

Deed



Separator Sheet

ESCROW NO: 05050446-121-CR

APN: 139-32-512-016
Affix R.P.T.T.: \$2,244.00

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENT TO:
KEN BERRYDANE
6245 BRISTOL PKWY., #131
CULVER CITY, CA 90230

ESCROW NO: 05050446-121-CR

20060726-0000546

Fee: \$16.00 RPTT: \$2,244.00
N/C Fee: \$0.00

07/26/2006 09:04:17

T20060129809

Requestor:
CHICAGO TITLE

Frances Deane JKA
Clark County Recorder Pas: 4

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Michelle Stalk, an unmarried woman

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to:

Ken Berrydane, a single man

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

- Subject to:
1. Taxes for the current fiscal year, paid current.
 2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my/our hand(s) on this 7th day of November, 2006

ESCROW NO: 05050446-121-CR

SELLERS:

Michelle Stalk
Michelle Stalk

COPY

STATE OF NEVADA

COUNTY OF Clark

Escrow No. 05050446-121-CR

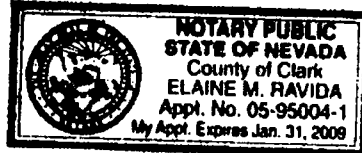
On this 11-705
appeared before me, a Notary Public,

MICHELLE STALK

personally known or proven to me to be
the person(s) whose name(s) is/are
subscribed to the above instrument, who
acknowledged that he/she/they executed
the instrument for the purposes therein
contained.

Elaine M. Ravida
Notary Public

My commission expires:



ESCROW NO: 05050446-121-CR

EXHIBIT A

Lot Eighteen (18) in Block Two (2), RANCHO BEL AIR UNIT NO. 4 as shown by map thereof on file in Book 25 of Plats, Page 6 in the Office of the County Recorder of Clark County, Nevada and amended by Certificate of Amendment recorded March 26, 1986 in Book 860326 as Document No. 00727, Official Records, Clark County, Nevada.

ASSESSOR'S

COPY

**State of Nevada
Declaration of Value**

1. Assessor's Parcel Number(s)

a) 139-32-512-016

b)

c)

d)

2. Type of Property:

- a) ☒ Vacant Land b) ☐ Single Fam. Resi
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg. f) ☐ Comm'l/Ind'
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument #: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property:

\$440,000.00

Deed in Lieu of Foreclosure Only (value of property): ()

Transfer Tax Value:

\$440,000.00

Real Property Transfer Tax Due:

\$2,244.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: ____%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____

Capacity _____ Buyer _____

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Michelle Stalk

Address: 2832 Lakecrest Dr.

City: Las Vegas

State: Nevada Zip: 89128

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Ken Berrydane

Address: 6245 Bristol Parkway, #131

City: Culver City, CA. 90230

State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Chicago Title

Escrow #: 05050446-121

Address: 3980 Howard Hughes Parkway

City/State/Zip: Las Vegas, NV 89109

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.

546

APN Map



Separator Sheet

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(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL



MAP LEGEND

AVERAGE OA VALUE	35
PARCEL BOUNDARY	001
SUBD BOUNDARY	1.00
ROAD EASEMENT	202
PM/LD BOUNDARY	PB 25-45
NON-PARCEL LOT LINE	5
MATCH LINE / LEADER LINE	5
ROAD ID NUMBER	015
GOV. LOT NUMBER	015

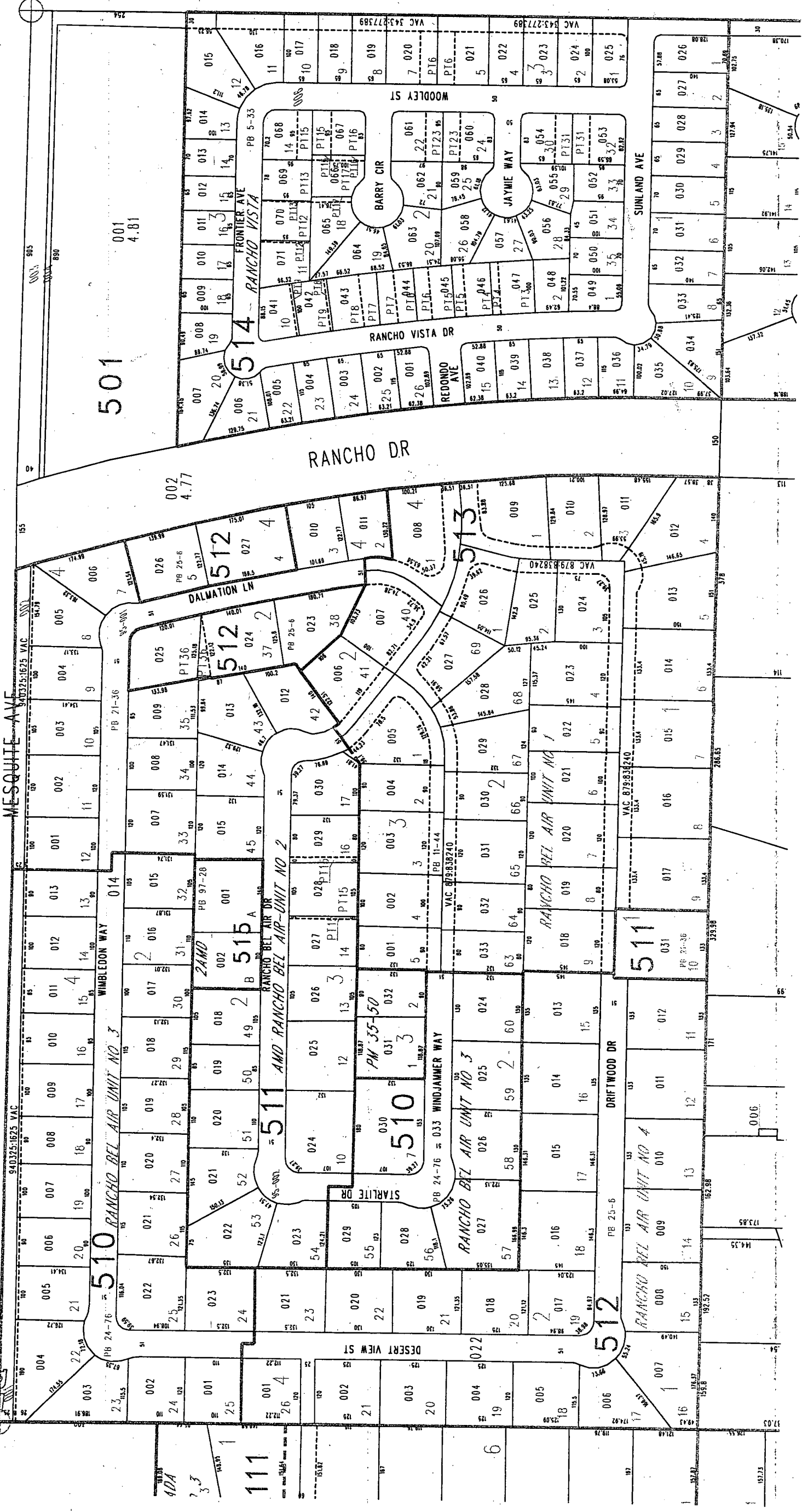
PARCEL BOUNDARY	001	PARCEL NUMBER
SUBD BOUNDARY	1.00	ACREAGE
ROAD EASEMENT	202	PARCEL SUB/SEQ NUMBER
PM/LD BOUNDARY	PB 25-45	PLAT RECORDING NUMBER
NON-PARCEL LOT LINE	5	BLOCK NUMBER
MATCH LINE / LEADER LINE	5	LOT NUMBER
ROAD ID NUMBER	015	GOV. LOT NUMBER

BOOK	120S R61E	32	N 2 NE 4	139-32-5
R60E	R61E	R62E		
125	124	123		
138	139	140		
163	162	161		

Scale: 1"=200'

Rev: 10/24/02

SEP 05 2000



Telephone Log Sheet



Separator Sheet

Telephone Protest/ Approval Log

Meeting Date: Oct 19, 2006

Case Number: SUP 16498

Date: 10/19/2006
Name: Eddie Haddad
Address: 221 Desert View St.
Las Vegas, NV 89107
Phone: 702-491-5812
☒ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

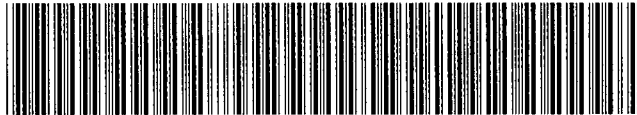
Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Protest / Approval Letter



PROTEST / APPROVAL LETTER

Separator Sheet

City of Las Vegas
Attn: Margo Wheeler
Fax: 474-7463

October 9th, 2006

Eddie Haddad
221 Desert View St./ APN 139-32-512-018
Las Vegas, NV 89107
702-491-5812

Regarding: SUP 16498 and
VAR 16497

Dear Margo,

I would like to give my opposition to the above applications.

We at Rancho Bel Air Community have purchased in an area that has open spaces, and we enjoy these open spaces because of the large lots we share. To allow a builder to encroach on our open space is like owning a smaller lot, which takes away our favor.

Especially at this end of the community, we are at or close to 2 corners, one inner corner and one outer corner. The subject property backs up to the north, and will be followed with another built home backing up to the south, which will further crowd everyone's yard.

My next door neighbors and I back up east to both of these home lots. There are 2 additional homes located east of the subject that will also be affected negatively if this variance is granted. Therefore, allowing this variance will negatively affect in all 4 directions, all 5 homes.

Typically, lots are deeper in nature than they are wider. My lot, on Desert View St. is the opposite, a little wide, but not deep. This negatively impacts me further in that my backyard is not open and wide enough, and will be affected even more severely.

Finally, the land owner has ½ acre, plenty of land to build as large of a house as possible, with all the extras like a guest house. Just because he wants to get more space between his buildings doesn't mean we should get less space. Especially in our corners of the community, there are irregular sized lots and potential for overcrowding.

Please don't hesitate to contact me if you have any further questions.

Eddie Haddad- Adjoining Resident

**Rancho Bel Air HOA
% The Property Group
3286 Brentwood Street
Las Vegas, Nevada 89121
702 737-0190**

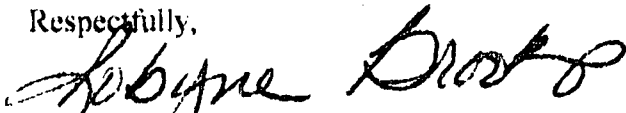
December 11, 2005

Ken Berrydane
2520 Driftwood
Las Vegas, Nevada

I am pleased to report that your plans for the development of the lot at 2520 Driftwood have been approved by the Rancho Bel Air Architectural Committee conditioned on the fact that the City of Las Vegas approves both the front and back encroachments into set backs by the pool house and the porte cochere. Once approved by the city we will need a copy of the approval as well as the building permit and any other correspondence you receive from them.

Should you have any questions concerning the above, feel free to contact me at the office.

Respectfully,


Robyne Brooks, CPM
Association Manager

Cc; Rancho Bel Air BOD

**SUP-16498
10/19/06 PC**

SOFI



Separator Sheet

Name of Applicant: Ken Berrydane

 Yes X No

APN: _____

Print Name: Ken Berrydane

This 25th day of SEPT, 2006

 Notary Public in and for said County and State
 Los Angeles, CALIFORNIA



Justification Letter



JUSTIFICATION LETTER

Separator Sheet

Joost van der Maas

4921 Clear Creek Rd, Las Vegas, NV. 89110

Telephone 702-453 4923

Email: jvandermaas@hotmail.com

September 11, 2006

PLANNING AND DEVELOPMENT DEPARTMENT

JUSTIFICATION LETTER

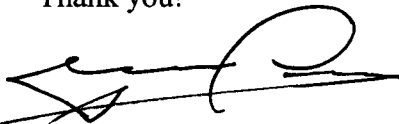
I am submitting this letter of justification on behalf of the owner, Ken Berrydane and William K. Spencer, Architect for the residential property on 2521 Driftwood Dr, Las Vegas, Nevada.

A setback variance is sought to allow the owner to enjoy all of the property like any of several other residences that have a porte-co chere in the front setback.

The Home Owners Association is in favor of this and have indicated so in writing, a document that is included.

Please allow this setback variance.

Thank you!

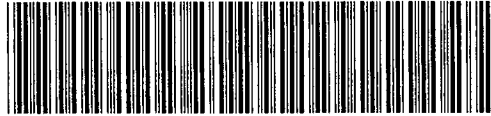


Joost Vandermaas

RECEIVED
SEP 11 2006

SUP-16498
REVISED
10/19/06 PC

Project Checklist



PROJECT CHECKLIST

Separator Sheet

Pre-Application Conference		CITY OF LAS VEGAS		Additional Notes
Item Required		Planning & Development Department		
YES	NO	SUBMITTAL CHECKLIST		
APPLICATION				SUP-16498
☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)		
☒	☐	Grant deed and legal description		
☒	☐	<i>Detailed</i> justification letter		
☒	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations		
☒	☐	Full size, rolled, color copy of <i>all</i> plans and elevations		
☒	☐	Correct fee(s): \$ <u>500</u> \$ <u>300</u> \$ _____ Total = \$ <u>800</u>		
☒	☐	Statement of Financial Interest		
☐	☒	Development Impact Notice and Assessment (DINA)		
☐	☒	Project of Regional Significance		
SITE PLAN				Folded Plans: <u>3</u> Rolled/Colored Plans: <u>1</u>
☒	☐	11" x 17" min. to 24" x 36" max. page size		(in addn to VAR Submittal)
☒	☐	North arrow, scale, and vicinity map		
☒	☐	<i>All</i> property lines and present dimensions labeled		
☒	☐	<i>All</i> building setbacks labeled		
☒	☐	<i>All</i> adjacent existing land uses and street names labeled		
☒	☐	<i>All</i> points of ingress and egress shown		
☒	☒	ADA accessibility requirements shown/labeled		
☒	☒	Parking standard(s) utilized: _____		
☐	☒	Parking space count and typical dimensions labeled		
☐	☒	#regular #compact #handicap Total		
☐	☒	<i>All</i> free-standing sign locations shown and heights and sizes noted		
LANDSCAPE PLAN				Folded Plans: _____ Rolled/Colored Plans: _____
☐	☐	11" x 17" min. to 24" x 36" max. page size		L
☐	☐	North arrow, scale, and vicinity map		
☐	☐	<i>All</i> property lines and present dimensions labeled		
☐	☐	<i>All</i> required perimeter landscape planters shown		
☐	☐	<i>All</i> required parking lot fingers/islands shown		
☐	☐	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover		
BUILDING ELEVATIONS				Folded Plans: <u>1</u> Rolled/Colored Plans: <u>1</u>
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	Scale and building dimensions labeled		
☒	☐	North, south, east, and west elevations of <i>all</i> buildings		
☒	☐	<i>All</i> building materials and colors noted		
☒	☐	8" x 10" photo of original color and material board		
☒	☐	<i>All</i> wall sign locations shown and sizes noted		
FLOOR PLANS				Folded Plans: <u>1</u> Rolled Plans: <u>1</u>
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	Scale and building dimensions labeled		
☒	☐	<i>All</i> building entrances/exits shown		
☒	☐	Use of <i>all</i> rooms noted/labeled		

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Applicant: WILLIAM SPENCER Application Type: SUP-accessory structure

APN: 13932512016 Location: 2520 BRIFTWOOD

Planner: ERINB Pre-App Meeting Date: 5/16/06 Earliest PC Date: 7/13/06

Application



A P P L I C A T I O N

Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: F SUP
 Project Address (Location): 2521 DRIFTWOOD DRIVE
 Project Name: NEW RESIDENCE Proposed Use: RESIDENTIAL
 Assessor's Parcel #(s): 139 - 32-512-016 Ward #:
 General Plan: existing R proposed R Zoning: existing proposed
 Commercial Square Footage: N/A Floor Area Ratio:
 Gross Acres: Lots/Units: Density: SINGLE FAMILY
 Additional Information:

PROPERTY OWNER: KEN BERRY DANE Contact:
 Address: (SAME AS BELOW) Phone: Fax:
 City: State: Zip:

APPLICANT: KEN BERRY DANE Contact: KEN BERRY DANE
 Address: 5855 GREEN VALLEY CIRCLE Phone: 310-670-2108 Fax:
 City: CULVER CITY State: CAL Zip: 90230

REPRESENTATIVE: JOSSE VONDERMAAS Contact:
 Address: Phone: 702-4534923 Fax:
 City: State: Zip:

Property Owner Signature* [Signature]

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name: KEN BERRYDANE

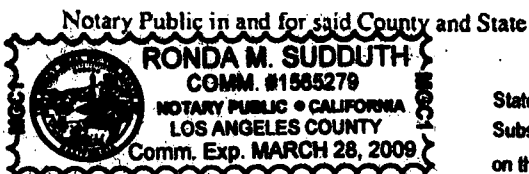
Subscribed and sworn before me Ronda M. Sudduth, Notary Public

This 25TH day of MAY, 2006

FOR DEPARTMENT USE ONLY

Case #: F SUP-16498
 Meeting Date: 10/19/06
 Total Fee: \$800.00
 Date Received: 9/5/06
 Received By: [Signature]

* The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Departments for consistency with applicable sections of the Zoning Ordinance.



State of California, County of Los Angeles
 Subscribed and sworn to (or affirmed) before me
 on this 25TH day of MAY, 2006
 by KEN BERRYDANE

personally known to me or proved to me on the basis of satisfactory evidence to be the person who appeared before me.
 Signature: [Signature]

ORIGINALS TO BE SUBMITTED BY 9/4/06 C. noon



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SUP 2521 DRIFTWOOD DRIVE
 Project Address (Location) NEW RESIDENCE Proposed Use RESIDENTIAL
 Project Name 139 - 32 - 512 - 016 Ward #
 Assessor's Parcel #(s) R proposed R Zoning: existing proposed
 General Plan: existing N/A Floor Area Ratio
 Commercial Square Footage Density SINGLE FAMILY
 Gross Acres Lots/Units
 Additional Information

PROPERTY OWNER KEN BERRY DANE Contact
 Address (SAME AS BELOW) Phone: Fax:
 City State Zip

APPLICANT KEN BERRY DANE Contact KEN BERRY DANE
 Address 5855 GREEN VALLEY CIRCLE Phone: 310-670-2108 Fax:
 City CULVER CITY State CAL Zip 90230

REPRESENTATIVE JACKY VANDERMAAS Contact
 Address Phone: 702-4534923 Fax:
 City State Zip

Property Owner Signature

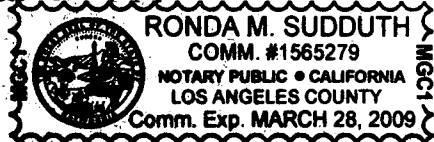
* An authorized agent may sign by line of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name KEN BERRYDANE

Subscribed and sworn before me RONDA M. SUDDUTH

This 7th day of SEPTEMBER, 20 06.

