



Winchester Town Advisory Board

Winchester Dondero Cultural Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

February 13, 2024

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 Secretary Name at Secretary's Phone Number.
 - 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.
 - If there are additional locations where supporting materials are available, insert them here. If not, delete this bullet.
 - Supporting material is/will be available on the County's website at specific Board/Council website.

Board/Council Members: Dorothy Gold, Chairperson
 April Mench, Vice Chairperson
 Judith Siegel
 Cristhian Barneond

Secretary: Valerie Leiva, (702) 468-9839, and valerieleivaccnv@outlook.com
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Beatriz Martinez, (702) 455-0560, and beatriz.martinez@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 January 30, 2024. (For possible action)
- IV. Approval of the Agenda for February 13, 2024, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
 - 1. **TM-23-500180-COUNTY OF CLARK (LV CONV AUTH):**
TENTATIVE MAP consisting of a 1 lot commercial subdivision on 10.0 acres in an H-1 Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Elvis Presley Boulevard within Winchester. TS/rp/ng (For possible action)

02/20/24 PC
 - 2. **WS-23-0804-CONCEPCION EDELKYS HERRERA**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Palma Vista Avenue, approximately 600 feet west of Eastern Avenue within Winchester. TS/hw/ng (For possible action)

02/20/24 PC
- 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 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: February 27, 2024.
- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
3130 S. McLeod Dr., Las Vegas, NV 89121
<https://notice.nv.gov>



Winchester Town Advisory Board

January 30, 2024

MINUTES

Board Members:	Dorothy Gold – Member – PRESENT Judith Siegel – Member – ABSENT	April Mench – Member – PRESENT Cristhian Barneond – Member – PRESENT
Secretary:	Valerie Leiva (702)468-9839	valerieleivaccnv@outlook.com
County Liaison:	Beatriz Martinez (702)455-0560	beatriz.martinez@clarkcountynv.gov

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions: Beatriz Martinez – County Liaison, Roxy Pais-Evia – Planner, Jason Allswang – Planner, & Valerie Leiva – Secretary. The meeting was called to order at 6:00 p.m.

II. Public Comment: None

III. Approval of the **January 9, 2024** Minutes

Moved by: Mench
Action: Approved
Vote: 3-0

IV. Approval of Agenda for **January 30, 2024**

Moved by: Mench
Action: Approved
Vote: 3-0

V. Informational Items:

TAB/CAC cannot place candidate on agenda for election nor endorse political candidates, however they may privately endorse candidates with disclaimers including their official title.

VI. Planning & Zoning

1. **UC-23-0918-VAL SCHWARTZ LLC:**

USE PERMIT for vehicle sales.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce gate setbacks; **2)** fence; **3)** building material; and **4)** architectural compatibility.

BOARD OF COUNTY COMMISSIONERS

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

DESIGN REVIEW for a metal vehicle sales office building on a 1.5 acre portion of 15.7 acres within an existing shopping center in a C-2 (General Commercial) Zone. Generally located on the south side of Sahara Avenue, 175 feet west of Eastern Avenue within Winchester. TS/dd/ng (For possible action)

PC: 02/20/24

Moved by: Gold
Action: Approved
Vote: 2-1

2. **WS-23-0804-CONCEPCION EDELKYS HERRERA**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Palma Vista Avenue, approximately 600 feet west of Eastern Avenue within Winchester. TS/hw/ng (For possible action)

PC: 02/20/24

Held to 02/13/24 – Applicant Not Present

VII. General Business

The chairperson is April Mench and the vice chairperson is Dorothy Gold

Moved by: Gold
Action: Approved
Vote: 3-0

VIII. Public Comment: None

IX. Next Meeting Date

The next regular meeting will be February 13, 2024

X. Adjournment

The meeting was adjourned at 6:27 p.m.

02/20/24 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-23-500180-COUNTY OF CLARK (LV CONV AUTH):

TENTATIVE MAP consisting of a 1 lot commercial subdivision on 10.0 acres in an H-1 Zone.

Generally located on the east side of Las Vegas Boulevard South and the south side of Elvis Presley Boulevard within Winchester. TS/rp/ng (For possible action)

RELATED INFORMATION:

APN:
 162-09-703-024

LAND USE PLAN:
 WINCHESTER/ PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:
Project Description

General Summary

- Site Acreage: 10
- Project Type: Commercial subdivision
- Number of Lots: 1

The plan depicts a 1 lot commercial subdivision on a 10 acre site located on the southeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard. Access to the site is provided by a driveway located along the west property line adjacent to Las Vegas Boulevard South and an additional driveway along the north property line adjacent to Elvis Presley Boulevard.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0126	Monorail	Approved by BCC	May 2023
ZC-22-0126	Reclassified from a P-F to an H-1 zoning	Approved by BCC	May 2022
UC-20-0546	Monorail	Approved by BCC	October 2021
DR-20-0261	Underground people mover system connecting the Las Vegas Convention Center to Resorts World Resort Hotel	Approved by BCC	August 2020
DR-19-0429	Underground people mover system at the Las Vegas Convention Center with both below grade and surface level stations	Approved by BCC	July 2019

