

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

February 26, 2010

Mr. Richard Brooks
5780 Speaking Rock Avenue
Las Vegas, Nevada 89131

RE: EOT-37243 - VARIANCE EXTENSION OF TIME

Dear Mr. Brooks:

Your request for an Extension of Time of a previously approved Variance (VAR-25967) TO ALLOW A SIX-FOOT REAR YARD SETBACK WHERE A 15-FOOT REAR YARD SETBACK IS REQUIRED FOR A PROPOSED 1,435 SQUARE-FOOT ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE on 0.28 acres at 5780 Speaking Rock Avenue (APN 125-13-414-012), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross), was considered by the Planning Commission on February 25, 2010.

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

Planning and Development

1. This Variance (VAR-25967) shall expire on 01/24/11, unless another Extension of Time is approved by the Planning Commission.
2. Conformance to all applicable conditions of approval for Variance (VAR-25967) as required by the Planning and Development Department.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on **February 26, 2010**.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

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



CITY OF LAS VEGAS	
ONE MOTION / ONE VOTE	
	Planning and Development Department
	Case Planning Division
	731 South Fourth Street
	Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 385-7268 Fax	

SUBJECT: EOT-37243 - APPLICANT/OWNER: RICHARD P. BROOKS AND GRACHELLE G. NESCHKE

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **FEBRUARY 25, 2010** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Carman Burney** at (702) 385-7268. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM **FEBRUARY 24, 2010.**

Richard P Brooks

Signature

2/22/2010

Date

RICHARD P. BROOKS

Please Print Name

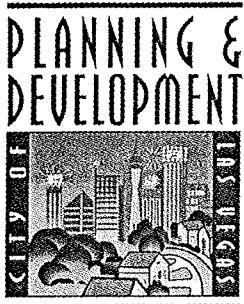
N/A

Company Name

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

RECEIVED
FEB 22 2010



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

February 12, 2010

Mr. Richard Brooks
5780 Speaking Rock Avenue
Las Vegas, Nevada 89131

RE: EOT-37243 - VARIANCE EXTENSION OF TIME

Dear Mr. Brooks:

Please be advised the City Planning Commission at its regular meeting on **February 25, 2010** 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, February 19, 2010** 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

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



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. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: January 27, 2010
Re: **EOT-37243** Richard P. Brooks and Grachelle G. Neschke 5780 Speaking Rock Avenue
Request for an Extension of Time of an approved Variance

COMMENTS:

We have no objection on the request for an Extension of Time of a previously approved Variance (VAR-25967) to allow a six foot rear yard setback where a fifteen foot rear yard setback is required for a proposed 1,435 square foot addition to an existing single family residence located at 5780 Speaking Rock Avenue.

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: February 25, 2010

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:

EOT-37243

Bradley Ranch Subdivision HOA

Canyon Mist Estates HOA

Diamond Creek Community Association

Dorrell Square HOA

Eagle Canyon HOA

Heritage Estates Community Association

Heritage Estates II HOA

Iron Mountain Estates HOA

Lamplight Manor @ Iron Mountain Ranch HOA

Lynbrook Master Association

Meister Park North HOA

Mystic Canyon

Paradise Meadows HOA

Savannah Falls HOA

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

EOT-37243

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)	MARY WULFF	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	BRIAN O'CALLAGHAN	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	420 N. FOURTH STREET
*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
01/27/2010

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

EOT-37243 - EXTENSION OF TIME - VARIANCE - APPLICANT/OWNER: RICHARD P. BROOKS AND GRACHELLE G. NESCHKE - Request for an Extension of Time of an approved Variance (VAR-25967) TO ALLOW A SIX-FOOT REAR YARD SETBACK WHERE A 15-FOOT REAR YARD SETBACK IS REQUIRED FOR A PROPOSED 1,435 SQUARE-FOOT ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE on 0.28 acres at 5780 Speaking Rock Avenue (APN 125-13-414-012), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross)

PLANNING COMMISSION: **FEBRUARY 25, 2010**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **JANUARY 29, 2010**

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 CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
DAVID W. STEINMAN
(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER

100197



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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

March 13, 2009.

Mr. Richard Brooks
5780 Speaking Rock
Las Vegas, Nevada 89131

RE: EOT-33086 - EXTENSION OF TIME

Dear Mr. Brooks:

Your request for an Extension of Time of an approved Variance (VAR-25967) TO ALLOW A SIX-FOOT REAR YARD SETBACK WHERE A 15-FOOT REAR YARD SETBACK IS REQUIRED FOR A PROPOSED 1,435 SQUARE-FOOT ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE on 0.28 acres at 5780 Speaking Rock Avenue (APN 125-13-414-012), R-PD3 (Residential Planned Development - Units Per Acre) Zone, Ward 6 (Ross), was considered by the Planning Commission on March 12, 2009.

