

Plans (Approved Site Plan)



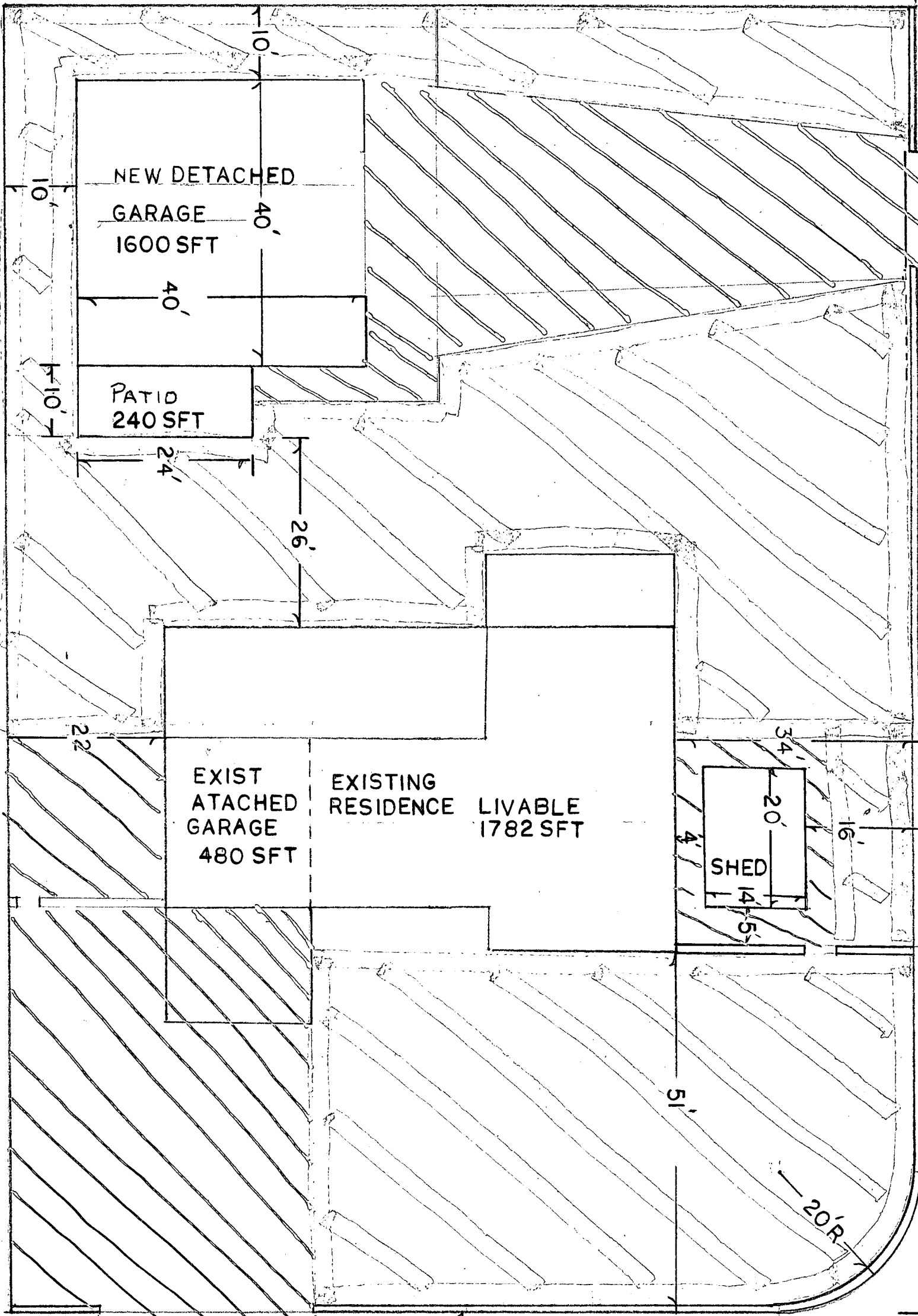
PLANS - APPROVED SITE PLAN

Separator Sheet

5408 HICKAM AVE (SFR)

4120 BRADLEY RD (SFR)

HICKAM AVE



RECEIVED
NOV 14 2006

APPROVED
CITY COUNCIL DATE: N/A
PLANNING COMMISSION DATE: 12/7/06
BY: John R. [Signature]
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

BRADLEY RD

N JONES BLVD
HICKAM AVE
W CRAIG RD

DATE 10/5/06	DRAWN JMH	HANNAWAY — DETACHED GARAGE	
SCALE 1"=16'	SHT 1 OF 3	4211 BRADLEY RD, LV.	P# 13801306004

VAR-17683; SUP-17684 REVISED PC 12/7/06 **Approved**

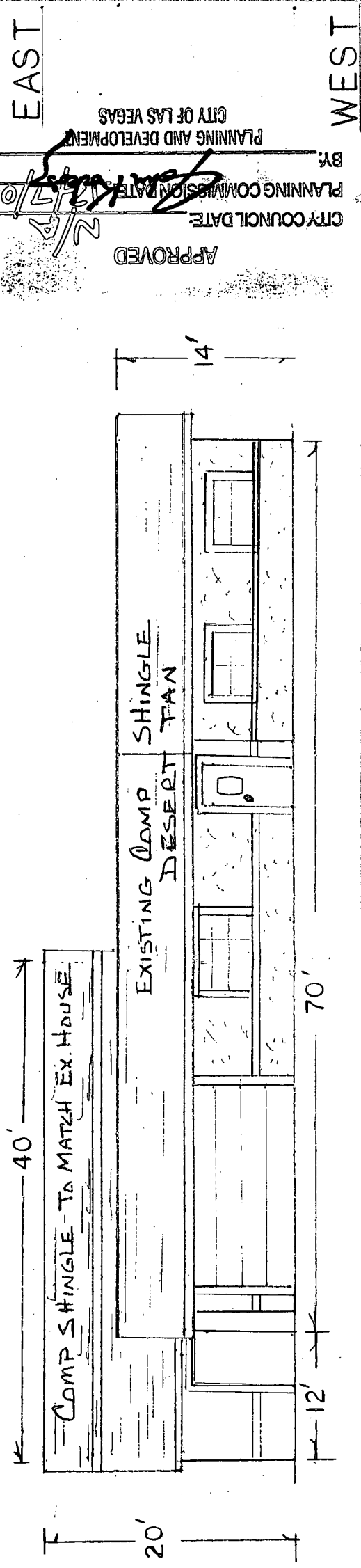
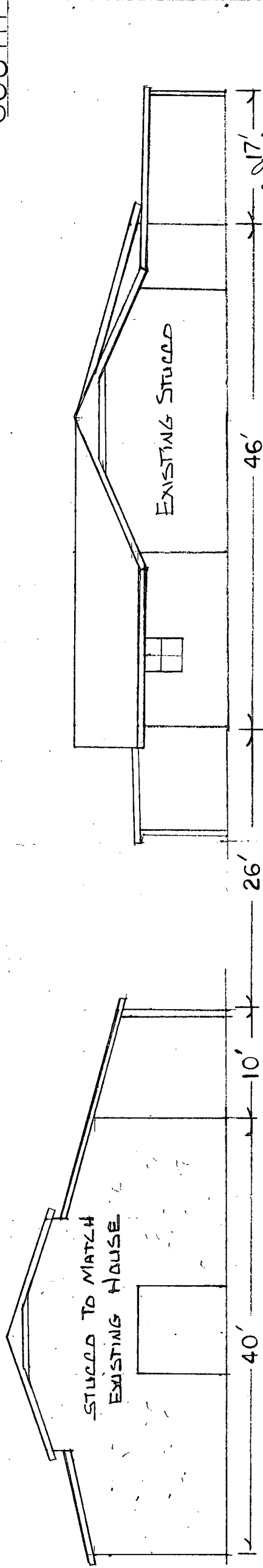
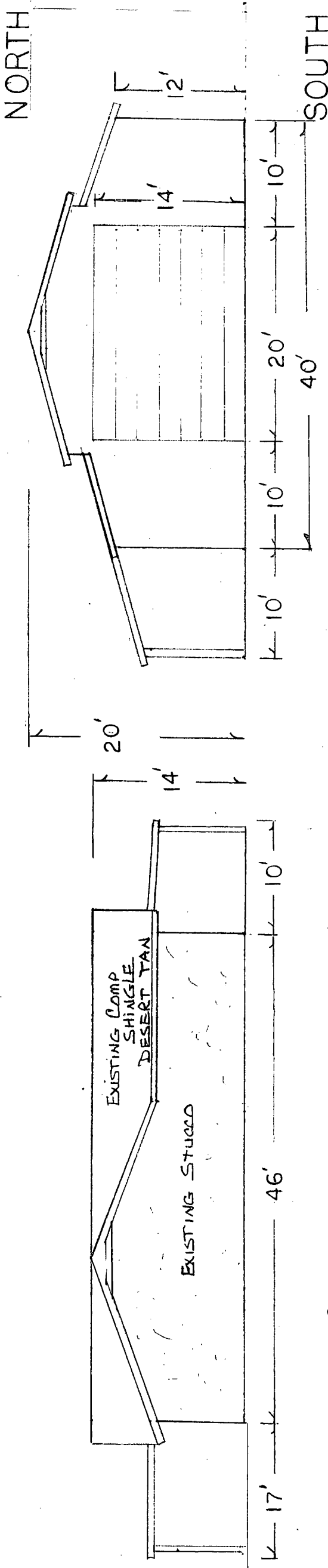
11/15/11
JENNY

