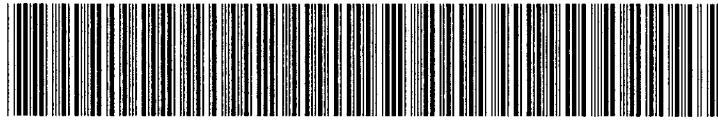


City Council Action Letter



CITY COUNCIL ACTION LETTER

Separator Sheet



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
WARD 5 (VACANT)

DOUGLAS A. SELBY
CITY MANAGER

Mr. Adan Castillo
5681 Chloride Court
Las Vegas, Nevada 89110

RE: VAR-18673 - VARIANCE
CITY COUNCIL MEETING OF FEBRUARY 21, 2007
RELATED TO ZON-18672, VAR-18674, AND SDR-18670

Dear Mr. Castillo:

The City Council at a regular meeting held February 21, 2007 APPROVED the request for a Variance TO ALLOW SETBACKS OF FIVE FEET IN THE FRONT AND REAR YARD AREAS WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED; A DISTANCE BETWEEN BUILDINGS OF 5.5 FEET WHERE 10 FEET IS THE MINIMUM DISTANCE BETWEEN BUILDINGS REQUIRED; AND A RESIDENTIAL ADJACENCY SETBACK OF 33 FEET ON THE WEST SIDE OF THE PROPERTY WHERE 66 FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED 12-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 0.5 acres at the northwest corner of Poppy Lane and Paniflow Street (APN 139-25-410-022), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on February 22, 2007. This approval is subject to:

Added Condition:

- A. Approval of Variance shall be for 17-1/2 feet front setbacks and 15 feet rear setbacks where 20 feet is required in residential adjacency, of 45 feet where 66 feet is required.

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-18672), Site Development Plan Review (SDR-18670), and Variance (VAR-18674) shall be required, if approved.

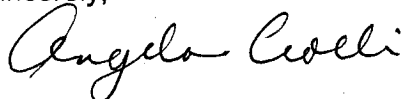
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

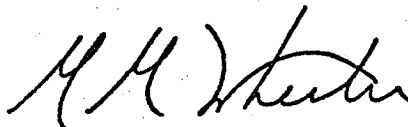
Mr. Adan Castillo
VAR-18673 – Page Two
March 22, 2007

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.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, CMC, Acting City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Mr. Adan Castillo
1202 Fall Breeze Drive
Las Vegas, Nevada 89142

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

January 26, 2007

Mr. Adan Castillo
5681 Chloride Court
Las Vegas, Nevada 89110

RE: VAR-18673 - VARIANCE

Dear Mr. Castillo:

Your request for a Variance TO ALLOW SETBACKS OF FIVE FEET IN THE FRONT AND REAR YARD AREAS WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED; A DISTANCE BETWEEN BUILDINGS OF 5.5 FEET WHERE 10 FEET IS THE MINIMUM DISTANCE BETWEEN BUILDINGS REQUIRED; AND A RESIDENTIAL ADJACENCY SETBACK OF 33 FEET ON THE WEST SIDE OF THE PROPERTY WHERE 66 FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED 12-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 0.5 acres at the northwest corner of Poppy Lane and Paniflow Street (APN 139-25-410-022), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 3 (Reese)., was considered by the Planning Commission on January 25, 2007.

The Planning Commission voted to recommend **DENIAL** of your request because the proposed development is too intense for this site

This item will be considered by the City Council on **February 21, 2007**, 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,

Andy Reed, Senior Planner
Planning and Development Department
Current Planning Division

AR:clb

cc: Mr. Adan Castillo
1202 Fall Breeze Drive
Las Vegas, Nevada 89142

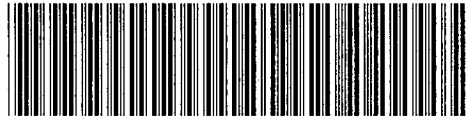
Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby



Applicant Letter



APPLICANT LETTER

Separator Sheet



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

January 12, 2007

Mr. Adan Castillo
5681 Chloride Court
Las Vegas, Nevada 89110

RE: VAR-18673 - VARIANCE

Dear Mr. Castillo:

Please be advised the City Planning Commission at its regular meeting on **January 25, 2007** 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, AICP
Current Planning Manager
Planning and Development Department

DJR:clb

cc: Mr. Adan Castillo
1202 Fall Breeze Drive
Las Vegas, Nevada 89142

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



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. Riekkki, Survey (FM, PM, & A's only)
Date: December 27, 2006
Re: **VAR-18673** Ana Beltran NWC Poppy Lane & Paniflow St.
Request for a Variance for setbacks

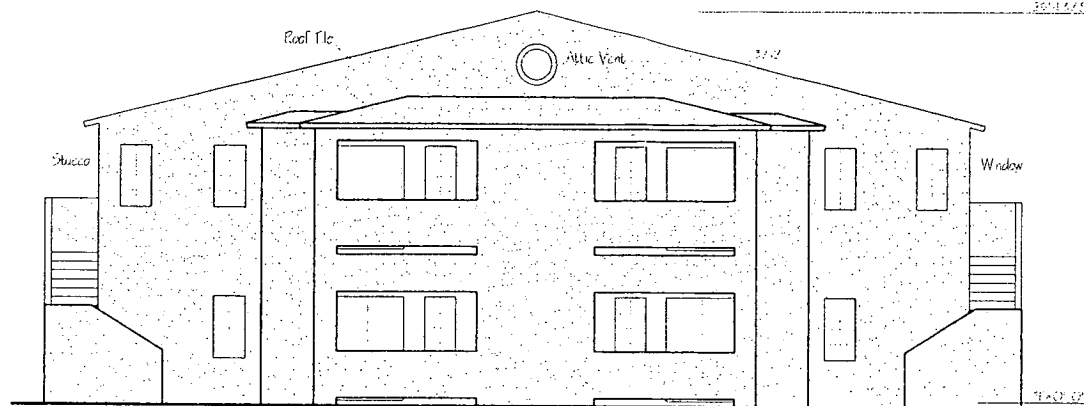
COMMENTS:

We have no comment on the Request for a Variance application to allow setbacks of five feet in the front and rear yard areas where 20 feet is the minimum setback required for a proposed 12 unit multi-family residential development located at the northwest corner of Poppy Lane and Paniflow Street.

