

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

OWNER / DEVELOPER

CHRYSLER AMERICAN CAPITAL
5300 W. SAVANNAH AVE. #210
LAS VEGAS, NV 89117
CONTACT: JEFFREY L. KOPPEL
PHONE: 702.333.1111
FAX: 702.333.1084

ARCHITECT

ARIEL L. VALLI ARCHITECT
81 COLUMBIA DRIVE, 2ND
FLOOR, SUITE 200
LAS VEGAS, NV 89101
PHONE: 702.333.1111
FAX: 702.333.1084
WWW.ARIELVALLIARCH.COM

GENERAL INFORMATION

GENERAL PLAN: OFFICE
ZONING: HO-2
FUTURE LAND USE DESIGNATION: HO-2
CHURCH PROPERTY: CHURCH PROPERTY
PREVIOUS CANS: SUP. 2003
BUILDING PERMIT HISTORY: NONE
BUILDING TYPE: OFFICE BUILDING
MEDICAL BUILDING: NONE

PROJECT DATA

SECTION AREA: 10,000 SQ. FT.
TOTAL AREA: 13,500 SQ. FT.
T.A.R.: 13,500 SQ. FT.
BUILDING A: 12,000 SQ. FT.
BUILDING B: 12,000 SQ. FT.
BUILDING C: 12,000 SQ. FT.
TOTAL PROJECT: 36,000 SQ. FT.

OFFICE: 500 SQ. FT.
COVERED PARKING: 1,000 SQ. FT.
TOTAL OFFICE: 500 SQ. FT.
TOTAL PROJECT: 36,000 SQ. FT.

PARKING: 1,000 SQ. FT.
STORAGE: 1,000 SQ. FT.
REQUIRED: 13 PLOTS
APPROVED: 13 PLOTS
REMOVED: 2 PLOTS
OFFICE: 2 PLOTS
TOTAL PROJECT: 36,000 SQ. FT.

APPROX: 13,500 SQ. FT.
LANDSCAPED AREA: 1,000 SQ. FT.
TOTAL PROJECT: 36,000 SQ. FT.

