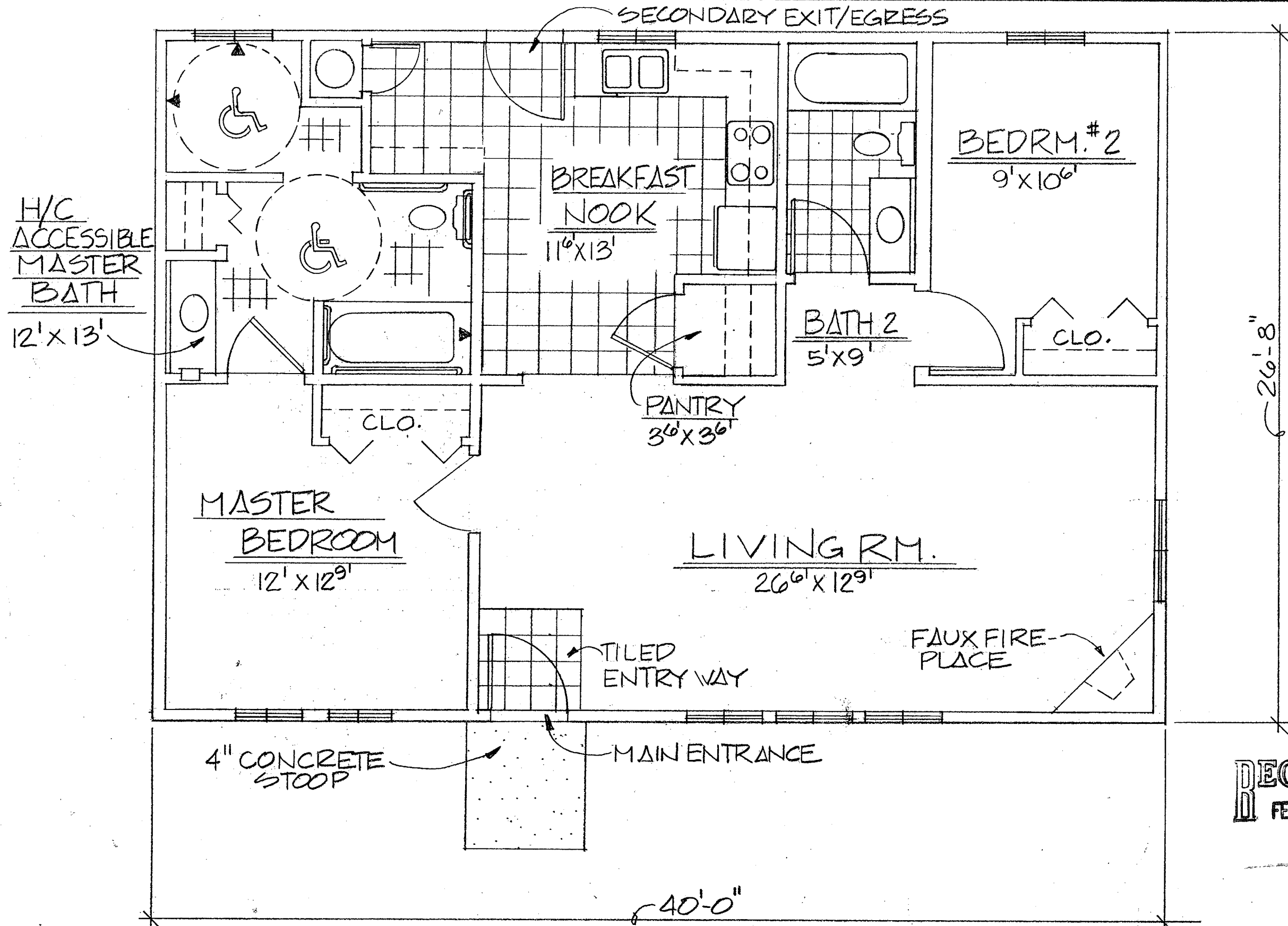
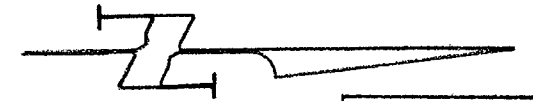


PROPOSED CASITA FLOOR PLAN

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



MAXIMUM OCCUPANCY LOAD = $1,067 \div 200 = 5.335 = (5)$

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FEB 24 2011

REC'D
FEB 24 2011

VAR-40579
SUP-40577
REVISED

PROPOSED CASITA FLOOR PLAN

SPECIAL USE PERMIT PLAN
CITY OF LAS VEGAS.

