

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

 Yes x No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

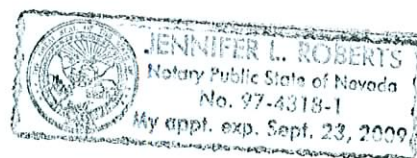
Signature of Property Owner: _____

Print Name: Husker Iny

Subscribed and sworn before me

This 9th day of December, 2008

Jennifer L. Roberts
Notary Public in and for said County and State



OWNER / DEVELOPER

CHRYSLER AMERICAN CAPITAL
5300 W. SAVANNAH AVE. #210
LAS VEGAS, NV 89117
CONTACT: JEFFREY L. KOPPEL
PHONE: 702.333.1111
FAX: 702.333.5584

ARCHITECT

ARIEL L. VALLI ARCHITECT
81 COLUMBIA DRIVE, 2ND
FLOOR, SUITE 200
LAS VEGAS, NV 89101
PHONE: 702.333.1111
FAX: 702.333.5584
WWW.ARIELVALLIARCH.COM

GENERAL INFORMATION

GENERAL PLAN: OFFICE
ZONING: HO-2
FUTURE LAND USE DESIGNATION: HO
CHURCH PROPERTY: CHURCH PROPERTY
PREVIOUS CANS: SUP. 2005
BUILDING PERMIT HISTORY: NONE
BUILDING TYPE: OFFICE BUILDING
MEDICAL BUILDING: NONE

PROJECT DATA

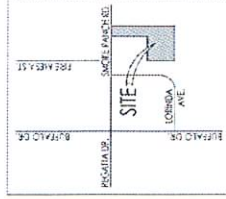
SECTION AREA: 10,000 SQ. FT.
TOTAL AREA: 13,500 SQ. FT.
T.A.R.: 13,500 SQ. FT.
BUILDING A: 12,000 SQ. FT.
BUILDING B: 12,000 SQ. FT.
BUILDING C: 12,000 SQ. FT.
TOTAL PROJECT: 36,000 SQ. FT.

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 PARKING: 13 PLOTS

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

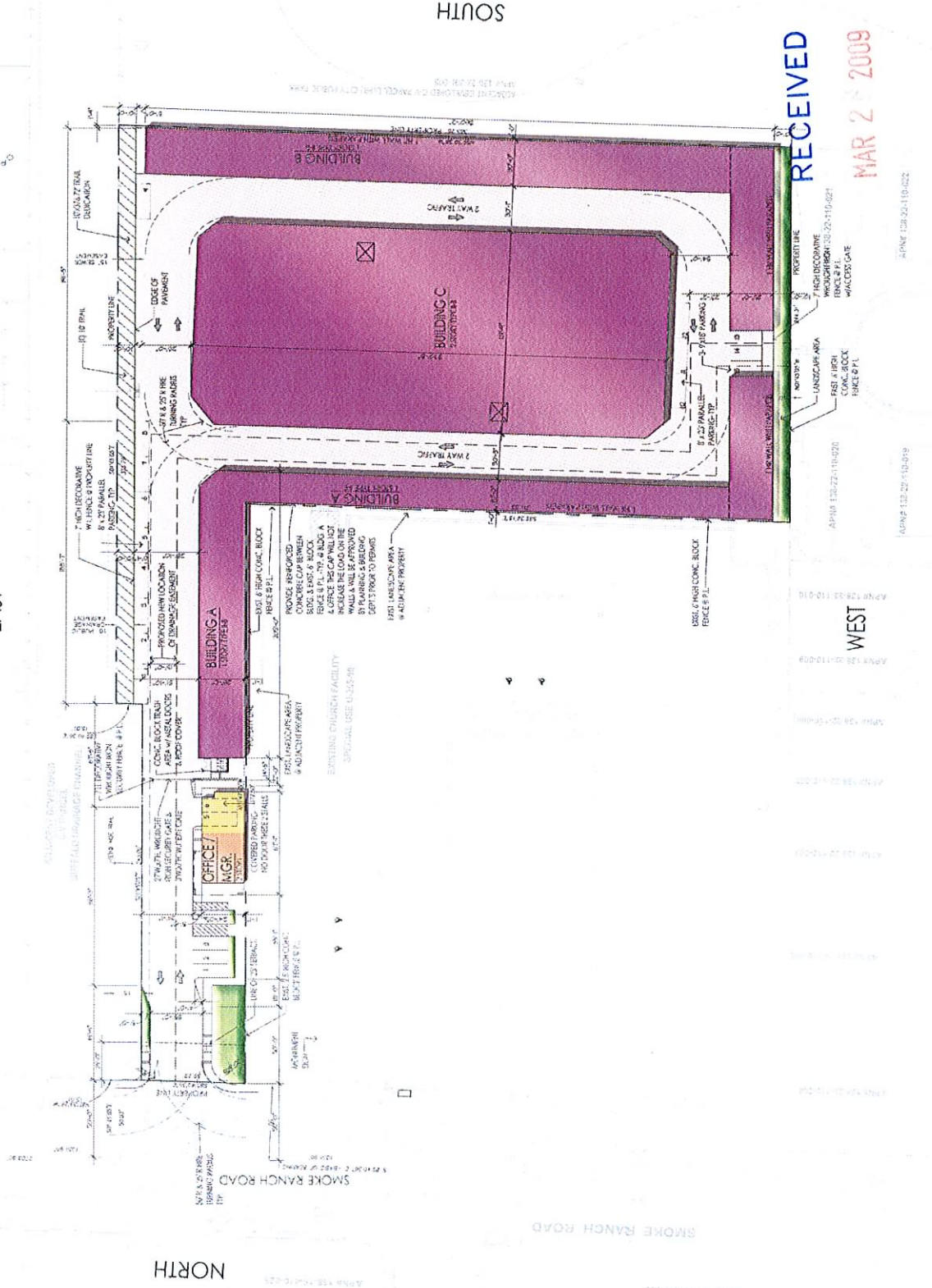
APPROX: 13,500 SQ. FT.
LANDSCAPED AREA: 13,500 SQ. FT.
TOTAL PROJECT: 36,000 SQ. FT.
TOTAL PROJECT: 36,000 SQ. FT.



