



Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave

Las Vegas, NV 89122

May 1, 2025

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board may combine two (2) or more agenda items for consideration.
- The Board 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 members for this meeting may be requested from the secretary at wwtabsecretary@gmail.com
 - Supporting material is also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is available on the County's website at specific Board website.

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

Secretary: Mia Davis, 702-443-6878, wwtabsecretary@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 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 wishes to extend the length of a presentation, this will be done by the Chairperson or the Board by majority vote.

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

- III. Approval of Minutes for March 13, 2025. (For possible action)
- IV. Approval of the Agenda for May 1, 2025 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items

VI. Planning and Zoning

05/06/25 PC

1. ET-25-400050 (WS-23-0518)-RIOS VICTOR M PALAFOX & PALAFOX JACQUELINE:

WAIVERS OF DEVELOPMENT STANDARD FIRST EXTENSION OF TIME for the following: **1)** reduce setback for the principal building; and **2)** eliminate setbacks for the principal and accessory buildings in conjunction with a single-family residence on 0.1 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the south side of Hallet Drive, approximately 280 feet west of Sacks Drive within Whitney. TS/nai (For possible action)

05/20/25 PC

2. WS-25-0268-BARAJAS JUAN T. & IRMA YOLANDA:

WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for an addition in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the east side of Denning Street and 70 feet north of Northridge Lane within Whitney. JG/tpd/kh (For possible action)

VII. General Business

- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board'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 wishes to extend the length of a presentation, this will be done by the Chairperson or the Board by majority vote.

- IX. Next Meeting Date: May 15, 2025, unless otherwise posted.

- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Whitney Community Center
5712 Missouri Ave
Las Vegas, NV 89122
<https://notice.nv.gov>

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



Whitney Town Advisory Board

March 13, 2025

MINUTES

Board Members: Anita Toso, Chairperson - Present Greg Konkin, Vice Chairperson - Present
Christopher Fobes - Present Geraldine Ramirez - Present
Amy Beaulieu - Present

Secretary: Mia Davis, 702-443-6878, wwtabsecretary@gmail.com

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

- I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions
The meeting was called to order at 6:00 p.m. by Toso.
- II. Public Comment
Kevin Allison concerned about no curbs/gutters and the safety of that re: ET-25-400020
Caryn Linensar concerned about traffic increase re: ET-25-400020
- III. Approval of January 30, 2025 Minutes
Motion to Approve w/ Konkins attendance amended to "excused"
MOVED BY: Fobes
APPROVED
VOTE: 5-0 Unanimous
- IV. Approval of the Agenda for March 13, 2025
Motion to Approve
MOVED BY: Konkin
APPROVED
VOTE: 5-0 Unanimous

V. Informational Items

Ramirez informs community Re: ‘Girls on Rise’ event on 3/27/25 at Whitney: female mentors needed

VI. Planning & Zoning:

04/02/25 BCC

1. ET-25-400020 (ZC-20-0544)-DIAMOND WETLANDS, LLC:

USE PERMIT FIRST EXTENSION OF TIME for a townhouse planned unit development (PUD). **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the minimum lot size for a PUD; **2)** reduce the setback from any street, drive aisle, sidewalk, or curb within a PUD; **3)** alternative driveway geometrics; **4)** allow the egress side of the entry street to not be improved with curb, gutter, sidewalk, and a curb return; **5)** allow a non-standard gated entry design; and **6)** reduce driveway width.

DESIGN REVIEWS for the following: **1)** a townhouse PUD; and **2)** finished grade on 4.4 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Broadbent Boulevard and the south side of Wetlands Park Lane within Whitney. JG/tpd/cv (For possible action)

MOVED BY - Konkin

DENIED

VOTE: 4-1

VII. General Business

None

VIII. Public Comment

None

VIII. Next Meeting Date

The next regular meeting will be March 27, 2025, unless posted otherwise.

