

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Johanna Murphy, Principal Planner, Land Development & Community Services
From: Robert Weible, Land Development Project Leader, Department of Public Works
Subject: SUP-15-2021 **Mini Storage @ Centennial and Simmons**
Date: March 22, 2021

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. 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.
4. 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>.



Robert Weible, Land Development Project Leader
Department of Public Works



March 11, 2021

City of North Las Vegas Current Planning
2250 Las Vegas Boulevard North
North Las Vegas, NV 89030
702.633.1537

RE: Letter of Intent: APN: 124-29-513-008
(Special Use Permit)

To Whom it May Concern:

We would like to introduce this application as the proposed Mini-Storage at Centennial and Simmons which is located at the SE corner of W. Centennial Parkway and Simmons Street and is an existing vacant lot infill project within an existing commercial center. This project consists of one parcel (APN: 124-29-513-008) that is approximately +/-3.44 gross acres in size, currently zoned C-1 Neighborhood Commercial. Per Title 17, due to the C-1 zoning, the Mini-Warehouse use is required to have a special use permit and we are requesting a special use permit with this application.

This proposed Mini-Storage building is 3 stories with a maximum height of 35'-0". This building is planned to have 86,500 square feet with a +/-1,174 square foot office. This facility is currently designed to have 496 storage units for rent which requires a total of 16 parking spaces where 16 parking spaces are provided for the storage use. To the south of the mini-storage building the site has been designed for covered RV/boat storage. This area has 69 RV/boat stalls ranging in size from 12'x25' to 12'x60'. Additionally, this site is planned to have a +/- 4,996 square foot in-line retail building (one story) located to the west and north of the mini-storage building. This in-line retail building is projected to have +/-2,498 square feet of retail space and +/-2,498 square feet of fast food restaurant space with approximately 40% of indoor dining. We understand this in-line retail building to be a conforming use, but this building has been shown on the site plan to demonstrate the project location and that the site has sufficient parking for both the mini-storage and in-line retail building uses. This in-line retail building requires 34 parking spaces and 34 parking spaces have been provided. Hence, per Title 17 requirements 50 parking spaces are required and 51 parking spaces have been provided.

The main entrance to the mini-storage building is located to the north with a tower feature that distinguishes this area as the office. In terms of design, the mini-storage building has been designed to have a similar aesthetic as the surrounding commercial center in terms of color, material and architectural features in order to create a harmonious and pleasing development that meshes well with the existing context. Access to the RV and boat storage is located near the southwest corner of the mini-storage building, and the exit from the RV and boat storage is located near the SE corner of the mini-storage building.

REVISED

03/11/2021

SUP-000015-2021

We feel that this proposed project would be a great addition to the area and follows the requirements set forth by City of North Las Vegas Title 17. We would greatly appreciate the staff's recommendation for approval. If you have any questions, please contact us at 702-806-6349.

Thank you,



Andrea Limpede Carroll

Principal Architect

NCARB(NV #7598)

Carroll Design Collaborative



ENT 1.001

REVISED
03/11/2021
SUP-000015-2021



MATERIAL SCHEDULE

1	CONCRETE	CONCRETE
2	BRICK	BRICK
3	GLASS	GLASS
4	WOOD	WOOD
5	STEEL	STEEL
6	ROOFING	ROOFING
7	PAINT	PAINT
8	LANDSCAPE	LANDSCAPE
9	MECHANICAL	MECHANICAL
10	ELECTRICAL	ELECTRICAL
11	PLUMBING	PLUMBING
12	HEATING	HEATING
13	Cooling	Cooling
14	Lighting	Lighting
15	Acoustics	Acoustics
16	Security	Security
17	Fire Protection	Fire Protection
18	Accessibility	Accessibility
19	Energy Efficiency	Energy Efficiency
20	Other	Other

EXTERIOR ELEVATION KEYNOTES

1. SEE PLAN FOR DIMENSIONS.

**CENTENNIAL AND
SIMMONS MINI STORAGE**

**CARROLL DESIGN
COLLABORATIVE**
1000 WESTERN PLAZA DRIVE, SUITE 400 LAS VEGAS, NV 89103

These drawings and specifications are for the use of the architect and are not to be used for any other purpose. The architect is not responsible for the construction of the project. The contractor is responsible for the construction of the project. The owner is responsible for the payment of the project.

