



# Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave.

Las Vegas, NV. 89122

July 2, 2020

6:00pm

## AGENDA

**Note:**

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) 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 the Board of County Commissioners' Zoning Commission (BCC) or the 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 a 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, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Maureen Helm at 702-606-0747 and is/will be available on the County's website at [www.clarkcountynv.gov](http://www.clarkcountynv.gov).

Board/Council Members: Geraldine Ramirez, Chairperson  
 Christopher Fobes, Vice Chairperson  
 Amy Beaulieu  
 Greg Konkin

Secretary: Maureen Helm, 702-606-0747, [mhelmtab@gmail.com](mailto:mhelmtab@gmail.com)

County Liaison(s): Blanca Vazquez, 702-455-8531, [bva@clarkcountynv.gov](mailto:bva@clarkcountynv.gov)

- I. Call to Order, Pledge of Allegiance, Roll Call, and 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 (3) 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 Chairperson or the Board/Council by majority vote.
- III. Approval of Minutes February 27, 2020 and March 12, 2020 (For possible action)

BOARD OF COUNTY COMMISSIONERS  
 MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair  
 LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM  
 YOLANDA T. KING, County Manager

- IV. Approval of the Agenda for July 2, 2020 and Hold, Combine, or Delete any Items.  
(For possible action)
- V. Informational Items
  - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events.

VI. Planning and Zoning

- 1. **ET-20-400053 (WS-18-0025) –CHUBBS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to commence the following: 1) alternative landscaping; and 2) increase wall height in conjunction with a previously approved mini-warehouse facility with recreational vehicle storage on 2.5 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Russell Road, 660 feet east of Nellis Boulevard within Whitney. JG/md/jd (For possible action) **PC 7/21/20**

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/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 (3) 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 Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: July 16, 2020.

X. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:  
Names of Location: Whitney Library, Whitney Senior Center, Jack-in-the-box @Boulder Highway/Russell,  
CVS @ Tropicana/Boulder Highway  
<https://notice.nv.gov>



# Whitney Town Advisory Board

February 27, 2020

## MINUTES

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Board Members: Geraldine Ramirez –Chair **PRESENT**  
Christopher Fobes - Vice Chair- **PRESENT**  
Amy Beaulieu-**PRESENT**  
Greg Konkin-**PRESENT**

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

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

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- I. Call to Order, Pledge of Allegiance, Roll Call,(see above) County Staff Introductions  
Planning

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

- II. Public Comment  
None
- III. Approval of February 13, 2020 Minutes

**Moved by: Konkin**  
**Approve minutes as submitted**  
**Vote: 4-0**

Approval of Agenda for February 27, 2020

**Moved by: Beaulieu**  
**Approve agenda as submitted**  
**Vote: 4-0 Unanimous**

IV. Informational Items  
None

V. Planning & Zoning

1. **NZC-20-0074-ELLIS ROBERT P & SANDRA D LIVING TRUST & ELLIS ROBERT P & SANDRA D TRS:**  
**ZONE CHANGE** to reclassify 5.0 acres from C-2 (General Commercial) Zone and R-2 (Medium Density Residential) Zone to RUD (Residential Urban Density) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** for alternative landscaping.  
**DESIGN REVIEWS** for the following: 1) a proposed single family residential development; and 2) increase finished grade on 5.0 acres. Generally located on the east side of Boulder Highway, 800 feet south of Whitney Avenue within Whitney (description on file). JG/md/ja (For possible action)  
**PC 3/17/20**

**MOVED BY- Fobes**  
**APPROVE- Subject to staff conditions**  
**VOTE: 4-0 Unanimous**

2. **TM-20-500021-ELLIS ROBERT P & SANDRA D LIVING TRUST & ELLIS ROBERT P & SANDRA D TRS:**  
**TENTATIVE MAP** consisting of 48 residential lots and common lots on 5.0 acres in an RUD (Residential Urban Density) Zone. Generally located on the east side of Boulder Highway, 800 feet south of Whitney Avenue within Whitney. JG/md/ja (For possible action) **PC 3/17/20**

