

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.

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

REVISED
03/11/2021
SUP-000015-2021



MASTER FLOOR PLAN - LEVEL 1

UNIT COUNT BY LEVEL

UNIT TYPE	AREA	NUMBER OF UNITS	% OF UNIT TYPE
LEVEL 1			
A	529	116	4.3%
B	529	116	4.3%
C	529	116	4.3%
D	529	116	4.3%
E	529	116	4.3%
F	529	116	4.3%
G	529	116	4.3%
LEVEL 2			
A	529	116	4.3%
B	529	116	4.3%
C	529	116	4.3%
D	529	116	4.3%
E	529	116	4.3%
F	529	116	4.3%
G	529	116	4.3%

TOTAL UNIT COUNT

UNIT TYPE	AREA	NUMBER OF UNITS	% OF UNIT TYPE
A	529	116	4.3%
B	529	116	4.3%
C	529	116	4.3%
D	529	116	4.3%
E	529	116	4.3%
F	529	116	4.3%
G	529	116	4.3%

INDOOR / OUTDOOR UNITS

UNIT TYPE	AREA	NUMBER OF UNITS	% OF UNIT TYPE
INDOOR			
A	529	116	4.3%
B	529	116	4.3%
C	529	116	4.3%
D	529	116	4.3%
E	529	116	4.3%
F	529	116	4.3%
G	529	116	4.3%
OUTDOOR			
A	529	116	4.3%
B	529	116	4.3%
C	529	116	4.3%
D	529	116	4.3%
E	529	116	4.3%
F	529	116	4.3%
G	529	116	4.3%

LEASEABLE AREA

UNIT TYPE	AREA	NUMBER OF UNITS	% OF UNIT TYPE
INDOOR			
A	529	116	4.3%
B	529	116	4.3%
C	529	116	4.3%
D	529	116	4.3%
E	529	116	4.3%
F	529	116	4.3%
G	529	116	4.3%
OUTDOOR			
A	529	116	4.3%
B	529	116	4.3%
C	529	116	4.3%
D	529	116	4.3%
E	529	116	4.3%
F	529	116	4.3%
G	529	116	4.3%

