



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

December 11, 2013

Mr. Stephen Paul
4442 Paseo El Rio Drive
Las Vegas, Nevada 89121

**RE: VAR-51772 - VARIANCE
PLANNING COMMISSION MEETING OF DECEMBER 10, 2013**

Dear Mr. Paul:

Your request for possible action on a request for a Variance TO ALLOW A 30-FOOT REAR YARD SETBACK WHERE A 35 FEET IS REQUIRED FOR A PROPOSED SINGLE FAMILY DWELLING on 0.47 acres at 1341 Crystal Mountain Drive (APN 163-03-110-003), R-E (Residence Estates) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on December 10, 2013.

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

Planning

1. 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.
2. 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.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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 7-1-1

www.lasvegasnevada.gov



FM-0073a-09-13

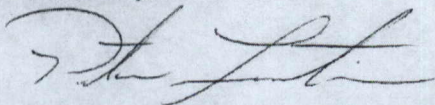
Mr. Stephen Paul
VAR-51772 - Page Two
December 11, 2013

Public Works

5. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the installation of landscaping, whichever may occur first. Provide and improve all drainage ways as recommended.

This action by the Planning Commission on **December 10, 2013** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **December 23, 2013**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

cc: Mr. Robert Ballew
Kubota Engineering
5125 West Oquendo Road, Suite #4
Las Vegas, Nevada 89118

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-51772 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: STEPHEN PAUL - For possible action on a request for a Variance TO ALLOW AN 18-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED, A 30-FOOT REAR YARD SETBACK WHERE A 35 FEET IS REQUIRED AND A 10-FOOT SIDE YARD SETBACK WHERE A 15-FOOT SIDE YARD SETBACK IS REQUIRED FOR A PROPOSED SINGLE FAMILY DWELLING AND ASSOCIATED PATIO COVER on 0.47 acres at 1341 Crystal Mountain Drive (APN 163-03-110-003), R-E (Residential Estates) Zone, Ward 1 (Tarkanian).

PLANNING COMMISSION: **DECEMBER 10, 2013**

CITY COUNCIL: **JANUARY 21, 2013**

PLANNING SUPERVISOR: **PETER LOWENSTEIN**



PUBLIC HEARING

Comments Due: **NOVEMBER 12, 2013**

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:

City of Las Vegas

495 S Main St
Las Vegas, NV 89101

VAR Application

Report Date 10/24/2013 04:17 PM

Submitted By

Page 1

A/P # 51772 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	10/24/2013 12:26	984387	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0
Dept of Commerce	# Plans	0
Priority	☒ Auto Reviews	Bill Group

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

VAR-51772 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: STEPHEN PAUL - For possible action on a request for a Variance TO ALLOW AN 18-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED, A 30-FOOT REAR YARD SETBACK WHERE A 35 FEET IS REQUIRED AND A 10-FOOT SIDE YARD SETBACK AT THE NORTH PROPERTY LINE WHERE A 15-FOOT SIDE YARD SETBACK IS REQUIRED FOR A PROPOSED PATIO COVER on 0.47 acres at 1341 Crystal Mountain Drive (APN 163-03-110-003), R-E (Residential Estates) Zone, Ward 1 (Tarkanian).

Parent A/P

Project #	51772	Project/Phase Name	PAUL RESIDENCE SIDEYARD SETBAC	Phase #	
Size/Area	0.47 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 16303110003

Location

Owner/Tenant

Contact ID	AC2108475	Name	PAUL STEPHEN	Organization	
Mailing Address	4442 PASEO EL RIO DR			State/Province	NV
City	LAS VEGAS			Country	
ZIP/PC	89121-5325			Evening Phone	
Day Phone	(505)603-5444 x			Mobile #	
Fax					

☐ Foreign

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

1341 CRYSTAL MOUNTAIN 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

16303110003

City of Las Vegas495 S Main St
Las Vegas, NV 89101**VAR Application****Report Date** 10/24/2013 04:17 PM**Submitted By**

