



# Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave.

Las Vegas, NV. 89122

May 12, 2022

6:00pm

## 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 Victoria Bonner at 702-335-9205.
  - Supporting material is/will also 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 specific Board/Council website.

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

Secretary: Victoria Bonner, 702-335-9205, victoria.tabsecretary@gmail.com  
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Blanca Vazquez, 702-455-8531, bva@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, Invocation, 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 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 April 28, 2022. (For possible action)
- IV. Approval of the Agenda for May 12, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
  - 1. **WS-22-0188-MENDOZA JOSEPH AURELIO:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback of an existing accessory structure in conjunction with an existing single family residence on 0.1 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Ada Drive, 55 feet north of Arvada Way within Whitney. JG/jor/syp (For possible action) 06/07/22 PC
  - 2. **ET-22-400054 (WS-19-0927)-DFA, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the following: **1)** reduced security gate setback; **2)** alternative landscaping; **3)** attached sidewalk; and **4)** reduced parking.  
**DESIGN REVIEW** for a 265,000 square foot office/warehouse building on 15.1 acres in an M-1 (Light Manufacturing) Zone and an M-2 (Industrial) Zone. Generally located on the north side of Eastgate Road and the west side of Fourth Street within Whitney. JG/jor/syp (For possible action) 06/08/22 BCC
- VII. General Business
- 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: June 2, 2022.
- X. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:  
Whitney Community Center-5712 Missouri Ave.  
<https://notice.nv.gov>



# Whitney Town Advisory Board

April 28, 2022

## MINUTES

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

Secretary: Victoria Bonner 702-335-9205 victoria.tabsecretary@gmail.com

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

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

Lorna Phegley; Planning, Blanca Vazquez; Town Liaison,  
Alvaro Lozano; Community Services Specialist

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

II. Public Comment  
**None**

III. Approval of March 31, 2022 Minutes  
**Moved by: Ramirez**  
**Approve as submitted**  
**Vote: 3-0 Unanimous**

IV. Approval of Agenda for April 28, 2022  
**Moved by: Ramirez**  
**Combine items #1 and #2**  
**Vote: 3-0 Unanimous**

V. Informational Items (for discussion)

**A.L. invited the community to Wellness at Whitney. This will be held at the Whitney Recreation Center on May 17<sup>th</sup> from 9 am – 11 am. Movies on Missouri this will be held at the Whitney Recreation Center on May 13 starting at 7 pm.**

VI. Planning and Zoning

1. **NZC-22-0176-MOSER INEZ E:**

**ZONE CHANGE** to reclassify 5.4 acres from an R-2 (Medium Density Residential) Zone and a C-2 (General Commercial) Zone to an R-2 (Medium Density Residential) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced landscaping; and **2)** reduce street intersection off-set.

**DESIGN REVIEW** for a proposed single family residential development. Generally located on the east side of Boulder Highway and the north side of Whitney Avenue within Whitney (description on file). JG/rk/jo (For possible action) 05/17/22 PC

**MOVED BY: Fobes**

**APPROVE with staff conditions**

**1. add up to 8 ft wall**

**VOTE: 3-0**

2. **TM-22-500063-MOSER INEZ E:**

**TENTATIVE MAP** consisting of 42 single family residential lots and common lots on 5.4 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Boulder Highway and the north side of Whitney Avenue within Whitney. JG/rk/jo (For possible action)

JG/bb/ja (For possible action)

05/17/22 PC

**MOVED BY: Fobes**

**APPROVE with staff conditions**

**1. add up to 8 ft wall**

**VOTE: 3-0**

3. **WS-22-0157-SYLVESTRE RAYMOND P & LOURDES:**

**WAIVER OF DEVELOPMENT STANDARDS** for setbacks in conjunction with a single family residence on a 0.2 acre parcel in an R-1 (Single Family Residential) Zone. Generally located on the south side of Waltham Lane and the west side of Graham Avenue within Whitney. JG/nr/syp (For possible action) 05/17/22 PC

**MOVED BY: Ramirez**

**APPROVE subject to staff conditions**

**VOTE: 3-0**

4. **WS-22-0181-MEVIUS, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate parking lot landscaping; **2)** eliminate cross access; **3)** reduce parking; and **4)** reduce driveway width.

