

March 6, 2023

**VIA ELECTRONIC UPLOAD**

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

***Re: Justification Letter – OREC LV GP, LLC  
Major Amendment to Approved Site Development Plan &  
Variance to Increase Building Height  
Portion of APN: 137-12-401-001 (Cliff Shadows Parkway/Novat Street)***

To Whom It May Concern:

Please be advised this office represents OREC LV GP, LLC (the “Applicant”) in the above-referenced matter. By way of background, on September 21, 2022, the City of Las Vegas City Council approved, via 22-0335 [MOD1, ZON1, VAR1, SUP1, and SDR1], a mini-storage development on property located near the northwest corner of Cliff Shadows Parkway and Novat Street, more particularly described as the portion of APN No. 137-12-401-001 located on the eastside of Cliff Shadows Parkway (the “Site”).

In relation to the above-mentioned applications, the Applicant is approved for an 112,000 square-foot, four-level (including the basement), 35 foot tall above-grade mini-warehouse building. The current site development approval shows the building height along the western property line at two stories above-grade and 25 feet with two levels below the street grade, whereas along the eastern property line the building is three stories and about 35 feet above grade with the basement below grade. The approved site development plan also includes a 24 foot drive aisle, beginning at the south driveway on Cliff Shadows Parkway, running along the eastern and northern property lines and terminating at the northern driveway on Cliff Shadows Parkway. As a result of the combination of a drainage study, the severe slope of the Site from west to east, and supporting the eastern drive aisle, the Applicant would be required to design a complicated and aesthetically unpleasing wall system that would result in combined wall heights exceeding 20 feet along the north and east perimeter sides of the Site.

Instead of an unsightly combined wall height system exceeding 20 feet in height, the Applicant is proposing to remove the 24 foot drive aisle located along the northern and eastern property line and slide the mini-warehouse building to the east. By sliding the footprint closer to the east property line, the building will also retain the Site removing the need to build a very tall

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unsightly retaining wall system. Even though the building height will be slightly less than 45 feet on the eastern side, the increase in building height is appropriate for the following reasons: (1) the alternative is to build a minimum 20 foot tall wall system with 35 feet of the building exposed above the wall system, (2) the building faces existing retail and office buildings that otherwise would face a minimum 20 foot tall wall, and (3) the building is articulated with a tasteful color palate to provide additional visual relief. The 10 foot setback with landscaping along the northern and eastern property line will be maintained.

Like the current approved design, the building height along the Cliff Shadows Parkway frontage will remain only two stories and 25 feet above grade providing a nice visual relief along the street frontage. Access points to the Site will remain at the northern and southern points of the Site with onsite vehicular movement between the street and the western elevation of the building with access to a covered loading area. The parking field will be located south of the building. The elevations will remain the same. The total square footage of the building will be 112,452 square feet (28,113 square feet per floor) and the covered loading area adding an additional 2,312 square feet, for a total of 114,764 square feet. There will be 839 units.

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

**KAEMPFER CROWELL**



Anthony J. Celeste

AJC/jmd

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