



## Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

August 25, 2026

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](mailto: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: Allison Bonanno - Chair  
Joseph Crapo - Vice-Chair  
Kimberly Burton  
Deborah Earl  
Matthew Schriever

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): Michelle Baert, 702-455-5882, [Michelle.Baert@clarkcountynv.gov](mailto:Michelle.Baert@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, 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

BOARD OF COUNTY COMMISSIONERS  
TICK SEGERBLOM, Chair - WILLIAM MCCURDY II, Vice-Chair  
JAMES B. GIBSON - JUSTIN C. JONES - MARILYN KIRKPATRICK - APRIL BECKER - MICHAEL NAFT  
KEVIN SCHILLER, County Manager

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 August 11, 2026. (For possible action)
- IV. Approval of the Agenda for August 25, 2026, 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. **VS-26-0471-LONE MOUNTAIN ESTATES, LLC: VACATE AND ABANDON** easement of interest to Clark County located between Craig Road and Florine Avenue and Chieftain Street and Fort Apache Road within Lone Mountain. AB/ji/cv (For possible action) **9/15/26 PC**
- 2. **WS-26-0482-THOMPSON, RUSSELL E. JR., & SANDERS, LAUREN BETHANY: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setback; and 2) allow modified driveway geometrics in conjunction with an existing single-family residence on 0.46 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Conquistador Street and south of Wittig Avenue within Lone Mountain. AB/tpd/cv (For possible action) **9/16/26 BCC**

- 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: September 8, 2026.

- X. Adjournment.

- XI. **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



## Lone Mountain Citizens Advisory Council

August 11, 2026

### MINUTES

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Board Members: Allison Bonanno – **Chair**  
Joseph Crapo – **Vice-Chair** (excused)  
Kimberly Burton  
Deborah Earl (excused)  
Matthew Schriever

Secretary: Dawn vonMendenhall, [clarkcountycac@hotmail.com](mailto:clarkcountycac@hotmail.com)

Town Liaison: Michelle Baert, [Michelle.Baert@clarkcountynv.gov](mailto:Michelle.Baert@clarkcountynv.gov)  
William Covington, [William.Covington@clarkcountynv.gov](mailto: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 6:38 p.m.
- II. Public Comment  
None
- III. Approval of July 28, 2026, Minutes  
  
**Moved by: KIMBERLY BURTON**  
**Action: Approved subject minutes as submitted**  
**Vote: 3/0 - Unanimous**
- IV. Approval of Agenda for August 11, 2026  
  
**Moved by: ALLISON BURTON**  
**Action: Approved the agenda as submitted**  
**Vote: 3/0 - Unanimous**
- V. Informational Items  
Michelle Baert announced the following upcoming events in District C:
  - The Market at Mt. Crest - farmers market from 4p-8p every 2<sup>nd</sup> & 4<sup>th</sup> Friday, next market August 28<sup>th</sup> – Pet in the Park theme with free micro-chipping
  - October 23<sup>rd</sup> – Movie in the Park

VI. Planning & Zoning

1. **VS-26-0414-CIMARRON C H P, LLC: VACATE AND ABANDON** portion of a right-of-way being Cimarron Road located between Lone Mountain Road and Red Coach Avenue within Lone Mountain. AB/jm/kh (For possible action) 09/01/2026 PC

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

**Moved by: ALLISON BONANNO**

**Vote: 3/0 Unanimous**

- VI. General Business  
None

- VIII. Public Comment  
None

- IX. Next Meeting Date  
The next regular meeting will be August 25, 2026

- X. Adjournment  
The meeting was adjourned at 6:52 p.m.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-26-0471-LONE MOUNTAIN ESTATES, LLC:**

**VACATE AND ABANDON** easement of interest to Clark County located between Craig Road and Florine Avenue (alignment) and Chieftain Street and Fort Apache Road within Lone Mountain (description on file). AB/ji/cv (For possible action)

RELATED INFORMATION:

**APN:**

138-06-701-023

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The applicant is requesting to vacate and abandon the existing easement within the parcel which is no longer needed for the development of the site.