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

1. Conformance to the conditions for Variance (VAR-25967) shall be required, approved.
2. This Variance (VAR-25967) shall expire on 01/24/10, unless another Extension of Time is approved by the Planning Commission.

This action by the Planning Commission on **March 12, 2008** is final unless a written appeal is filed within the City Clerk within 10 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 **March 13, 2008**.

Sincerely,

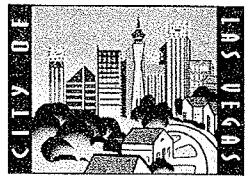
Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:nl



EOT-37243
02/25/10 PC

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

January 25, 2008

Mr. Richard Brooks
5780 Speaking Rock Avenue
Las Vegas, Nevada 89131

RE: VAR-25967 - VARIANCE

Dear Mr. Brooks:

Your request for a Variance TO ALLOW A SIX-FOOT, 10-INCH REAR YARD SETBACK WHERE A 20-FOOT REAR YARD SETBACK IS REQUIRED FOR A PROPOSED 1,435 SQUARE FOOT ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE on 0.28 acres at 5780 Speaking Rock Avenue (APN 125-13-414-012), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross), was considered by the Planning Commission on January 24, 2008.

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

Planning and Development

1. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. The addition area shall not be rented and shall not contain a kitchen.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on **January 25, 2008**.

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



EOT-37243
02/25/10 PC

Report Date 01/27/2010 11:45 AM

Submitted By

Page 1

A/P # 37243 EXTENSION OF TIME

Application Information

Stages	Date / Time	By	Date / Time	By
<u>Processed</u>	01/22/2010 12:23	984727	<u>Temp COO</u>	
<u>Approved</u>			<u>COO Issued</u>	
<u>Final</u>			<u>Expires</u>	

Associated Information

<u>Type of Work</u>	<u># Plans</u>	0	<u>Valuation</u>	
<u>Dept of Commerce</u>	<u># Plans</u>	0	<u>Declared Valuation</u>	0.00
<u>Priority</u>	☒ <u>Auto Reviews</u>	<u>Bill Group</u>	<u>Calculated Valuation</u>	0.00
			<u>Actual Valuation</u>	0.00

Description of Work

EOT-37243 - EXTENSION OF TIME - VARIANCE - APPLICANT/OWNER: RICHARD P. BROOKS AND GRACHELLE G. NESCHKE - Request for an Extension of Time of an approved Variance (VAR-25967) TO ALLOW A SIX-FOOT REAR YARD SETBACK WHERE A 15-FOOT REAR YARD SETBACK IS REQUIRED FOR A PROPOSED 1,435 SQUARE-FOOT ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE on 0.28 acres at 5780 Speaking Rock Avenue (APN 125-13-414-012), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross)

<u>Parent A/P #</u>	25967	<u>Project/Phase Name</u>	BROOKS ADDITION - REAR YARD SE	<u>Phase #</u>	
<u>Project #</u>	37243	<u>Size Description</u>		<u>Subdivision Code</u>	
<u>Size/Area</u>	0.28	<u>Proposed Stop</u>		<u>% Completed</u>	0.00
<u>Proposed Start</u>					
<u>% Complete Formula</u>					

Property/Site Information

Parcel 12513414012

Location

Owner/Tenant

<u>Contact ID</u>	AC1148491	<u>Name</u>	BROOKS RICHARD P	<u>Organization</u>	NESCHKE GRACHELLE G
<u>Mailing Address</u>	5780 SPEAKING ROCK AVE			<u>State/Province</u>	NV
<u>City</u>	LAS VEGAS			<u>Country</u>	☐ Foreign
<u>ZIP/PC</u>	89131-2848			<u>Evening Phone</u>	
<u>Day Phone</u>				<u>Mobile #</u>	
<u>Fax</u>					

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

5780 SPEAKING ROCK AVE
LAS VEGAS, 89131-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12513414012

Report Date 01/27/2010 11:45 AM

Submitted By

Page 2

Applicants/Contacts

Primary Y Capacity OWNER Contact ID AC1148491 ☐ Foreign
Effective Expire
Name BROOKS RICHARD P
Day Phone Eve Phone Organization NESCHKE GRACHELLE G
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 5780 SPEAKING ROCK AVE
LAS VEGAS, NV 89131-2848
Seasonal Addr
Valid From To
Comments No Comments

Contractors

No Contractors

<u>Project #</u>	<u>A/P Type</u>	<u>Status</u>	<u>Stage</u>	<u>Relation</u>
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No children exist for this project

<u>Planning Condition</u>	<u>Description</u>	<u>Effective</u>	<u>Expire</u>	<u>Comments</u>
---------------------------	--------------------	------------------	---------------	-----------------

There is no planning condition for this project.