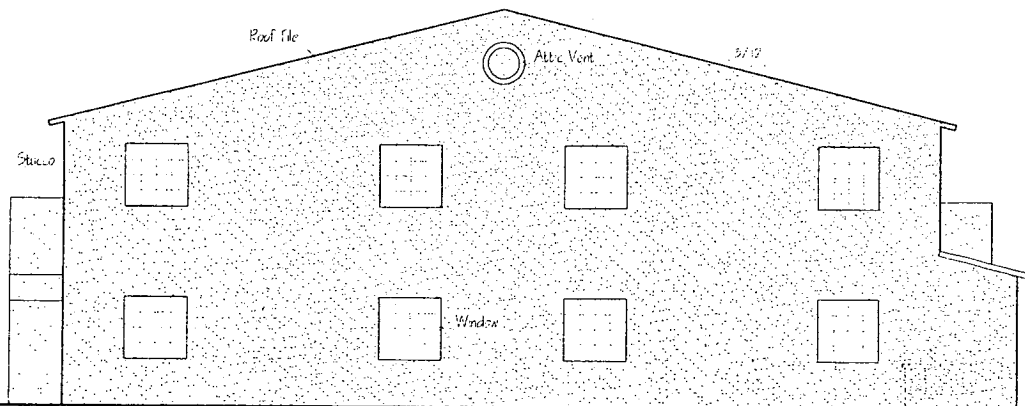
Plans (PMT)



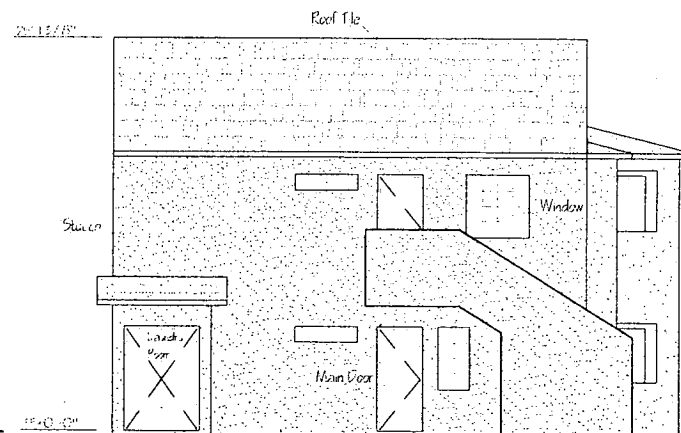
Separator Sheet



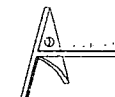
South Elevation 1/8" = 1'-0"



North Elevation 1/8" = 1'-0"



East and West Elevation 1/4" = 1'-0"



Boltran's
Apartments

Architect's Name

Architect's
Firm Name

Architect's
Firm Address

Architect's
Firm Phone

Architect's
Firm Email

Architect's
Firm Website

Architect's
Firm Fax

Boltran, Ann
9681 Chandra Ct.
Las Vegas, NV 89110

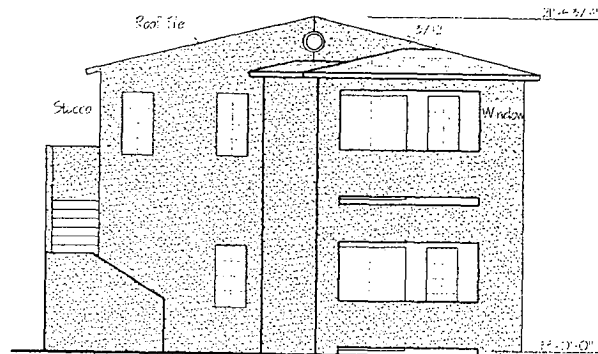
Project Name	Project No.
Project Address	Project City
Project State	Project Zip
Project Phone	Project Fax

Architect's
Firm Name

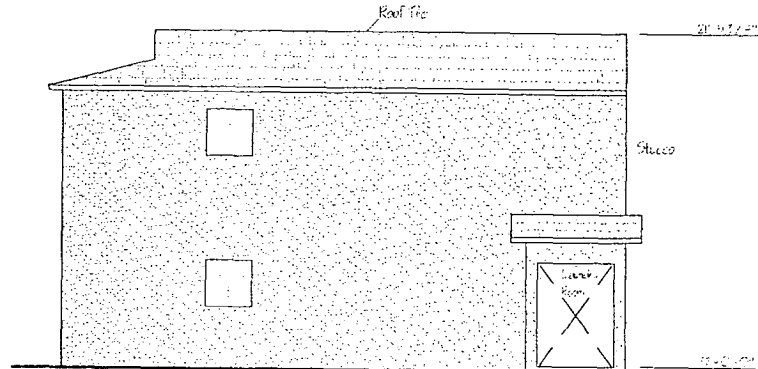
Architect's
Firm Address

RECEIVED
FEB 20 2007

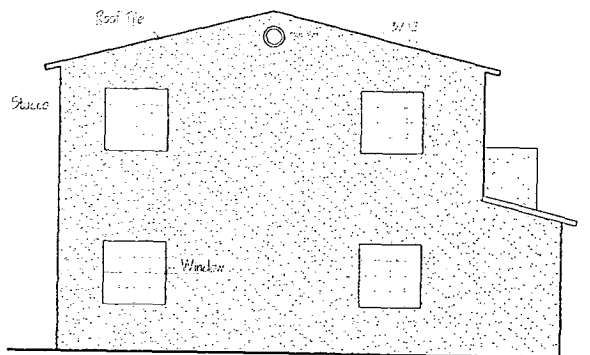
ZON-18672
VAR-18674
VAR-18673
SDR-18670
02-21-07 CC