Page 2

Applicants/Contacts

Primary	N	Capacity	OTHER	Other	REP	Contact ID	AC2796997 ☐ Foreign
Effective		Expire					
Name	KUBATA ENGINEERING						
Day Phone	(702)367-2800 x	Eve Phone		Organization			
Pager		PIN #		Position			
Fax	(702)367-9669	Mobile		Profession			
E-Mail							
Address	5125 W OQUENDO RD, SUITE 4 LAS VEGAS, NV 89118						
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	Y	Capacity	OWNER	Contact ID	AC2108475 ☐ Foreign
Effective		Expire			
Name	PAUL STEPHEN				
Day Phone	(505)603-5444 x	Eve Phone		Organization	
Pager		PIN #		Position	
Fax		Mobile		Profession	
E-Mail					
Address	4442 PASEO EL RIO DR LAS VEGAS, NV 89121-5325				
Seasonal Addr					

Valid From **To****Comments** No Comments

Report Date 10/24/2013 04:17 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

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
590191 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
590202 ENGDESIGN #1 (CAPITAL PROJECT MANAGEMENT)	Incomplete
590201 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
590194 FLOOD #1 (FLOOD CONTROL)	Incomplete
590193 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
590192 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
590200 ROW #1 (RIGHT-OF-WAY)	Incomplete
590195 SEWER #1 (SANITARY SEWERS)	Incomplete
590199 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
590197 SURVEY #1 (SURVEY)	Incomplete
590198 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
590196 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Z-LEGAL (LEGAL DONE?)	No affect on stage
Check Alert Conditions	Alert Conditions Failed
(SIGNPRO-MEMO SENT TO POST DT)	
(PT-ENTER THE # OF LABELS)	
(AT-COMplete DRT PROCESS)	
(PT-NOTIFICATION MAP DATE)	
(AT-SEND PUB HEARING NOTICE)	
(AT-ROUTE PLANS FOR REVIEW)	
(STAFF RECOMMENDATION)	
(SIGNPRO-SIGN POSTED DATE)	
(AT-SEND TO REVIEW JOURNAL)	
(PT-SIZE OF NOTIFICATION AREA)	

City of Las Vegas

495 S Main St
Las Vegas, NV 89101

VAR Application

Report Date 10/24/2013 04:17 PM

Submitted By

Page 4

Item Description	Item Status
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	10/24/2013 12:30	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	10/24/2013 12:30	30.00
PROCESSING FEE	P	10/24/2013 12:30	300.00
Total Unpaid		0.00	Total Paid 830.00

Review Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
590191	DEVCO	1	Incomplete	☐	10/24/2013 16:16			
590192	NEIGH P&S	1	Incomplete	☐	10/24/2013 16:16			
590193	LAND DEV	1	Incomplete	☐	10/24/2013 16:16			
590194	FLOOD	1	Incomplete	☐	10/24/2013 16:16			
590195	SEWER	1	Incomplete	☐	10/24/2013 16:16			
590196	TRAFFIC	1	Incomplete	☐	10/24/2013 16:16			
590197	SURVEY	1	Incomplete	☐	10/24/2013 16:16			
590198	TEFO	1	Incomplete	☐	10/24/2013 16:16			
590199	SID	1	Incomplete	☐	10/24/2013 16:16			
590200	ROW	1	Incomplete	☐	10/24/2013 16:16			
590201	FIRE ENG	1	Incomplete	☐	10/24/2013 16:16			
590202	ENGDESIGN	1	Incomplete	☐	10/24/2013 16:16			

Activity Review Details

Detail SUBMITTAL CHECKLIST (VAR)

Modified By MREX

Modified Date/Time 10/24/2013 12:23

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- | | |
|--|---|
| Y Pre-Application Conference Checklist | Y Site Plan (6 Folded Blue Lines, 1 Rolled Color) |
| Y Application/Petition Form | Y Building Elevations (1 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 Statement of Financial Interest | Y Laser Print Floor Plan |
| | Y Laser Print Elevation |

N Business Licensing Requirements Met

City of Las Vegas

495 S Main St
Las Vegas, NV 89101

VAR Application

Report Date 10/24/2013 04:17 PM

Submitted By

Page 5

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

Z-LEGAL N				984387	10/24/2013 12:26	
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Planning Condition	Description	Effective	Expire	Comments
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There is no planning condition for this project.