**ELEVATIONS -
BUILDING 1**

Project Number
21-002

ENT 2.102

REVISED
03/11/2021
SUP-000015-2021



MASTER FLOOR PLAN - LEVEL 1

UNIT COUNT BY LEVEL

UNIT TYPE	SIZE	AREA	NUMBER OF UNITS	% OF UNIT TYPE
LEVEL 1				
A	500	1,116 SF	5	1.5%
B	500	1,116 SF	5	1.5%
C	500	1,116 SF	5	1.5%
D	500	1,116 SF	5	1.5%
E	500	1,116 SF	5	1.5%
F	500	1,116 SF	5	1.5%
G	500	1,116 SF	5	1.5%
H	500	1,116 SF	5	1.5%
I	500	1,116 SF	5	1.5%
J	500	1,116 SF	5	1.5%
K	500	1,116 SF	5	1.5%
L	500	1,116 SF	5	1.5%
M	500	1,116 SF	5	1.5%
N	500	1,116 SF	5	1.5%
O	500	1,116 SF	5	1.5%
P	500	1,116 SF	5	1.5%
Q	500	1,116 SF	5	1.5%
R	500	1,116 SF	5	1.5%
S	500	1,116 SF	5	1.5%
T	500	1,116 SF	5	1.5%
U	500	1,116 SF	5	1.5%
V	500	1,116 SF	5	1.5%
W	500	1,116 SF	5	1.5%
X	500	1,116 SF	5	1.5%
Y	500	1,116 SF	5	1.5%
Z	500	1,116 SF	5	1.5%
LEVEL 2				
A	500	1,116 SF	5	1.5%
B	500	1,116 SF	5	1.5%
C	500	1,116 SF	5	1.5%
D	500	1,116 SF	5	1.5%
E	500	1,116 SF	5	1.5%
F	500	1,116 SF	5	1.5%
G	500	1,116 SF	5	1.5%
H	500	1,116 SF	5	1.5%
I	500	1,116 SF	5	1.5%
J	500	1,116 SF	5	1.5%
K	500	1,116 SF	5	1.5%
L	500	1,116 SF	5	1.5%
M	500	1,116 SF	5	1.5%
N	500	1,116 SF	5	1.5%
O	500	1,116 SF	5	1.5%
P	500	1,116 SF	5	1.5%
Q	500	1,116 SF	5	1.5%
R	500	1,116 SF	5	1.5%
S	500	1,116 SF	5	1.5%
T	500	1,116 SF	5	1.5%
U	500	1,116 SF	5	1.5%
V	500	1,116 SF	5	1.5%
W	500	1,116 SF	5	1.5%
X	500	1,116 SF	5	1.5%
Y	500	1,116 SF	5	1.5%
Z	500	1,116 SF	5	1.5%

TOTAL UNIT COUNT

UNIT TYPE	SIZE	AREA	NUMBER OF UNITS	% OF UNIT TYPE
A	500	1,116 SF	5	1.5%
B	500	1,116 SF	5	1.5%
C	500	1,116 SF	5	1.5%
D	500	1,116 SF	5	1.5%
E	500	1,116 SF	5	1.5%
F	500	1,116 SF	5	1.5%
G	500	1,116 SF	5	1.5%
H	500	1,116 SF	5	1.5%
I	500	1,116 SF	5	1.5%
J	500	1,116 SF	5	1.5%
K	500	1,116 SF	5	1.5%
L	500	1,116 SF	5	1.5%
M	500	1,116 SF	5	1.5%
N	500	1,116 SF	5	1.5%
O	500	1,116 SF	5	1.5%
P	500	1,116 SF	5	1.5%
Q	500	1,116 SF	5	1.5%
R	500	1,116 SF	5	1.5%
S	500	1,116 SF	5	1.5%
T	500	1,116 SF	5	1.5%
U	500	1,116 SF	5	1.5%
V	500	1,116 SF	5	1.5%
W	500	1,116 SF	5	1.5%
X	500	1,116 SF	5	1.5%
Y	500	1,116 SF	5	1.5%
Z	500	1,116 SF	5	1.5%

