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WAS SUBMITTED FOR THE RECORD BEFORE  
OR AT THE PLANNING COMMISSION HEARING  
ON THIS ITEM WHICH IS NOW APPEARING  
BEFORE THE CITY COUNCIL**

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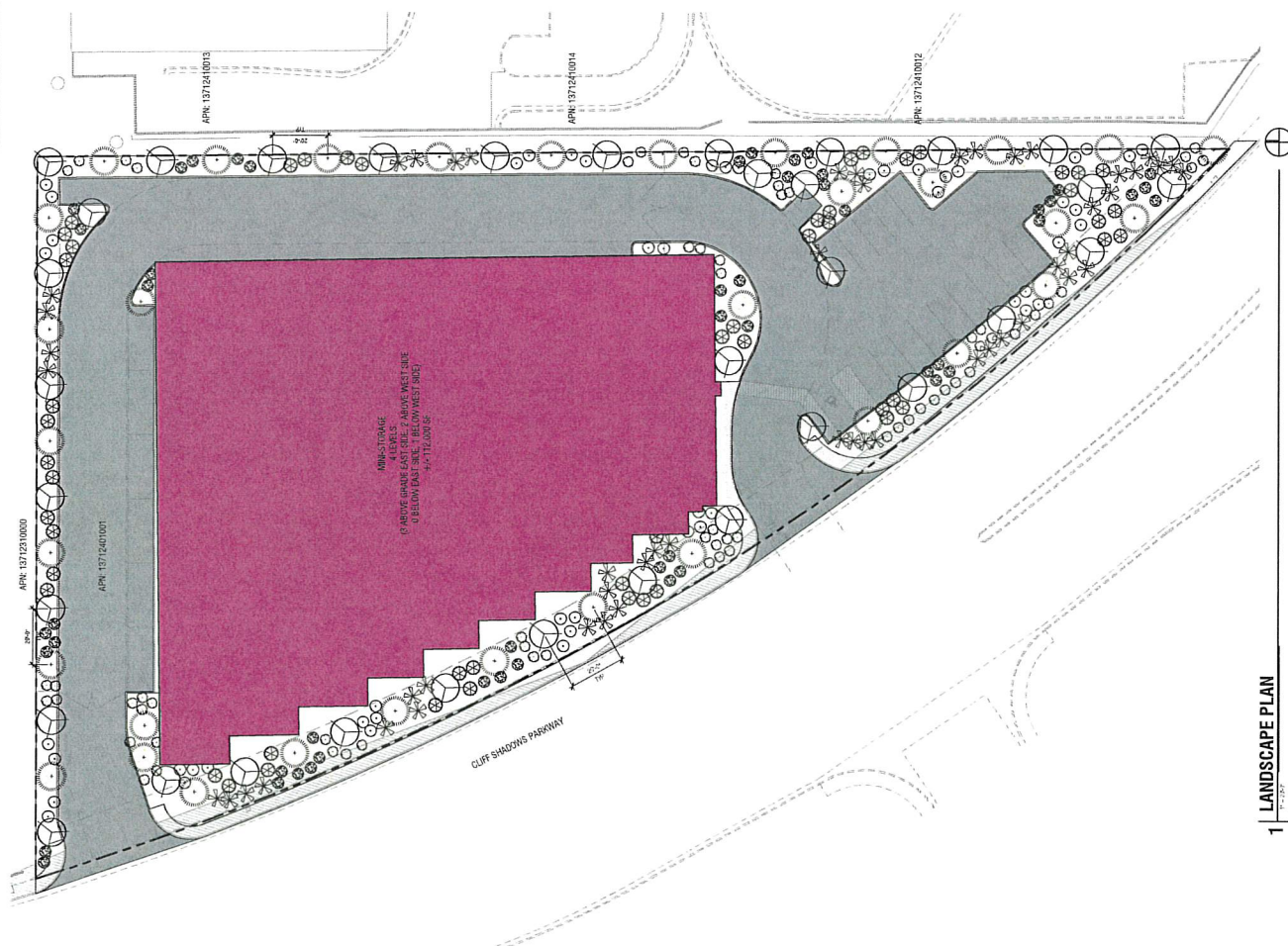
BUILDING NAME:	MINI-STORAGE
BUILDING AREA:	+/- 112,000 SF

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	52
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Submitted after final agenda

**Item 30a-e**





LANDSCAPE PLAN

## Item 30a-e





### UNIT TABULATIONS

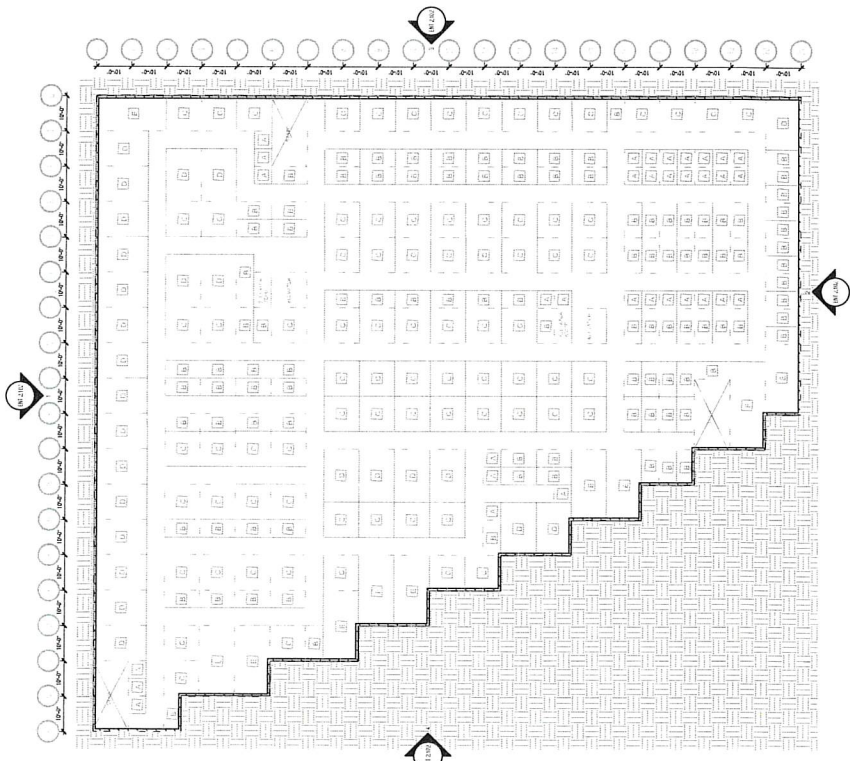
UNIT	SIZE	NUMBER OF UNITS			TOTAL UNITS	% OF TOTAL
		START	HTL	INDL		
1	5'00"	23	4	14	27	9.3%
2	5'00"	103	36	55	90	33.9%
3	5'00"	80	35	54	70	26.6%
4	5'00"	35	42	46	47	18.2%
5	5'00"	9	28	11	2	0.8%
6	5'00"	1	4	0	5	1.9%
7	5'00"	0	11	3	0	0.0%
8	5'00"	0	11	3	0	0.0%
TOTAL		251	190	188	237	100%

