



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

February 27, 2024

6:30pm

AGENDA

Note:

- 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 Dawn vonMendenhall at clarkcountycac@hotmail.com.
 - Supporting material is/will also be available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/LoneMountainCAC>

Board/Council Members: Don Cape, Chairperson
Kim Burton, Vice Chairperson
Chris Darling
Carol Peck
Allison Bonanno

Secretary: Dawn vonMendenhall, 702-289-0196, clarkcountycac@hotmail.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Marcelo Erosa, 702-250-0907, Marcelo.Erosa@clarkcountynv.gov
William Covington, 702-455-2540, William.covington@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

- I. Call to Order, Pledge of Allegiance, and Roll Call
- 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

BOARD OF COUNTY COMMISSIONERS
TICK SEGERBLUM, Chair – WILLIAM MCCURDY II, Vice-Chair
JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT
KEVIN SCHILLER, County Manager

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 for January 9, 2024. (For possible action)
- IV. Approval of the Agenda for February 27, 2024, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming county or community meetings and events (for discussion only)
- VI. Planning and Zoning
 - 1. **WS-23-0873-NELSON, ROY C.: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate sidewalks and landscaping; and **2)** full off-site improvements. **DESIGN REVIEW** for a single-family residential subdivision on 2.1 acres in an R-E Zone. Generally located on the southwest corner of Red Coach Avenue and Buffalo Drive within Lone Mountain. RM/mh/syp (For possible action) **3/6/24 BCC**
 - 2. **WS-23-0927-MAGGIE & EL CAPITAN, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate sidewalk and street landscaping; **2)** increase retaining wall height; and **3)** full off-site improvements. **DESIGN REVIEW** for finished grade on 2.1 acres in an R-E (RNP-II) Zone. Generally located on the east side of El Capitan Way and the south side of Maggie Avenue within Lone Mountain. MK/tpd/syp (For possible action) **3/6/24 BCC**
 - 3. **VS-24-0009-VARGAS, JOSE: VACATE AND ABANDON** easements of interest to Clark County located between Bright Angel Way and Tropical Parkway, and between Jensen Street and Conquistador Street within Lone Mountain. RM/mh/ng (For possible action) **03/19/24 PC**
 - 4. **VS-24-0018-EGAN CREST ESTATES II, LLC: VACATE AND ABANDON** easements of interest to Clark County located between La Mancha Avenue and Ann Road, and between Egan Crest Drive and Michelli Crest Way within Lone Mountain. RM/my/ng (For possible action) **03/19/24 PC**
 - 5. **WS-24-0017-STANLEY, WILLIAM & KJ REV LIV TR & STANLEY, WILLIAM H. & KAREN J. TRS: WAIVER OF DEVELOPMENT STANDARDS** to reduce separation. **DESIGN REVIEW** for architectural compatibility for proposed accessory structures in conjunction with an existing single-family residence on 1.1 acres in an RS20 (Residential Single Family 20) (RNP-1) Zone. Generally located on the east side of Campbell Road, 130 feet north of Fisher Avenue within Lone Mountain. RM/nai/ng (For possible action) **03/19/24 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/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. 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: March 12, 2024.
- 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
<https://notice.nv.gov>



Lone Mountain Citizens Advisory Council

January 9, 2024

MINUTES

Board Members: Don Cape– Chair – **PRESENT**
Kimberly Burton – Vice Chair – **PRESENT**
Chris Darling – **PRESENT**
Carol Peck – **PRESENT**
Allison Bonanno – **PRESENT**

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

Town Liaison: Jennifer Damico, Jennifer.Damico@clarkcountynv.gov
William Covington, William.Covington@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
The meeting was called to order at 6:33 p.m.
- II. Public Comment
None
- III. Approval of December 12, 2023, Minutes
Moved by: CHRIS
Action: Approved subject minutes as submitted
Vote: 5/0 -Unanimous
- IV. Approval of Agenda for January 9, 2024
Moved by: KIM
Action: Approved agenda with item #1 held to February 13th CAC meeting
Vote: 5/0 - Unanimous
- V. Informational Item(s)
None

VI. Planning & Zoning

1. **UC-23-0753-MT SUNRISE VIEW LTD & GILBERT LADD & ADRIANE TRS: USE PERMIT** to establish a heliport. **WAIVER OF DEVELOPMENT STANDARDS** to eliminate landscaping in conjunction with an existing single-family residence on 2.0 acres in an R-E (RNP-I) Zone. Generally located on the south side of Red Coach Avenue and the east side of Grand Canyon Drive within Lone Mountain. RM/hw/syp (For possible action) **01/02/24 PC**

Action: HELD to February 13, 2024 CAC, per applicant request

2. **VS-23-0795-AVERY RONALD L: VACATE AND ABANDON** a portion of a right-of-way being Deer Springs Way located between Desperado Street and Rio Vista Street within Lone Mountain. MK/rp/syp (For possible action) **01/16/24 PC**

Action: APPROVED as submitted, subject to all staff conditions

Moved By: CHRIS

Vote: 3/1 Unanimous

Allison B abstained from vote due to proximity of her property to application site

3. **WS-23-0781-EWERS LUKE: WAIVER OF DEVELOPMENT STANDARDS** to eliminate street landscaping and detached sidewalks in conjunction with proposed single family residential lots on 2.4 acres in an R-E (RNP-I) Zone. Generally located on the east side of Miller Lane, approximately 390 feet north of Lone Mountain Road within Lone Mountain. RM/nai/syp (For possible action) **01/16/24 PC**

Action: APPROVED as submitted, subject to all staff conditions and condition that the first five feet from the property line will be landscaped (if a wall is erected, 5 feet of landscape added in front of it)

Moved By: CHRIS

Vote: 4/1 Unanimous

4. **WS-23-0769-CENTURY COMMUNITIES NEVADA, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce gross lot area; 2) reduce setbacks; 3) increase wall height; 4) waive street landscaping; 5) full off-site improvements; and 6) finished grade. **DESIGN REVIEW** for a single-family residential subdivision on 1.9 acres in an RS20 (Residential Single Family 20) Zone within the RNP Neighborhood Protection Overlay. Generally located on the east side of Fort Apache Road and the south side of Hammer Lane within Lone Mountain. RM/bb/syp (For possible action) **01/17/24 BCC**

Action: DENIED as submitted, consistent with all staff recommendations

Moved By: CHRIS

Vote: 5/0 Unanimous

5. **UC-23-0787-COX DONALD R JR & PATRICIA A: USE PERMIT** to allow a non-decorative metal accessory structure that is not architecturally compatible with the principal dwelling. **WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks for accessory structures in conjunction with an existing single-family residence on 0.6 acres in an R-E Zone. Generally located on the west side of Bronco Street, 450 feet north of Peak Drive within the Lone Mountain Planning Area. MK/rp/syp (For possible action) **02/06/24 PC**

Action: HELD (indefinitely) to give applicant an opportunity to work with staff to determine what is aesthetically acceptable for the conex box.

Moved By: DON

Vote: 5/0 Unanimous

6. **WS-23-0798-COLACION JENNIFER KAY & STANLEY EION J: WAIVER OF DEVELOPMENT STANDARDS** to allow a decorative wall in conjunction with a single family residence on 0.5 acres in an R-E (RNP-I) Zone. Generally located on the east side of Quadrel Street, 200 feet north of Red Coach Avenue within Lone Mountain. RM/mh/syp (For possible action) **02/06/24 PC**

Action: HELD (indefinitely) so applicant can work with staff (civil engineering) to mitigate flooding issues.

Moved By: DON

Vote: 5/0 Unanimous

7. **WS-23-0844-ANDRADE LUCAS: WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks for an addition to an existing single-family residence on 0.6 acres in an R-E (Single Family Residential) (RNP-I) Zone. Generally located on the north side of Helena Avenue, 330 feet west of Durango Drive within Lone Mountain. RM/rp/syp (For possible action) **02/06/24 PC**

Action: APPROVED as submitted, subject to all staff conditions.

Moved By: CHRIS

Vote: 5/0 Unanimous

8. **WS-23-0766-CLARK PAT GST TRUST & CLARK PAT TRS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate sidewalks and street landscaping; 2) increase wall height; 3) allow sole access from a collector street; 4) reduce gate setback; and 5) full off-site improvements. **DESIGN REVIEW** for finished grade in conjunction with a proposed single family residential subdivision on 2.1 acres in an R-E (RNP-I) Zone. Generally located on the east side of Torrey Pines Drive and the south side of Maggie Avenue within Lone Mountain. MK/lm/syp (For possible action) **02/07/24 BCC**

Action: DENIED based on requests being self-imposed hardships and not consistent with applications previously approved by CAC.

