



Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave.

Las Vegas, NV. 89122

December 12, 2019

6:00 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 Maureen Helm at phone number 702-606-0747 and is/will be available at the County's website at www.clarkcountynv.gov.

Board Members:

Geraldine Ramirez – Chair
Christopher Fobes - Vice Chair

Paul Friedman
Amy Beaulieu

Secretary:

Maureen Helm, 702-606-0747, mhelmtab@gmail.com

County Liaison:

Blanca Vazquez, 702-455-8531, bva@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 Minutes November 14, 2019 (For possible action)
- IV. Approval of Agenda for December 12, 2019 and Hold, Combine or Delete Any Items (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

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events.
(for discussion)
2. **Theresa Bower, Recruiting Assistant with the 2020 Census. Census data, collected every 10 years, determines representation in Congress and determines how funds are spent in each community on things roads, and schools. The 2020 Census will use a new design that incorporates Online and phone response options in addition to the traditional paper option.**

VI. Planning & Zoning

1. **ET-19-400133 (AR-19-400058 (UC-18-0821))-PARADA SERGIO & GAMBOA CELIA: USE PERMIT FIRST EXTENSION OF TIME** to complete street improvements associated with the reduced setback for a temporary sales/leasing office trailer from any property line.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced rear yard setbacks; 2) establish alternative yards for residential lots; and 3) reduced setbacks from the street in conjunction with a previously approved single family residential development on 12.7 acres in a RUD (Residential Urban Density) Zone. Generally located on the east side of Steptoe Street and on the south side of Greyhound Lane within Whitney. JG/jvm/ja (For possible action)
2. **AR-19-400143 (WS-0582-16)-STEPHANIE 4, LLC SERIES 1: WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW**
for the following: 1) reduce street landscape width; 2) alternative commercial driveway design; and 3) off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) in conjunction with a vehicle (automobile) sales facility on 0.2 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Missouri Avenue and the east side of Stephanie Street within Whitney. JG/bb/ja (For possible action)

BCC 12/18/19

VII. General Business

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: January 2, 2020

X. Adjournment

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

NAME OF LOCATION Whitney Library, Whitney Senior Center, Jack-in-the-box @Boulder Highway/Russell, CVS @ Tropicana/Boulder Highway
<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



Whitney Town Advisory Board

November 14, 2019

MINUTES

Board Members: Geraldine Ramirez –Chair **PRESENT**
Christopher Fobes - Vice Chair- **PRESENT**
Paul Friedman -**EXCUSED**
Amy Beaulieu-**PRESENT**

Secretary: Maureen Helm 702-606-0747 mhelmtab@gmail.com

Town Liaison: Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call,(see above) County Staff Introductions
Blanca Vazquez; Town Liaison No planner present

The meeting was called to order by Ramirez at 6:00 p.m.

- II. Public Comment
None
- III. Approval of August 29, 2019 Minutes

Moved by: Beaulieu
Approve minutes as submitted
Vote: 3-0 Unanimous

Approval of Agenda for November 14, 2019

Moved by: Fobes
Approve agenda as submitted
Vote: 3-0 Unanimous

IV. Informational Items
None

V. Planning & Zoning:

1. **ET-19-400133 (AR-19-400058 (UC-18-0821))-PARADA SERGIO & GAMBOA CELIA:**
USE PERMIT FIRST EXTENSION OF TIME for an application to review the status of street improvements associated with the reduced setback for a temporary sales/leasing office trailer from any property line.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced rear yard setbacks; **2)** establish alternative yards for residential lots; and **3)** reduced setbacks from the street in conjunction with a previously approved single family residential development on 12.7 acres in a RUD (Residential Urban Density) Zone. Generally located on the east side of Steptoe Street and on the south side of Greyhound Lane within Whitney. JG/jvm/ja (For possible action)
PC 11/19/19