INDOOR / OUTDOOR UNITS

UNIT TYPE	SIZE	AREA	NUMBER OF UNITS	% OF UNIT TYPE
A	500	1,116 SF	5	1.5%
B	500	1,116 SF	5	1.5%
C	500	1,116 SF	5	1.5%
D	500	1,116 SF	5	1.5%
E	500	1,116 SF	5	1.5%
F	500	1,116 SF	5	1.5%
G	500	1,116 SF	5	1.5%
H	500	1,116 SF	5	1.5%
I	500	1,116 SF	5	1.5%
J	500	1,116 SF	5	1.5%
K	500	1,116 SF	5	1.5%
L	500	1,116 SF	5	1.5%
M	500	1,116 SF	5	1.5%
N	500	1,116 SF	5	1.5%
O	500	1,116 SF	5	1.5%
P	500	1,116 SF	5	1.5%
Q	500	1,116 SF	5	1.5%
R	500	1,116 SF	5	1.5%
S	500	1,116 SF	5	1.5%
T	500	1,116 SF	5	1.5%
U	500	1,116 SF	5	1.5%
V	500	1,116 SF	5	1.5%
W	500	1,116 SF	5	1.5%
X	500	1,116 SF	5	1.5%
Y	500	1,116 SF	5	1.5%
Z	500	1,116 SF	5	1.5%

LEASEABLE AREA

UNIT TYPE	SIZE	AREA	NUMBER OF UNITS	% OF UNIT TYPE
A	500	1,116 SF	5	1.5%
B	500	1,116 SF	5	1.5%
C	500	1,116 SF	5	1.5%
D	500	1,116 SF	5	1.5%
E	500	1,116 SF	5	1.5%
F	500	1,116 SF	5	1.5%
G	500	1,116 SF	5	1.5%
H	500	1,116 SF	5	1.5%
I	500	1,116 SF	5	1.5%
J	500	1,116 SF	5	1.5%
K	500	1,116 SF	5	1.5%
L	500	1,116 SF	5	1.5%
M	500	1,116 SF	5	1.5%
N	500	1,116 SF	5	1.5%
O	500	1,116 SF	5	1.5%
P	500	1,116 SF	5	1.5%
Q	500	1,116 SF	5	1.5%
R	500	1,116 SF	5	1.5%
S	500	1,116 SF	5	1.5%
T	500	1,116 SF	5	1.5%
U	500	1,116 SF	5	1.5%
V	500	1,116 SF	5	1.5%
W	500	1,116 SF	5	1.5%
X	500	1,116 SF	5	1.5%
Y	500	1,116 SF	5	1.5%
Z	500	1,116 SF	5	1.5%

