



# Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N Durango Drive

Las Vegas, NV 89129

February 22, 2022

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 702-289-0196.
  - 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: Chris Darling, Chairperson  
 Dr. Sharon Stover, Vice Chairperson  
 Kimberly Burton  
 Carol Peck

Secretary: Dawn vonMendenhall, 702-289-0196, [clarkcountycac@hotmail.com](mailto: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): Jennifer Damico, 702-219-0374, [Jennifer.Damico@clarkcountynv.gov](mailto:Jennifer.Damico@clarkcountynv.gov)  
 William Covington, 702-455-2540, [William.Covington@clarkcountynv.gov](mailto: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, Roll Call, and County Staff Introductions

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state

your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for February 8, 2022. (For possible action)
- IV. Approval of the Agenda for February 22, 2022, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - 1. Updates from Commissioner Miller's & Commissioner Kirkpatrick's office – County Liaisons will provide information on recent citizen concerns, zoning applications, annexation and inter-local updates with the City of Las Vegas and other issues impacting residents in the Lone Mountain area (for discussion only)
- VI. Planning and Zoning

**03/01/22 PC**

- 1. **WS-22-0017-DETERS FAMILY TRUST ET AL & DETERS TIMOTHY TRS: WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks for an addition to an existing single family residence on 0.4 acres in an R-E (RNP-I) Zone. Generally located on the east side of Secluded Brook Circle, 416 feet south of Hammer Lane within Lone Mountain. RM/jgh/jo (For possible action) **03/01/22 PC**

**03/15/22 PC**

- 2. **UC-22-0030-EASTVELD, RONALD G. & JENNI R.: USE PERMITS** for the following: 1) allow an existing accessory structure to not be architecturally compatible with the principal residence; and 2) allow an existing accessory structure to exceed one-half the building footprint of the principal residence. **WAIVER OF DEVELOPMENT STANDARDS** to reduce the interior side setback of an existing accessory structure in conjunction with an existing single family residence on 0.5 acres in an R-E Zone. Generally located on the east side of Sisk Road, 486 feet south of Cheyenne Avenue within the Lone Mountain planning area. MK/jor/jo (For possible action) **03/15/22 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 vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: February 8, 2022.
- 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>

BOARD OF COUNTY COMMISSIONERS  
JAMES B. GIBSON, Chair - JUSTIN C. JONES, Vice-Chair  
MARILYN KIRKPATRICK - WILLIAM MCCURDY II - ROSS MILLER - MICHAEL NAFT - TICK SEGERBLOM  
YOLANDA T. KING, County Manager



# Lone Mountain Citizens Advisory Council

February 8, 2022

## MINUTES

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Board Members: Chris Darling – Chair – **PRESENT** Carol Peck – **PRESENT**  
Dr. Sharon Stover – Vice Chair – **PRESENT**  
Kimberly Burton – **EXCUSED**

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

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

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- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions  
The meeting was called to order at 6:30 p.m.
- II. Public Comment  
None
- III. Approval of January 25, 2022 Minutes  
**Moved by: Carol**  
**Action: Approved subject minutes as submitted**  
**Vote: 4/0 -Unanimous**
- IV. Approval of Agenda for February 8, 2022  
**Moved by: Kim**  
**Action: Approved agenda as submitted**  
**Vote: 4/0 - Unanimous**
- V. Informational Item(s)  
None

VI. Planning & Zoning

1. **ET-22-400003 (UC-19-0062)-MORLEY COREY & SALLY: USE PERMIT FIRST EXTENSION OF TIME** for the following: **1)** allow an accessory structure to exceed one-half of the footprint of the principal building; **2)** allow an accessory structure not architecturally compatible with the principal building; and **3)** waive design standards. **WAIVER OF DEVELOPMENT STANDARDS** to increase the amount of driveways in conjunction with a proposed single family residence on 2.0 acres in an R-E (RNP-I) Zone. Generally located on the west side of Eula Street and the south side of Rosada Way within Lone Mountain. RM/nr/jo (For possible action) **03/01/2022 PC**

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

**Moved By: Sharon**

**Vote: 4/0 Unanimous**

VII. General Business

None

VIII. Public Comment

None

IX. Next Meeting Date

The next regular meeting will be February 22, 2022.

