



# 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

**Project Address** (Location) 120 WEST OWENS AVENUE

**Project Name** Owens Self-Storage **Proposed Use** Mini-Storage

**Assessor's Parcel #(s)** 132-22-404-005 **Ward #** 5

**General Plan:** Existing Commercial Proposed Commercial **Zoning:** Existing C2 Proposed C2

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

**Property Owner** 4700 RANCHO LLC **Contact** SHAWN SAMOL

**Address** 6600 W. CHARLESTON BLVD ST 117 **City** LAS VEGAS **State** NV **Zip** 89146

**E-mail** shawn@maxdevgrp.com **Phone** (702) 952-5223

**Applicant** YourSpace America, Inc. **Contact** Russ Colvin

**Address** 26716 Ashford **City** Mission Viejo **State** CA **Zip** 92692

**E-mail** russcolvinss@gmail.com **Phone** (949)315-0044

**Representative** Magellan Architecture **Contact** Carlos Vargas

**Address** 10540 Talbert Ave **City** Fountain Valley **State** CA **Zip** 92708

**E-mail** carlos@magellanarchitects.com **Phone** (949)515-9600

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** \_\_\_\_\_

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

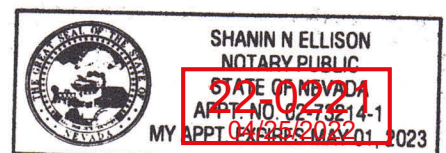
**Print Name** Shawn Samol Per: 4700 Rancho LLC

Subscribed and sworn before me

This 19 day of April, 20 22

Shanin N Ellison

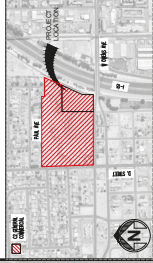
Notary Public in and for said County and State



1. EXISTING CONDITIONS (THE CURRENT SITUATION) - 2025 BY 2030/2035, REFER TO CHARTS FOR NATIONAL, REGIONAL, AND LOCAL INFORMATION.
2. ACCESSIBLE RANGES OF WATERS NOT TO EXCEED 50 METERS IN THE DIRECTION OF WATERS, AND 200 METERS IN THE OPPOSITE DIRECTION.
3. THE 40% IS RESPONSIBLE FOR PROVIDING NECESSARY FERTILISERS, AS REQUIRED, FOR THE REMAINING 60% OF THE FERTILISER REQUIRED FOR THE ENTIRE COUNTRY. THE REMAINING 60% IS RESPONSIBLE FOR PROVIDING NECESSARY FERTILISERS, AS REQUIRED, FOR THE REMAINING 40% OF THE FERTILISER REQUIRED FOR THE ENTIRE COUNTRY.
4. ALL WATERS SHALL BE KEPT OPEN TO THE PUBLIC, AND SHALL BE KEPT OPEN TO THE PUBLIC.
5. ALL EXISTING FERTILISERS ARE TO BE KEPT OPEN TO THE PUBLIC.
6. THERE SHALL BE NO LIMITS ON THE NUMBER OF WATERS TO BE KEPT OPEN TO THE PUBLIC.
7. THERE SHALL BE NO LIMITS ON THE NUMBER OF WATERS TO BE KEPT OPEN TO THE PUBLIC.
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## VICINITY MAP



## SITE & PROJECT DATA

**SITE:**  
**PARCEL NUMBER:** 139-22-404-005  
**JURISDICTION:** CITY OF LAS VEGAS  
**PROPERTY ZONING:** C2 (GENERAL COMMERCIAL)  
**OCCUPANCY CLASSIFICATION:** B AND 5-1  
**BUILDING TYPE:** B-A, FULLY SPRINKLED

#### AREA CALCULATIONS AND CONDITIONS

SITE AREA:	(2.41 ACRES) 100,027 S.F.
TOTAL LANDSCAPE AREA:	18,096 S.F. (17%)
BUILDING SETBACKS:	
FRONT	REQ. 10'-0" PROV. 71'-0"
EAST SIDE	10'-0" 37'-2"
WEST SIDE	10'-0" 37'-0"
REAR	20'-0" 66'-0"
BUILDING HEIGHT:	0'-0" 46'-0" (4 STORES)
SITE AREA CALCULATION:	
NET SITE AREA:	90,421.91 SF (2.07 ACRES)

