



IV. Approval of Agenda for January 28, 2020 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

1. **WS-19-0958-SCHREIBER TED & JULIE: WAIVER OF DEVELOPMENT STANDARDS** to reduce the rear setback for a proposed single family residence on 0.5 acres in an R-E (RNP-I) Zone. Generally located on the north side of Whispering Sands Drive, 153 feet west of Sisk Road within Lone Mountain. LM/sd/jd (For possible action) **02/04/20 PC**
2. **UC-19-1002-FERGUSON KEVIN RICHARD & WERTSBAUGH LESLIE E: USE PERMIT** for small livestock (rabbits and fowl) in conjunction with a single family home on 1.1 acres in an R-E (RNP-I) Zone. Generally located on the south side of Wittig Avenue, 650 feet west of Jones Boulevard within Lone Mountain. MK/bb/jd (For possible action) **02/18/20 PC**
3. **VS-19-0998-HOMES FOR OUR TROOPS INC: VACATE AND ABANDON** easements of interest to Clark County located between Florine Avenue and Hickam Avenue, and between Cimarron Road and Tomsik Street within Lone Mountain LB/jt/jd (For possible action) **02/18/20 PC**
4. **WS-19-0907-KARAS JOHN G & MARCIE M: WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks for an addition to an existing single family home on 0.5 acres in an R-E (RNP-I) Zone. Generally located on the north side of Verde Way, 200 feet west of Bonita Vista Street within Lone Mountain. LB/bb/jd (For possible action) **02/18/20 PC**

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: February 11, 2020

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

January 14, 2020

## MINUTES

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

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- 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 December 10, 2019 Minutes  
**Moved by: CHRIS**  
**Action: Approved subject minutes as submitted**  
**Vote: 4/0 -Unanimous**
- IV. Approval of Agenda for January 14, 2020  
**Moved by: EVAN**  
**Action: Approved agenda with item # 1 to be heard last and items # 4&5 to be heard together**  
**Vote: 4/0 - Unanimous**
- V. Informational Item  
None

VI. Planning & Zoning

1. **WS-19-0958-SCHREIBER TED & JULIE: WAIVER OF DEVELOPMENT STANDARDS** to reduce the rear setback for a proposed single family residence on 0.5 acres in an R-E (RNP-I) Zone. Generally located on the north side of Whispering Sands Drive, 153 feet west of Sisk Road within Lone Mountain. LM/sd/jd 02/04/2020 PC

**Action: HELD to January 28<sup>th</sup> Lone Mountain CAC meeting so applicant can work with neighbors on design**

2. **WS-19-0967-KELL TERRANCE & SIGNE A: WAIVER OF DEVELOPMENT STANDARDS** for the following: 1) reduce setback, and; 2) allow a second driveway for an existing single family residence on 0.5 acres in an R-E (RNP-I) Zone. Generally located on the northwest corner of Washburn Road and Kevin Way within Lone Mountain. LB/sd/jd 02/04/2020 PC

**Action: APPROVED subject to all staff conditions**  
**Moved by: EVAN**  
**Vote: 4/0 – Unanimous**

3. **WS-19-0950-GRIFFITH, MARK E. & NAOMA: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) drainage study; and 2) full off-site improvements (including curb, gutter, sidewalk, and partial paving) in conjunction with a proposed minor subdivision on 2.0 acres in an R-E (RNP-I) Zone. Generally located on the northwest corner of Farm Road and Balsam Street within Lone Mountain. MK/sd/jd 02/05/2020 BCC

**Action: APPROVED subject to all staff conditions & condition that any further development other than what is proposed at this time will require a drainage study**  
**Moved by: CHRIS**  
**Vote: 4/0 – Unanimous**

4. **DR-19-0952-VALENTE, MICHAEL NICOLA: DESIGN REVIEW** for increased finished grade for proposed single family residences on 2.2 acres in an R-A(RNP-II) Zone. Generally located on the south side of Iron Mountain Road, approximately 300 feet east of Homestead Road within Lone Mountain. MK/sd/jd 02/05/2020 BCC

