

Applicant Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

December 21, 2007

Mr. Kevin Haner
Haner Family Trust
5201 Patricia Avenue
Las Vegas, Nevada 89130

RE: VAR-25491 - VARIANCE

Dear Mr. Haner:

Your request for a Variance TO ALLOW A 14-FOOT TALL PATIO COVER WHERE 12 FEET IS ALLOWED on 0.44 acres at 5201 Patricia Avenue (APN 138-01-711-004), R-E (Residence Estates) Zone, Ward 6 (Ross), was considered by the Planning Commission on December 20, 2007.

The Planning Commission voted to **DENIAL** your request because as there was insufficient justification presented to warrant the granting of a Variance.

This action by the Planning Commission on **December 20, 2007** 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 21, 2007**.

Sincerely,

Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:clb

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301

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TTY: 702-386-9108

www.lasvegasnevada.gov

December 7, 2007

Mr. Kevin Haner
Haner Family Trust
5201 Patricia Avenue
Las Vegas, Nevada 89130

RE: VAR-25491 - VARIANCE

Dear Mr. Haner:

Please be advised the City Planning Commission at its regular meeting on **December 20, 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 available on-line on **Friday, December 14, 2007** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, 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,

Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:clb

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



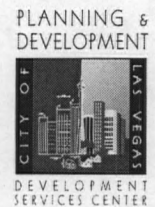
Affidavit of Sign Posting



Separator Sheet



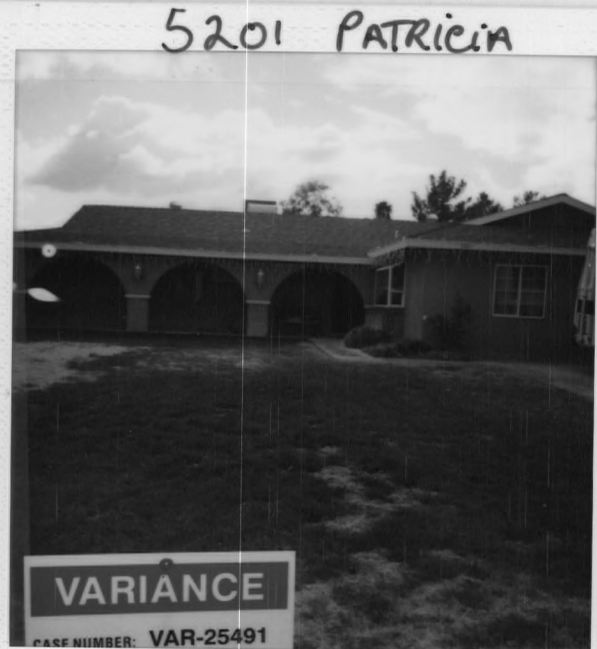
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

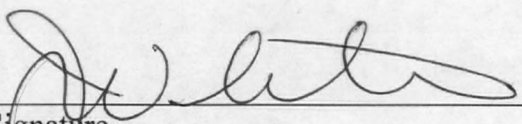


CASE NUMBER: VAR-25491

MEETING DATE: 12/20/07 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

12-9-07
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 or City Council.

Public Hearing Notice

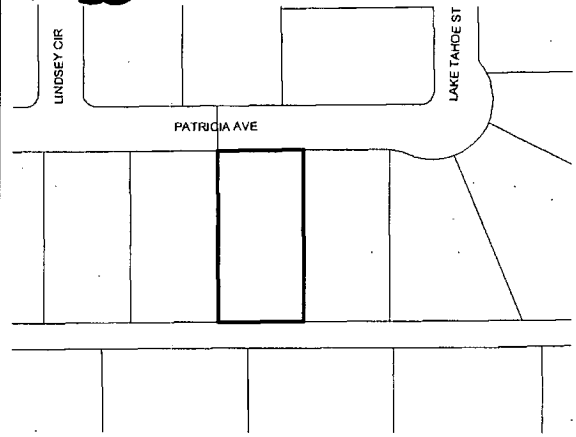


Separator Sheet

Application Information

VAR-25491 - VARIANCE - PUBLIC HEARING -
APPLICANT/OWNER: HANER FAMILY TRUST - Request for a
Variance TO ALLOW A 14-FOOT TALL PATIO COVER WHERE
12 FEET IS ALLOWED on 0.44 acres at 5201 Patricia Avenue
(APN 138-01-711-004), R-E (Residence Estates) Zone, Ward 6
(Ross)

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

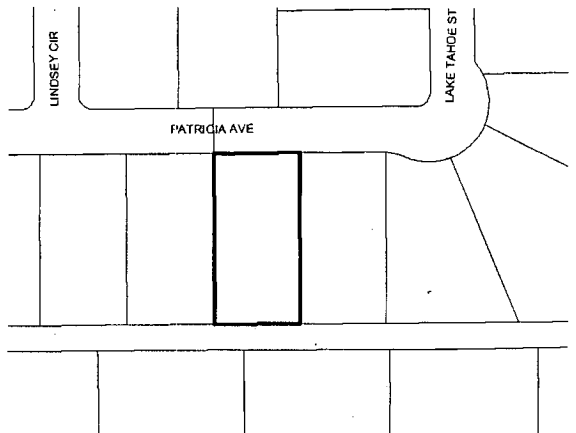
Meeting: Planning Commission
Date: December 20, 2007
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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 a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items 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 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>.

Application Information

VAR-25491 - VARIANCE - PUBLIC HEARING -
APPLICANT/OWNER: HANER FAMILY TRUST - Request for a
Variance TO ALLOW A 14-FOOT TALL PATIO COVER WHERE
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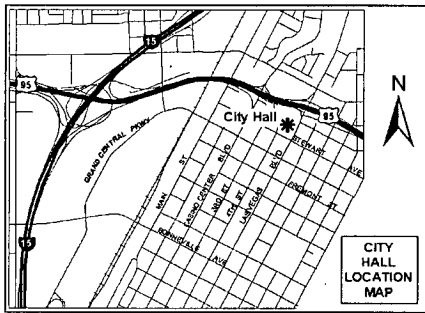
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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

☐

I SUPPORT
this Request

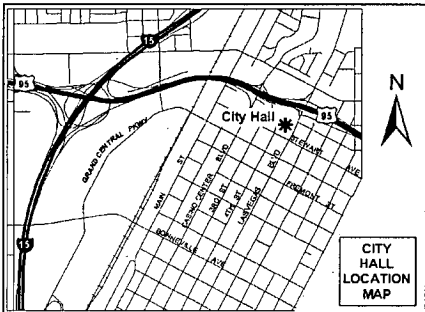
☐

I OPPOSE
this Request

VAR-25491

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

VAR-25491

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. Riekki, Survey (FM, PM, & A's only)
Date: November 16, 2007
Re: **VAR-25491** Kevin Haner 5201 Patricia Avenue
Request for a Height Variance

COMMENTS:

We have no comment on the Variance request for property located at 5201 Patricia Avenue to allow a 14 foot tall, 594 square foot detached accessory structure (Class II) where 12 feet, 6 inches is the maximum height allowed.

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-25491 - VARIANCE - PUBLIC HEARING - APPLICANT: KEVIN HANER - OWNER: HANER FAMILY TRUST -Request for a Variance TO ALLOW A 14-FOOT TALL, 594 SQUARE-FOOT DETACHED ACCESSORY STRUCTURE (CLASS II) WHERE 12 FEET, SIX INCHES ARE ALLOWED on 0.44 acres at 5201 Patricia Avenue (APN 138-11-311-017), R-E (Residence Estates) Zone, Ward 6 (Ross)

PLANNING COMMISSION: **DECEMBER 20, 2007**
CITY COUNCIL: **JANUARY 16, 2008**

CASE PLANNER: **ANDY REED**



PUBLIC HEARING

Comments Due: **NOVEMBER 19, 2007**

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:

Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services

No Law Enforcement Issue

Neighborhood Services List



Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: December 20, 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-25491

Los Prados HOA

Northwest Area Residents Association NCG

Plaza San Miguel HOA

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

VAR-25491

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
11/08/2007

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-25491 - VARIANCE - PUBLIC HEARING - APPLICANT: KEVIN HANER - OWNER: HANER FAMILY TRUST -Request for a Variance TO ALLOW A 14-FOOT TALL, 594 SQUARE-FOOT DETACHED ACCESSORY STRUCTURE (CLASS II) WHERE 12 FEET, SIX INCHES ARE ALLOWED on 0.44 acres at 5201 Patricia Avenue (APN 138-11-311-017), R-E (Residence Estates) Zone, Ward 6 (Ross)

PLANNING COMMISSION: **DECEMBER 20, 2007**
CITY COUNCIL: **JANUARY 16, 2008**

CASE PLANNER: **ANDY REED**



PUBLIC HEARING

Comments Due: **NOVEMBER 19, 2007**

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:

Hansen Sheet



Separator Sheet

Report Date 11/08/2007 03:36 PM

Submitted By

Page 1

A/P # 25491 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	11/06/2007 14:16	980608	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-25491 - VARIANCE - PUBLIC HEARING - APPLICANT: KEVIN HANER - OWNER: HANER FAMILY TRUST -Request for a Variance TO ALLOW A 14-FOOT TALL, 594 SQUARE-FOOT DETACHED ACCESSORY STRUCTURE, CLASS II (BALCONY) WHERE 12 FEET, SIX INCHES ARE ALLOWED on 0.44 acres at 5201 Patricia Avenue (APN 138-11-311-017), R-E (Residence Estates) Zone, Ward 6 (Ross)

Parent A/P #

Project # 25491 Project/Phase Name HANER BALCONY Phase #
Size/Area 0.44 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13801711004

Location

Owner/Tenant

Contact ID AC653842 Name HANER KEVIN W & SHELLEY TRUST
Organization HANER KEVIN W & SHELLEY TRS Position Profession
Mailing Address 5201 PATRICIA AVE
City LAS VEGAS State/Province NV ZIP/PC 89130-2609
Country ☐ Foreign Reference #
Day Phone Evening Phone Fax
Pager PIN # Mobile #
E-Mail
Owner From 08/25/2005 To ☒ Primary 100.00 %

Contact ID AC60600 Name HANER KEVIN W & SHELLEY
Organization Position Profession
Mailing Address 5201 PATRICIA AVE
City LAS VEGAS State/Province NV ZIP/PC 89130-2609
Country ☐ Foreign Reference #
Day Phone Evening Phone Fax
Pager PIN # Mobile #
E-Mail
Owner From 08/10/2002 To 08/25/2005 ☐ Primary 0.00 %

Contact ID AC60600 Name HANER KEVIN W & SHELLEY
Organization Position Profession
Mailing Address 5201 PATRICIA AVE
City LAS VEGAS State/Province NV ZIP/PC 89130-2609
Country ☐ Foreign Reference #
Day Phone Evening Phone Fax
Pager PIN # Mobile #
E-Mail
Owner From 08/04/2005 To 08/25/2005 ☐ Primary 0.00 %

Report Date 11/08/2007 03:36 PM

Submitted By

Page 2

Owner/Tenant

Contact ID AC653842 Name HANER KEVIN W & SHELLEY TRUST
Organization HANER KEVIN W & SHELLEY TRS Position Profession
Mailing Address 5201 PATRICIA AVE
City LAS VEGAS State/Province NV ZIP/PC 89130-2609
Country ☐ Foreign Reference #
Day Phone Evening Phone Fax
Pager PIN # Mobile #
E-Mail
Owner From 01/21/2004 To 08/04/2005 ☐ Primary 0.00 %

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

5201 PATRICIA AVE
LAS VEGAS, 89130-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13801711004

Item Description

Item Status

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	11/06/2007 14:26	300.00
PROCESSING FEE	P	11/06/2007 14:26	300.00
Total Unpaid	0.00	Total Paid	600.00

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 MPHOWE Modified Date/Time 11/06/2007 14:15
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 11/08/2007 03:36 PM

Submitted By

Page 3

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?

Staff Recommendation

Meeting Information

Meeting Information	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date	Add Date	Modified By	Modified Date		
12/20/2007	PC	SCHEDULED	0	0	0
MPHOWE	11/06/2007				

Template Type A/P #	A/P Type	Status	Stage
No children exist for this project			

Employee	Last	First	MI	Comments
Employee ID				
No Employee Entries				

Log	Description	Entered By	Start	Stop	Hours
Action	Comments				
PAYMNT	CK NAME,# WHO PICKED UP PERMIT	984053	11/06/2007 14:26		0.00
KEVIN HANER, HANER CONSTRUCTION, CK#5013, 804-1570					

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

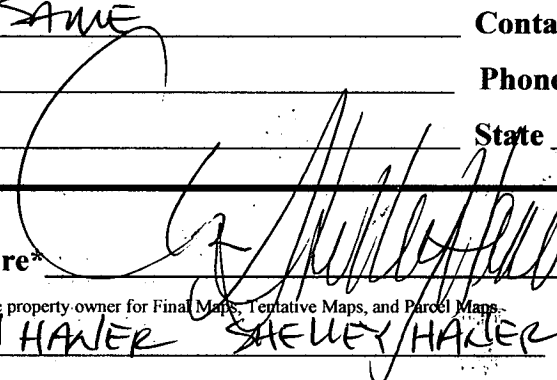
APPLICATION / PETITION FORM

Application/Petition For: POOL DECK SHADE STRUCTURE / VIEW DECK
 Project Address (Location) 5201 PATRICIA AVE. L.V. NV 89130
 Project Name HANER SHADE STRUCTURE Proposed Use SHADE / VIEW
 Assessor's Parcel #(s) 138.01.711.004 Ward # _____
 General Plan: existing DR proposed _____ Zoning: existing RE proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 0.44 ac. Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER HANER FAMILY TRUST Contact KEVIN HANER
 Address 5201 PATRICIA AVE. Phone: 804 1570 Fax: 804 1571
 City LAS VEGAS State NV Zip 89130

APPLICANT SAME Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____

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

Property Owner Signature* 

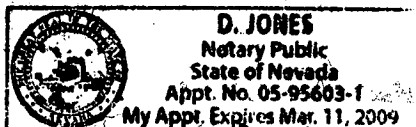
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name KEVIN HANER SHELLEY HANER

Subscribed and sworn before me

This 5th day of November, 20 07

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>VAR 25491</u>
Meeting Date:	<u>12/20/07</u>
Total Fee:	<u>\$600.00</u>
Date Received:	<u>11/6/07</u>
Received By:	<u>M. Howe</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.

Justification Letter



Separator Sheet

11/6/07 7:36 AM

TO: City of Las Vegas Planning and Development Dept.
ATTN: Mike Howe
PHONE: 229-6301
RE: VARIANCE APPLICATION JUSTIFICATION LETTER

To Whom it May Concern,

Pursuant to the requirements of The City of Las Vegas Planning and Development Department's Variance Application Submittal checklist this shall represent our letter of justification for the proposed variance.

