

City Council Action Letter



Separator Sheet



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
DOUGLAS A. SELBY



032249

October 21, 2002

Trop - Jones, et al on behalf of US Home Corporation
8823 Ocean Cliff Avenue
Las Vegas, Nevada 89147

RE: Z-0059-02(1) - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 4, 2002
Related to Z-0059-02

Dear Applicant:

The City Council at a regular meeting held September 4, 2002 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 41-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on approximately 15 acres located adjacent to the west side of Jones Boulevard, between Tropical Parkway and Bullring Lane (APN's: 125-26-604-004 through 006 and 009 through 011), R-E (Residence Estates) Zone, PROPOSED: R-PD2 (Residential Planned Development - 2 Units per Acre) and R-PD3 (Residential Planned Development - 3 Units per Acre). The Notice of Final Action was filed with the Las Vegas City Clerk on September 5, 2002. This approval is subject to:

Planning and Development

1. A Rezoning [Z-0059-02] of the east portion of the site to an R-PD3 Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The standards for this development shall include the following: minimum distance between buildings of 10 feet, and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 18 feet to the front of the house, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.

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

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.

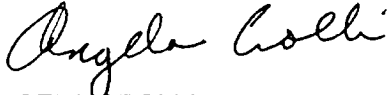
Public Works

13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. The proposed gated entrance shall be designed, located and constructed in accordance with Standard Drawing #222a.
14. A Master Streetlight Plan shall be submitted and approved by the Department of Public Works prior to the submittal of any construction drawings for this site.
15. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
17. Site development to comply with all applicable conditions of approval for Z-59-02 and all other subsequent site-related actions.

Trop – Jones, et al on behalf of US Home Corporation
Page Three – Z-0059-02(1)
October 21, 2002

18. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

Sincerely,



ANGELA CROLLI
DEPUTY CITY CLERK II for
BARBARA JO RONEMUS, CITY CLERK

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

Mr. Jeremy Parness
US Home Corporation
3016 W. Charleston Blvd, Suite 200
Las Vegas, Nevada 89102

Mr. and Mrs. Andrew Leavitt &
Mr. Johnathan R. Leavitt
572 Kennedy Drive
Las Vegas, Nevada 89110

Mr. and Mrs. Don Tingey
2714 Westwind Road
Las Vegas, Nevada 89146-5458

Terri Pastorelli
Tetra Tech, Inc.
401 North Buffalo Dr, Ste 100
Las Vegas, Nevada 89145



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER



December 18, 2009

Mr. Hubert Carr
6017 Cotton Tail Cove Street
Las Vegas, Nevada 89130

RE: VAR-35778 - VARIANCE
CITY COUNCIL MEETING OF DECEMBER 2, 2009

Dear Mr. Carr:

The City Council at a regular meeting held December 2, 2009 APPROVED the request for a Variance TO ALLOW A FIVE-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING 567 SQUARE-FOOT ADDITION TO A SINGLE FAMILY DWELLING on 0.19 acres at 6017 Cottontail Cove Street (APN 125-26-610-069), R-PD3 (Residential Planned Development - 3 Units per Acre) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 3, 2009. This approval is subject to:

Added Condition

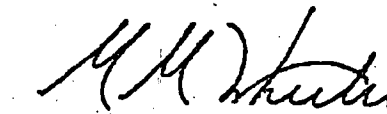
- A. The building permit and final inspection shall be acquired within 180 days.

Planning and Development

1. Direct interior access between the addition and existing residence shall be provided and depicted in plans submitted for building permit.
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,


Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk


M. Margo Wheeler, AICP
Director
Planning and Development

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

cc: Mr. Larry Sanchez
Larry's Engineering, LLC
7844 Soaring Brook Street
Las Vegas, Nevada 89131

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09

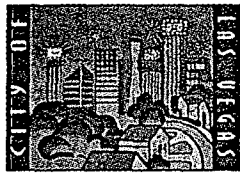
Printed with environmentally friendly soy ink. 

Action 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

November 6, 2009

Mr. Hubert Carr
6017 Cotton Tail Cove Street
Las Vegas, Nevada 89130

RE: RENOTIFICATION - VAR-35778 - VARIANCE

Dear Mr. Hubert Carr:

Your request for a Variance TO ALLOW A FIVE-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING 567 SQUARE-FOOT ADDITION TO A SINGLE FAMILY DWELLING on 0.19 acres at 6017 Cottontail Cove Street (APN 125-26-610-069), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross), was considered by the Planning Commission on November 5, 2009.

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

1. Direct interior access between the addition and existing residence shall be provided and depicted in plans submitted for building permit.
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.

This item will be considered by the City Council on **December 2, 2009**, 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,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:nl

cc: Mr. Larry Sanchez
Larry's Engineering, LLC
7844 Soaring Brook Street
Las Vegas, Nevada 89131

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



Applicant Letter



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

October 23, 2009

Mr. Hubert Carr
6017 Cotton Tail Cove Street
Las Vegas, Nevada 89130

RE: RENOTIFICATION - VAR-35778 - VARIANCE

Dear Mr. Hubert Carr:

Please be advised the City Planning Commission, at its regular meeting on *November 5, 2009* 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 available on-line on *Thursday, October 29, 2009* 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 Case Planning Division at (702) 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,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:nl

cc: Mr. Larry Sanchez
Larry's Engineering, LLC
7844 Soaring Brook Street
Las Vegas, Nevada 89131

Mayor
Oscar B. Goodman

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PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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www.lasvegasnevada.gov

October 20, 2009

Mr. Hubert Carr
6017 Cotton Tail Cove Street
Las Vegas, Nevada 89130

RE: VAR-35778 - VARIANCE

Dear Mr. Carr:

Please be advised that your request for the above referenced item has been rescheduled as a result of a technical posting error from the Planning Commission's regularly scheduled meeting of **Thursday, October 22, 2009** to Thursday, **November 5, 2009** at 6:00 p.m. in 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, October 29, 2009** 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 Case Planning Division at (702) 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,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Larry Sanchez
Larry's Engineering, LLC
7844 Soaring Brook Street
Las Vegas, Nevada 89131

Mayor
Oscar B. Goodman

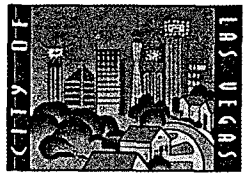
City Council
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Lois Tarkanian
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City Manager
Elizabeth N. Fretwell



PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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Las Vegas, NV 89101

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www.lasvegasnevada.gov

October 9, 2009

Mr. Hubert Carr
6017 Cotton Tail Cove Street
Las Vegas, Nevada 89130

RE: VAR-35778 - VARLANCE

Dear Mr. Carr:

Please be advised the City Planning Commission, at its regular meeting on **October 22, 2009** 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, October 16, 2009** 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 Case Planning Division at (702) 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,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

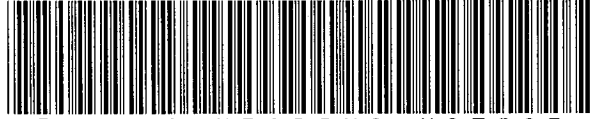
cc: Mr. Larry Sanchez
Larry's Engineering, LLC
7844 Soaring Brook Street
Las Vegas, Nevada 89131

Mayor
Oscar B. Goodman

City Council
Gary Reese
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Steve Wolfson
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City Manager
Elizabeth N. Fretwell



Public Hearing Notice



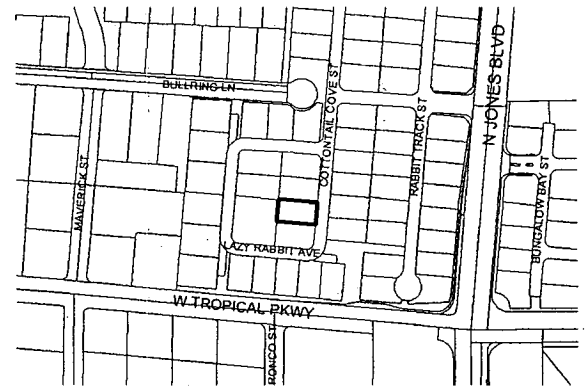
PUBLIC HEARING NOTICE

Separator Sheet

Application Information

RENOTIFICATION - VAR-35778 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CARR LIVING TRUST U/A - Request for a Variance TO ALLOW A FIVE-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING 567 SQUARE-FOOT ADDITION TO A SINGLE FAMILY DWELLING on 0.19 acres at 6017 Cottontail Cove Street (APN 125-26-610-069), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross)

Application Location



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

Public Hearing Information

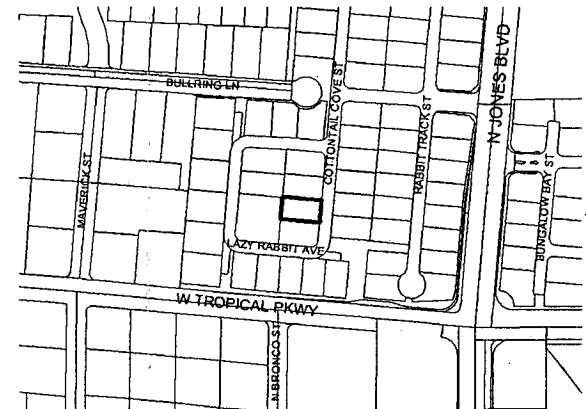
Meeting: Planning Commission
Date: November 5, 2009
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Information

RENOTIFICATION - VAR-35778 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CARR LIVING TRUST U/A - Request for a Variance TO ALLOW A FIVE-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING 567 SQUARE-FOOT ADDITION TO A SINGLE FAMILY DWELLING on 0.19 acres at 6017 Cottontail Cove Street (APN 125-26-610-069), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross)

Application Location



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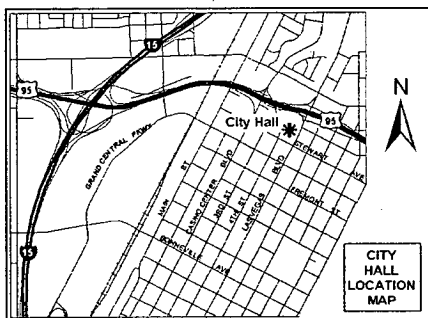
Public Hearing Information

Meeting: Planning Commission
Date: November 5, 2009
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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

Return Service Requested
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. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

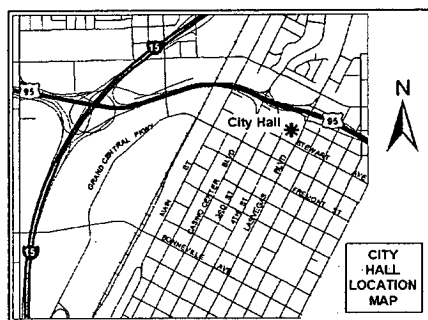
Please use available blank space on card for your comments.