IX. Adjournment

The meeting was adjourned at 6:26 p.m.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400050 (WS-23-0518)-RIOS VICTOR M PALAFOX & PALAFOX JACQUELINE:

WAIVERS OF DEVELOPMENT STANDARD FIRST EXTENSION OF TIME for the following: **1)** reduce setback for the principal building; and **2)** eliminate setbacks for the principal and accessory buildings in conjunction with a single-family residence on 0.1 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the south side of Hallet Drive, approximately 280 feet west of Sacks Drive within Whitney. TS/nai (For possible action)

RELATED INFORMATION:

APN:

161-21-410-012

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the rear yard setback for a single-family residence to 16 feet where 20 feet is required per Table 30.40-2 (a 20% reduction).
2.
 - a. Eliminate side yard setback for a single-family residence where 5 feet is required for principal structure per Table 30.40-2 (a 100% reduction).
 - b. Eliminate rear yard setback for an accessory structure where 5 feet is required per Table 30.40-2 (a 100% reduction).
 - c. Eliminate side yard setback for an accessory structure where 5 feet is required per Table 30.40-2 (a 100% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5117 Hallet Drive
- Site Acreage: 0.1
- Project Type: Single-family residential
- Number of Stories: 1
- Building Height (feet): 9 feet 4 inches
- Square Feet: 1,280 residence/285 front addition/384 rear addition/40 accessory structure

Site Plan

The approved site plan depicts an existing 1 story single-family residence on 0.1 acres. The principal dwelling is centrally located on the parcel and the front of the house is facing north

towards Hallet Drive. The rear yard includes an existing detached accessory structure, approximately 40 square feet, that is placed on the southeast corner without setbacks from the side yard and rear yard wall.

The applicant built 2 additions to the house without building permits. The first is a 285 square foot attached addition to the front of the house. The plans depict it will be used as a guest room and it meets setback requirements. The second is a 384 square feet addition attached to the rear of the house used as a living room. With the original application, the applicant requested the rear yard setback for the rear house addition to be 16 feet where 20 feet is required.

The approved site plan also depicts a trellis attached on the west side of the property approximately 38 feet in length with half of the trellis covered with thin wooden board. With the original application, the applicant requested to eliminate the side yard setback where 5 feet is required.

Landscaping

The approved plans show the front of the house has 2 existing large trees, 1 placed on each side. The east portion has an existing 696 square foot grass area, and the west side has 224 square feet of existing grass. A 2 foot vertical landscaping path leads to the front of the house and wraps around the west portion of the house footprint, along with a 2 foot vertical landscaping path against the west and east side of the property wall. Both sides of the house have existing brick flooring leading into the backyard. The rear side of the property also has existing grass approximately 810 square feet with an existing tree, 2 short palms, and shrubs against the rear property wall.

Elevations

The approved front elevations shows that new addition is attached to the west portion of the house. The applicant used the same material to match the existing house, including stucco and the same grey paint color. The applicant also placed a window in the center of the new addition facing Hallet Drive. The west elevation shows the applicant added a side door that leads into the new shaded trellis area.

The approved rear elevation shows the new addition is attached to the east portion of the house. There is a raised concrete curb all throughout the addition. The applicant also used the same material to match the existing house including stucco and the same grey paint color. The applicant placed new plywood and rubber roof with a new fascia detail. On the east and west elevations, the applicant also added side doors. The door facing west leads to the new shaded trellis area. The door facing east leads to into the backyard. In addition, three new windows are facing the backyard.

Floor Plans

The approved floor plans depict the front addition to be a guest room approximately 285 square feet. The guest room includes a bathroom, walk-in closet, a window facing north towards Hallet Drive, and a new door facing east leading to the new shaded trellis area.

The approved floor plans depict the rear addition to be a living room approximately 384 square feet. This addition will include a walk-in closet, and 3 windows facing south into the rear yard. There is a new door facing west that leads into the trellis shaded area and a separate door on the east portion of the addition leading into the backyard.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for WS-23-0518:

Comprehensive Planning

- 1 year to complete building permit and inspection process with any extension of time to be a public hearing.
- 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 has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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.

Applicant's Justification

Per the applicant, this extension of time is needed to complete the building permit. The applicant hired two different engineers and one architect to continue addressing all of the building permit comments.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0518	Reduce setback for the single family residence and eliminate setbacks for the single family residence and accessory buildings	Approved by PC	October 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential

Clark County Public Response Office (CCPRO)

CE21-03135 is an active zoning violation for building without permits.

