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CROWELL**

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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.

Age Group	Percentage
18-24	55%
25-34	50%
35-44	45%
45-54	40%
55-64	35%
65-74	30%
75-84	25%
85+	20%

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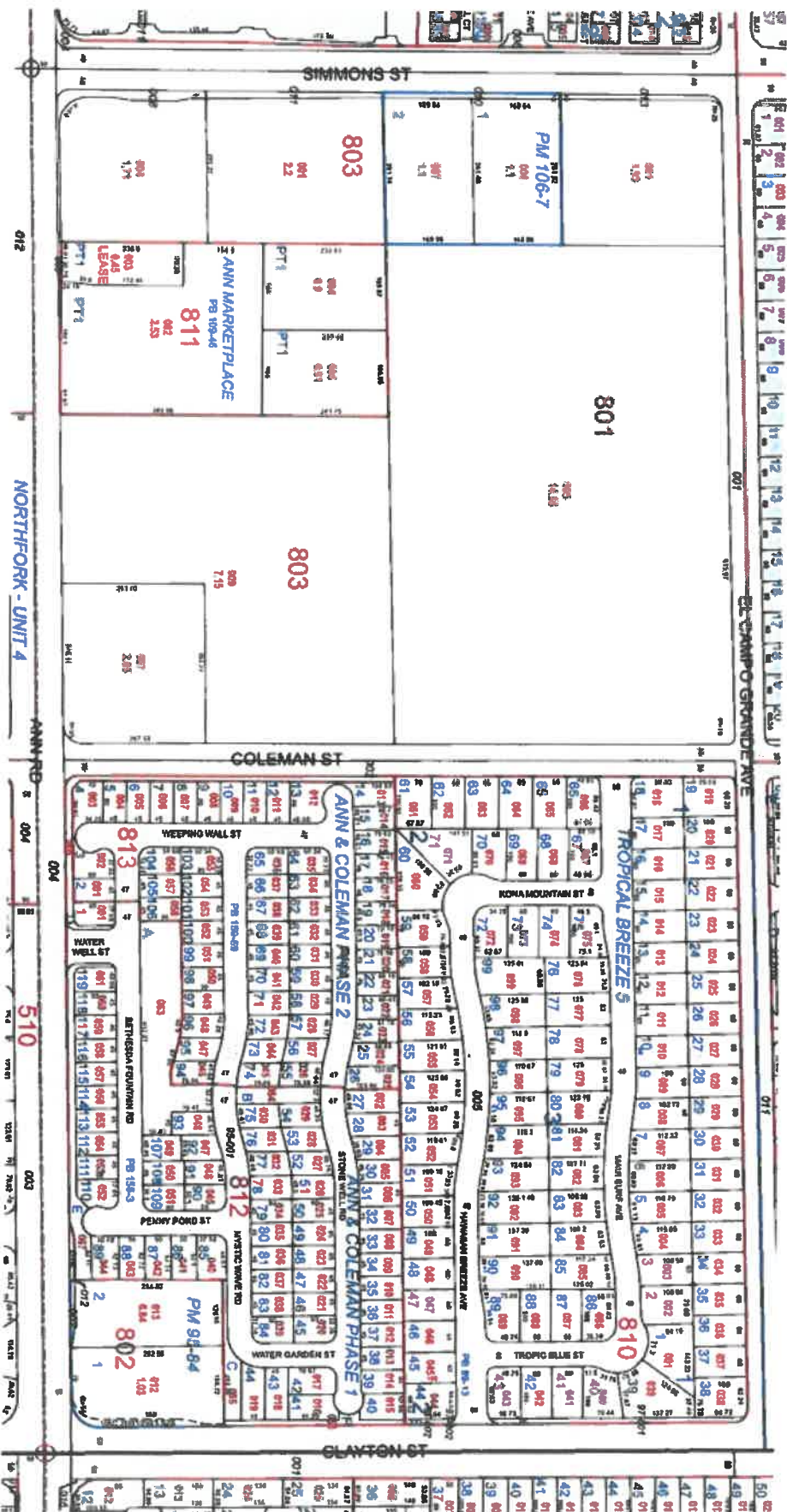
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124-29-8

PACEL BOUNDARY	CONDOMINIUM UNIT	001 ROAD PARCEL NUMBER
PAID BOUNDARY	AIR SPACE PCL.	001 PARCEL NUMBER
PAID BOUNDARY	RIGHT OF WAY PCL.	100 ADDRESS
PAID BOUNDARY	SUB-SURFACE PCL.	201 PARCEL SUFFIX NUMBER
MATCH / TIEOFF LINE		PG 144 PG 145 PG 146 PG 147 PG 148 PG 149 PG 150 PG 151 PG 152 PG 153 PG 154 PG 155 PG 156 PG 157 PG 158 PG 159 PG 160 PG 161 PG 162 PG 163 PG 164 PG 165 PG 166 PG 167 PG 168 PG 169 PG 170 PG 171 PG 172 PG 173 PG 174 PG 175 PG 176 PG 177 PG 178 PG 179 PG 180 PG 181 PG 182 PG 183 PG 184 PG 185 PG 186 PG 187 PG 188 PG 189 PG 190 PG 191 PG 192 PG 193 PG 194 PG 195 PG 196 PG 197 PG 198 PG 199 PG 200 PG 201 PG 202 PG 203 PG 204 PG 205 PG 206 PG 207 PG 208 PG 209 PG 210 PG 211 PG 212 PG 213 PG 214 PG 215 PG 216 PG 217 PG 218 PG 219 PG 220 PG 221 PG 222 PG 223 PG 224 PG 225 PG 226 PG 227 PG 228 PG 229 PG 230 PG 231 PG 232 PG 233 PG 234 PG 235 PG 236 PG 237 PG 238 PG 239 PG 240 PG 241 PG 242 PG 243 PG 244 PG 245 PG 246 PG 247 PG 248 PG 249 PG 250 PG 251 PG 252 PG 253 PG 254 PG 255 PG 256 PG 257 PG 258 PG 259 PG 260 PG 261 PG 262 PG 263 PG 264 PG 265 PG 266 PG 267 PG 268 PG 269 PG 270 PG 271 PG 272 PG 273 PG 274 PG 275 PG 276 PG 277 PG 278 PG 279 PG 280 PG 281 PG 282 PG 283 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Scale: 1" = 200'