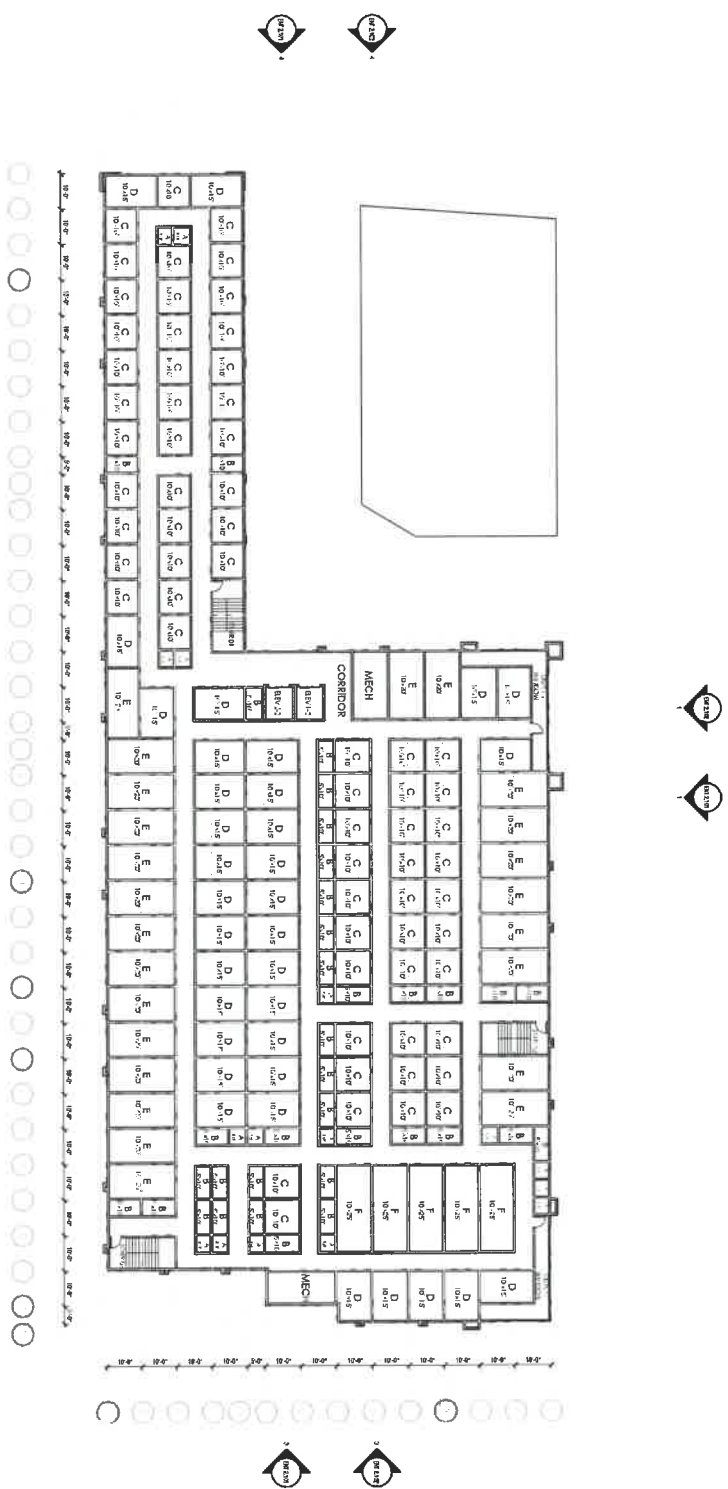
CARROLL DESIGN COLLABORATIVE
1000 PINE STREET, SUITE 100, NEW YORK, NY 10014
These drawings and specifications are instruments of service and constitute the property of Carroll Design Collaborative. Copies of drawings and specifications issued by the firm may be utilized only for the project for which they are prepared, and not for construction in any other project. These plans may not be reproduced, changed or copied in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the firm. The drawings are to be used only for the project and are not to be used for any other purpose. The drawings are to be used only for the project and are not to be used for any other purpose. The drawings are to be used only for the project and are not to be used for any other purpose.