**Action: APPROVED subject to all staff conditions**  
**Moved by: TERESA**  
**Vote: 4/0 – Unanimous**

5. **VS-19-0953-VALENTE, MICHAEL NICOLA: VACATE AND ABANDON** a portion of right-of-way being Iron Mountain Road located between Durango Drive and Four Views Street within Lone Mountain MK/sd/jd (For possible action) 02/05/2020 BCC

**Action: APPROVED subject to all staff conditions**  
**Moved by: TERESA**  
**Vote: 4/0 – Unanimous**

**VI. General Business**

1. No presenter for 2020 Census information presentation

**VIII. Public Comment**

None

**IX. Next Meeting Date**

The next regular meeting will be January 28, 2020

**X. Adjournment**

The meeting was adjourned at 8:42 p.m.

DRAFT

02/04/20 PC AGENDA SHEET

SINGLE FAMILY RESIDENCE  
(TITLE 30)

SISK RD/WHISPERING SANDS DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-19-0958-SCHREIBER TED & JULIE:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the rear setback for a proposed single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Whispering Sands Drive, 153 feet west of Sisk Road within Lone Mountain. LM/sd/jd (For possible action)

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**RELATED INFORMATION:**

**APN:**

125-14-105-018

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the rear setback to 15 feet where a minimum of 30 feet is required per Table 30.40-1 (a 50% reduction).

**LAND USE PLAN:**

LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 6550 Whispering Sands Drive
- Site Acreage: 0.5
- Number of Lots/Units: 1
- Project Type: Single family residence
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 4,066

**Site Plans**

The plans depict a proposed single family residence located within a 4 unit subdivision along Whispering Sands Drive. Access to the property is from a private cul-de-sac. The parcel is currently undeveloped and the applicant has submitted plans for a building permit where it was discovered the proposed building will not meet rear setback of 30 feet. The proposed plans show a reduced rear setback of 15.6 feet along the west property line.

Landscaping

Landscaping is not proposed or required as part of this application.

Elevations

The plans depict a 1 story single family residence with a concrete tile pitched roof line, constructed of stucco finish with architectural elements. The total height of the residence will be 24 feet. The front door will face towards the private street.

Floor Plans

The plans show a 4 bedroom, 2 bathroom residence with grand entry, great room, laundry and utility room, kitchen, and an accessory room and porch with a 2 car garage.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, this property is located adjacent to an existing cul-de-sac and the shape of the lot will render this parcel with the proposed home unbuildable. The applicant states that other nearby homes have similar encroachments.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0296-01	Reclassified various parcels within Lone Mountain from R-U and R-E to R-E (RNP-I) zoning and from R-A to R-A (RNP-I) zoning and from R-A to R-A (RNP-II) zoning	Approved by BCC	September 2001

**Surrounding Land Use**

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

**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.

The reduction in the rear setback is excessive and could adversely impact the property to the west where there is an existing residence. Review of the plans show the proposed residence is set back approximately 50 feet from the front property line, where 40 feet is required. The applicant could revise the plans to redesign the residence towards the front property line. In addition, there are provisions where 50 percent of the structure could be moved to 28 feet by planting 2 trees in the front yard. These revisions would then decrease, or possibly eliminate the need for a rear setback encroachment. This request represents a self-imposed hardship by the applicant. The request does not comply with Urban Specific Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses. Furthermore, no mitigation, such as landscaping in the rear yard is provided to reduce the impact of the reduction in setback to the adjoining property.

**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:

- 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**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:  
APPROVALS:  
PROTESTS:**

