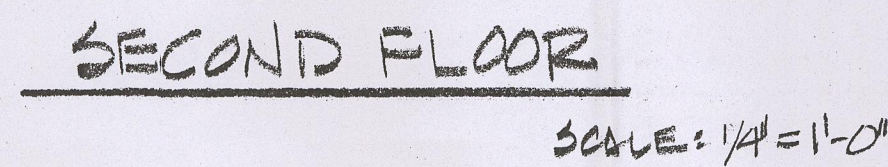


FLOOR & PLUMBING PLANS



SEE ELEVATIONS

COPY OF GAS LINE DRAWING APPROVED
UNDER PERMIT # 198180-R-11

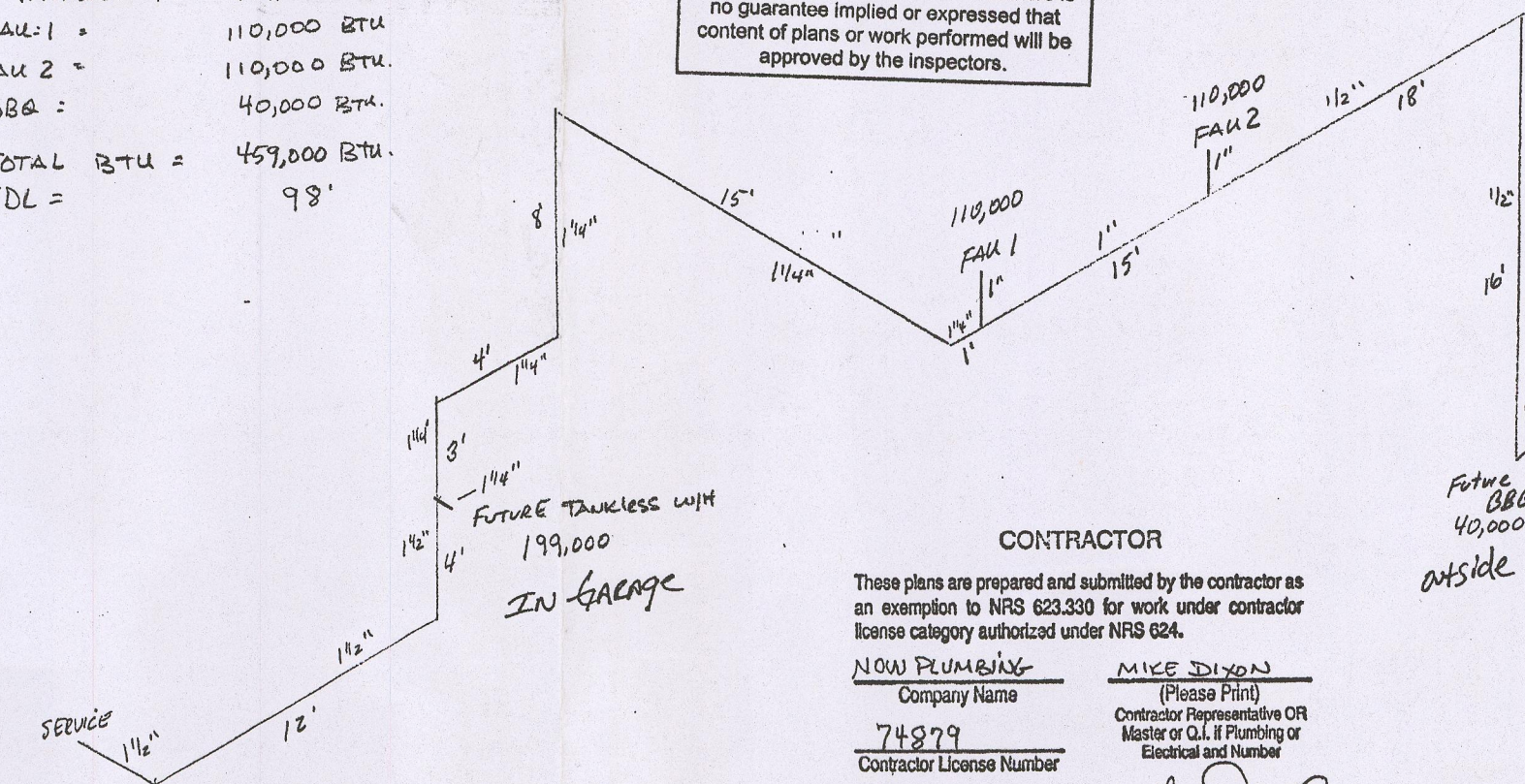
3016 YANKEE CLIPPER DR.
Baskin Ros.

MATERIAL TO BE BLACK IRON PIPE OR CSST
WITH BLACK MALLEABLE FITTINGS
TABLE 12-B

- TANKLESS WITH	= 199,000 BTU.
TRAIL 1 *	110,000 BTU
TRAIL 2 *	110,000 BTU.
BBA :	40,000 BTU.
TOTAL BTU =	459,000 BTU.
DDL =	98'

198180-R-11

CLV



NOTE: GAS LINE WORK FROM GARAGE TO AND INCLUDING FAU 2 HAS BEEN INSPECTED AND APPROVED. REMAINING GAS LINE TO BBQ HAS NOT BEEN COMPLETED - OR - INSPECTED.

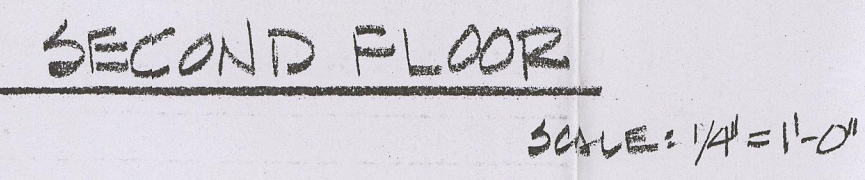
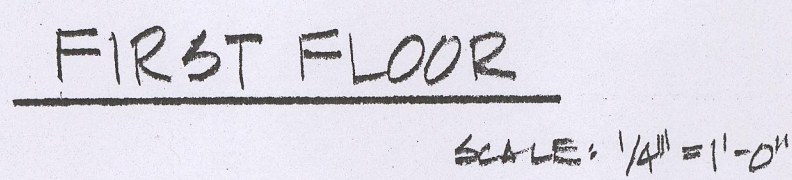
CHERNAC BUILDERS, INC.
STATE LIC. 9ADIA
BY: _____
E. MARK McGUIRE

Now Plumbing
STATE LIC. 74879
BY: MIKE DIXON

[illegible]

RECEIVED
JAN 26 2012
City of Las Vegas
Department of Planning

VAR-44447
03/13/12 PC



COPY OF GAS LINE DRAWING APPROVED
UNDER PERMIT # 198180-R-11

3016 YANKEE CLIPPER DR.
Bashaw Res.

NATURAL TO BE BLACK IRON PIPE OR CSST
WITH BLACK MALEABLE FITTINGS
TABLE 12-B

= TANKLESS WITH = 199,000 BTU.

