



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.)

(GPA) Gen Plan Amend & (SLDR) Design Review
USE PERMIT, WHATEVER (CS)

Project Address (Location)

SOUTHWEST CORNER of ALPINE RIDGE Way & KYLE CANYON Rd

Project Name

KYLE CANYON SELF STORAGE

Proposed Use

SELF STORAGE

Assessor's Parcel #(s)

126-01-302-005

Ward #

6

General Plan: Existing

PCD

Proposed

SC

Zoning: Existing

U (PCD)

Proposed

C1

Additional Information

Property Owner

Julia D. Sharkey Trust

Contact

Julia D. Sharkey

Address

1728 BRACKEN Ave

City

Las Vegas State NV Zip 89104

E-mail

Sharkeyscott1@gmail.com

Phone

(702) 371-1225 or (702) 469-1134

Applicant

VEGAS STORAGE HOLDINGS LLC

Contact

JEFF ENGLEHART

Address

1700 HORIZON RIDGE PKWY # 102

City

Henderson State NV Zip 89012

E-mail

Jeff-Englehart@hotmail.com

Phone

(702) 501-5107

Representative

BROWN BROWN PREMIER

Contact

Lora Dreja

Address

520 Fourth St. suite # 320

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

Julia Sharkey

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

Print Name

JULIA SHARKEY

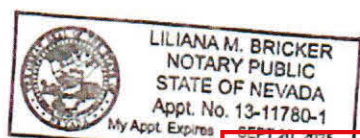
Subscribed and sworn before me

This 17 day of October, 2022

Rebecca's Bricker

Notary Public in and for said County and State

State of Nevada, > county of Clark



22-0651
11/17/2022

SITE INFORMATION

APN: 126-01-302-005
OWNER NAME: VEGAS STORAGE HOLDINGS LLC
ADDRESS: TBD
LEGAL DESCRIPTION: T-R-S: 19-89-1
JURISDICTION: CITY OF LAS VEGAS 881166
EXISTING ZONING: UICPD
PROPOSED ZONING: COMMERCIAL (C-1)
PLANNED LAND USE: MINI STORAGE
PROPOSED USE: MINI STORAGE
LOT SIZE: 2.33 ACRES (101,449 S.F.)
BUILDING FOOTPRINT AREA: 104,256 S.F.
LOT COVERAGE: 34%

PARKING ANALYSIS

REQUIRED ONSITE PARKING: 11 SPACES
REQUIRED UNIT PARKING: 11 SPACES PER 50 UNITS
PROVIDED ON SITE PARKING: 15 SPACES BY OFFICE
TOTAL AVAILABLE SPACES: 26
LEVEL 1 UNITS: 133
LEVEL 2 UNITS: 192
LEVEL 3 UNITS: 211
REQUIRED PARKING: 11 SPACES
TOTAL PARKING PROVIDED: 22 SPACES
HANDICAP REQUIRED: 2 PARKING SPACES
HANDICAP PROVIDED: 2 PARKING SPACES
LOADING ZONE SPACES
REQUIRED: 4
PROVIDED: 4

BUILDING ANALYSIS

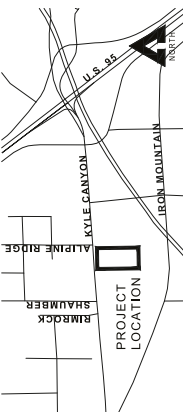
BUILDING GROSS AREA: 104,256 S.F.
LEVEL 1 - OFFICE: 1,950 S.F.
LEVEL 1 - STORAGE: 32,712 S.F.
LEVEL 2: 34,797 S.F.
LEVEL 3: 34,797 S.F.
TOTAL GROSS RENTABLE
LEVEL 1: 26,689 S.F. 81.6%
LEVEL 2: 27,835 S.F. 80.0%
LEVEL 3: 27,835 S.F. 80.0%