We wish to build a shade structure by our pool to enhance our outdoor living experience and to have a way to view the fireworks during New Years and the 4th of July as well as to take occasional advantage of the mountain views to our west.

This structure will lie completely within the existing confines of our rear yard structures and is only nominally visible from the surrounding environs, i.e. the alley to the south or the street to the north. Its maximum height will not exceed the existing ridgelines of either the adjacent garage or the main house and poses no hindrance to neighbor's views. The structure will provide shade over a pool deck area which has largely been unusable due to heat during the summer months. All materials used will be consistent with the architecture of the existing building.

Sincerely,

KEVIN AND SHELLEY HANER

Owners
5201 Patricia Avenue
Las Vegas, NV 89130
Home | 702.243.0725
Office | 702.804.1570
Mobile | 702.303.3402
Fax | 702.804.1571

RECEIVED
NOV 07 2007

VAR-25491
12/20/07 PC



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-25491** APN: 138-01-711-004
Name of Property Owner: HANER FAMILY TRUST
Name of Applicant: KEVIN HANER
Name of Representative: SELF

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: _____

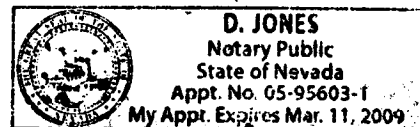
Print Name: KEVIN HANER

RECEIVED
NOV 07 2007

Subscribed and sworn before me

This 5th day of November, 2007

Notary Public in and for said County and State



Deed



Separator Sheet

Affix R.P.T.T. \$365.00A.P.N. 138-01-711-004Escrow No. 98-11-1730 MB**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That

MICHAEL P. HELDT and JERRI L. HELDT, husband and wife

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to: Kevin W. Haner and Shelley Haner, Husband and Wife as Joint Tenants

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

Lot Seven (7) in Block Five (5) of STAGECOACH DEPOT #2-A, as shown by map thereof on file in Book 18 of Plats, page 92, in the office of the County Recorder of Clark County, Nevada.

- SUBJECT TO: 1. Taxes for the current fiscal year.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record.

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

DATE: October 14, 1998Michael P. Heldt
MICHAEL P. HELDTJerry L. Heldt
JERRY L. HELDT

STATE OF NEVADA)
)ss.
COUNTY OF CLARK)

RECORDING REQUESTED BY:
FIDELITY NATIONAL TITLE

WHEN RECORDED, MAIL TO:

Kevin Haner
5201 Patricia Ave
Las Vegas, NV 89130

On this October 14, 1998
appeared before me, a Notary Public,
Michael P. Heldt
and Jerry L. Heldt

~~personally known or proved to me to be the person whose name is~~
subscribed to the above instrument, who acknowledged that they
executed the instrument.

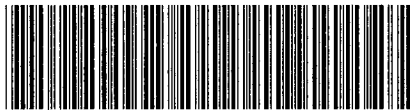
Signature

Donna Alarces

(Notary Public)

NOTARIAL SEAL

Extraction List



EXTRACTION LIST

Separator Sheet

PARCELS	172
LABELS	171

Report of All Selected Parcels

Case Number: VAR-25491

Printed On: Fri: November 16, 2007

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
AAGENES MICHAEL D LIVING TRUST	7135 LARAMIE AVE LAS VEGAS NV	13810814003
ADVINCULA EDWIN J & JEAN B	6621 ROCKING HORSE AVE LAS VEGAS NV	13811312014
ADVINCULA EDWIN J & JEAN B	3275 N SERENE DR LAS VEGAS NV	13811405003
ALEXANDER ANITA & WILLIAM P	3321 IRV-MARCUS DR LAS VEGAS NV	13810813036
ALVARADO STEVEN & DOREEN	6761 ROCKING HORSE AVE LAS VEGAS NV	13811310016
ANDERSON LAINA LIVING TRUST	3320 SERENE DR LAS VEGAS NV	13811402012
BALLESTEROS MANUEL & KIMIE TRUST	6630 WILD HORSE RD LAS VEGAS NV	13811311004
BANDA RAUL & STEPHANIE A	7882 W PATRICK LN LAS VEGAS NV	13810717007
BANK LASALLE NATIONAL ASSN TRS	%ASC 106 7495 NEW HORIZON WY MAIL STOP-NAC #X3902-01F FREDERICK MD	13810717008
BANK WELLS FARGO N A	400 COUNTRYWIDE WY SV-35 SIMI VALLEY CA	13810716001
BANKS JIMMY LEE TRUST	6700 LOST RIVER CT LAS VEGAS NV	13810717017
BARLOW M D M S	%C BARLOW 3280 N RAINBOW BLVD LAS VEGAS NV	13811405001
BARNARD DAVID	6800 WATERHEN CIR LAS VEGAS NV	13810813007
BARNUM LAWRENCE T & CYNTHIA	6611 ROCKING HORSE AVE LAS VEGAS NV	13811312013
BERNI RICHARD P REVOCABLE LIV TR	6701 BUCKSKIN AVE LAS VEGAS NV	13811401003
BOSTON ROSE	6720 WILD HORSE RD LAS VEGAS NV	13811310005
BOULDEN HAROLD & ISAMA JEAN	3401 IRV-MARCUS DR LAS VEGAS NV	13810716008
BRAUCHT BERNARD D & JAN J	6631 WILD HORSE RD LAS VEGAS NV	13811312007
BROOKS ALGIN JR	3433 IRV-MARCUS DR LAS VEGAS NV	13810715038
BURK MARTIN R & STEPHANIE G	P O BOX 35973 LAS VEGAS NV	13811312015
BYWATER FAMILY TRUST	6560 W ATWOOD LAS VEGAS NV	13811403010
C C J REVOCABLE TRUST	6708 ATWOOD AVE NO LAS VEGAS NV	13810814010
CALE JAMES T	6800 HIGH BLUFF WY LAS VEGAS NV	13810715015
CAMERON ROY EUGENE & CAROLYN L	6635 ATWOOD AVE LAS VEGAS NV	13811406003
CAMPBELL ROBERT & GWEN	3376 GAREHIME ST LAS VEGAS NV	13811403003
CANEPA GEORGE S & KARLENE L	6700 BUCKSKIN AVE LAS VEGAS NV	13811311017
CANFIELD PAUL V & DOROTHY L	P O BOX 570573 LAS VEGAS NV	13810717009
CARDENAS CARLOS	6705 ATWOOD AVE LAS VEGAS NV	13810804002
CARDONA JAVIER & MARISELA	4525 N FORT APACHE RD LAS VEGAS NV	13811312012
CARL PHYLLIS KAY 2006 REV TR	6620 BUCKSKIN AVE LAS VEGAS NV	13811312017
CHANDARLIS CARLOS A	6701 PINE NEEDLE CT LAS VEGAS NV	13810717016
CHASE DONALD R	6690 ATWOOD AVE LAS VEGAS NV	13811401006

Report of All Selected Parcels**Case Number:** VAR-25491**Printed On:** Fri: November 16, 2007

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
CHRISTENSEN ERIC DAVID	6700 SHALLOW CREEK CT LAS VEGAS NV	13810814005
CHURCH LUTHERAN HOLY SPIRIT	6670 W CHEYENNE LAS VEGAS NV	13811405008
CHURCHFIELD PAUL D & TAMMY D	3250 N SERENE DR LAS VEGAS NV	13811406006
CONDON ROBERT S & JUDITH L	6520 ROCKING HORSE AVE LAS VEGAS NV	13811313015
COOPER DOUGLAS C & KIM L	6731 WILD HORSE RD LAS VEGAS NV	13811310006
COPLAN JAMES H & KRISTEEN W	6731 ROCKING HORSE AVE LAS VEGAS NV	13811311012
CORONADO TOMAS G & GUADALUPE	6640 WILD HORSE RD LAS VEGAS NV	13811311003
COVERT THOMAS LEE & FELY	3313 IRV MARCUS DR LAS VEGAS NV	13810813034
COX HELAINE R & JAMES M	6721 WILD HORSE RD LAS VEGAS NV	13811311006
COX PHILLIP T JR	6675 BUCKSKIN AVE LAS VEGAS NV	13811402002
CRANDY JANALEA M	3812 GINGER CREEK LAS VEGAS NV	13811311010
CUMMINGS JOHN P	1570 DANBROOK DR SACRAMENTO CA	13811312011
DAELTO WINTHROP U	3329 IRV-MARCUS DR LAS VEGAS NV	13810813038
DENNIS MAME TRUST	3340 N SERENE DR LAS VEGAS NV	13811402009
DETTMER DARREN L	6700 WILD HORSE RD LAS VEGAS NV	13811311002
DIAZ JOLENE	6751 WILD HORSE RD LAS VEGAS NV	13811310008
DUNHAM FRED M & BARBARA ANN	6685 W BUCKSKIN AVE LAS VEGAS NV	13811402001
ENRIQUEZ OMAR	4729 RANCHO CAMINO CT LAS VEGAS NV	13811401004
ESPINOZA FAMILY TRUST	6750 WILD HORSE RD LAS VEGAS NV	13811310002
ESPINOZA RONNIE M & KARAN	6248 LAWTON AVE LAS VEGAS NV	13810715033
FAGIN BEVERLY J	1009 WOODBRIDGE DR LAS VEGAS NV	13811313013
FOLKERSEN KENNETH W	6704 PINE NEEDLE CT LAS VEGAS NV	13810717014
FORTE JOSEPH & DONNA	3365 GAREHIME LAS VEGAS NV	13811402008
FREITAS MELANIE	3346 GAREHIME ST LAS VEGAS NV	13811403006
GARCIA JESUS O & XIOMARA L	3265 GAREHIME ST LAS VEGAS NV	13811406007
GAUGHAN MICHAEL	3409 IRV-MARCUS DR LAS VEGAS NV	13810716010
GAYLE CHARLES MARTIN & SANDRA	3285 N SERENE DR LAS VEGAS NV	13811405002
GLASSFORD JAMES R & DIANNE M	6521 WILD HORSE RD LAS VEGAS NV	13811313017
GOMEZ ROBERTO & SUSAN	3337 IRV-MARCUS DR LAS VEGAS NV	13810813040
GOOD ROBERTA J & RICHARD C	6600 BUCKSKIN AVE LAS VEGAS NV	13811312018
GOULSON CORINNE G	6704 LOST RIVER CT LAS VEGAS NV	13810717018
GRAUBERGER ELDON & CAROL	6701 LOST RIVER CT LAS VEGAS NV	13810717020

Report of All Selected Parcels**Case Number:** VAR-25491**Printed On:** Fri: November 16, 2007

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
GROVER FAYETTE W III & DOLORES W	2412 DOHERTY WY HENDERSON NV	13810814007
GUBLER PATRICIA A & TERRY C	6511 WILD HORSE RD LAS VEGAS NV	13811313016
GULATI HARIOM	3260 SERENE DR LAS VEGAS NV	13811406005
HAIN RICHARD T & KATHRYN M	6665 BUCKSKIN AVE LAS VEGAS NV	13811402003
HARRISON JOSEPH L & MAUDE E	6804 WATERHEN CIR LAS VEGAS NV	13810813008
HASZLAUER PAUL J & GERTRUDE M	6655 ATWOOD AVE LAS VEGAS NV	13811406002
HERNANDEZ JOSE M	6801 WATERHEN CIR LAS VEGAS NV	13810813017
HERRIN PAMELA J 1994 LIV TR AGMT	3333 IRV-MARCUS DR LAS VEGAS NV	13810813039
HIRALES J CARLOS & VERONICA	6705 BUCKSKIN AVE LAS VEGAS NV	13811401005
HITCHCOCK MILTON & JUDIE	3284 SERENE DR LAS VEGAS NV	13811406001
HOULTON JOHN D O	6630 ROCKING HORSE AVE LAS VEGAS NV	13811312008
HOUSE ELIZABETH A	6701 BENT WOOD CT LAS VEGAS NV	13810717012
HUFFMAN MARK & BEVERLY	6701 WILD HORSE RD LAS VEGAS NV	13811311008
ILSLEY JACQUELINE NORMAN TRUST	1829 BLACKHAWK RD LAS VEGAS NV	13811310001
IRWIN FAMILY TRUST	6701 WILLOW LAKE CT LAS VEGAS NV	13810814004
JACKSON KURT	6530 ROCKING HORSE AVE LAS VEGAS NV	13811313014
JEFFRIES DAVID L JR	3429 IRV-MARCUS DR LAS VEGAS NV	13810715037
JENKINS MARY M & MICHAEL V	3386 GAREHIME ST LAS VEGAS NV	13811403001
JOHNSON THOMAS & JEWELENE LIV TR	6760 ROCKING HORSE AVE LAS VEGAS NV	13811310010
KARAPETYAN SAMUEL	1735 WINONA BLVD #7 LOS ANGELES CA	13810813005
KINSINGER FAMILY LIVING TRUST	3284 N GAREHIME ST LAS VEGAS NV	13811407001
KISS JOZSEF & MARIA C	6709 ATWOOD AVE LAS VEGAS NV	13810804001
KNABEL MARK W	6700 PINE NEEDLE CT LAS VEGAS NV	13810717013
KNUTSON LISA M	6740 WILD HORSE RD LAS VEGAS NV	13811310003
KRAFT JANET	6611 WILD HORSE RD LAS VEGAS NV	13811312005
LALOMCHAI ARISARA	3441 IRV-MARCUS DR LAS VEGAS NV	13810714031
LAN-LA VUONG THI FAMILY TRUST	6680 ATWOOD AVE LAS VEGAS NV	13811401007
LAN-LA VUONG THI FAMILY TRUST	6680 ATWOOD AVE LAS VEGAS NV	13811401008
LANZEL LIVING TRUST	6711 WILD HORSE RD LAS VEGAS NV	13811311007
LAROSSEE KENNETH A & LUCILLE M	6700 ROCKING HORSE AVE LAS VEGAS NV	13811311009
LAS VEGAS VALLEY WATER DIST	3700 W CHARLESTON BLVD LAS VEGAS NV	13811301001
LEE LAWRIE A	6650 BUCKSKIN AVE LAS VEGAS NV	13811311016

Report of All Selected Parcels**Case Number:** VAR-25491**Printed On:** Fri: November 16, 2007