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # SUP-16498
 Meeting Date: 10/19/06
 Total Fee: \$800.00
 Date Received: 9/5/06
 Received By:

* The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

State of California, County of LOS ANGELES

Subscribed and sworn to (or affirmed) before me

on this 7th day of SEPT., 20 06.

by KEN BERRYDANE

personally known to me or proved to me on the basis of satisfactory evidence to be the person who appeared before me

Signature:

ORIGINALS TO BE SUBMITTED BY 9/15/06 C. MOON



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SUP
 Project Address (Location): 2521 DRIFTWOOD DRIVE
 Project Name: NEW RESIDENCE Proposed Use: RESIDENTIAL
 Assessor's Parcel #(s): 139 - 32 - 512 - 016 Ward #:
 General Plan: existing R proposed R Zoning: existing proposed
 Commercial Square Footage: N/A Floor Area Ratio:
 Gross Acres: Lots/Units: Density: SINGLE FAMILY
 Additional Information:

PROPERTY OWNER: KEN BERRY DANE Contact:
 Address: (SAME AS BELOW) Phone: Fax:
 City: State: Zip:

APPLICANT: KEN BERRY DANE Contact: KEN BERRY DANE
 Address: 5855 GREEN VALLEY CIRCLE Phone: 310-670-2100 Fax:
 City: CULVER CITY State: CAL. Zip: 90230

REPRESENTATIVE: JACKY VANDERMAAS Contact:
 Address: Phone: 702-4534923 Fax:
 City: State: Zip:

Property Owner Signature: [Signature]

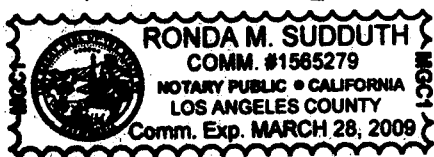
* An authorized agent may sign by line of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name: KEN BERRY DANE

Subscribed and sworn before me: RONDA M. SUDDUTH

This 7TH day of SEPTEMBER, 20 06

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #: SUP-16498
 Meeting Date: 10/19/06
 Total Fee: \$800.00
 Date Received: 9/5/06
 Received By: [Signature]

* The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 04/26/05

Adopt/Application Packet/Application Form.doc

State of California, County of LOS ANGELES

Subscribed and sworn to (or affirmed) before me

on this 7TH day of SEPT., 20 06

by KEN BERRY DANE

personally known to me or proved to me on the basis of satisfactory evidence to be the person who appeared before me

Signature: [Signature]

ORIGINAL TO BE SUBMITTED BY 9/2/06 C. moon

Hansen Sheet



Separator Sheet

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**SUP Application****Report Date** 09/06/2006 10:30 AM**Submitted By**

Page 1

A/P # 16498 **SPECIAL USE PERMIT****Application Information****Stages**

	Date / Time	By		Date / Time	By
Processed	09/05/2006 10:34	982721	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

SUP-16498 - SPECIAL USE PERMIT RELATED TO VAR-16497 - PUBLIC HEARING - APPLICANT/OWNER: KEN BERRYDANE - Request for a Special Use Permit TO ALLOW A PROPOSED HABITABLE ACCESSORY STRUCTURE at 2521 Driftwood Drive (APN 139-32-512-016), R-PD4 (residential Planned Development - 4 Units per Acre) Zone, Ward 1 (Tarkanian).

Parent A/P #

Project # 16498	Project/Phase Name BERRYDANE RESIDENCE	Phase #
Size/Area 0.48 ACRE	Size Description	Subdivision Code
Proposed Start	Proposed Stop	% Completed 0.00
% Complete Formula		

Property/Site Information**Parcel** 13932512016**Location****Owner/Tenant**

Contact ID AC1031748	Name BERRYDANE KEN	Organization
Mailing Address 6245 BRISTOL PKWY #131		State/Province CA
City CULVER CITY		Country
ZIP/PC 90230-6903		☐ Foreign
Day Phone (310)678-2108 x		Evening Phone
Fax		Mobile #

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses2520 DRIFTWOOD DR
LAS VEGAS, 89107-**Linked Parcels**

No Parcels are linked to this Application

A/P Linked Parcels

13932512016

Check Conditions	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigned
Condition	Supervisor Required	Comments				

No Conditions

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

Report Date 09/06/2006 10:30 AM

Submitted By

Page 2

SPECIAL USE PERMIT

N DINA Required? Final City Council letter received
N Project of Regional Significance? Annotated minutes received
N Parent Project link required? Is there a condition of approval for a Required Review?
Type of Use If yes, when does it need to be reviewed?

ACCESSORY STRUCTURE, HABITABLE

Meeting Information

Meeting Information	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date Comments Added By	Add Date	Modified By Modified Date			
10/19/2006	PC	SCHEDULED	0	0	0
PLOWENSTEIN	09/05/2006				

Template Type	A/P #	A/P Type	Status	Stage
---------------	-------	----------	--------	-------

No children exist for this project

Employee	Last	First	MI	Comments
Employee ID				

No Employee Entries

Log	Description	Entered By	Start	Stop	Hours
Action					
Comments					

Z-SUBC	REASON ALL ITEMS NOT SUBMITTED	982721	09/05/2006 10:30		0.00
2 full size b/w folded site plans, one full b/w floor plan and one full b/w bldg elevation. Plus app/pet form, SOFI and justification letter to be submitted by 09/07/06 at noon.					

Neighborhood Services List



Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: October 19, 2006

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

SUP-16498

Bonanza Village NA

Charleston Estates NA

Charleston McNeil NA

Harry Levy Gardens Resident Council

Meadows Neighborhood Preservation NA

Palomino Area Preservation NA

Pinto Palomino Residents

Rancho Bel Air NA

Rancho Circle NA

Rancho Manor NA

Rancho Oakey NA

Rancho South NA

Scotch 80's HOA

West Mesquite NA

Westleigh NA

WLV-NAA6

WLV-NAA7

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

SUP-16498

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	JEFF GALAMBAS	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	TIM PARKS	DSC
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC

SENT VIA COURIER/ INTER-OFFICE MAIL/ OR US MAIL

<CCSD>	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC.**
ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND
DEVELOPMENT DEPARTMENT **< US MAIL DELIVERY >**

SUP & SNC
09/05/2006

Final DRT



Separator Sheet

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

SUP-16498 - SPECIAL USE PERMIT RELATED TO VAR-16497 - PUBLIC HEARING -
APPLICANT/OWNER: KEN BERRYDANE - Request for a Special Use Permit FOR A PROPOSED
HABITABLE ACCESSORY STRUCTURE at 2521 Driftwood Drive (APN 139-32-512-016), R-PD4 (Residential
Planned Development - 4 Units Per Acre) Zone, Ward 1 (Tarkanian).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½)
OF THE NORTHEAST QUARTER (NE¼) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST,
M.D.M.

PLANNING COMMISSION: **OCTOBER 19, 2006** CITY COUNCIL: **NOVEMBER 15, 2006**

PLANNING SUPERVISOR: **JOHN KORKOSZ**



PUBLIC HEARING

Comments Due:

SEPTEMBER 18, 2006

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Carman Burney (cburney@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Comments



Separator Sheet

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekk, Survey (FM, PM, & A's only)
Date: September 18, 2006
Re: **SUP-16498** Ken Berrydane 2521 Driftwood Drive
Request for a Special Use Permit for an accessory structure

COMMENTS:

We have no comment on the request for a Special Use Permit for property located at 2521 Driftwood Drive to allow proposed habitable accessory structure addition to a single family residence.

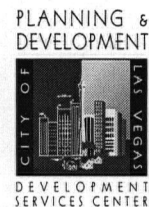
Affidavit of Sign Posting



Separator Sheet



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: SUP-16498

MEETING DATE: 10/19/06 PC

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



Signature [Handwritten Signature]

10-8-6
Date

This affidavit must be returned to the Planning and Development Department, Current Planning Division, located at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission, Hearings Officer or City Council.

Public Hearing Notice



PUBLIC HEARING NOTICE

Separator Sheet

NOTICE OF PUBLIC HEARING

SPECIAL USE PERMIT

MEETING: PLANNING COMMISSION
DATE: NOVEMBER 16, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SUP-16498 **RENOTIFICATION**

APPLICANT/OWNER: KEN BERRYDANE - REQUEST FOR A SPECIAL USE PERMIT FOR A PROPOSED HABITABLE ACCESSORY STRUCTURE AT 2521 DRIFTWOOD DRIVE (APN 139-32-512-016), R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) ZONE, WARD 1 (TARKANIAN).

NOTE: THIS APPLICATION IS BEING AMENDED FROM 2521 DRIFTWOOD DRIVE TO 2520 DRIFTWOOD DRIVE

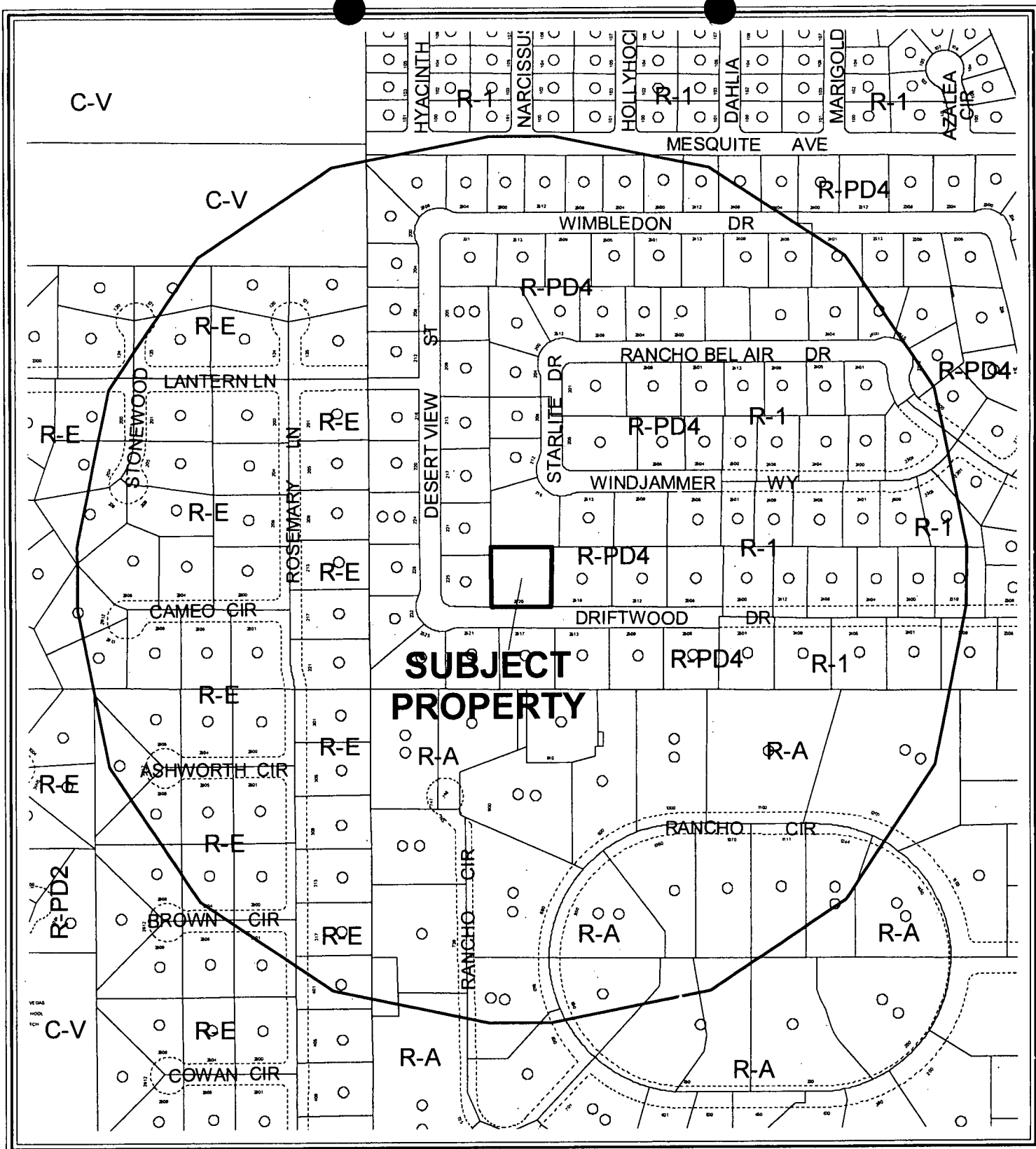
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. This request may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after discussion of the item. You will receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



DOUG RANKIN, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

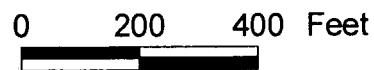


CASE: **SUP-16498**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE)



NOTICE OF PUBLIC HEARING

SPECIAL USE PERMIT

MEETING: PLANNING COMMISSION
DATE: OCTOBER 19, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SUP-16498

APPLICANT/OWNER: KEN BERRYDANE - REQUEST FOR A SPECIAL USE PERMIT FOR A PROPOSED HABITABLE ACCESSORY STRUCTURE AT 2521 DRIFTWOOD DRIVE (APN 139-32-512-016), R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) ZONE, WARD 1 (TARKANIAN).

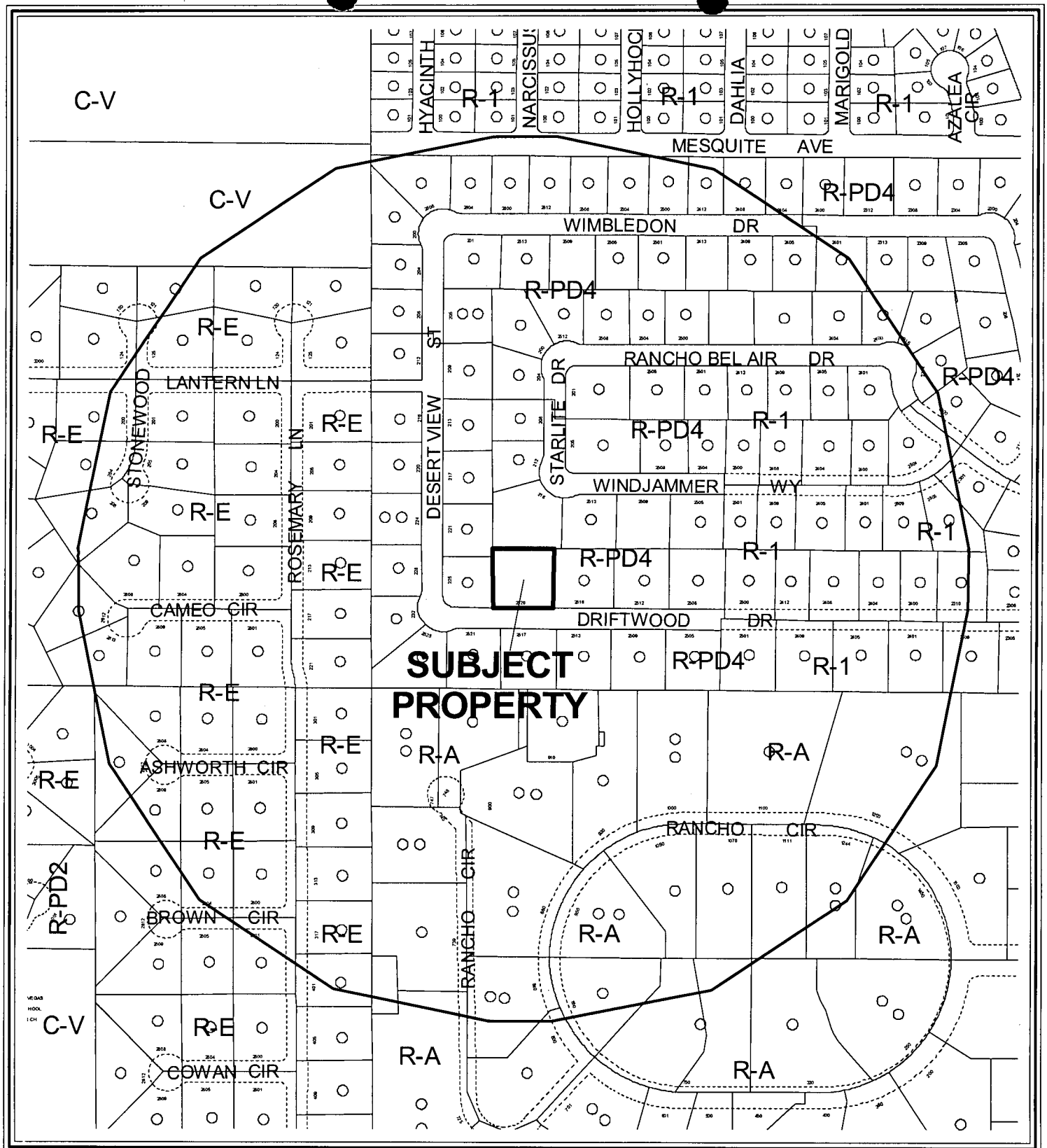
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. This request may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after discussion of the item. You will receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



JOHN KORKOSZ, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: SUP-16498

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE)

0 200 400 Feet



City Council Action Letter



Separator Sheet



December 21, 2006

Mr. Ken Berrydane
5855 Green Valley Circle
Culver City, California 90230

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

RE: SUP-16498 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF DECEMBER 20, 2006
RELATED TO VAR-16497

Dear Mr. Berrydane:

The City Council at a regular meeting held December 20, 2006 APPROVED the request for a Special Use Permit FOR A PROPOSED HABITABLE ACCESSORY STRUCTURE at 2521 Driftwood Drive (APN 139-32-512-016), R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone. NOTE: THIS APPLICATION IS BEING AMENDED FROM 2521 DRIFTWOOD DRIVE TO 2520 DRIFTWOOD DRIVE. The Notice of Final Action was filed with the Las Vegas City Clerk on December 21, 2006. This approval is subject to:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for Habitable Accessory Structure use.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,

A handwritten signature in cursive script, reading "Angela Crolli".

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009

Applicant Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

November 3, 2006

Mr. Ken Berry Dane
5855 Green Valley Circle
Culver City, California 90230

RE: ABEYANCE - SUP-16498 - SPECIAL USE PERMIT

Dear Mr. Berry Dane:

Please be advised the City Planning Commission at its regular meeting on **November 16, 2006** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Douglas J. Rankin, Planning Supervisor
Planning and Development Department
Current Planning Division

DJR:clb

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

October 6, 2006

Mr. Ken Berrydane
5855 Green Valley Circle
Culver City, California 90230

RE: SUP-16498 - SPECIAL USE PERMIT

Dear Mr. Berrydane:

Please be advised the City Planning Commission at its regular meeting on **October 19, 2006** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

John Korkosz, Planning Supervisor
Planning and Development Department
Current Planning Division

JK:clb

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkonian
Steven D. Ross

City Manager
Douglas A. Selby



Action Letter



ACTION LETTER

Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

October 20, 2006

Mr. Ken Berrydane
5855 Green Valley Circle
Culver City, California 90230

RE: SUP-16498 - SPECIAL USE PERMIT

Dear Mr. Berrydane:

Your request for a Special Use Permit FOR A PROPOSED HABITABLE ACCESSORY STRUCTURE at ~~2524~~ 2520 Driftwood Drive (APN 139-32-512-016), R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on October 19, 2006.

The Planning Commission voted to hold this item in **ABEYANCE** in an effort to provide the applicant an opportunity to work with the neighbors and to properly renotify.