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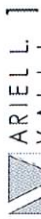
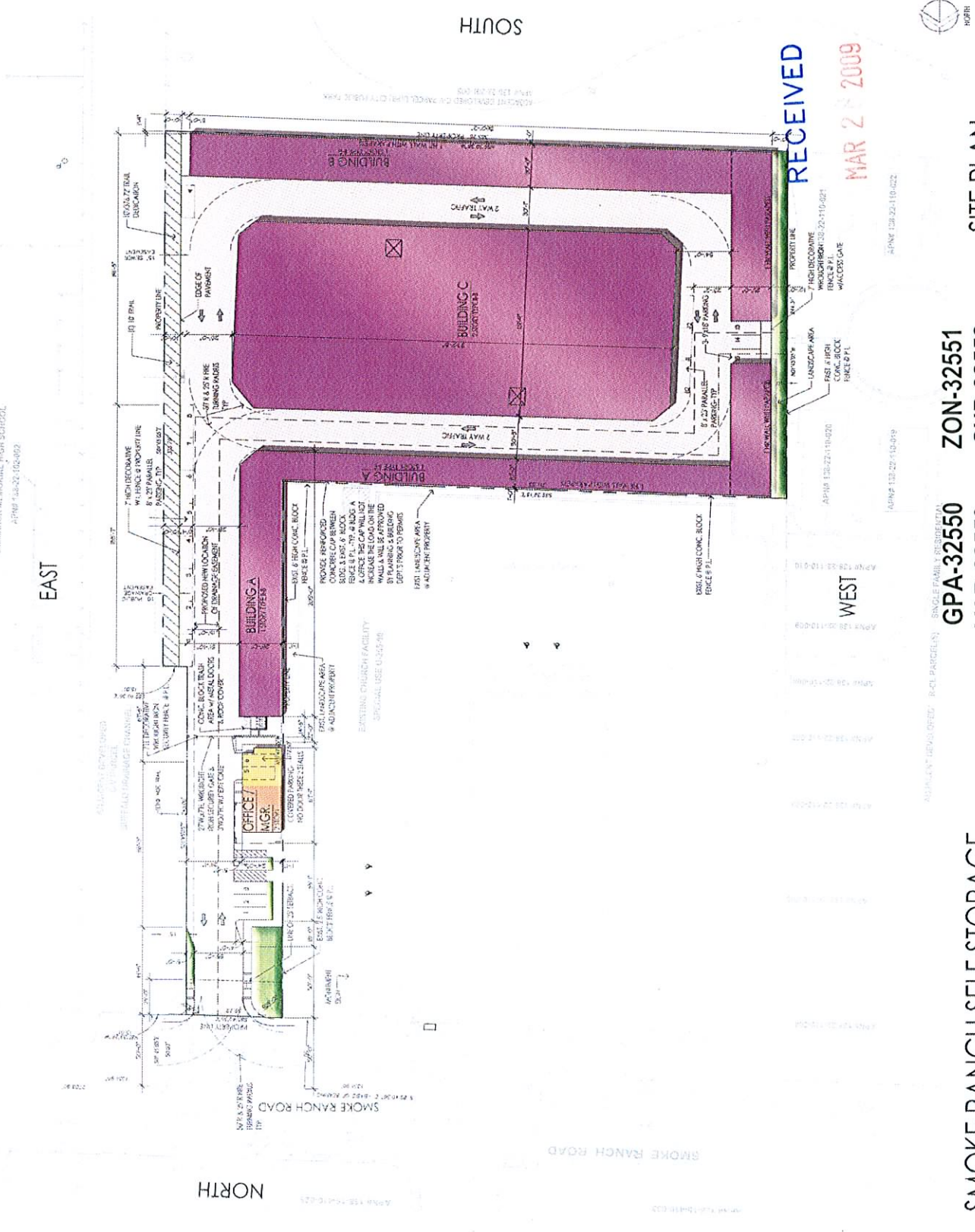
APPROX: 13,500 SQ. FT.
LANDSCAPED AREA: 1,000 SQ. FT.
TOTAL PROJECT: 36,000 SQ. FT.

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LANDSCAPED AREA: 1,000 SQ. FT.
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SITE PLAN