APPROVED
DATE
PLANNING AND DESIGN
11/15/11

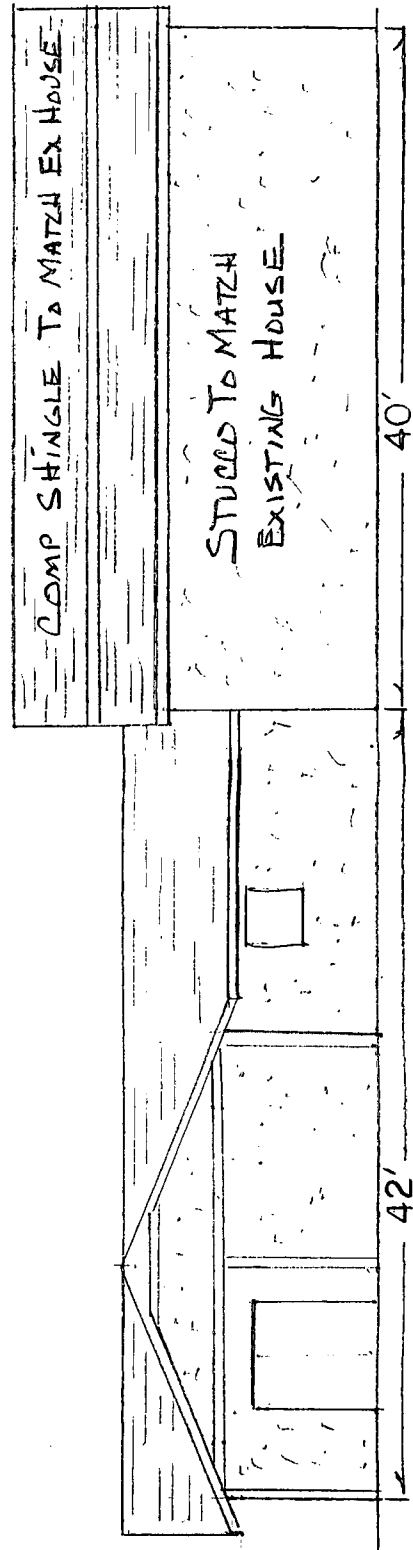
Plans (Elevations)



Separator Sheet



MATERIALS	COLOR
STUCCO	BEIGE
TRIM	WHITE
ROOF SHINGLE	DESERT TAN
OVER HEAD DOORS	ALMOND
WINDOWS	WHITE



ELEVATION

DATE	10/5/06
DRAWN	JMH
SHT	2 OF 3
SCALE	3/32" = 1'

APPROVED
CITY COUNCIL DATE: 10/27/06
PLANNING COMMISSION DATE: 10/27/06
BY: [Signature]
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

RECEIVED
OCT 23 2006

SUP-17684 VAR-17683 E PC 12/67/04 #20

Approved

11/3/00
SCANNED

SEARCHED
SERIALIZED
INDEXED
FILED
NOV 3 2000
FBI - NEW YORK

Plans (Floor Plans)



Separator Sheet

40'

STORAGE / WORK AREA

RV STORAGE

HOBBY / WORK AREA

BATH

COVERED PATIO

20' X 14' OVERHEAD

APPROVED

CITY COUNCIL DATE:

N/A

PLANNING COMMISSION DATE:

12/7/06

BY:

John Karkas
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

RECEIVED
OCT 23 2006

DATE
10/5/06

DRAWN
JMH

SCALE
3/16" = 1'

SHT
3 OF 3

FLOOR PLAN

SUP-17684 VAR-17683 F PC 12/07/06

Approved

APPROVED
SPECIAL AGENT
IN CHARGE
FEDERAL BUREAU OF INVESTIGATION
U. S. DEPARTMENT OF JUSTICE
WASHINGTON, D. C.

DESIGN

20/5/11

VAR-17683
12/07/06 PC

Public Hearing Notice



Separator Sheet

NOTICE OF PUBLIC HEARING

VARIANCE

MEETING: PLANNING COMMISSION
DATE: DECEMBER 7, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

VAR-17683

APPLICANT/OWNER: JAMES M. HANNAWAY AND MARILYN A. HANNAWAY - REQUEST FOR A VARIANCE TO ALLOW A PROPOSED NON-HABITABLE ACCESSORY STRUCTURE TO BE 20 FEET HIGH WHERE THE MAIN DWELLING IS 14 FEET HIGH AND TO ALLOW THIS STRUCTURE TO BE 1600 SQUARE FEET WHERE 891 SQUARE FEET IS THE MAXIMUM SIZE PERMITTED ON 0.55 ACRES AT 4211 BRADLEY ROAD (APN 138-01-306-004), R-E (RESIDENCE ESTATES) ZONE, WARD 6 (ROSS).