VAR-35778

Planning Commission Meeting of 11/05/2009

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

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Official Notice of Public Hearing



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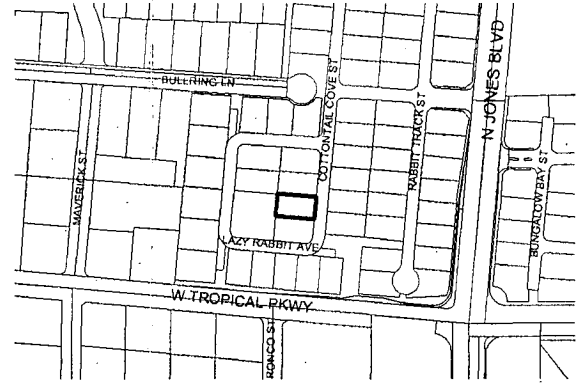
VAR-35778

Planning Commission Meeting of 11/05/2009

Application Information

VAR-35778 - VARIANCE - PUBLIC HEARING -
APPLICANT/OWNER: CARR LIVING TRUST U/A - Request for a Variance TO ALLOW A FIVE-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING 567 SQUARE-FOOT ADDITION TO A SINGLE FAMILY DWELLING on 0.19 acres at 6017 Cottontail Cove Street (APN 125-26-610-069), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross)

Application Location



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

Public Hearing Information

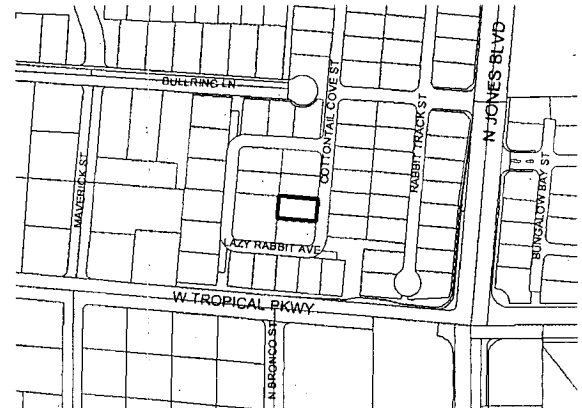
Meeting: Planning Commission
Date: *October 22, 2009*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Information

VAR-35778 - VARIANCE - PUBLIC HEARING -
APPLICANT/OWNER: CARR LIVING TRUST U/A - Request for a Variance TO ALLOW A FIVE-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING 567 SQUARE-FOOT ADDITION TO A SINGLE FAMILY DWELLING on 0.19 acres at 6017 Cottontail Cove Street (APN 125-26-610-069), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross)

Application Location



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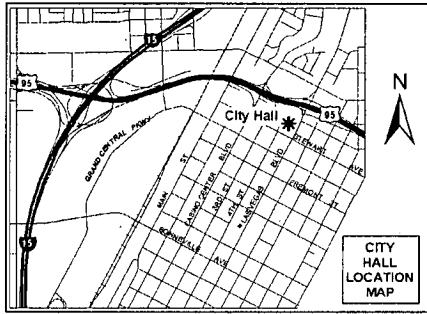
Public Hearing Information

Meeting: Planning Commission
Date: *October 22, 2009*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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

**Return Service Requested
Official Notice of Public Hearing**



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☐

I SUPPORT
this Request

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I OPPOSE
this Request

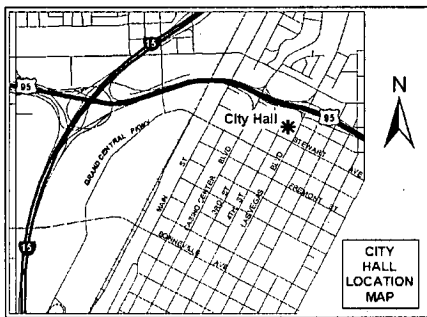
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VAR-35778

Planning Commission Meeting of 10/22/2009

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

**Return Service Requested
Official Notice of Public Hearing**



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☐

I SUPPORT
this Request

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I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-35778

Planning Commission Meeting of 10/22/2009

Neighborhood Services List



Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: October 22, 2009

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-35778

Ambiance Estates HOA

Copper Crest HOA

Copperfield HOA

Eagle Canyon HOA

Eagle Creek Community HOA

Eagle Creek Heights Community Association

Eagle Crossing Community Association

Los Prados Community Association

Meister Park North HOA

Romano Ridge HOA

The Springs HOA

Timber Creek HOA

Tropical Meadows HOA

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: November 5, 2009

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-35778

Ambiance Estates HOA

Copper Crest HOA

Copperfield HOA

Eagle Canyon HOA

Eagle Creek Community HOA

Eagle Creek Heights Community Association

Eagle Crossing Community Association

Los Prados Community Association

Meister Park North HOA

Romano Ridge HOA

The Springs HOA

Timber Creek HOA

Tropical Meadows HOA

#18

Affidavit of Sign Posting

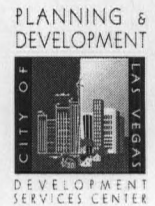


AFFIDAVIT OF SIGN POSTING

Separator Sheet



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: VAR-35778

MEETING DATE: 10/22/09 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.

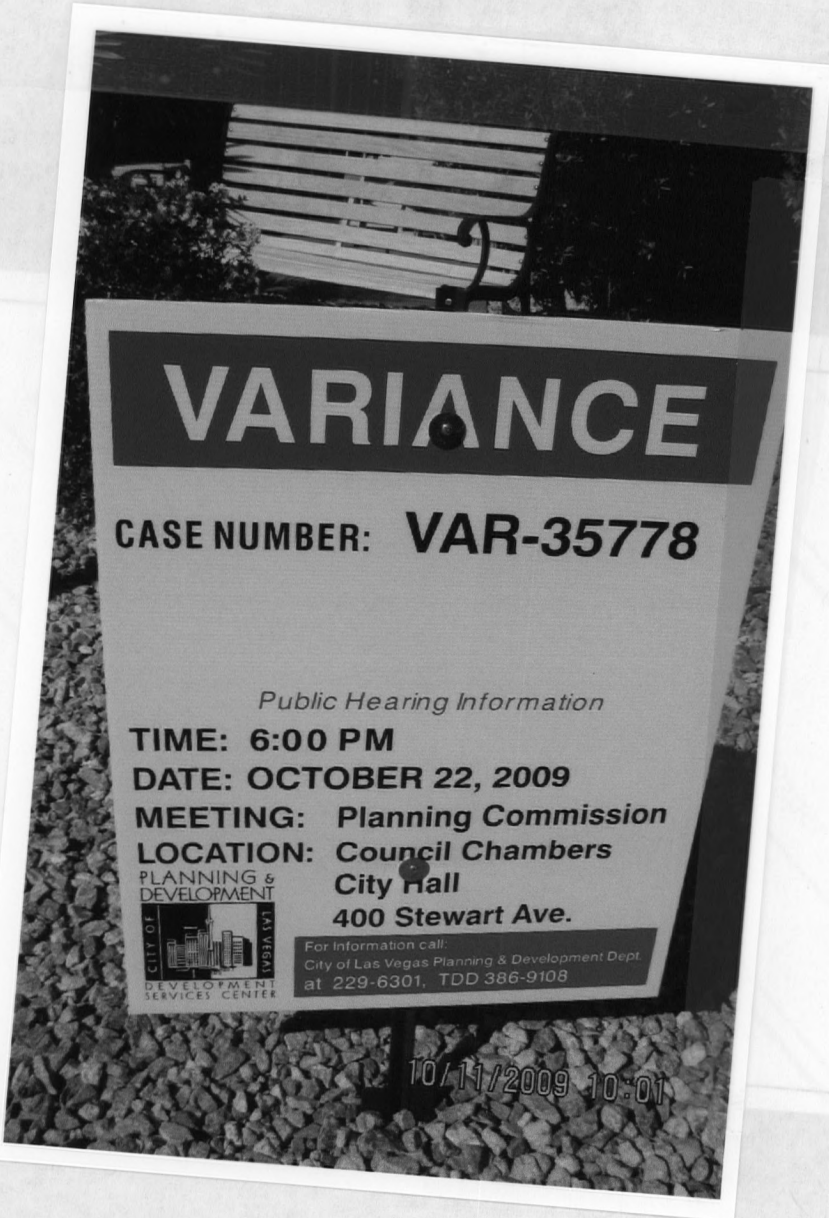
6017 COTTONTAIL CIRCLE



[Signature]
Signature

10-11-09
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.



