

06/25/06

Public Storage Facility
Martin Luther King Drive
Las Vegas Nevada

RE: Project Description

A storage facility owned by Public Storage currently occupies the 4.0 acre site located at 295 South Martin Luther King Blvd.. The site is zoned M (Industrial) which allows for mini-storage facilities. The site is surrounded by commercial / industrial uses to the south, west, and north with Interstate 15 to the east. The facility is a first generation product, built to meet the public's need for mini storage. It consists of two, two-story storage unit buildings totaling approximately 103,200 square feet and a substantial number of RV storage spaces. Most of the remaining non-building area is paved except for some landscaped areas. The facility has gated security entrances.

Public Storage proposes to remove all RV storage spaces on the property and construct a new four-story storage building totaling approximately 100,700 square feet. All new storage activities will be fully enclosed within the buildings with access via secured areas by code only. Each individual unit will be monitored for security purposes and the building will be climate controlled.

Public Storage believes additional secured storage is required to meet the needs of a growing population including both individuals and the business community. This is evidenced by the high occupancy rate of the facility. Public Storage plans on expanding it's facility in response to not only the growth of the community but also to a changing marketplace. They are redirecting their focus away from RV storage and concentrating on their core business. Their core business provides a needed service for not only resident's of the community but also for the growing business community by providing off-site storage of files for a variety of businesses including doctors, lawyers, dentist and off-site storage of inventory, materials and supplies for businesses including contractors, manufacturers and retailers. The use of off-site storage allows local business to be more efficient by utilizing their main facilities for there intended purpose.

In addition to the new building Public Storage is also making improvements to the site including landscaping along the west side of the new building and adjacent to the new parking areas. This landscape buffer will have significant landscaping including trees to provide visual interest and screening of the site. On-site parking will be augmented by the addition of parking stalls adjacent to the new structures for a total of 33 on-site parking spaces. As part of the overall improvements to the site the existing office will also be remodeled to include a new storefront.

The retail store will be open from 9:30 AM to 6:00 PM seven days a week. The facility will have the same operating hours as currently allowed by the City. The access gate and lobby doors will lock down and not be accessible during non-business hours.

SDR-14790
08/24/06 PC