**DESIGN REVIEWS** for the following: **1)** office/warehouse facility; and **2)** finished grade on 1.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Stephanie Street, 875 feet north of Emerald Avenue within Whitney. JG/jvm/ja (For possible action) 05/18/22 BCC

**MOVED BY: Konkin**  
**APPROVE subject to staff conditions all waivers**  
**VOTE: 3-0**

VII. General Business (for possible action)  
**None**

VIII. Public Comment  
**None**

IX. Next Meeting Date  
**The next regular meeting will be May 12, 2022.**

X. Adjournment  
**The meeting was adjourned at 6:40 p.m.**

DRAFT

**ATTACHMENT A  
WHITNEY TOWN ADVISORY BOARD  
ZONING AGENDA  
THURSDAY, 6:00 P.M., MAY 12, 2022**

06/07/22 PC

1. **WS-22-0188-MENDOZA JOSEPH AURELIO:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback of an existing accessory structure in conjunction with an existing single family residence on 0.1 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Ada Drive, 55 feet north of Arvada Way within Whitney. JG/jor/syp (For possible action)

06/08/22 BCC

2. **ET-22-400054 (WS-19-0927)-DFA, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the following: **1)** reduced security gate setback; **2)** alternative landscaping; **3)** attached sidewalk; and **4)** reduced parking.  
**DESIGN REVIEW** for a 265,000 square foot office/warehouse building on 15.1 acres in an M-1 (Light Manufacturing) Zone and an M-2 (Industrial) Zone. Generally located on the north side of Eastgate Road and the west side of Fourth Street within Whitney. JG/jor/syp (For possible action)

SETBACKS  
(TITLE 30)

ADA DR/ARVADA WY

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-22-0188-MENDOZA JOSEPH AURELIO:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback of an existing accessory structure in conjunction with an existing single family residence on 0.1 acres in an R-1 (Single Family Residential) Zone.

Generally located on the east side of Ada Drive, 55 feet north of Arvada Way within Whitney. JG/jor/syp (For possible action)

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RELATED INFORMATION:

**APN:**  
161-28-511-026

**WAIVER OF DEVELOPMENT STANDARDS:**  
Reduce the setback of an existing accessory structure (motorcycle garage) to 3 feet where 5 feet is required per Table 30.40-2 (a 40% decrease).

**LAND USE PLAN:**  
WHITNEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: 5014 Ada Drive
- Site Acreage: 0.1
- Project Type: Setback reduction for an existing detached accessory structure (motorcycle garage)
- Number of Stories: 1
- Building Height (feet): 14 accessory structure (motorcycle garage)
- Square Feet: 1,200 (residence)/ 372 (accessory structure, motorcycle garage)

**Site Plan**

The submitted site plan depicts an existing residence constructed on the southern portion of the site. The front of the home faces west toward Ada Drive. The applicant partially constructed an existing accessory structure (detached motorcycle garage) within the rear yard (eastern portion of the site). The structure is set back 3 feet from the east property line where 5 is required, and 4 feet from the south property line where 5 feet is required. The structure is also set back 13 feet from

the existing residence to the west where 6 feet is required, and 24 feet from the north property line where 5 feet is required. The accessory structure was constructed without approved building permits from the Clark County Building Department.

Landscaping

Landscaping is neither proposed nor required as a part of this request.

Elevations

The applicant submitted photos showing that the accessory structure currently has CMU block walls, but wood siding will be installed at a later date to match the existing wood siding of the principal residence. Per the applicants plans, the overall height of the accessory structure is 14 feet, as allowed per Title 30.

Floor Plans

The existing residence has an overall area of 1,200 square feet. The applicants existing accessory structure has an overall area of 372 square feet only.

Applicant's Justification

Per the applicant, the accessory structure was constructed, and the applicant copied the same setback dimensions as the neighbor's casita to the north.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
East	Corridor Mixed Use	H-2 & C-2	Sportsman Manor Hotel & gasoline station

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

CE21-19161 is an active zoning violation on-site for constructing an accessory structure without building permits.

**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. Staff does not typically recommend approval of accessory structures which do not meet required setbacks per



Title 30. However, since the existing structure is primarily screened from view (from the Ada Drive), and the applicant plans to add exterior wood siding to match the existing residence, and if the applicant properly acquires building permits with the Clark County Building Department, staff can 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**

- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license or approval; 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; 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: JOSEPH MENDOZA**

**CONTACT: JOSEPH MENDOZA, 5014 ADA DRIVE, LAS VEGAS, NV 89122**

INDUSTRIAL WAREHOUSE  
(TITLE 30)

LAKE MEAD PKWY/EASTGATE RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-22-400054 (WS-19-0927)-DFA, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the following: 1) reduced security gate setback; 2) alternative landscaping; 3) attached sidewalk; and 4) reduced parking.

**DESIGN REVIEW** for a 265,000 square foot office/warehouse building on 15.1 acres in an M-1 (Light Manufacturing) Zone and an M-2 (Industrial) Zone.

