

***St. Martin's Anglican Church*** 2314

Bahama Point Ave.

North Las Vegas, NV 89031

Phone: 1-702-670-2844

Email: [info@stmartinsanglicanlasvegas.org](mailto:info@stmartinsanglicanlasvegas.org)

September 23, 2020

Mr. Robert Eastman  
Planning and Zoning Manager  
City of North Las Vegas  
2250 Las Vegas Blvd., North, #114  
North Las Vegas, NV 89030

**REVISED**

**VN-04-2020 10/20/2020**

RE: Variance for set-back deficiency

Mr. Eastman,

Please accept this letter of intent to acquire a variance of set-back on one of four sides of the property we anticipate using for a small church located at 821 E. Lone Mountain Road, North Las Vegas, 89081.

The property currently is a stand-alone large residence not in a developed neighborhood, located on approximately 1.2 acres of ground, with a 4,791 sq ft structure. There is ample set-back space on three of the four sides, including both street sides (front approx.. 89 feet from nearest point of structure to road, the left side approx. 68 feet to road) , as the property is situated on a corner lot. There is ample set-back to the rear of the structure as well (approx.. 130 feet structure under consideration to residence to the rear and approx.. 50 feet property line). Please allow a variance for the deficient easement on the right side of the property where the distance is approx. 62 feet from the structure under consideration and the next door residence, and approx.. 22 feet from the structure under consideration and the property line. It is our understanding that the residence to the right of the property is owned within the same family as the subject property we are planning to acquire for our church. It has been conveyed that the resident is amicable to a church being located next door. While there is a deficiency in the standard set-back requirement, please note the distance is still significant. The combination of significant distance coupled with the resident being amicable to our presence should make granting a variance even though we have not met the standard requirement. We did not anticipate this as a factor when we selected this property as a good location for our church, and hope the city will make allowance for this oversight. Thank you for your consideration.

Sincerely,

*Paul Nacin*

The Reverend Paul Nacin  
Rector, St. Martin's Anglican Church



VIN-04-2020

SH.T.NO.

1 OCTOBER 2020

A1.1

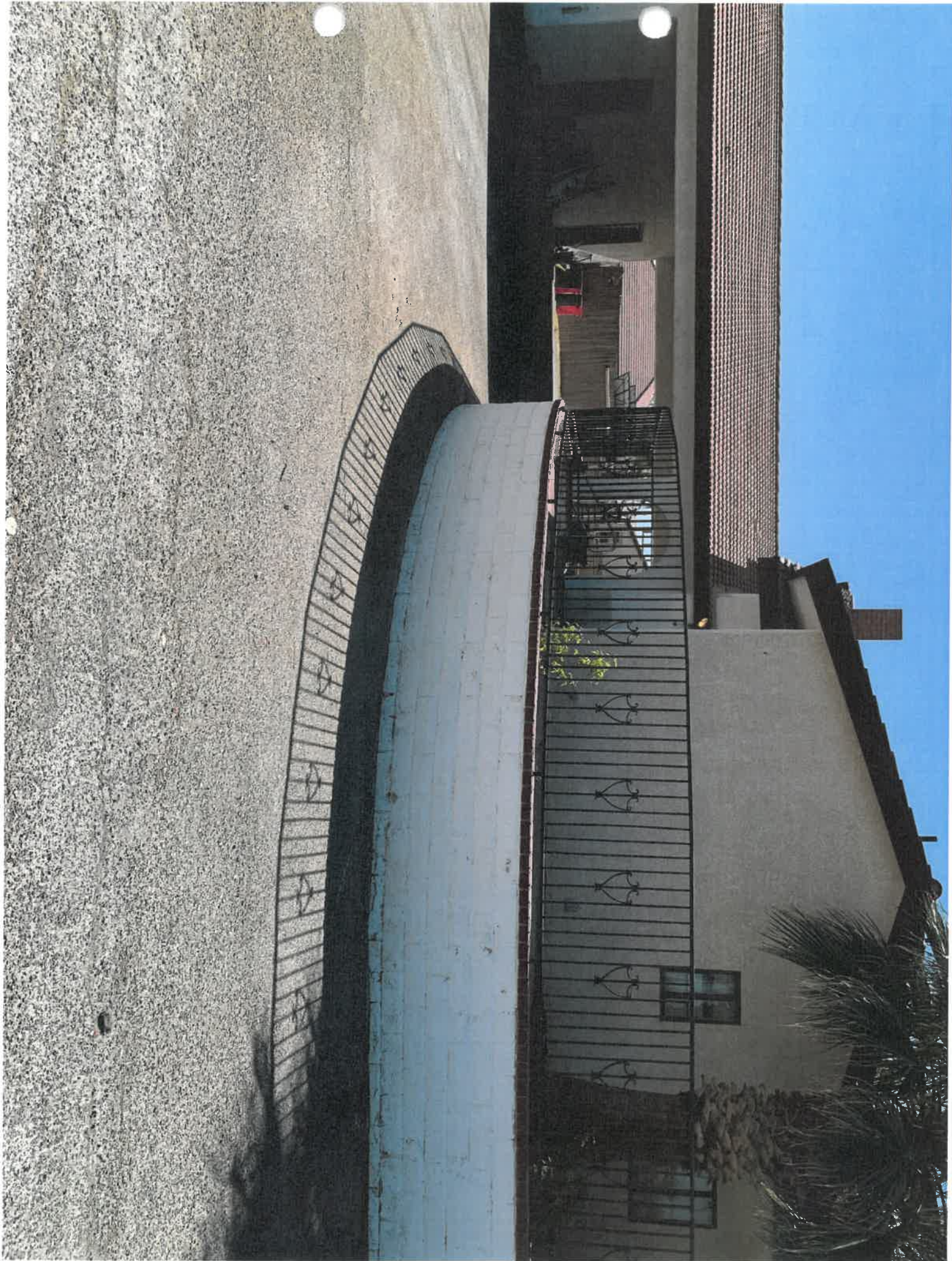
GARY C. WILSON  
REGISTERED  
No. 646  
ARCHITECT  
STATE OF TEXAS

