



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N Durango Drive

Las Vegas, NV 89129

July 9, 2019

6:30 p.m.

AGENDA

NOTE:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to Board of County Commissioners Zoning Commission (BCC) or Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With forty-eight (48) hour advance request, a sign language interpreter, or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling 702-455-3530 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Dawn vonMendenhall at clarkcountycac@hotmail.com and is/will be available at the County's website at www.clarkcountynv.gov.

Board Members:

Teresa Krolak-Owens, Chair
Evan Wishengrad, Vice-Chair
Kimberly Burton

Chris Darling
Dr. Sharon Stover

Secretary:

Dawn vonMendenhall, 702-289-0196, clarkcountycac@hotmail.com

County Liaison:

Sue Baker, 702-455-1900, sue.baker@clarkcountynv.gov

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions

II. Public Comment - This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

III. Approval of June 25, 2019 Minutes (For possible action)

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager

IV. Approval of Agenda for July 9, 2019 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Item

1. Updates from Commissioner Brown's office – County Liaison will provide information on recent citizen concerns, zoning applications, annexation and inter-local updates with the City of Las Vegas and other issues impacting residents in the Lone Mountain area

VI. Planning & Zoning

07/16/19 PC

1. **WS-19-0374-BICHO MALO TRUST, ET AL: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setback for an access gate; **2)** landscaping; and **3)** additional driveways in conjunction with an existing single family residence on 1.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southeast corner of Tropical Parkway and Campbell Road within Lone Mountain. LB/jor/ma (For possible action)

08/06/19 PC

2. **VS-19-0468-WU ROSLYN WANG & CAMERON S: VACATE AND ABANDON** a portion of a right-of-way being Ackerman Avenue located between Pioneer Way and Tioga Way within Lone Mountain (description on file). MK/tk/ma (For possible action)

VII. General Business

1. None

VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

IX. Next Meeting Date: July 30, 2019

X. Adjournment

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Mountain Crest Neighborhood Services Center, 4701 N Durango Drive, Las Vegas, NV 89129

Jones Tack & Feed, 6515 Lone Mountain Road, Las Vegas, NV 89130

Rainbow Library, 3150 N Buffalo Drive, Las Vegas, NV 89128

<https://notice.nv.gov/>

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager



Lone Mountain Citizens Advisory Council

June 25, 2019

MINUTES

Board Members:	Teresa Krolak-Owens – Chair – EXCUSED Evan Wishengrad – Vice Chair – PRESENT Kimberly Burton – PRESENT	Chris Darling – PRESENT Dr. Sharon Stover – PRESENT
Secretary:	Dawn vonMendenhall, clarkcountycac@hotmail.com	
Town Liaison:	Sue Baker, Sue.baker@clarkcountynv.gov	

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
The meeting was called to order at 6:30 p.m.

II. Public Comment
None

III. Approval of May 28, 2019 Minutes

Moved by: CHRIS
Action: Approved subject minutes as submitted
Vote: 4/0 -Unanimous

IV. Approval of Agenda for June 25, 2019

Moved by: EVAN
Action: Approved agenda as submitted
Vote: 4/0 - Unanimous

V. Informational Items
Received updates pertaining to Lower Kyle Canyon Interchange opening

VI. Planning & Zoning

07/02/19 PC

1. **WS-19-0369-RAPONE RICHARD & EILEEN TRUST & RAPONE RICHARD M & EILEEN M TRS: WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback for a proposed carport in conjunction with an existing single family residence on 0.5 acres in an R-E. Generally located on the west side of Maverick Street, 480 feet south of Buckskin Avenue within Lone Mountain. LB/rk/ja

Action: APPROVED subject to all staff conditions and condition of 3' minimum setback on Maverick

Moved by: SHARON

Vote: 4/0 Unanimous

2. **WS-19-0420-DARLING, CHRISTOPHER & TUCKER, JILL M.: WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks in conjunction with a proposed single family residence on 0.4 acres in an R-E (RNP-I) Zone. Generally located on the north side of Fisher Avenue and the west side of Secluded Brook Circle and southwest of the intersection of Hammer Lane and Grand Canyon Drive within Lone Mountain. LB/nr/ja

