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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 Special Use permit for storage use in Neighborhood Service (N-S) Letter of Justification

Existing adjacent zones and uses:

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 proposed use of a storage facility located in this area conforms with the intended Neighborhood Service zoning by providing a service commonly used in residential and light industrial / research uses. The adjacent uses on the south side of Smoke Ranch Road are definitely of a neighborhood nature and scale with the residential properties on the western side of the site, the school on the eastern side, the multi-tenant commercial and office uses on the north side of Smoke Ranch Road and the public park to the south.

The proposed storage facility would conform with the intended development scale and nature of the existing zone for neighborhood scaled uses. Storage facilities are low impact, low traffic, low noise and low activity type uses. 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.

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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