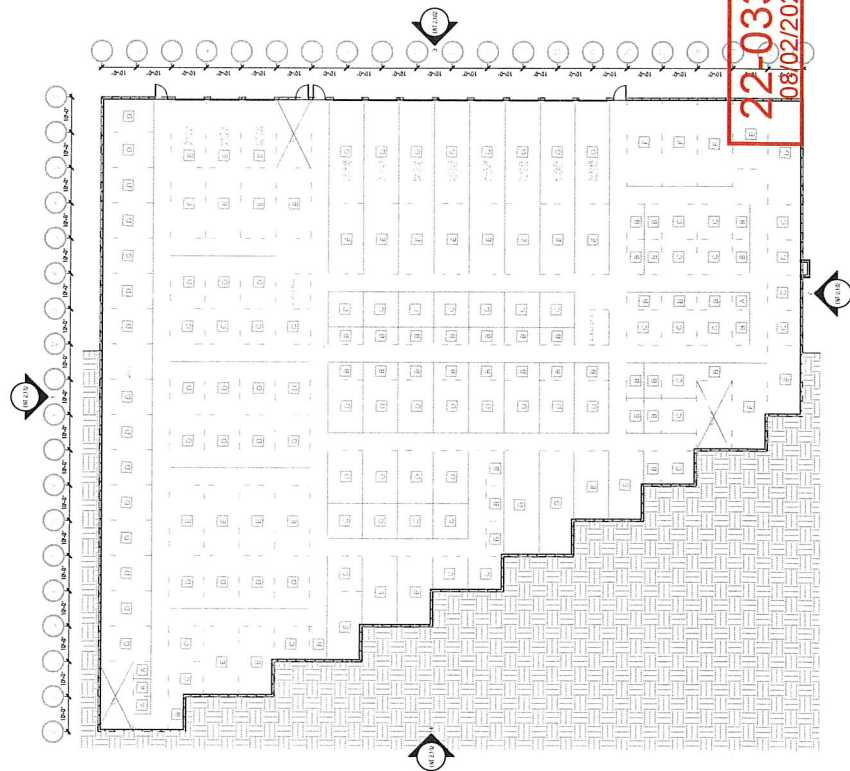
GRAND TOTALS	
LEASEABLE BASEMENT	19,005 S.F.
LEASEABLE HTL	21,000 S.F.
LEASEABLE INDL	10,000 S.F.
LEASEABLE TOTAL	30,000 S.F.
TOTAL LEASEABLE S.F.	49,005 S.F.
TOTAL GROSS S.F.	112,000 S.F.

**CARROLL DESIGN**  
COLLABORATIVE

These drawings and specifications are prepared by Carroll Design Collaborative, Inc. for the use of the client. They are not to be used for any other purpose without the written consent of Carroll Design Collaborative, Inc. The client is responsible for obtaining all necessary permits and approvals from the appropriate authorities. Carroll Design Collaborative, Inc. is not responsible for any errors or omissions in these drawings and specifications.



