

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Sharianne Dotson, Planner, Land Development & Community Services
From: Duane McNelly, Land Development Coordinator, Department of Public Works
Subject: SUP-13-2022 **Citadel Storage**
Date: April 12, 2022

In addition to the requirement to comply with the *City of North Las Vegas Municipal Code* - Titles 15 and 16, the *Development Standards for Park Highlands*, 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 applicable *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers.
5. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
6. 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.
7. The property owner is required to grant a roadway easement for commercial driveway(s).
8. 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

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.

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>.



Duane McNelly, Land Development Coordinator
Department of Public Works



LETTER OF INTENT: Special Use Permit

Citadel Storage at Northgate – APPLICATION FOR SPECIAL USE PERMIT

Location:

2.43 acres at SWC Lamb & Nexus - Assessor's Parcel Number 123-31-502-003, North Las Vegas, NV

Project Details:

110,793 SF

669 Storage Units

3 Story

2.43 Acres

C-2 Zoning

Impact:

See attached Impact Statement.

Project Objectives

The development team is seeking a special use permit for Storage Units. The objective of this proposed project is to take advantage of the strong demand in the self-storage industry in the area fueled by residential growth. The project will provide a very clean and modern aesthetic and provide a secure facility for residents in the area.

Based on the substantial residential growth in the area we foresee gaining full occupancy within 18-24 months. Goals have been set to rent 50% of the proposed 669-unit spaces within the first six months of Year 1. An additional 25% will be rented in the second half of Year 1, with the remainder to be filled in Year 2.

Project Mission

The mission of the principals is to serve the North Las Vegas community's local residential and commercial storage and moving needs.

