



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) MOD, ZON, SDR, VAR, SUP

Project Address (Location) 3355 Cliff Shadows Parkway

Project Name Cliff Shadows Storage **Proposed Use** _____

Assessor's Parcel #(s) a portion of 137-12-401-001 **Ward #** 4

General Plan: Existing _____ Proposed _____ **Zoning:** Existing C-V Proposed PD

Additional Information _____

Property Owner USA and City of Las Vegas Lease **Contact** N/A

Address _____ **City** _____ **State** _____ **Zip** _____

E-mail _____ **Phone** _____

Applicant Orec LV GP, LLC **Contact** Sean Dalesandro

Address 3717 Canis Minor Ln, #11104 **City** Henderson **State** NV **Zip** 89052

E-mail sean@ospreyrec.com **Phone** _____

Representative Kaempfer Crowell **Contact** Tony Celeste

Address 1980 Festival Plaza Drive, Suite 650 **City** Las Vegas **State** NV **Zip** 89135

E-mail aceleste@kcnvlaw.com **Phone** 702-792-7000

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 ☒ 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)** _____

Partner(s) _____

* I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

* Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature

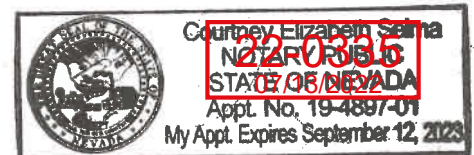
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name SEAN DALESANDRO

Subscribed and sworn before me

This 13th day of July, 2022

Notary Public in and for said County and State



SITE DATA

JURISDICTION:	CITY OF LAS VEGAS
PARCEL #:	1312401001
CURRENT PROPOSED ZONING CLASSIFICATION:	U-PD UNDEVELOPED / PD PLANNED DEVELOPMENT
CURRENT PROPOSED GENERAL PLAN AMENDMENT:	XX-XXXX
ACREAGE:	+/- 19.97 ACRES
TOTAL BUILDING AREA:	MIN STORAGE = +/- 112,000 SF - 4 STORY NEW BUILDING AREA: +/- 112,000 SF

PARKING ANALYSIS

CLINIC NAME:	MMIS CHANGE
CLINIC ADDRESS:	+/- 112,000 SF
CLINIC PHONE:	
CLINIC FAX:	
CLINIC TYPE:	
CLINIC STATUS:	
CLINIC CATEGORY:	
CLINIC SUBCATEGORY:	
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SITE PLAN KEYNOTES

SCENARIO	DESCRIPTION
1	NEW APARTMENT
2	EXISTING APARTMENT
3	STANDARD PARKING
4	VAI ACCESSIBLE (ADAPTED PARKING SPACE WITH IMPROVED)
5	COMPACT PARKING
6	TRUCK EXISTAL PARKING
7	LANDSCAPE AREA
8	WATER ELEMENTS
9	TRAILER CONSISTENCY WITH THE ARCHITECTURAL CHARACTER OF THE
10	TRAILER CONSISTENCY WITH THE ARCHITECTURAL CHARACTER OF THE
11	EXTERIOR
12	WINDSHIELD PARK SPACE
13	WINDSHIELD PARK SPACE
14	WINDSHIELD PARK SPACE
15	PARKING IN THE LOCATION
16	TRUCK EXISTAL PARKING
17	TRUCK EXISTAL PARKING
18	LANDSCAPE AREA
19	TRUCK EXISTAL PARKING
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100	TRUCK EXISTAL PARKING

IMPORTANT!!
THE DRAWING AND UTILITY EASEMENTS SHOWN ARE BASED ON A POF OF A PROFESSIONAL SURVEY PROVIDED BY THE CLIENT. CARROLL DESIGN COLLABORATIVE DOES NOT ACCEPT ANY LIABILITY FOR ANY ISSUES DUE TO DISCREPANCIES WITH ACTUAL EXISTING CONDITIONS AND SETBACKS/BOUNDARIES.