1 FLOOR PLAN - BASEMENT



2 FLOOR PLAN - LEVEL 1

Item 30a-e

**ENT 1.101**

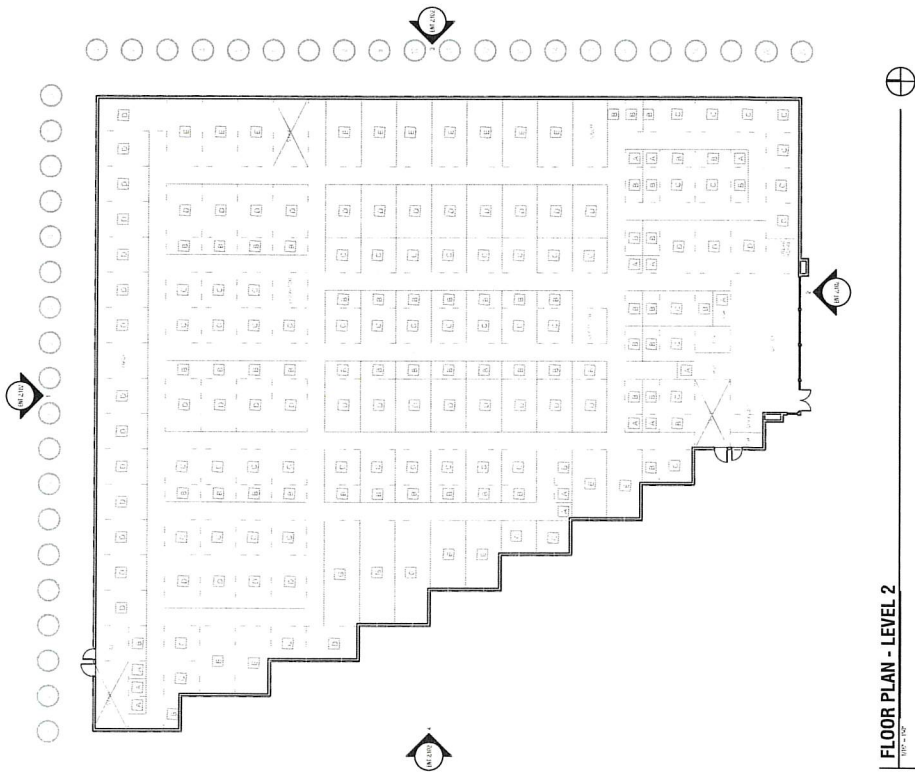
**FLOOR PLAN - BASEMENT & LEVEL 1**

Project Number: 22-016

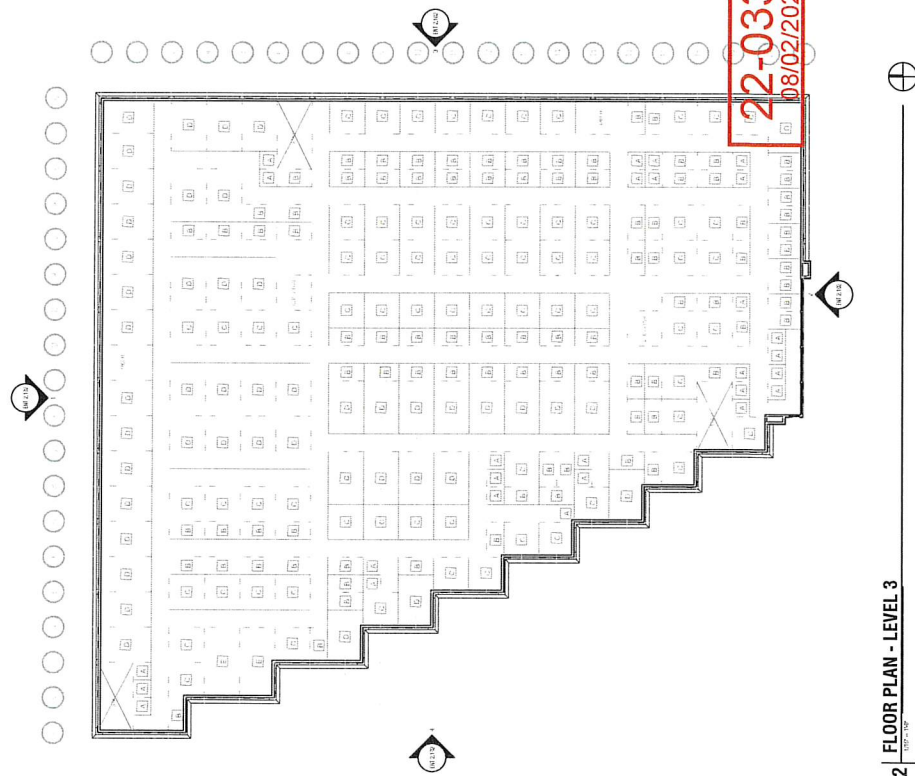
3 AUG 2022

**CLIFF SHADOWS STORAGE**

1 FLOOR PLAN - LEVEL 2



2 FLOOR PLAN - LEVEL 3



ENT 1.102

FLOOR PLAN - LEVELS  
2 & 3  
Project Number  
22-016  
ENTRANCE

No.	Date	Description
1	3 AUG 2022	ENTRANCE PACKAGE
2		
3		
4		
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6		
7		
8		
9		
10		

CLIFF SHADOWS  
STORAGE



**KAEMPFER**

**CROWELL**

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LAS VEGAS OFFICE

**ANTHONY J. CELESTE**

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August 2, 2022

**VIA UPLOAD**

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

**Re: [REVISED] 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 Lot Coverage  
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, and special use permit to allow a mini-warehouse use.

**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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22-0336  
08/02/2022

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 mini-storage building. The building will be 3 levels above grade with an additional level below. The building height will be 35-foot above grade. 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.

Finally, the Applicant is requesting to increase the allowed lot coverage of the building from 30% to 42.29%. The variance is appropriate as the following hardships exists:

- Irregular Lot Shape – The Site is a unique shape. It is in a pie shape. The awkward shape of the lot makes it difficult to design to lot coverage standards.

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22-0335  
08/02/2022

- Grading/Topographical Constraint – In addition to the irregular shape of the Site, there is a dramatic grade difference with the Site sloping west to east. The larger building footprint is necessary to accommodate for the slope differential.

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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## AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 9, 2022

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: OREC LV GP, LLC - OWNER: UNITED STATES OF AMERICA AND CITY OF LAS VEGAS LEASE

**\*\* STAFF RECOMMENDATION(S) \*\***

<b>CASE NUMBER</b>	<b>RECOMMENDATION</b>	<b>REQUIRED FOR APPROVAL</b>
<b>22-0335-ZON1</b>	Staff recommends APPROVAL.	
<b>22-0335-MOD1</b>	Staff recommends APPROVAL.	22-0335-ZON1
<b>22-0335-VAR1</b>	Staff recommends APPROVAL, subject to conditions:	22-0335-MOD1 22-0335-ZON1 22-0335-SDR1 22-0335-SUP1
<b>22-0335-SUP1</b>	Staff recommends APPROVAL, subject to conditions:	22-0335-MOD1 22-0335-ZON1 22-0335-SDR1 22-0335-VAR1
<b>22-0335-SDR1</b>	Staff recommends APPROVAL, subject to conditions:	22-0335-MOD1 22-0335-ZON1 22-0335-VAR1 22-0335-SUP1

**\*\* NOTIFICATION \*\*****NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 31**NOTICES MAILED** 646**PROTESTS** 0**APPROVALS** 0



**\*\* CONDITIONS \*\***

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**22-0335-VAR1 CONDITIONS**

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**Planning**

1. A Variance (22-0335-VAR1) is hereby approved to allow a lot coverage of 42 percent where 30 percent is the maximum allowed.
2. Approval of a Rezoning (22-0335-ZON1) and Major Modification (22-0335-MOD1) and approval of and conformance to the Conditions of Approval for Special Use Permit (22-0335-SUP1) and Site Development Plan Review (22-0335-SDR1) shall be required, if approved.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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## 22-0335-SUP1 CONDITIONS

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### Planning

1. Approval of a Major Modification (22-0335-MOD1) and Rezoning (22-0335-ZON1) and approval of and conformance to the Conditions of Approval for Variance (22-0335-VAR1) and Site Development Plan Review (22-0335-SDR1) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.



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## 22-0335-SDR1 CONDITIONS

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### Planning

1. Approval of a Major Modification (22-0335-MOD1) and Rezoning (22-0335-ZON1) and approval of and conformance to the Conditions of Approval for Variance (22-0335-VAR1) and Special Use Permit (22-0335-SUP1) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plan, date stamped 08/03/22 and elevation plan, date stamped 08/02/22 except as amended by conditions herein.
5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structure.

Conditions Page Four

August 9, 2022 - Planning Commission Meeting

10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

11. The sidewalks along Cliff Shadows Parkway adjacent to this site shall meet Public Right of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement, if any, needed to complete this requirement. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
12. Construct median in Cliff Shadow Parkway such that the northern driveway is restricted to right-in/ right-out only movements and left turn access to Buckskin Avenue is preserved.
13. Coordinate the sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Section of the Department of Public Works.
14. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainage ways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. This condition may be modified if the net acreage of the site is less than 2 acres.



**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a project request for a 112,000 square-foot mini warehouse development located on 1.52 acres on the east side of Cliff Shadows Parkway, approximately 183 feet northeast of Cliff Shadows Parkway and Novat Street.

