

December 29, 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 Variance of Building Setbacks

The request for a Variance to allow a one-foot setback along the south perimeter where 25 feet is required; to allow a one-foot setback along portions of the north, west and east perimeters where 10 feet is required; to allow a lot coverage of 59% where 30% is the maximum permitted; and to allow a 60-foot wide lot where 100 feet is the minimum required.

The building setback variance request is based upon the unique site configuration, the site location and the existing adjacent uses. The site is immediately adjacent to a drainage channel to the east, a church facility to the west and a public park to the south. The majority of the site is behind the church property's parking lot. The northern portion of the site features a very narrow and long shape at Smoke Ranch Road and is only 59.22 feet wide for a distance of approximately 245 feet. The southern portion of the site does widen significantly to the west. The wider southern portion of site is located between an existing church parking lot and a public park.

With the standard building setback requirements, the northern portion's narrow site width would not allow for the Office building needed for site security and would eliminate its already limited amount of street exposure which is necessary for the facility's identification to the public. The 25 foot street setback has been exceeded to provide nearly 49 feet of setback. The street setback is 34 feet and there will be 71 feet between the Office and the storage building A. A proposed 1 foot setback on west side and south sides of the joint project-existing church property lines reflects the fact that the existing church facility has an existing landscape area and an existing 6 foot high concrete block fence along the joint property line. The one foot setback at the southern property line reflects adjacency of the existing public park. In this setback it is proposed to plant espalier-type vines that will soften the building walls

This request for a variance of the building setbacks would not be detrimental to the adjacent properties and would not impact these properties due to the low height of the perimeter buildings and the effected adjacent property areas are used as a parking lot on the western side and a public park on the south side., The granting of this request would not be detrimental to nor have impact upon the adjacent properties or their use.

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