**MOVED BY- Beaulieu**  
**APPROVE- Subject to staff conditions**  
**VOTE: 4-0 Unanimous**

VI. General Business  
None

VII. Public Comment  
None

VIII. Next Meeting Date  
**The next regular meeting will be March 12, 2020**

IX. Adjournment  
**The meeting was adjourned at 6:30 p.m.**





# Whitney Town Advisory Board

March 12, 2020

## MINUTES

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Board Members:           Geraldine Ramirez –Chair **PRESENT**  
                                  Christopher Fobes - Vice Chair- **PRESENT**  
                                  Amy Beaulieu-**PRESENT**  
                                  Greg Konkin-**PRESENT**

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

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

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- I. Call to Order, Pledge of Allegiance, Roll Call,(see above) County Staff Introductions  
    Planning

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

- II. Public Comment  
    None
- III. Approval of February 27, 2020 Minutes

**Moved by: Fobes**  
**Approve minutes as submitted**  
**Vote: 4-0 Unanimous**

Approval of Agenda for March 12, 2020

**Moved by: Ramirez**  
**Approve with changes**  
**Vote: 4-0 Unanimous**

IV. Informational Items

1. Presentation on Hollywood Extension proposed alignments - Denis Cedurburg  
Director Clark County Public Works and Roger Patton

A feasibility study was provided to link the residents of Sunrise Manor to the Employment area of Henderson. It would also increase access to Wetlands Park and the Wetlands Trail system 5 alignments were looked at.

1, 2, and 3 start from Weisner Road 4 Weston Ridge Street 5 is Galleria Drive.

Alternate 1C is the best option. Alternate 1C includes a bridge that is about 800 feet long Concept was shared showing Alternate 1C which shows direct access to trails and a concept of a trail head SNWA has concerns regarding disturbing the environment in this area.

If approved and funded, construction would take about 2 years

Trails would not be disturbed, instead, a trailhead has been added that would connect this new extension to existing trails.

A coordination committee that is reviewing this proposal includes about 16 different agencies. Timeline could be as long as 3 years to start.

V. Planning & Zoning

**NO ZONING ITEMS WERE HEARD**

VI. General Business

1. Board appointed Christopher Fobes as representative, and Greg Konkin as the alternate to meet with consultants(Clarian Associates) to discuss the Comprehensive Plan and Title 30 re-write.

VII. Public Comment

**None**

VIII. Next Meeting Date

**The next regular meeting will be April 2, 2020**

IX. Adjournment

**The meeting was adjourned at 6:28 p.m.**

WALL HEIGHT  
(TITLE 30)

RUSSELL RD/NELLIS BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-20-400053 (WS-18-0025) -CHUBBS, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to commence the following: 1) alternative landscaping; and 2) increase wall height in conjunction with a previously approved mini-warehouse facility with recreational vehicle storage on 2.5 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Russell Road, 660 feet east of Nellis Boulevard within Whitney. JG/md/jd (For possible action)

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RELATED INFORMATION:

APN:  
161-28-401-003

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Permit alternative landscaping where landscaping is required per Figure 30.64-4.
2.
  - a. Increase combined screen wall and retaining wall height to 13 feet (7 foot retaining wall and 6 foot screen wall) where a maximum of 9 feet (3 foot retaining wall and 6 foot screen wall) is permitted per Figure 30.64-15 (a 44.4% increase).
  - b. Increase combined screen wall and retaining wall height to 16 feet (10 foot retaining wall and 6 foot screen wall) where a maximum of 9 feet (3 foot retaining wall and 6 foot screen wall) is permitted per Figure 30.64-15 (a 77.7% increase).
  - c. Increase combined screen wall and retaining wall height to 17 feet (11 foot retaining wall and 6 foot screen wall) where a maximum of 12 feet (6 foot retaining wall and 6 foot screen wall) is permitted per Figure 30.64-15 (a 41.6% increase)

**LAND USE PLAN:**  
WHITNEY - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 5120 E. Russell Road
- Site Acreage: 2.5 (recreational vehicle storage facility)/6.3 (overall site)
- Project Type: Recreational vehicle storage facility
- Shade Structure Height (feet): 17

