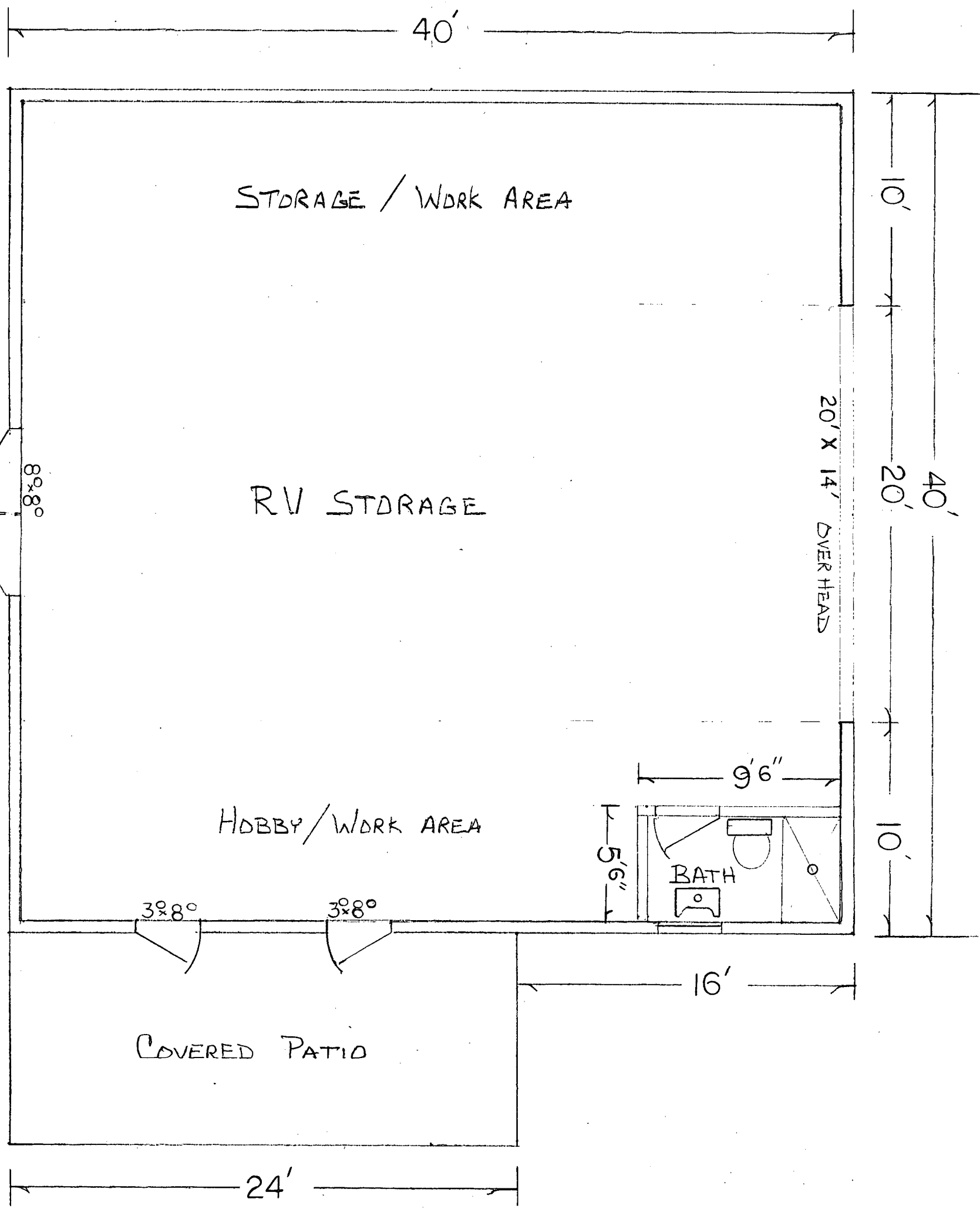


Plans (Floor Plans)