Action: APPROVED subject to all staff conditions

Moved by: KIM

Vote: 4/0 Unanimous

07/17/19 BCC

3. **ET-19-400071 (UC-0110-16)-DISTRITO HISPANO SUROESTE: USE PERMITS THIRD EXTENSION OF TIME** for the following: 1) project of regional significance; and 2) place of worship. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) landscaping; 2) reduce setbacks; 3) allow unscreened mechanical equipment; and 4) trash enclosure. **DESIGN REVIEW** for a proposed place of worship within an existing single family residence to be converted to a commercial building on 0.9 acres in an R-E Zone. Generally located on the northeast corner of Michael Way and Lake Mead Boulevard within the Lone Mountain Planning Area. LB/sv/ja

Action: APPROVED subject to all staff conditions and condition/understanding that the property cannot be used as a place of worship (or as any other commercial use) until all permits & COA are issued

Moved by: EVAN

Vote: 4/0 Unanimous

VII. General Business
None

VIII. Public Comment
None

IX. Next Meeting Date
The next regular meeting will be July 30, 2019

X. Adjournment
The meeting was adjourned at 8:46 p.m.

GATE AND DRIVEWAY
(TITLE 30)

TROPICAL PKWY/CAMPBELL RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0374-BICHO MALO TRUST, ET AL:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback for an access gate; 2) landscaping; and 3) additional driveways in conjunction with an existing single family residence on 1.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the southeast corner of Tropical Parkway and Campbell Road within Lone Mountain. LB/jor/ma (For possible action)

RELATED INFORMATION:

APN:
125-29-303-007

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the setback of an existing access gate to 5 feet where 18 feet is required per Section 30.64.020(6).
2. Waive required landscaping along a collector street (Tropical Parkway) where required per Table 30.64-1.
3. Allow 3 driveways where only 1 driveway is permitted per Clark County Uniform Standard Drawing 222.

LAND USE PLAN:
LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: 5980 N. Campbell Road
- Site Acreage: 1.0
- Project Type: Access gate setback and additional driveways
- Number of Stories: 1 (existing residence)
- Building Height (feet): 6 (existing access gate and perimeter screening)

Site Plan

The site plan depicts an existing single family residence located on the south side of Tropical Parkway and the east side of Campbell Road. The parcel is the northwestern lot of a 4 lot cul-de-sac. The residence faces south towards the private cul-de-sac, and an existing 6 foot high block

wall is located along the north, east, and west property lines. The applicant is requesting to allow 3 existing driveways (2 on the southwest corner of the site and 1 along the north property line) where only 1 driveway is allowed per code. The applicant is also requesting to reduce the existing access gate setback (along Tropical Parkway) to 5 feet where 18 feet is required per Chapter 30.64.

Landscaping

Landscaping exists along the east, west, and south property lines. Per Chapter 30.64, the applicant is required to install landscaping (trees and shrubs) along the north property line which is adjacent to a collector street (Tropical Parkway). The on-site well, water main line, and block wall are in the location where the required landscaping should be installed. The applicant is requesting to waive the landscaping requirement along the north property line.

Elevations

The existing residence is a single story home which features stone veneer, stucco covered pop-outs, concrete tile roofing, and decorative corbels.

Floor Plans

The existing single family residence includes a kitchen, bedrooms, bathrooms, garage, and a living room.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the submitted justification letter the access gate along the north property line will be set back behind the required sight visibility zone. The access gate is a necessary entrance to service the existing well located in the rear of the property. In addition, the access gate would be used on an infrequent basis. The applicant is also requesting to waive the landscaping requirement along the north property line (adjacent to Tropical Parkway). Per the applicant, installing landscaping in this area would negatively affect the water main line that is connected to the on-site well. Lastly, the applicant has 3 existing driveways on the site. The first and secondary driveways are located on the southwest corner of the site and the third driveway is in conjunction with the access gate along the north property line. The first and second driveways are connected and mimics the 90 degree corner garage doors on the southwest corner of the home. Approval of these requests will allow appropriate circulation and will not be a detriment to the surrounding neighbors.