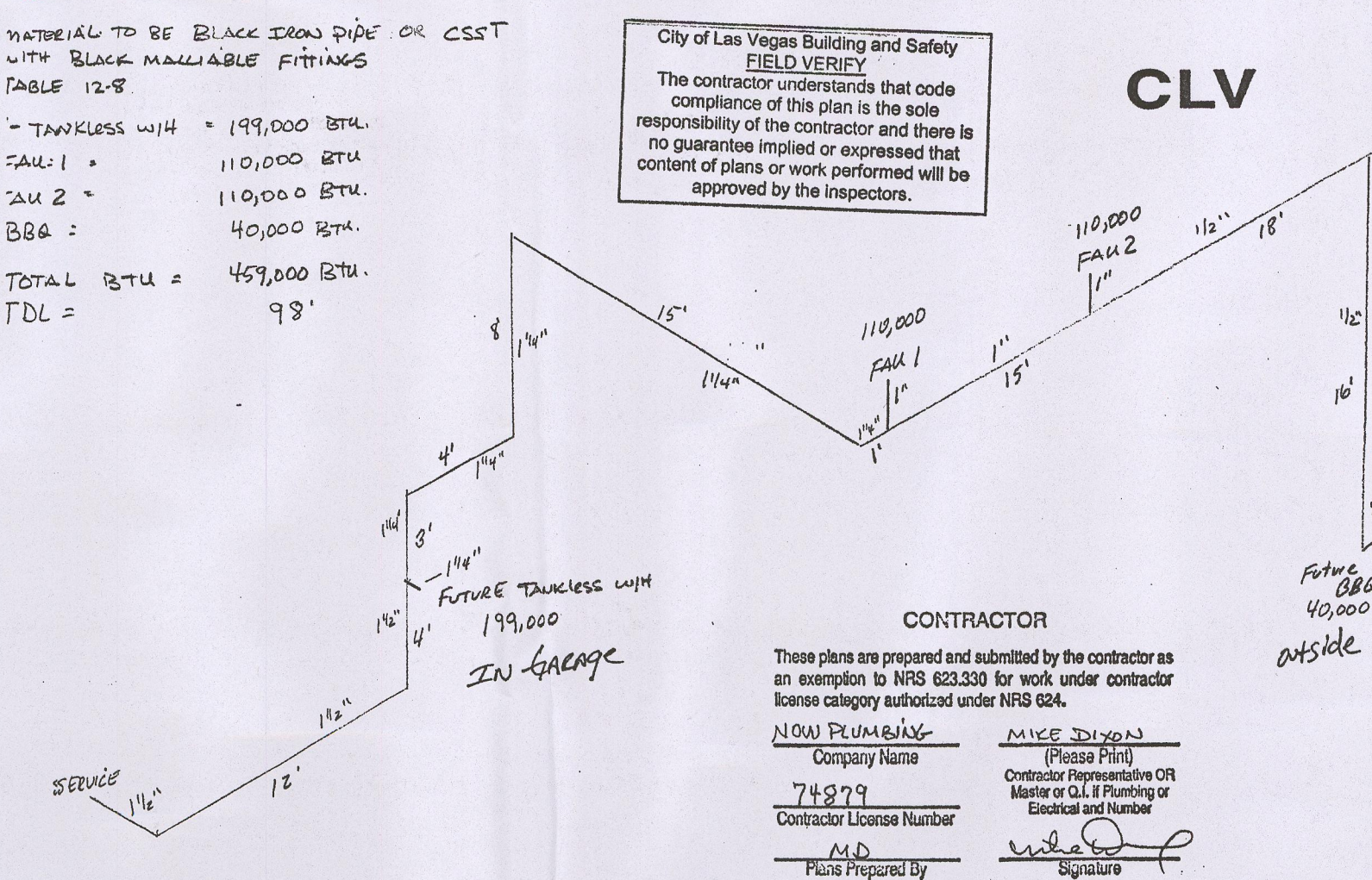
SAU-1 = 110,000 BTU

SAU-2 = 110,000 BTU.

BBA : 40,000 BTU.

TOTAL BTU = 459,000 BTU.

GDL = 93'



NOTE: GAS LINE WORK FROM GARAGE TO AND INCLUDING FAU 2 HAS BEEN INSPECTED AND APPROVED. REMAINING GAS LINE TO BBQ HAS NOT BEEN COMPLETED - OR - INSPECTED.

CHERMAC BUILDERS, INC.
STATE LIC. 9401A
BY: E. MARK McHATE

NON PLUMBING
STATE LIC. 14879
BY: MIKE DIXON

[illegible]

CHEMAC BUILDERS, INC.
2634 VESTAVOD DR.
LAS VEGAS, NEVADA
STATE LIC. 9401A

RESIDENTIAL RENODEL
PATIO/BALCONY

JEFF & GAILYN BABBLER RESIDENCE
2016 YANKEE CLIPPER DRIVE
LAS VEGAS, NEVADA

Date
Scale <i>SEE plan</i>
Drawn <i>MSEK</i>
Job
Sheet <i>A.1</i>



VAR-44447

198180-2-11

CLV

198180-2-11

CLV

198180-2-11

CLV

198180-2-11

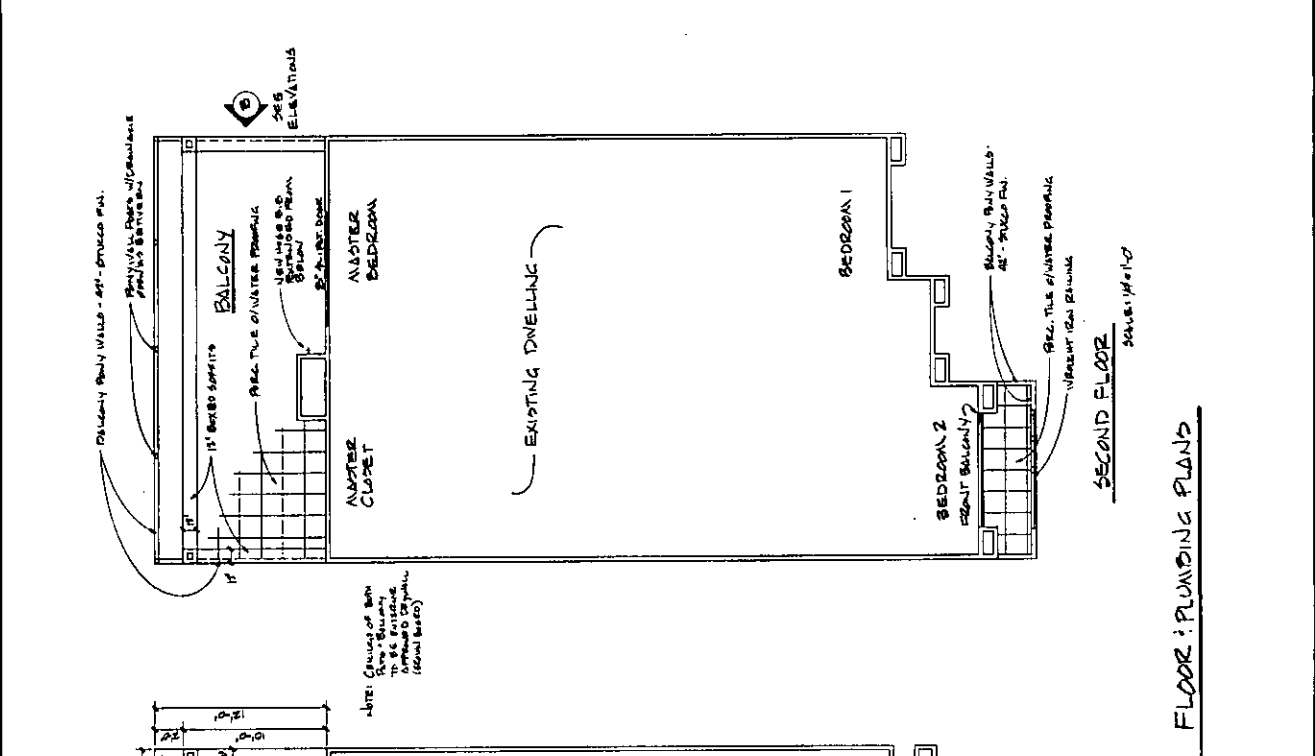
CLV

198180-2-11

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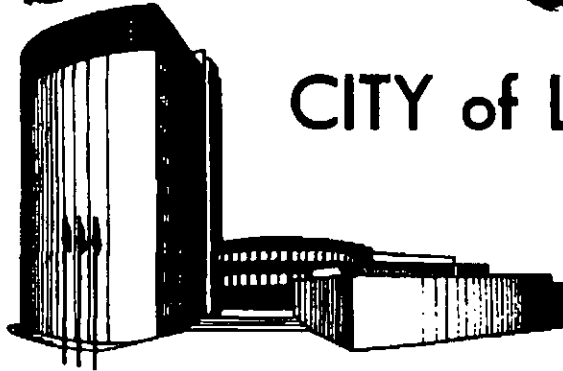
CLV