VICINITY MAP
N.E.



EAST



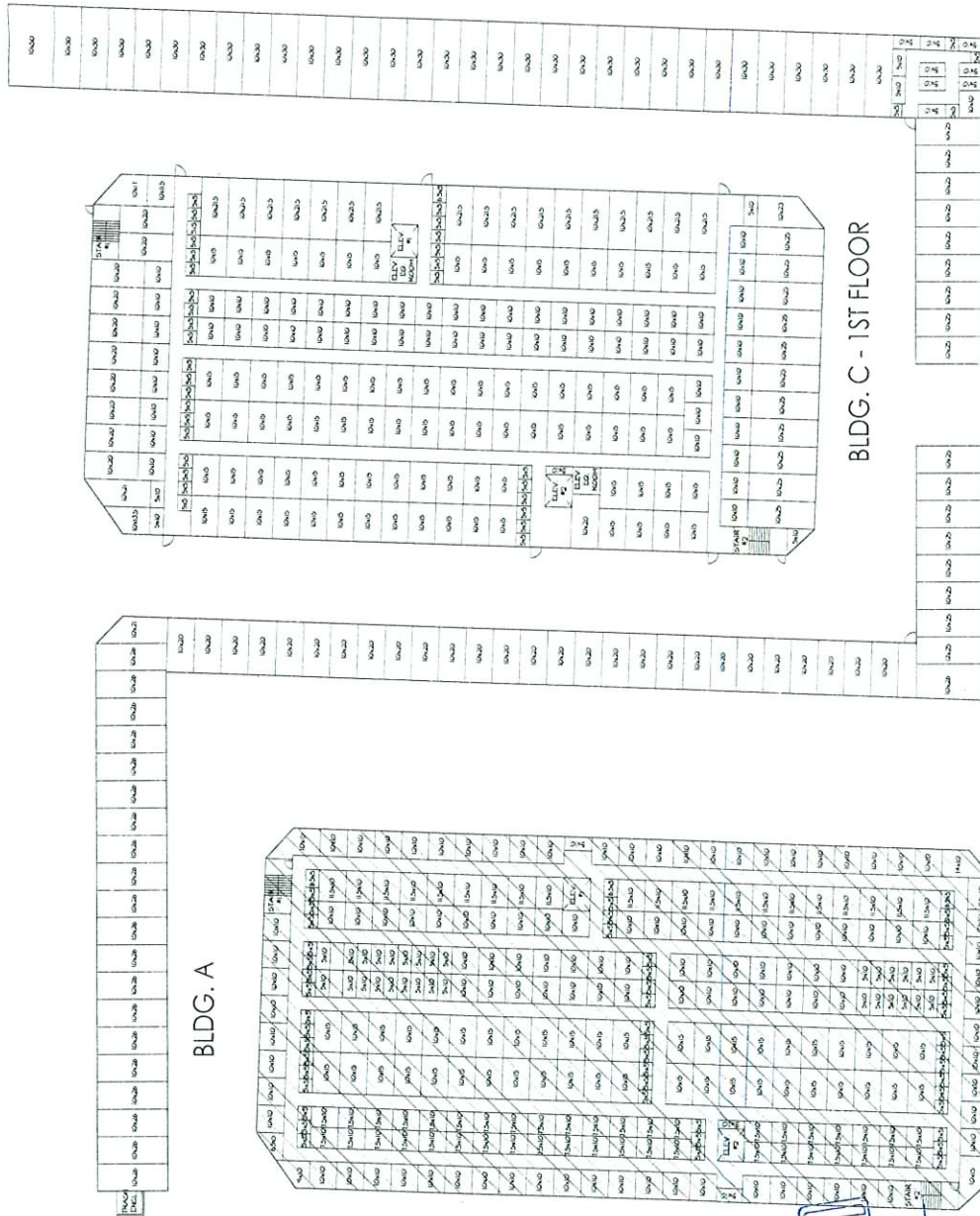
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SMOKE RANCH SELF STORAGE
LAS VEGAS, NV