Moved By: CHRIS

Vote: 5/0 Unanimous

VII. General Business

None

VIII. Public Comment
None

IX.. Next Meeting Date
The next regular meeting will be January 30, 2024

X. Adjournment
The meeting was adjourned at 8:27 p.m.

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0873-NELSON, ROY C.:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate sidewalks and landscaping; and 2) full off-site improvements.

DESIGN REVIEW for a single family residential subdivision on 2.1 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the southwest corner of Red Coach Avenue and Buffalo Drive within Lone Mountain. RM/mh/syp (For possible action)

RELATED INFORMATION:

APN:

138-04-604-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate the detached sidewalks and landscaping along Red Coach Avenue where a minimum 15 foot wide landscape area and a detached sidewalk is required per Figure 30.64-17.
- b. Eliminate the detached sidewalks and landscaping along Buffalo Drive where a minimum 15 foot wide landscape area and a detached sidewalk is required per Figure 30.64-17.
2. Waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Red Coach Avenue and Buffalo Drive where required per Section 30.52.040.

LAND USE PLAN:

LONE MOUNTAIN - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.1
- Project Type: Single family residential subdivision
- Number of Lots/Units: 4
- Density (du/ac): 1.93
- Minimum/Maximum Gross Lot Size (square feet): 20,658/26,756
- Minimum/Maximum Net Lot Size (square feet): 17,930/19,863
- Number of Stories: 1
- Building Height (feet): Up to 24
- Square Feet: 2,752 (minimum)/3,756 (maximum)

Site Plan

The plan depicts a 4 lot single family residential subdivision oriented around a private cul-de-sac. The subdivision is located south of Red Coach Avenue and west of Buffalo Drive, with a 40 foot wide private street connection from Red Coach Avenue ending in a cul-de-sac. The lots range in size from 17,930 net square feet to 19,863 net square feet. There is an existing natural gas utility facility on the northeast corner of the site that will remain. It is enclosed by an existing block wall and has a 5 foot wide attached sidewalk to the north and east. There is a waiver of development standards request to waive off-site improvements including partial paving, curb, gutter, sidewalk, and streetlights. The site is located in Planning Area A1 on the Lone Mountain Interlocal Agreement.

Landscaping

The plans depict 6 foot high screen walls that will buffer the subdivision from existing residential development to the west and south, as well as from Red Coach Avenue to the north and Buffalo Drive to the east. The applicant is requesting to eliminate required landscaping and detached sidewalks along Red Coach Avenue and Buffalo Drive.

Elevations

The plans show 4 distinct elevations for one-story, up to 24 foot high, single family detached homes. The elevations reflect Spanish Colonial and Prairie Ranch designs and finishes, with concrete tile roofs proposed for each home.

Floor Plans

The plans show 4 distinct floor plans, which range from 2,752 square feet to 3,756 square feet. Each layout features a garage that can accommodate a minimum of 2 vehicles, along with standard residential features such as bedrooms, bathrooms, kitchens, and dining rooms.

Applicant's Justification

The applicant states that eliminating detached sidewalks and landscaping along Red Coach Avenue and Buffalo Drive is consistent with the surrounding development and will maintain the rural character of the area. The applicant adds that waiving off-site improvement requirements will also be consistent with the existing development in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0417-04	Utility facility consisting of a natural gas pressure limitation station	Approved by PC	April 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Single family residential
East	City of Las Vegas	R-1	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

Code requires detached sidewalks with a landscape buffer to be provided along streets in residential areas to ensure safety and reduce the urban heat island effect in neighborhoods. The proposed elimination of required landscaping along Red Coach Avenue and Buffalo Drive is inconsistent with the area since the subdivision on the northwest corner of Red Coach Avenue and Buffalo Drive has perimeter landscaping, as does the school to the west. Staff finds that the request to eliminate required detached sidewalks along both streets is also inconsistent with the surrounding development in the area, as other properties in the area feature sidewalks, including directly across the street on Buffalo Drive. Staff finds that the elimination of detached sidewalks will have adverse impacts on the surrounding neighborhood; therefore, staff cannot support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff understands that the net lot size is due to the multiple easements located on the subject lot. However, the proposed lot size conflicts with the Lone Mountain Interlocal Agreement that requires a minimum of 18,000 square feet net lot size, with a goal of at least 18,500 square feet. As a result, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support not installing off-site improvements on Red Coach Avenue and Buffalo Drive. The site currently has off-sites around the spandrel that terminate suddenly. Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs, to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SUMMIT HOMES OF NEVADA
CONTACT: EMILY SIDEBOTTOM, TANEY ENGINEERING, 6030 S. JONES
BOULEVARD, SUITE 100, LAS VEGAS, NV 89118

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <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"/> 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 APP. NUMBER: <u>WS-13-0973</u> DATE FILED: <u>12-21-23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>1-30-24</u> PC MEETING DATE: <u>2-28-24</u> BCC MEETING DATE: <u>N/A</u> FEE: <u>\$1,150</u>
	PROPERTY OWNER NAME: <u>Roy C. Nelson</u> ADDRESS: <u>1930 Village Center Circle Suite 3-332</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>roy@108team.com</u>
	APPLICANT NAME: <u>Adaven Homes; Attn. Andrew Acuna</u> ADDRESS: <u>3455 Cliff Shadows Pkwy Suite 290</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702-365-8588</u> CELL: <u>n/a</u> E-MAIL: <u>andrewa@summithomesnv.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Taney Engineering; Attn. Emily Sidebottom</u> ADDRESS: <u>6030 S Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: <u>n/a</u> E-MAIL: <u>EmilyS@taneycorp.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 138-04-604-004

PROPERTY ADDRESS and/or CROSS STREETS: Red Coach & Buffalo

PROJECT DESCRIPTION: 4 Lot Single Family Residential

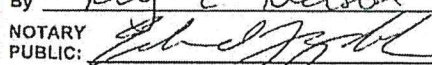
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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



 Property Owner (Signature)*

Roy Nelson
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

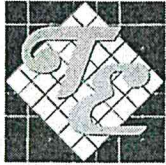
SUBSCRIBED AND SWORN BEFORE ME ON 10/17/2023 (DATE)
 By Roy C Nelson

NOTARY PUBLIC: 


 Notary Public - State of Nevada
 COUNTY OF CLARK
EDWARD JAY HSUEH
 My Appointment Expires
 February 1, 2028
 No. 22-9355-01

*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 13-083



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

December 11, 2023

Clark County
Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89115

**Re: Red Coach & Buffalo
APR-23-101494
APN: 138-04-604-004
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Adaven Homes, is respectfully submitting justification for Waivers of Development Standards and Design Reviews for a proposed 4-lot single-family residential development.

Project Description

The subject parcel is 2.07 gross-acres and located south of Red Coach Avenue and west of Buffalo Drive. The proposed 4-lot single-family residential development will have a density of 1.93 dwelling units per acre. The lots range in size from 20,658 gross square feet (*17,930 net square feet*) to 26,756 square feet (*19,863 net square feet*), with an average lot size of 22,482 square feet (*18,847 net square feet*). The parcel is currently zoned R-E (Rural Estates Residential District) with a planned land use of LN (Low- Intensity Suburban Neighborhood). We are not requesting any modifications to the current zoning or planned land use.

The project site is adjacent to properties with the following zoning categories and planned land use:

- North and South: R-E (Rural Estates Residential District); LN (Low-Intensity Suburban Neighborhood); developed
- East: City of Las Vegas; R-1 (Single-Family Residential); L (Low); developed
- West: R-E (Rural Estates Residential District); RN (Ranch Estate Neighborhood); developed

Waiver of Development Standards – Off-Site Improvements

We are requesting to waive Section 30.52.040 requiring full off-site improvements Red Coach Avenue and Buffalo Drive. The proposed development is zoned R-E (Rural Estates Residential District) and situated in an area where rural street standards have been previously accepted. To maintain the character of the neighborhood and match the existing development, we are proposing no curb, gutter, sidewalks, streetlights, and a minimum paved roadway of 50 feet along Red Coach Avenue and 60 feet along Buffalo Drive).

Waiver of Development Standards – Detached Sidewalks (Red Coach Avenue)

This request is to waive Section 30.64.030 and Figure 30.64-17 requiring detached sidewalks along Red Coach Avenue. The proposed development is zoned R-E (Rural Estates Residential District) and situated in an area where rural street standards have been previously accepted. Except for an existing attached sidewalk at the

02/21/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0927-MAGGIE & EL CAPITAN, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate sidewalk and street landscaping; 2) increase retaining wall height; and 3) full off-site improvements.

