

CITY OF NORTH LAS VEGAS INTEROFFICE MEMORANDUM

To: Robert Eastman, Planning Manager, Land Development & Community Services Dept.
From: Robert Weible, Land Development Project Leader, Department of Public Works
Subject: SUP-39-2022 **U-Haul Add-On**
Date: August 16, 2022

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. The site plan provided by the applicant shows proposed access from Commerce Street across APN 139-03-610-002. The owner shall provide a copy of a recorded agreement that addresses cross access and paved access to the Department of Public Works upon submittal of the civil improvement plans.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
4. Approval of a traffic study or traffic study waiver is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope.
5. 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.

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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

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH

jlazovich@kcnvlaw.com

702.792.7050

August 1, 2022

VIA ELECTRONIC UPLOAD

City of North Las Vegas
Planning & Zoning
2250 Las Vegas Boulevard North
North Las Vegas, NV 89030

RE: *Justification Letter – Special Use Permit*
160 W. Craig Road (APN: 139-03-601-007)

To Whom It May Concern:

Please be advised, this firm represents U-Haul (the “Applicant”). There is an existing U-Haul mini-storage building on property previously approved under UN-84-98, located at 160 W. Craig Road, more particularly identified as APN: 139-03-601-007 (the “Site”). The Applicant is now proposing to expand the use by developing a mini-warehouse building on the Site. The Site is approximately 9.22 acres. The Site is zoned C-2. The proposed expansion requires a special use permit per the conditions of approval of UN-84-98.

The Applicant is proposing the addition of a warehouse building that will be approximately 55-feet in height and approximately 45,578 square feet. The building will be one level. The primary purpose for the proposed warehouse building is for U-Haul to store its U-Box Containers that are typically 5 ft. x 8 ft. x 8 ft. in size. Access to the proposed building is from Craig Road.

Thank you for your consideration of this project.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JJL/ajc

LAS VEGAS OFFICE
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Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

SITE DATA

APN: 13903601007

Jurisdiction: Clark County Nevada

Zoning: C-2 (General Commercial)

LOT SIZE: 9.22 Acres

BUILDING SIZE: BLDG 1: 45,578 SF

HEIGHT: 55'-0"

(1.3% Coverage)

(80% ALLOWABLE)

(60'-0" ALLOWABLE)

FARKING: (Unchanged)

Self-Storage = 10,000 - 120,000; 1 stall / 1,000 sf = 49 stalls

Mini-Warehouses / Storage = 1 stall / 50 Storage Units * 5 stalls = 10 stalls

Parking Required = 59 stalls; Provided = 59 stalls

ADJACENT ZONING: RESIDENTIAL (R-1)

ADJACENT ZONING: BUSINESS/COMMERCIAL (B-1)