VAR-44447

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

ACTING CITY MANAGER
RANDALL H. WALKER



CITY of LAS VEGAS

October 11, 1990

PLANNING AND
OCT 11 1990
DEVELOPMENT

Frontier Savings
1860 E. Sahara Avenue
Las Vegas, Nevada 89102

RE: Z-1-86 - PLOT PLAN AND BUILDING ELEVATION REVIEW

Gentlemen:

The City Council at a regular meeting held September 19, 1990 APPROVED the request for a Plot Plan and Building Elevation Review to review setbacks and building elevations for "The Landing" subdivision located west of Lake East Drive, north of Nautical Bay Lane, R-PD9 Zone, subject to:

1. The Plot Plan shall be revised to eliminate the four homes that are adjacent to the existing Glenview Landing Subdivision to provide a buffer.
2. Conformance to the conditions of approval for zoning application Z-1-86.
3. The minimum required setbacks shall be 15 feet for front yards, a minimum of 10 feet for rear yards, 5 feet for interior side yards and 10 feet for corner side yards.
4. Conformance to the plot plan and building elevations.



Frontier Savings

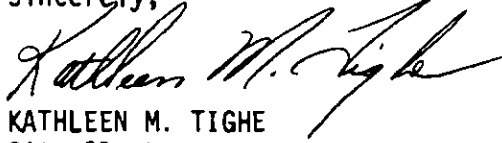
October 11, 1990

RE: Z-1-86 - PLOT PLAN AND BUILDING ELEVATION REVIEW

Page 2.

5. Satisfaction of City Code requirements and design standards of all City departments.
6. Approval of the parking and driveway plans by the Traffic Engineer.

Sincerely,



KATHLEEN M. TIGHE
City Clerk

KMT:cmp

cc: Dept. of Community Planning & Development
Dept. of Public Works
Dept. of Fire Services
Dept. of Building & Safety
Land Development Services

MacLeod Development
2255-A Renaissance Drive
Las Vegas, Nevada 89119

Mr. Donald Soderberg, Attorney at Law
300 South Fourth Street
Las Vegas, Nevada 89101

Mr. Stanley Parry, Attorney at Law
301 Clark Avenue
Las Vegas, Nevada 89101


PLANNING AND
OCT 11 1990
DEVELOPMENT

INTER-OFFICE MEMORANDUM

Date

July 31, 1989

TO:

CITY ATTORNEY

FROM:

RICHARD L. WILLIAMS, CHIEF
CURRENT PLANNING DIVISION
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

REQUEST FOR ORDINANCE PREPARATION

COPIES TO:

REQ. FOR ORD.
ASSESSORJIM ROBISON
LES COMEAU

Please prepare an Ordinance to rezone the following property:

Z-1-86

FROM N-U TO R-PD9

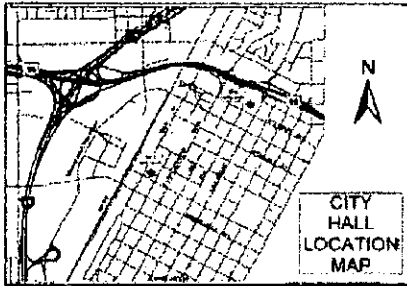
LEGALLY DESCRIBED AS:

All of Glenview Landing Phase 1 and The Landing.

LC:jv

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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 Department of Planning, Case Planning Division 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

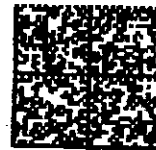
Please use available blank space on card for your comments.

VAR-44447

Planning Commission Meeting of 3/13/2012

89 BROFN11 91750

PRESORTED
FIRST CLASS



UNITED STATES
02 1R
0002002257
\$ 00.42⁴
MAR 01 2012
MAILED FROM ZIP CODE 89120

16308612010 Case: VAR-44447
BASSLER JEFF & GAILYN
1834 ESSEX AVE
LAVERNE CA 91750-2631 91750-2631

RECEIVED

MAR 13 2012

21A

Las Vegas Planning Department:

I understand that the Bassler family would like to modify the rear of their property at 3016 Yankee Clipper Dr., Las Vegas, NV 89117. The property backs up to Lake East Drive, and has no neighbors directly behind it. Other houses in the community have balconies both small and large, some with patio covers for the second floor.

The property in question currently has a small second story balcony off the back of the house, facing Lake East Drive. There are no patio covers on the first or second floor to provide any shade during warmer weather.

The proposal for this house is to replace the existing small balcony with a patio cover the width of their house, and 15' from the rear of the house. This patio cover is to be sufficiently structural to also serve as a new, larger, balcony. Additionally, the existing roof line is to be extended to cover the new balcony. There are to be stuccoed railings that blend in with the design of the house around the perimeter of the balcony for safety. These railings are to include approximately 6" of lower clearance for water and other runoff. The overall width of the patio will not be any wider than the house, so it will not intrude into any set-backs to the north or south. However, it will result in less than the standard of 10' of set-back to the rear (east)vb.

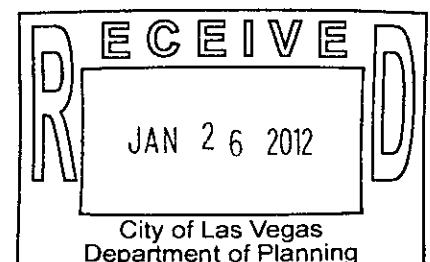
This proposal does not create any new enclosed living space. But it does add a lot of new shaded outdoor area to enhance the quality of living. I understand that the Home Owner's Association has already approved this project.

I also support the Las Vegas Planning Commission's approval of this project.

ISMAEL ALBERT
Name


Signature

3020 Yankee Clipper Dr LV NV 89117
Address



Las Vegas Planning Department:

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ROBERT YOUNG

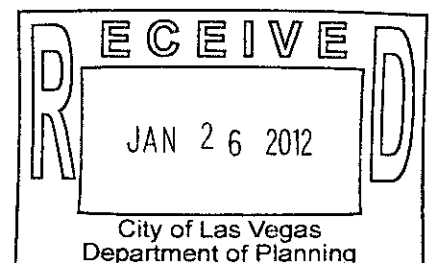
Name

Robert Young

Signature

3025 YANKEE CLIPPER

Address



Las Vegas Planning Department:

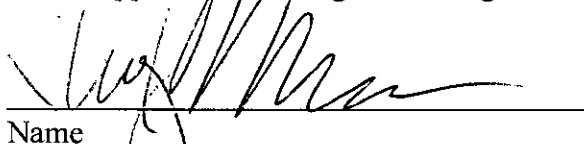
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This proposal does not create any new enclosed living space. But it does add a lot of new shaded outdoor area to enhance the quality of living. I understand that the Home Owner's Association has already approved this project.

I also support the Las Vegas Planning Commission's approval of this project.


