

**CITY OF LAS VEGAS**  
**ONE MOTION / ONE VOTE**



**Community Development - Case Planning Division**  
**495 South Main Street, 3rd Floor**  
**Las Vegas, Nevada 89101**  
**(702) 229-6301 Phone (702) 464-7499 Fax**

**CASE: 22-0335 [ZON1, MOD1, VAR1, SUP1 AND SDR1]**

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

The above item has been placed on the One Motion/One Vote portion of the City Council Agenda for the **September 21, 2022 City Council** meeting. All of these items will be placed at the beginning of the agenda. The Mayor will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Nora Lares and Emily Wetzstein** at **(702)464-7499** or e-mail to [nlares@lasvegasnevada.gov](mailto:nlares@lasvegasnevada.gov) and [ewetzstein@lasvegasnevada.gov](mailto:ewetzstein@lasvegasnevada.gov). If there is no one present at the City Council meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any City Councilperson or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM **TUESDAY, SEPTEMBER 20, 2022.**

A handwritten signature in blue ink, appearing to read 'Sean Dalessandro'.

Signature

09/16/22

Date

SEAN DALESSANDRO

Please Print Name

OREC LV GP, LLC

Company Name

Sincerely,

Seth Floyd  
Director of Community Development  
Department of Planning

**Submitted after Final Agenda**

**AGENDA ITEM 41**  
**RECIEVED 9.19.22**  
**9.21.22 CC MEETING**



# 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

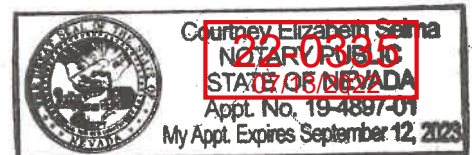
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

**Print Name** SEAN DALESANDRO

Subscribed and sworn before me

This 13th day of July, 2022

Notary Public in and for said County and State



22-0335  
08/02/2022

**REPORT BY:** THE DRAWING AND UTILITY EASEMENTS SHOWN ARE BASED ON A PDF 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 SURVEY RECORDS.

[illegible]Project Name

# CLIFF SHADOWS STORAGE

DOI: 10.1002/for

UNIVERSITY

CARROLL DESIGN  
COLLABORATIVE

on these drawings and consent of the design professional. Written dimensions on these drawings shall have precedence over scaled dimensions.

