

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Robert Eastman, Planning Manager, Land Development & Community Services
From: Robert Weible, Land Development Project Leader, Department of Public Works
Subject: SUP-44-45-46-2020 **2595 North Las Vegas Blvd Center**
Date: November 10, 2020

In addition to the requirement to comply with the *City of North Las Vegas Municipal Code – Titles 15 and 16, NRS 278* and accepted *Clark County Area Uniform Standard Drawings*, the Department of Public Works recommends the following conditions of approval:

1. All known geologic hazards shall be shown on any preliminary development plans and civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
3. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040. Conformance may require modifications to the site.
4. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1 and 225.
5. The property owner is required to grant a roadway easement for commercial driveways.
6. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
7. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.
8. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.
9. Cartier Avenue shall terminate in a cul-de-sac that meets Fire Safety requirements. No access shall be granted from Cartier Avenue to this proposed commercial development with the exception of emergency access only.

Utilities – For information only:

- This project shall comply with the General Provisions and Conditions of the *City of North Las Vegas Water Service Rules and Regulations* and the *Design and Construction Standards for Wastewater Collection Systems*.
- Submittal of a Hydraulic Analysis per the *Uniform Design and Construction Standards (UDACS) for Potable Water Systems* is required and will be subject to the review and approval of the Utilities Department.

November 10, 2020

- There is an existing sewer line located within the Cartier Avenue alignment of the subject property. Based upon a complete review of the required civil improvement plans, the water line within the Cartier Avenue alignment may need to be extended to Las Vegas Blvd. There are two Public Utility Easements within that general alignment as well. No permanent uses or obstructions can be constructed within the Easement and any proposed surface improvements require Utilities Director approval. Modifications to the site plan are needed to comply with the requirements.

For more information regarding the land development process and other associated requirements in the City of North Las Vegas, please visit the City's website and find the **Land Development Guide**:
<http://www.cityofnorthlasvegas.com/Departments/PublicWorks/PublicWorks.shtm>.

Robert Weible, Land Development Project Leader
Department of Public Works

CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Planning Commission
From: Patrick Noble, Fire Protection Specialist
Subject: SUP-46-2020 | Mini Storage
Date: November 24, 2020

1. Design for fire access, water supply and building requirements shall be based on the 2018 International Fire Code as amended by the City of North Las Vegas.
2. All portions of the facility and all portions of the exterior ground floor walls of the proposed buildings or structures are to be within 150 feet of an approved fire apparatus access road, as measured from the road along the exterior of the building or facility to the furthest point as the hose lines.
3. Fire apparatus access roads shall have an unobstructed clear width of not less than 24 feet, except for approved access gates.
4. The required turning radius of a fire apparatus access road shall be no less than 28 feet inside turning radius and 52 feet outside turning radius.
5. Red-painted curbs and appropriate signage are required to maintain the minimum required access road width of 24 feet.
6. Approved automatic sprinkler systems in new buildings and structures shall be provided throughout all buildings containing a Group S1 occupancy.
7. Either a dedicated 1-hour rated fire riser room with exterior door or a Post Indicator Valve is required for the fire sprinkler system.
8. A Fire Department Connection shall be located on the address side of buildings, adjacent to the apparatus access roads, within 100 feet of a fire hydrant and clear of obstructions

Patrick Noble, Fire Protection Specialist

CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Robert Eastman & Amy Michaels – Planning & Zoning
From: Gina Gavan – Chief Innovation Officer and Director Economic Development
Subject: SUP-000044-2020, SUP-000045-2020, SUP-000046-2020, 2595 North Las Vegas
Blvd Center – Special Use Permits
Date: November 30, 2020

The subject property requesting the Special Use Permits is located inside the City's North Redevelopment Area, at 2595 N Las Vegas Blvd.

SUP-000044-2020, SUP-00045-2020, SUP-00046-2020, SUP requests is to allow a self-service drive through car wash, a mechanic shop, and a public self-storage facility to be located at 2595 North Las Vegas Boulevard. (APN 139-13-301-001)

The property is made up of one parcel approximately 3.98 acres in size and is currently vacant. The development of this raw land and the proposed uses will provide revitalization and certain professional services such as a car wash and mechanics shop that is in demand within this area.

Should the Planning Commission approve the application, the Redevelopment Agency agrees with any conditions that Planning Staff provides, related to the project.