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
LIMERICK ROBERT J & BEATRICE M	3385 SISK RD LAS VEGAS NV	13811403002
LINCOLN TRUST	4001 S DECATUR BLVD #37-117 LAS VEGAS NV	13811402007
LINDSEY GARY L & MARJORIE	6711 ROCKINGHORSE AVE LAS VEGAS NV	13811311014
LIS JOSEPH FRANCIS FAMILY TRUST	6550 BUCKSKIN AVE LAS VEGAS NV	13811313009
MARKIN JOHN R & LINDA E	P O BOX 35554 LAS VEGAS NV	13810814001
MARQUEZ ARISTEO ROJAS	6704 ATWOOD AVE LAS VEGAS NV	13810814009
MARTIN MELODY A	P O BOX 162 FORT BRIDGER WY	13810813031
MCELROY DAVID A	3356 GAREHIME ST LAS VEGAS NV	13811403005
MCELROY FAMILY TRUST	4465 N BUFFALO LAS VEGAS NV	13811312003
MEERS FAMILY TRUST	6531 WILD HORSE RD LAS VEGAS NV	13811313018
MITCHELL BARBARA	6760 BUCKSKIN AVE LAS VEGAS NV	13811310017
MOLNAR JOHN L	6640 BUCKSKIN AVE LAS VEGAS NV	13811312016
MOOREHEAD DAVID	6705 BENT WOOD CT LAS VEGAS NV	13810717011
MORGAN DWAYNE & TONI K	11009 ARBOR PINE AVE LAS VEGAS NV	13810716002
MOSS MICHAEL D & PAMELA G	6741 WILD HORSE RD LAS VEGAS NV	13811310007
MUELLER RUSSELL W & SALLY M	6720 ROCKING HORSE AVE LAS VEGAS NV	13811311011
MUMPOWER MARY L & MICHAEL P	6740 ROCKING HORSE AVE LAS VEGAS NV	13811310012
NAGRO MICHAEL J & JOANN	3405 IRV-MARCUS DR LAS VEGAS NV	13810716009
NASH MICHAEL W	3425 IRV-MARCUS DR LAS VEGAS NV	13810715036
NELSON FAMILY TRUST	3335 SISK RD LAS VEGAS NV	13811403007
NOBLE JEFFREY A & SUZANNE F	6520 WILD HORSE RD LAS VEGAS NV	13811313001
OBLAD F ROSS & KERALEE H	6800 SELKIRK CIR LAS VEGAS NV	13810813018
ODEN LEX A	3316 GAREHIME ST LAS VEGAS NV	13811403009
OMNI FAMILY L P	2827 S MONTE CRISTO WY LAS VEGAS NV	13811401001
PAREDES JORGE H & GRACIELA	3417 IRV-MARCUS DR LAS VEGAS NV	13810715034
PAULIN RICHARD & N 1989 LIV TR	6730 W ROCKING HORSE AVE LAS VEGAS NV	13811310013
PAYNE JACE D	3317 IRV-MARCUS DR LAS VEGAS NV	13810813035
PIEDISCALZI RICHARD J & LINDA	6704 WILLOW LAKE CT LAS VEGAS NV	13810814002
PLOEGER TERRY K & JULIE L	6751 ROCKING HORSE AVE LAS VEGAS NV	13811310015
PUPPY PLAYHOUSE 1 L L C	3223 N RAINBOW BLVD LAS VEGAS NV	13810804003
PYNE 1979 TRUST	6610 WILD HORSE RD LAS VEGAS NV	13811312001
RAMPA EDWARD R	6750 ROCKING HORSE AVE LAS VEGAS NV	13811310011

Report of All Selected Parcels**Case Number:** VAR-25491**Printed On:** Fri: November 16, 2007

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
REED LESTER & SAUNDRA A	6701 SHALLOW CREEK CT LAS VEGAS NV	13810814008
RICCI HENRY R & KATHRYN GRACE	6660 ATWOOD AVE LAS VEGAS NV	13811402010
RICHEY WAYNE & ELLEN	6730 WILD HORSE RD LAS VEGAS NV	13811310004
RICHTER GARY W	6704 BENT WOOD CT LAS VEGAS NV	13810717010
ROBERTS JAY R & BARBARA G	3385 N GAREHIME ST LAS VEGAS NV	13811402005
ROBERTSON RANDY H & CHRISTINA M	6741 ROCKING HORSE AVE LAS VEGAS NV	13811310014
RODRIGUEZ RUBEN & LINDA M	6704 SHALLOW CREEK CT LAS VEGAS NV	13810814006
RONEN AMIHAY	P O BOX 35076 LAS VEGAS NV	13810715032
RUDASILL DANIEL JAMES & RONNIE Y	3255 SERENE DR LAS VEGAS NV	13811405005
RYAN DANIEL	6705 PINE NEEDLE CT LAS VEGAS NV	13810717015
SANCHEZ ELENA M	2621 SUMMERVIEW PL HENDERSON NV	13811312009
SANDCASTLE ENTPRS SERIES RAINBOW	%C LEVINS 5025 BOND ST LAS VEGAS NV	13811405004
SANDERS DARLENE	6645 BUCKSKIN AVE LAS VEGAS NV	13811402004
SANDOVAL LINDA	6521 ROCKING HORSE AVE LAS VEGAS NV	13811313010
SAUCEDO CARMEN	6529 BURLWOOD WY LAS VEGAS NV	13811401002
SCHMIDT SANDRA M	3437 IRV-MARCUS DR LAS VEGAS NV	13810715039
SEARS BRYAN J & SUSANNE D	6701 ROCKING HORSE AVE LAS VEGAS NV	13811311015
SHAVER SUSAN S	6630 ATWOOD AVE LAS VEGAS NV	13811402013
SMITH JEFFERY & CYNTHIA	6610 ROCKING HORSE AVE LAS VEGAS NV	13811312010
SMITH MICHAEL X	3326 GAREHIME ST LAS VEGAS NV	13811403008
SPENCER CAPITAL INVEST L L C	%H RODRIGUEZ 111 W LINDEN AVE BURBANK CA	13810813006
SPROUL CHARLES & RUTH	6610 ATWOOD AVE LAS VEGAS NV	13811402014
STEINBARTH FARRON D	3355 SISK RD LAS VEGAS NV	13811403004
STERN THOMAS J & ANITA M	3305 IRV MARCUS DR LAS VEGAS NV	13810813032
STIRLING ADAM D & MONICA F	6541 ROCKING HORSE AVE LAS VEGAS NV	13811313012
TAYLOR FRED S & MARY WILHELMINA	5525 POLARIS AVE #C LAS VEGAS NV	13810813033
THOMAS LE ANN	6710 WILD HORSE RD LAS VEGAS NV	13811311001
THOMPSON TAMARA L	6615 ATWOOD AVE LAS VEGAS NV	13811406004
TIGHE DENISE	3421 IRV MARCUS DR LAS VEGAS NV	13810715035
TRULLINGER ROBERT	6621 WILD HORSE RD LAS VEGAS NV	13811312006
VASEUR DAWN A	6510 WILD HORSE RD LAS VEGAS NV	13811313002
VOELKER PAUL K	6740 BUCKSKIN AVE LAS VEGAS NV	13811310018

Report of All Selected Parcels**Case Number:** VAR-25491**Printed On:** Fri: November 16, 2007

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
WALKER JOEY & KARLA	6531 ROCKING HORSE AVE LAS VEGAS NV	13811313011
WALSH WILLIAM J & BARBARA J	3345 GAREHIME ST LAS VEGAS NV	13811402011
WATERWOODS FEDERAL CONTRAT TRUST	6720 BUCKSKIN AVE LAS VEGAS NV	13811311018
WEAVER JUANITA M TRUST	3360 N SERENE DR LAS VEGAS NV	13811402006
WESLEY TERRY & SUSIE MAE	6761 WILD HORSE RD LAS VEGAS NV	13811310009
WHITTINGTON FAMILY TRUST	6600 WILD HORSE RD LAS VEGAS NV	13811312002
WILSON JANETTE LIVING TRUST	6721 ROCKING HORSE AVE LAS VEGAS NV	13811311013
WOLFE WILLIAM S & RUTH A	6601 WILD HORSE RD LAS VEGAS NV	13811312004
WOODWARD JEANNE G & ALAN L	6705 LOST RIVER CT LAS VEGAS NV	13810717019
WRIGHT RHONDA J	6620 WILD HORSE RD LAS VEGAS NV	13811311005
YACEK RICHARD A & TRACIANN M	6570 BUCKSKIN AVE LAS VEGAS NV	13811313008
YACH MARK W	3325 IRV-MARCUS DR LAS VEGAS NV	13810813037

Project Checklist



PROJECT CHECKLIST

Separator Sheet

City of Las Vegas
CURRENT PLANNING PROJECT CHECKLIST

Project Name: _____

Applicant Name: KEVIN HANER

Telephone: 804-1570

Project Number: VAR-25491

Ward Number: _____

STAFF ACTIONS

	<i>Initial/Date</i>		<i>Initial/Date</i>
☐ Pre-App. Meeting Date:	<u>10.12.07</u>	☐ DRT Outcome:	<u>11.20.07</u>
☐ App. Filing Date:	<u>11.6.07</u>	☐ Applicant Contacted:	_____
☐ App. Accuracy Checked:	<u>11.7.07</u>	☐ Site Visit Completed:	_____
☐ Routing Form Sent:	<u>11.9.07</u>	☐ Photos Taken:	<u>12.10.07</u>
☐ DRT Meeting Date:	<u>11.19.07</u>		

Notes: _____

P. C. ACTIONS

	<i>Initial/Date</i>		<i>Initial/Date</i>
☐ Hearing Notice Rec'd:	_____	☐ PC Meeting Date:	<u>12.20.07</u>
☐ Hearing Notices Mailed:	<u>12.7.07</u>	☐ PC Action:	_____
☐ Draft Report Sent to PC:	<u>12.14.07</u>	☐ Letter to Applicant:	<u>12.7.07</u>
☐ Final Report Reviewed:	_____	☐ PC Minutes Filed:	_____

Additional PC Conditions: _____

C. C. ACTIONS

	<i>Initial/Date</i>		<i>Initial/Date</i>
☐ CC Report Completed:	_____	☐ CC Resolution Filed:	_____
☐ CC Meeting Date:	_____	☐ CC Minutes Filed:	_____
☐ CC Action:	_____	☐ Final Plans Submitted:	_____
☐ Letter to Applicant:	_____	☐ Ordinance Completed:	_____
☐ Conditions Checked:	_____		

☐ **RELATED FILES:** _____

☐ See **ADMINISTRATIVE ACTIONS** Sheet



☒ Meeting

☐ Telephone

☐ Conversation Record

Page 1 of 1
Date 10 / 19 / 07
Time 10 : 00 am pm

Project Name Hamer Residence Balcony/Patio

Conversation between CLV Representative(s) Mike Howe CLV P#D
and,

Name	Company/Department	Phone	FAX
<u>K. Hamer</u>	<u>Hamer Construction</u>	<u>804-1570</u>	<u>/ 804-1571</u>

☐ see Meeting Attendance Sheet

Comments: Applicant proposing to add 14' high, 594[#] balcony to existing, non-conforming Accessory structure, Class II.

- Existing 2,956[#] non-conforming structure approved under M-0300-01 in 2001 consisting of 1,831[#] garage w/ 1,125[#] patio.
- Per 19.16.030(c) Additions to any residential building made non-conforming will not substantially perpetuate the non-conforming use.
- This request will require a Variance to Title 19.08.040 (B)1c and b to allow:
 - A 3,550[#] Detached Accessory structure, Class II where a 746[#] accessory structure is allowed; and
 - to allow a 14' tall structure, where 12'-6" structure is allowed.
 - 0' rear yard setback where 3' required
 - Exceed 50% rear yard coverage.

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): \$300 \$t \$300 Total=\$600		
☒	☐	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>/</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: <u>N/A</u>		
☐	☒	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		NA
☐	☒	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: <u>1</u> Rolled Plans: <u>1</u>
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	Scale and building dimensions labeled		
☒	☐	<i>All</i> building entrances/exits shown		
☒	☐	Use of <i>all</i> rooms noted/labeled		

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

Applicant: Kevin Hammer Application Type: VAR - Rear Yard Car, Ht, Setbacks, Size

APN: 138-01-711-004 Location: 5201 Patricia Ave

Planner: my. Howe Pre-App Meeting Date: 10/19/07 Earliest PC Date: 12/20/07 PC

Public Hearing Notice

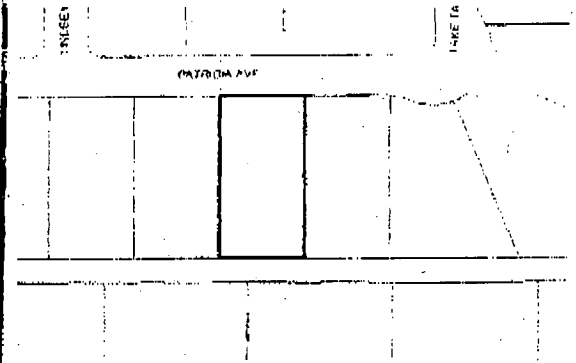


Separator Sheet

Application Information

VAR-25491 - VARIANCE - PUBLIC HEARING -
 APPLICANT/OWNER: HANER FAMILY TRUST - Request for a
 Variance TO ALLOW A 14-FOOT TALL PATIO COVER WHERE
 12 FEET IS ALLOWED on 0.44 acres at 5201 Patricia Avenue
 (APN 138-01-711-004), R-E (Residence Estates) Zone, Ward 6
 (Ross)

Application Location



The proposed project may not pertain to the entire highlighted project site.

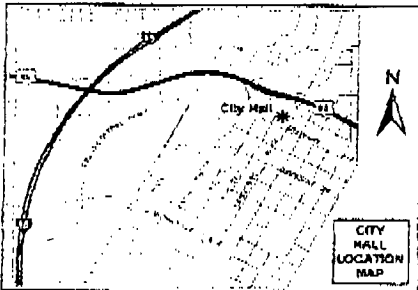
Public Hearing Information

Meeting: Planning Commission
 Date: December 20, 2007
 Time: 6:00 P.M.
 Location: City Council Chambers
 400 Stewart Avenue
 Las Vegas, Nevada

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 a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezoning will be determined by the City Council. Other public hearing items 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 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>.

City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or to this side of this card to (702) 385-7268.