**APPLICANT:** HECTOR VASQUEZ

**CONTACT:** HECTOR VASQUEZ, 101 CONVENTION CENTER #1270, LAS VEGAS, NV 89109





# 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 checked="" type="checkbox"/> VARIANCE (VC) <input 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 checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>BD19-33356</u> <small>(ORIGINAL APPLICATION #)</small> <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) <small>(ORIGINAL APPLICATION #)</small> <input type="checkbox"/> APPLICATION REVIEW (AR) <small>(ORIGINAL APPLICATION #)</small>	STAFF	DATE FILED: <u>12/13/19</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>\$475.00/100</u> CHECK #: <u>Debit</u> COMMISSIONER: <u>LIM</u> OVERLAY(S)? <u>RNP-I</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N APPROVAL/DENIAL BY: _____
	PROPERTY OWNER	NAME: <u>Ted Schreiber</u> ADDRESS: <u>18287 Cleveland Avenue</u> CITY: <u>Galien</u> STATE: <u>MI</u> ZIP: <u>49113</u> TELEPHONE: <u>269-470-7057</u> CELL: <u>Same</u> E-MAIL: <u>trs3985@gmail.com</u>
	APPLICANT	NAME: <u>Top Rank Builders Inc / Hector Vasquez</u> ADDRESS: <u>2941 Lorelie St</u> CITY: <u>Pahrump</u> STATE: <u>NV</u> ZIP: <u>89048</u> TELEPHONE: <u>775-751-2009</u> CELL: <u>775-209-6092</u> E-MAIL: <u>trb.seanw@gmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>Sean Wilson</u> ADDRESS: <u>2941 Lorelie St</u> CITY: <u>Pahrump</u> STATE: <u>NV</u> ZIP: <u>89048</u> TELEPHONE: <u>775-751-2009</u> CELL: <u>775-209-2942</u> E-MAIL: <u>trb.seanw@gmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-14-105-018

PROPERTY ADDRESS and/or CROSS STREETS: 6550 Whispering Sands Dr, Las Vegas, NV, 89131

PROJECT DESCRIPTION: Single Story Single Family Residence

(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.

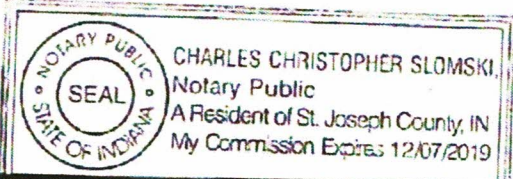
Ted Schreiber  
 Property Owner (Signature)\*

TED SCHREIBER  
 Property Owner (Print)

STATE OF Indiana  
 COUNTY OF St. Joseph

SUBSCRIBED AND SWORN BEFORE ME ON 11/2/19 (DATE)  
 By Therese Schreiber

NOTARY PUBLIC: Charles C. Slomski



\*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.



**TOP RANK BUILDERS, Inc.**  
**Commercial & Residential**

**2941 Lorelie St, Pahrump, NV, 89048 • NV License #74890**

**775-751-2009 • Bid Limit \$3,600,000**

**11/21/2019**

Clark County Comprehensive  
Planning Department  
Attention: Jaime Williams  
Re: Variance / Waiver Request

**Customer Info:**

Mr. Ted Schreiber

**Jobsite:**

6550 Whispering Sands Dr.  
Las Vegas, NV, 89131  
Permit#:BD19-33356

Clark Co. Comprehensive Planning Dept.,

This letter is concerning 6550 Whispering Sands Drive in Las Vegas, Nevada, 89131 (APN#125-14-105-018). Our customer Mr. Ted Schreiber is requesting a Waiver of the Rear Property Set Back requirement of 30' from rear property line to the livable structure. Considering the size and location of this particular lot at the existing Cul-De-Sac this 30' requirement coupled with the additional front property line set backs render this lot unbuildable for our clients single family residence (Moving the home forward to accommodate the 30' Set Back then Violates the front setbacks)

There are (2) homes in this same Cul-De-Sac that have currently been constructed (See Attached Exhibit A). All of these lots have the Zoning Designation RNP (Rural Neighborhood Preservation). The homes in exhibit "A" have an approx. set back of 17' / 12'. This situation is consistent with the Neighbor (APN#125-14-105-014) to the West of Mr. Schreibers lot which is still even closer than 17' to the property line on the East side of 6560 Whispering Sands (See Attached Exhibit B). The Existing set backs would take precedence over the requested 30' Set Back as there is not a single home around Mr. Schreibers lot that conforms to this use. Our Client is requesting a 15' Set Back from the rear property line. This adjustment would correct the front property line set back requirements and allow enough space to be able to place the home.