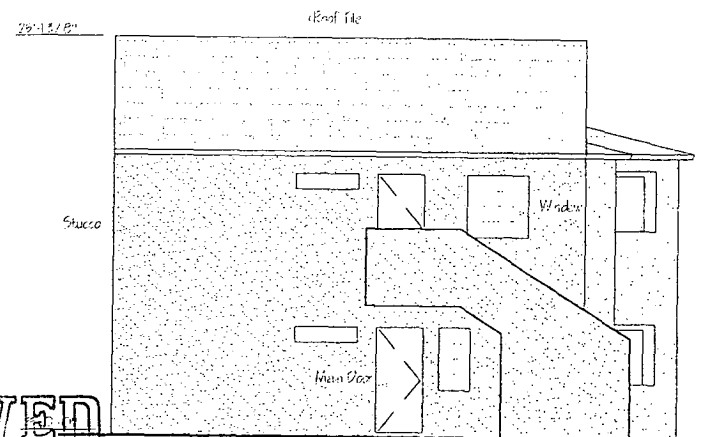
South Elevation 1/8" = 1'-0"



East Elevation 1/8" = 1'-0"



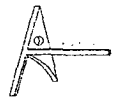
North Elevation 1/8" = 1'-0"



West Elevation 1/8" = 1'-0"

RECEIVED
FEB 20 2007

ZON-18672
VAR-18674
VAR-18673
SDR-18670
02-21-07 CC



Beltran's
Apartments

North Arrow

Scale

Scale

Scale

Scale

Scale

Scale

Scale

Scale

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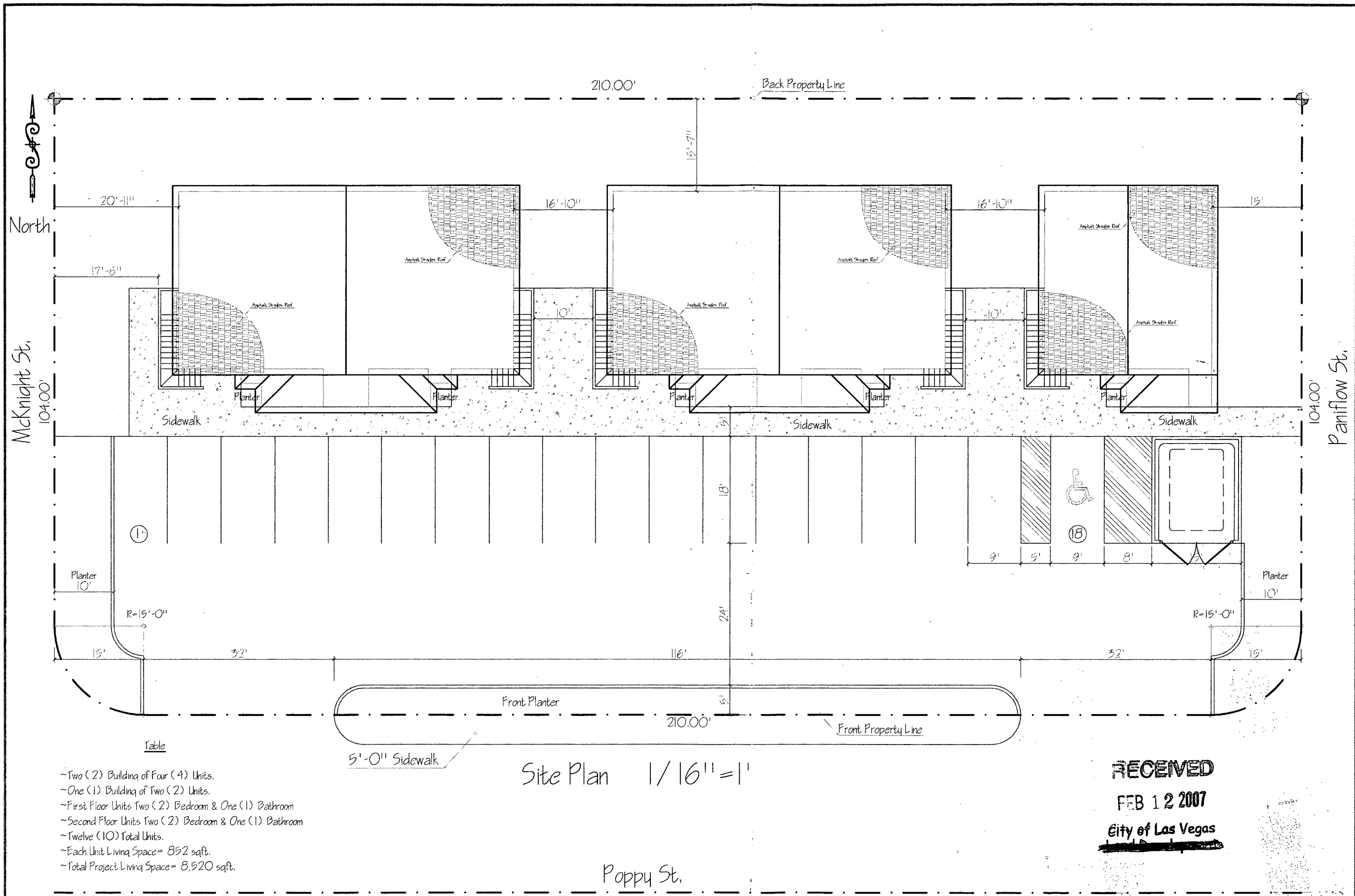
Scale

Scale

Plans (Approved Site Plan)



Separator Sheet

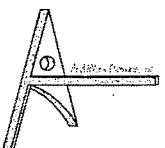


- ~Two (2) Building of Four (4) Units.
- ~One (1) Building of Two (2) Units.
- ~First Floor Units Two (2) Bedroom & One (1) Bathroom
- ~Second Floor Units Two (2) Bedroom & One (1) Bathroom
- ~Twelve (12) Total Units.
- ~Each Unit Living Space= 852 sqft.
- ~Total Project Living Space= 8,520 sqft.