## SITE DATA

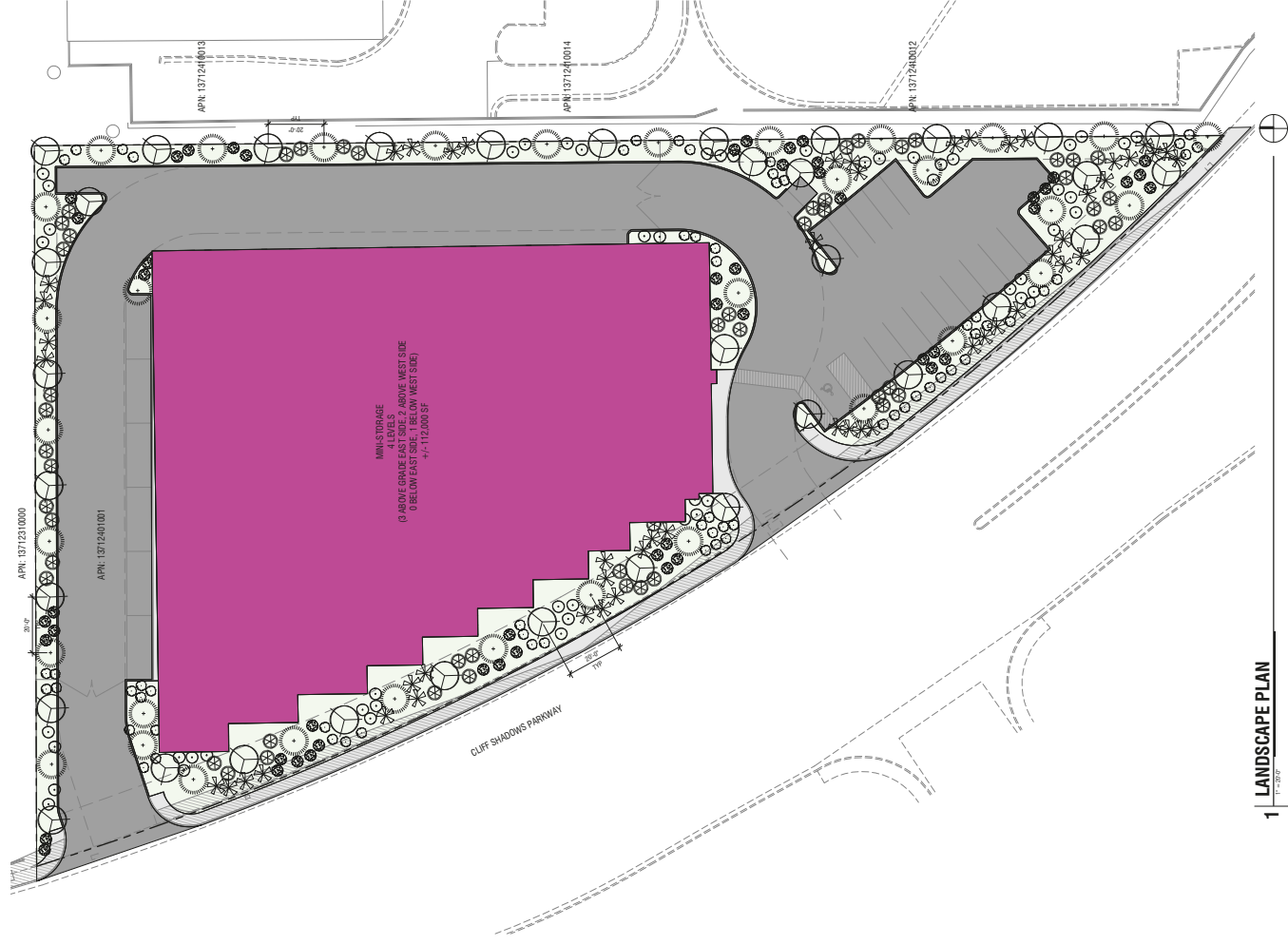
INDUCTION	CITY OF LAS VEGAS
MODEL #:	PURPOSE OF 1317.02 - 40-100
DATE PROPOSED:	UPOD UNDEVELOPED / PO PLANNED DEVELOPMENT
OWNER/ASSOCIATION:	LOVE MOUNTAIN WEST MASTER PLAN IN CHARGE
CURRENT PROPOSED:	+/- 1.3 ACRES OF - 98.87 ACRES
GENERAL LAND ACQUISITION:	MINI STORAGE - +/- 23.000 SF PER 1.000
DATE AREA:	+/- 112.000 SF - 1 STORY
TOTAL BUILDING AREA:	<u>TOTAL BUILDING AREA IS: 112.000 SF</u>
LANDSCAPE AREA:	+/- 15.2614 SF (22.00% OF MINIMAL)
LOT COVERAGE:	+/- 28.000 SF / +/- 2.1 2.9% = 12.3%



## PARKING ANALYSIS

[illegible]

## SITE PLAN KEYNOTES

[illegible]



SYMBOL	SIZE	COMMON NAME	BOTANICAL NAME	QUANTITY
	36 RICH BOX	DESERT MUSEUM PALO VERDE	PARGONEMIA X DEBERT MUSEUM	33
	36 RICH BOX	DESERT YALLOW	CHLOPIESS LINEARS/ARMS SEEDLESS	34

EMBLEM	SIZE	COUNTRY NAME	BOYSCOUT NAME	CAPACITY
	5 GALLONS 3-5 TALL	UNITED STATES	AMERICAN BOYSCOUTS	52
	5 GALLONS 2-5 TALL	CANADA	ORIENTAL BOYSCOUTS	60
	5 GALLONS 2-5 TALL	JAPAN	DAI NIPPON BOYSCOUTS	52
	5 GALLONS 4-5 TALL	MEXICO	BOYSCOUTS DE MEXICO	52
	5 GALLONS 1-5 TALL	UNITED KINGDOM	UNITED KINGDOM BOYSCOUTS	52