This item is scheduled to be heard again at the **November 16, 2006** Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

John Korkosz, Planning Supervisor
Planning and Development Department
Current Planning Division

JK:clb

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

November 17, 2006

Mr. Ken Berrydane
5855 Green Valley Circle
Culver City, California 90230

RE: ABEYANCE - RENOTIFICATION - SUP-16498 - SPECIAL USE PERMIT

Dear Mr. Berrydane:

Your request for a Special Use Permit FOR A PROPOSED HABITABLE ACCESSORY STRUCTURE at 2520 Driftwood Drive (APN 139-32-512-016), R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on November 16, 2006.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for Habitable Accessory Structure use.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This item will be considered by the City Council on **December 20, 2006**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Douglas J. Rankin, Planning Supervisor
Planning and Development Department
Current Planning Division

DJR:clb

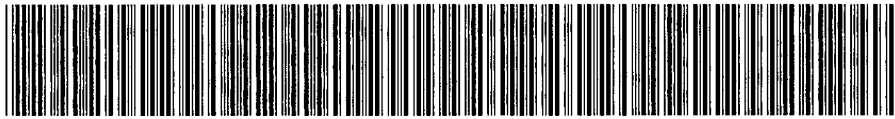
Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



City Council Proof of Publication



CITY COUNCIL PROOF OF PUBLICATION

Separator Sheet

Las Vegas, Nevada

DECEMBER 4, 2006

TO: LAS VEGAS REVIEW JOURNAL

FROM: CITY CLERK

SUBJECT: PUBLICATION OF NOTICE OF PUBLIC HEARINGS – SPECIAL USE PERMITS
AND APPEALS: RQR-17040, RQR-17098, SUP-13490, SUP-16498,
SUP-16520, SUP-17301, SUP-17308 and SUP-17310

Please publish the attached LEGAL NOTICE

ON THE FOLLOWING DATE: FRIDAY, DECEMBER 8, 2006 (One time)

Send me three copies of the Affidavit of Publication at your earliest convenience [no later than seven (7) days following final publication].

ASSISTANT DEPUTY CITY CLERK

cc: Finance Department – Accounts Payable
City Attorney – (on Ordinances)
Planning and Development Department
Front Desk

NOTICE OF PUBLIC HEARINGS
DECEMBER 20, 2006

NOTICE IS HEREBY GIVEN THAT ON WEDNESDAY, DECEMBER 20, 2006 at the hour of 1:00 P.M. in the Council Chambers, City Hall Complex, 400 Stewart Avenue, Las Vegas, Nevada, the City Council will consider the following Special Use Permits and Appeals:

RQR-17040 - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: RANCHO AIR CENTER, INC. - Required One-Year Review of an approved Special Use Permit (U-0059-01) WHICH ALLOWED TWO (2) 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGNS at the northeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-18-410-007), C-M (Commercial/ Industrial) Zone under Resolution of Intent to R-PD16 (Residential Planned Development - 16 Units Per Acre) Zone.

RQR-17098 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: CONSTANTINO NOVAL NV, LLC - Appeal from the Denial by the Planning Commission of a Request for a Required Four-Year Review of an approved Special Use Permit (U-0025-98) WHICH ALLOWED A 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 73 South Martin L King Boulevard (APN 139-33-510-002), M (Industrial) Zone.

SUP-13490 - APPLICANT/OWNER: FIRST PRESBYTERIAN CHURCH OF LV NV - Appeal from the Denial by the Planning Commission of a Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14 X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1619 West Charleston Boulevard (APN 162-04-510-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian), LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 04, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M.

SUP-16498 - APPLICANT/OWNER: KEN BERRYDANE - Request for a Special Use Permit FOR A PROPOSED HABITABLE ACCESSORY STRUCTURE at 2521 Driftwood Drive (APN 139-32-512-016), R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone. NOTE: THIS APPLICATION IS BEING AMENDED FROM 2521 DRIFTWOOD DRIVE TO 2520 Driftwood Drive.

SUP-17301 - APPLICANT: MICHAEL LAWSON - OWNER: SANDCASTLE ENTERPRISES, INC. - Request for a Special Use Permit FOR A PROPOSED PET BOARDING ESTABLISHMENT at 6565 Smoke Ranch Road (APN 138-23-110-031), C-1 (Limited Commercial) Zone.

SUP-16520 - APPLICANT: NUVISION HOLDINGS, LLC - OWNER: THE MOYER TRUST - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at the southwest corner of Rainbow Boulevard and Peak Drive (APN 138-15-701-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly), LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

SUP-17308 - APPLICANT: EMAD KASHAT - OWNER: GERVASIA ENTERPRISE LIVING 1993 TRUST - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT IN CONJUNCTION WITH AN EXISTING RETAIL STORE at 6595 Smoke Ranch Road, Suites #140, #145, and #150 (APN 138-23-110-034), C-1 (Limited Commercial) Zone.

SUP-17310 - APPLICANT: V'S CHOC'LET CITY, INC. - OWNER: 7TH STREET PROPERTIES, LLC - Request for a Special Use Permit FOR A PROPOSED TAVERN-LIMITED ESTABLISHMENT at 115 North 7th Street (APN 139-34-612-007), C-2 (General Commercial) Zone.

ANY AND ALL INTERESTED PERSONS may appear and be heard at said meeting or, prior thereto, may file written objections thereto or approvals thereof with the City Clerk, 1st Floor, City Hall.

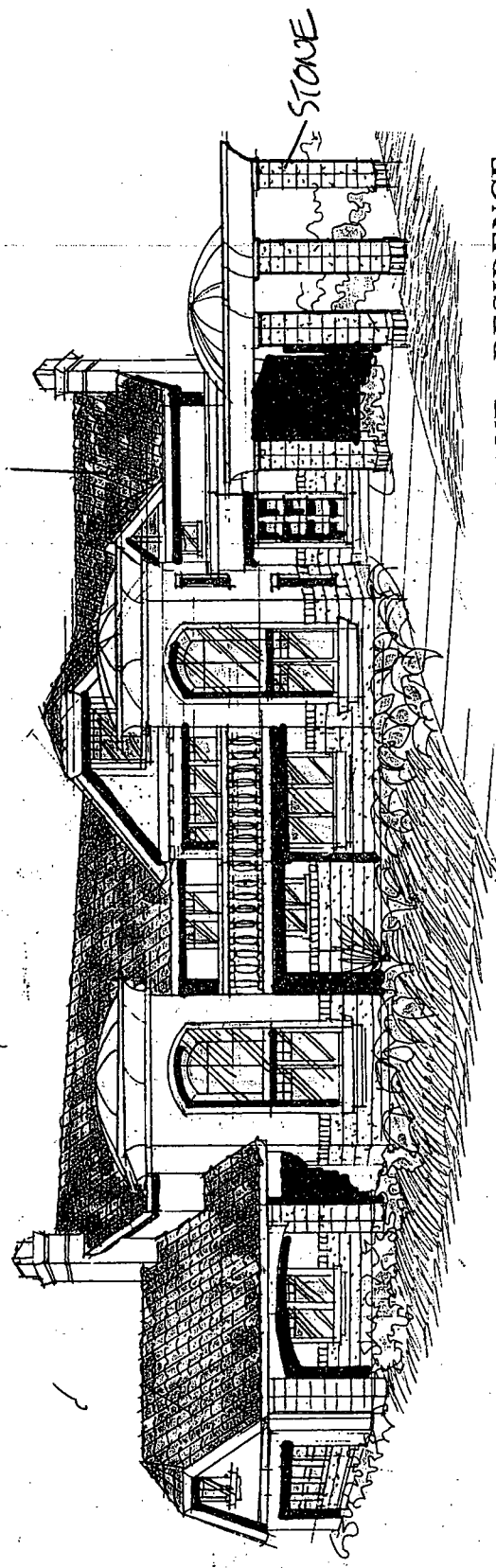
BARBARA JO RONEMUS, CITY CLERK

Plans (PMT)



Separator Sheet

color
green



STONE

KEN BERRYDANE - RESIDENCE
LAS VEGAS

RECEIVED
SEP 05 2006

SUP-16498
10/19/06 PC

~~PREPARED~~
#4

Sheet Index

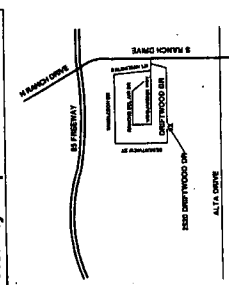
Sheet No. Title

- C-1 Title Sheet
- C-2 Grading Plan
- C-3 Specifications
- C-4 First Floor Plan
- A-1 Second Floor Plan
- A-2 Schedules
- A-3 Roof Plan
- A-4 Elevations
- A-5 Building Cross Sections
- A-6 Building Section
- A-7 Interior Elevations
- A-8 Pool House
- A-9 Architectural Details
- A-10 Architectural Details
- A-11 Architectural Details
- A-12 Architectural Details
- S-1 Notes and Details
- S-2 Details
- S-3 Foundation Plan
- S-4 Second Floor Framing Plan
- S-5 Roof Framing Plan
- M-1 Notes
- M-2 Schedules and Notes
- M-3 First Floor Ducting
- M-4 Second Floor Ducting
- P-1 Details
- P-2 Schedules
- P-3 First Floor Water
- P-4 Second Floor Water
- P-5 First Floor Waste and Vents
- P-6 Second Floor Waste and Vents
- P-7 First Floor Gas
- P-8 Second Floor Gas
- E-1 Notes and Schedules
- E-2 First Floor Power and Lighting
- E-3 Second Floor Power and Lighting

Project Data

Lot Area 21,215 sq. ft.
 Residence Footprint (Including Garage) 4,998 sq. ft.
 Residence Second Floor Area 4,776 sq. ft.
 Total Residence 9,764 sq. ft.
 Pool House 600 sq. ft.
 Porte Cochere 440 sq. ft.
 Total Lot Coverage 10,804 sq. ft.
 Percent Lot Coverage 50.9%

Vicinity Map



Legal Description

Lot 18 of Unit 84
 Block 15
 Subdivision of Rancho Del Mar Tract
 APN 130-35-312016

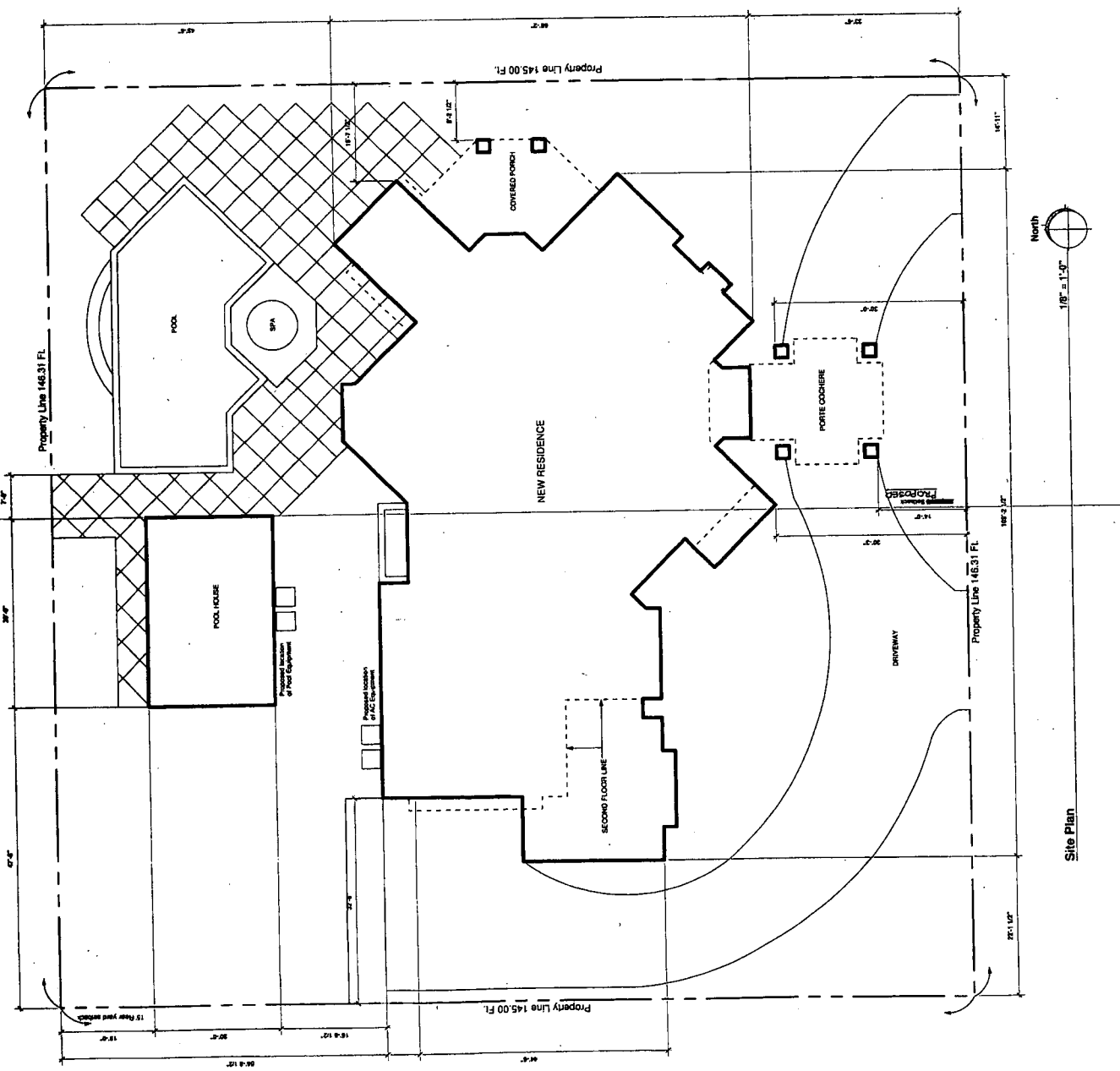
RECEIVED
 OCT 30 2006

Sheet C-1
 Description Title Sheet
 Date (10-15-06)

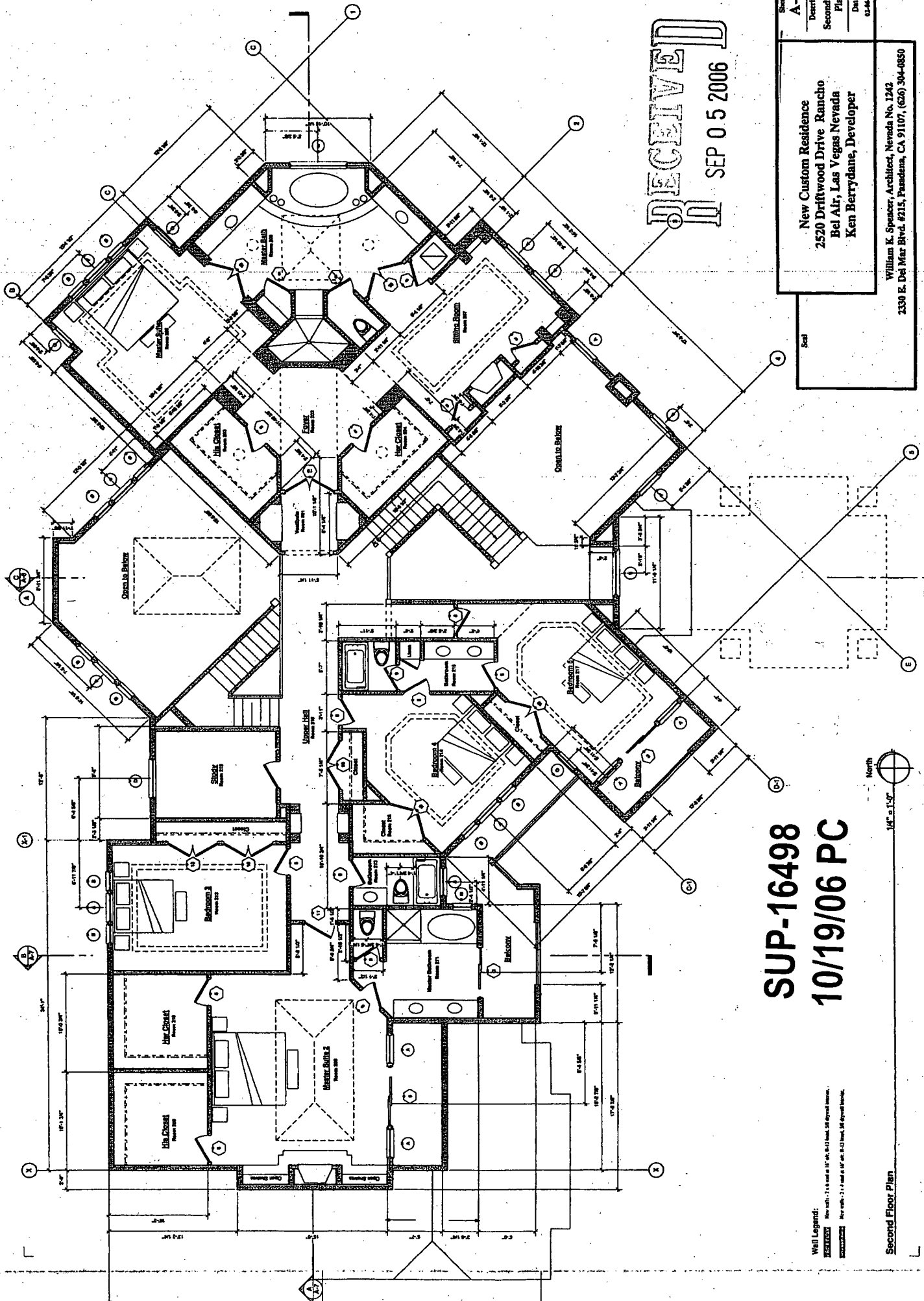
New Custom Residence
 2520 Driftwood Drive Rancho
 Bel Air, Las Vegas Nevada
 Ken Berrydane, Developer

William K. Spencer, Architect, Nevada No. 1242
 2330 E. Del Mar Blvd. #215, Pasadena, CA 91107, (626) 304-0850

SUP-16498 VAR-16497
 REVISED 11/16/06 PC



Site Plan



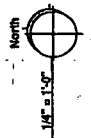
Sheet	A-2
Describe	Second Floor Plan
Date	02-04-06

New Custom Residence
 2520 Driftwood Drive Rancho
 Bel Air, Las Vegas Nevada
 Ken Berrydane, Developer