EXTENSION OF TIME

Y Will this go to the City Council? Final City Council letter received
Y Will this go DIRECTLY to City Council? Annotated minutes received

Parent Application Type VAR

Parent Project # 25967

Hearing Type

Public, Non-Public or Admin? NON-PUBLIC

Staff Recommendation

Meeting Information

<u>Meeting Grid</u>	<u>Meeting Type</u>	<u>Meeting Status</u>		<u>YES Votes</u>	<u>NO Votes</u>	<u>ABSTENTIONS</u>
<u>Meeting Date</u>	<u>Add Date</u>	<u>Modified by</u>	<u>Modified Date</u>			
02/25/2010	PC	SCHEDULED		0	0	0
RGUMARANG	01/22/2010	SGBEKE	01/27/2010			

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

<u>Employee</u>	<u>Last</u>	<u>First</u>	<u>MI</u>	<u>Comments</u>
<u>Employee ID</u>				

No Employee Entries

Report Date 01/27/2010 11:45 AM

Submitted By

Page 3

<u>Log</u> <u>Action</u> <u>Comments</u>	<u>Description</u>	<u>Entered By</u>	<u>Start</u>	<u>Stop</u>	<u>Hours</u>
PAYMNT RICHARD BROOKS, VISA CC, 702.434.2323	CO NAME WHO PICKED UP CONTACT#	970040	01/22/2010 12:29		0.00

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: ATTACHED GUEST HOUSE & BASEMENT GameRoom
 Project Address (Location) 5780 SPEAKING ROCK AVE
 Project Name _____ Proposed Use RESIDENTIAL
 Assessor's Parcel #(s) 125-13-414-012 Ward # 6
 General Plan: existing RURAL proposed _____ Zoning: existing RPD3 proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 28 Acres Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER RICHARD BROOKS Contact RICHARD BROOKS
 Address 5780 SPEAKING ROCK AVE Phone: 304-5903 Fax: _____
 City LAS VEGAS State NV Zip 89131
 E-mail Address _____

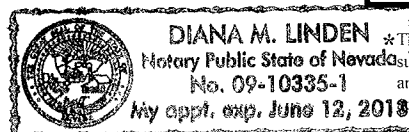
APPLICANT RICHARD BROOKS Contact _____
 Address 5780 SPEAKING ROCK AVE Phone: _____ Fax: _____
 City LAS VEGAS, NV State NV Zip 89131
 E-mail Address _____

REPRESENTATIVE _____ Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

Property Owner Signature* Richard P. Brooks
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name RICHARD P. BROOKS

Subscribed and sworn before me
 This 22 day of January, 20 10
Diana M. Linden

Notary Public in and for said County and State
State of Nevada
County of Clark
 Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>EOT-37243</u>
Meeting Date:	<u>3/3/10</u>
Total Fee:	<u>\$300</u>
Date Received:*	<u>1/22/10</u>
Received By:	<u>Romeo</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.
 T:\depot\Application Packet\Application Form.pdf

Justification Letter for:

CLV Project # 113320-R-08

JAN 22, 2010

I am applying for an extension of time of one year for the variance that was approved for this project. After receiving approval for the variance, we began working with our structural engineer to provide final plans in order to receive our permit. Our structural engineer has been slow to provide the additional items and information requested of us by Lillian Beltran, the structural plans examiner. This issue is being remedied. Permits have been submitted and are in the review process. Please grant my request for a one year extension on our variance so that I may have the time to complete the review process for Permits.

Thank You.



