



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,

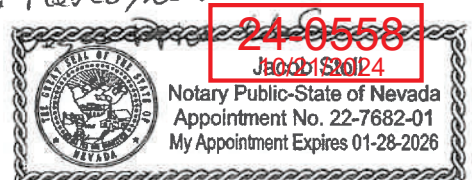
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

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



SITE PLAN SYMBOL LEGEND:

PROPERTY LINE
EXISTING BUILDING FOOTPRINT (S) (NEW EXTERIOR WALLS) (MOVABLE ADDITIONAL STORAGE
STRUCTURES (9) UNITS TOTAL)

NOTE: BIC 201 SECTION 705.3 BUILDINGS ON SAME LOT
1. EXISTING BUILDINGS ARE EXISTING AND TO REMAIN (PROTECTED-IN-PLACE)
BUILDING "B"
BUILDING "C"
BUILDING "D"

BUILDING "D": PER BIC 201 SECTION 705.3, EXCEPTION 1, MULTIPLE BUILDINGS HAVE BEEN COMBINED
AND ARE CONSIDERED A SINGLE BUILDING FOR THE PURPOSES OF THIS SITE PLAN. THE COMBINED
BUILDING IS SEPARATED BY AN INHABITANT PROPERTY LINE THAT IS MINIMUM 17'-0" FROM BUILDINGS A,
B, & C.

BUILDING "C": (AGGREGATE BUILDING AREA PER BIC OF BUILDING A INCLUDES STORAGE CLUSTERS

#12.3.4.5.6.7.8.9
BUILDING CLUSTER #1: 402 SF
BUILDING CLUSTER #2: 800 SF
BUILDING CLUSTER #3: 800 SF
BUILDING CLUSTER #4: 800 SF
BUILDING CLUSTER #5: 800 SF
BUILDING CLUSTER #6: 800 SF
BUILDING CLUSTER #7: 800 SF
BUILDING CLUSTER #8: 800 SF
BUILDING CLUSTER #9: 800 SF
TOTAL AREA PER BIC 7,100 SF

BUILDING "D" IS NOT FIRE SPRINKLERED
CONSTRUCTION TYPE: III NON-COMBUSTIBLE

SITE DATA:

PARCEL DATA
MUNICIPALITY: CITY OF LAS VEGAS
ASSESSOR'S PARCEL NUMBER: 19-30-501-003

LOT SIZE: 17.74 ACRES
NET: 17.74 ACRES
GROSS: 17.74 ACRES

ZONING DATA
CURRENT ZONING: (C) LIMITED COMMERCIAL
PROPOSED ZONING: NO CHANGE
PROPOSED LAND USE: NO CHANGE
PROPOSED LOT COVERAGE: 31.1% (17,796 SF) - 47%
MAX BUILDING HEIGHT ALLOWED: 50'-0"

BUILDING SETBACKS (SEE LANDSCAPE SETBACKS (LSE))