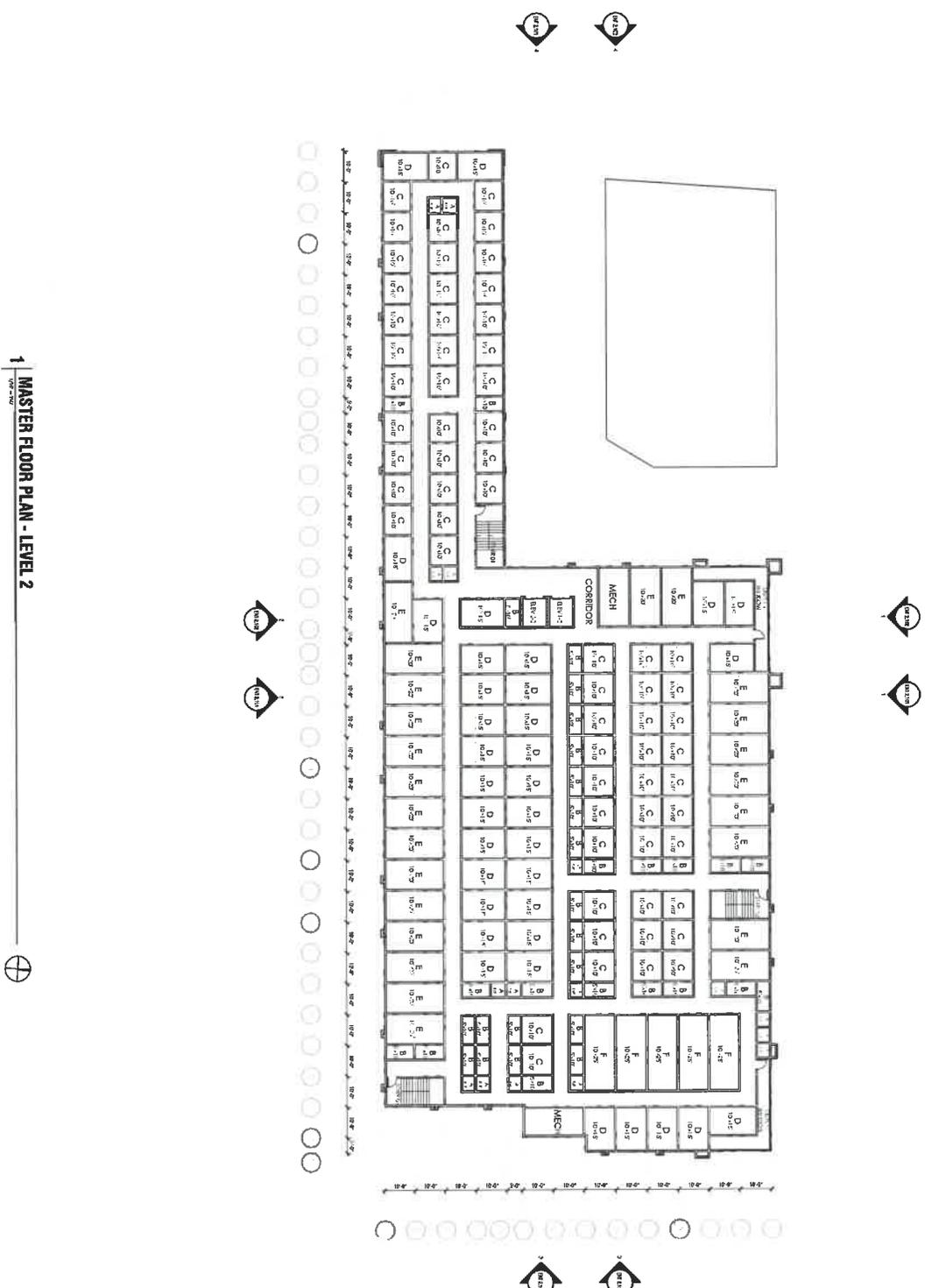
MASTER FLOOR PLAN - LEVEL 1
Project Number
21-002

No. Date Description
11 MAR 2021 ENTITLEMENT PACKAGE

CENTENNIAL AND SIMMONS MINI STORAGE

CARROLL DESIGN COLLABORATIVE
1908 FESTIVAL PLAZA DRIVE, SUITE 405 LAS VEGAS, NV 89155
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REVISED
03/11/2021
SUP-000015-2021