### History and Request

A special use permit for recreational vehicle storage in conjunction with a proposed mini-warehouse was approved via UC-0641-17 by the Board of County Commissioners in September 2017. An administrative extension of time was submitted to the zoning administrator in August 2019 for a 1 year extension of time to commence the recreational vehicle storage facility. Waivers of development standards to increase perimeter retaining wall height and to deviate from building design standards were also approved with that application. A waiver of development standards for alternative landscaping and to increase perimeter retaining wall height were approved via WS-18-0025 by the Planning Commission in March 2018. The waiver of development standards eliminated the required landscaping adjacent to the freeway, per Figure 30.36-14. This request is for an extension of time for WS-18-0025, which expired in March 2020. The applicant did not submit an extension of time for the previously approved entitlements due to the stay at home order issued by the Governor's office.

The applicant is proposing to develop a recreational vehicle storage facility, including boat storage, in lieu of the mini-warehouse facility that was previously approved on the subject parcel. The recreational storage facility will be used in conjunction with the existing mini-warehouse facility to the east, located on a 3.8 acre parcel, via proposed cross-access.

### Site Plan

The previously approved plans depict a 73,000 square foot mini-warehouse facility centrally located within the project site. However, ADR-19-900586 was approved by the Zoning Administrator in September 2019 to develop a recreational vehicle storage facility, including boat storage, in lieu of the mini-warehouse facility that was previously approved on the subject parcel.

The plans depict a proposed recreational vehicle storage facility consisting of 2.5 acres in conjunction with an existing mini-warehouse facility, located immediately to the east, on a 3.8 acre site. Ninety-one covered RV parking spaces are dispersed throughout the project site. A 24 foot wide internal drive aisle circulates throughout the storage facility. A 44 foot wide cross-access point is proposed between the recreational storage facility and mini-warehouse. A 5 foot wide detached sidewalk will replace the existing attached sidewalk along Russell Road. Access to the project site is granted via an existing commercial driveway along Russell Road, which currently services the mini-warehouse facility. No additional commercial driveways are proposed with this application.

### Landscaping

The plans depict a 15 foot wide landscape area along Russell Road, including a 5 foot wide detached sidewalk. A 6 foot high decorative wall is located behind the landscape area adjacent to Russell Road. Twenty-four inch box large trees planted 20 feet on center are proposed along Russell Road. Four large 24 inch box trees, planted 100 feet on center, are located along the rear property line. Two, large 24 inch box trees are planted within the interior of the parking lot. A 16 foot high decorative CMU block screen wall/retaining wall (10 foot high retaining wall/6 foot high screen wall) is proposed along the rear (north) property line, adjacent to the freeway. A 16 foot high decorative CMU block screen wall/retaining wall (10 foot high retaining wall/6 foot high screen wall) is proposed along the west property line. A 13.5 foot high decorative CMU

block screen wall/retaining wall (7.5 foot high retaining wall/6 foot high screen wall) is proposed along the east property line. No changes are proposed to the previously approved landscape plan. However, the 4 trees previously depicted along the north property line will be relocated to the front of the building. One additional tree will be planted within the landscape planter to the southwest of the entrance to the building. Three additional trees will be planted within the landscape area along Russell Road containing the existing off-premises sign.

Previous Conditions of Approval

Listed below are the approved conditions for WS-18-0025:

Current Planning

- 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.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the permits have been submitted for review consisting of BD20-11538 (overall facility) and BD20-15099 (fence permit). Furthermore, the applicant states the development process is taking longer than usual due to the Covid 19 Pandemic. The subject property does not have any open or pending violations or fines. The applicant is working as expeditiously as possible to finish the project in a timely manner.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-19-900586	Recreational vehicle storage facility in conjunction with an existing mini-warehouse facility	Approved by ZA	September 2019
ADET-19-900588 (UC-0641-17)	To commence construction of a mini warehouse with a recreational vehicle storage facility	Approved by ZA	September 2019
VS-18-0082	Vacated and abandoned a portion of right-of-way for a detached sidewalk - recorded	Approved by PC	March 2018
WS-18-0025	Alternative landscaping and increase wall height in conjunction with a previously approved mini-warehouse facility	Approved by PC	March 2018
UC-0641-17	Mini warehouse facility and recreational vehicle storage; increase wall height and waive design standards; and increase finished grade	Approved by BCC	September 2017

