



# 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) Extension of Time SDR-76708, SUP76707, EOT21-0538

Project Address (Location) NW Corner of Westcliff & Rainbow

Project Name Summerlin Storage (Mini-Storage Facility at Westcliff & Rainbow) Proposed Use Storage

Assessor's Parcel #(s) 138-27-802-001 Ward #

General Plan: Existing SC Proposed No Change Zoning: Existing C-1 Proposed No Change

Additional Information

Property Owner Summerlin Parkway Storage LLC Contact Blake Rosser  
Address 2165 Horse Prairie Drive City Henderson State NV Zip 89052  
E-mail Blake@rosserdevelopment.com Phone 702-348-5100

Applicant Summerlin Parkway Storage LLC Contact Blake Rosser  
Address 2165 Horse Prairie Drive City Henderson State NV Zip 89052  
E-mail Blake@rosserdevelopment.com Phone 702-348-5100

Representative Shurley Design Studio Contact Gerald Shurley  
Address 9270 Onesto Avenue City Las Vegas State NV Zip 89148  
E-mail Gerald@ShurleyDesign.com Phone 702-624-0022

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 Blake Rosser

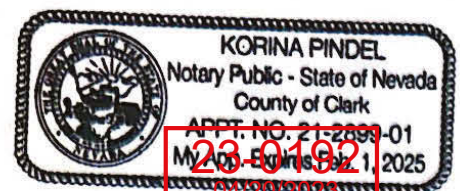
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Blake E Rosser Manager