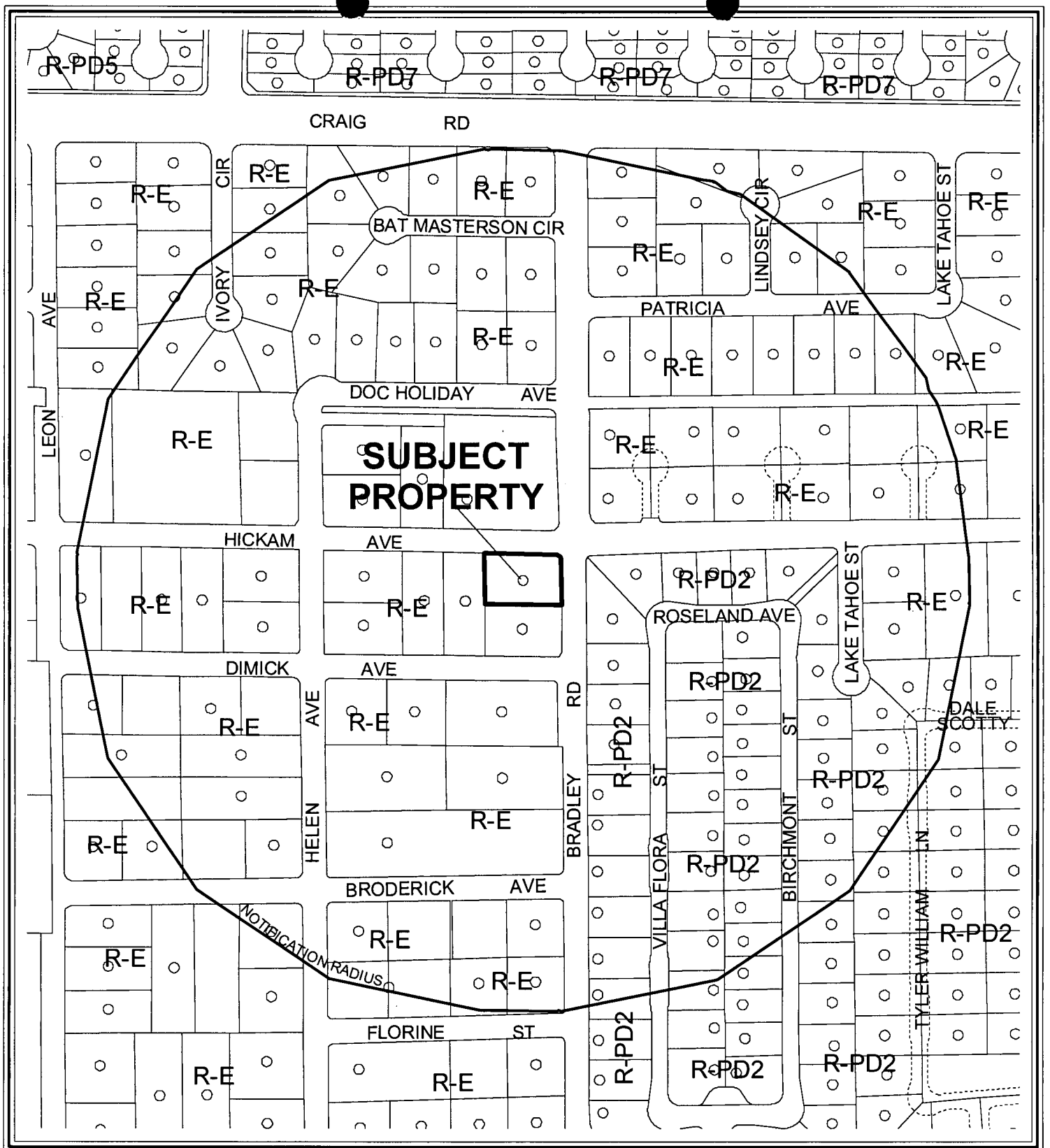
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

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 objections thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on this request may be determined by the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not 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: **VAR-17683**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

0 90 180 Feet



Appeal Memo



Separator Sheet

INTER-OFFICE MEMORANDUM

December 8, 2006

TO:
PLANNING AND DEVELOPMENT DEPARTMENT

FROM:
CITY CLERK

SUBJECT:
APPEAL OR CITY COUNCIL REVIEW INFORMATION
ON PLANNING COMMISSION
ACTIONS

COPIES TO:

This is to certify that the following action relative to the Planning Commission decision on the application of:

FILE NO.: VAR-17683 - VARIANCE

APPLICANT: APPLICANT/OWNER: JAMES M. HANNAWAY AND MARILYN
A. HANNAWAY

WARD: WARD 6 (ROSS)

Appeal by applicant or any other aggrieved person:

Yes

No

Review requested by City Council:

Yes

No

DATE

12/19/2006

CITY CLERK



By: Beverly K. Bridges
Chief Deputy City Clerk

PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:

Date of Planning Commission Action

December 7, 2006

Last day for filing an appeal by applicant
or any other aggrieved person. (Appeal
period is 10 days after the date of the
PC decision).

December 18, 2006

Last day for a review being requested by
the City Council. (Review period is 10
days after the date of the PC decision.)

December 18, 2006

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. Riecki, Survey (FM, PM, & A's only)
Date: November 6, 2006
Re: **VAR-17683** James M. Hannaway 4211 Bradley Road
Request for a Height Variance

COMMENTS:

We have no comment on the Variance request for property located at 4211 Bradley Road to allow a proposed non-habitable accessory structure to be six feet taller than the main dwelling and to allow this structure to be 1600 square feet where 678 square feet is the maximum size permitted.

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

VAR-17683 - PUBLIC HEARING - APPLICANT/OWNER: JAMES M. HANNAWAY - Request for a Variance TO ALLOW A PROPOSED NON-HABITABLE ACCESSORY STRUCTURE TO BE SIX FEET TALLER THAN THE MAIN DWELLING AND TO ALLOW THIS STRUCTURE TO BE 1600 SQUARE FEET WHERE 678 SQUARE FEET IS THE MAXIMUM SIZE PERMITTED on 0.52 acres at 4211 Bradley Road (APN 138-01-306-004), R-E (Residence Estates) Zone, Ward 6 (Ross).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

PLANNING COMMISSION: **DECEMBER 7, 2006**

CASE PLANNER: **JOHN KORKOSZ**



PUBLIC HEARING

CITY COUNCIL: IF APPROVED: **JANUARY 3, 2007**

IF DENIED: P.C. FINAL ACTION (Unless appealed within 10 days)

Comments Due: **NOVEMBER 8, 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 Dorothy Marsili (damarsili@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:

Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services

No Law Enforcement Issue

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 22, 2006

Mr. James (Mark) Hannaway
4211 Bradley Road
Las Vegas, Nevada 89130

RE: VAR-17683 - VARIANCE

Dear Mr. Hannaway:

Please be advised the City Planning Commission at its regular meeting on **December 7, 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:dm

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



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

December 8, 2006

Mr. James (Mark) Hannaway
4211 Bradley Road
Las Vegas, Nevada 89130

RE: VAR-17683 - VARIANCE

Dear Mr. Hannaway:

Your request for a Variance TO ALLOW A PROPOSED NON-HABITABLE ACCESSORY STRUCTURE TO BE 20 FEET HIGH WHERE THE MAIN DWELLING IS 14 FEET HIGH AND TO ALLOW THIS STRUCTURE TO BE 1600 SQUARE FEET WHERE 891 SQUARE FEET IS THE MAXIMUM SIZE PERMITTED on 0.55 acres at 4211 Bradley Road (APN 138-01-306-004), R-E (Residence Estates) Zone, Ward 6 (Ross), was considered by the Planning Commission on December 7, 2006.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. Conformance to the conditions for Special Use Permit (SUP-17684) and Site Development if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Conformance to the Site Plan date stamped 11/14/06 and Building Elevations and Floor Plans date stamped 10/23/06.
4. Applicant shall not enclose the proposed patio on the accessory structure.

This action by the Planning Commission on **December 7, 2006** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on **December 8, 2006**.