No show. Return to the 12/12/19 Whitney TAB meeting

2. **WS-19-0836-COUNTY OF CLARK (PK & COMM SERV):**
WAIVER OF DEVELOPMENT STANDARDS for modified driveway design standards.
DESIGN REVIEW for modifications to a park facility to include additional improvements and amenities (pool, splash pad, walking paths, turf area, and parking area) in conjunction with an existing park on 10.3 acres in a P-F (Public Facility) Zone. Generally located on the north side of Missouri Avenue and approximately 150 east of Andover Drive within Whitney. JG/lm/jd (For possible action)
BCC 12/4/19

MOVED BY-Beaulieu
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous

VI. General Business
None

VII. Public Comment
None

VIII. Next Meeting Date
The next regular meeting will be December 12, 2019

IX. Adjournment
The meeting was adjourned at 6:36 p.m.

OFF-SITES
(TITLE 30)

GREYHOUND LN/STEPTOE ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-19-400133 (AR-19-400058 (UC-18-0821))-PARADA SERGIO & GAMBOA CELIA:

USE PERMIT FIRST EXTENSION OF TIME to complete street improvements associated with the reduced setback for a temporary sales/leasing office trailer from any property line.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced rear yard setbacks; **2)** establish alternative yards for residential lots; and **3)** reduced setbacks from the street in conjunction with a previously approved single family residential development on 12.7 acres in a RUD (Residential Urban Density) Zone.

Generally located on the east side of Steptoe Street and on the south side of Greyhound Lane within Whitney. JG/jvm/ja (For possible action)

RELATED INFORMATION:

APN:

161-27-619-002; 161-27-619-005; 161-27-619-008; 161-27-619-012; 161-27-619-015; 161-27-619-020; 161-27-619-022; 161-27-619-039; 161-27-619-040; 161-27-619-044; 161-27-619-046; 161-27-619-050; 161-27-619-054; 161-27-620-004; 161-27-620-007; 161-27-620-013; 161-27-620-014; 161-27-620-043; 161-27-620-044; 161-27-620-060 through 161-27-620-061

USE PERMIT:

Reduce the setback of a temporary sales/leasing office trailer from any property line to 1 foot where 10 feet is required per Table 30.44-1 (a 90% reduction).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the rear yard setback to a minimum of 11.3 feet where 15 feet is required per Table 30.40-2 (a 25% reduction) for 14 previously approved single family residences.
2. Establish alternative yards for 3 previously approved single family residences where yards are established per Chapter 30.56.
3. Reduce the setbacks of a temporary sales/leasing office trailer from Port Astoria Court (north) and McGill Avenue (south) to 5 feet where 10 feet is required per Chapter 30.56 (a 50% reduction).

LAND USE PLAN:

WHITNEY - RESIDENTIAL MEDIUM (FROM 3 DU/AC TO 14 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 12.7
- Number of Lots: 2 (temporary sales/leasing office)/2 (parking for temporary sales/leasing office)/14 (rear yard setback reduction)/3 (alternative yards)
- Project Type: Setback reduction for temporary sales/leasing office, rear yards setback reduction, and alternative yards for 3 lots
- Number of Stories: 1 (temporary sales/leasing office)/2 (single family residence)
- Building Height (feet): 14 (temporary sales/leasing office)/22 and 25 (single family residence)
- Square Feet: 1,400 (temporary sales/leasing office)/1,206 (minimum for single family residence)/1,603 (maximum for single family residence)
- Parking Provided: 4 stalls (temporary sales/leasing office)

History/Request

On December 4, 2018, the Planning Commission approved UC-18-0821 with a condition requiring a 6 month review for the status of the street improvements. The review was completed on August 6, 2019 with a condition that final inspection to be completed by October 1, 2019, this is a request to extend the time for the final inspection.

Site Plan

The site plan depicts a previously approved single family residential subdivision (NZN-0225-05), on the south side of Greyhound Lane and on the east of Steptoe Street. The 131 lot subdivision includes 7 common elements and has ingress/egress access from McGill Avenue and Greyhound Lane.