**PARKING INFORMATION**

PARKING:	REQUIRED:	PROVIDED:
-LEASING OFFICE (B):	6 SPACES	6 SPACES
1 SPACES PER 300 SF (1,340 SF)		
-STORAGE PARKING (S-1):	23 SPACES	23 SPACES
1 SPACE FOR 50 STORAGE UNITS (1100 UNITS PROPOSED)		

## TOTAL SPACES = 100

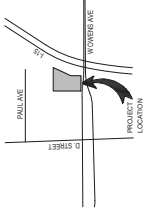
15 STANDARD STALLS
6 PARALLELED STALLS
5 COMPACT STALLS (18%)
2 HANDICAP
26 PARKING STALL PROVIDED

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

SCALE: 1" = 20'-0"



VICINITY MAP



PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
	<i>Fraxinus velutina</i>	Arizona Ash	24" box	10	STANDARD
	<i>Platanus x 'Red Ruby'</i>	Red Ruby Platanus	24" box	8	STANDARD
	<i>Prosopis juliflora</i>	Arizona Mesquite	24" box	19	STANDARD
	<i>Quercus ilex</i>	Holly Oak	24" box	17	STANDARD
	<i>Viburnum cuneatum</i>	Chaste Tree	15 gallon	2	STANDARD
	<i>Banksia microphylla 'Lanceolata'</i>	Lanceolata Banksia	5 gallon	12	
	<i>Calliandra californica</i>	Baja Fairy Duster	5 gallon	33	
	<i>Daylily 'Whisper'</i>	Daylily	5 gallon	26	
	<i>Desert Spoon</i>	Desert Spoon	5 gallon	24	
	<i>Larrea tridentata 'Compacta'</i>	Compact Texas Sage	5 gallon	34	
	<i>Hesperaloe parviflora</i>	Red Yucca	5 gallon	11	
	<i>Muhlenbergia rigens 'Regal Mist'</i>	Regal Mist Muhly	5 gallon	32	
	<i>Myrica aspera 'Compacta'</i>	Compact Myrica	5 gallon	24	
	<i>Neelum oleander 'Petite Red'</i>	Petite Red Oleander	5 gallon	22	
	<i>Ruellia brittaniana</i>	Desert Ruella	5 gallon	6	
	<i>Senna 'Desert Serenade'</i>	Desert Senna	5 gallon	5	
	<i>Trochodendron 'Orange Jubilee'</i>	Orange Jubilee	5 gallon	43	
	<i>Lantana camara</i>	Bush Lantana	5 gallon		
	<i>1/2" Regal Mist</i>			18,025 SF	

PRELIMINARY LANDSCAPE PLAN  
Owens Ave  
Las Vegas Self Storage  
PREPARED FOR: MAGELLAN ARCHITECTS  
LAS VEGAS, NV

studio  
DPA  
Planning and Landscape Architecture  
P.O. Box 3489 - Gilbert, AZ 85299  
480.577.5181 | 602.568.6806  
www.studioDPA.com