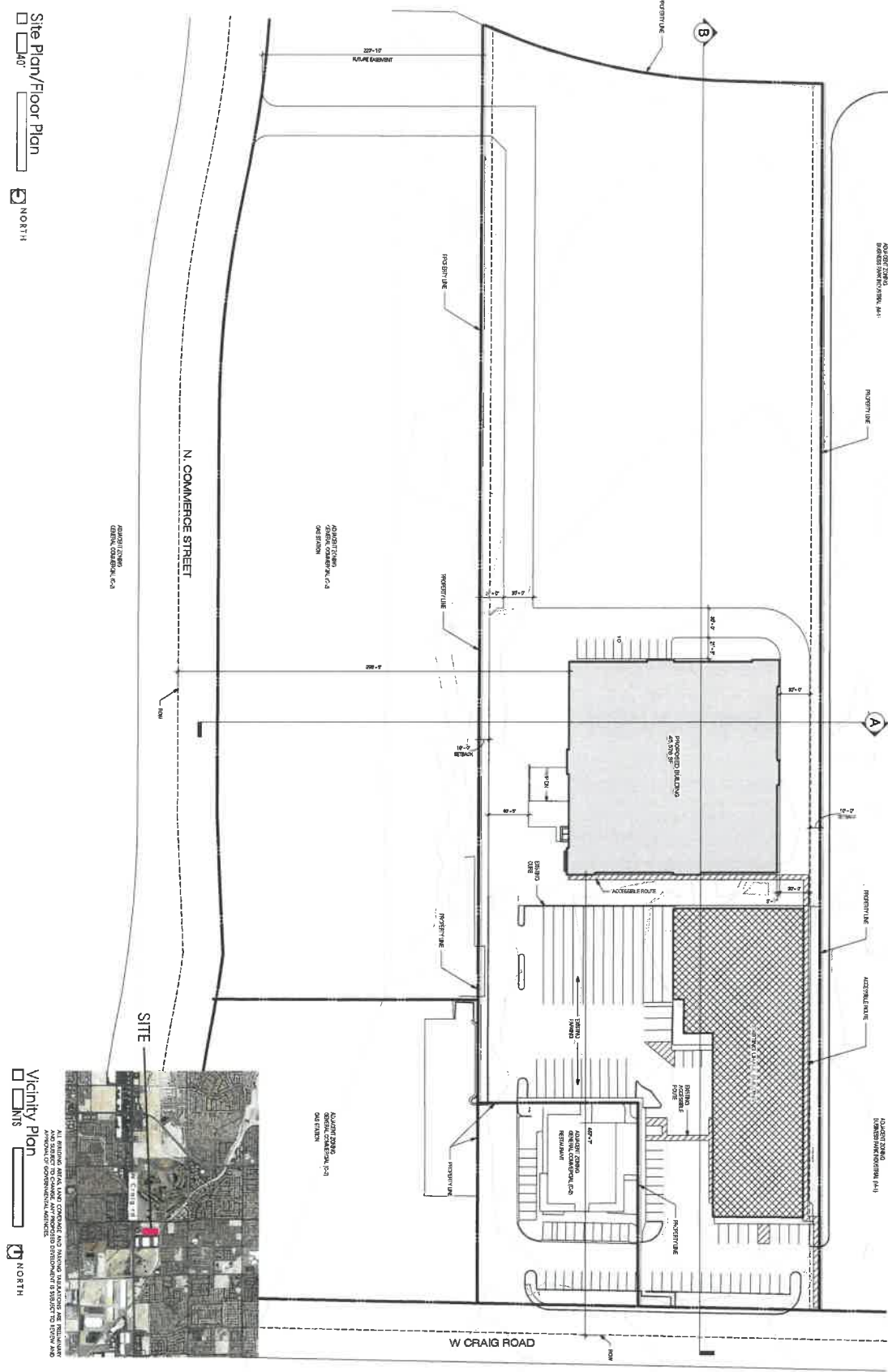
SETBACKS:

Front Yard 20'-0"

Side Yard 0'-0"

Rear Yard 0'-0"

Residential 30'-0"



