

Case Number: **SDR-32555** APN: 138-22-103-004

Name of Property Owner: Smoke Ranch Development LLC

Name of Applicant: Smoke Ranch Development LLC

Name of Representative: Smoke Ranch Development LLC attention: James

 Yes x No

f:\depot\Application Packet\Statement of Financial Interest.doc

GREAT AMERICAN CAPITAL
8350 W SAHARA AVE #210
LAS VEGAS, NV 89117
CONTACT: JAMES WILMOT
PHONE 702/253 5751
FAX 702/360 5594

ARCHITECT

ARIEL VALLI ARCHITECT
81 COLUMBIA, SUITE 200
ALISO VIEJO, CA 92656
CONTACT: MARK KENNARD
PHONE: 949/349-1777
FAX: 949/349-1776

GENERAL INFORMATION

GENERAL PLAN: ZONING	OFFICE U[10]
FUTURE LAND USE DESIGNATION:	NS
SPECIAL DISTRICTS/ZONES	NONE
OFF-PREMISE SIGNAGE	NONE
PREVIOUS CASES:	GPA107
BUILDING PERMIT HISTORY:	NONE
BUSINESS LICENSE HISTORY:	NONE
HISTORIC BUILDING	N/A

PROJECT DATA

SITE PLAN AREA	102,850 SQ FT [2.43] AC
A.P.N.	130 22 102 004
F.A.R.	0.94
BUILDING A	13,270 SQ FT
BUILDING B	13,046 SQ FT
BUILDING C (2-story)	70,770 SQ FT
TOTAL STORAGE	97,086 SQ FT

OFFICE	828	SQ FT
COVERED PARKING	515	SQ FT
MGR APARTMENT	1,120	SQ FT
TOTAL OFFICE/MGR	2,463	SQ FT
TOTAL PARKING	99,549	SQ FT

PARKING	1/50 UNITS 0.46 UNITS/50 UNITS -13	13 PAG 14 PAG
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APARTMENT	2 Pkg	3 Pkg	15 Pkg
REQUIRED			
PROVIDED	2 Pkg	6 Pkg	21 Pkg
OFFICE			
REQUIRED			
PROVIDED			
TOTAL PARKING PROVIDED			

AREA	61,701	SQ FT	150
BUILDING FOOTPRINT	4,656	SQ FT	80
LANDSCAPED AREA	35,733	SQ FT	33
HANDSCAPED AREA	9,250	SQ FT	80
TOTAL AREA			

SITE AREA 5.730 SQ. FT. 105.850 SQ. FT. 110.100 SQ. FT.



1000

5

ARIEL.]