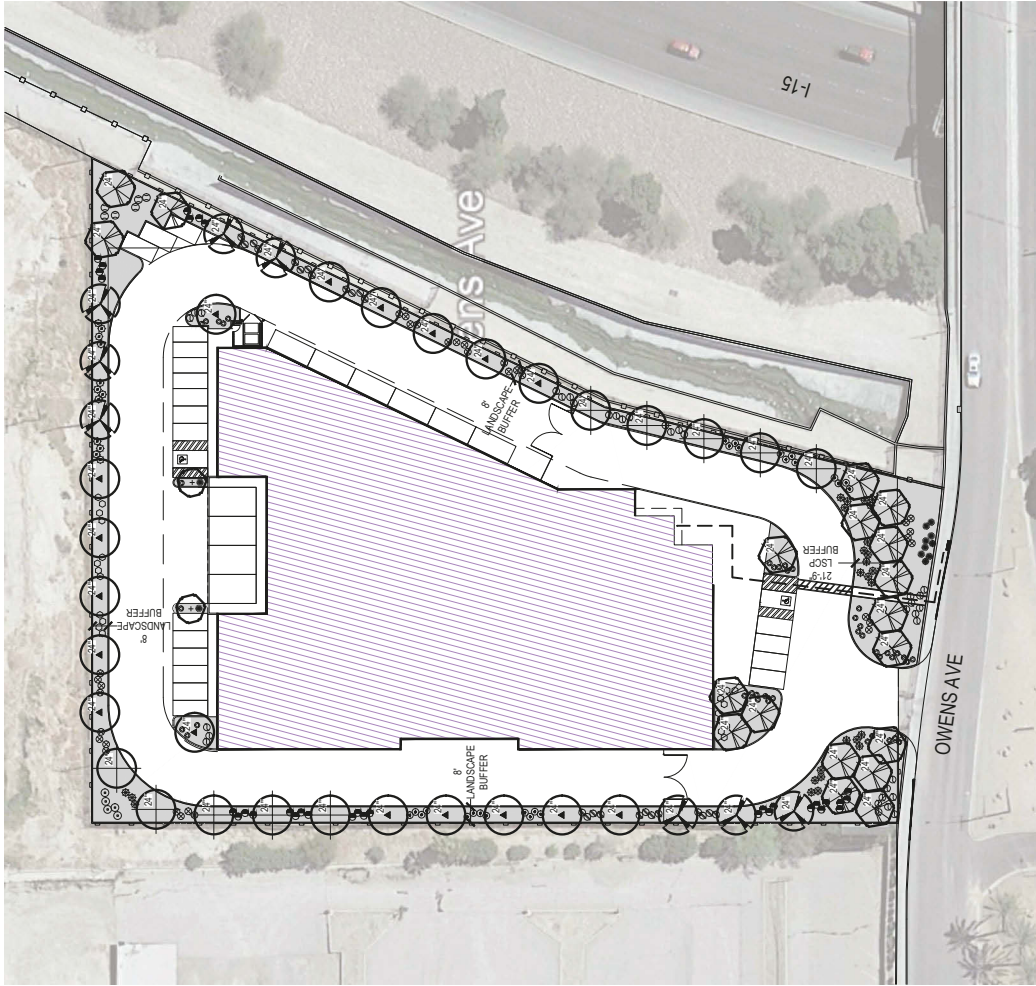
DATE:  
04.20.2022

DATE: 04/25/2022  
REVISION:

22-0221  
04/25/2022

PRELIMINARY  
LANDSCAPE  
SHEET 01 OF 01  
L-1

DIGITAL ALERT:  
CALL 811 OR ACCESS  
www.digalert.com AT LEAST  
TWO FULL WORKING DAYS  
BEFORE YOU BEGIN  
EXCAVATION



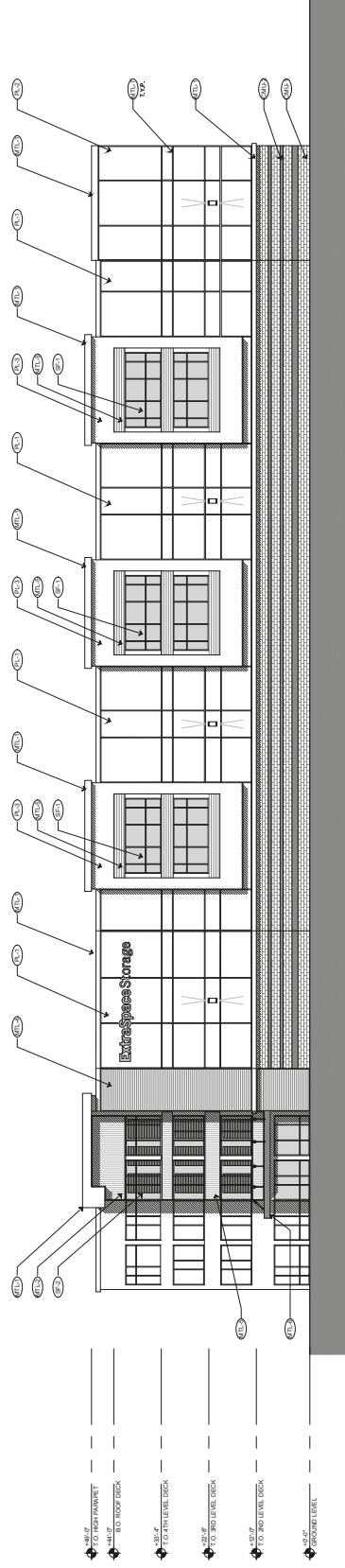






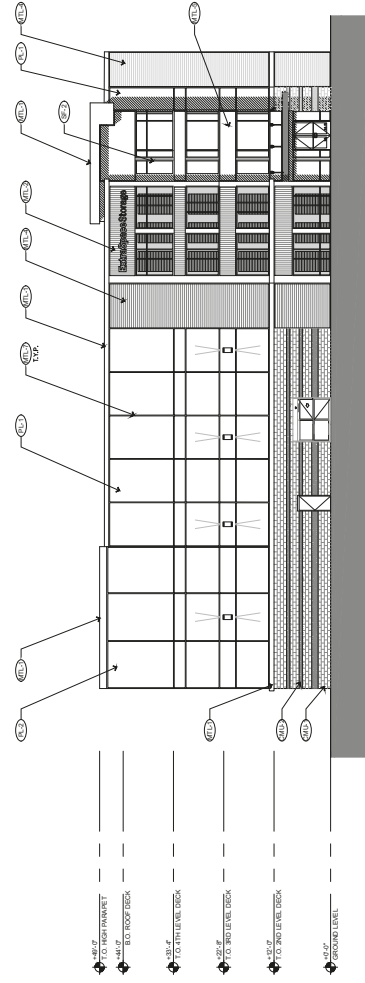






EAST ELEVATION

SCALE: 3/32" = 1'-0"



SOUTH ELEVATION

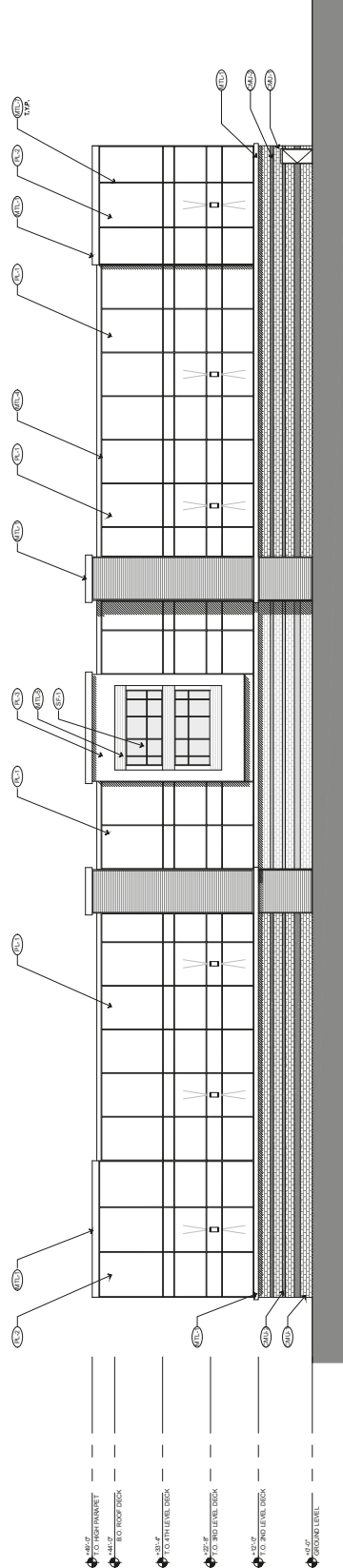
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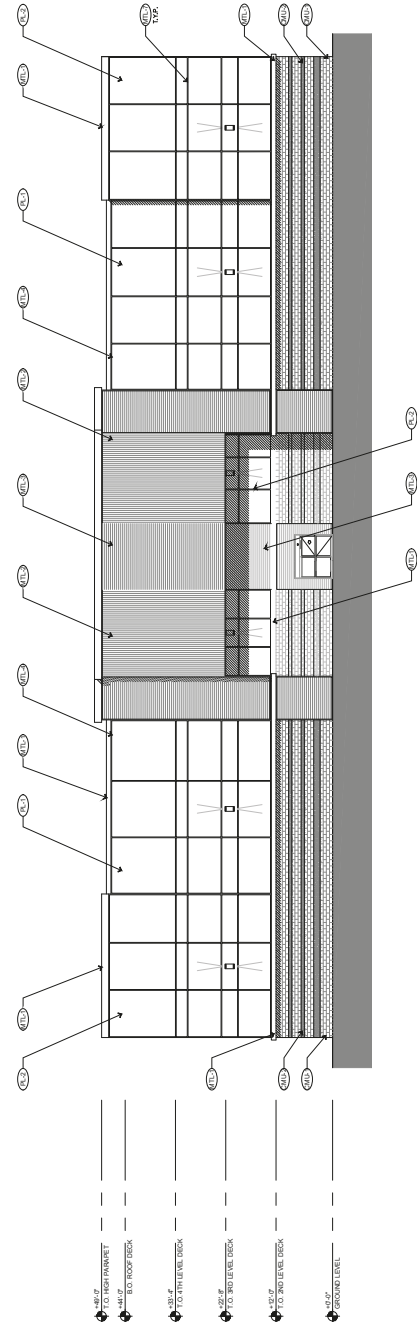
## EXTERIOR FINISH SCHEDULE

