



City of Las Vegas Planning
333 North Rancho Drive
Las Vegas, NV 89106

RE: Justification Letter for Caroline's Court North Parcel Mini-Storage Facility
Site Development Plan Review, Special Use Permit, Review of Conditions

To whom it may concern,

The developer for this parcel is proposing an approximately 75,000 self-storage mini-storage facility on parcel 125-17-214-001. There is, currently, no development on this parcel. Although residential does border the north property line, there will only be single-story storage buildings along the north. Only the buildings towards the center of the property will be two-story buildings. The building facades will reflect that of the existing shopping centers in the area as well.

There will be boat and RV storage located in the center of the parcel that will be screened by a CMU wall and will not be visible from any location on or adjacent to this property. This project will have a security wall around the entire property and be secured 24 hours a day, seven days a week with automated gates that can only be opened by customers and authorized personnel.

With this Special Use Permit submittal, this use is within the current zoning and does not require any General Plan Amendment or Zone Change and will be in compliance with the T-C zoning requirements as outlined in the City of Las Vegas Title 19 Unified Development Code.

We are applying for Review of Conditions with regard to the previously approved SDR-20496 application as that development was much different than what we are proposing. Below is a list of the Conditions of Approval that we wish to have reviewed/removed either in their entirety or in specific parts which do not apply to our project:

<u>Condition #</u>	<u>Explanation for Review Request</u>
1	Without knowledge of these conditions, some may or may not apply to our project
3	Date(s) on submitted plans will be different than those listed in condition
4	Date(s) on submitted plans will be different than those listed in condition

SUP-64857 and SDR-64859

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| 7 | No drive through is proposed on this project |
| 9 | There are no retail or restaurant buildings as part of this project |
| 10 | No improvements are being proposed at or near any public right-of-way |
| 13 | There are no windows proposed on our elevations |
| 17 | Signage will be limited to only on building façade facing Durango on-ramp to I-95 |
| 21 | Mini storage facility hours are 24/7 with gated access |
| 23 | Mini storage facility hours are 24/7 with gated access |
| 24 | Northerly building as stated in condition is not a part of this project |
| 26-30 | No improvements are being proposed at or near any public right-of-way |
| 31 | Proposed project is located in northwest corner of overall commercial center |
| 32-34 | No improvements are being proposed at or near any public right-of-way |
| 35 | Requirement for traffic study may be different with regards to our proposed project versus what was originally proposed |
| 36 | Requirement for drainage study may be different with regards to our proposed project versus what was originally proposed |
| 37 | Without knowledge of these conditions, some may or may not apply to our project |



Should you have any questions regarding this application, please do not hesitate to contact me. Thank you for your consideration.

A handwritten signature in blue ink, appearing to read "K. Welden", is positioned above the printed name.

Kenneth Welden P.E.
kwelden@collinsengr.com

A second handwritten signature in blue ink, identical to the one above, is placed above the project numbers.

SUP-64857 and SDR-64859

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