The temporary sales/leasing office trailer is shown on Lots 35 and 36, which are temporarily combined as one site. The sales/leasing office trailer is located 8.5 feet from the north property line, 10 feet from the west property line, 5 feet from the south property line, and 40 feet from Clatsop Street to the east. Lots 35 and 36 are north of McGill Avenue and west of Clatsop Street. The entrance and exit to the trailer will be from Lot 35 facing Clatsop Street. The plans showed 3 temporary parking stalls and 1 mobility parking stall north of the trailer across Port Astoria Court (on Lots 65 and 66). The location of the trailer as currently shown on the plans no longer requires the use permit to reduce the setback of a temporary sales/leasing office trailer from any property line to 1 foot where 10 feet is required.

The single family residential product types did not fit on 14 of the existing lots of the subdivision; therefore, the applicant requested to waive rear yard setbacks for Lots 2, 5, 8, 12, 15, 22, 26, 29, 115, 116, 120, 122, 126, and 130 to accommodate the previously approved design of the homes.

Additionally, Lots 20, 82, and 83 did not conform to the standard yard requirements established per Chapter 30.56. The product type previously approved for Lots 20, 82, and 83 are oriented so that the front of the homes do not face the right-of-way. The homes would be oriented so that side yards and the front yards are perpendicular to the street, thus creating an alternative yard.

Elevations

The temporary sales/leasing office trailer is 60 feet in width and 14 feet in height. The trailer was shown to be painted an earth tone color with exterior finishes of engineered wood siding. Revised home models were administratively approved, and filed with NZC-0225-05. Per the revised home model plans, the design consists of 2 story homes painted in neutral colors with concrete tile roofs. Architectural elements such as pop-outs, shutters, brackets, and decorative vents add dimension to the facades of the homes.

Floor Plans

The floor plans for the temporary sales/leasing office depict 4 offices, restroom, and an open office area. Floor plans for the existing subdivision have been previously approved and were not a part of the original request. Revised home models were administratively approved, and filed with NZC-0225-05. The revised floor plans consist of a 2 story home layout, which include a garage, kitchen, dining room, great room, powder room, and foyer within the first floor and bedrooms and bathrooms on the second floor.

Previous Conditions of Approval

Listed below are the approved conditions for AR-19-400058 (UC-18-0821):

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Public Works - Development Review

- Until October 1, 2019 to obtain final inspection.

Listed below are the approved conditions for UC-18-0821:

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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

- 6 month review for the status of the street improvements.

Applicant's Justification

The applicant states that the off-sites are nearly complete and they are awaiting the final inspection from Public Works. They are requesting an extension of 120 days to complete the project.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-19-400058 (UC-18-0821)	Review of off-site street improvements	Approved by PC	August 2019
UC-18-0821	Temporary sales/leasing office with setback reductions and alternative yards	Approved by PC	December 2018
AV-1239-17	Minor deviation for side setbacks – no longer needed	Approved by ZA	November 2017
WS-0739-17	Waived street intersection off-set, increase cul-de-sac length, and design review for gated entry and combination of public and private streets – no longer needed	Approved by PC	October 2017
VS-0740-17	Vacated right-of-way and easements – no longer needed	Approved by PC	October 2017
WS-0575-17	Allowed a reduced rear setback for lots 1, 2, 35, 36, 65-79, 80-81, 84-98, 119, 120, and 125-131 and design review for revised home models	Approved by PC	September 2017
TM-0361-05	Revised tentative map for 131 single family residential lots with public streets	Approved by PC	August 2005
WS-1007-05	Reduced street intersection off-set	Approved by PC	August 2005
TM-0209-05	131 single family residential lots with private streets	Approved by BCC	June 2005
VS-0566-05	Vacated portions of unnamed rights-of-way - recorded	Approved by BCC	June 2005
NZC-0225-05	Reclassified the site from R-E and M-D zoning to RUD zoning and waiver of development standards to reduce private street width - zoning is permanent and waiver is expired	Approved by BCC	June 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D & RUD	Industrial park & single family subdivision
South	Business and Design/Research Park & Residential Suburban (up to 8 du/ac)	M-D, R-2, & RUD	Industrial uses & single family residential
East	Residential Suburban (up to 8 du/ac)	R-T & R-2	Single family residential
West	Business and Design/Research Park & Residential Suburban (up to 8 du/ac)	M-D, R-E, & R-T	Industrial uses & single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property.