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**

Title 30 standards of approval for an extension of time state an application may be denied 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, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Records show that the applicant has a permit in process by Building Department (BD21-14293). Since the applicant has been diligently pursuing the permit and the building permit only needs inspections to be completed, staff can support the extension of time 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:**Comprehensive Planning**

- Until October 3, 2025 to complete building permit and inspection process with any extension of time to be a public hearing.
- Applicant is advised 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: VICTOR PALAFOX

CONTACT: PAT STISSI, 8515 IRON MOUNTAIN ROAD, LAS VEGAS, NV 89143

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0268-BARAJAS JUAN T. & IRMA YOLANDA:

WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for an addition in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the east side of Denning Street and 70 feet north of Northridge Lane within Whitney. JG/tpd/kh (For possible action)

RELATED INFORMATION:

APN:

161-28-513-010

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the rear setback for an existing addition to 15 feet where 20 feet is required per Section 30.02.06 (a 25% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5022 Denning Street
- Site Acreage: 0.14
- Project Type: Reduced rear setback
- Building Height (feet): 12 (existing dwelling & addition)
- Square Feet: 1,200 (existing dwelling)/360 (existing addition)

Site Plans

The plans depict an existing addition on the east side of an existing single-family residence. The addition is set back 15 feet from the east property line (rear), 8 feet from the south property line (side interior), and 29 feet from the north property line. Access to the site is provided via a driveway along Denning Street. An existing carport is located on the north side of the single-family residence, which is set back 17 feet from the north property line and 20 feet from the west property line (front).

Landscaping

The applicant is not proposing additional landscaping with this request. A hardscape analysis was provided to indicate the existing hardscape within the front and side yards is less than 60%.

Elevations

The plans depict an existing single-family residence with a pitched asphalt shingle roof and 3 coat stucco siding. The single-family residence and existing addition are both 12 feet in height. The addition has been constructed to match the single-family residence in color and materials.

Floor Plans

The plans depict an addition with 1 bedroom, 1 bathroom, and a wet bar. The addition is 360 feet where the single-family residence is 1,200 feet.

Applicant's Justification

The applicant states an addition has been constructed in the rear of the property, 15 feet from the east property line. A carport has been constructed along the north side of the primary residence that meets all applicable setbacks. However, these structures were built without permits and will need to become compliant with the Building Code. Neighbors in the surrounding area have no issues with this request. There are several similar structures within the surrounding area; therefore, the request is compatible with the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residence

Clark County Public Response Office (CCPRO)

There is an active violation (CE20-09000) for structures that were built without permits. The addition and carport are still in existence, but the shed and attached patio cover have been removed.

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(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.

Typically, staff does not support request to reduce setbacks for compatibility purposes to the surrounding area. Staff finds there is no unique shape nor topographic condition of the subject property that prohibits adherence to the required rear yard set back. The addition matches the

residence in colors and materials; however, since staff does not support requests for reduced setbacks, they 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 or the application will expire unless extended with approval of an extension of time.
- A substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and 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: JUAN BARAJAS

CONTACT: JAIME DELVEGA, ALFY CONSTRUCTION, 6944 ERIN CIRCLE, LAS VEGAS, NV 89145



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 16121410012

PROPERTY ADDRESS/ CROSS STREETS: 5117 HALLET DR, LV NV 89122

DETAILED SUMMARY PROJECT DESCRIPTION

Garage Room Conversion and enclosure of back patio.

PROPERTY OWNER INFORMATION

NAME: Victor M Palafox

ADDRESS: 5117 HALLET DR

CITY: LAS VEGAS

STATE: NV ZIP CODE: 89122

TELEPHONE: _____ CELL 702-739 4973 EMAIL: vpalafox97@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: SAME AS PROPERTY OWNER ABOVE

ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____

TELEPHONE: _____ CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: PATRICIA STISSI

ADDRESS: 8515 IRON MOUNTAIN RD

CITY: LAS VEGAS STATE: NV ZIP CODE: 89143 REF CONTACT ID # _____

TELEPHONE: _____ CELL 702541 0844 EMAIL: pstissi@gmail.com

*Correspondent will receive all communication on submitted application(s).

(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.

Victor Palafox
Property Owner (Signature)*

Victor Palafox
Property Owner (Print)

02-12-25
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) ET25400050

PC MEETING DATE 5/6/2025

BCC MEETING DATE _____

TAB/CAC LOCATION Whitney

ACCEPTED BY NAI

DATE 4/21/2025

FEES \$900.00

DATE 5/1/2025

Justification letter for WS-23-0518

Please allow us to request your help in obtaining an extension of time for the following project.

Our Comprehensive Planning number is WS 23-0518

Our Building Department number is BD21-14293

The project includes 3 different elements: the transformation of the garage into a room, the enclosure of a backyard patio and the side trellis cover.

