



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) Site Development Plan Review, Variance, Special Use Permit

Project Address (Location) 450 S. Decatur Blvd.

Project Name Mini-Storage at Decatur and Alta **Proposed Use** _____

Assessor's Parcel #(s) 138-36-613-008 **Ward #** _____

General Plan: Existing SC Proposed SC **Zoning:** Existing C-2 Proposed C-2

Additional Information _____

Property Owner Alta Decatur Storage LLC **Contact** Blake Rosser

Address 2165 Horse Prairie Dr **City** Henderson **State** NV **Zip** 89052

E-mail blake@rosserdevelopment.com **Phone** 702-348-5100

Applicant Rosser Development Company LLC **Contact** Blake Rosser

Address 2165 Horse Prairie Dr **City** Henderson **State** NV **Zip** 89052

E-mail blake@rosserdevelopment.com **Phone** 702-348-5100

Representative Carroll Design Collaborative **Contact** Andrea Carroll

Address 1980 Festival Plaza Drive, Suite 450 **City** Las Vegas **State** NV **Zip** 89135

E-mail andrea@carroll.design **Phone** 720.227.1216

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 [Signature]

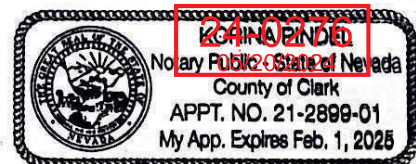
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

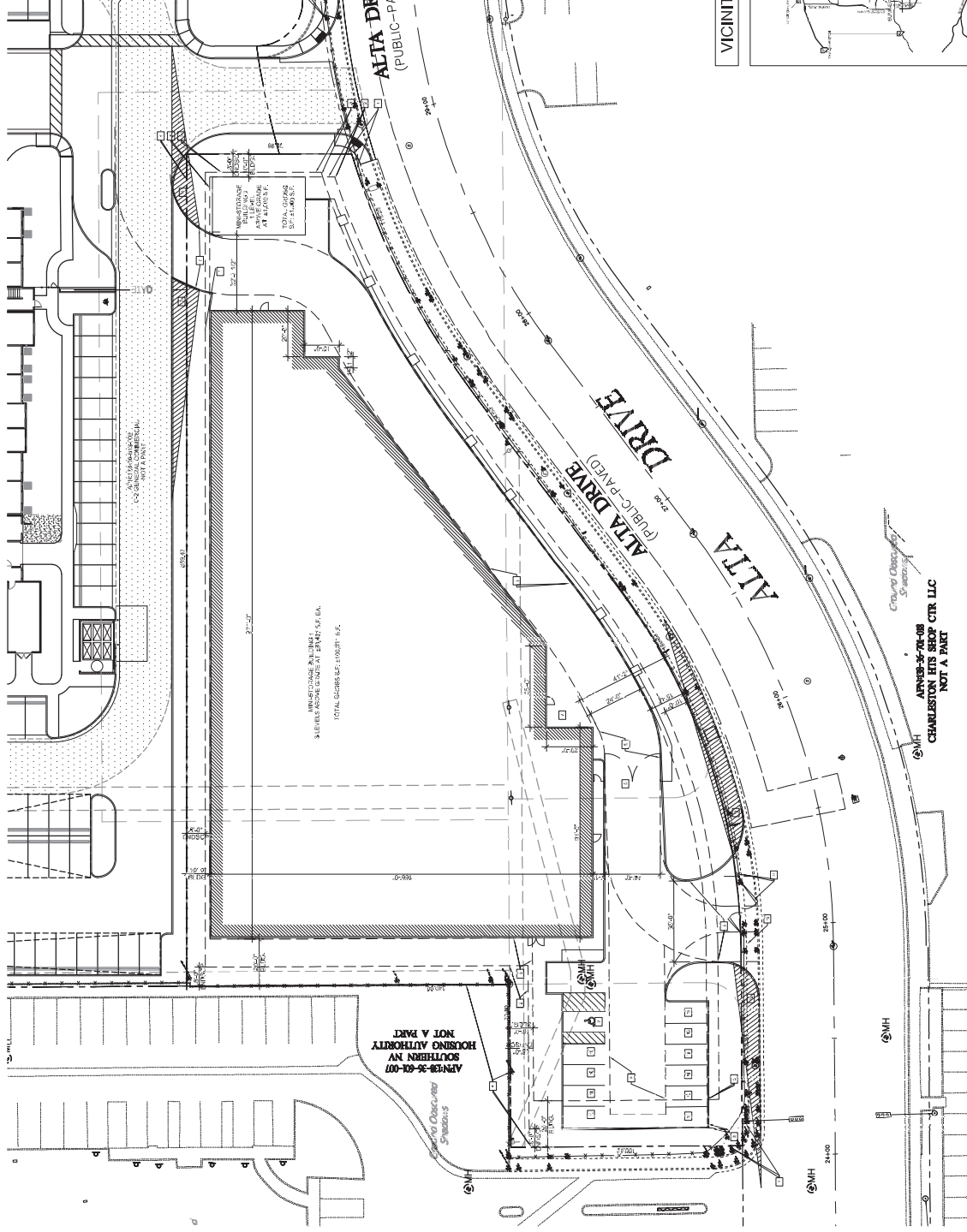
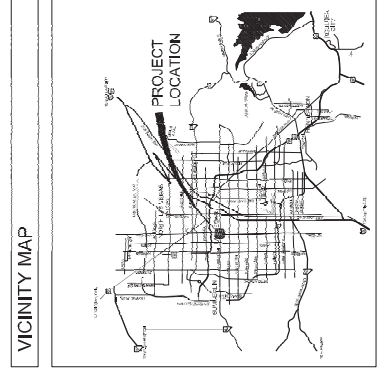
Print Name Blake E. Rosser Manager Alta Decatur Storage LLC

