

AMERCO

REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT

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December 11, 2007

Planning Department

City of Las Vegas
731 South 4th Street
Las Vegas, NV 89101

Re: Extension of approved U-Haul Applications - SUP 9191 and SDR 9188

Justification Letter

Please let this serve as the justification letter required in part for the application to extend the expiration date on the approved applications SUP 9191 and SDR 9188. U-Haul International proposes to improve the vacant lot south of an existing U-Haul center located at 3969 North Rancho Drive. The proposed site improvements will consist primarily of rental storage space. The purpose of this development is to provide a safe and clean environment where local residents can store their possessions.

U-Haul International is currently in the final stages of review with various governing agencies. The FEMA review was lengthy, but finally approved on 12/6/07. This lengthy process held up the review with many other departments and subsequently, our plan check application was voided due to the November 1st deadline to pull a permit under the 2003 IBC code.

We have since then updated the construction documents to the 2006 IBC as adopted by the City of Las Vegas on May 1, 2007, and have applied for an express review. It is U-Hauls intent to obtain a building permit as soon as possible.

The proposed construction will consist of seven buildings. Six of which will be exterior accessed having room sizes of 10x10, 10x15, and 10x20, and one building with both exterior and interior accessed rooms ranging from 5x5 up to 10x15. The buildings will be constructed with concrete tilt-up panels, and standing seam metal roof. The maximum building height will be 21'-8", with most of the buildings not exceeding 12'-0".

The site will have landscaping around the perimeter to provide a pleasing view to the surrounding area. The landscaping along Rancho Drive will be no less than 15 feet with trees 20'-0" on center. This area also has a 50-foot NDOT right-of-way, which U-Haul is developing to their standards. There is also a 20'-0" utility easement in the middle of the site where buildings are not proposed. Landscaping along the southern portion of site will have a 10'-0" and 8'-0" landscaping setback with trees 30'-0" on center. There will also be a 15'-0" landscape setback along Jones Boulevard with trees 20'-0" on center. The north side of the parcel has existing landscaping with a planter, and a screen wall. There will be additional landscaping to match city code provided through the landscaping plan.

The layout of the new buildings will use current ingress/egress access from the U-Haul center that will match the current circulation patterns on the site. There will also be eight parking spaces provided through the site, in addition to one van accessible ADA parking stall. There will be a canopy provided to cover the entrance of Building C, to provide protection from the natural environment to costumers that have interior storage.

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The zoning in the local area supports this proposed development of mini-storage. To the north there is the existing center, but further north, the area it is undeveloped, but is currently zoned C-2. To the east there is currently a commercial use building zoned C-2. To the south there is an open lot and other commercial buildings with the zoning C-1 zoning. To the west there is an open field, multi-family housing, and single-family residences.

In conclusion, the proposed development is an extension of the existing use of the U-Haul center on the adjacent property. This location supports the construction of the additional mini-storage for the area due to the large amounts of residences and future development. We feel that the approval of the requested extension of the SUP and SDR would be in line of acceptance.

Sincerely,

Jim Lorimer

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