DATE REV: 2-18-11

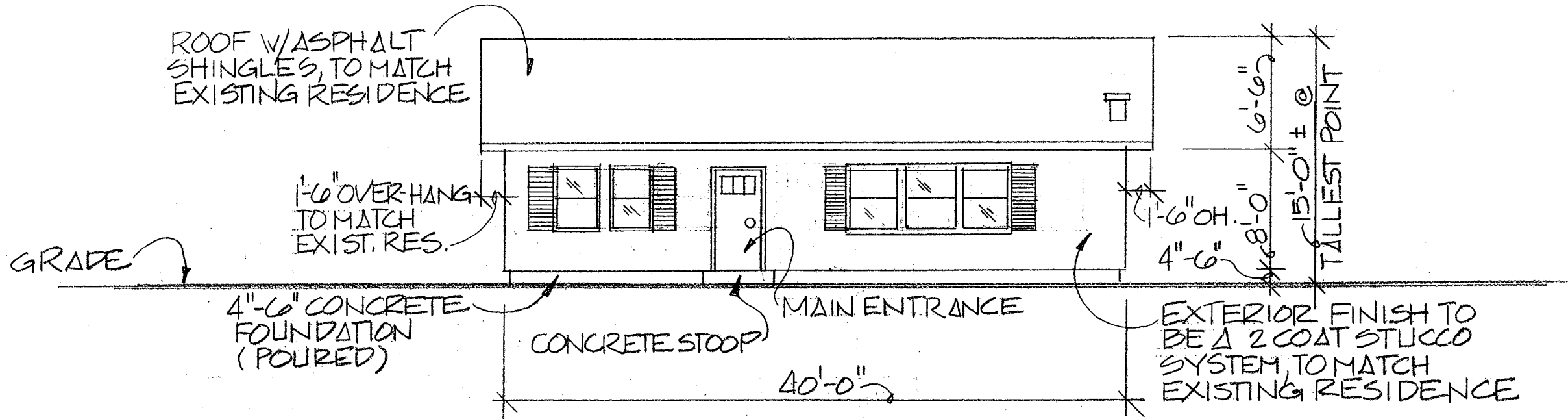
CONAN TURNER

6308 JENNIFER CT.
LAS VEGAS, NV. 89108
702-858-7663

SHEET #
1 OF 3
SCALE: 1/4" = 1'-0"

PROPOSED CASITA EAST ELEVATION PLAN

SCALE: 1/8" = 1'-0"



* EXIST. COLOR LEGEND

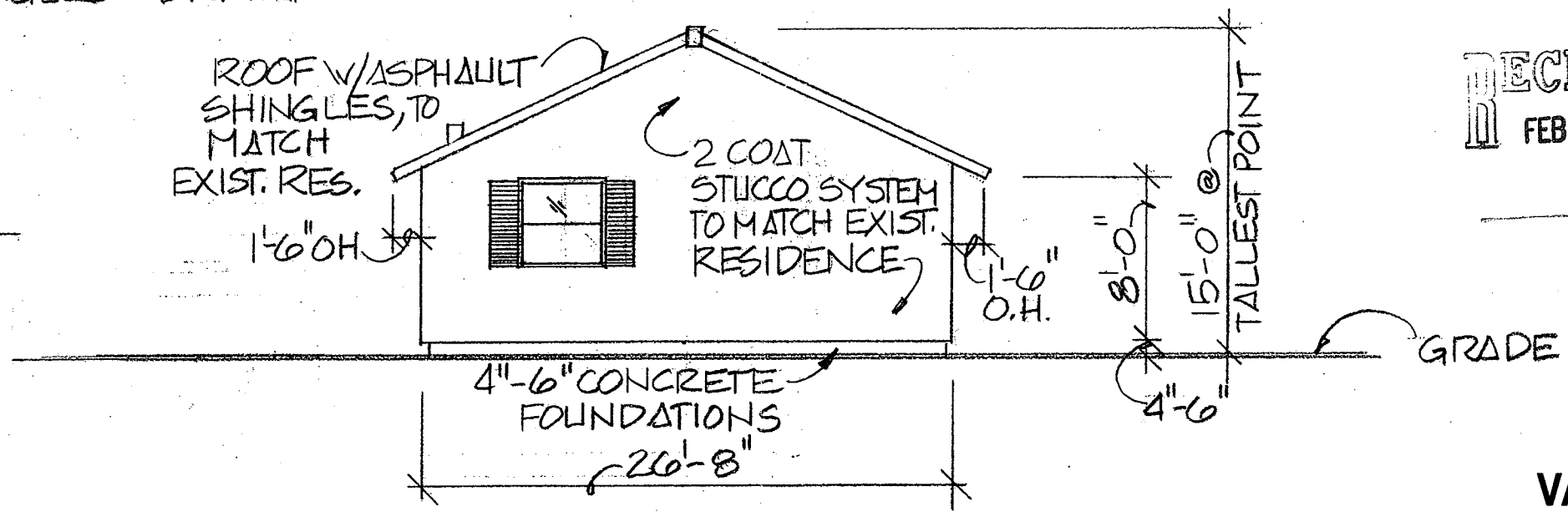
EXIST. RESIDENCE STUCCO = TAN
EXIST. RESIDENCE SHINGLES = DRK. TAN

* NOTE:

EXISTING RESIDENCE IS A SINGLE FAMILY, SINGLE STORY HOME, WHICH IS 16'-0" H. @ ITS TALLEST POINT.

NORTH SIDE ELEVATION PLAN

SCALE: 1/8" = 1'-0"



