVIDES SHADE			
SILVER MOUNTAIN LABEL	7	15'	EVERGREEN
— NO CONDUCT WITH POWER LINES			
— GROWS IN ANY SOIL			
— GROWS IN ANY CLIMATE			
— WHEN PLANTED 7' AWAY			
— DOESN'T PROVIDE HANGING PLACE			
ANACARDIUM ORCHID TREE	5	12'	DECIDUOUS
— GROWS IN ANY CLIMATE			
— DOESN'T CAST SHADE IN WINTER			

SHRUBS					
	MIDLAND BIRD OF PARADISE — ACIDIC SOILS — ACIDIC SHADE — DECORATIVE	5	6"	DECIDUOUS, EVERGREEN	
	OLEANDER — COLLEGIATE — PROVIDES SHADE	6	15"	EVERGREEN	
	WINKED MYRTLE — DECORATIVE — COLLEGIATE — PROVIDES SHADE	4	10"	EVERGREEN	



1000 x 840

ANACACHO ORCHID TREE



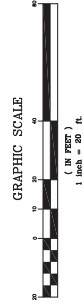
SILVER MOUNTAIN LAUREL

1298 x 97

OLEANDER

**937 x 74**

**MEXICAN BIRD OF PARADISE**



24-0558  
01/13/2025

SCALE(H):	1"=20'
SCALE(V):	N/A
DES.BY:	LD
DWN.BY:	CMH-D
CHK.BY:	LD
PROJ. START DATE:	01-02-25

PROJECT NO.	
DRAWING NAME:	

1 of 1 SHEET SHEETS

[illegible]

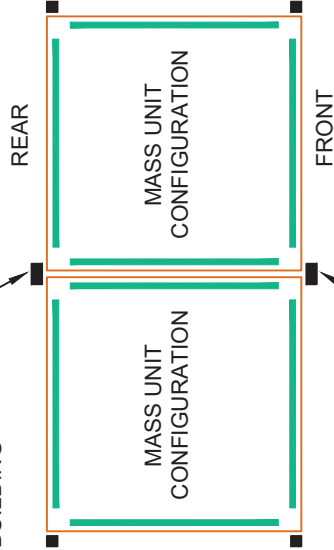
OWNER: 3851 VEGAS DRIVE L C  
D N B INVESTMENT TRUST  
7582 Las Vegas Blvd Ste #316  
Las Vegas, NV 89123  
Contact: David Baker

PROPOSED LANDSCAPE IMPROVEMENT PLAN  
APN 139-30-501-003  
VEGAS DRIVE MINI STORAGE  
3851 VEGAS DRIVE  
CITY OF LAS VEGAS  
NEVADA

