



**PLANNING & DEVELOPMENT DEPARTMENT**

**STATEMENT OF FINANCIAL INTEREST**

Case Number: EOT-26126 APN: 138-12-101-005

Name of Property Owner: Fourteen SAC Self-Storage (BRUCE BROCKHAGEN)

Name of Applicant: Amerco Real Estate Company

Name of Representative: Amerco Real Estate Company - Jim Lorimer

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes

No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: N/A

Partner(s): -

APN: -

Signature of Property Owner: *Mark V. Shoen*

Print Name: MARK V. SHOEN

Subscribed and sworn before me  
This 12<sup>th</sup> day of December, 2007  
*Monica T. Calvillo*  
Notary Public in and for said County and State



**SITE INFORMATION**

GOVERNING MUNICIPALITY: CITY OF LAS VEGAS, NEVADA

CURRENT PROPERTY ZONING: C-1  
 PARCEL NUMBER: 138-12-101-005

MINIMUM FRONT BUILDING SETBACK: 15'-0"  
 SETBACK PROVIDED: 25'-0" (ALONG RANCHO DRIVE)  
 MINIMUM SIDE BUILDING SETBACK: 8'-0"  
 SETBACK PROVIDED: 8' SOUTH SIDE, 0' NORTH SIDE  
 MINIMUM REAR BUILDING SETBACK: 15'-0"  
 SETBACK PROVIDED: 15'-0" (ALONG JONES ROAD)

LOT ACREAGE: 2.1 ACRES (91,429 S.F.)  
 GROSS SQUARE FOOTAGE OF NEW BUILDINGS: 38,400 S.F.  
 NET RENTABLE SQUARE FOOTAGE: 34,850 S.F.

MAXIMUM HEIGHT RESTRICTION: 150'-0"  
 HEIGHT PROVIDED: 21'-8" MAXIMUM  
 MAXIMUM LOT COVERAGE: 50%  
 PROVIDED LOT COVERAGE: 42%

PARKING REQUIREMENTS:  
 STORAGE PORTION: 1 FOR EVERY 50 UNITS + 5 SPACES  
 "OUTSIDE OF THE SECURITY FENCE" (ON ADJACENT PARCEL).  
 REQUIRED SPACES FOR STORAGE: 350 / 50 = 7.0 + 5  
 TOTAL REQUIRED SPACES: 13  
 TOTAL PROVIDED SPACES: 8 INCLUDING 1 ADA VAN ACCESSIBLE  
 + 5 ADDITIONAL ON ADJACENT PARCEL.

LANDSCAPE REQUIREMENTS:  
 RANCHO DR & JONES BLVD. 8'-0" BUFFER WITH (1) 24"  
 BOX TREE, (4) 5-GALLON, AND (4) 1-GALLON SHRUBS EVERY 20  
 LINEAR FEET.  
 SIDE YARD: (1) 24" BOX TREE, (4) 5-GALLON, AND (4)  
 1-GALLON SHRUBS EVERY 30 LINEAR FEET