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REVISED

PROPOSE CASITA ELEVATION

SPECIAL USE PERMIT PLAN

CITY OF LAS VEGAS

DATE REV: 2-18-11

CONAN TURNER

6308 JENNIFER CT.

LAS VEGAS, NV. 89108

702-858-7663

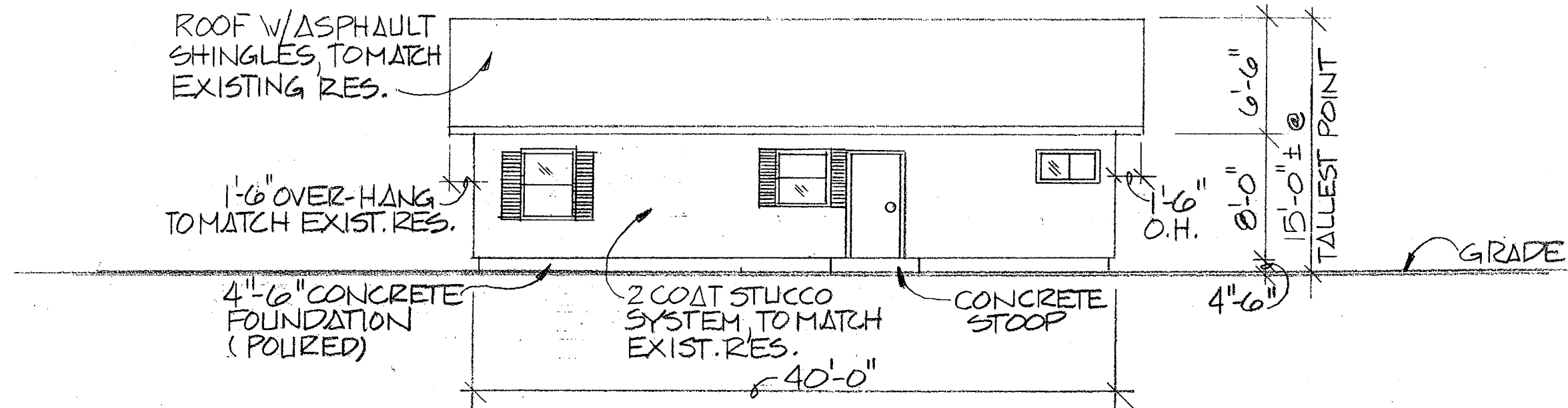
SHEET #

2 OF 3

SCALE: 1/8" = 1'-0"

PROPOSED CASITA WEST ELEVATION PLAN

SCALE: 1/8" = 1'-0"

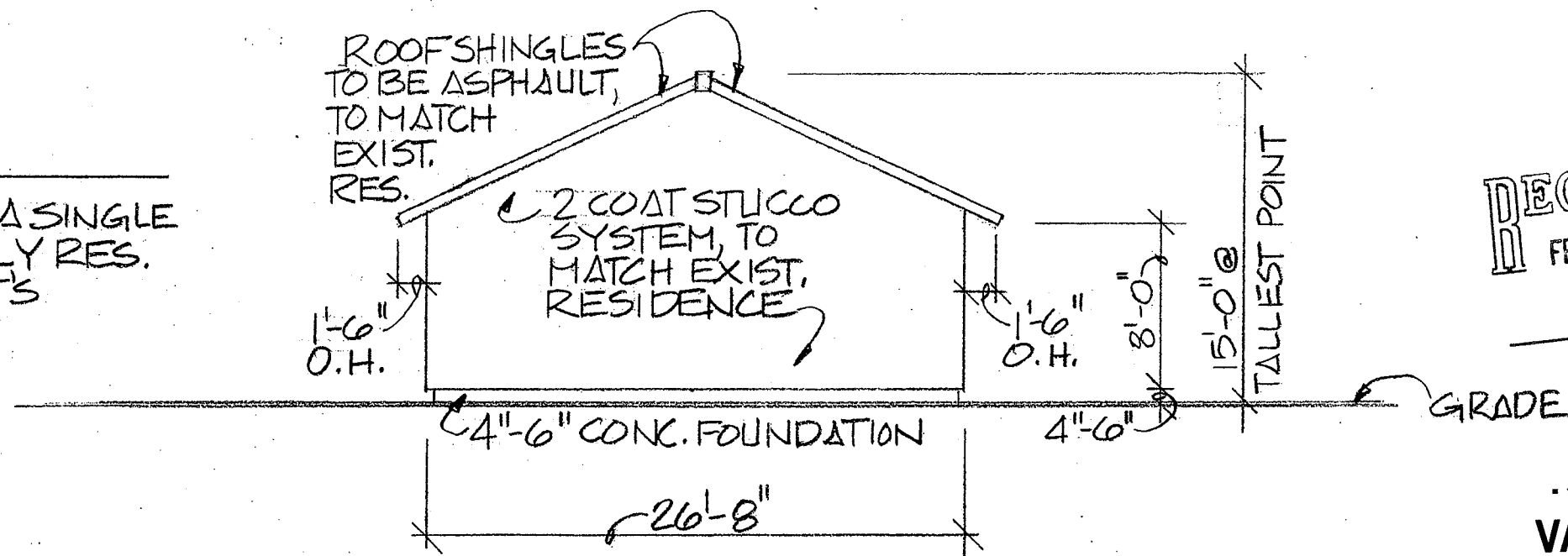


*EXIST. RES. COLOR LEGEND:

- *EXIST. HOUSE STUCCO = TAN
- *EXIST. ROOF SHINGLES = DRK. TAN

SOUTH SIDE CASITA ELEVATION PLAN

SCALE: 1/8" = 1'-0"



*NOTE:

EXIST. RESIDENCE IS A SINGLE STORY, SINGLE FAMILY RES. WHICH IS 16'-0" H. @ ITS TALLEST POINT.

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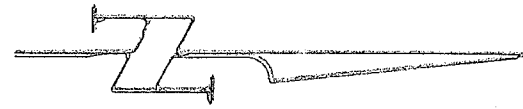
VAR-40579
SUP-40577
REVISED

PROPOSED CASITA EXT. ELEV.
SPECIAL USE PERMIT PLANS
CITY OF LAS VEGAS
REV. DATE: 2-23-11

CONAN TURNER
6308 JENNIFER CT.
LAS VEGAS, NV. 89108
702-858-7663

SHEET #
3 OF 3
SCALE: 1/8" = 1'-0"

PROPOSED STORAGE BUILDING (PRE-MFG STEEL) FLOOR PLAN SCALE: 1/4" = 1'-0"



60'-0"
STORAGE ROOM
60'-0" x 40'-0"

PRE-FAB STEEL
BUILDING
(TYPICAL OF ALL WALLS)

4"-6" POLISHED
CONCRETE FOUNDATION

40'-0"

ROLL-UP OVERHEAD GARAGE DOOR
MAIN ENTRANCE (ACCESS + EGRESS)