Subscribed and sworn before me

This 19 day of April, 2023

Notary Public In and for said County and State

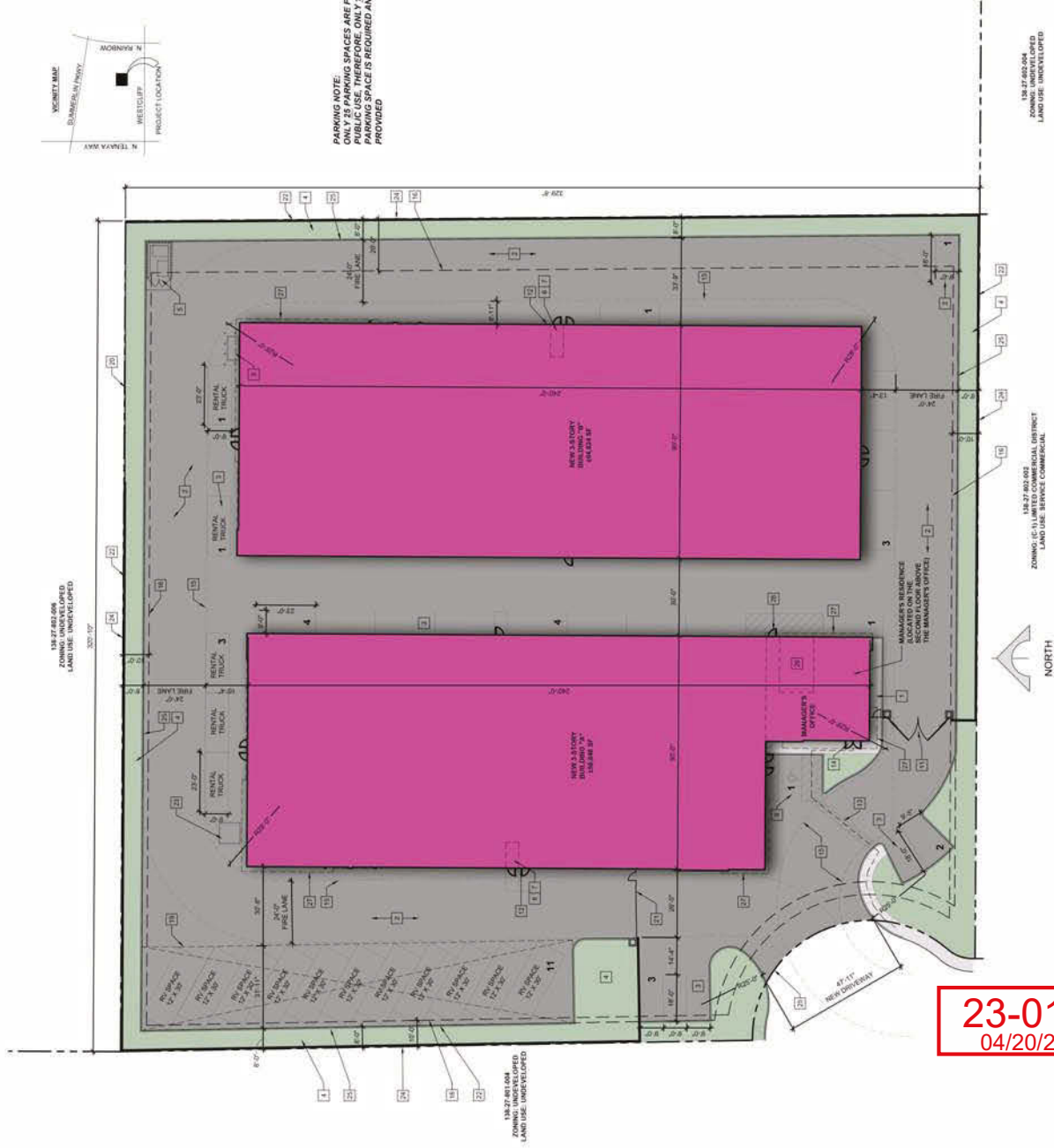






SITE DATA:			
PARCEL DATA:			
CITY OF LAS VEGAS			
ASSASSOR PARCEL NUMBER: 138-27-602-001			
LOT SIZE: SF. ACRES			
NET: ±101,993 SF ±2.34 ACRES			
GROSS: ±108,900 SF ±2.5 ACRES			
ZONING DATA:			
CURRENT ZONING: C-1 (LIMITED COMMERCIAL)			
PROPOSED ZONING: C-1 (LIMITED COMMERCIAL)			
PROPOSED LAND USE PLAN: SC (SERVICE COMMERCIAL)			
ZONE CHANGED USE REQUIRED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>			
SPECIAL USE PERMITS REQUIRED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>			
WAYSVARIANCES REQUIRED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>			
BUILDING SETBACKS (LANDSCAPE SETBACKS):			
FRONT: 10' (15')			
REAR: 10' (15')			
SIDE: 10' (15')			
MAX. BUILDING HEIGHT (ACTUAL): 20' (15')			
MIN. LOT SIZE: 101,993 SF			
MIN. LOT DEPTH: 101,993 SF			
% SITE COVERAGE BY BUILDING FOOTPRINT (41,224/108,900): 37.9%			
PARKING ANALYSIS:			
TOTAL REQUIRED (15 SPACES OUTSIDE NEAR LEASING OFFICE): 15			
TOTAL REQUIRED (1.50 UNITS / 750 UNITS): 15			
TOTAL PROVIDED (1 UNIT MANAGERS OFFICE): 1			
TOTAL PROVIDED (RENTAL TRUCKS): 1			
TOTAL ADA REQUIRED: 1			
TOTAL ADA PROVIDED: 1			
TOTAL LOADING AREA REQUIRED: 0			
TOTAL LOADING AREA PROVIDED: 0			
TOTAL SPACES REQUIRED INCLUDING ADA & MANAGERS RESIDENCE SPACE: 26			
TOTAL SPACES PROVIDED INCLUDING ADA & MANAGERS RESIDENCE SPACE: 26			
TYPE OF PARKING SPACES: 20 STANDARD, 5 TRUCK RENTAL, 1 MANAGERS RESIDENCE (INSIDE THE BUILDING)			
BUILDINGS:			
BUILDING A: 19,616 SF			
LEVEL 1: 19,616 SF			
LEVEL 2: 19,616 SF			
TOTAL: 39,232 SF			
BUILDING B: 21,608 SF			
LEVEL 1: 21,608 SF			
LEVEL 2: 21,608 SF			
TOTAL: 43,216 SF			
TOTAL: 82,448 SF			
SITE PLAN KEYNOTES:			
1. CONCRETE SIDEWALK - REFER TO CIVIL DRAWINGS			