Site Plan 1/16" = 1'

RECEIVED
FEB 12 2007
City of Las Vegas

ZON-18672
VAR-18674
VAR-18673
SDR-18670
02-21-07 CC

	
Beltran's Apartments	
Architectural Designer:	
Signature:	
Structural Designer:	
Signature:	
Electrical Designer:	
Signature:	
Mechanical Designer:	
Signature:	
Plumbing Designer:	
Signature:	
Beltran's Apartments: Beltran, Ana 5681 Chloride Ct. Las Vegas, NV 89110	
File: 1001	Scale: 1/4" = 1'-0"
Job #: 61	Notes:
Date: 9/30/2006	Owner: Beltran
Project: A/C	Architect: ArchWork Designs, Inc.
1202 Fall Breeze Dr. Las Vegas, NV 89142 Tel: (702) 524-6776 Fax: (702) 641-9895	
Project #: 159-29-410-022	

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>6</u> Rolled/Colored Plans: <u>0</u>				
☒	☐	11" x 17" min. to 24" x 36" max. page size		Additional plans re) SDR
☒	☐	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 <u>17</u> #compact _____ #handicap <u>1</u> Total <u>18</u>		
☒	☐	<i>All</i> free-standing sign locations shown and heights and sizes noted		
LANDSCAPE PLAN Folded Plans: <u>0</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> 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>0</u> 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: <u>0</u> Rolled Plans: <u>0</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: Ana Beltran Application Type: Variance (set backs)
 APN: 139-25-410-022 Location: N/E.C McKnight + Poppy
 Planner: [Signature] Pre-App Meeting Date: 11/29/06 Earliest PC Date: 01/25/07

Justification Letter



Separator Sheet

December 12, 2006

Ana Beltran
5681 Chloride Ct.
Las Vegas, NV 89110
Tel. (702) 308-2477

Justification Letter

To: City Las Vegas, Nevada

Dear Sirs:

I am writing this letter to petition for a Zoning Change, Design Review, and two (2) variances: First, for parking that is eighteen (18) but twenty three (23) is required; Second, one (1) for distance separation between buildings that is five foot and six inches (5'-6") but ten foot (10') is required; two (2) rear set back is fifteen foot and seven inches (15'-7") but twenty foot (20') is required for multi-family dwellings for the properties that are located at:

Northeast Corner of McKnight & Poppy

APN= 139-25-410-022

The Current Zoning is R-E, and we apply for R-3.

This construction will be an improvement to the community, as well as provide affordable housing in a spacious and comfortable environment, by stucco, two (2) exterior color combination (Eggwhite and Viva Gold), stick built construction, asphalt shingles roof, two story, twenty five (25') feet tall, twelve (12) total units (three (3) buildings of four (4) units), each unit has two (2) bedroom and one (1) bathroom with 852 sqft. living space, and 10,224 sqft. total living space for this project.

I also hope to be an inspiration to surrounding home and land owners to build new structures or renovate existing structures to better the quality and look of the neighborhood.

I believe that this project will not only change the makeup of the neighborhood but can only bring good to the community.

If you have any questions, please contact Adan Castillo at (702) 524-6776. Thank you.

**VAR-18673
01/25/07 PC
REVISED**

**RECEIVED
DEC 21 2006**

Application



A P P L I C A T I O N

Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: ANA BELTRAN
Project Address (Location) N/E CORNER OF POPPY & MCNEIGHT
Project Name BELTRAN APARTMENTS Proposed Use _____
Assessor's Parcel #(s) 139-25-410-022 Ward # _____
General Plan: existing _____ proposed _____ Zoning: existing RE proposed R3
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 0.5 Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER ANA BELTRAN Contact ADAN CASTILLO
Address 5681 CHLORIDE CT. Phone: 524-6776 Fax: 641-9893
City LAS VEGAS State NV Zip 89110

APPLICANT ANA BELTRAN Contact ADAN CASTILLO
Address 5681 CHLORIDE CT. Phone: 524-6776 Fax: 641-9893
City LAS VEGAS State NV Zip 89110

REPRESENTATIVE ADAN CASTILLO Contact ADAN CASTILLO
Address 1202 FALL BREEZE DR. Phone: 524-6776 Fax: 641-9893
City LAS VEGAS State NV Zip 89142

Property Owner Signature* Ana L. Beltran

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

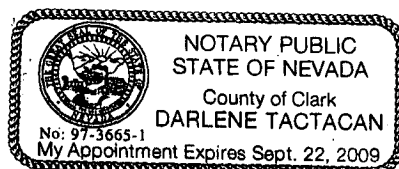
Print Name Ana Isabel Beltran

Subscribed and sworn before me

This 11TH day of December, 2004

Darlene Tactacan

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>VAR-18673</u>
Meeting Date:	<u>1-25-07</u>
Total Fee:	<u>600-</u>
Date Accepted:	<u>12-12-06</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.