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

SITE PLAN

SCALE 1" = 30'

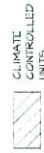


BLDG. A

BLDG. C - 2ND FLOOR

BLDG. C - 1ST FLOOR

BLDG. B



UNIT SIZE	UNIT QTY	TOTAL QTY
5.5 x 5.5	25	25
5.5 x 10	30	30
5.5 x 15	27.5	27.5
5.5 x 20	25	25
5.5 x 25	15	15
5.5 x 30	10	10
5.5 x 35	10	10
5.5 x 40	10	10
5.5 x 45	10	10
5.5 x 50	10	10
5.5 x 55	10	10
5.5 x 60	10	10
5.5 x 65	10	10
5.5 x 70	10	10
5.5 x 75	10	10
5.5 x 80	10	10
5.5 x 85	10	10
5.5 x 90	10	10
5.5 x 95	10	10
5.5 x 100	10	10
5.5 x 105	10	10
5.5 x 110	10	10
5.5 x 115	10	10
5.5 x 120	10	10
5.5 x 125	10	10
5.5 x 130	10	10
5.5 x 135	10	10
5.5 x 140	10	10
5.5 x 145	10	10
5.5 x 150	10	10
5.5 x 155	10	10
5.5 x 160	10	10
5.5 x 165	10	10
5.5 x 170	10	10
5.5 x 175	10	10
5.5 x 180	10	10
5.5 x 185	10	10
5.5 x 190	10	10
5.5 x 195	10	10
5.5 x 200	10	10
5.5 x 205	10	10
5.5 x 210	10	10
5.5 x 215	10	10
5.5 x 220	10	10
5.5 x 225	10	10
5.5 x 230	10	10
5.5 x 235	10	10
5.5 x 240	10	10
5.5 x 245	10	10
5.5 x 250	10	10
5.5 x 255	10	10
5.5 x 260	10	10
5.5 x 265	10	10
5.5 x 270	10	10
5.5 x 275	10	10
5.5 x 280	10	10
5.5 x 285	10	10
5.5 x 290	10	10
5.5 x 295	10	10
5.5 x 300	10	10
5.5 x 305	10	10
5.5 x 310	10	10
5.5 x 315	10	10
5.5 x 320	10	10
5.5 x 325	10	10
5.5 x 330	10	10
5.5 x 335	10	10
5.5 x 340	10	10
5.5 x 345	10	10
5.5 x 350	10	10
5.5 x 355	10	10
5.5 x 360	10	10
5.5 x 365	10	10
5.5 x 370	10	10
5.5 x 375	10	10
5.5 x 380	10	10
5.5 x 385	10	10
5.5 x 390	10	10
5.5 x 395	10	10
5.5 x 400	10	10
5.5 x 405	10	10
5.5 x 410	10	10
5.5 x 415	10	10
5.5 x 420	10	10
5.5 x 425	10	10
5.5 x 430	10	10
5.5 x 435	10	10
5.5 x 440	10	10
5.5 x 445	10	10
5.5 x 450	10	10
5.5 x 455	10	10
5.5 x 460	10	10
5.5 x 465	10	10
5.5 x 470	10	10