### Prior Land Use Requests

Application Number	Request	Action	Date
WS-1400-07	Allowed alternative landscaping and building materials with a design review for a vehicle wash and mini-warehouse - expired	Approved by BCC	January 2008
ZC-0313-07	Reclassified 2.5 acres from R-E to C-2 zoning for a future commercial use	Approved by BCC	May 2007
AC-100-88	Off-premises sign	Approved by PC	June 1988

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	US-95 and Institutional	C-2 & M-D	US-95 & undeveloped with existing off-premises signs
South	Residential Urban Center (18 du/ac to 32 du/ac)	C-2	Undeveloped
East	Commercial General	C-1	Mini-warehouse
West	Commercial General	C-2	Recreational vehicle sales

### 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. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Staff finds the applicant has demonstrated satisfactory progress towards commencing the previously approved project for a recreational vehicle storage facility. A drainage study, PW17-50966-DS, has been approved for the facility and the applicant is diligently pursuing completion of the project; therefore, staff recommends an additional 2 years to commence the project.

### 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**

- Until March 6, 2022 to commence;
- 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; ADET-19-900588 (UC-0641-17) must commence by September 20, 2020 or the application will expire if an extension of time is not approved; 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**

- No comment.

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

- No comment.

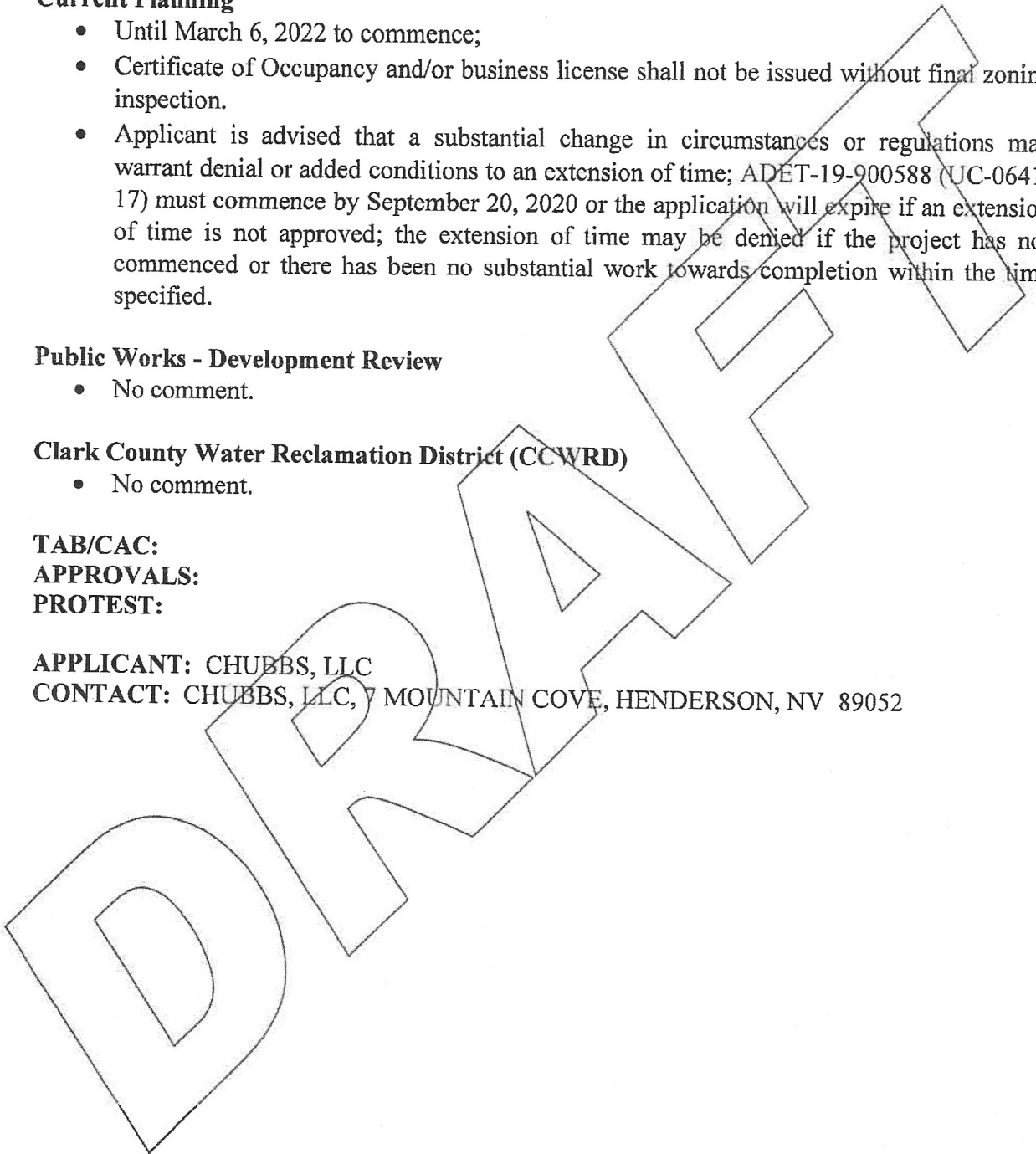
**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: CHUBBS, LLC**

