

City of Las Vegas

AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: APRIL 11, 2023

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: WYATT LAUGHLIN - JOHNSON ASSOCIATES, INC. - OWNER: INTERNATIONAL, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
23-0032-VAC1	Staff recommends APPROVAL, subject to conditions:	
23-0032-SUP1	Staff recommends APPROVAL, if approved subject to conditions:	23-0032-SDR1
23-0032-SDR1	Staff recommends APPROVAL, if approved subject to conditions:	23-0032-SUP1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

NOTICES MAILED 180

PROTESTS 0

APPROVALS 0

Submitted after final agenda

Ra-c

CS

**** CONDITIONS ****

23-0032-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Mini-Storage Facility use, except as amended herein.
2. A Waiver is hereby approved to allow a non-decorative block building façade where such is required.
3. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (23-0032-SDR1) shall be required, if approved.
4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0032-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be a portion of a Public Drainage Easement and U.S. Government Patent Reservations generally located on the south side of Charleston Boulevard, approximately 782-ft west of Rainbow Boulevard, on Assessor Parcel Number 163-03-501-006.

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2. Dedicate a 20-foot Drainage right-of-way for the Holmby Channel on the southern edge of this site prior to the recordation of the Order of Vacation or Relinquishment of Interest.
3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation or Relinquishment of Interest.
4. All development shall be in conformance with code requirements and design standards of all City Departments.
5. The Order of Vacation and Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors or other easements that would/should cross any right-of-way being vacated must be retained.
6. If the Order of Vacation (and/or Order of Relinquishment of Interest if a Patent Reservation) is not recorded within two (2) years after approval by the City of Las Vegas or an Extension of Time is not granted by the Director of Community Development, then approval will terminate and a new petition must be submitted.

23-0032-SDR1 CONDITIONS

Planning

1. Conformance to the approved Conditions of Approval for Site Development Plan Review (20-0384-SDR1) except as amended herein and approval of and conformance to the Conditions of Approval for Special Use Permit (23-0032 -SUP1) and Vacation (23-0032-VAC1) shall be required, if approved.

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2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan and building elevations, date stamped 04/06/23, except as amended by conditions herein.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
7. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Dedicate a 20-foot Drainage right-of-way for the Holmby Channel on the southern edge of this site prior to issuance of permits for this site.
10. The sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
11. Coordinate sewer connection at a size, depth, and location acceptable to City of Las Vegas Public Works Sanitary Sewer Section.

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12. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
13. Landscape and maintain all unimproved right-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
14. Queues for the site shall not extend into the public right-of-way.
15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting Major Amendments to a previously approved Special Use Permit and Site Development Plan Review for a Mini-Storage development at 6909 West Charleston Boulevard.

ISSUES

- Special Use Permit Major Amendment (23-0032-SUP1) is requested to amend previously approved Special Use Permit (20-0384-SUP2) for a Mini-Storage Facility use with a Waiver to allow a non-decorative block building façade where such is required. Staff supports this request as the applicant is proposing a variety of materials and colors.
- Site Development Plan Review (23-0032-SDR1) is requested to allow a Major Amendment to a previously approved Site Development Plan Review (20-0384-SDR1) for an 835-unit, two-story, 93,343 square-foot Mini-Storage development. Staff supports this request.
- Vacation (23-0032-VAC1) is requested to Vacate U.S. Government Patent Easements and Storm Drainage Easements for the Holmby Channel. Staff supports this request.
- Code Enforcement Case #CE23-01263 was opened on 03/06/23 regarding trash and graffiti at the subject site. The case remains open.
- Extension of Time requests will need to be made for Special Use Permit (20-0384-SUP2) and Site Development Plan Review (20-0384-SDR1) if the proposed Major Amendments are not approved prior to the May 19th expiration date.

ANALYSIS

The subject undeveloped parcel is zoned C-1 (Limited Commercial) and subject to Title 19 development standards. It abuts a Multi-Family Residential development to the west and an office development to the east. A single-family residential neighborhood is separated by a drainage channel on property adjacent to the south. On May 19, 2021, the City Council approved the following entitlements for the subject site:

- Special Use Permit (20-0384-SUP1) for a Recreational Vehicle and Boat Storage use.