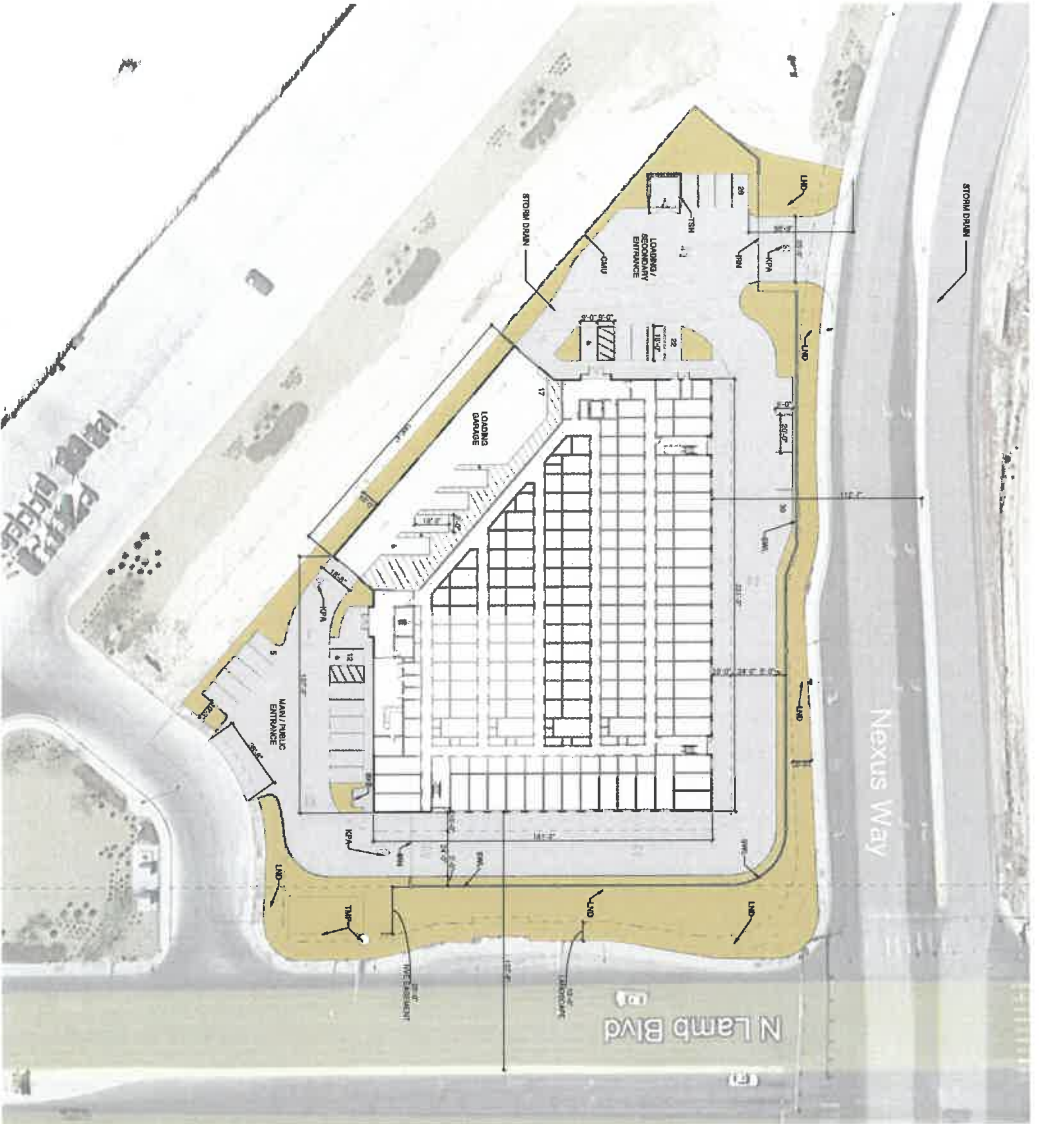
Project Commitments



Citadel Storage is committed to creating a project and facility in the self-storage business that:

- Provide dry, secure, and clean facilities with convenient access. We are uniquely incorporating a covered drive lane for ease of loading and unloading.
- Develops a visually pleasing aesthetic in harmony with the surrounding neighborhood and businesses.
- Create good connections in the moving industry to direct customers needing temporary storage space.
- Adapts as storage and market needs change.
- 24-hr Security Monitoring, 24-hr Access.

Applicant: Citadel Storage



SITE PLAN
1" = 30'-0"



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SITE PLAN

CITADEL STORAGE

NORTH LAS VEGAS, NV

SITE INFORMATION:

PARCEL NUMBER: 1291100000
OWNER: ZONING: GENERAL COMMERCIAL (C-2)
JURISDICTION: NORTH LAS VEGAS (NMB)
LOT AREA: 2.40
LOT COVERAGE: 75%
BUILDING AREA:
TOTAL: 1,440,000 SQ FT
TOTAL: 1,440,000 SQ FT
TOTAL: 1,440,000 SQ FT
TOTAL: 1,440,000 SQ FT

PARKING REQUIREMENTS:

TOTAL STORAGE UNITS: 800 UNITS
TOTAL STORAGE UNITS: 800 UNITS
TOTAL STORAGE UNITS: 800 UNITS
TOTAL STORAGE UNITS: 800 UNITS

KEYNOTES / MATERIAL FINISHES

NOTE	DESCRIPTION
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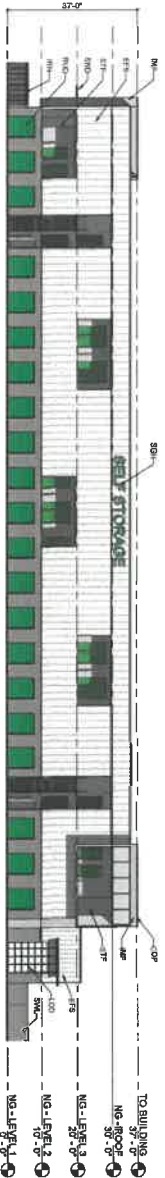


