

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: 775.852.9000
Fax: 775.223.0111

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.1300
Fax: 775.882.1257

April 15, 2021

VIA UPLOAD

City of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
333 N. Rancho Drive
Las Vegas, NV 89106

**Re: Justification Letter – Special Use Permit to Allow a Mini-Storage, Site Development Review for a Mini-Storage, and Waiver to Allow Third Floor and Increased Building Height to 38’
APN: 125-17-703-001(NEC of Durango Drive and Oso Blanca Road)**

To Whom It May Concern:

Our Firm represents SAFStor (the “Applicant”). The Applicant is proposing a mini-storage facility on property located at the northeast corner of Durango Drive and Oso Blanca Road, more particularly described as APN:125-17-703-001 (the “Site”). The Site is approximately 2.79 acres.

Special Use Permit for Mini-Storage

The Site is zoned TC and the land use designation is SC-TC. With special use permit approval, a mini-storage is an allowed use in the TC zoning district and the SC-TC land use designation. Here, a special use permit for a mini-storage use is appropriate and compatible for the following reasons: (1) the Site is surrounded by three (3) rights-of-ways: (i) Durango Drive, (ii) Oso Blanca Road, and (iii) US 95 On-Ramp; (2) a mini-storage is one of the least intensive uses; (3) access to the Site is from Durango Drive only; (4) the surrounding uses including a parking lot facility and commercial/retail centers, and (5) there is an existing three (3) story mini-storage located near the northwest corner of the US 95 Off-Ramp and Durango Drive.

Site Development Review & Waiver

The Site is located at the northeast corner of Durango Drive and Oso Blanca Road. Access to the Site is from Oso Blanca Road via a BLM right-of-way grant to the City of Las Vegas. The Applicant is proposing a total of 794 mini-storage units. The units range in sizes from 5’ x 5’ to 10’ x 30’. The office is located on the east portion of the building with a visitor parking field in front of the office. Access to the mini-storage units are via a 24’ wide drive aisle behind a gated entry.

The Applicant is proposing a three story, 38' tall building in the center of the Site. The proposed building will have enhanced architectural enhancements such as faux storefront windows and varying stone veneer and pre-finished aluminum metal finishes giving the building an office appearance. The additional architectural elements meet the Town Center design standards. The total square footage of the building is 101,700 square feet with each level approximately 33,900 square feet. The first floor will include the office and 199 mini-storage units, the second floor will have 264 units, and the third floor will have 331 mini-storage units. The Applicant is requesting waivers for a proposed height of 38' and a proposed third level. The slight increase in height and third level will have no adverse impacts to the area because the Site is (1) surrounded by three (3) rights-of-ways on all sides, (2) commercial/retail and parking lot uses are located across the street from the Site, and (3) an existing three (3) level mini-storage at the same approximate height is located at the northwest corner of the US 95 Off-Ramp and Durango Drive. Additionally, the Site will comply with all landscaping and parking requirements. Therefore, the proposed design including the additional height and third level is compatible with the area.

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