**ISSUES**

- A Rezoning (22-0335-ZON1) is requested from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to P-D (Planned Development). Staff supports this request.
- A Major Modification (22-0335-MOD1) is requested to the existing Lone Mountain West Master Development and Design Standards land use designation from MFM (Multi-Family Medium Residential) to VC (Village Commercial) Staff supports this request.
- A Site Development Plan Review (22-0335-SDR1) is requested for an 119,000 square-foot Mini-storage facility. Staff supports this request.
- A Mini Warehouses use is permitted in the VC (Village Commercial) land use designation with the approval of a Special Use Permit (22-0335-SUP1). Staff supports this request.
- A Variance (22-0335-VAR1) is requested to allow a lot coverage of 42 percent where 30 percent is the maximum allowed. Staff supports this request.

**ANALYSIS**

**Rezoning**

The subject 1.52 acre site has a zoning designation of U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] and is subject to the development standards of the Lone Mountain West Master Development Plan and Design Standards. The applicant has requested a Rezoning (22-0335-ZON1) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development), which will bring the zoning into conformance with the existing General Plan designation.

### **Major Modification**

The subject site is currently designated MFM (Multi-Family Medium Residential) by the Lone Mountain West Master Development Plan and Design Standards land use map. The applicant has requested a Major Modification (22-0335-MOD1) to change the Lone Mountain West Master Development Plan and Design Standards land use designation for the subject site to VC (Village Commercial). The VC (Village Commercial) land use district allows low to medium intensity retail, office or other commercial uses that serve primarily local area patrons and does not include more intense general commercial characteristics. VC (Village Commercial) parcels are typically located on the periphery of residential neighborhoods and should be confined to the intersections of major arterials and major freeways. Staff notes that the proposed VC (Village Commercial) land use district is consistent with the commercial developments in the surrounding area, and therefore is supportive of the requested Major Modification.

### **Special Use Permit**

The applicant has proposed to develop the subject site with an 112,000 square-foot Mini Warehouses land use. The proposed Mini Warehouses land use requires approval of the requested Special Use Permit (22-0335-SUP1).

While the Lone Mountain West Master Development Plan and Design Standards do not offer a definition or requirements of the proposed use, Title 19 defines the Mini-Storage Facility use as, "A facility with enclosed storage space, divided into separate compartments no larger than 500 square feet in size, which is provided for use by individuals to store personal items or by businesses to store materials for operation of a business establishment." It is permitted in the VC (Village Commercial) land use designation with the approval of a Special Use Permit.

The Minimum Special Use Permit Requirements for this use within Title 19.12 include:

1. No more than one manager's security residence shall be permitted.

*The proposed use meets this requirement as no manager's security residence has been proposed.*

2. All storage shall be within an enclosed building except for the storage of recreational vehicles, which are completely screened from view from surrounding properties and abutting streets.

*The proposed use meets this requirement as all storage is within an enclosed building.*



3. The following activities are prohibited on or from the premises of a mini-storage facility:
  - a. The conducting of a business (other than the mini-storage business itself and permitted accessory uses);
  - b. The retail sale of stored items;
  - c. The commercial repair of motor vehicles, boats, trailers and other like vehicles;
  - d. The operation of spray-painting equipment, power tools, welding equipment or other similar equipment;
  - e. The production, fabrication or assembly of products.

*The proposed use meets these requires as no prohibited activities as mentioned will not be conducted on the property.*

4. The rental of single unit trucks and small utility trailers shall be permitted as an accessory use to a mini-storage facility, provided the business is conducted out of the same office as the mini-storage facility. No trucks or trailers shall be displayed in public view, and the combined total of all trucks and trailers stored on site shall not exceed a ratio of 2 trucks or trailers for each 100 storage units.

*The proposed use meets this requirement as no rental of single unit trucks or small utility trailers have been proposed for this project.*

5. *Truck and trailer storage shall be screened from streets and adjacent properties.*  
*The proposed use meets this requirement as truck and trailer storage have not been proposed.*

6. When adjacent to a residential use, the exterior wall of the mini-storage shall be constructed of decorative block.

*The proposed use meets this requirement as the exterior walls of the mini-storage facility incorporate decorative block in their construction materials as well as other contrasting materials to create visual interest.*

**Site Development Plan Review**

According to Title 19.12, the proposed 112,000 square-foot Mini Warehouses use will require a total of 22 parking spaces. The submitted site plan indicates a total of 22 parking spaces that will be provided onsite. Fifteen parking spaces are located outside of the gate and are accessible for customer and employee parking. The remaining 7 spaces are found beyond the security gate.

The submitted building elevations indicate that the proposed structure will be 35 feet in height when measured to the building parapet. The building façade and selected materials are consistent with the standards outlined in section 5.3.6 Building Materials, Colors, and Finishes of the Lone Mountain West Master Development Plan and Design Standards. The “Nebulous White” single-coat synthetic stucco adequately wraps around the façade providing a continuous surface that is complimented by the remaining “Peppercorn” stucco beams, “Exr Wasabi” and “Peppercorn” CMU exterior block walls. The building façade facing Cliff Shadows Parkway incorporates horizontal building articulations which helps create visual interest.

The Lone Mountain West Master Development Plan and Design Standards requires that a minimum of 15 percent of the gross property area shall be landscaped. Lone Mountain West Master Development Plan and Design Standards also defers back to Title 19 for landscape and buffer requirements. The submitted landscape plan complies to both Lone Mountain West Master Development Plan and Design Standards landscape requirements and Title 19, as 22 percent of the gross property area is landscaped. Title 19 landscape requirements call that buffers along rights of-way shall have a buffer width of 15 feet and eight feet along interior property lines. The proposed development meets these buffer requirements. The submitted landscape plan also meets the required tree planting count, parking area tree requirements and incorporates approved planting materials from the Southern Nevada Regional Plant List.

The development’s primary vehicular access is provided from Cliff Shadows Parkway, an 80-foot Collector as designated by the Master Plan of Streets and Highways, via a proposed gated entrance. Per the Department of Public Works – Traffic Engineering Division, this project will add approximately 169 trips per day on Cliff Shadows Parkway, Buckskin Avenue, and Novat Street. Currently, Cliff Shadows is at about 46 percent of capacity and Novat is at about 8 percent of capacity. With this project, Cliff Shadows is expected to be at about 47 percent of capacity and Novat to be at about 9 percent of capacity. Counts are not available in this area for Buckskin, but it is believed to be under capacity. Based on Peak Hour use, this development will add about 19 vehicles in the peak hour, or about one every three minutes.