SCALE: NONE





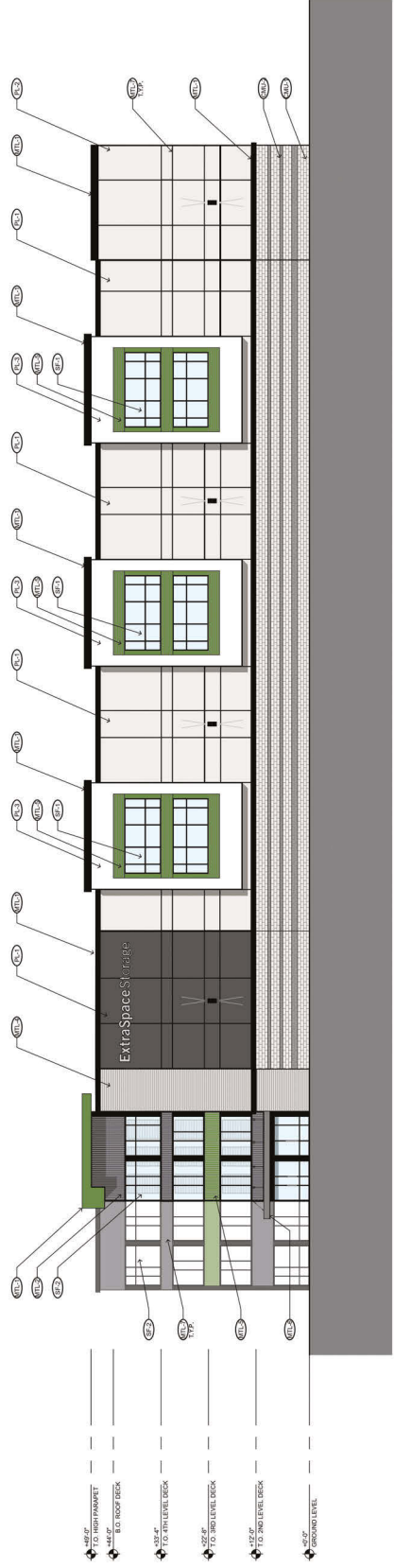
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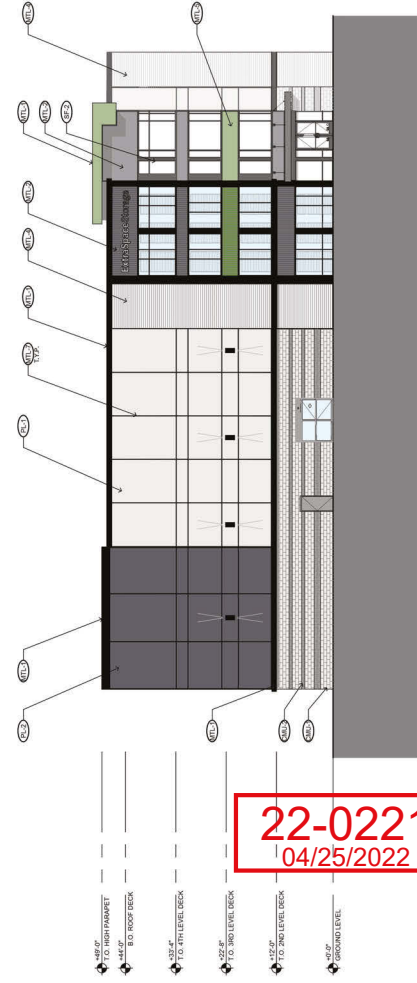
2 NORTH ELEVATION  
SCALE: 3/32" = 1'-0"