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	NO Votes	ABSTENTIONS
---	--------------------------	-------------------------------	---------------	-----------	----------	-------------

12/10/2013	PC	SCHEDULED		0	0	0
MREX	10/24/2013					

Template Type A/P #	A/P Type	Status	Stage
---------------------	----------	--------	-------

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
-------------------------	------	-------	----	----------

980608	HOWE	MICHAEL	P	x6821
--------	------	---------	---	-------

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

PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	10/24/2013 12:31		0.00
ROBERT BALLEW, US BANK CASHIERS CHECK NO. 6833504382, REMITTER ROBERT BALLEW. 702.367.2800					



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Rear Setback Variance or Waiver for 30 ft where 35 ft req'd
Project Address (Location) 1341 Crystal Mountain Drive
Project Name Paul Residence Proposed Use SFR
Assessor's Parcel #(s) 163-03-110-003 Ward # _____
General Plan: existing _____ proposed _____ Zoning: existing RE proposed N/A
Commercial Square Footage N/A Floor Area Ratio N/A
Gross Acres .47 Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER Stephen Paul Contact Steve Paul
Address 4442 PASEO EL RIO DR Phone: _____ Fax: _____
City Las Vegas State NV Zip 89121
E-mail Address _____

APPLICANT Stephen Paul Contact Steve Paul
Address 4442 Paseo El Rio Dr. Phone: _____ Fax: _____
City Las Vegas State NV Zip 89121
E-mail Address _____

REPRESENTATIVE Kubota Engineering Contact Robert Ballew
Address 5125 W. Oquendo Rd., Ste 4 Phone: (702) 367-2800 Fax: (702) 367-9669
City Las Vegas State NV Zip 89118
E-mail Address babalou55@gmail.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* [Signature]

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

Print Name Steve Paul

Subscribed and sworn before me

This 22nd day of October, 20 13.

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



Ashley Watson
NOTARY PUBLIC
STATE OF NEVADA

My Commission Expires: 02/15/2015
Certificate No: 11-4250-1

FOR DEPARTMENT USE ONLY

Case #	<u>VAR-51772</u>
Meeting Date:	<u>12/10/13</u>
Total Fee:	<u>\$830.00</u>
Date Received:	<u>10/24/13</u>
Received By:	<u>M. Ruff</u>

The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-51772** APN: 163-03-110-003

Name of Property Owner: Stephen Paul

Name of Applicant: Stephen Paul

Name of Representative: Robert Ballew

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

☐ Yes

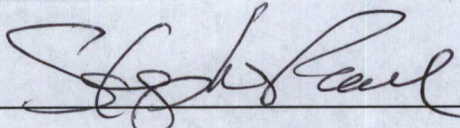
☒ No

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

City Official: _____

Partner(s): _____

APN: _____

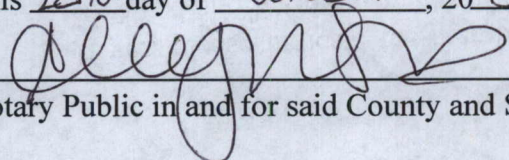
Signature of Property Owner: 

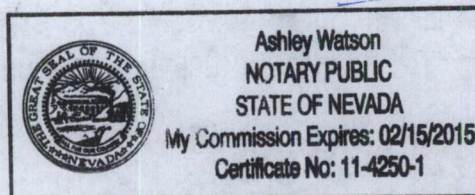
Print Name: Stephen Paul

RECEIVED
OCT 24 2013

Subscribed and sworn before me

This 22nd day of October, 2013


Notary Public in and for said County and State



12 October 2013

City Of Las Vegas
Department of Planning
333 N. Rancho
Las Vegas NV

Re: Variance Request, Rear Setback
APN 163-03-110-003
Justification

Sir or Madam

For the above parcel we are requesting a waiver/variance for the rear setback to 30 foot where 35 feet is required.