Prior Land Use Requests

Application Number	Request	Action	Date
AV-18-900482	Increased the height of an accessory structure from 25 feet to 27.5 feet	Approved by Zoning Administrator	August 2018
ZC-0296-01	Reclassified various parcels from R-U, R-A, and R-E zoning to R-E (RNP-I), R-A (RNP-I), and R-A (RNP-II) zoning	Approved by BCC	September 2001

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1502-00	Vacated 33 foot wide government patent easements around the boundaries of a 5 acre parcel	Approved by PC	November 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West, South, & East	Rural Neighborhood Preservation (2 du/ac)	R-E (RNP-I)	Single family residences
North	Rural Neighborhood Preservation (2 du/ac)	R-E (RNP-I)	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Current Planning**

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #2

Staff has no objection to waive the required landscaping adjacent to a collector street (Tropical Parkway) per Table 30.64-1. The existing well and water main line are adjacent to the north property line (Tropical Parkway). Staff understands that planting and maintaining landscaping adjacent to imperative utilities on the site can create unwanted variables. Waiving the required landscaping will not place the subject property to be out of character with residences within the immediate area; therefore, staff is in support of this request.

Public Works - Development ReviewWaiver of Development Standards #1

Staff cannot support this request due to the minimal space for any vehicle to come to a complete stop and not pose a risk to the right-of-way while waiting to ingress the property.

Waiver of Development Standards #3

Staff can support this request for the third driveway, as it existed before the residence was constructed.

Staff Recommendation

Approval of Waiver of Development Standards#2 & #3 and denial of Waiver of Development Standards #1.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Applicant is advised to provide on-site turn around for the driveway accessing Tropical Parkway per Title 30.56.040(4) Collector Street Access; and that walls or fences shall not encroach into public right-of-way, easements, or sight-visibility zones.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JASON AHLSTROM

CONTACT: JASON AHLSTROM, 5980 N. CAMPBELL RD, LAS VEGAS, NV 89149



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>5/9/19</u> PLANNER ASSIGNED: <u>JAR</u> ACCEPTED BY: _____ FEE: <u>\$475</u> CHECK #: <u>1067</u> COMMISSIONER: <u>LB</u> OVERLAY(S)? <u>RNP 1</u> PUBLIC HEARING? <u>Y</u> / <u>N</u> TRAILS? <u>Y</u> / <u>N</u> PFNA? <u>Y</u> / <u>N</u> APPROVAL/DENIAL BY: _____	PROPERTY OWNER	APP. NUMBER: <u>WS-19-0374</u> TAB/CAC: <u>Lone Mt.</u> TAB/CAC MTG DATE: <u>7/9/19</u> TIME: <u>6:30 PM</u> PC MEETING DATE: <u>7/16/19</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>RE RNP 1</u> PLANNED LAND USE: <u>RNP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y</u> / <u>N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	APPLICANT	NAME: <u>Bicho Malo Trust</u> ADDRESS: <u>5980 N. Campbell Rd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-210-6870</u> CELL: _____ E-MAIL: <u>jason@julietlasvegas.com</u>		
	CORRESPONDENT	NAME: <u>same as applicant</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____		

ASSESSOR'S PARCEL NUMBER(S): 125-29-303-007
 PROPERTY ADDRESS and/or CROSS STREETS: 5980 N. Campbell Rd / Campbell Rd & Tropical Pkwy
 PROJECT DESCRIPTION: WS for gate set back at back of property / WS for a third driveway

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Jason D. Ahlstrom, Trustee Jason D. Ahlstrom
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON May 9, 2019 (DATE)
 By Jason Ahlstrom
 NOTARY PUBLIC: [Signature]



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

Bicho Malo Trust
5980 N. Campbell Rd
APN: 125-29-303-007

Justification Letter

This application is respectfully requesting a waiver of the requirement that the back gate to the property be set back 18 feet in from property line and a waiver to permit a third driveway that goes to this gate. The gate and driveway are existing and were installed in or around year 2001 with the initial development of the lot and along with the installation of the perimeter wall. It was unknown to owner or applicant that there was an issue with the gate until an application was submitted under application no. BD 19-04352 for an accessory structure in the back yard and comments were received stating that the gate must be set back 18 feet and have a site visibility zone. With the site visibility zone requirement being non-waivable, I am requesting a waiver to allow that the gate only be moved back to include the site visibility zone per County standards. Accordingly, the gate would be set back 5 to 6 feet from the property line (per County standards).

I purchased the lot in 2008 and completed construction of the home in 2010. The primary access to the home and the garage to the home are located off of Campbell Road and the cul-de-sac at the front of the home. The gate in question is approximately 25 feet in length and is only used to access the rear of the property. The gate has been and would only be used on an infrequent basis to access the rear of the property. The gate is also used to service the well to my property. By moving the gate back the full 18 feet it would make it nearly impossible to have sufficient access to service the well for the property. The driveway provides access to the gate.