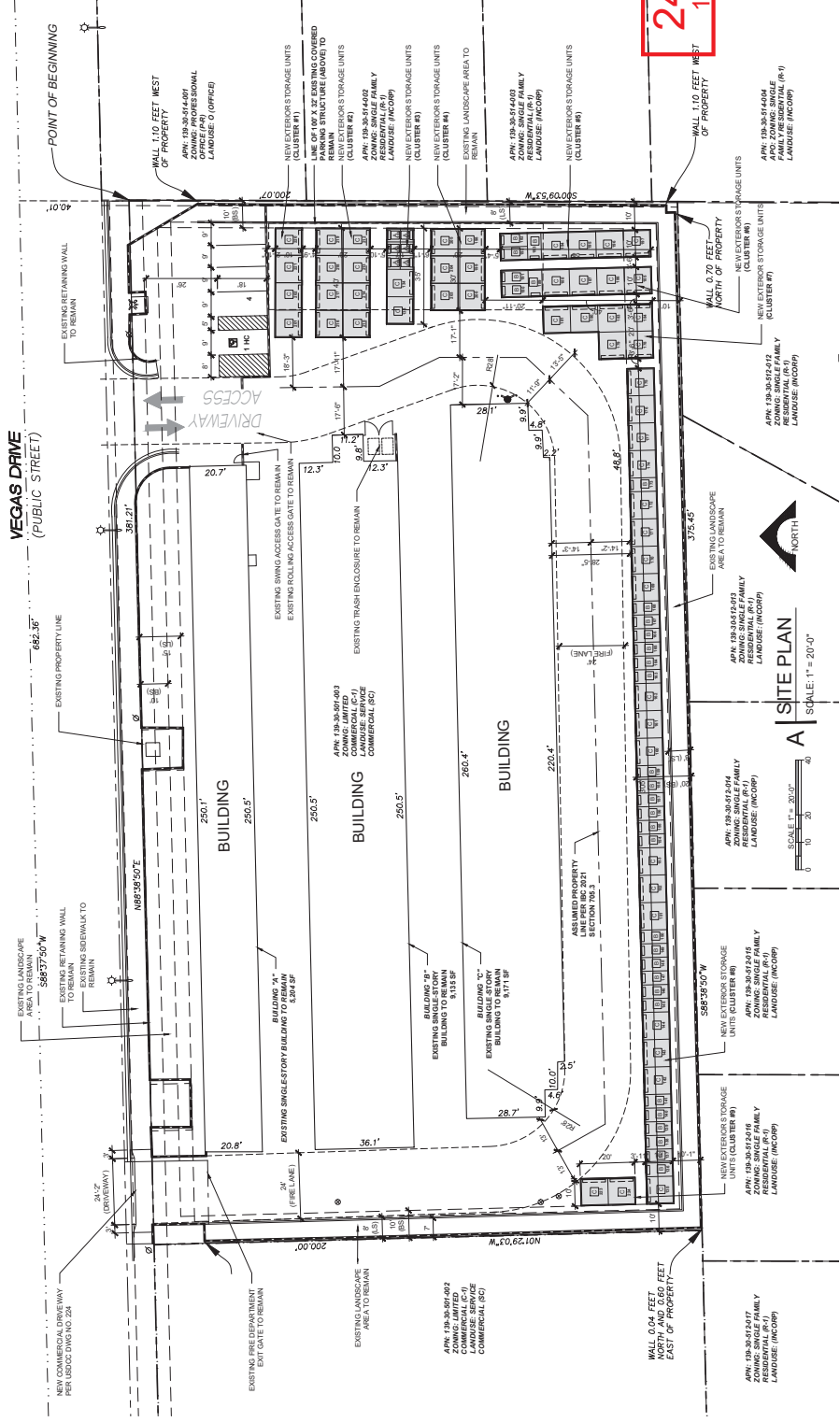
INTERIOR SIDE: 10'-0" (R-0")
EXTERIOR SIDE: 10'-0" (R-0")
CORNER SIDE: 10'-0" (R-0")

PARKING ANALYSIS

MIN. NEW EXTERIOR STORAGE UNITS: 51
MIN. NEW EXTERIOR STORAGE UNITS: 222 TOTAL UNITS 560 = 5

TOTAL ADA REQUIRED: 1
TOTAL ADA PROVIDED: 0
TOTAL LOADING PROVIDED: 0
TOTAL PARKING SPACES REQUIRED (INCLUDING ADA): 10
TOTAL PARKING SPACES PROVIDED (INCLUDING ADA): 9

VEGAS DRIVE
(PUBLIC STREET)



24-0558
10/21/2024



A SITE PLAN
SCALE: 1" = 20'-0"