GPA-32550 ZON-32551
VAR-32553 SUP-32552
SDR-32555 04/09/09 PC

REVIS

REVIS

SMOKE RANCH SELF STORAGE

LAS VEGAS, NV

REVIS

REVIS

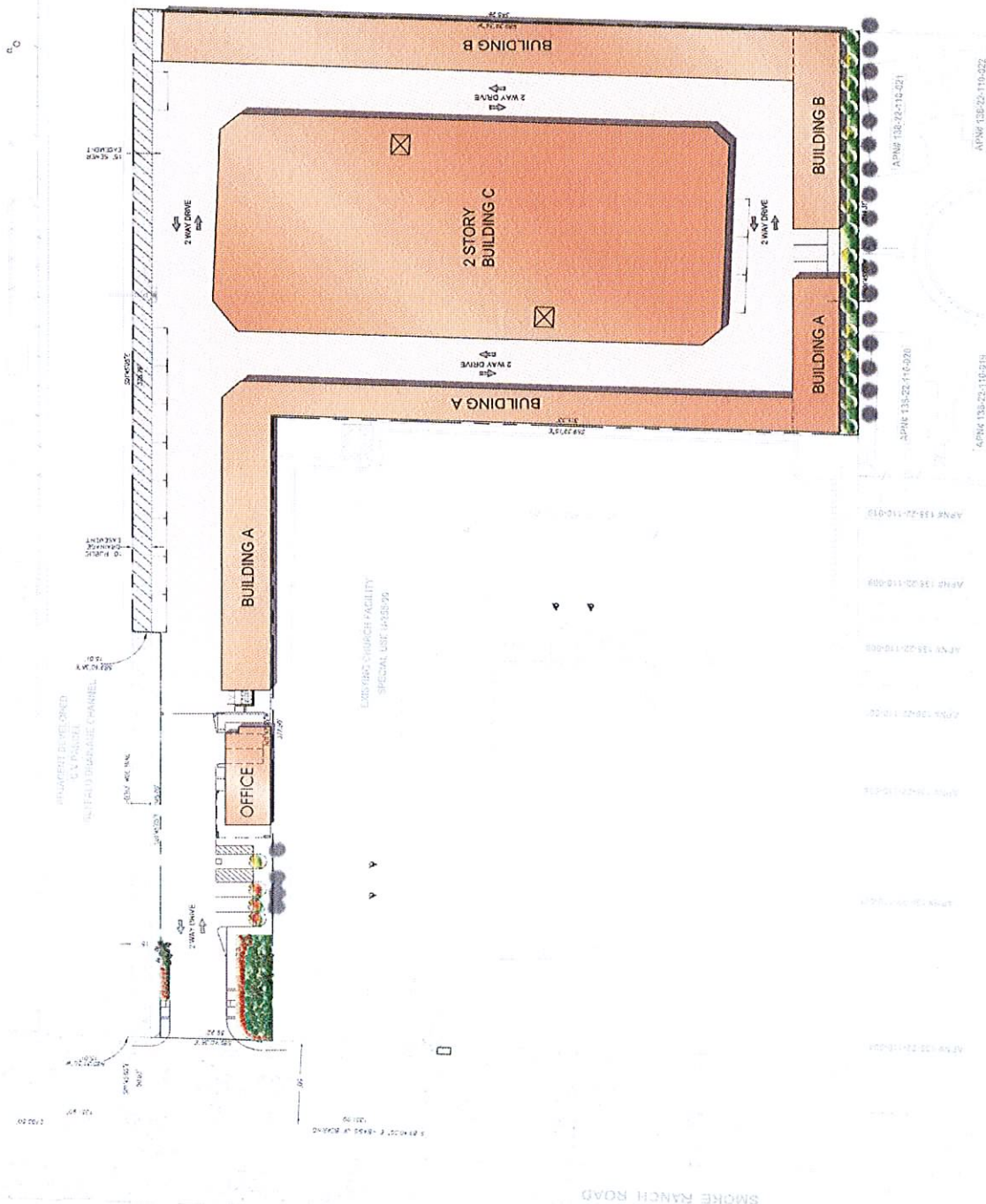
REVIS

GPA-32550
VAR-32553
SDR-32555

SMOKE RANCH SELF STORAGE

LAS VEGAS, NV

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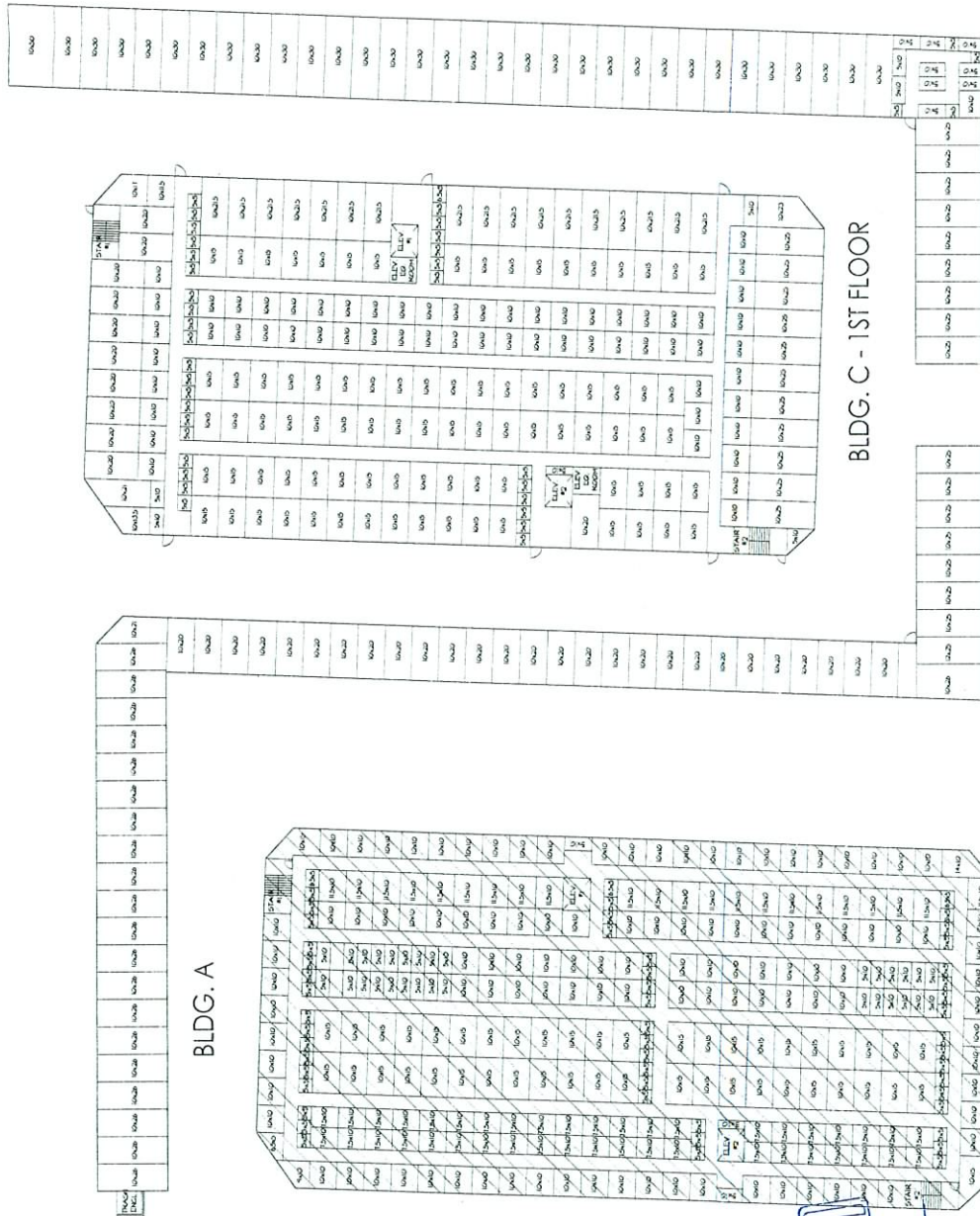
GROUND COVERS

SYMBOL

LIGHT TAN DECOMPOSED
GRANITE MULCH LAYER, 2" DEEP MINIMUM
 (not mulched in layer). MULCH LAYER AND MULCH LAYER

LANDSCAPE NOTES

1. CONTRACTOR SHALL NOTIFY DIO ALERT, 48 HOURS BEFORE COMMENCING ANY WORK.
2. AN AGRICULTURAL SOIL REPORT SHALL BE DELIVERED TO LAND PRESERVATION PRIOR TO COMMENCING WITH THE LANDSCAPE INSTALLATION, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS.
3. ALL TREES WITHIN 5' OF CONCRETE, PAVING, MAINTENANCE OR FENCE LINES SHALL BE IN DEEP ROOT CONTAINERS.