DESIGN REVIEW for finished grade on 2.1 acres in an R-E (Rural Estate Residential) (RNP-II) Zone.

Generally located on the east side of El Capitan Way and the south side of Maggie Avenue within Lone Mountain. MK/tpd/syp (For possible action)

RELATED INFORMATION:

APN:

125-08-504-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate detached sidewalks and street landscaping along Maggie Avenue and El Capitan Way where detached sidewalks and street landscaping are required per Figure 30.64-17 and Section 30.64.030.
2. Increase combined screen wall/retaining wall height up to 10 feet high (4 foot retaining wall/6 foot screen wall) where a maximum wall height of 9 feet (3 foot retaining wall/6 foot screen wall) is permitted per Section 30.64.050 (an 11% increase).
3. Waive full off-site improvements (curb, gutter, streetlights, sidewalk, and partial paving) along El Capitan Way where required per Section 30.52.040.

DESIGN REVIEW:

Increase finished grade to 71.4 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 98% increase).

LAND USE PLAN:

LONE MOUNTAIN - EDGE NEIGHBORHOOD (UP TO 1 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 2.1
- Project Type: Residential subdivision
- Number of Lots: 3
- Density (du/ac): 1.4

Site Plans

The plans depict a single family residential development consisting of 3 lots on 2.1 acres with a density of 1.4 dwelling units per acre. The lots have access to a private cul-de-sac off Maggie Avenue. The single family development proposes lots which range from a minimum of 28,070 square feet to a maximum of 33,834 square feet. Due to the existing topography of the subject property, a design review request for an increase in finished grade up to 71.4 inches where 36 inches is the standard is included in this application. There are proposed retaining walls that will be 4 feet in height, along the east and south side of the site. These retaining walls will be adjacent to APNs 125-08-504-002 and 125-08-504-003.

Landscaping

The applicant is requesting waivers of development standards to not construct detached sidewalks with landscaping per Figure 30.64-17 along El Capitan Way and Maggie Avenue.

Elevations & Floor Plans

Floor plans and elevations are not a part of this application since the future residences will be custom homes.

Applicant's Justification

The subject parcel is sloped in a manner that would require a 71.4 inch increase in fill to the east side of the site. This would allow for proper drainage from the proposed cul-de-sac driveway. Also, this increase in fill would allow for the finish floor to set proper sewage flow. The east side of El Capitan Way and all of Maggie Avenue are within the Rural Neighborhood Preservation area where rural street standards are observed. This request would allow the applicant to adhere to these rural street standards.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1246-06	Reclassified the subject site from R-A (RNP-II) to R-E (RNP-II) zoning	Approved by BCC	October 2006
ZC-0296-01	Reclassified various parcels within Lone Mountain from R-A to R-A (RNP-II) zoning	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Edge Neighborhood (up to 1 du/ac)	R-E (RNP-II)	Single family residential
South	City of Las Vegas	U(DR)	Undeveloped
East	Edge Neighborhood (up to 1 du/ac)	R-E (RNP-II)	Undeveloped
West	City of Las Vegas	R-PD3	Single family residential

This site and the surrounding area are within Area A1 of the Lone Mountain Interlocal Agreement.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

Staff typically does not support requests to eliminate sidewalks or street landscaping. However, staff finds the site is located within the Rural Neighborhood Preservation Overlay and neighboring properties do not provide sidewalks. In order to reduce the urban heat island effect, street landscaping should be provided. Since the applicant does not propose any landscaping, staff cannot support this request.

Waiver of Development Standards #2

Staff does not object to the additional foot of retaining wall height as the surrounding properties are undeveloped and the wall is needed for drainage purposes. However, since staff cannot support the other waivers of development standards, staff cannot support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Public Works - Development Review

Waiver of Development Standards #3

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Design Review

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval. However, since staff cannot support this application in its entirety, staff cannot 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that off-site improvement permits may be required; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: GABBY PEREZ
CONTACT: GABBY PEREZ, 4945 W. PATRICK LANE, LAS VEGAS, NV 89118

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

I

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <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"/> 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 APP. NUMBER: <u>WS-23-0927</u> DATE FILED: <u>12/28/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Zone Mountain</u> TAB/CAC DATE: <u>1/30/24</u> PC MEETING DATE: <u>2/20/24</u> BCC MEETING DATE: _____ FEE: <u>\$475</u>
	PROPERTY OWNER NAME: <u>MAGGIE & EL CAPITAN L L C</u> ADDRESS: <u>2255 Crestline Loop</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89030</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Gabby Perez</u> ADDRESS: <u>4945 W Patrick Ln</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>424-219-1379</u> CELL: _____ E-MAIL: <u>gjp@civilworksonline.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Gabby Perez</u> ADDRESS: <u>4945 W Patrick Ln</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>424-219-1379</u> CELL: <u>424-219-1379</u> E-MAIL: <u>gjp@civilworksonline.com</u> REF CONTACT ID #: _____	

PLANNER COPY

ASSESSOR'S PARCEL NUMBER(S): 125-08-504-001

PROPERTY ADDRESS and/or CROSS STREETS: N El Capitan Way & Maggie Ave

PROJECT DESCRIPTION: Lot split

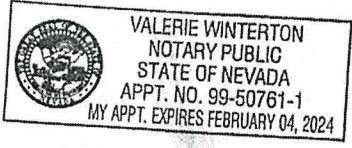
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF NV
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9/11/2023 (DATE)
 By Christian Lecates

NOTARY PUBLIC: Valerie Winterton



*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.

US-23-0927

5L

PLANNER COPY

October 26, 2023

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

Subject: Residential Lot, APN 125-08-504-001, Design Review and Waiver of Development Standards

To Whom It May Concern,

This letter serves to justify the request for a Waiver of Development Standards on behalf of the owner, Maggie & El Capitan LLC, for a proposed 3 lot split, located on 2 acres at the corner of N El Capitan Way and Maggie Ave, Assessor's Parcel Number 125-08-504-001. The design review is for 36-inch fill and waiver for full off-sites along N El Capitan Way and Maggie Ave.

In regards to the 36-inch fill, the existing slope is such that we need to fill the east side of the site in order to create the proper drainage and cul-de-sac; the fill is required in order for the finish floor to be set for proper sewer to flow.

In regards to the detached sidewalks, the east side of N El Capitan Way and all of Maggie Ave are within the Rural Neighborhood Preservation area (RNPII) where rural street standards are observed. We are requesting to adhere to the rural street standards. This waiver is based on a recent code change as previously a public hearing waiver of off-sites was not required for an administrative Parcel Map within a RNPII area.

This parcel and the surrounding parcels to the east, south and north are zoned R-E (Rural Estates Residential) and R-A (Residential Agricultural) and in the RNPII overlay. The Planned Land Use for this property is Edge Neighborhood. To the north is zoned R-A and the Planned Land Use is Edge Neighborhood. To the west is a walled in subdivision. The surrounding RNPII lots are mostly developed. The south side of N El Capitan Way is rural improvements and is consistent to the east (1320') and west (2640'). Maggie Ave is rural improvements from N El Capitan Way south (3960').

We believe that this request will not have a negative impact on the surrounding neighborhood as the above requested waivers allows this project to conform with the rural residential developments in the area.

Should you have any questions or concerns, please feel free to contact me at (702) 279-3576.

Thank you for your consideration.

Respectfully,



Brandon A Potts, P.E.
Principal

CivilWorksInc

"Sensible" solutions tailored to your "specific" needs

4945 West Patrick Lane • Las Vegas, NV 89118-2858
Office: 702.534.7555 • Email: info@civilworksonline.com



southwest corner of Red Coach Avenue and Buffalo Drive, no other sidewalks have been constructed adjacent to the subject parcel.

Waiver of Development Standards – Eliminate Landscaping (Red Coach Avenue)

This request is to waive Section 30.64.030, Figure 30.64-17, and Table 30.64-1 to eliminate the required landscaping along Red Coach Avenue. To maintain the existing rural character of the area and to match the improvements on the adjacent properties, we are proposing no landscape buffer along the Red Coach Avenue frontage.

Waiver of Development Standards – Detached Sidewalks (Buffalo Drive)

This request is to waive Section 30.64.030 and Figure 30.64-17 requiring detached sidewalks along Buffalo Drive. The proposed development is zoned R-E (Rural Estates Residential District) and situated in an area where rural street standards have been previously accepted. Except for an existing attached sidewalk at the southwest corner of Red Coach Avenue and Buffalo Drive, no other sidewalks have been constructed adjacent to the subject parcel.