**Variance**

The requested Variance is for lot coverage. Defined by Lone Mountain West Master Development Plan and Design Standards, all developments within the VC (Village Commercial) land use district shall not exceed a lot coverage of 30 percent. The submitted site plan depicts a lot coverage of 42 percent. The submitted justification letter calls out a "severe on-site slope" that runs downward west to east and a unique shape of the subject site. Due to the unique topographical features and shape of the subject property, Staff also finds sufficient evidence has been presented to allow approval of the requested deviations in lot coverage and building height. Staff is supportive of this Variance request.

Staff finds the proposed development meets the overall intent of the Lone Mountain West Master Development Plan and Design Standards. The proposed development is compatible with the adjacent and neighboring land use designations and zoning districts. Therefore, staff recommends approval of the requested Major Modification, Rezoning, Special Use Permit, Site Development Plan Review, and Variance, subject to conditions.

**FINDINGS (22-0335-ZON1)**

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

**1. The proposal conforms to the General Plan.**

The proposed Rezoning from U (Undeveloped [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) is in conformance with the existing PCD (Planned Community Development) land use designation in the General Plan.

**2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

The proposed PD (Planned Development) zoning designation will be consistent with the Lone Mountain West Master Development Plan and Design Standards to achieve compatible development in this area.



**Staff Report Page Six**  
**August 9, 2022 - Planning Commission Meeting**

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

The proposed PD (Planned Development) zoning designation will be consistent with existing development in the surrounding area, and will be compatible with Lone Mountain West Master Development Plan and Design Standards.

4. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

Primary access is from Cliff Shadows Parkway, an 80-foot Collector according to the Master Plan of Streets and Highways. This street is adequate in size to provide suitable access to this site.

**FINDINGS (22-0335-VAR1)**

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

Due to the unique topographic conditions and shape of the subject property, staff finds sufficient evidence has been presented to allow approval of the requested increase in lot coverage. Therefore, it is concluded that the applicant's hardship is not preferential in nature, and it is thereby within the realm of NRS Chapter 278 for granting of Variances.

## FINDINGS (22-0335-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

The subject site is physically suitable for the type and intensity of land use proposed.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

Street access is provided by Cliff Shadows Parkway, an 80-foot Collector that will be adequate in size to meet the requirements of the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

Approval of this proposed Special Use Permit will not compromise the public health, safety and general welfare of the public. The use will be subject to regular inspections and is subject to licensing restrictions

5. **The use meets all of the applicable conditions per Title 19.12.**

The use meets all of the applicable conditions for a Mini-Storage Facility use per Title 19.12.

**FINDINGS (22-0335-SDR1)**

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

The proposed development is compatible with the existing commercial development in the surrounding area.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

The development as proposed requires a Variance from building height and lot coverage requirements. The impact of these deviations from the Lone Mountain West Master Development Plan and Design Standards to surrounding development is minimal.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Primary site access is from Cliff Shadows Parkway, an 80-foot Collector according to the Master Plan of Streets and Highways. This street is adequate in size to provide suitable access to this site.

4. **Building and landscape materials are appropriate for the area and for the City;**

The proposed building and landscape materials are appropriate for this area and compatible with the existing development in the surrounding area.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The development as proposed requires a Variance to deviate from building height requirements as defined by the Lone Mountain West Master Development Plan and Design Standards. As the impact to the surrounding area is minimal, building elevations, design characteristics, and other architectural and aesthetic features will create an aesthetically pleasing environment; and are harmonious and compatible with development in the area.



6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

Development of the site is subject to review prior to the issuance of permits and subsequent inspection, thereby safeguarding the public health, safety and welfare.

## BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
12/17/03	The City Council approved a Rezoning (ZON-3209) from U (Undeveloped) [PCD (Planned Community Development) General Plan Amendment] to PD (Planned Development) on 5.00 acres on the south side of Cliff Shadows Parkway, approximately 375 feet west of Clark County 215. The Planning Commission had no recommendation; staff recommended approval.
	The City Council approved a Major Modification (MOD-3206) of the Lone Mountain West Master Plan to add approximately 5.00 acres on the south side of Cliff Shadows Parkway, approximately 375 feet west of Clark County 215 to the Plan area and to permit churches within all residential land use designations with approval of a Special Use Permit. The Planning Commission and staff recommended approval.
01/09/08	The City Council approved a Disposition and Development Agreement to allow the International Church of Las Vegas to develop portions of APNs 127-12-401-011 and 040 and to share the use of these areas for purposes of overflow parking and recreation.
10/01/08	Department of Planning staff approved a Hillside Development Plan Review (HIL-30765) pursuant to Title 19.06.170 (now UDC 19.10.140) for a proposed five-story, 89,550 square-foot Church/House of Worship on 5.07 acres at the southwest corner of Cliff Shadows Parkway and Clark County 215.
07/07/10	The City Council approved a Major Modification (MOD-30617) of the Lone Mountain West Master Land Use Plan to amend the land use designation from L (Low Density Residential) and P (Park/School/Recreation/Open Space) to PF (Public Facilities) on 5.07 acres approximately 660 feet east of the southwest corner of Cliff Shadows Parkway and Clark County 215. The Planning Commission and staff recommended approval. [APNs 137-12-401-011 and 137-12-410-003]

<b><i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i></b>	
	The City Council approved a Rezoning (ZON-31062) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on 0.08 acres at the southwest corner of Cliff Shadows Parkway and Novat Street. The Planning Commission and staff recommended approval. [APN 137-12-410-003]
	The City Council approved a Petition to Vacate (VAC-30622) U.S. Government Patent Easements generally located approximately 63 feet southwest of the intersection of Cliff Shadows Parkway and Novat Street. The Planning Commission and staff recommended approval. The approval expired 07/07/14.
	The City Council approved a Variance (VAR-37943) to allow 119 parking spaces where 338 are required on 4.99 acres at the southwest corner of Cliff Shadows Parkway and Clark County 215. The Planning Commission and staff recommended approval. [APN 137-12-401-011]. The approval expired 07/07/14.
	The City Council approved a Site Development Plan Review (SDR-37942) for a proposed two-story, 35-foot tall, 66,192 square-foot Church/House of Worship and related school with waivers of the Lone Mountain West Wall and Landscape Standards to allow retaining walls up to 16 feet in height and zero-foot landscape buffers along portions of the north, south, east and west perimeters on 9.12 acres at the southwest corner of Cliff Shadows Parkway and Clark County 215. The Planning Commission and staff recommended approval. [APNs 137-12-401-001, 011, 040 and 137-12-410-003]. The approval expired 07/07/14.
10/14/14	The Planning Commission approved a request (VAR-55721) to reinstate a previously approved Variance to allow 119 parking spaces where 338 spaces are required on a portion of 4.99 acres generally located at the southwest corner of Cliff Shadows Parkway and Clark County 215. Staff recommended approval.
10/14/14	The Planning Commission approved a request (VAC-55722) to reinstate a previously approved Petition to Vacate U.S. Government Patent Easements generally located southwest of the intersection of corner of Cliff Shadows Parkway and Novat Street. Staff recommended approval.