VARIANCE

CASE NUMBER: **VAR-35778**

Public Hearing Information

TIME: 6:00 PM

DATE: OCTOBER 22, 2009

MEETING: Planning Commission

**LOCATION: Council Chambers
City Hall**

400 Stewart Ave.



For information call:
City of Las Vegas Planning & Development Dept.
at 229-6301, TDD 386-9108

10/11/2009 10:01

Justification Letter



Separator Sheet

Larry's Engineering

7844 Soaring Brook St.
Las Vegas, NV 89131
Phone (702) 340-7927
Fax (702) 639-6868

October 7, 2009

City of Las Vegas
Planning & Development
731 South Fourth Street
Las Vegas, NV 89101

Attention: **Planning & Development**
Subject: **Justification Letter**

Dear Planning Commission:

The purpose of this letter is to provide a justification of how the proposal will produce a stable environmental character. My client is applying for (1) condition:

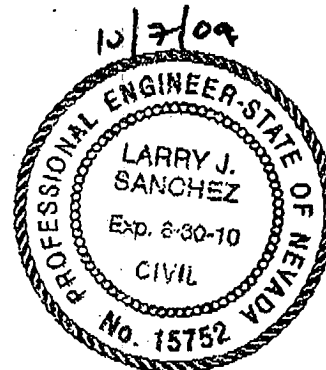
A. Variance

The purpose of this **variance** is to allow my client to leave his new patio cover enclosure 5 feet away from the rear property line. The current enclosure shall have access from the interior and the material used in this construction is wood, drywall, and 3-coat stucco as siding. Currently, my client is under a R-3 zoning standard which does not allow him to leave the enclosure at 5 foot setback. Obtaining a variance request will allow him to legally occupy the completed enclosure without detrimentally impacting the surrounding/adjacent properties.

Should you have any further questions regarding this matter, please do not hesitate to contact me at (702) 340-7927.

Sincerely,

Larry J. Sanchez, PE



RECEIVED
OCT - 7 2009

VAR-35778
10/22/09 PC

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

VAR-35778

HAND DELIVERED

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

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	LINDA PERRI	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	3104 BONANZA ROAD
*SID (DPW)	PATRICK MURPHY	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>**

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-35778 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CARR LIVING TRUST, U/A -
Request for a Variance TO ALLOW A FIVE-FOOT REAR YARD SETBACK WHERE 15 FEET REQUIRED
FOR A PROPOSED 567 SQUARE-FOOT ADDITION TO AN EXISTING SINGLE FAMILY DWELLING on
0.19 acres at 6017 Cottontail Cove Street (APN 125-26-610-069), R-PD3 (Residential Planned Development - 3
Units Per Acre) Zone, Ward 6 (Ross)

PLANNING COMMISSION: OCTOBER 22, 2009

CITY COUNCIL: NOVEMBER 18, 2009

PLANNING SUPERVISOR: STEVE GEBEKE



PUBLIC HEARING

Comments Due: SEPTEMBER 22, 2009

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 09/08/2009 02:58 PM

Submitted By

Page 1

A/P # 35778 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	08/26/2009 16:02	984387	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-35778 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CARR LIVING TRUST, U/A - Request for a Variance TO ALLOW A FIVE-FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK ALLOWED FOR A PROPOSED 567 SQUARE FOOT ADDITION TO AN EXISTING SINGLE FAMILY DWELLING on 0.19 acres at 6017 Cottontail Cove Street (APN 125-26-610-069), R-PD3 (Residential Planned Development - 3 Units per Acre) Zone, Ward 6 (Ross)

Parent A/P #

Project # 35778 Project/Phase Name CARR REAR YARD SETBACK Phase #
Size/Area 0.19 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 12526610069

Location

Owner/Tenant

Contact ID AC1459122 Name CARR LIVING TRUST
Mailing Address 6017 COTTONTAIL COVE ST Organization CARR HUBERT & ALICE R CO-TRS
City LAS VEGAS State/Province NV
ZIP/PC 89130-1352 Country ☐ Foreign
Day Phone (702)396-8839 x Evening Phone
Fax Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

6017 COTTONTAIL COVE ST
LAS VEGAS, 89130-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12526610069

Report Date 09/08/2009 02:58 PM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OTHER Other REP Contact ID AC1683161 ☐ Foreign
Effective Expire
Name LARRY'S ENGERINEERING LLC
Day Phone (702)340-7927 x Eve Phone Organization
Pager PIN # Position
Fax (702)639-6868 Mobile Profession
E-Mail
Address 7844 SOARING BROOK ST
LAS VEGAS, NV 89131
Seasonal Addr
Valid From To
Comments No Comments

Primary Y Capacity OWNER Contact ID AC1459122 ☐ Foreign
Effective Expire
Name CARR LIVING TRUST
Day Phone (702)396-8839 x Eve Phone Organization CARR HUBERT & ALICE R CO-TRS
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 6017 COTTONTAIL COVE ST
LAS VEGAS, NV 89130-1352
Seasonal Addr
Valid From To
Comments No Comments

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$300.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION (\$30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
356518 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete
356516 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
356527 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
356520 FLOOD #1 (FLOOD CONTROL)	Incomplete
356519 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
356517 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
356526 ROW #1 (RIGHT-OF-WAY)	Incomplete
356521 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
356525 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
356523 SURVEY #1 (SURVEY)	Incomplete
356524 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
356522 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Z-LEGAL (LEGAL DONE?)	No affect on stage
Check Alert Conditions	Alert Conditions Failed
(PT-ENTER THE # OF LABELS)	
(ASSIGN CASE TO A PLANNER)	
(AT-COMplete DRT PROCESS)	

No justification
letter

VAR-35778

Report Date 09/08/2009 02:58 PM

Submitted By

Page 3

Item Description

Item Status

(PT-NOTIFICATION MAP DATE)
(AT-ROUTE PLANS FOR REVIEW)
(AT-SEND PUB HEARING NOTICE)
(AT-SEND TO REVIEW JOURNAL)
(PT-SIZE OF NOTIFICATION AREA)
(SIGNPRO-MEMO SENT TO POST DT)
(SIGNPRO-SIGN POSTED DATE)
(STAFF RECOMMENDATION)

Not Checked
Children Successful
0

Activity Review Details

Detail SUBMITTAL CHECKLIST (VAR)

Modified By MREX

Modified Date/Time 08/26/2009 15:58

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
N Business Licensing Requirements Met	
Y Business License Exempt	

Planning Condition Description

Effective

Expire

Comments

There is no planning condition for this project.

VARIANCE

N Parent Project link required?

Final City Council letter received

Y Will this go to the City Council?

Annotated minutes received

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

Staff Recommendation

Meeting Information

Report Date 09/08/2009 02:58 PM

Submitted By

Page 4

Meeting Information

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

10/22/2009	PC	SCHEDULED	0	0	0
------------	----	-----------	---	---	---

MREX	08/26/2009				
------	------------	--	--	--	--

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	CO NAME WHO PICKED UP CONTACT#	983657	08/26/2009 16:09		0.00
	Hubert CArr pd mc cc / id ok				

Application



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE
Project Address (Location) 6017 COTTONTAIL COVE ST LAS VEGAS NV 89130
Project Name _____ Proposed Use _____
Assessor's Parcel #(s) 125-26-610-069 Ward # 6
General Plan: existing R proposed _____ Zoning: existing R-PD3 proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres .19 Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER HUBERT CARR Contact _____
Address 6017 COTTONTAIL COVE ST Phone: 396-8839 Fax: _____
City LAS VEGAS NV State NV Zip 89130
E-mail Address _____

APPLICANT SA ME Contact _____
Address _____ Phone: _____ Fax: _____
City _____ State _____ Zip _____
E-mail Address _____

REPRESENTATIVE LARRY'S ENGINEERING, LLC Contact LARRY SANCHEZ
Address 7844 SOARING BROOK ST. Phone: 340-7477 Fax: 639-6868
City LAS VEGAS State NV Zip 89131
E-mail Address LARRY7405@YAHOO.COM

Property Owner Signature* Hubert Carr
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
Print Name HUBERT CARR

Subscribed and sworn before me

This 14th day of July, 20 09

Notary Public in and for said County and State



JAMAAL ROSS
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 07-1373-1
MY APPT. EXPIRES DEC. 1, 2010

FOR DEPARTMENT USE ONLY

Case # VAR-35778
Meeting Date: 10/22/09
Total Fee: \$1830.00
Date Accepted: 8/26/09
Accepted By: MREX

*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.

f:\depot\Application Packet\Application Form.doc

SOFI



Separator Sheet



STATEMENT OF FINANCIAL INTEREST

Deed



Separator Sheet

20071025-0004007

APN: 125-26-610-069

R.P.T.T.: \$0.00

Exempt: (NRS 375.090, Section 7)

Recording Requested By:

Mr. & Mrs. Carr, Trustee
6017 Cottontail Cove Street
Las Vegas, NV, NV 89130

After Recording, Mail To:

Mr. & Mrs. Carr, Trustee
6017 Cottontail Cove Street
Las Vegas, NV, NV 89130

Send Subsequent Tax Bills To:

Mr. & Mrs. Carr, Trustee
6017 Cottontail Cove Street
Las Vegas, NV, NV 89130
Phone: (702) 396-8839

Fee: \$16.00 RPTT: EX#007

N/C Fee: \$25.00

10/25/2007

14:37:51

T20070190738

Requestor:

H CARR

Debbie Conway

Clark County Recorder

GWC

Pgs: 4

C4-1

GRANT, BARGAIN AND SALE DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT,

HUBERT CARR and ALICE R. CARR,

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby GRANT, BARGAIN, SELL AND CONVEY, to:

HUBERT CARR and ALICE R. CARR, as co-Trustees of THE CARR LIVING TRUST, U/A dated _____, 2007, the GRANTEE,

Whose mailing address is 6017 Cottontail Cove Street, Las Vegas, NV 89130: an undivided one-half (1/2) interest, as Tenants-in-Common, in and to the following described real estate situated in the County of Clark, State of Nevada:

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

Per NRS 111.312 - The Legal Description appeared previously in Grand, Bargain, Sale Deed, recorded on 10/13/04, as Document No. 2004 1013-0004804 in Clark County Records, Clark County, Nevada.