Waiver of Development Standards – Eliminate Landscaping (Buffalo Drive)

This request is to waive Section 30.64.030, Figure 30.64-17, and Table 30.64-1 to eliminate the required landscaping along Buffalo Drive. To maintain the existing rural character of the area and to match the improvements on the adjacent properties, we are proposing no landscape buffer along the Buffalo Drive frontage.

Design Review - Architecture

This request is for a design review of four architectural floor plans and elevations. The single-story detached single-family homes range in size from 2,752 square feet to 3,756 square feet. The exterior elevations reflect Spanish Colonial and Prairie Ranch designs and finishes. A two-car garage will be provided for each home, in addition to a full-length driveway that can park a minimum of two vehicles.

Design Review – Single-Family Residential Subdivision

This request is for a design review of a proposed 4-lot single family residential subdivision on 2.07 gross-acres. The proposed development has a density of 1.93 dwelling units per acre and aligns with the current R-E (Rural Estates Residential District) zoning and LN (Low-Intensity Suburban Neighborhood) planned land use.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Susan Florian
Land Planner

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-24-0009-VARGAS, JOSE:

VACATE AND ABANDON easements of interest to Clark County located between Bright Angel Way and Tropical Parkway, and between Jensen Street and Conquistador Street within Lone Mountain. RM/mh/ng (For possible action)

RELATED INFORMATION:

APN:
125-30-202-019

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

BACKGROUND:
Project Description

The applicant is requesting to vacate and abandon a 33 foot wide patent easement along the west property line, as well as 3 foot wide portions of the patent easements along the north and east property lines. The applicant indicates that the easements are no longer necessary and that the vacation and abandonment of these easements will allow for full development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified various parcels within Lone Mountain to RNP	September 2001	Approved by BCC

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (RNP-NPO)	Single family residential

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 patent 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Bright Angel Way, 30 feet for Jensen Street, and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JOSE VARGAS

CONTACT: JAMES STOVALL, 7065 W. ANN ROAD SUITE 130-338, LAS VEGAS, NV 89130



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <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 #): _____	DEPARTMENT USE	APP. NUMBER: <u>24-0009</u> DATE FILED: <u>11/6/24</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>2/27/24</u> PC MEETING DATE: <u>3/19/24</u> BCC MEETING DATE: _____ FEE: <u>\$ 1200.00</u>
		PLANNER COPY

PROPERTY OWNER	NAME: <u>JOSE VARGAS</u> ADDRESS: <u>4947 ENCHANTED VIEW ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NEVADA</u> ZIP: <u>89149</u> TELEPHONE: <u>702-370-9196</u> CELL: _____ E-MAIL: <u>702-370-9196</u>
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APPLICANT	NAME: <u>JOSE VARGAS</u> ADDRESS: <u>4947 ENCHANTED VIEW ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NEVADA</u> ZIP: <u>89149</u> TELEPHONE: <u>702-370-9196</u> CELL: _____ E-MAIL: <u>702-370-9196</u> REF CONTACT ID #: _____
------------------	--

CORRESPONDENT	NAME: <u>JAMES TODD STOVALL PLS</u> ADDRESS: <u>6075 W ANN ROAD STE130-448</u> CITY: <u>LAS VEGAS</u> STATE: <u>NEVADA</u> ZIP: <u>89149</u> TELEPHONE: <u>702-419-3432</u> CELL: _____ E-MAIL: <u>stovallsurvey@gmail.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 125-30-202-019

PROPERTY ADDRESS and/or CROSS STREETS: BRIGHT ANGEL AND JENSEN

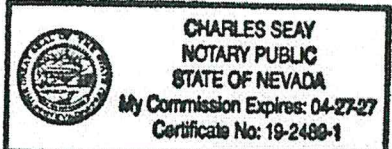
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Jose Vargas
 Property Owner (Signature)*

Jose Vargas
 Property Owner (Print)

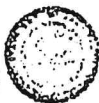
STATE OF NEVADA
 COUNTY OF Clark

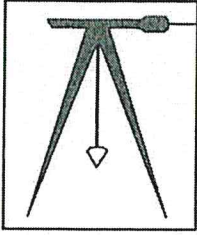
SUBSCRIBED AND SWORN BEFORE ME ON 9/21/2023 (DATE)
 By Jose Vargas
 NOTARY PUBLIC: Charles Seay



*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.

CHARLES STAY
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires 04-27-11
Certificate No. 10-2480-1





STOVALL LAND SURVEYING

7065 W ANN ROAD SUITE 130-338

LAS VEGAS, NEVADA 89130

(702)419-3432 stovallsurvey@gmail.com

VS - 24 - 0009

November 19, 2023

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

RE: APN-125-30-202-019

To Whom It May Concern:

Stovall Surveying, on behalf of the applicant, Jose Vargas, is submitting a vacation for existing patent easement located on a portion of APN 125-30-202-019. As the parcel is being developed, right-of-way will be dedicated to Clark County where necessary, making the patent easements no longer necessary. Right of way will be dedicated where on the associated Parcel Map for this project. The Patent Easement requesting vacation is:

- Patent Easement No. 1159983
- Patent Easement Doc#113:93799 O.R.

We are hopeful that this letter satisfactorily describes our intent. If you have any questions or need any additional information, please do not hesitate to contact this office.

Sincerely,

James Todd Stovall PLS
Stovall Land Surveying
(702)419-3432

**PLANNER
COPY**

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0018-EGAN CREST ESTATES II, LLC:

VACATE AND ABANDON easements of interest to Clark County located between La Mancha Avenue and Ann Road, and between Egan Crest Drive and Michelli Crest Way within Lone Mountain (description on file). RM/my/ng (For possible action)

RELATED INFORMATION:

APN:

126-25-801-012

LAND USE PLAN:

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon patent easements located along the north, east, and west property lines. The applicant states that they are requesting to vacate the entire 33 foot wide patent easement along the western property line and the 3 foot wide easements existing outside the public right-of-way along the northern and eastern property lines.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0725	Waiver to reduce landscaping in conjunction with a 4 lot subdivision	Approved by BCC	December 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Undeveloped
West	City of Las Vegas	R-D	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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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;
- Provide paved legal access or alternative, approved by the Division of Air Quality.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

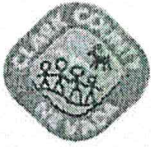
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CHRIS DARLING

CONTACT: RAY FREDERICKSEN, 4525 W. HACIENDA AVENUE, SUITE 1, LAS VEGAS, NV 89118



Department of Comprehensive Planning Application Form

VS-24-0018

ASSESSOR PARCEL #(s): 126-25-801-012

PROPERTY ADDRESS/ CROSS STREETS: Egan Crest Dr. & La Mancha Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of existing patent easements

PROPERTY OWNER INFORMATION

NAME: Egan Crest Estates II, llc.
 ADDRESS: 9749 Glistening Brook Ct
 CITY: Las Vegas STATE: NV ZIP CODE: 89149
 TELEPHONE: 702-334-1551 CELL 702-334-1551 EMAIL: chris@cdjtbuilders.com

APPLICANT INFORMATION

NAME: Egan Crest Estates II, llc.
 ADDRESS: 9749 Glistening Brook Ct
 CITY: Las Vegas STATE: NV ZIP CODE: 89149 REF CONTACT ID # _____
 TELEPHONE: 702-334-1551 CELL 702-334-1551 EMAIL: chris@cdjtbuilders.com

CORRESPONDENT INFORMATION

NAME: Per4mance Engineering c/o Ray Fredericksen
 ADDRESS: 4525 W. Hacienda Ave. Ste 1
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # 165959
 TELEPHONE: 702-569-9770 CELL 702-569-9770 EMAIL: rayf@per4mancev.com

*Correspondent will receive all project communication

(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)*

Jill Tucker
 Property Owner (Print)

01/08/24
 Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|--|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input checked="" type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) VS-24-0018
 PC MEETING DATE 3/19/2024
 BCC MEETING DATE _____
 TAB/CAC LOCATION Lone Mountain

ACCEPTED BY NAT
 DATE 1/24/2024

DATE 2/27/2024

\$1,200



AUTHORIZATION TO SUBMIT APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

Application Pre-review (APR) record number: 23-101619

Application Materials have been deemed ready to submit without revisions with minor revisions.