Separator Sheet



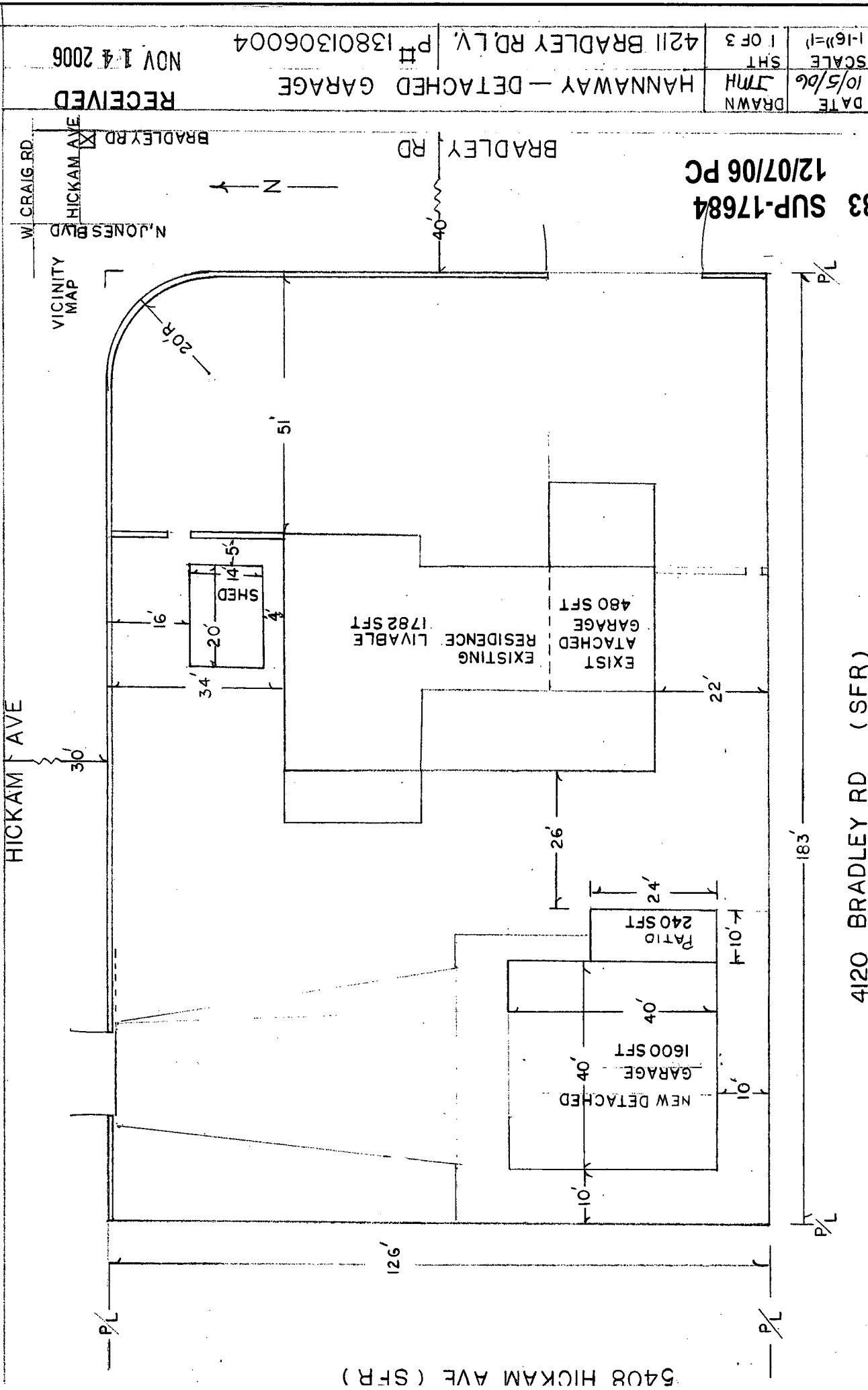
RECEIVED
OCT 23 2006

DATE 10/5/06	DRAWN JMH	FLOOR PLAN
SCALE 3/16" = 1'	SHT 3 OF 3	

Plans (PMT)



Separator Sheet



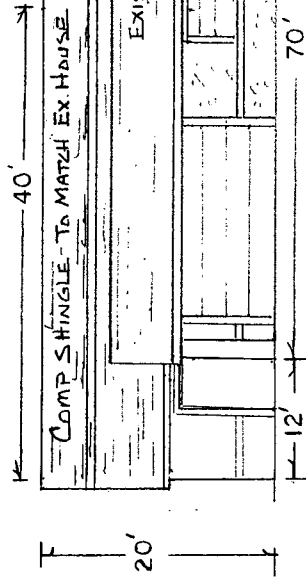
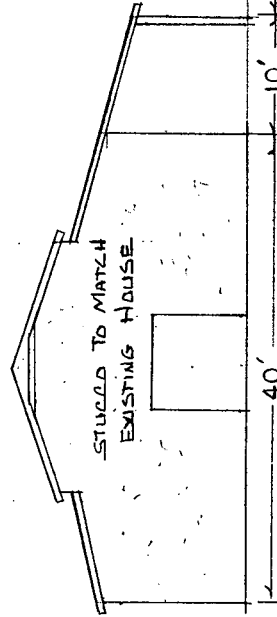
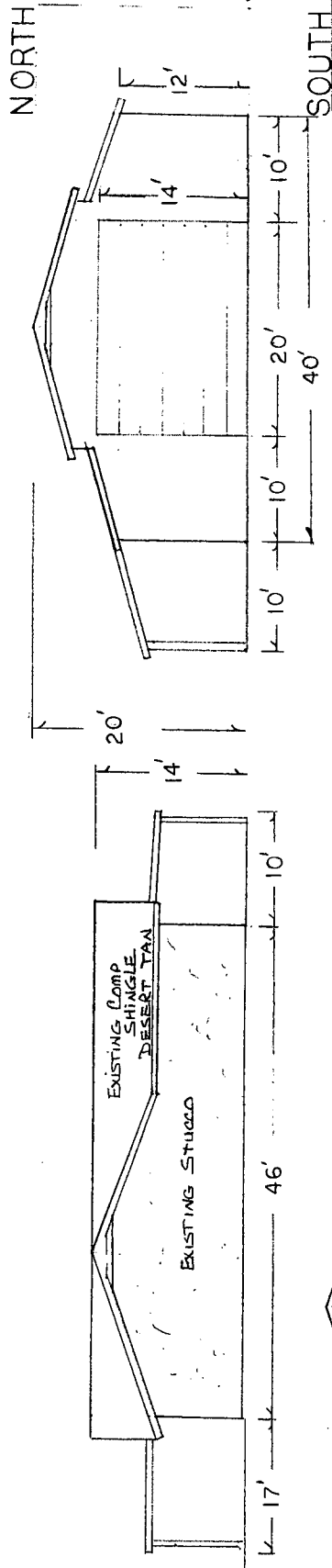
4120 BRADLEY RD (SFR)