Sincerely,

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

JK:dm

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

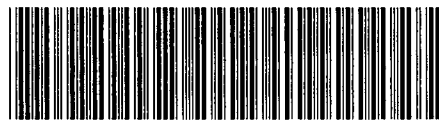


APN Map



Separator Sheet

Extraction List



EXTRACTION LIST

Separator Sheet

1/4

Report of All Selected Parcels

Case Number: VAR-17683

Printed On: Fri: November 3, 2006

Owner

Address

SUP-17684

Parcel Number

A F A B TRUST	P O BOX 365150 NO LAS VEGAS NV	13801797001
ACOSTA RAFAEL & YOLANDA	42 CRESTVIEW RD MT CHARLESTON NV	13801897003
ADAMS CALVIN & ITASKA	5413 DIMICK AVE LAS VEGAS NV	13801402011
ALFEIRI KEITH W & PATRICIA E	5417 BAT MASTERSON CIR LAS VEGAS NV	13801303001
ALLRED ALBERT L & JOY KAY	4209 N HELEN AVE LAS VEGAS NV	13801403002
ANSELMO DOUGLAS	5116 DALE SCOTTY LN LAS VEGAS NV	13801311001
AQUILERA HECTOR	4305 IVORY CIR LAS VEGAS NV	13801305005
ARII MICHAEL D & REBECCA C	5128 HICKAM AVE LAS VEGAS NV	13801810014
BAIER TED L & PEGGY A	5408 BAT MASTERSON CIR LAS VEGAS NV	13801310030
BALEY FAMILY TRUST	5206 HICKHAM AVE LAS VEGAS NV	13801702012
BARNETT C T & C M FAMILY TRUST	6003 MCLEOD DR LAS VEGAS NV	13801310036
BARRIE THOMAS A SR	5601 BRODERICK AVE LAS VEGAS NV	13801702003
BAUGHMAN JAMES J	5472 FLORINE ST LAS VEGAS NV	13801404003
BLAASE FAMILY TRUST	5404 BAT MASTERSON CIR LAS VEGAS NV	13801404004
BOCIK GEORGE ALFRED & JOAN GRACE	4308 LAKE TAHOE LAS VEGAS NV	13801405007
BOGART JOY	4012 VILLA FLORA ST LAS VEGAS NV	13801310037
BOYER PAUL & TAMMIE	5420 DOC HOLIDAY AVE LAS VEGAS NV	13801711003
BRECKENRIDGE STACY R	4113 BIRCHMONT ST LAS VEGAS NV	13801811031
BULMER JOHN E & MELINDA M	5691 DIMICK AVE LAS VEGAS NV	13801311011
C T R HOLDINGS L L C	P O BOX 96711 LAS VEGAS NV	13801812010
CARMONA FERNANDO E & GAIL H	4109 TYLER WILLIAM LN LAS VEGAS NV	13801402001
CARRILLO ROBERTO & GUILLERMINA	5300 PATRICIA AVE LAS VEGAS NV	13801402004
CARTER CLEMON E & SANDRA R	3922 CROOKED OAK ST NO LAS VEGAS NV	13801810010
CLY RANDAL V & LARLEEN	4312 IVORY CIR LAS VEGAS NV	13801710005
CONWAY MICHAEL J & SHEILA R	5308 HICKAM AVE LAS VEGAS NV	13801405002
COOPER DIONNE	4124 VILLA FLORA ST LAS VEGAS NV	13801310025
CRAIG REVOCABLE TRUST	4108 VILLA FLORA ST LAS VEGAS NV	13801702008
CRISWELL MICHAEL DEE & BARBARA J	5400 BAT MASTERSON CIR LAS VEGAS NV	13801812005
DAVIDSON TERRY & JILL	4304 IVORY CIR LAS VEGAS NV	13801811035
DEITRICH DAVID R	4121 LEON AVE LAS VEGAS NV	13801310038
		13801310027
		13801402005

Report of All Selected Parcels

Case Number: VAR-17683

Printed On: Fri: November 3, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
DEITRICH RODNEY L & JENNIFER L	4312 LINDSEY CIR LAS VEGAS NV	13801710006
DELA CRUZ DONNA M	5413 HICKAM AVE LAS VEGAS NV	13801303003
DEWEY ALLEN C	4117 TYLER WILLIAM LN LAS VEGAS NV	13801810012
DIAZ LAURA	4021 BIRCHMONT ST LAS VEGAS NV	13801812014
DONOVAN TRINA & MICHAEL	5471 BRODERICK AVE LAS VEGAS NV	13801405004
DUNNAM SAM C & JANICE GREEN	4016 VILLA FLORA ST LAS VEGAS NV	13801811032
E M C MORTGAGE CORPORATION	909 HIDDEN RIDGE DR #200 IRVING TX	13801812012
EDMUNDS LARRY & MAXINE H	4128 BIRCHMONT ST LAS VEGAS NV	13801714008
ENOS CATHELENE A	5117 PATRICIA AVE LAS VEGAS NV	13801711005
EPSTEIN ALBERT & CATALINA	4109 VILLA FLORA ST LAS VEGAS NV	13801811021
EQUITY DEVELOPMENT & CONST INC	4465 S BUFFALO DR #2 LAS VEGAS NV	13801714002
FAILLOS CARLOS A	4201 HELEN AVE LAS VEGAS NV	13801305006
FAIRBANKS RICHARD C	4100 VILLA FLORA ST LAS VEGAS NV	13801811033
FERRELL BATTELL L	4313 BRADLEY RD LAS VEGAS NV	13801710002
FINN DENNIS & LINDA	4117 BIRCHMONT ST LAS VEGAS NV	13801812009
FISCHBACH MICHAEL A & ELEANOR	4309 EL PARQUE AVE LAS VEGAS NV	13801405003
FREE DENNIS	4116 HELEN AVE LAS VEGAS NV	13801403008
FRISCH DONALD H	5304 HICKAM AVE LAS VEGAS NV	13801702002
GARCIA HUMBERTO	5204 PATRICIA AVE LAS VEGAS NV	13801710010
GARNICA AMADO RAMIREZ	5412 BAT MASTERSON CIR LAS VEGAS NV	13801310035
GENTRY WENDELL D & LINDA G	5306 HICKAM AVE LAS VEGAS NV	13801702001
GIBBS KIRK B	5204 ROSELAND AVE LAS VEGAS NV	13801714006
GOLTRA JEFFREY G & HOLLY M	5416 BAT MASTERSON CIR LAS VEGAS NV	13801310034
GONZALES GILBERTO	6000 IRON KETTLE ST LAS VEGAS NV	13801707002
GRAHAM CHARLES M & CHRISTENA P	4105 TYLER WILLIAM LN LAS VEGAS NV	13801810009
GREEN JEROLD	4133 BIRCHMONT ST LAS VEGAS NV	13801714010
GRIMES VICKY J	4135 HELEN LAS VEGAS NV	13801402006
GROFT MICHAEL J & REBECCA L	4121 TYLER WILLIAM LN LAS VEGAS NV	13801810013
GUTIERREZ QUENTIN G JR	P O BOX 1251 MONTEBELLO CA	13801405001
HANER KEVIN W & SHELLEY TRUST	5201 PATRICIA AVE LAS VEGAS NV	13801711004
HANNAWAY JAMES M & MARILYN A	4211 BRADLEY RD LAS VEGAS NV	13801306004
HANSEN MARIANNE	4373 VALLEY REGENTS DR NO LAS VEGAS NV	13801402002