Name

KELLY NUNES
Signature

3021 YANKEE CLIPPER DR., LV, NV 89117
Address





LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

BOB COFFIN

BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

April 19, 2012

Mr. Jeff Bassler
3016 Yankee Clipper Drive
Las Vegas, Nevada 89117

RE: VAR-44447 - VARIANCE
CITY COUNCIL MEETING OF APRIL 18, 2012

Dear Mr. Bassler:

The City Council at a regular meeting held April 18, 2012, APPROVED the request for a Variance TO ALLOW A THREE-FOOT REAR YARD SETBACK FOR A SECOND FLOOR BALCONY ON AN EXISTING SINGLE FAMILY RESIDENCE WHERE 10 FEET IS REQUIRED on 0.08 acres at 3016 Yankee Clipper Drive (APN 163-08-612-010), R-PD9 (Residential Planned Development - 9 Units Per Acre) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 19, 2012. This approval is subject to:

Planning

1. Conformance to the approved conditions for Rezoning (Z-0054-84), and Plot Plan Review (Z-0001-86).
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,


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

cc: See Attached List

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



Mr. Jeff Bassler
VAR-44447 – Page Two
April 19, 2012

cc: Mr. E. Mark McGhie
Chermac Builders, Inc.
2634 Westwood Drive
Las Vegas, Nevada 89109



March 14, 2012

Mr. Jeff Bassler
3016 Yankee Clipper Drive
Las Vegas, Nevada 89117

**RE: VAR-44447 - VARIANCE
PLANNING COMMISSION MEETING OF MARCH 13, 2012**

Dear Mr. Bassler:

Your a request for a Variance TO ALLOW A THREE-FOOT REAR YARD SETBACK FOR A SECOND FLOOR BALCONY ON AN EXISTING SINGLE FAMILY RESIDENCE WHERE 10 FEET IS REQUIRED on 0.08 acres at 3016 Yankee Clipper Drive (APN 163-08-612-010), R-PD9 (Residential Planned Development - 9 Units Per Acre) Zone, Ward 2 (Vacant), was considered by the Planning Commission on March 13, 2012.

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

Planning

1. Conformance to the approved conditions for Rezoning (Z-0054-84), and Plot Plan Review (Z-0001-86).
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
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5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov



Mr. Jeff Bassler
VAR-44447 - Page Two
March 14, 2012

This item will be considered by the City Council on **April 18, 2012**, at 1:00 P.M. in the Council Chambers of City Hall, 495 South Main Street, 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,

A handwritten signature in black ink, appearing to read 'Steve Gebeke', with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. E. Mark McGhie
Chermac Builders, Inc.
2634 Westwood Drive
Las Vegas, Nevada 89109



LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
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STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

March 2, 2012

Mr. Jeff Bassler
3016 Yankee Clipper Drive
Las Vegas, Nevada 89117

**RE: VAR-44447 - VARIANCE
PLANNING COMMISSION MEETING OF MARCH 13, 2012**

Dear Mr. Bassler:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **March 13, 2012** 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, 495 South Main Street, 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 **Wednesday, March 7, 2012** 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 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", is written over a horizontal line.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. E. Mark McGhie
Chermac Builders, Inc.
2634 Westwood Drive
Las Vegas, Nevada 89109

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

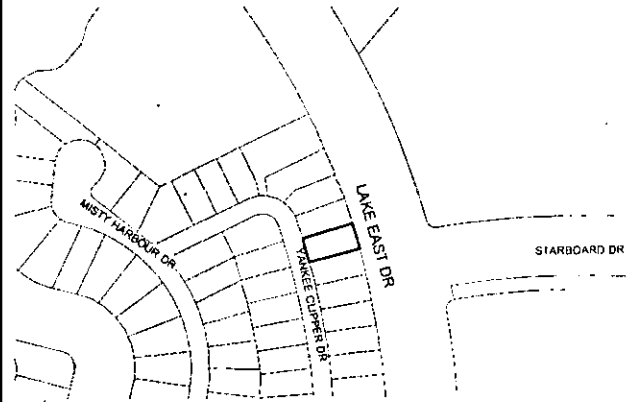
www.lasvegasnevada.gov



Application Information

VAR-44447 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JEFF AND GAILYN BASSLER - For possible action on a request for a Variance TO ALLOW A THREE-FOOT REAR YARD SETBACK FOR A SECOND FLOOR BALCONY ON AN EXISTING SINGLE FAMILY RESIDENCE WHERE 10 FEET IS REQUIRED on 0.08 acres at 3016 Yankee Clipper Drive (APN 163-08-612-010), R-PD9 (Residential Planned Development - 9 Units Per Acre) Zone, Ward 2 (Vacant).

Application Location



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

Public Hearing Information

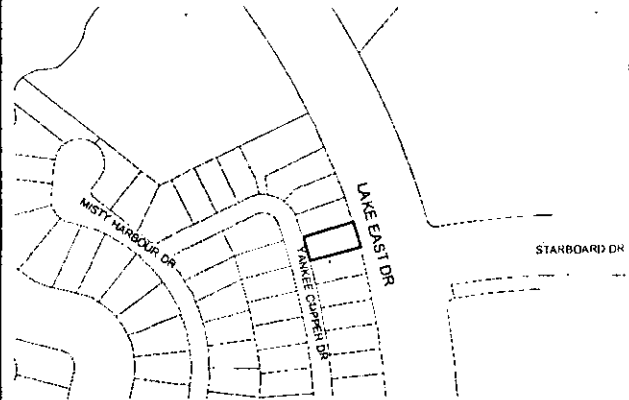
Meeting: Planning Commission
Date: *March 13, 2012*
Time: 6:00 P.M.
Location: City Council Chambers
495 South Main Street
Las Vegas, Nevada

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 Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. 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-44447 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JEFF AND GAILYN BASSLER - For possible action on a request for a Variance TO ALLOW A THREE-FOOT REAR YARD SETBACK FOR A SECOND FLOOR BALCONY ON AN EXISTING SINGLE FAMILY RESIDENCE WHERE 10 FEET IS REQUIRED on 0.08 acres at 3016 Yankee Clipper Drive (APN 163-08-612-010), R-PD9 (Residential Planned Development - 9 Units Per Acre) Zone, Ward 2 (Vacant).

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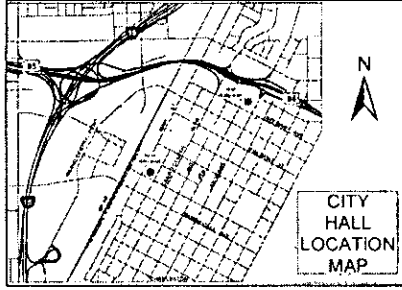
Public Hearing Information

Meeting: Planning Commission
Date: *March 13, 2012*
Time: 6:00 P.M.
Location: City Council Chambers
495 South Main Street
Las Vegas, Nevada

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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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 Department of Planning, Case Planning Division 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

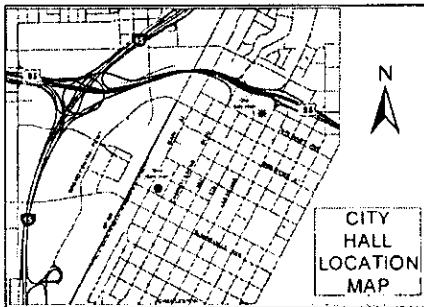
Please use available blank space on card for your comments.

VAR-44447

Planning Commission Meeting of 3/13/2012

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-44447

Planning Commission Meeting of 3/13/2012

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; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: February 8, 2012
Re: **VAR-44447** Jeff and Gailyn Bassler 3016 Yankee Clipper Dr.
Request for a Variance for a rear yard setback

COMMENTS:

We have no comment on the Request for a Variance application to allow a three-foot rear yard setback for a second floor balcony on an existing single family residence where 10 feet is required at 3016 Yankee Clipper Drive.