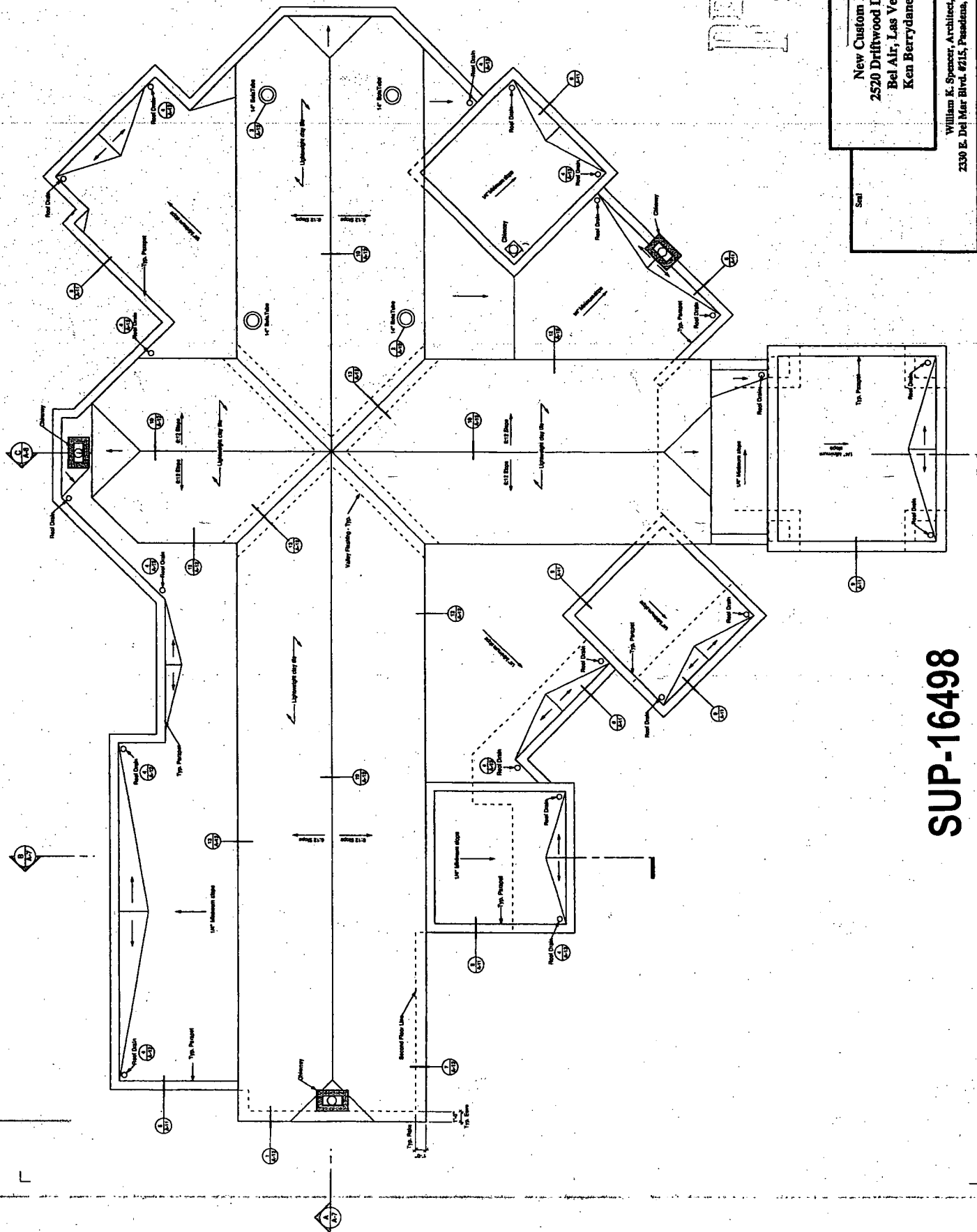
William K. Spitzer, Architect, Nevada No. 1242
 2330 E. Del Mar Blvd. #215, Pasadena, CA 91107, (626) 304-0850

SUP-16498
10/19/06 PC

Wall Legend:
 1/4" = 1' - 0" scale
 1/8" = 1' - 0" scale
 1/16" = 1' - 0" scale



Second Floor Plan

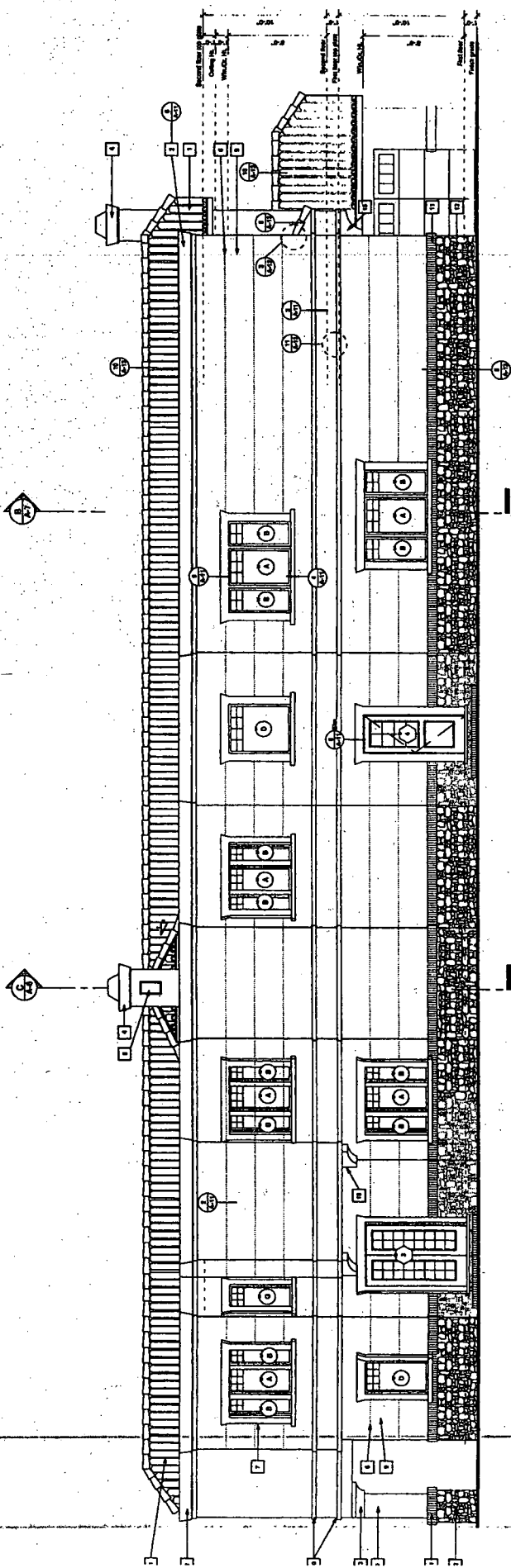


RECEIVED
SEP 05 2006

Sheet	Describe	Roof Plan	Date
A-4			02-04-04
New Custom Residence 2520 Driftwood Drive Rancho Bel Air, Las Vegas Nevada Ken Berrydane, Developer			

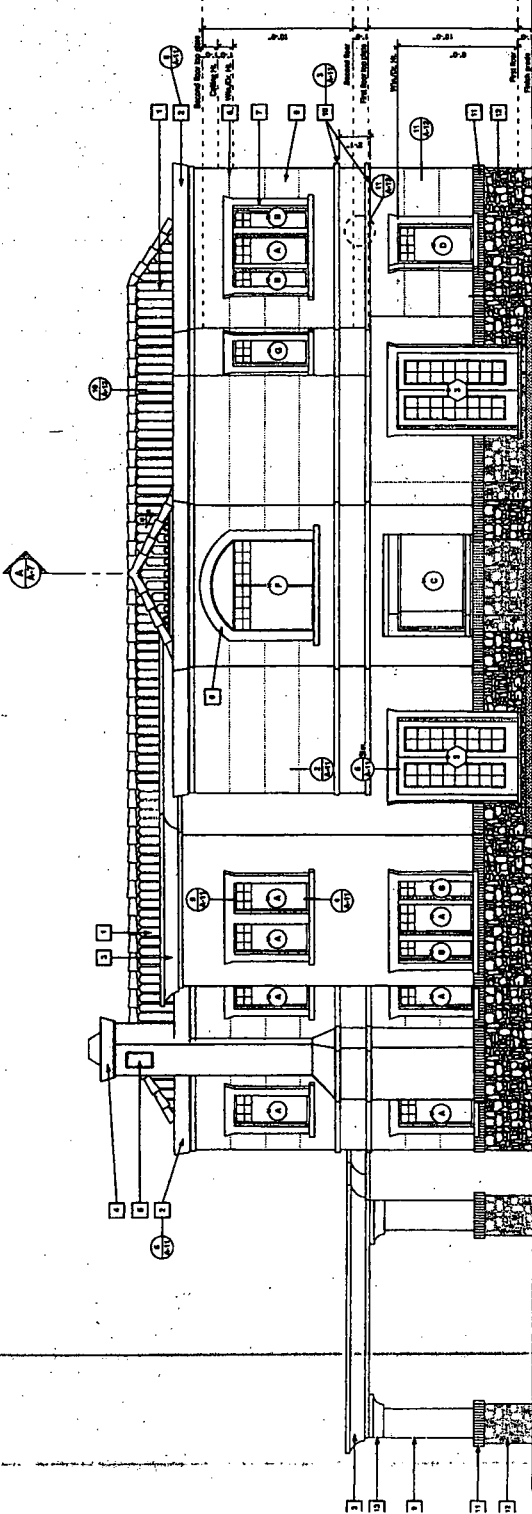
William K. Spencer, Architect, Nevada No. 1242
2330 E. Del Mar Blvd. #215, Pasadena, CA 91107, (626) 394-0850

SUP-16498
10/19/06 PC



North Elevation

1/4" = 1'-0"



East Elevation

1/4" = 1'-0"

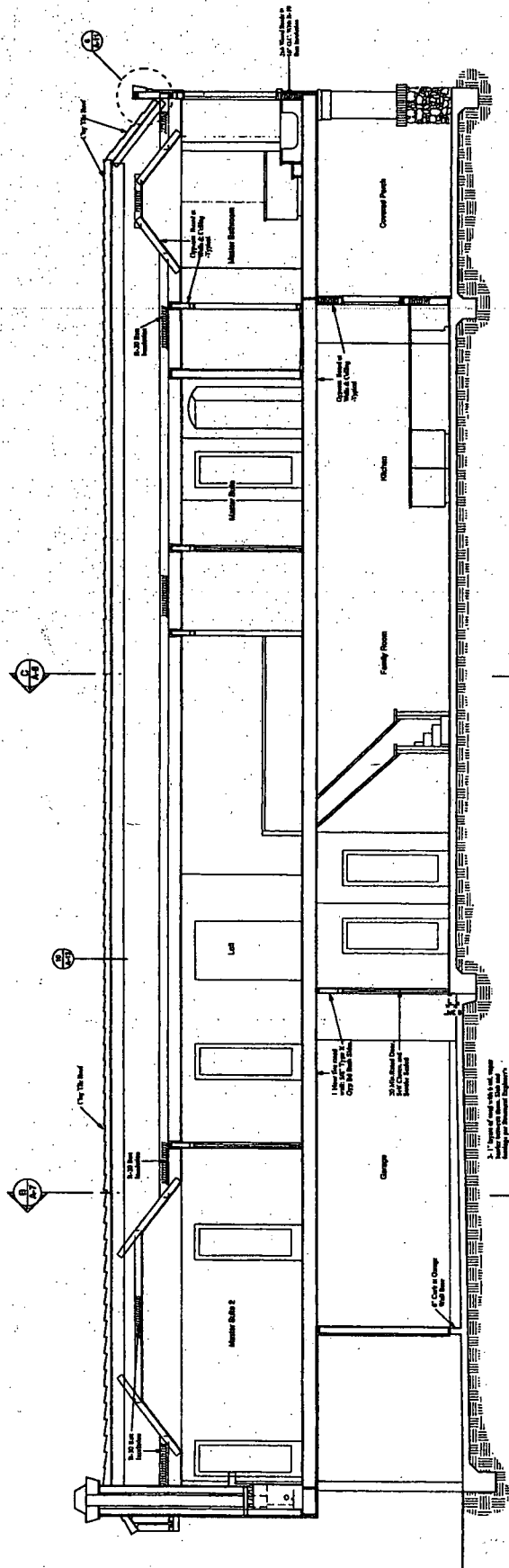
Item	Description	Quantity	Unit	Notes
1	Lightweight concrete masonry	1	SF	
2	Concrete Formwork #1	1	SF	
3	Concrete Formwork #2	1	SF	
4	Concrete Formwork #3	1	SF	
5	Concrete Formwork #4	1	SF	
6	Concrete Formwork #5	1	SF	
7	Concrete Formwork #6	1	SF	
8	Concrete Formwork #7	1	SF	
9	Concrete Formwork #8	1	SF	
10	Concrete Formwork #9	1	SF	
11	Concrete Formwork #10	1	SF	
12	Concrete Formwork #11	1	SF	
13	Concrete Formwork #12	1	SF	
14	Concrete Formwork #13	1	SF	
15	Concrete Formwork #14	1	SF	

SEP 05 2006

Sheet
A-1
New Custom Residence
2520 Driftwood Drive Rancho
Bel Air, Las Vegas Nevada
Ken Berrydane, Developer

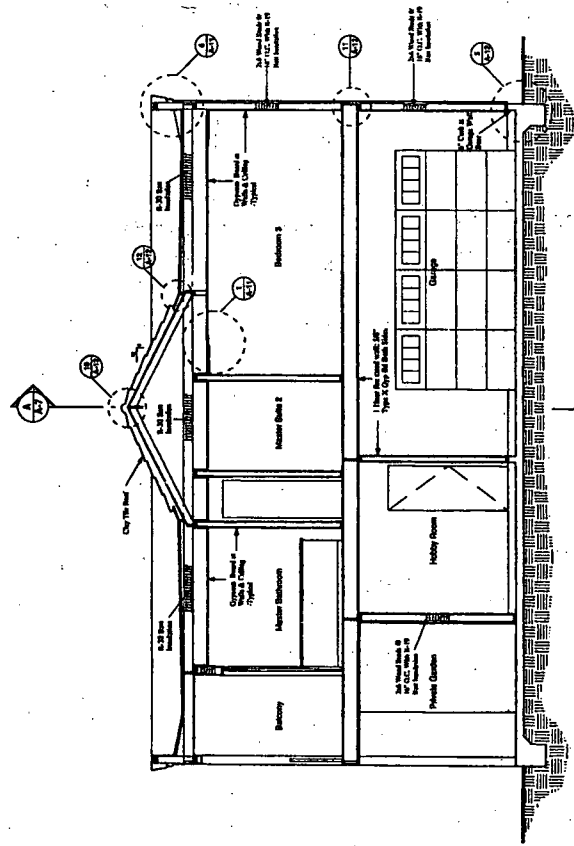
William K. Spencer, Architect, Nevada No. 1242
2330 E. Del Mar Blvd. #215, Pasadena, CA 91107, (626) 304-0850

SUP-16498
10/19/06 PC



Section A

1/8" = 1'-0"



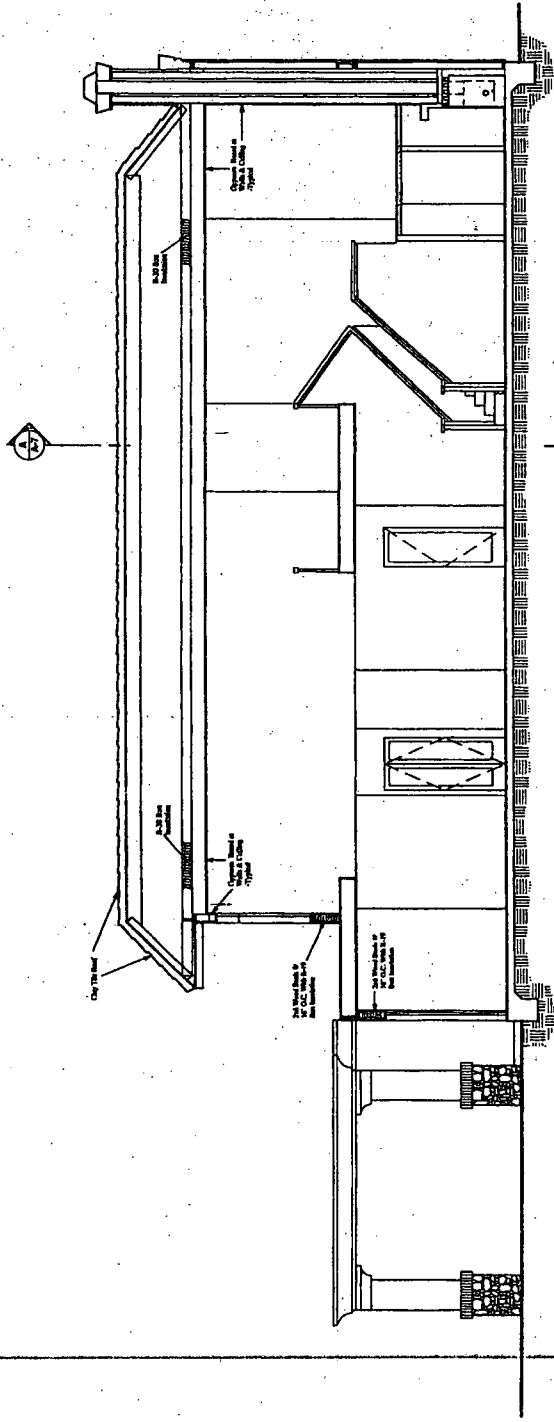
Section B

1/8" = 1'-0"

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Sheet A	Description Building Section	Date 03-04-04
New Custom Residence 2520 Driftwood Drive Rancho Bel Air, Las Vegas Nevada Ken Berrydane, Developer		
William K. Spencer, Architect, Nevada No. 1242 2330 E. Del Mar Blvd. #215, Pasadena, CA 91107, (626) 304-0850		

SUP-16498
10/19/06 PC



Section C

1/4" = 1'-0"

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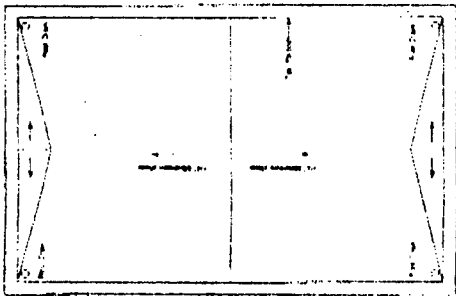
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Describe Building	New-Custom-Residence 2520 Driftwood Drive Rancho Bel Air, Las Vegas Nevada
Settler	Ken Berrydane, Developer
Date	02-04-01
Seal	

William K. Spencer, Architect, Nevada No. 1242
2330 E. Del Mar Blvd. #215, Pasadena, CA 91107, (626) 304-0850

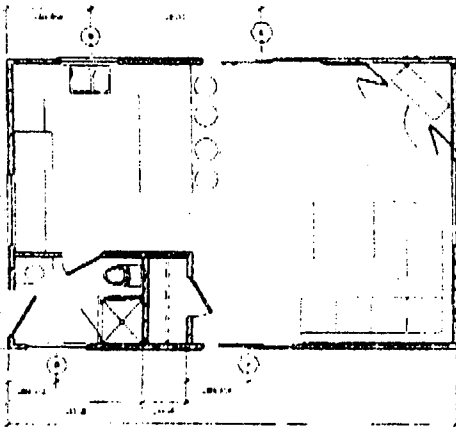
SUP-16498
10/19/06 PC

Item	Quantity	Unit	Material	Notes
1	1	Sq. Yd.	Asph/Flt Shingles	Roofing
2	1	Sq. Yd.	3/4" Plywood	Roof Deck
3	1	Sq. Yd.	1/2" Plywood	Roof Deck
4	1	Sq. Yd.	1/4" Plywood	Roof Deck
5	1	Sq. Yd.	1/2" Plywood	Roof Deck
6	1	Sq. Yd.	1/4" Plywood	Roof Deck
7	1	Sq. Yd.	1/2" Plywood	Roof Deck
8	1	Sq. Yd.	1/4" Plywood	Roof Deck
9	1	Sq. Yd.	1/2" Plywood	Roof Deck
10	1	Sq. Yd.	1/4" Plywood	Roof Deck
11	1	Sq. Yd.	1/2" Plywood	Roof Deck
12	1	Sq. Yd.	1/4" Plywood	Roof Deck
13	1	Sq. Yd.	1/2" Plywood	Roof Deck
14	1	Sq. Yd.	1/4" Plywood	Roof Deck
15	1	Sq. Yd.	1/2" Plywood	Roof Deck
16	1	Sq. Yd.	1/4" Plywood	Roof Deck
17	1	Sq. Yd.	1/2" Plywood	Roof Deck
18	1	Sq. Yd.	1/4" Plywood	Roof Deck
19	1	Sq. Yd.	1/2" Plywood	Roof Deck
20	1	Sq. Yd.	1/4" Plywood	Roof Deck

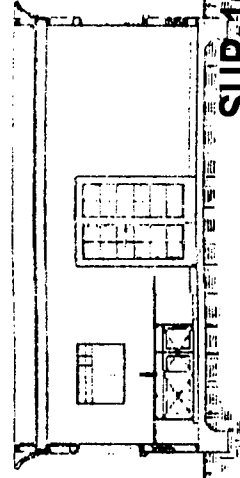
Notes: 1. All work to be done in accordance with the specifications.