X. Adjournment

The meeting was adjourned at 6:45 p.m.

SETBACKS  
(TITLE 30)

HAMMER LN/SECLUDED BROOK CIR

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-22-0017-DETERS FAMILY TRUST ET AL & DETERS TIMOTHY TRS:**

**WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks for an addition to an existing single family residence on 0.4 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the east side of Secluded Brook Circle, 416 feet south of Hammer Lane within Lone Mountain. RM/jgh/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**

125-31-201-021

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the side yard setback for a room addition to 3 feet where 10 feet is required per Table 30.40-3 (a 70% decrease).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 5324 Secluded Brook Circle
- Site Acreage: 0.4
- Project Type: Setbacks
- Number of Stories: 1
- Building Height (feet): 10

**Site Plans**

The plans depict a proposed room addition that will be attached on the side of the existing single family residence. The proposed room addition will be set back 3 feet from the side yard (south) property line. The site is accessible from Secluded Brook Circle, on the west side of the site.

**Elevations**

The plans depict a 1 story (10 foot tall) room addition with a stucco exterior painted to match the rest of the existing residence.

**Floor Plans**

The plans depict the proposed room addition will be adding 107 square feet to the existing home, making the overall square footage 6,780 square feet.

**Applicant's Justification**

The applicant indicates that this request is needed because the side yard setback will be reduced to make room for the new addition. The proposed addition will add 107 square feet of additional space to the existing single family residence.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-2010-04 (ET-0035-07)	Extension of time for vacation of patent easements	Approved by PC	March 2007
VS-2010-04	Vacated patent easements	Approved by PC	March 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Ranch Estate Neighborhood	R-E	Single family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

Setbacks and separations help to preserve the appeal and integrity of an area and to moderate visual impacts and possible safety issues. The applicant did not provide a justification as to why additional space was needed. Staff believes the desire for a room addition is a self-imposed hardship and 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:**

**Current Planning**

If approved:

- Applicant is advised that the County is currently rewriting Title 30 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 the 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; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: TIMOTHY DETERS**

**CONTACT: CARLY MOSSMAN, 9345 W. SUNSET RD., SUITE 101, LAS VEGAS, NV 89148**



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>WS-22-0017</u> DATE FILED: <u>1/12/21</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>ONE MOUNTAIN</u> TAB/CAC DATE: <u>2/22/22</u> PC MEETING DATE: <u>3-15-22</u> BCC MEETING DATE: _____ FEE: <u>\$475</u>
	<b>PROPERTY OWNER</b>  NAME: <u>DETERS FAMILY TRUST ETAL and DETERS TIMOTHY TRS</u> ADDRESS: <u>5324 Secluded Brook Cir.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: _____      CELL: _____ E-MAIL: <u>td@trudevco.com</u>
	<b>APPLICANT</b>  NAME: <u>Timothy Deters</u> ADDRESS: <u>Same as above</u> CITY: _____      STATE: _____      ZIP: _____ TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Carly Mossman</u> ADDRESS: <u>9345 W. Sunset Rd., Suite 101</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-965-4325</u> CELL: <u>702-328-4378</u> E-MAIL: <u>carly@koraarchitecture.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-31-201-021

PROPERTY ADDRESS and/or CROSS STREETS: 5324 Secluded Brook Circle, Las Vegas, NV 89149; Cross streets: Ann Rd. & Grand Canyon Rd.

PROJECT DESCRIPTION: 104 square foot addition to an existing home; waiver of development standards request for 3ft setback where 10 ft is required.

(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) do 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.