2. ASPHALT PAVING - REFER TO CIVIL DRAWINGS			
3. PUBLIC PARKING			
4. LANDSCAPE AREA - REFER TO LANDSCAPE PLANS			
5. TRUCK RENTAL TRUCKS - REFER TO CIVIL DRAWINGS			
6. LOCATION OF FIRE DEPARTMENT CONNECTION - REFER TO CIVIL DRAWINGS			
7. LOCATION OF FIRE RISER - ROUTE FIRE WATER LINE - INSTALL "FIRE RISER ROOM" SIGN ON EXTERIOR OF DOOR TO ROOM			
8. LOCATION OF MAIN SWITCHGEAR - PROVIDE "MAIN ELECTRICAL DISCONNECT" SIGN ON SWITCHGEAR ABOVE MAIN DISCONNECT PERMANENT PLUMBING LETTERS ON NUMBERS INDICATING THE ADDRESS THAT IS LOCATED ON THE BUILDING - PROVIDE CONCRETE PAD FOR MAIN ELECTRICAL DISCONNECT - PROVIDE BALLASTS TO CABINET - PROVIDE CONCRETE PAD FOR MAIN ELECTRICAL DISCONNECT - PROVIDE BALLASTS TO CABINET - PROVIDE CONCRETE PAD FOR MAIN ELECTRICAL DISCONNECT - PROVIDE BALLASTS TO CABINET			
9. MAIN ACCESSIBLE HANDICAP PARKING AREA - PROVIDE PAINTED ACCESSIBLE SYMBOL			
10. PROVIDE HANDICAP SIGN			
11. FENCE 10' OF 6" X 8" HIGH MOTORIZED GATE OVER RING GATE			
12. FENCE 10' OF 6" X 8" HIGH MOTORIZED GATE OVER RING GATE			
13. FENCE 10' OF 6" X 8" HIGH MOTORIZED GATE OVER RING GATE			
14. MAIN ENTRANCE			
15. LINE OF FIRE LANE CIRCULATION - REFER TO CIVIL DRAWINGS			
16. BUILDING SETBACK LINE			
17. ADA DETECTABLE WARNING SURFACE - REFER TO CIVIL DRAWINGS			
18. POST MOUNTED KEY PAD - CONTRACTOR TO COORDINATE WITH CIVIL DRAWINGS			
19. LINE OF COVERED PARKING CANOPY ABOVE			
20. 6" OF WOODOT RISE FENCE			
21. 20' OF 6" X 8" HIGH MOTORIZED GATE OVER RING GATE			
22. 20' OF 6" X 8" HIGH MOTORIZED GATE OVER RING GATE			
23. 20' OF 6" X 8" HIGH MOTORIZED GATE OVER RING GATE			
24. NEW ELECTRICAL TRANSFORMER			
25. PROPERTY LINE			
26. LANDSCAPE SETBACK - REFER TO LANDSCAPE PLANS			
27. MANAGERS RESIDENCE INTERIOR PARKING SPACE			
28. LINE OF BUILDING ABOVE			
29. ENTRY TO MANAGERS RESIDENCE			

