

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 Site Development Review 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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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 Waiver of Perimeter Landscape Setbacks Letter of Justification

Request to allow a Waiver to allow a zero-foot landscape buffer along the east, south, north and a portion of the west perimeters where eight feet is required.

The perimeter landscape waiver request is based upon the site configuration and the existing adjacent uses. The northern portion of the site at the street is only 59.22 feet wide and this width continues southerly for 245 feet. With the standard landscape requirements this narrow site width would not allow for the Office building needed for site security and a limited amount of street exposure necessary for the facility's identification to the public. The north side of the property adjacent to the existing church facility reflects the existing conditions of this property's installed landscape area and the condition that any landscaping installed on the subject property faces a parking lot at the rear of the church's property. The church property also has an existing 6 foot high concrete block fence along their property line which restricts the view of any landscaping which would have been installed along this area of the site. The granting of the request would not be detrimental to the parking lot users as landscaping does exist currently and any additional landscaping would not be readily visible from the street or add significantly to this area.

The waiver request for the southern side would not impact the existing adjacent landscaped park as the 25 setback would not be a significant addition to the park area or features. The landscape setback generally serves as a buffer between uses with structures and more active uses. Since the park already serves as this buffer, the granting of the waiver would not be detrimental to users or have an impact on them.

The east side is again restricted by the narrow lot width beginning at the street and proceeding southerly for 245 feet. The site does widen beyond this distance but at this point a 10 foot wide drainage easement and a 15 foot sewer easement begin and continue to the southern property line. A gravel ground cover could be provided along these two easements at this wider southerly section of the property. As this eastern side of the property abutts the Buffalo Drainage Channel, the deletion of the landscape border along the narrow portion of site should not adversely impact the adjacent users.

The west side waiver is requested due to the 59.22 foot site width for 377.50 feet from the street southerly to the south property line of the adjacent church facility parking lot. This lot is landscaped and bordered on this joint property line by an existing 6 foot high concrete block fence. The proposed landscape area in this portion of the site is limited to the site drive entry which allows some landscaping on the northwestern corner of the site. The loss of landscape buffer in this portion would not be detrimental to the adjacent property since this property already has landscaping and the existing concrete block fence would screen the view of the project site from the adjacent properties. The southwest portion of the site adjacent to the residential uses has a 10 foot landscape setback although this area also has an existing 6 foot high concrete block fence between the properties. It is proposed to mitigate the deletion of the landscape buffer by providing an espalier effect on the south side of building B, the western side of Buildings A & B through the introduction of a climbing or espalier vine such as creeping fig, catsclaw or other vine with similar characteristics that would soften the building.

The granting of this request would not be detrimental to nor have impact upon the adjacent properties or their use.

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