LANDSCAPING

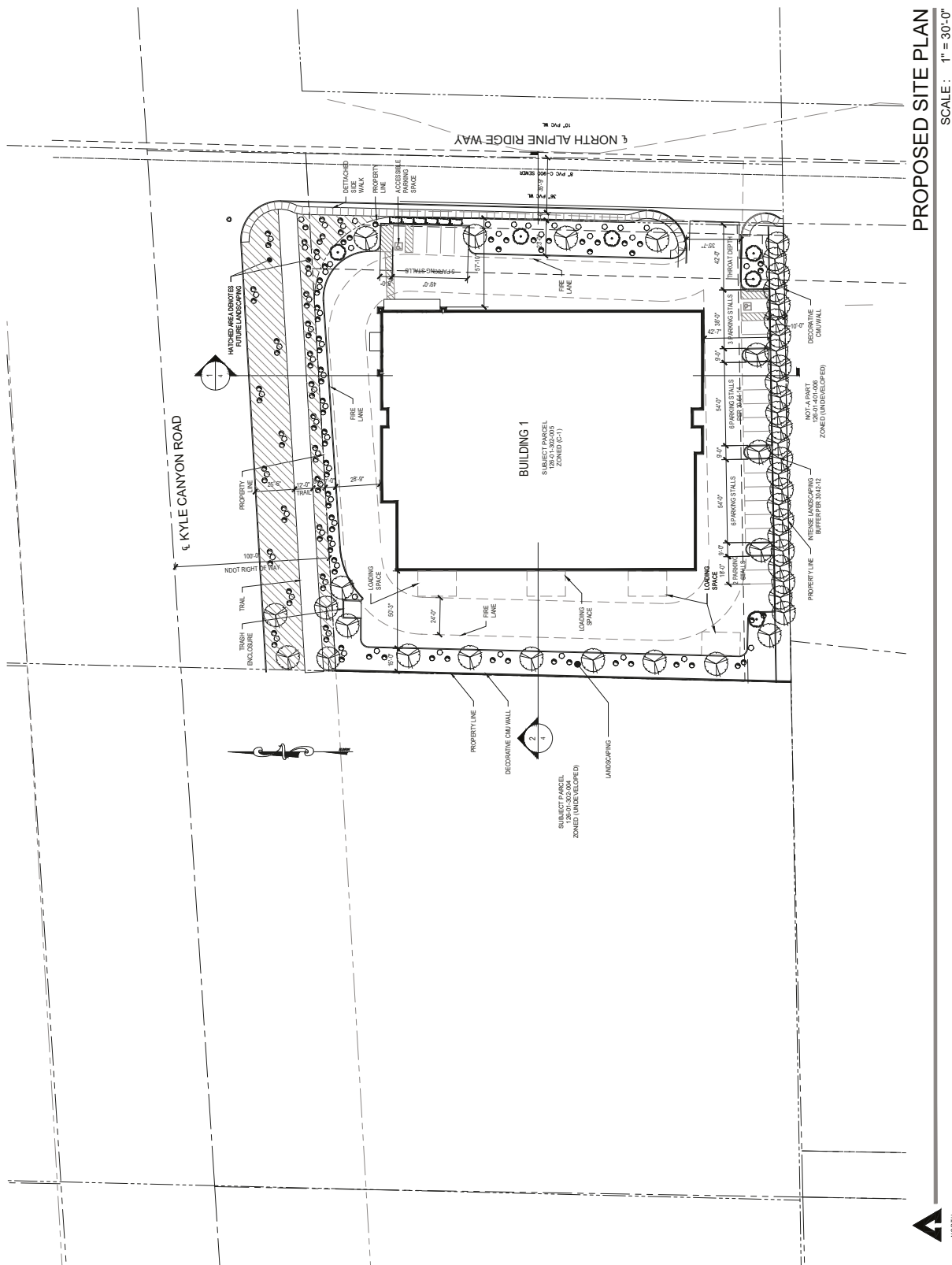
- XYLOSMA COMGESTA "CROTON COMGESTUS"
- XYLOSMA COMGESTA "CROTON COMGESTUS"
- RED PISH PISTACHE
- PISTACHIA X "RED PISH"
- 24" BOX TREE
- 24" BOX TREE
- 15 GALLON
- 15 GALLON
- 15 GALLON
- TEXAS RANGER
- LEUCOPHYLLUM FRUTESCENS
- MEXICAN BIRD OF PARADISE
- CAESALPINIA MEXICANA
- PINEAPPLE GUAVA
- FEIJOA SELLOWIANA

ALL LANDSCAPING GROUND COVER TO BE 3/4" DECOMPOSED GRANITE
LANDSCAPING ALONG KYLE CANYON ROAD IS TO BE PROVIDED IN THE
FUTURE AS OF TODAY, THIS IS NOT PART OF OUR PROPERTY AND
THERE ARE NO DESIGN GUIDELINES FOR THE APPROPRIATE
LANDSCAPING. THE CLIENT IS TO BE RESPONSIBLE FOR THE LANDSCAPING
IN A MAINTENANCE AGREEMENT TO PROVIDE LANDSCAPING AND THE
REQUIRED MAINTENANCE. SEE HATCHED AREA ON PLANS.