BLDG. A

BLDG. C - 2ND FLOOR

BLDG. C - 1ST FLOOR

BLDG. B

SMOKE RANCH SELF STORAGE

LAS VEGAS, NV

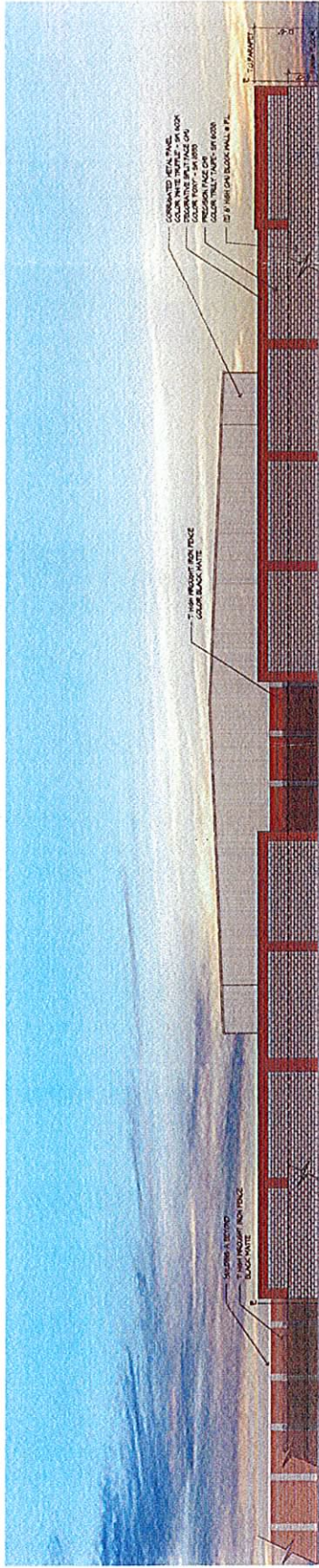
FLOOR PLAN - UNIT MIX

SCALE 1" = 20'-0"