☐ I SUPPORT
 this Request

☒ I OPPOSE
 this Request

13801707001
 PARINETT NICHOLAS C
 5161 HICKAM AVE
 LAS VEGAS NV 89130-2603

Case: VAR-25491

VAR-25491

Submitted after final agenda	
Date	Item 29
12-20-07 PC	P

Dec 19 07 03:58p

Protest / Approval Letter



Separator Sheet

● Oppose = ●
Planning Commission 12-20-07

The following reasons for being against the Haner Trust Patio Cover VAR-25491

1. It is already more than just a patio cover. It has become a "sundeck" with wrought iron stairs not just a "roof" over a Patio area, with out permits or variances. Mr. Haner is a General Contractor therefore he is aware of the requirements.
2. The sundeck impedes our right to privacy by:
 - a. Being higher than the existing fence
 - b. Being higher than the \$3000.00 worth of trees that have been planted to try to have privacy from the Haner family
 - c. Directly provides access to:
 - i. Visual
 1. Back Yard area of adjacent neighbor hood properties
 2. Patio and Bar-B-Que area of adjacent neighbor hood properties
 3. Spa & Pool Area of adjacent neighbor hood properties
 4. Lighting interference with Master Bed Room adjacent neighbor hood properties
 5. Lighting interference with Dining Room and Kitchen areas of neighbors property
 - ii. Audible
 1. Noise including but not soley pertaining to dog barking, parties and children with our reasonable supervision.
3. The sundeck would also allow the Haner family to conduct their parties on the deck, thus causing infraction to local noise ordinances. They have several parties yearly at which they have had "bands" and "singers" or some reasonable facsimile thereof and horseshoe pitching contests. These parties go on well in to the early morning hours. We have had to install dual pane windows to cut down on the noise level. They will not respond to requests to lower the level of noise currently being created in the patio area the noise will be even louder with the Sundeck open.

The law defines Noise as = usually loud, annoying or unwelcome sounds "plainly" audible to the human ear at a distance of 50'
4. The Haner's began the installation of the Patio Cover/SunDeck with out obtaining proper variance or permit requirements as they have numerous other projects on their property.
5. In the past the Haner's have ignored requirements for permits when building the addition to their home, installing the pool and building the warehouse/garage with fireplace & carport
6. The Haner's have ignored other ordinances as well. For example they have been

Submitted after final agenda	
Date	Item
12-20-07PC	27 P

sited numerous times for allowing their dogs to roam the neighbor hood. When Mr. Haner's dog charged at people on my property in a vicious manner, Mr. Haner was requested to keep his dog under control. His response was "I don't have to keep anything under control, Nobody controls me or my property." They have been investigated for building a "parking lot on private property not owned by them, for their employees to park during work hours, infringing on neighbors property by placing a High Beam spot light so as to be directed at the neighbors property as well as running a business from the property with out proper permits and/or licenses.

7. The Haner's have had several police complaints regarding their inability to control their children or see to child safety. For example the children would jump from their trampoline on to the fence that is located on our property. At that time they would stand there yelling obnoxious and sometimes obscene statements at people in our backyard or in our patio area. When we asked the Haner's to stop their children from these antics, they just laughed. Shortly afterwards objects were thrown over the fence striking one of the animals and just missing people in our backyard. The only way to get them to stop was to call the police and file a complaint.
8. Their children have already been up on the roof/sundeck climbed over the railing on to the roof of their other addition and from there jumped either in to their pool or on to their trampoline. The parents were present in the yard while the children did this repeatedly. We observed this from our patio area. The children made obnoxious statements as they waved at us from their perch on the sundeck.
9. Mr. Haner has admitted to running his business from his "Mother-In-Law add on room. He has since denied those statements to inspectors when questioned, however he has built a parking area on the adjoining property upon which his employees park daily. His employees meet at this work location each morning to get their job assignments, work materials and return to this location at the end of each shift. The "garage" on the property is a supply warehouse for building materials.
10. Regardless of "promises" or commitments that the Haner's will make to the commission it will not be long before they are breaking them. As they have demonstrated repeatedly when requested by Inspectors, Animal Control Enforcement and Law Enforcement.
11. The Haner's continually use illegal fireworks during the June, July and August time frames. Those "bottle" & "Cannon" Rockets and other materials are directed at our property as is seen with the reminisces found on our property.

These items are brought up for consideration to reflect the type of people that are asking for this variance now that they have been forced to request it. They have demonstrated a

total contempt for their neighbors and for law enforcement in general.

We ask for our right to privacy and request that the Variance be denied.

Cathlene Enos
5117 W. Patricia
Las Vegas 89130
656-9337

To Oppose UAR-25491

View from Bedroom & Pool



View from Dining Room & Patio



Deck is well above roof top



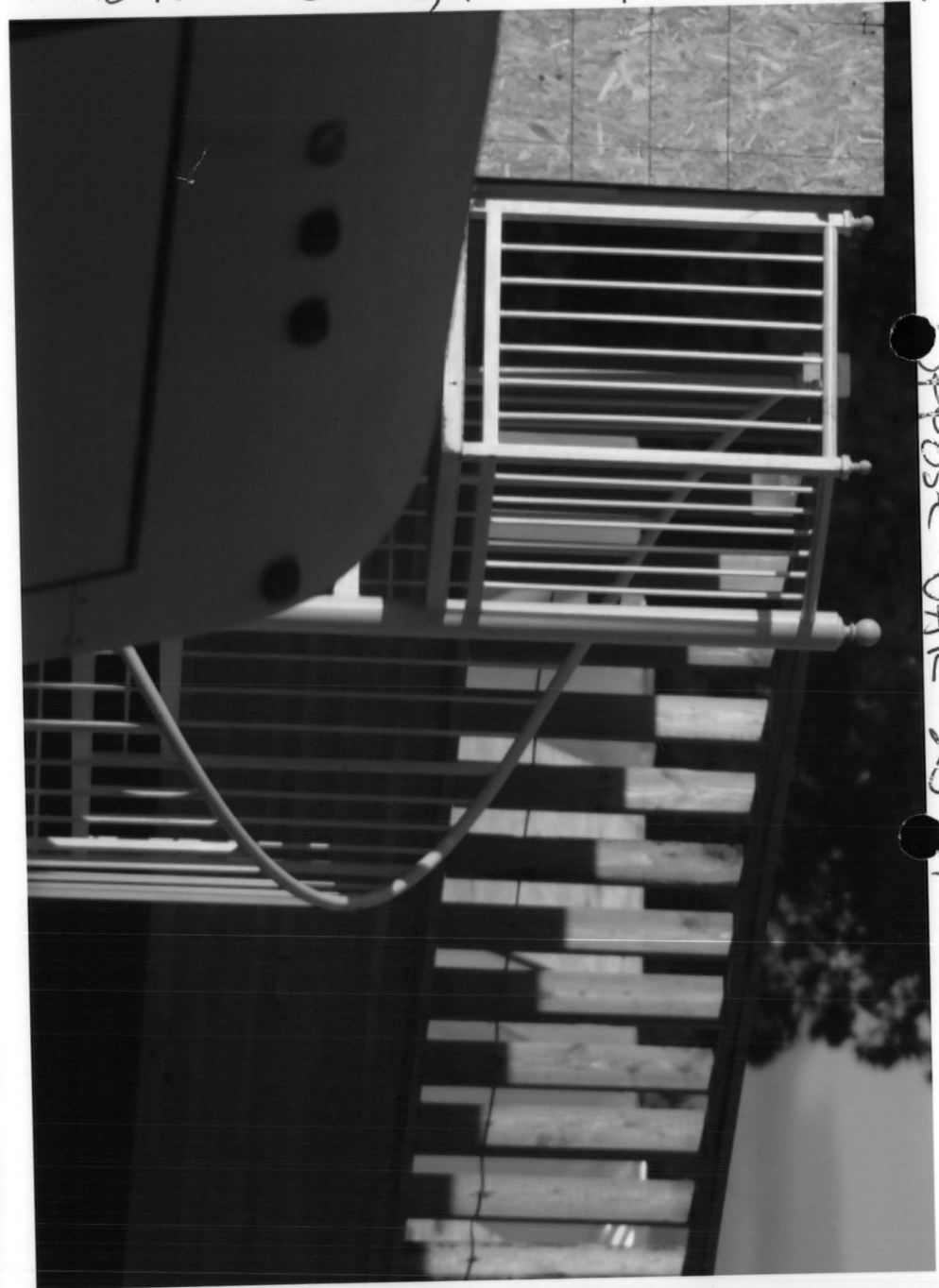
✓ to Oppose

VAR-25491

VAR 25491 is Asking Ok on Patrol
Cover But nothing R1 to Sun Deck



No Need Stairs, Rail or Power to Cover



Oppose VAR-25491

Oppose JAR-25491



↑ This is the 14 foot variance [Opposing] plus Deck
14-foot



Over 6-foot Brick wall

To Whom it may concern:

We the signed below are Opposed to...

VAR-25491 Variance (Haner Family Trust)

Planning Commission is on Dec. 20, 2007

- Mrs. Mr. Carrillo's. (702) 438-9858.
- ① Guillermina Carrillo 5300 Patricia Ave Las Vegas NV 89130
Lille Carrillo
- ② Raul & Hilda Saucedo 5116 Hickam Ave Las Vegas NV 89130
(702) 452-2374
- ③ Gerardo Carrillo 5151 Hickam Ave Las Vegas NV 89130
(702) 591-5472
- 4 DWAYNE AKO - 5129 Hickam LV, NV 89130
702-656-1818
- 5 Matt Ross 4200 Lake Tahoe
702-885-5292
6. Wendell A. Gentry 5306 Hickam Ave
Note! 702-658-9465
- I certainly understand the concerns of the residence at 5117 Patricia Ave - There are no two story homes in the area and the privacy to their rear yard will be compromised
7. Pat Hunt 4309 Bradley Rd. Las Vegas, Nev. 89130
6453100

Submitted after final agenda

Date

12-20-07 PC

Item

BP
27

To Whom it may concern:

We the signed below are Opposed to...

VAR-25491 Variance (Haner Family Trust)

Planning Commission is on Dec. 20, 2007

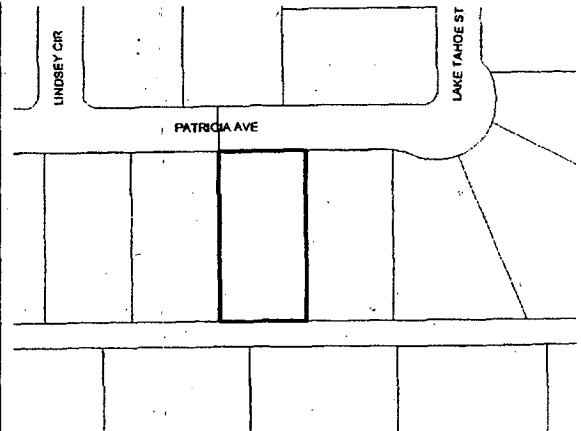
- ① Bob B 3601 BRADLEY RD. 656-9694
- ② Susan Towne 4312 Lake Tahoe St. 604-9581

Submitted after final agenda	
Date	Item
12-20-07 PL	27 28

Application Information

VAR-25491 - VARIANCE - PUBLIC HEARING -
APPLICANT/OWNER: HANER FAMILY TRUST - Request for a
Variance TO ALLOW A 14-FOOT TALL PATIO COVER WHERE
12 FEET IS ALLOWED on 0.44 acres at 5201 Patricia Avenue
(APN 138-01-711-004), R-E (Residence Estates) Zone, Ward 6
(Ross)

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: December 20, 2007
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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 a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items 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 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>.

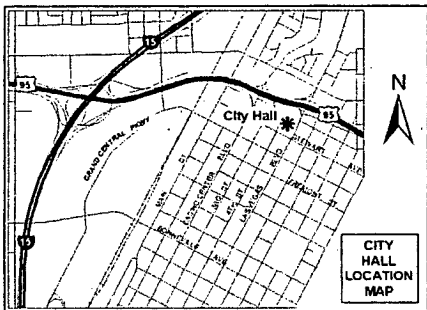
* OPPOSE *

Submitted after final agenda	
Date	Page 27
12.20.07 PC	

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CITY CLERK
2007 DEC 18 A 11:43

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

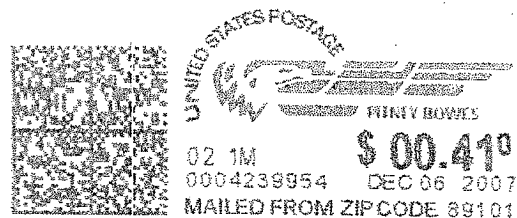


I SUPPORT
this Request



I OPPOSE
this Request

VAR-25491



13801711005
ENOS CATHLENE A
5117 PATRICIA AVE
LAS VEGAS NV 89130-2609

Case: VAR-25491



User: awp2151@da004p08
Title: 43150-1
Date: Fri 15:38 Apr 06, 2007
Job: nvlsvt0102-43150
#####

To Whom it may concern:

We the signed below are Opposed to...

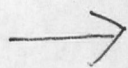
VAR-25491 Variance (Haner Family Trust)

Planning Commission is on Dec. 20, 2007

Joe Ben 4229 TAMBLO, 396-5639

FAX 385-7268

my six foot
brick wall





View from Bedroom French doors



View from patio

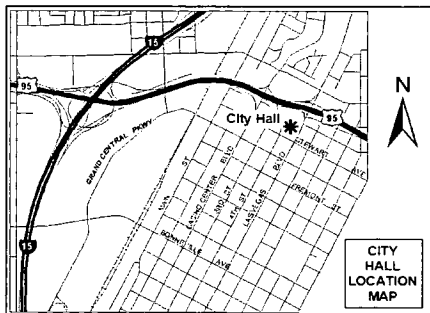


Has already started Deck --- Stairs, Railing - Power well Above roof line



City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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I SUPPORT
this Request



I OPPOSE
this Request

VAR-25491



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DEC 12 2007

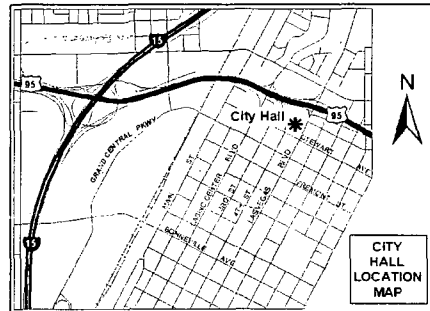
13801613031 Case: VAR-25491
OAKES DIANA J REVOCABLE TRUST
5248 DEL LAGO DR
LAS VEGAS NV 89130-5211

89130+5211 0078



City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



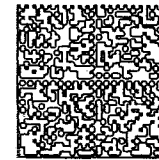
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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

VAR-25491

89130+2609 0003



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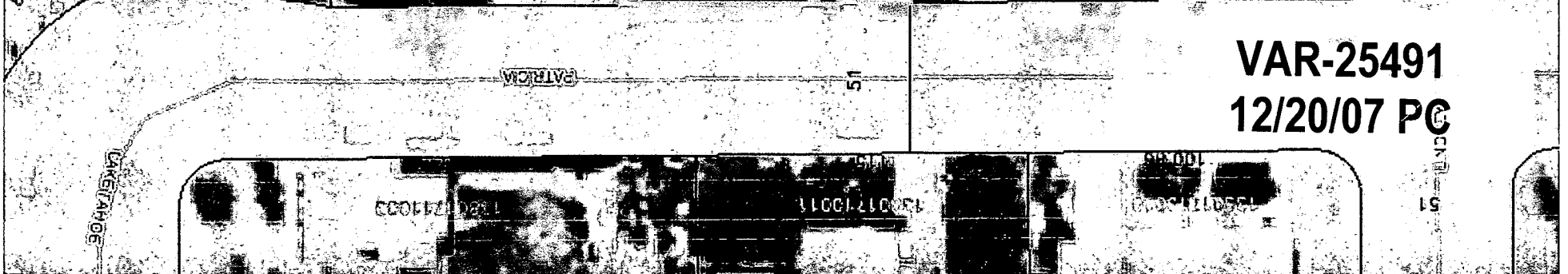
RECEIVED
DEC 12 2007

Case: VAR-25491
13801711006
ROHDE FERN P TRUST
5113 PATRICIA AVE
LAS VEGAS NV 89130-2609

Plans (PMT)



Separator Sheet



- ☒ Reviewed, no exceptions noted
☐ Reviewed, exceptions noted
☐ Rejected

Reviewed only for general compliance with the design concept and general compliance with the information given in the contract documents. Any action shown is subject to the requirements of the plans and specifications. Contractor's responsibility includes, but is not limited to dimensions which shall be confirmed and correlated by Contractor at the job site fabrication processes and techniques of construction coordination of his work with that of all other trades and satisfactory performance of his work.