Subscribed and sworn before me

This 9 day of May, 2024

Notary Public in and for said County and State





SITE DATA

[illegible]

24-0276 05/20/2024

KEYNOTES

[illegible]

IMPORTANT!
THE DRAWING AND LIABILITY ELEMENTS SHOWN ARE BASED ON A TOP OF A PROFESSIONAL DESIGN PROVIDED BY "THE CLUB AT CARROLL COUNTRY COLLABORA" WHO DOES NOT ACCEPT ANY LIABILITY FOR ANY ISSUES DUE TO DISCREPANCIES WITH ACTUAL EXISTING CONDITIONS AND LIMITATIONS IN PLANS.

[illegible]

MINI-STORAGE AT DECATUR AND ALTA

Consultant

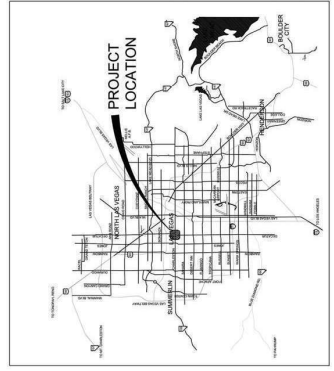
SALES

description

0020

Seal

VICINITY MAP



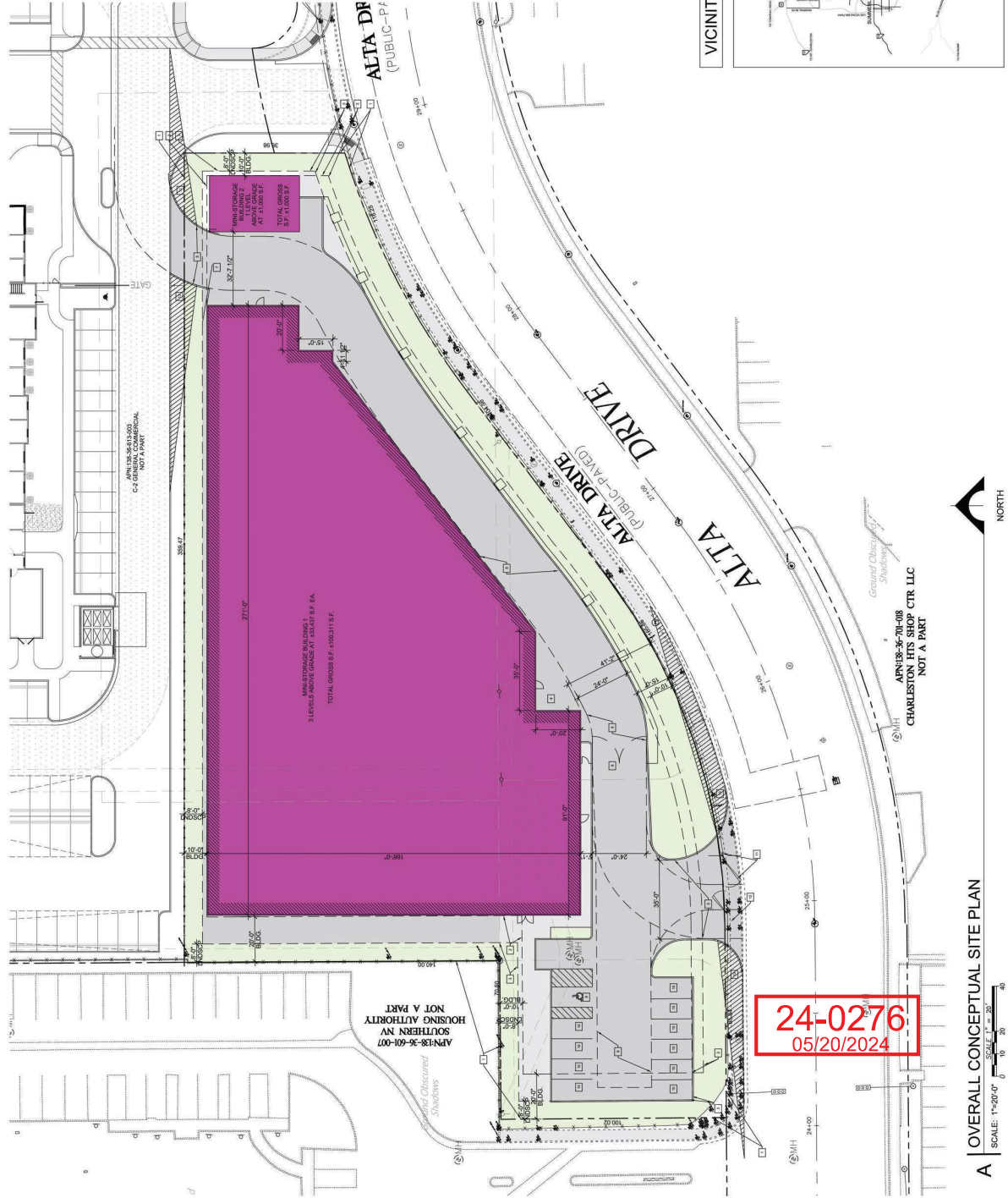
IMPORTANT!
THE DRAWING AND UTILITY EASEMENTS SHOWN ARE
BASED ON A PDF OF A PROFESSIONAL SURVEY
PROVIDED BY THE CLIENT CARROLL DESIGN
COLLABORATIVE DOES NOT ACCEPT ANY LIABILITY FOR
ANY ISSUES DUE TO DISCREPANCIES WITH ACTUAL
EXISTING CONDITIONS AND LINES/BOUNDARIES.

SITE DATA

APPLICANT:	CITY OF LAS VEGAS
PROJECT NAME:	C-2 (GENERAL COMMERCIAL)
CURRENT ZONING CLASSIFICATION:	C-2 (GENERAL COMMERCIAL)
PROPOSED ZONING CLASSIFICATION:	C-2 (GENERAL COMMERCIAL)
CURRENT PLANNED LAND USE:	SC - (SERVICES COMMERCIAL)
PROPOSED PLANNED LAND USE:	SC - (SERVICES COMMERCIAL)
SITE AREA:	4.6137 ACRES
BUILDING AREA:	46,100 S.F.
WATERS REQUIRED:	WARRANT FOR REDUCTION IN 8 FLOWING SPACES