MORE commonly known as: 6017 Cottontail Cove Street, Las Vegas, NV.

SUBJECT TO: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

RECEIVED

AUG 26 2009

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

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this ____ day of _____, 2007.

Hubert Carr

HUBERT CARR

Alice R. Carr

ALICE R. CARR

STATE OF NEVADA)

COUNTY OF CLARK)

SS.:

On this 25 day of October, 2007, before me, a Notary Public in and for said State, personally appeared HUBERT CARR and ALICE R. CARR, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

Rich Stott

Notary Public



The undersigned hereby affirm that this document submitted for recording does not contain a social security number.

Hubert Carr

HUBERT CARR

Alice R. Carr

ALICE R. CARR

RECEIVED

Aug 26 2009

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):

- a) 125-26-610-069
b) _____
c) _____
d) _____

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

2. Type of Property:

- a) _____ Vacant Land b) _____ Single Fam. Res.
c) _____ Condo/Townhouse d) _____ 2-4 Plex
e) _____ Apt. Bldg f) _____ Comm'l/Ind'l
g) _____ Agricultural h) _____ Mobile Home
____ Other: _____

3. Total Value /Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)	\$	0.00
Transfer Tax Value:	(	0.00
Real Property Transfer Tax Due:	\$	0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 7
b. Explain Reason for Exemption: Transfer to a revocable, inter-vivos trust for the benefit of the Grantor

5. Partial Interest: Percentage being transferred _____ %

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

Signature: Hubert Carr Capacity: Grantor

Signature: _____ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Hubert Carr and Alice R. Carr
Address: 6017 Cottontail Cove Street
City: Las Vegas, NV
State: Las Vegas, NV Zip: 89130

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Hubert Carr and Alice R. Carr
Address: Same as Grantor
City: Same as Grantor
State: Same as Grantor Zip: Same as Grantor

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

Print Name: Hubert Carr and Alice R. Carr
Address: 6017 Cottontail Cove Street
City: Las Vegas, NV
State: Las Vegas, NV ZIP 89130

(AS A PUBLIC RECORD, THIS FORM MAY BE RECORDED/MICROFILMED)

4007
RECEIVED

AUG 26 2009

EXHIBIT A

PARCEL ONE (1):

LOT 69 IN BLOCK 2, OF FINAL MAP OF AZURE/JONES (A COMMON INTEREST COMMUNITY) AS SHOWN BY MAP THEREOF ON FILE IN BOOK 113 OF PLATS, PAGE 12, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

RESERVING THEREFROM A NONEXCLUSIVE EASEMENT OF ACCESS, INGRESS, EGRESS, USE AND ENJOYMENT OF, IN, TO AND OVER THE ASSOCIATION PROPERTY AS DELINEATED ON THE PLAT MAP REFERRED TO ABOVE AND FURTHER DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATIONS OF EASEMENTS FOR TURTLE CREEK ESTATES RECORDED OCTOBER 20, 2003 IN BOOK 20031020 AS DOCUMENT NO 1626, OF OFFICIAL RECORDS, AS THE SAME MAY FROM TIME TO TIME BE AMENDED AND/OR SUPPLEMENTED IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL TWO (2):

A NONEXCLUSIVE EASEMENT OF ACCESS, INGRESS, EGRESS, USE AND ENJOYMENT OF, IN, TO AND OVER THE ASSOCIATION PROPERTY DELINEATED ON THE PLAT MAP AND FURTHER DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TURTLE CREEK ETATES RECORDED OCTOBER 20, 2003 IN BOOK 200031020 AS DOCUMENT NO. 1626, AND AS THE SAME FROM TIME TO TIME BE AMENDED AND/OR SUPPLEMENTED IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, WHICH EASEMENT IS APPURTENANT TO PARCEL ONE (1).

and more commonly known as 6017 Cottontail Cove Street, Las Vegas, NV.

TAX PARCEL NUMBER: 125-26-610-069

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AUG 26 2009

VAR-35778
10/22/09 PC

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: Nancy Almanzan, Right-of-Way; Wayne Dowdey, Land Development; O. G. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: September 21, 2009
Re: **VAR-35778** Carr Living Trust, U/A 6017 Cottontail Cove St.
Request for a Variance for a rear yard setback

COMMENTS:

We have no comment on the Request for a Variance application to allow a five-foot rear yard setback where 15 feet is required for a proposed 567 square foot addition to an existing single family dwelling located at 6017 Cottontail Cove Street.

NOV 17 2009

INTER-OFFICE MEMORANDUM

TO:

PLANNING AND DEVELOPMENT DEPARTMENT

FROM:

CITY CLERK

SUBJECT:

APPEAL OR CITY COUNCIL REVIEW INFORMATION
ON PLANNING COMMISSION
ACTIONS

COPIES TO:

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

FILE NO.: RENOTIFICATION - VAR-35778 - VARIANCEAPPLICANT: APPLICANT/OWNER: CARR LIVING TRUST U/AWARD: Ward 6 (Ross)

Appeal by applicant or any other aggrieved person:

Yes

☒ No

Review requested by City Council:

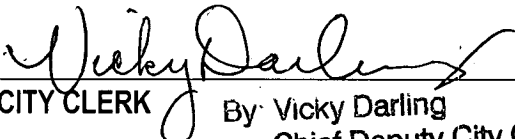
Yes

☒ No

NOV 17 2009

DATE

CITY CLERK


By Vicky Darling
Chief Deputy City Clerk

PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:

Date of Planning Commission Action

November 5, 2009Last day for filing an appeal by applicant
or any other aggrieved person. (Appeal
period is 10 days after the date of the
PC decision).November 16, 2009Last day for a review being requested by
the City Council. (Review period is 10
days after the date of the PC decision.)November 16, 2009

Extraction List



Separator Sheet

13/9

C

PARCELS 212
LABELS 184**Report of All Selected Parcels****Case Number:** VAR-35778**Printed On:** Thu: September 17, 2009

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
		12526697001
		12525297013
		12526697003
		12526697009
		12526697002
		12526697005
		12525397012
		12526697008
		12525297016
		12525297014
		12525297015
		12526697010
		12526697007
		12525297020
		12526697006
		12526697004
ADAMS STEPHEN W & BARBARA	5921 NEGRIL AVE LAS VEGAS NV	12525214007
ADAMS THELONIOUS T	6229 HAWTHORN WOODS AVE LAS VEGAS NV	12526611058
ALCORN HENRY E & RAVENNA T	5965 N MAVERICK ST LAS VEGAS NV	12526702004
ALSUP TREVER & KELLY	6128 COTTONTAIL COVE ST LAS VEGAS NV	12526610022
AMADOR RACHELLE F	6020 COTTONTAIL COVE ST LAS VEGAS NV	12526610047
ANDERSON MICHAEL G	6125 RABBIT TRACK ST LAS VEGAS NV	12526610012
ARCENAS LOUIE	6021 COTTONTAIL COVE ST LAS VEGAS NV	12526610070
ARROYO CHRISTOPHER & TERESITA	6025 RABBIT TRACK ST LAS VEGAS NV	12526610055
BALANOS-PORTILLO LUIS ALONZO	6121 ARWELLS CORNER CT LAS VEGAS NV	12526611041
BANK DEUTSCHE NATIONAL TR CO TRS	7255 BAYMEADOWS WY MAIL STOP JAXB2007 JACKSONVILLE FL	12526610040
BANK INDYMAC FEDERAL F S B	6900 BEATRICE DR KALAMAZOO MI	12526610004
BANK MORGAN J P CHASE NATL ASSN	7255 BAYMEADOWS WY MAIL STOP JAXB2007 JACKSONVILLE FL	12526610063
BANK WELLS FARGO NATL ASSN TRS	%EMC MTGE CORP 2780 LAKE VISTA DR LEWISVILLE TX	12526611044
BARTLETT DONALD D & SHERYLE L	6254 BULLRING LN LAS VEGAS NV	12526611092
BELLON PETER J	6124 COTTONTAIL COVE ST LAS VEGAS NV	12526610021
BLACK NANCY A & JAMES A	5911 N BRONCO ST LAS VEGAS NV	12526703012

Report of All Selected Parcels**Case Number:** VAR-35778**Printed On:** Thu: September 17, 2009