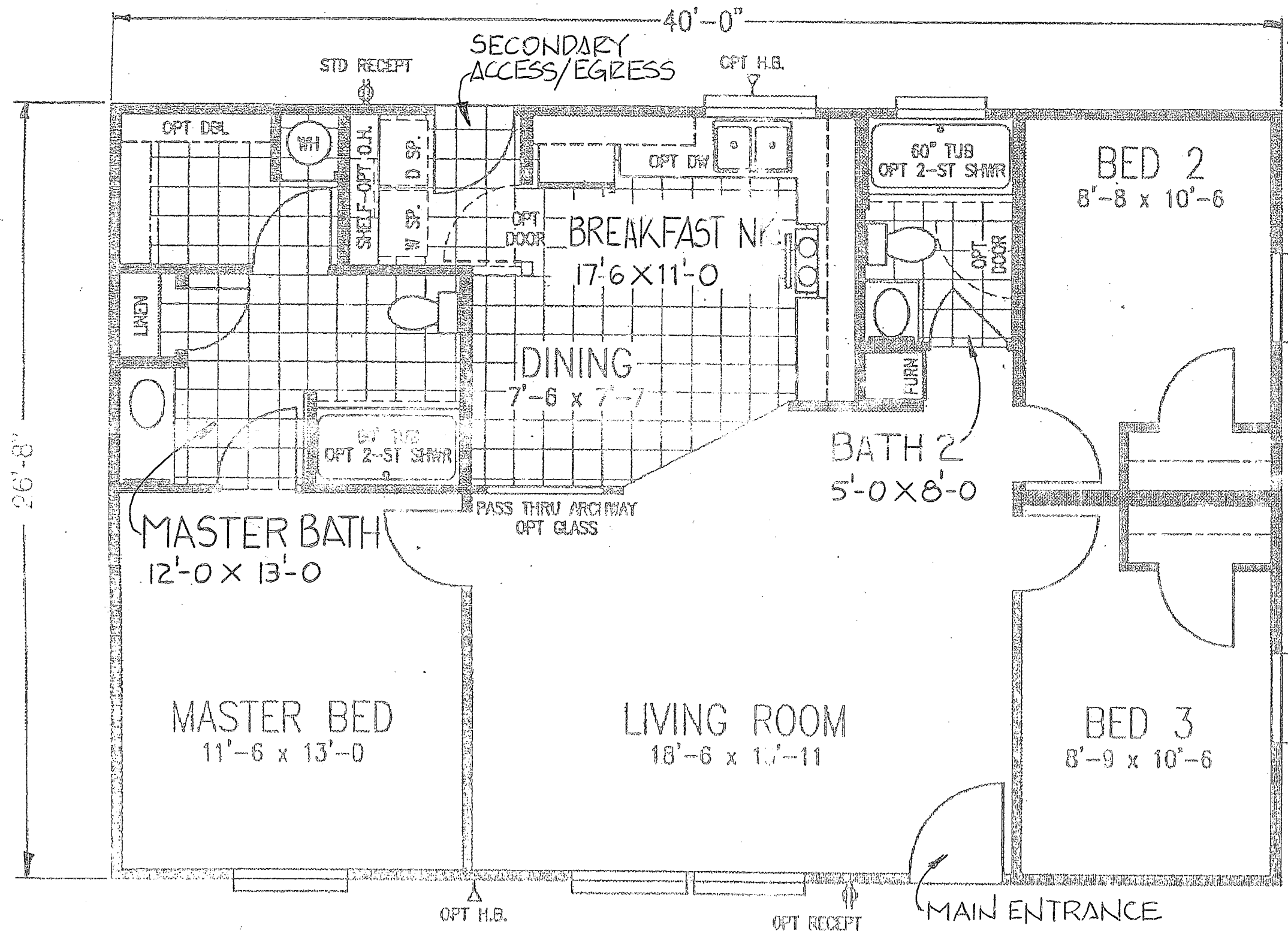
SC MAIN DOOR
SECONDARY
ACCESS +
EGRESS.