Architect Sean Nourani

AP+E Architects, Planners, Engineers

2115 West crescent Avenue Suite 261 Anaheim California 92801

Telephone: 424 365 2070 Fax: 714 844 4371 Email: architectseannourani@outlook.com

Proposed a public self-storage facility

October 27, 2020

Project:

Use of existing vacant land in commercial C2 zone. Proposed a self-storage facility of 43,800 sq. ft.

Simultaneously we are proposing under a separate permit

A drive through car wash of 3400 sq. ft., Mechanic shop of 1400 sq. ft.

Project location:

2595 North Las Vegas Blvd. Las Vegas Nevada 89030

Property owner:

Donel developments LLC

Manager: Benjamin Donel

6125 Washington Blvd. Culver City Ca 90232

Telephone 310 864 7600

Project narrative

Use of existing vacant land in commercial C2 zone. Proposing a public self-storage facility of 43,800 sq.

This facility is fenced and gated for security of participants and their belonging.

Participants will be entering through the secured gate meet with the attendant and get assigned to a storage unit.

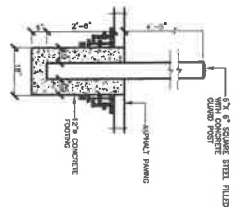
This facility consists of 122-10' x 10' and 16-10 x 20' storage units.

Each storage unit is equipped with roll up doors.

That is for ease of moving participants belongings into and out of the units.

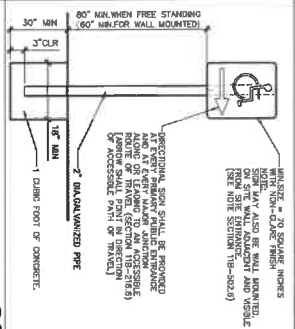
There will be no outdoor storage except we have provided designated parking spaces of 20'x 40 for RV vehicles.

Hours of operation; Monday through Friday 7:00AM to 7:00PM, Saturday and Sunday from 8:00 AM to 5:00 PM



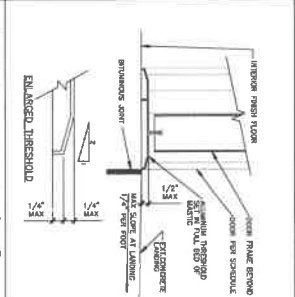
GUARD PIPE
NOT TO SCALE

13



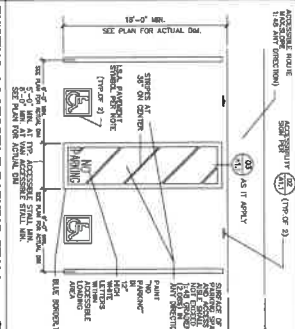
SITE ENTRANCE SIGN
NOT TO SCALE

09



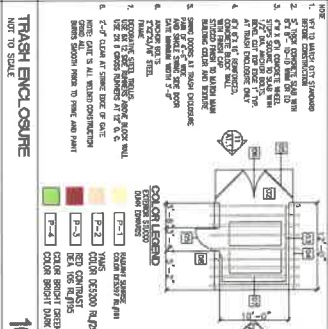
THRESHOLD AT EXTERIOR DOOR
NOT TO SCALE

05



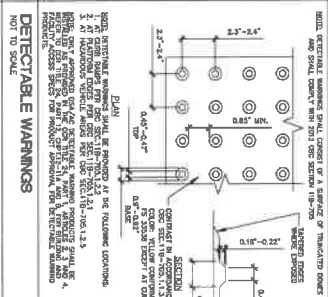
EXISTING ACCESSIBLE PARKING STALL
NOT TO SCALE