**CONTACT: CHUBBS, LLC, 7 MOUNTAIN COVE, HENDERSON, NV 89052**









May 22, 2020

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

ET-20-400053  
PLANNER  
COPY

Re: **Justification Letter**: APN: 161-28-401-003  
(Extension of Time for WS-18-0025)

To Whom it may concern:

We would like to apply for an Extension of Time for a duration of 2 years for the previously approved Waiver of Development Standards application WS-18-0025 for Parcel number 161-28-401-003:

This project was previously approved for a new mini-storage facility with RV storage under Application numbers WS-18-0025 and UC 17-0641. Application UC 17-0641 was approved for an Administrative Extension of Time under application number ADET 19-900588. We are requesting an Extension of Time for the previously approved application WS-18-0025 listed above to allow the Owner to provide 11'-0" max height retaining walls as previously approved.

Due to the drastic changes in topography elevations the project will still require the previously approved increased wall heights for the retaining walls with screen walls above. Per the attached wall sections the project will not exceed the previously approved retaining wall heights.

Per Title 30 section 30.04.040 (5) F, the Zoning Administrator is permitted to accept an extension for any expired application when the extension is submitted within one year of the expiration of the application if the owner has encountered verifiable extenuation circumstances, as determined by the Zoning Administrator. The application expired on March 06, 2020.

We feel this Extension of Time should be granted due to the project is currently being reviewed in the building department under Building Permit number BD20-11538 and Fence Permit number BD20-15099. The process is taking longer than usual due to the Covid 19 issues that are affecting the entire world. The parcel currently does not have any open or pending violations or fines. The client is working as expeditiously as possible to finish this project in a timely manner.

We would greatly appreciate the staff's recommendation for approval. If you have any questions, please contact us at 702-670-2866.

Thank you,

A handwritten signature in black ink, appearing to read 'G. Shurley, Jr.', written over a circular stamp or mark.

Gerald Alan Shurley, Jr. | Principal Architect  
LEED AP, NCARB (NV #7210)  
Pliris Design Studio



# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
  - CONFORMING (ZC)
  - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
  - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
  - (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
  - WS18-0025
  - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
  - (ORIGINAL APPLICATION #)