- LANDSCAPED AREA
- EXISTING U-HAUL CENTER
- SINGLE RESIDENTIAL HOUSING
- COMMERCIAL USE
- PAVEMENT

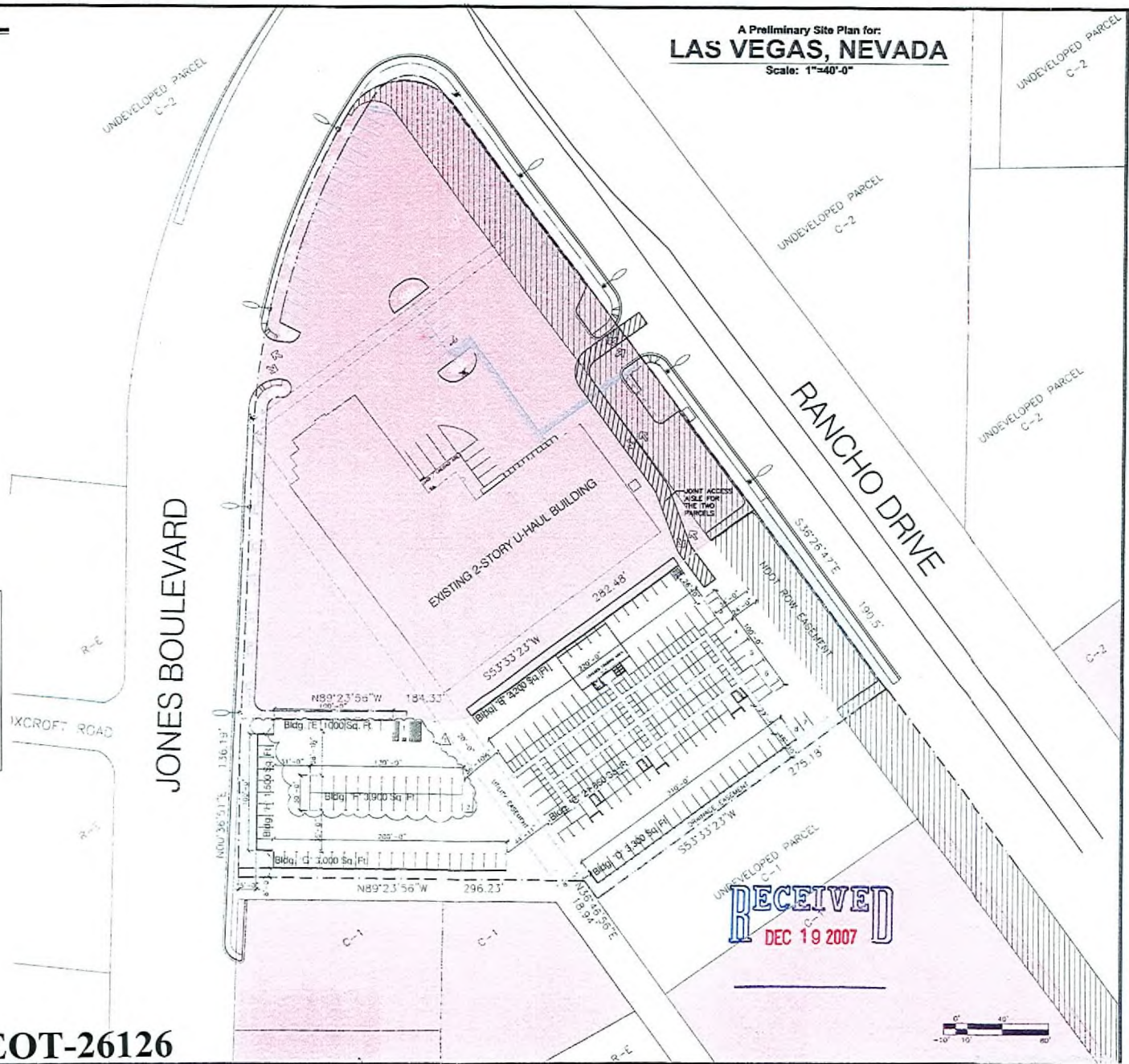
Proposed Room Mix

ROOM SIZE	NON-CLIMATE		CLIMATE		QUANTITY	SQ FEET	%
	EXT./MINS BUILDS	INT. BUILDS	EXT./MINS BUILDS	INT. BUILDS			
5 x 5	0	0	0	51	51	1,275	4 %
5 x 10	0	0	88	88	88	4,400	14 %
5 x 15	0	0	1	1	1	75	0 %
10 x 10	34	21	50	102	102	10,200	32 %
10 x 15	74	23	8	105	105	15,750	49 %
10 x 20	0	2	0	2	2	400	1 %
<b>TOTALS</b>	<b>108</b>	<b>46</b>	<b>198</b>	<b>349</b>	<b>349</b>	<b>32,100</b>	<b>100 %</b>

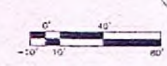
VICINITY MAP



A Preliminary Site Plan for:  
**LAS VEGAS, NEVADA**  
 Scale: 1"=40'-0"



**RECEIVED**  
 DEC 19 2007



**EOT-26126**  
**02-06-08 CC**

GENERAL NOTES:

NO.	DATE	DESCRIPTION
1	12/14/08	REV. BY: [Signature]
2		
3		
4		
5		
6		
7		
8		
9		
10		

REVISIONS:

PROFESSIONAL SEAL:

ARCHITECT LOGO:

**AMERCO**  
 REAL ESTATE COMPANY

CONSTRUCTION SUPERVISOR  
 3727 SOUTH CENTRAL AVENUE  
 PHOENIX, ARIZONA 85004  
 P: (602) 263-6502  
 F: (602) 277-1025

SITE ADDRESS:  
 U-Haul Center North Rancho  
 3563 N. Rancho drive  
 Las Vegas, NV 89130

SHEET CONTENTS:  
 PROPOSED  
 SITE PLAN  
 MINI-STORAGE

**838054**

DRAWN: TP  
 CHECKED: [Signature]  
 DATE: 02/14/08

A1

5/18/08-A1.DWG