VALLI ARCHITECT
 81 COLUMBIA STREET 203
 ALSO VERO, CA 92656
 PH 949/349 1777
 FAX 949/349 1778

SDR-32555

REVISED

01/22/09 PC

EAST

WEST

SMOKE RANCH SELF STORAGE
LAS VEGAS, NV

LAS VEGAS, NV

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SITE PLAN

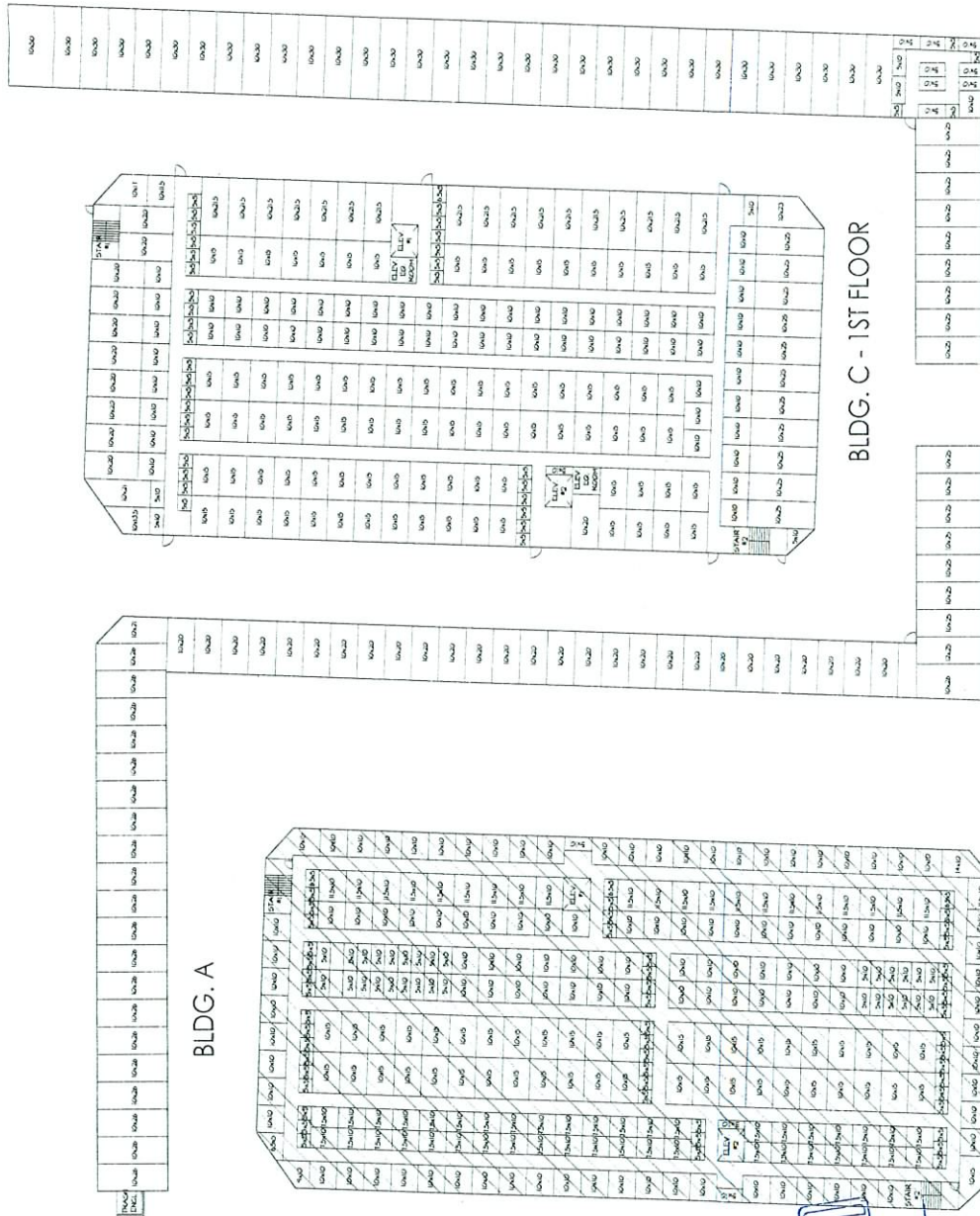
SCALE 1" = 30' 0"

09 02 08
10 03 08
11 05 08
11 13 08
11 25 08

HINOS

CITY MAP

23



BLDG. A

BLDG. C - 2ND FLOOR

BLDG. C - 1ST FLOOR

BLDG. B

SMOKE RANCH SELF STORAGE

LAS VEGAS, NV

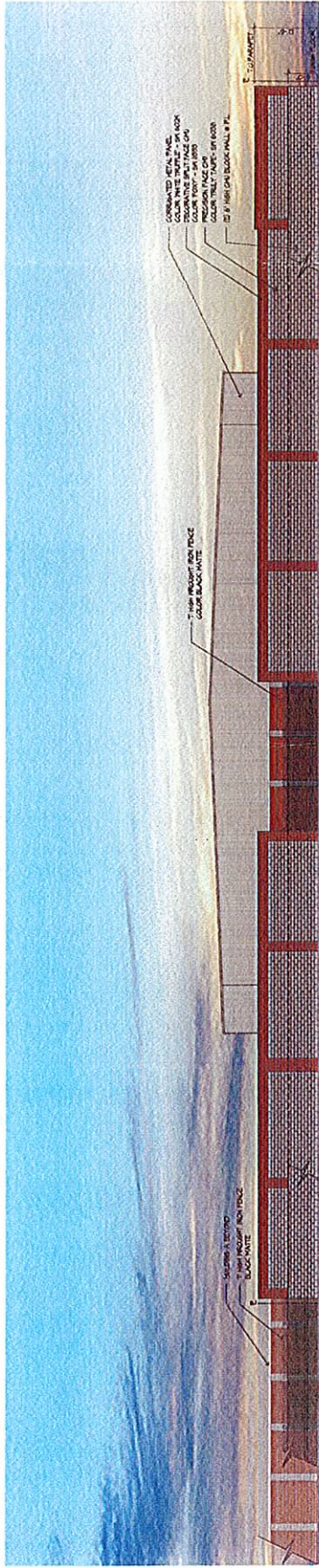
FLOOR PLAN - UNIT MIX

SCALE 1" = 20'-0"