01



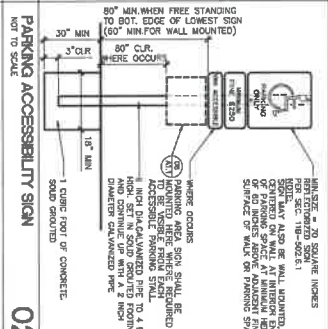
TRASH ENCLOSURE
NOT TO SCALE

10



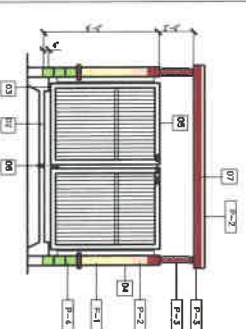
DETECTABLE WARNING
NOT TO SCALE

06



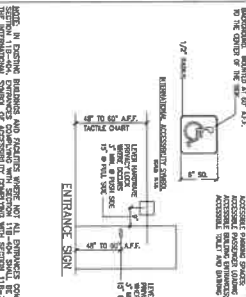
PARKING ACCESSIBILITY SIGN
NOT TO SCALE

02



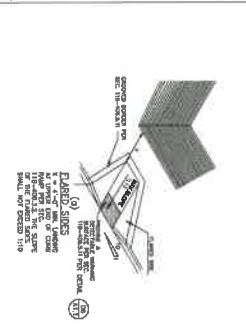
ENCLOSURE GATE ELEVATION
NOT TO SCALE

11



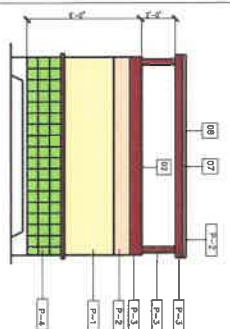
BUILDING ENTRANCE SIGN
NOT TO SCALE

07



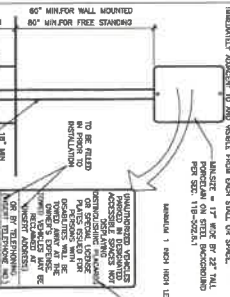
CURB RAMP
NOT TO SCALE

03



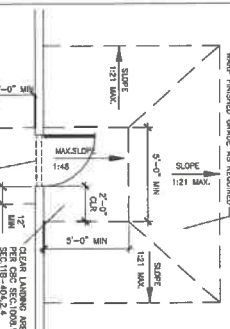
ENCLOSURE WALL ELEVATION
NOT TO SCALE

12



PARKING AREA SIGN
NOT TO SCALE

08



LANDING AT EXTERIOR DOORS
NOT TO SCALE

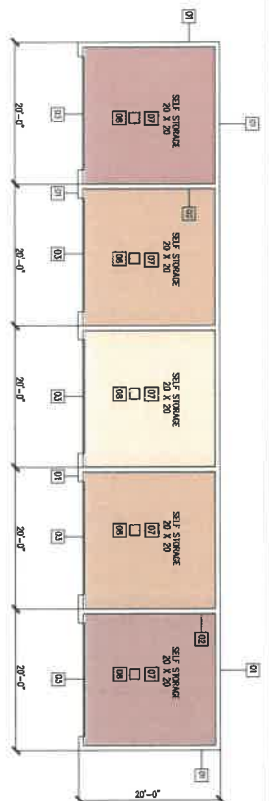
04



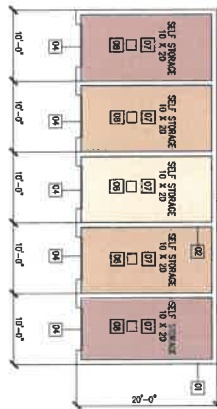
PROJECT:
PROPOSED PUBLIC SELF STORAGE FACILITY
2595 NORTH LAS VEGAS BLVD, LAS VEGAS NEVADA 89030

Architect Sean Nourani
AP+E Architects, Planners, Engineers
Planning, Documents, Management
2110 West Grosvenor Avenue Suite 251, Azahara California 92001
Telephone 424 365 2070, E Fax, 714 844 4371
Email: arch@seannourani.com

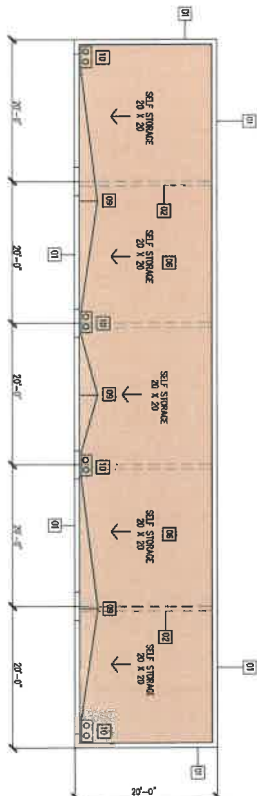
11
SITE DETAILS
SHEET NO. 11
DATE: 03/31/2020



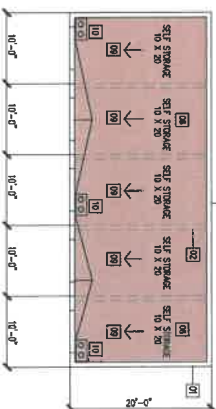
01 TYPICAL 20 X 20 STORAGE UNIT FLOOR PLAN
SCALE: 1/8" = 1'-0"