## ROCK MULCH

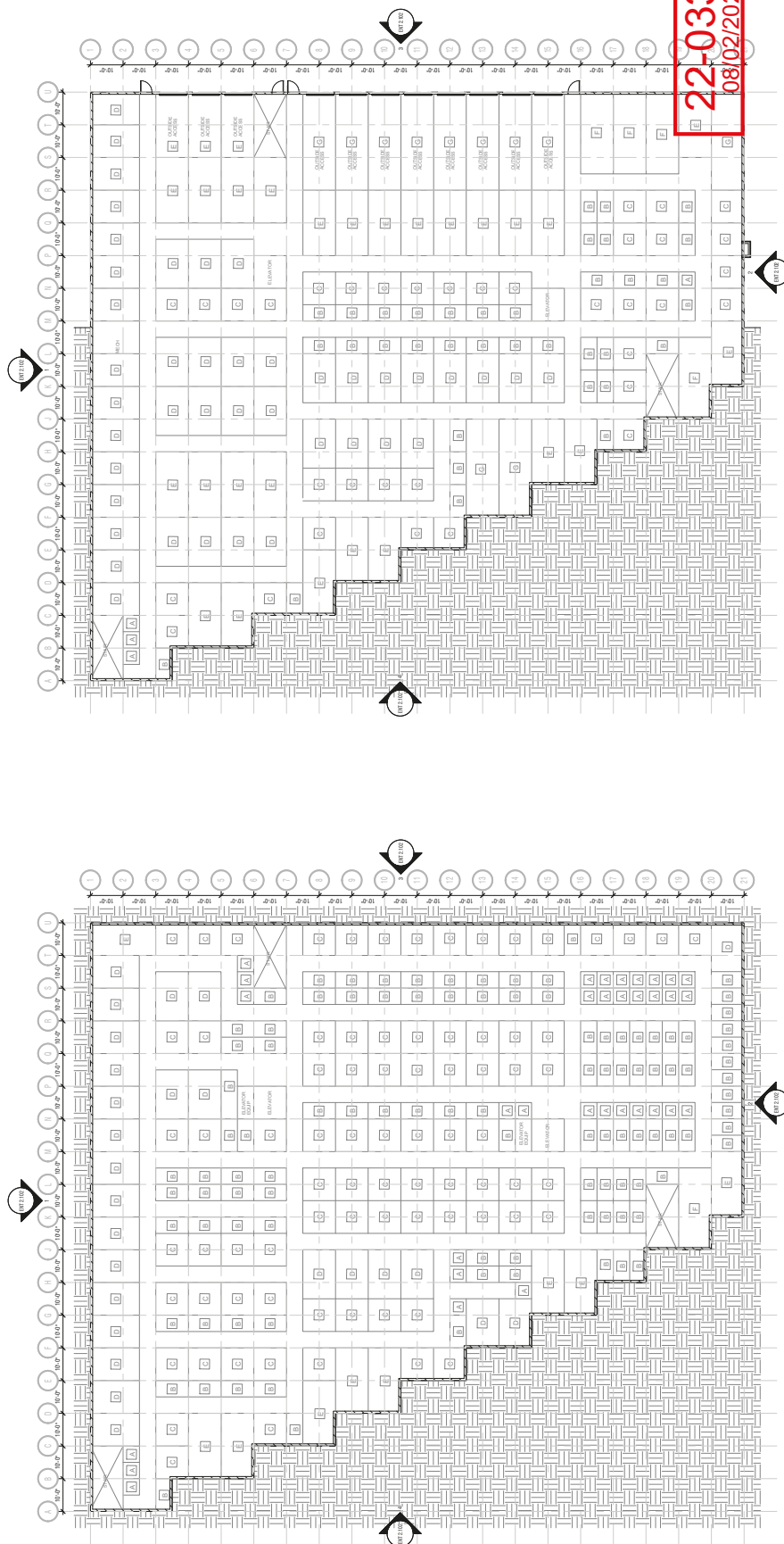
APPLY A 2" DEEP LAYER OF 3/4" SIZE SCREENED PALMOMINO TAN ROCK MULCH IN ALL PLANTING AREAS. THE CONTRACTOR SHALL SUBMIT A SAMPLE OF THE ROCK MULCH TO THE LANDSCAPE ARCHITECT, ARCHITECT OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION. THEREAFTER, THE CONTRACTOR SHALL MAINTAIN THE MULCH. TOP OF ROCK MULCH SHALL BE 1" BELOW FINISH SURFACE OF ADJACENT PAVING.

**REPORT AN THE**  
THE DRAWING AND UTILITY ELEMENTS SHOWN ARE BASED ON A PDF 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  
LIMITS. 9/20/2018.