VICINITY MAP



PHASE	ENTITLEMENTS	SCALE	PAGE
2209N02	2209N02	1" = 30'-0"	1
PROJECT NUMBER	2209N02	DATE	11/30/2022
DATE	11/30/2022	DRAWN BY	MAP





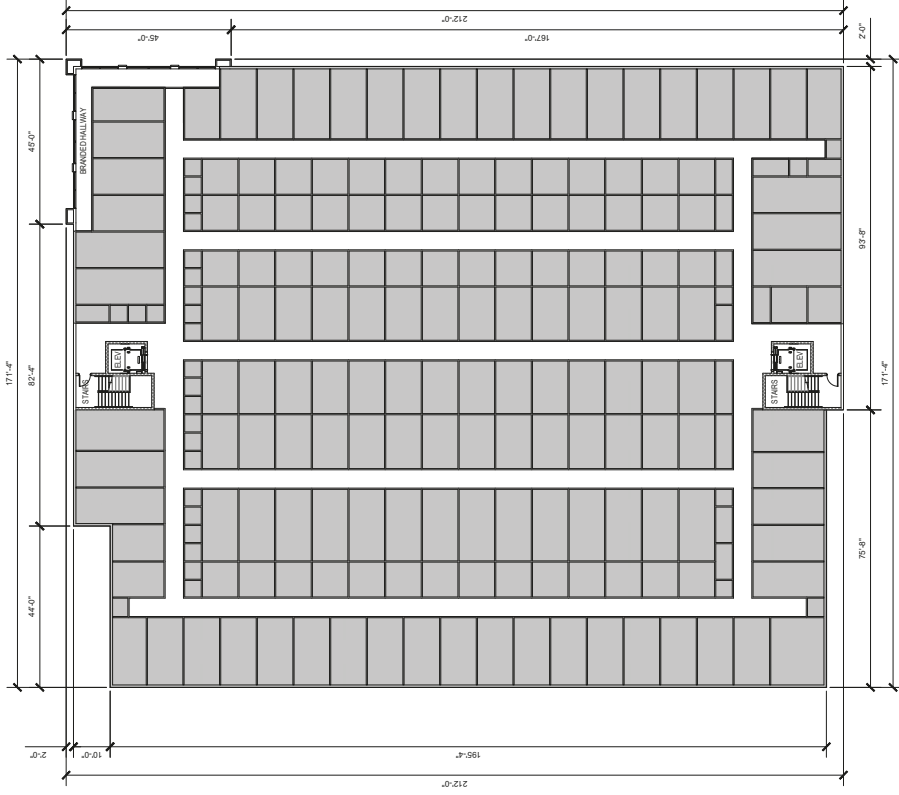
1804 S. COMMERCE STREET STE. LAS VEGAS, NV 89102
WWW.SPARCDESIGNGROUP.COM | 702.785.7558

KYLE CANYON STORAGE

APN: 126-01-302-005 KYLE CANYON ROAD, LAS VEGAS, NV 89166
ENGLEHARDT INDUSTRIES

PROPOSED SITE PLAN

SCALE: 1" = 30'-0"



FLOOR PLAN - LEVELS 2 & 3
SCALE : 1/16" = 1'-0"



FLOOR PLAN - LEVEL 1
SCALE : 1/16" = 1'-0"

FLOOR PLAN DATA
LEVEL 1 GROSS AREA: 34,563 S.F.
OFFICE: 1,950 S.F.
STORAGE: 32,712 S.F.
BUILDING NET RENTABLE AREA: 26,689
BUILDING EFFICIENCY: 81.6%
LEVEL 2 & 3 GROSS AREA: 34,797 S.F.
NET RENTABLE AREA: 27,835
BUILDING EFFICIENCY: 80.0%
SHADED AREA DENOTES NET RENTABLE AREA