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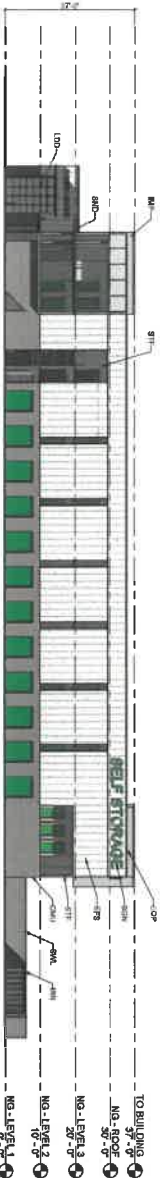
NOT FOR CONSTRUCTION



2022-03-18



NORTHGATE NORTH
VIEW # 102



NORTHGATE EAST
VIEW # 102



NORTHGATE SOUTH
VIEW # 102



NORTHGATE WEST
VIEW # 102

KEYNOTES / MATERIAL FINISHES	
NOTE	DESCRIPTION
1	BRICK
2	CONCRETE
3	WOOD
4	GLASS
5	ROOFING
6	LANDSCAPE
7	PAINT
8	INSULATION
9	FOUNDATION
10	MECHANICAL
11	ELECTRICAL
12	PLUMBING
13	HEATING
14	Cooling
15	Lighting
16	Security
17	Fire Protection
18	Accessibility
19	Signage
20	Other



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COLORS ELEVATIONS

CITADEL STORAGE

NORTH LAS VEGAS, NV



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2022-05-09



NG LEVEL 1
302' x 142'

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FIRST FLOOR PLAN

CITADEL STORAGE

NORTH LAS VEGAS, NV

UNIT MATRIX - FIRST FLOOR

FLOOR	NAME
LEVEL 1	5x5
LEVEL 1	5x10
LEVEL 1	5x15
LEVEL 1	5x20
LEVEL 1	5x25
LEVEL 1	5x30
LEVEL 1	5x35
LEVEL 1	5x40
LEVEL 1	5x45
LEVEL 1	5x50
LEVEL 1	5x55
LEVEL 1	5x60
LEVEL 1	5x65
LEVEL 1	5x70
LEVEL 1	5x75
LEVEL 1	5x80
LEVEL 1	5x85
LEVEL 1	5x90
LEVEL 1	5x95
LEVEL 1	5x100