KEYNOTES

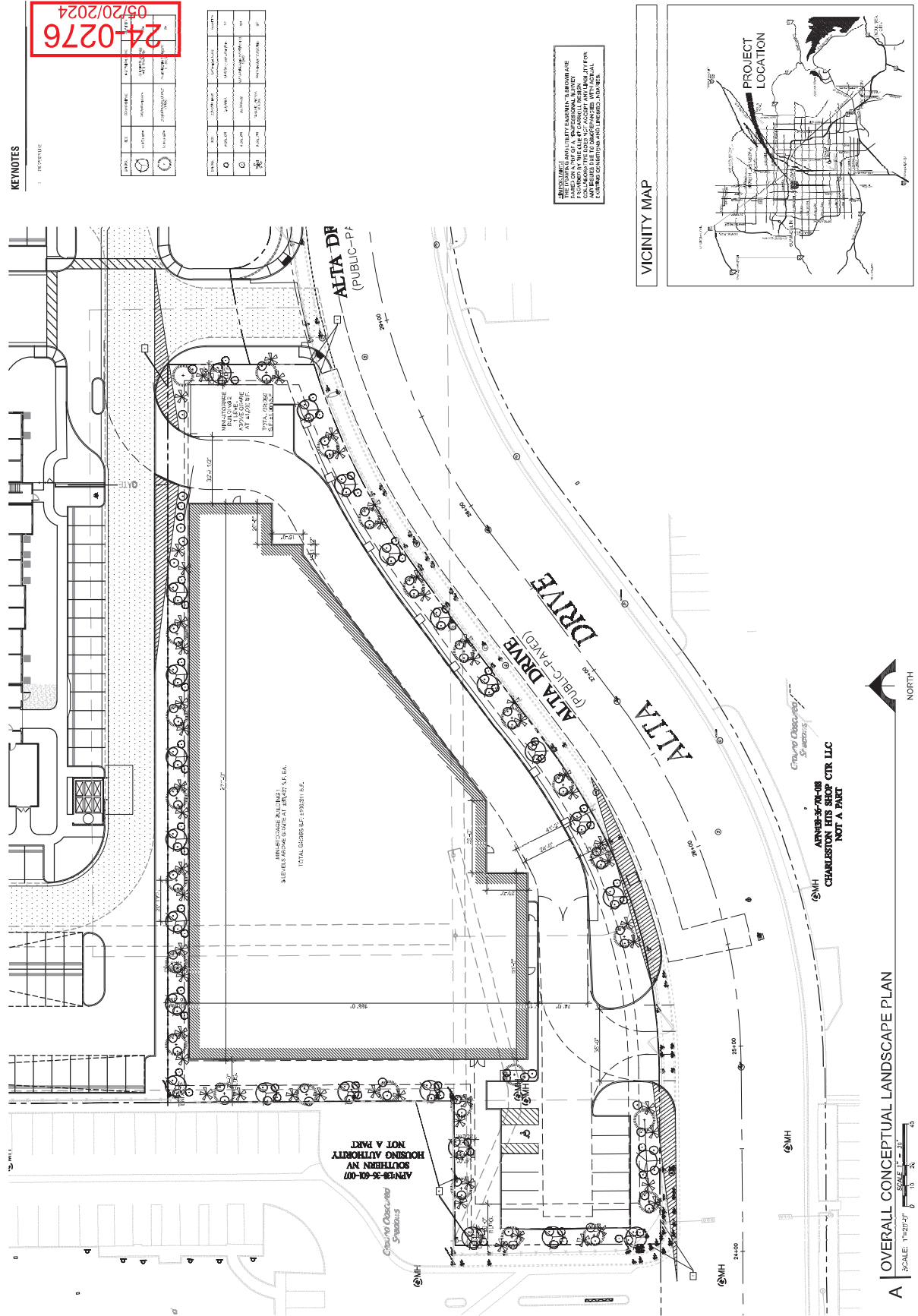
- 1 PRIORITY LINE
- 2 EARLING DETACK
- 3 LANDSCAPE DETACK
- 4 LANDSCAPE DETACK
- 5 NEW DRIVEWAY
- 6 WALKOUT FROM ENTRY DURING GATE
- 7 WALKOUT FROM SLIDING GATE
- 8 WALKOUT FROM SLIDING GATE
- 9 ADA VAN ACCESSIBLE SPACE WITH 8' APPROX
- 10 STANDARD DEEP PARKING SPACE
- 11 EXISTING GATES AND FENCE TO BE DEMOLISHED
- 12 EXISTING GATES AND FENCE TO BE DEMOLISHED
- 13 SITE MOBILITY ZONE



OVERALL CONCEPTUAL SITE PLAN

SCALE: 1"=20'-0"

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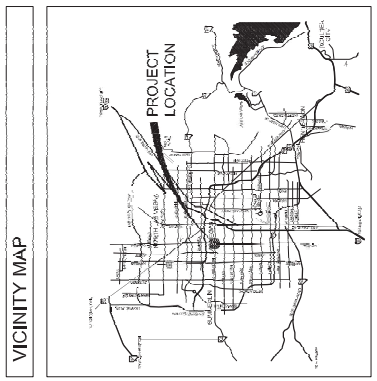
KEYNOTES