Richard P. Brooks

5780 Speaking Rock Ave.

Las Vegas, NV 89131

702-304-5903

702-375-3993

Project # 113320-R-08

APN 125-13-414-012

RECEIVED
JAN 27 2010

EOT-37243
02/25/10 PC



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-37243** APN: 125-13-414-012
Name of Property Owner: RICHARD BROOKS
Name of Applicant: RICHARD BROOKS
Name of Representative: RICHARD BROOKS

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: _____

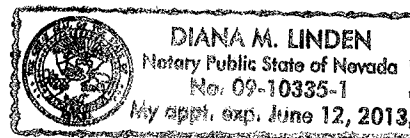
Signature of Property Owner: Richard P. Brooks

Print Name: RICHARD BROOKS

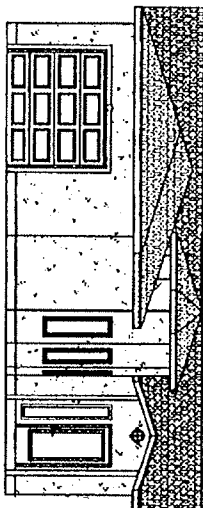
Subscribed and sworn before me

This 22 day of January, 20 10

Diana M. Linden
Notary Public in and for said County and State
State of Nevada
County of Clark



A NEW CUSTOM GUEST HOME



TO BE BUILT BY:
THE BROOKS FAMILY

TO BE BUILT AT:

5180 SPEAKING ROCK AVENUE
LAS VEGAS, NEVADA
CLARK COUNTY

CLARK COUNTY, NEVADA

SQUARE FOOTAGE

MAIN FLOOR 800 SQ. FT.
GARAGE 200 SQ. FT.

RECEIVED
JAN 27 2010

DESIGN CENTER

OWNER: THE BROOKS FAMILY
PROJECT: 5180 SPEAKING ROCK AVENUE
DATE: 12/25/10
SCALE: 1/8" = 1'-0"

A NEW CUSTOM POOL HOUSE

THIS PROJECT TO BE BUILT AT:
5180 SPEAKING ROCK AVENUE
LAS VEGAS, NEVADA

OWNER/BUILDER:
BILLY BROOKS

THIS SET OF PLANS HAS BEEN DESIGNED
TO MEET ALL LOCAL CODES AND
SPECIFICATIONS. THEY ARE NOT INTENDED
TO MEET OR IMPLY ENGINEERING STANDARDS
CONTRACTOR TO VERIFY ALL BUILDING PRACTICES

RECEIVED 10/17

TITLE PAGE

DATE: 12/25/10

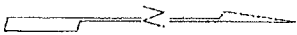
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Sheet Number

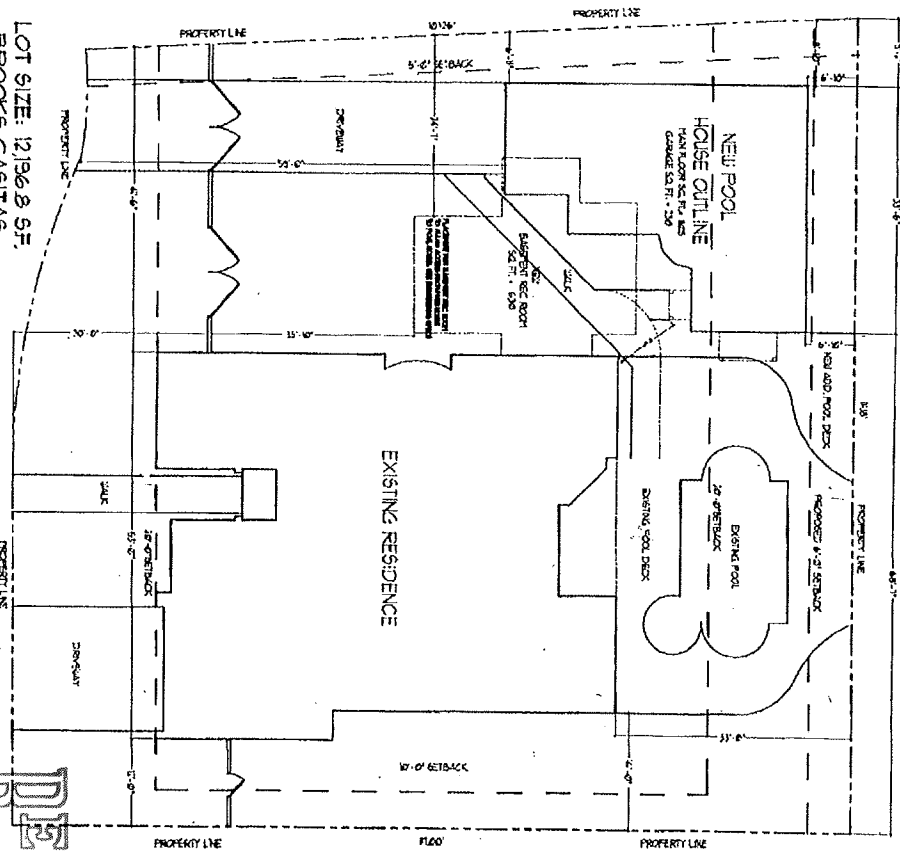
TITLE

EOT-37243
02/25/10 PC

SCALE: 1/2" = 1'-0"