MASTER FLOOR PLAN - LEVEL 2



ENT 1.102

MASTER FLOOR PLAN - LEVEL 2

Project Number
21-0002

31.0001 11/02/2020

No.	Date	Description
1	11 MAR 2021	ENTITLEMENT PACKAGE

Project Name
CENTENNIAL AND SIMMONS MINI STORAGE

1800 FESTIVAL PLAZA DRIVE, SUITE 400 LAS VEGAS, NV 89120

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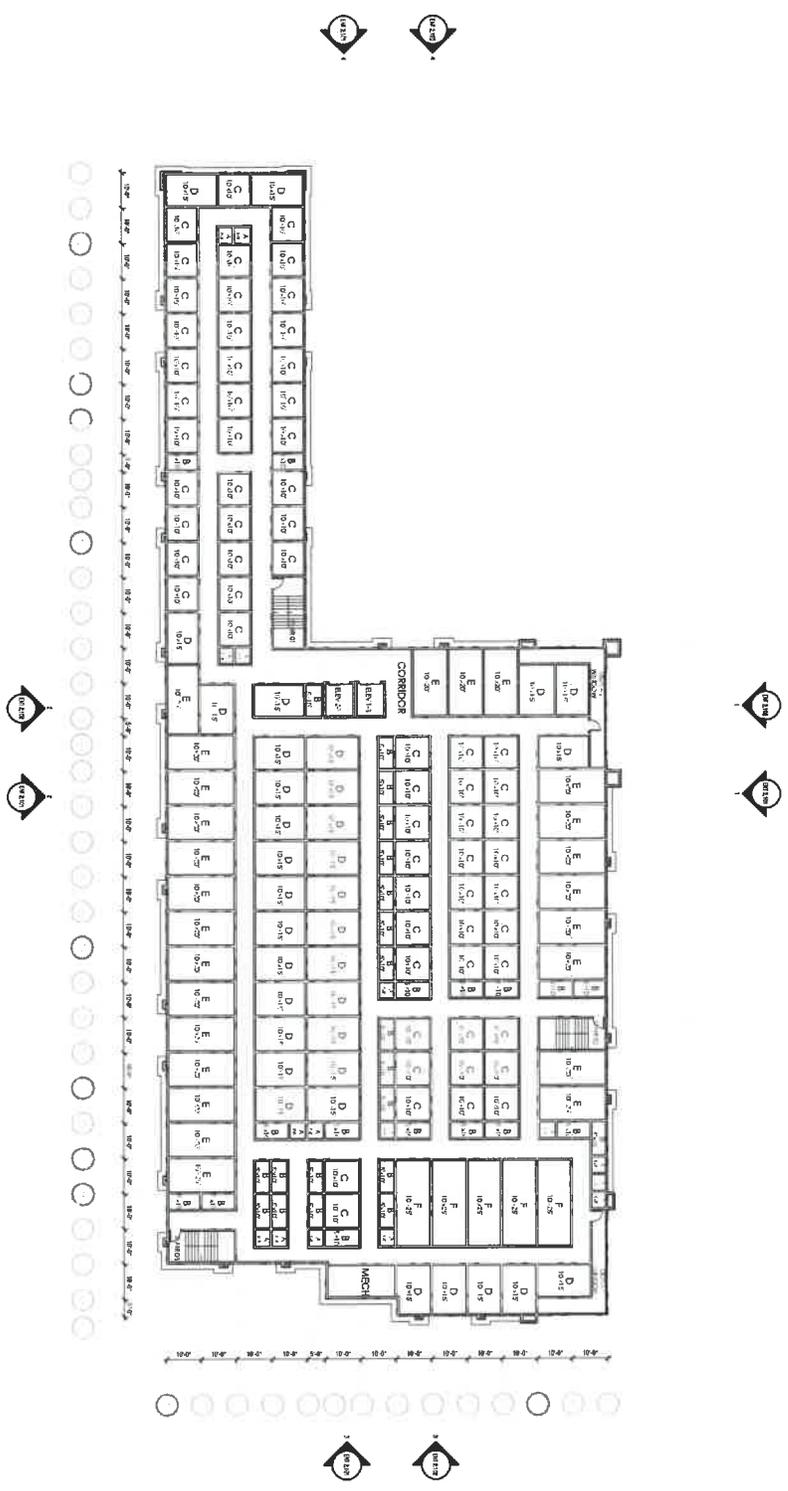
Consultant

CARROLL DESIGN COLLABORATIVE

1800 FESTIVAL PLAZA DRIVE, SUITE 400 LAS VEGAS, NV 89120

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1 MASTER FLOOR PLAN - LEVEL 3



REVISED
 03/11/2021
SUP-000015-2021

ENT 1.103

MASTER FLOOR PLAN - LEVEL 3

Project Number
21-002

3/1/2021 11:52:53 AM

Seal

No. Date Description

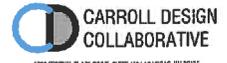
11	MAR 2021	ENTITLEMENT PACKAGE

Project Name

CENTENNIAL AND SIMMONS MINI STORAGE

1070 JAY HILL WAY

Consultant



1000 REVUE BLVD, SUITE 400 LAS VEGAS, NV 89135
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NOTES

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: 1" = 200' (MEASURE REDUCED FROM 1:12.5 ORIGINAL)

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PALM D BOUNDARY
- 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
- 201 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1000 ACREAGE
- 202 PARCEL SUBAREA NUMBER
- 202 PARCEL RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- 2015 GOV. LOT NUMBER