02 TYPICAL 10 X 20 STORAGE UNIT FLOOR PLAN
SCALE: 1/8" = 1'-0"



03 TYPICAL 20 X 20 STORAGE UNIT ROOF PLAN
SCALE: 1/8" = 1'-0"



04 TYPICAL 10 X 20 STORAGE UNIT ROOF PLAN
SCALE: 1/8" = 1'-0"

MATERIAL AND FINISHES

SELF STORAGE FACILITY

- 01 EXTERIOR WALLS WITH MODULAR BRICKS
- 02 EXTERIOR WALLS WITH MODULAR BRICKS
- 03 EXTERIOR WALLS WITH MODULAR BRICKS
- 04 EXTERIOR WALLS WITH MODULAR BRICKS
- 05 EXTERIOR WALLS WITH MODULAR BRICKS
- 06 EXTERIOR WALLS WITH MODULAR BRICKS
- 07 EXTERIOR WALLS WITH MODULAR BRICKS
- 08 EXTERIOR WALLS WITH MODULAR BRICKS
- 09 EXTERIOR WALLS WITH MODULAR BRICKS
- 10 EXTERIOR WALLS WITH MODULAR BRICKS
- 11 EXTERIOR WALLS WITH MODULAR BRICKS
- 12 EXTERIOR WALLS WITH MODULAR BRICKS
- 13 EXTERIOR WALLS WITH MODULAR BRICKS
- 14 EXTERIOR WALLS WITH MODULAR BRICKS
- 15 EXTERIOR WALLS WITH MODULAR BRICKS
- 16 EXTERIOR WALLS WITH MODULAR BRICKS
- 17 EXTERIOR WALLS WITH MODULAR BRICKS
- 18 EXTERIOR WALLS WITH MODULAR BRICKS
- 19 EXTERIOR WALLS WITH MODULAR BRICKS
- 20 EXTERIOR WALLS WITH MODULAR BRICKS
- 21 EXTERIOR WALLS WITH MODULAR BRICKS
- 22 EXTERIOR WALLS WITH MODULAR BRICKS
- 23 EXTERIOR WALLS WITH MODULAR BRICKS
- 24 EXTERIOR WALLS WITH MODULAR BRICKS
- 25 EXTERIOR WALLS WITH MODULAR BRICKS
- 26 EXTERIOR WALLS WITH MODULAR BRICKS
- 27 EXTERIOR WALLS WITH MODULAR BRICKS
- 28 EXTERIOR WALLS WITH MODULAR BRICKS
- 29 EXTERIOR WALLS WITH MODULAR BRICKS
- 30 EXTERIOR WALLS WITH MODULAR BRICKS
- 31 EXTERIOR WALLS WITH MODULAR BRICKS
- 32 EXTERIOR WALLS WITH MODULAR BRICKS
- 33 EXTERIOR WALLS WITH MODULAR BRICKS
- 34 EXTERIOR WALLS WITH MODULAR BRICKS
- 35 EXTERIOR WALLS WITH MODULAR BRICKS
- 36 EXTERIOR WALLS WITH MODULAR BRICKS
- 37 EXTERIOR WALLS WITH MODULAR BRICKS
- 38 EXTERIOR WALLS WITH MODULAR BRICKS
- 39 EXTERIOR WALLS WITH MODULAR BRICKS
- 40 EXTERIOR WALLS WITH MODULAR BRICKS
- 41 EXTERIOR WALLS WITH MODULAR BRICKS
- 42 EXTERIOR WALLS WITH MODULAR BRICKS
- 43 EXTERIOR WALLS WITH MODULAR BRICKS
- 44 EXTERIOR WALLS WITH MODULAR BRICKS
- 45 EXTERIOR WALLS WITH MODULAR BRICKS
- 46 EXTERIOR WALLS WITH MODULAR BRICKS
- 47 EXTERIOR WALLS WITH MODULAR BRICKS