Grand total: 195



DR-101

NOT FOR CONSTRUCTION

2022-08-09

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NORTH LAS VEGAS, NV



NG - LEVEL 2: 230
Grand total: 230

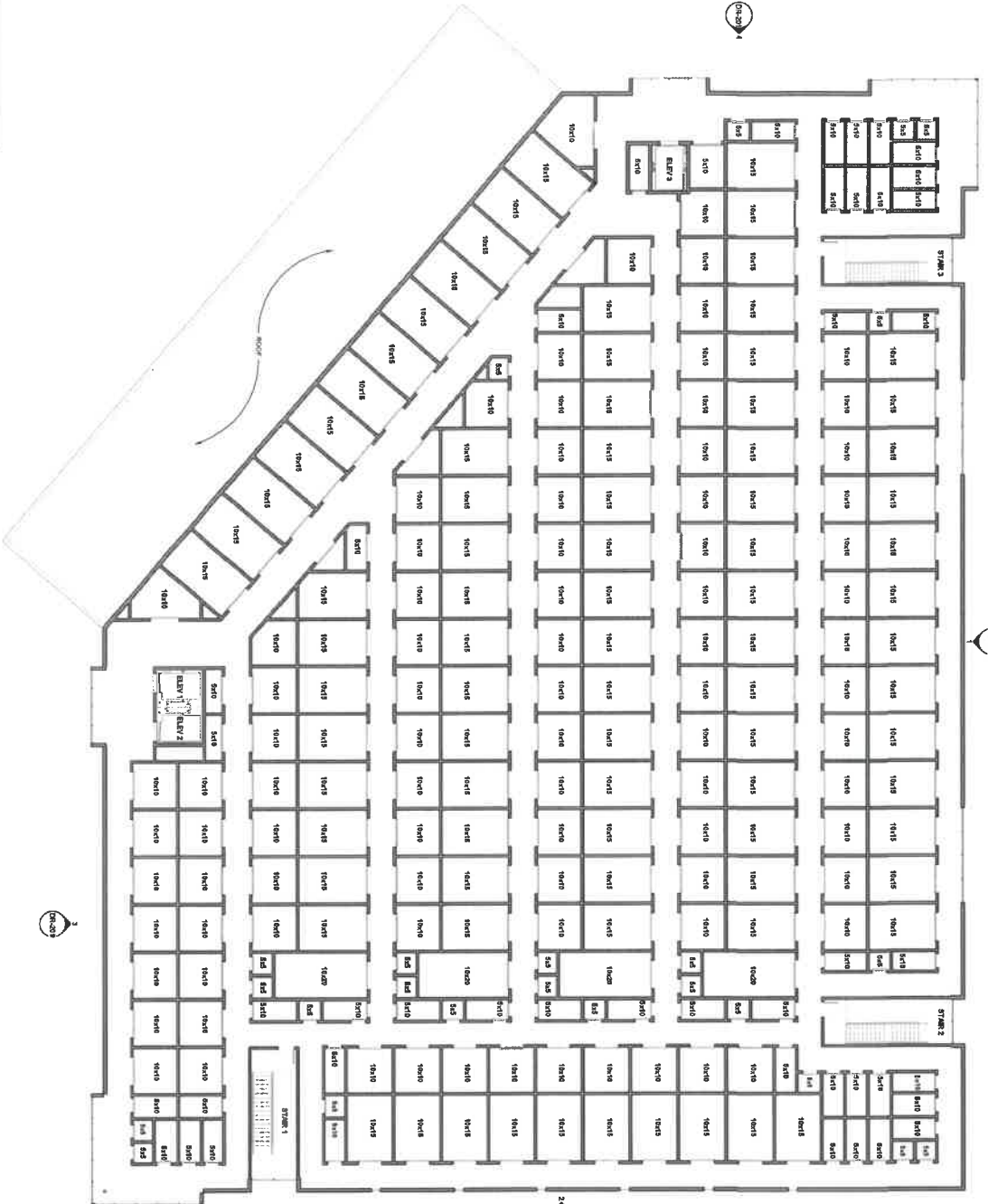
PLAIN / TRU
NORTH

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DR-102

2022-03-08

UNIT MATRIX - THIRD FLOOR	
FLOOR	NAME
LEVEL 3	55S
55S-24	5510
LEVEL 3	5510
5510-45	10X10
LEVEL 3	5510
5510-55	10X15
LEVEL 3	10X15
10X15-55	10X20
LEVEL 3	10X20
10X20-4	
LEVEL 3-244	
Grand total: 244	



NG - LEVEL 3

20' x 14'

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THIRD FLOOR PLAN

CITADEL STORAGE

NORTH LAS VEGAS, NV



NOT FOR CONSTRUCTION

DR-103

2/22/2024

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL.

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor

MAP LEGEND

- PARCEL BOUNDARY
- CONDOMINIUM UNIT
- AIR SPACE POL
- PM/D BOUNDARY
- RIGHT OF WAY POL
- ROAD EASEMENT
- MATCH/LEADER LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PM/D BOUNDARY
- SECTION LINE

007 ROAD PARCEL NUMBER
001 PARCEL NUMBER
1.00 ACREAGE
202 PARCEL SUBSEQ NUMBER
PM 24-45 PLAT RECORDING NUMBER
5 LOT NUMBER
CL 5 GOV. LOT NUMBER