We have included Both of the Plot plans of Where the 30' Set Back would place the home and the Plot Plan with our requested placement at 15' from rear as well.

Any help or consideration with this situation would be greatly appreciated.

Sincerely,  
Sean Wilson  
Top Rank Builders Inc.  
(775) 751-2009

02/18/20 PC AGENDA SHEET

AGRICULTURE-LIVESTOCK, SMALL  
(TITLE 30)

JONES BLVD/WITTIG AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-19-1002-FERGUSON KEVIN RICHARD & WERTSBAUGH LESLIE E:**

**USE PERMIT** for small livestock (rabbits and fowl) in conjunction with a single family home on 1.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Wittig Avenue, 650 feet west of Jones Boulevard within Lone Mountain. MK/bb/jd (For possible action)

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**RELATED INFORMATION:**

**APN:**

125-23-505-003

**USE PERMIT:**

To allow 100 rabbits and 71 fowl where 20 small animals are allowed on 1.1 acres per Table 30.44-1 (Agriculture-Livestock, Small).

**LAND USE PLAN:**

LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 6113 Wittig Avenue
- Site Acreage: 1.1
- Project Type: Small Animals

**Site Plan**

The site plan depicts a 1.1 acre property with a principal single family home and driveway on the northern half acre. The south half of the property includes a fenced space for existing horses and an exercise area. The applicant is proposing to keep up to 100 rabbits and 71 fowl in existing hutches located on the southwest corner of the home and free roaming on the southern half of the property, behind the fenced areas. The property is currently 49,658 square feet in area and allows for up to 6 horses (large animals), 8 medium size animals, and 20 small animals.

**Landscaping**

Landscaping is not a part of this request.

Applicant's Justification

There are currently 100 rabbits living on the property as a result of existing wild rabbits and 52 domestic rabbits living in hutches. The domestic rabbits are either rescue or made available for adoption through local feed stores, pet stores, and word of mouth. A total of 38 rabbits have been sterilized in an attempt to control the local population. This property also includes 71 fowl (ducks, chickens, and turkeys).

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, East, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single-Family Residential

**Clark County Public Response Office (CCPRO)**

This property was the subject of 3 neighborhood nuisance violation complaints related to the keeping of animals since 2016.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Table 30.4-1 Agriculture – Livestock, Small allows a maximum of 20 small animals. The subject property is 1.1 acres in size in the R-E zone where 2 units are allowed per acre. Using this calculation, and the fact that only 1 home exists on this site, staff would be comfortable with 40 small animals, but not the requested 171. More than 40 small animals will not meet the intent of the current Code for keeping of small animals and is not harmonious with the surrounding neighborhood when considering the existing standard. Keeping the proposed number of animals could adversely impact the immediate neighborhood. This property is not located in Community District 5 where similar numbers of animals may be permitted under the standards of Title 30, depending on property size. Therefore, staff does not support this request.

**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:

- 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**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: KEVIN FERGUSON**

**CONTACT: KEVIN FERGUSON, 6113 WITTING AVE., LAS VEGAS, NV 89131**

**DRAFT**



# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> INCREASE # OF SMALL ANIMALS <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) \$675 \$1500 <input type="checkbox"/> VARIANCE (VC) <input 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 #)	<b>STAFF</b> DATE FILED: <u>12-30-2019</u> PLANNER ASSIGNED: <u>[Signature]</u> ACCEPTED BY: <u>[Signature]</u> FEE: <u>675</u> CHECK #: COMMISSIONER: <u>MK</u> OVERLAY(S)? <u>RNP-1</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY:	APP. NUMBER: <u>UC-19-1002</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC MTG DATE: <u>1-28</u> TIME: <u>6:30p</u> PC MEETING DATE: <u>2-18-20</u> 7am 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/N</u> LETTER DUE DATE: COMMENCE/COMPLETE:	
	<b>PROPERTY OWNER</b> <input checked="" type="checkbox"/> NAME: <u>KEVIN FERGUSON</u> ADDRESS: <u>6113 WITTIG AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: CELL: <u>(702) 497-1824</u> E-MAIL: <u>BLKSAMMY1986@YAHOO.COM</u>	<b>APPLICANT</b> <input checked="" type="checkbox"/> NAME: <u>KEVIN FERGUSON</u> ADDRESS: <u>6113 WITTIG AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: CELL: <u>(702) 497-1824</u> E-MAIL: <u>BLKSAMMY1986@YAHOO</u> REF CONTACT ID #:	
	<b>CORRESPONDENT</b> <input checked="" type="checkbox"/> NAME: <u>KEVIN FERGUSON &amp; TIMI FERGUSON (SPOUSE)</u> ADDRESS: <u>6113 WITTIG AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: CELL: <u>(702) 497-1824, (702) 521-163</u> E-MAIL: <u>BLKSAMMY1986@YAHOO</u> REF CONTACT ID #:		