- 48 EXTERIOR WALLS WITH MODULAR BRICKS
- 49 EXTERIOR WALLS WITH MODULAR BRICKS
- 50 EXTERIOR WALLS WITH MODULAR BRICKS
- 51 EXTERIOR WALLS WITH MODULAR BRICKS
- 52 EXTERIOR WALLS WITH MODULAR BRICKS
- 53 EXTERIOR WALLS WITH MODULAR BRICKS
- 54 EXTERIOR WALLS WITH MODULAR BRICKS
- 55 EXTERIOR WALLS WITH MODULAR BRICKS
- 56 EXTERIOR WALLS WITH MODULAR BRICKS
- 57 EXTERIOR WALLS WITH MODULAR BRICKS
- 58 EXTERIOR WALLS WITH MODULAR BRICKS
- 59 EXTERIOR WALLS WITH MODULAR BRICKS
- 60 EXTERIOR WALLS WITH MODULAR BRICKS
- 61 EXTERIOR WALLS WITH MODULAR BRICKS
- 62 EXTERIOR WALLS WITH MODULAR BRICKS
- 63 EXTERIOR WALLS WITH MODULAR BRICKS
- 64 EXTERIOR WALLS WITH MODULAR BRICKS
- 65 EXTERIOR WALLS WITH MODULAR BRICKS
- 66 EXTERIOR WALLS WITH MODULAR BRICKS
- 67 EXTERIOR WALLS WITH MODULAR BRICKS
- 68 EXTERIOR WALLS WITH MODULAR BRICKS
- 69 EXTERIOR WALLS WITH MODULAR BRICKS
- 70 EXTERIOR WALLS WITH MODULAR BRICKS
- 71 EXTERIOR WALLS WITH MODULAR BRICKS
- 72 EXTERIOR WALLS WITH MODULAR BRICKS
- 73 EXTERIOR WALLS WITH MODULAR BRICKS
- 74 EXTERIOR WALLS WITH MODULAR BRICKS
- 75 EXTERIOR WALLS WITH MODULAR BRICKS
- 76 EXTERIOR WALLS WITH MODULAR BRICKS
- 77 EXTERIOR WALLS WITH MODULAR BRICKS
- 78 EXTERIOR WALLS WITH MODULAR BRICKS
- 79 EXTERIOR WALLS WITH MODULAR BRICKS
- 80 EXTERIOR WALLS WITH MODULAR BRICKS
- 81 EXTERIOR WALLS WITH MODULAR BRICKS
- 82 EXTERIOR WALLS WITH MODULAR BRICKS
- 83 EXTERIOR WALLS WITH MODULAR BRICKS
- 84 EXTERIOR WALLS WITH MODULAR BRICKS
- 85 EXTERIOR WALLS WITH MODULAR BRICKS
- 86 EXTERIOR WALLS WITH MODULAR BRICKS
- 87 EXTERIOR WALLS WITH MODULAR BRICKS
- 88 EXTERIOR WALLS WITH MODULAR BRICKS
- 89 EXTERIOR WALLS WITH MODULAR BRICKS
- 90 EXTERIOR WALLS WITH MODULAR BRICKS
- 91 EXTERIOR WALLS WITH MODULAR BRICKS
- 92 EXTERIOR WALLS WITH MODULAR BRICKS
- 93 EXTERIOR WALLS WITH MODULAR BRICKS
- 94 EXTERIOR WALLS WITH MODULAR BRICKS
- 95 EXTERIOR WALLS WITH MODULAR BRICKS
- 96 EXTERIOR WALLS WITH MODULAR BRICKS
- 97 EXTERIOR WALLS WITH MODULAR BRICKS
- 98 EXTERIOR WALLS WITH MODULAR BRICKS
- 99 EXTERIOR WALLS WITH MODULAR BRICKS
- 100 EXTERIOR WALLS WITH MODULAR BRICKS