Notes: SITE PLAN: 1) Include the line weight call outs 2) Include the new zoning classifications (RE will now be RS20) 3) The please include which jurisdiction each adjacent parcel belongs too. PUBLIC WORKS & MAPPING TEAM APPROVAL Please email ccpwmapteam@clarkcountynv.gov and pwlanduse@clarkcountynv.gov with all of the document requirements. We need both approval before processing your application.

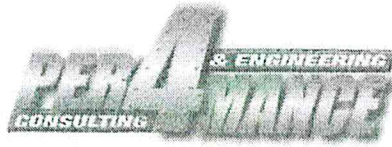
By: NAIREE AGULIAN Date: 1/9/2024

Advisory: Authorization to submit expires 2 weeks after determination is made. If all required documents are not provided to staff within this timeframe, an appointment to re-review the application materials is required.

- Required Application(s):**
- | | | |
|---|--|---|
| <input type="checkbox"/> Master Plan Amendment | <input type="checkbox"/> Land Use – Administrative Design Review (ADR) | <input type="checkbox"/> Tentative Map (TM) |
| <input type="checkbox"/> Land Use | <input type="checkbox"/> Land Use – Wavier of Conditions (WC) | <input checked="" type="checkbox"/> Vacation and Abandonment (VS) |
| <input type="checkbox"/> Zone Change (ZC) | <input type="checkbox"/> Land Use – Application for Review (AR) | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Special Use Permit (UC) | <input type="checkbox"/> Land Use – Extension of Time (ET) | |
| <input type="checkbox"/> Waiver of Development Standards (WS) | | |
| <input type="checkbox"/> Design Review (DR) | | |

Required Fees:
➤ Refer to the attached Fee Sheet.

- Next Steps:**
- Review the attached submittal requirements for the applicable application type(s).
 - Go to the Application Pre-review record in the County's Citizen Access Portal (ACA) and upload all required application documents in PDF format (regardless of the format specified in the submittal requirements).
 - Once all the application documents are uploaded, coordinate the transmittal of the required hard copy documents with the planner who authorized the submittal (see name above); all transmittals shall include a cover letter and/or transmittal memo and a copy of this form. The Personnel Contact Information list on Department's Contact Us webpage includes the phone number and email address for all planners.
 - When the application package is received, the documents will be re-reviewed to ensure no changes except those noted above have been made and, if in an acceptable form, the planner will accept the application documents. Staff will then create the application records. If payment for the application fees was not included in the application package, an email notice will be sent to the record(s) contact indicating the application fees are due. This step may take up to 2 business days to complete.
 - Once fees are paid, the application(s) will be considered "Submitted".



January 8, 2024

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

**Re: Egan Crest Estates II - Vacation of Patent Easements
(APN(s): 126-25-801-012)**

Dear Planner,

Per4mance Engineering, LLC. on behalf of the applicant, Egan Crest Estates II, llc., respectfully submits this justification letter in support of the Vacation application for the subject development. The request is to vacate all existing patent easements located along the project boundary lines that will end up outside public right of way.

The 33-ft patent easements are located along the west, north, and east property lines. The entire 33-ft patent easement along the west property line is being requested to be vacated at this time while only the 3-ft outside the existing public right of way dedication (30-ft from center line to property line) will be vacated along the northern and eastern property lines. Please refer to the enclosed exhibits for exact location.

By vacating the patent easements, the site will have a clear title and be free of encumbrances for development.

If you have any questions, please contact our office.

Thank You,

Ray Fredericksen, P.E.
President

**PLANNER
COPY**

VS-24-0018

Inst #: 20230804-0000809

Fees: \$42.00

RPTT: \$2856.00 Ex #:

08/04/2023 11:57:00 AM

Receipt #: 5356301

Requestor:

Chicago Title of Nevada

Recorded By: RNS Pgs: 4

Debbie Conway

CLARK COUNTY RECORDER

Src: ERECORD

Ofc: ERECORD

APN/Parcel ID(s): 126-25-801-012

Order No.: 3423000542-KS

**WHEN RECORDED MAIL TO and MAIL
TAX STATEMENTS TO:**

Egan Crest Estates II LLC, a Nevada
Limited Liability Company, by James
Suarez, Managing Member
9749 Glistening Brook Court
Las Vegas, NV 89149

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$2,856.00

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**MAR Properties LLC, a Nevada Series Limited Liability Company, doing business
as MAR Properties, LLC Ann/Egan Crest,**

do(es) hereby GRANT, BARGAIN AND SELL to

Egan Crest Estates II LLC, a Nevada Limited Liability Company

the real property situated in the County of Clark, State of Nevada, described as follows:

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF.

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of way and Easements now of record.

Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any revisions, remainders, rents, issues or profits thereof.

SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR
GRANT BARGAIN SALE DEED

Dated: 8-2-2023

MAR Properties LLC, a Nevada Series Limited Liability Company
doing business as MAR Properties, LLC Ann/Egan Crest

BY: [Signature]

By: RAM Family Trust dated January 31, 2019, manager
By: Richard A. Mercer, trustee 31

BY: Christine S Mercer

By: RAM Family Trust dated January 31, 2019, manager
By: Christine S Mercer, trustee

STATE OF NEVADA
COUNTY OF CLARK

This instrument was acknowledged before me on 2nd day of
August, 2023

by Richard A. Mercer and Christine S. Mercer, trustees of the RAM Family Trust dated
January 31, 2019, manager of Mar Properties LLC

[Signature]

Notary Public
Printed Name: Ray Outlaw

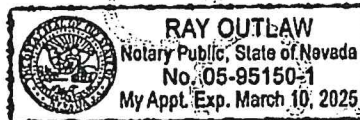


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 126-25-801-012

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, AND FURTHER DESCRIBED AS FOLLOWS:

THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.

EXCEPTING THEREFROM THE NORTH THIRTY FEET (30.00'), THE EAST THIRTY FEET (30.00') AND THAT CERTAIN SPANDREL AREA LOCATED IN THE NORTHEAST CORNER OF SAID LAND, AS CONVEYED TO THE COUNTY OF CLARK BY DEED RECORDED OCTOBER 13, 1981 IN BOOK 1474 AS DOCUMENT NO. 1433646, OFFICIAL RECORDS,

SAID LAND BEING FURTHER DESCRIBED AS LOT ONE (1) OF CERTIFICATE OF LAND DIVISION NO. LD 129-81, RECORDED OCTOBER 13, 1981 IN BOOK 1474 AS DOCUMENT NO. 1433645, OFFICIAL RECORDS.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor's Parcel Number(s)
a. 126-25-801-012

2. Type of Property
a. Vacant Land b. Single Fam. Res
c. Condo/Twnhse d. 2-4 Plex
e. Apt. Bldg f. Comm'l/Ind'l
g. Agricultural h. Mobile Home
 Other

FOR RECORDERS OPTIONAL USE ONLY
Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. a. Total Value/Sales Price of Property \$ 560,000.00
b. Deed in Lieu of Foreclosure Only (value of property) (_____)
c. Transfer Tax Value: \$ 560,000.00
d. Real Property Transfer Tax Due \$ 2,856.00

4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section NONE
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100.00%
The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity: Agent
Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: MAR Properties LLC, a Nevada Series Limited Liability Company, doing business as MAR Properties, LLC Ann/Egan Crest by RAM Family Trust dated January 31, 2019, Manager by Richard A. Mercer, Trustee and Christine S. Mercer, Trustee

Print Name: Egan Crest Estates II LLC, a Nevada Limited Liability Company by James Suarez, Managing Member

Address: 6292 Calm Brook Court
City: Las Vegas
State: NV Zip: 89149

Address: 9749 Glistening Brook Court
City: Las Vegas
State: NV Zip: 89149

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: Chicago Title of Nevada, Inc.
Address: 7201 W. Lake Mead Blvd., Suite 101
City: Las Vegas

Escrow # 3423000542
State: NV Zip: 89128

VS-24-0018

BOOK 224

182110

4-2008
(APR. 1967)

Nevada 034926

The United States of America,

To all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at Reno, Nevada, has been issued showing that full payment has been made by the claimant Warren J. Veach, pursuant to the provisions of the Act of Congress approved June 1, 1938 (50 Stat. 609), entitled "An Act to provide for the purchase of public lands for home and other sites," and the acts supplemental thereto, for the following-described land:

Mount Diablo Meridian, Nevada.
T. 19 S., R. 59 E.,
Sec. 25, E4SE4SW4SE4.