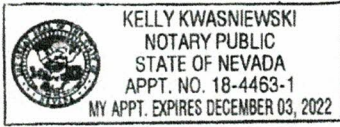
[Signature]  
 Property Owner (Signature)\*

TIMOTHY DETERS  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON DECEMBER 10, 2021 (DATE)  
 By TIMOTHY DETERS

NOTARY PUBLIC: [Signature]



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



ACCESSORY STRUCTURE  
(TITLE 30)

SISK RD/CHEYENNE AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-22-0030-EASTVELD, RONALD G. & JENNI R.:**

**USE PERMITS** for the following: 1) allow an existing accessory structure to not be architecturally compatible with the principal residence; and 2) allow an existing accessory structure to exceed one-half the building footprint of the principal residence.

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the interior side setback of an existing accessory structure in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the east side of Sisk Road, 486 feet south of Cheyenne Avenue within the Lone Mountain planning area. MK/jor/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**

138-14-113-010

**USE PERMITS:**

1. Allow an existing accessory structure (detached metal garage) to not be architecturally compatible to an existing principal residence where architectural compatibility is required per Table 30.44-1.
2. Allow an existing accessory structure (detached metal garage) with an overall area of 1,350 square feet to exceed one-half the principal residence's footprint where a maximum of 1,126 square feet is permitted per Table 30.44-1 (a 20% increase).

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the interior side setback to 3 feet where 5 feet is required per Table 30.40-1 (a 40% decrease).

**LAND USE PLAN:**

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3098 Sisk Road
- Site Acreage: 0.5
- Project Type: Accessory structure (detached metal garage)

- Number of Stories: 1
- Building Height (feet): 18 feet, 2 inches
- Square Feet: 2,252 (principal residence)/1,350 (accessory structure - detached metal garage)

Site Plan

The site plan depicts an existing single family residence on 0.5 acres in an R-E zone. The principal residence faces west toward Sisk Road, and the existing accessory structure (detached metal garage) is located southeast of the residence. The existing accessory structure (detached metal garage) is set back 3 feet from the south property line, 40 feet from the east property line (rear setback), 12 feet southeast of the residence, 80 feet from the north property line, and 82 feet from the west property line (front setback).

The applicant is requesting use permits to allow the detached metal garage to not be architecturally compatible with the principal residence and allow the structure to remain at 1,350 square feet which exceeds one-half of the principal residence foot print of 1,126 square feet. The applicant is also requesting to reduce the interior side setback of the detached metal garage to 3 feet where 5 feet is required per Title 30.

Landscaping

Mature landscaping exists throughout the site and is neither required nor a part of this request.

Elevations

Plans show that the detached metal garage has an overall height of 18 feet and is constructed of metal paneling. The existing residence is a 1 story home with neutral colored stucco exterior walls with decorative stucco pop-outs.

Floor Plans

The detached metal garage has an overall area of 1,350 square feet with doors on the east and west facing elevations.

Applicant's Justification

Per the applicant, the detached metal garage contains the applicant's collection of vehicles and boats which are all in good working condition and area registered accordingly. There are no existing commercial businesses on-site. The detached metal garage was constructed in 2014.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-0509-05	Reduced the interior side setback along the north property line to 5 feet for an addition to the residence	Approved by PC	May 2005

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
East	City of Las Vegas	R-E	Place of Worship

### Clark County Public Response Office (CCPRO)

CE-20-13936 is an active zoning violation on the subject property for an unpermitted detached metal garage, to clean up the landscaping, and relocate the vehicles on-site.

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Use Permits #1 and #2

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. The accessory structure (detached metal garage) is set back 80 feet from the front property line, and half of the structure is located behind the principal residence. Furthermore, large evergreen trees help screen the structure from the place of worship to the west. Although staff does not normally support these types of requests, staff finds that exceeding one-half the building foot print of the principal residence (an additional 224 square feet) and the metal features of the accessory structure do not pose adverse effects to the overall neighborhood. Provided that the applicant obtains appropriate building permits, staff can support this request.

#### Waiver of Development Standards

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

Staff does not normally support setback reduction requests. However, records show that a setback reduction to 5 feet where 10 feet is required was previously approved in 2005 for an addition to the northern portion of the principal residence. Due to an existing leach field in the rear yard, constructing any building additions or accessory structures in the rear yard is not feasible. Since the existing screening helps the structure to not be visually obtrusive, and since staff supports both use permits #1 and #2, staff can also support this request.