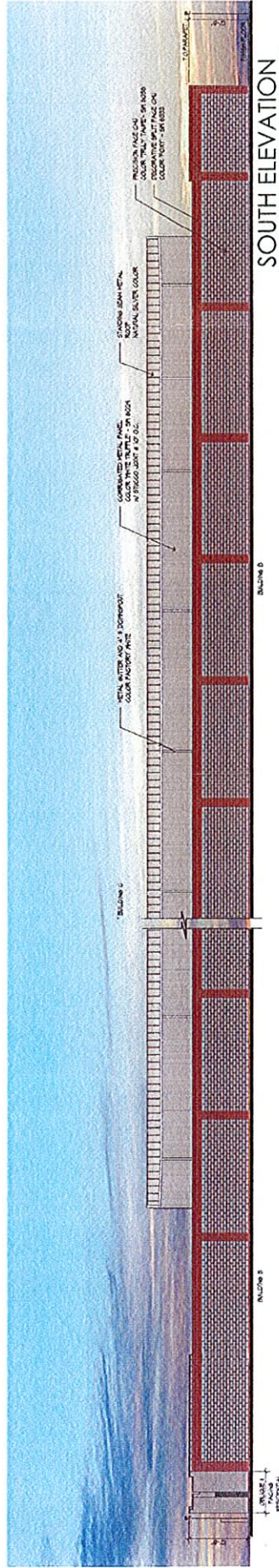
08/22/08
11/10/08
11/10/08



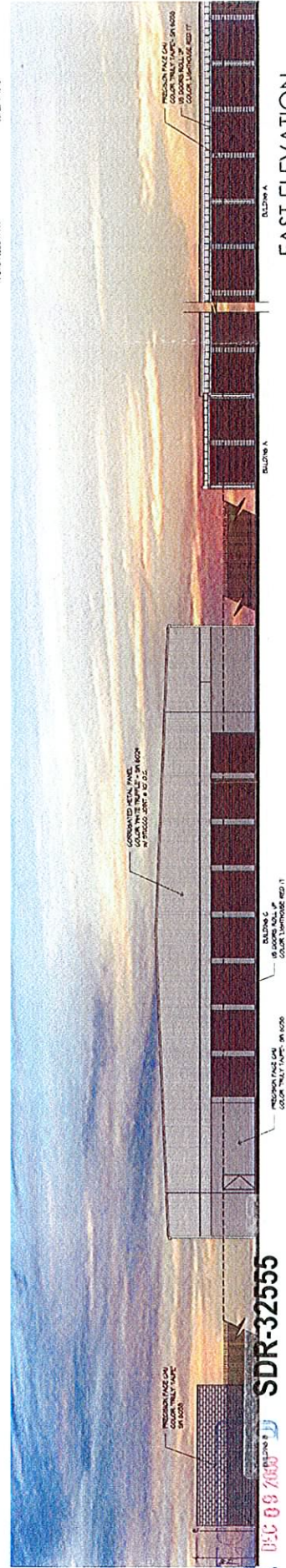
UNIT MIX TABULATION			
UNIT SIZE	UNIT COUNT	GROSS AREA (SQ FT)	TOTAL UNIT COUNT
5 x 5	25	48	25
5 x 10	25	96	25
5 x 15	25	144	25
5 x 20	25	192	25
5 x 25	25	240	25
5 x 30	25	288	25
5 x 35	25	336	25
5 x 40	25	384	25
5 x 45	25	432	25
5 x 50	25	480	25
5 x 55	25	528	25
5 x 60	25	576	25
5 x 65	25	624	25
5 x 70	25	672	25
5 x 75	25	720	25
5 x 80	25	768	25
5 x 85	25	816	25
5 x 90	25	864	25
5 x 95	25	912	25
5 x 100	25	960	25
5 x 105	25	1008	25
5 x 110	25	1056	25
5 x 115	25	1104	25
5 x 120	25	1152	25
5 x 125	25	1200	25
5 x 130	25	1248	25
5 x 135	25	1296	25
5 x 140	25	1344	25
5 x 145	25	1392	25
5 x 150	25	1440	25
5 x 155	25	1488	25
5 x 160	25	1536	25
5 x 165	25	1584	25
5 x 170	25	1632	25
5 x 175	25	1680	25
5 x 180	25	1728	25
5 x 185	25	1776	25
5 x 190	25	1824	25
5 x 195	25	1872	25
5 x 200	25	1920	25
5 x 205	25	1968	25
5 x 210	25	2016	25
5 x 215	25	2064	25
5 x 220	25	2112	25
5 x 225	25	2160	25
5 x 230	25	2208	25
5 x 235	25	2256	25
5 x 240	25	2304	25
5 x 245	25	2352	25
5 x 250	25	2400	25
5 x 255	25	2448	25
5 x 260	25	2496	25
5 x 265	25	2544	25
5 x 270	25	2592	25
5 x 275	25	2640	25
5 x 280	25	2688	25
5 x 285	25	2736	25
5 x 290	25	2784	25
5 x 295	25	2832	25
5 x 300	25	2880	25
5 x 305	25	2928	25
5 x 310	25	2976	25
5 x 315	25	3024	25
5 x 320	25	3072	25
5 x 325	25	3120	25
5 x 330	25	3168	25
5 x 335	25	3216	25
5 x 340	25	3264	25
5 x 345	25	3312	25
5 x 350	25	3360	25
5 x 355	25	3408	25
5 x 360	25	3456	25
5 x 365	25	3504	25
5 x 370	25	3552	25
5 x 375	25	3600	25
5 x 380	25	3648	25
5 x 385	25	3696	25
5 x 390	25	3744	25
5 x 395	25	3792	25
5 x 400	25	3840	25
5 x 405	25	3888	25
5 x 410	25	3936	25
5 x 415	25	3984	25
5 x 420	25	4032	25
5 x 425	25	4080	25
5 x 430	25	4128	25
5 x 435	25	4176	25
5 x 440	25	4224	25
5 x 445	25	4272	25
5 x 450	25	4320	25
5 x 455	25	4368	25
5 x 460	25	4416	25
5 x 465	25	4464	25
5 x 470	25	4512	25
5 x 475	25	4560	25
5 x 480	25	4608	25
5 x 485	25	4656	25
5 x 490	25	4704	25
5 x 495	25	4752	25
5 x 500	25	4800	25
5 x 505	25	4848	25