ASSESSOR'S PARCEL NUMBER(S): 125-23-505-003  
 PROPERTY ADDRESS and/or CROSS STREETS: 6113 WITTIG AVE FLIKHORN & JONES  
 PROJECT DESCRIPTION: REQUESTING 100 SMALL ANIMALS WHERE 20 ARE ALLOWED

(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)\* KEVIN FERGUSON  
 Property Owner (Print)

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_  
 SUBSCRIBED AND SWORN BEFORE ME ON \_\_\_\_\_ (DATE)  
 By \_\_\_\_\_  
 NOTARY PUBLIC: \_\_\_\_\_

\*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.

December 30, 2019  
Las Vegas, NV.

PLANNER  
COPY

CC-19-1002

To Whom It May Concern:

I, Kevin Ferguson, owner of 6113 Wittig Ave., Las Vegas, NV 89131, am requesting a use permit to have the ability to keep one hundred small animals on my property instead of the twenty that is allowed under the Code. This request will not cause the addition of any small animals being added to the property, but simply permit me to keep preexisting levels that are already in place.

Currently, there are fifty-two domestic rabbits on the property living in hutches. Many of these rabbits are rescue rabbits that will be re-homed through the placement of advisements at local feed stores, other areas of public gathering, and word of mouth.

There is also an unknown number of wild rabbits on the property as well as many of the adjoining properties that I am trying to catch and have sterilized to help with population control. The population has appeared to increase in the last six months due to a sudden decrease of predator attacks. I have also started putting varmint control barriers to help contain the wild rabbits to my property to help trap them as well.

I have also been working with Clark County Animal Control Lieutenant Zavala, since September 2018, to have a number of wild and domestic rabbits sterilized each month at my own cost to help control and reduce population. A total of 38 rabbits have been sterilized through Bonanza Cat Hospital.

Currently, I have seventy-one ducks, chickens and turkeys, which as per county ordinance, are kept in coups. Many of these animals are also displaced animals that we re-home through the placement of advertisements at local feed store, other areas of public gathering, and word of mouth. All the eggs generated by the ducks, chickens, and turkeys are donated to people in our community that have a need for the eggs; we do not sell our eggs for profit. Over the last year we have rehomed twenty-seven roosters and approximately eighty hens and ducks, bringing us to our current population.

Over the last four years we have resided at our current location. Since we keep a pet fancier's license for dogs, our property is checked annually by Clark County Animal Control; at no time was it noted that animals in our care were at risk.

This property was zoned RU until 2001 at which time it was changed to RE. Under RU the property would be permitted to have 100 small animals. Since 2001 the property has not changed in size nor any change in the main structure. We are asking to have a special use permit for small animals since the population is close to the levels that were permitted when the property was zoned RU. Our goal through attrition is to reduce the population to below the RU conditions.