LOT SIZE: 12,136.8 SF,
BROOKS CASITAS
5780 SPEAKING ROCK
LAS VEGAS, NEVADA 89131



DECEIVED
JAN 27 2010

— 4 —

A NEW CUSTOM POOL HOUSE

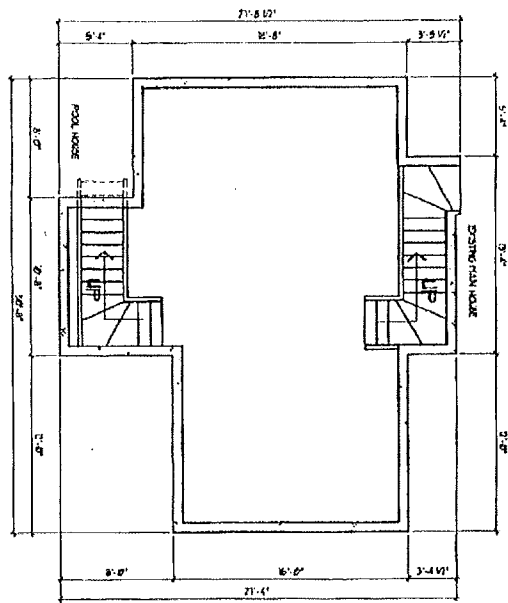
THIS PROJECT TO BE BUILT AT:
5180 SPEAKING ROCK AVENUE
LAS VEGAS, NEVADA.

OWNER/BUILDER:
RICHARD BROOKS

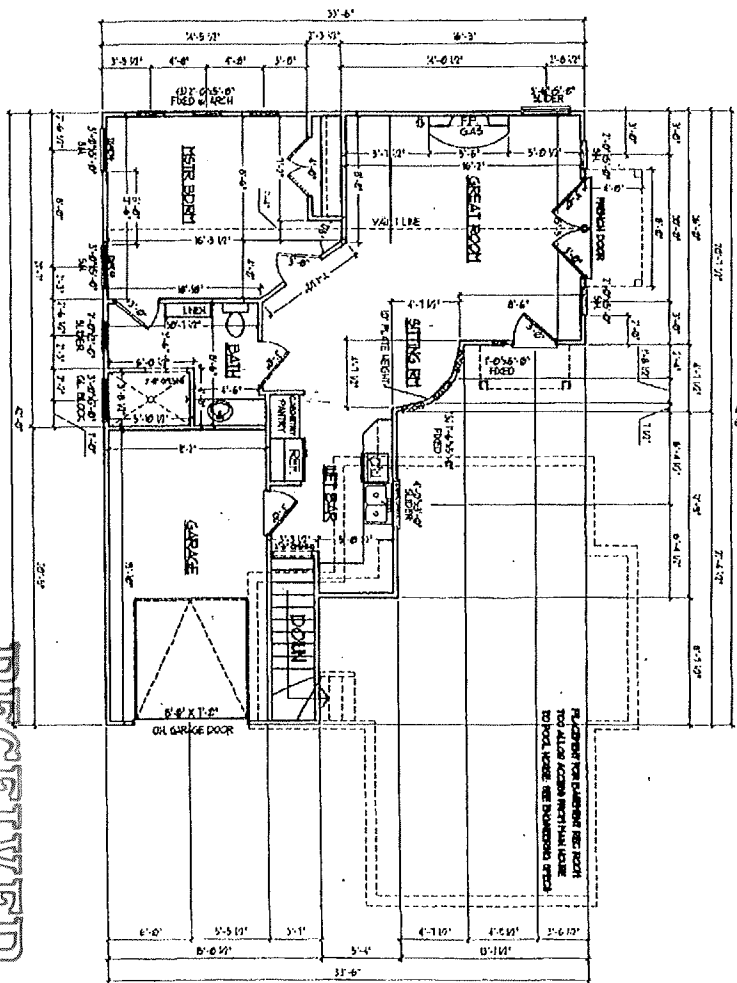
THIS SET OF PLANS HAS BEEN DESIGNED
TO MEET ALL LOCAL CODES AND
SPECIFICATIONS. THEY ARE NOT INTENDED
TO MEET OR IMPLY ENGINEERING STANDARDS.
CONTRACTOR TO VERIFY ALL BUILDING PRACTICES.