Deed



Separator Sheet

20020402
00264

139-25-410-022

Affix R.P.T.T. \$112.50

Escrow No. 00234286K6J

WHEN RECORDED MAIL DEED AND TAX STATEMENTS TO:

Ana Beltran

5681 CHLORIDE COURT

LAS VEGAS, NV.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That: Thomas A. Smith, a married man as his sole and separate property and Michael T. Smith, an unmarried man in consideration of \$10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Ana Beltran, an unmarried woman all that real property situate in the County of CLARK State of Nevada, bounded and described as follows:

LOTS ELEVEN (11) THROUGH FOURTEEN (14) IN BLOCK FOUR (4), OF TANKELS NORTH ADDITON NO. 2 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 95 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

**SUBJECT
TO:**

1. Taxes for the current fiscal year, and any and all taxes (including supplemental taxes) and assessments levied or assessed after the recording date of this document.
2. Rights of way, reservations, restrictions, easements and conditions of record.

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

Witness my/our hand(s) this 22nd day of March, 2002.

Thomas A. Smith

Thomas A. Smith

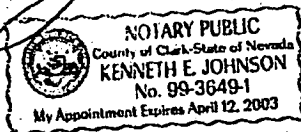
Michael T. Smith

Michael T. Smith

STATE OF NEVADA
COUNTY OF CLARK

On, 3-29-02 personally appeared before me, a Notary Public, Thomas A. Smith, Michael T. Smith personally known (or proven) to me to be the person(s) whose name(s) is/are subscribed to the within instrument who acknowledged that he executed the instrument.

[Signature]
Notary Public in and for said County and State.



CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:

LAND TITLE OF NEVADA

04-02-2002 08:08 STX 1

OFFICIAL RECORDS

BOOK: 20020402 INST: 00264

FEE: 14.00 RPTT: 112.50

SOFI



Separator Sheet



Case Number: **VAR-18673** APN: 139-25-410-022
Name of Property Owner: ANA BELTRAN
Name of Applicant: ANA BELTRAN
Name of Representative: ADAN CASTELLO

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

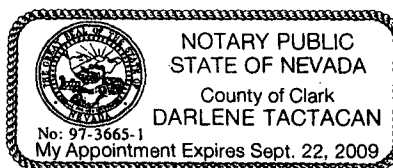
Signature of Property Owner: Ana I. Beltran