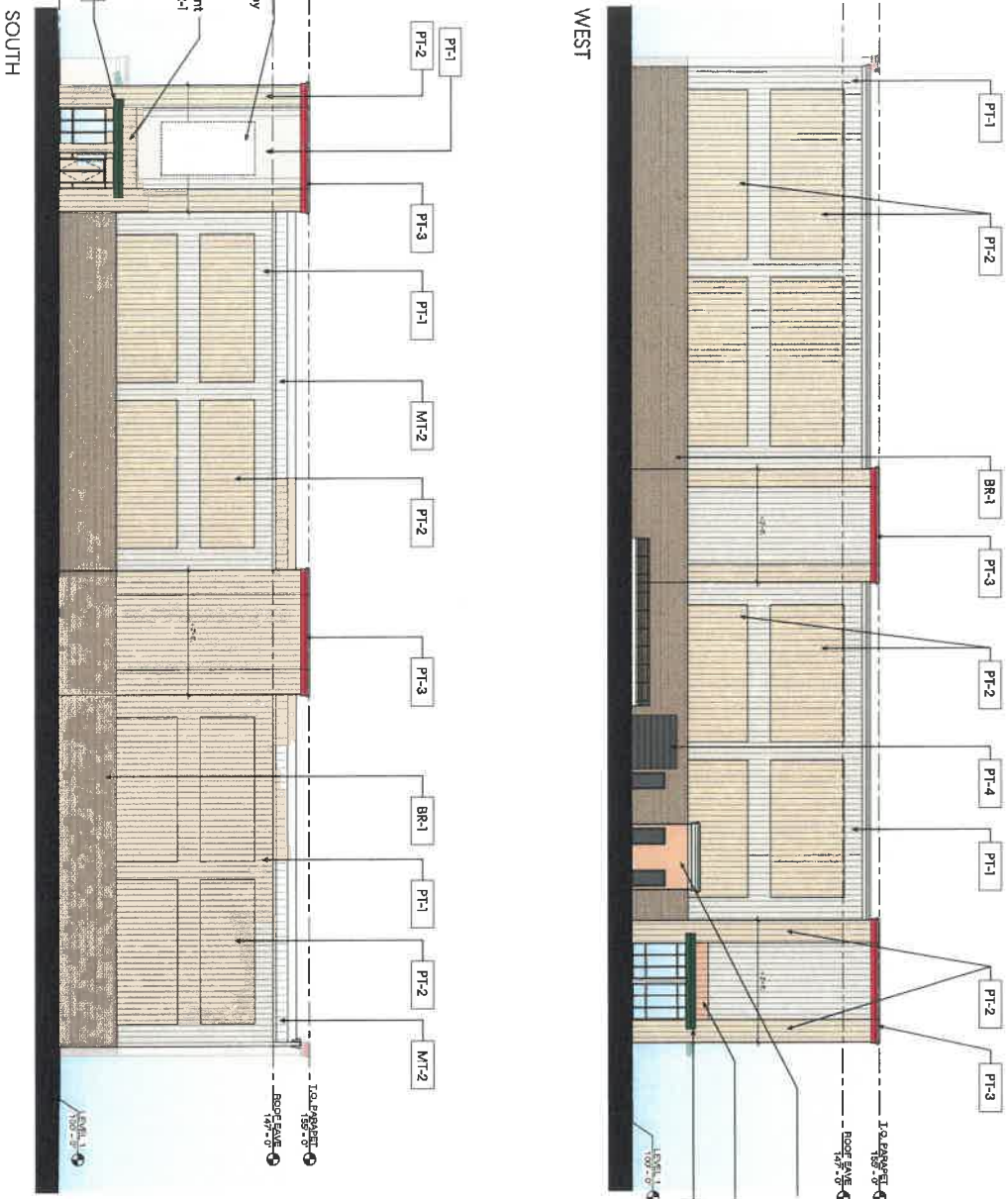
Site Plan/Floor Plan
 1/4" = 1'-0"
 NORTH

Vicinity Plan
 1/4" = 1'-0"
 NORTH



UHAUL
 Uhaul - West Croig
 City of
 North Las Vegas
 WEST CRAIG ROAD AND
 NORTH COMMERCE STREET
 KNT PROJECT #: 220040
 PHASE: SCHEMATIC DESIGN
 DATES: 07/28 2022
 SHEET: 1 OF 6

KNT
 7250 Park Drive,
 Suite 216
 Las Vegas, NV
 89128
 P 702.363.2722
 knt@knt.com



LEGEND

- PT-1 SW 7011 NATURAL CHOICE
- PT-2 SW 7837 IRISH CREAM
- PT-3 SIERRA SUNSET - HIGH GLOSS AUTOMOTIVE ACRYLIC ENAMEL
- PT-4 EGGSHHELL BLACK - FLAT (Exterior doors, Roll-up door and storefront frame)
- BR-1 INTERSTATE BRICK COLOR: OCHRE BUFF TEXTURE: WHITE
- AW/P-1 HE-40 (All exterior walls to be AW/P-1 unless noted otherwise)
- MT-1 BERRIDGE STANDING SEAM SW 6927 GREENBELT (Entrance canopy)
- MT-2 BERRIDGE STANDING SEAM COLOR - SASHTA WHITE (Roof)