Generally located on the north side of Eastgate Road and the west side of Fourth Street within Whitney. JG/jor/syp (For possible action)

**RELATED INFORMATION:**

**APN:**  
178-13-201-017

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the setback for a security gate to 20 feet where 50 feet is required per Section 30.64.020 and Uniform Standard Drawing 222.1 (a 60% reduction).
2. Allow small trees where large trees are required per Section 30.64.030.
3. Allow an attached sidewalk on Eastgate Road where a detached sidewalk is required per Table 30.64-2.
4. Reduce parking to 354 spaces where 393 spaces are required per Chapter 30.60 (a 10% reduction).

**LAND USE PLAN:**  
WHITNEY - INDUSTRIAL EMPLOYMENT

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Acreage: 15.1
- Project Type: Industrial warehouse
- Building Height (feet): 50
- Square Feet: 265,000 (total)/254,500 (warehouse)/7,500 (office)
- Parking Required/Provided: 393/354

### Site Plans

The previously approved plans for WS-19-0927 depicted a 262,000 square foot tilt-up office/warehouse building on 15.1 acres in the M-1 (Light Manufacturing) and M-2 (Industrial) Zones. A small portion (100 feet) of the property fronts on public right-of-way at Eastgate Road; however, driveway access will be from private roads. Each of the 3 access points are from private roads located on the south and east sides of the property. Today, the applicant is requesting a first extension of time to complete the project.

### Landscaping

The previously approved landscape plan per WS-19-0927 still meets Title 30 requirements with the exception of the attached sidewalk along Eastgate Road and installing small trees rather than large trees in the area under Nevada Power facilities.

### Elevations

No changes are proposed to the previously approved elevation plans. The elevations depict a painted (earth tone) concrete tilt-up office/warehouse building with a maximum height of 50 feet. Overhead roll-up doors are located on the east face of the building. The building includes façade treatments, including panel in-sets, changes in parapet height, horizontal reveals, and aluminum tinted window frames.

### Floor Plans

No changes are proposed to the previously approved floor plans. The floor plan depicts a 254,500 square foot warehouse facility and 7,500 square foot supporting office space located at the southwest corner of the building.

### Previous Conditions of Approval

Listed below are the approved conditions for WS-19-0927:

#### Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

#### Public Works - Development Review

- Drainage study and compliance;
- Applicant shall coordinate off-site improvements with the City of Henderson.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0691-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**Applicant's Justification**

Per the applicant, early grading permits have been pulled for the site and proper surveying, rough grading, geotechnical services have also commenced on-site. Furthermore, civil improvement plans, a drainage study, and NV Energy design along with additional utilities have commenced.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-19-0927	Office/warehouse building (265,000 square feet) on 15 acres with waivers to reduce security gate setback, alternative landscaping, allowed an attached sidewalk, and reduced parking	Approved by BCC	January 2020
WS-0188-12	Industrial building on a portion of 251 acres	Approved by PC	May 2012
UC-403-90 & VC-888-90	Maintain an industrial complex on 350 acres	Approved by BCC	June 1991

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & East	Industrial Employment	M-1 & M-2	Industrial & manufacturing
South	City of Henderson	IG	Industrial building
West	Industrial Employment	M-1 & M-2	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

Staff finds that the applicant has existing technical studies with Public Works such as the following: PW19-20123 (drainage study), PW19-20123-EG01 (early grading), PW20-18628 (off-site improvements), PW20-18628-B01 (bonds), PW21-12550 (drainage study), and PW22-12712 (minor deviation - finished floor elevation). Since the applicant has demonstrated significant progress toward completion of the project, staff can support an extension of time.

**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**

- Until June 8, 2024 to commence.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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**

- Compliance with previous conditions.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** ETHOS|THREE ARCHITECTURE