The area described contains 5.00 acres according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs of the said claimant the Tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States all oil, gas and other mineral deposits, in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1938. This patent is subject to a right-of-way not exceeding 33 feet in width, for roadway and public utilities purposes, to be located along the boundaries of said land.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the THIRD day of SEPTEMBER in the year of our Lord one thousand nine hundred and FIFTY-NINE and of the Independence of the United States the one hundred and EIGHTY-FOURTH.

[SEAL]



For the Director, Bureau of Land Management.

By *Rose M. Beall*

Chief, Patents Section

Patent Number: 1198827

Mail to: Warren J Veach
2255 W. 231st Street
Torrance, California

NO. 182110
RECORDED AT THE REQUEST OF
Marion J. Beach
Dec. 8 2 59 PM '59
OFFICIAL RECORDS BOOK NO. 224
CLARK COUNTY, NEVADA
PAUL S. GUILLET, RECORDER
FEE \$ 2.00 DEPUTY

182110

BOOK 224

ENTITY INFORMATION

ENTITY INFORMATION

Entity Name:

EGAN CREST ESTATES II LLC

Entity Number:

E33624762023-2

Entity Type:

Domestic Limited-Liability Company (86)

Entity Status:

Active

Formation Date:

07/21/2023

NV Business ID:

NV20232850713

Termination Date:

Perpetual

Annual Report Due Date:

7/31/2024

Series LLC:

Restricted LLC:

REGISTERED AGENT INFORMATION

Name of Individual or Legal Entity:

CDJT Builders LLC

Status:

Active

CRA Agent Entity Type:**Registered Agent Type:**

Non-Commercial Registered Agent

NV Business ID:**Office or Position:****Jurisdiction:****Street Address:**

5305 Secluded Brook Ct, Las Vegas, NV, 89149, USA

Mailing Address:**Individual with Authority to Act:****Fictitious Website or Domain Name:****OFFICER INFORMATION** **VIEW HISTORICAL DATA**

Title	Name	Address	Last Updated	Status
Manager	CDJT Builders LLC	5305 Secluded Brook Ct, Las Vegas, NV, 89149, USA	07/21/2023	Active
Manager	The Thomas and Jo-Ann Ciciliano Trust	6151 Bedford Falls Cir, Las Vegas, NV, 89149, USA	07/21/2023	Active
Manager	James Suarez Revocable Living Trust	9749 Glistening Brook Ct, Las Vegas, NV, 89149, USA	07/21/2023	Active

VS-24-0018

Title	Name	Address	Last Updated	Status
Manager	The TKT Trust	5306 Secluded Brook Ct, Las Vegas, NV, 89149, USA	07/21/2023	Active

Page 1 of 1, records 1 to 4 of 4

[Filing History](#)

[Name History](#)

[Mergers/Conversions](#)

[Return to Search](#)

[Return to Results](#)

ENTITY INFORMATION

ENTITY INFORMATION

Entity Name:

CDJT BUILDERS LLC

Entity Number:

E21165812022-4

Entity Type:

Domestic Limited-Liability Company (86)

Entity Status:

Active

Formation Date:

02/22/2022

NV Business ID:

NV20222379624

Termination Date:

Perpetual

Annual Report Due Date:

2/29/2024

Series LLC:

Restricted LLC:

REGISTERED AGENT INFORMATION

Name of Individual or Legal Entity:

Jill Tucker

Status:

Active

CRA Agent Entity Type:

Registered Agent Type:

Non-Commercial Registered Agent

NV Business ID:

Office or Position:

Jurisdiction:

Street Address:

5305 Secluded Brook Ct, Las Vegas, NV, 89149, USA

Mailing Address:

Individual with Authority to Act:

Fictitious Website or Domain Name:

OFFICER INFORMATION

VIEW HISTORICAL DATA

Title	Name	Address	Last Updated	Status
Managing Member	Jill Tucker	5305 Secluded Brook Ct, Las Vegas, NV, 89149, USA	02/22/2022	Active

Page 1 of 1, records 1 to 1 of 1

[Filing History](#)

[Name History](#)

[Mergers/Conversions](#)

[Return to Search](#)

[Return to Results](#)

Ray Fredericksen

From: Clark County <Clarkcounty-accela@clarkcountynv.gov>
Sent: Thursday, January 18, 2024 11:03 AM
To: Ray Fredericksen
Cc: tga@ClarkCountyNV.gov; Reyna.OCarroll@clarkcountynv.gov;
Melody.Ramondo@clarkcountynv.gov; ccpwmapteam@ClarkCountyNV.gov
Subject: APR-23-101619 - VS
Attachments: EDOC.pdf; APP.pdf; JL.pdf; LD.pdf; VSSP.pdf

The Map Team has no comments on this Application Pre-Review (APR) submittal.

Full review will be completed by PW Land Use and Current Planning. Do not change the subject line of the email when replying to us. Our system needs the subject to remain the same for tracking purposes.

Melody Ramondo

Clark County Public Works

Survey Division, Map Team 2nd Floor

500 S Grand Central Pkwy Las Vegas, NV 89155

Direct Line: (702) 455-6156 Mapping: (702) 455-2100

Map Team e-mail ccpwmapteam@clarkcountynv.gov

Ray Fredericksen

From: Clark County <Clarkcounty-accela@clarkcountynv.gov>
Sent: Thursday, January 11, 2024 3:31 PM
To: chris@cdjtbulders.com; Ray Fredericksen
Cc: PWLanduse@ClarkCountyNV.gov
Subject: New Submittal: APR-23-101619 - APN: 126-25-801-012 Pubic Works comments

Good afternoon,

Public Works has no comments on this Application Pre-Review (APR). Please contact Comprehensive Planning at 702-455-4314 or zoning@ClarkCountyNV.gov for information on how to proceed.

Thank you
JaWaan Dodson

Important information:

Please note that although Public Works has no comments on this APR, it does not mean that we will recommend approval.

PLANNER
COPY

EXHIBIT A
(VS-23-___)

APN 126-25-801-012

THE PURPOSE IS TO VACATE A PORTION OF A PATENT EASEMENT RESERVED PER PATENT NUMBER 1198827, RECORDED DECEMBER 8, 1959 IN BOOK 242, INSTRUMENT NUMBER 182110, OF CLARK COUNTY, NEVADA, OFFICIAL RECORDS.

LEGAL DESCRIPTION

THE WEST, NORTH AND EAST 33 FEET OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM:

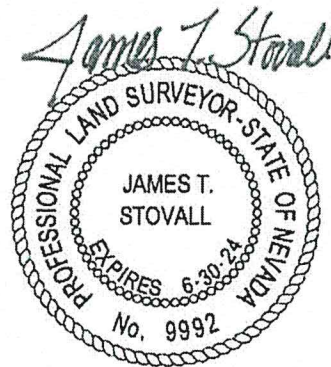
THE NORTH 30 FEET OF SAID NORTH 33 FEET.

THE EAST 30 FEET OF SAID EAST 33 FEET.

A SPANDREL AREA AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 25, BOUNDED AS FOLLOWS; ON THE EAST BY THE WEST LINE OF SAID EAST 30 FEET THEREOF, ON THE NORTH BY THE SOUTH LINE OF SAID NORTH 30 FEET THEREOF, ON THE NORTHEAST BY THE A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 15 FEET AND TANGENT TO SAID WEST LINE OF THE EAST 30 FEET AND SAID SOUTH LINE OF THE NORTH 30 FEET

SEE "EXHIBIT B" ATTACHED HERETO, AND BY THIS REFERENCE, MADE A PART HEREOF.

PURPOSE:	PATENT EASEMENT VACATION
PREPARED BY:	JAMES TODD STOVALL PLS STOVALL LAND SURVEYING 7065 W ANN RD STE 130-338 LAS VEGAS, NV 89130
JOB NAME:	EGAN CREST & LA MANCHA AVE
JOB NUMBER:	023-051
GOVERNING ENTITY:	CLARK COUNTY, NEVADA
FILE NAME:	VAC-PATENT 023-051 PAT VAC



10/23/2023

VS-24-0018

APN 126-25-801-012

EXHIBIT B



SCALE 1"=80'

N

LA MANCHA AVENUE

DEDICATED PER
O.R. 1474:1433646

33'

30'

3'

33.00'

30'

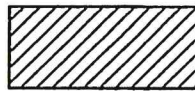
APN 126-25-801-012
NE 1/4 SE1/4 SW 1/4
SE 1/4 OF SEC. 25,
T. 19 S., R. 59 E.,
M.D.M.,
CLARK COUNTY,
NEVADA

DEDICATED PER
O.R. 1474:1433646

EGAN CREST DRIVE

3'

33'



PORTION OF PATENT EASEMENT,
PATENT NO. 1198827,
PER 224:182110 O.R.