ELEVATIONS



KNIT
 7350 Peak Drive,
 Suite 216
 Lee Wicks NV
 89728-5633 2222
KnitStudio.com



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 City of
 North Las Vegas
 WEST GAUG ROAD AND
 NORTH COMMERCE STREET
 KNIT PROJECT #: 220040
 PHASE: SCHEMATIC DESIGN
 DATE: 01/28/2022
 SHEET: 4 OF 6

ALL BUILDING MATERIALS, COLORS AND FINISHES SHOWN ARE FOR INFORMATION ONLY AND ARE SUBJECT TO CHANGE. ANY UNEXPECTED VARIATIONS IN MATERIALS OR FINISHES ARE SUBJECT TO THE DISCRETION OF THE ARCHITECT.



ELEVATIONS
 1/8" = 1'-0"

LEGEND

- PT-1 SW 7011 NATURAL CHOICE
- PT-2 SW 7537 IRISH CREAM
- PT-3 SIERRA SUNSET - HIGH GLOSS AUTOMOTIVE ACRYLIC ENAMEL
- PT-4 EGGSHELL BLACK - FLAT (Exterior doors, Roll-up door, and-Storefront frame)
- BR-1 INTERSTATE BRICK COLOR: OCHRE BUFF TEXTURE: MATTE
- AWIP-1 HE-40 (All exterior walls to be AWIP-1 unless noted otherwise)
- MT-1 BERRIDGE STANDING SEAM SW 6927 GREENBELT (Entrance canopy)
- MT-2 BERRIDGE STANDING SEAM COLOR - SASHA WHITE (Roof)

All BRICK, IRISH, LANT, CORNICE AND TRIMMING SOLUTIONS ARE PREMIUM AND SUBJECT TO CHANGE. ANY PROPOSED DEVELOPMENT IS SUBJECT TO REVIEW AND APPROVAL BY COMPETENT AUTHORITIES.



KNIT
 7250 Pink Drive
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 P 702.563.2222
 knitstudios.com

U-HAUL

Uhaul - West Croig
 City of
 North Las Vegas
 WEST GRANG ROAD AND
 NORTH COMMERCE STREET
 KNIT PROJECT #
 220040
 PHASE
 SCHEMATIC DESIGN
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 SHEET
 5 OF 6



PT-1
SW 7011
NATURAL CHOICE



PT-2
SW 7537
IRISH CREAM



PT-3
SIERRA SUNSET - HIGH GLOSS
AUTOMOTIVE ACRYLIC ENAMEL



PT-4
EGGSHELL BLACK - FLAT
(Exterior doors, roll-up door, and
storefront frame)



BR-1
INTERSTATE BRICK
COLOR: OCHRE BUFF
TEXTURE: MATTE



AW/P-1
HE-40
(All exterior walls to be AW/P-1 unless
noted otherwise)



MT-1
BERRIDGE STANDING SEAM
S1V 0927 GREENBELT
(Entrance canopy)



MT-2
BERRIDGE STANDING SEAM
COLOR - SASHTA WHITE
(Roof)

FINISHES / MATERIALS



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P 702.661.2222
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Uhaul - West Craig
City of
North Las Vegas
WEST CRAIG ROAD AND
NORTH COMMERCE STREET
KNIT PROJECT #
220040
PHASE:
SCHEMATIC DESIGN
DATE
07/28/2022
SHEET
6 OF 6

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 THIS ORIGINAL.