SYMBOL	DESCRIPTION
(Symbol)	Proposed Building Footprint
(Symbol)	Proposed Parking Spaces
(Symbol)	Proposed Landscaping
(Symbol)	Proposed Street Layout
(Symbol)	Proposed Utility Lines

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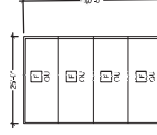
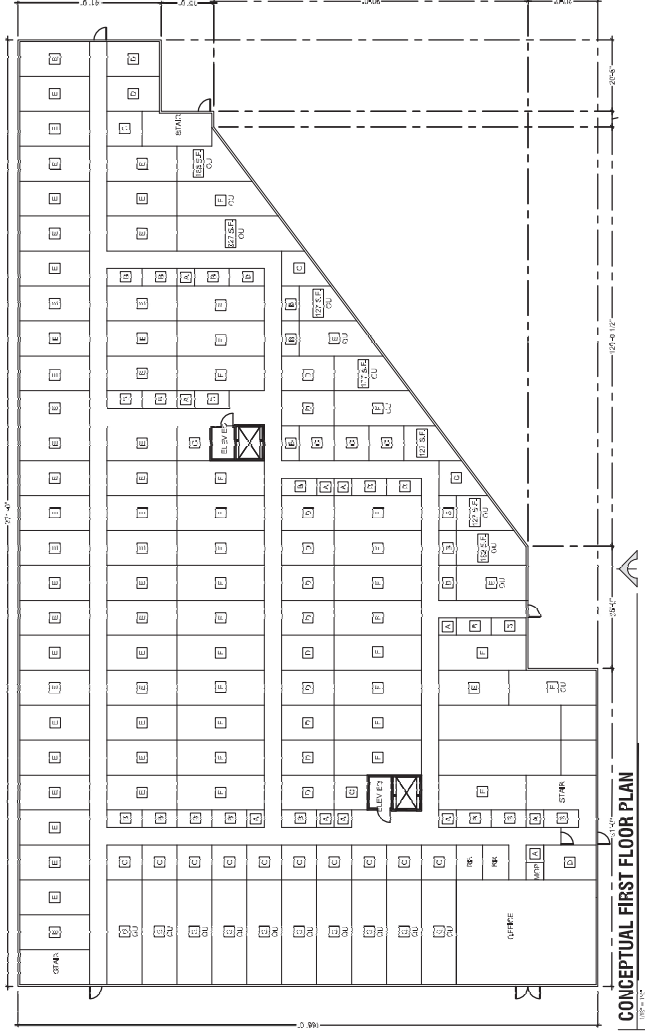
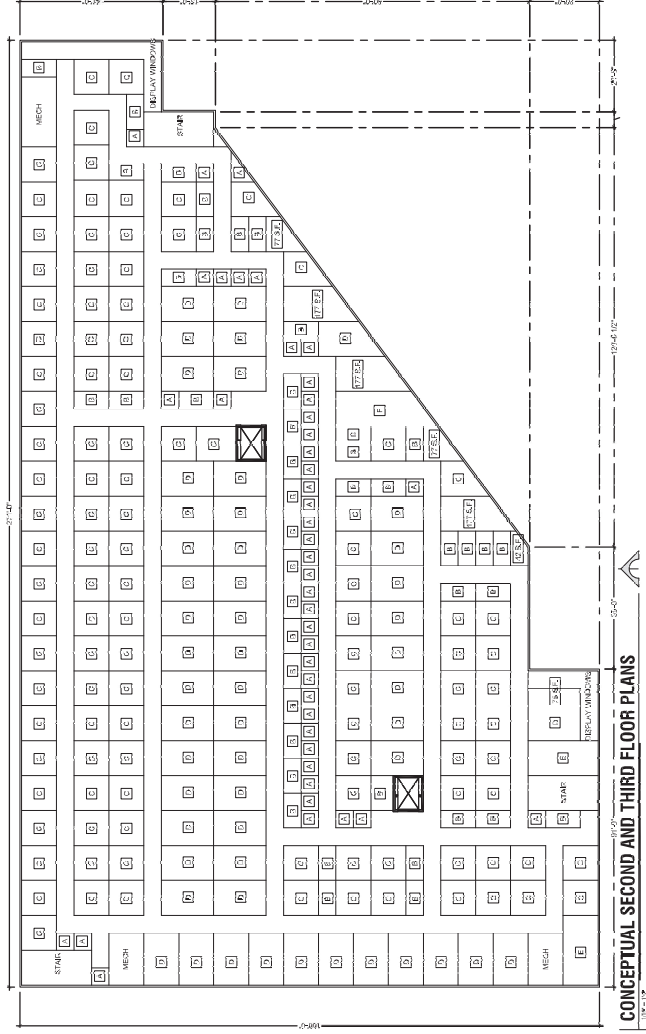
NO.	DATE	DESCRIPTION	BY	CHKD.
1	05/20/2024	Initial Design	J. Smith	M. Jones
2	06/10/2024	Revised Design	J. Smith	M. Jones
3	07/01/2024	Final Design	J. Smith	M. Jones
4	08/15/2024	Construction Documents	J. Smith	M. Jones
5	09/01/2024	Construction Documents	J. Smith	M. Jones