5 x 510	25	4896	25
5 x 515	25	4944	25
5 x 520	25	4992	25
5 x 525	25	5040	25
5 x 530	25	5088	25
5 x 535	25	5136	25
5 x 540	25	5184	25
5 x 545	25	5232	25
5 x 550	25	5280	25
5 x 555	25	5328	25
5 x 560	25	5376	25
5 x 565	25	5424	25
5 x 570	25	5472	25
5 x 575	25	5520	25
5 x 580	25	5568	25
5 x 585	25	5616	25
5 x 590	25	5664	25
5 x 595	25	5712	25
5 x 600	25	5760	25
5 x 605	25	5808	25
5 x 610	25	5856	25
5 x 615	25	5904	25
5 x 620	25	5952	25
5 x 625	25	6000	25
5 x 630	25	6048	25
5 x 635	25	6096	25
5 x 640	25	6144	25
5 x 645	25	6192	25
5 x 650	25	6240	25
5 x 655	25	6288	25
5 x 660	25	6336	25
5 x 665	25	6384	25
5 x 670	25	6432	25
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5 x 680	25	6528	25
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5 x 690	25	6624	25
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5 x 715	25	6864	25
5 x 720	25	6912	25
5 x 725	25	6960	25
5 x 730	25	7008	25
5 x 735	25	7056	25
5 x 740	25	7104	25
5 x 745	25	7152	25
5 x 750	25	7200	25
5 x 755	25	7248	25
5 x 760	25	7296	25
5 x 765	25	7344	25
5 x 770	25	7392	25
5 x 775	25	7440	25
5 x 780	25	7488	25
5 x 785	25	7536	25
5 x 790	25	7584	25
5 x 795	25	7632	25
5 x 800	25	7680	25
5 x 805	25	7728	25
5 x 810	25	7776	25
5 x 815	25	7824	25
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5 x 845	25	8112	25
5 x 850	25	8160	25
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5 x 860	25	8256	25
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5 x 890	25	8544	25
5 x 895	25	8592	25
5 x 900	25	8640	25
5 x 905	25	8688	25
5 x 910	25	8736	25
5 x 915	25	8784	25
5 x 920	25	8832	25
5 x 925	25	8880	25
5 x 930	25	8928	25
5 x 935	25	8976	25
5 x 940	25	9024	25
5 x 945	25	9072	25
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5 x 1055	25	10128	25
5 x 1060	25	10176	25
5 x 1065	25	10224	25
5 x 1070	25	10272	25
5 x 1075	25	10320	25
5 x 1080	25	10368	25
5 x 1085	25	10416	25
5 x 1090	25	10464	25
5 x 1095	25	10512	25
5 x 1100	25	10560	25
5 x 1105	25	10608	25
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5 x 1115	25	10704	25