Carman Burney

From: Doa.Gregory@lvvwd.com
Sent: Thursday, February 09, 2012 9:19 AM
To: Carman Burney.
Subject: CLV Planning Commission Review for March -- LVVWD comments

Hi Carman,

Below are the comments from LVVWD.

Thank you!
Doa

Agenda Item: #7 (TMP-44450)

APN 162-04-807-004 & 005; 162-04-811-028; 162-04-814-002; & 162-04-899-021

Parcel has an existing service, Public FH, and Public Water Main within it, which will need to be relocated or removed. Civil plans will need to be submitted to LVVWD.

Agenda Item: #11 (SUP-43979)

APN 139-34-813-012

Parcel has an existing service without backflow prevention, which is required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.

Agenda Item: #13 & #14 (VAR-44446 & SDR 44445)

APN 139-28-801-002

Parcel has an existing fire service without backflow prevention, which is required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.

Agenda Item # 15 (VAR-44447)

APN: 163-08-612-010

This residential parcel has an existing domestic water service with no backflow prevention. Any requirement for residential fire sprinkler system will require replacement of the meter with a meter appropriate for fire service. Civil plans will need to be submitted to LVVWD.

Agenda Item: #16 & #17 (VAR-44454 & SUP 44453)

APN 139-31-601-001

Parcel has an existing fire service without backflow prevention, which is required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.

Agenda Item: #22 (SUP-44428)

APN 162-06-301-004

Parcel has an existing service without backflow prevention, which is required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.

Agenda Item: #23 (SUP-44432)

APN 138-36-601-003

Parcel has existing fire services without backflow prevention, which is required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.

City of Las Vegas - Department of Planning.

Development Notification

PC Meeting: March 13, 2012

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Department of Planning:

VAR-44447

Canyon Gate Master Association

Diamond Springs Estates HOA

Neighborhood Alliance NCG

Peccole Ranch Community Association

Sycamore Estates HOA

The Lakes Association

The Section Seven Community Association

West Sahara Community Association

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

VAR-44447

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7 th Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5 th Floor
*FLOOD CONTROL (DPW)	OH-SANG KWON	DSC - 7 th Floor
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC - 2 nd Floor
PERMITS/ INSPECTIONS	ROD CLARK	DSC - 1 st Floor
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC - 8 th Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7 th Floor
*SID (DPW)	PATRICK MURPHY	DSC - 9 th Floor
*SURVEY (DPW)	ALAN RIEKKI	DSC - 8 th Floor
*TEFO (DPW)	REBECCA WHITLOCK	WSC-3001 RONEMUS
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC - 8 th Floor

ROUTED ELECTRONICALLY

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2 nd Floor
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

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax

VAR-44447 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JEFF AND GAILYN BASSLER

- For possible action on a request for a Variance TO ALLOW A THREE-FOOT REAR YARD SETBACK FOR A SECOND FLOOR BALCONY ON AN EXISTING SINGLE FAMILY RESIDENCE WHERE 10 FEET IS REQUIRED on 0.08 acres at 3016 Yankee Clipper Drive (APN 163-08-612-010), R-PD9 (Residential Planned Development - 9 Units Per Acre) Zone, Ward 2 (Wolfson).

PLANNING COMMISSION: MARCH 13, 2012

CITY COUNCIL: APRIL 18, 2012

PLANNING SUPERVISOR: STEVE GEBEKE



PUBLIC HEARING

Comments Due: FEBRUARY 9, 2012

*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:



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: ZONE VARIANCE - REAR YARD SETBACK
 Project Address (Location) 3016 YANKEE CLIPPER DR. - LAS VEGAS, NV
 Project Name 3016 YANKEE CLIPPER Proposed Use SFR.
 Assessor's Parcel #(s) 16309612010 Ward # 2 - WOLFSON
 General Plan: existing UL proposed NO CHANGE Zoning: existing RPD-9 proposed NO CHANGE
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER JEFF & GAILYN BASSLER Contact JEFF BASSLER
 Address 3016 YANKEE CLIPPER DR. Phone: 909-919-0783 Fax: 596-4488
 City LAS VEGAS State NV Zip 89117
 E-mail Address gailyn@dslextrême.com

APPLICANT JEFF & GAILYN BASSLER Contact JEFF BASSLER
 Address 3016 YANKEE CLIPPER DR. Phone: 909-919-0783 Fax: 596-4488
 City LAS VEGAS State NV Zip 89117
 E-mail Address SAME AS ABOVE

REPRESENTATIVE CHELMAC BUILDERS, INC. Contact E. MARK MCGHIE
 Address 2634 WESTWOOD DR. Phone: 732-7601 Fax: 732-1030
 City LAS VEGAS State NV Zip 89109
 E-mail Address MARK@CHELMACBUILDERS.COM

FOR DEPARTMENT USE ONLY

Property Owner Signature* Gailyn Bassler
 *An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name Gailyn Bassler & Jeff Bassler

Subscribed and sworn before me

This 21st day of January, 20 12
Amanda Colletti

Notary Public in and for said County and State



Case #	<u>VAR-44447</u>
Meeting Date:	<u>3-13-12 PC</u>
Total Fee:	<u>\$830</u>
Date Accepted:	<u>DEC 4 2011</u>
Accepted By:	<u>[Signature]</u>

This 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.

Forms\Applications\City of Las Vegas Form.doc
 Department of Planning



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-44447** APN: 16308612010

Name of Property Owner: JEFF & GAILYN BASSLER

Name of Applicant: JEFF & GAILYN BASSLER

Name of Representative: CHEMUR BUILDERS, INC. • E. MARK MCGHEE

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: _____

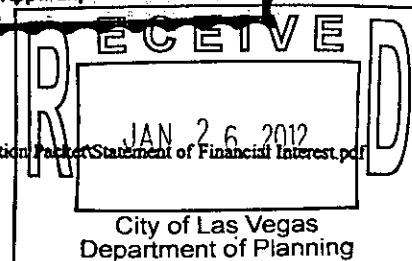
Signature of Property Owner: Gailyn Bassler Jeff Bassler

Print Name: Gailyn Bassler & Jeff Bassler

Subscribed and sworn before me

This 21 day of January, 2012

Amanda Colletti
Notary Public in and for said County and State



"Remodeling Southern Nevada Since 1967"



2634 So. Westwood Drive
Las Vegas, Nevada 89109
Telephone 702-732-7601
Fax 702-732-1030
Outside Nevada 800-365-2823



January 9, 2012

City of Las Vegas
Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

Re: Justification Letter
Bassler Residence
3016 Yankee Clipper Drive
Las Vegas, NV 89117

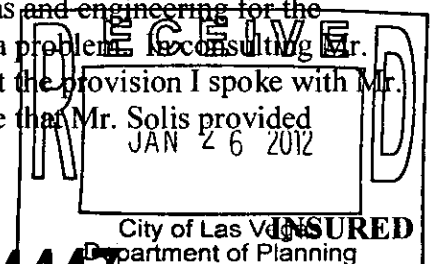
This Justification Letter is being submitted in accordance with the requirements of the Pre-Application Conference Request Form.

On behalf of Mr. & Mrs. Bassler, I am requesting a rear yard set back variance for the construction of a Patio/Balcony for their home located at the above referenced address on Yankee Clipper Drive as reflected in the plans provided.

Upon purchasing their home, Mr. & Mrs. Bassler contacted our firm to look into the cost of adding a patio and balcony to the existing property so that they could better enjoy their rear yard, and take advantage of the city view available from the second floor of the home. After meeting with them, I put together some basic drawings of the proposed patio/balcony, and told them I would check with the Planning Department to make sure there were no set back issues.