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

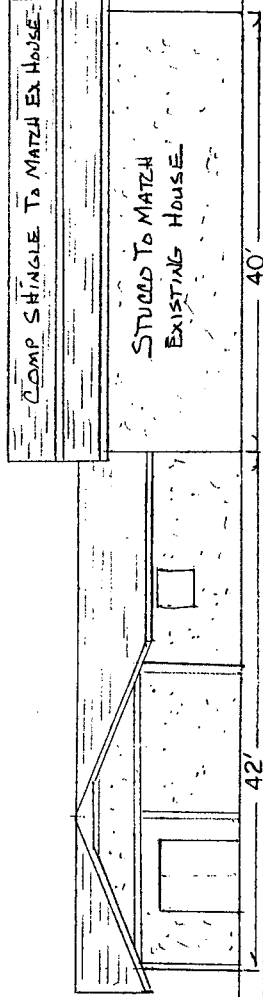
DATE	10/5/06
DRAWN	JMH
SHT	1 OF 3
SCALE	1"=16'

HANNAWAY - DETACHED GARAGE
4211 BRADLEY RD, LV. P# 13801306004

RECEIVED
NOV 14 2006



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



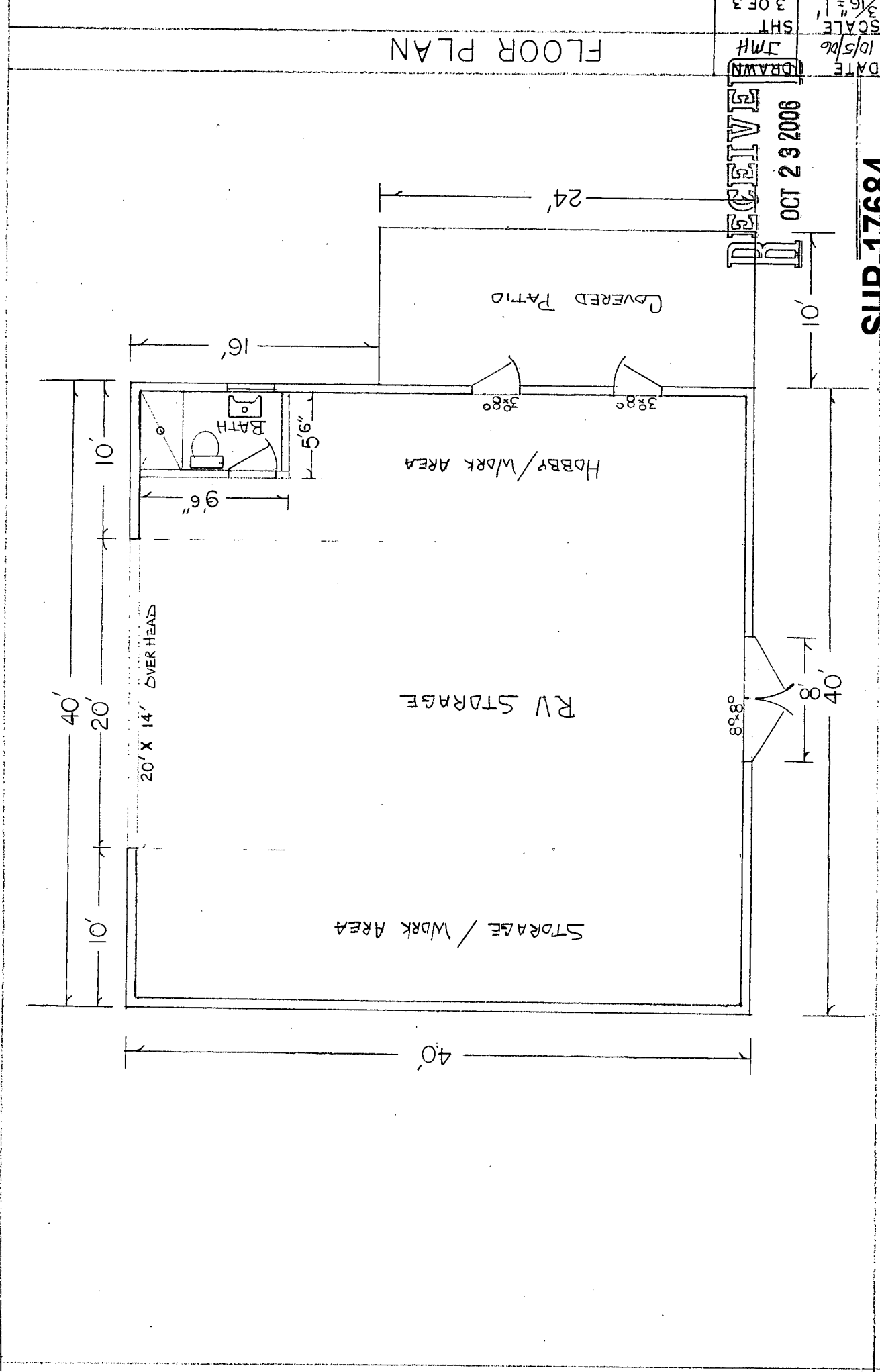
DECEIVED
OCT 23 2008

SUP-17684

12/07/06 PC

ELEVATION

DATE 10/5/06
DRAWN JMH
SHT 2 OF 3
SCALE 1/8" = 1'-0"