5.5 x 475	10	10
5.5 x 480	10	10
5.5 x 485	10	10
5.5 x 490	10	10
5.5 x 495	10	10
5.5 x 500	10	10
5.5 x 505	10	10
5.5 x 510	10	10
5.5 x 515	10	10
5.5 x 520	10	10
5.5 x 525	10	10
5.5 x 530	10	10
5.5 x 535	10	10
5.5 x 540	10	10
5.5 x 545	10	10
5.5 x 550	10	10
5.5 x 555	10	10
5.5 x 560	10	10
5.5 x 565	10	10
5.5 x 570	10	10
5.5 x 575	10	10
5.5 x 580	10	10
5.5 x 585	10	10
5.5 x 590	10	10
5.5 x 595	10	10
5.5 x 600	10	10
5.5 x 605	10	10
5.5 x 610	10	10
5.5 x 615	10	10
5.5 x 620	10	10
5.5 x 625	10	10
5.5 x 630	10	10
5.5 x 635	10	10
5.5 x 640	10	10
5.5 x 645	10	10
5.5 x 650	10	10
5.5 x 655	10	10
5.5 x 660	10	10
5.5 x 665	10	10
5.5 x 670	10	10
5.5 x 675	10	10
5.5 x 680	10	10
5.5 x 685	10	10
5.5 x 690	10	10
5.5 x 695	10	10
5.5 x 700	10	10
5.5 x 705	10	10
5.5 x 710	10	10
5.5 x 715	10	10
5.5 x 720	10	10
5.5 x 725	10	10
5.5 x 730	10	10
5.5 x 735	10	10
5.5 x 740	10	10
5.5 x 745	10	10
5.5 x 750	10	10
5.5 x 755	10	10
5.5 x 760	10	10
5.5 x 765	10	10
5.5 x 770	10	10
5.5 x 775	10	10
5.5 x 780	10	10
5.5 x 785	10	10
5.5 x 790	10	10
5.5 x 795	10	10
5.5 x 800	10	10
5.5 x 805	10	10
5.5 x 810	10	10
5.5 x 815	10	10
5.5 x 820	10	10
5.5 x 825	10	10
5.5 x 830	10	10
5.5 x 835	10	10
5.5 x 840	10	10
5.5 x 845	10	10
5.5 x 850	10	10
5.5 x 855	10	10
5.5 x 860	10	10
5.5 x 865	10	10
5.5 x 870	10	10
5.5 x 875	10	10
5.5 x 880	10	10
5.5 x 885	10	10
5.5 x 890	10	10
5.5 x 895	10	10
5.5 x 900	10	10
5.5 x 905	10	10
5.5 x 910	10	10
5.5 x 915	10	10
5.5 x 920	10	10
5.5 x 925	10	10
5.5 x 930	10	10
5.5 x 935	10	10
5.5 x 940	10	10
5.5 x 945	10	10
5.5 x 950	10	10
5.5 x 955	10	10
5.5 x 960	10	10
5.5 x 965	10	10
5.5 x 970	10	10
5.5 x 975	10	10
5.5 x 980	10	10
5.5 x 985	10	10
5.5 x 990	10	10
5.5 x 995	10	10
5.5 x 1000	10	10