In May of 2011, I met with Mr. Fred Solis, who indicated that the patio cover would be no problem with a 5' set back to the vertical plane, and a 2' roof overhand encroaching into the 5' set back requirement, however, the balcony posed an issue as it was considered habitable space, and was therefore subject to a different set back requirement. In pressing Mr. Solis on the issue, he looked further and brought up an exception where it was allowed if the property backed up to a park, golf course, etc. I told him the property backed up to a large right of way where Starboard Drive met Lake East Drive. He indicated he would have to consult his superior.

On June 1, 2011 I spoke with Mr. Rankins, who indicated that he had Spoken with Fred, and that there should not be a problem. With that, I moved forward with the plans and engineering on behalf of the homeowners, and submitted for HOA approval, which was granted. Upon submission of the plans and engineering for the purpose of obtaining a building permit, I was informed that the balcony posed a problem. In consulting Mr. Rankins again, he could not find any record of our conversation, and added that the provision I spoke with Mr. Solis about was one that only applied in parts of Summerlin. I can only assume that Mr. Solis provided



BONDED

STATE LICENSE 9401A \$500,000 LIMIT

VAR-44447

Mr. Rankins with erroneous information about the zoning, or location of the property, that led him to believe we were discussing a property in Summerlin, thus with the property backing up to a right of way he indicated we would have no problem.

At this point Mr. & Mrs. Bassler have incurred considerable time and expense in obtaining an approval from the HOA, and the preparation of the plans and engineering necessary to obtain the building permit.

Taking into consideration the following:

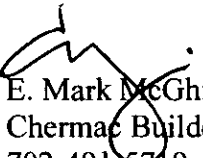
1. The Basslers have obtained HOA approval for the project – copy attached.
2. The Basslers have obtained letters of approval from affected neighbors – copies attached.
3. The existing properties of the development were built with 2nd floor balconies that already allow property owners to look into adjoining neighbor's rear yards on either side of their property.
4. Their property backs up to a very large right of way where Starboard Drive, and Lake East Drive converge, which eliminates any impact the proposed balcony could have on a neighbor located directly behind their property.

We respectfully request a set back variance be provided for Mr. & Mrs. Bassler to allow the construction of the patio/balcony as reflected in the plans provided.

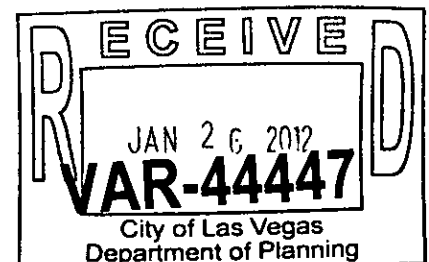
Accompanying this letter are several photographs of the property from the right of way, as well as views from the rear yard of the property.

In the event that you have any questions, or concerns that are not addressed in the plans provided, or this letter, or you should require any plans, drawings, or any additional information, please do not hesitate to contact my office and we will endeavor to provide you whatever additional information/documentation necessary.

Respectfully submitted,


E. Mark McGhie
Chermac Builders, Inc.
702-491-5719 – Cell
mark@chermacbuilders.com – E-mail

cc: Jeff & Gailyn Bassler – Via E-mail





VIEW OF 3016 YANKEE CLIPPER DR. FROM STARBOARD DRIVE



VIEW OF 3016 YANKEE CLIPPER & STARBOARD/LAKE EAST INTERSECTION

VAR-44447

RECEIVED
2012
City of Las Vegas
Department of Planning



**NORTH EAST VIEW OF APARTMENT COMPLEX GREEN BELT
AS VIEWED FROM REAR YARD OF 3016 YANKEE CLIPPER**



**VIEW OF STARBOARD DRIVE/LAKE EAST DRIVE RIGHT OF WAY FROM
YANKEE CLIPPER REAR YARD**

FIVE

26 2012

City of Las Vegas
Department of Planning

VAR-44447

GLENVIEW LANDING TOWNHOMES' ASSOCIATION
C/o Nicklin Property Management
375 N Stephanie St. #911-B
Henderson, NV 89014
Office: (702) 851-7660 Fax: (702) 851-7997

July 8, 2011

Jeff & Gailyn Bassler
1834 Essex Ave
Laverne, CA 91750

RE: 3016 Yankee Clipper

Architectural Application- Block, Stucco, Wood, Paint, Concrete

Dear Mr. & Mrs. Bassler:

The Architectural Committee has approved your request for the addition to your home as submitted.

If you have any questions you may contact me at 851-7660 X 205 or email me at llucas@nicklinpm.com.

Sincerely,

Lindsay Lucas, CM

Nicklin Property Management
Glenview Landing Townhomes' Association Agent



R.P.T.T.: \$826.20
APN: 163-08-612-010

Title Order No. 5115019849
Escrow No. 5115019849-CW

WHEN RECORDED MAIL TO:

Jeff Bassler and Gailyn Bassler
1834 Essex Ave.
Las Vegas, NV 891750

MAIL TAX STATEMENTS TO:

Grantee at address above

Inst #: 201012230000379

Fees: \$16.00 N/C Fee: \$25.00

RPTT: \$826.20 Ex: #

12/23/2010 09:29:11 AM

Receipt #: 621771

Requestor:

OLD REPUBLIC TITLE COMPANY

Recorded By: BRT Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Oren Y Wolk a married man as his sole and separate property who acquired title
as an unmarried man

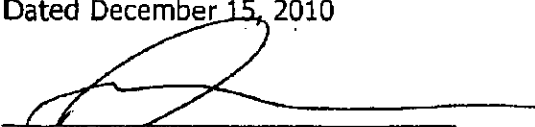
hereby GRANT(S), BARGAIN(S), SELL(S) AND CONVEY(S) to

Jeff Bassler and Gailyn Bassler, husband and wife as joint tenants

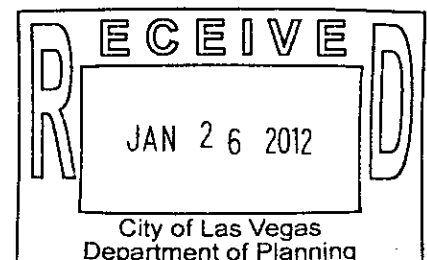
that property in Clark County, Nevada, described as:

See "Exhibit A" attached hereto and made a part hereof.

Dated December 15, 2010


Oren Y Wolk

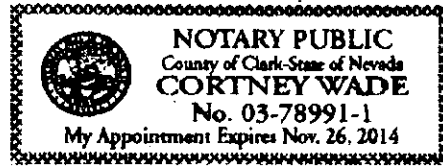
COPY



State of Nevada
County of Clark

This instrument was acknowledged before me on
December 22, 2010 by
Dora Y. Wolk

Courtney Wade
Signature of notarial officer



ASSESSOR'S COPY

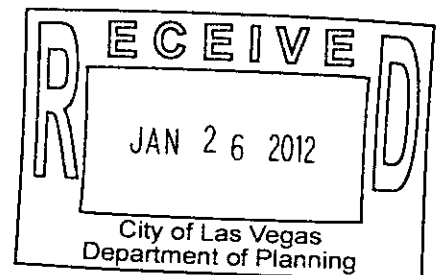


EXHIBIT A

The land referred to is situated in the County of Clark, City of Las Vegas, State of Nevada, and is described as follows:

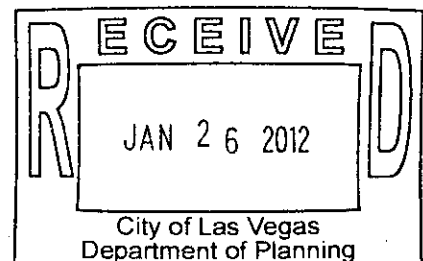
PARCEL I:

Lot Fourteen (14) in Block One (1) of THE LANDING, as shown by map thereof on file in Book 39 of Plats, Page 77, in the Office of the County Recorder of Clark County, Nevada.