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
BLACK THOMAS & CANTU	P O BOX 33172 LAS VEGAS NV	12526610014
BLASKO DANIEL A & DEBRA L	6128 ARWELLS CORNER CT LAS VEGAS NV	12526611046
BOBA INVESTMENTS INC	6121 MAVERICK ST LAS VEGAS NV	12526611033
BOBADILLA JOSE & MARIA	6032 COTTONTAIL COVE ST LAS VEGAS NV	12526610050
BOUFFORD DEBORAH S	5916 CALM LAGOON AVE LAS VEGAS NV	12525213025
BRANHAM NICOLE & DARYL	6132 RABBIT TRACK ST LAS VEGAS NV	12526610007
BRICENO LANA M	6024 RABBIT TRACK ST LAS VEGAS NV	12526610064
BROWN FAMILY TRUST	6260 TROPICAL PKWY LAS VEGAS NV	12526604012
CANDILIERE RICHARD A	6271 BULLRING LN LAS VEGAS NV	12526603007
CANTY MARY	6008 RABBIT TRACK ST LAS VEGAS NV	12526610060
CARCIONE GIUSEPPE E & REGINA	1400 GRANT ST SCHAUMBURG IL	12526703013
CAROTHERS DALLAS C & SHARRI	5940 MAVERICK ST LAS VEGAS NV	12526703006
CARR LIVING TRUST	6017 COTTONTAIL COVE ST LAS VEGAS NV	12526610069
CHANG WILLIAM M & FLORENCE L	466 36TH AVE SAN FRANCISCO CA	12526610013
CHRISTIAN MICHELLE S & TERRY R	6016 BUNGALOW BAY ST LAS VEGAS NV	12525213054
CISSELL NEVIL SHANE	5832 FARNSWORTH POND AVE LAS VEGAS NV	12525313026
CONDARCO RUDY JR	6128 RABBIT TRACK ST HENDERSON NV	12526610006
CONNOR FAMILY REVOCABLE LIV TR	4317 W LAKE MEAD BLVD LAS VEGAS NV	12526610059
CONRADY JOHN M	6037 RABBIT TRACK ST LAS VEGAS NV	12526610052
CONTRERAS ARMANDO	6261 W TROPICAL PKWY LAS VEGAS NV	12526703001
CORDOVA JOSEPH MICHAEL III	6029 RABBIT TRACK ST LAS VEGAS NV	12526610054
CUNNINGHAM FAMILY TRUST	5910 MAVERICK ST LAS VEGAS NV	12526703009
DAMIAN FAMILY LIVING TRUST	665 TURQUOISE DR HERCULES CA	12526610018
DEMARIA RALPH & MERCEDES	5824 FARNSWORTH POND AVE LAS VEGAS NV	12525313027
DEVLIN JAMES M & SHARON M	5920 N JONES BLVD LAS VEGAS NV	12525310003
DIAL JENNIE B	5909 THAI COAST ST LAS VEGAS NV	12525313024
ELWELL TOMAS L & GLORIOSA S	10389 PILOT MOUNTAIN CT LAS VEGAS NV	12526611096
EPPS KRISTA	613 E LAMADRE WY LAS VEGAS NV	12526610066
EVANS DARRELL & YVONNE	6030 N MAVERICK ST LAS VEGAS NV	12526604007
FIFIELD STEWART D	6004 BUNGALOW BAY ST LAS VEGAS NV	12525213014
FRANZEN GEORGE E	P O BOX 34900 LAS VEGAS NV	12526603005
FREMONT INVESTMENT & LOAN	3110 E GUASTI RD #500 ONTARIO CA	12526610033

Report of All Selected Parcels**Case Number:** VAR-35778**Printed On:** Thu: September 17, 2009

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
FRY RICHARD R	6031 MAVERICK ST LAS VEGAS NV	12526603008
G M A C MODEL HOME FINANCE INC	6802 PARAGON PL #350 PARAGON II RICHMOND VA	12526611098
GALANG HERMINIA C	P O BOX 28707 LAS VEGAS NV	12526610046
GARCIA ORLANDO & JUDY C	6020 BUNGALOW BAY ST LAS VEGAS NV	12525213053
GARFIELD WILLIAM & PAMELA FAM TR	6017 RABBIT TRACK ST LAS VEGAS NV	12526610057
GARGARITANO HERMELINA T	6025 ROLLING MEADOW LAS VEGAS NV	12526610036
GATDULA REYNALITA F & NAZARIO T	6245 HAWTHORN WOODS AVE HENDERSON NV	12526611062
GIBBS DARREN & NICOLE	6129 RABBIT TRACK ST LAS VEGAS NV	12526610011
GILFOR NANCY L & RICHARD E TRUST	9353 FRESH SPRING DR LAS VEGAS NV	12526610015
GLADCZUK KAREN	P O BOX 750625 LAS VEGAS NV	12526610039
GONZALEZ RECAREDO & HELEN	6028 COTTONTAIL COVE ST LAS VEGAS NV	12526610049
GORDON FAY LOUIS	1058 N ASH AVE RIALTO CA	12526610035
GREANEY LAWRENCE R & LISA M	6250 TROPICAL PKWY LAS VEGAS NV	12526604013
GUAN ALAN W ETAL	5760 SPRING MOUNTAIN RD LAS VEGAS NV	12526610037
H A S LIVING TRUST	6248 BULLRING LN LAS VEGAS NV	12526611093
HALL MICHAEL D & VIRGINIA	6001 BUNGALOW BAY ST LAS VEGAS NV	12525213016
HALLGREN RICK	6020 ROLLING MEADOW LAS VEGAS NV	12526610073
HARVEY JODIE E	6124 RABBIT TRACK ST LAS VEGAS NV	12526610005
HAWBAKER KIM	6231 W TROPICAL PKWY LAS VEGAS NV	12526703004
HEATHCOCK MICHAEL & BRETT	6017 BUNGALOW BAY ST LAS VEGAS NV	12525213020
HEIMLICH BRUCE	26175 PIERCE RD LOS GATOS CA	12526611054
HENDERSON SEAN E	6132 MOLLY MALONE CT LAS VEGAS NV	12526611053
HODGES FREDERICK M & DIANA	6005 BUNGALOW BAY ST LAS VEGAS NV	12525213017
HORNBECK JOHN R	5950 MAVERICK ST LAS VEGAS NV	12526703005
HUGHES DOUG E JR & JENNIFER	6016 RABBIT TRACK ST LAS VEGAS NV	12526610062
HUNTER JONATHAN T & RACHEL	6133 RABBIT TRACK ST LAS VEGAS NV	12526610010
HYT COLBY	6108 RABBIT TRACK ST LAS VEGAS NV	12526610001
IKEDA PAMELA E	6249 HAWTHORN WOODS AVE LAS VEGAS NV	12526611063
JENSON W SCOTT & DONNA	6250 CORBETT ST LAS VEGAS NV	12526703014
JOSHI BHANUPRASAD M & P B LIV TR	6013 COTTONTAIL COVE ST LAS VEGAS NV	12526610068
JOSHI JYOTI A	6025 COTTONTAIL COVE ST LAS VEGAS NV	12526610071
JOSHI SANGITA K	6021 RABBIT TRACK ST LAS VEGAS NV	12526610056

Report of All Selected Parcels**Case Number:** VAR-35778**Printed On:** Thu: September 17, 2009

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
KIETA PING HAN	21215 FIBRE CT WALNUT CA	12526610043
KIM MYUNG B & YUCHA S	6216 TURTLE RUN AVE LAS VEGAS NV	12526610034
KLOSS KEVIN D & HEIDI E	5913 SPINNAKER REACH AVE LAS VEGAS NV	12525213012
LAHLOUH NISREEN F	6113 COTTONTAIL COVE LAS VEGAS NV	12526610031
LAR-MAR TRUST	6133 COTTONTAIL COVE ST LAS VEGAS NV	12526610026
LASIC KAY & PETER	6109 RABBIT TRACK ST LAS VEGAS NV	12526610016
LEAVITT LLOYD D & LU-ANN	5984 MUSTANG ST LAS VEGAS NV	12526702001
LEE LARRY E & PATRICIA	6125 COTTONTAIL COVE ST LAS VEGAS NV	12526610028
LEE MICHAEL T & SANDRA K	8297 GARNET CANYON LN LAS VEGAS NV	12526611059
LINSENMEYER FAMILY REV LIV TR	513 W MONTEBELLO PHOENIX AZ	12526702008
LINSENMEYER FAMILY REV LIV TR	513 W MONTEBELLO PHOENIX AZ	12526702006
LINSENMEYER FAMILY REV LIV TR	513 W MONTEBELLO PHOENIX AZ	12526702009
LOFTSGAARDEN LAURA	3852 OAK HILL AVE LOS ANGELES CA	12525213056
LOWKEEN ALLAN & DIANNE	2014 HARRIMAN LN #B REDONDO BEACH CA	12526610067
LOY MARK D & KIRA C	5917 CALM LAGOON AVE LAS VEGAS NV	12525213052
LYON WILLIAM HOMES INC	500 PILOT RD #G LAS VEGAS NV	12526704003
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12526711004
LYON WILLIAM HOMES INC	500 PILOT RD #G LAS VEGAS NV	12526704002
LYON WILLIAM HOMES INC	500 PILOT RD #G LAS VEGAS NV	12526707002
LYON WILLIAM HOMES INC	500 PILOT RD #G LAS VEGAS NV	12526704001
M A G LIVING TRUST	%M GLOVINSKY ETAL 5990 N JONES BLVD LAS VEGAS NV	12525310001
M C INVESTORS L L C	%B MCGEE 6105 E SAHARA AVE #60 LAS VEGAS NV	12526711003
M C INVESTORS L L C	%B MCGEE 6105 E SAHARA AVE #60 LAS VEGAS NV	12526711001
M C INVESTORS L L C	%B MCGEE 6105 E SAHARA AVE #60 LAS VEGAS NV	12526710003
M C INVESTORS L L C	%B MCGEE 6105 E SAHARA AVE #60 LAS VEGAS NV	12526710002
M C INVESTORS L L C	%B MCGEE 6105 E SAHARA AVE #60 LAS VEGAS NV	12526710001
M C INVESTORS L L C	%B MCGEE 6105 E SAHARA AVE #60 LAS VEGAS NV	12526711002
MACTAL REYNALDO L & CORAZON A	6012 RABBIT TRACK ST LAS VEGAS NV	12526610061
MANSOUR ATTIA	6120 ARWELLS CORNER CT LAS VEGAS NV	12526611048
MAREZ JOHN D & FRANCES P	6251 W TROPICAL PKWY LAS VEGAS NV	12526703002
MARINO FAMILY TRUST	P O BOX 873 NEW MUNSTER WI	12526610002
MARTIN ERIC A & CANDACE DAVIS	6024 BUNGALOW BAY ST LAS VEGAS NV	12525213024