O.R. = OFFICIAL RECORDS OF CLARK COUNTY
NEVADA

EXHIBIT B
TO ACCOMPANY
DESCRIPTION

PAGE 1 OF 1

JOB NO: 021-058

DATE: 10/23/2023

DRAWN BY: JTS

CHECKED BY: JTS

STOVALL LAND SURVEYING



7065 W. ANN ROAD STE 130-338
LAS VEGAS, NEVADA 89130
(702)596-2349 stovaljit@gmail.com

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0017-STANLEY, WILLIAM & KJ REV LIV TR & STANLEY, WILLIAM H. & KAREN J. TRS:

WAIVER OF DEVELOPMENT STANDARDS to reduce separation.

DESIGN REVIEW for architectural compatibility for proposed accessory structures in conjunction with an existing single family residence on 1.1 acres in an RS20 (Residential Single Family 20) (RNP-1) Zone.

Generally located on the east side of Campbell Road, 130 feet north of Fisher Avenue within Lone Mountain. RM/nai/ng (For possible action)

RELATED INFORMATION:

APN:

125-32-203-002

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the separation distance from the proposed storage building to the existing well-house to 5 feet 6 inches where 6 feet is required per Table 30.02.04 (17% reduction).

DESIGN REVIEW:

Allow accessory structures (storage building and shade structure) not to be architecturally compatible with the principal dwelling where required per Section 30.04.05.

LAND USE PLAN:

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 5340 N. Campbell Road
- Site Acreage: 1.1
- Project Type: Accessory structures
- Building Height: 9 feet 6 inches (storage building)/9 feet (shade structure)
- Square Feet: 1,200 (storage building)/1,637.5 (shade structure)

Site Plan

The plan depicts an existing single family residence on 1.1 acres. The front of the house is facing west towards Campbell Road. The rear yard includes an existing pool, an existing well-house, and 1 conex box. The applicant will remove the conex box once the construction of the 2 proposed accessory structures are completed.

The applicant wants to build 2 detached accessory structures. First is a 1,200 square foot storage building that will be used for personal belongings. The storage building will be built 5 feet from the north property line, approximately 130 feet from the east property line, and 5 feet 6 inches from the well-house to the west. Second is an approximate 1,637.5 square foot shade structure that will be used to store a utility trailer. Also, the shade structure will have solar panels installed on the roof. The shade structure is located on the east side of the property with a 13 feet rear setback.

Landscaping

There are no changes proposed or required to the existing landscaping.

Elevations

The storage building has a total height of 9 feet and 6 inches. It has an approximate 3 foot CMU block wall with a 6 foot metal panel and stucco that will be painted to match the color of the house. The roof will be made from metal, which will be painted to match the roof color of the house. The only side of the building that does not have a CMU block wall is on the east side of the structure where there is a 12 foot opening on the east wall of the storage building that will be used to store larger garden equipment. The south elevation shows there is a sliding door placed in the center of the wall. It also has a window and a single door.

The shade structure has a total height of 9 feet. The roof is slightly angled down, it is made from metal, and it will have 5 solar panels installed. The metal roof will be painted to match the roof color of the house.

Floor Plan

The plan shows a storage building that is 48 feet in length and 25 feet in width. There is a wall installed in the middle of the building that divides the unit into 2 spaces. The first space will have access by a sliding door against the south wall. The second space will have access by a 12 foot opening on the east side of the wall to store larger garden equipment.

The shade structure will have 5 solar panels installed on the roof and will be used to store a utility trailer. The shade structure will be 82 feet and 7 inches in length and 19 feet and 8 inches in width and will have an open floor plan.

Applicant's Justification

The applicant has a building permit to build a storage building for personal belongings (BD23-42574) and 1 for a shade structure that will provide shade for a utility trailer and it will have solar panels installed on the roof (BD23-42633). The applicant is requesting a design review to waive the architectural compatibility for the storage building and the shade structure. The applicant is also waiving the separation distance from the existing enclosed well to the storage building to 5 feet and 5 inches where 6 feet is required.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-01-0296	Reclassified the site from RU and RE to RE (RNP-I) zoning, RA to RA (RNP-I) zoning, and RA to RA (RNP-II) zoning	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (RNP-I)	Single family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Separations from buildings and other structures are essential to ensure that a property is safe and visually appealing. The separation distance between the existing enclosed well and the new proposed storage building is 5 feet 6 inches when the requirement is 6 feet. Although this is a minimum change, the applicant did not specify why the structure cannot be moved half an inch to meet the Code requirements.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Architectural compatibility and building design standards are implemented to ensure that development within the urban area is visually appealing. The only material that the applicant is using that does not match the primary residence is metal tile. Although, the metal tiles will be painted to match the color of the primary residence, both structures are too large. The storage building will be 1,200 square feet and the shade structure is 1,637.5 square feet.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Paint accessory structures to match the primary residence;
- Remove the conex box before the final inspection of the building permits for the accessory structures.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

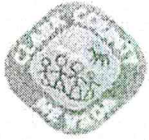
Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: WILLIAM STANLEY

CONTACT: WILLIAM STANLEY, 5340 N. CAMPBELL ROAD, LAS VEGAS, NV 89149



Department of Comprehensive Planning Application Form

WS-24-0017

ASSESSOR PARCEL #(s): 125-32-203-002

PROPERTY ADDRESS/ CROSS STREETS: 5340 N. Campbell Road, Las Vegas, Nevada 89149

DETAILED SUMMARY PROJECT DESCRIPTION

Construct a storage unit and shade structure where existing structures exist to provide area for raised solar panels. The roofing material for both structures will be metal roofing colored to match existing residence. The wall panels of the storage unit will be colored to match existing residence.

PROPERTY OWNER INFORMATION

NAME: William H. Stanley
 ADDRESS: 5340 N. Campbell Road
 CITY: Las Vegas STATE: NV ZIP CODE: 89149
 TELEPHONE: 702-493-7449 CELL 702-493-7449 EMAIL: billstanley5340@gmail.com

APPLICANT INFORMATION

NAME: Same as Property Owner
 ADDRESS: _____
 CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
 TELEPHONE: _____ CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION

NAME: Same as Property Owner
 ADDRESS: _____
 CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
 TELEPHONE: _____ CELL _____ EMAIL: _____

*Correspondent will receive all project communication

(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 and 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.

William H. Stanley
 Property Owner (Signature)

William H. Stanley
 Property Owner (Print)

01/11/2024
 Date

DEPARTMENT USE ONLY

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UL	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PLD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (A) WS-24-0017
 PC MEETING DATE 3/19/2024
 BCC MEETING DATE _____
 TAB/CAC LOCATION Lone Mountain

ACCEPTED BY NAI
 DATE 1/24/2024

DATE 2/27/2024



AUTHORIZATION TO SUBMIT APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

Application Pre-review (APR) record number: 23-101633

Application Materials have been deemed ready to submit without revisions with minor revisions.

Notes: 1) Fill out the Land Use Application 2) Fill out the Disclosure Form 3) ~~Please provide updated Deed~~ 4) Please take photos facing north, south, east, and west that shows all of the existing landscaping on the property 4) Please provide Justification Letter. SITE PLAN: 1) Please print on 11x17 paper 2) Show separation distance from the house to the well, from the house to the storage, and from the house to the shade structure 3) Label length and width for both the storage and for the shade structure 4) Label the site plans setbacks ELEVATIONS: Please provide elevation of the storage unit facing east and west. AIR QUALITY: If you do not want to pave the area of where the vehicles will be stored, please contact Araceli.Pruett@clarkcountynv.gov, you need to receive their permission to apply for the waiver.

By: Nairee Agulian Date: 1/8/2024

Advisory: Authorization to submit expires 2 weeks after determination is made. If all required documents are not provided to staff within this timeframe, an appointment to re-review the application materials is required.

Required Application(s):

- | | | |
|--|--|--|
| <input type="checkbox"/> Master Plan Amendment | <input type="checkbox"/> Land Use – Administrative Design Review (ADR) | <input type="checkbox"/> Tentative Map (TM) |
| <input type="checkbox"/> Land Use | <input type="checkbox"/> Land Use – Wavier of Conditions (WC) | <input type="checkbox"/> Vacation and Abandonment (VS) |
| <input type="checkbox"/> Zone Change (ZC) | <input type="checkbox"/> Land Use – Application for Review (AR) | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Waiver of Development Standards (WS) | <input type="checkbox"/> Land Use – Extension of Time (ET) | _____ |
| <input type="checkbox"/> Design Review (DR) | | |

Required Fees:

- Refer to the attached Fee Sheet.