**CONTACT:** KLEIF CARROLL, ETHOS|THREE ARCHITECTURE, 8985 S. EASTERN AVENUE, SUITE 220, LAS VEGAS, NV 89123



# 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-22-0188</u> DATE FILED: <u>3/28/22</u> PLANNER ASSIGNED: <u>JOR</u> TAB/CAC: <u>WHITNEY</u> TAB/CAC DATE: <u>5/12/22</u> PC MEETING DATE: <u>6/7/2022</u> BCC MEETING DATE: _____ FEE: <u>\$775</u> <u>CCPRO CE21-19161</u>
	<b>PROPERTY OWNER</b> NAME: <u>Joseph Aurelio Mendoza</u> ADDRESS: <u>5014 Ada Drive</u> CITY: <u>Las Vegas</u> STATE: <u>Nv</u> ZIP: <u>89122</u> TELEPHONE: _____      CELL: <u>702 601 0013</u> E-MAIL: <u>aurelio2080@yahoo.com</u>
	<b>APPLICANT</b> NAME: <u>Joseph Aurelio Mendoza</u> ADDRESS: <u>5014 Ada Drive</u> CITY: <u>Las Vegas</u> STATE: <u>Nv</u> ZIP: <u>89122</u> TELEPHONE: _____      CELL: <u>702 601 0013</u> E-MAIL: <u>aurelio2080@yahoo.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b> NAME: <u>Joseph Aurelio Mendoza</u> ADDRESS: <u>5014 Ada Drive</u> CITY: _____      STATE: <u>Nv</u> ZIP: <u>89122</u> TELEPHONE: _____      CELL: <u>702 601 0013</u> E-MAIL: <u>aurelio2080@yahoo.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 161-28-511-026  
 PROPERTY ADDRESS and/or CROSS STREETS: ADA DRIVE / ARVADA WAY  
 PROJECT DESCRIPTION: DETACHED ACCESSORY STRUCTURE (WS FOR SETBACK)

I (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) hereby 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 assisting the public of the proposed application.

      Joseph Mendoza  
 Property Owner (Signature)      Property Owner (Print)  
 STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN before me on December 29 2021 (DATE)  
 By Joseph Mendoza  
 NOTARY PUBLIC: 

      Notary Public - State of Nevada  
 COUNTY OF CLARK  
 FELECIA M HERNANDEZ  
 My Appointment Expires  
 April 1, 2025  
 No 17-2123-1

\*NOTE: Corporate declaration of authority (or equivalently 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

JOSEPH MENDOZA

5014 ADA DRIVE, LAS VEGAS, NV 89122

FEBRUARY 16, 2022

WS-22-0188

**SUBJECT: JUSTIFICATION LETTER FOR A WAIVER**

APN: 161-28-511-026

DEAR PLANNING STAFF:

I AM REQUESTING A WAIVER OF DEVELOPMENT STANDARDS TO REDUCE MY SETBACK TO 3 FEET WHERE 5 FEET IS THE MINIMUM REQUIRED FOR A DETACHED ACCESSORY STRUCTURE (MOTORCYCLE GARAGE).

→ ADD WHY YOU NEED TO REQUEST A SETBACK. DESCRIBE THE STRUCTURE.

Dear Staff,

Hello I am Requesting a set back waiver?

I copied my neighbors Casita to the North of me regarding set back distances. There was an inspector on their property. Im also guilty of looking at satellite property line parcel maps? I'm Sorry, thank you

Thank you

SINCERELY,

JOSEPH MENDOZA (OWNER)



PLANNER COPY

# 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 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 checked="" type="checkbox"/> EXTENSION OF TIME (ET) WS-19-0927 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>ET-22-400054</u> DATE FILED: <u>3/30/22</u> PLANNER ASSIGNED: <u>JOR</u> TAB/CAC: <u>WHITNEY</u> TAB/CAC DATE: <u>5/12/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>6/8/22</u> FEE: <u>\$600</u>
	<b>PROPERTY OWNER</b>  NAME: <u>DFA LLC</u> ADDRESS: <u>8350 Eastgate Road</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89105</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>  NAME: <u>DFA LLC</u> ADDRESS: <u>8350 Eastgate Road</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89015</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>ethos three ARCHITECTURE - Kleif Carroll</u> ADDRESS: <u>8985 South Eastern, Suite 220</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-456-1070</u> CELL: _____ E-MAIL: <u>kcarroll@ethosthree.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 178-13-201-017

PROPERTY ADDRESS and/or CROSS STREETS: Eastgate Road and Lake Mead Pwky

PROJECT DESCRIPTION: 270,000 SF Concrete Tilt-up Warehouse on a 15.07 acre site

(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.

Don F Ahern  
 Property Owner (Signature)\*      DON F AHERN  
 Property Owner (Print)

STATE OF NV  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON MARCH 4, 2022 (DATE)  
 By DON F AHERN

NOTARY PUBLIC: \_\_\_\_\_



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





March 7, 2022

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

RE: Request for Extension of Time  
APN # 178-13-201-017  
WS-19-0927 Ahern Eastgate Warehouse

PLANNER  
COPY

Nancy Amundsen,

On behalf of our clients, Tradewinds Construction and Ahern, we are requesting an extension of time for project WS-19-0927 located near Eastgate and Lake Mead Pkwy.

Early grading permit has been pulled and surveying, rough grading and geotechnical services have commenced on site. The Civil Improvement plans, drainage study, NV Energy design along with other utilities are also under way and in progress

Thank you.

Sincerely,

*Kleif Carroll*

Kleif Carroll  
Project Manager