JAMES W. MOSE, P.E.

Date: 12/20/07

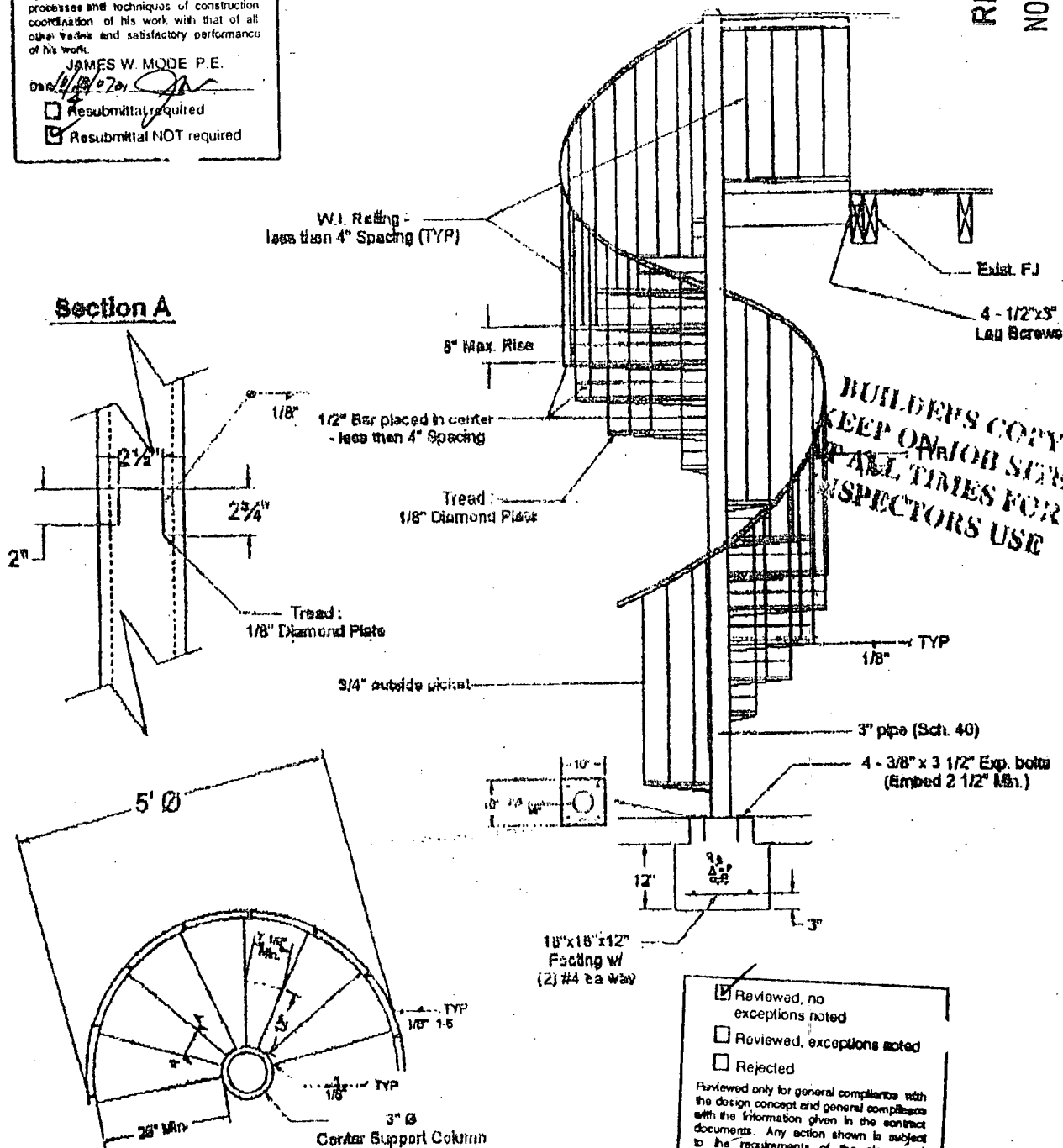
- ☐ Resubmittal required
☒ Resubmittal NOT required

Plan Review SPIRAL STAIRWAY

Shop Drawing

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NOV 06 2007



BUILDER'S COPY
 KEEP ON JOB SITE
 ALL TIMES FOR
 INSPECTORS USE

Notes: Handrail Heights 34" to 36" off of nose of tread
 Intermediate rails must not allow 4" sphere to pass.
 4" dia. sphere cannot pass through @ all Open Risers.

VAR-25491
 12/20/07 PC

- ☒ Reviewed, no exceptions noted
☐ Reviewed, exceptions noted
☐ Rejected

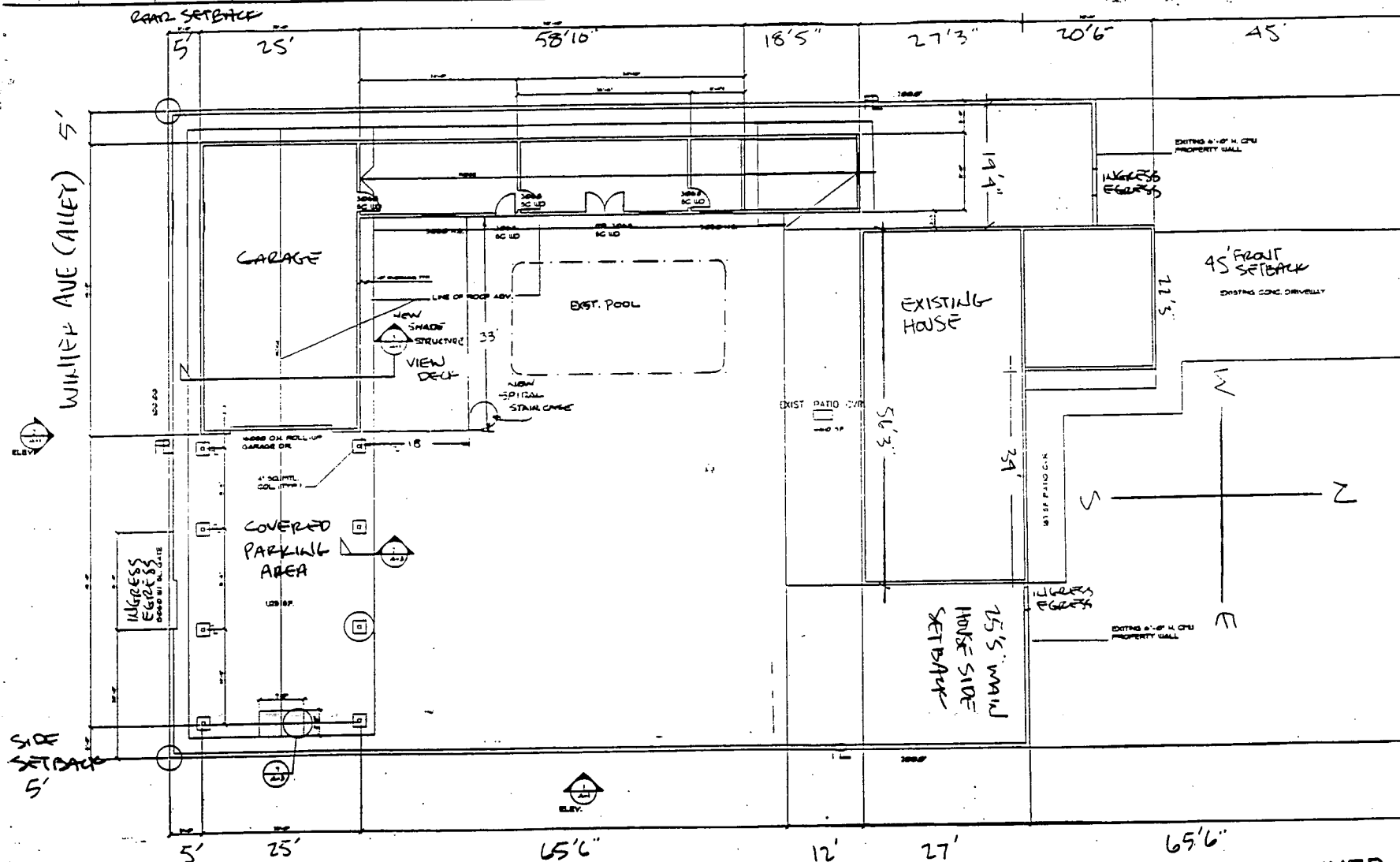
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JAMES W. MOSE, P.E.

- ☐ Resubmittal required
☒ Resubmittal NOT required

HAUER SHADE STRUCTURE SHEET 1
5201 PATRICIA AVE. LU. NV89130

SITE PLAN A.P.N. # 130-01-711-004



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VAR-25491
12/20/07 PC

HAWER SHADE STRUCTURE SHEET 2

5201 PATRICIA AVE.

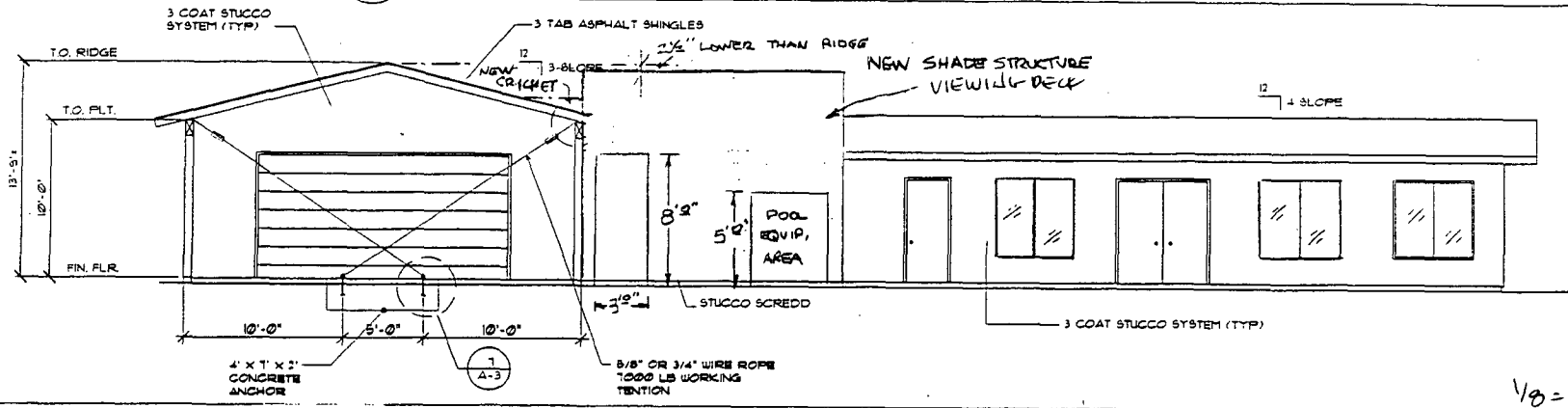
L.V. NV 89130

A.P.N. # 138-01-711-004

EAST ELEVATION

A SITE / FLOOR PLANS

SCALE 1/8"=1'-0"



1/8"=1'

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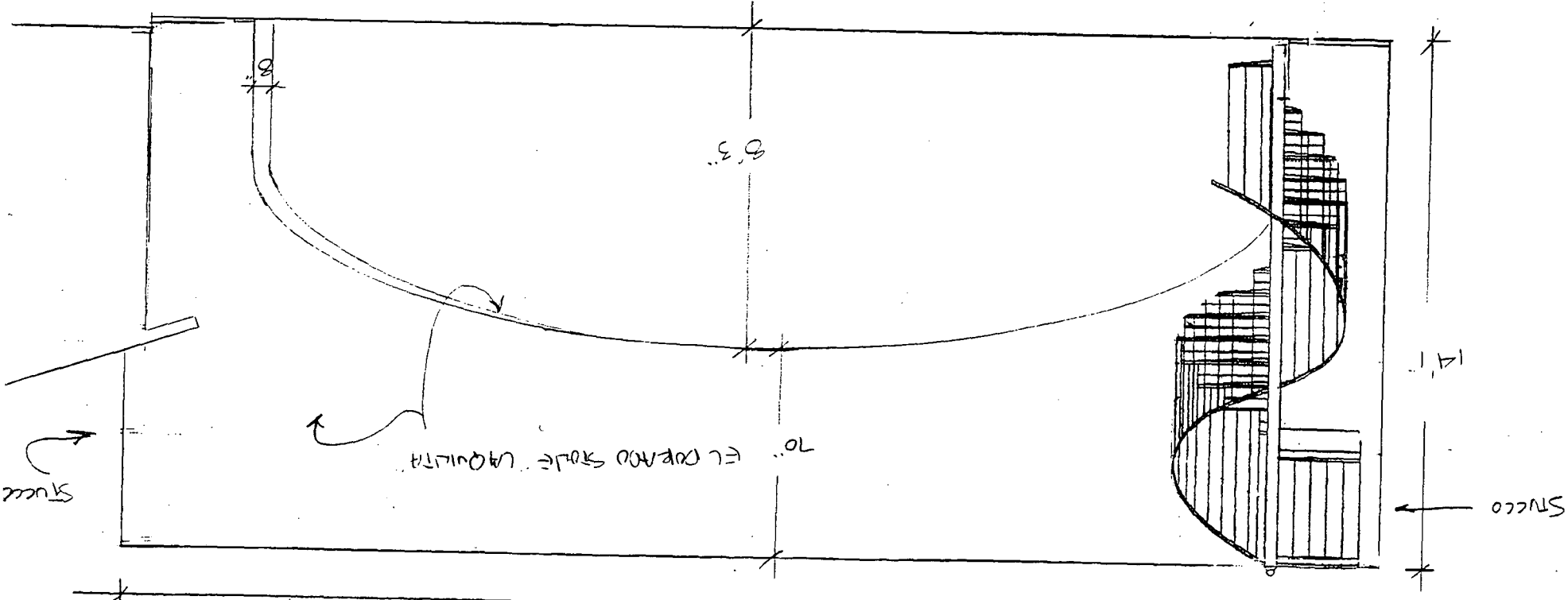
HARDER SHADE STRUCTURE SHEET 3