Report of All Selected Parcels

Case Number: VAR-17683

Printed On: Fri: November 3, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
HARDIN CECIL W & BRENDA	P O BOX 182 OVERTON NV	13801707005
HATCH DENNIS & KATHY	4121 BIRCHMONT ST LAS VEGAS NV	13801812008
HENRY EARL & NANCY J	5120 HICKAM ST LAS VEGAS NV	13801702006
HINKLE SONNY R	5408 DOC HOLIDAY AVE LAS VEGAS NV	13801311008
HISSUNG CALVIN L	4113 VILLA FLORA ST LAS VEGAS NV	13801811020
HOFFMAN AMANDA	5304 PATRICIA AVE LAS VEGAS NV	13801710004
HOLLIS TYSON	4200 N HELEN AVE LAS VEGAS NV	13801306005
HORIZON HOMES INC	4465 S BUFFALO DR #2 LAS VEGAS NV	13801812004
HORIZON HOMES INC	4465 S BUFFALO DR #2 LAS VEGAS NV	13801812029
HORIZON HOMES INC	4465 S BUFFALO DR #2 LAS VEGAS NV	13801714001
HORIZON HOMES INC	4465 S BUFFALO DR #2 LAS VEGAS NV	13801714005
HORIZON HOMES INC	4465 S BUFFALO DR #2 LAS VEGAS NV	13801714004
HORIZON HOMES INC	4465 S BUFFALO DR #2 LAS VEGAS NV	13801714009
HORIZON HOMES INC	4465 S BUFFALO DR #2 LAS VEGAS NV	13801714007
HORSFORD STEVEN & SONYA	4120 BIRCHMONT ST LAS VEGAS NV	13801812031
HOWELL BRIAN K & REBECCA L	4131 BRADLEY RD LAS VEGAS NV	13801403003
HUNT CHRISTOPHER K & MAUREEN K	5313 PATRICIA AVE LAS VEGAS NV	13801710017
JACKSON GLENN & LORINE	4017 BIRCHMONT ST LAS VEGAS NV	13801812015
JAHEHN FRANK & JULIE R	5647 HICKAM AVE LAS VEGAS NV	13801305004
JOHNSON MELISSA R	5308 ROSELAND AVE LAS VEGAS NV	13801714003
JOHNSON MICHAEL & REBECCA A	4101 VILLA FLORA ST LAS VEGAS NV	13801811023
JONES JEFFREY D & HOLLY L	5208 HICKAM AVE LAS VEGAS NV	13801702010
JONES MARK	5409 BAT MASTERSON CIR LAS VEGAS NV	13801311003
KERR MATTHEW G JR & REBECCA J	5408 HICKAM AVE LAS VEGAS NV	13801306003
KRAWCZYK RETA T	5413 BAT MASTERSON CIR LAS VEGAS NV	13801311002
KRENZIEN KEVIN R & SUSAN K	4105 VILLA FLORA ST LAS VEGAS NV	13801811022
KULISH FAMILY TRUST	4116 TYLER WILLIAM LN LAS VEGAS NV	13801810038
KWAK CHONG	4104 VILLA FLORA ST LAS VEGAS NV	13801811034
LARESE ALEX	9671 SILVER CITY DR LAS VEGAS NV	13801812002
LEON VILLAS L L C	7473 W LAKE MEAD BLVD #211 LAS VEGAS NV	13801302002
LEON VILLAS L L C	7473 W LAKE MEAD #211 LAS VEGAS NV	13801302003
LEON VILLAS L L C	7473 W LAKE MEAD BLVD #211 LAS VEGAS NV	13801302004

Report of All Selected Parcels

Case Number: VAR-17683

Printed On: Fri: November 3, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
LEWEY DOROTHY	5149 ALFINGO ST LAS VEGAS NV	13801702011
LOONEY MARTHA F	5401 BAT MASTERSON CIR LAS VEGAS NV	13801311005
LOONEY MARTHA F	5401 BAT MASTERSON CIR LAS VEGAS NV	13801311006
LUNA SCOTT A	4129 BIRCHMONT ST LAS VEGAS NV	13801812006
LYTLE JEFFREY KENT & KRISTIE D	5423 DIMICK AVE LAS VEGAS NV	13801403001
MALONE DANA E & REBECCA C	4313 LINDSEY CIR LAS VEGAS NV	13801710009
MANN STEPHEN T & CONNIE L	4123 HELEN AVE LAS VEGAS NV	13801402008
MARTINEZ FRANK JR	5636 BRODERICK AVE LAS VEGAS NV	13801402012
MAUPIN OLIVER S & SONNY	1720 SILVER AVE LAS VEGAS NV	13801303005
MAYFIELD DAVID	4301 IVORY CIR LAS VEGAS NV	13801310029
MCATEE JILL MARIE & SCOTT	4300 IVORY CIR LAS VEGAS NV	13801310028
MCQUADE MELINDA	5480 FLORINE ST LAS VEGAS NV	13801405006
MEJIA DAVID E	5412 HICKAM AVE LAS VEGAS NV	13801306002
MELVIN DENNIS A & DONNA J	4313 IVORY CIR LAS VEGAS NV	13801310032
MIHILL SANDRA A	4013 VILLA FLORA ST LAS VEGAS NV	13801811025
MILLER ROBERT N & GARY N	5205 PATRICIA AVE LAS VEGAS NV	13801710012
MILLER TERRY & ROXIE	4104 BIRCHMONT ST LAS VEGAS NV	13801812027
MINIHAM KERI	5700 HICKAM AVE LAS VEGAS NV	13801302001
MONTOYA LARRY & MARY	4125 BIRCHMONT ST LAS VEGAS NV	13801812007
MOODY TODD & DEANNE J	4113 TYLER WILLIAM LN LAS VEGAS NV	13801810011
MURGUJA PAUL V & ELIZABETH	4116 VILLO FLORA ST LAS VEGAS NV	13801812003
NICKLES WILLIAM R & NANCIE M	8309 HYDRA LN LAS VEGAS NV	13801702005
OUTHOUNMOUNTRY LALI & PATRICK S	5657 HICKAM AVE LAS VEGAS NV	13801305003
PARISH MICHAEL L	3325 W CRAIG RD NORTH LAS VEGAS NV	13801812001
PATRICK FRANK W & JEAN A	4220 HELEN AVE LAS VEGAS NV	13801306001
PEARSON WILLIAM F & NAOMIE	1615 W 48TH ST LOS ANGELES CA	13801310017
PERDUE RONALD D & WYNONA	P O BOX 28258 LAS VEGAS NV	13801403005
PEREZ RAUL	4309 IVORY CIR LAS VEGAS NV	13801310031
PHILLIPS STEPHANIE A	5112 DALE SCOTTY LN LAS VEGAS NV	13801810015
POULOS JAMES P & MARGARET A	4112 VILLA FLORA ST LAS VEGAS NV	13801811036
PRIOLA PHILIP M TRUST	4100 BIRCHMONT ST LAS VEGAS NV	13801812026
PUNNETT NICHOLAS C & SELMA O	5161 HICKAM AVE LAS VEGAS NV	13801707001

Report of All Selected Parcels

Case Number: VAR-17683

Printed On: Fri: November 3, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
REED DARRYL W	4124 HELEN AVE LAS VEGAS NV	13801403004
REILLEY VICTOR B & KIMBERLEY	8909 REINING SPUR AVE LAS VEGAS NV	13801812032
RODEGHIER 2005 TRUST	5697 HICKAM AVE LAS VEGAS NV	13801305002
RODEGHIER 2005 TRUST	5697 HICKAM AVE LAS VEGAS NV	13801305001
RODRIGUEZ ARMANDO	5405 BAT MASTERSON CIR LAS VEGAS NV	13801311004
ROGERS WILLIAM O & LOREEN L	5647 DIMICK AVE LAS VEGAS NV	13801402003
ROHDE FERN P	5113 PATRICIA AVE LAS VEGAS NV	13801711006
ROSS GARY D	5301 PATRICIA AVE LAS VEGAS NV	13801710014
SAUCEDO RAUL & HILDA	5116 HICKAM AVE LAS VEGAS NV	13801702013
SENSENEY JACK LAWRENCE	4201 BRADLEY RD LAS VEGAS NV	13801306006
SHARP JIMMIE J & JAMIE L	5421 DOC HOLIDAY AVE LAS VEGAS NV	13801303002
SMITH TIMOTHY O & KATHRYN A	5416 DOC HOLIDAY AVE LAS VEGAS NV	13801311010
SPENCER BONNIE & JAMES	5302 HICKAM AVE LAS VEGAS NV	13801702009
SPENIA FRANK & ELIZABETH	4109 BIRCHMONT ST LAS VEGAS NV	13801812011
STEVENS BURTON G	4317 N BRADLEY RD LAS VEGAS NV	13801710001
ST JOHN TRUST	4112 TYLER WILLIAM LN LAS VEGAS NV	13801810037
STRINGHAM CANDICE	4017 VILLA FLORA ST LAS VEGAS NV	13801811024
T E S D N F FAMILY 2005 TRUST	1881 LEONARD LN LAS VEGAS NV	13801710007
TAIT DIANA	4354 SAN CASCINA ST LAS VEGAS NV	13801405008
TAIT DIANA	4354 SAN CASCINA ST LAS VEGAS NV	13801405009
THACKSTON CHRISTINA	4116 BIRCHMONT ST LAS VEGAS NV	13801812030
TOBIN TIMOTHY D & KATHEE D	4308 IVORY CIR LAS VEGAS NV	13801310026
VEGA SANTIAGO	4108 BIRCHMONT ST LAS VEGAS NV	13801812028
VERNON KERRY S & CHERYLE E	5404 DOC HOLIDAY AVE LAS VEGAS NV	13801311007
W P H LIVING TRUST	4309 BRADLEY RD LAS VEGAS NV	13801710003
WARBURTON LINDSEY A & JOI A	5209 PATRICIA AVE LAS VEGAS NV	13801710013
WARBURTON MARTIN A & PAMELA D	5412 DOC HOLIDAY AVE LAS VEGAS NV	13801311009
WASHINGTON CARNELL	4101 BIRCHMONT ST LAS VEGAS NV	13801812013
WILLIAMS BENJAMIN	6424 EAGLE POINT RD LAS VEGAS NV	13801402007
WILLIAMS CHARLIE L & VIVIAN L	5200 PATRICIA AVE LAS VEGAS NV	13801710011
WILLIAMS DAVID	7856 VANTAGE AVE NORTH HOLLYWOOD CA	13801402010
WIXOM JOHN F	5309 PATRICIA AVE LAS VEGAS NV	13801710016