DECEMBER 1969

EOT-37243
02/25/10 PC



BASMENT REC ROOM PLAN
 SCALE: 1/8" = 1'-0"
 MAIN FLOOR SQ. FT. = 30



MAIN LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 MAIN FLOOR SQ. FT. = 1,145
 GARAGE SQ. FT. = 125

RECEIVED
 JAN 27 2010

EOT-37243
02/25/10 PC

A-101

A NEW CUSTOM POOL HOUSE

THIS PROJECT TO BE BUILT AT:
 5180 SPEAKING ROCK AVENUE
 LAS VEGAS, NEVADA

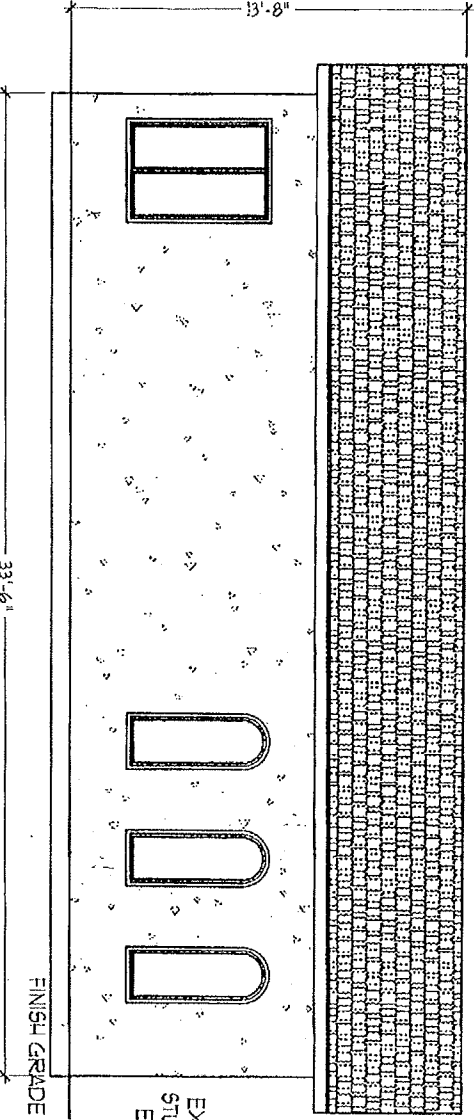
OWNER/BUILDER:

THIS SET OF PLANS HAS BEEN DESIGNED
 TO MEET ALL LOCAL CODES AND
 SPECIFICATIONS. THEY ARE NOT INTENDED
 TO MEET OR IMPLY ENGINEERING STANDARDS.
 CONSULT YOUR ARCHITECT FOR DETAILS.

DECEMBER 2007

1/2" = 1' SCALE

FLAT CERAMIC TILE ROOFING
TO MATCH EXISTING HOME



EXTERIOR WALLS:
STUCCO TO MATCH
EXISTING HOME

FINISH GRADE TO MEET LOCAL CODE

NORTH ELEVATION

SCALE: 1/4" = 1'-0"

RECEIVED
JAN 27 2010

A NEW CUSTOM POOL HOUSE

THIS PROJECT TO BE BUILT AT:
5180 SPEAKING ROCK AVENUE
LAS VEGAS, NEVADA
OWNER/BUILDER:
RICHARD BROOKS

THIS SET OF PLANS HAS BEEN DESIGNED
TO MEET ALL LOCAL CODES AND
SPECIFICATIONS. THEY ARE NOT INTENDED
TO MEET OR EXCEED ANY ENGINEERING STANDARDS.
CONTRACTOR TO VERIFY ALL BUILDING PRACTICES.