CLIFF SHADOWS
STORAGE

Consultant

APN: 1371241001

Project Name	CLIFF SHADOWS STORAGE
Location	CLIFF SHADOWS STORAGE
Date	XX JUN 2021
No.	



LANDSCAPE PLAN -
COLOR
Project Number
22-016
6/15/2022 4:45:23 PM

ENT 1.003

LANDSCAPE LEGEND (TREES)			
SYMBOL	SIZE	COMMON NAME	BOTANICAL NAME
(Symbol)	24 INCH BOX	DESERT MULCH	PERGANDORA X
(Symbol)	24 INCH BOX	DESERT MULCH	PERGANDORA X
(Symbol)	24 INCH BOX	DESERT MULCH	PERGANDORA X

LANDSCAPE LEGEND (SHRUBS)			
SYMBOL	SIZE	COMMON NAME	BOTANICAL NAME
(Symbol)	5 GALLON	BALL GRASS	MAHLEBERGIA
(Symbol)	5 GALLON	CHOCOLATE	CHOCOLATE
(Symbol)	5 GALLON	CHOCOLATE	CHOCOLATE
(Symbol)	5 GALLON	CHOCOLATE	CHOCOLATE
(Symbol)	5 GALLON	CHOCOLATE	CHOCOLATE

ROCK MULCH

APN: 1371241001
THE CONTRACTOR SHALL SUBMIT A SAMPLE OF THE ROCK MULCH TO THE LANDSCAPE ARCHITECT FOR APPROVAL. THE ROCK MULCH SHALL BE 1/2" TO 1 1/2" IN SIZE, LIGHT TONE, AND FREE OF DEBRIS. THERE ARE TO BE NO DARK SPOTS OR DARK SPOTS. THE TOP OF ROCK MULCH SHALL BE 1" BELOW FINISH SURFACE OF ADJACENT PAVING.

THE CONTRACTOR SHALL SUBMIT A SAMPLE OF THE ROCK MULCH TO THE LANDSCAPE ARCHITECT FOR APPROVAL. THE ROCK MULCH SHALL BE 1/2" TO 1 1/2" IN SIZE, LIGHT TONE, AND FREE OF DEBRIS. THERE ARE TO BE NO DARK SPOTS OR DARK SPOTS. THE TOP OF ROCK MULCH SHALL BE 1" BELOW FINISH SURFACE OF ADJACENT PAVING.

22-0335
06/16/2022



22-0335
06/16/2022

Consultant

CLIFF SHADOWS STORAGE

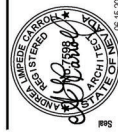
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Project Name

Description

Date

No.