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SUP-40577

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PROPOSED MOTHER-IN-LAW QUARTERS FLOOR PLAN

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

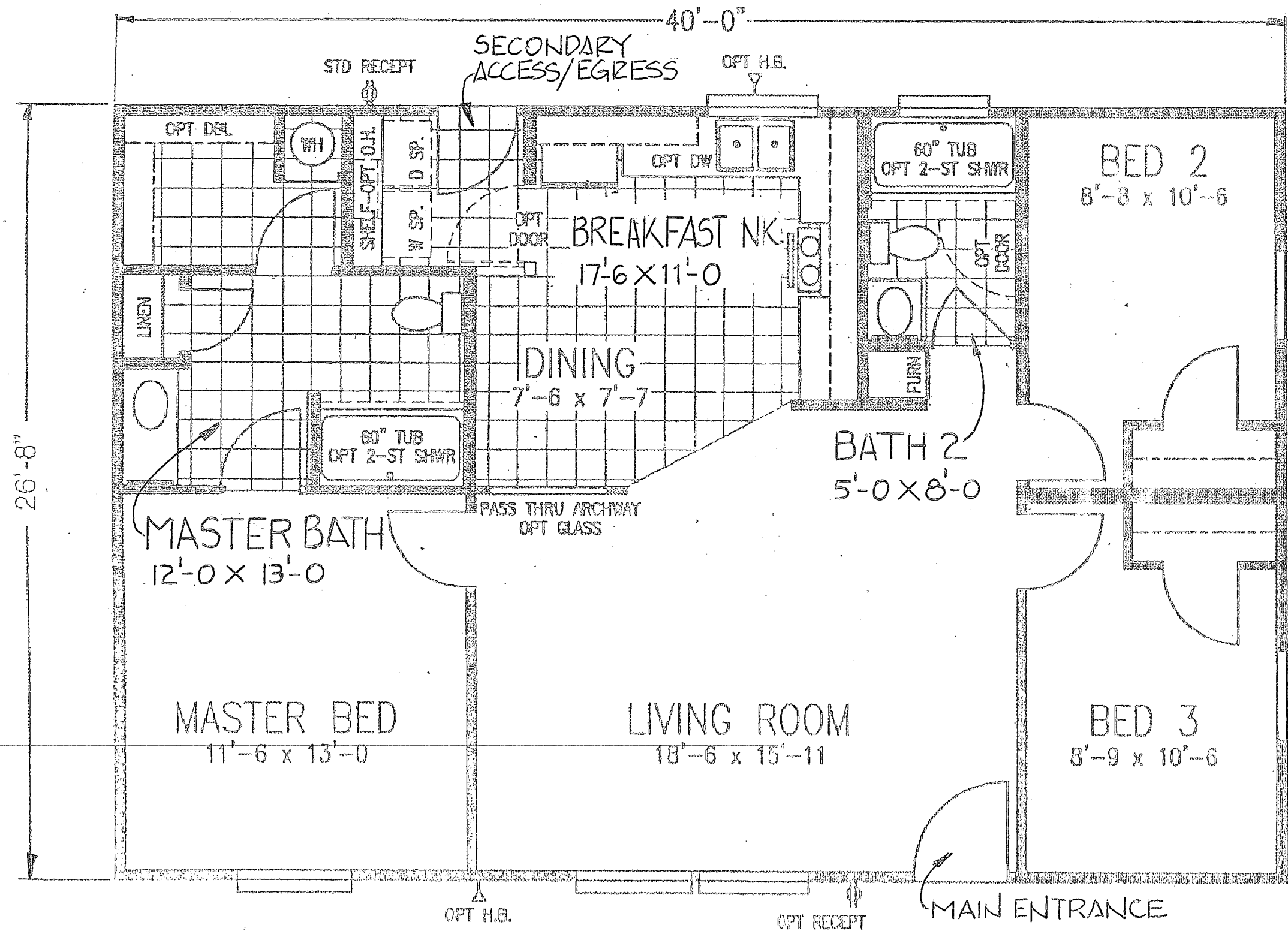


MAXIMUM OCCUPANCY LOAD = $1067 \div 200 = 5.335 = (5) \text{ PEOPLE}$

RECEIVED
DEC 23 2010
City of Las Vegas

PROPOSED MOTHER-IN-LAW QUARTERS FLOOR PLAN

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



MAXIMUM OCCUPANCY LOAD = $1067 \div 200 = 5.335 = (5) \text{ PEOPLE}$

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VAR-40579

PROPOSED STORAGE BUILDING (PRE-MFG STEEL) FLOOR PLAN SCALE: 1/4" = 1'-0"



60'-0"
STORAGE ROOM
60'-0" x 40'-0"

PRE-FAB STEEL
BUILDING
(TYPICAL OF ALL WALLS)

4"-6" POLISHED
CONCRETE FOUNDATION

40'-0"

ROLL-UP OVERHEAD GARAGE DOOR
MAIN ENTRANCE (ACCESS + EGRESS)

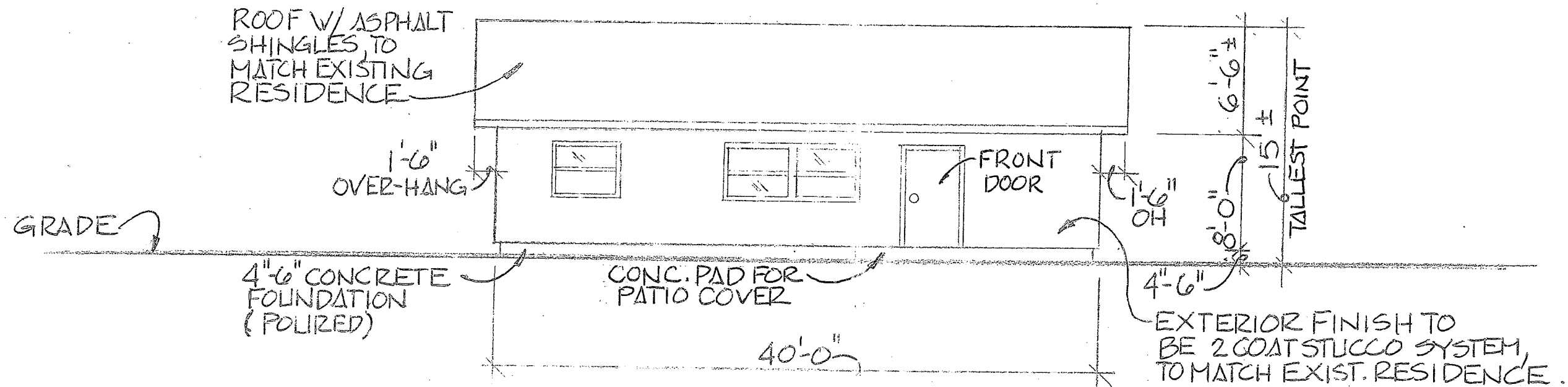
SC MAIN DOOR,
SECONDARY
ACCESS +
EGRESS.

RECEIVED
DEC 23 2015
City of Las Vegas

SUP-40577
VAR-40579

PROPOSED PRE-MEGR. MOTHER-IN-LAW QUARTERS ELEVATION (EAST)

SCALE: 1/8" = 1'-0"