Print Name: Ana Isabel Beltran

Subscribed and sworn before me

This 11TH day of December, 2006

Marlene LaCasse
Notary Public in and for said County and State

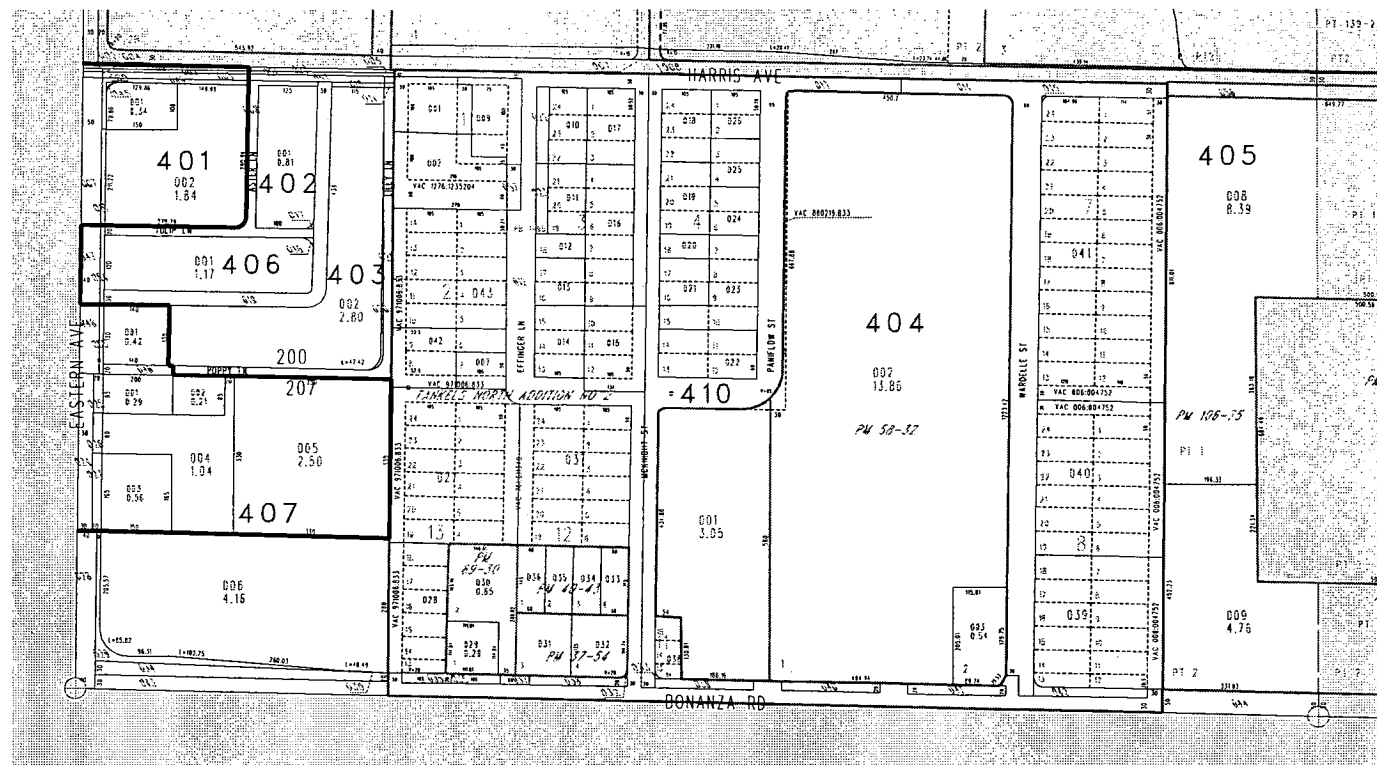


APN Map



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-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 ——— PARCEL BOUNDARY - - - SUBD BOUNDARY - - - ROAD EASEMENT - - - PW/D BOUNDARY - - - NON-PARCEL LOT LINE - - - MATCH LINE / LEADER LINE - - - ROAD ID NUMBER	ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		T20S R61E	25	S 2 SW 4	139-25-4																																			
		AVERAGE DA VALUE 35	PARCEL NUMBER 001 1.39 ACREAGE 202 PARCEL SUB/SEO NUMBER 10-25-45 PLAT RECORDING NUMBER 5 BLOCK NUMBER 5 LOT NUMBER 015 GOV. LOT NUMBER	<table border="1"> <tr> <td>0001</td> <td>0002</td> <td>0003</td> </tr> <tr> <td>125</td> <td>124</td> <td>123</td> </tr> <tr> <td>138</td> <td>139</td> <td>140</td> </tr> <tr> <td>163</td> <td>162</td> <td>161</td> </tr> </table>	0001	0002	0003	125	124	123	138	139	140	163	162	161	<table border="1"> <tr> <td>8</td> <td>4</td> <td>8</td> <td>4</td> </tr> <tr> <td>5</td> <td>1</td> <td>5</td> <td>1</td> </tr> <tr> <td>6</td> <td>2</td> <td>6</td> <td>2</td> </tr> <tr> <td>7</td> <td>3</td> <td>7</td> <td>3</td> </tr> <tr> <td>8</td> <td>4</td> <td>8</td> <td>4</td> </tr> <tr> <td>5</td> <td>1</td> <td>5</td> <td>1</td> </tr> </table>	8	4	8	4	5	1	5	1	6	2	6	2	7	3	7	3	8	4	8	4	5	1	5	1	
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Scale: 1"=200'					Rev: 06/12/06																																					



TAX DIST 200,207

VAR-18673
01/25/07 PC

Hansen Sheet



Separator Sheet

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**VAR Application****Report Date** 12/12/2006 01:13 PM**Submitted By** Robert Summerfield

Page 1

A/P # 18673 **VARIANCE****Application Information****Stages**

	Date / Time	By		Date / Time	By
Processed	12/12/2006 09:31	982786	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-18673 - VARIANCE RELATED TO SDR-18670, ZON-18672, AND VAR-18674 - PUBLIC HEARING - APPLICANT/OWNER: ANA BELTRAN - Request for a Variance TO ALLOW SETBACKS OF FIVE FEET IN THE FRONT AND REAR WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED 12 UNIT MULTI-FAMILY RESIDENCIAL DEVELOPMENT on 0.5 acres adjacent to the northwest corner of Poppy Lane and Paniflow Street (APN 139-25-410-022), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 3 (Reese).

Parent A/P #

Project # 18673	Project/Phase Name	Phase #
Size/Area 0.50 ACRE	Size Description	Subdivision Code
Proposed Start	Proposed Stop	% Completed 0.00
% Complete Formula		

Property/Site Information**Parcel** 13925410022**Location****Owner/Tenant**

Contact ID AC150494	Name BELTRAN ANA	Organization
Mailing Address 5681 CHLORIDE CT		State/Province NV
City LAS VEGAS		Country
ZIP/PC 89110-1738		☐ Foreign
Day Phone		Evening Phone
Fax		Mobile #

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

No Addresses are linked to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13925410022

Applicants/Contacts

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**VAR Application****Report Date** 12/12/2006 01:13 PM**Submitted By** Robert Summerfield

Page 2

Applicants/Contacts

Primary N **Capacity** OWNER **Contact ID** AC150494 ☐ **Foreign**
Effective **Expire**
Name BELTRAN ANA
Day Phone **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax **Mobile** **Profession**
E-Mail
Address 5681 CHLORIDE CT
LAS VEGAS, NV 89110-1738
Seasonal Addr

Valid From **To**
Comments
No Comments

Primary Y **Capacity** OTHER **Other** **REP** **Contact ID** AC1319094 ☐ **Foreign**
Effective **Expire**
Name ADAN CASTELLO
Day Phone (702)524-6776 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax (702)641-9893 **Mobile** **Profession**
E-Mail
Address 1202 FALL BREEZE DR
LAS VEGAS, NV 89142
Seasonal Addr

Valid From **To**
Comments
No Comments

Contractors

No Contractors

Item Description**Item Status****Activity Review Details**

Detail SUBMITTAL CHECKLIST (VAR) **Modified By** DDONLEY **Modified Date/Time** 12/12/2006 09:26
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

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

VAR Application

Report Date 12/12/2006 01:13 PM

Submitted By Robert Summerfield

Page 3

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

No Conditions

VARIANCE

Parent Project link required?

Final City Council letter received

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 Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
---	--------------------------	-------------------------------	---------------	-----------	----------	-------------

01/25/2007

PC

SCHEDULED

0

0

0

DDONLEY

12/12/2006

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

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

PAYMNT CK NAME,# WHO PICKED UP PERMIT
ADAN CASTILLO, ANA I BELTRAN CK 2026, 524-6776

970040

12/12/2006 09:41

0.00

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-18673 - VARIANCE RELATED ZON-18672 - PUBLIC HEARING - APPLICANT/OWNER: ANA BELTRAN - Request for a Variance TO ALLOW SETBACKS OF FIVE FEET IN THE FRONT AND REAR YARD AREAS WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED 12-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 0.5 acres at the northwest corner of Poppy Lane and Paniflow Street (APN 139-25-410-022), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 3 (Reese).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

PLANNING COMMISSION: JANUARY 25, 2007

CITY COUNCIL: FEBRUARY 21, 2007

CASE PLANNER: DOUG RANKIN



PUBLIC HEARING

Comments Due: **DECEMBER 26, 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:

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

VAR-18673

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
12/12/2006

Neighborhood Services List



NEIGHBORHOOD SERVICES LIST

Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: January 25, 2007

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-18673

Archie C. Grant NA

Arthur McCants

Bracken NA

Church-Noblitt NA

College Park

Cultural Corridor Coalition

Downtown Business Operators Council

Downtown Central Development Committee
(DCDC)

East Las Vegas Community Development Corp.