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-19-900879	Modifications to the previously approved underground people mover system at the Las Vegas Convention Center, which included moving stations and changing the entrance structures for stations	Approved by ZA	January 2020
UC-18-0343	Convention facility/exposition hall; a public/quasi-public building and facility with accessory commercial uses; and outdoor live entertainment	Approved by BCC	July 2018
ZC-0863-15	Reclassified from H-1 to P-F zoning	Approved by BCC	February 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	H-1	Hotel resort
South	Entertainment Mixed-Use	H-1	Undeveloped
East	Entertainment Mixed-Use	P-F	Convention center
West	Entertainment Mixed-Use	H-1	Hotel resort & restaurant

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

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

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

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards

completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: COUNTY OF CLARK (LV CONV AUTH)

CONTACT: LOCHSA ENGINEERING, 6345 S. JONES BLVD, STE 100, LAS VEGAS, NV 89118

DRAFT



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>23-506180</u> DATE FILED: <u>12/19/23</u>
<input type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: _____ TAB/CAC: <u>winchester</u> TAB/CAC DATE: <u>2/13/24</u> PC MEETING DATE: <u>2/20/24</u> BCC MEETING DATE: _____ FEE: <u>\$750</u>

PROPERTY OWNER	NAME: <u>Las Vegas Convention and Visitors Authority</u>
	ADDRESS: <u>3150 Paradise Road</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u>
	TELEPHONE: <u>(702) 892-0711</u> CELL: _____
	E-MAIL: <u>Cbateman@lvcva.com</u>

APPLICANT	NAME: <u>Las Vegas Convention and Visitors Authority</u>
	ADDRESS: <u>3150 Paradise Road</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u>
	TELEPHONE: <u>(702)892-0711</u> CELL: _____
	E-MAIL: <u>Cbateman@lvcva.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Dion Spenard Lochsa Engineering</u>
	ADDRESS: <u>6345 S. Jones Blvd. Ste. 100</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-365-9312</u> CELL: _____
	E-MAIL: <u>Dion.Spenard@lochsa.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-09-703-024

PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Boulevard and Elvis Presley Boulevard

TENTATIVE MAP NAME: Project 65

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.

<p><u>Steven D. Hill</u> Property Owner (Signature)*</p> <p>STATE OF <u>Nevada</u></p> <p>COUNTY OF <u>Clark</u></p> <p>SUBSCRIBED AND SWORN BEFORE ME ON <u>September 26, 2023</u> (DATE)</p> <p>By <u>Steven D. Hill</u></p> <p>NOTARY PUBLIC: <u>Alexis Fraedella</u></p>	<p><u>STEVEN D. HILL</u> Property Owner (Print)</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>ALEXIS FRADELLA NOTARY PUBLIC STATE OF NEVADA APPT. NO. 23-8257-01 MY APPT. EXPIRES FEBRUARY 10, 2027</p> </div>
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*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

December 19, 2023

Clark County Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89106

TY-23-500180

Subject: TM-23-500180 – Project 65
Tentative Map Hold Letter
Lochsa Engineering Project No. 231040

Dear Sir or Madam,

As requested, please accept this as a request to HOLD the Project 65 Tentative Map submitted with TM-23-500180. We understand the Tentative Map was submitted outside of the filing cycle and will be officially filed during the next cycle.

Please do not hesitate to contact me at (702) 365-9312 should you have any questions, comments or concerns.

Sincerely,
LOCHSA ENGINEERING

John Martinez
Civil Designer

02/20/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0804-CONCEPCION EDELKYS HERRERA

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone.

Generally located on the south side of Palma Vista Avenue, approximately 600 feet west of Eastern Avenue within Winchester. TS/hw/ng (For possible action)

RELATED INFORMATION:

APN:

162-11-711-043

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the required side setback for an existing addition to a single family residence to 2 feet, 6 inches where 5 feet is the standard per Table 30.40-2 (a 50% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 2251 Palma Vista Avenue
- Site Acreage: 0.2
- Project Type: Addition setbacks
- Number of Stories: 1
- Building Height (feet): 7 (addition)/13 (overall house)
- Square Feet: 200 (addition)/2,500 (overall house)

Site Plans

The site plan depicts an existing single family residence located south of Palma Vista Avenue and approximately 600 feet west of Eastern Avenue. The plans show the subject site is 0.2 acres in size with the existing residence located centrally on the property. The plans show a 10 foot wide by 20 foot long existing room addition on the southeast corner of the existing property. The plans show the existing house is 2,500 square feet with the indicated existing addition being 200 square feet. The plans show a 283 square front porch located in the central portion of the residence and setback 29.3 feet from the front property line, where 20 feet is required. The existing house is shown to be setback approximately 12 feet from the western property line and 21.2 feet from the rear property line. The existing room addition is shown to be setback 54 feet

from the front property line, 25 feet from the rear property line, and 2.5 feet from the eastern side property, which requires a waiver of development standards. Access to the property is provided by a 12 foot wide residential driveway located in the northwest corner of the site, setback 6 feet from the western property line.