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- Special Use Permit (20-0384-SUP2) for a proposed Mini-Storage Facility use.
- Site Development Plan Review (20-0384-SDR1) for a 281-unit, two-story, 82,100 square-foot recreational vehicle and mini-storage development with a waiver of Title 19 landscape buffer requirements.

Special Use Permit (23-0032-SUP1)

The applicant now requests a Major Amendment to the previously approved Special Use Permit (20-0384-SUP2) for a Mini-Storage Facility use. Special Use Permit (20-0384-SUP1) for a Recreational Vehicle and Boat Storage use is no longer proposed for the site at this time. Pursuant to Title 19.16.110, a Special Use Permit amendment is required for proposed changes that require the need for a Waiver of any minimum Special Use Permit requirement. A Waiver is now requested to allow a non-decorative block wall façade where such is required. The proposed façade materials include a combination of stucco, corrugated metal, split faced CMU and spandrel glass. Staff supports the Waiver request as the proposed materials and elevation exceeds that of what Title 19 requires and creates an aesthetically pleasing environment.

Per Title 19, a Mini-Storage Facility is defined as, "A facility with enclosed storage space, divided into separate compartments no larger than 500 square feet in size, which is provided for use by individuals to store personal items or by businesses to store materials for operation of a business establishment.

Minimum Special Use Permit Requirements:

1. No more than one manager's security residence shall be permitted.

This requirement is not applicable as the submitted floor plan does not depict a manger security residence.

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.

This requirement is met as all storage is proposed to be within an enclosed building.

3. The following activities are prohibited on or from the premises of a mini-storage facility:

- a. The conducting of a business (other than the mini-storage business itself and permitted accessory uses);
- b. The retail sale of stored items;

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- 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.

These requirements are met as the applicant has proposed to operate a Mini-Storage use at the subject site and none of the above mentioned.

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.

This requirement is met as the applicant has not proposed to offer vehicle rental services.

5. Truck and trailer storage shall be screened from streets and adjacent properties.

This requirement is met as no outdoor truck or trailer storage is proposed.

6. When adjacent to a residential use, the exterior wall of the mini-storage shall be constructed of decorative block.

This requirement is not met as a Waiver is requested to allow a non-decorative block wall façade where such is required. The proposed façade materials include a combination of stucco, corrugated metal, split faced CMU and spandrel glass which exceed what is required by Title 19. Staff supports this Waiver request.

Site Development Plan Review (23-0032-SDR1)

Pursuant to Title 19.16.100, a major Site Development Plan Review is required when proposed changes fail to comply with all minimum Title 19 development standards. A Major Amendment to previously approved Site Development Plan Review (20-0384-SDR1) is requested to allow the following changes:

- Mini-Storage unit count increased from 281 to 835 units;
- RV parking/storage units no longer proposed;
- Overall square-footage increased from 82,100 square feet to 93,343 square feet;
- Building height increased from 26 feet to 33 feet;
- The proposed building façade materials include a combination of stucco, corrugated metal, split faced CMU and spandrel glass;

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- A Waiver is requested to allow a non-decorative block wall façade where such is required adjacent to a residential use; and
- Associated entitlement Vacation (23-0032-VAC1) is requested to Vacate U.S. Government Patent Easements and Storm Drainage Easements for the Holmby Channel. Staff supports the request.

The proposed major amendments eliminates the outdoor Recreational Vehicle Storage and increases the amount of storage units within the enclosed building which creates a development compatible with the residential neighborhood to the south by eliminating outdoor storage of large vehicles and trailers that often exceed the screening attempts made by block walls and trees. The proposed elevations exceed the minimum Title 19 requirements as a variety of materials and colors create an aesthetically pleasing environment that exceeds that of decorative block alone. As a result of the proposed changes, staff finds the proposed Mini-Storage Development can be conducted in a manner that is harmonious and compatible with the development in the area and is recommending approval of Special Use Permit (23-0032-SUP1), Petition to Vacate (23-0032-VAC1) and Site Development Plan Review (23-0032-SDR1) with conditions. If denied, the applicant will request an Extension of Time of previously approved 20-0384 in order to construct the proposed project as previously approved.

