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City of Las Vegas Planning and Zoning
495 Main Street
Las Vegas, NV, 89101

RE: GPA, Rezone Site Development Plan Review, Waiver of Landscaping, SUP for Mini Storage Facility at SWC Kyle Canyon Road and Alpine Ridge Way. 126-01-302-005

Dear Mr. Swanton:

Vegas Storage Holdings LLC would like to build a mini-storage facility on a parcel adjacent to Kyle Canyon Road and accessed by Alpine Ridge Way. The land use is current U(PCD) Undeveloped and would need to be amended to SC and rezoned to C1(Limited Commercial) This use is allowed in C-1 with a use permit and design review. Because of the Use Permit's proximity to County property a Project of Regional Significance questionnaire is also included with this submittal. As with any new construction, a Design Review is also required.

Project Location

The project will be located on Southside of Kyle Canyon rd. and West-side of Alpine Ridge Way. This corner parcel will have a signalized intersection at a future date. The properties APN entitles it to be approximately +/- 2.33 acres of total land with a 40' road dedication for Alpine Ridge Way.

Project Description:

This Self Storage project is comprised of a three-story building, consisting of 103,770 Gross square feet that houses 541 storage units. In addition, the building will also have a 1,949 sq. foot manager's office located at the northeast corner of this metal & block building. The surrounding area remains undeveloped; across the southern property line, a R-TH subdivision is undergoing the mapping process. As such, there are no height restrictions. Set-backs, parking lot coverage, loading, trash and parking lot landscaping and loading meet code. A perimeter landscape waiver is requested. This extensive drought resistant Landscaping will address area's facing toward public right of way to the north, east, as well as the area facing future residential neighbors to the south. Moreover, the wall facing planned residences to the south, shall have a decorative block wall boundary. Additionally, the western property line shall also have tree's inline 20 feet on center as to create an attractive appearance for those vehicles migrating down the hill. Furthermore, the trash enclosure shall also not be visible to residents or from the right of way (ROW). The main Building shall be neutral and/or earth tone colored stucco finish with decorative accents, as illustrated in the elevation drawings. The architectural style

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shall be quasi residential in appearance to better blend with surrounding residential properties.

The building is oriented as close to the intersection of the two major roads as possible. However, there is a required fire lane separating the footprint from the perimeter landscaping. The design otherwise minimizes parking aisles and asphalt located near the corner of the parcel in an attempt to meet the intent of code.

Waiver of Standards – Perimeter Landscaping

The eastern portion of the parcel adjacent to Alpine Ridge Way will have an amenity zone, 5-foot-wide sidewalk within the right of way and 23 feet of landscaping where C-1 standards require 15. There is an approximate 55-foot portion where only five feet of landscaping is provided. This is to allow five parking spaces, one ADA, to exist near the building entrance. The building entrance is placed closest to the intersection per guidelines of Title 19 and several masterplans to provides architectural interest at the most visible places on the site. Consequently, a minimal number of parking spaces are located near the office and entry features. The narrower landscaping area is mitigated by dense 4-foot hedges that will are attractive to look at and will screen the front grills of the cars.

Note also that the north boundary provides the requisite 15 feet of perimeter landscaping. Seven feet of landscaping fall on the applicant's property in addition to eight feet of landscaping that falls on NDOT controlled property between the back of a multi-purpose trail and the property line.

Drainage Mitigation

Drainage is an issue that will need to be mitigated at request of City of Las Vegas public works dept. The Westside of property shall capture water (or) sheet flows coming down the mountain and then reroute those flows into a storm drain to be located at the Southeast corner of subject property. These flows would be slowed down by a temporary rip rap channel, and then directed into a flood control channel.

Title 19 Special Use Permit Requirements:

1. *No more than one manager's security residence shall be permitted. There are no manager's residence requested.*
2. *All storage shall be within an enclosed building except for the storage of recreational vehicles, which shall be completely screened from view from surrounding properties and abutting streets. There is no outdoor storage proposed.*
3. None of the following activities are requested.
 - a. The conducting of a business (other than the mini-storage business itself and permitted accessory uses);
 - b. The retail sale of stored items;
 - c. The commercial repair of motor vehicles, boats, trailers and other like vehicles;
 - d. The operation of spray-painting equipment, power tools, welding equipment or other similar equipment;
 - e. The production, fabrication or assembly of products
4. The rental of single unit trucks and small utility trailers shall be permitted as an accessory use to a mini-storage facility, provided the business is conducted out of the same office as that of the mini-storage facility. No trucks or trailers shall be displayed in public view, and the combined total of all trucks and trailers stored on site shall not exceed a ratio of 2 trucks or trailers for each 100 storage units. The operator is not proposing truck rentals at this time. *The site plan does not accommodate visible parking areas for trucks.*
5. Truck and trailer storage shall be screened from streets and adjacent properties. *See above, this is not applicable as the building placement is oriented towards the corner of the site. The only area visible to streets is the fire-lane which must be kept clear of stationary vehicles.*
6. When adjacent to a residential use, the exterior wall of the mini-storage shall be constructed of decorative block. The site and landscape plan indicate this requirement is met.

Project Justification:

We believe there is Justification for Planned Use, of Self Storage for the following reasons:

First, This facility will serve as a transition, from the travel corridor to the residential neighborhood within this developing area. This type of facility will have minimal impact on the public facilities, services, access roads, and traffic. It should be noted that our trip generation is significantly lower than all other types of Industrial and Commercial uses currently allowed in City of Las Vegas.

Second, Upon project completion it will feature extensive planting of Evergreen box Trees (ie. Xylosma) along the South Property-line, adjacent to neighbors. Once these trees are fully grown, they will not only block the direct view of the facility, for the adjacent neighbors but will also provide shade, privacy, and buffer noise, if any. Additionally, planned improvements along roads will also be enhanced by trees, shrubs, and ground cover, establishing improved aesthetic or character, to this developing neighborhood.

Third, A Self Storage project, is within allowed parameters for (C-1) Light Commercial, under Title 19. This 3-story building along with landscape buffers will serve as a built-in noise and visual barrier for future residences to the South alleviating, roadway noise and obstructing vehicle headlights. C-1 zone combined with a use permit is preferable as it does not invite the most intensive uses onto the developing roadway.

Fourth, this type of enterprise (Self Storage) will be in demand with the significant number of forthcoming area home in development. Due to anticipated increased traffic flow NDOT is in the planning stages for a signalized intersection and road widening.

In conclusion, it is our intent to create a project that is compatible with forthcoming residential and will not generate congestion on Kyle Canyon Road as it develops with the surrounding area. The project will establish a visual standard for the developing Gateway area.

With appreciation,



Lora Dreja
Land Entitlements
Brown, Brown and Premsrirut

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