BOOK T19S R62E
PG 101 102 103

SEC 31

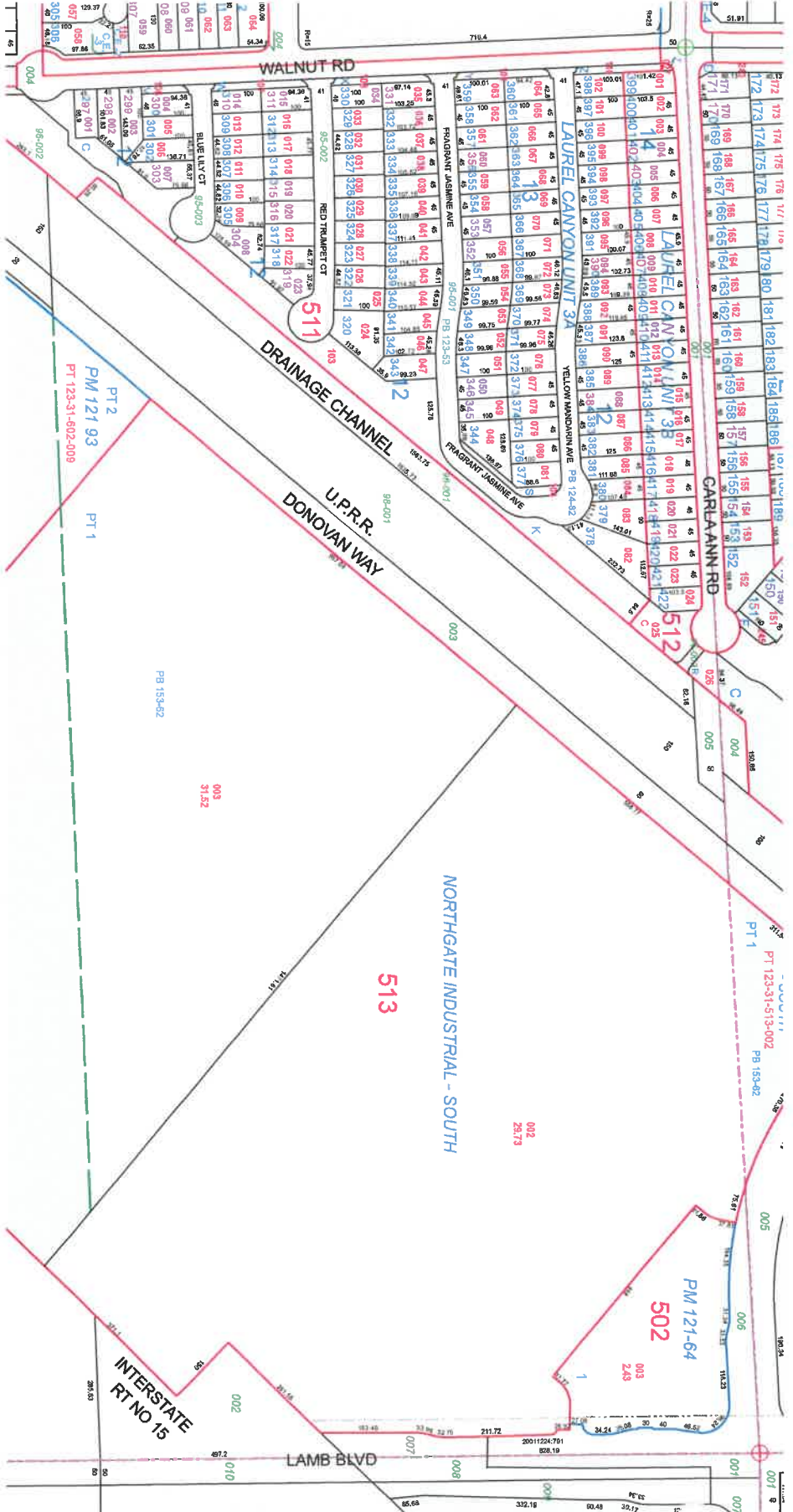
MAP N 2 NE 4

123-31-5

Scale: 1" = 200'