ONLY 15 PARKING SPACES ARE FOR PUBLIC USE. THEREFORE, ONLY 1 ADA PARKING SPACE IS REQUIRED AND PROVIDED









NEW MINI-STORAGE FACILITY  
@ N.RAINBOW & WESTCLIFF  
LAS VEGAS, NEVADA 89115  
APN: 138-27-802-001

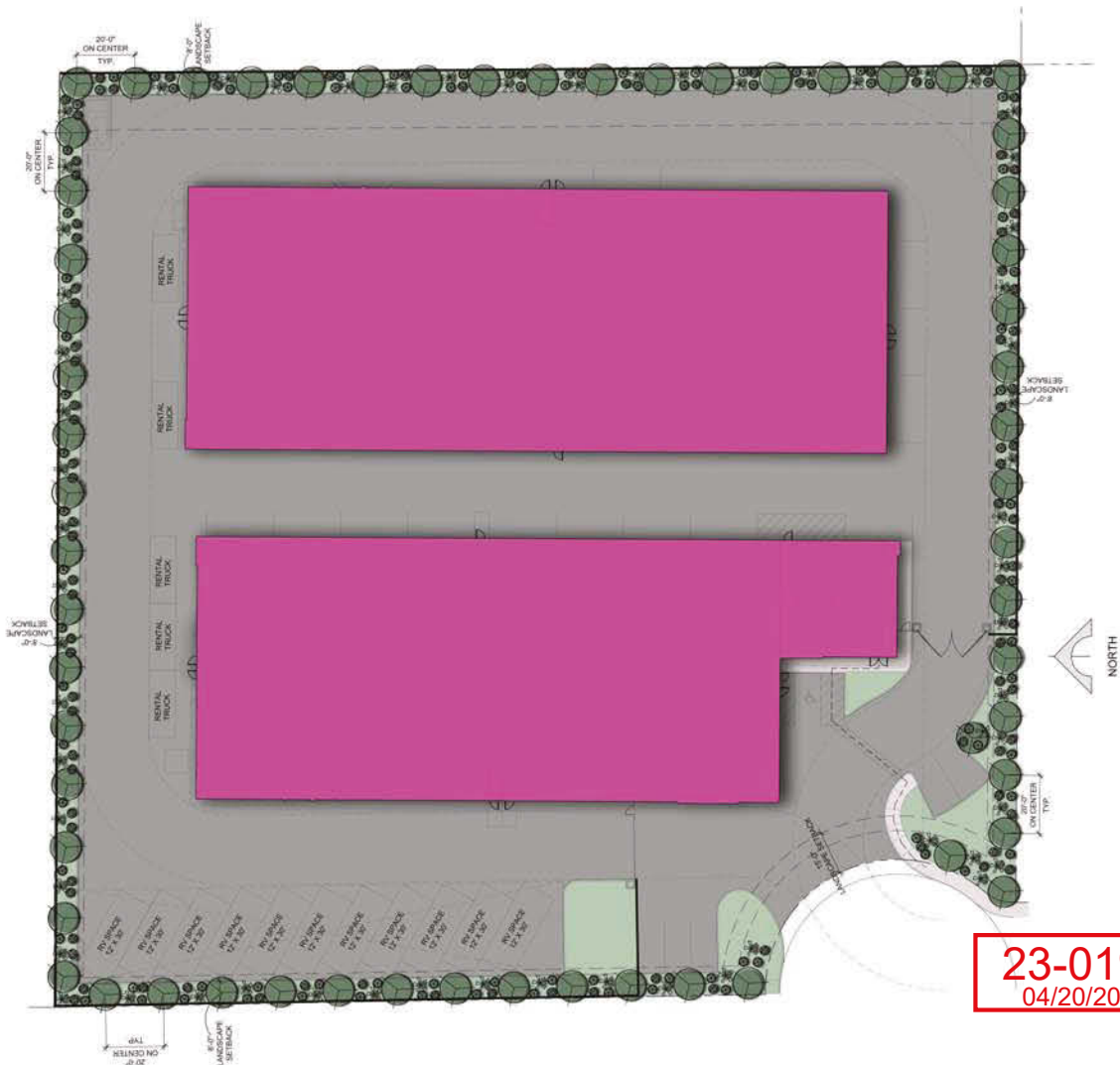
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## CONCEPT LANDSCAPE PLAN

Sheet No. \_\_\_\_\_

CLP2.0

LANDSCAPE LEGEND (TREES)			
SYMBOL	SIZE	COMMON NAME	BOTANICAL NAME
	24 INCH DIA.	BLUE PALM TREES	FAUCONIERIA L. INDICA
LANDSCAPE LEGEND (SHRUBS)			
SYMBOL	SIZE	COMMON NAME	BOTANICAL NAME
	9 INCH DIA. 24 IN.	THAI BANG AND BANG	CAESALPINIA ALBERTIANA
	9 INCH DIA. 24 IN.	THAI BANG AND BANG YELLOW	CAESALPINIA ALBERTIANA
	9 INCH DIA. 24 IN.	POURRIE CLOUTIER BRASS	PERSEA L. INDIENSIS