CENTENNIAL AND SIMMONS MINI STORAGE
1000 PINE STREET, SUITE 100, NEW YORK, NY 10014

No. _____ Date _____ Description _____
11 MAR 2021 ENTITLEMENT PACKAGE

MASTER FLOOR PLAN - LEVEL 1
Project Number: 21-002
ENT 1.101

REVISED
03/11/2021
SUP-000015-2021



MASTER FLOOR PLAN - LEVEL 2



ENT 1.102

MASTER FLOOR PLAN - LEVEL 2
Project Number
21-002

Sheet

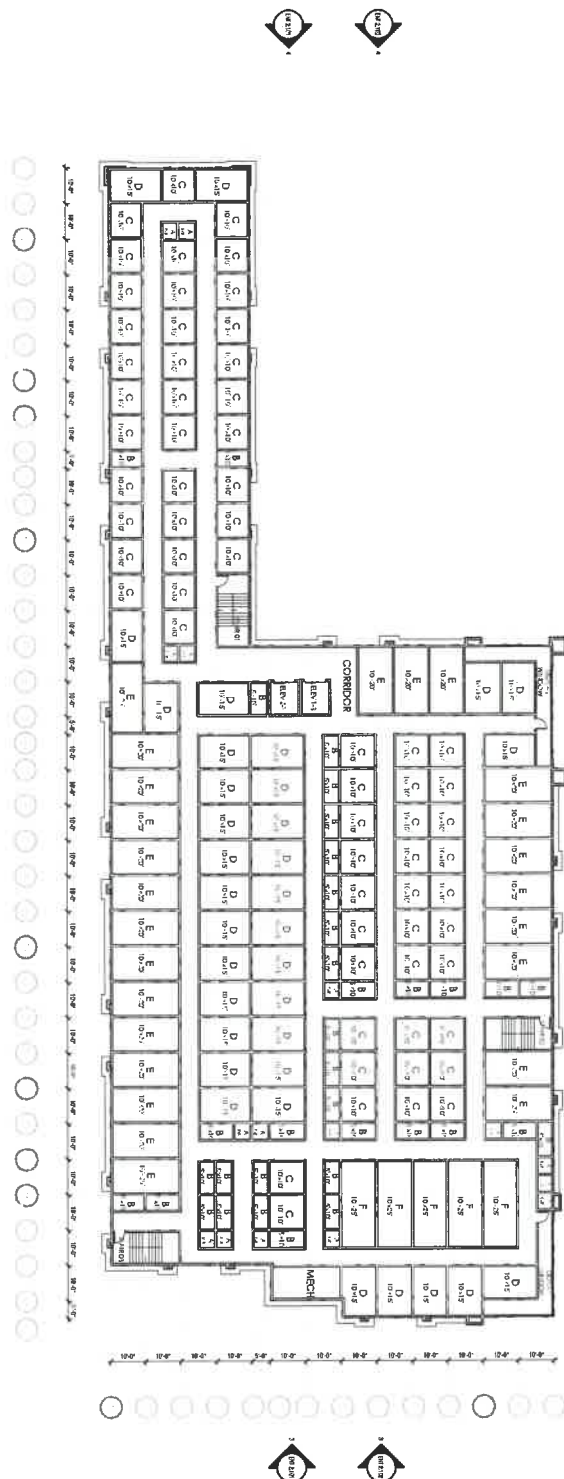
No.	Date	Description
1	11 MAR 2021	ENTITLEMENT PACKAGE

Project Name
CENTENNIAL AND SIMMONS MINI STORAGE
NORTH PLAINFIELD, NJ

Consultant

CARROLL DESIGN COLLABORATIVE
1080 FESTIVAL PLACE DRIVE, SUITE 400 LAS VEGAS, NV 89125
These drawings and specifications are instruments of service and remain the property of Carroll Design Collaborative. Copies of drawings and specifications obtained by the client may be subject only for the project for which they are prepared, and not for construction of any other project. These plans are not to be reproduced, changed or copied in any form or by any means without the written permission and consent of the design professional. Other dimensions on these drawings shall have precedence over scaled dimensions.
© copyright 2020, CARROLL DESIGN COLLABORATIVE

REVISED
03/11/2021
SUP-000015-2021



MASTER FLOOR PLAN - LEVEL 3

ENT 1.103

MASTER FLOOR PLAN - LEVEL 3

Project Number
21-002

Seal

No. Date Description
11 MAR 2021 ENTITLEMENT PACKAGE

Project Name

**CENTENNIAL AND
SIMMONS MINI STORAGE**

1000 WEST 1ST AVE, LAS VEGAS, NV 89101

Consultant

**CARROLL DESIGN
COLLABORATIVE**

1000 WEST 1ST AVE, SUITE 400 LAS VEGAS, NV 89101
These drawings and specifications are the property of Carroll Design Collaborative. Copies of drawings and specifications issued by the client may be used only for the project for which they are prepared, and not for construction of any other project. These plans are not to be reproduced, changed or copied in any form or by any means without the written consent of Carroll Design Collaborative. No part of these drawings shall be used for any other project without the written consent of Carroll Design Collaborative. © copyright 2021, CARROLL DESIGN COLLABORATIVE

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 WHEN MEASURED FROM 11X17 ORIGINAL.