Rev: 1/8/2019

CLARK COUNTY

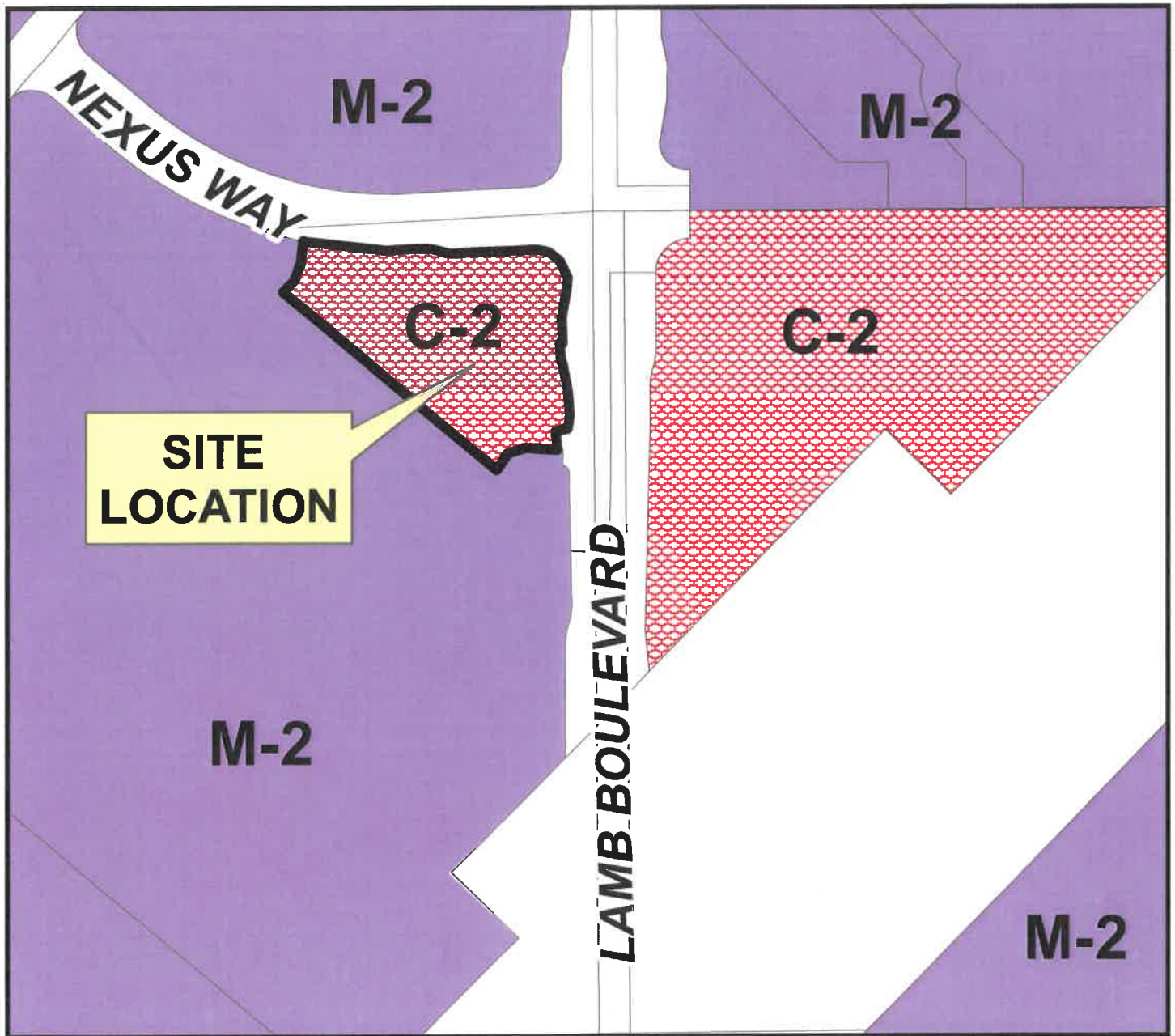


TAX DIST 254



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Chad Peterson
Application Type: Special Use Permit
Request: To Allow a Mini-Warehousing Establishment
Project Info: Southwest corner of Lamb Boulevard and Nexus Way
Case Number: SUP-13-2022

4/05/2022