Mi Casa En El Sol NA

Washington Square NA

City Council Proof of Publication



Separator Sheet

Las Vegas, Nevada

FEBRUARY 5, 2007

TO: LAS VEGAS REVIEW JOURNAL

FROM: CITY CLERK

SUBJECT: PUBLICATION OF NOTICE OF PUBLIC HEARINGS – VARIANCES:
VAR-17253, VAR-18669, VAR-18673, VAR-18674, VAR-18820 and VAR-18908

Please publish the attached LEGAL NOTICE

ON THE FOLLOWING DATE: FRIDAY, FEBRUARY 9, 2007 (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
FEBRUARY 21, 2007

NOTICE IS HEREBY GIVEN THAT ON WEDNESDAY, FEBRUARY 21, 2007 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 Variances:

VAR-17253 - APPLICANT/OWNER: TOUSA HOMES, INC.S - Request for a Site Development Plan Review FOR A PROPOSED SIX-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 3.58 acres at the northwest corner of Jones Boulevard and Jo Marcy Drive (APNs 125-14-504-006 through 008), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone], Ward 6 (Ross), LEGALLY DESCRIBED AS BEING A PORTION OF NORTH HALF (N½) OF the NORTHEAST QUARTER (NE¼) OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

VAR-18669 - APPLICANT/OWNER: TODD MORIN - Request for a Variance TO ALLOW AN EXISTING NON-HABITABLE ACCESSORY STRUCTURE TO EXCEED THE HEIGHT OF THE PRINCIPLE DWELLING BY 1.5 FEET at 5901 Huff Mountain Avenue (APN 125-12-311-017), R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross), LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

VAR-18673 - APPLICANT/OWNER: ANA BELTRAN - Request for a Variance TO ALLOW SETBACKS OF FIVE FEET IN THE FRONT AND REAR YARD AREAS WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED; A DISTANCE BETWEEN BUILDINGS OF 5.5 FEET WHERE 10 FEET IS THE MINIMUM DISTANCE BETWEEN BUILDINGS REQUIRED; AND A RESIDENTIAL ADJACENCY SETBACK OF 33 FEET ON THE WEST SIDE OF THE PROPERTY WHERE 66 FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED 12-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 0.5 acres at the northwest corner of Poppy Lane and Paniflow Street (APN 139-25-410-022), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 3 (Reese), LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

VAR-18674 - APPLICANT/OWNER: ANA BELTRAN - Request for a Variance TO ALLOW 18 PARKING SPACES WHERE 23 ARE THE MINIMUM NUMBER OF SPACES REQUIRED FOR A PROPOSED 12-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 0.5 acres at the northwest corner of Poppy Lane and Paniflow Street (APN 139-25-410-022), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 3 (Reese), LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

VAR-18820 - APPLICANT/OWNER: CRAIG TENAYA, LLC - Request for a Variance TO ALLOW A 72-FOOT HIGH BUILDING WHERE 35 FEET IS THE MAXIMUM HEIGHT ALLOWED on 7.49 acres adjacent to the east side of Tenaya Way, approximately 970 feet south of Craig Road (APN 138-03-701-021), O (Office) Zone [PROPOSED: R-4 (High Density Residential) Zone], Ward 4 (Brown), LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

VAR-18908 - APPLICANT/OWNER: FFPW MEDICAL DEVELOPMENT, LLC - Request for a Variance TO ALLOW A 33 PERCENT LOT COVERAGE WHERE 30 PERCENT IS THE MAXIMUM LOT COVERAGE ALLOWED on 5.0 acres at 9040 and 9092 West Cheyenne Avenue (APNs 138-08-401-008 and 009), U (Undeveloped) Zone under Resolution of Intent to O (Office) Zone, Ward 4 (Brown), LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

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.