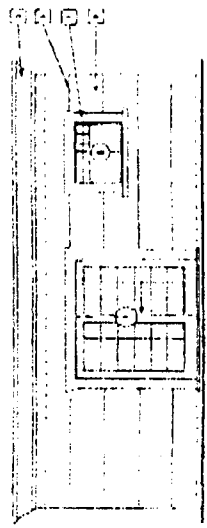
ROOF PLAN



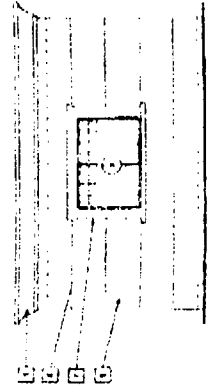
FLOOR PLAN



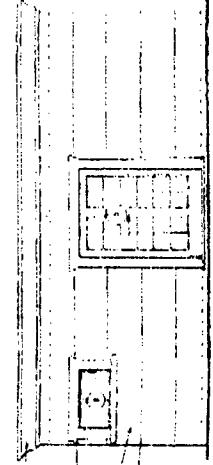
SECTION



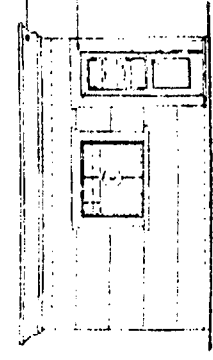
FRONT



SIDE



REAR



SIDE

SUP-16498

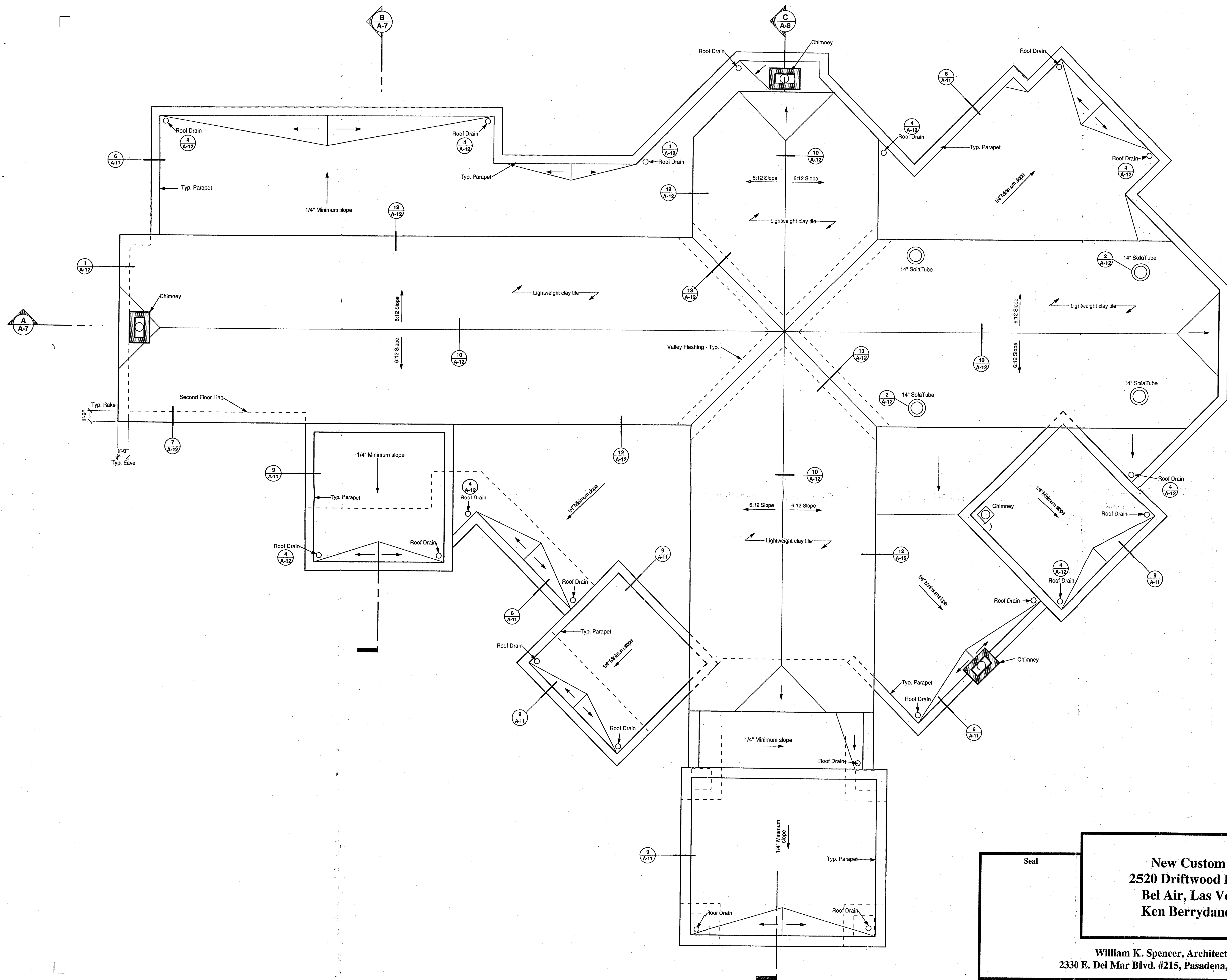
REVISED

10/19/06 PC

Site	A-10
Project	New Custom Residence
Client	2500 Driftwood Drive, Rancho Bel Air, Las Vegas, Nevada
Architect	Ken Berrydane, Developer

William K. Spencer, Architect, Nevada No. 1242
2200 E. Del Mar Blvd. #215, Pasadena, CA 91106-304-0850

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Seal

New Custom Residence
2520 Driftwood Drive Rancho
Bel Air, Las Vegas Nevada
Ken Berrydane, Developer

William K. Spencer, Architect, Nevada No. 1242
 2330 E. Del Mar Blvd. #215, Pasadena, CA 91107, (626) 304-0850

Sheet
A-4

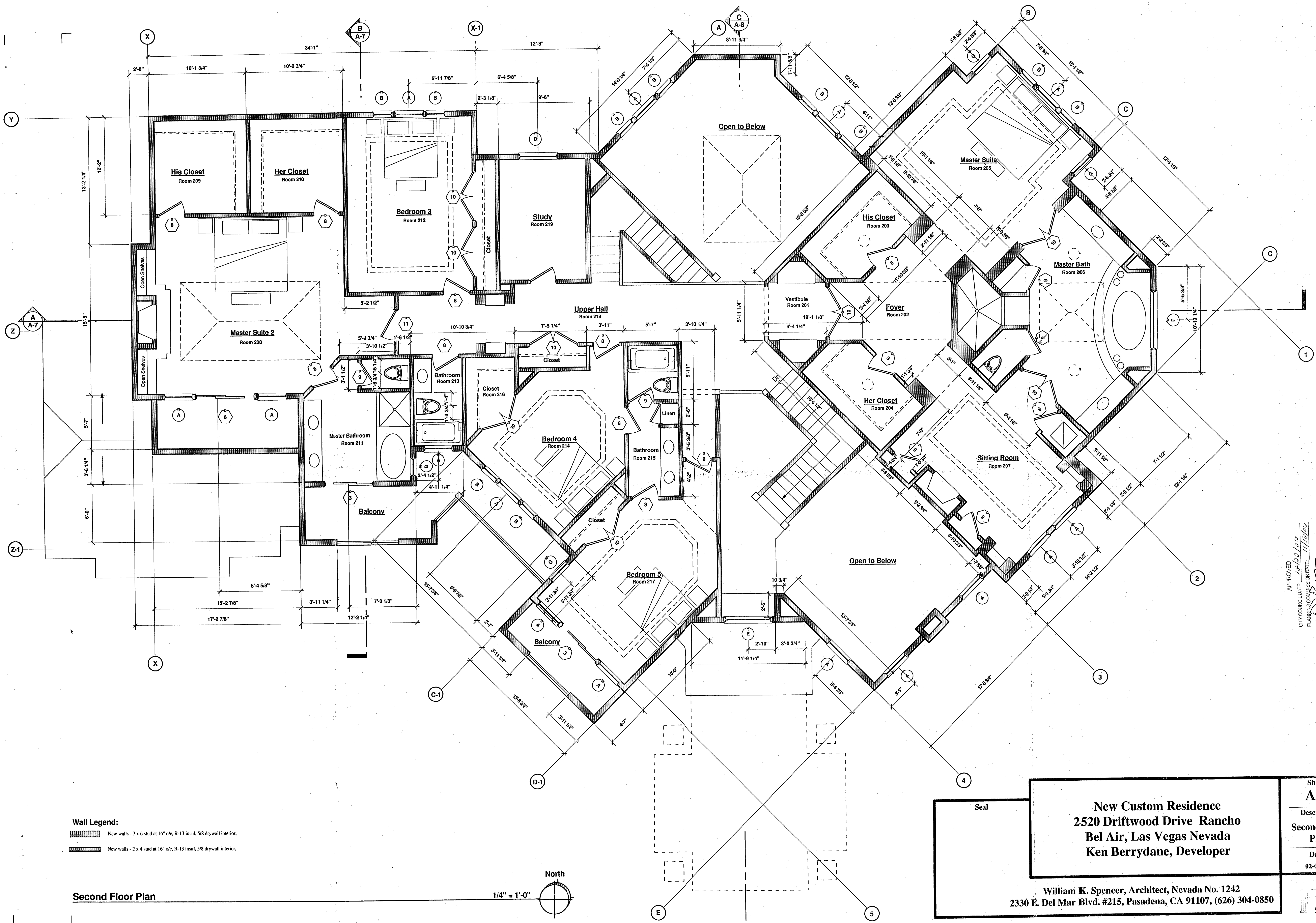
Description
Roof Plan

Date
 02-06-06

APPROVED
 CITY COUNCIL DATE: 12/20/06
 PLANNING COMMISSION DATE: 11/16/06
 BY: [Signature]
 PLANNING AND DEVELOPMENT
 CITY OF LAS VEGAS

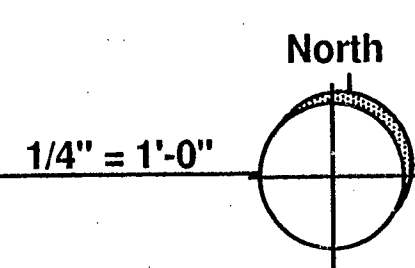
RECEIVED
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11/10/06 CC 12/20/06
 11/10/06 SUP. 10/10/06 R. 10/10/06



Wall Legend:
 New walls - 2 x 6 stud at 16" o/c, R-13 insul, 5/8 drywall interior.
 New walls - 2 x 4 stud at 16" o/c, R-13 insul, 5/8 drywall interior.

Second Floor Plan



APPROVED
CITY COUNCIL DATE: 12/12/10
PLANNING COMMISSION DATE: 11/16/10
BY: [Signature]
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

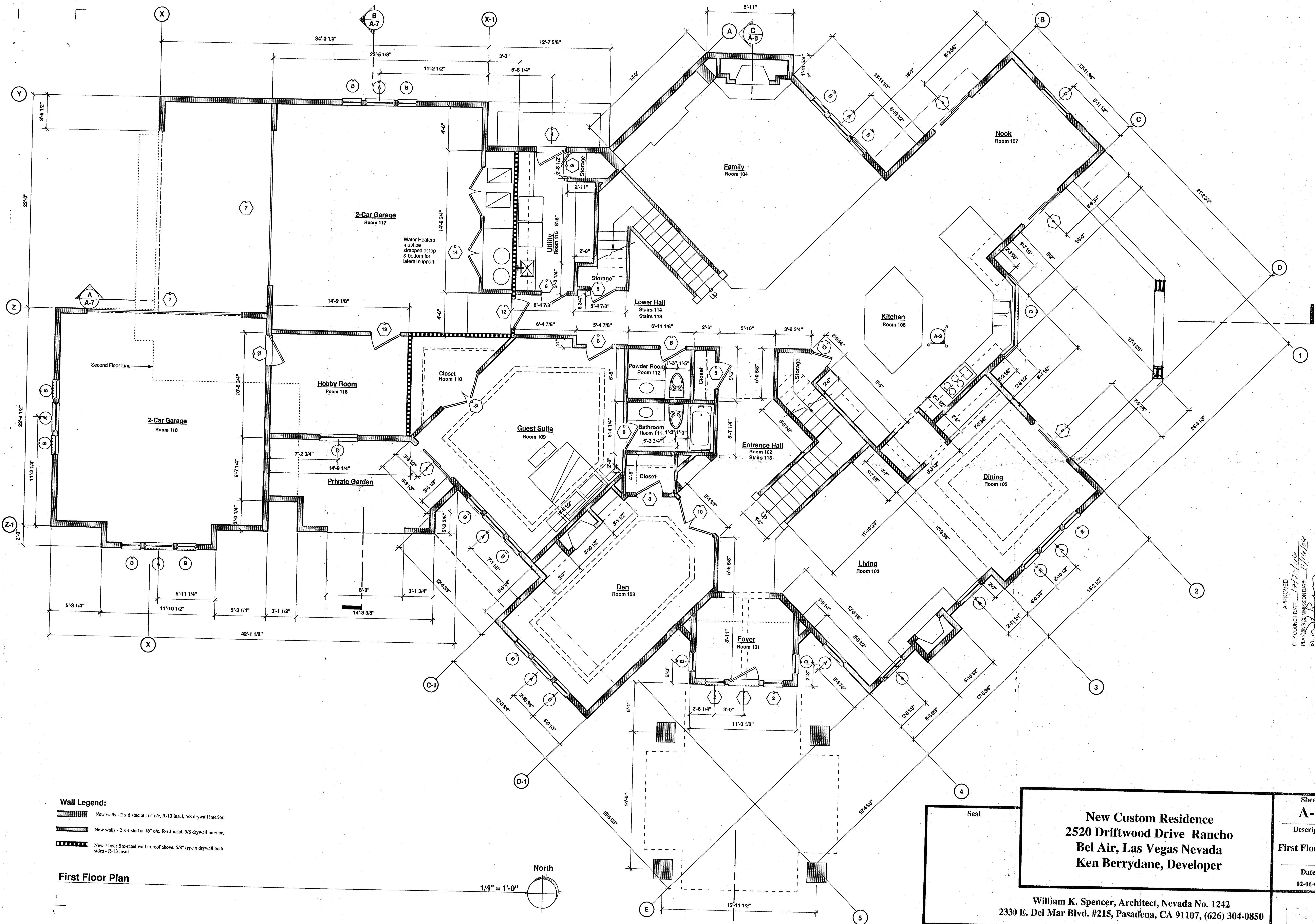
CC 12/20/10 Approved GT-07

New Custom Residence
2520 Driftwood Drive Rancho
Bel Air, Las Vegas Nevada
Ken Berrydane, Developer

William K. Spencer, Architect, Nevada No. 1242
2330 E. Del Mar Blvd. #215, Pasadena, CA 91107, (626) 304-0850

Sheet
A-2
Description
Second Floor Plan
Date
02-06-06

SEP 05 2006



New Custom Residence
2520 Driftwood Drive Rancho
Bel Air, Las Vegas Nevada
Ken Berrydane, Developer

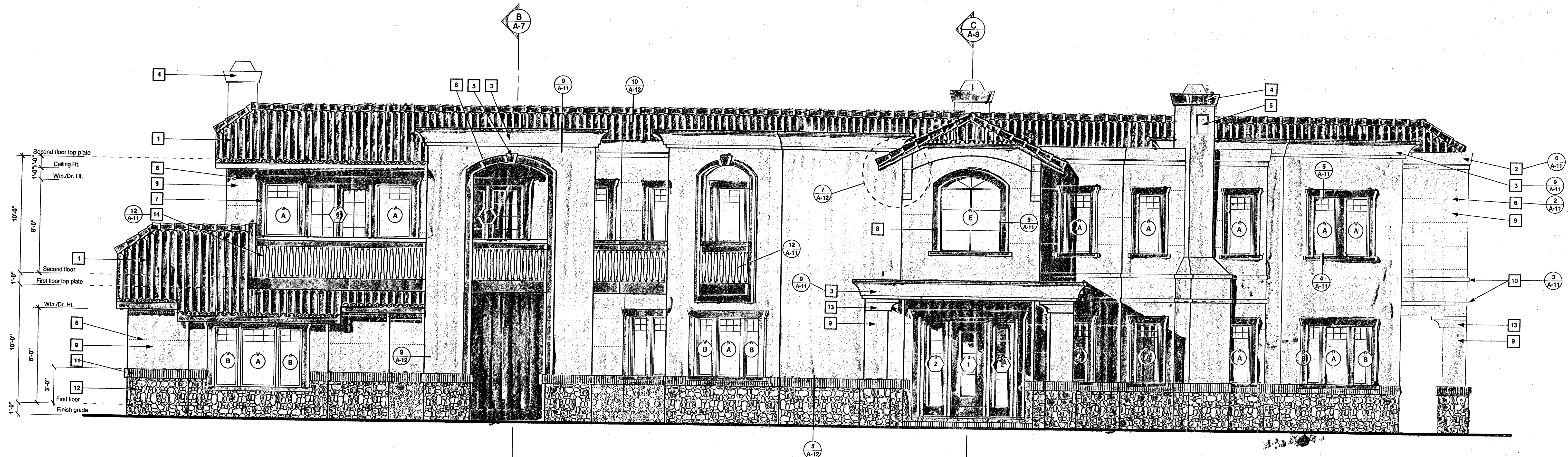
William K. Spencer, Architect, Nevada No. 1242
 2330 E. Del Mar Blvd. #215, Pasadena, CA 91107, (626) 304-0850

Sheet
A-1
 Description
First Floor Plan
 Date
 02-06-06

APPROVED
 CITY COUNCIL DATE: 12/10/06
 PLANNING COMMISSION DATE: 11/14/06
 BY: [Signature]
 PLANNING AND DEVELOPMENT
 CITY OF LAS VEGAS

