

**KAEMPFER
CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

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

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.8900
Fax: 775.225.0011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

June 15, 2021

VIA UPLOAD

City of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
495 S. Main St.
Las Vegas, NV 89101

Re: *[REVISED] Justification Letter – Zone Change; Special Use Permit and Site Development Review for a Mini-Storage; and Waivers to Allow Third Floor, Reduced Landscaping, to Make Durango Road as Rear Yard, Reduce Parking Lot Islands, and Exception for Lack of Shrubs within Buffer Areas; and Vacate and Abandonment North Side of the Regina Avenue Alignment*
APNs: 125-29-502-020, 025, & 032 and a portion of 125-29-502-027 (NEC of Durango Drive and Juliano Road)

To Whom It May Concern:

Our Firm represents Guardian Storage Centers, LLC (the “Applicant”). The Applicant is proposing an RV and mini-storage facility on property located at the northeast corner of Durango Drive and Juliana Road, more particularly described as APNs: 125-29-502-20, 025, & 032 and the southern most 15’ wide portion of 125-29-502-027 (collectively the “Site”). The Site is approximately 2.96 acres. The Applicant is requesting a zone change to Town Center (TC), a site development plan review and special use to allow for a proposed mini-storage, waiver of development standards to allow for a third level and reduced landscape buffer, and a vacation and abandonment of the north side of the Regina Avenue alignment.

Zone Change to TC

The Site’s land use designation is SX-TC. The Applicant is requesting a conforming zone change under the current land use designation from U and R-E to TC. A zone change to TC is appropriate as (1) the TC zoning district conforms to the underlying land use designation and (2) the properties to the east, west, and north of the Site are all zoned TC. For the reasons listed above, a zone change to TC is compatible and appropriate with the area.

Special Use Permit for Mini-Storage

With special use permit approval, mini-storage is an allowed use in the TC zoning district and the SX-TC land use designation. Here, a special use permit for a RV and mini-storage use is

appropriate and compatible for the following reasons: (1) to the north and northeast of the Site are car dealerships, (2) a mini-storage is one of the least intensive uses and (3) there are other commercial uses and planned commercial uses in the area. Even though there are residential homes located along Juliano Road, the homes in the City of Las Vegas are planned SX-TC, like the Site, and, therefore, planned for future commercial uses. Additionally, the single-family homes located to the west of the Site are between existing intense commercial use a gas station and car dealership.

Site Development Review & Waiver to Make Durango Drive Rear Yard and Waiver to Allow 3rd Floor

The Site is located at the northeast corner of Durango Drive and Juliano Road. Access to the Site is from Juliano Road. The Applicant is proposing a deceleration lane along Durango Road at the Juliano Road and Durango Drive intersection. This deceleration lane will provide for better turning movements from Durango Drive onto Juliano Road and then into the Site. Since the Applicant is taking access from Julian Road, a waiver is required making Durango Drive the rear yard. As indicated above, providing access from Julian Road is safer and therefore the requested waiver is appropriate.

The Applicant is proposing 669 mini-storage units with manager's apartment located on the northwest corner of the Site. There will be a total of four (4) buildings on the Site. Buildings B, C, and D will be along the perimeter of the Site with Building A located in the center of the Site. The units range in sizes from 5' x 5' to 10' x 30'. The office is located on the south portion of the building with a visitor parking field in front of the office. There is a circular drive-aisle around the perimeter of the Site to allow for easy access to the mini-storage units. Access to the mini-storage units are behind gates located to the north and south of the Juliano Road driveway entrance.

As indicated above, the Applicant is proposing a total of four (4) buildings. Buildings B and C are approximately 12' in height. Building B will have 14 mini-storage units and Building C will have 37 mini-storage units. Building D is predominately 12' in height too with the exception of the portion for the manager's apartment which is approximately 26'1" in height. Building D will have 20 mini-storage units. Building A is located in the center of the Site and will be a three story, 35' tall building with 598 mini-storage units. The proposed buildings will have enhanced architectural enhancements such as storefront window system, coated stucco, and varying CMU finishes. The additional architectural elements of providing added faux windows with eyebrows meet the Town Center design standards by giving the buildings a more office look. While 35' is permitted in the SX-TC land use designation, the Applicant is requesting a waiver to allow a third level, without increasing the building height, for Building A. While the building is three levels, it is important to note that the third level will be all enclosed mini-storage units with no views. Additionally, it is customary and standard for 35' tall buildings to have three levels. The Site will comply with all parking requirements. The Site is also providing 27,073 square feet of open space where only 25,834 square feet is required.

Waivers to Reduce Landscape Buffer, Exception for Lack of Shrubs within Buffer Areas, and Reduce Parking Lot Landscaping

Along Durango Road, the Applicant is providing the 15' wide landscape buffer, however, the landscape buffer tapers down to 5'6" in width to accommodate the proposed dedicated deceleration lane. Additionally, the Applicant is requesting to waive the required 8' wide interior landscaping. Any interior landscaping would have limited visibility to the ROW because of the perimeter wrought iron fence. While the Applicant is requesting to reduce some landscaping along Durango, the Applicant is providing a 20' wide buffer landscaping along the east property line and a 10' wide buffer landscaping along the north property line with trees every 20' on centerline although no shrubs in between the building and the perimeter wall since it will not be visible. Finally, the Applicant is requesting to reduce the required landscape parking lot islands. The parking field is small and, therefore, providing additional landscaping in this area is not needed, especially, considering the perimeter landscaping along Julian Road that will be provided.

Vacate and Abandonment North Side of Regina Avenue Alignment

The south side of the Regina Avenue has already been vacated via VAC 20190725:2401. The Applicant is now seeking to vacate the north side of the Regina Avenue alignment since the south side has already been vacated. The Applicant will utilize the entire 30' wide vacation of the north side of Regina plus the southern 15' wide portion of APN: 125-29-502-027 for part of the proposed development.

We thank you in advance for your time and consideration of this request. Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL


Anthony J. Celeste

AJC