5201 PATRICIA AVE
 LV. #14 8430
 A.P. # 13001-711-004

NORTH ELEVATION

ALL GUTTER PAILS TO BE
 3 COAT STUCCO SYSTEM

33' 1 1/2"

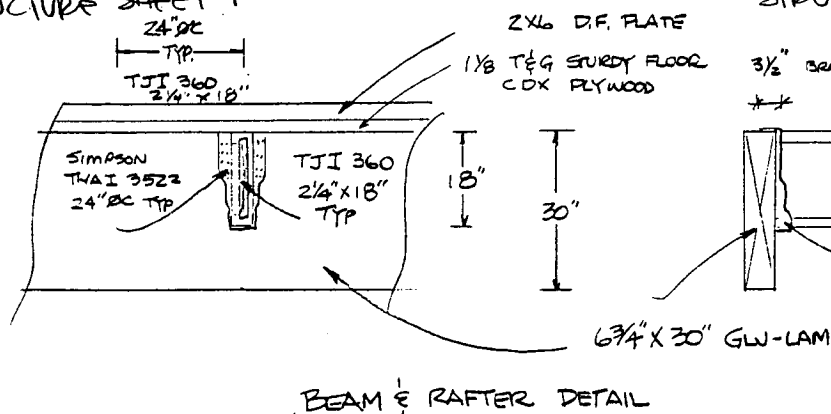


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12/20/07 PC

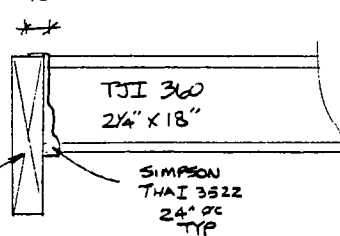
HAUER SHADE STRUCTURE SHEET 4



BEAM & RAFTER DETAIL

STRUCTURAL / SHEAR SHEET

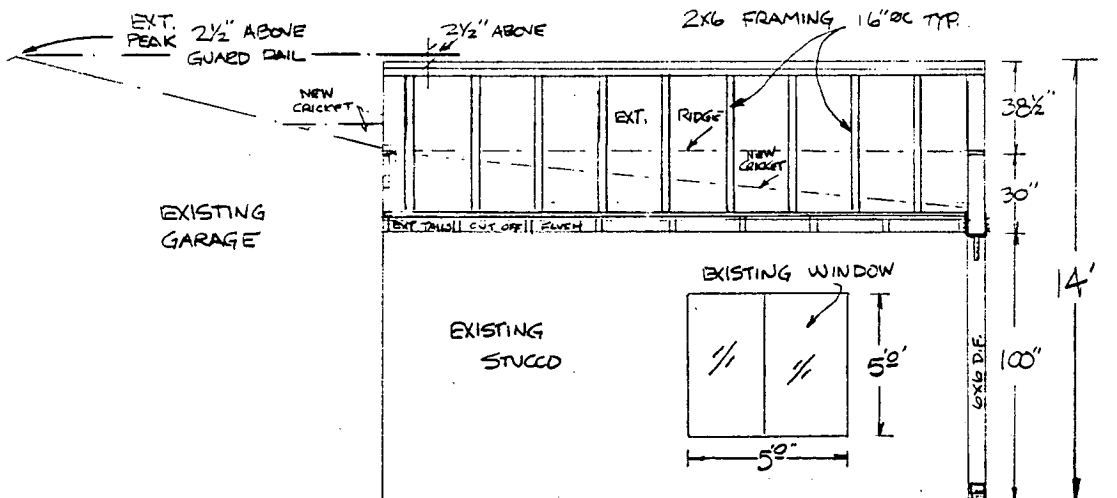
3/2" BRACKET TO BEAM



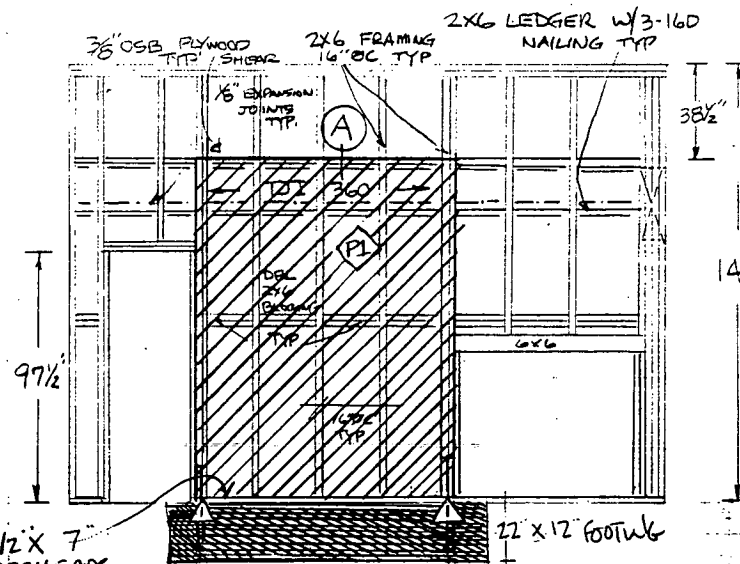
FRAMING PLAN

SCALE: 1/4" = 1'

- 1 HOLD DOWN REQUIREMENT @ SW1
SIMPSON PAHD42 (10' EMBED) w/ 10 16s
2 DBL (2) 2x6 END WALL



WEST WALL ELEVATION



EAST WALL FRAMING ELEVATION

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SW 1 SHEAR WALL
L = 7'3"

VAR-25491

12/20/07 PC

HAWLER SHADE STRUCTURE SHEET 5

DECK ROOF PLAN

NOTE: #①

DECK SYSTEM- DOUBLE-WATER PROOF

1. METAL FLASHING AS REQUIRED
 2. METAL LATH STAPLED TO DECK
 3. 1st HAND-TROWELLED WATERPROOF
DESERT CRETE CEMENT LAYER
 4. MULTI-STRANDED FIBERGLASS MESH
 5. BONDOR 480 WATERPROOF
RESIN MEMBRANE
 6. 2ND HAND-TROWELLED WATERPROOF
 7. TEXTURED DESERT CRETE KNOCKDOWN
WEAR SURFACE
 8. TWO COATS OF DESERT BRAND
PIGMENTED SEALER
- * SEE ATTACHED DETAIL. EXT.

EXTERIOR
WALL -

EXT.
RIDGE

SCALE: $\frac{1}{4}'' = 1'$

EXIST. GARAGE
ROOF

25 Yr. Composition Struggle

NEW CRICKET
TYP.

2X6 CRICKETS
16" OC TYP
w/ 1/2" OSB

2x6
LEDGER

1/8

P1
SWI

18

EXISTING POOL

10'

42'

24" OC
TYP.

TJI 360
2 1/4" x 18"

FLOOR DRAINS
TYP:

1 1/8" TEG :
STURDY FLOOR
TYP.

NOTE: #1
DECK SYSTEM

2x4 CRICKET
16" OC TYP
w/ 1/2" OSB
2x6
LEDGER

2x6
LEDGER

5' SPIRAL
STAIRCASE

- SEE SHEETS
STAIR SUBMITT

EXISTING
WALL

Ⓐ

2 1/4" DECK
SCREWS
6/12

2x Block

(A)

Ⓐ

VAR-25491
12/20/07 PC

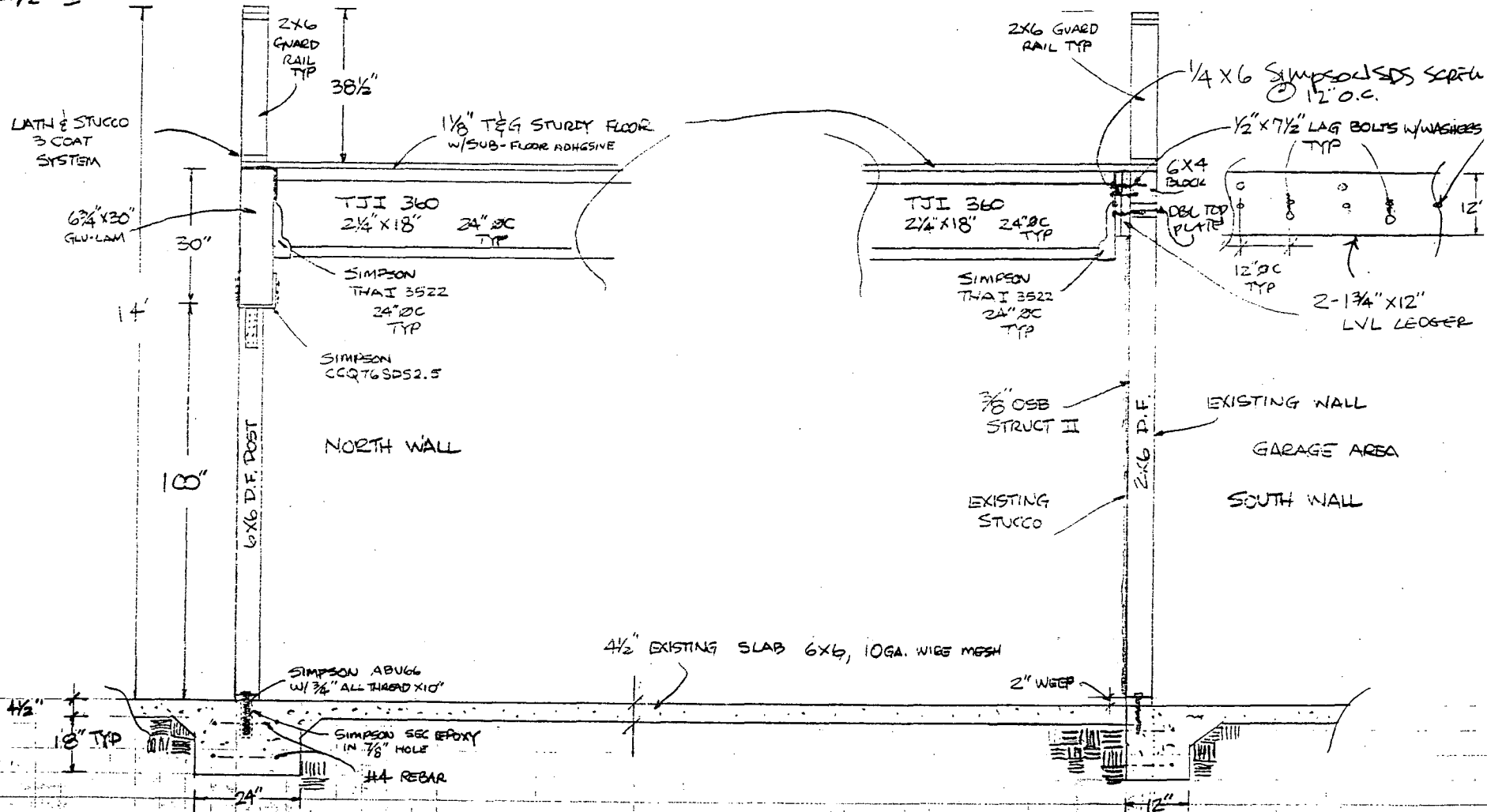
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NOV 06 2007

NOV 06 2007

WATER SHADE STRUCTURE SHEET 6

STRUCTURAL SECTIONS SHEET

SCALE: $\frac{1}{2}" = 1'$



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VAR-25491

NOV 06 2007

12/20/07 PC

HANER SHADE STRUCTURE SHEET 7

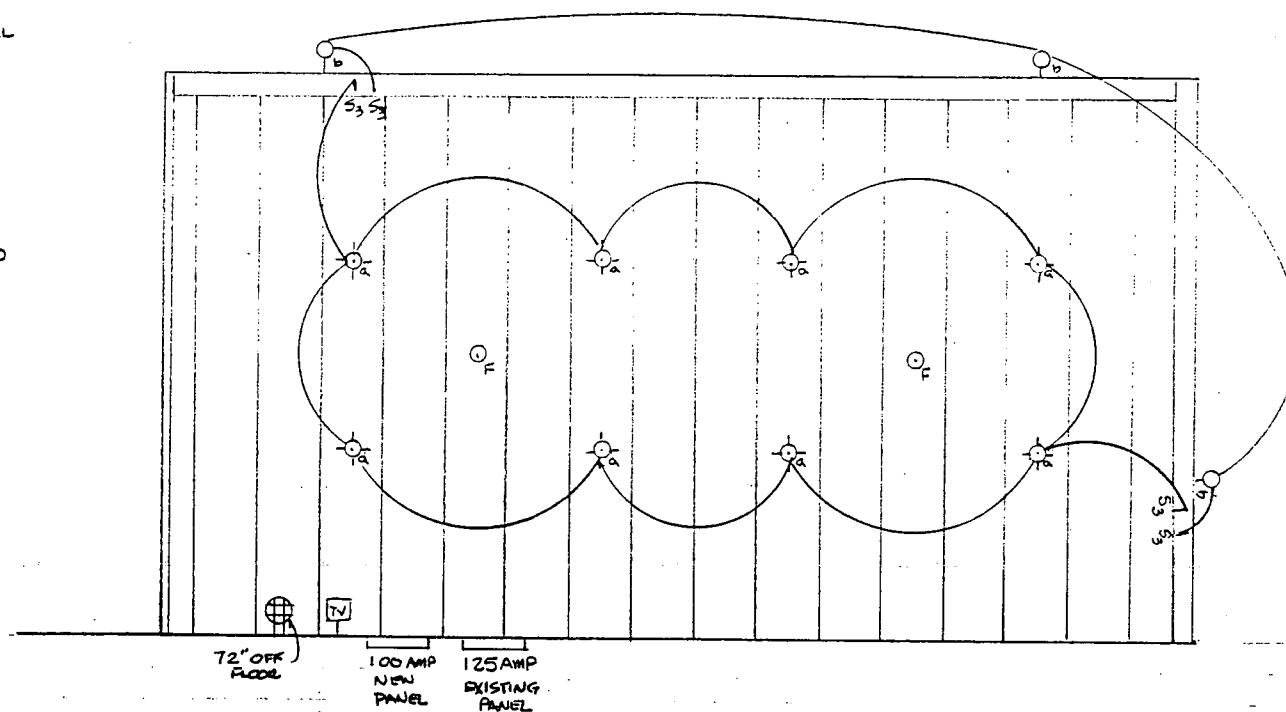
ELECTRICAL PLAN

LIGHTING LEGEND

-  - 6" RECESSED INCANDESCENT CAN
-  - CEILING FAN
-  - OUTDOOR WALL MOUNT LANTERN
-  - G.F.I. PROTECTED GROUND RECEPTAL
-  - 3-WAY SWITCH
-  - COAX T.V. FEED