<b><i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i></b>	
10/14/14	The Planning Commission approved a request (SDR-55723) to reinstate a previously approved Site Development Plan Review for a proposed two-story, 35-foot tall, 66,192 square-foot Church/House of Worship and school with Waivers of Lone Mountain West Wall and Landscape Standards to allow retaining walls up to 16 feet in height where three-foot, six-inch walls are required and zero-foot landscape buffers along portions of the north, south, east and west perimeters where seven feet is required on a portion of 9.12 acres at the southwest corner of Cliff Shadows Parkway and Clark County 215. Staff recommended approval.
10/26/15	Department of Planning staff administratively approved a second Extension of Time (EOT-61673) to 10/14/16 of an approved Petition to Vacate (VAC-55722) U.S. Government Patent Easements generally located at the southwest of the intersection of Cliff Shadows Parkway and Novat Street.
11/16/16	Department of Planning staff administratively approved a second Extension of Time (EOT-67227) to 10/14/18 of an approved Petition to Vacate (VAC-55722) U.S. Government Patent Easements generally located at the southwest of the intersection of Cliff Shadows Parkway and Novat Street.
12/13/16	The Planning Commission approved a request for an Extension of Time (EOT-67225) to 10/14/18 of an approved Variance (VAR-55721) to allow 119 parking spaces where 338 spaces are required on a portion of 4.99 acres generally located at the southwest corner of Cliff Shadows Parkway and Clark County 215. Staff recommended approval.
	The Planning Commission approved a request for an Extension of Time (EOT-67225) to 10/14/18 of an approved Site Development Plan Review (SDR-55723) for a proposed two-story, 35-foot tall, 66,192 square-foot Church/House of Worship and school with Waivers of Lone Mountain West Wall and Landscape Standards to allow retaining walls up to 16 feet in height where three-foot, six-inch walls are required and zero-foot landscape buffers along portions of the north, south, east and west perimeters where seven feet is required on a portion of 9.12 acres at the southwest corner of Cliff Shadows Parkway and Clark County 215. Staff recommended approval.
09/06/18	Department of Planning staff administratively approved a third Extension of Time (EOT-74273) to 10/14/2020 of an approved Petition to Vacate (VAC-55722) U.S. Government Patent Easements generally located at the southwest of the intersection of Cliff Shadows Parkway and Novat Street



***Related Relevant City Actions by Planning, Fire, Bldg., etc.***

10/23/18	<p>The Planning Commission approved a request for an Extension of Time (EOT-74276) to 10/14/20 of an approved Site Development Plan Review (SDR-55723) for a proposed two-story, 35-foot tall, 66,192 square-foot Church/House of Worship and school with Waivers of Lone Mountain West Wall and Landscape Standards to allow retaining walls up to 16 feet in height where three-foot, six-inch walls are required and zero-foot landscape buffers along portions of the north, south, east and west perimeters where seven feet is required on a portion of 9.12 acres at the southwest corner of Cliff Shadows Parkway and Clark County 215. Staff recommended approval.</p> <p>The Planning Commission approved a request for an Extension of Time (EOT-74275) to 10/14/20 of an approved Variance (VAR-55721) to allow 119 parking spaces where 338 spaces are required on a portion of 4.99 acres generally located at the southwest corner of Cliff Shadows Parkway and Clark County 215. Staff recommended approval.</p>
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***Most Recent Change of Ownership***

05/05/22	A deed was recorded for a change in ownership.
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***Related Building Permits/Business Licenses***

There are no related Building Permits or Business Licenses.	
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***Pre-Application Meeting***

06/13/22	A pre-application meeting was held to discuss the submittal requirements for a Major Modification, Rezoning, Variance, Special Use Permit, and Site Development Plan Review. No issues were raised.
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<b><i>Neighborhood Meeting</i></b>	
07/25/22	Neighborhood Meeting held on Monday, July 22, 2022 at 5:30 p.m. at the Desert Vista Community Center
	Meeting Start Time: 5:30 p.m. Meeting End Time: 6:00 p.m.
	Attendance: 2 Applicant Representatives 3 Members of the Public 1 Ward 4 Representative 1 Planning Commissioner 2 City Employees
	This meeting was opened with the applicant giving an overview of the proposed development and why the subject site was chosen. The floor was then opened for comments/questions
	Concerns: <ul style="list-style-type: none"> <li>- Question raised regarding landscaping. All landscape requirements being met</li> <li>- Request made for 36 inch box trees</li> <li>- Concern regarding how building would look along Cliff Shadows Parkway</li> <li>- Question raised on whether proposed development would include retaining walls. Applicant clarified that no retaining walls are proposed for this development</li> <li>- Concern regarding adjacency to multifamily apartments and disruption of views from the apartment to the park</li> <li>- Concern regarding Variance request for increased height with adjacency to multifamily apartments</li> <li>- Concerns that building is too tall and massive for this area</li> <li>- Comments made about potential different uses for this site. Prefer a coffee shop type business</li> <li>- Statement made some were not notified about the project or the HOA</li> <li>- Suggestion made to downscale project to two stories</li> <li>- Concern that proposed development would block sunlight</li> <li>- Question regarding process going forward</li> <li>- Possible abeyance to address design issues</li> <li>- Concern raised on choice of color palette</li> <li>- Concern that address was wrong on neighborhood meeting notification</li> <li>- Explanation of future mapping action discussed</li> <li>- Staff clarified that Variance will still be required for lot coverage</li> </ul>

## Staff Report Page Fourteen

August 9, 2022 - Planning Commission Meeting

**Neighborhood Meeting**

	<ul style="list-style-type: none"> <li>- Comment on minimal traffic impact from proposed mini-storage</li> <li>- Concern made regarding future upkeep of development</li> <li>- Comment made that no outdoor storage proposed.</li> </ul> <p>The meeting ended with the applicant representative explaining the process moving forward. Support for this project is mixed as members of the public would prefer another use or downscaling the height and size of the building.</p>
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**Field Check**