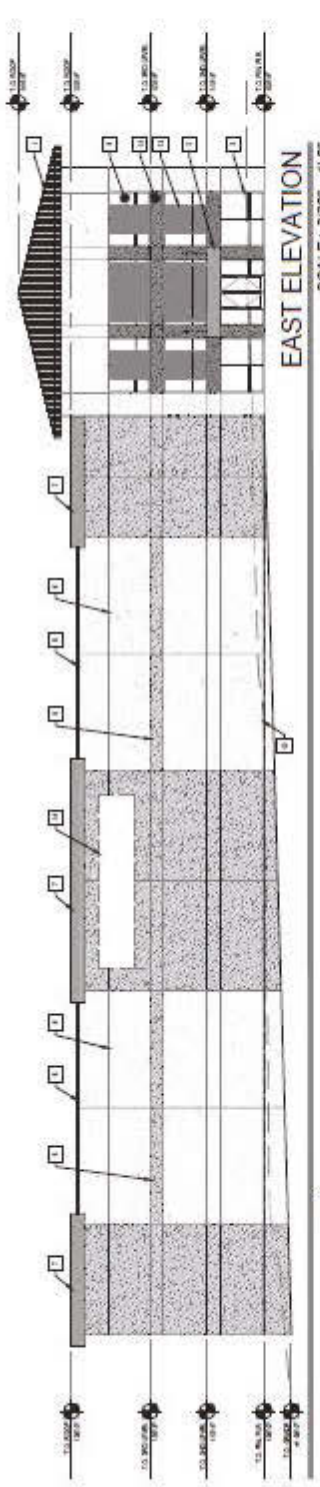
22-00000000
12/05/2022

KYLE CANYON STORAGE

APN: 26-01-302-001 KYLE CANYON ROAD, LAS VEGAS, NV 89166
ENGLERHARD INDUSTRIES

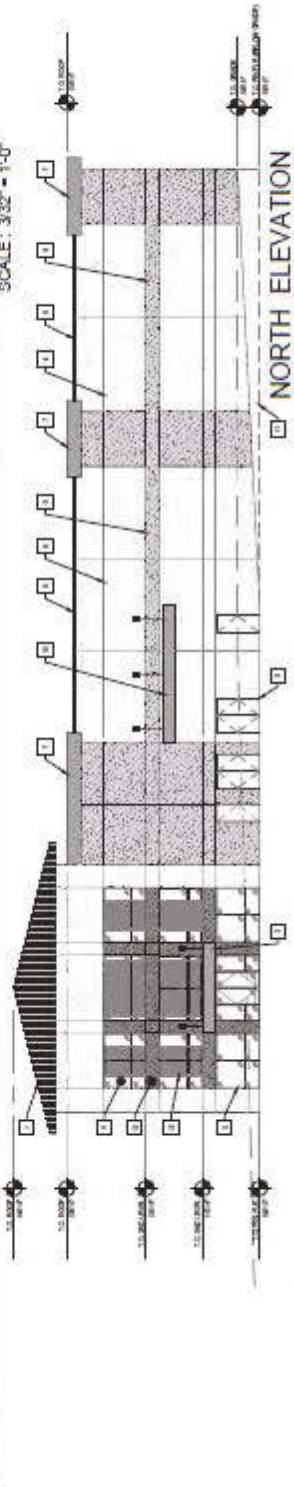
SPARC
DESIGN
1604 S. COMMERCE STREET STE. LAS VEGAS, NV 89102
WWW.SPARCDSIGNGROUP.COM | 702.785.7858