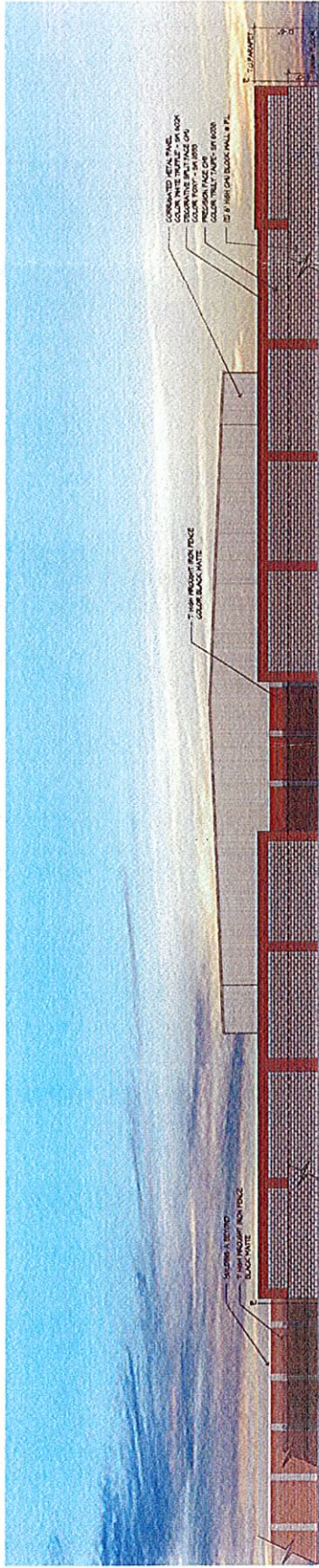
BLDG. NAME: BLDG. USE: BLDG. AREA: 100,000 SQ. FT.
 DISTANCE: 51' 13.00' 200' 200'
 SURFACE: 51' 13.00' 200' 200'

SDR-32555

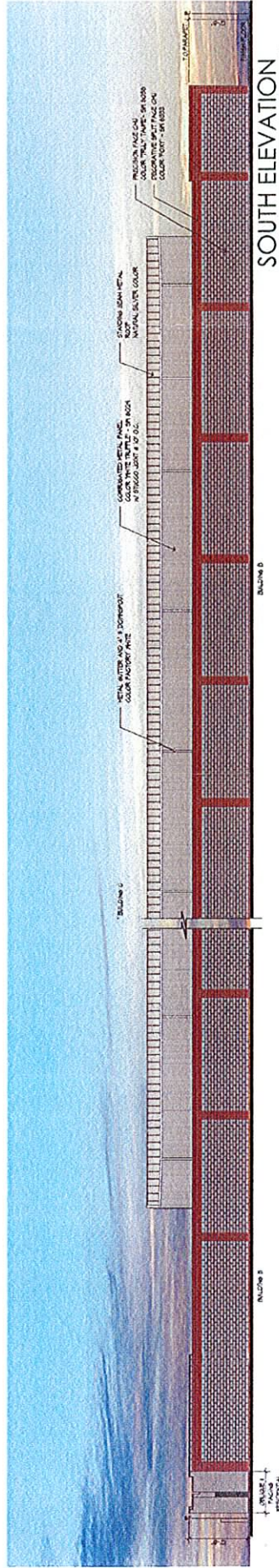
01/22/09 PC

ARTIELLO ARCHITECT
 1000 W. LAS VEGAS BLVD.
 LAS VEGAS, NV 89101

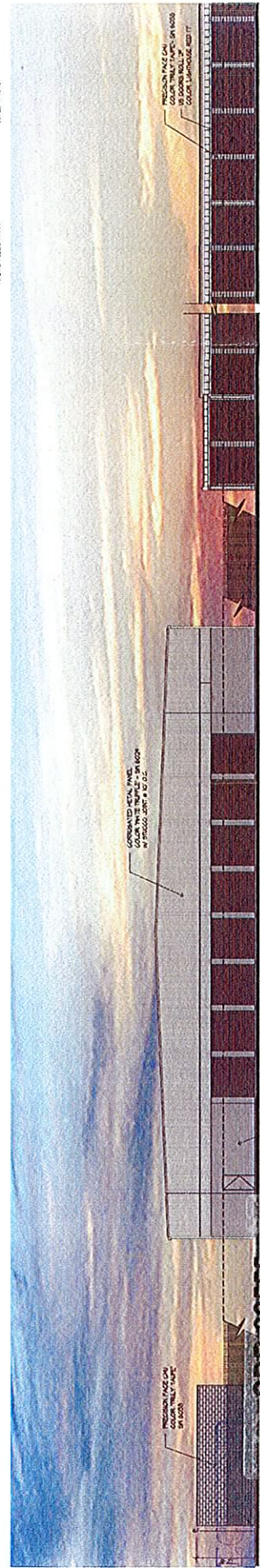
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 DEC 09 2008



