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June 16, 2022

**VIA UPLOAD**

City of Las Vegas  
PLANNING & DEVELOPMENT DEPARTMENT  
495 S. Main St.  
Las Vegas, NV 89101

***Re: Justification Letter – OREC LV GP, LLC  
Major Modification, Zone Change, Site Development Plan Review,  
Special Use Permit for a Mini-Warehouse Development, and Variance  
to Increase Building Height  
Portion of APN: 137-12-401-001 (Cliff Shadows Parkway/Novat Street)***

To Whom It May Concern:

Our Firm represents OREC LV GP, LLC (the “Applicant”). The Applicant is proposing to develop a mini-warehouse on property located near the northwest corner of Cliff Shadows Parkway and Novat Street, more particular described as the portion of APN: 137-12-401-001 located on the east side of Cliff Shadows Parkway (the “Site”). In addition to the site development plan review for the proposed mini-warehouse development, the Applicant is requesting a major modification to the Lone Mountain West Plan, zone change, special use permit to allow a mini-warehouse use, and variance to increase building height.

**MAJOR MODIFICATION AND ZONE CHANGE**

The Site is located within the Lone Mountain West Master Development Plan and is planned Multi-Family. The Site is zoned C-V. The Applicant is requesting a major modification to Village Neighborhood and the corresponding zone change to PD for the Lone Mountain West Master Development Plan. The major modification and zone change are appropriate for the following reasons:

- The Site is not large enough to develop a multi-family development.
- The Site is adjacent to office uses to the east.
- The Site is adjacent to dense development – apartments/condos – to the north.
- The Site is near the Cheyenne/215 interchange where large scale commercial uses are located.

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Therefore, a major modification to Village Neighborhood and zone change to PD are harmonious and compatible to the area.

### **SPECIAL USE PERMIT, SITE DEVELOPMENT PLAN REVIEW, & VARIANCE**

With special use permit approval, a mini-warehouse development is an allowed use in the Village Neighborhood plan. A special use permit is appropriate for the following reasons:

- A mini-warehouse use is one of the least intense commercial uses.
- The Site is triangular shaped limiting the development of many uses.
- The Site is located near other commercial uses located at the Cheyenne/215 interchange.
- The irregular shape and small size of the Site prevent development of the planned use of Multi-Family.

With respect to the site development plan review, the Applicant is proposing an 112,000 square foot, 4 level (including the basement) 45-foot tall mini-warehouse building. Due to the extreme slope on the Site from west to east, the building height along the western property line is 2 levels and about 25-feet above grade whereas along the eastern property line the building is 3 levels and about 35-feet above grade with the basement below grade. Therefore, from the Cliff Shadows Parkway frontage, the building will be only 2 stories above grade and provide nice visual relief along the street frontage. The mini-warehouse will have approximately 836 units with a unit mix of 5-feet by 5-feet, 5-feet by 10-feet, 10-feet by 10-feet, 10-feet by 15-feet, 10-feet by 20-feet, 10-feet by 25-feet, and 10-feet by 30-feet. The design of the building takes advantage of and matches the curvature of the Site along Cliff Shadows Parkway by providing enhanced building articulation and thereby breaking up a monolithic look along the street frontage.

Access to the Site is from the south driveway on Cliff Shadows Parkway. There is visitor parking in the south corner of the Site near the office. Access to the storage units is along a drive aisle behind the building along the east property line wrapping around the building's north elevation with an exit to the north driveway on Cliff Shadows Parkway. The Site meets all parking, landscaping, and all other Lone Mountain West design standards and Title 19 design standards.

Along the south elevation of the Site, the building height will be four (4) stories and 45-feet in height above grade, and, therefore, the Applicant is also requesting a variance to increase building height. The increase in building height is due to the severe on-site slope. As mentioned above, though, from the Cliff Shadow Parkway frontage the building will have two (2) story building appearance. The Applicant is taking advantage of the on-site slope to increase the building height that, otherwise, would have required a 15 to 20-foot retaining wall.

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We thank you in advance for your time and consideration of this request. Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/jmd

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