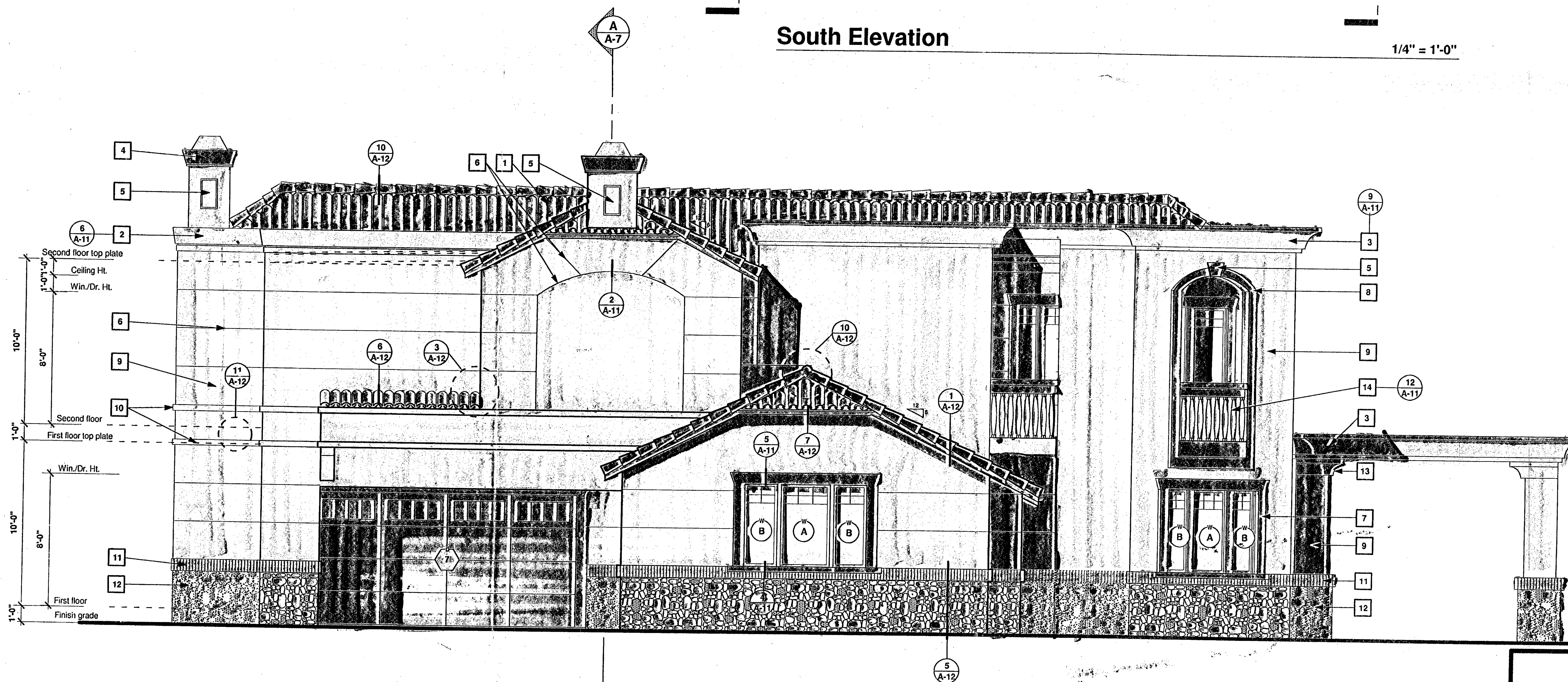
APPROVED
 SEP 05 2006

11/16/06 CC 12/20/06 Approved (70)
 VLR-10477, SUP-10498 RE [Signature]



South Elevation

1/4" = 1'-0"



West Elevation

1/4" = 1'-0"

Exterior Finish Schedule	
1	Lightweight clay tile roofing
2	Custom Foam Cornice #1
3	Custom Foam Cornice #2
4	Custom Foam Cornice #3
5	Decorative keystone Concrete Designs Inc. K12 shield
6	Accent screed Line
7	Window/Opening surround Moulding Concrete Design Inc. M13 with Custom extended sill
8	Window/Opening surround Moulding Concrete Design Inc. M13 with M13 Radiat
9	Steel Trowelled smooth finish stucco
10	Steel Trowelled smooth finish stucco over 2x2 band
11	Brick Soldier Course
12	Stone Veneer
13	Custom Foam Cornice #4
14	Balustrade: Concrete Design Inc. BL29-26 balusters, M33 hand rail, and Blnd 82 base stretcher
15	Custom Corbel

APPROVED
CITY COUNCIL DATE: 12/20/06
PLANNING AND DESIGN DEPARTMENT
BY: [Signature]
CITY OF LAS VEGAS

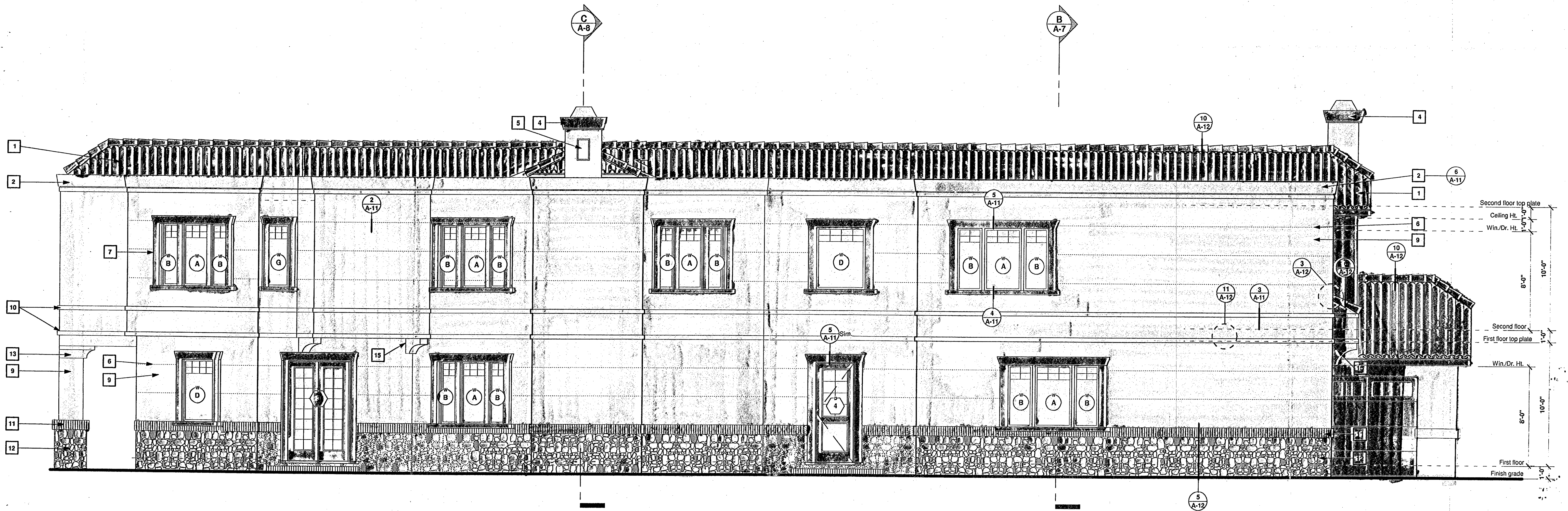
New Custom Residence
2520 Driftwood Drive Rancho
Bel Air, Las Vegas Nevada
Ken Berrydane, Developer

Sheet
A-5
Description
Elevations

Date
02-06-06

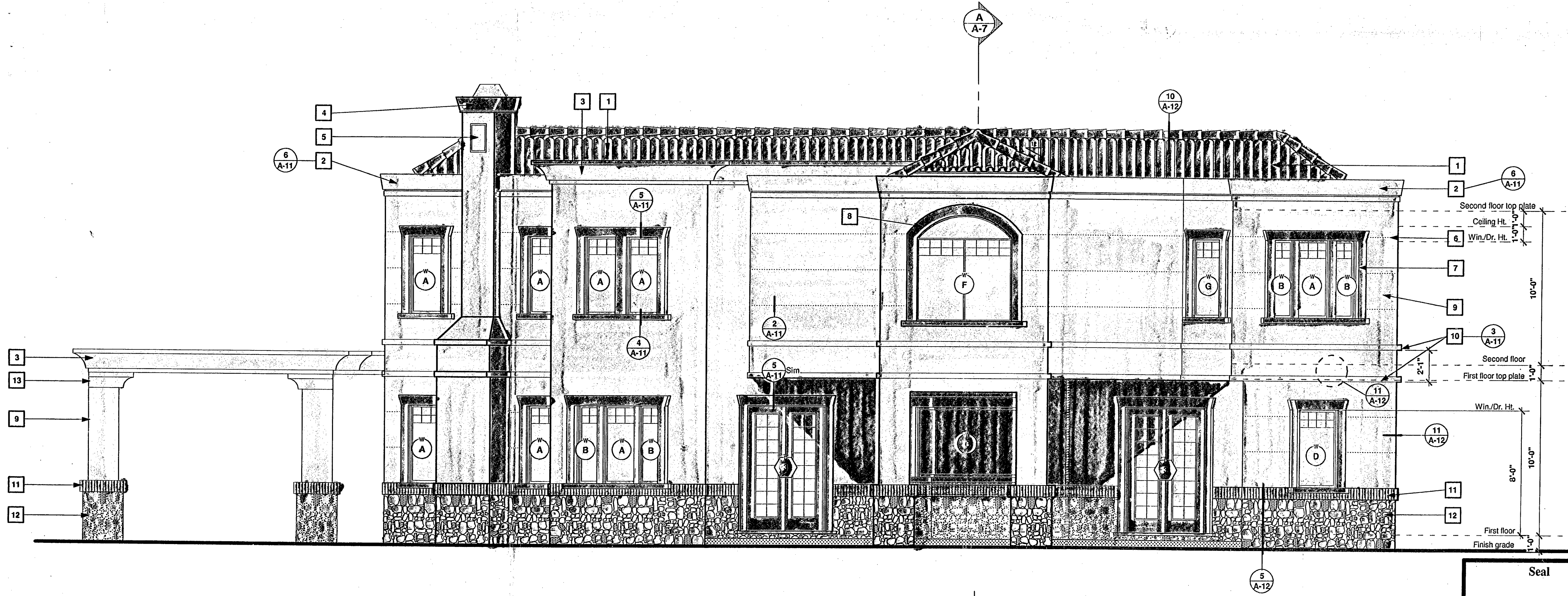
William K. Spencer, Architect, Nevada No. 1242
2330 E. Del Mar Blvd. #215, Pasadena, CA 91107, (626) 304-0850

SEP 05 2006



North Elevation

1/4" = 1'-0"



East Elevation

1/4" = 1'-0"

Exterior Finish Schedule	
1	Lightweight clay tile roofing
2	Custom Foam Cornice #1
3	Custom Foam Cornice #2
4	Custom Foam Cornice #3
5	Decorative keystone Concrete Designs Inc. K12 shield
6	Accent screed Line
7	Window/Opening surround Moulding Concrete Design Inc. M13 with Custom extended sill
8	Window/Opening surround Moulding Concrete Design Inc. M13 with M13 Radial
9	Steel Trowelled smooth finish stucco
10	Steel Trowelled smooth finish stucco over 2x2 band
11	Brick Soldier Course
12	Stone Vencer
13	Custom Foam Cornice #4
14	Balustrade: Concrete Design Inc. BL29-26 balusters, M33 hand rail, and Blad 82 base stretcher
15	Custom Corbel

APPROVED
CITY COUNCIL DATE: 12/20/06
PLANNING COMMISSION DATE: 11/16/06
BY: [Signature]
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

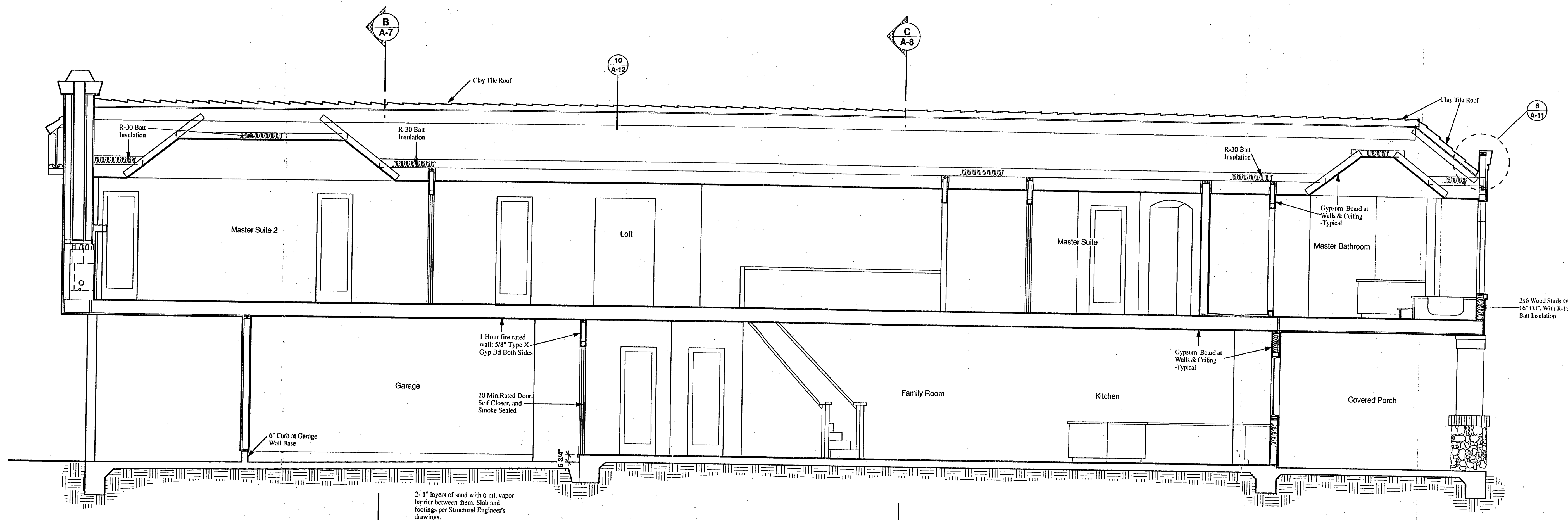
New Custom Residence
2520 Driftwood Drive Rancho
Bel Air, Las Vegas Nevada
Ken Berrydane, Developer

William K. Spencer, Architect, Nevada No. 1242
 2330 E. Del Mar Blvd. #215, Pasadena, CA 91107, (626) 304-0850

Sheet
A-6
 Description
Elevations
 Date
 02-06-06

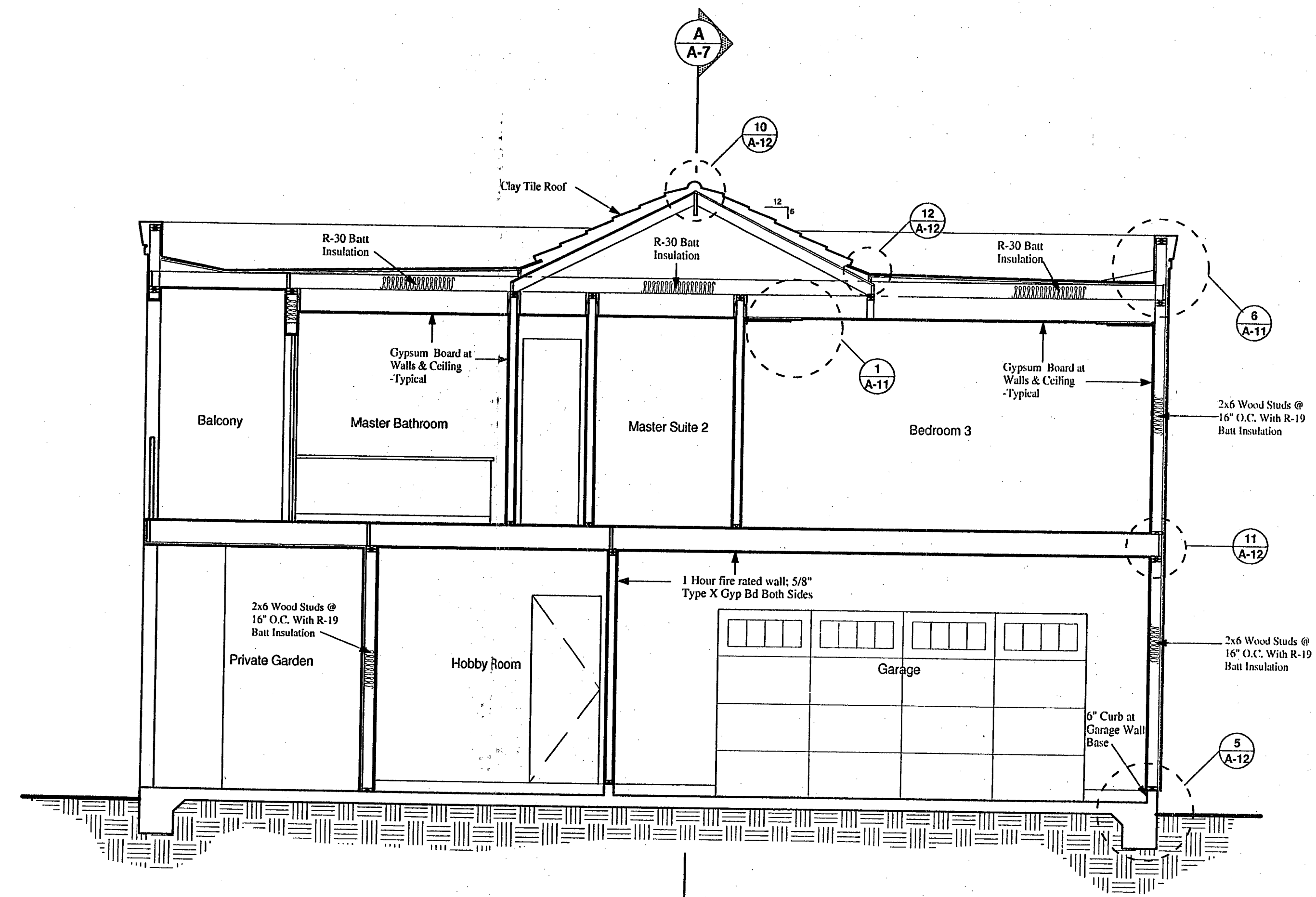
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 SEP 05 2006

VAR-164471 SUP-16478 R-11/10/06 CC 12/20/06



Section A

1/4" = 1'-0"

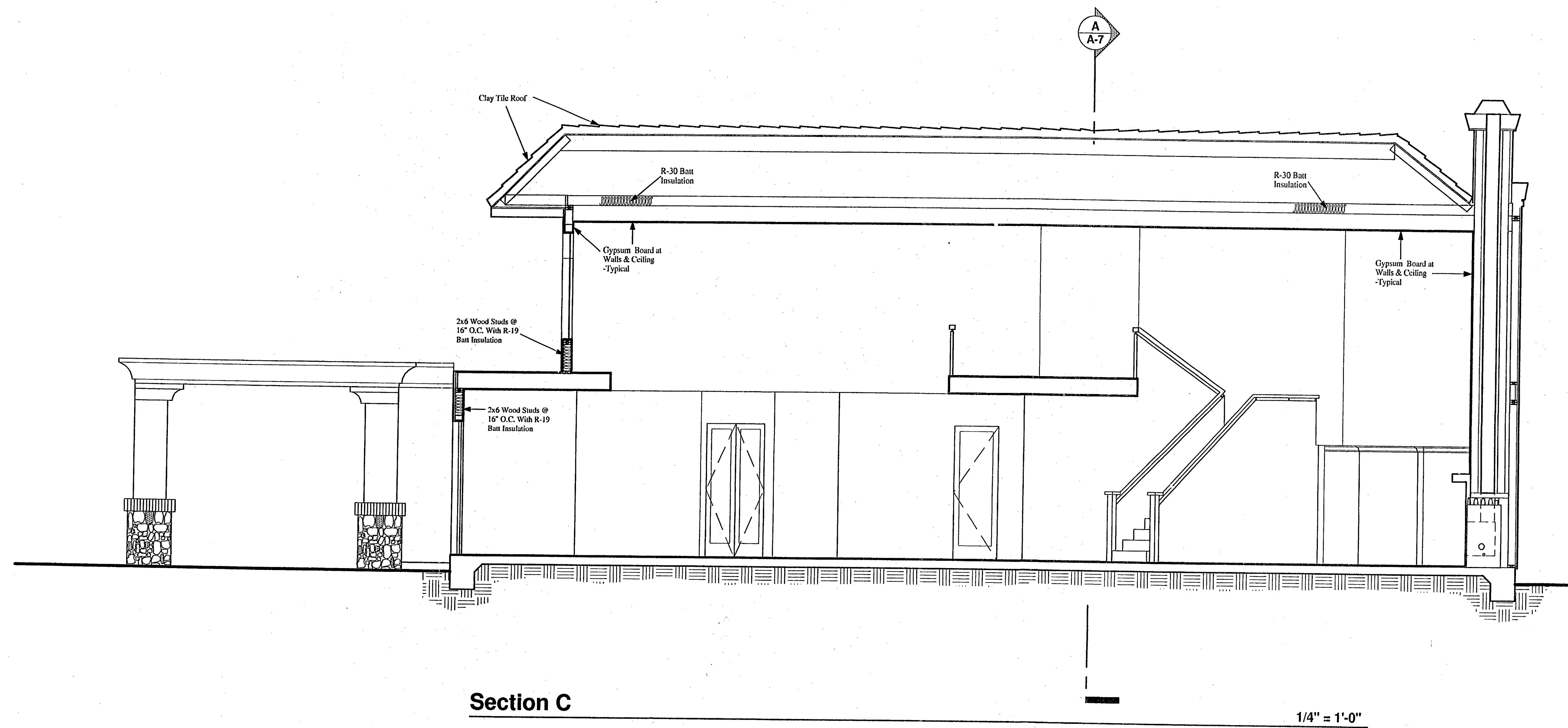


Section B

1/4" = 1'-0"