Report of All Selected Parcels

Case Number: VAR-17683

Printed On: Fri: November 3, 2006

Owner	Address	Parcel Number
WRIGHT GUY L & LAURA R	5305 PATRICIA AVE LAS VEGAS NV	13801710015
YANEZ LUIS C & KATHLEEN CANTWELL	5204 HICKAM AVE LAS VEGAS NV	13801702004
YOUNG ODIS L	5409 HICKAM AVE LAS VEGAS NV	13801303004

Deed



Separator Sheet

20041027-0003035

APN: 138-01-306-004

Recording requested by and mail documents and
tax statements to:

Name: MARILYN A. HANNAWAY

Address: 4211 BRADLEY RD.

City/State/Zip: LAS VEGAS, NEVADA 89130

DED104

Nevada Legal Forms & Books, Inc. (702) 870-8977
www.legalformsrus.com

Fee: \$18.00
N/C Fee: \$0.00

RPTT: EX#005

10/27/2004

12:55:37

T20040121105

Requestor:

NEVADA LEGAL FORMS & BOOKS INC

Frances Deane

Clark County Recorder

KGP

Pgs: 5

RPTT: 5

QUITCLAIM DEED

THIS INDENTURE WITNESS That the GRANTOR(S):

MARILYN A. HANNAWAY, A MARRIED WOMAN AS HER SOLE AND
SEPARATE PROPERTY

for and in consideration of ZERO Dollars (\$ 0.00)

do hereby QUITCLAIM the right, title and interest, if any, which GRANTOR may have in all that real
property, the receipt of which is hereby acknowledged, to the GRANTEE(S):

JAMES M. HANNAWAY AND MARILYN A. HANNAWAY, HUSBAND AND
WIFE AS JOINT TENANTS

all that real property situated in the City of LAS VEGAS County of CLARK
State of NEVADA bounded and described as follows: (Set forth legal description
and commonly known address)

COMMONLY KNOWN ADDRESS:

4211 BRADLEY RD., LAS VEGAS, NEVADA

WARNING: THE COUNTY RECORDER MAY CHARGE AN ADDITIONAL FEE IF YOU
WRITE WITHIN THE 1" MARGINS OF THIS DOCUMENT OR VIOLATE ANY OTHER
RECORDING REQUIREMENTS IMPOSED BY YOUR COUNTY RECORDER.

Quitclaim Deed

Page 1 of 3

Initials

RECEIVED
OCT 23 2006

VAR-17683
12/07/06 PC

LEGAL DESCRIPTION:

SEE ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART
HEREOF

Together with all and singular hereditament and appurtenances thereunto belonging or in any way
appertaining to.

In Witness Whereof, I/We have hereunto set my hand/our hands on 26 day of OCTOBER,
20 04

M.A. Hannaway
Signature of Grantor

MARILYN A. HANNAWAY

Signature of Grantor

Signature of Grantor

Signature of Grantor

STATE OF NEVADA)
COUNTY OF CLARK)

On this 26 day of OCTOBER, 2004, appeared before me, a Notary
Public, MARILYN A. HANNAWAY-----

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.

Beverly Fryer
Notary Public

My commission expires: 6/17/08

Consult an attorney if you doubt this forms fitness for your purpose.

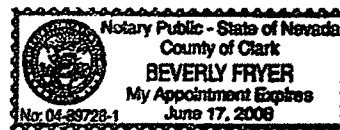


EXHIBIT "A"

That portion of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of Section 1, Township 20 South, Range 60 East, described as follows:

Commencing at the Southwest Corner (SW corner) of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 1, as designated by Survey thereof by Tyson Engineering Company on file in File 29 of Registered Professional Engineers File in the Office of the County Recorder of Clark County, Nevada;

Thence South 86°44'13" East along the South line of the North Half (N ½) of the Southwest Quarter (SW ¼) of Section 1 a distance of 1,973.15 feet;
Thence North 00°13'16" West a distance of 30.01 feet;
Thence South 88°44'13" East a distance of 587.72 feet;
Thence North 00°09'34" West a distance of 126.40 feet to a point, said point being the TRUE POINT OF BEGINNING.
Thence North 88°40'37" West a distance of 193.39 feet;
Thence North 00°09'34" West a distance of 126.60 feet;
Thence South 88°37'06" East a distance of 126.40 feet;
Thence South 00°09'34" East a distance of 126.40 feet to THE TRUE POINT OF BEGINNING.

That portion of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of Section 1, Township 20 South, Range 60 East, M.D.B. & M., County of Clark, State of Nevada, described as follows:

COMMENCING at the Southwest Corner of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of said section 1 as designated by survey thereof by Tyson Engineering Company on file in file 92 of Registered Professional Engineers File in the Office of the County Recorder of Clark County, Nevada; thence South 88¼ 44'13" East along the South line of the North one-half (N ½) of the Southwest Quarter (SW ¼) of said Section 1, a distance of 1973.15 feet; thence North 00¼ 13'16" West, a distance of 30.01 feet; thence South 88¼ 44'13" East, a distance of 587.73 feet; thence North 00¼ 09'34" West, a distance of 126.40 feet to a point, said point being the TRUE POINT OF BEGINNING; thence North 88¼ 40'37" West, a distance of 193.39 feet; thence North, 00¼ 09'34" West, a distance of 126.60 feet; thence South 88¼ 37'06" East, a distance of 193.40 feet; thence South 00¼ 04'34" East, a distance of 126.40 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM that portion of said land as granted to the City of Las Vegas for roads, utilities, and other public purposes by Deed recorded March 22, 1985 in book 2082 of Official Records as Document No. 2041897 and re-recorded April 19, 1985 in Book 2097 of Official Records as Document No. 2056598, described as follows:

That portion of the Southwest Quarter (SW ¼) of Section 1, Township 20 South, Range 60 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, described as follows:

COMMENCING at the Southwest corner of the North Half (N ½) of the Southwest Quarter (SW ¼) of said Section 1 as shown by Record of Survey on file in File # of Registered Professional Engineer' Surveys. Page 92, of Clark County, Nevada Records; thence along the South line of said North Half (N ½) of the Southwest Quarter (SW ¼), South 88¼ 44'13" East, a distance of 2560.84 feet to the East line of Parcel 5 as shown on said Record of Survey; thence along the East line of said Parcel 5, North 0¼ 09'34" West, a distance of 156.41 feet to the Southeast corner of that certain parcel of land described by Deed to Glenn Thomas, et ux, recorded February 4, 1985 as Instrument No. 2017511 of Clark County, Nevada Records, the TRUE POINT OF BEGINNING; thence along the South line of said Thomas parcel, North 88¼ 40'37" West a distance of 10.00 feet to the West line of the East 10.00 feet of said Parcel 5; thence along the West line of said East 10.00 feet, North 0¼ 9'34" West, a distance of 106.94 feet to the beginning of a tangent curve concave Southwesterly, having a radius of 20.00 feet; thence Northwesterly along said tangent curve through a central angle of 88¼ 27'32" an arc length of 30.88 feet to the point of cusp with the North line of said Thomas parcel, also being the North line of said Parcel 5; thence tangent to said curve, along said North line, South 88¼ 37'06" East, a distance of 29.48 feet to the East line said Thomas parcel, also being the East line of said Parcel 5; thence along said East line (South 0¼ 09'34" East, a distance of 126.40 to the TRUE POINT OF BEGINNING.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 138-01-306-004
b) _____
c) _____
d) _____