PROJECT
NORTH

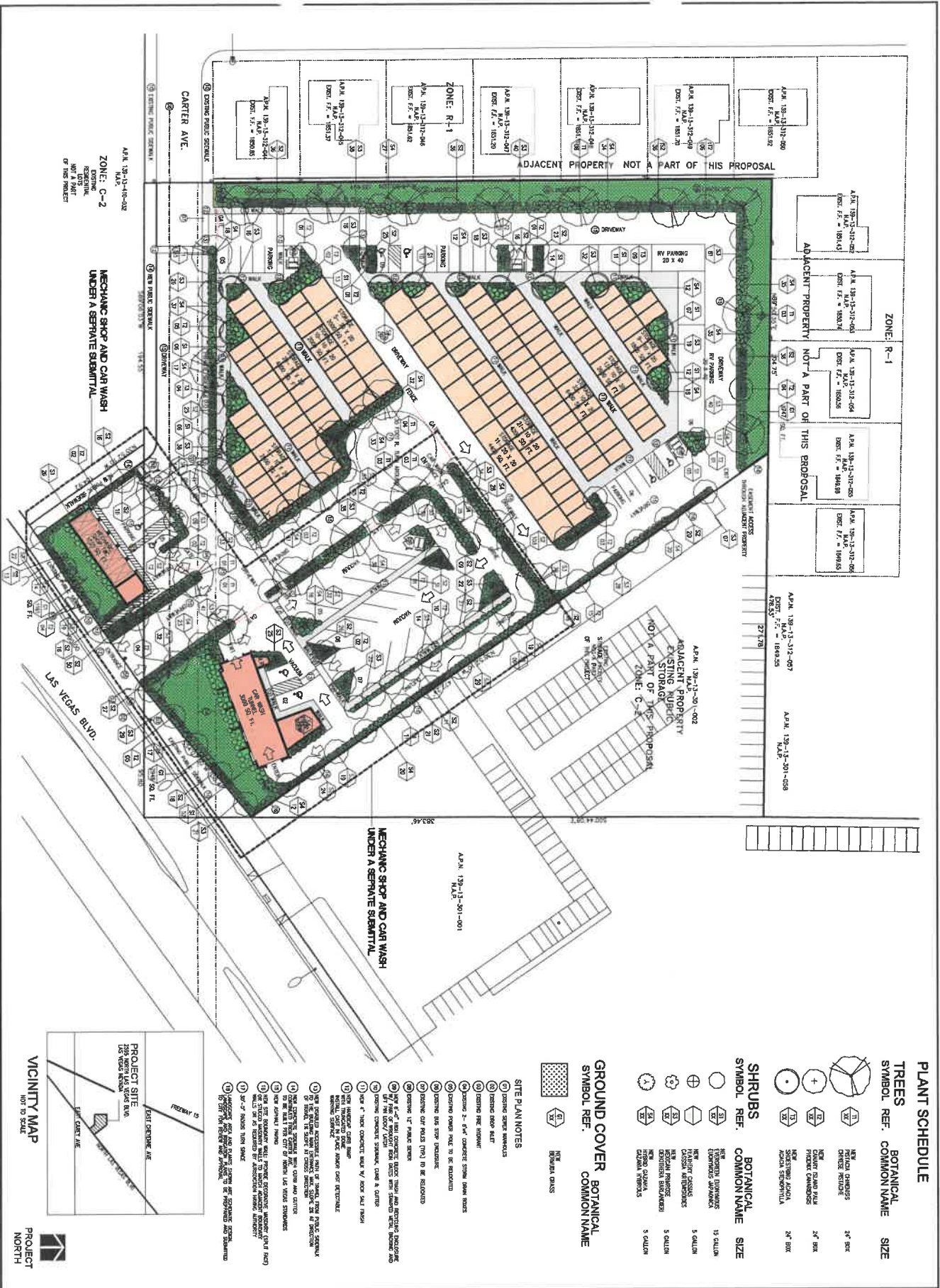
Architect Sean Nourani
AP+E Architects, Planners, Engineers
Planning, Documents, Management
2115 West Crescent Avenue Suite 201, Anaheim California 92801
Telephone 424.305.2070, E Fax: 714.844.4371
Email: architectseannourani@outlook.com

PROJECT
PROPOSED PUBLIC SELF STORAGE FACILITY
2595 NORTH LAS VEGAS BLVD, LAS VEGAS NEVADA 89030



DATE	REVISION
01	01
02	02
03	03
04	04
05	05
06	06
07	07
08	08
09	09
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17
18	18
19	19
20	20
21	21
22	22
23	23
24	24
25	25
26	26
27	27
28	28
29	29
30	30
31	31
32	32
33	33
34	34
35	35
36	36
37	37
38	38
39	39
40	40
41	41
42	42
43	43
44	44
45	45
46	46
47	47
48	48
49	49
50	50
51	51
52	52
53	53
54	54
55	55
56	56
57	57
58	58
59	59
60	60
61	61
62	62
63	63
64	64
65	65
66	66
67	67
68	68
69	69
70	70
71	71
72	72
73	73
74	74
75	75
76	76
77	77
78	78
79	79
80	80
81	81
82	82
83	83
84	84
85	85
86	86
87	87
88	88
89	89
90	90
91	91
92	92
93	93
94	94
95	95
96	96
97	97
98	98
99	99
100	100