NOTE:
ALL LIGHTS WILL BE G.F.I. PROTECTED

SCALE: 1/4" = 1'



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12/20/07 PC



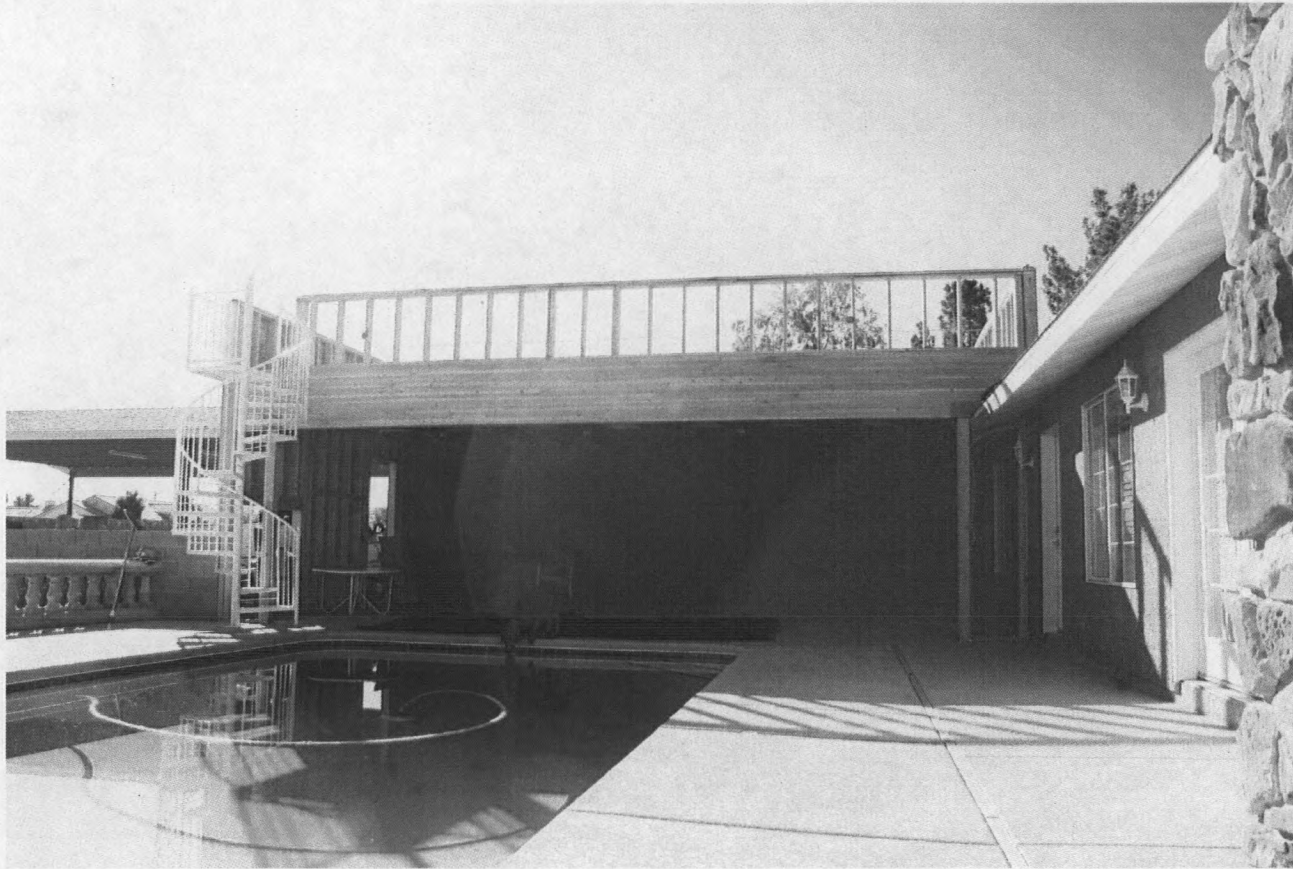
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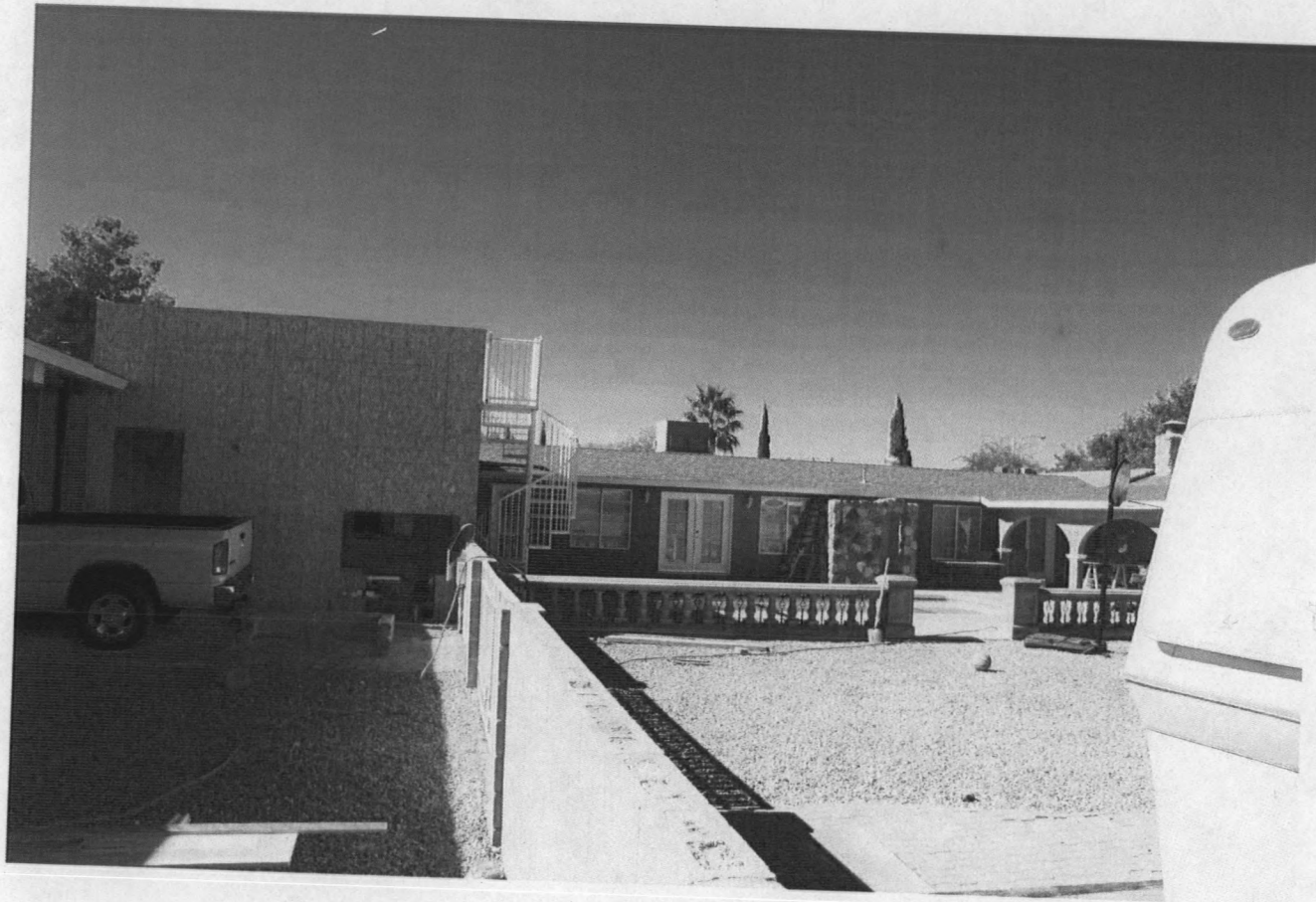
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12/20/07 PC



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12/20/07 PC



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NOV - 9 2007

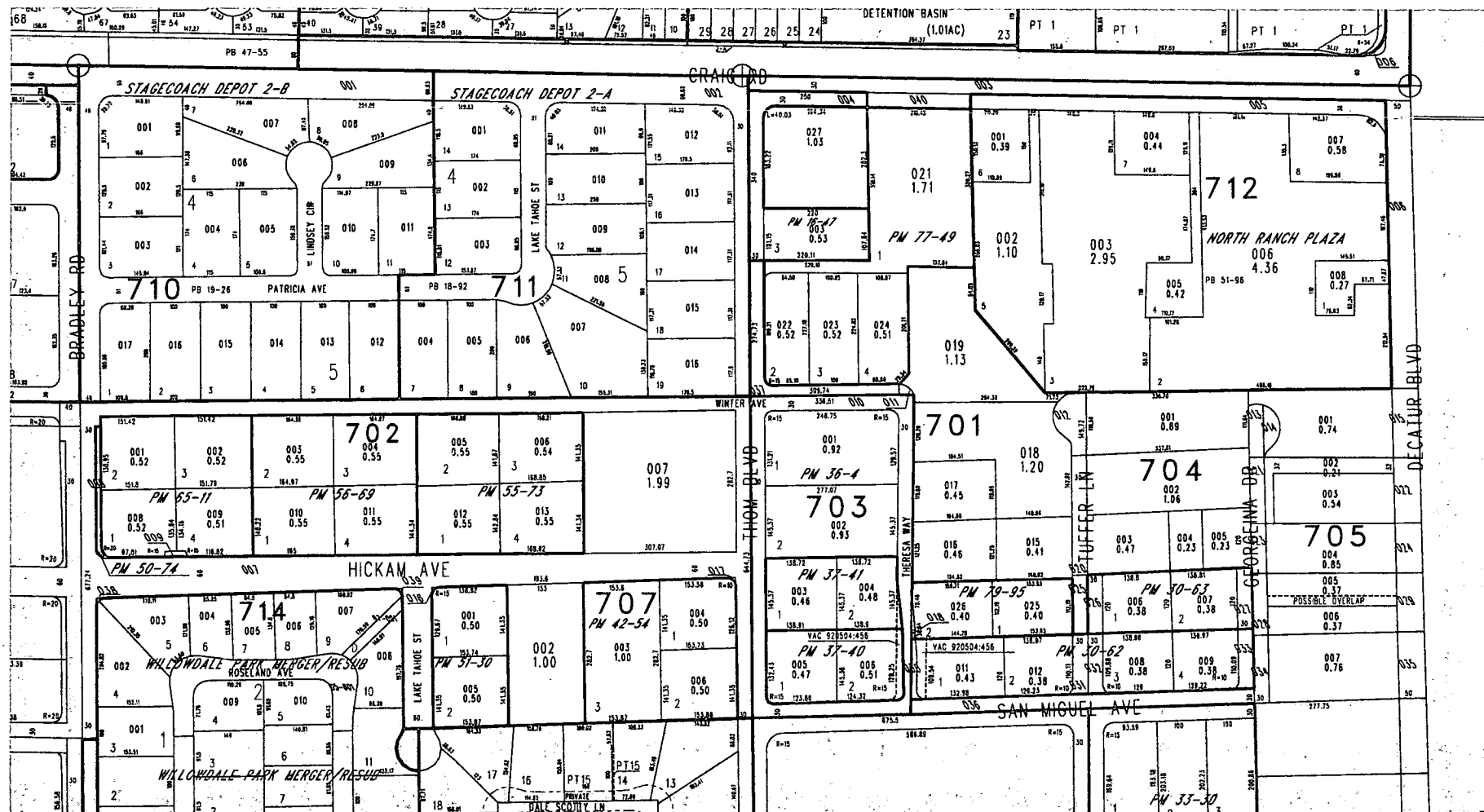
VAR-25491
12/20/07 PC

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 - - - PM/LD BOUNDARY - - - NON-PARCEL LOT LINE - - - MATCH LINE / LEADER LINE 001 ROAD ID NUMBER	ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		T20S R60E	01	N 2 SE 4	138-01-7																																			
		AVERAGE QA VALUE 35	001 PARCEL NUMBER 1.00 ACREAGE 202 PARCEL SUB/SEQ NUMBER PB 23-43 PLAT RECORDING NUMBER 5 BLOCK NUMBER 5 LOT NUMBER GL5 GOV. LOT NUMBER	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>R59E</th> <th>R60E</th> <th>R61E</th> </tr> <tr> <td>126</td> <td>125</td> <td>124</td> </tr> <tr> <td>137</td> <td>138</td> <td>139</td> </tr> <tr> <td>164</td> <td>163</td> <td>162</td> </tr> </table>	R59E	R60E	R61E	126	125	124	137	138	139	164	163	162	<table border="1" style="width:100%; border-collapse: collapse;"> <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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5	1	5	1																																							
Scale: 1"=200' Rev: 09/13/07																																										



VAR-25491
12/20/07 PC

TAX DIST 200

Plans (Approved Site Plan)