FINDINGS (23-0032-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The proposed use can be conducted in a manner that is harmonious and compatible manner with the surrounding land uses.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

The subject site has sufficient space to accommodate a Mini-Storage use.

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- 3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

Street access is provided by Charleston Boulevard, a 100-foot Primary Arterial, as classified by the Master Plan of Streets and Highways is adequate in size to service the needs of the proposed use.

- 4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

If approved, the proposed Mini-Storage Facility use will be subject to building permit review and licensing, thereby protecting the public health, safety and general welfare.

- 5. The use meets all of the applicable conditions per Title 19.12.**

A Waiver is requested to allow a non-decorative block wall façade where such is required adjacent to a residential use. The proposed façade materials include a combination of stucco, corrugated metal, split faced CMU and spandrel glass which exceed the minimum Title 19 requirements and staff supports the Waiver request.

FINDINGS (23-0032-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed elimination of outdoor recreational vehicle storage and changes to the building façade are compatible with the adjacent development in the area.

- 2. The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

The proposed development exceeds the minimum requirements for building elevations of a proposed Mini-Storage Facility, but does request an Exception of parking lot landscape islands. Staff finds the Exception request will have minimal negative effect to the area and supports the request.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Street access is provided by Charleston Boulevard, a 100-foot Primary Arterial, as classified by the Master Plan of Streets and Highways which is adequate in size to service the needs of the proposed development.

4. **Building and landscape materials are appropriate for the area and for the City;**

The proposed building façade materials include a combination of stucco, corrugated metal, split faced CMU and spandrel glass. A Waiver is requested to allow these proposed materials in lieu of the required decorative block wall façade adjacent to a residential use. Staff supports the request as the proposed building elevations create an aesthetically pleasing environment.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The submitted building elevations are not obnoxious or undesirable in design, and creates an orderly and aesthetically pleasing environment that is harmonious and compatible with development in the area.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

If approved, the proposed uses will be subject to building permit review and licensing, thereby protecting the public health, safety and general welfare.

FINDINGS (23-0032-VAC1)

Staff has no objection to the Vacation application request to Vacate a Public Drainage Easement and U.S. Government Patent Reservations generally located at 6906 West Charleston Boulevard and is recommending approval of the request. This Vacation request should be sent to all the utilities however, as no right of way is proposed to be vacated, and thus no franchise rights are involved. It is not necessary to wait for responses from any of the public utilities or other parties interested in preserving a right in this patent easement. Since only City interests are involved; any utility company's interests will need to be addressed with each respective utility company and will not be affected by the City vacating its interest.

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BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.</i>	
03/19/86	The City Council approved a petition for Annexation (A-0009-85) for 1,509 acres of land, including a portion of the subject site. The effective date of the annexation was 03/28/86.
05/01/96	The City Council approved a request for a Rezoning (Z-0034-96) from N-U (Non-Urban) to C-1 (Limited Commercial) on the subject site. The Planning Commission recommended approval on 04/11/96.
09/08/97	The City Council approved a request for a Reinstatement and Extension of Time [Z-0034-96(1)] for an approved restaurant, lounge and mini-storage facility on the subject site. The Planning Commission recommended approval on 08/14/97.
03/11/09	A Code Enforcement case (#75520) was processed graffiti and vagrants on property located at 6909 West Charleston Boulevard. The case was resolved on 05/22/09.
04/28/10	A Code Enforcement case (#89910) was processed for trash, debris, vagrant camp and graffiti at 6909 West Charleston Boulevard. The case was resolved on 05/26/10.
09/03/03	The City Council approved a request for a General Plan Amendment (GPA-2479) from: SC (Service Commercial) to: GC (General Commercial) on 5.37 acres adjacent to the south side of Charleston Boulevard, approximately 610 feet west of Rainbow Boulevard. This request originally included the subject parcel, but was removed at the City Council meeting prior to approval. The Planning Commission and staff recommended denial of the request.
	The City Council approved a request for a Rezoning (ZON-2480) from U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone and C-1 (Limited Commercial) Zone to C-2 (General Commercial) Zone adjacent to the south side of West Charleston Boulevard, approximately 610 feet west of Rainbow Boulevard. The Planning Commission and staff recommended denial of the request.
01/08/04	The Planning Commission denied a request for a Site Development Plan Review (SDR-3404) for a proposed Auto Inventory Storage Facility and Waivers to parking lot landscaping requirements and for a reduction of perimeter landscaping adjacent to the south side of Charleston Boulevard, approximately 770 feet west of Rainbow Boulevard. Staff recommended denial of the request.