PHASE	ENTITLEMENTS	SCALE	PAGE
PROJECT NUMBER	2209N02	1/16" = 1'-0"	2
DATE	11/30/2022		
DRAWN BY	MAP		



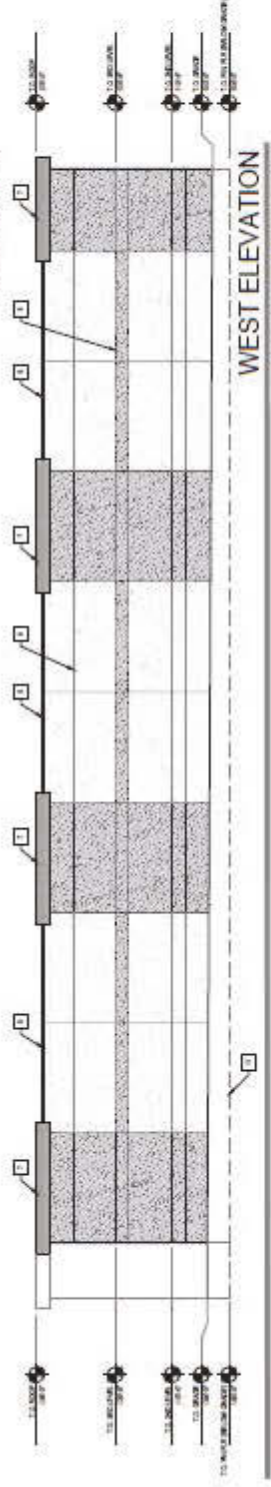
EAST ELEVATION

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



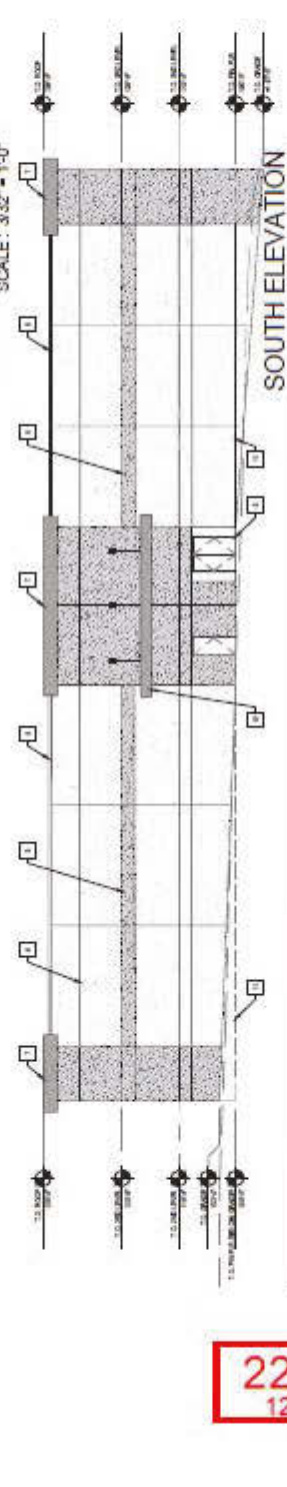
NORTH ELEVATION

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



WEST ELEVATION

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



SOUTH ELEVATION

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

KEY NOTES

1. STANDING SEAM METAL ROOF (MSP-1)
2. STEEL TRUSSES ABOVE WINDOW (PT-2)
3. ALUMINUM WINDOW FRAME (M-1)
4. GLASSING UNIT
5. ADJACENT PORCH
6. SPAN ON JOINT - PAINTED TO MATCH ADJ. WALL
7. SPAN ON JOINT - PAINTED TO MATCH ADJ. WALL
8. SPAN ON JOINT - PAINTED TO MATCH ADJ. WALL
9. SPAN ON JOINT - PAINTED TO MATCH ADJ. WALL
10. SPAN ON JOINT - PAINTED TO MATCH ADJ. WALL
11. SPAN ON JOINT - PAINTED TO MATCH ADJ. WALL
12. SPAN ON JOINT - PAINTED TO MATCH ADJ. WALL
13. DECORATIVE OVERHEAD COLLECTOR (DOH-1)
14. FUTURE BRIDGE - NOT IN SCOPE, LOCATION MAY VARY

FINISH LEGEND

- CEMENT PLASTER W/ SMOOTH SAND / FRESH PAINTED (PT-2)
- CEMENT PLASTER W/ SMOOTH SAND / FRESH PAINTED (PT-2)

SHEET NOTES

1. ELEVATION TAGS - DISPLAY AS FOLLOWS:
REFERENCE HEIGHT (HEIGHT FROM ADJACENT GRADE)
ELEVATION TAG
THE "12.00" REPRESENTS THE FINISHED FLOOR GRADE.
THESE NUMBERS REMAIN CONSTANT