AS1.00

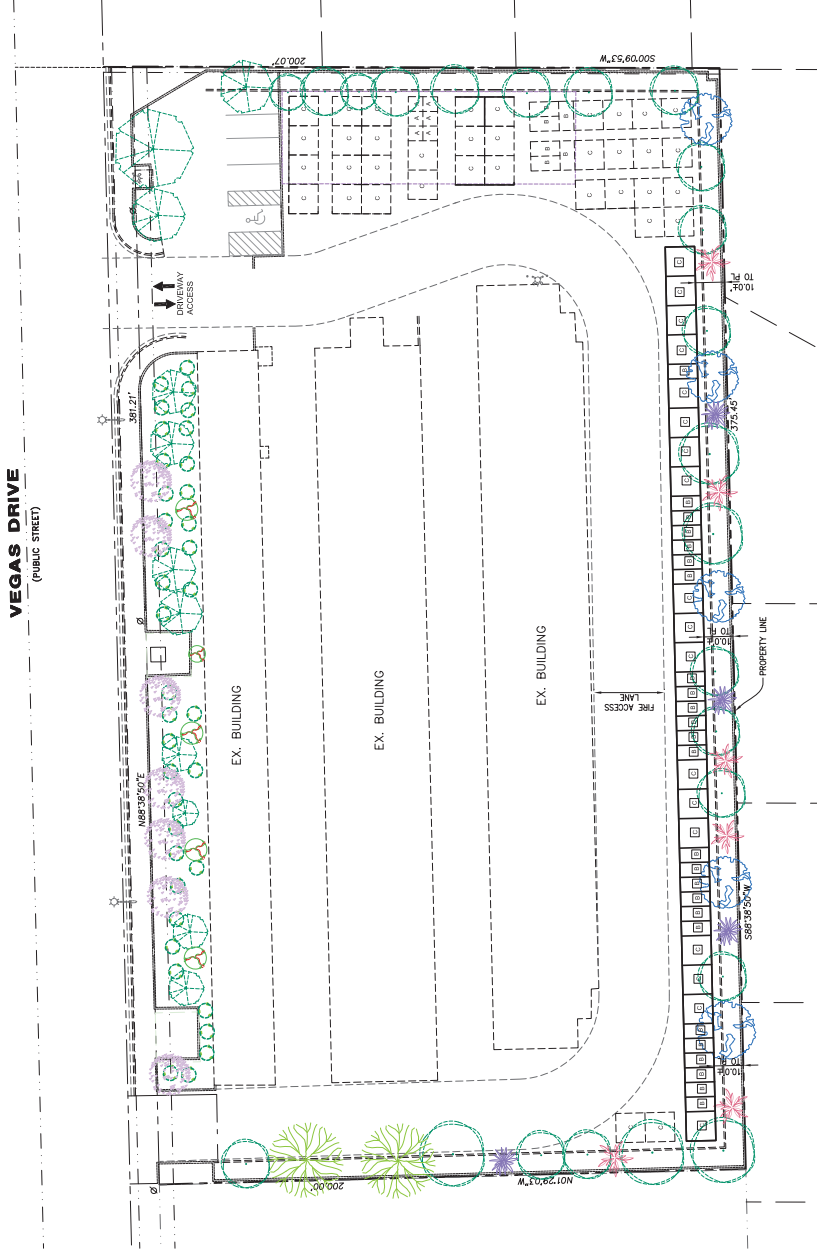
STORAGE ADDITION
3851 VEGAS DRIVE,
LAS VEGAS, NV 89108
APN: 139-30-501-003

Sheet No.	Description
Project No.	24-0558
Date:	October 10, 2024
Drawn:	
Reviewed:	
Drawing Title:	SITE PLAN




PROPOSED LANDSCAPE IMPROVEMENT

VEGAS DRIVE MINI STORAGE




EXIST






EXISTING PLANTS		
SYMBOL	QTY	SIZE
TREES		

SHRUBS	
	23 20'
	11 6'
	39 2'-3'

PLANT SCHEDULE			
SYMBOL	COMMON NAME	QTY	SIZE
TREES			


25°	2	SEMI-DECIDUOUS
	DESERT MUSEUM PALM VOPDE — ELEGANTIE — PROVIDES SHADE	EVERGREEN
	SILVER MOUNTAIN LAUREL — NOT PLANTED IN WINTER — NOT INDOOR PLANT — MEN PLANTED 7 MAY — BEST PLANTING PLAGE	15°
	AMALCORN ORCHID TREE — NOT PLANTED IN WINTER — DOESN'T SHADE IN WINTER	12° DECIDUOUS

SHRUBS	5	6'	DECIDUOUS/EVERGREEN
	MEXICAN BIRD OF PARADISE — PROUDS SHADE — PROVIDES SHADE — DECORATIVE		
	CLEOMES — COLORFUL — DECORATIVE — PROVIDES SHADE	15'	EVERGREEN
	TWISTED AMARYLLIS — DECORATIVE — PROVIDES SHADE	10'	EVERGREEN

1296 x 97


OLEANDER

SILVER MOUNTAIN LAUREL



1000 x 84

ANACACHO ORCHID TREE



DESERT MUSEUM PALO VERDE

[illegible]

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

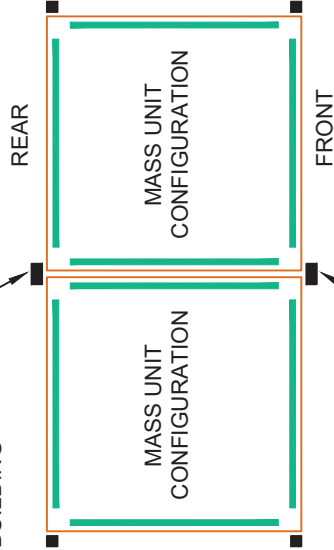
PROPOSED LANDSCAPE IMPROVEMENT PLAN
APN 139-30-501-003
VEGAS DRIVE MINI STORAGE
3851 VEGAS DRIVE
CITY OF LAS VEGAS
NEVADA

SCALE	SCALE (H):	1"=20'
	SCALE (V):	N/A
DRAWING	DESIGN:	LD
	DRAWN BY:	CMH-D
PROJECT	PROJECT:	LD
	FROM: START DATE:	01-02-23
SHEET	PROJECT NO.	*
	DRAWING NAME:	*