Report of All Selected Parcels**Case Number:** VAR-35778**Printed On:** Thu: September 17, 2009

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
MASON STEVEN A & BEVERLY A	6240 CORBETT ST LAS VEGAS NV	12526703015
MAZE JAMES	77-206 POIMAIAKAI ST KAILUA KONA HI	12526610025
MAZUR JEFFREY D & DENISE L	%COUNTRYWIDE HOME LOANS 1800 TAPO CANYON SIMI VALLEY CA	12526703016
MCCAMISH KEVIN R & DONNA M	6116 COTTONTAIL COVE ST LAS VEGAS NV	12526610019
MCHARGUE LARRY & STEPHANIE	6129 COTTONTAIL COVE ST LAS VEGAS NV	12526610027
MCTEAR KEVIN A	5925 NEGRIL AVE LAS VEGAS NV	12525214008
MEEKER JEFFREY L	6025 BUNGALOW BAY ST LAS VEGAS NV	12525213021
MENENDEZ TOMAS & ERLINDA	6272 BULLRING LN LAS VEGAS NV	12526611091
MERCER JASON & JOHNETTE	6128 MAVERICK ST LAS VEGAS NV	12526611038
MONATO JOHNEIL B	6201 LAZY RABBIT AVE LAS VEGAS NV	12526610045
MOORE TRACY & KELLEEN	5909 CALM LAGOON AVE LAS VEGAS NV	12525213050
MOORMAN DENISE REVOCABLE LIV TR	5912 CALM LAGOON AVE LAS VEGAS NV	12525213026
MORA JOSE	6024 ROLLING MEADOWS ST LAS VEGAS NV	12526610072
MORENO RAYMUNDO S & HELEN PASTOR	6137 RABBIT TRACK ST LAS VEGAS NV	12526610009
MORGAN MIKE	6869 EAGLE WING CIR SPARKS NV	12526610029
NELSON DENISE D	6213 LAZY RABBIT AVE LAS VEGAS NV	12526610042
NELSON HOWARD D & SUSAN L	6208 TURTLE RUN AVE LAS VEGAS NV	12526610032
NEVADA POWER COMPANY	%LAND SERV STA #9 P O BOX 98910 LAS VEGAS NV	12525201006
NIEDERLE PETER & ANNA	16125 SE 156TH ST RENTON WA	12526610003
NORRIS BRIAN & CAROLYN	6136 COTTONTAIL COVE ST LAS VEGAS NV	12526610024
OHASHI DANI & CHERYL	14418 SE 256TH PL KENT WA	12526610065
OLSON DAVID E & JEAN KENDALL	6253 HAWTHORN WOODS AVE LAS VEGAS NV	12526611064
O'NEIL FRANK E	6028 OCHO RIOS ST LAS VEGAS NV	12525213018
ONO	5804 VEGAS DR LAS VEGAS NV	12525310002
PAQUETTE HAROLD R & CHARLENE M	6000 BUNGALOW BAY ST LAS VEGAS NV	12525213015
PARRA JOSE A & HOMAR	6225 HAWTHORN WOODS AVE LAS VEGAS NV	12526611057
PEARCE JEFFREY M & MIRANDA A	6117 COTTONTAIL COVE LAS VEGAS NV	12526610030
PERRY RODNEY E	6837 W CHARLESTON BLVD LAS VEGAS NV	12526610051
PISTONE TED R & LINDA L	6124 MOLLY MALONE LAS VEGAS NV	12526611055
PLANA CORALYNN L & MAR C	6129 MOLLY MALONE CT LAS VEGAS NV	12526611051
POMO HECTOR & APRIEL	6013 RABBIT TRACK ST LAS VEGAS NV	12526610058
PRESENT MARJORIE	6029 BUNGALOW BAY ST LAS VEGAS NV	12525213022

Report of All Selected Parcels**Case Number:** VAR-35778**Printed On:** Thu: September 17, 2009

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
PRIBYL JERARD R & JUDY M	6261 BULLRING LN LAS VEGAS NV	12526604001
PRINGLE BRYAN E & THERESE A C	5921 N BRONCO ST LAS VEGAS NV	12526703011
QUINTERO-OSUNA SERGIO R	6108 COTTONTAIL COVE ST LAS VEGAS NV	12526610017
RAMO AMER	6237 HAWTHORN WOODS AVE LAS VEGAS NV	12526611060
RANDALL NEILL E JR & KRISTIE A	5880 MAVERICK ST LAS VEGAS NV	12526706001
RAST JAMES E	6205 LAZY RABBIT AVE LAS VEGAS NV	12526610044
RIGGS ROBERT D & JUDY	6124 MAVERICK ST LAS VEGAS NV	12526611039
RIMBEY RODNEY W & LAURA C	5909 SPINNAKER REACH AVE LAS VEGAS NV	12525213011
RITTENHOUSE D A 1998 LIV TR AGMT	8340 ASPENBROOK AVE LAS VEGAS NV	12526702002
ROBB RICKY & CATHY	6028 BUNGALOW BAY ST LAS VEGAS NV	12525213023
ROCKING HORSE TRUST	11571 BOLLINGER LN LAS VEGAS NV	12526610053
ROSEN KEITH & SHARON A	6012 BUNGALOW BAY LAS VEGAS NV	12525213055
ROWE ROBERT A & RHONDA R	6120 COTTONTAIL COVE ST LAS VEGAS NV	12526610020
SANCHEZ MARTINIANO & YULEZAI	6281 BULLRING LN LAS VEGAS NV	12526603006
SANSOM FAMILY TRUST	6270 W TROPICAL PKWY LAS VEGAS NV	12526603017
SANSOM FAMILY TRUST	6270 W TROPICAL PKWY LAS VEGAS NV	12526603016
SCARLATTA RAYMOND P & SHELLI	5920 MAVERICK ST LAS VEGAS NV	12526703010
SCARPATI TAMMY & RALPH V	6133 MOLLY MALONE LAS VEGAS NV	12526611052
SHENO ROBERT	6124 ARWELLS CORNER CT LAS VEGAS NV	12526611047
SHENO YOUASH & SHAMIRAN FAM TR	6236 BULLRING LN LAS VEGAS NV	12526611095
SIMS RANDALL A & KELLIE J	6013 BUNGALOW BAY ST LAS VEGAS NV	12525213019
SMITH HAROLD G REVOCABLE LIV TR	6290 W TROPICAL PKWY LAS VEGAS NV	12526603014
SMITH WILLIAM J JR	5065 BRANDING IRON PL RANCHO CUCAMONGA CA	12526611090
SNYDER FAMILY TRUST	5941 N BRONCO ST LAS VEGAS NV	12526703007
STOLL MATTHEW & JENNIFER	6136 RABBIT TRACK ST LAS VEGAS NV	12526610008
STORFER JAMES M	6121 MOLLY MALONE CT LAS VEGAS NV	12526611049
STREHLOW AUDREY M LIVING TRUST	5913 CALM LAGOON AVE LAS VEGAS NV	12525213051
STUCKI KAY GEORGE & ELLOUISE	6251 BULLRING LN LAS VEGAS NV	12526604002
SZEWczyk MICHAEL T & KAREN B	5917 SPINNAKER REACH AVE LAS VEGAS NV	12525213013
TAQUE JACKIE J	6024 COTTONTAIL COVE ST LAS VEGAS NV	12526610048
TAXPAYER	LAS VEGAS NV	12525213057
TAXPAYER	LAS VEGAS NV	12525213058

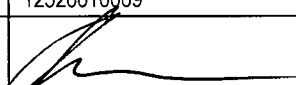
Report of All Selected Parcels**Case Number:** VAR-35778**Printed On:** Thu: September 17, 2009