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Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.	
01/08/04	The Planning Commission denied a request for a Special Use Permit (SUP-3407) for a proposed Auto Inventory Storage Facility adjacent to the south side of Charleston Boulevard, approximately 770 feet west of Rainbow Boulevard. Staff recommended denial of the request.
02/17/16	The City Council approved a request for a General Plan Amendment (GPA-62262) from SC (Service Commercial) to M (Medium Density Residential) on property located on the south side of Charleston Boulevard, 782 feet west of Rainbow Boulevard. The Planning Commission and staff recommended approval of the request.
	The City Council approved a request for a Rezoning (ZON-62263) from C-1 (Limited Commercial) to R-TH (Single Family Attached) on 2.54 acres located on the south side of Charleston Boulevard, 782 feet west of Rainbow Boulevard.
09/07/16	The City Council approved a request for a General Plan Amendment (GPA-64773) from M (Medium Density Residential) to SC (Service Commercial) on property located on the south side of Charleston Boulevard, 782 feet west of Rainbow Boulevard. The Planning Commission and staff recommended approval of the request.
	The City Council approved a request for a Rezoning (ZON-64774) from R-TH (Single Family Attached) to C-1 (Limited Commercial) on 2.54 acres located on the south side of Charleston Boulevard, 782 feet west of Rainbow Boulevard.
05/19/21	The City Council approved Special Use Permit (20-0384-SUP1) for a Recreational Vehicle and Boat Storage use at the subject site. Department of Community Development staff recommended approval.
	The City Council approved Special Use Permit (20-0384-SUP2) for a Mini-Storage Facility use at the subject site. Department of Community Development staff recommended approval.
	The City Council approved Site Development Plan Review (20-0384-SDR1) to allow a Recreational Vehicle, Boat and Mini-Storage development with waivers perimeter of landscape buffer requirements at the subject site. Department of Community Development staff recommended approval.
03/06/23	Code Enforcement Case #CE23-01263 was opened regarding trash and graffiti at the subject site. The case remains open.

Most Recent Change of Ownership	
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08/02/21	A deed was recorded for a change in ownership.
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Related Building Permits/Business Licenses

There are no Building Permits or Business Licenses associated with the subject site.

Pre-Application Meeting

01/11/23	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for proposed amendments to a previously approved Mini-Storage development.
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Neighborhood Meeting

A neighborhood meeting was not required, nor was one held.

Field Check

03/02/23	Staff conducted a routine field check and found an undeveloped lot. Trash/debris and wall graffiti issues were forwarded to Code Enforcement.
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Details of Application Request

Site Area

Net Acres	2.54
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Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Office, Medical or Dental	GC (General Commercial)	C-2 (General Commercial)
	Auto Repair Garage, Major		
West	Auto Repair Garage, Major	M (Medium Density Residential)	R-PD19 (Residential Planned Development – 19 Units per Acre)

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Charleston	Y
Special Area and Overlay Districts	Compliance
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Setbacks			
• Front	10 Feet	32 Feet	Y
• Side	10 Feet	24 Feet	Y
• Rear	20 Feet	24 Feet	Y
Max. Lot Coverage	50%	44%	Y
Max. Building Height	N/A	33 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	7 Trees	7 Trees	Y
• South	1 Tree / 20 Linear Feet	8 Trees	8 Trees	Y
• East	1 Tree / 20 Linear Feet	32 Trees	0 Trees	Y*
• West	1 Tree / 20 Linear Feet	32 Trees	32 Trees	Y

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
TOTAL PERIMETER TREES		79 Trees	47 Trees	Y*
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	8 Trees	8 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North		15 Feet	15 Feet	Y
• South		8 Feet	8 Feet	Y
• East		8 Feet	0 Feet	Y*
• West		8 Feet	8 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		6 Feet	Y

*A Waiver was previously approved with Site Development Plan Review (20-0384-SDR1) to allow no landscape buffer along the east property line.