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Book _____ Page _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property \$ 0.00
Deed in Lieu of Foreclosure Only (value of property) (0.00)
Transfer Tax Value: \$ 0.00
Real Property Transfer Tax Due \$ 0.00

4. IF EXEMPTION CLAIMED:

a. Transfer Tax Exemption per NRS 375.090, Section 5

b. Explain Reason for Exemption:

SPOUSE TO SPOUSE TRANSFER; WIFE ADDING HUSBAND

5. Partial Interest: Percentage being transferred: 100 %

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 *M. Hannaway* Capacity GRANTOR

Signature _____ Capacity GRANTEE

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print name: MARILYN A. HANNAWAY

Address: 4211 BRADLEY RD.

City: LAS VEGAS

State: NEVADA

Zip: 89130

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print name: JAMES M. HANNAWAY

Address: 4211 BRADLEY RD.

City: LAS VEGAS

State: NEVADA

Zip: 89130

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

Print Name: NEVADA LEGAL FORMS & BOOKS, INC.

Escrow # _____

Address: 3901 W. CHARLESTON BLVD.

City: LAS VEGAS

State: NEVADA

Zip: 89102

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

3035

SOFI



Separator Sheet



Justification Letter



Separator Sheet

Monday, October 16, 2006

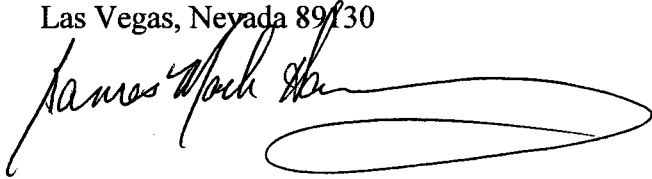
to: The City of Las Vegas
Planning and Development Dept.

I am requesting that I be granted a special use and variance to build a 40' wide x 40' long x 20' high framed building that will be used as an RV garage and storage building. The existing house is 14' in height making the proposed structure 6' taller than the house. The construction materials and colors will match the existing house. It will be located in the rear southwest corner of property. The height will be lower than the two story house on the adjacent property to the south.

The purpose of the building is to provide indoor storage for my current and future RV/ Travel trailers, requiring a door height of 14' and roof ridge height of 20'. I believe that this building will not adversely affect my neighbors and will be consistent with other upgrades that have transpired in the neighborhood.

Sincerely

James Mark Hannaway
4211 Bradley Rd.
Las Vegas, Nevada 89130



VAR-17683
12/07/06 PC

RECEIVED
OCT 23 2006

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE - HEIGHT
 Project Address (Location) 4211 BRADLEY Rd LV. NV. 89130
 Project Name JAMES M HANNAWAY Proposed Use NON-HABITABLE STRUCT
 Assessor's Parcel #(s) 138-01-306-004 Ward # 6
 General Plan: existing DR proposed _____ Zoning: existing RE proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 0.52 Lots/Units 1 Density R/E
 Additional Information _____

PROPERTY OWNER JAMES M HANNAWAY Contact MARK
 Address 4211 BRADLEY Rd Phone: CELL 413-8261 HOME 645-2787
 City LAS VEGAS State NV Zip 89130

APPLICANT JAMES (MARK) HANNAWAY Contact MARK
 Address 4211 BRADLEY Rd Phone: CELL 413-8261 HOME 645-2787
 City LAS VEGAS State NV Zip 89130

REPRESENTATIVE _____ Contact _____
 Address _____ Phone: _____ 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 JAMES MARK HANNAWAY

Subscribed and sworn before me

This 16 day of October, 20 06.

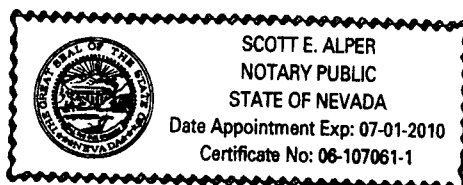
[Signature]

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>VAR-17683</u>
Meeting Date:	<u>12/7/06</u>
Total Fee:	<u>600.00</u>
Date Received*:	<u>10/23/06</u>
Received By:	<u>[Signature]</u>

*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.



RECEIVED
OCT 23 2006

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE - HEIGHT
 Project Address (Location) 4211 BRADLEY Rd LV NV 89130
 Project Name JAMES M HANNAWAY Proposed Use NON-HAB ACC STRUCT
 Assessor's Parcel #(s) 138-01-306-004 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 0.52 Lots/Units 1 Density R/E
 Additional Information _____

PROPERTY OWNER MARILYN A HANNAWAY Contact MARILYN
 Address 4211 BRADLEY Rd Phone: 645-2787 Fax: _____
 City LAS VEGAS State NV Zip 89130

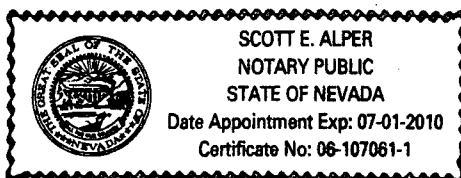
APPLICANT MARILYN A HANNAWAY Contact MARILYN
 Address 4211 BRADLEY Rd Phone: 645-2787 Fax: _____
 City LAS VEGAS State NV Zip 89130

REPRESENTATIVE _____ Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____

Property Owner Signature Marilyn A. Hannaway
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name MARILYN A HANNAWAY

Subscribed and sworn before me
 This 16 day of October, 20 06.
Scott A.

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # <u>VAR-17683</u>
Meeting Date:
Total Fee:
Date Accepted: <u>10/23/06</u>
Accepted By: <u>[Signature]</u>

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

RECEIVED
OCT 23 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

VAR-17683 - PUBLIC HEARING - APPLICANT/OWNER: JAMES M. HANNAWAY - Request for a Variance TO ALLOW A PROPOSED NON-HABITABLE ACCESSORY STRUCTURE TO BE SIX FEET TALLER THAN THE MAIN DWELLING AND TO ALLOW THIS STRUCTURE TO BE 1600 SQUARE FEET WHERE 678 SQUARE FEET IS THE MAXIMUM SIZE PERMITTED on 0.52 acres at 4211 Bradley Road (APN 138-01-306-004), R-E (Residence Estates) Zone, Ward 6 (Ross).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

PLANNING COMMISSION: **DECEMBER 7, 2006**

CASE PLANNER: **JOHN KORKOSZ**



PUBLIC HEARING

CITY COUNCIL: IF APPROVED: **JANUARY 3, 2007**

IF DENIED: P.C. FINAL ACTION (Unless appealed within 10 days)

Comments Due: **NOVEMBER 8, 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 Dorothy Marsili (damarsili@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:

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

VAR-17683

REVISED 12/07/06 PC

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 (DPW)	RICK SCHROEDER	DSC

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

*****Revision is breakdown of total square footage by buildings***

VARIANCE
11/14/2006

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

VAR-17683

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 (DPW)	RICK SCHROEDER	DSC

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

VARIANCE
10/24/2006

Hansen Sheet



Separator Sheet

MPH

Report Date 10/24/2006 04:33 PM

Submitted By

Page 1

A/P # 17683 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	10/23/2006 08:24	984548	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

VAR-17683 - VARIANCE RELATED TO SUP-17684 - PUBLIC HEARING - APPLICANT/OWNER: JAMES M. HANNAWAY - Request for a Variance TO ALLOW A PROPOSED NON-HABITABLE ACCESSORY STRUCTURE TO BE 6 FEET TALLER THAN THE MAIN DWELLING AND TO ALLOW THIS STRUCTURE TO BE 1600 SQUARE FEET WHERE 678 SQUARE FEET IS PERMITTED on 0.52 acres at 4211 Bradley Road (APN 138-01-306-004), R-E (Residence Estates) Zone, Ward 6 (Ross).

