

December 8, 2008

City of Las Vegas Planning Dept.
731 S. Fourth Street
Las Vegas, NV 98101

Re: **Smoke Ranch Self Storage**
APN 138-22-103-004
Request for Re-Zone of Existing U (O) to N-S Neighborhood Services Letter of Justification

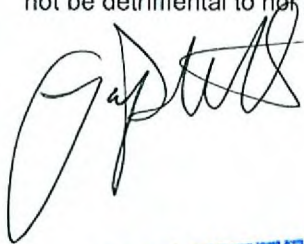
This request would be in conformance with the existing adjacent general plan designations which are:

North	C-PB	Commercial offices and professional offices (north side of Smoke Ranch Road)
East	C-V	Buffalo Drainage Channel and Cimmaron Memorial High School (baseball and tennis courts)
South	U(O)	City Public park
West	CIR	Single family residential &
	U(ML)	Church Facility with Special Use U-255-90

The adjacent uses on the south side of Smoke Ranch Road are definitely of a neighborhood nature and scale with the western residences, the eastern drainage channel and school and the public park to the south. The north side of Smoke Ranch Road has low height, multi-tenant commercial and office uses. The proposed zone change would conform with the intended development scale and nature of the existing zone for neighborhood scaled uses. The proposed change would ensure a low impact, low activity use such as the proposed storage facility.

The self storage use results in a low impact, low traffic, low noise and low activity type of use. As such, it would be an excellent buffer between the street noise and its activities for the park users and the residential uses. The total project building area is 99,551 square feet on a 2.43 acre site. The facility is comprised of 2-1 story storage buildings located around the perimeter of the southern portion of the property, a 2 story building in the center of the 1 story perimeter buildings and a 2 story Office building with a 2 car garage on the first floor with the resident managers apartment on the second floor. The perimeter buildings would shield the surrounding properties from noise or light and glare as the security lighting is mounted at approximately 8'-6" in height on the first floor of all buildings and faces interior driveways. All lights are the shielded type to guard against off-site light spillage. The two story storage building would be approximately 22' high and would be screened by the perimeter storage buildings. The site development would not be detrimental to the existing uses and would provide a low impact on noise, activity and traffic especially in comparison with an office type use. The granting of this request would be in compliance with the existing character, scale, use and activity levels of the adjacent properties.

This request would be in conformance with the overall character and scale of the existing adjacent parcels as indicated above. The granting of this request would be in conformance with the existing uses, would not be detrimental to nor impact the adjacent properties or their use.



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