FLOOR PLAN

DATE 10/5/06
SCALE 3/16" = 1'
SHT 3 OF 3
DRAWN JMH

DECEMBER
OCT 23 2006

SUP-17684
12/07/06 PC

Public Hearing Notice



Separator Sheet

NOTICE OF PUBLIC HEARING

SPECIAL USE PERMIT

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

SUP-17684

APPLICANT/OWNER: JAMES M. HANNAWAY AND MARILYN A. HANNAWAY - REQUEST FOR A SPECIAL USE PERMIT TO ALLOW A PROPOSED NON-HABITABLE ACCESSORY STRUCTURE ON 0.55 ACRES AT 4211 BRADLEY ROAD (APN 138-01-306-004), R-E (RESIDENCE ESTATES) ZONE, WARD 6 (ROSS).

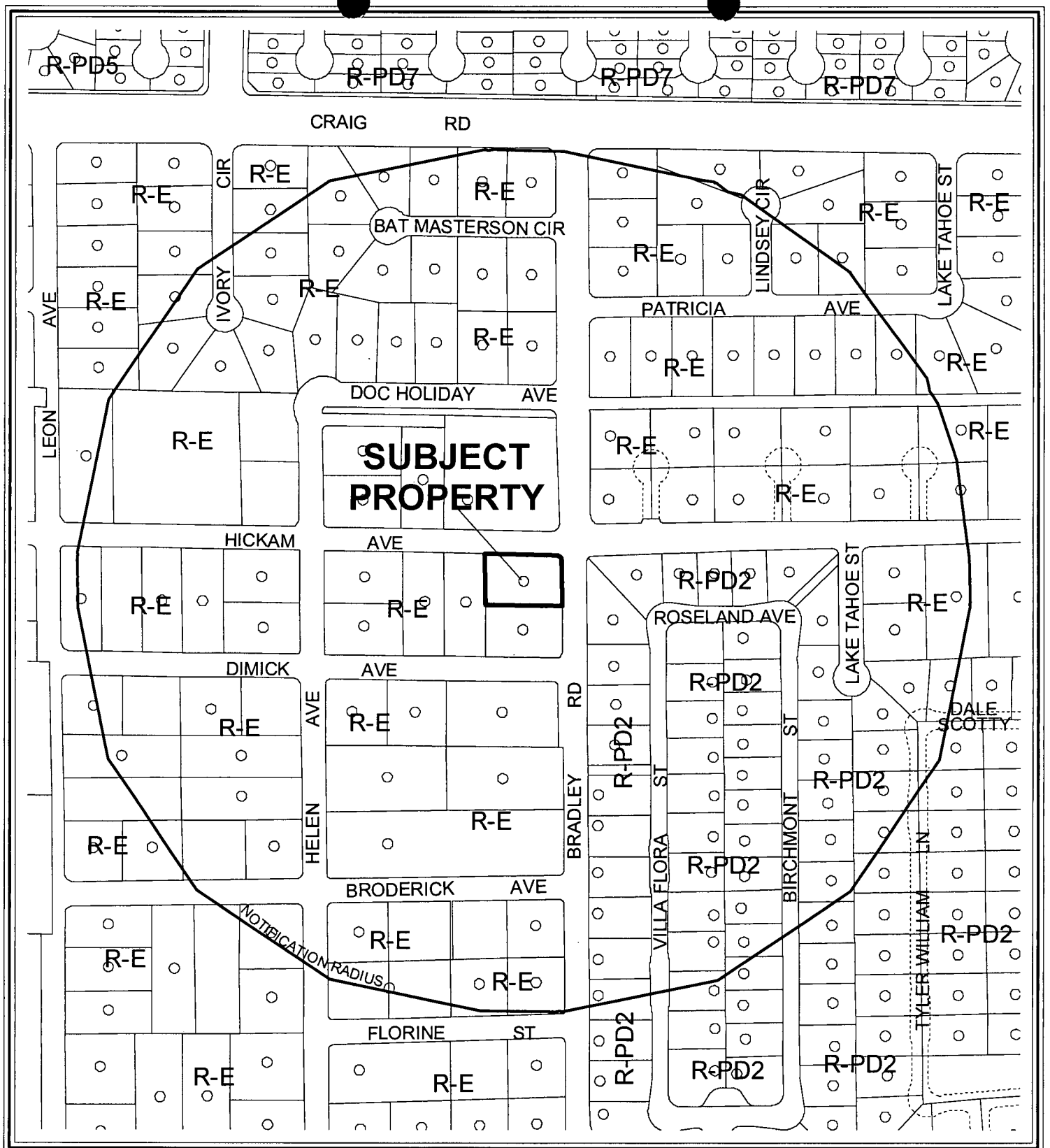
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