Seal	New Custom Residence 2520 Driftwood Drive Rancho Bel Air, Las Vegas Nevada Ken Berrydane, Developer		Sheet A-7
	Description Building Cross Sections		Date 02-06-06
	William K. Spencer, Architect, Nevada No. 1242 2330 E. Del Mar Blvd. #215, Pasadena, CA 91107, (626) 304-0850		
	VPR-16197, SUP-16198, PC-16199, CC-12120104		

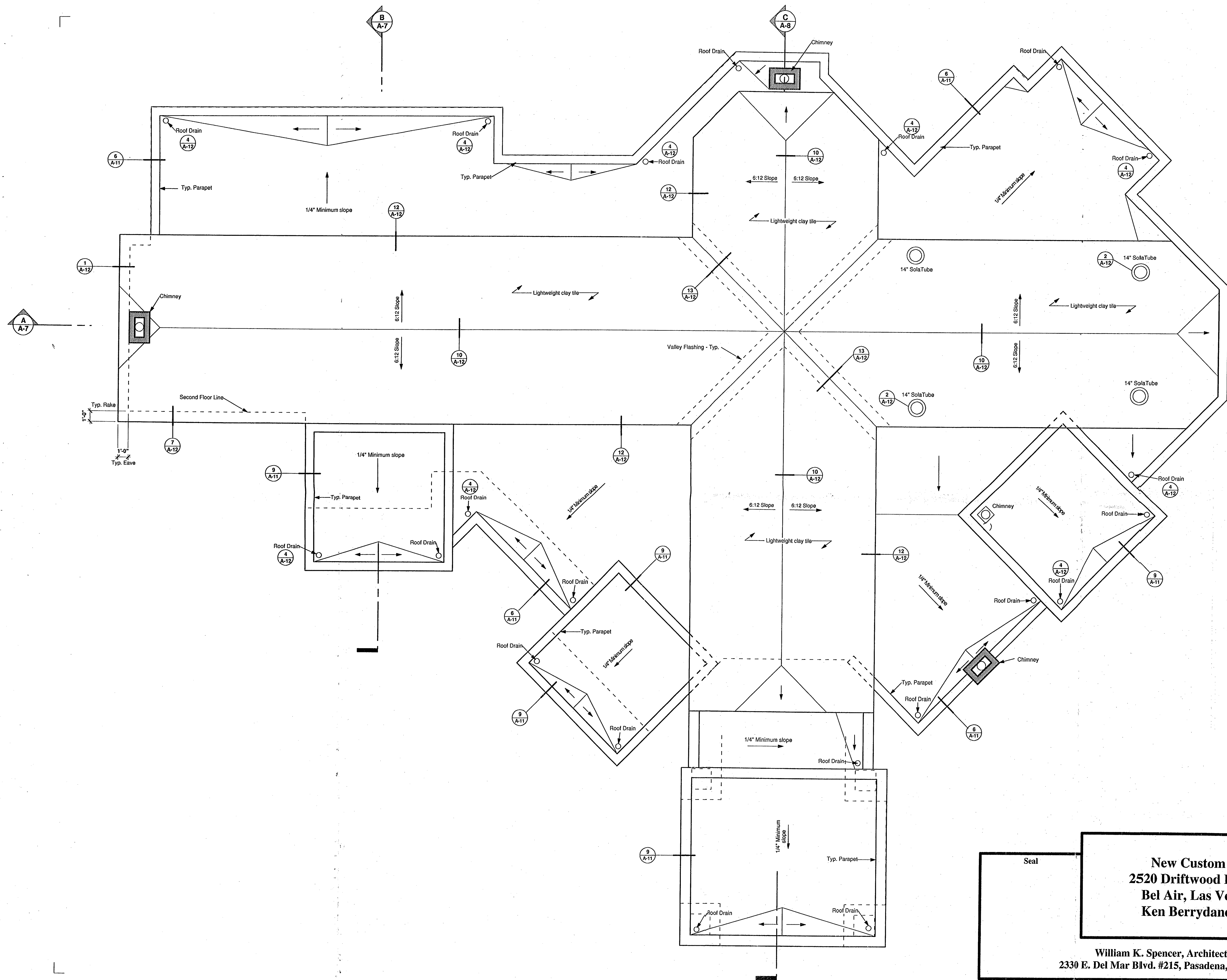
APPROVED
 CITY COUNCIL DATE: 12/20/04
 PLANNING COMMISSION DATE: 11/19/04
 BY: [Signature]
 PLANNING AND DEVELOPMENT
 CITY OF LAS VEGAS



APPROVED
CITY COUNCIL DATE: 12/20/06
PLANNING COMMISSION DATE:
BY: *[Signature]*
DRAWING AND DEVELOPMENT
CITY OF LAS VEGAS

VAR-10417, SUB-10418, CC 12-20-06

Seal	New Custom Residence 2520 Driftwood Drive Rancho Bel Air, Las Vegas Nevada Ken Berrydane, Developer		Sheet A-8
			Description Building Cross Sections
			Date 02-06-06
	William K. Spencer, Architect, Nevada No. 1242 2330 E. Del Mar Blvd. #215, Pasadena, CA 91107, (626) 304-0850		SEP 05 2006

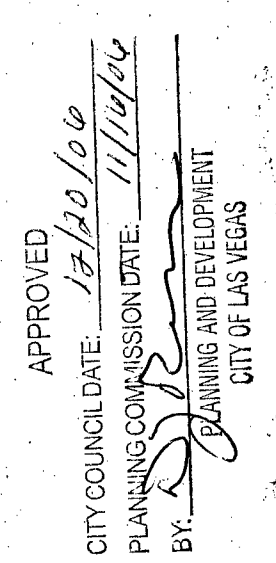


APPROVED
CITY COUNCIL DATE: 12/20/06
PLANNING COMMISSION DATE: 11/16/06
BY: [Signature]
CITY OF LAS VEGAS

11/10/06 CC 12/20/06
VNE-16471 SUP. 10448 R 10448

Seal	New Custom Residence 2520 Driftwood Drive Rancho Bel Air, Las Vegas Nevada Ken Berrydane, Developer		Sheet A-4
			Description Roof Plan
			Date 02-06-06
	William K. Spencer, Architect, Nevada No. 1242 2330 E. Del Mar Blvd. #215, Pasadena, CA 91107, (626) 304-0850		

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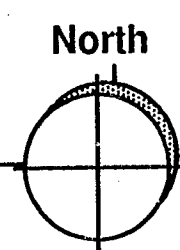


 New walls - 2 x 6 stud at 16" o/c, R-13 insul, 5/8 drywall interior,

 New walls - 2 x 4 stud at 16" o/c, R-13 insul, 5/8 drywall interior,

Second Floor Plan

1/4" = 1'-0"



Seal

New Custom Residence
2520 Driftwood Drive Rancho
Bel Air, Las Vegas Nevada
Ken Berrydane, Developer

William K. Spencer, Architect, Nevada No. 1242
2330 E. Del Mar Blvd. #215, Pasadena, CA 91107, (626) 304-0850

Sheet
A-2

Description

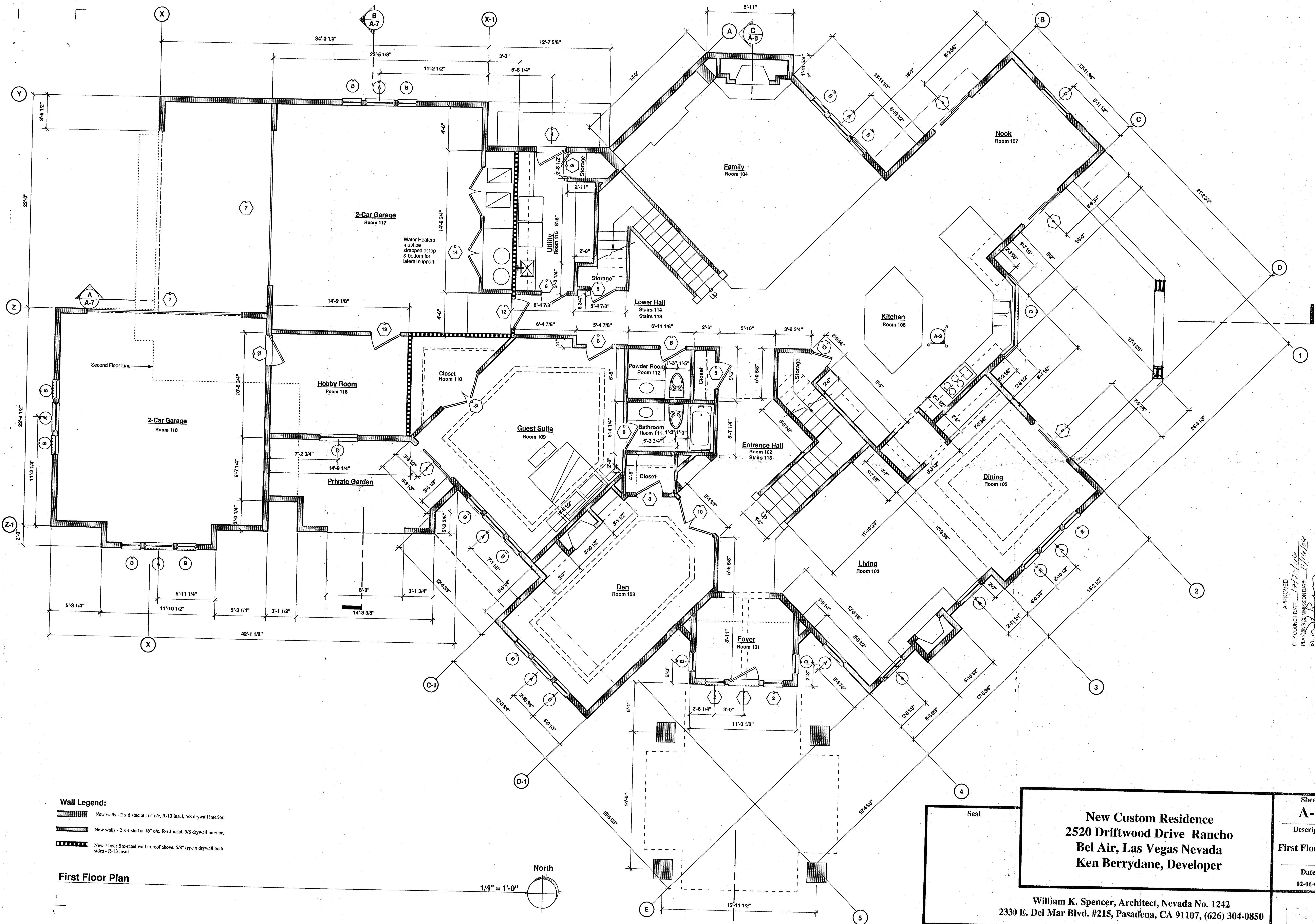
**Second Floor
Plan**

Date

02-06-06

SEP 05 2006

cc 12/20/06 Approved G-07



Wall Legend:

- New walls - 2 x 6 stud at 16" o/c, R-13 insul, 5/8 drywall interior,
- New walls - 2 x 4 stud at 16" o/c, R-13 insul, 5/8 drywall interior,
- New 1 hour fire-rated wall to roof above: 5/8" type x drywall both sides - R-13 insul.

First Floor Plan

North

1/4" = 1'-0"

New Custom Residence
2520 Driftwood Drive Rancho
Bel Air, Las Vegas Nevada
Ken Berrydane, Developer

William K. Spencer, Architect, Nevada No. 1242
 2330 E. Del Mar Blvd. #215, Pasadena, CA 91107, (626) 304-0850

Sheet
A-1

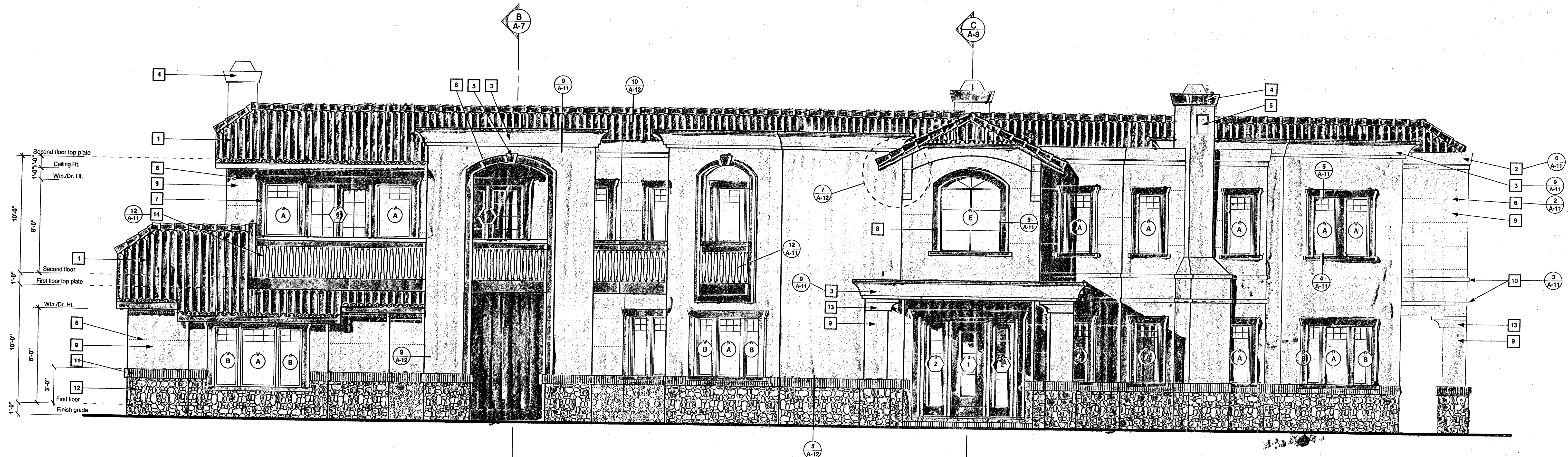
Description
First Floor Plan

Date
 02-06-06

APPROVED
 CITY COUNCIL DATE: 12/10/06
 PLANNING COMMISSION DATE: 11/14/06
 BY: [Signature]
 PLANNING AND DEVELOPMENT
 CITY OF LAS VEGAS

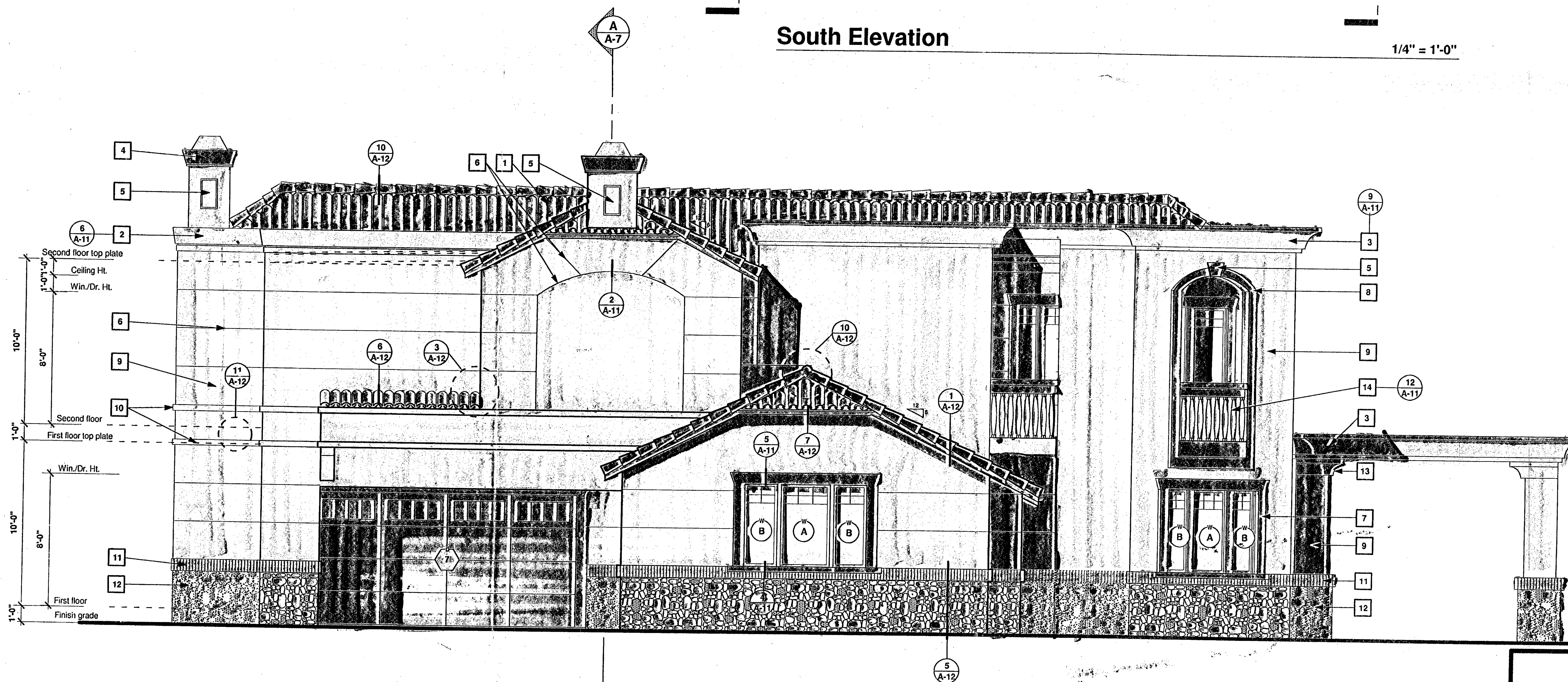
APPROVED
 SEP 05 2006

11/16/06 CC 10120106 Approved (70)
 VLR-10477, SUP-10498 RE [Signature]



South Elevation

1/4" = 1'-0"



West Elevation

1/4" = 1'-0"