We used 2 different engineers and 1 architect to complete the design and respond to the questions that came and completed the whole process within the year allocated.

We were able to complete all the public meetings without any problem.

We completed all the work to obtain the building permit by October 2023 however, we couldn't pull the building permit because a note from Comprehensive Planning was blocking the completion of the permits as it mentioned we would not have the necessary time to not only get the permit but also run the required inspections.

While we worked as fast as possible to finish in a timely manner, this note blocked us as the gentleman in charge was on vacation and could not remove it for us to proceed then.

Since then, my diagnosed breast cancer got me to do the surgery mid October, 2024, then start on the chemotherapy while my husband lost early January his battle against an orphan illness after spending all of December at the hospital.

We were so busy with these 2 life and death issues, we couldn't right away address the issue with this project.

Could you please help us obtain a short extension? According to the Building Department, the file is ready for permitting as is and the inspections could be done within a week. We were so close to the completion, it would be a shame to be forced to abandon or restart the project from scratch.

We need any help you can provide in allowing us to complete this project. It will be more than appreciated and life-changing at this time.

Thank you in advance,


Patricia Stissi, representative (702-541-0844)

And

Victor Palafox, owner (702-739-4973)



ET-25-400050



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-28-513-010

PROPERTY ADDRESS/ CROSS STREETS: 5022 Denning St. Las Vegas, NV 89122

DETAILED SUMMARY PROJECT DESCRIPTION

360 s.f. Attached Addition to match Existing/ 336 s.f. Car-port

PROPERTY OWNER INFORMATION

NAME: Juan & Irma Y Barajas

ADDRESS: 5022 Denning St.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89122

TELEPHONE: 702-502-5726 CELL 702-502-5726 EMAIL: marlenemarin25@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Irma Yolanda Barajas

ADDRESS: 5022 Denning St.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89122

REF CONTACT ID # _____

TELEPHONE: 702-502-5726 CELL 702-502-5726 EMAIL: marlemarin25@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Jaime De La Vega

ADDRESS: 6944 Erin Circle

CITY: Las Vegas

STATE: NV

ZIP CODE: 89145

REF CONTACT ID # _____

TELEPHONE: 702-569-5127 CELL 702-569-5127 EMAIL: dlvhr2014@gmail.com

*Correspondent will receive all communication on submitted application(s).

(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.

Irma Y Barajas

Property Owner (Signature)*

Irma Y Barajas

Property Owner (Print)

08/16/2024

Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-25-0268

ACCEPTED BY Tyler (tpd)

PC MEETING DATE 5/20/25

DATE 3/27/25

BCC MEETING DATE _____

FEES \$800.00

TAB/CAC LOCATION Whitney

DATE 5/01/25

JUAN & IRMA BARAJAS
5022 DENNING ST. LAS VEGAS, NV. 89122
702-504-2677 marleneponce25@gmail.com

Las Vegas, NV. October 23, 2024

JUSTIFICATION LETTER

To Whom it may Concern:

Regarding to Our Property at 5022 Denning St. Las Vegas, NV. 89122, and specifically at the attached addition at the east side of the Property, we would like to mention we received a code Violation for building the addition without permits, Violation Case Number: CE-20-09000, We really want to solve this problem and bring this addition and the whole property to be in compliance with the latest Building Codes.

Also, there was an 8'x10' Shead at the east side of the property that we voluntarily remove few months ago. We also removed a 4'x6' awning at the South side, that was also without permits. Please see attached Site Plan that shows all the Existing structures and the setbacks.

We make emphasis that the Addition matches the Roof Line, Roof Material and Exterior wall Colors, and blend perfectly with existing residence.

Also, the Property Landscaping still the same, there is No alterations or modification at the front, rear and side yard existing landscaping. We have a variety of plans and some trees we like to keep. The Existing Single-Family Residence meets the Two Parking Spaces required.

We kindly ask for a **Waiver of Development standard for the rear setback**, for the mentioned addition. We have 15'-00" rear set-back where 20'-00" is required, per Section 30.02.06.

Also, we request a **Design Review for an Existing Carport** for Architectural Compatibility, Colors will match but materials don't, it is a Metal Carport, per Section 30.04.05.D.

We conduct personal research around the neighborhood, and nobody will be in opposition, and nobody will be affected in a negative way.

We will do our best by keeping the property clean and well maintained and secure.

We thank you in advance for your attention to this matter.

Sincerely


Juan and Irma Barajas

Property Owners

WS-25-0268
JL