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 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-17684**

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.: SUP-17684 - SPECIAL USE PERMIT

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:

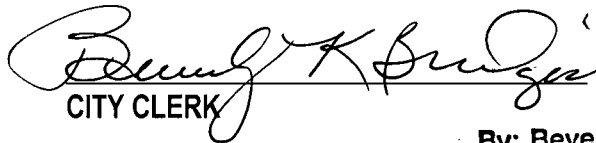
Yes

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

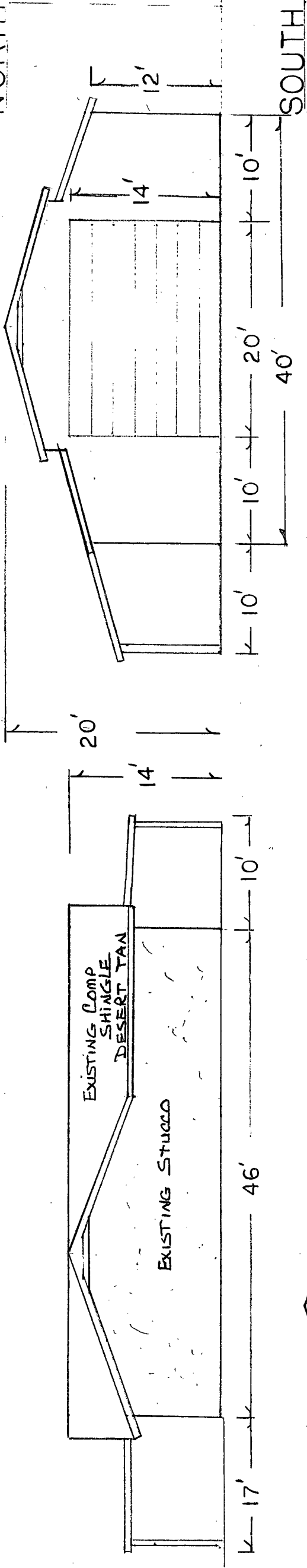
Plans (Elevations)