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3 EXTERIOR FINISH SCHEDULE  
SCALE: NONE



1 EAST ELEVATION  
SCALE: 3/32" = 1'-0"



2 SOUTH ELEVATION  
SCALE: 3/32" = 1'-0"

FINISH	DESCRIPTION	COLOR	FINISH
CM-1	1" ANGLE STRIP OVER BLACK	NATURAL GREY	FINISH
CM-2	1" ANGLE STRIP FACE OVER BLACK	NATURAL GREY	FINISH
CM-3	1" METAL TRIM	NATURAL BLACK (HARD)	PREPARED
CM-4	2" CORRUGATED METAL PANEL	STEEL MILLING - DARK GREY	PREPARED
CM-5	3" CORRUGATED METAL PANEL	STEEL MILLING - ANODIZED	PREPARED
CM-6	4" CORRUGATED METAL PANEL	STEEL MILLING - ANODIZED	PREPARED
CM-7	5" CORRUGATED METAL PANEL	STEEL MILLING - ANODIZED	PREPARED
CM-8	6" CORRUGATED METAL CORNER	STEEL MILLING - ANODIZED	PREPARED
CM-9	7" FIBER REINFORCED BEAM	ALUMINUM	PREPARED
FP-1	1" CORNER FLATBAR SYSTEM	STEEL MILLING - LIGHT GREY	EXPOSED FINISH
FP-2	1" CORNER FLATBAR SYSTEM	STEEL MILLING - DARK GREY	EXPOSED FINISH
FP-3	1" CORNER FLATBAR SYSTEM	STEEL MILLING - WHITE	EXPOSED FINISH
SP-1	1" ALUMINUM STRENGTH FINISH	STEEL MILLING - ANODIZED	ALUMINUM FINISH
SP-2	1" ALUMINUM STRENGTH FLAT BEAM METAL	STEEL MILLING - ANODIZED	ALUMINUM FINISH

\*NOTE: LAMES SHALL BE SELECTED TO MEET THE WEIGHT AND SIZE REQUIREMENTS OF THE PROJECT.

3 EXTERIOR FINISH SCHEDULE

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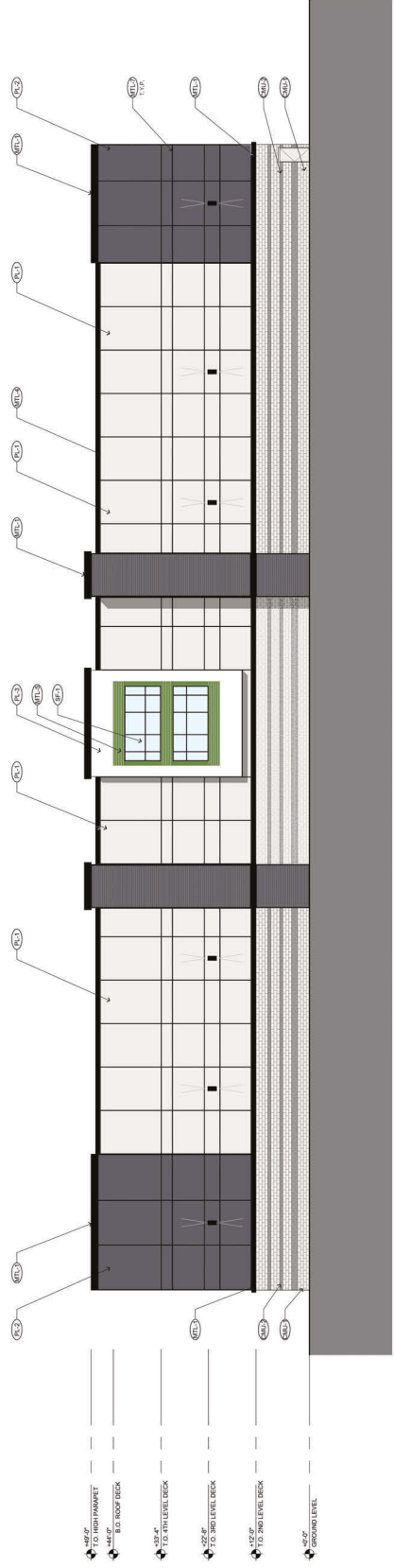
Magellan  
ARCHITECTS  
10540 Teller Ave. Suite 110  
Las Vegas, NV 89143  
Tel: (702) 915-9900  
www.magellanarchitects.com