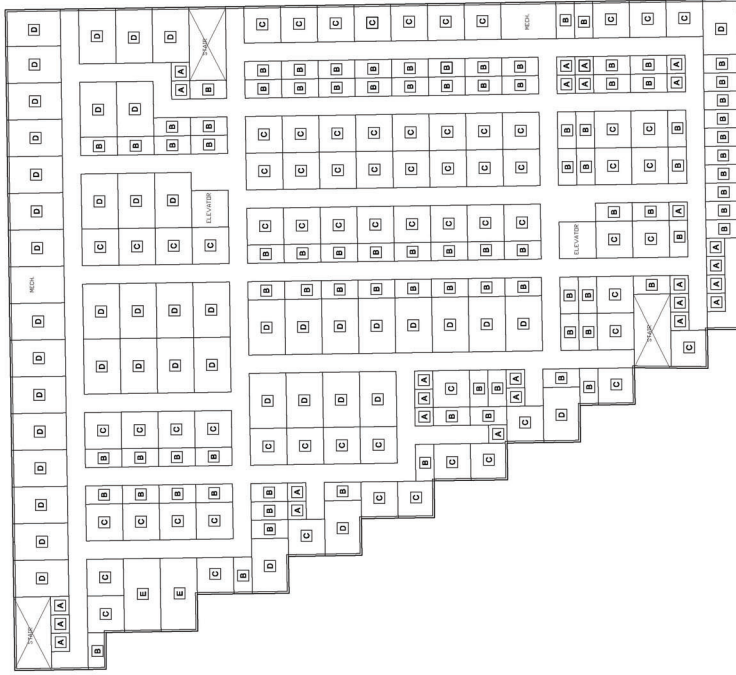
Seal

FLOORPLANS

Project Number
22-016

ENT3.102

22-0335
06/16/2022



B | THIRD FLOOR PLAN
SCALE: 1"=32'-0"
0 16 32 64
NORTH



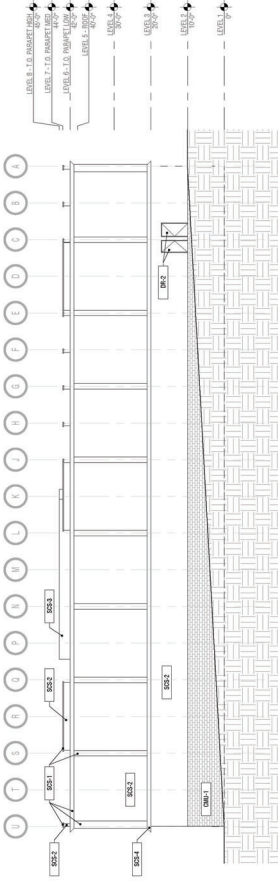
A | SECOND FLOOR PLAN
SCALE: 1"=32'-0"
0 16 32 64
NORTH

EXTERIOR FINISH LEGEND

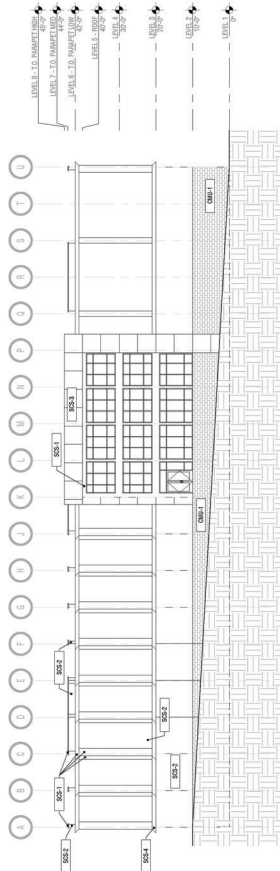
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EXTERIOR ELEVATION KEYNOTES