23-0192  
04/20/2023

## CONCEPT LANDSCAPE PLAN

SCALE: 1" = 20'-0"



**SHURLEY**  
design studio  
architecture • interior design  
5200 WEST AVE. SUITE 101  
EMAIL: [SHURLEY@SHURLEYDESIGN.COM](mailto:SHURLEY@SHURLEYDESIGN.COM)  
PHONE: 714.941.1122

CLIENT	BLAKE ROBERTS
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BLACK BOXES



NEW MINI-STORAGE FACILITY  
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LAS VEGAS, NEVADA 89115  
APN: 138-27-802-001

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**Exterior Elevation Legend:**



**PAINT 1 (PT-1)**  
**MANF: SHERWIN WILLIAMS**  
**COLOR: SW 7064 - PASSIVE**



**PAINTE 2 (PT-2)**  
**MANF: SHERWIN WILLIAMS**  
**COLOR: SW 7066 - GRAY MATTERS**



**PAINTECH**  
**PAINT 3 (PT-3)**  
**MANF: SHERWIN WILLIAMS**  
**COLOR: SW 7674 - PEPPERCORN**



1)  
CEMENT FIBER BOARD SIDING (CFB -  
MANF: HARDIE  
COLOR: COUNTRYLANE RED



**METAL PANEL (MTL-1)  
MANF: MBCI  
COLOR: CRIMSON RED**



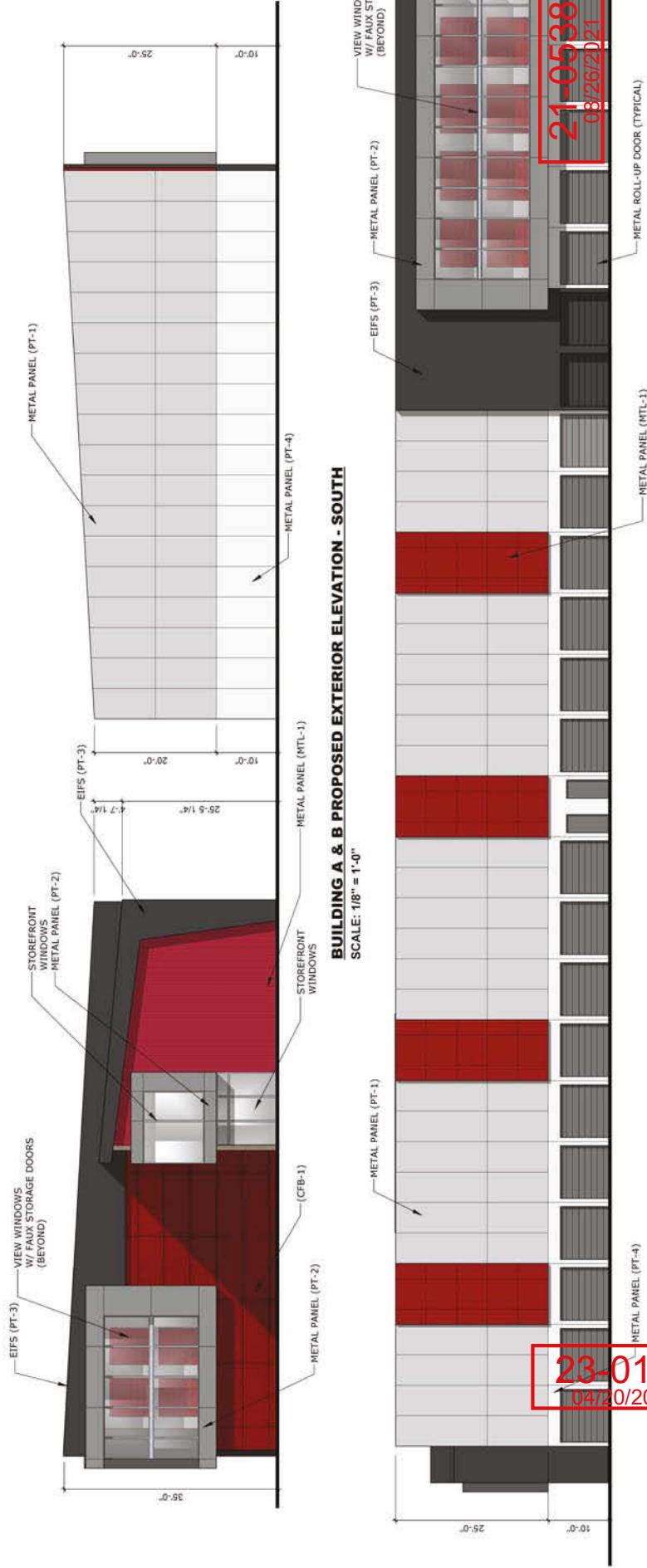
STONE (STN-1)  
MANF: ELDORADO STONE  
COLOR: PEARL WHITE