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5 x 1125	25	10800	25
5 x 1130	25	10848	25
5 x 1135	25	10896	25
5 x 1140	25	10944	25
5 x 1145	25	10992	25
5 x 1150	25	11040	25
5 x 1155	25	11088	25
5 x 1160	25	11136	25
5 x 1165	25	11184	25
5 x 1170	25	11232	25
5 x 1175	25	11280	25
5 x 1180	25	11328	25
5 x 1185	25	11376	25
5 x 1190	25	11424	25
5 x 1195	25	11472	25
5 x 1200	25	11520	25
5 x 1205	25	11568	25
5 x 1210	25	11616	25
5 x 1215	25	11664	25
5 x 1220	25	11712	25
5 x 1225	25	11760	25
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5 x 1245	25	11952	25
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5 x 1255	25	12048	25
5 x 1260	25	12096	25
5 x 1265	25	12144	25
5 x 1270	25	12192	25
5 x 1275	25	12240	25
5 x 1280	25	12288	25
5 x 1285	25	12336	25
5 x 1290	25	12384	25
5 x 1295	25	12432	25
5 x 1300	25	12480	25
5 x 1305	25	12528	25
5 x 1310	25	12576	25
5 x 1315	25	12624	25
5 x 1320	25	12672	25
5 x 1325	25	12720	25
5 x 1330	25	12768	25
5 x 1335	25	12816	25
5 x 1340	25	12864	25
5 x 1345	25	12912	25
5 x 1350	25	12960	25
5 x 1355	25	13008	25
5 x 1360	25	13056	25
5 x 1365	25	13104	25
5 x 1370	25	13152	25
5 x 1375	25	13200	25
5 x 1380	25	13248	25
5 x 1385	25	13296	25
5 x 1390	25	13344	25
5 x 1395	25	13392	25
5 x 1400	25	13440	25
5 x 1405	25	13488	25
5 x 1410	25	13536	25
5 x 1415	25	13584	25
5 x 1420	25	13632	25
5 x 1425	25	13680	25
5 x 1430	25	13728	25
5 x 1435	25	13776	25
5 x 1440	25	13824	25
5 x 1445	25	13872	25
5 x 1450	25	13920	25
5 x 1455	25	13968	25
5 x 1460	25	14016	25
5 x 1465	25	14064	25
5 x 1470	25	14112	25
5 x 1475	25	14160	25
5 x 1480	25	14208	25
5 x 1485	25	14256	25
5 x 1490	25	14304	25
5 x 1495	25	14352	25
5 x 1500	25	14400	25
5 x 1505	25	14448	25
5 x 1510	25	14496	25
5 x 1515	25	14544	25
5 x 1520	25	14592	25
5 x 1525	25	14640	25
5 x 1530	25	14688	25
5 x 1535	25	14736	25
5 x 1540	25	14784	25
5 x 1545	25	14832	25
5 x 1550	25	14880	25
5 x 1555	25	14928	25
5 x 1560	25	14976	25
5 x 1565	25	15024	25
5 x 1570	25	15072	25
5 x 1575	25	15120	25
5 x 1580	25	15168	25
5 x 1585	25	15216	25
5 x 1590	25	15264	25
5 x 1595	25	15312	25
5 x 1600	25</		