06/30/22	Staff conducted a field check of the subject site. The site is currently undeveloped and nothing of concern was noted.
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**Details of Application Request**

<b>Site Area</b>	
Gross Acres	19.97
Net Acres	1.52

<b>Surrounding Property</b>	<b>Existing Land Use Per Title 19.12</b>	<b>Planned or Special Land Use Designation</b>	<b>Existing Zoning District</b>
Subject Property	Undeveloped	PCD (Planned Community Development)	U-PCD (Undeveloped – Planned Community Development)
North	Multifamily Apartments	PCD (Planned Community Development)	PD (Planned Development)
South	Buckskin/Cliff Shadows Park	PCD (Planned Community Development)	C-V (Civic)

<b><i>Surrounding Property</i></b>	<b><i>Existing Land Use Per Title 19.12</i></b>	<b><i>Planned or Special Land Use Designation</i></b>	<b><i>Existing Zoning District</i></b>
East	Restaurant with Drive-Through	PCD (Planned Community Development)	PD (Planned Development)
	Office, Other than Listed		
	Retail, Other than Listed		
West	Buckskin/Cliff Shadows Park	OL (Open Lands) – Clark County	R-U (Rural Open Land [.5 Units per Acre] – Clark County

<b><i>Master and Neighborhood Plan Areas</i></b>	<b><i>Compliance</i></b>
Master Plan 2050 Area: Lone Mountain	Y
Lone Mountain West Master Plan	Y
<b><i>Special Area and Overlay Districts</i></b>	<b><i>Compliance</i></b>
No Applicable Special Area or Overlay Districts	N/A
<b><i>Other Plans or Special Requirements</i></b>	<b><i>Compliance</i></b>
Trails (Cliff Shadows – Shared Use Trail – Constructed)	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A



**DEVELOPMENT STANDARDS**

***Pursuant to Title 19.08 and Lone Mountain West Master Development Plan and Design Standards, the following standards apply:***

<b>Standard</b>	<b>Required/Allowed</b>	<b>Provided</b>	<b>Compliance</b>
Min. Lot Width	100 Feet	187 Feet	Y
Min. Setbacks			
• Front	10 Feet	32 Feet	Y
• Side	10 Feet	35 Feet	Y
• Corner	10 Feet	24 Feet	Y
• Rear	20 Feet	40 Feet	Y
Max. Lot Coverage	30 %	42 %	N*
Max. Building Height	35 Feet	35 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

\*Variance (22-0335-VAR1) has been requested to allow a lot coverage of 42 percent where 30 percent is the maximum allowed.

***Pursuant to Title 19.08 and Lone Mountain West Master Development Plan and Design Standards, the following standards apply:***

<b><i>Landscaping and Open Space Standards</i></b>				
<b>Standards</b>	<b>Required</b>		<b>Provided</b>	<b>Compliance</b>
	<b>Ratio</b>	<b>Trees</b>		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	13 Trees	13 Trees	Y
• East	1 Tree / 20 Linear Feet	21 Trees	21 Trees	Y
• West	1 Tree / 20 Linear Feet	22 Trees	22 Trees	Y
<b>TOTAL PERIMETER TREES</b>		<b>56 Trees</b>	<b>56 Trees</b>	<b>Y</b>
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	8 Trees	8 Trees	Y

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• South	15 Feet		15 Feet	Y
• East	8 Feet		8 Feet	Y
• West	15 Feet		15 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	N/A

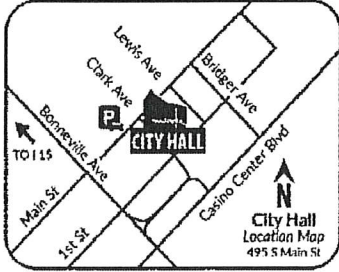
<b>Street Name</b>	<b>Functional Classification of Street(s)</b>	<b>Governing Document</b>	<b>Actual Street Width (Feet)</b>	<b>Compliance with Street Section</b>
Cliff Shadows Parkway	Collector	Master Plan of Streets and Highways Map	80 Feet	Y

**Pursuant to Title 19.12, the following parking standards apply:**

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Mini-Storage Facility	836 units	1 space per 50 storage units, plus 5 spaces on exterior side of security fence	22				
TOTAL SPACES REQUIRED			22		22		Y
Regular and Handicap Spaces Required			21	1	21	1	Y

City of Las Vegas, Department of Planning  
495 South Main Street  
Las Vegas, Nevada 89101

**Return Service Requested**  
**Official Notice of Public Hearing**



Scan or go to:

[www.lasvegasnevada.gov/meetings](http://www.lasvegasnevada.gov/meetings)

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov). To contact your Council Representative, please call (702) 229-6405.



I SUPPORT  
this Request



I OPPOSE  
this Request

Please use available blank space on card for your comments.

**22-0335 and 22-0335-ZON1 and 22-0335-MOD1 and 22-0335-  
VAR1 and 22-0335-SUP1 and 22-0335-SDR1**

**Planning Commission Meeting of 08/09/2022**



RECEIVED

AUG - 9 2022

City of Las Vegas  
Department of Planning

22-0335

13712311089

KOWAL JEROME & PENNY L

10533 BLANCA PEAK AVE

LAS VEGAS NV 89129-8678

125 DRDQNP1 69129



Submitted after final agenda

30a-eP

Jul 30 22:01:16p

J.Kowal

7024456113

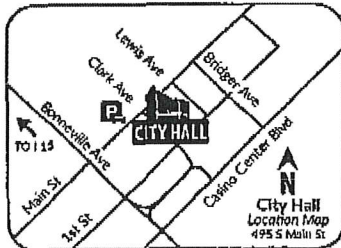
p.1

THE PROPOSED BUILDING will be located directly in front of my Condo blocking the view of the mountains and horse park, which will affect the property resale value of my home. It will be an eyesore in the neighborhood.

City of Las Vegas, Department of Planning  
495 South Main Street  
Las Vegas, Nevada 89101

Return Service Requested  
Official Notice of Public Hearing

PSRT  
FIRST CLASS MAIL  
U.S. Postage  
PAID  
Las Vegas, NV  
Permit No. 1630



Scan or go to:  
[www.lasvegasnevada.gov/meetings](http://www.lasvegasnevada.gov/meetings)

Find somewhere else to build the warehouse.

Sincerely

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov). To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT  
this Request

☒ I OPPOSE  
this Request

Please use available blank space on card for your comments.