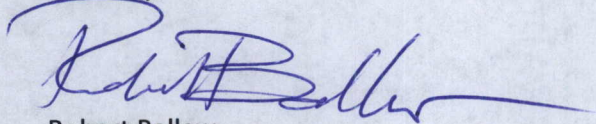
Due to the cul-de-sac at the front, the resulting parcel depth and the unique nature of the parcel, the plans we would permit and build require five (5) additional feet encroachment into the rear setback. We note that the City has previously approved such a request (20 feet where 35 feet is required... V-0033-01) although plans were not realized and said variance expired.

The house size is comparable to those in the neighborhood while the lot is not. Lot coverage is approx 34% which is not out of context with neighboring homes (from our estimate).

We are planning to use the southwest corner for our pool and garden design, which is the main reason the house plans are the depth they are (as opposed to a wider layout).

We trust that the above request will be heard and hope for your approval in this matter.

Sincerely,



Robert Ballew
Kubota & Associates Engineering

RECEIVED

OCT 24 2013

VAR-51772

APN NO. 163-03-110-003

RECORDING REQUESTED BY:
EQUITY TITLE OF NEVADA
AND WHEN RECORDED MAIL TO:
Stephen Paul
4442 Paseo El Rio Drive
Las Vegas, NV 89121

AND WHEN RECORDED MAIL
TAX STATEMENTS TO:
Affix RPTT: \$ 382.50
ESCROW NO.: 12480531 SL1

Inst #: 201212030001025
Fees: \$19.00 N/C Fee: \$0.00
RPTT: \$382.50 Ex: #
12/03/2012 10:57:25 AM
Receipt #: 1404147
Requestor:
EQUITY TITLE OF NEVADA
Recorded By: DHG Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT:

Washington Federal Savings, a United States Corporation

in consideration of the sum of Ten Dollars (\$10.00), the receipt of which is hereby acknowledged, do hereby Grant, Bargain Sell and convey to

Stephen Paul, a single man

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

See Exhibit A attached hereto and made a part hereof.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining.

RECEIVED

OCT 24 2013

SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements and reservations of record.

SELLER:

Washington Federal Savings

Ricka Gerstmann

By: Ricka Gerstmann, Special Assets
Officer

Washington Federal Savings

Ronald L. McKenzie

By: Ronald L. McKenzie, Sr. Vice
President

STATE OF Washington
COUNTY OF King
On November 27th, 2012

} SS:

Personally appeared before me, a Notary Public

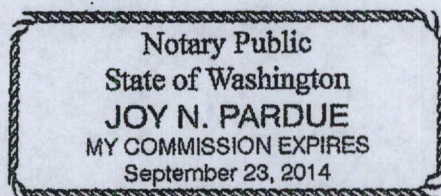
Ricka Gerstmann, Special Assets Officer

Ronald L. McKenzie, Sr. Vice President

who acknowledged that he/she/they executed the above
instrument.

Joy N. Pardue
Notary Public

My commission expires: 9.23.2014



RECEIVED

OCT 24 2013

Exhibit A

PARCEL ONE (1):

Lot Three (3) in Block One (1) of CRYSTAL CANYON as shown by map thereof on file in Book 47 of Plats, Page 72, and by Certificate of Amendments Recorded April 8, 1991 in Book 910408 as Instrument No. 00889 and May 2, 1991 in Book 910502 as Instrument No. 00690 and March 5, 1992 in Book 920305 as Instrument No. 00629, in the office of the County Recorder of Clark County, Nevada.

PARCEL TWO (2):

Together with an easement for ingress and egress over that portion of said land lying within those areas designated as private street, public utility and sewer easement as shown on said map of Crystal Canyon.

ASSESSOR'S COPY

RECEIVED

OCT 24 2013

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a) 163-03-110-003

b)

c)

d)

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. a) Total Value/Sales Price of Property \$75,000.00
b) Deed in Lieu of Foreclosure Only (value of property) _____
c) Transfer Tax Value: \$75,000.00
d) Real Property Transfer Tax Due \$382.50

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: W. R. G. Gershman Capacity: grantor

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Washington Federal

Savings

Address: 425 Pike Street

City: Seattle

State: WA Zip: 98101

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Stephen Paul

Address: 4442 Paseo El Rio Dr.