SELF STORAGE
FLOOR PLAN
SCALE: 1/8" = 1'-0"
A2.2



PROJECT: **PROPOSED PUBLIC SELF STORAGE FACILITY**
2595 NORTH LAS VEGAS BLVD, LAS VEGAS NEVADA 89030

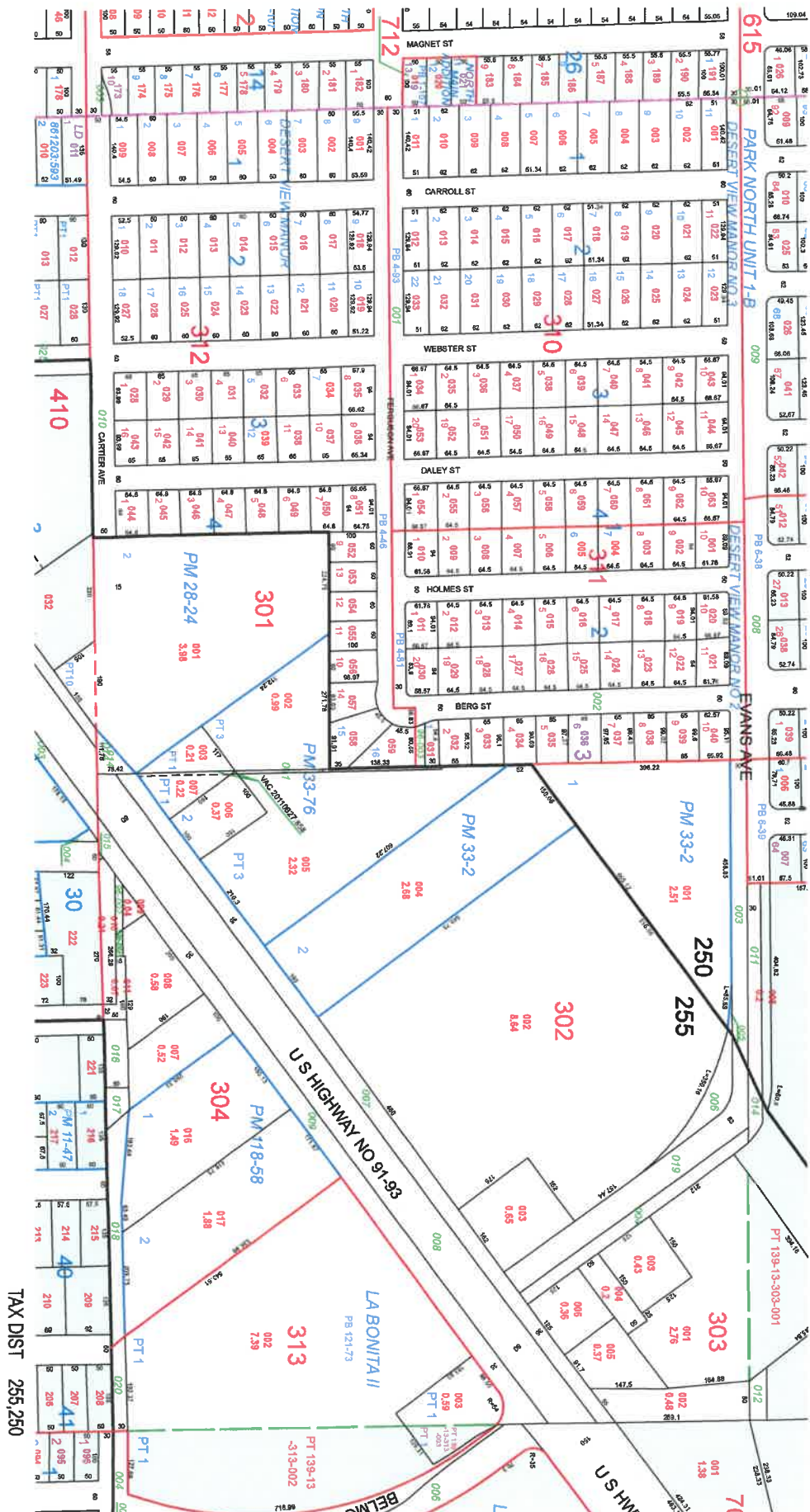
Architect Sean Nourani
AP+E Architects, Planners, Engineers
Planning, Documents, Management
2115 West Crescent Avenue Suite 201, Anaheim California 92801
Telephone 424 365 2070, E Fax 714 844 4371
Email: archtseannourani@outlook.com