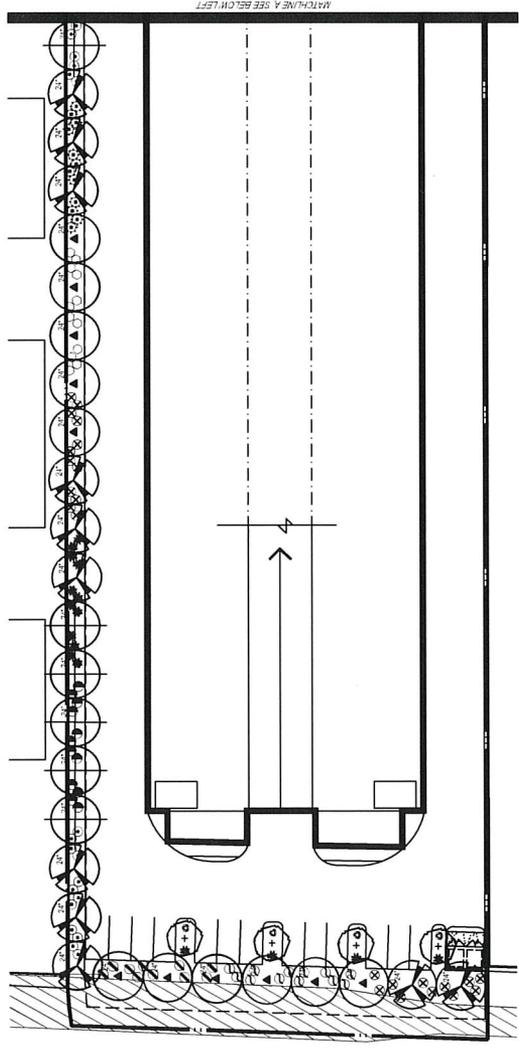
Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Charleston Boulevard	Primary Arterial	Planned Streets and Highways Map	100	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Mini-Storage Facility	835	1:50 Units; plus five spaces	22				
TOTAL SPACES REQUIRED			22		23		Y
Regular and Handicap Spaces Required			21	1	21	2	Y

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Waivers		
Requirement	Request	Staff Recommendation
When adjacent to a residential use, the exterior wall of the mini-storage shall be constructed of decorative block.	To allow a non-decorative block building façade.	Approval



PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
	Platanus racemosa	London Plane Tree	24" tree	10	STANDARD
	Platanus racemosa	London Plane Tree	24" tree	14	STANDARD
	Platanus racemosa	London Plane Tree	24" tree	8	STANDARD
	Platanus racemosa	London Plane Tree	24" tree	16	STANDARD
	Platanus racemosa	London Plane Tree	10 gallon	6	STANDARD
	Platanus racemosa	London Plane Tree	5 gallon	17	
	Platanus racemosa	London Plane Tree	5 gallon	42	
	Platanus racemosa	London Plane Tree	5 gallon	6	
	Platanus racemosa	London Plane Tree	5 gallon	22	
	Platanus racemosa	London Plane Tree	5 gallon	26	
	Platanus racemosa	London Plane Tree	5 gallon	26	
	Platanus racemosa	London Plane Tree	5 gallon	20	
	Platanus racemosa	London Plane Tree	5 gallon	20	
	Platanus racemosa	London Plane Tree	5 gallon	19	
	Platanus racemosa	London Plane Tree	5 gallon	29	