Landscaping

No additional landscaping is proposed by the plans for this application. The existing landscaping on site include small green areas/planters located in the northeast corner of the property and directly in front of the patio and to the west of the patio. A larger naturally landscaped areas is located on the western side of the residence. Based on the plans provided, a total of 1,342 square feet of softscaping and 1,848 square feet of hardscaping is provided in front and side yards of the subject site for a maximum of hardscape coverage of 58.6%, meaning a waiver of development standards is not required.

Elevations

The elevations depict a 13 foot tall single family house. The exterior materials of the existing house are shown to be blue stucco with various white accents along the roofline and stone veneer along the base of the house. A white porch is also shown along the front face of the house. All sides of the existing house are shown to be blue stucco with white roof trim. The existing room addition is shown to consist of the same blue stucco and white roof trim elements. The existing addition also has been treated with grey stone veneer along the base. Both the existing home and the existing addition have grey color asphalt shingle roofs.

Floor Plans

The floor plans show that the 2,500 square foot home contains 3 bedrooms located in the central and eastern portions of the house with a large living room and kitchen area located on the western portion of the home. The existing room addition is shown to be attached to the home with both interior and exterior access. The existing addition connects directly to a storage room in the eastern portion of the home and contains a family room and wet bar.

Applicant’s Justification

The applicant indicates that they are requesting this waiver in order to obtain building permits for an existing addition that was built by previous ownership. They state that they need to reduce the setback due to the location of the existing addition on the property and they do not expect that the reduced setback to cause any additional harm to the neighbors.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential

Clark County Public Response Office (CCPRO)

CE22-03336 is an active violation for building without a building permit and paving within the front yard.

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

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 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.

The use of setbacks for structures is to help maintain a safe environment in a neighborhood. The fact that the subject room addition was not constructed with the benefit of permits, and the location of the existing addition is only a few feet from the property line, is cause for concern from both a fire and physical safety standpoint. Significantly reducing the required setback to the property line may also cause a visual disturbance to the neighbors. While staff appreciates that the applicant is not the original builder of the existing addition, there were means to construct the addition without the need for a waiver, and so the need for this waiver is a self-imposed burden. For these reasons, 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:

- 1 year to complete the building permit and inspection process;
- Plant 1 medium evergreen tree, selected from the SNRPC Regional Plant List, within the front yard to obscure the existing addition from view;
- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised the property shall only be used for uses permitted within a single family residence; 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