UNIT TABULATIONS							
UNIT	SIZE	NUMBER OF UNITS	SMALL (SFL)	10' (SFL)	TOTAL UNITS	% OF TOTAL	
A	5'x5'	33	4	14	27	78	9.3%
B	5'x10'	103	36	55	90	204	33.9%
C	10'x10'	80	35	54	70	229	26.6%
D	10'x15'	28	42	46	47	161	10.3%
E	10'x20'	9	28	16	2	55	6.6%
F	10'x25'	1	4	0	0	5	0.8%
G	10'x30'	0	11	3	0	14	1.7%
TOTAL		251	160	237	836	100%	

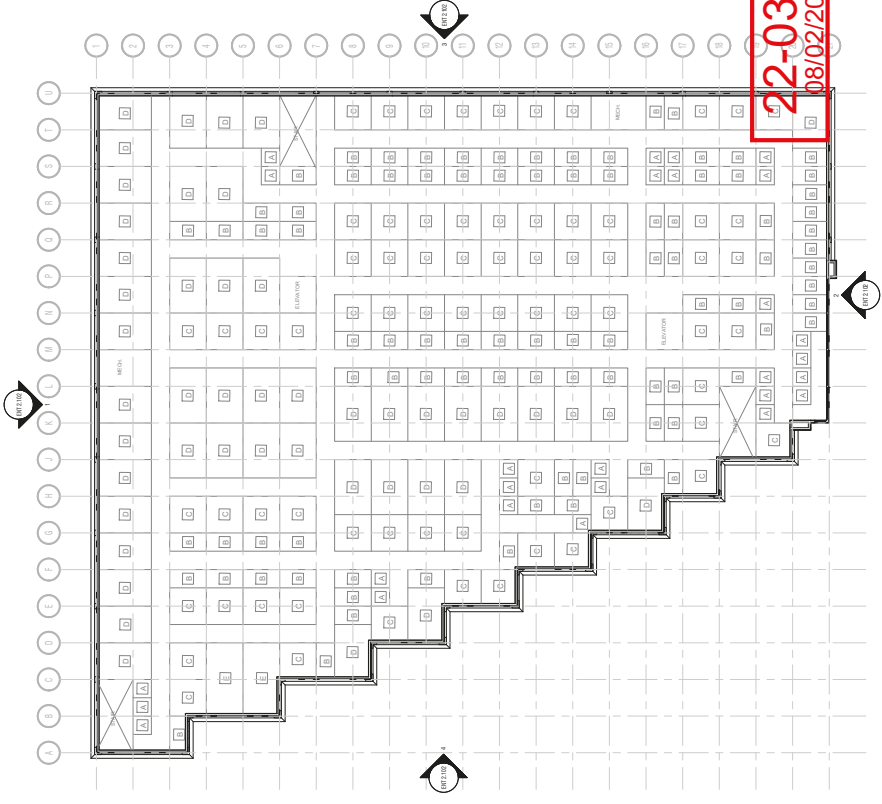
GRAND TOTALS	19,925 S.F.	24.71%
LEASEABLE BASEMENT	21,600 S.F.	26.78%
LEASEABLE 1ST FL.	19,500 S.F.	24.18%
LEASEABLE 2ND FL.	19,925 S.F.	24.33%
LEASEABLE 3RD FL.	80,680 S.F.	100.00%
TOTAL LEASEABLE S.F.	112,000 S.F.	72.0%