Public Works - Development Review

The applicant made little progress on the off-site improvements since the last extension of time. On September 6, 2019, a pre-final inspection was cancelled by County staff because the right-of-way to be inspected was covered with structures and materials, so no inspection could occur. On October 21, 2019, an inspection of the pavement quality was approved, but a pre-final inspection and final inspection must still be completed.

Staff Recommendation

No recommendation.

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:

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: LGI HOMES NEVADA, LLC

CONTACT: DOUG RANKIN, G.C. GARCIA, INC., 1055 WHITNEY RANCH DRIVE, SUITE 210, LAS VEGAS, NV 89014

12/18/19 BCC AGENDA SHEET

VEHICLES SALES
(TITLE 30)

MISSOURI AVE/STEPHANIE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-19-400143 (WS-0582-16)-STEPHANIE 4, LLC SERIES 1:

WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW

for the following: 1) reduce street landscape width; 2) alternative commercial driveway design; and 3) off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) in conjunction with a vehicle (automobile) sales facility on 0.2 acres in a C-2 (General Commercial) Zone.

Generally located on the south side of Missouri Avenue and the east side of Stephanie Street within Whitney. JG/bb/ja (For possible action)

RELATED INFORMATION:

APN:

161-28-611-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce street landscape width along Stephanie Street to 6 feet where a minimum of 15 feet is required along a collector street per Figure 30.64-17 (a 60% reduction).
2. Allow an existing paved driveway to remain where a commercial driveway per Uniform Standard Drawings 222.1.
3. Waive off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Stephanie Street where required per Chapter 30.52.

LAND USE PLAN:

WHITNEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5810 Missouri Avenue
- Site Acreage: 0.2
- Project Type: Vehicle (automobile) sales facility
- Number of Stories: 1
- Building Height (feet): Up to 16
- Square Feet: 528
- Parking Required/Provided: 3/3 (not including 12 vehicle display spaces)

Site Plans

The plans show a proposed vehicle (automobile) sales facility. A modular office building is located on the southeast portion of the parcel, set back 5 feet from the east property line and 15 feet from the south property line. A patio cover is also shown that extends south from the modular office building to the south property line. Access to the site is from an existing pan driveway off of Missouri Avenue. Future cross access is also shown to the adjacent property to the south. A total of 3 parking spaces are provided (not including 12 vehicle display spaces) where 3 parking spaces are required.

Landscaping

Street landscaping consists of a 6 foot wide landscape area along both Missouri Avenue and Stephanie Street. The landscape palette includes Red Leaf Flowering Plum trees planted every 20 feet along the street frontage, and Red Yucca, Petite Pink Oleander, and Festuca Ovina Glauca shrubs.

Elevations

The plans depict a 1 story, 13 foot 2 inch high, modular office building constructed of wood siding with wood trim around all windows and doors. A parapet wall is shown around the roof. At the rear of the modular office building is a 16 foot high patio cover constructed of alumawood, which will match the color of the modular office building.

Floor Plans

The plans show a 528 square foot modular office building consisting of 2 offices, a restroom, and a closet. The patio cover is 660 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for WS-0582-16:

Current Planning

- Until November 2, 2018 to review waivers, including the waiver of off-site improvements;
- Trees planted along Stephanie Street shall be evergreen trees;
- Trash enclosure shall be constructed of decorative materials;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application to review; and that 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.

Public Works – Development Review

- Drainage study and compliance;
- Traffic study and compliance.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on and off-site fire lane, turning radius, and turnarounds; to show fire

hydrant locations both on-site and within 750 feet; automatic fire sprinkler protection may be required for this facility; and that operational permits may be required for this facility and to contact Fire Prevention for further information.

Applicant's Justification

The applicant states that they were not aware of the condition for a review of the waivers and are asking for an extension of time to review them in order to obtain a business license.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0582-16	Waived off-site improvements, street landscaping and allowing pan driveway	Approved by BCC	November 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Recreational vehicle sales facility
South	Commercial General	C-2	Undeveloped
East	Commercial General	C-2	Convenience store
West	Public Facilities & Residential Urban Center (18 to 32 du/ac)	P-F & R-3	Whitney Community Center/Park & apartment complex

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval.