LANDSCAPE PLAN UTILITY LINES AND BUILDINGS SHOWN BASED ON A SET OF A PROFESSIONAL SURVEY. THE LANDSCAPE PLAN IS NOT A PART OF THE SURVEY. THE LANDSCAPE PLAN IS NOT A PART OF THE SURVEY. THE LANDSCAPE PLAN IS NOT A PART OF THE SURVEY.



UNIT TABULATIONS

UNIT	SIZE	NUMBER OF PLANTS	% OF TOTAL PLANTS	% OF TOTAL LEAVES	% OF TOTAL FLOWERS	% OF TOTAL SEEDS
A	500	0	0	0	0	0
B	475.0	0	0	0	0	0
C	450.0	0	0	0	0	0
D	425.0	0	0	0	0	0
E	400.0	0	0	0	0	0
F	375.0	0	0	0	0	0
G	350.0	0	0	0	0	0
H	325.0	0	0	0	0	0
I	300.0	0	0	0	0	0
J	275.0	0	0	0	0	0
K	250.0	0	0	0	0	0
L	225.0	0	0	0	0	0
M	200.0	0	0	0	0	0
N	175.0	0	0	0	0	0
O	150.0	0	0	0	0	0
P	125.0	0	0	0	0	0
Q	100.0	0	0	0	0	0
R	75.0	0	0	0	0	0
S	50.0	0	0	0	0	0
T	25.0	0	0	0	0	0
U	0	0	0	0	0	0
TOTAL		52	123	292	502	686
TOTAL GROSS YIELD						72.9%



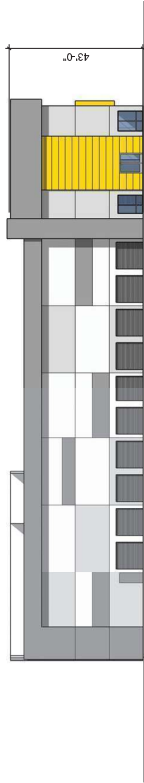
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MATERIAL LEGEND

PT-01 ZEPHYR SW 7657 SINGLE COAT STUCCO OR SIM.	PT-04 CHEERFUL SW 5903 SINGLE COAT STUCCO OR SIM.
PT-02 MARCH WIND SW 7657 SINGLE COAT STUCCO OR SIM.	PT-03 SUMMIT GRAY SW 7659 SINGLE COAT STUCCO OR SIM.

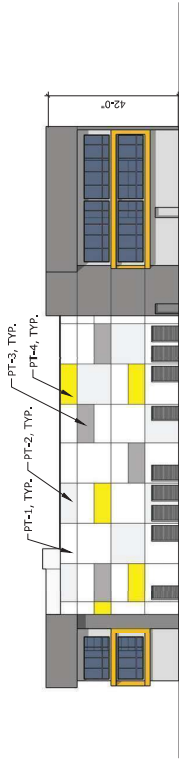
PROPOSED EXTERIOR ELEVATION - WEST

SCALE: 1/16" = 1'-0"