NORTH SIDE ELEVATION

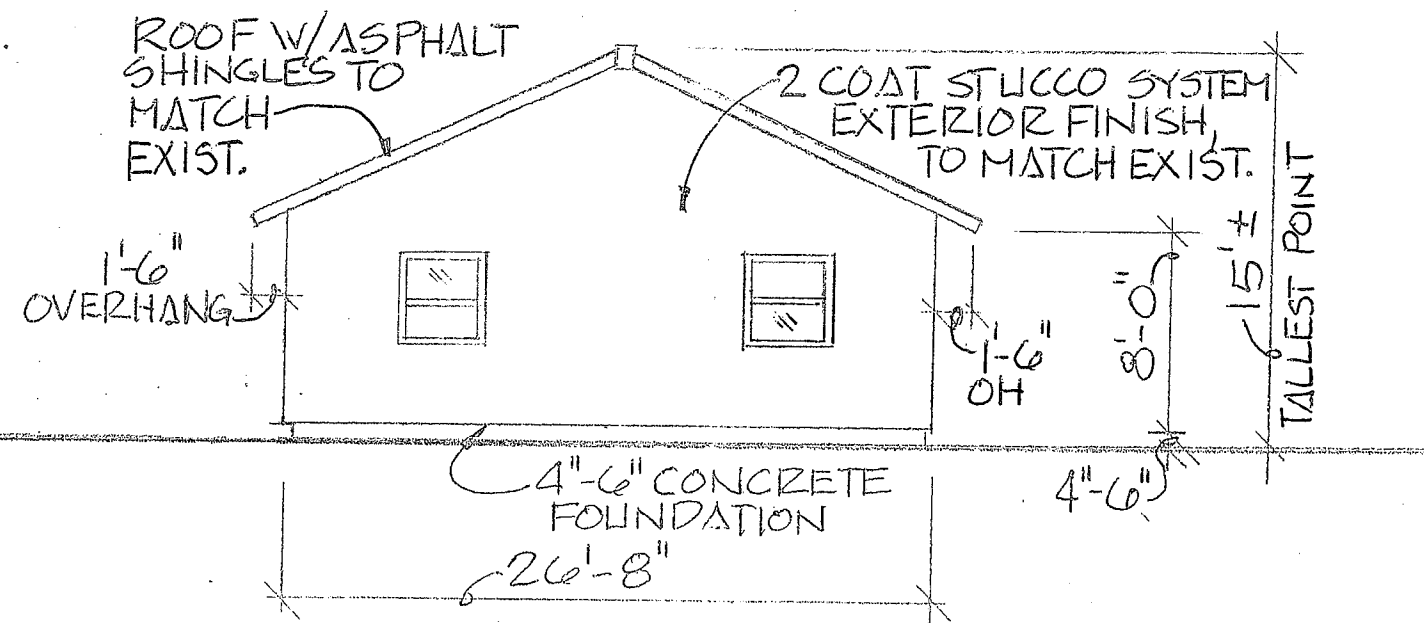
SCALE: 1/8" = 1'-0"

* EXIST. RES. COLOR LEGEND *

EXIST. HOUSE STUCCO = TAN
EXIST. HOUSE SHINGLES = DRK. TAN.

* NOTE:

EXIST. HOUSE (RESIDENCE) IS A SINGLE FAMILY RESIDENCE WHICH IS 16'-0" H. @ IT'S TALLEST POINT.



RECEIVED

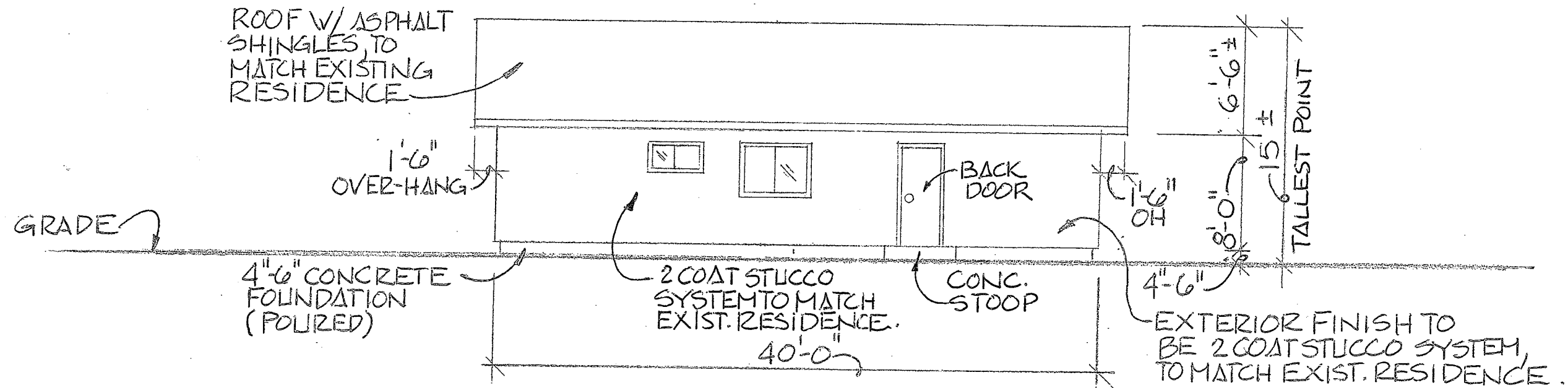
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SUP-40577
VAR-40579

PROPOSED PRE-MFGR. MOTHER-IN-LAW QUARTERS ELEVATION (WEST)

SCALE: 1/8" = 1'-0"



