

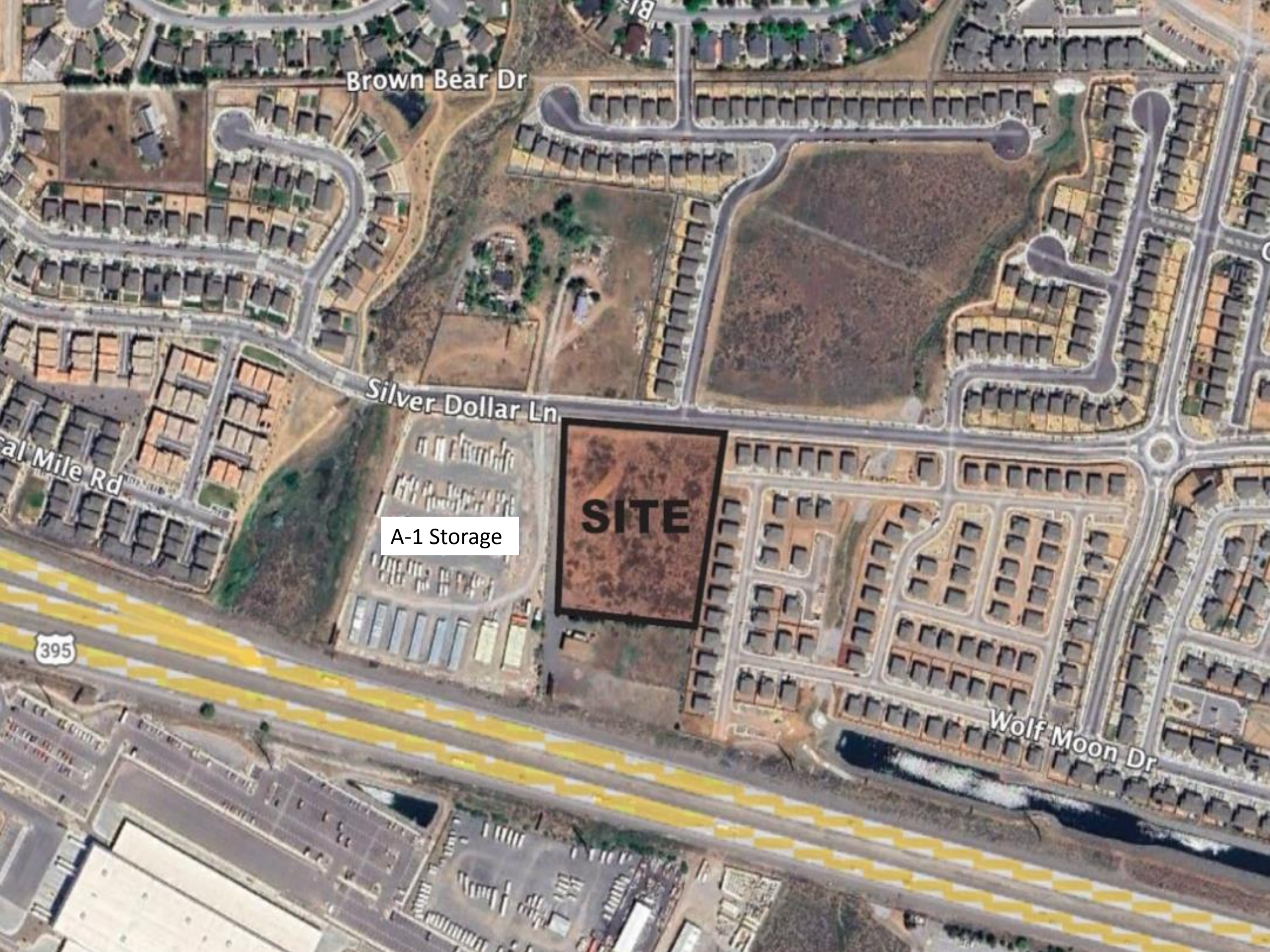
# Silver Dollar Storage CUP (item 5.4)

Reno Planning Commission – May 1, 2024 at 6 p.m.

This is a request for a conditional use permit to: 1) establish a mini-warehouse use and 2) establish a nonresidential use adjacent to residentially zoned property. The ±3.94 acre site is located south of Silver Dollar Lane, near Cloudburst Drive. It is zoned General Commercial (GC) and has a Master Plan land use designation of Suburban Mixed-Use (SMU).







Brown Bear Dr

Silver Dollar Ln

al Mile Rd

A-1 Storage

**SITE**

395

Wolf Moon Dr



ollar Ln

Silver Dollar Ln

Silver Dollar Ln

A-1 Storage

RV Parking

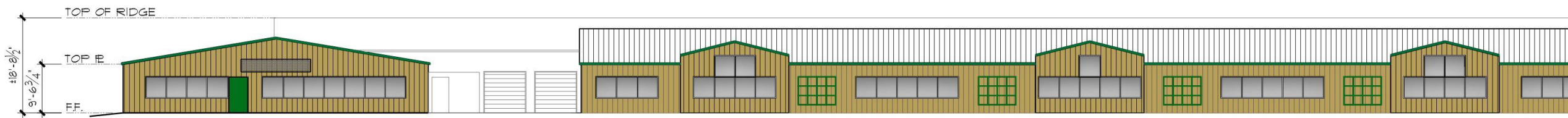
Mini Storage units

Tranquil S

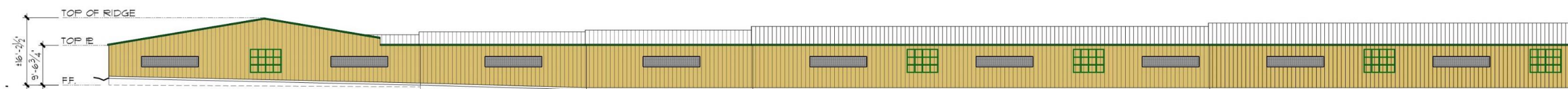
Pleasant Vista Dr







North Elevation – Facing the street (Silver Dollar)



East Elevation – Facing the residential

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View of Site from Freeway (Residential Adjacency on east side) which is a CUP item





View of adjacency storage on the west side





House between storage and the freeway



# Project Description & Operational Characteristics

- The project includes 400 mini storage spaces and 50 RV parking spaces.
- This is all one story units, with a height of 18'
- There are 3 parking spaces (condition accepted for 5) provided onsite.
- Gate hours are from 6 am to 9 pm, 7 days per week.
- Office hours are from 8 am to 5 pm, 7 days per week
- This will be restricted access with key card required for Tenants only.
- There will be a manager's office but there is not an on-site residence.



# **The Development Team**

Owner & Developer, Nevada Storage Partners LLC

Brandt Kennedy, P.E: K2 Engineering: Civil Engineer

John Krmpotic, KLS Planning: Land Use & Community  
Planning

Brooke Oswald, Aryte Group: Planning & Design

## Questions & Comments Please!