MAP LEGEND

- Parcel Boundary
- Sub Boundary
- PLMD 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
- 001 Road Parcel Number
- 001 Parcel Number
- 1.00 Acreage
- 202 Parcel Subseq Number
- Plat Recording Number
- Block Number
- Lot Number
- Govt Lot Number

T20S R61E

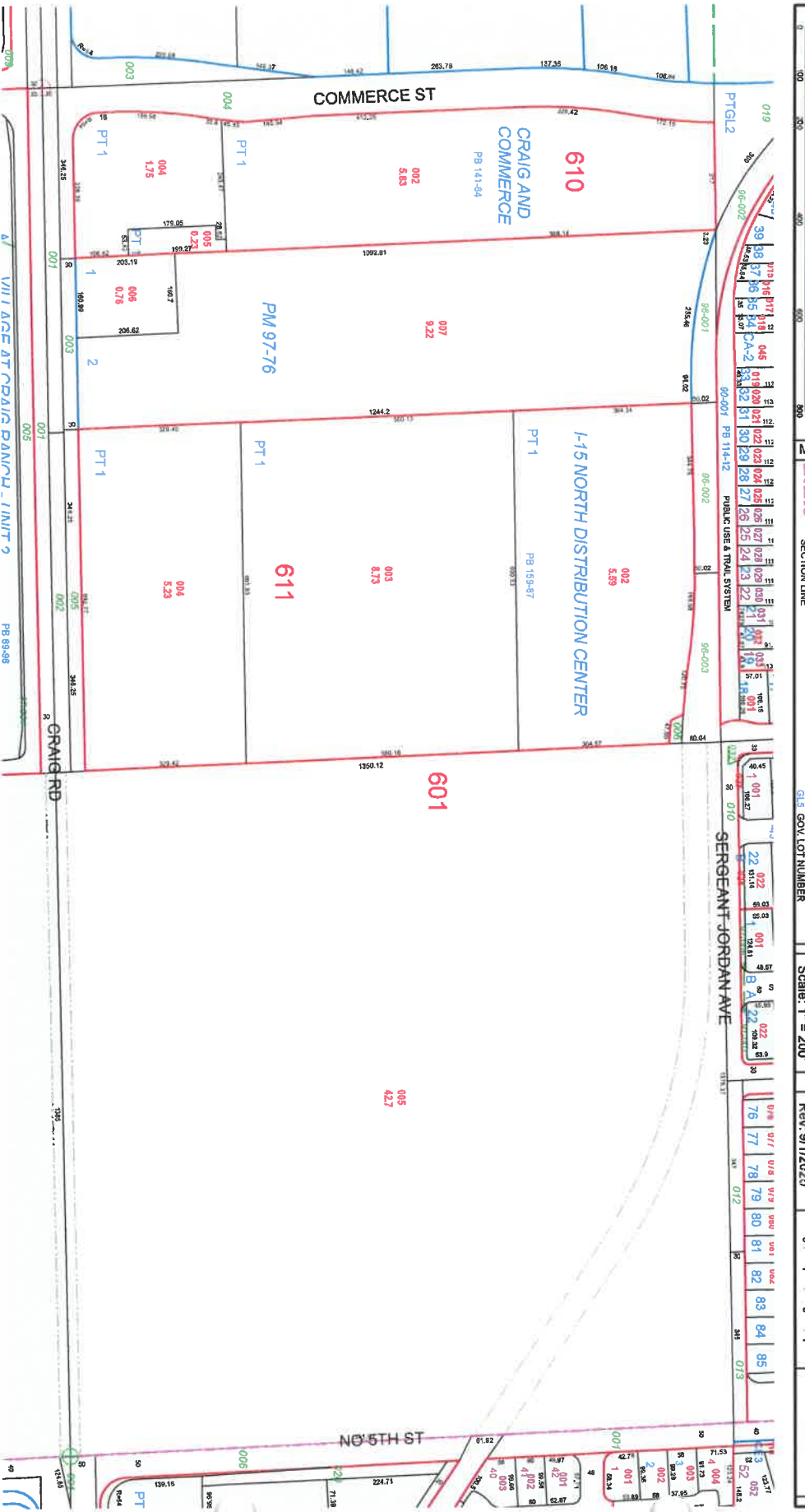
100	101	102
125	124	123
138	139	140
163	162	161

Scale: 1" = 200'