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
TAYLOR BEAN & WHITAKER MTG CORP	1417 N MAGNOLIA AVE OCALA FL	12526611094
TAYLOR BEAN & WHITAKER MTGE CORP	1417 N MAGNOLIA AVE OCALA FL	12525313025
TERRY ZANE DOYLE & GLENDA KAY	6185 W EL CAMPO GRANDE AVE LAS VEGAS NV	12526604008
TESTERMAN FAMILY TRUST	6448 RANCHO SANTA FE LAS VEGAS NV	12526611042
THOMPSON DAVID D & SHERYL L	6280 TROPICAL PKWY LAS VEGAS NV	12526603015
TORRES SERGIO A & EFIGENIA A	6125 MOLLY MALONE CT LAS VEGAS NV	12526611050
TRAN BANG HAI	6120 MAVERICK ST LAS VEGAS NV	12526611040
TURTLE CREEK ESTS HOWNERS ASSN	%COLONIAL PROPERTY MGMT 3068 E SUNSET RD #14 LAS VEGAS NV	12526610074
VILLANUEVA DANIEL R & OFELIA J	6132 ARWELLS CORNER CT LAS VEGAS NV	12526611045
WASHINGTON MARCIA C	6241 BULLRING LN LAS VEGAS NV	12526604003
WATSON ZENOBIA & JULIETTE	6120 MOLLY MALONE CT LAS VEGAS NV	12526611056
WAYT JEFFREY L & LISA D	6217 LAZY RABBIT AVE LAS VEGAS NV	12526610041
WELLS JAMES LARRY JR & JESSICA L	6129 ARWELLS CORNER CT LAS VEGAS NV	12526611043
WILLIAMS CHARLES F & JANICE	6132 COTTONTAIL COVE ST LAS VEGAS NV	12526610023
WILLIAMS LLOYD C & LINDA R	6241 HAWTHORN WOODS AVE LAS VEGAS NV	12526611061
WILLIAMSON PATRICIA SEP PPTY TR	6224 BULLRING LN LAS VEGAS NV	12526611097
WORD JON M & APRIL R	6241 W TROPICAL PKWY LAS VEGAS NV	12526703003
YOUNG STEVEN B & ROWENA M	6017 ROLLING MEADOW ST LAS VEGAS NV	12526610038
ZHELEZNYAK ELAINNE	6284 BULLRING LN LAS VEGAS NV	12526611089
ZUK WILLIAM P	P O BOX 750006 LAS VEGAS NV	12526703008

Project Checklist



Separator Sheet

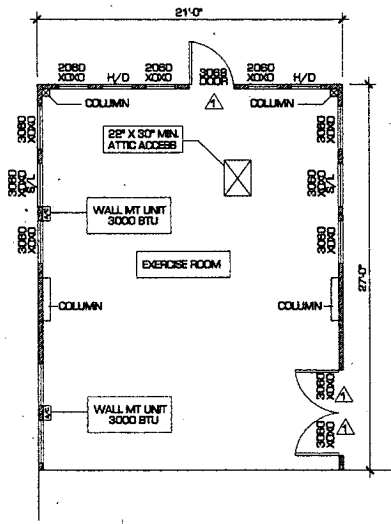
Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST			
Item Required					
YES	NO				
APPLICATION PACKET					
☒	☐	Application signed and notarized by all property owners or authorized agent(s)		NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." -> "Apply for -> Planning Applications")	
☒	☐	Grant deed and legal description			
☒	☐	Detailed justification letter			
☒	☐	One black and white, reduced (8.5" x 11") laser copy of each required plan and elevation			
☒	☐	Correct fee(s): \$ 300.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$ 830.00 Total			
☒	☐	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)			
☒	☐	Assessor's Parcel Map			
☐	☒	Development Impact Notice and Assessment (DINA)			
☐	☒	Project of Regional Significance (PRS)			
☐	☒	Color & Materials Board per Site Development Plan Review Submittal Requirements			
☐	☒	Copy of Business Licenses: (Owner: ☐ Applicant: ☐ Representative: ☐)			
SITE PLAN					
☒	☐	11" x 17" min. to 24" x 36" max. page size		Folded Plans: 18	
☒	☐	North arrow, scale, and vicinity map		Colored, Rolled Plans: 1	
☒	☐	All property lines and present dimensions labeled		NOTES: 	
☒	☐	All building setbacks labeled			
☒	☐	All adjacent existing land uses and street names labeled			
☒	☐	All points of ingress and egress shown			
☐	☒	ADA accessibility requirements shown/labeled			
☐	☒	Parking standard(s) utilized:			
☐	☒	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total			
☐	☒	All free-standing sign locations shown and heights and sizes noted			
LANDSCAPE PLAN					
☐	☒	11" x 17" min. to 24" x 36" max. page size		Folded Plans: 0	
☐	☒	North arrow, scale, and vicinity map		Colored, Rolled Plans: 0	
☐	☒	All property lines and present dimensions labeled		NOTES: 	
☐	☒	All required perimeter landscape planters shown			
☐	☒	All required parking lot fingers/islands shown			
☐	☒	Quantity, size, species/variety of all trees, shrubs, and ground cover			
BUILDING ELEVATIONS					
☒	☐	11" x 17" min. to 24" x 36" max. page size		Folded Plans: 2	
☒	☐	Scale and building dimensions labeled		Colored, Rolled Plans: 1	
☒	☐	North, south, east, and west elevations of all buildings		NOTES: MAY USE PHOTOS FOR EXISTING STRUCTURE	
☒	☐	All building materials and colors noted			
☒	☐	8" x 10" photo of original color and material board			
☐	☒	All wall sign locations shown and sizes noted			
FLOOR PLANS					
☒	☐	11" x 17" min. to 24" x 36" max. page size		Folded Plans: 1	
☒	☐	Scale and building dimensions labeled		Rolled Plans: 1	
☒	☐	All building entrances/exits shown		NOTES: 	
☒	☐	Use of all rooms noted/labeled			
☒	☐	Maximum Occupancy (per I.B.C.)			
☐	☒	Seating Capacity (where applicable)			
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.					
Owner / Applicant:		Carr Living Trust		Application Type: Variance	
Representative:		Hubert Carr		Application Purpose: Setbacks	
APN:		12526610069		Site Location: 6017 Cottontail Cove	
Planner's Signature:				Pre-App. Meeting Date: 07/08/09	
Planner:		Steve Gebeke, Planning Supervisor - 229-5410		Earliest Submittal Deadline: 08/25/09 no later than 2:00 pm	
				Earliest PC / CC Meeting Dates: 10/08/09 PC 11/04/09 CC	

Plans (PMT)



Separator Sheet

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FLOOR PLAN
SCALE 1/4" = 1'-0"

WALL LEGEND

GRAPHIC	DESCRIPTION
	NEW 2x4 STUDS AT 16" OC, 2" GYP. BOARD INSIDE FACE AND 3/4" STUCCO OUTSIDE FACE
	EXISTING WALL

WINDOW SCHEDULE

① ONE PANELED TEMPERED LOW E, 1" INSULATED GLASS, FRAME STONE WOOD

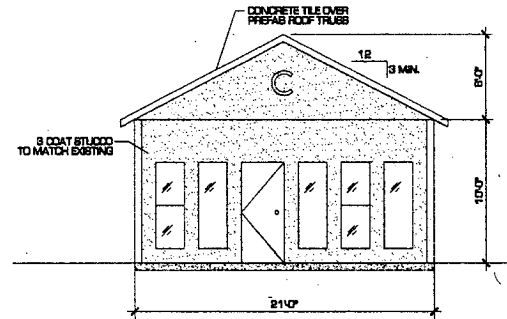
DOOR SCHEDULE

① 3000 METAL HOLLOW CORE PRIVACY LOOK

LIGHT + VENT. SCHEDULE

ROOM	AREA	LITE REQ.	LITE ACTUAL	VENT REQ.	VENT ACTUAL
EXERCISE ROOM	557 SF	43 SF	78 SF	3.75 SF	10 SF

CARR ADDITION 6017 COTTONTAIL COVE ST LAS VEGAS, NV 89130

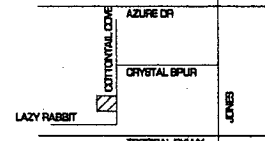


WEST ELEVATION
SCALE 1/4" = 1'-0"

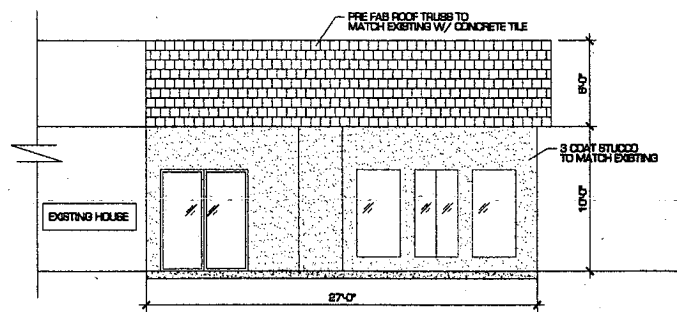
CODE SUMMARY

THIS PROJECT SHALL COMPLY WITH:

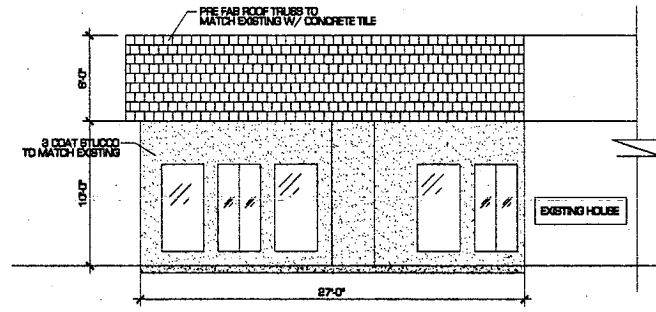
2006 IRC	
2006 IFBC	
2006 IMC	
2006 LPC	
2006 NEC	
2006 NED	
AND THE SOUTHERN NEVADA CODE AMENDMENTS	
JURISDICTION:	LAS VEGAS
OCCUPANCY:	R-8
CONSTRUCTION TYPE:	V-B
HEIGHT:	ACTUAL 18'-0" ALLOWABLE 25'-0"
STORY:	ACTUAL (1) ALLOWABLE (2)
AREA:	EXERCISE ROOM = 557 SQ. FT.
EXIT:	(2) DOOR
SPECIAL INSPECTIONS:	NO
CODE:	2006 IRC