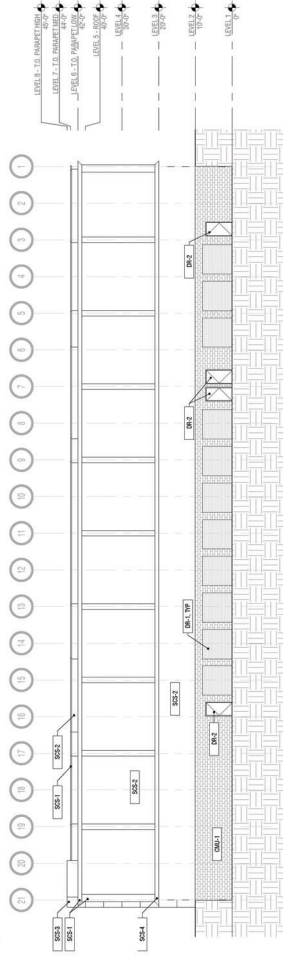
- KEYNOTES
1 REVEAL



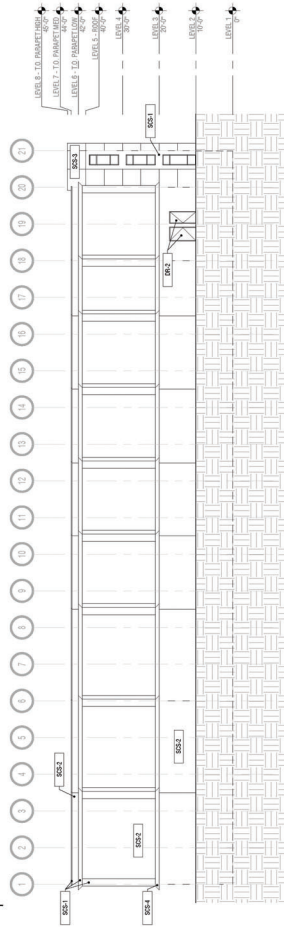
1 | NORTH ELEVATION



2 | SOUTH ELEVATION



EAST ELEVATION



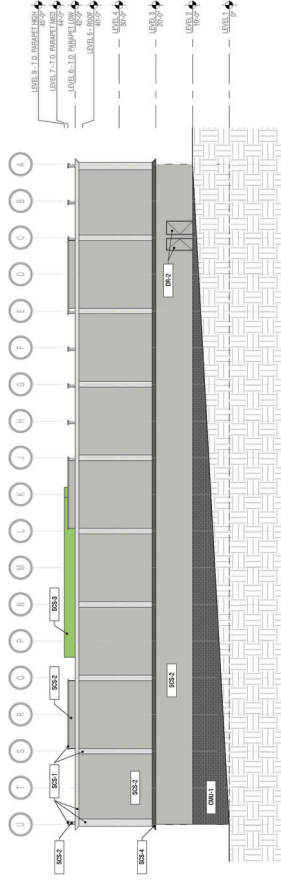
WEST ELEVATION

EXTERIOR FINISH LEGEND

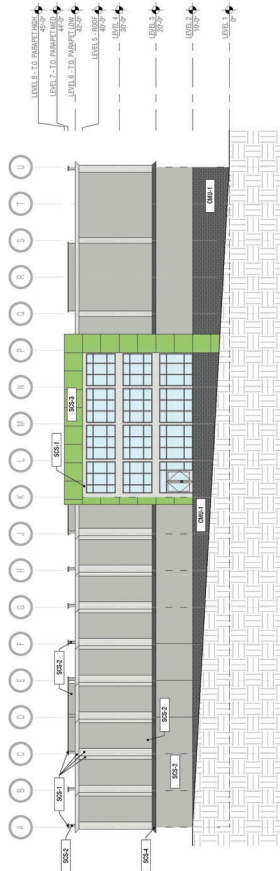
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DS0-1	ITEM NAME	8" H x 8" P
	ITEM CODE	CONCRETE
	UNIT	PER SQ YD
	ITEM DESCRIPTION	8" CONCRETE PROTECTIVE TREATMENT (PERFORM RELEASE TEST)
DS0-2	ITEM NAME	8" H x 8" P
	ITEM CODE	CONCRETE
	UNIT	PER SQ YD
	ITEM DESCRIPTION	8" CONCRETE PROTECTIVE TREATMENT (PERFORM RELEASE TEST)
DS0-3	ITEM NAME	8" H x 8" P
	ITEM CODE	CONCRETE
	UNIT	PER SQ YD
	ITEM DESCRIPTION	8" CONCRETE PROTECTIVE TREATMENT (PERFORM RELEASE TEST)
DS0-4	ITEM NAME	8" H x 8" P
	ITEM CODE	CONCRETE
	UNIT	PER SQ YD
	ITEM DESCRIPTION	8" CONCRETE PROTECTIVE TREATMENT (PERFORM RELEASE TEST)
DS0-5	ITEM NAME	8" H x 8" P
	ITEM CODE	CONCRETE
	UNIT	PER SQ YD
	ITEM DESCRIPTION	8" CONCRETE PROTECTIVE TREATMENT (PERFORM RELEASE TEST)