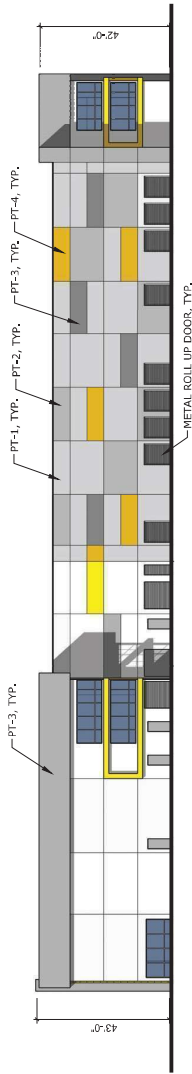
PROPOSED EXTERIOR ELEVATION - EAST

SCALE: 1/16" = 1'-0"



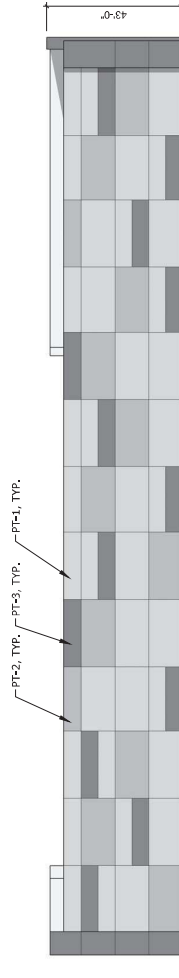
PROPOSED EXTERIOR ELEVATION - SOUTH

SCALE: 1/16" = 1'-0"

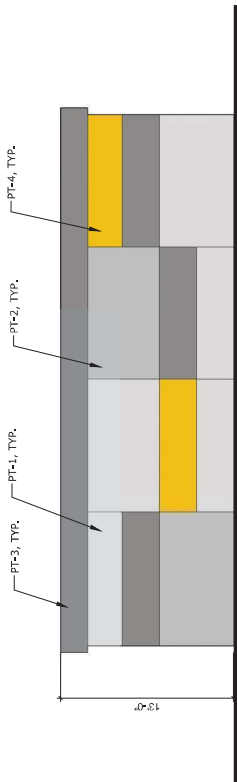


PROPOSED EXTERIOR ELEVATION - NORTH

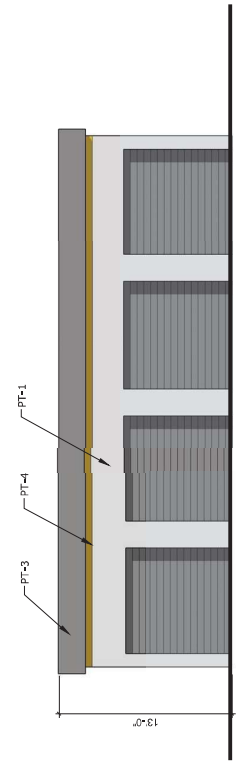
SCALE: 1/16" = 1'-0"



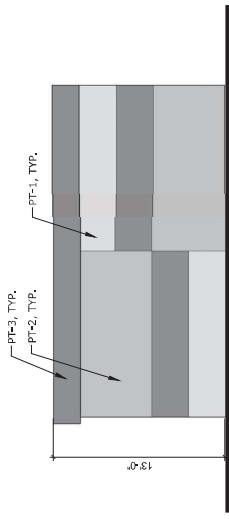
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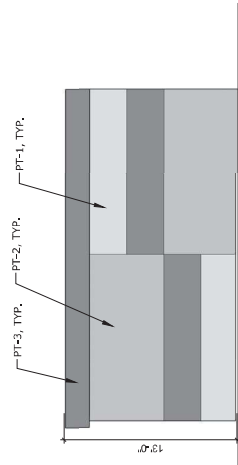
PROPOSED EXTERIOR ELEVATION - WEST
SCALE: 1/4" = 1'-0"



PROPOSED EXTERIOR ELEVATION - EAST
SCALE: 1/4" = 1'-0"



PROPOSED EXTERIOR ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"



PROPOSED EXTERIOR ELEVATION - NORTH
SCALE: 1/4" = 1'-0"

MATERIAL LEGEND

PT-01 ZEPHYRUS SW 7657 SINGLE COAT STUCCO OR SIM.	PT-02 CHEERFUL SW 5903 SINGLE COAT STUCCO OR SIM.
PT-03 MARCH WIND SW 7657 SINGLE COAT STUCCO OR SIM.	PT-04 SUMMIT GRAY SW 7659 SINGLE COAT STUCCO OR SIM.