**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:**

**Current Planning**

- 2 years to complete the building permit and inspection process with any extension of time to be a public hearing.
- Applicant is advised that the County is currently rewriting Title 30 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; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- No comment.

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

- Applicant is advised that the property appears to have an existing septic system; and to please contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

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

**APPLICANT:** JENNI EASTVELD  
**CONTACT:** JENNI EASTVELD, 3098 SISK RD, LAS VEGAS, NV 89108



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>		<b>STAFF</b>	APP NUMBER: <u>UC-22-0030</u>	DATE FILED: <u>1/24/22</u>
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZO) <input type="checkbox"/> NONCONFORMING (NZO) <input checked="" 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) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) <input type="checkbox"/> APPLICATION REVIEW (AR)			PLANNER ASSIGNED: <u>JKR</u>	TAB/CAC DATE: <u>2/22/22</u>
			TAB/CAC: <u>Lone Mountain</u>	= \$1950
			PC MEETING DATE: <u>3/15/22</u>	
		<b>PROPERTY OWNER</b>	FEE: <u>\$675 &amp; \$475 w/ CE 20-13936 ADDED</u>	
			NAME: <u>Rev / Jenni Eastfield</u>	
			ADDRESS: <u>3098 SISK RD</u>	
		<b>APPLICANT</b>	CITY: <u>LAS VEGAS</u>	STATE: <u>NV</u> ZIP: <u>89108</u>
			TELEPHONE: <u>702-451-8418</u>	CELL: <u>702-416-6055</u>
			E-MAIL: <u>JEN787A@AOL.COM</u>	
		<b>CORRESPONDENT</b>	NAME: <u>Rev / Jenni Eastfield</u>	
			ADDRESS: <u>3098 SISK RD</u>	
			CITY: <u>LAS VEGAS</u>	STATE: <u>NV</u> ZIP: <u>89108</u>
			TELEPHONE: <u>702-451-8418</u>	CELL: <u>702-416-6055</u>
			E-MAIL: <u>JEN787A@AOL.COM</u>	REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 139-14-113-010

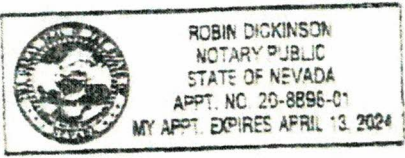
PROPERTY ADDRESS and/or CROSS STREETS: 3098 SISK RD LV, NV, 89108

PROJECT DESCRIPTION: Accessory Structure

I, We, the undersigned swear and say that I am, We are, the owners, or record on the Tax Rolls of the property involved in this application, or I 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.

Jenni Eastfield  
Property Owner (Signature)  
JENNI KENE EASTFIELD  
Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON 2/22/22 DATE:  
 BY: \_\_\_\_\_  
 NOTARY PUBLIC: Robin Dickinson



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

Justification Letter

January 11, 2022

3098 Sisk Road, Las Vegas, 89108

APN: 138-14-113-010

APR-21-101646

UC-22-0030

To Whom it May Concern:

We have an existing metal detached garage on the south side of our property. We constructed the detached garage in 2014.

Currently, we have an active zoning violation on our property (CE20-13936). All of the vehicles and the boats on our property are in working condition and are currently registered. We do not have a vehicle repair/maintenance business on our property.

We are requesting the following:

1. A use permit to allow a detached garage to not be architecturally compatible to the main residence.
2. A waiver of development standards to reduce the interior side setback of a detached garage to 3 feet where 5 feet is required per Title 30.

Thank you,

Jenni Eastveld

Adding #3

3. A use permit to allow a detached garage to exceed 1/2 the foot print of the principal residence. The detached garage is has an overall area of 1,350 square feet and the principal residence is 2,252 square feet. We are requesting to increase the size to 1,350 square feet where 1,126 square feet is the maximum square footage is allowed (a 20% increase).