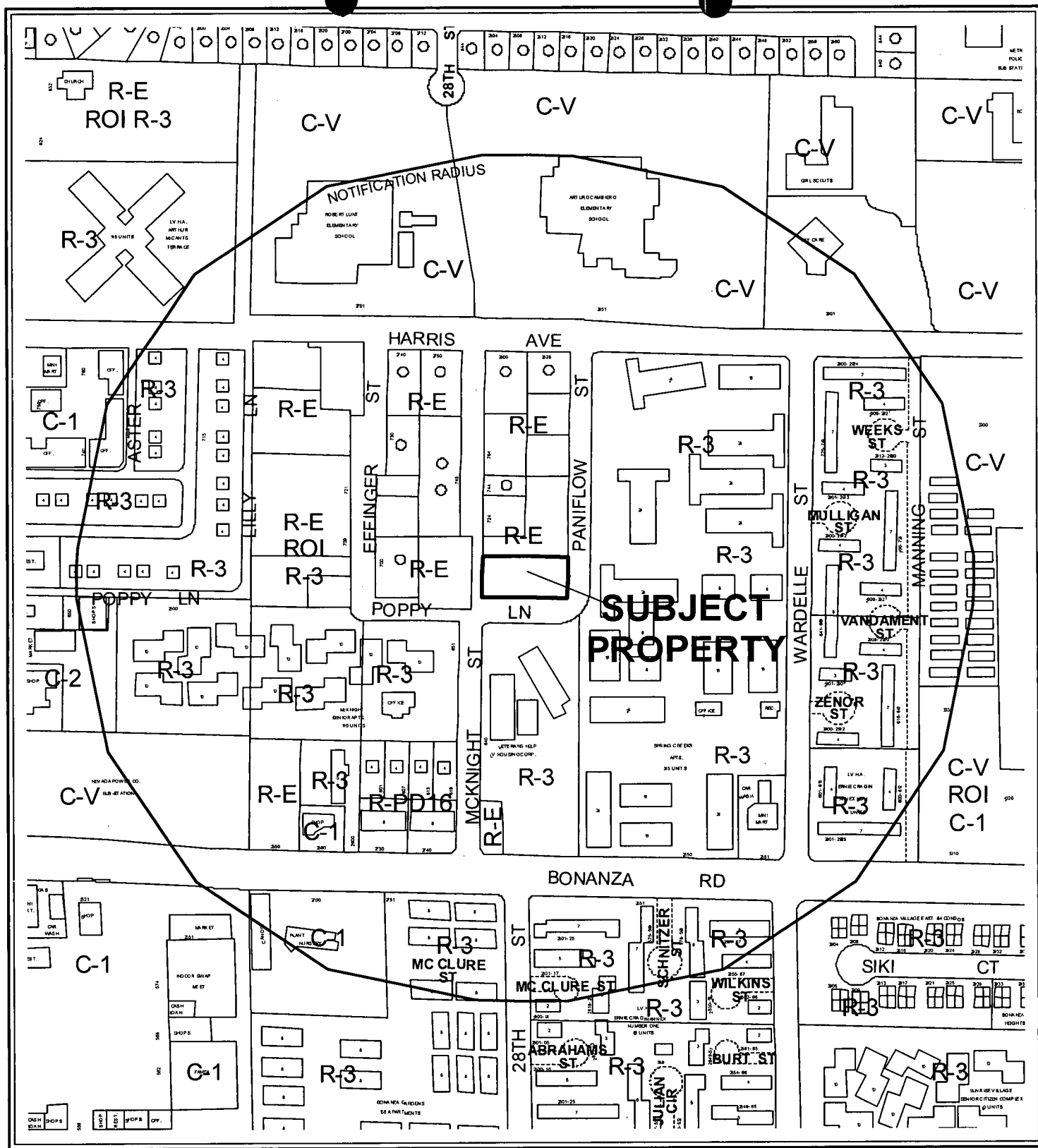
BEVERLY BRIDGES, ACTING CITY CLERK

Public Hearing Notice



PUBLIC HEARING NOTICE

Separator Sheet



CASE: **VAR-18673**

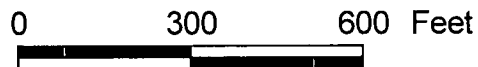
RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-3 (MEDIUM DENSITY RESIDENTIAL)



NOTICE OF PUBLIC HEARING

VARIANCE

MEETING: PLANNING COMMISSION
DATE: JANUARY 25, 2007
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

VAR-18673

APPLICANT/OWNER: ANA BELTRAN - REQUEST FOR A VARIANCE TO ALLOW SETBACKS OF FIVE FEET IN THE FRONT AND REAR YARD AREAS WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED; A DISTANCE BETWEEN BUILDINGS OF 5.5 FEET WHERE 10 FEET IS THE MINIMUM DISTANCE BETWEEN BUILDINGS REQUIRED; AND A RESIDENTIAL ADJACENCY SETBACK OF 33 FEET ON THE WEST SIDE OF THE PROPERTY WHERE 66 FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED 12-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON 0.5 ACRES AT THE NORTHWEST CORNER OF POPPY LANE AND PANIFLOW STREET (APN 139-25-410-022), R-E (RESIDENCE ESTATES) ZONE [PROPOSED: R-3 (MEDIUM DENSITY RESIDENTIAL) ZONE], WARD 3 (REESE).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 25, 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 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>.



DOUGLAS J. RANKIN, CURRENT PLANNING MANAGER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

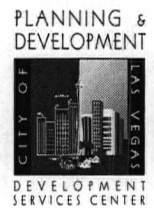
Affidavit of Sign Posting



Separator Sheet



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

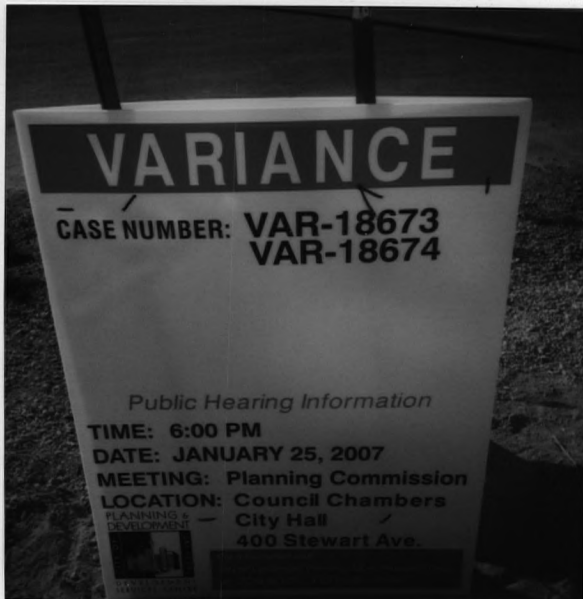


CASE NUMBER: VAR-18673

MEETING DATE: 01/25/07 PC

1 of 2

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]
Signature

1-13-07
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.



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: VAR-18673

MEETING DATE: 01/25/07 PC

212

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]
Signature

1-13-07
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.