Rev: 9/1/2020

SEC	3
MAP	S 2 NE 4

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30

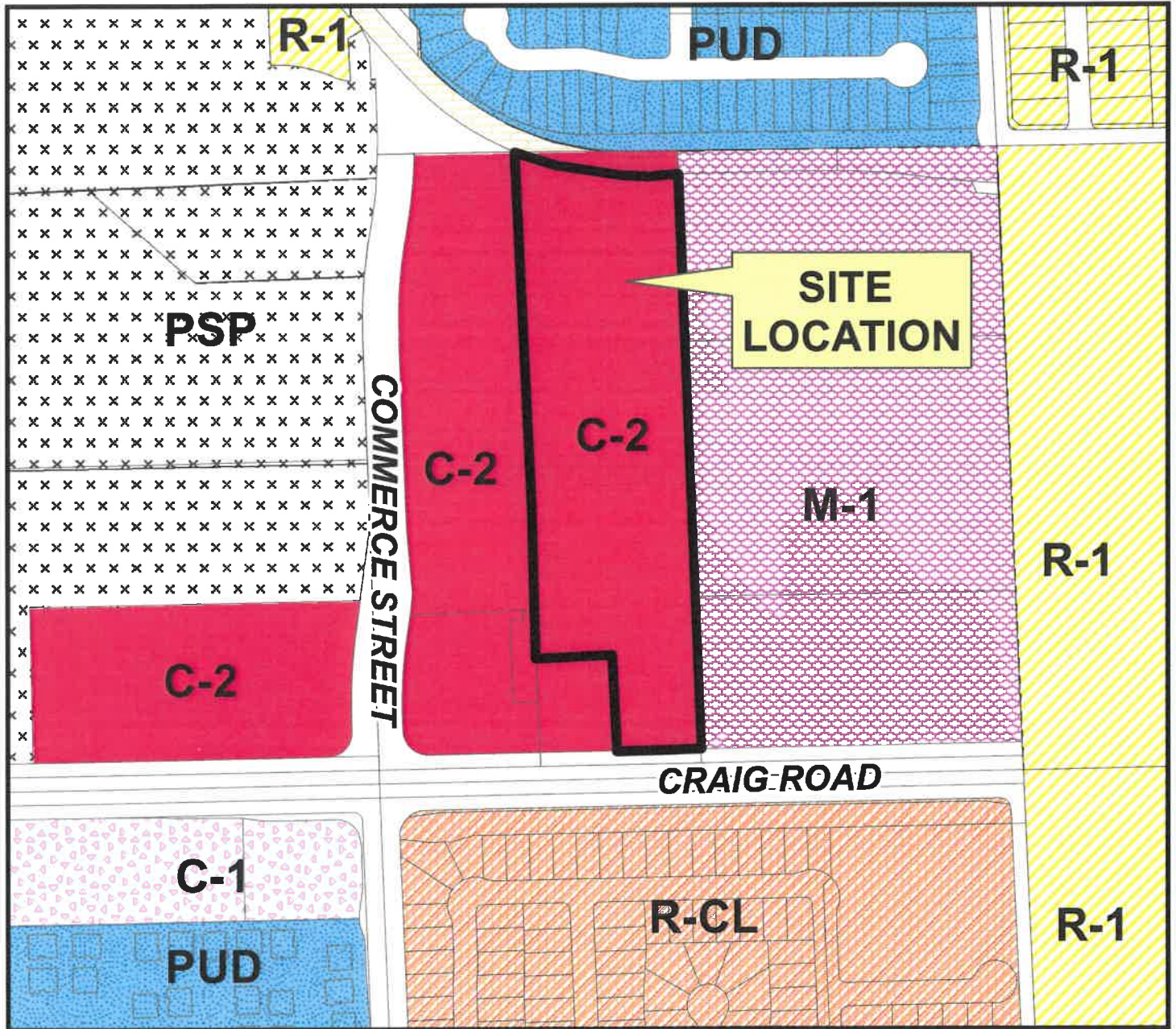


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: U-Haul Company of Nevada
 Application Type: Special Use Permit
 Request: To Allow an Expansion to an Existing Mini Warehouse Facility
 Project Info: 160 West Craig Road
 Case Number: SUP-39-2022

