

April 21, 2021

**VIA UPLOAD**

**NORTH LAS VEGAS COMPREHENSIVE PLANNING DEPARTMENT  
2250 Las Vegas Blvd. North  
North Las Vegas, Nevada 89106**

**Re: *Justification Letter – Amendment to Master Plan from  
Employment to CN, Zone Change from C-P to C-1, and Special  
Use Permit for Mini-Storage Facility Storage  
Simmons St./El Campo Grande Ave.  
APNs: 124-29-801-001***

**To Whom It May Concern:**

This firm represents the Applicant in the above referenced matter. The Applicant is proposing to develop a mini-storage facility on 1.93 acres of property located at the southeast corner of Simmons Street and El Campo Grande Avenue (the "Property"). The Property is more particularly described as Assessor's Parcel Number's 124-29-801-001. The Applicant is requesting an amendment to the master plan from Employment to Neighborhood Commercial, a zone change from C-P to C-1, and a special use permit to allow for a mini-storage facility.

**AMENDMENT TO MASTER PLAN & ZONE CHANGE:**

The Property is currently zoned C-P and master planned CN. An amendment to the master plan to CN and a zone change to C-1 is appropriate and compatible for the following reasons:

- The Property is located on Simmons Street, an 80' wide collector street;
- Immediately to the south of the Property are properties zoned C-1;
- Between Ann Road and El Campo Grand Avenue and between Simmons Street and Coleman Street are non-residential uses that are primarily zoned C-1 or C-P with office and commercial uses along with a Roman Catholic Church.

**Special Use Permit for Mini-Storage Facility**

Mini-storage facilities are permitted within C-1 zoned districts upon the approval of a special use permit. The Applicant is proposing a total of three (3) buildings on the Property. Building One is in the middle of the Property. Building One is a 64,000 square foot, two (2)

story building with 32,000 square feet on each level. Buildings Two and Three are each one story and approximately 2,700 square feet and 4,700 square feet, respectively. In addition to the mini-storage, there will be 10 RV parking spaces with canopies. Access to the Property is from Simmons Street. There are security gates to the north of the entrance and to the east of the entrance with visitor parking in front of the gates near the office.

Mini-storage facilities bring minimal traffic and noise, therefore, the Applicant believes the current request is compatible with the surrounding uses. We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC



**Neighborhood Meeting Summary  
Simmons/El Campo Grande  
March 29, 2021**

A virtual neighborhood meeting was held for the above project on Monday, March 29, 2021. John Sullivan from Kaempfer Crowell and Kent Wheeler from Enterprise One, Inc. attended the meeting on behalf of the developer.

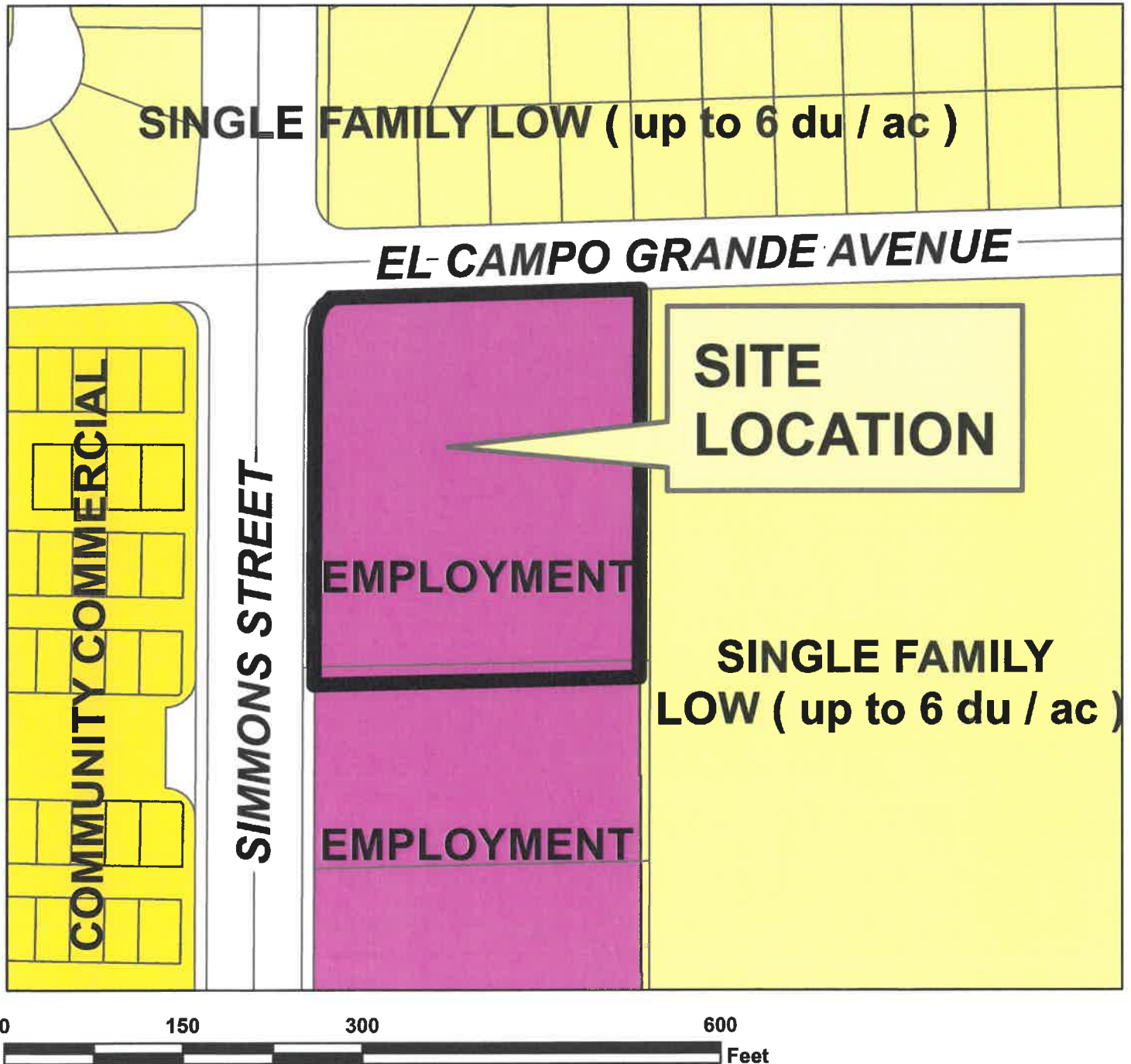
Two neighbors were in attendance. John Sullivan presented the project and opened the meeting to any comments or questions. There were none. After waiting several minutes, John Sullivan ended the meeting.





# THE CITY OF NORTH LAS VEGAS

## Comprehensive Plan Map



Applicant: All American Capital Corporation  
Application Type: Comprehensive Plan Amendment  
Request: Change from Employment to Neighborhood Commercial  
Project Info: Southeast corner of Simmons Street and  
El Campo Grande Avenue  
Case Number: AMP-10-2021

6/10/2021