DATE: 12/08/08
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO: 08-0008

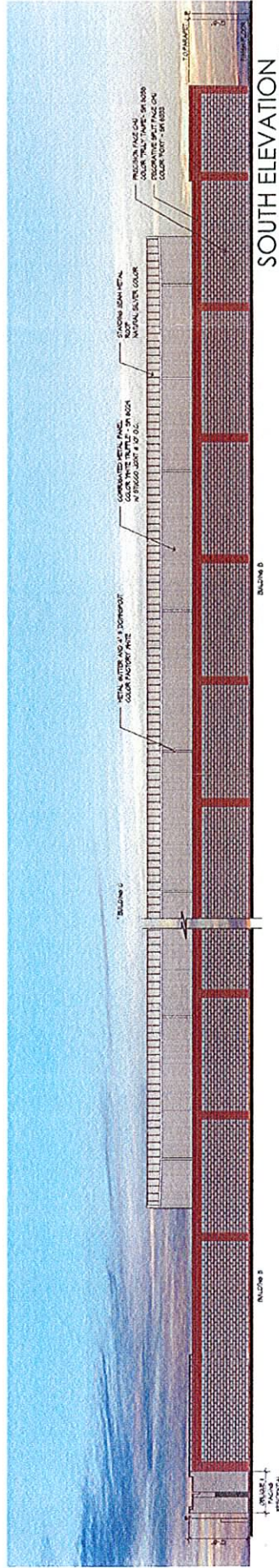


UNIT MIX TABULATION			
UNIT SIZE	UNIT COUNT	GROSS AREA (SQ. FT.)	TOTAL UNIT COUNT
5' x 5'	25	34	900
5' x 10'	25	68	1200
5' x 15'	25	102	1500
5' x 20'	25	136	1800
5' x 25'	25	170	2100
5' x 30'	25	204	2400
5' x 35'	25	238	2700
5' x 40'	25	272	3000
5' x 45'	25	306	3300
5' x 50'	25	340	3600
5' x 55'	25	374	3900
5' x 60'	25	408	4200
5' x 65'	25	442	4500
5' x 70'	25	476	4800
5' x 75'	25	510	5100
5' x 80'	25	544	5400
5' x 85'	25	578	5700
5' x 90'	25	612	6000
5' x 95'	25	646	6300
5' x 100'	25	680	6600
5' x 105'	25	714	6900
5' x 110'	25	748	7200
5' x 115'	25	782	7500
5' x 120'	25	816	7800
5' x 125'	25	850	8100
5' x 130'	25	884	8400
5' x 135'	25	918	8700
5' x 140'	25	952	9000
5' x 145'	25	986	9300
5' x 150'	25	1020	9600
5' x 155'	25	1054	9900
5' x 160'	25	1088	10200
5' x 165'	25	1122	10500
5' x 170'	25	1156	10800
5' x 175'	25	1190	11100
5' x 180'	25	1224	11400
5' x 185'	25	1258	11700
5' x 190'	25	1292	12000
5' x 195'	25	1326	12300
5' x 200'	25	1360	12600
5' x 205'	25	1394	12900
5' x 210'	25	1428	13200
5' x 215'	25	1462	13500
5' x 220'	25	1496	13800
5' x 225'	25	1530	14100
5' x 230'	25	1564	14400
5' x 235'	25	1598	14700
5' x 240'	25	1632	15000
5' x 245'	25	1666	15300
5' x 250'	25	1700	15600
5' x 255'	25	1734	15900
5' x 260'	25	1768	16200
5' x 265'	25	1802	16500
5' x 270'	25	1836	16800
5' x 275'	25	1870	17100
5' x 280'	25	1904	17400
5' x 285'	25	1938	17700
5' x 290'	25	1972	18000
5' x 295'	25	2006	18300
5' x 300'	25	2040	18600
5' x 305'	25	2074	18900
5' x 310'	25	2108	19200
5' x 315'	25	2142	19500
5' x 320'	25	2176	19800
5' x 325'	25	2210	20100
5' x 330'	25	2244	20400
5' x 335'	25	2278	20700
5' x 340'	25	2312	21000
5' x 345'	25	2346	21300
5' x 350'	25	2380	21600
5' x 355'	25	2414	21900
5' x 360'	25	2448	22200
5' x 365'	25	2482	22500
5' x 370'	25	2516	22800
5' x 375'	25	2550	23100
5' x 380'	25	2584	23400
5' x 385'	25	2618	23700
5' x 390'	25	2652	24000
5' x 395'	25	2686	24300
5' x 400'	25	2720	24600
5' x 405'	25	2754	24900
5' x 410'	25	2788	25200
5' x 415'	25	2822	25500
5' x 420'	25	2856	25800
5' x 425'	25	2890	26100
5' x 430'	25	2924	26400
5' x 435'	25	2958	26700
5' x 440'	25	2992	27000
5' x 445'	25	3026	27300
5' x 450'	25	3060	27600
5' x 455'	25	3094	27900
5' x 460'	25	3128	28200
5' x 465'	25	3162	28500
5' x 470'	25	3196	28800
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5' x 480'	25	3264	29400
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5' x 565'	25	3842	34500
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5' x 585'	25	3978	35700
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5' x 595'	25	4046	36300
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5' x 630'	25	4284	38400
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5' x 700'	25	4760	42600
5' x 705'	25	4794	42900
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5' x 147			