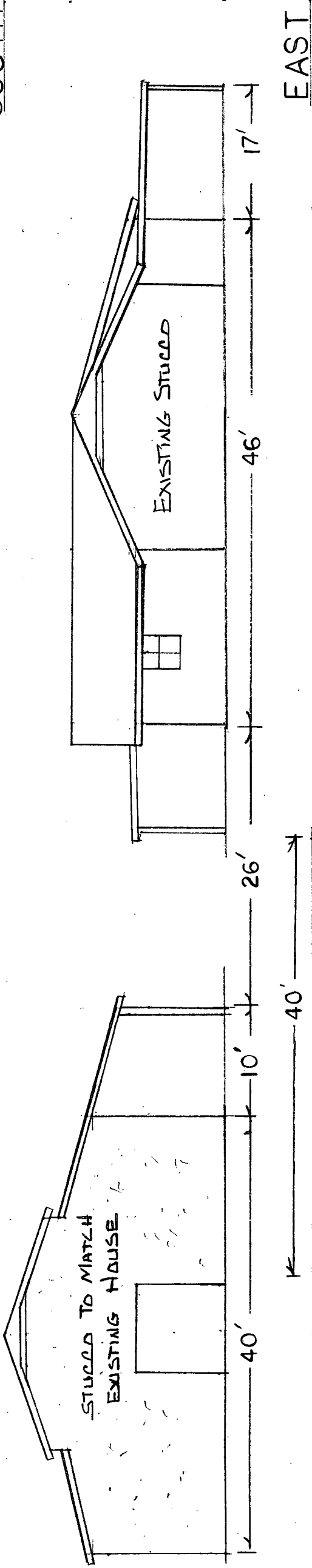
PLANS - ELEVATIONS

Separator Sheet

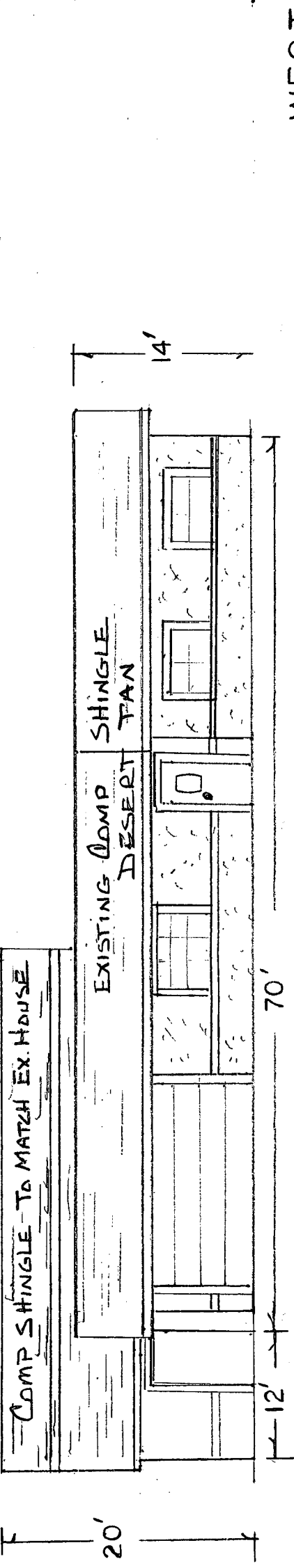
NORTH



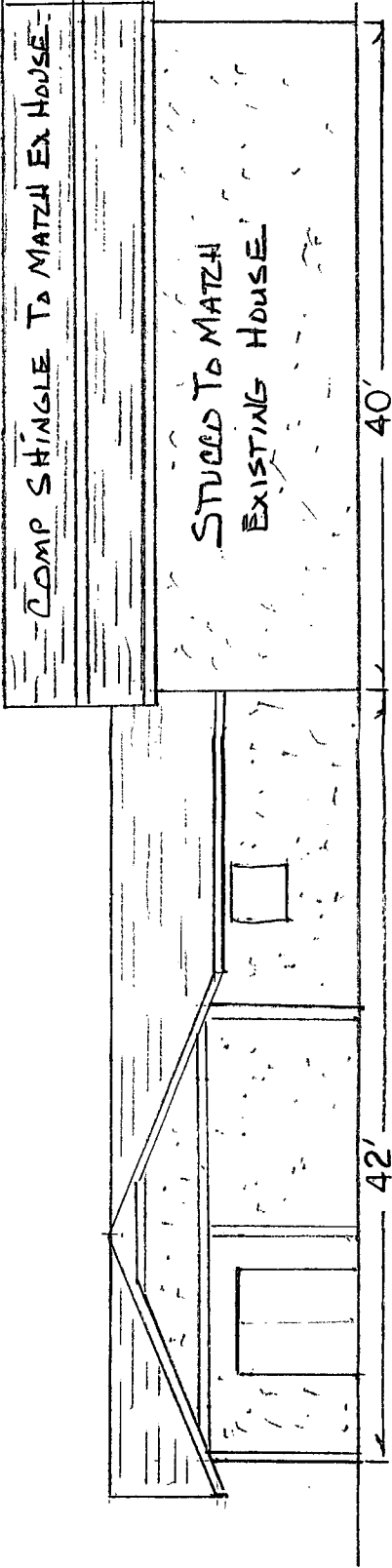
SOUTH



EAST



WEST



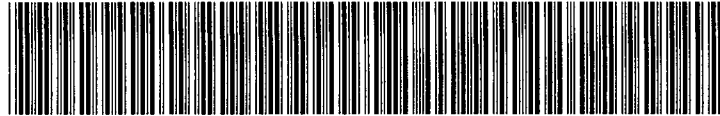
MATERIALS	COLOR
STUCCO	BEIGE
TRIM	WHITE
ROOF SHINGLE	DESERTAN
OVER HEAD DOORS	ALMOND
WINDOWS	WHITE

ELEVATION

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

RECEIVED
OCT 23 2006

Plans (Approved Site Plan)



PLANS - APPROVED SITE PLAN

Separator Sheet

5408 HICKAM AVE (SFR)

HICKAM AVE

30'

VICINITY
MAP

N, JONES BLVD

W CRAIG RD

HICKAM AVE

BRADLEY RD

BRADLEY RD

N

40'

RECEIVED
NOV 14 2006

4120 BRADLEY RD (SFR)

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

126'

P/L

P/L

P/L

183'

NEW DETACHED
GARAGE
1600 SFT

PATIO
240 SFT

EXIST
ATTACHED
GARAGE
480 SFT

EXISTING
RESIDENCE
LIVABLE
1782 SFT

SHED

20'R

51'

16'

34'

20'

14'

5'

4'

10'

8'

40'

10'

10'

24'

26'

22'

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 *BSA*
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: **SUP-17684** James M. Hannaway 4211 Bradley Road
Request for a Special Use Permit for a non-habitable accessory structure

COMMENTS:

We have no comment on the request for a Special Use Permit for property located at 4211 Bradley Road for a proposed non-habitable accessory structure.

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-17684 - SPECIAL USE PERMIT RELATED TO VAR-17683 - PUBLIC HEARING -
APPLICANT/OWNER: JAMES M. HANNAWAY - Request for a Special Use Permit TO ALLOW A
PROPOSED NON-HABITABLE ACCESSORY STRUCTURE 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 (N $\frac{1}{2}$)
OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) 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: SUP-17684 - SPECIAL USE PERMIT

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



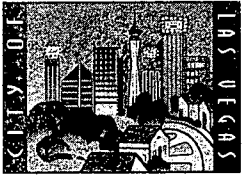
Action Letter



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: SUP-17684 - SPECIAL USE PERMIT

Dear Mr. Hannaway:

Your request for a Special Use Permit TO ALLOW A PROPOSED NON-HABITABLE ACCESSORY STRUCTURE 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 Variance (VAR-17683) if approved.
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.
4. Conformance to the Site Plan date stamped 11/14/06 and Building Elevations and Floor Plans date stamped 10/23/06.