Sincerely ;

Kevin Ferguson



6113 Wittig Ave

Las Vegas, NV 89131

02/18/20 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

FLORINE AVE/CIMARRON RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-19-0998-HOMES FOR OUR TROOPS INC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Florine Avenue and Hickam Avenue, and between Cimarron Road and Tomsik Street within Lone Mountain (description on file). LB/jt/jd (For possible action)

RELATED INFORMATION:

APN:  
138-04-404-006

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

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of a 3 foot wide patent easement along the south property line, adjacent to Florine Avenue, and a 33 foot wide patent easement along the west property line. The applicant states that all the adjacent streets are already dedicated, and the patent easements on the subject property are no longer needed.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0296-01	Established R-E (RNP-I) zoning on the subject site as well as other parcels	Approved by BCC	September 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residence
South	City of Las Vegas	R-E	Place of worship
East	City of Las Vegas	R-1	Single family residential subdivision
West	Rural Neighborhood Preservation (up to 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**

**Public Works - Development Review**

Staff has no objection to the vacation of easements that are not necessary for site, drainage, 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**

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording. /jd

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:  
APPROVALS:  
PROTESTS:**

**APPLICANT:** HOMES FOR THE TROOPS

**CONTACT:** CRAIG MATSUEDA, 5740 S ARVILLE STREET, SUITE 206, LAS VEGAS, NV 89118



# VACATION APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	STAFF	DATE FILED: <u>12/30/19</u> PLANNER ASSIGNED: <u>JVM</u> ACCEPTED BY: <u>JVM</u> FEE: <u>875</u> CHECK #: <u>4849</u> COMMISSIONER: <u>LB</u> OVERLAY(S)? <u>RNP-1</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS-19-0998</u> TAB/CAC <u>Cone Mtn.</u> TAB/CAC DATE: <u>1/28</u> TIME: <u>6:30</u> PC MEETING DATE: <u>2/18/20</u> BCC MTG DATE: <u>-</u> ZONE / AE / RNP: <u>R-E / RNP-1</u> PLANNED LAND USE: <u>RNP</u>
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PROPERTY OWNER	NAME: <u>Homes For Our Troops, Inc.</u> ADDRESS: <u>6 Main Street</u> CITY: <u>Taunton</u> STATE: <u>MA</u> ZIP: <u>02780</u> TELEPHONE: <u>508-967-9003</u> CELL: <u>508-510-0512</u> E-MAIL: <u>cbaptiste@hfofusa.org</u>
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APPLICANT	NAME: <u>Homes For Our Troops, Inc.</u> ADDRESS: <u>6 Main Street</u> CITY: <u>Taunton</u> STATE: <u>MA</u> ZIP: <u>02780</u> TELEPHONE: <u>508-967-9003</u> CELL: <u>508-510-0512</u> E-MAIL: <u>cbaptiste@hfofusa.org</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Craig Matsueda</u> ADDRESS: <u>5740 South Arville Street, Suite 206</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-912-1126</u> CELL: <u>702-466-4083</u> E-MAIL: <u>cmatsueda@wmksurveying.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 138-04-404-006

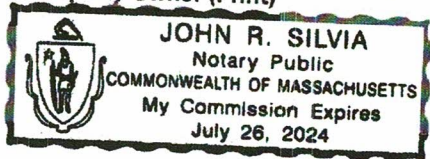
PROPERTY ADDRESS and/or CROSS STREETS: North Cimarron Road + Florine Avenue

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.

Cynthia R. Baptiste  
 Property Owner (Signature)\*

Cynthia R. Baptiste  
 Property Owner (Print)

STATE OF NEVADA - MASSACHUSETTS  
 COUNTY OF BRISTOL  
 SUBSCRIBED AND SWORN BEFORE ME ON December 18, 2019 (DATE)  
 By Cynthia R. Baptiste  
 NOTARY PUBLIC: John R. Silvia



\*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.

**WALLACE MORRIS KLINE SURVEYING, LLC.**  
**Land Survey Consulting**

**November 14, 2019**

Clark County Planning Department  
500 S. Grand Central Parkway  
Box 554000  
Las Vegas, NV. 89155

**Subject:** Homes for Our Troops – Vacation of Patent Easement

To Whom it May Concern:

On behalf of our client, the owner of APN: 138-04-404-006, we would like to petition the County to vacate those portions of the Patent Easements currently affecting the hereinabove stated Assessor's Parcel Number.

Currently the subject parcel is zoned R-E (Rural Estates Residential) and is planned to construct a single family residence on currently vacant land. As there are already dedicated Public Rights of Ways along Cimarron Road, Florine Avenue, Tomsik Street and Hickam Avenue to serve adjacent parcels, there is no longer a need to burden APN: 138-04-404-006 with portions of extraneous Patent Easements outside of the dedicated Rights of Ways.