RECEIVED 2010

REAR ELEVATION

DATE: DEC 2009

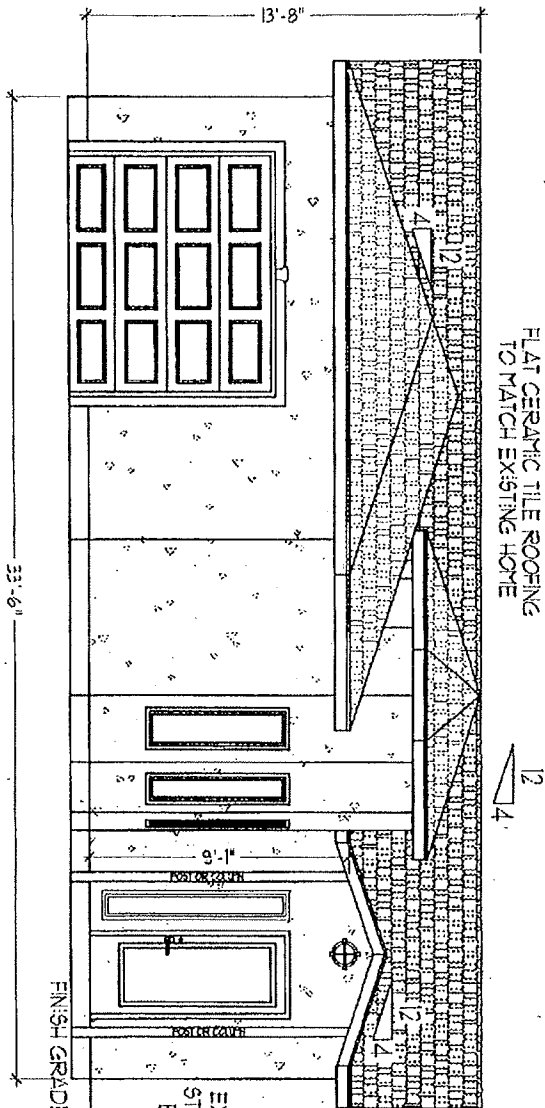
SCALE: 1/4" = 1'-0"

Sheet Number

A-103

EOT-37243
02/25/10 PC

FLAT CERAMIC TILE ROOFING
TO MATCH EXISTING HOME



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

EXTERIOR WALLS;
STUCCO TO MATCH
EXISTING HOME

FINISH GRADE TO MEET LOCAL CODE

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02/25/10 PC

A NEW CUSTOM POOL HOUSE

THIS PROJECT TO BE BUILT AT:
5180 SPEAKING ROCK AVENUE
LAS VEGAS, NEVADA

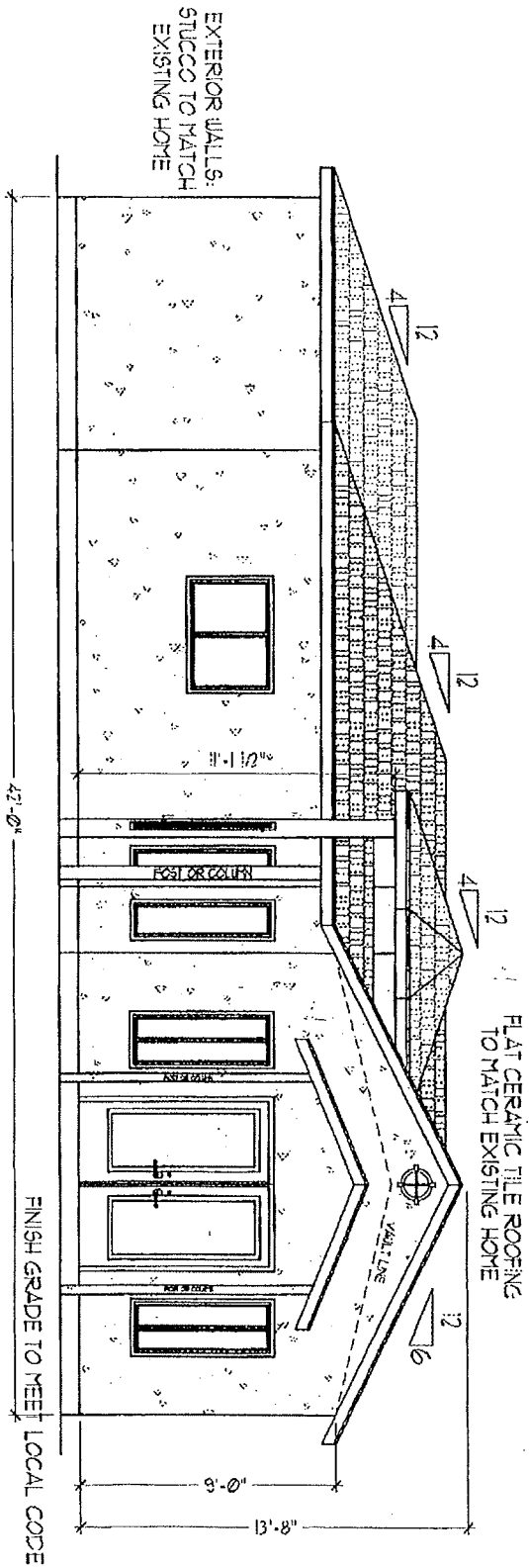
OWNER/BUILDER:

THIS SET OF PLANS HAS BEEN DESIGNED
TO MEET ALL LOCAL CODES AND
SPECIFICATIONS. THEY ARE NOT INTENDED
TO MEET OR IMPLY ENGINEERING STANDARDS.
CONSULT TO EVERY SET OF BUILDING REQUIREMENTS

DESIGNED BY: JON

A-102

FRONT ELEVATION
DRAWN BY: JON
DATE: DEC 2009
SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"

RECEIVED
JAN 27 2010

A NEW CUSTOM POOL HOUSE

THIS PROJECT TO BE BUILT AT:
5700 SPEAKING ROCK AVENUE
LAS VEGAS, NEVADA

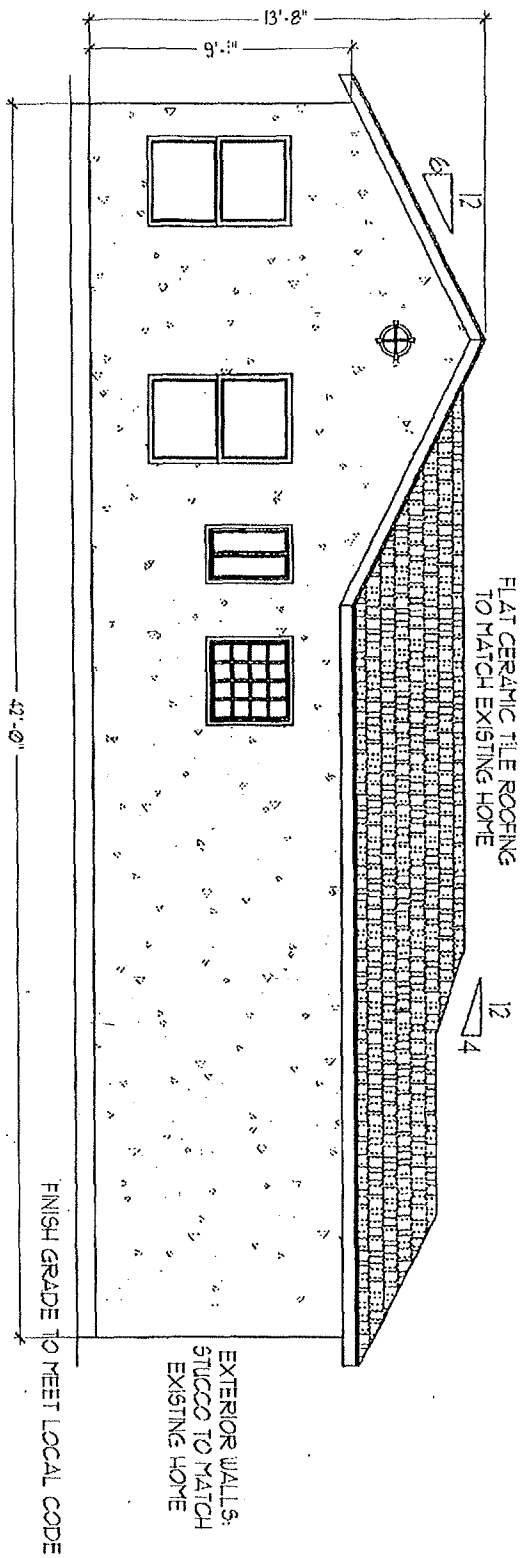
OWNER/BUILDER:
RICHARD BROOKS

THIS SET OF PLANS HAS BEEN DESIGNED
TO MEET ALL LOCAL CODES AND
SPECIFICATIONS. THEY ARE NOT INTENDED
TO MEET OR APPLY ENGINEERING STANDARDS.
CONTRACTOR TO VERIFY ALL BUILDING PRACTICES.

DECEMBER 2009

A-104

EOT-37243
02/25/10 PC



WEST ELEVATION

SCALE: 1/4" = 1'-0"

RECEIVED
JAN 27 2010

E01-37243
02/25/10 PC

A NEW CUSTOM POOL HOUSE

THIS PROJECT TO BE BUILT AT:
5180 SPEAKING ROCK AVENUE
LAS VEGAS, NEVADA

OWNER/BUILDER:

THIS SET OF PLANS HAS BEEN DESIGNED
TO MEET ALL LOCAL CODES AND
SPECIFICATIONS. THEY ARE NOT INTENDED
TO MEET OR IMPLY ENGINEERING STANDARDS.
CONSULTING TO VERIFY ALL BUILDING REQUIREMENTS.

DECEMBER 2007

A-105

L-SIDE ELEVATION
DRAWN BY: JED
DATE: DEC 10/07
SCALE: 1/4" = 1'-0"
SHEET NUMBER