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

NOTES

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-assessable 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

0 50 100 200 400 600 800

MAP LEGEND

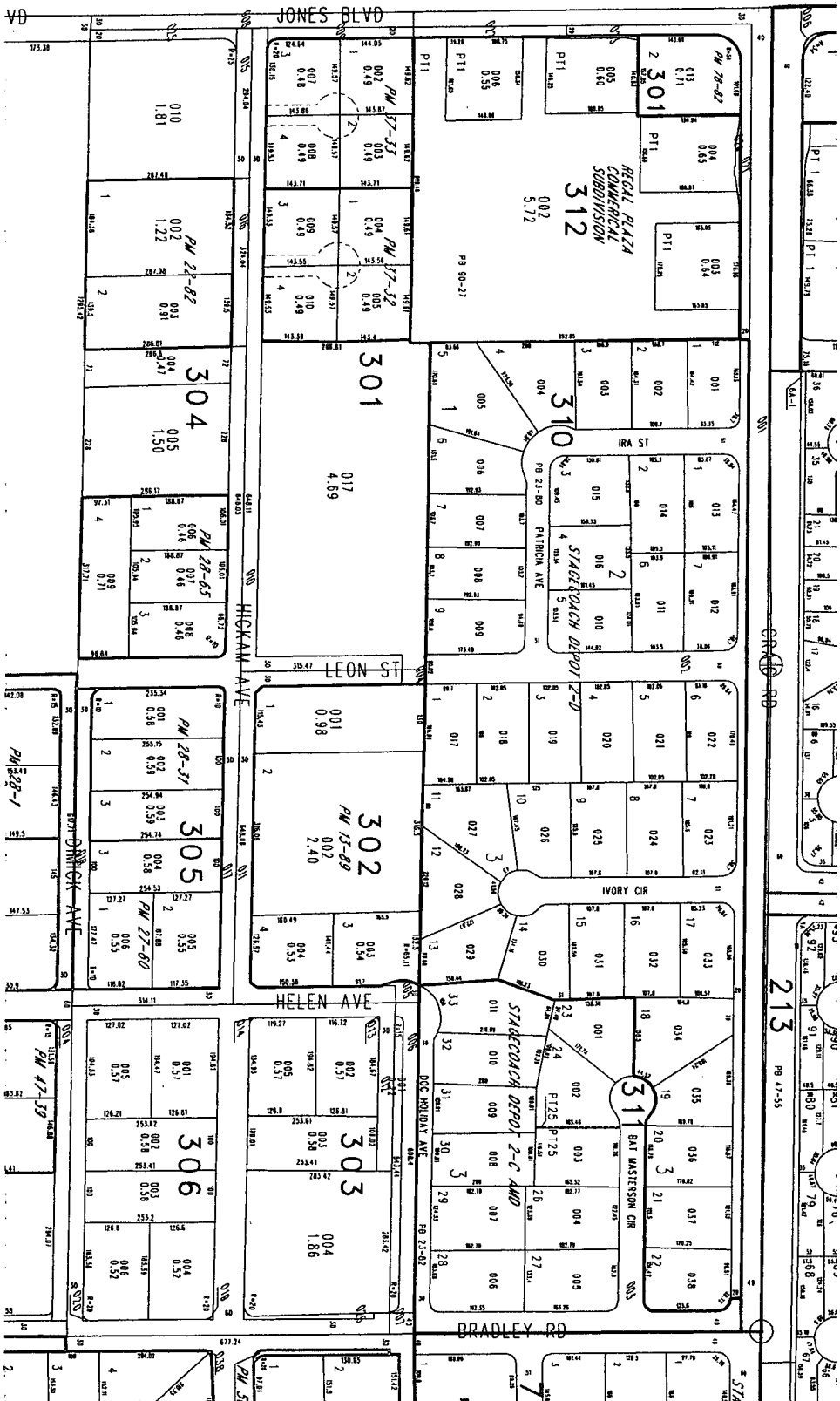
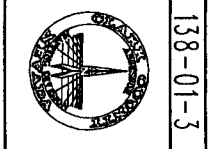
ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

AVARAGE DA VALUE 35

PARCEL BOUNDARY 001
SUBD BOUNDARY 1.00
ROAD EASEMENT 202
P/W/D BOUNDARY 202
NON-PARCEL LOT LINE 5
WATCH LINE / LEADER LINE 5
ROAD ID NUMBER 5
COV. LOT NUMBER 5

1995	2000	2005	2010	2015	2020
126	125	124	123	122	121
136	135	134	133	132	131
146	145	144	143	142	141

1995	2000	2005	2010	2015	2020
126	125	124	123	122	121
136	135	134	133	132	131
146	145	144	143	142	141



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OCT 23 2006

SUP-17684
12/07/06 PC

TAX DIST 200

Deed



Separator Sheet

20041027-0003035

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

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

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

SUP-17684
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.

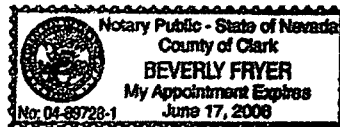


EXHIBIT "A"

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 $\frac{1}{4}$) 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 $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) 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 $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$), South $88^{\circ}44'13''$ 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 $0^{\circ}09'34''$ 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 $88^{\circ}40'37''$ 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 $0^{\circ}09'34''$ 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 $88^{\circ}27'32''$ 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 $88^{\circ}37'06''$ 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 $0^{\circ}09'34''$ 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



S O F I

Separator Sheet





Justification Letter



Separator Sheet

Monday, October 16, 2006

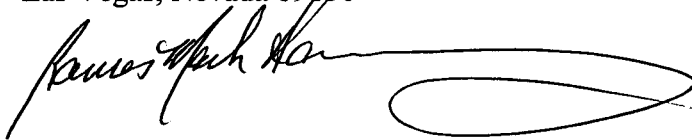
to: The City of Las Vegas
Planning and Development Dept.