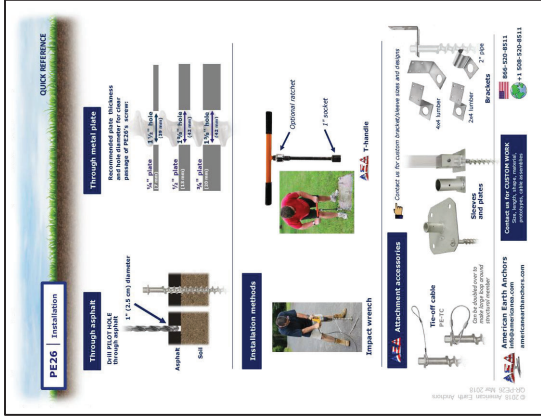
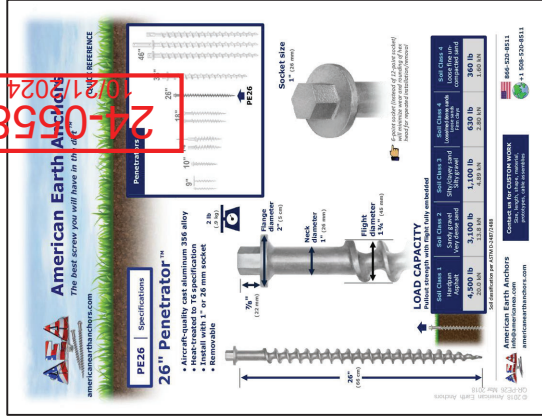
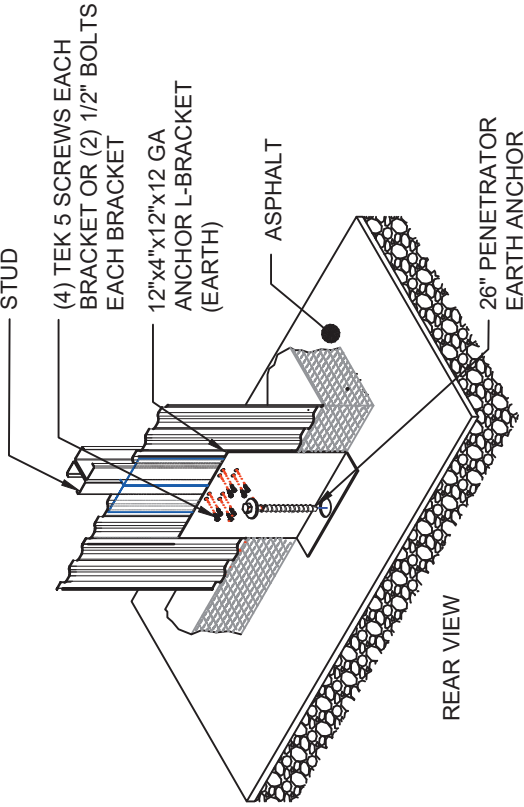
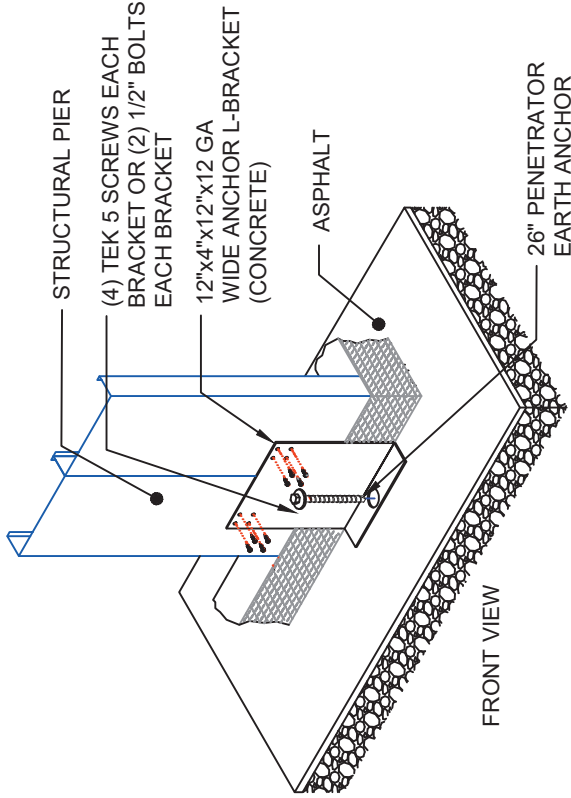
SEAL

# EARTH TIE DOWN DETAIL - DOUBLE PIER

PROVIDE (1) WIDE TIE DOWN ASSEMBLY AT EACH PAIR OF STUDS AT THE REAR OF THE BUILDING



PROVIDE (1) WIDE TIE DOWN ASSEMBLY AT EACH PAIR OF SINGLE FRAME.