OWENS AVE  
LAS VEGAS SELF STORAGE  
120 W OWENS AVE  
NORTH LAS VEGAS, NV 89030

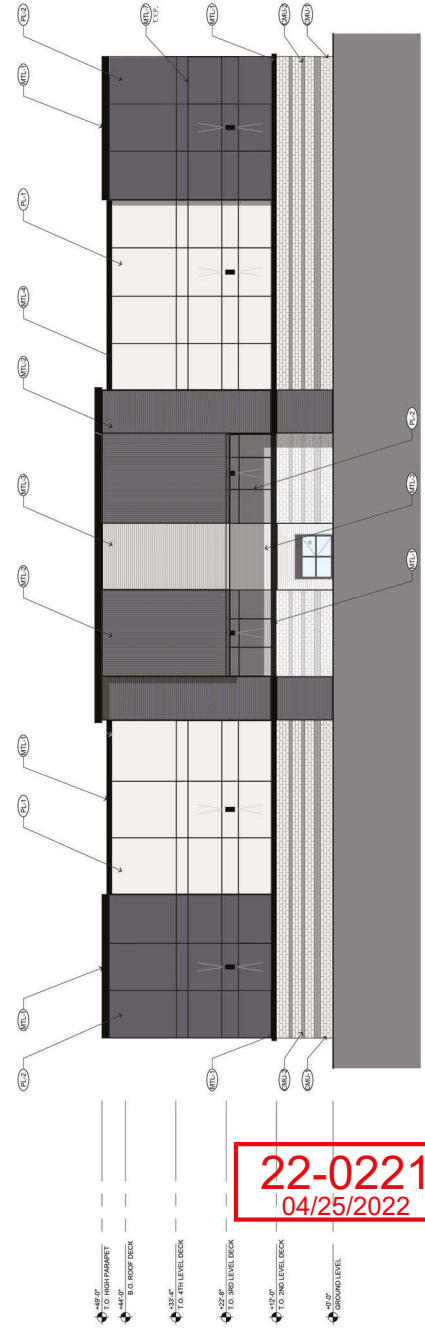
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SCALE	AS NOTED
PLAN	1/8" = 1'-0"
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SECTION	1/8" = 1'-0"
DETAIL	1/8" = 1'-0"
CHECKED	PP 220424 ASB
DRAWN	PP 220424 ASB
DATE	04/25/2022

EXTENSION ELEVATIONS  
A3.21



1 WEST ELEVATION  
SCALE: 3/32" = 1'-0"



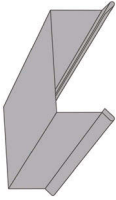
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04/25/2022

2 NORTH ELEVATION  
SCALE: 3/32" = 1'-0"

MTL	DESCRIPTION	COLOR	FINISH
MTL-1	8" ANGLES PRECAST CONCRETE	NATURAL GREY	PRECAST
MTL-2	8" ANGLES PRECAST CONCRETE	NATURAL GREY	PRECAST
MTL-3	8" ANGLES PRECAST CONCRETE	NATURAL GREY	PRECAST
MTL-4	8" ANGLES PRECAST CONCRETE	NATURAL GREY	PRECAST
MTL-5	8" ANGLES PRECAST CONCRETE	NATURAL GREY	PRECAST
MTL-6	8" ANGLES PRECAST CONCRETE	NATURAL GREY	PRECAST
MTL-7	8" ANGLES PRECAST CONCRETE	NATURAL GREY	PRECAST
MTL-8	8" ANGLES PRECAST CONCRETE	NATURAL GREY	PRECAST
MTL-9	8" ANGLES PRECAST CONCRETE	NATURAL GREY	PRECAST
MTL-10	8" ANGLES PRECAST CONCRETE	NATURAL GREY	PRECAST
MTL-11	8" ANGLES PRECAST CONCRETE	NATURAL GREY	PRECAST
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MTL-98	8" ANGLES PRECAST CONCRETE	NATURAL GREY	PRECAST
MTL-99	8" ANGLES PRECAST CONCRETE	NATURAL GREY	PRECAST
MTL-100	8" ANGLES PRECAST CONCRETE	NATURAL GREY	PRECAST