EXIST. RES. COLOR LEGEND

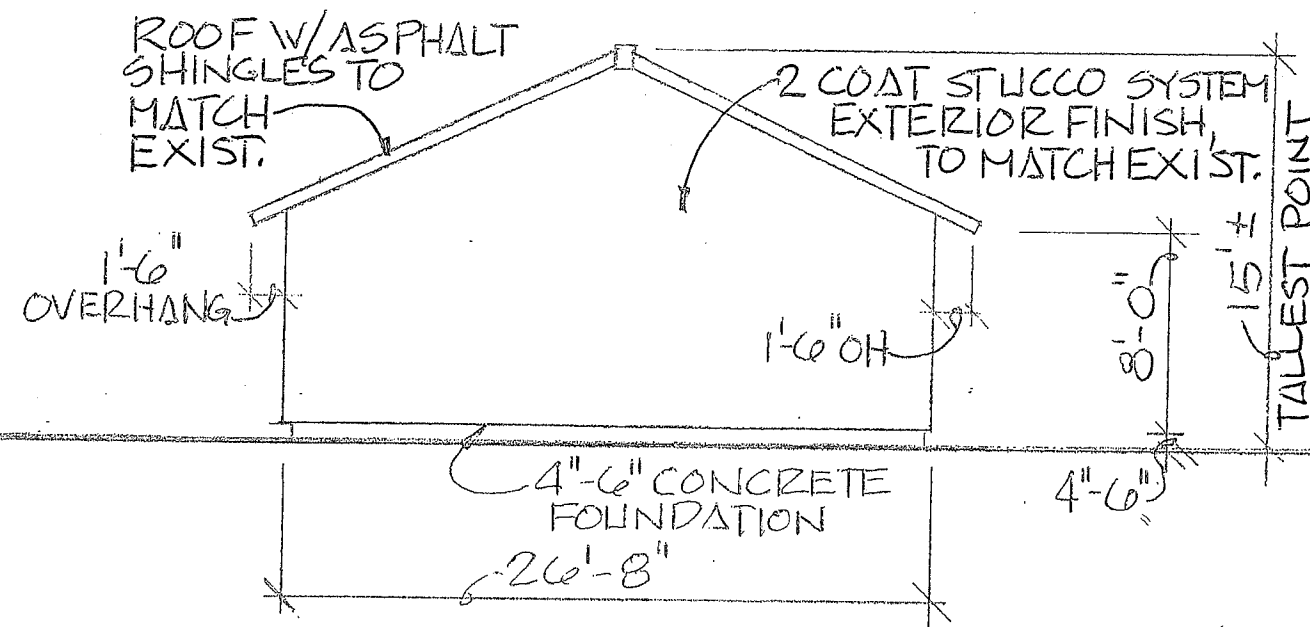
- *EXIST. HOUSE STUCCO = TAN
- *EXIST. HOUSE SHINGLES = DRK. TAN

SOUTH SIDE ELEVATION

SCALE: 1/8" = 1'-0"

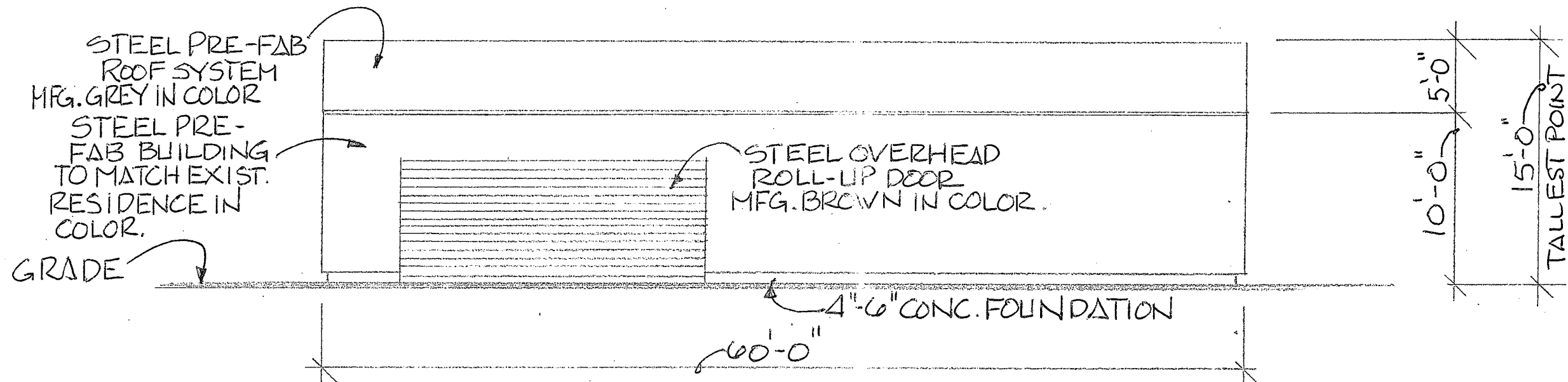
*NOTE:

EXISTING RESIDENCE IS A (1) STORY SINGLE FAMILY RESIDENCE WHICH IS 16'-0" H. @ ITS TALLEST POINT.



PRE-MFGR. STEEL STORAGE BUILDING EAST. ELEVATION

SCALE: 1/8" = 1'-0"



*EXIST. RES. COLOR NOTES:

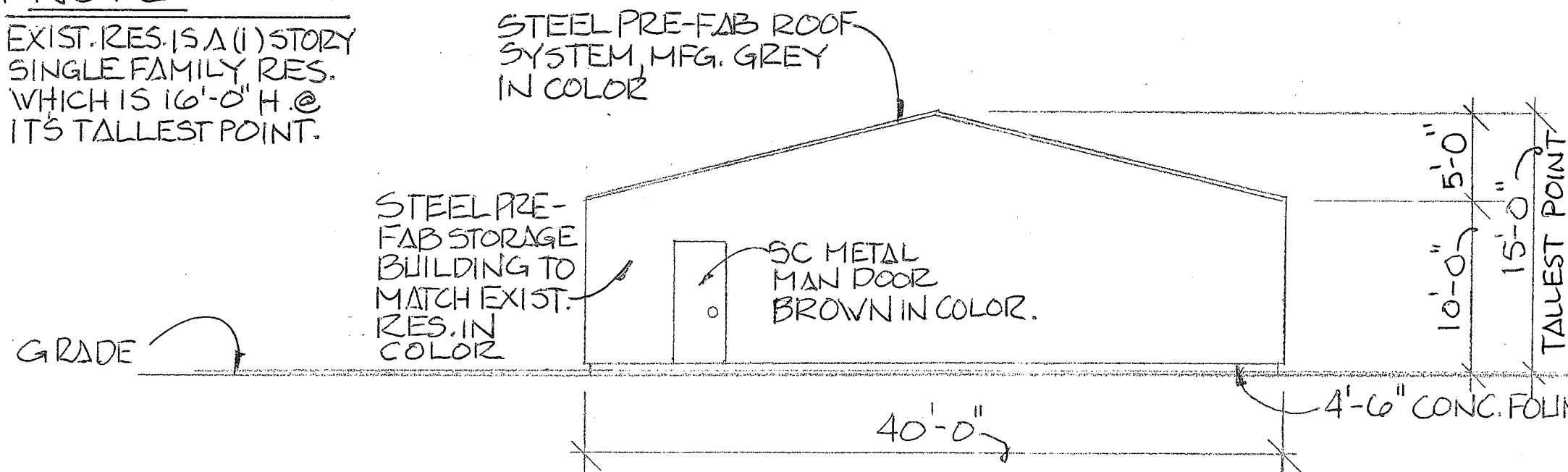
- *EXIST. HOUSE STUCCO = TAN
- *EXIST. HOUSE SHINGLES = DRK. TAN