WEST ELEVATION
SCALE 1/8"=1'-0"



SOUTH ELEVATION
SCALE 1/8"=1'-0"



EAST ELEVATION
SCALE 1/8"=1'-0"

SMOKE RANCH SELF STORAGE
LAS VEGAS, NV

SDR-32555
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ELEVATIONS

SCALE 1"=10'-0"

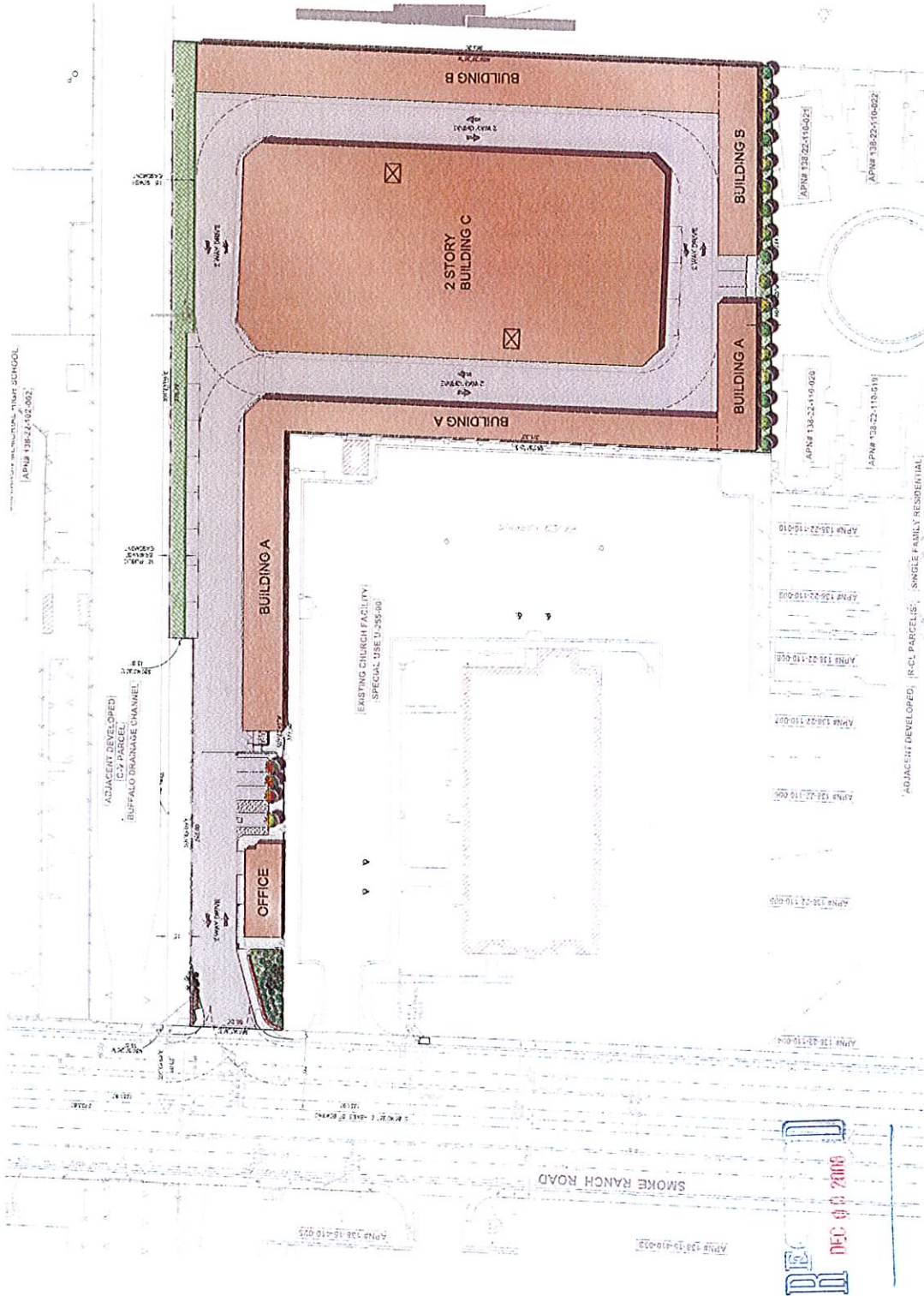
LANDSCAPE PLAN

SMOKE RANCH SELF STORAGE
LAS VEGAS, NV

ADJACENT DEVELOPED, RCL PARCELS: SINGLE FAMILY RESIDENTIAL

SCALE 1" = 30'-0"