**PAINT 4 (PT-4)**  
**MANF: SHERWIN WILLIAMS**  
**COLOR: SW 6252 - ICE CUBE**

**BUILDING A & B PROPOSED EXTERIOR ELEVATION - SOUTH**

**SCALE: 1/8" = 1'-0"**



23-0192  
04/20/2023

08/26/2021

08/26/2021

## EXTERIOR ELEVATIONS

**BUILDING B PROPOSED EXTERIOR ELEVATION - EAST**

**SCALE: 1/8" = 1'-0"**

Sheet No.

01



# Exterior Elevation Legend:

PAINT 1 (PT-1)  
MANF: SHERWIN WILLIAMS  
COLOR: SW 7064 - PASSIVE

PAINT 2 (PT-2)  
MANF: SHERWIN WILLIAMS  
COLOR: SW 7066 - GRAY MATTERS

PAINT 3 (PT-3)  
MANF: SHERWIN WILLIAMS  
COLOR: SW 7674 - PEPPERCORN

CEMENT FIBER BOARD SIDING (CFB-1)  
MANF: HARDIE  
COLOR: COUNTRYLANE RED

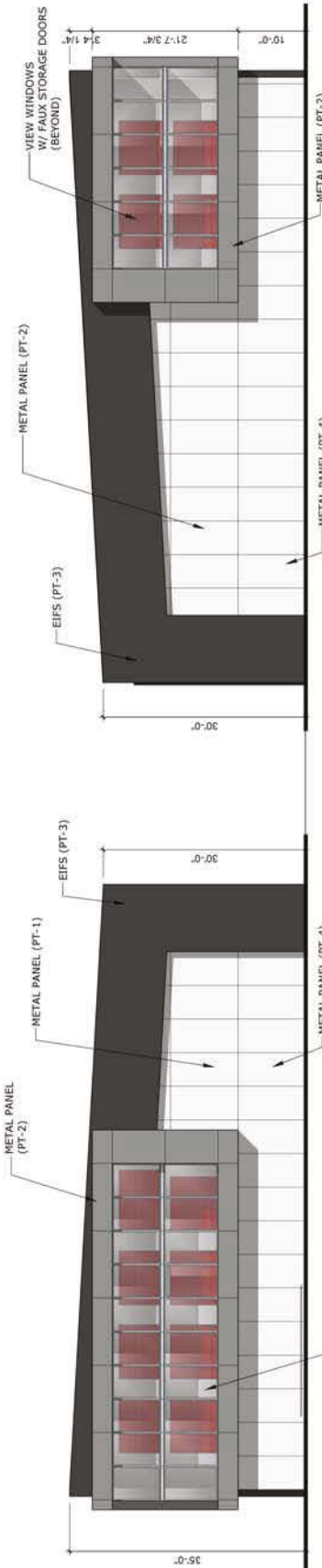
METAL PANEL (MTL-1)  
MANF: MBCI  
COLOR: CRIMSON RED