20x10 MASS PORTABLE BUILDING PARTS LIST			
Mk.	Qty.	Description	Part Number Length by Finish
BASE COMPONENTS			
01	4	RAIN LIP 2x4x2	350000-2002 120" 16 GALVANIZED
02	3	SUPPORT HATS 2x5.5 x2	350018-2002 120" 14 GALVANIZED
03	2	RAIN LIP CHANNEL 2x8x125	350006-2002 120" 16 GALVANIZED
04	2	RAIN LIP CAP 4x8x2	350012-2002 103 1/2" 16 GALVANIZED
05	5	N-DEK PANEL 24x3	350024-2001 223 1/2" 16 GALVANIZED
06A	4	DIAMOND FLOOR 48"	103 1/2" 18 ALUMINUM
07A	1	DIAMOND FLOOR 31"	103 1/2" 18 ALUMINUM
06	4	FLOOR SHEETS 48"	103 1/2" 18 ALUMINUM
07	1	FLOOR SHEET 31" field cut	103 1/2" 18 PLY WOOD
08	2	DIAMOND SKID PLATE 8"	350045-2301 96" 18 ALUMINUM
09	2	ANGLE, FLOOR TRIM 3x3	350031-2102 103 1/2" 20 GALVALUME
10	4	ANGLE, FLOOR TRIM 3x3	350031-2104 110" 20 GALVALUME
10A	4	ACCESS HOLE COVER	2" x 2" x 8" Long 20 GALVANIZED
*Diamond Plate cover is optional			
SHELL ASSEMBLY			
11	4	TOP/BOTTOM PLATES	350061 16" - 12 GALVANIZED
12	8	TOP/BOT CORNER PLATES	350065 10" - 12 GALVANIZED
13	2	PIER, CORNER LOW SIDE	350081 10" 96" 16 PRE-FINISHED
14	2	PIER, CORNER HIGH SIDE	350077 10" 101" 16 PRE-FINISHED
15	1	PIER, DOUBLE LOW SIDE	350073 16" 96" 16 PRE-FINISHED
16	1	PIER, DOUBLE HIGH SIDE	350069 16" 101" 16 PRE-FINISHED
17	1	HEADER, TAPERED LEFT	350097-0101 100" 16 PRE-FINISHED
18	1	HEADER, TAPERED RIGHT	350093-0101 100" 16 PRE-FINISHED
19	2	HEADER, 12" LOW SIDE	350089-0101 102" 16 PRE-FINISHED
20	2	HEADER, 17" HIGH SIDE	350085-0101 102" 16 PRE-FINISHED
21	6	TEMPORARY 2x2 BRACE	350131-2102 120" 16 GALVALUME
22	2	8" MOUNTING PLATE, ZEE	18 1/2" 12 GALVANIZED
23	2	CLIP ANGLE, "ZEE" 3x3x6"	6" 12 GALVANIZED
24	2	ZEE PURLIN, 6"	132" 16 GALVALUME
PARTITION			
25	1	ANGLE, 2x3x95 (LOW SIDE)	95" 20 GALVALUME
26	1	ANGLE, 2x3x100 (HI SIDE)	100" 20 GALVALUME
27	5	PARTITION, UNIT 20"	200091-2101 111 1/2" 26 GALVALUME
28	1	CENTER POST, 2x4 CEE	98 3/4" 20 GALVANIZED
29	1	CLIP ANGLE, 2x3x3.75"	3 3/4" 16 GALVANIZED
30	4	STRAP, FLAT 3" X-BRACE	350108-2101 170" 20 GALVALUME
31A	2	16x8 PIER BACK PLATE	16"x8" 16 GALVANIZED
ENTRY ROLL UP DOORS			
31	2	8'-6" WIDE x 7'-0" HGT.	JANUS MODEL 650 26 SEE ORDER
32B	2	8'-4" WIDE x 7'-0" HGT.	DUMMY DR (sides) 26 SEE ORDER
32C	2	8'-6" WIDE x 7'-0" HGT.	DUMMY DR. (back) 26 SEE ORDER
ROOF SYSTEM & TRIM			
32	20	STANDING SEAM ROOF 12"	- 125" 24 GALVALUME
32A		ZEE CLOSURE	- 26 GALVALUME
33		HIGH SIDE ANGLE	- 26 GALVALUME
34		START & STOP CHANNEL	- 26 GALVALUME
35		LOW SIDE ANGLE	- 26 GALVALUME
36	1	DOUBLE SIDED TAPE	350117-0001 - 00 NOT APPLICABLE
37	3	DOUBLE BEADED MASTIC	350120-0001 - 00 NOT APPLICABLE
38	1	RAKE TRIM, HIGH SIDE	240 1/2" 26 SEE ORDER
39	2	RAKE TRIM, END CAPS	350135-0402 - 26 SEE ORDER
40	2	FLASHING, 3" SIDE WALLS	125" 26 SEE ORDER
41	2	FLASHING, 7" BACK WALL	125" 26 SEE ORDER
42	2	R-PMI SUPPORT CHANNEL	350167- 240 1/2" 20 GALVALUME
FASTENERS			
45	-	12-24x1.25 TEK-5 HEX HD.	00 ZINC P.L.T.
46	-	8-18x.50 RD PHILLIPS HD.	00 ZINC P.L.T.
47	-	8-18x.50 TEK HEX HEAD	00 ZINC P.L.T.
48	-	10-10x.75 ROOF w/W ASHER	00 ZINC P.L.T.

**20'x10' MASS PORTABLE BUILDING**

NOTE: WHEN ORDERING REPLACEMENT PARTS SPECIFY PART DESCRIPTION AND SIZE.  
(DO NOT USE MARK IN MILLIN)

step 1: Getting Started  
PICK A LARGE CLEAR AND LEVEL AREA TO UNPACK YOUR PARTS. USE CARE AS YOU UNPACK, AS TO NOT TO SCRATCH OR DENT THE PRE-FINISHED ITEMS.

2) Safety First  
USE CAUTION WHEN LIFTING, MOVING OR ASSEMBLING THE METAL PARTS & EQUIPMENT. ALWAYS WEAR YOUR SAFETY BELT AND SAFETY GLASSES. ALWAYS USE PROPER LIFTING TECHNIQUE. ALWAYS FOLLOW THE INSTRUCTIONS PROVIDED WITH EACH PART. ALWAYS READ THE INSTRUCTIONS PRIOR TO STARTING ANY WORK.

3) Tools Required  
C-CLAMPS OR WELDERS VISE GRIPS, DRILL WITH BITS, CARPENTERS SQUARE, LINE UP TOOL, MAGNETIC 4' LEVEL, SCREW DRIVERS, SCREW GUN WHEN AVAILABLE, 1/2" DRIVE TORQUE WRENCH, 1/2" DRIVE SOCKET WRENCHES, VISE GRIPS, CIRCULAR SAW, ELECTRIC SHEAR, SOCKETS AND RATCHET.