<b>STAFF</b>	DATE FILED: <u>5/27/20</u> PLANNER ASSIGNED: <u>MNO</u> ACCEPTED BY: <u>MNO</u> FEE: <u>\$300.00</u> CHECK #: <u>PAYD VIA INTERNET</u> COMMISSIONER: <u>GIBSON</u> OVERLAY(S)? <u>NONE</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: <u>-</u>	APP. NUMBER: <u>ET-20-400053</u> TAB/CAC: <u>WHITNEY</u> TAB/CAC MTG DATE: <u>7/2/20 TIME: 6:00</u> PC MEETING DATE: <u>7/2/20 7:00 PM</u> BCC MEETING DATE: <u>-</u> ZONE / AE / RNP: <u>C-2/NONE/NONE</u> PLANNED LAND USE: <u>WCG</u> NOTIFICATION RADIUS: <u>-</u> SIGN? <u>Y/N</u> LETTER DUE DATE: <u>-</u> COMMENCE/COMPLETE: <u>-</u>
<b>PROPERTY OWNER</b>	NAME: <u>CHUBBS LLC</u> ADDRESS: <u>7 MOUNTAIN COVE COURT</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____	
<b>APPLICANT</b>	NAME: <u>CHUBBS LLC</u> ADDRESS: <u>7 MOUNTAIN COVE COURT</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	
<b>CORRESPONDENT</b>	NAME: <u>GERALD SHURLEY</u> ADDRESS: <u>1980 FESTIVAL PLAZA DRIVE, STE 450</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>Gerald@PlirisDesign.com</u> REF CONTACT ID #: <u>201791</u>	

ASSESSOR'S PARCEL NUMBER(S): 161-28-401-003

PROPERTY ADDRESS and/or CROSS STREETS: \_\_\_\_\_

PROJECT DESCRIPTION: Extension of Time for Waiver of Development Standards WS18-0025.

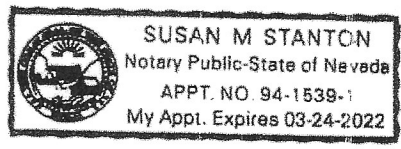
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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.

Patricia Hinds  
Property Owner (Signature)\*

Patricia Hinds  
Property Owner (Print)

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON May 22, 2020 (DATE)  
By Patricia Hinds  
NOTARY PUBLIC: Susan M. Stanton



\*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.



May 22, 2020

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

ET-20-400053

PLANNER  
COPY

Re: **Justification Letter:** APN: 161-28-401-003  
(Extension of Time for WS-18-0025)

To Whom it may concern:

We would like to apply for an Extension of Time for a duration of 2 years for the previously approved Waiver of Development Standards application WS-18-0025 for Parcel number 161-28-401-003:

This project was previously approved for a new mini-storage facility with RV storage under Application numbers WS-18-0025 and UC 17-0641. Application UC 17-0641 was approved for an Administrative Extension of Time under application number ADET 19-900588. We are requesting an Extension of Time for the previously approved application WS-18-0025 listed above to allow the Owner to provide 11'-0" max height retaining walls as previously approved.

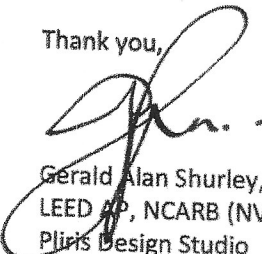
Due to the drastic changes in topography elevations the project will still require the previously approved increased wall heights for the retaining walls with screen walls above. Per the attached wall sections the project will not exceed the previously approved retaining wall heights.

Per Title 30 section 30.04.040 (5) F, the Zoning Administrator is permitted to accept an extension for any expired application when the extension is submitted within one year of the expiration of the application if the owner has encountered verifiable extenuation circumstances, as determined by the Zoning Administrator. The application expired on March 06, 2020.

We feel this Extension of Time should be granted due to the project is currently being reviewed in the building department under Building Permit number BD20-11538 and Fence Permit number BD20-15099. The process is taking longer than usual due to the Covid 19 issues that are affecting the entire world. The parcel currently does not have any open or pending violations or fines. The client is working as expeditiously as possible to finish this project in a timely manner.

We would greatly appreciate the staff's recommendation for approval. If you have any questions, please contact us at 702-670-2866.

Thank you,



Gerald Alan Shurley, Jr. | Principal Architect  
LEED AP, NCARB (NV #7210)  
Pliris Design Studio