22-0335 and 22-0335-ZON1 and 22-0335-MOD1 and 22-0335-VAR1 and 22-0335-SUP1 and 22-0335-SDR1

Planning Commission Meeting of 08/09/2022

22-0335

13712310080

EKLUND LAYNE C

3314 INDIAN SHADOW ST # 204

LAS VEGAS NV 89129-8624

RECEIVED

AUG - 9 2022

City of Las Vegas  
Department of Planning

### Application Information

22-0335 - PUBLIC HEARING - APPLICANT: OREC LV GP, LLC - OWNER: UNITED STATES OF AMERICA AND CITY OF LAS VEGAS LEASE - For possible action on the following Land Use Entitlement project requests on a portion of 19.97 acres on the east side of Cliff Shadows Parkway approximately 183 feet northwest of the northwest corner of Cliff Shadows Parkway and Novat Street (APN 137-12-401-001), Ward 4 (Anthony).

22-0335-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT)

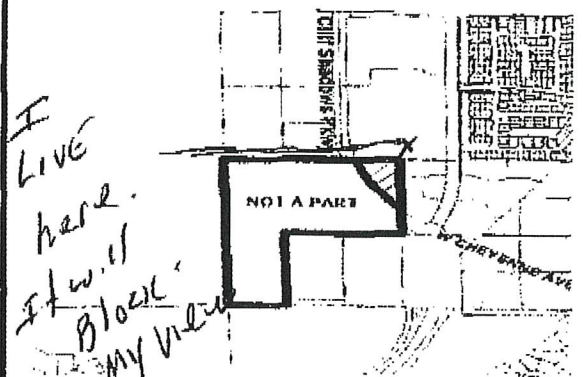
22-0335-MOD1 - MAJOR MODIFICATION - FROM: MFM (MULTI-FAMILY MEDIUM) TO: VC (VILLAGE COMMERCIAL)

22-0335 - VAR1 - VARIANCE - TO ALLOW A 45-FOOT TALL MINI WAREHOUSES FACILITY WHERE 35 FEET IS THE MAXIMUM HEIGHT ALLOWED AND TO ALLOW A LOT COVERAGE OF 42 PERCENT WHERE 30 PERCENT IS THE MAXIMUM ALLOWED

22-0335-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MINI WAREHOUSES USE

22-0335-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 112,000 SQUARE-FOOT MINI WAREHOUSE DEVELOPMENT

### Application Location



The proposed project may not pertain to the entire highlighted project site.

### Public Hearing Information

Meeting: Planning Commission  
Date: 08/09/2022  
Time: 6:00 PM  
Location: Council Chambers  
495 South Main St, 2nd Fl.  
Las Vegas, Nevada

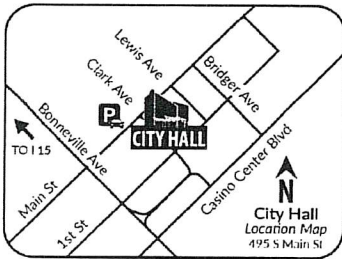
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, 495 South Main Street, 3rd Floor, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For more information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to [www.lasvegasnevada.gov/meetings](http://www.lasvegasnevada.gov/meetings).

30a-eP



City of Las Vegas, Department of Planning  
495 South Main Street  
Las Vegas, Nevada 89101

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**22-0335 and 22-0335-ZON1 and 22-0335-MOD1 and 22-0335-  
VAR1 and 22-0335-SUP1 and 22-0335-SDR1**

Planning Commission Meeting of **08/09/2022**

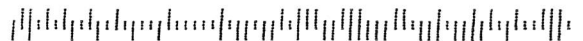
*This would be an eyesore and  
take away from the value  
of my home.*

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22-0335  
13712312064  
3571 DESERT CLIFF STREET L L C  
4220 CR 78  
FORT DENAUD FL 33935

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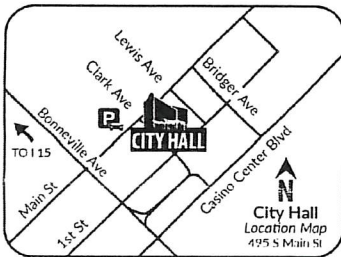


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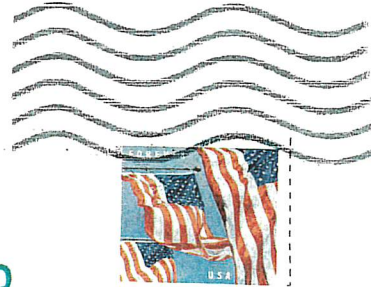
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**Planning Commission Meeting of 08/09/2022**

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22-0335

13712310222

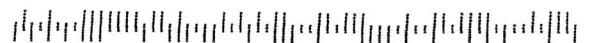
JOHNSON AVELINA

CABRERA CONSUELO

3350 CACTUS SHADOW ST # 104

LAS VEGAS NV 89129

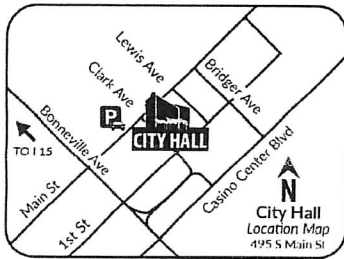
125 DRDGNP1 89129



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City of Las Vegas, Department of Planning  
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**Planning Commission Meeting of 08/09/2022**

22-0335  
13712310044  
JOHNSON AVELINA  
3350 CACTUS SHADOW ST UNIT 104  
LAS VEGAS NV 89129

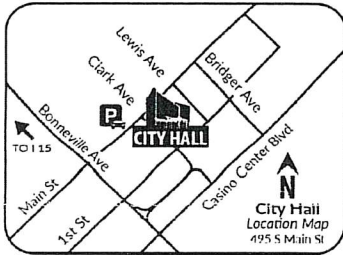
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VAR1 and 22-0335-SUP1 and 22-0335-SDR1

Planning Commission Meeting of 08/09/2022

→ Building too tall, don't want  
warehouse/storage taking  
up the space.

Looks awful to those of  
us who live near there.

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22-0335

13714510104

RANKIN DONALD CHASE & LYNN M

3030 RAYWOOD ASH DR

LAS VEGAS NV 89138

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Planning Commission Meeting of **08/09/2022**

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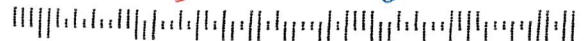
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HARRINGTON VERA  
7651 FELIZ CAMINO AVE  
LAS VEGAS NV 89129-5407

*WE  
Support*



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*30a-eA*