Rev: 8/8/2019

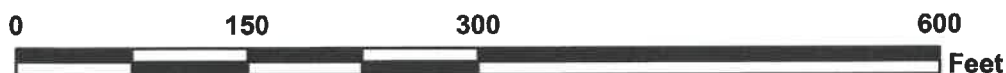
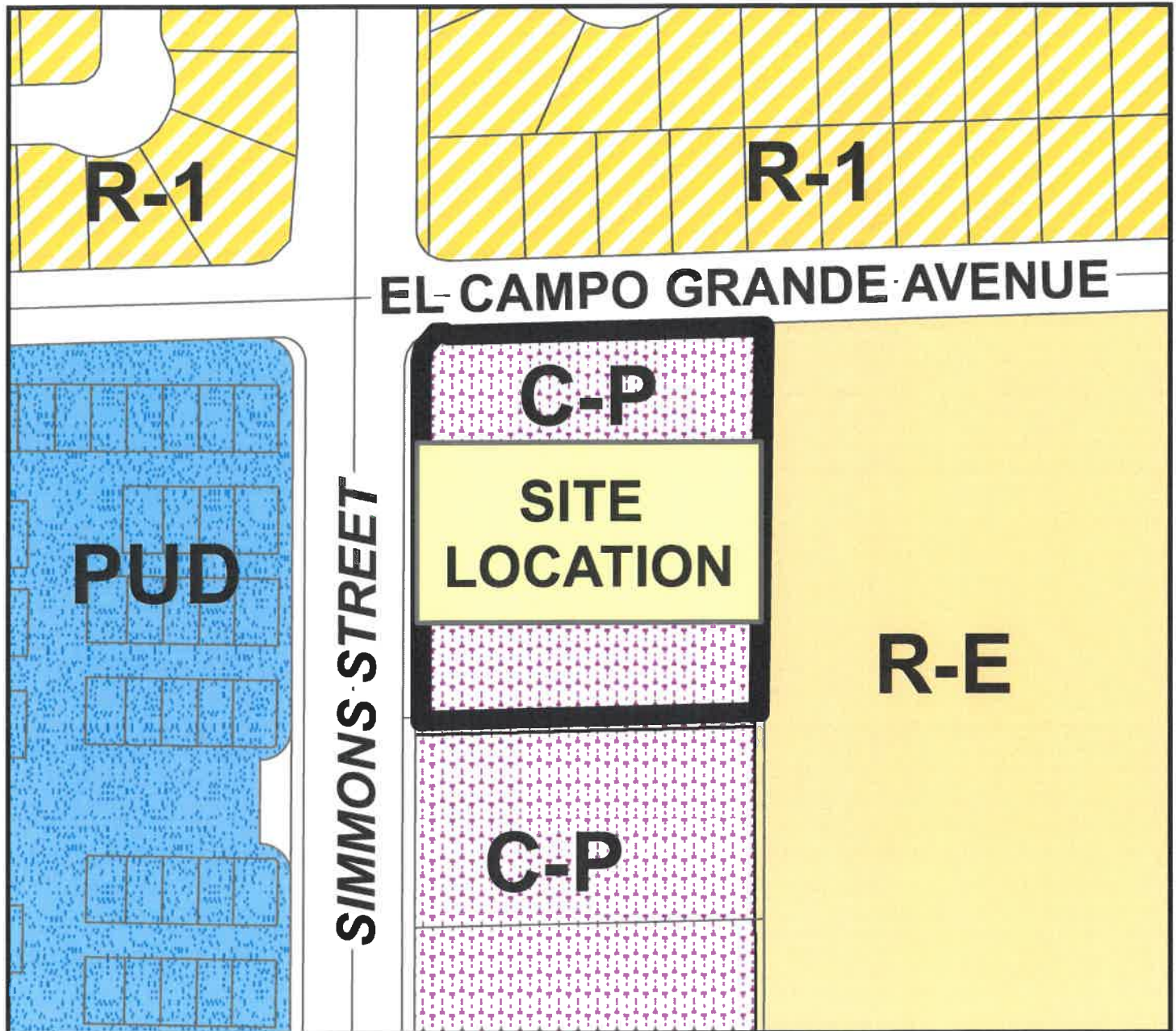


TAX DIST 254



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: All American Capital Corporation
Application Type: Property Reclassification
Request: C-P (Professional Office Commercial District) to
a C-1 (Neighborhood Commercial District)
Project Info: Southeast corner of Simmons Street and El
Campo Grande Avenue
Case Number: ZN-15-2021

6/10/2021