City: Las Vegas

State: NV Zip: 89124

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

Print Name: Equity Title of Nevada

Escrow #: 12480531 SL1

Address: 840 Pinnacle Ct Bldg 1 STE A

City, State & Zip: Mesquite, NV 89027

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

RECEIVED

OCT 24 2013

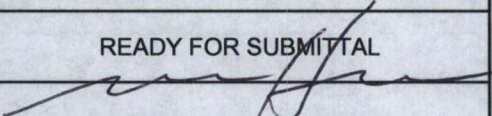


City Of Las Vegas Department Of Planning Pre-Application Meeting Notes

C
Y
C
L
E

12

Project Name: Setback Variances for 1341 Crystal Mountain Drive

APN(s):	163-03-110-003	Ward #:	1 - Tarkanian	Acres:	0.47
Location:	1341 CRYSTAL MOUNTAIN DRIVE	Pre-app Date:	10/02/13		
Planner:	READY FOR SUBMITTAL	Location / Time:	DSC Conference Room 3E - 333 at 9:00 a.m.		
	 Mike Howe, Planner II, 229-6821 or mphowe@lasvegasnevada.gov	Submittal Deadline:	10/24/13 - no later than 4:00 pm		
		Earliest PC / CC Meeting Dates:	12/10/13 PC - 01//15/14 CC (Cycle 12)		

APPLICATION(S) REQUIRED	REQUIRED FEES			
	APPLICATION	NOTIFICATION	RECORDATION	SUB-TOTAL
Variance (VAR)	\$ 300.00	\$ 500.00 (1000')	\$ 30.00	\$ 830.00
	\$	\$	\$	\$
	\$	\$	\$	\$
	\$	\$	\$	\$
TOTAL:				\$ 830

-- Please upload a copy of this completed form with the application submittal --
Complete Submittal Packets **MUST be uploaded no later than 4:00 PM of the Submittal Deadline Date, no exceptions**
This form is valid for no more than 60 days after the Pre-App date.

Please take a few minutes to answer seven short questions about your experience with the City of Las Vegas Department of Planning.

PLEASE TAKE OUR SURVEY AT:
www.lasvegasnevada.gov/pdsurvey



RECEIVED

OCT 24 2013

City of Las Vegas Department of Planning Pre-Application Meeting Notes (Cont.)

Item Required?		<i>These documents are required for <u>EACH</u> application to be submitted:</i>	
YES	NO		
☒	☐	APPLICATION signed and notarized by the property owner or authorized agent 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")
☒	☐	STATEMENT OF FINANCIAL INTEREST (SOFI) signed and notarized by the property owner or authorized agent for all subject lots	
☒	☐	GRANT DEED AND LEGAL DESCRIPTION (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)	
☒	☐	PRE-APPLICATION MEETING NOTES – the original signed by the city planner and provided at the Pre-App meeting + complete copies for each additional application	

Item Required?		<i>This is the <u>TOTAL</u> number drawings or documents to submit for <u>ALL</u> application types:</i>	
YES	NO		
☒	☐	JUSTIFICATION LETTER - A single letter addressing all related applications in detail	1
☒	☐	SITE PLAN - North arrow, graphic scale, and vicinity map All property lines and present dimensions labeled 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 Calculation: - Parking standard(s) utilized: Single Family, Detached - Parking space count and typical dimensions labeled	B/W, Folded (5, plus 1 per application), 11"x17" min to 24"x36" max: 6 Colored, Rolled, 11"x17" min to 24"x36" max: 1 B/W, Reduced Copy (1 per application), 8-1/2"x11": 1 NOTES: ELEVATIONS ON SITE PLAN
☒	☒	BUILDING ELEVATIONS - Graphic scale and building dimensions labeled - North, south, east, and west elevations of all buildings All building materials and colors noted	B/W, Folded (1 per application), 11"x17" min to 24"x36" max: 1 B/W, Reduced Copy (1 per application), 8-1/2"x11": 1 NOTES:
☒	☐	FLOOR PLANS - Graphic scale and building dimensions labeled - North arrow, scale (to include a graphic scale) All building entrances/exits shown - Use of all rooms noted/labeled	B/W, Folded (1 per application), 11"x17" min to 24"x36" max: 1 B/W, Reduced Copy (1 per application), 8-1/2"x11": 1 NOTES:

2013 PLANNING COMMISSION MEETING SCHEDULE

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

Pre-Application Conference Request Deadline	Application Closing Day	Planning Commission Meeting Date	City Council Meeting Date
October 03, 2013	October 24, 2013	December 10, 2013	January 15, 2014
October 31, 2013*	November 27, 2013*	January 14, 2014*	February 19, 2014*
December 05, 2013	December 26, 2013	February 11, 2014	March 19, 2014

Applications MUST BE submitted by 4:00 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 Meeting Notes (Cont.)

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:

VAR-51XXX - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PAUL STEPHEN - For possible action on a request for a Variance TO ALLOW AN 18-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED, A 30-FOOT REAR YARD SETBACK WHERE A 35 FEET IS REQUIRED AND A 10-FOOT SIDE YARD SETBACK AT THE NORTH PROPERTY LINE WHERE A 15-FOOT SIDE YARD SETBACK IS REQUIRED FOR A PROPOSED PATIO COVER on 0.47 acres at 1341 Crystal Mountain Drive (APN 163-03-110-003), R-E (Residential Estates) Zone, Ward 1 (Tarkanian).

1. The applicant is proposing a 4,335 SF single family, detached dwelling unit on a 0.47-acre lot located on a cul-de-sac.
2. The property was previously entitled for a Variance (V-0033-01) to allow a 20-foot seven-inch rear yard setback where 35 feet is required and to allow a 15-foot front yard setback where 20 feet is required.
3. This entitlement was not exercised and has expired.
4. Per Title 19.06.060, the development standards require a 20' front yard setback for lots located on a cul-de-sac, measured from the edge of the private easement (Private Street). The provided plans show a 40' front yard setback taken from the street centerline (?). The setback, when measured from the edge of the easement on the provided plan, shows an 18-foot front yard setback.
5. There is a 10' side yard setback provided; however, per Table 4 of 19.06.060, a patio cover requires a 15' rear and side yard setback.
6. The rear setback of the house is at 30' where a 35' rear yard setback from the house is required.
7. The submitted plans show an Accessory Structure, Class I that is in conformance with the development standards listed in Table 2 of 19.06.060.

City of Las Vegas Department of Planning

Pre-Application Meeting Notes (Cont.)

Ownership Info:	PAUL STEPHEN 4442 PASEO EL RIO DR LAS VEGAS NV 89121-5325			Last Change of Ownership Date:	12/03/12
	Phone: (702)	Fax: (702)	Email:		
Applicant Info:	NAME				
	Phone: (702)	Fax: (702)	Email:		
Representative Info:	Robert Balew		Kubota & Associates Engineering		
	Phone: (702)	Fax: (702)	Email: babalou55@gmail.com		

Use:	Existing:	Undeveloped
	Proposed:	Single Family, Detached
General Plan:	Existing:	DR (Desert Rural Residential)
	Proposed:	No change proposed
Zoning:	Existing:	R- E (Residential Estates)
	Proposed:	No change proposed
Special Area, Master Plans, and / or Overlay Districts that Apply:	N/A	
	Special Land Use Designation (per plan, if applicable): N/A	

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

Between CLV Planning Representative (see Planner info listed on page 1), and:

Name	Organization	Phone	Fax	Email
1.	See Representative Information, Above			
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**