Exterior Finish Schedule	
1	Lightweight clay tile roofing
2	Custom Foam Cornice #1
3	Custom Foam Cornice #2
4	Custom Foam Cornice #3
5	Decorative keystone Concrete Designs Inc. K12 shield
6	Accent screed Line
7	Window/Opening surround Moulding Concrete Design Inc. M13 with Custom extended sill
8	Window/Opening surround Moulding Concrete Design Inc. M13 with M13 Radiat
9	Steel Trowelled smooth finish stucco
10	Steel Trowelled smooth finish stucco over 2x2 band
11	Brick Soldier Course
12	Stone Veneer
13	Custom Foam Cornice #4
14	Balustrade: Concrete Design Inc. BL29-26 balusters, M33 hand rail, and Blnd 82 base stretcher
15	Custom Corbel

APPROVED
CITY COUNCIL DATE: 12/20/06
PLANNING AND DESIGN DEPARTMENT
BY: [Signature]
CITY OF LAS VEGAS

New Custom Residence
2520 Driftwood Drive Rancho
Bel Air, Las Vegas Nevada
Ken Berrydane, Developer

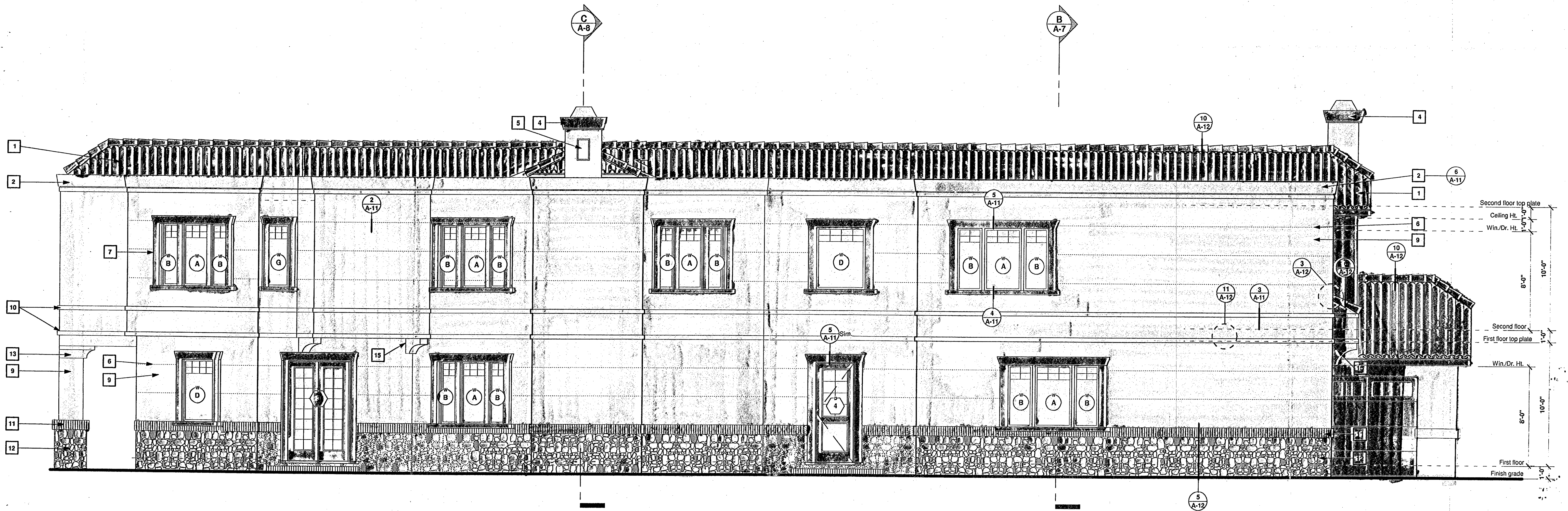
Sheet
A-5
Description
Elevations

Date
02-06-06

William K. Spencer, Architect, Nevada No. 1242
2330 E. Del Mar Blvd. #215, Pasadena, CA 91107, (626) 304-0850

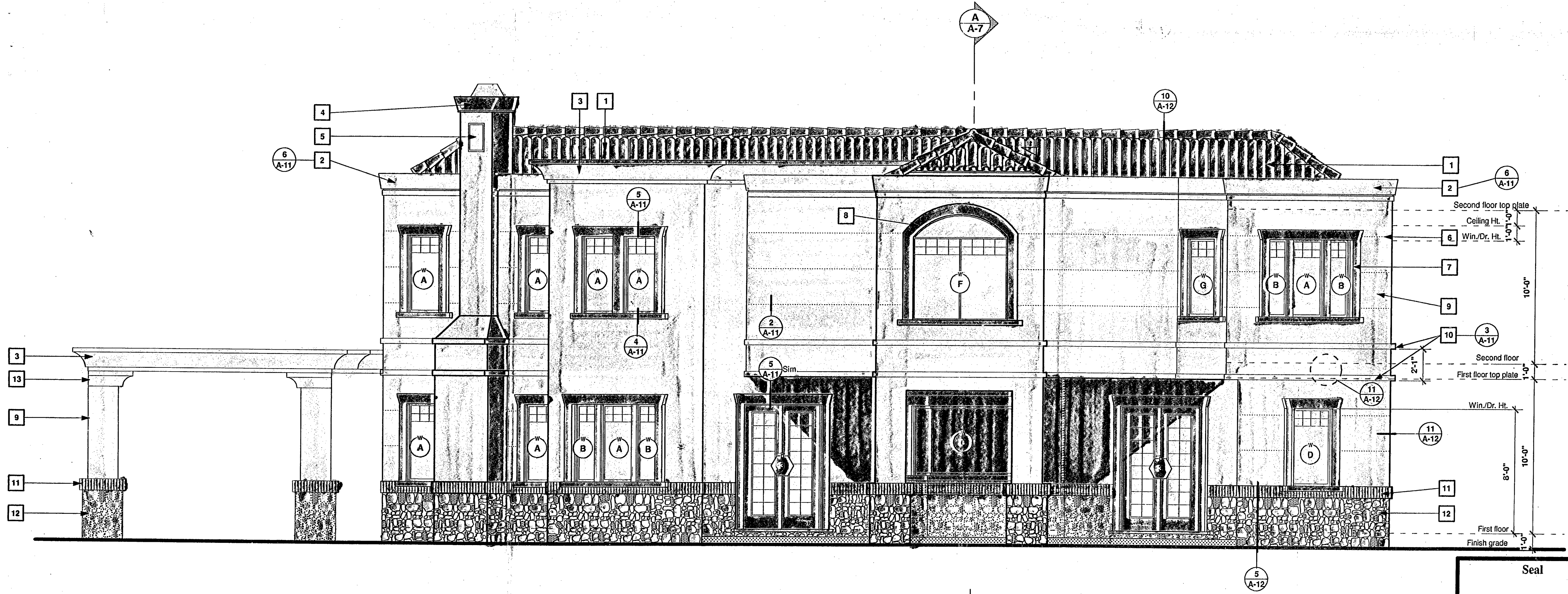
SEP 05 2006

11/10/06 CC 12/20/06



North Elevation

1/4" = 1'-0"



East Elevation

1/4" = 1'-0"

Exterior Finish Schedule	
1	Lightweight clay tile roofing
2	Custom Foam Cornice #1
3	Custom Foam Cornice #2
4	Custom Foam Cornice #3
5	Decorative keystone Concrete Designs Inc. K12 shield
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10	Steel Trowelled smooth finish stucco over 2x2 band
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12	Stone Vencer
13	Custom Foam Cornice #4
14	Balustrade: Concrete Design Inc. BL29-26 balusters, M33 hand rail, and Blad 82 base stretcher
15	Custom Corbel

APPROVED
CITY COUNCIL DATE: 12/20/06
PLANNING COMMISSION DATE: 11/16/06
BY: [Signature]
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

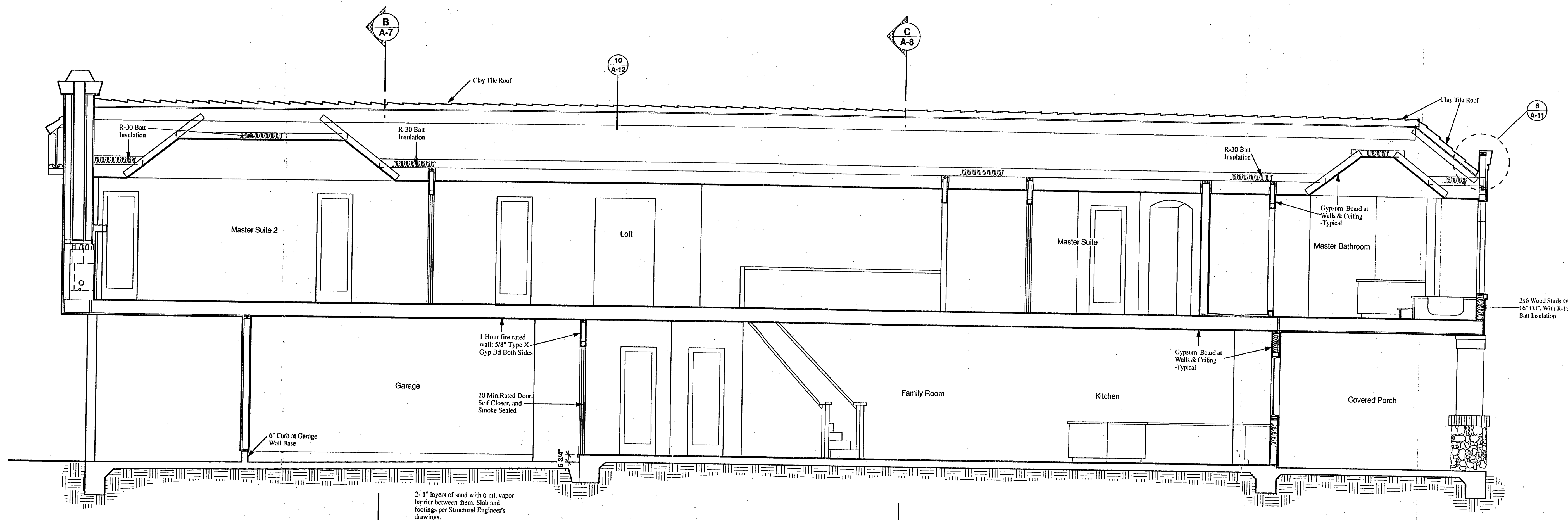
New Custom Residence
2520 Driftwood Drive Rancho
Bel Air, Las Vegas Nevada
Ken Berrydane, Developer

William K. Spencer, Architect, Nevada No. 1242
 2330 E. Del Mar Blvd. #215, Pasadena, CA 91107, (626) 304-0850

Sheet
A-6
 Description
Elevations
 Date
 02-06-06

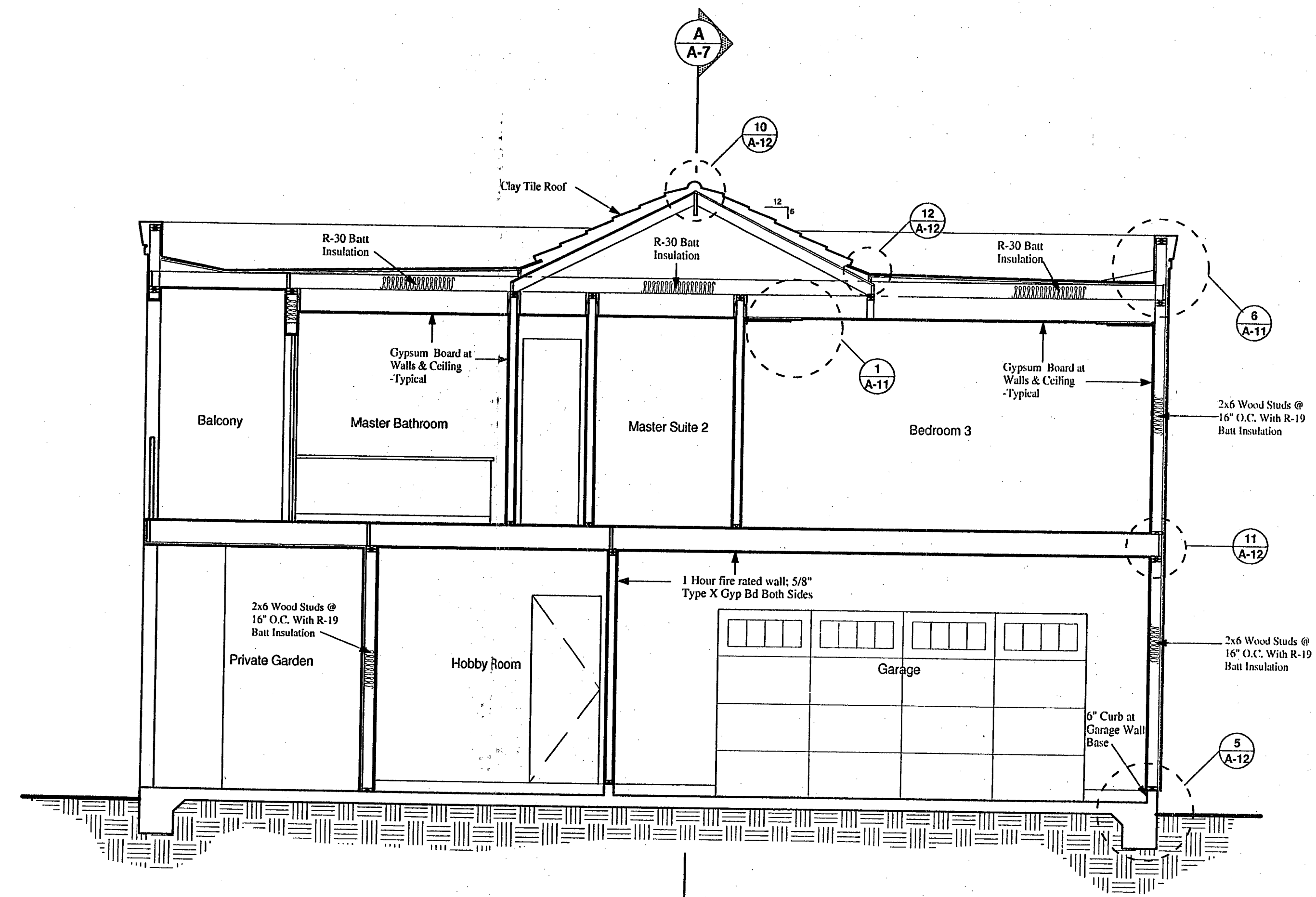
RECEIVED
 SEP 05 2006

VAR-104471 SUP-10478 R-10478 11/16/06 CC 12/20/06



Section A

1/4" = 1'-0"



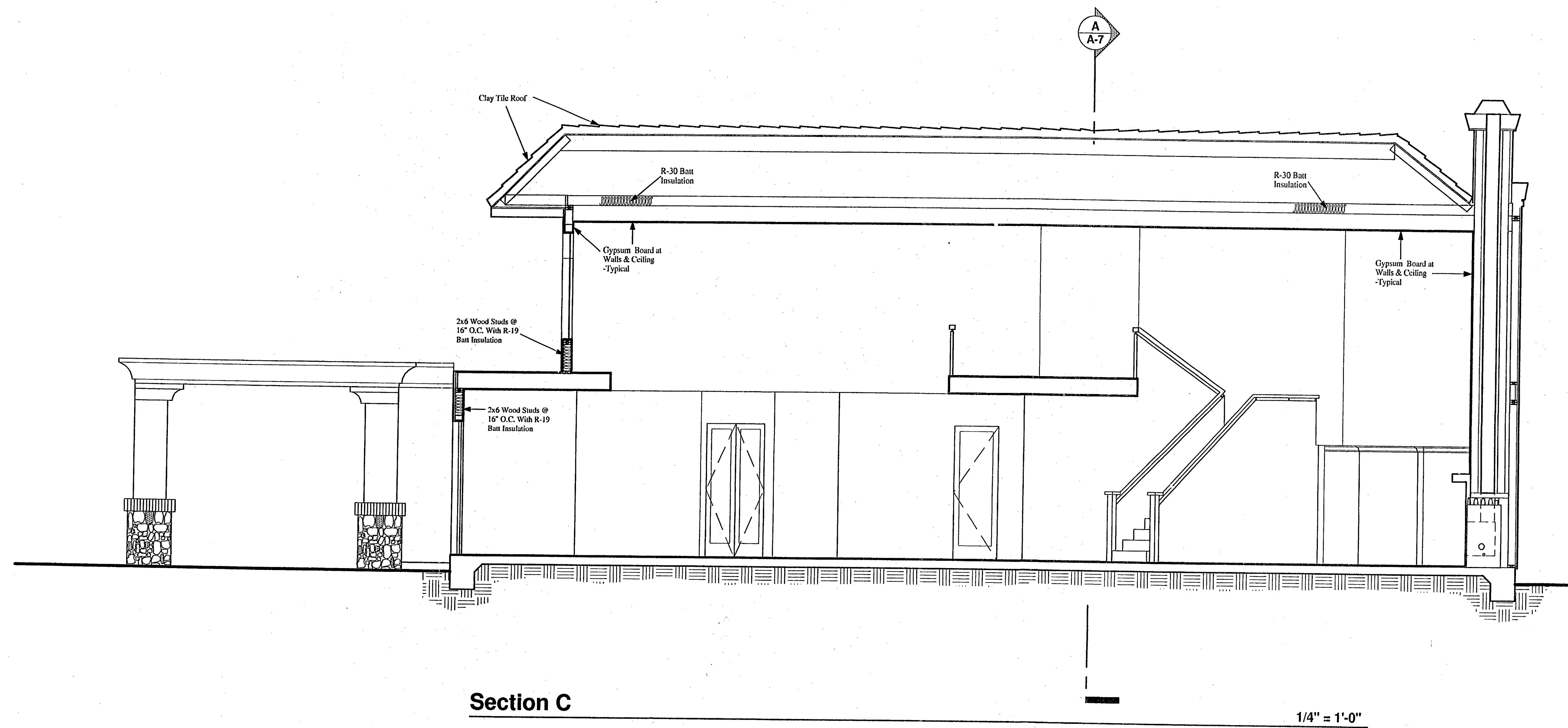
Section B

1/4" = 1'-0"

Seal	New Custom Residence 2520 Driftwood Drive Rancho Bel Air, Las Vegas Nevada Ken Berrydane, Developer		Sheet A-7
	Description Building Cross Sections		Date 02-06-06
	William K. Spencer, Architect, Nevada No. 1242 2330 E. Del Mar Blvd. #215, Pasadena, CA 91107, (626) 304-0850		
	SEP 05 2006		

APPROVED
 CITY COUNCIL DATE: 12/20/04
 PLANNING COMMISSION DATE: 11/19/04
 BY: [Signature]
 DRAINING AND DEVELOPMENT
 CITY OF LAS VEGAS

VAR-16197, SUP-16198 PC 1/24/06 CC 12/20/04



APPROVED
CITY COUNCIL DATE: 12/20/06
PLANNING COMMISSION DATE:
BY: *[Signature]*
DRAWING AND DEVELOPMENT
CITY OF LAS VEGAS

VAR-10417, SUB-10418, CC 12-20-06

Seal	New Custom Residence 2520 Driftwood Drive Rancho Bel Air, Las Vegas Nevada Ken Berrydane, Developer		Sheet A-8
			Description Building Cross Sections
			Date 02-06-06
	William K. Spencer, Architect, Nevada No. 1242 2330 E. Del Mar Blvd. #215, Pasadena, CA 91107, (626) 304-0850		SEP 05 2006