DATE: 02.21.2027
PROJECT: **PROPOSED SITE PLAN**
SCALE: 1" = 2'

Age Group	Percentage of Respondents
18-29	100%
30-49	100%
50-69	100%
70+	100%

139-13-3

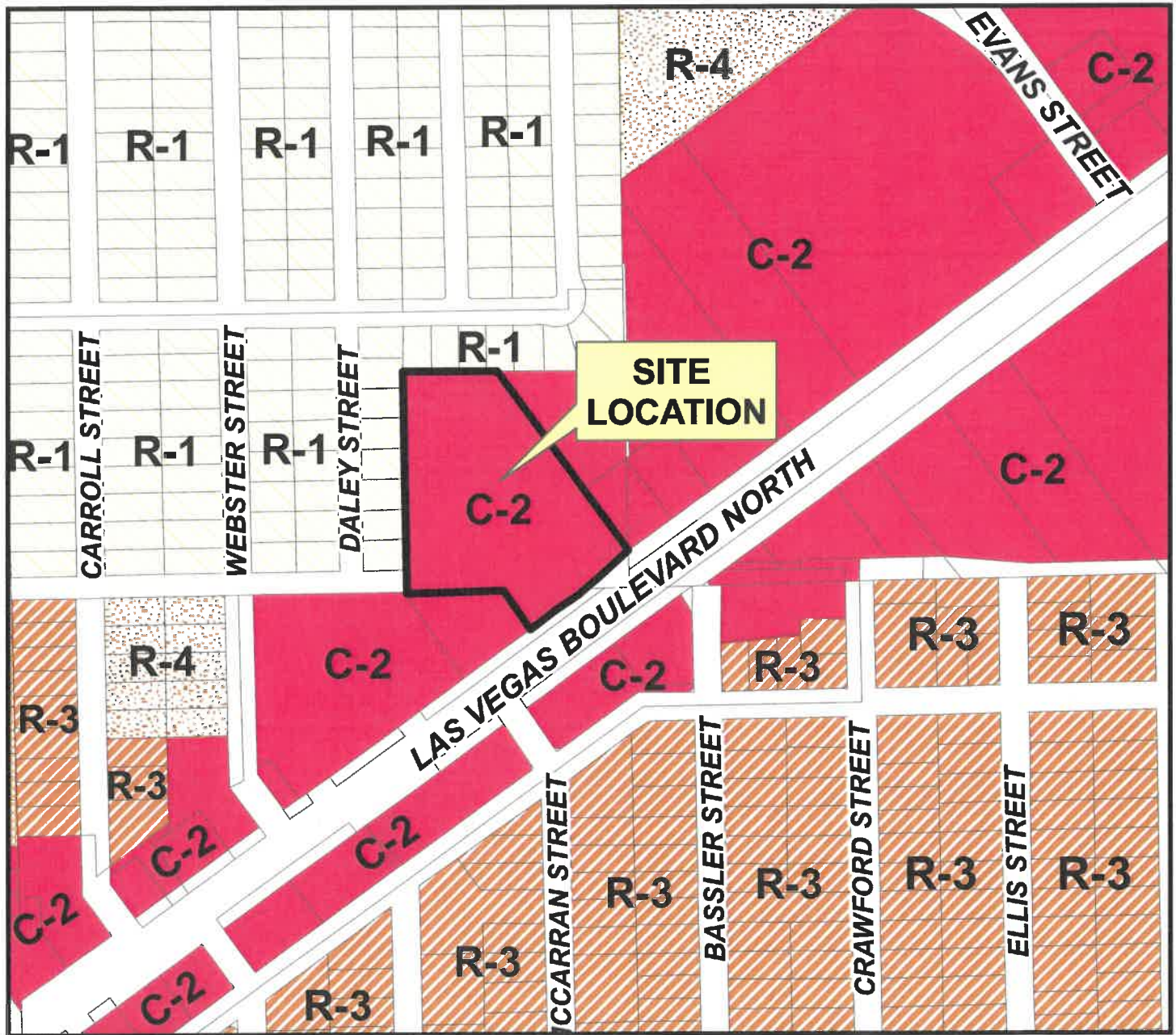






THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Sean Nourani Architect
Application Type: Special Use Permit
Request: To Allow a Mini-Warehousing Establishment
Project Info: 2595 Las Vegas Boulevard North
Case Number: SUP-46-2020

11/4/2020