PARCEL II:

A easement for ingress and egress and any incidents thereto over those portions shown as Private Streets and Common Areas on the map above referenced.

RECORDER'S COPY



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
163-08-612-010

2. Type of Property

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

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property \$162,000.00
Deed in Lieu of Foreclosure Only (value of property) ()
Transfer Tax Value \$162,000.00
Real Property Transfer Tax Due \$826.20

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100%

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

Signature _____ Capacity: Grantor

Signature Gailyn Ann Bassler Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Oren Y Wolk
2732 Dune Cove Rd
Las Vegas, NV 89117

BUYER (GRANTEE) INFORMATION
(REQUIRED)

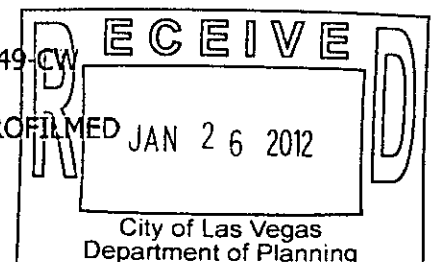
Jeff Bassler and Gailyn Bassler
1834 Essex Ave.
LaVerne, CA 91750

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

Old Republic Title Company of Nevada
8861 W. Sahara Ave. Suite 290
Las Vegas, NV 89117

Escrow #: 5115019849-CW

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED





CITY OF LAS VEGAS
NEVADA

BUSINESS LICENSE

In accordance with the provisions of the Municipal Code of the City of Las Vegas, Nevada, as amended, license is hereby granted to operate the business described hereon at the address below:

POST IN A CONSPICUOUS PLACE

CHERMAC BUILDERS
2634 WESTWOOD DR
ISSUED TO **LAS VEGAS NV 89109**
2634 WESTWOOD DR

LICENSE NUMBER

C11-00851-2-012261

DATE ISSUED ▶ **08 23 95**

DIRECTOR OF BUSINESS ACTIVITY

Southern Nevada Office
2310 Corporate Circle, Suite 200
Henderson, Nevada 89074
(702) 486-1100

Northern Nevada Office
19670 Gateway Drive, Suite 100
Reno, Nevada 89521
(775) 688-1141

STATE CONTRACTORS BOARD

The Nevada State Contractors Board certifies that

CHERMAC BUILDERS INC

Licensed since May 24, 1991

License No. **0009401A**

Is duly licensed as a contractor in the following classification(s)

PRINCIPALS:

EVERETT MARK MCGHIE, President Quali

B2-RESIDENTIAL & SMALL COMMERCIAL

LIMIT: \$500,000
EXPIRES: 05/31/2012

Chairman, Nevada State Contractors Board



City of Las Vegas
Department of Planning



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: VAR-44447

MEETING DATE: 3/13/12 PC

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



[Signature]
Signature

3-2-12
Date

This affidavit must be returned to the Department of Planning, Case Planning Division, at 333 North Rancho Drive, 3rd Floor 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-44447**

Public Hearing Information

TIME: 6:00 PM

DATE: MARCH 13, 2012

MEETING: Planning Commission

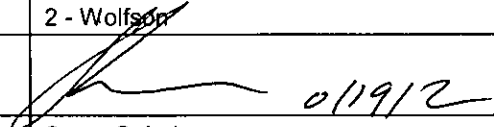
**LOCATION: Council Chambers
City Hall**

495 S. Main Street



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

03/02/2012 12:57

Pre-Application Conference		City Of Las Vegas Department Of Planning Submittal Checklist (Cont.)							
Item Required									
YES	NO	APPLICATION PACKET (ALL ITEMS IN THIS SECTION ARE REQUIRED FOR <u>EACH</u> APPLICATION TYPE, unless indicated otherwise)			Fees				
☒	☐	Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots	Visit the CLV website For blank application, SOFI & DINA/PRS forms, and justification letter info @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." -> "Apply for -> Planning Applications")	Appl. Type	Application	Notification	Recordation	Sub-Total	
☒	☐	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots			VAR	\$ 300.00	\$ 500.00	\$ 30.00	\$ 830.00
☒	☐	Detailed justification letter (the same letter addressing all applications, included with each application)				\$	\$	\$	\$
☐	☒	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS)				\$	\$	\$	\$
☒	☐	Grant deed and legal description (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)				\$	\$	\$	\$
☒	☐	Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)		\$	\$	\$	\$		
☒	☐	Copy of Business License(s) - requested, but submittals will be accepted without		\$	\$	\$	\$		
☐	☒	Cop(ies) of approval letter(s) for	Subtotal:				\$ 830.00		
☐	☒	Neighborhood Meeting (see General Plan submittal req's for details) - Add neighborhood meeting fee: Applicant only to notify, add \$0; Mailing labels only, add: \$50; Full notification, add: \$500			\$	-	\$0.00		
☐	☒	Photo Reproduction of the Color & Materials Board (SDR applications only)	Grand Total All Fees:				\$830.00		
REQUIRED DRAWINGS (INCLUDES TOTAL NUMBER REQUIRED FOR ALL APPLICATION TYPES): MUST BE 11" X 17" MINIMUM TO 24" X 36" MAXIMUM PAGE SIZE ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)									
☒	☐	SITE PLAN	TOTAL REQUIRED FOR ALL APPLICATIONS						
		North arrow, scale, and vicinity map	Folded Plans (5, plus 1 per application):				6		
		All property lines and present dimensions labeled	Rolled Plans:				1		
		All building setbacks labeled	Reduced Copy (8-1/2"x11" B/W; 1 per application):				1		
		All adjacent existing land uses and street names labeled	NOTES:						
☒	☐	BUILDING ELEVATIONS	TOTAL REQUIRED FOR ALL APPLICATIONS						
		Scale and building dimensions labeled	Folded Plans (1 per application):				1		
		North, south, east, and west elevations of all buildings	Colored, Rolled Plans:				1		
		All building materials and colors noted	Reduced Copy (8-1/2"x11" B/W; 1 per application):				1		
		All wall sign locations shown and sizes noted	NOTES:						
☒	☐	FLOOR PLANS	TOTAL REQUIRED FOR ALL APPLICATIONS						
		Scale and building dimensions labeled	Folded Plans (1 per application):				1		
		North arrow and scale	Rolled Plans:				1		
		All building entrances/exits shown	Reduced Copy (8-1/2"x11" B/W; 1 per application):				1		
		Use of all rooms noted/labeled	NOTES:						
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.									
APN(s):		16308612010	Application Type:		Variance				
Location:		3016 Yankee Clipper	Application Purpose:		Rear Yard Setback				
Ward:		2 - Wolfson	Pre-App Meeting Date:		01/19/12				
Planner's Signature:			Submittal Deadline:		01/26/12 - no later than 2:00 PM				
Planner:		Steve Gebeke, Planning Supervisor - 229-5410	Earliest PC / CC Meeting Dates:		03/13/12 PC - 04/18/12 CC (Cycle 3)				
Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following: In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us <u>no later than 15 days prior</u> to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed. City Of Las Vegas Department of Planning									

2012 PLANNING COMMISSION MEETING SCHEDULE

Generally, the Planning Commission meetings are held on the second Tuesday of each month.