4) Inventory Your Parts  
UNPACK THE PARTS AT THIS TIME. REFER TO THE PARTS LIST FOR THE COMPLETE COMPONENT INVENTORY. NOTE ANY SHORTAGES.

**WARNING**

THE FOLLOWING INSTRUCTIONS ARE INTENDED TO BE A GUIDE FOR THE PROFESSIONAL INSTALLER. LACK OF ADEQUATE KNOWLEDGE CAN POSE A THREAT OF SERIOUS INJURY TO THE NONPROFESSIONAL.

Two Unit Configuration  
(2) 10x10s Side Entry

BUILDING LOADS PER IBC 2012/2015/2018

ROOF LIVE LOAD	20PSF
ROOF SNOW LOAD	30PSF
FLOOR LOAD (Equally distributed)	125PSF
DESIGN WIND SPEED	115mph

SCALE: NONE		PART NUMBER: 360020		MANUFACTURED	
DATE: 2/3/20		DESCRIPTION: MASS PORTABLE BUILDING 20x10 with (2)- 10x10 Units		NUMBER OF SHEETS: 1 OF 33	
DRAWN BY: Tarik A.		DRAWING FILE NUMBER: A 360020			
CHECKED BY: -					

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DIMENSIONS & DIMENSIONAL TOLERANCES ARE IN INCHES  
 (1) = ±.032 (2) = ±.063 (3) = ±.094 (4) = ±.125  
 critical dimension tolerances to be marked as shown

**Janus International Corporation**

135 Janus International Blvd. Temple, GA. 30179 770.562.2850 Janusintl.com



# PARTITION

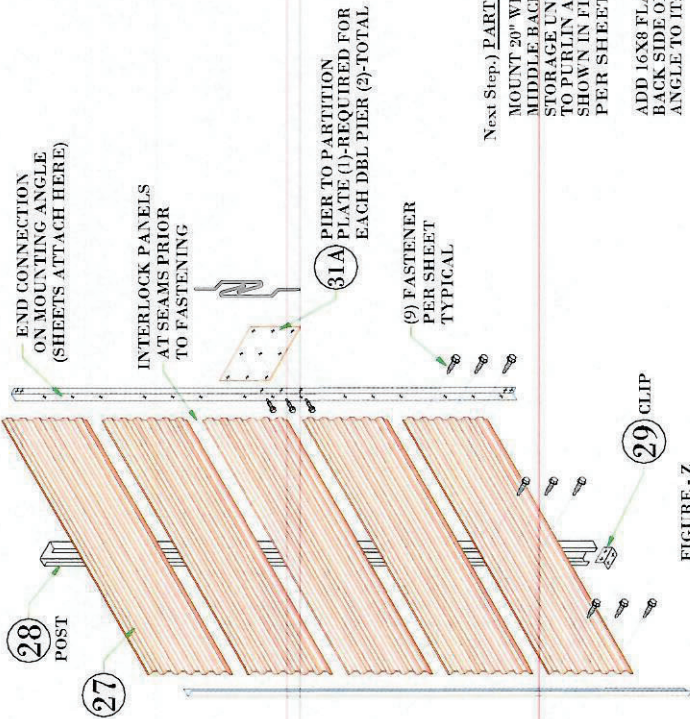


FIGURE - Z

DETAIL 27

HORIZONTAL PARTITIONS

Next Step.) PARTITION WALL INSTALLATION  
MOUNT 20" WIDE SHEETS HORIZONTALLY ON THE MIDDLE BACK WALL POST TO CREATE THE (2) STORAGE UNITS. ATTACH CENTER CEE STUD TO PURLIN ABOVE AND FLOOR CLIP (AS SHOWN IN FIGURE-O PAGE 19). USE (9)-FASTENERS PER SHEET.

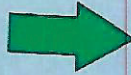
ADD 16X8 FLAT BACK PLATE #31A AT MID HGT ON BACK SIDE OF EACH DBL PIER. ATTACH PART'N ANGLE TO IT; ALSO ATTACH ANGLE TO T/B PLATES.

Next Step.) ROLL UP DOOR INSTALLATION  
REFER TO MODEL SPECIFIC INSTRUCTIONS PROVIDED WITH ROLL UP DOORS. FOLLOW ALL STEPS AND SAFETY PRECAUTIONS.



**24 x 7 Automated Storage**  
Office Hours  
Tuesday - Saturday  
9AM - 5PM  
Gate Hours  
6AM - 8PM  
**Rental Information**  
**702-432-4324**  
[www.storage24x7.com](http://www.storage24x7.com)

**PAY HERE 24x7**



**NO CASH PAYMENTS**



**1583**



**24-0558**  
10/21/2024





24-0558  
10/21/2024

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