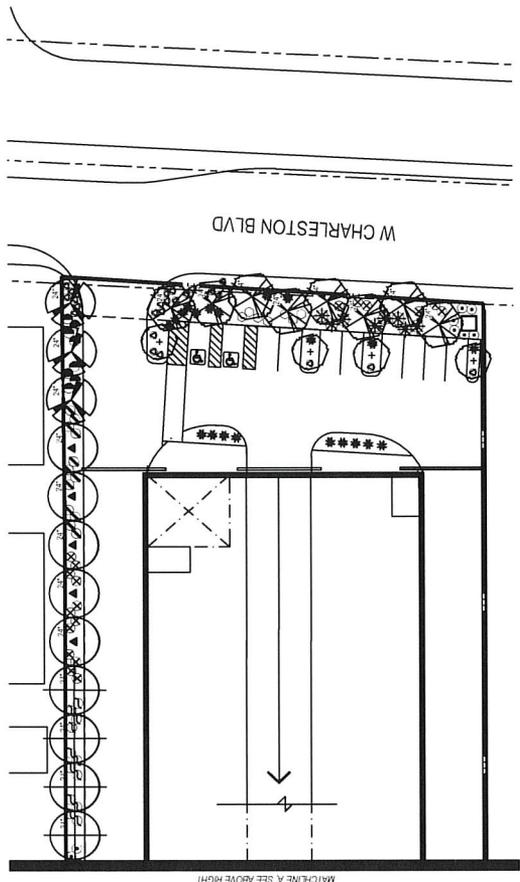
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WM ARCHITECTS
 PREPARED FOR: WM ARCHITECTS
 LAS VEGAS, NEVADA

JDA Storage
 PREPARED FOR: WM ARCHITECTS
 LAS VEGAS, NEVADA

PRELIMINARY LANDSCAPE PLAN
 PRELIMINARY LANDSCAPE
 SHEET 01 OF 01
 L-1

DISCLAIMER
 CALL 811 OR ACCESS
 www.dpsnet.com AT LEAST
 TWO FULL WORKING DAYS
 BEFORE YOU BEGIN
 EXCAVATION



23-0032
 04/06/2023



JDA LAS VEGAS@ CHARLESTON BLVD
 LAS VEGAS, NV SEA22-0049-00

WM ARCHITECTS
 LAS VEGAS, NV
 04.05.2023
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This conceptual design is based upon an preliminary review of entitlement requirements and an assumed and possibly incomplete site and/or building information, and is intended only to assist in exploring how the project might be developed. Site usage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color rendition.



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04/06/2023



This conceptual design is based upon a preliminary review of entitlement requirements and site information and is intended to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All other showings for representative purposes only. No material samples for actual color verification.

PERSPECTIVE VIEW
JDA LAS VEGAS@ CHARLESTON BLVD
 LAS VEGAS, NV SEA22-0049-00

WM ARCHITECTS
 NEVADA, INC.



23-0032
04/06/2023



This conceptual design is based upon a preliminary review of entitlement requirements and all information and possibly including the actual building information and a detailed study to assist in exploring how the project might be developed. Storage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only and may differ from actual colors available.

PERSPECTIVE VIEW
JDA LAS VEGAS@ CHARLESTON BLVD
 LAS VEGAS, NV 89222-0049-00

WM ARCHITECTS
 NEVADA, INC.



This conceptual design is based upon an preliminary review of entitlement requirements and is intended and possibly include site analysis, building information, and - should only be used to assist in working with the project through development. Storage systems for illustration purposes only and also not necessarily reflect final code. Single use, All information is for representative purposes only. No information should be used for actual site evaluation.

PERSPECTIVE VIEW
JDA LAS VEGAS @ CHARLESTON BLVD
LAS VEGAS, NV SEA22-00149-00

WM ARCHITECTS
NEVADA, INC.

23-0032
03/06/2023





This conceptual design is based upon a preliminary review of pertinent requirements and is intended as a guide only. It is not intended to be used for construction or other purposes. The design is subject to change without notice. All dimensions are approximate. The design is not intended to be used for any other purpose. All dimensions are approximate. The design is not intended to be used for any other purpose.