*Denotes a GPA Cycle

Pre-Application Conference Request Deadline	Application Closing Day	Planning Commission Meeting Date	City Council Meeting Date
November 3, 2011	November 23, 2011	January 10, 2012*	February 15, 2012
December 1, 2011	December 19, 2011	February 14, 2012	March 21, 2012
January 5, 2012	January 26, 2012	March 13, 2012	April 18, 2012
February 2, 2012	February 23, 2012	April 10, 2012*	May 16, 2012
March 1, 2012	March 22, 2012	May 8, 2012	June 6, 2012
April 5, 2012	April 26, 2012	June 12, 2012	July 18, 2012
May 3, 2012	May 24, 2012	July 10, 2012*	August 15, 2012
June 7, 2012	June 28, 2012	August 14, 2012	September 19, 2012
July 5, 2012	July 26, 2012	September 11, 2012	October 17, 2012
August 2, 2012	August 23, 2012	October 9, 2012*	November 7, 2012
September 6, 2012	September 27, 2012	November 13, 2012	December 19, 2012
October 4, 2012	October 25, 2012	December 11, 2012	January 16, 2013
November 1, 2012	November 21, 2012	January 8, 2013*	February 20, 2013
November 29, 2012	December 20, 2012	February 12, 2013	March 20, 2013

**Applications MUST BE submitted by 2:00 P.M. on CLOSING DAYS,
or by 4:00 P.M. on NON-CLOSING DAYS. Call (702) 229-6301 for additional information**

City Of Las Vegas Department Of Planning Pre-Application Conference Notes

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Project Name: 3016 Yankee Clipper Balcony

APN(s):	16308612010	Pre-app Date:	01/19/12
Location:	3016 Yankee Clipper	Meeting Location:	DSC Conference Room 3D - 331
Ward #:	2 - Wolfson	Acres:	
		Time:	3:00 p.m.

Ownership Info:	Jeff and Gailyn Bassler	Last Change of Ownership Date:	2010
	Phone: (702)-	Fax: (702)-	Email:
Applicant Info:	Same		
	Phone: (702)-	Fax: (702)-	Email:
Representative Info:	E. Mark McGhie, Chermac Builders, Inc.		
	Phone: (702)-491-5719	Fax: (702)-	Email:

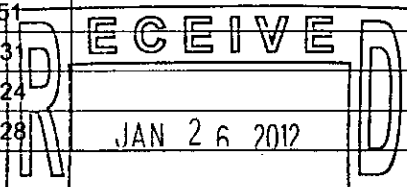
Use:	Existing:	Single Family Residence
	Proposed:	No change proposed
General Plan:	Existing:	ML
	Proposed:	No change proposed
Zoning:	Existing:	RPD-9
	Proposed:	No change proposed
Special Area, Master Plans, and / or Overlay Districts that Apply:	The Lakes	
	Special Land Use Designation (per plan, if applicable): N/A	

☒ **Meeting**
☐ **Email**
☐ **Conversation Record**
☐ **Telephone Record**

Between CLV Planning Representative: Steve Gebeke, Planning Supervisor (229-5410 Office / 385-7268 Fax / sgebeke@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. E. Mark McGhie	Chermac Builders, Inc.			
2.				
3.				
4.				
5.				
6.				
7.				
8.	CLV - Planning			
9.	CLV - Planning / Business License	229-6321	383-0769	
10.	CLV - PW - Dev Co	229-6578	474-7599	
11.	CLV - PW - Traffic	229-6901 / 6880		
12.	CLV - PW - Flood	229-6541	382-8551	
13.	CLV - Building and Safety	229-6251	382-1731	
14.	CLV - Fire and Rescue	229-0366	229-0124	
15.	CLV - Economic Development	229-6551	385-3128	

OR: ☐ see Meeting Attendance Sheet



-- Please return a copy of this form with the original Pre-Application Submittal Checklist to the City of Las Vegas Department of Planning.
****Complete Submittal Packets MUST be received by Planning staff no later than 2:00 PM of the Submittal Deadline Date, no exceptions****

City of Las Vegas Department of Planning

Pre-Application Conference Notes

Is this project intended to promote Sustainability (i.e. use "Green Building" technology)? ☐ YES ☒ NO
If yes, Please detail how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered through the City of Las Vegas.

Meeting Notes:

1. Applicant is requesting a Variance (VAR) to allow a roofed balcony to extend into the rear yard setback area, to allow a 3-foot setback where 10' is required.
2. Minimum setbacks for this subdivision are 5 feet for the side yard and 10 feet for the rear.

AS

Report Date 01/26/2012 03:23 PM

Submitted By

Page 1

A/P # 44447 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	01/26/2012 13:27	984224	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-44447 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JEFF AND GAILYN BASSLER - For possible action on a request for a Variance TO ALLOW A THREE-FOOT REAR YARD SETBACK WHERE 10 FEET IS REQUIRED on 0.08 acres at 3016 Yankee Clipper Drive (APN 163-08-612-010), R-PD9 (Residential Planned Development - 9 Units per Acre) Zone, Ward 2 (Wolfson).

Parent A/P #

Project # 44447 Project/Phase Name BASSLER REAR YARD SETBACK Phase #
Size/Area 0.08 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 16308612010

Location

Owner/Tenant

Contact ID AC1980087 Name JEFF & GAILYN BASSLER
Mailing Address 3016 YANKEE CLIPPER DRIVE Organization
City LAS VEGAS State/Province NV
ZIP/PC 89117 Country ☐ Foreign
Day Phone (909)919-0783 x Evening Phone
Fax (909)596-4488 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

3016 YANKEE CLIPPER DR
LAS VEGAS, 89117-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16308612010

Report Date 01/26/2012 03:23 PM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity APPL Contact ID AC1980087 ☐ Foreign
Effective Expire
Name JEFF & GAILYN BASSLER
Day Phone (909)919-0783 x Eve Phone Organization
Pager PIN # Position
Fax (909)596-4488 Mobile Profession
E-Mail
Address 3016 YANKEE CLIPPER DRIVE
LAS VEGAS, NV 89117
Seasonal Addr

Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Primary N Capacity OWNER Contact ID AC1980087 ☐ Foreign
Effective Expire
Name JEFF & GAILYN BASSLER
Day Phone (909)919-0783 x Eve Phone Organization
Pager PIN # Position
Fax (909)596-4488 Mobile Profession
E-Mail
Address 3016 YANKEE CLIPPER DRIVE
LAS VEGAS, NV 89117
Seasonal Addr

Valid From To
Comments No Comments

Report Date 01/26/2012 03:23 PM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Primary Y Capacity OTHER Other REP Contact ID AC1980088 ☐ Foreign
Effective Expire
Name CHERMAC BUILDERS, INC
Day Phone (909)732-7601 x Eve Phone Organization
Pager PIN # Position
Fax (909)732-1030 Mobile Profession
E-Mail
Address 2834 WESTWOOD DRIVE
 LAS VEGAS, NV 89109
Seasonal Addr

Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Report Date 01/26/2012 03:23 PM

Submitted By

Page 4

Contractors

No Contractors

VARIANCE

N Parent Project link required?

Y Will this go to the City Council?

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

Staff Recommendation

Entitlement Exercised?

Meeting Information

Meeting Information
Meeting Date
Comments
Added By

Meeting Type
Add Date

Meeting Status
Modified By

Modified Date

YES Votes

ND Votes

ABSTENTIDNS

03/13/2012

PC

SCHEDULED

0

0

0

GKAPOVICH

01/26/2012

Template Type A/P #

A/P Type

Status

Stage

No children exist for this project

Employee
Employee ID

Last

First

MI

Comments

No Employee Entries

Log
Action
Comments

Description

Entered By

Start

Stop

Hours

PAYMNT CO NAME WHO PICKED UP CONTACT# 984728
MARK MCGHIE; GAILYN AND BASSLER; CK#308; 702.491.5719

01/26/2012 13:33

0.00