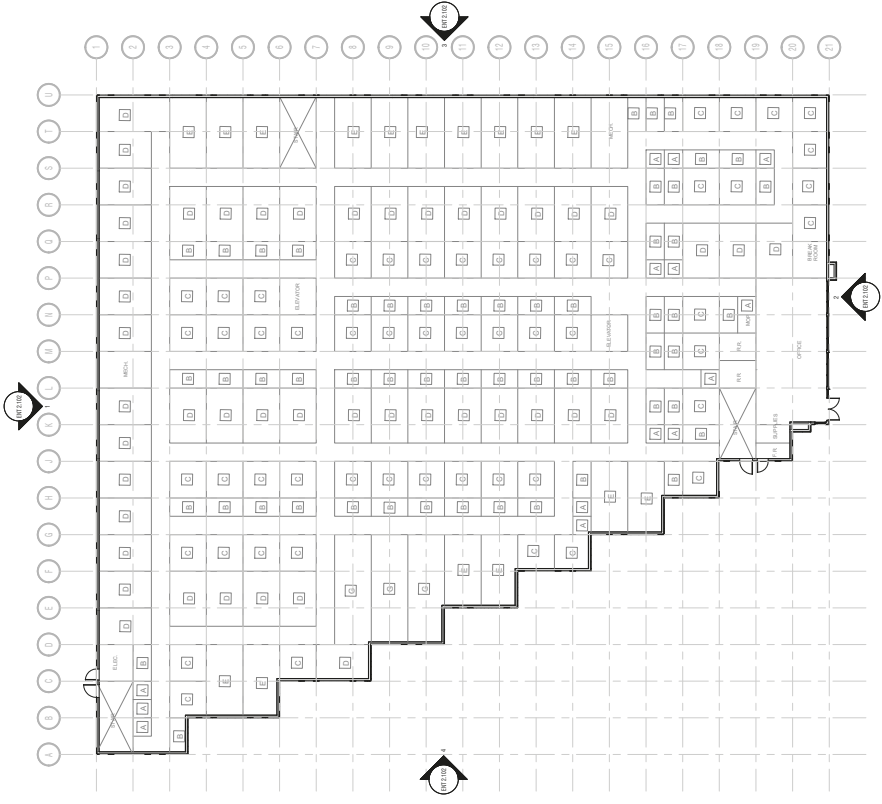
22-0335  
08/02/2022

No.	Date	Description
1	3 AUG 2022	ENTITLEMENT PACKAGE

22-016	Project Number
2 & 3	FLOOR PLAN - LEVELS
8/10/2022 12:03:35 PM	Seal



2 | FLOOR PLAN - LEVEL 3  
1/8" = 1'-0"



1 | FLOOR PLAN - LEVEL 2  
1/8" = 1'-0"

# CLIFF SHADOWS STORAGE

Project Name:

[illegible]

105

## ELEVATIONS - COLOR

22-016

8/1/2022 7:31:08 AM

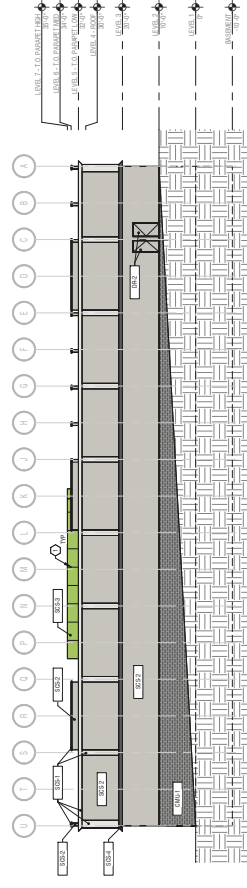
## ENT 2.101

## EXTERIOR FINISH LEGEND

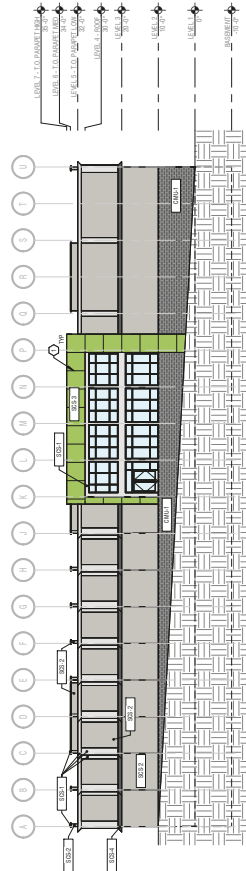
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## EXTERIOR ELEVATION KEYNOTES

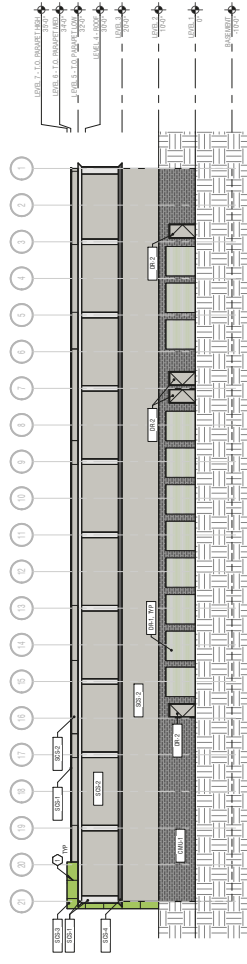
REVEL



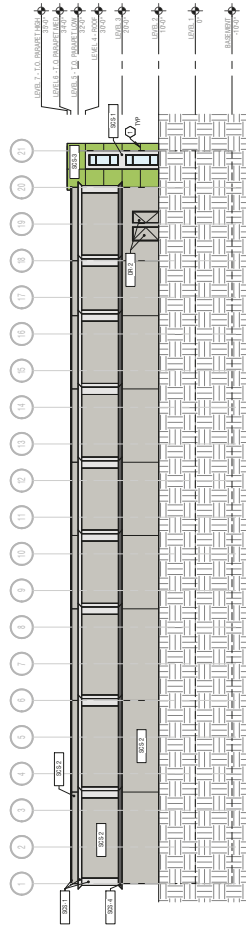
**1 | NORTH ELEVATION**



## SOUTH ELEVATION



### 3 EAST ELEVATION



## WEST ELEVATION

22-0335  
08/02/2022

**KAEMPFER**

**CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE

[aceleste@kcnvlaw.com](mailto:aceleste@kcnvlaw.com)