PERSPECTIVE VIEW
JDA LAS VEGAS @ CHARLESTON BLVD
LAS VEGAS, NV SFA22-0049-00

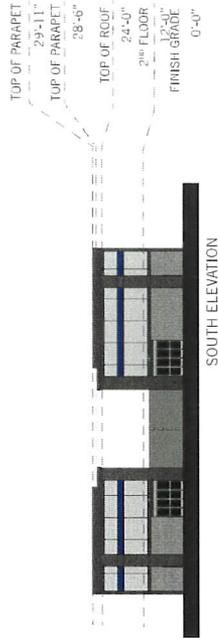
WM ARCHITECTS
NEVADA, INC.
04.05.2023
PAGE 9

23-0032
04/06/2023

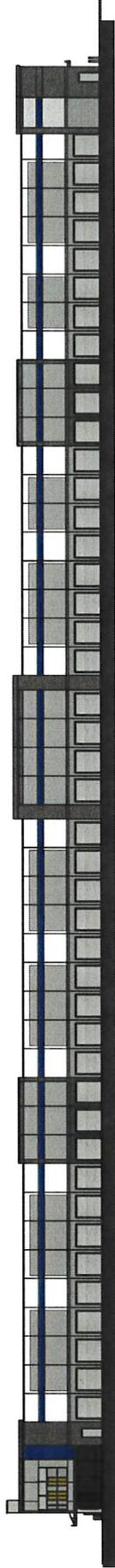




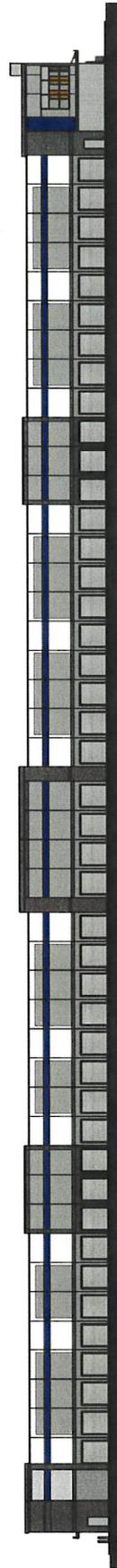
NORTH ELEVATION



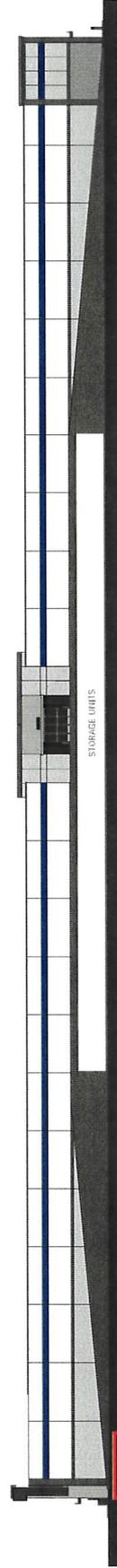
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH-SOUTH SECTION / ELEVATION

This conceptual design is based upon an preliminary review of entitlement requirements and is intended as a guide only. It is not intended to be used for construction or to assist in applying for the project to the appropriate regulatory agencies. All dimensions are for illustrative purposes only and are not necessarily representative of the actual project. All dimensions are for illustrative purposes only and are not necessarily representative of the actual project.

EXTERIOR ELEVATIONS
 JDA LAS VEGAS @ CHARLESTON BLVD
 LAS VEGAS, NV SEA22-0049-00

WM ARCHITECTS
 NEVADA, I N C.
 04.05.2023
 PAGE 10

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 04/06/2023





KEYNOTES

- 1 SMOOTH FINISH STUCCO W/ 5/8" REVEAL AS SHOWN, TYP.
- 2 SMOOTH FINISH STUCCO W/ ACCENT COLOR
- 3 CORRUGATED METAL PANEL
- 4 METAL CORNICE & FLASHING
- 5 VISION GLASS W/ ANODIZED ALUMINUM MULLION SYSTEM
- 6 SPANDREL GLASS
- 7 WROUGHT IRON GATE
- 8 METAL CORNICE & FLASHING
- 9 VISION GLASS W/ ANODIZED ALUMINUM MULLION SYSTEM
- 10 SPLIT FACED CMU

3-0032
 04/06/2023



This conceptual design is based upon a preliminary review of entitlement requirements and is intended as a guide only. It is not intended to be used for construction and is not intended to be used to assist in engineering, law, or other professional services. All drawings are for illustrative purposes only and shall not be used for any other purpose without the written consent of the architect.