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

BOOK	T19S R61E	SECTION	29
9100	101	102	
8125	124	123	
7138	139	140	

SCALE	1" = 200'
REV	1/8/2019

GRID	N 2 N E 4
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10

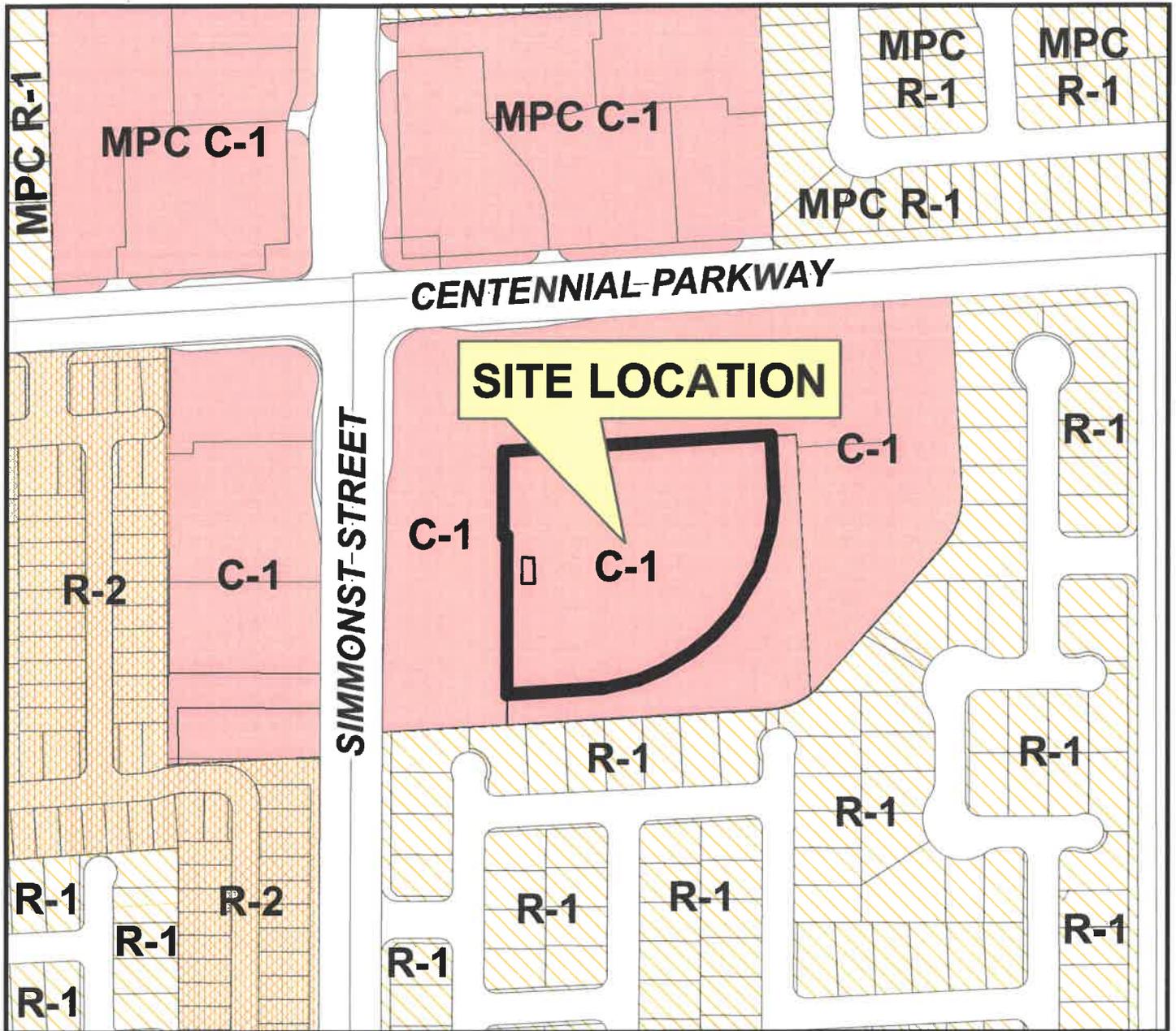


TAX DIST 250



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