MAP LEGEND

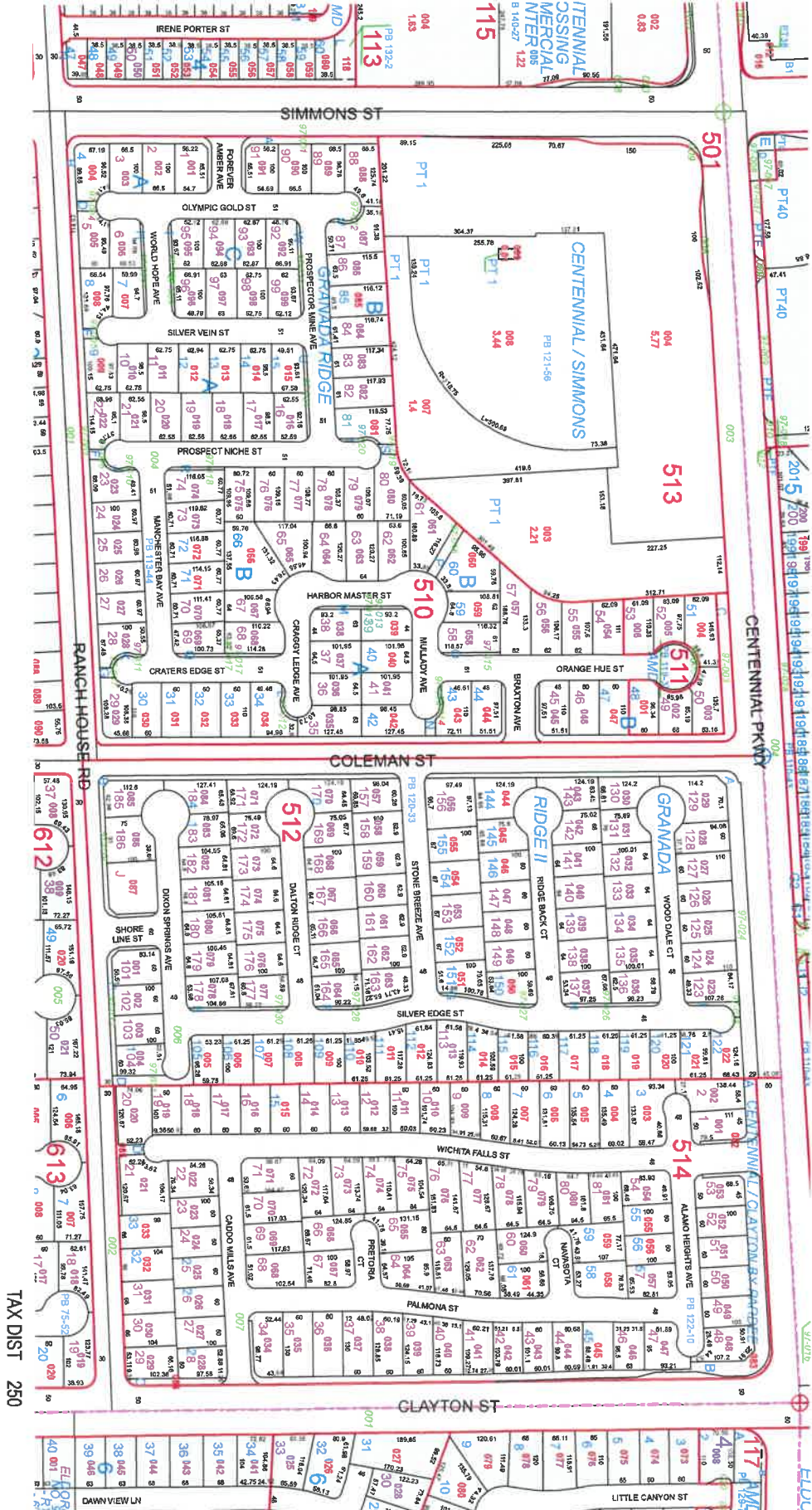
- PARCEL BOUNDARY
- SUB BOUNDARY
- PAVED ROAD
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 001 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 100 ACREAGE
- 202 PARCEL, SUBPARCEL NUMBER
- 202 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- 515 GOV. LOT NUMBER