Separator Sheet

HANLEY SHADE STRUCTURE SHEET 3

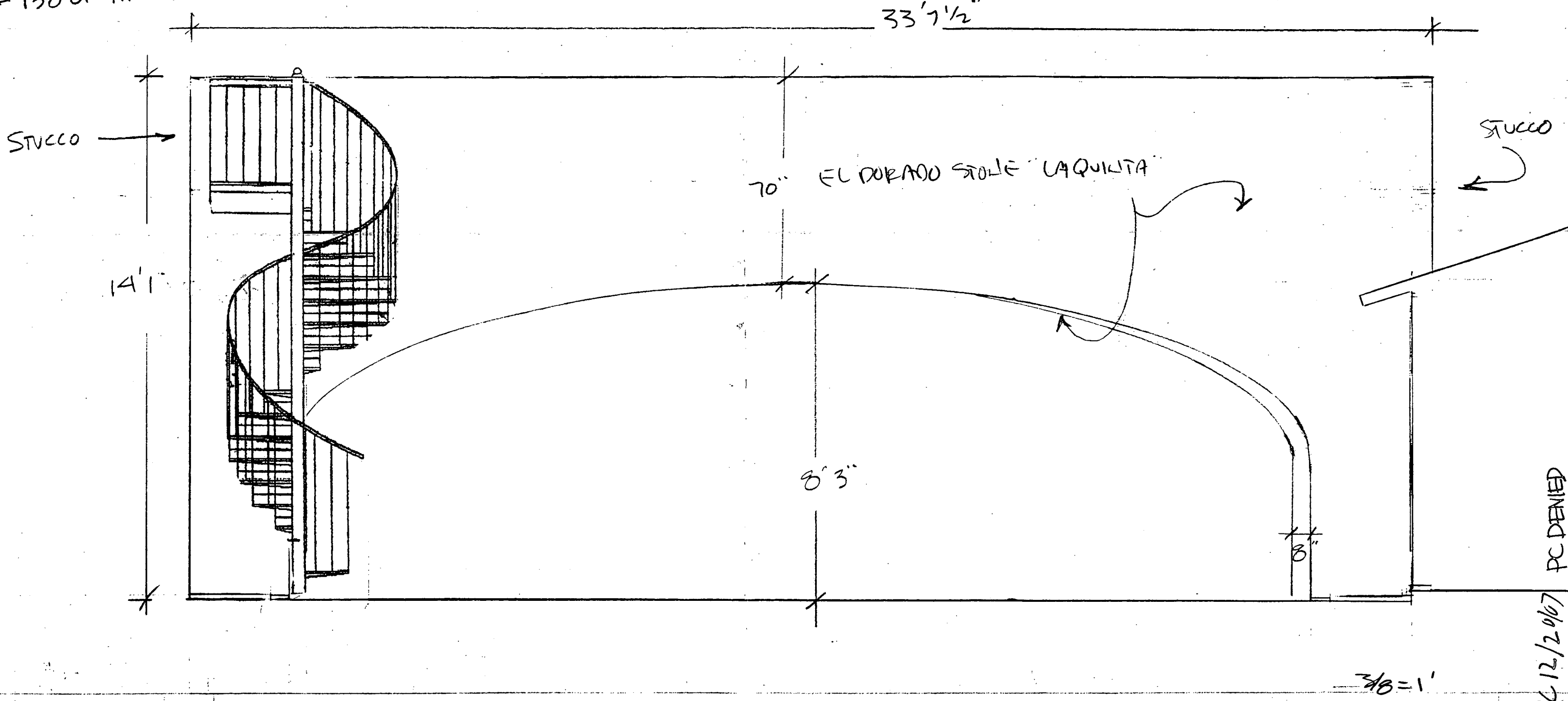
5201 PATRICIA AVE

LV. LIV 89130

A.P.N. # 138 01 711 004

NORTH ELEVATION

ALL GUARD RAILS TO BE
3 COAT STUCCO SYSTEM

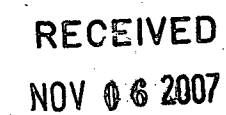


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VAR-25491-E-B: PC 12/20/07 PC DENIED

SCANNED

11-26-07



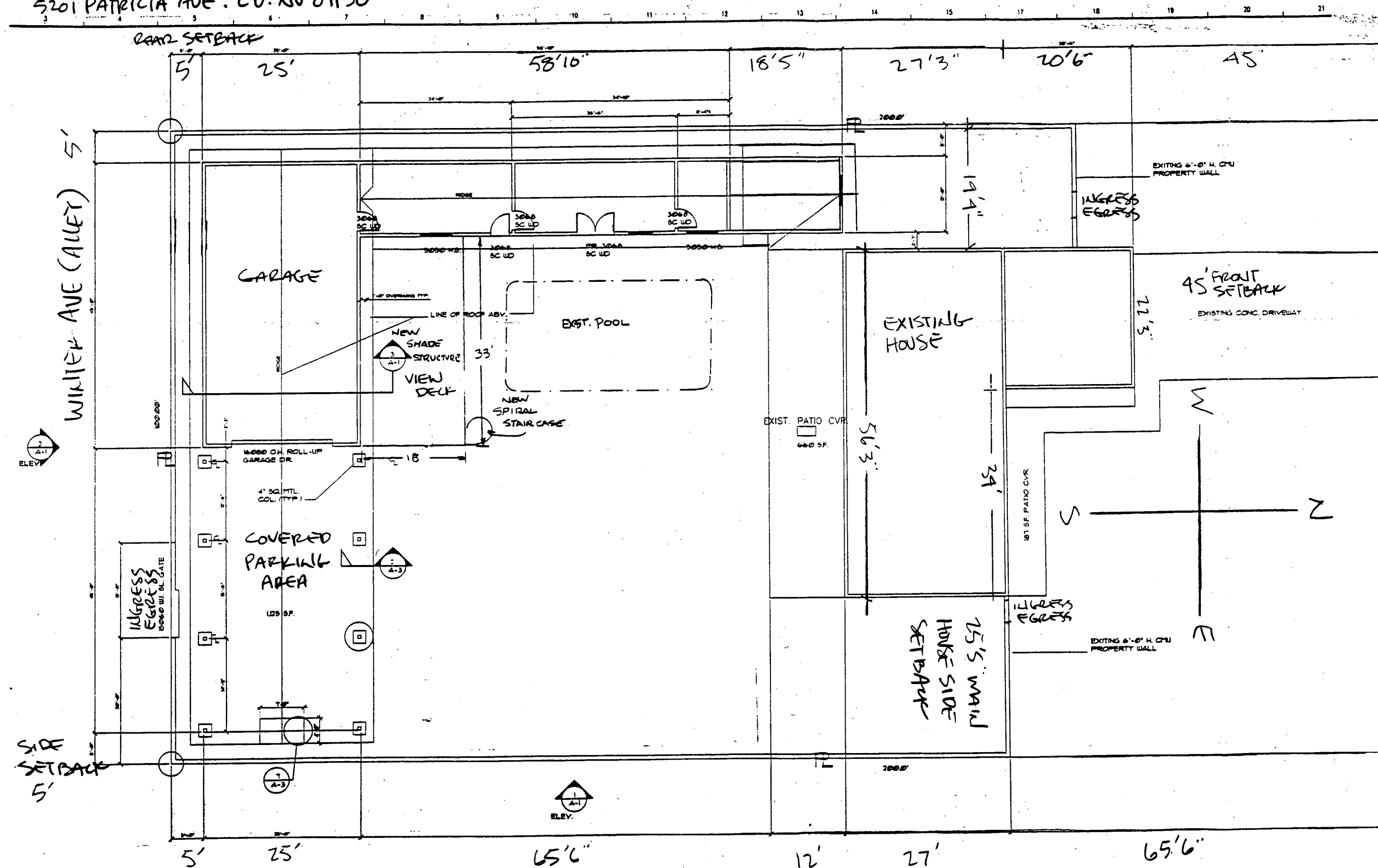
SCANNED

11-28-07

Plans (Floor Plans)



Separator Sheet



RECEIVED
NOV 06 2007

VAR-25491
12/20/07 PC

Plans (Elevations)



Separator Sheet

HAWER SHADE STRUCTURE SHEET 2

5201 PATRICIA AVE.

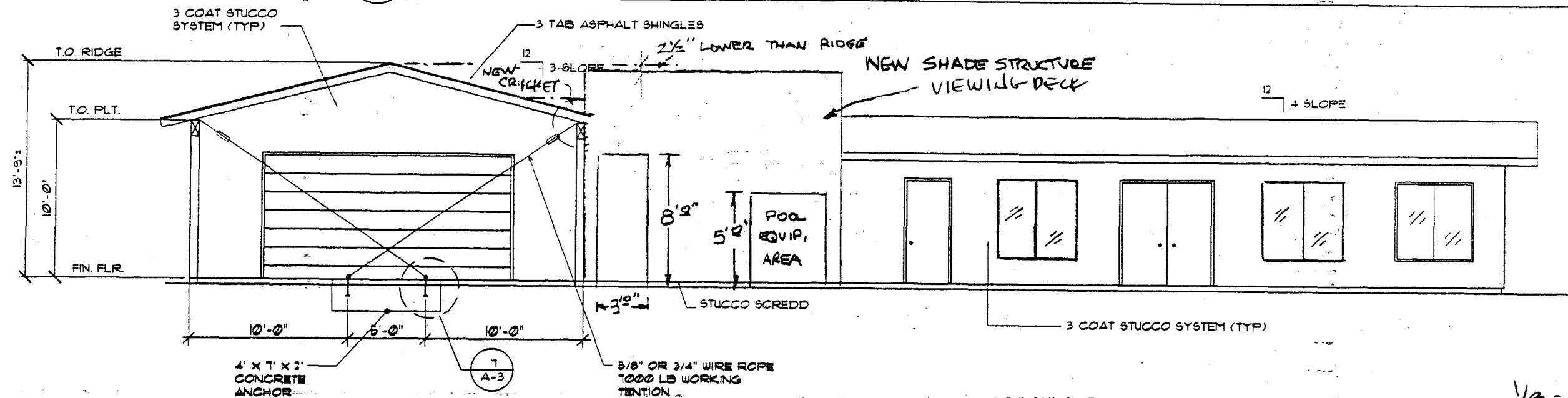
L.V. NV 89130

A.P.N. # 138-01-711-004

EAST ELEVATION

A SITE / FLOOR PLANS

SCALE 1/8"=1'-0"



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VAR-25491
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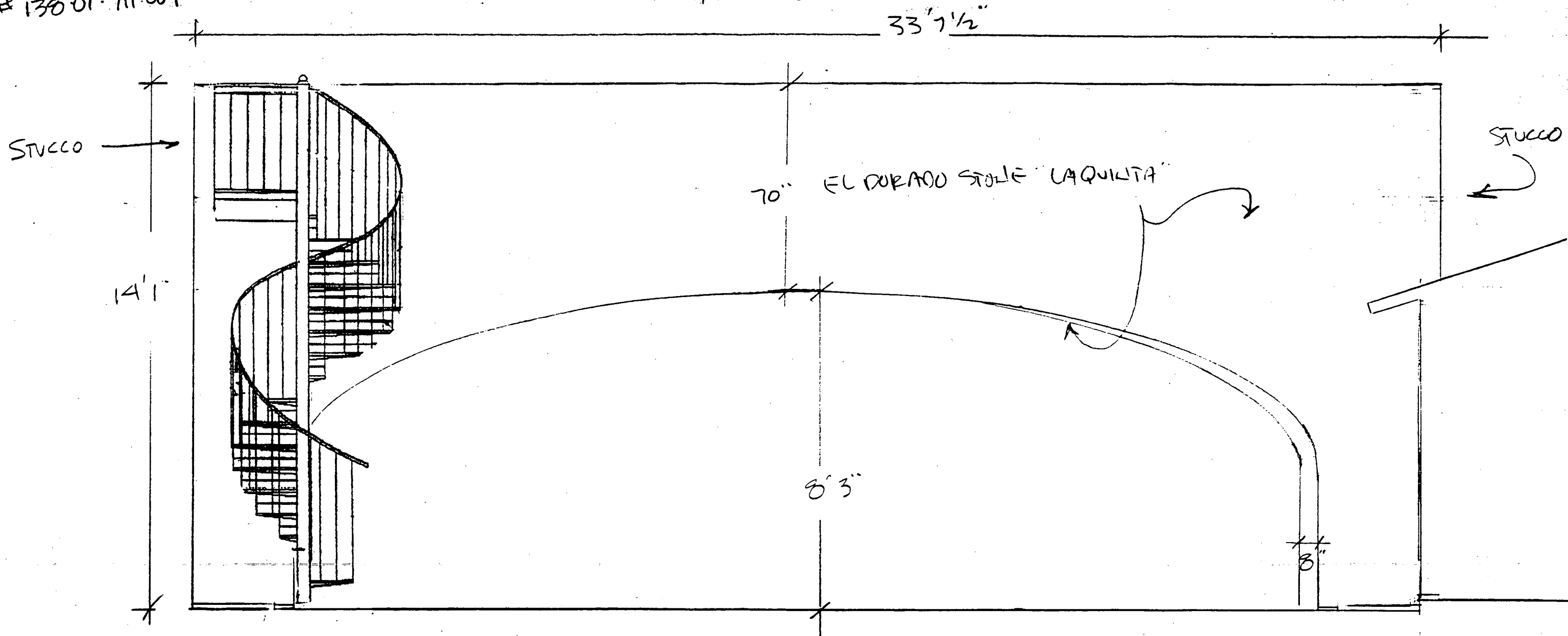
ANIER SHADE STRUCTURE SHEET 3

2201 PATRICIA AVE
LV. NV 89130

A.P.N. # 130 01 711 004

NORTH ELEVATION

ALL GUARD RAILS TO BE
3 COAT STUCCO SYSTEM

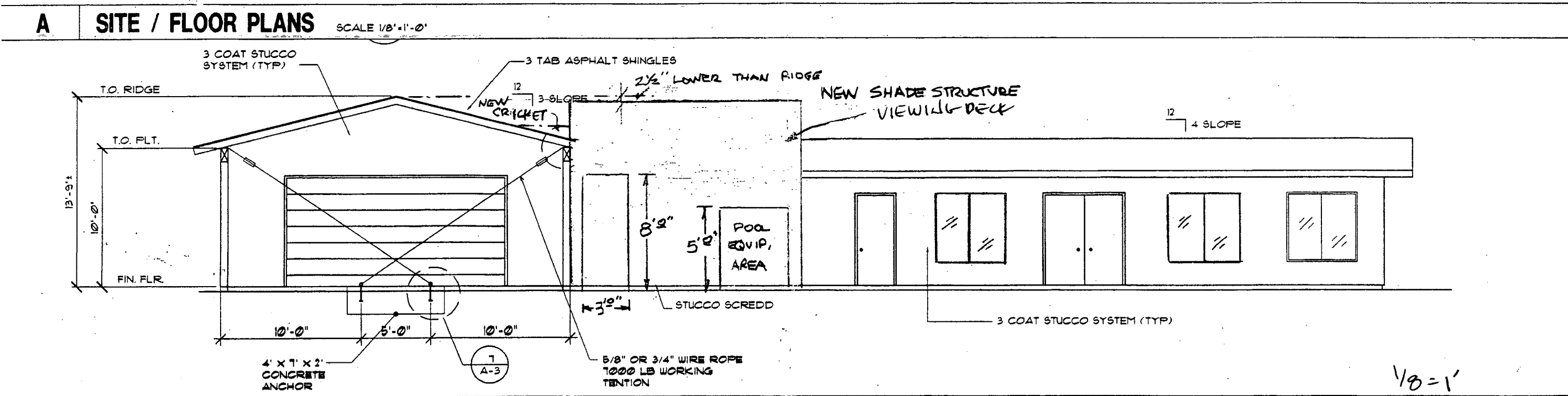


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NOV 06 2007

VAR-25491
12/20/07 PC

HAWER SHADE STRUCTURE SHEET 2
5201 PATRICIA AVE.
L.V. NV 89130
A.P.N. # 138-01-711-004

EAST ELEVATION



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VAR-25491-E; PL 12/20/07 PC DENIED

11-26-07
SCANNED