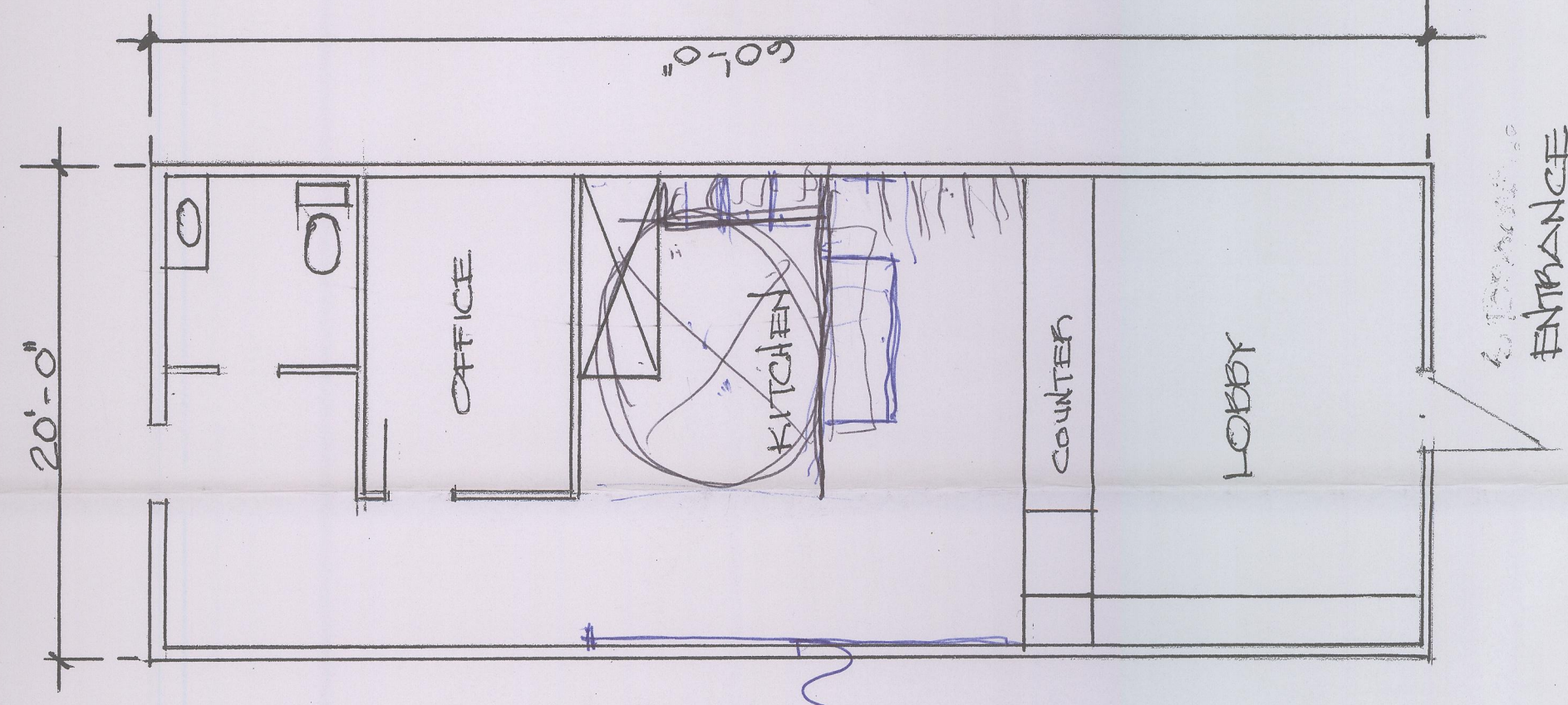
NTG

RECEIVED
OCT 23 2013

SITE PLAN
SCALE: 1" = 20'-0"