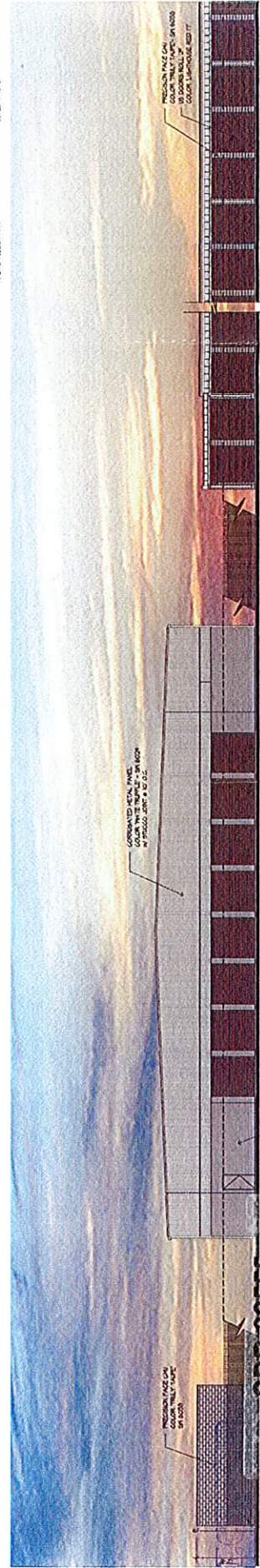
WEST ELEVATION

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

01/22/09 PC

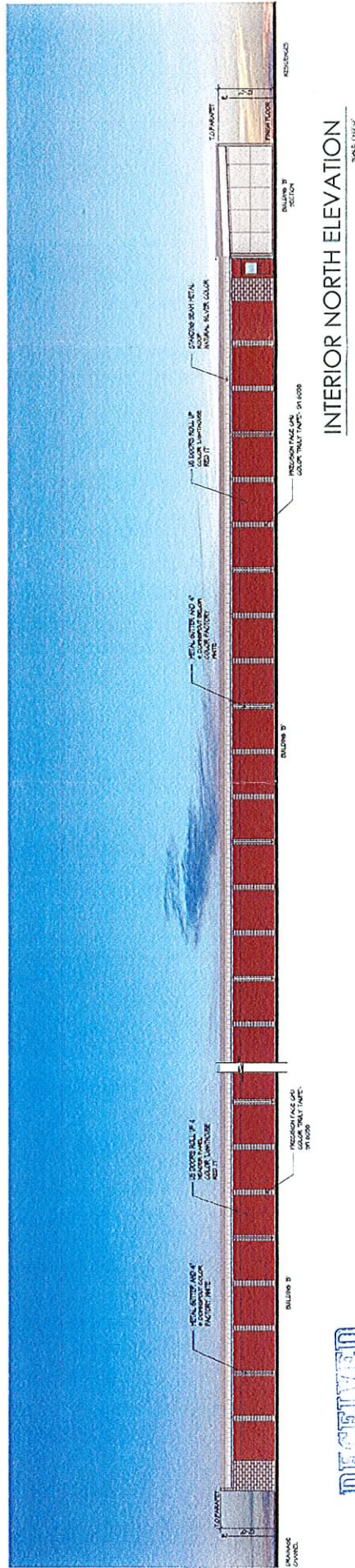
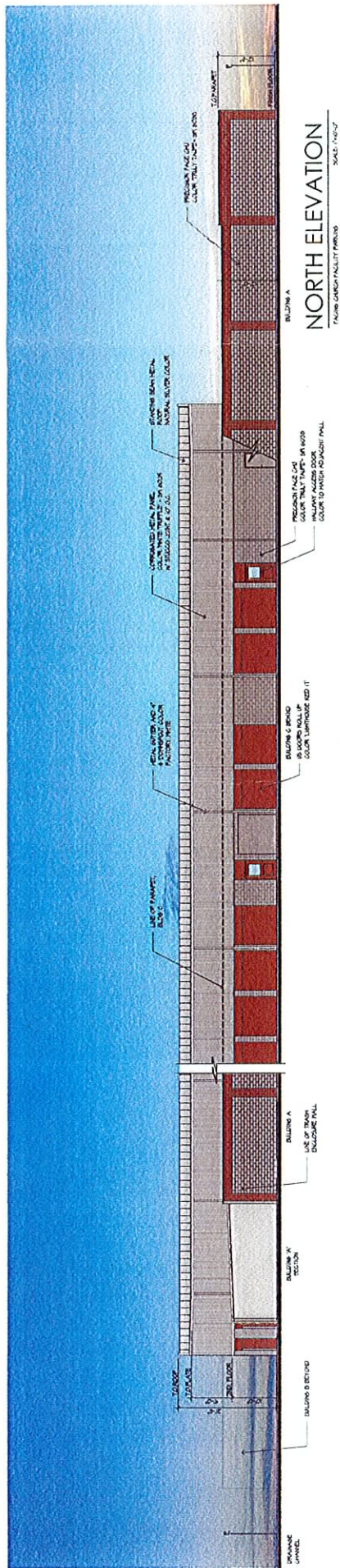
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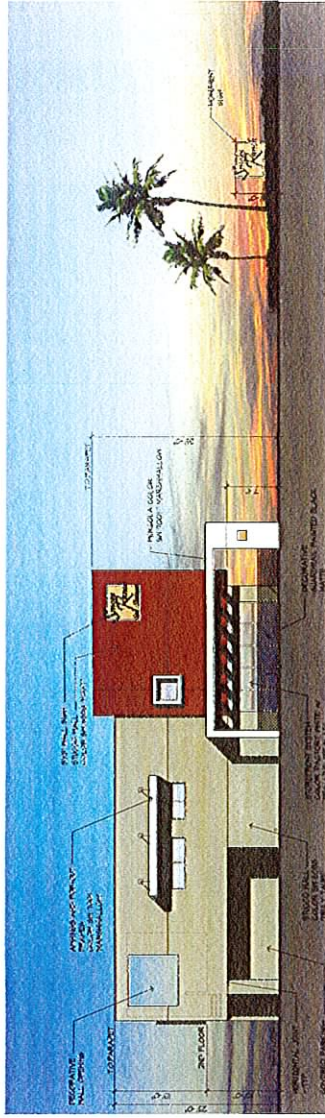
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08/30/12 08/06/08
08/27/09
11/26/08