DS0-6	ITEM NAME	8" H x 8" P
	ITEM CODE	CONCRETE
	UNIT	PER SQ YD
	ITEM DESCRIPTION	8" CONCRETE PROTECTIVE TREATMENT (PERFORM RELEASE TEST)
DS0-7	ITEM NAME	8" H x 8" P
	ITEM CODE	CONCRETE
	UNIT	PER SQ YD
	ITEM DESCRIPTION	8" CONCRETE PROTECTIVE TREATMENT (PERFORM RELEASE TEST)
DS0-8	ITEM NAME	8" H x 8" P
	ITEM CODE	CONCRETE
	UNIT	PER SQ YD
	ITEM DESCRIPTION	8" CONCRETE PROTECTIVE TREATMENT (PERFORM RELEASE TEST)
DS0-9	ITEM NAME	8" H x 8" P
	ITEM CODE	CONCRETE
	UNIT	PER SQ YD
	ITEM DESCRIPTION	8" CONCRETE PROTECTIVE TREATMENT (PERFORM RELEASE TEST)
DS0-10	ITEM NAME	8" H x 8" P
	ITEM CODE	CONCRETE
	UNIT	PER SQ YD
	ITEM DESCRIPTION	8" CONCRETE PROTECTIVE TREATMENT (PERFORM RELEASE TEST)
DS0-11	ITEM NAME	8" H x 8" P
	ITEM CODE	CONCRETE
	UNIT	PER SQ YD
	ITEM DESCRIPTION	8" CONCRETE PROTECTIVE TREATMENT (PERFORM RELEASE TEST)
DS0-12	ITEM NAME	8" H x 8" P
	ITEM CODE	CONCRETE
	UNIT	PER SQ YD
	ITEM DESCRIPTION	8" CONCRETE PROTECTIVE TREATMENT (PERFORM RELEASE TEST)