STONE (STN-1)  
MANF: ELBORADO STONE  
COLOR: PEARL WHITE

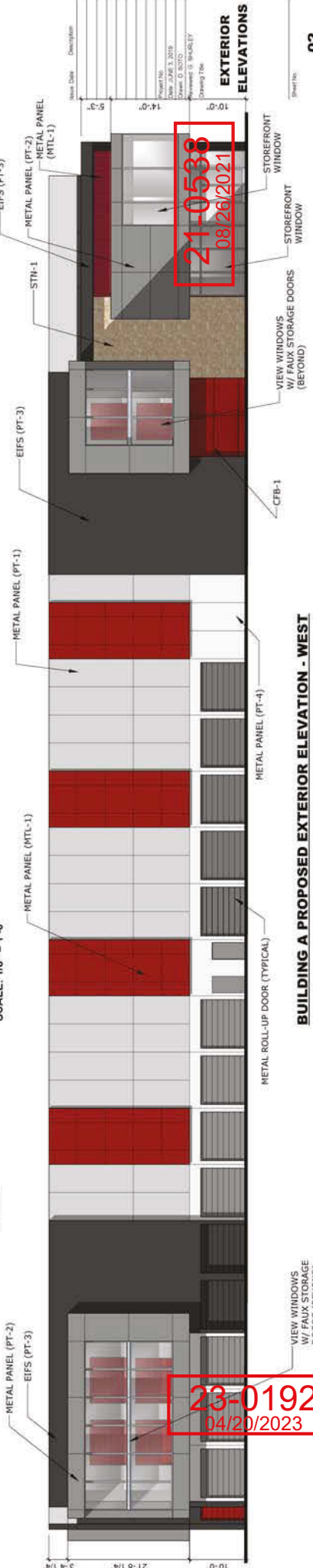
PAINT 4 (PT-4)  
MANF: SHERWIN WILLIAMS  
COLOR: SW 6252 - ICE CUBE



NEW MINI-STORAGE FACILITY  
@ N. RAINBOW & WESTCLIFF  
LAS VEGAS, NEVADA 89115  
APN: 138-27-802-001



**BUILDING A & B PROPOSED EXTERIOR ELEVATION - NORTH**  
SCALE: 1/8" = 1'-0"



**BUILDING A PROPOSED EXTERIOR ELEVATION - WEST**  
SCALE: 1/8" = 1'-0"

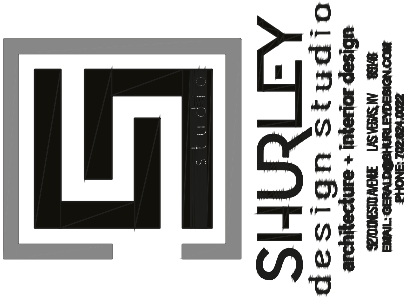
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04/20/2023

21-0538  
08/26/2021








## EXTERIOR ELEVATIONS

23-0192  
04/20/2023





Exterior Elevation Legend:

	<p>PAINT 1 (PT-1) MANF: SHERWIN WILLIAMS COLOR: SW 7064 - PASSIVE</p>		<p>PAINT 3 (PT-3) MANF: SHERWIN WILLIAMS COLOR: SW 7674 - PEPPERCORN</p>		<p>METAL PANEL (MTL-1) MANF: MBCI COLOR: CRIMSON RED</p>		<p>PAINT 4 (PT-4) MANF: SHERWIN WILLIAMS COLOR: SW 6252 - ICE CUBE</p>
	<p>PAINT 2 (PT-2) MANF: SHERWIN WILLIAMS COLOR: SW 7066 - GRAY MATTERS</p>		<p>CEMENT FIBER BOARD SIDING (CFB - 1) MANF: HARDIE COLOR: COUNTRYLANE RED</p>		<p>STONE (STN-1) MANF: ELDORADO STONE COLOR: PEARL WHITE</p>		

23-0192  
04/20/2023

PRJ-76589  
06/03/19