**Prior Land Use Requests**

| Application Number | Request                                                                                                | Action          | Date          |
|--------------------|--------------------------------------------------------------------------------------------------------|-----------------|---------------|
| WS -24-0510        | Waiver of development standards and design review for a single-family residential detached subdivision | Approved by BCC | December 2024 |
| VS-24-0509         | Vacation and abandonment of easements and right of way                                                 | Approved by BCC | December 2024 |
| TM-24-500108       | Tentative map for a 39 lot Single-family detached subdivision                                          | Approved by BCC | December 2024 |

**Surrounding Land Use**

|              | Planned Land Use Category                              | Zoning District (Overlay) | Existing Land Use                       |
|--------------|--------------------------------------------------------|---------------------------|-----------------------------------------|
| North & East | Ranch Estate Neighborhood (up to 2 du/ac)              | RS20 (NPO-RNP)            | Undeveloped & single-family residential |
| South        | Low-Intensity Suburban Neighborhood (up to 5 du/ac)    | RS20                      | Single-family residential               |
| West         | Open Lands & Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (NPO-RNP)            | Undeveloped & 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 easements that are not needed 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 40 feet for Craig Road, 30 feet for Chieftain Street, 50 feet for Fort Apache Road, 18 feet for Hickam Avenue, between 30 feet and 60 feet for Helena Avenue, and associated spandrels;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- 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:** LONE MOUNTAIN ESTATES, LLC

**CONTACT:** TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV  
89118

DRAFT



# Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-26-0471

## TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Lone Mountain CAC 6:30 PM

Date: 8/25/26

Location: 4701 N. Durango Dr., Las Vegas

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website:

<https://clarkcountynv.gov/TABCACInformation>

*Once on page, select appropriate TAB/CAC to view posted agenda and supporting material*

## PLANNING COMMISSION (PC)

Date: 9/15/26 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website:

<https://clarkcountynv.gov/agendas>

## BOARD OF COUNTY COMMISSIONERS (BCC)

Date: \_\_\_\_\_ Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website:

<https://clarkcountynv.gov/agendas>

### Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

**Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings**

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # \_\_\_\_\_

ASSESSOR PARCEL #(s): 138-06-701-023 (138-06-801-011)

PROPERTY ADDRESS/ CROSS STREETS: Chieftain & Craig

## DETAILED SUMMARY PROJECT DESCRIPTION

Request for ROW Vacation

## PROPERTY OWNER INFORMATION

NAME: Lone Mountain Estates, LLC

ADDRESS: 3311 S. Rainbow Blvd., Ste 225

CITY: Las Vegas STATE: NV ZIP CODE: 89146

TELEPHONE: 702-873-6700 CELL \_\_\_\_\_

## APPLICANT INFORMATION (information must match online application)

NAME: Lone Mountain Estates, LLC

ADDRESS: 3311 S. Rainbow Blvd., Ste 225

CITY: Las Vegas STATE: NV ZIP CODE: 89146

TELEPHONE: 702-873-6700 CELL \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas STATE: NV ZIP CODE: 89118

TELEPHONE: 702-362-8844 CELL \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # RCI # 217076

\*Correspondent will receive all project communication via the email entered in online application.

(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.

Lone Mountain Estates LLC  
By: N.S.M. L.L.C. - Its Manager  
By: Kenneth L Templeton, Manager

Property Owner (Signature)\*

Property Owner (Print)

Date

3/20/2026



## TANEY ENGINEERING

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

March 30, 2026

Clark County  
Department of Public Works  
500 South Grand Central Parkway  
Las Vegas, NV 89155

**Re: Chieftain & Craig  
APR-26-100545  
APN: 138-06-701-0023  
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Lone Mountain Estates, LLC., is respectfully submitting justification for the following vacations.