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

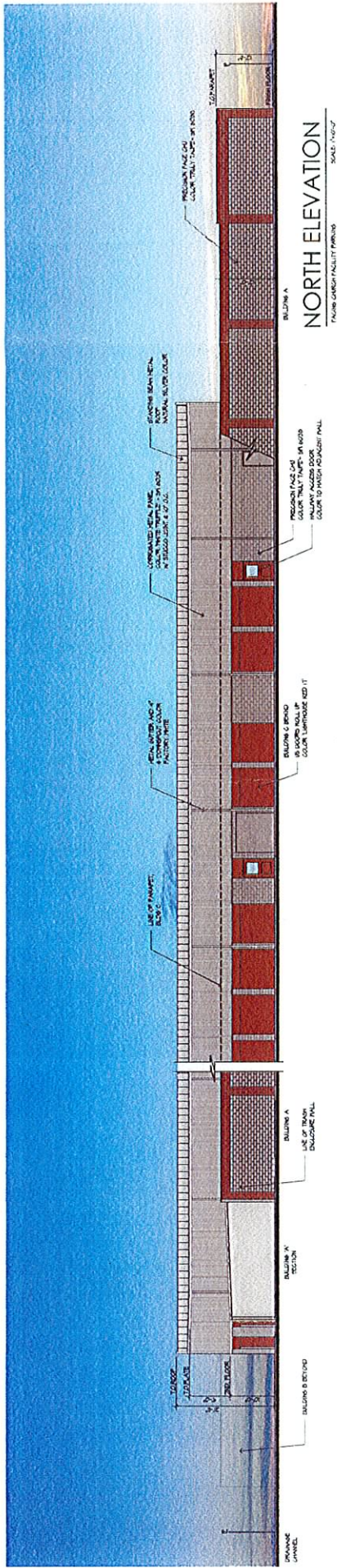
ELEVATIONS

SCALE 1"=10'-0"

08/30/12 08/06/08
08/27/09
11/04/08

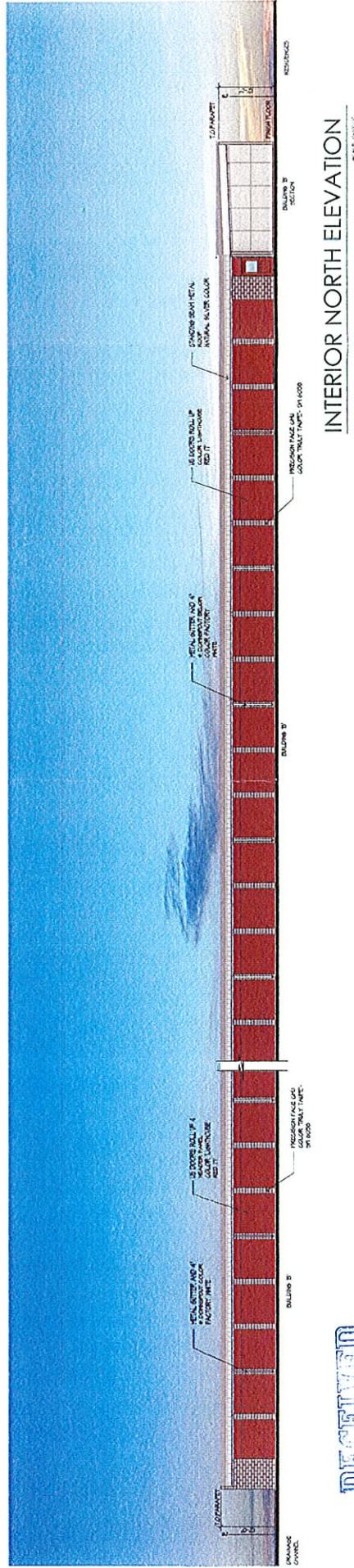
FACE DRAINAGE CANAL

SCALE 1/8"=1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



INTERIOR NORTH ELEVATION

SCALE: 1/4" = 1'-0"

RECEIVED
DEC 03 2008

SMOKE RANCH SELF STORAGE
LAS VEGAS, NV

ELEVATIONS

SCALE: 1/4" = 1'-0"