3 EXTERIOR FINISH SCHEDULE  
SCALE: NONE





MTL-1 BLACK METAL PARAPET CAP

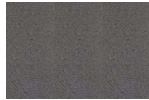


MTL-5 GREEN CORRUGATED METAL



Refractory  
Standard

CMU-1 WHITE PRECISION CMU



Refractory  
Standard

CMU-2 DARK GREY PRECISION CMU



MTL-2 DARK GREY CORRUGATED METAL



MTL-6 1" FRY REGLET STUCCO REVEAL



PL-1 LIGHT GREY PLASTER SYSTEM



PL-2 DARK GREY PLASTER SYSTEM



PL-3 WHITE PLASTER SYSTEM



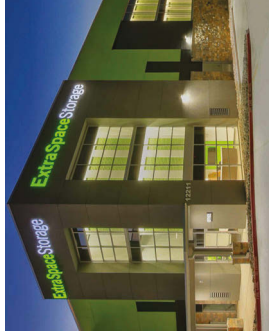
MTL-3 LIGHT GREY CORRUGATED METAL



MTL-7 WHITE METAL CANOPY



MTL-4 WHITE CORRUGATED METAL



SF-1 STOREFRONT

EXTERIOR FINISH SCHEDULE			
MTL	DESCRIPTION	COLOR	FINISH
CMU-1	8" ANGLUS PRECISION CMU BLOCK	WHITE, GREY	CLASH BLOCK PAINTED WHITE
CMU-2	8" ANGLUS SHUT FACE CMU BLOCK	WHITE, GREY	CLASH BLOCK CLASH PAINTED CLASH GREY
MTL-1	METAL PANEL	WHITE, BLACK (HIDDEN)	PREPARED
MTL-2	CORRUGATED METAL PANEL	STEEL, WHITE, - DARK GREY	PREPARED
MTL-3	CORRUGATED METAL PANEL	STEEL, WHITE, - DARK GREY	PREPARED
MTL-4	CORRUGATED METAL PANEL	STEEL, WHITE, - DARK GREY	PREPARED
MTL-5	CORRUGATED METAL PANEL	STEEL, WHITE, - DARK GREY	PREPARED
MTL-6	1" FRY REGLET REVEAL	STEEL, WHITE, - DARK GREY	PREPARED
MTL-7	1" FRY REGLET REVEAL	STEEL, WHITE, - DARK GREY	PREPARED
PL-1	LIGHT GREY PLASTER SYSTEM	STEEL, WHITE, - DARK GREY	STUCCO FINISH
PL-2	DARK GREY PLASTER SYSTEM	STEEL, WHITE, - DARK GREY	STUCCO FINISH
PL-3	WHITE PLASTER SYSTEM	STEEL, WHITE, - WHITE	STUCCO FINISH
SF-1	STOREFRONT	STEEL, WHITE, - DARK GREY	CLASH BLOCK CLASH PAINTED CLASH GREY
SF-2	STOREFRONT	STEEL, WHITE, - DARK GREY	CLASH BLOCK CLASH PAINTED CLASH GREY

NOTE: LIGHTS SHALL BE SCHEDULED TO PREVENT LIGHT POLLUTION AND GLARE.

EXTERIOR FINISH SCHEDULE

SCALE: NONE

OWENS AVE  
LAS VEGAS SELF STORAGE  
NORTH LAS VEGAS, NV 89030

NO.	DATE	BY
1	04/25/2022	AS
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SCALE	AS NOTED
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1" = 40'	1" = 40'
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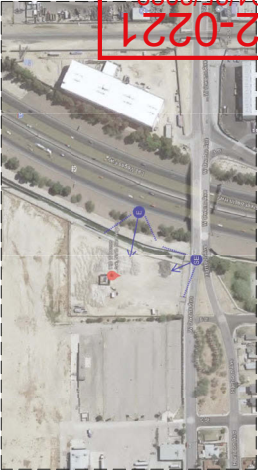
1 VIEW FROM SOUTHEAST CORNER

SCALE NTS



2 VIEW FROM EAST SIDE

SCALE NTS



KEY MAP  
SCALE NTS

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**OWENS AVE  
LAS VEGAS SELF STORAGE**  
120 W OWENS AVE  
NORTH LAS VEGAS, NV 89030

REVISIONS	
NO.	DATE
1	04/25/2022
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ISSUE DATES	
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APPROVALS	
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