BOOK T19S R61E

29

N 2 NE 4

124-29-5

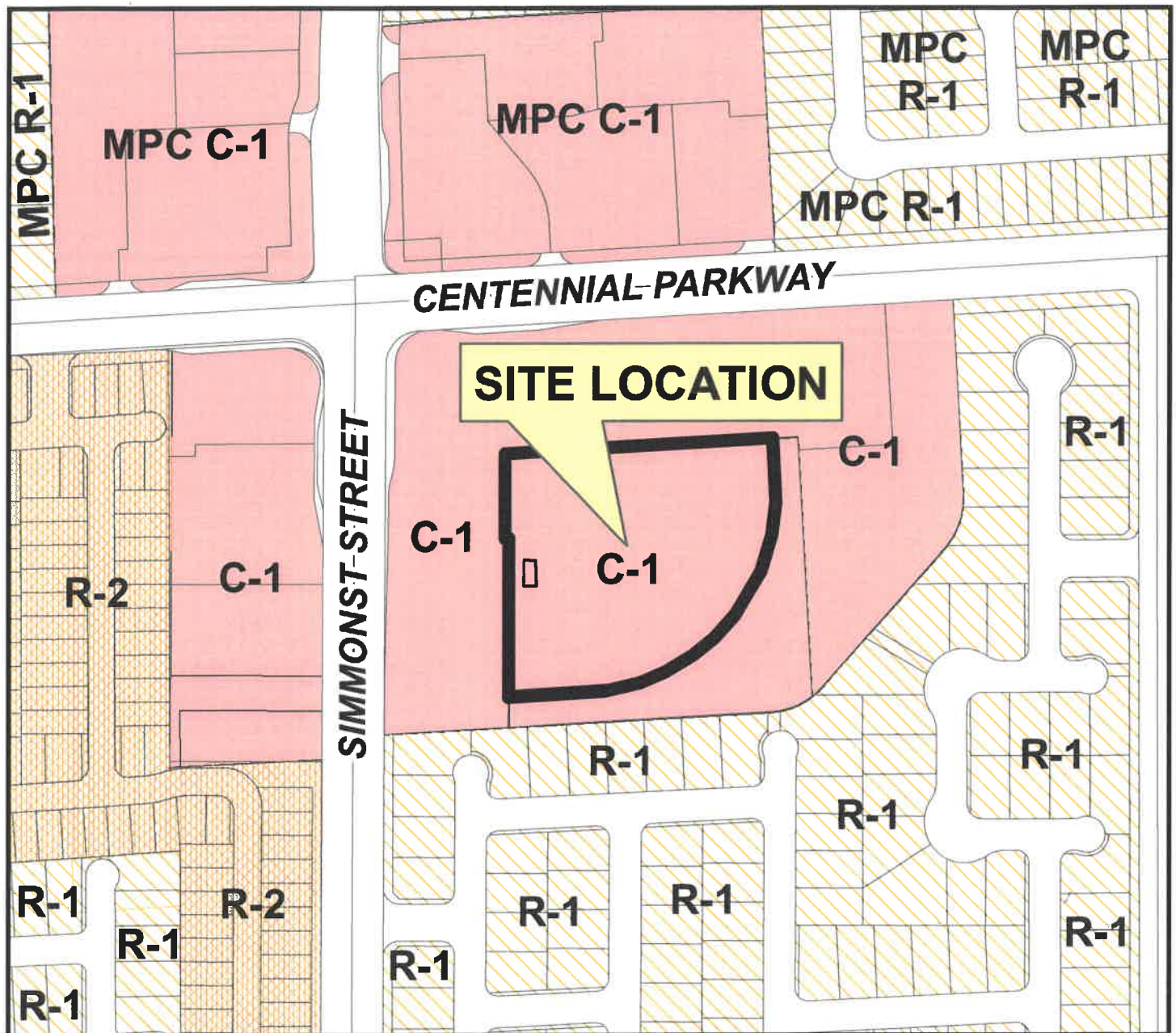


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Allay Investments, LLC.
Application Type: Special Use Permit
Request: To Allow a Mini-Warehousing Establishment
Project Info: Generally the southeast corner of Centennial Parkway and Simmons Street
Case Number: SUP-15-2021

3/11/2021