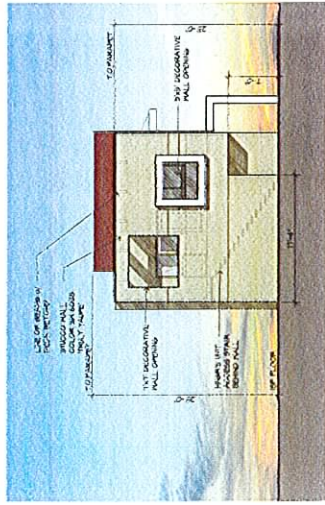
FACE DRAINAGE CANAL

SCALE 1/8"=1'-0"

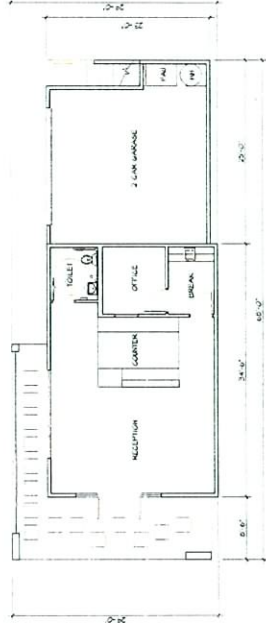




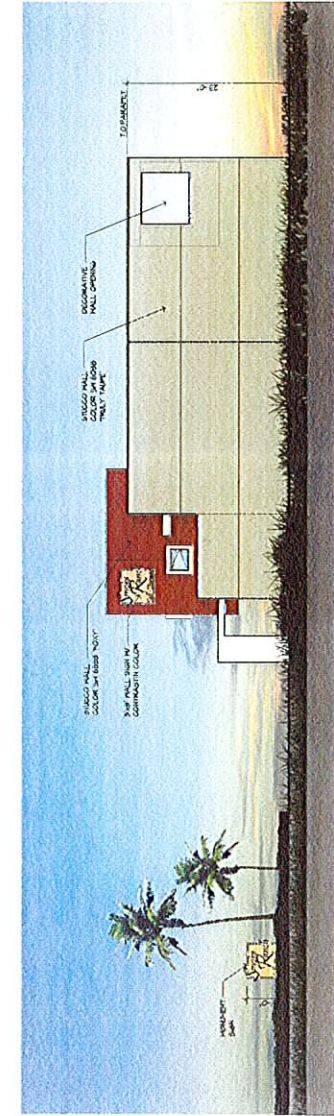
NORTH ELEVATION



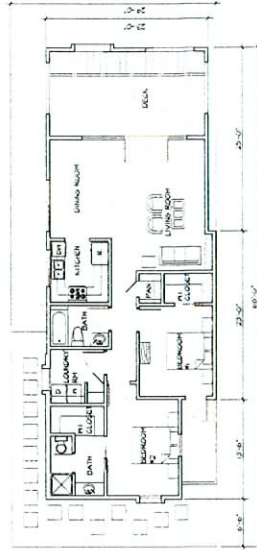
SOUTH ELEVATION



OFFICE



WEST ELEVATION



MANAGER'S UNIT

SMOKE RANCH SELF STORAGE
LAS VEGAS, NV

OFFICE AND MGR'S UNIT PLAN

RECEIVED

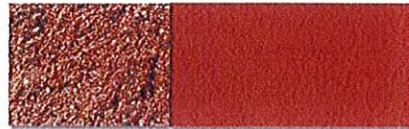
DEC 29 2008

**SDR-32555
REVISED
01/22/09 PC**

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 'MARSHMALLOW'



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.				