WS-19-0374

RIGHT-OF-WAY
(TITLE 30)

PIONEER WAY/ACKERMAN AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0468-WU ROSLYN WANG & CAMERON S:

VACATE AND ABANDON a portion of a right-of-way being Ackerman Avenue located between Pioneer Way and Tioga Way within Lone Mountain (description on file). MK/tk/ma
(For possible action)

RELATED INFORMATION:

APN:
125-10-402-006; 125-10-402-012 and 125-10-402-013

LAND USE PLAN:
LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

Clark County Department of Public Works has submitted a request to vacate portions of Ackerman Avenue between Tioga Way and Pioneer Way. The section of Ackerman Avenue is not needed for circulation in this isolated pocket of RNP properties. The property located on parcel 125-10-402-004 never dedicated Ackerman Avenue, and the County does not anticipate being able to acquire the dedication.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0702-06	Vacate and abandon portions of rights-of-way being Tioga Way, Pioneer Way and Monte Cristo Way – expired	Approved by PC	June 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South & East	Rural Neighborhood Preservation	R-E (RNP-I)	Single family residential
West	City of Las Vegas	R-E	Undeveloped land

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way that is not necessary for site or roadway development.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- A Drainage Easement must be reserved out for the south 15 feet of APN:125-10-499-030 and the north 15 feet of APN:125-10-499-022;
- Vacation to be recordable prior to applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY PUBLIC WORKS

CONTACT: CLARK COUNTY PUBLIC WORKS, 500 S. GRAND CENTRAL PKWY, LAS VEGAS, NV 89155



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>6-11-19</u> PLANNER ASSIGNED: <u>TLC</u> ACCEPTED BY: <u>TLC</u> FEE: <u>Waived</u> CHECK #: _____ COMMISSIONER: <u>MLK</u> OVERLAY(S)? _____ TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS 19-0468</u> TAB/CAC <u>Long Mountain</u> TAB/CAC DATE: <u>7/9</u> TIME: <u>6:30P</u> PC MEETING DATE: <u>8/6</u> <u>7PM</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>TLE</u> PLANNED LAND USE: <u>LM RNP</u>
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PROPERTY OWNER	NAME: <u>Clark County Public Works</u> ADDRESS: <u>500 S. Grand Central Parkway</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: <u>702-455-2103</u> CELL: _____ E-MAIL: <u>edenman@clarkcountynv.gov</u>
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APPLICANT	NAME: <u>Erik D. Denman, Manager Public Works Development Review</u> ADDRESS: <u>500 S. Grand Central Parkway</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: <u>702-455-2103</u> CELL: _____ E-MAIL: <u>edenman@clarkcountynv.gov</u> REF CONTACT ID #: <u>192083</u>
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CORRESPONDENT	NAME: <u>Erik D. Denman, Manager Public Works Development Review</u> ADDRESS: <u>500 S. Grand Central Parkway</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: <u>702-455-2103</u> CELL: _____ E-MAIL: <u>edenman@clarkcountynv.gov</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 125-10-402-006, 012, & 013

PROPERTY ADDRESS and/or CROSS STREETS: Tioga Way/Ackerman Avenue

I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted.

 Property Owner (Signature)*

ERIK D. DENMAN

 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON June 6th 2019 (DATE)
 By Erik Denman
 NOTARY PUBLIC Sarah Mabry-Padovese (Sarah Mabry-Padovese)

SARAH Y. MABRY-PADOVESE
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 09-30-2020
 Certificate No: 08-8302-1

*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



Department of Public Works

500 S Grand Central Pky • Box 554000 • Las Vegas NV 89155-4000
(702) 455-6000 • Fax (702) 455-6040

Denis Cederburg, P.E., Director • E-Mail: dlc@ClarkCountyNV.gov

May 29, 2019

Clark County Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155

RE: APN 125-10-402-006, 012, & 013

To Whom It May Concern:

The subject properties are Rights-Of-Way along Ackerman Avenue between Tioga Way and Pioneer Way. This section of Ackerman Avenue is not needed for circulation in this isolated pocket of RNP properties. Additionally, the property at APN 125-10-402-004 has never dedicated Ackerman Avenue, is an existing ranch, and Public Works does not foresee acquiring this portion of Ackerman Avenue.

If you have any questions, please feel free to contact me.

Sincerely,

Erik D. Denman
Manager, Development Review

EDD/kp