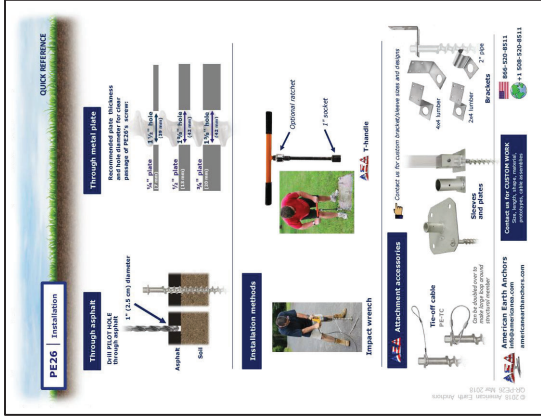
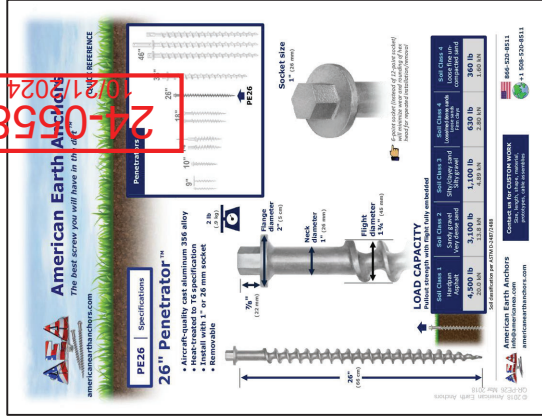
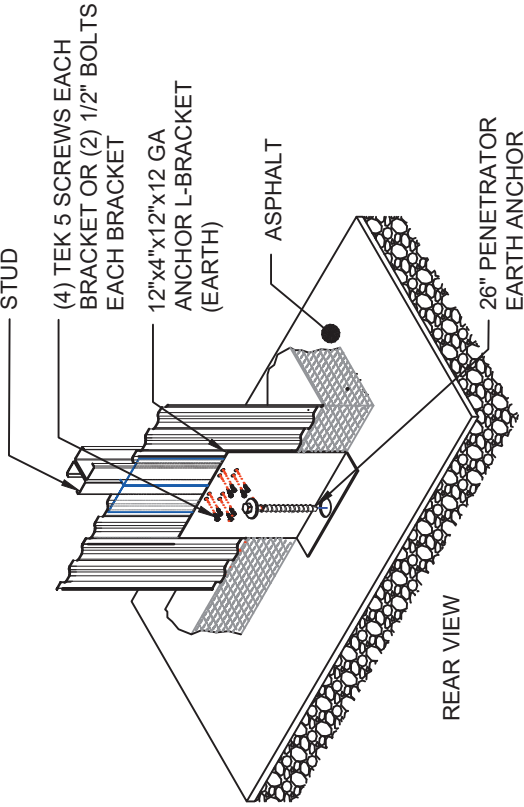
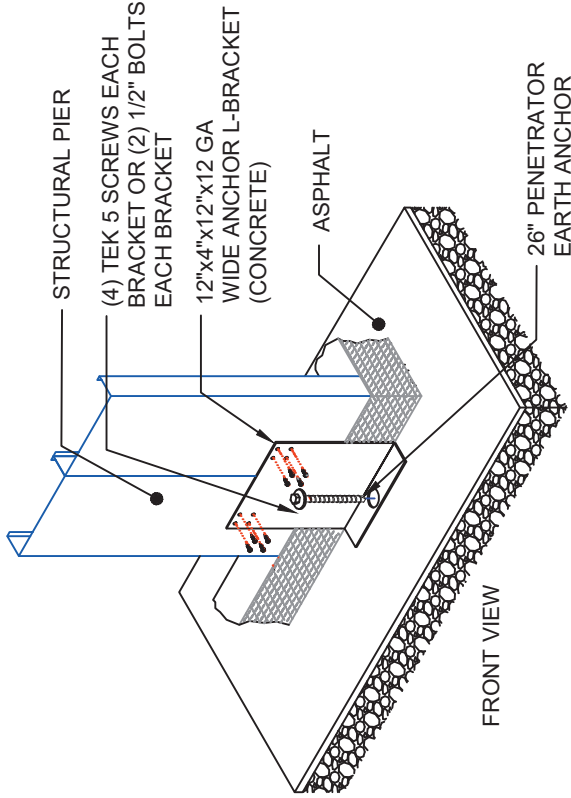
1 of 1 SHEETS