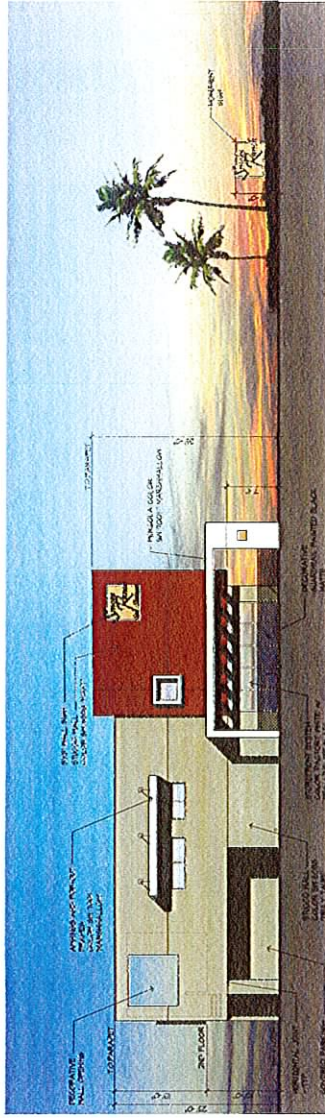
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07/02/08
10/07/08



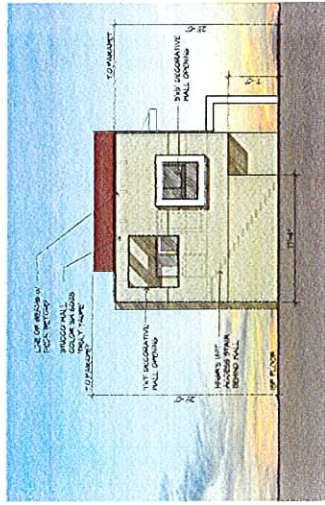
SDR-32555
01/22/09 PC

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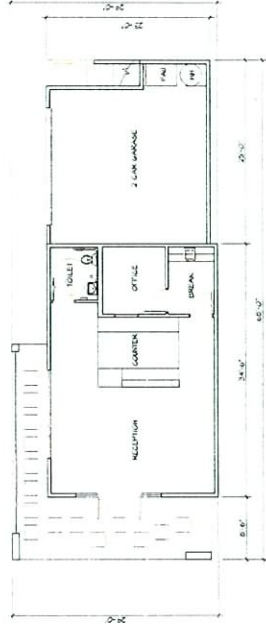
ARIEL L. VALLI ARCHITECT
31 COLUMBIA AVE. 3RD FLOOR
ALISO VIEJO CA 92555
TEL: 949 244 1177
FAX: 949 244 1178



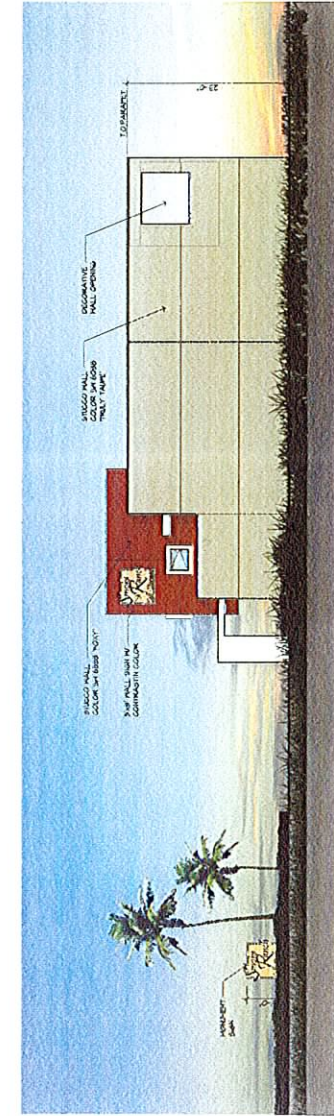
NORTH ELEVATION



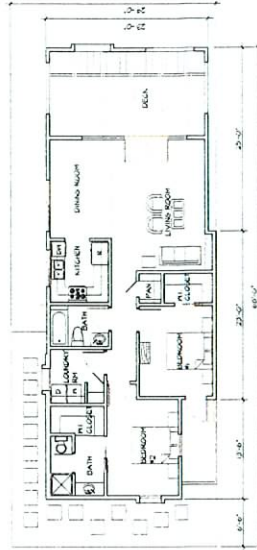
SOUTH ELEVATION



OFFICE



WEST ELEVATION



MANAGER'S UNIT

SMOKE RANCH SELF STORAGE
LAS VEGAS, NV

OFFICE AND MGR'S UNIT PLAN

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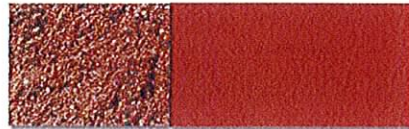
DEC 29 2008

**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 '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.				