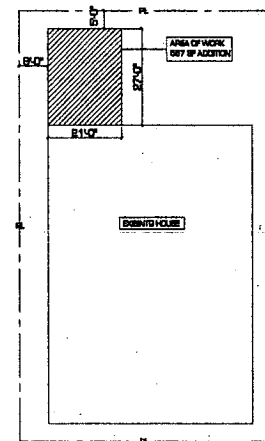
VICINITY MAP
SCALE NTS



NORTH ELEVATION
SCALE 1/4" = 1'-0"



SOUTH ELEVATION
SCALE 1/4" = 1'-0"



SITE PLAN
SCALE 1/16" = 1'-0"

RECEIVED
AUG 26 2009

VAR-35778
10/22/09 PC

REVISIONS	BY:

LARRY'S ENGINEERING
7944 BOWMAN BROOK STREET
LAS VEGAS, NV 89131
TEL: 702.735.7877
FAX: 702.735.6666

TITLE
FLOORPLAN AND ELEVATIONS
PROJECT:
CARR ADDITION
ADDRESS:
6017 COTTONTAIL COVE ST
LAS VEGAS, NV 89130

DRAWN:
PC
CHECKED:
LARRY BRADSHAW
DATE:
4/15/2009
SCALE:
AS SHOWN
JOB NO.:
B-357
NO.
A0



RECEIVED
AUG 27 2009
VAR-35778
10/22/09 PC



RECEIVED
AUG 27 2009
VAR-35778
10/22/09 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 1:117 ORIGINAL

0 50 100 200 400 600 800

MAP LEGEND

— PARCEL BOUNDARY

--- SUBD BOUNDARY

--- ROAD EASEMENT

--- PM/LD BOUNDARY

--- NON-PARCEL LOT LINE

--- MATCH LINE / LEADER LINE

--- ROAD ID NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

AVERAGE OR VALUE: 35

PARCEL BOUNDARY: 001

SUBD BOUNDARY: 1.00

ROAD EASEMENT: 202

PM/LD BOUNDARY: PB 25-49

NON-PARCEL LOT LINE: 5

MATCH LINE / LEADER LINE: 5

ROAD ID NUMBER: GL5

PARCEL NUMBER: 001

ACREAGE: 1.00

PARCEL SUB/SEO NUMBER: 202

PLAT RECORDING NUMBER: PB 25-49

BLOCK NUMBER: 5

LOT NUMBER: 5

GOV. LOT NUMBER: GL5

T19S R60E

R59E	R60E	R61E
118S	99	100
119S	126	125
120S	137	138

Scale: 1"=200'

26

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

S 2 NE 4

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

125-26-6





VAR-35778
10/22/09 PC

AUG 26 2009 TAX DIST 200

Plans (Elevations)



Separator Sheet

CARR ADDITION 6017 COTTONTAIL COVE ST LAS VEGAS, NV 89130

WALL LEGEND

GRAPHIC	DESCRIPTION
	NEW 2X4 STUDS AT 16" OC, 1" GYP. BOARD INSIDE FACE AND 5 COAT STUCCO OUTSIDE FACE
	EXISTING WALL

WINDOW SCHEDULE

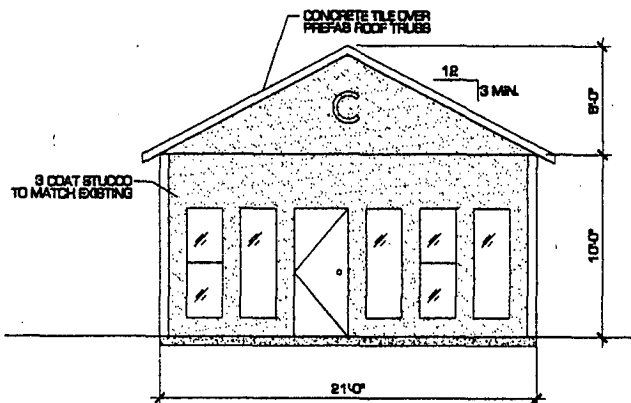
① DUAL PANELED TEMPERED LOW E, 1" INSULATED GLASS, FRAME STONE WOOD

DOOR SCHEDULE

△ 3088 METAL HOLLOW CORE PRIVACY LOCK

LIGHT + VENT SCHEDULE

ROOM	AREA	LITE REQ	LITE ACTUAL	VENT REQ	VENT ACTUAL
EXERCISE ROOM	587 SF	45 SF	72 SF	2.75 SF	10 SF



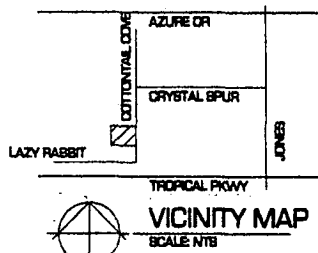
WEST ELEVATION

SCALE 1/4" = 1'-0"

CODE SUMMARY

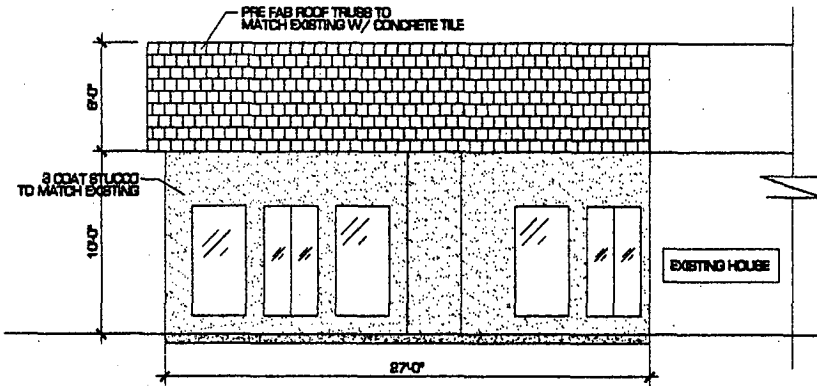
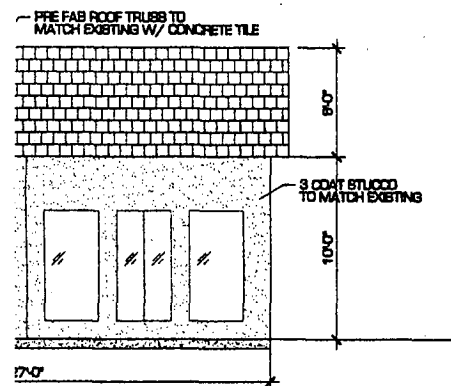
THIS PROJECT SHALL COMPLY WITH:

2008 IRC	
2008 FBC	
2008 LIRC	
2008 LFC	
2008 LSC	
2008 NEC	
AND THE SOUTHERN NEVADA CODE AMENDMENTS	
JURISDICTION:	LAS VEGAS
COOLING:	NA
CONSTRUCTION TYPE:	V-8
HEIGHT:	
ACTUAL	18'-0"
ALLOWABLE	25'-0"
STORY:	
ACTUAL	(1)
ALLOWABLE	(2)
AREA:	
EXERCISE ROOM	= 587 SQ. FT.
DOOR:	(1) DOOR
SPECIAL INSULATION:	NO
CODE:	2008 IRC



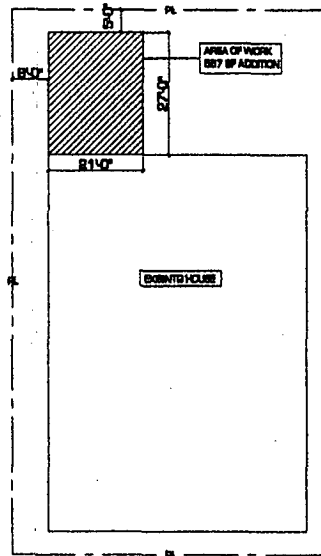
VICINITY MAP

SCALE NTS



SOUTH ELEVATION

SCALE 1/4" = 1'-0"



SITE PLAN

SCALE 1/16" = 1'-0"

REVISIONS	BY

LARRY'S ENGINEERING
7844 SQUARED BUCK STREET
LAS VEGAS, NV 89131
CELL: 702.340.7227
FAX: 702.659.8888

FLOORPLAN AND ELEVATIONS
PROJECT: CARR ADDITION
ADDRESS: 6017 COTTONTAIL COVE ST
LAS VEGAS, NV 89130

DATE	08/08/02
DESIGNED	LARRY'S ENGINEERING
CHECKED	LARRY'S ENGINEERING
DATE	08/08/02
SCALE	AS SHOWN
JOB NO.	20010
DRAWN	AD

RECEIVED

AUG 26 2009

VAR-35778
10/22/09 PC

Z-0059-02 ✓
Z-0059-02(1) ✓
SDR-1122 ✓
A-0003-64

1500 shipping
will draw changes
to allow.

GPA-0025-02 = PC = App = 7/25/02 staff App.
CC = App = 8/21/02.
Z-0059-02(1) = PC = App = 8/08/02
CC = App = 9/04/02
Z-0059-02
PC = 8/08/02 staff App.
CC = 9/4/02.

RPO3
side = 5 ✓
corner = 10
Rear = 15 ✓

19 acres.
12526610069

SDR = 1122 = PC = App = 11/11/02
CC = App = 12/18/02, staff App.
Review cases: Z-118-96, Z-59-02.