Public Works - Development Review

The applicant was given 2 years to show progress on the off-site improvements for the site. Since the applicant submitted this application for review nearly 1 year after the 2 year deadline, 3 years have passed with no submittals for full off-site improvements. Additionally, the existing driveway that was allowed to remain is not ADA compliant; therefore, it should be removed and replaced with an ADA compliant pan driveway.

Staff Recommendation

Denial.

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:

- 1 year to review waivers, including the waiver of off-site improvements, and compliance with conditions of approval;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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

- Compliance with previous conditions;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that any structures or landscaping over 24 inches in height must be removed from the sight visibility zones; and that a drainage study update or a new drainage study may be required prior to the issuance of an off-site improvement permit.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

**TAB/CAC:
APPROVALS:
PROTEST:**

APPLICANT: STEPHANIE 4 SERIES 1, LLC

CONTACT: SILVIO MATEO, 246 WHITE WATER FALLS COURT, HENDERSON, NV 89012



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

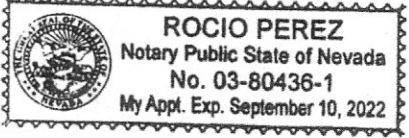
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" 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>10/17/19</u> PLANNER ASSIGNED: <u>JVM</u> ACCEPTED BY: <u>NR</u> FEE: <u>\$950</u> CHECK #: <u>1033</u> COMMISSIONER: <u>JG</u> OVERLAY(S)? _____ PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? Y <input checked="" type="checkbox"/> N PFNA? Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>AR-19-400143</u> TAB/CAC: <u>Whitney</u> TAB/CAC MTG DATE: <u>12/12</u> TIME: <u>6pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12/18 @ 9am</u> ZONE / AE / RNP: <u>C-2</u> PLANNED LAND USE: <u>CG</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Stephanie 4 Series 1 LLC</u> ADDRESS: <u>246 Whitewater Falls Ct.</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>(702) 499-4263</u> CELL: <u>same</u> E-MAIL: <u>SilvioVegas@yahoo.com</u>	
	APPLICANT	NAME: <u>Stephanie 4 Series 1 LLC</u> ADDRESS: <u>246 Whitewater Falls Ct.</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>(702) 499-4263</u> CELL: <u>same</u> E-MAIL: <u>SilvioVegas@yahoo.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Silvio Mateo</u> ADDRESS: <u>246 Whitewater Falls Ct.</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>(702) 499-4263</u> CELL: _____ E-MAIL: <u>SilvioVegas@yahoo.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 161-28-611-001
 PROPERTY ADDRESS and/or CROSS STREETS: 5810 Missouri Ave. Las Vegas NV 89122
 PROJECT DESCRIPTION: _____

(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.

[Signature] _____ Property Owner (Signature)*
Silvio Mateo _____ Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 10/17/2019 (DATE)
 By Silvio A. Mateo
 NOTARY PUBLIC: Rocio Perez



*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.

Justification Letter
Waiver of development standards.
Design Review.

Stephanie 4 Series 1 LLC
246 Whitewater Falls Ct.
Henderson NV. 89012
(702)499-4263, (702)498-5305

AR-19-400143

October 17th, 2019

To: Clark County Planning Department.

We hired a consultant in 2016 to help us with a waiver of development standards and a design review, (WS 0582-16) regarding the property at 5810 Missouri Ave. Las Vegas NV. 89122. APN 161-28-611-001.

We were told that both were approved, He never told us that there was a condition added at the meeting to review the waivers.

We developed the property (1/4 acre) in 2018 and obtained the certificate of occupancy, we had a few tenants come and go, the present tenants attempted to get a business license and we found out about the expired waivers.

We ask to approve the landscape and driveway (as they are in place) and to get 2 years to review the 80' to 100' feet of off site on Stephanie St.

In order to keep our tenant in place, they need to be able to get a business license and as mention we were not aware of the condition to review the waivers.

Thank you for your consideration.

Silvio Mateo Owner
Luis Gutierrez Owner