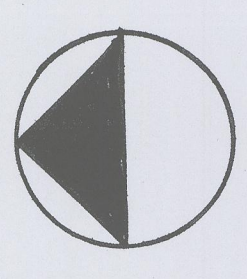
143
FL-2639.44

LAKE MEAD BOULEVARD

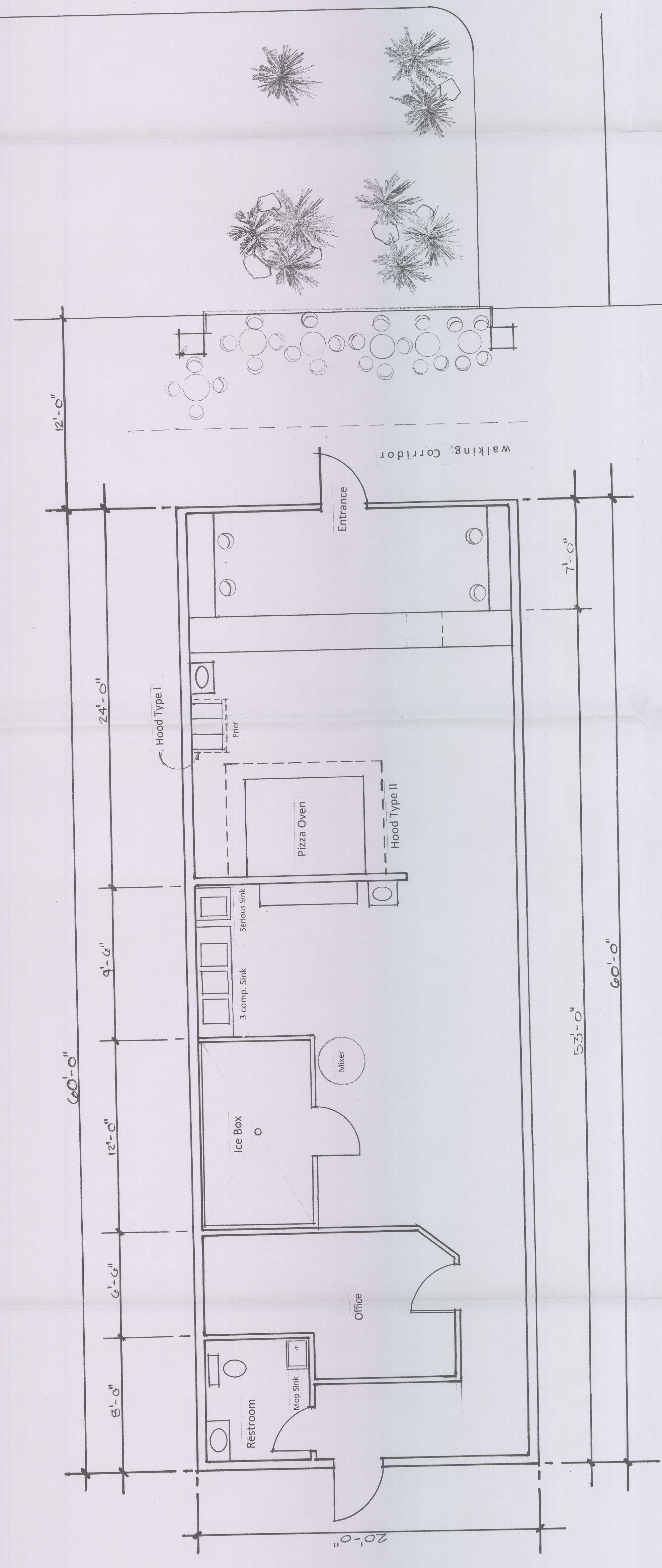


September 1, 2013

Existing Zone	-	CP
Building Area	-	1,200 Sq. Ft.
Proposed Business	-	House of Pizza
Parking Required	-	123 Spaces
Parking Provided	-	183 Spaces
Handicap Spaces	-	5 Spaces
Parking per Code	-	51,000 Sq. Ft.



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CEN



Land Use Analysis

Existing Zone - PC Professional Commercial
Building Use - Pizza Restaurant
Approx. Sq. Ft. Building - 1,200 Sq. Ft.
Approx. Sq. Ft. of Patio - 240 Sq. Ft.
Existing Parking - 185 Parking Spaces (all Shopping Center)
Parking Required - 123 Parking Spaces (all Shopping Center)
Handicap Parking - 5 Parking Spaces
Parking Req. by Code - 53,000 Sq. Ft.