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" GALVANIZED
02	3	SUPPORT HATS 2x5.5 x2	350018-2002 120" GALVANIZED
03	2	RAIN LIP CHANNEL 2x8x125	350006-2002 120" GALVANIZED
04	2	RAIN LIP CAP 4x8x2	350012-2002 103 1/2" GALVANIZED
05	5	N-DEK PANEL 24x3	350024-2001 223 1/2" 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" x 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" 6" 12 GALVANIZED
23	2	CLIP ANGLE, "ZEE" 3x3x6"	6" 12 GALVANIZED
24	2	ZEE PURLIN, 6"	132" 16 GALVALUME
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
31	2	ENTRY ROLL UP DOORS	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
32	20	STANDING SEAM ROOF 12"	- 125" 24 GALVALUME
32A	2	ZEE CLOSURE	- 26 GALVALUME
33	1	HIGH SIDE ANGLE	- 26 GALVALUME
34	1	START & STOP CHANNEL	- 26 GALVALUME
35	1	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/WASHER	00 ZINC P.L.T.

20'x10' MASS PORTABLE BUILDING

NOTE: WHEN ORDERING REPLACEMENT PARTS SPECIFY PART DESCRIPTION AND SIZE.
(DO NOT USE MARK NO. MARK)

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 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, 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.

Two Unit Configuration
(2) 10x10s Side Entry

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.

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

DATE: 2/3/20

DRAWN BY: Tarik A.

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

Part Number: 360020

DESCRIPTION: MASS PORTABLE BUILDING 20x10 with (2)- 10x10 Units

DRAWING FILE NUMBER: A

360020

MANUFACTURED

NUMBER OF SHEETS: 1 OF 33

Janus International Corporation

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

PARTITION

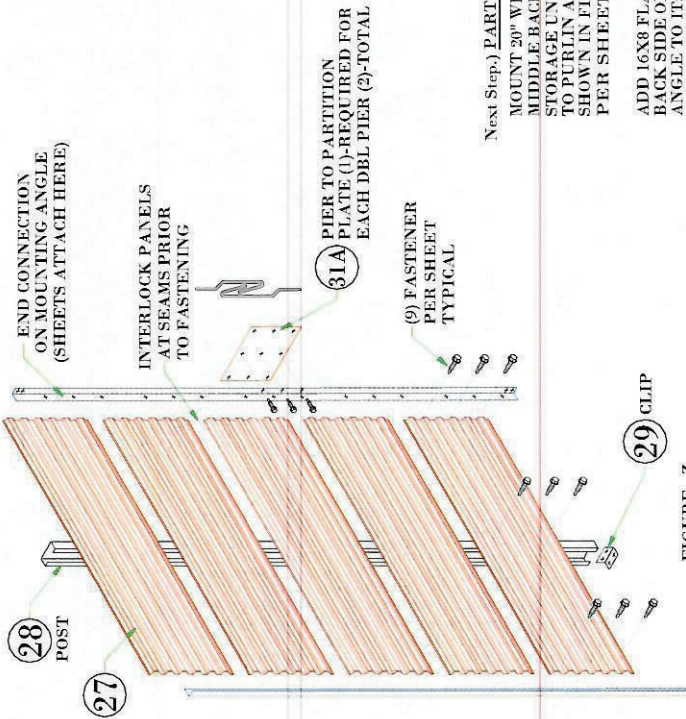


FIGURE - Z



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.



Janus International Corporation

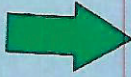
135 Janus International Blvd. Temple, GA 30179 770.562.2850 Janusintl.com

The arrangements depicted herein are the sole property of Janus International and may not be reproduced without it's written permission.		SCALE: NONE	PART NUMBER: 360020	MANUFACTURED or PURCHASED MANUFACTURED
DIMENSIONS & DIMENSIONAL TOLERANCES ARE IN INCHES ① = ±.032 ② = ±.063 ③ = ±.094 ④ = ±.125 critical dimension tolerances to be marked as shown		DATE: 2/3/20	DESCRIPTION: MASS PORTABLE BUILDING 20x10 with (2)- 10x10 Units	NUMBER OF SHEETS: 23 OF 33
		DRAWN BY: Tank A.	CHECKED BY: -	DRAWING FILE NUMBER: A 360020

24-0558
10/21/2024

24 x 7 Automated Storage
Office Hours
Tuesday - Saturday
9AM - 5PM
Gate Hours
6AM - 8PM
Rental Information
702-432-4324
www.storage24x7.com

PAY HERE 24x7



NO CASH PAYMENTS



1583



24-0558
10/21/2024



24-0558
10/21/2024

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