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



SUP-17684
12/07/06 PC

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OCT 23 2006

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT NON-HABITABLE ACC STRUCT
 Project Address (Location) 4211 BRADLEY Rd LAS VEGAS 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 1.52 Lots/Units 1 Density R/E
 Additional Information _____

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

APPLICANT JAMES (MARK) HANNAWAY Contact MARK
 Address 4211 BRADLEY Rd Phone: 413-8261 ^{CELL} 645-2787 ^{HOME}
 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.

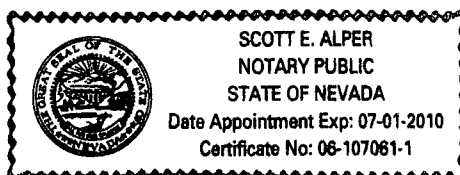
Print Name JAMES M HANNAWAY

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>SUP-17684</u>
Meeting Date:	<u>12/7/06</u>
Total Fee: \$	<u>800.00</u>
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 for the Zoning Ordinance.

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OCT 23 2006

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT NON-HABITABLE ACC STRUCT
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 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 1.52 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

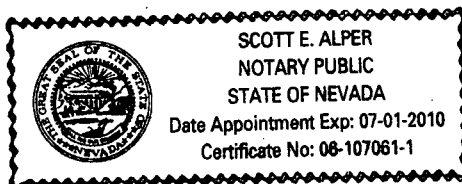
REPRESENTATIVE _____ Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____

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, 2006
Scott A

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Accepted:
Accepted By:

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

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Hansen Sheet



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Report Date 10/24/2006 04:35 PM

Submitted By

Page 1

A/P # 17684 SPECIAL USE PERMIT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	10/23/2006 08:30	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

SUP-17684 - SPECIAL USE PERMIT RELATED TO VAR-17683 - PUBLIC HEARING - APPLICANT/OWNER: JAMES M. HANNAWAY - Request for a Special Use Permit TO ALLOW A PROPOSED NON-HABITABLE ACCESSORY STRUCTURE 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 #	17684	Project/Phase Name	NON HAB ACC STRUCT	Phase #	
Size/Area	0.52 ACRE	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	Organization	
Mailing Address 4211 BRADLEY RD			State/Province NV	
City LAS VEGAS			Country	☐ Foreign
ZIP/PC 89130-2605			Evening Phone	
Day Phone			Mobile #	
Fax				

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 04:35 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 (SUP)	Modified By	JGRIDER	Modified Date/Time	10/23/2006 08:29
Comments	No Comments				

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Pre-Application Conference Checklist
- Y Application/Petition Form
- Y Deed and Legal Description
- Y Justification Letter
- Y Assessors Parcel Map
- N DINA (Not Always Required)
- Y Site Plan (19 Folded Blue Lines, 1 Rolled Colored)
- Y Floor Plan, If Applicable (1 Folded, 1 Rolled)
- Y Laser Print Site Plan
- Y Laser Print Floor Plan
- Y Statement of Financial Interest

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

There is no planning condition for this project.

SPECIAL USE PERMIT

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

Type of Use

ACCESSORY STRUCTURE, NON-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			
12/07/2006	PC	SCHEDULED	0	0	0
JGRIDER	10/23/2006				

Report Date 10/24/2006 04:35 PM

Submitted By

Page 3

Meeting Information
Meeting Date
Comments
Added By

Meeting Type
Add Date

Meeting Status
Modified By

Modified Date

YES Votes

NO Votes

ABSTENTIONS

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

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



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>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>2</u> Rolled/Colored Plans: <u>0</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: _____ Rolled/Colored Plans: <u>0</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 Hannahay Application Type: Special Use Permit - Non-Hab Accessory
APN: 138-013-060-004 Location: 4211 Bradley Rd.
Planner: [Signature] Pre-App Meeting Date: 10/5/06 Earliest PC Date: 12/7

☐ Telephone

Project Name

Time ____:____ am pm

FAX

Comments:

Final DRT



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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-17684 - SPECIAL USE PERMIT RELATED TO VAR-17683 - PUBLIC HEARING -
APPLICANT/OWNER: JAMES M. HANNAWAY - Request for a Special Use Permit TO ALLOW A
PROPOSED NON-HABITABLE ACCESSORY STRUCTURE 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*

SUP-17684

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
10/24/2006

Neighborhood Services List



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:

SUP-17684

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

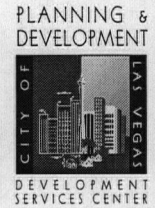
Affidavit of Sign Posting



Separator Sheet



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

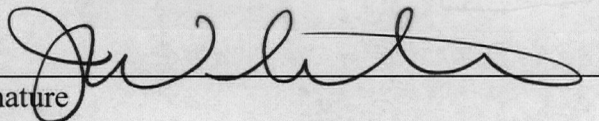


CASE NUMBER: SUP-17684

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.




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.