702.693.4215

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Tel: 702.792.7000  
Fax: 702.796.7181

RENO OFFICE  
50 West Liberty Street  
Suite 201  
Reno, NV 89501  
Tel: 775.352.8900  
Fax: 775.327.0011

CARSON CITY OFFICE  
510 West Fourth Street  
Carson City, NV 89703  
Tel: 775.884.8300  
Fax: 775.882.0257

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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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.

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

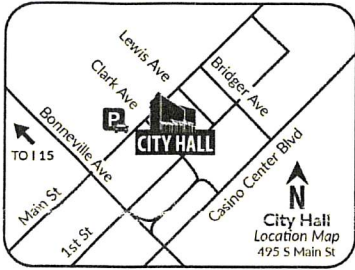


Anthony J. Celeste

AJC/jmd

City of Las Vegas, Office of The City Clerk  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101

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



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☐ I SUPPORT  
this Request

☒ I OPPOSE  
this Request

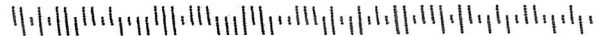
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**22-0335 and 22-0335-ZON1 and 22-0335-MOD1 and 22-0335-  
VAR1 and 22-0335-SUP1 and 22-0335-SDR1**  
City Council Meeting of **09/21/2022**

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

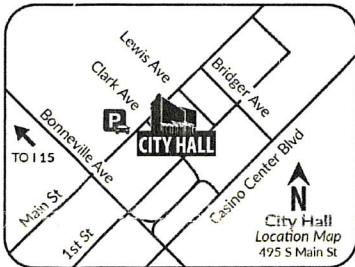
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Las Vegas, NV  
Permit No. 1630

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Las Vegas, Nevada 89101

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☐ I SUPPORT  
this Request

☒ I OPPOSE  
this Request

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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**  
City Council Meeting of **09/21/2022**

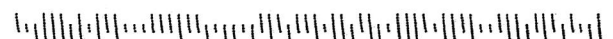
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13712310222  
JOHNSON AVELINA  
CABRERA CONSUELO  
3350 CACTUS SHADOW ST # 104  
LAS VEGAS NV 89129

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Las Vegas, NV  
Permit No. 1630

Submitted after final agenda

*Item 41a-e*

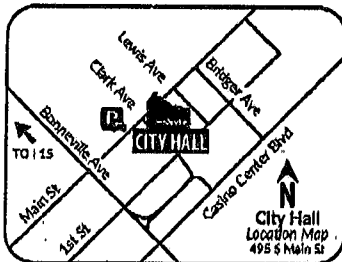
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2022 SEP 19 A 9:01

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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**

**City Council Meeting of 09/21/2022**

22-0335

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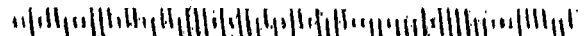
MCCAFFREY LIVING TRUST

MCCAFFREY CAROL S & CHRIS TRS

3 FIDDLER CRAB CT

BLUFFTON SC 29910

14 SEP 19 2022

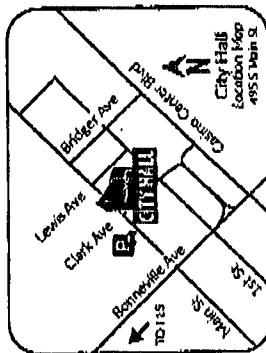


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495 South Main Street, 2nd Floor  
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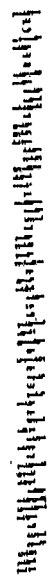
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22-0335 and 22-0335-ZON1 and 22-0335-MOD1 and 22-0335-  
VAR1 and 22-0335-SUP1 and 22-0335-SDR1

City Council Meeting of 09/21/2022

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22-0335  
13712410012  
BRAINTREE VENTURES LLC  
5960 S JONES BLVD  
LAS VEGAS NV 89118