06.3.2017	06.02.04
	10.09.04
	11.04.06
	11.13.04
	11.25.04
	12.02.04



BOTANICAL NAME	WATER USE
 <i>Dionaea muscipula</i> Small, carnivorous plants with one "trap" each (10 points)	LOW
 <i>Dionaea muscipula</i> Small, carnivorous plants with one "trap" each (10 points)	LOW
 <i>Dionaea muscipula</i> Small, carnivorous plants with one "trap" each (10 points)	LOW
 <i>Dionaea muscipula</i> Small, carnivorous plants with one "trap" each (10 points)	LOW
 <i>Dionaea muscipula</i> Small, carnivorous plants with one "trap" each (10 points)	LOW

GROUND COVERS

SYMBOL

STYROL



LIGHT TANK UNEXAMINED
GRAVEL MULCH LAYER 2" DEEP MINIMUM
3/4" W/ HORIZAL VIBRATION WETTED AND WELDED TO BOTTOM

LANDSCAPE NOTES

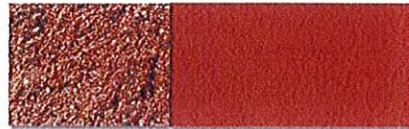
1. CONTRACTOR SHALL NOTIFY DIO ALERT, 48 HOURS

1. ALL THESE VENDOR'S OF CONCRETE, HAVING, MAJORITY OF QUANTITIES OF ONE COLLECTING ANY WORK
2. AN ADVISORY COMMITTEE SHOULD BE INVOLVED TO LAND PERSPECTIVES, BEFORE CONTRACTING WITH THE LANDSCAPE INSTALLATION, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS
3. ALL THESE VENDOR'S OF CONCRETE, HAVING, MAJORITY OF QUANTITIES

RECEIVED
DEC 03 2008



STUCCO FINISH
SHERWIN WILLIAMS PAINT
SW 6029 'WHITE TRUFFLE'



SPLIT FACE CMU &
ACCENT STUCCO
SHERWIN WILLIAMS PAINT
SW 6333 'FOXY'



ACCENT & TRIM, GUTTERS
& DOWNSPOUTS
SHERWIN WILLIAMS PAINT
SW 7001 'MARSHMELLOW'



PRECISION BLOCK
SHERWIN WILLIAMS PAINT
SW 6036 'TRULY TAUPE'



ACCENT COLOR @ OFFICE
& SIGNAGE COLOR
SHERWIN WILLIAMS PAINT
SW 6359 'SOCIABLE'



METAL ROLL UP DOORS
US DOOR 'LIGHTHOUSE RED'

COLOR AND MATERIALS

SMOKE RANCH SELF STORAGE

LAS VEGAS, NV

DEC 08, 08

08.330



SDR-32555
01/22/09 PC

SDR 32555				
Smoke Ranch Dev., LLC				
South side of Smoke Ranch Rd., 1300' East of Buffalo Dr.				
Proposed 99.5 thousand square foot mini-storage facility.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MINI-WAREHOUSE [1000 SF]	99.5	2.50	249
AM Peak Hour			0.15	15
PM Peak Hour			0.26	26
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Smoke Ranch Rd.				
Average Daily Traffic (ADT)	17,477			
PM Peak Hour	1,398			
(heaviest 60 minutes)				
Buffalo Dr.				
Average Daily Traffic (ADT)	29,138			
PM Peak Hour	2,331			
(heaviest 60 minutes)				
Tenaya Way				
Average Daily Traffic (ADT)	26,285			
PM Peak Hour	2,103			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Existing Street Capacity			
Smoke Ranch Rd.	32775			
Buffalo Dr.	49210			
Tenaya Way	32775			
This project will add approximately 249 trips per day on Smoke Ranch Rd., Buffalo Dr., and Tenaya Way. This will increase expected volumes by about 1 percent on all of these streets. Currently Smoke Ranch is at about 53 percent of capacity, Buffalo is at about 59 percent of capacity, and Tenaya is at about 80 percent of capacity.				
Based on Peak Hour use, this development will add roughly 26 additional cars into the area; which works out to about 1 every 2 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				