Parent A/P #

Project # 17683 Project/Phase Name NONHAB ACC STRUCT - HT & SIZE Phase #
Size/Area 0.52 ACRES Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13801306004

Location

Owner/Tenant

Contact ID AC858470 Name HANNAWAY JAMES M & MARILYN A
Mailing Address 4211 BRADLEY RD Organization
City LAS VEGAS State/Province NV
ZIP/PC 89130-2605 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

4211 BRADLEY RD
LAS VEGAS, 89130-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13801306004

Item Description Item Status

Report Date 10/24/2006 04:33 PM

Submitted By

Page 2

Review Activities	Act #	Act Type	Status	Waived	Issued	Started	Completed
Comp By		Comments					

There are no Review Activities for this Report

Activity Review Details

Detail	SUBMITTAL CHECKLIST (VAR)	Modified By	JGRIDER	Modified Date/Time	10/23/2006 08:23
--------	---------------------------	-------------	---------	--------------------	------------------

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y	Pre-Application Conference Checklist	Y	Site Plan (18 Folded Blue Lines, 1 Rolled Color)
Y	Application/Petition Form	Y	Building Elevations (2 Folded, 1 Rolled Color)
Y	Deed and Legal Description	Y	Floor Plan (1 Folded, 1 Rolled)
Y	Justification Letter	Y	Laser Print Site Plan
Y	Assessors Parcel Map	Y	Laser Print Floor Plan
Y	Statement of Financial Interest	Y	Laser Print Elevation

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

There is no planning condition for this project.

VARIANCE

N	Parent Project link required?	Final City Council letter received
Y	Will this go to the City Council?	Annotated minutes received
		Is there a condition of approval for a Required Review?
		If yes, when does it need to be reviewed?

Meeting Information

Meeting Information	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date					
Comments	Add Date	Modified By	Modified Date		
Added By					
12/07/2006	PC	SCHEDULED	0	0	0
JGRIDER	10/23/2006				

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

No children exist for this project

Employee	Employee ID	Last	First	MI	Comments
----------	-------------	------	-------	----	----------

No Employee Entries

Report Date 10/24/2006 04:33 PM

Submitted By

Page 3

Log Action Comments	Description	Entered By	Start	Stop	Hours
---------------------------	-------------	------------	-------	------	-------

PAYMNT	CK NAME.# WHO PICKED UP PERMIT James Hannaway ck 1044 / 413-8261	983657	10/23/2006 08:41		0.00
--------	---	--------	------------------	--	------

Project Checklist



PROJECT CHECKLIST

Separator Sheet

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes	
Item Required					
YES	NO				
APPLICATION					
☒	☐	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>300</u> \$ <u>300</u> \$ _____ Total = \$ <u>600</u>			
☒	☐	Statement of Financial Interest			
☐	☒	Development Impact Notice and Assessment (DINA)			
☐	☒	Project of Regional Significance			
SITE PLAN Folded Plans: <u>18</u> Rolled/Colored Plans: <u>1</u>					
☒	☐	11" x 17" min. to 24" x 36" max. page size			
☒	☐	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			
☐	☐	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>2</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: _____ Rolled Plans: _____					
☐	☐	11" x 17" min. to 24" x 36" max. page size		RECEIVED OCT 23 2006	
☐	☐	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: Mark Hannaaway Application Type: Variance - Height
APN: 138-013-060-004 Location: 4211 Bradley Rd.
Planner: [Signature] Pre-App Meeting Date: 10/5/06 Earliest PC Date: 12/7



☒ Meeting

☐ Telephone

Conversation Record

Project Name _____

Page 1 of 1
Date 10/5/06
Time 8:00 am pm

Conversation between CLV Representative(s):
and,

Rob Levrant

Name

Company/Department

Phone

FAX

Mark Hannaway

Homeowner

☐ see Meeting Attendance Sheet

Comments:

Appointments for Mon. 10/23 or Tues. 10/24
to submit application.

Went over Variance / SUP requirements
Meets all setbacks.

Rob out of town 10/19 through 10/24.

Neighborhood Services List



Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: December 07, 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:

VAR-17683

Lone Mountain Citizens Advisory Council

Los Prados HOA

Northwest Area Residents Association

Park San Miguel Property Owners Association

Plaza San Miguel HOA

Rancho Alta Mira Owners Association

Rancho San Miguel Property Owners Association

Sheep Mountain #5 NA

Willowdale HOA

Woodcrest Village HOA

Affidavit of Sign Posting

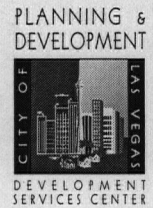


A F F I D A V I T O F S I G N P O S T I N G

Separator Sheet



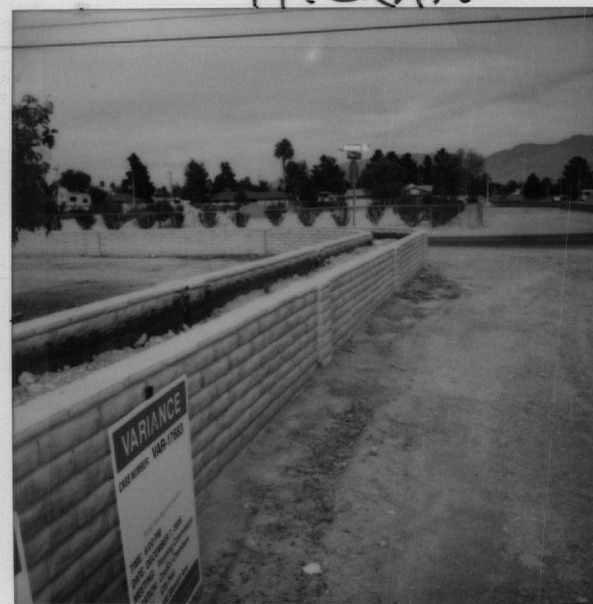
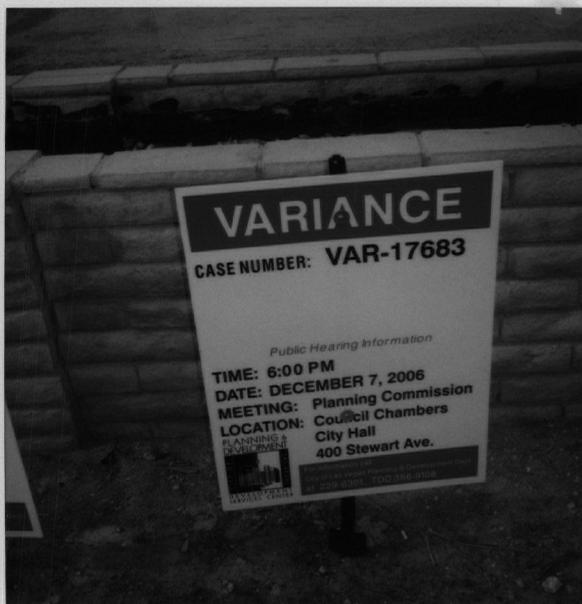
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: VAR-17683

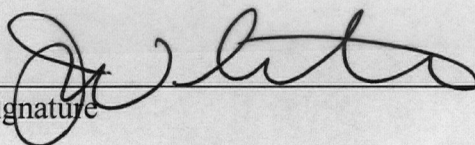
MEETING DATE: 12/07/06 PC

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.



HICKAM

BRADLEY


Signature

11-26-06
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.