PHOTO BY: JAMES H. WILSON  
A SCAL. THE PHOTO OF WILSON















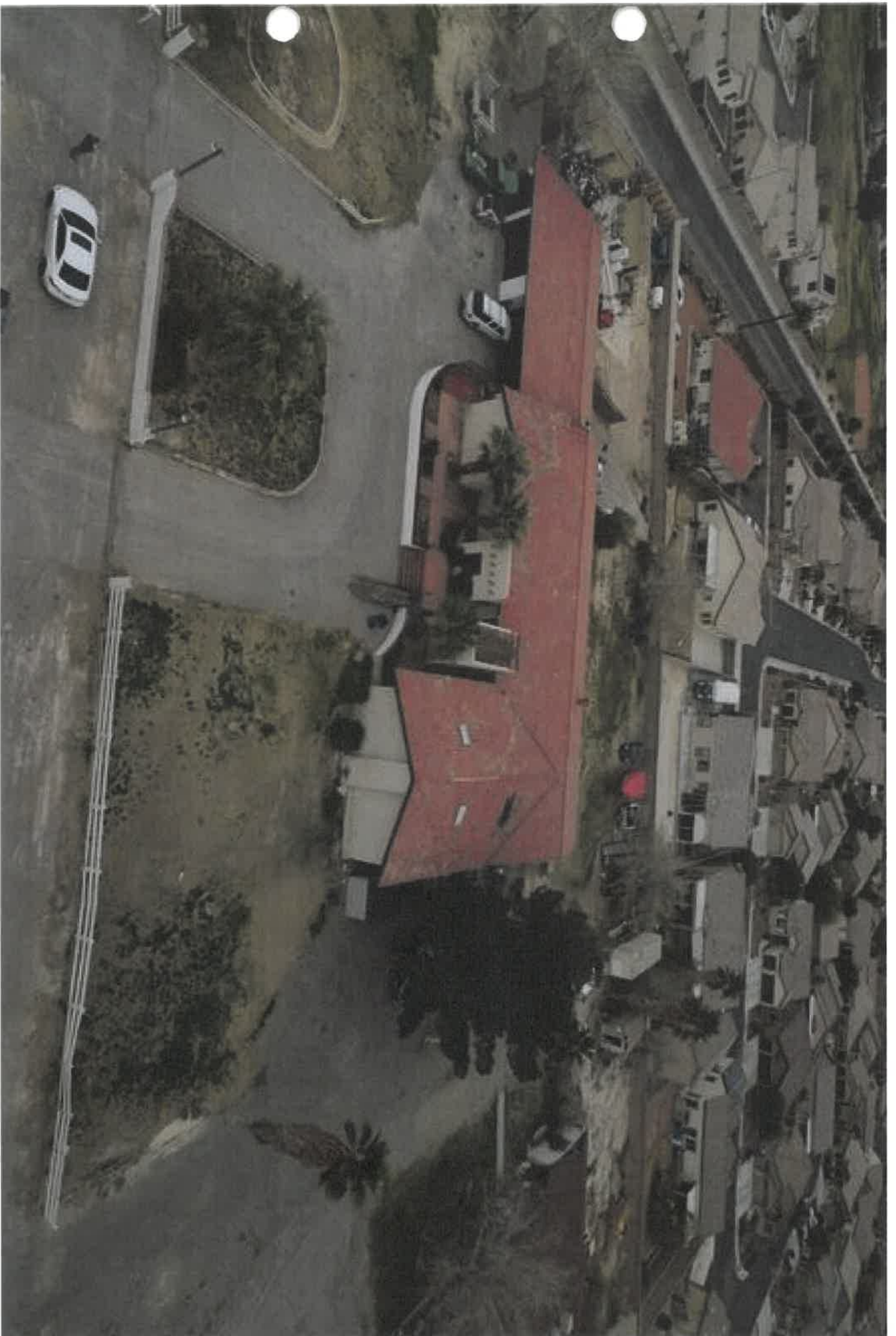






















This map is for assessment use only and does NOT represent a survey.  
No liability is assumed for the accuracy of the data delineated herein.  
Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.  
This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (SEE) WHEN MAP REDUCED FROM TEXT ORIGINAL.

# MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PAID BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 202 PARCEL SUBMITTED NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- 5.5 GOV. LOT NUMBER

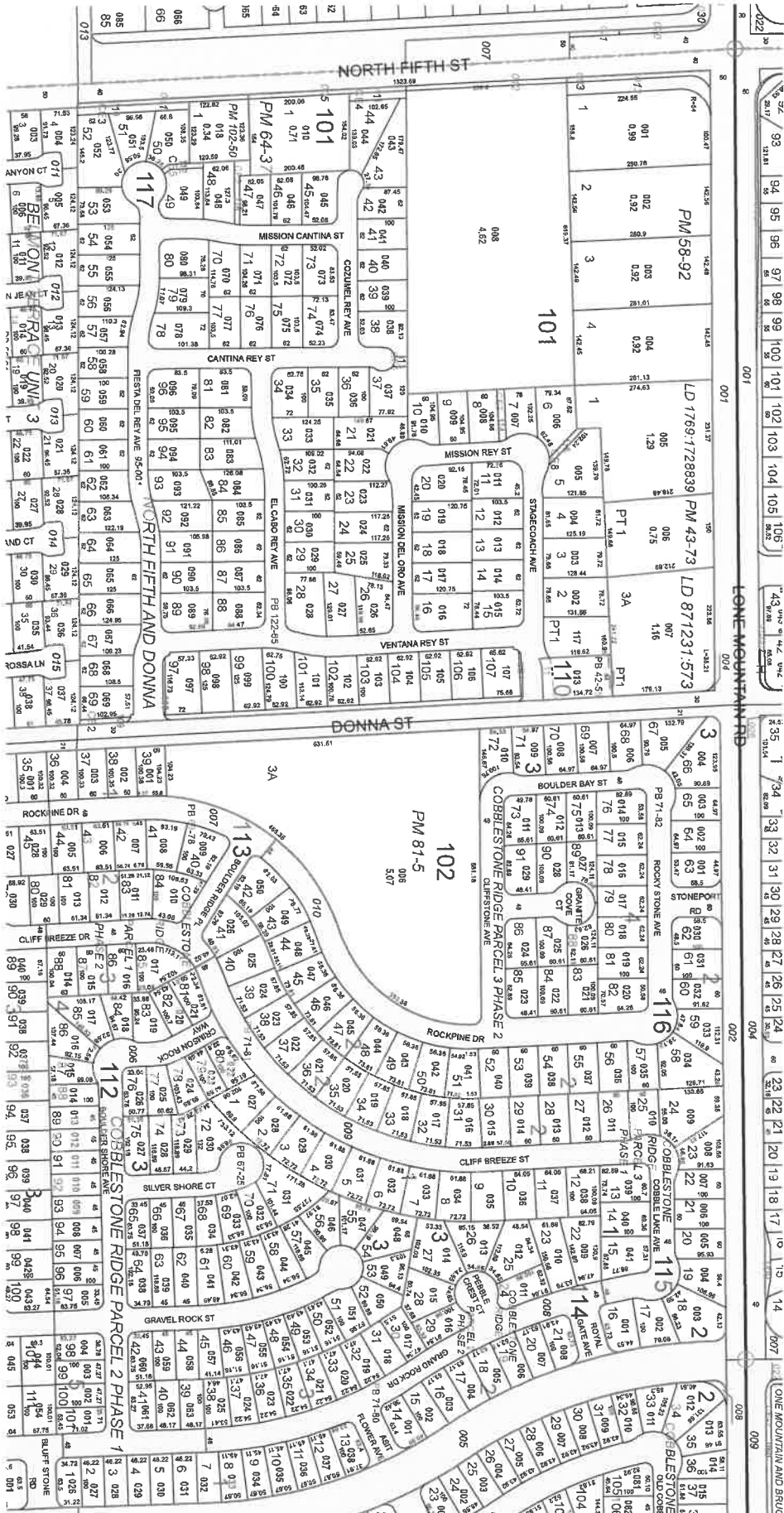
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ASSESSOR'S PARCELS - CLARK COUNTY, NV.  
Briana Johnson - Assessor