Next Steps:

- Review the attached submittal requirements for the applicable application type(s).
- Go to the Application Pre-review record in the County's Citizen Access Portal (ACA) and upload all required application documents in PDF format (regardless of the format specified in the submittal requirements).
- Once all the application documents are uploaded, coordinate the transmittal of the required hard copy documents with the planner who authorized the submittal (see name above); all transmittals shall include a cover letter and/or transmittal memo and a copy of this form. The Personnel Contact Information list on Department's Contact Us webpage includes the phone number and email address for all planners.
- When the application package is received, the documents will be re-reviewed to ensure no changes except those noted above have been made and, if in an acceptable form, the planner will accept the application documents. Staff will then create the application records. If payment for the application fees was not included in the application package, an email notice will be sent to the record(s) contact indicating the application fees are due. This step may take up to 2 business days to complete.
- Once fees are paid, the application(s) will be considered "Submitted".

January 11, 2024

Re: Justification Letter for APR Record Number: 23-101633
5340 N. Campbell Road, Las Vegas, Nevada 89149
APN: 125-32-203-002

**PLANNER
COPY**

To Whom It May Concern:

Applications to construct two structures on the above referenced property are in process with Clark County Department of Building and Fire Prevention - Application No. BD23-42574, application to construct a 1200 square foot storage building and Application No BD 23-42633, application to construct a 1660 square foot shade structure.

Both structures are the conversion of existing structures that were used for agriculture purposes, and both were shade structures. The two structures will be used primarily as support for solar panels as indicated on the building applications.

The storage building will house miscellaneous tools currently stored in the shipping container (to be removed after completion of storage building) placed on the property and provide a raised structure for the placement of solar panels.

The shade structure will provide a raised structure for solar panel installation. Occasionally, the shade structure will be used to provide cover for a utility trailer.

Both structures as proposed will have a metal roof matching in color the roof of the residence and well-house. The storage unit will have metal wall panels matching the color of the residence and well-house stucco. The request for a design standard waiver requiring like materials is requested.

The entire back half of the property has been covered with 4 inches of rock. The property was covered with rock to eliminate the dust problem created when the wind blew, filling the pool with dirt. Design standards requiring the property be paved is counter-productive creating additional issues. The property is currently graded to drain in the far southeast corner. The southeast corner is my neighbor's backyard accelerating the drainage would be catastrophic for the neighbor. Additionally, paving the large area would dramatically increase the heat signature generated from the property. The request for a design standard waiver requiring paving is requested.

Both structures meet the required setbacks from the property lines. The storage does not meet the required six (6) foot design standard separation. The well-house to proposed storage is 5'-5". Neither structure will be occupied. The request for a design standard waiver from 6' to 5'-5" is requested.

In brief, the following is requested:

- 1) Waive the separation distance from the well to the accessory structure (storage) to 5 feet 5 inches when the requirement is 6 feet. Per Title 30.02.04.
- 2) Waiving the requirement to pave the areas used for storing motor vehicles (Utility Trailer), equipment, or materials. Per Title 30.04.04.H.1
- 3) Waiving the accessory structure within a side yard visible from any street or residential development shall use complementary exterior colors and building materials compatible with the primary building. Per Title 30.04.05.D.7 (Referring to the metal tile for the roof and wall panels)

Thank you for your consideration.

Respectfully submitted,

William H. Stanley
5340 N. Campbell Road
Las Vegas, Nevada 89149
(702) 493-7449

WS-240017

Inst #: 201112080002016

Fees: \$19.00 N/C Fee: \$0.00

RPTT: \$0.00 Ex: #007

12/08/2011 02:54:23 PM

Receipt #: 1001771

Requestor:

STONE LAW OFFICES LTD

Recorded By: ARO Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN: 125-32-203-002

When Recorded Return to:

William & Karen Stanley, Tees
c/o Stone Law Offices, Ltd.
9060 W. Cheyenne Avenue, Suite A
Las Vegas, NV 89129

(1)

Mail Tax Statements To:

THE WILLIAM HENRY STANLEY &
KAREN JAN STANLEY REVOCABLE LIVING TRUST
5340 N. Campbell Road
Las Vegas, NV 89149-3436

QUITCLAIM DEED

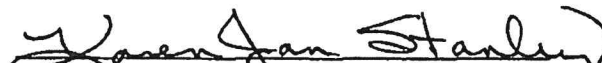
FOR VALUE RECEIVED, WILLIAM HENRY STANLEY and KAREN JAN STANLEY, husband and wife, hereby quitclaim to the WILLIAM HENRY STANLEY & KAREN JAN STANLEY REVOCABLE LIVING TRUST dated November 14, 2002 (WILLIAM HENRY STANLEY and KAREN JAN STANLEY, Trustees and any successor Trustees as provided therein), all of their right, title and interest in the following described real property located in the County of Clark, State of Nevada, more particularly described as follows:

See legal description on the attached Exhibit "A"

Property Address: 5340 N. Campbell Road, Las Vegas, Nevada 89149-3436

Grantee's Address: 5340 N. Campbell Road, Las Vegas, Nevada 89149-3436


WILLIAM HENRY STANLEY


KAREN JAN STANLEY

///

APN: 125-32-203-002

EXHIBIT "A"
Legal Description

All that certain real property situated in the County of Clark, State of Nevada, described as follows:

THE NORTH HALF (N ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. AND M.

EXCEPT THE WEST THIRTY (30) FEET AS CONVEYED TO CLARK COUNTY IN THE DEED RECORDED APRIL 23, 1974 AS DOCUMENT NO. 378532 OF OFFICAL RECORDS.

BEING THE SAME PARCEL CONVEYED TO WILLIAM HENRY STANLEY AND KAREN JAN STANLEY, TRUSTEES OF THE WILLIAM HENRY STANLEY AND KAREN JAN STANLEY REVOCABLE LIVING TRUST FROM WILLIAM HENRY STANLEY AND KAREN JAN STANLEY BY VIRTUE OF A DEED DATED NOVEMBER 11, 2002 RECORDED NOVEMBER 18, 2002 IN DEED DOCUMENT NO. 20021118-00332 IN CLARK COUNTY, NEVADA.

State of Nevada
Declaration of Value

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book:	_____ Page: _____
Date of Recording:	_____
Notes:	<u>cert of trust OK/A20</u>

1. Assessor Parcel Number(s)
- a) 125-32-203-002
 - b) _____
 - c) _____
 - d) _____

2. Type of Property
- a) Vacant land
 - b) Single Fam Residence
 - c) Condo / Townhouse
 - d) 2-4 Plex
 - e) Apartment Building
 - f) Commercial / Industrial
 - g) Agriculture
 - h) Mobile Home
 - i) Other _____

3. Total Value / Sales Price of Property \$ _____ -0-
 Deed in Lieu of Foreclosure Only (value of property) (_____ -0-)
 Transfer Tax Value: \$ _____ -0-
 Real Property Transfer Tax Due: \$ _____ -0-

4. If Exemption Claimed:
- a. Transfer Tax Exemption per NRS 375.090, Section: -7-
 - b. Explain Reason for Exemption: Transfer without consideration to or from a Trust

5. Partial Interest: Percentage being transferred: 100 %
 The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature William H. Stanley Capacity: Seller/Grantor

Signature Karen Jan Stanley Capacity: Buyer/Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: William Henry Stanley & Karen Jan Stanley
 Address: 5340 N. Campbell Road
 City: Las Vegas
 State: Nevada Zip: 89129

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: William Henry Stanley & Karen Jan Stanley Revocable Living Trust dated 11/4/2002
 Address: 5340 N. Campbell Road
 City: Las Vegas
 State: Nevada Zip: 89129

COMPANY REQUESTING RECORDING


Print Name: STONE LAW OFFICES, LTD. Esc.# _____
 Address: 9060 W. Cheyenne Avenue, Suite A, Las Vegas, NV 89129

(As a public record, this form may be recorded / microfilmed)

STATE OF NEVADA)
 : ss.
COUNTY OF CLARK)

On this 23rd day of August, 2011, before me, the undersigned, a Notary Public in and for said County and State personally appeared WILLIAM HENRY STANLEY and KAREN JAN STANLEY, known to me, or proved to me on the basis of satisfactory evidence, to be the persons whose name are subscribed to the within instrument, and acknowledged to me that they executed the same.

WITNESS my hand and Official Seal.



NOTARY PUBLIC