### **BLM Grant Vacation**

This request is to vacate the 30-foot-wide portion of the BLM grant per 961230:01037 located adjacent to the Hickam Avenue alignment. This site will be fully developed into a single-family residential subdivision; therefore, the BLM grant is no longer needed.

A legal description, exhibit, and supporting documents for each vacation has been provided with this application for review.

If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Emily Sidebottom, Project Coordinator  
Taney Engineering

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-26-0482-THOMPSON, RUSSELL E. JR., & SANDERS, LAUREN BETHANY:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setback; and 2) allow modified driveway geometrics in conjunction with an existing single-family residence on 0.46 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located west of Conquistador Street and south of Wittig Avenue within Lone Mountain. AB/tpd/cv (For possible action)

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RELATED INFORMATION:

**APN:**

125-19-103-018

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the interior side setback to 2 feet where 5 feet is the minimum required per Section 30.04.02 (a 60% reduction).
2.
  - a. Allow a second residential driveway along Conquistador Avenue (northeast corner) where 1 residential driveway is the maximum allowed per Uniform Standard Drawing 222.
  - b. Reduce the proposed driveway setback to the property line (northeast corner) to 2 feet where 6 feet is the minimum required per Uniform Standard Drawing 222 (a 67% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7071 Conquistador Street
- Site Acreage: 0.46
- Project Type: Single-family residential
- Number of Stories: 1 (proposed detached RV garage with pool room, bathroom, and storage)
- Building Height (feet): 21 (proposed detached RV garage with pool room, bathroom, and storage)
- Square Feet: 5,480 (existing residence)/1,580 (proposed detached RV garage with pool room, bathroom, and storage)

### Site Plan & Elevations

The proposed plan shows an existing single-family residence with a proposed detached garage. The detached garage will be located in the northwest corner of the parcel. The structure will be 2 feet from the north property line and 7 feet from the west property line. This structure will have a height of 21 feet and will have a pitched roof with colors and materials matching the primary residence. The proposed structure does not meet the required interior side setback of 5 feet, and the proposed driveway design and geometrics is a part of the waiver requests.

### Landscaping

Landscaping is neither required nor a part of this request.

### Applicant's Justification

The applicant indicates that there is not enough space in the rear yard for an RV to maneuver if the required setbacks are met. Therefore, a waiver of development standards would allow the garage to be built in a straight line with the street. This straight line would eliminate the need for the RV to turn in order to park in the proposed garage.

### Prior Land Use Requests

| Application Number | Request                                            | Action          | Date         |
|--------------------|----------------------------------------------------|-----------------|--------------|
| DR-21-0470         | Design review for increase finished grade          | Approved by BCC | October 2021 |
| ZC-0296-01         | Zone change from R-U and R-E to R-E (RNP-1) Zoning | Approved by BCC | August 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 (NPO-RNP)            | 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

The intent of establishing minimum setbacks is to maintain consistent development standards along adjacent property lines to prevent massing of buildings, provide adequate buffers between structures, and minimize impacts on neighboring properties. Staff cannot support this request.

#### **Public Works - Development Review**

##### Waiver of Development Standards #2a

Staff does not object to the request for the additional driveway as will have no direct impact on any improvements within the public right-of-way.

##### Waiver of Development Standards #2b

Staff has no objection to the request to reduce the distance from the property line to the residential driveway. Given the low traffic volume in this area, the reduced separation should have no negative impact to the area.

#### **Staff Recommendation**

Approval of waivers of development standards #2; denial of waiver of development standards #1.

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; 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.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** RUSSELL EUGENETHOMPSON

**CONTACT:** RUSSELL THOMPSON, 7071 N. CONQUISTADOR STREET, LAS VEGAS,  
NV 89149

DRAFT



# Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0482

## TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Lone Mountain CAC 6:30 PM

Date: 8/25/26

Location: 4701 N. Durango Dr., Las Vegas

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website:

<https://clarkcountynv.gov/TABCACInformation>

*Once on page, select appropriate TAB/CAC to view posted agenda and supporting material*

## PLANNING COMMISSION (PC)

Date: \_\_\_\_\_ Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website:

<https://clarkcountynv.gov/agendas>

## BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 9/16/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website:

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- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
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# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # File-100104  
ASSESSOR PARCEL #(s): 125 19 103 018

PROPERTY ADDRESS/ CROSS STREETS: 7071 N Conquistador St Wittig Ave & Conquistador St

## DETAILED SUMMARY PROJECT DESCRIPTION

Construct a 24'x50' RV garage with attached Storage & pool bath 10'x38' in the property.