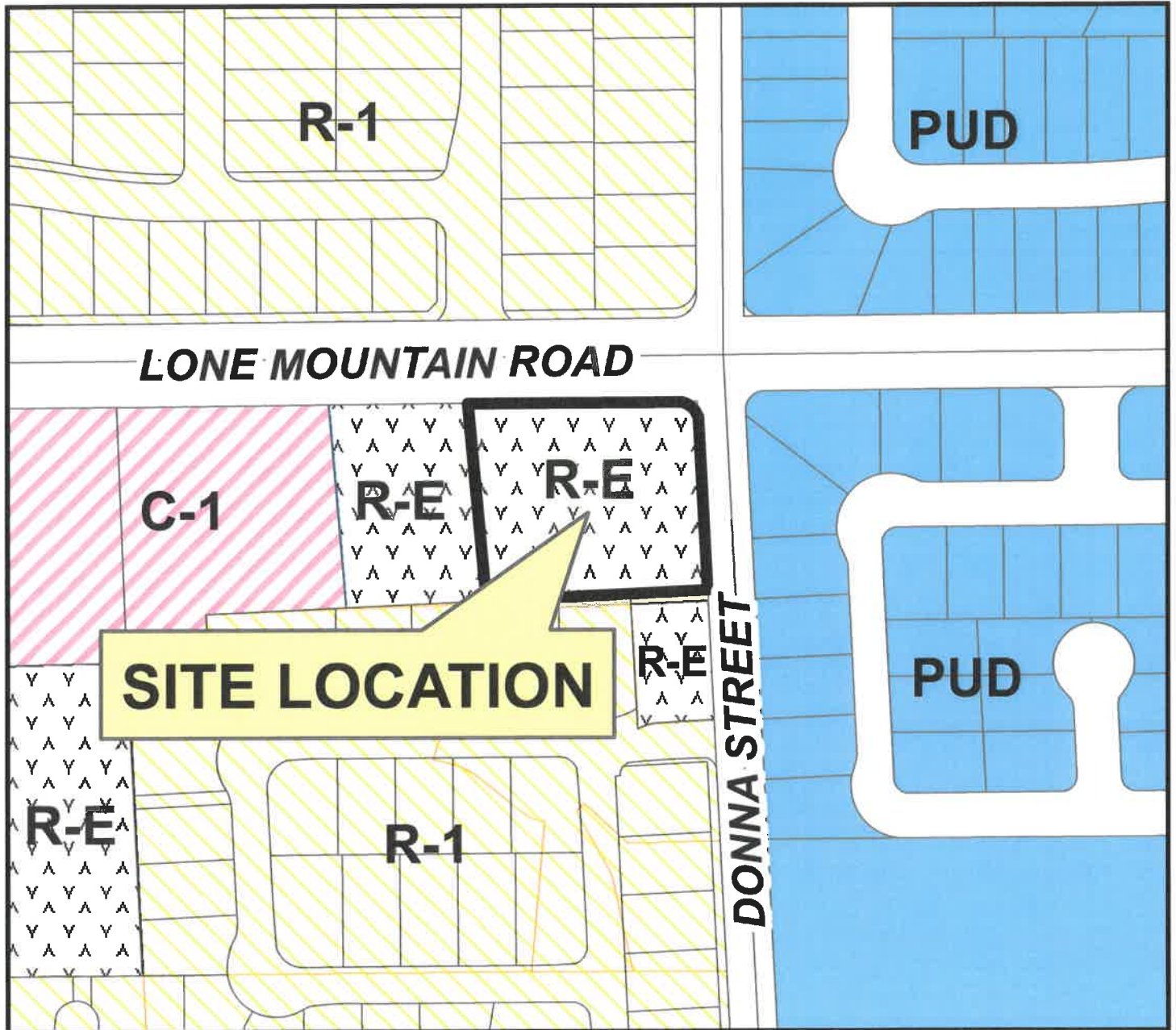
TAX DIST 250





# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: St. Martin's Anglican Church  
Application Type: Variance  
Request: To allow a 22 foot building setback where a 50 foot building setback is required for a religious institution  
Project Info: 821 East Lone Mountain Road  
Case Number: VN-04-2020

10/21/2020