MATERIAL REFERENCE
 JDA LAS VEGAS @ CHARLESTON BLVD
 LAS VEGAS, NV 5EA22-0049-00

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE



**Community Development
Case Planning Division
495 South Main Street, 3rd Floor
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax**

CASE: 23-0032 [VAC1, SUP1, AND SDR1]

**SUBJECT: APPLICANT: WYATT LAUGHLIN - JOHNSON ASSOCIATES, INC. -
OWNER: INTERNATIONAL, LLC**

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **APRIL 11, 2023** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Nora Lares** at **(702)464-7499** or e-mail to nlares@lasvegasnevada.gov and **Emily Wetzstein** to ewetzstein@lasvegasnevada.gov If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM **MONDAY, APRIL 10, 2023.**

Signature

Peter Wyatt Laughlin

Please Print Name

Johnson Development Associates, Inc.

Company Name

4/10/2023

Date

Submitted after final agenda

ITEM 12

RECEIVED 04/10/23

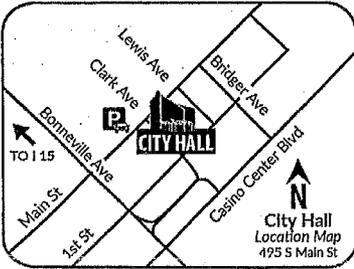
04/11/23 PC MEETING

Sincerely,

Nicole Eddowes
Community Development Coordinator
Case Planning Division

City of Las Vegas, Department of Community Development
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



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Department of Planning

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APR 10 2023

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Community Development at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

23-0032
13834813008
DRAKE LARRY LAVON
925 ROCKAWAY ST
LAS VEGAS NV 89145-6219

I SUPPORT
this Request

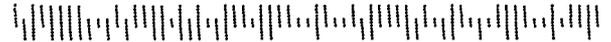
I OPPOSE
this Request

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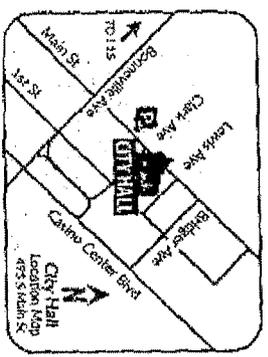
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Planning Commission Meeting of **04/11/2023**

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53 BRDFNP1 89145



City of Las Vegas, Department of Community Development
5 South Main Street
Las Vegas, Nevada 89101
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I SUPPORT this Request

I OPPOSE this Request

Please use available blank space on card for your comments.
23-0032 and 23-0032-SUP1 and 23-0032-SOR1
Planning Commission Meeting of 04/11/2023

23-0032
16303503011
SAYCICH JAMES E & ROSANNE C
1301 ROSANNA ST
LAS VEGAS NV 89117

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143 BDFP4 8117



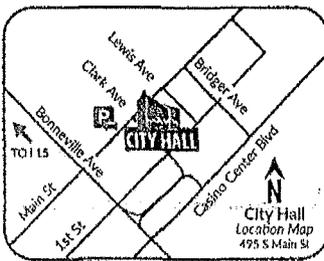
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From:

City of Las Vegas, Department of Community Development
495 South Main Street
Las Vegas, Nevada 89101

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Official Notice of Public Hearing

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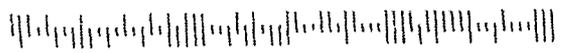
23-0032
16303501030
SAYCICH JOHN M
1290 ROSANNA ST
LAS VEGAS NV 89117-1615

I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments.
23-0032 and 23-0032-SUP1 and 23-0032-SDR1
Planning Commission Meeting of **04/11/2023**

143 BRDFNP1 89117



04/05/2023 06:45 #189 P.001/001

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