## PROPERTY OWNER INFORMATION

NAME: Russell Thompson Jr & Lauren Sanders  
ADDRESS: 7071 N Conquistador St  
CITY: Las Vegas STATE: NV  
TELEPHONE: \_\_\_\_\_ CELL 702 219 2193

## APPLICANT INFORMATION (information must match online application)

NAME: Russell Thompson  
ADDRESS: 7071 N Conquistador St  
CITY: Las Vegas STATE: NV ZIP CODE: 89149  
TELEPHONE: \_\_\_\_\_ CELL 702 219 2193 ACCELA REFERENCE CONTACT ID: \_\_\_\_\_

## CORRESPONDENT INFORMATION (information must match online application)

NAME: Jamason Theodore / Andria Arsen  
ADDRESS: 4504 San Juan Ave  
CITY: N. Las Vegas STATE: NV ZIP CODE: 89032  
TELEPHONE: 702 883 7171 CELL 702 379 1113 ACCELA REFERENCE CONTACT ID: \_\_\_\_\_

\*Correspondent will receive all project communication via the email entered in online application

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the

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

Re: Justification Letter – APN #125-19-103-018 - APR26-100104

To Whom It May Concern:

I am writing on behalf of Russell E Thompson and Lauren B Sanders, the applicants, who request a waiver of development standards on the above mentioned APN #. The property is owned by Mr. Thompson and Mrs. Sanders and is located at 7071 N Conquistador St. Las Vegas, NV 89149 the property is located in the RS20 Zone District.

We are requesting a waiver of development standards (section 30.02.04b) to reduce the interior side setback on the North side of the property to 2ft in lieu of the standard 5ft, to build a detached accessory RV and pool bath structure. The approximate size of this detached structure will be 21 ft in height, 50ft long and 38ft wide. The plan is to build the structure to match existing home's structure and design including but not limited to the white stucco and window popouts. The roof of structure will also match existing homes' black flat slate tiles. The main purpose of this structure is to cover the RV and other assets from sun damage and give a convenient location for a pool bathroom and storage. The request for a waiver of development standards is necessitated by the current placement of the existing home on the north side of the property. The home is situated just 18 feet from the side of property adjacent to the existing CMU wall. This restricted clearance does not allow adequate space to back a standard RV or travel trailer directly into the garage without requiring an angled maneuver to access the garage door. The waiver will allow the building and the garage door to be placed in a straight line for allowable and ease of access.

We are requesting a waiver of development standards under Uniform Standard Drawing 222 to allow an additional driveway from the street to the new RV garage, as only one driveway is otherwise permitted. The proposed design includes pavers matching the existing driveway from the east property line to the existing RV gates and walls, with a concrete driveway extending from the west side of the RV gate and wall to the RV garage. This concrete area will also be used by the family as a basketball and pickleball court.

- As part of the waiver of development standards under Uniform Standard Drawing 222, we are also requesting a reduction in the distance between the new driveway and the property line to be 2 feet, in lieu of the required 6 feet. This is ensuring a direct line to the new RV Garage entrance.

The total usable square footage of the front/sides property is 4385s/f, with the addition of the new pavers to the front side yard there will be a total of 1943 sf of pavers or 44% hardscape. Keeping below the allowable 60% hardscape standard per (section 30.64.030.c3). All landscape at the front of the home is to remain as is, this scope of work will not have an impact on the existing landscape.

Thank you for your time and consideration

Sincerely,  
Andria Arsen  
MKT Holdings LLC  
702/379-1113