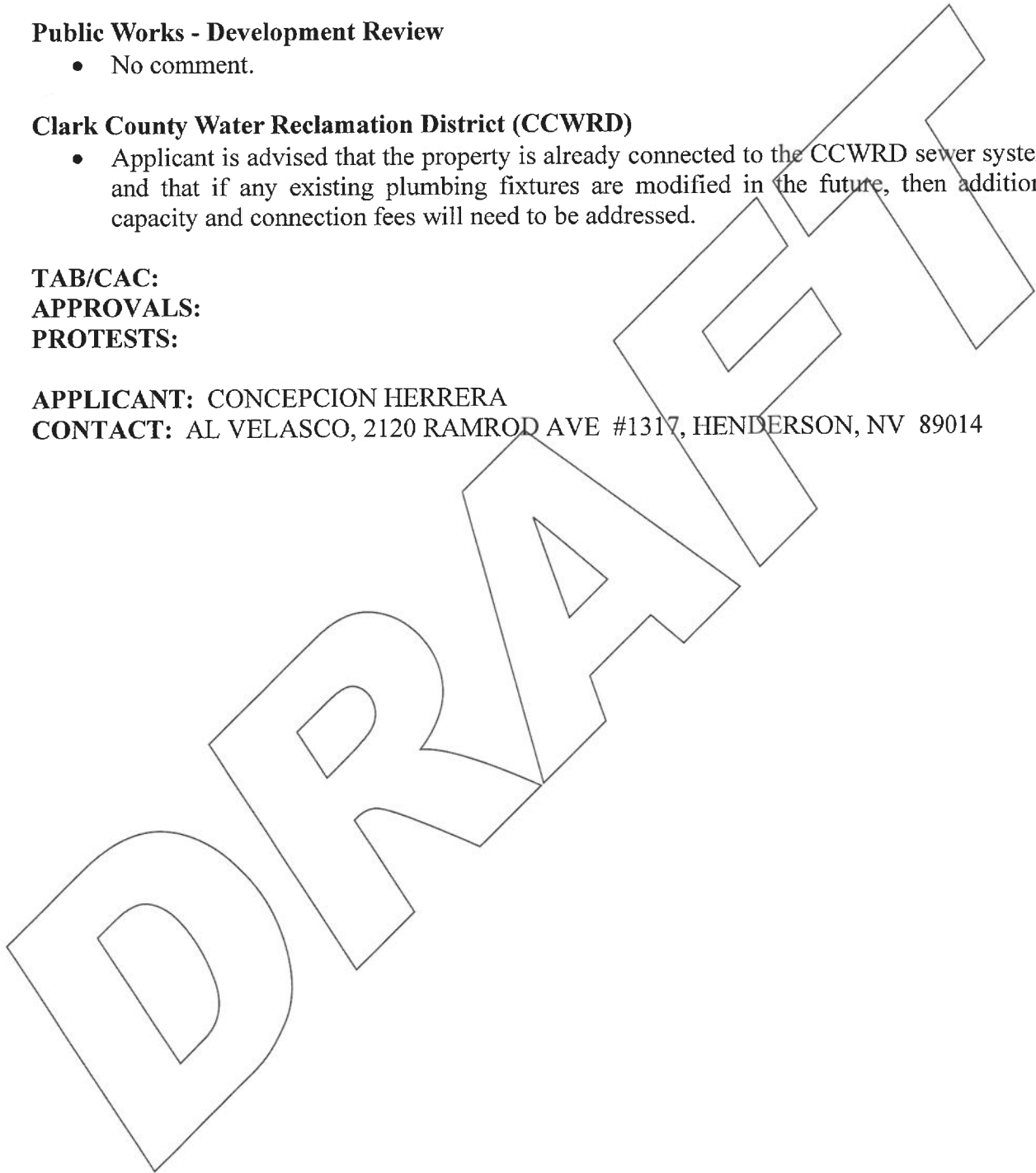
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CONCEPCION HERRERA

CONTACT: AL VELASCO, 2120 RAMROD AVE #1317, HENDERSON, NV 89014





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 <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 #)	STAFF APP. NUMBER: <u>WS-23-0804</u> DATE FILED: <u>11/21/23</u> PLANNER ASSIGNED: <u>HW</u> TAB/CAC: <u>Winchester</u> TAB/CAC DATL: <u>1-30-24</u> PC MEETING DATE: <u>3-20-24</u> BCC MEETING DATE: _____ FEE: <u>\$775</u>
	PROPERTY OWNER NAME: <u>CONCEPCION EDELKYS HERRERA</u> ADDRESS: <u>2251 PALMA VISTA AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>702 859 3761</u> CELL: _____ E-MAIL: <u>YENIACASTANO@YAHOO.COM</u>
	APPLICANT NAME: <u>CONCEPCION EDELKYS HERRERA</u> ADDRESS: <u>2251 PALMA VISTA AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>702 8059 3761</u> CELL: _____ E-MAIL: <u>YENIACASTANO@YAHOO.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>AL VELASCO</u> ADDRESS: <u>2120 RAMROD AVE</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702 439 0422</u> CELL: _____ E-MAIL: <u>alvelasco7@hotmail.com</u> REF CONTACT ID #: _____

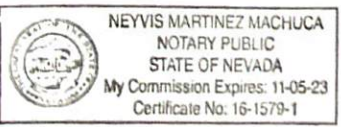
ASSESSOR'S PARCEL NUMBER(S): 162-11-711-043
 PROPERTY ADDRESS and/or CROSS STREETS: 2251 PALMA VISTA AVE LAS VEGAS NV 89169
 PROJECT DESCRIPTION: ROOM ADDITION SET BACKS

(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.



Edelkys Herrera Concepcion
 Property Owner (Print)

Property Owner (Signature)*
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 03-10-2022 (DATE)
 By Edelkys Herrera Concepcion
 NOTARY PUBLIC: Nevis Martinez Machuca



*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.

JUSTIFICATION LETTER

Edellys Herrera Concepcion

2251 Palma Vista Ave.
Las Vegas NV 89169

March 10/31/2023

Dear Commissioners.

I am formally requesting a waiver of standards to reduce a set back and building separation for an room addition

Set back required is 5' and I am asking to reduce to 2'-6"

The use of the structure is a family room and the size is 10'x20'

I bought the property on January just the way it is. furthermore, I have made no changes to the property.

I am asking for your consideration on this situation

Thanks

Respectfully
Edelkys Herrera Concepcion.

PLANNER

COPY

WS-23-0804