EXTERIOR ELEVATION KEYNOTES

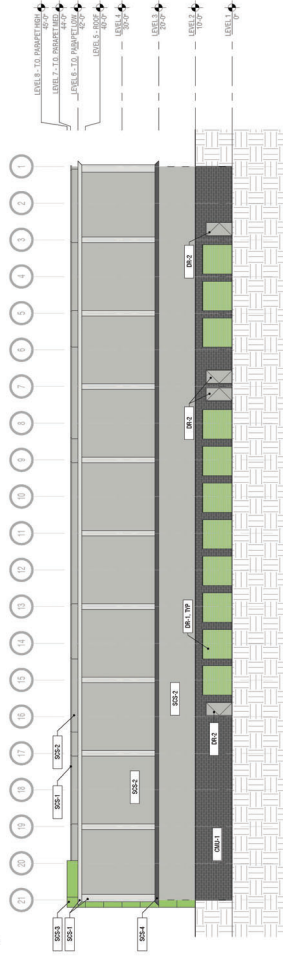
REVIEWS



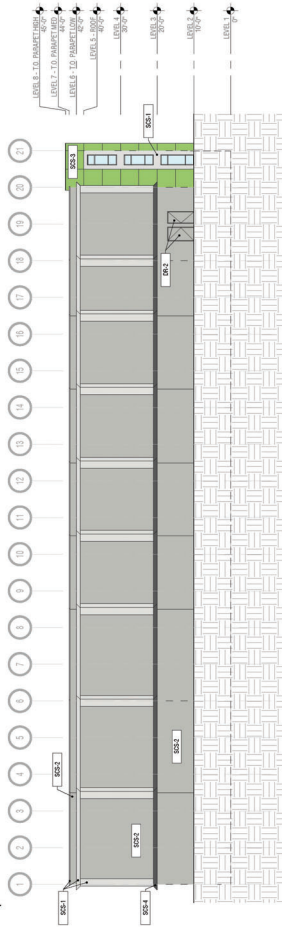
1 | NORTH ELEVATION



SOUTH ELEVATION



2 | EAST ELEVATION



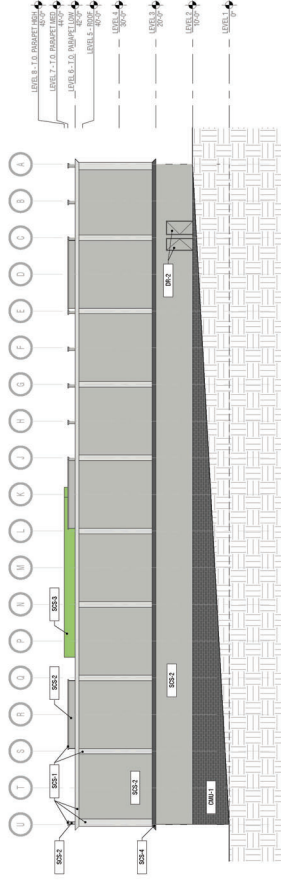
WEST ELEVATION

EXTERIOR FINISH LEGEND

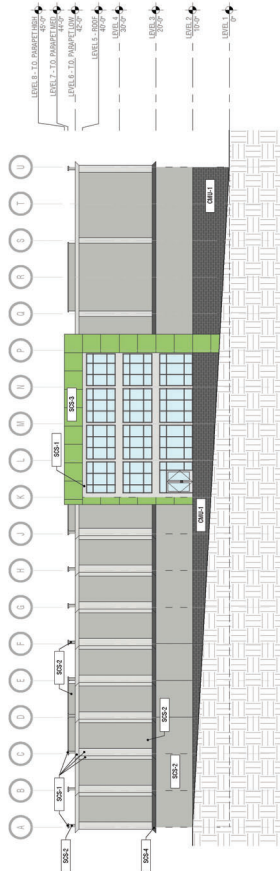
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EXTERIOR ELEVATION KEYNOTES

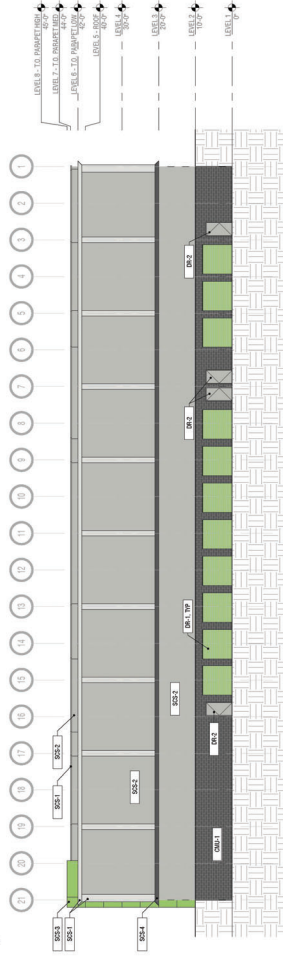
REVIEWS



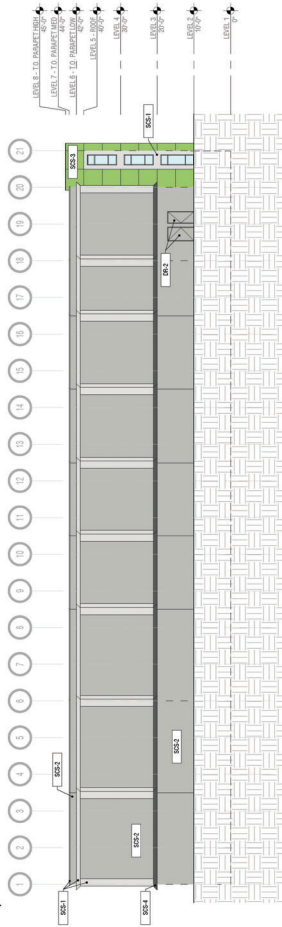
1 | NORTH ELEVATION



SOUTH ELEVATION



2 | EAST ELEVATION



WEST ELEVATION