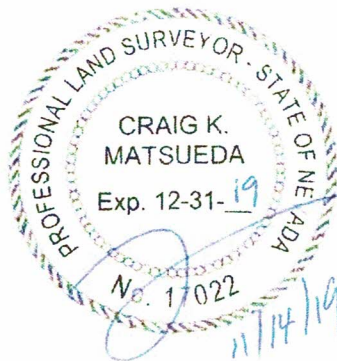
Thank you for the opportunity to submit this application. Submitted herewith for your review are the required Vacation Application, supporting documentation and fees to process the vacation of the desired areas of the Patent Easements.

Please contact me at (702) 912-1126 if you have any questions concerning this application.

Sincerely,

Wallace Morris Kline Surveying, LLC.

Craig K. Matsueda, PLS  
Nevada License No. 17022



02/18/20 PC AGENDA SHEET

ACCESSORY STRUCTURE  
(TITLE 30)

BONITA VISTA ST/VERDE WAY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-19-0907-KARAS JOHN G & MARCIE M:**

**WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks for an addition to an existing single family home on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Verde Way, 200 feet west of Bonita Vista Street within Lone Mountain. LB/bb/jd (For possible action)

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**RELATED INFORMATION:**

**APN:**

125-32-803-023

**WAIVER OF DEVELOPMENT STANDARDS:**

1. a. Reduce the side setback to 5 feet 3 inches where 10 feet is required per Table 30.40 (a 45% decrease).
- b. Reduce the rear setback to 14 feet 7 inches where 30 feet is required per Table 30.40 (a 51% decrease).

**LAND USE PLAN:**

LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8550 Verde Way
- Site Acreage: 0.5
- Project Type: Accessory structure
- Number of Stories: 1
- Building Height (feet): 21 feet
- Square Feet: 787

**Site Plan**

The site plan depicts a proposed attached garage addition on the north side of the existing single family home. The garage addition will be constructed with matching roof and siding materials of the principal structure. The existing detached shed will be replaced by the proposed attached

garage addition. The existing driveway and width have existed since the construction of the principal home. The east side of the property is adjacent to a private cul-de-sac.

Landscaping

No new landscaping is proposed with this application.

Elevations

The elevations depict an attached garage with matching stucco and tile roof with a door on the southwest corner facing the back yard and a 14 foot by 14 foot roll-up door facing the cul-de-sac. The north side of the garage will have 4 (2 foot by 2 foot) square decorative windows.

Floor Plans

The floor plans depict a 787 square foot garage space with shelves and a 14 foot access clearance.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting a new garage and workshop addition that will accommodate a recreational vehicle and provide storage for personal items. The applicant has provided two notarized letters from adjacent neighbors in support of the proposed garage and workshop. The applicant has pointed out that numerous similar properties in the immediate neighborhood have similar garage additions and accessory structures.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, East, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	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**

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.

The proposed attached garage addition will not adversely impact adjacent properties when considering the building will match materials and colors of the existing principal structure, and the garage windows are only decorative for allowing natural light. Granting the requested waiver will be in harmony with the surrounding neighborhood and general purposes of Code when considering the proposed attached garage is compatible with other similar developments. The property is adequately served by nearby fire hydrants and a combination of public and private street access. Since the proposed addition is located close to the north property line, the applicant will be required to plant a minimum of 3 trees to act as a buffer.

**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**

- Plant a minimum of 3 trees along the north property line;
- 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**

- No comment.