KYLE CANNON STORAGE

125-01-32200 KYLE CANNON ROAD, LAS VEGAS, NV 89166

ENGLERHARDT INCUS RIES

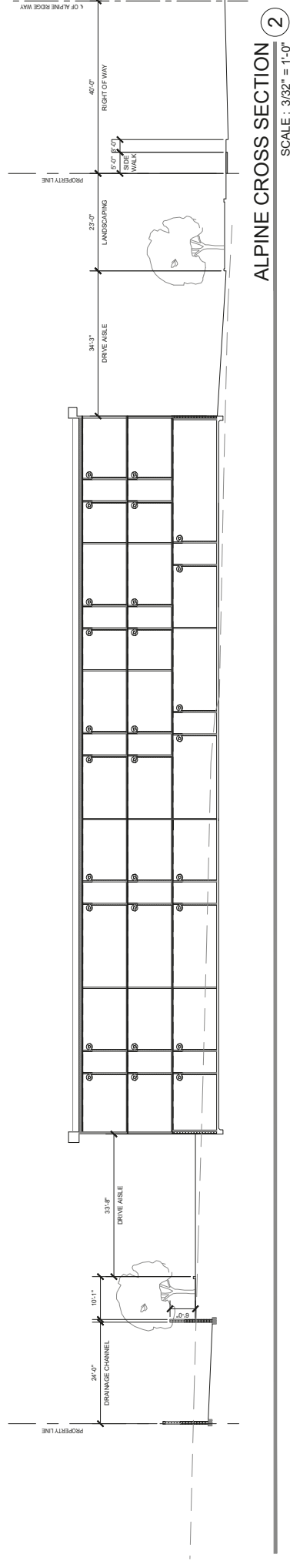
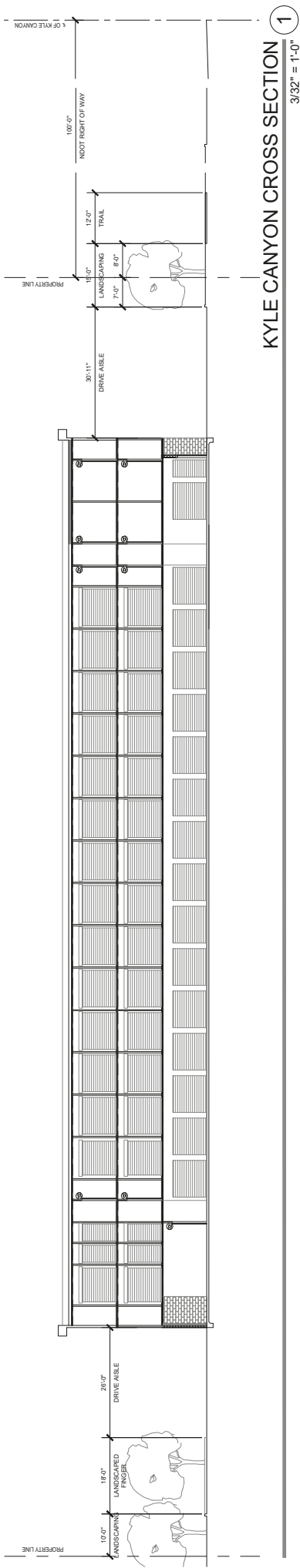
SPARCUS

1004 N. COMMERCE STREET, LAS VEGAS, NV 89107

WWW.SPARCUSGROUP.COM | 702.755.1888

3

22-0000
12/03/2022



22-00000000
 12/05/2022

KYLE CANYON STORAGE

APN: 226-01-302-000 KYLE CANYON ROAD, LAS VEGAS, NV 89166
 ENGLEHARD INDUSTRIES

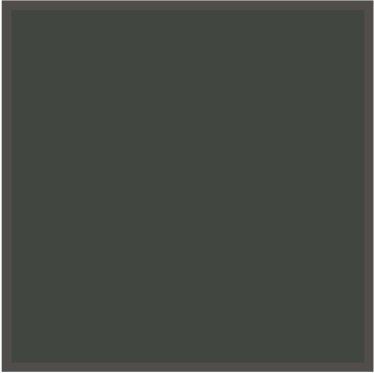


1604 S. COMMERCE STREET STE. LAS VEGAS, NV 89102
 WWW.SPARCDISIGNGROUP.COM | 702.785.7858

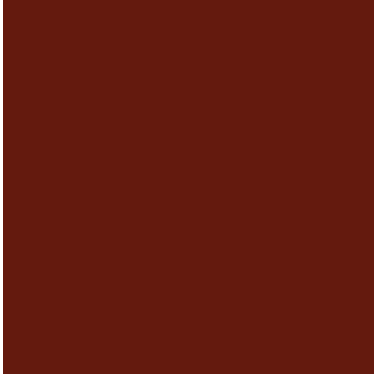
IMAGE	ENTITLEMENTS	SCALE	PAGE
2209N02	PROJECT NUMBER	3/32" = 1'-0"	4
2209N02	DATE	11/30/2022	
2209N02	DATE	11/30/2022	
2209N02	DATE	11/30/2022	
2209N02	DATE	11/30/2022	

DATE	SCALE	PAGE
11/30/2022	3/32" = 1'-0"	4
11/30/2022	3/32" = 1'-0"	4
11/30/2022	3/32" = 1'-0"	4
11/30/2022	3/32" = 1'-0"	4
11/30/2022	3/32" = 1'-0"	4

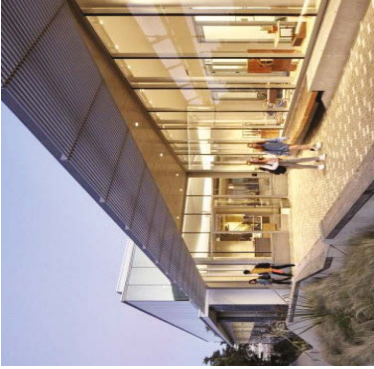
DATE	SCALE	PAGE
11/30/2022	3/32" = 1'-0"	4
11/30/2022	3/32" = 1'-0"	4
11/30/2022	3/32" = 1'-0"	4
11/30/2022	3/32" = 1'-0"	4
11/30/2022	3/32" = 1'-0"	4



METAL ROOFING (MP-1)
MBCI LOKSEAM - MEDIUM BRONZE



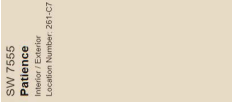
ROLL-UP DOORS (DR-1)
JANUS - CEDAR RED



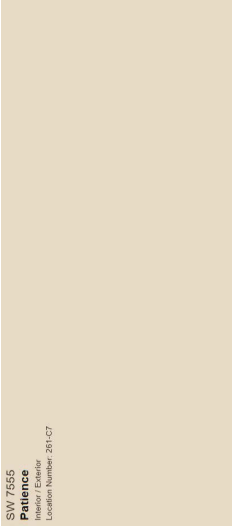
WINDOWS CLEAR GLASS (GL-1)
VITRO GLAZINGS - SOLARBAN 70



STOREFRONT WINDOW FRAMES (AL-1)
ARCADIA ANODIZED ALUMINUM DARK
BRONZE AB-6



PRIMARY PAINT (PT-1)
SHERWIN WILLIAMS - PATIENCE SW7555



PRIMARY PAINT (PT-1)
SHERWIN WILLIAMS - PATIENCE SW7555



SECONDARY PAINT (PT-2)
SHERWIN WILLIAMS - RENWICK GOLDEN OAK SW2824

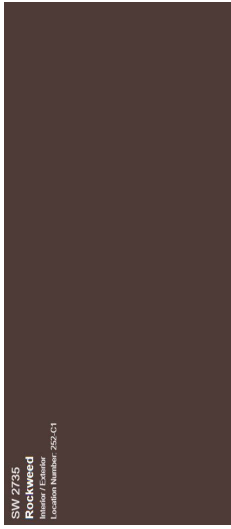
SW 2824
Renwick Golden Oak
Insulator / Exterior



PRIMARY ACCENT PAINT (PT-3)
SHERWIN WILLIAMS - RUSTIC RED SW7593



PRIMARY ACCENT PAINT (PT-3)
SHERWIN WILLIAMS - RUSTIC RED SW7593



STOREFRONT ACCENT PAINT & MANDOORS (P-4)
SHERWIN WILLIAMS - ROCKWEED SW2735

SW 2735
Rockweed
Insulator / Exterior
Location Number: 262-C1

MATERIALS & FINISHES

SCALE : N.T.S.

IMAGE	ENTITLEMENTS	SCALE	PAGE
		1" = 30'-0"	5
	PROJECT NUMBER	DATE	
	2209N02	11/30/2022	
	PAU NUMBER	DRAWN BY	
	844.4444	MAP	

KYLE CANYON STORAGE

APN: 26-01-302-003
ENGLEHARD INDUSTRIES

SPARC DESIGN

1604 S. COMMERCE STREET STE. LAS VEGAS, NV 89102
WWW.SPARCDISIGNGROUP.COM | 702.785.7858

22-003

12/05/2022