**Southern Nevada Health District (SNHD) - Septic**

- Applicant is advised to schedule an appointment with the SNHD Environmental Health Division at (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: JOHN & MARCIE KARAS**

**CONTACT: JOHN & MARCIE KARAS, 8550 W. VERDE WAY, LAS VEGAS, NV 89149**

**DRAFT**



# 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 #)	<b>STAFF</b>	DATE FILED: <u>11-21-2019</u> PLANNER ASSIGNED: <u>RBB</u> ACCEPTED BY: <u>RBB</u> FEE: <u>4175</u> CHECK #: <u>3000</u> COMMISSIONER: <u>LB</u> OVERLAY(S)? _____ 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: _____
	<b>PROPERTY OWNER</b>	APP. NUMBER: <u>WS-19-0907</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC MTG DATE: <u>1-14</u> TIME: <u>6:30</u> PC MEETING DATE: <u>1-21</u> <u>7PM</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>R-E, RUA-I</u> PLANNED LAND USE: <u>RNP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y</u> <u>(N)</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>APPLICANT</b>	NAME: <u>John G. and Marcie M. Karas</u> ADDRESS: <u>8550 W. Verde Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702 658-3553</u> CELL: <u>702 219-5057</u> E-MAIL: <u>jkaras7@aol.com</u>
	<b>CORRESPONDENT</b>	NAME: <u>Same as Applicant</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-32-803-023

PROPERTY ADDRESS and/or CROSS STREETS: 8550 W. Verde Way, Las Vegas, NV 89149

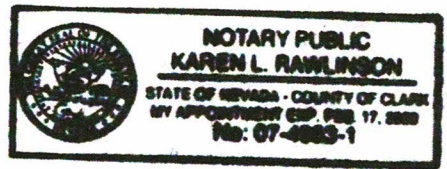
PROJECT DESCRIPTION: Add garage/workshop to side of house

(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)\*  
John G. Karas  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON September 18, 2019 (DATE)  
 By John G. Karas

NOTARY PUBLIC: Karen L. Rawlinson



\*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.



WS-19-0907

PLANNER  
COPY

JUSTIFICATION LETTER

Justification letter for property address:  
8550 W. Verde Way, Las Vegas, NV 89149

We are requesting a waiver of development standards to add a Garage/Workshop to the side yard of our property. This addition will be finished on the exterior to match the existing home and finished in a manner to be naturally blending in with the surrounding neighbors' homes. The attached images show where the Garage/Workshop will be located (Enclosures 1-4). The existing storage shed and white oak tree, shown in these images, will be removed in order to accommodate this project.

The Garage/Workshop will be approximately 5 feet 5 inches from the northern side wall of our property, approximately 14 feet 7 inches from the back wall of our property, and 55 feet 11 inches from the edge of the cul-de-sac. The two most affected neighbors, Mr. and Mrs. Berfield at 8540 W. Verde Way, whose property is to the north of ours, and Mr. and Mrs. Stanley at 8560 W. Verde Way, whose property is to the west of ours, have been shown the plans and have provided notarized letters supporting this waiver of development standards. Those letters are attached as Enclosure 5 and Enclosure 6.

Directly across the street, at 8520 W. Verde Way, we have a neighbor with an approved waiver of development standards for similar reasons (Enclosure 7). Additionally, a neighbor on the cul-de-sac directly west of ours (8570 W. Verde Way) has also had an addition on the property (Enclosure 8).

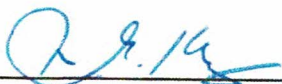
Additionally, there are a number of properties off of Bonita Vista that have similar projects on their property (Enclosure 9).

This requested waiver of development standards is asking to reduce the required set-back limit and side wall limit for our new Garage/Workshop. Again, as noted above, the two neighbors most affected by this request have endorsed our request for this waiver of development standards.

This requested waiver of development standards will have no effect on traffic congestion in our neighborhood nor will it be injurious to public welfare or other properties. It will have no effect on public health, safety, comfort, morals or general welfare of the county or our neighbors. This request will not increase the hazard from fire or other dangers to our property or that of our neighbors. Of note, there is a fire hydrant just over the wall on the south side of our property (Enclosure 10). Last, this request will not result in any increased public expenditures but will, in fact, result in an increase in revenue to the county in the form of property taxes.

We truly believe that the approval of this requested waiver of development standards will enhance and not diminish both the value of our property as well as that of our neighbors and the surrounding neighborhood. We thank you for considering this request and sincerely hope you will approve this project.

Sincerely,



John G. Karas



Marcie M. Karas