NORTH SIDE ELEVATION

SCALE: 1/8" = 1'-0"

*NOTE:

EXIST. RES. IS A (1) STORY
SINGLE FAMILY RES.
WHICH IS 16'-0" H. @
ITS TALLEST POINT.



RECEIVED

DEC 23 2010

City of Las Vegas

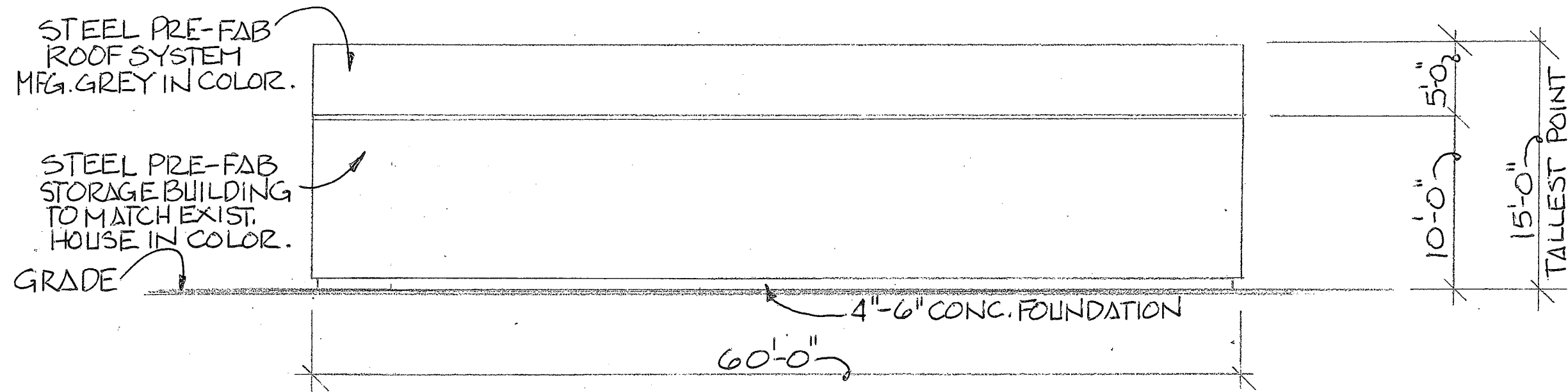
VAR-40579

SUP-40577

02/08/11 PC

PROPOSED PRE-MFG. STEEL BUILDING WEST ELEVATION

SCALE: $1/8" = 1'-0"$



*EXIST. RES. COLOR NOTES:

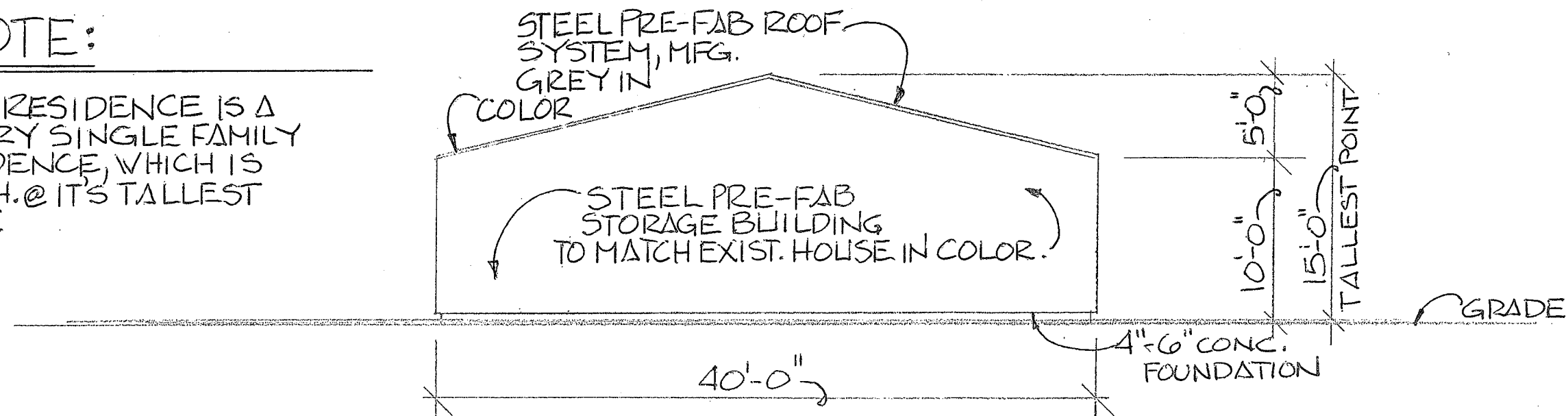
- * EXISTING HOUSE STUCCO = TAN
- * EXIST. HOUSE SHINGLES = DRK. TAN

SOUTH SIDE ELEVATION

SCALE: $1/8" = 1'-0"$

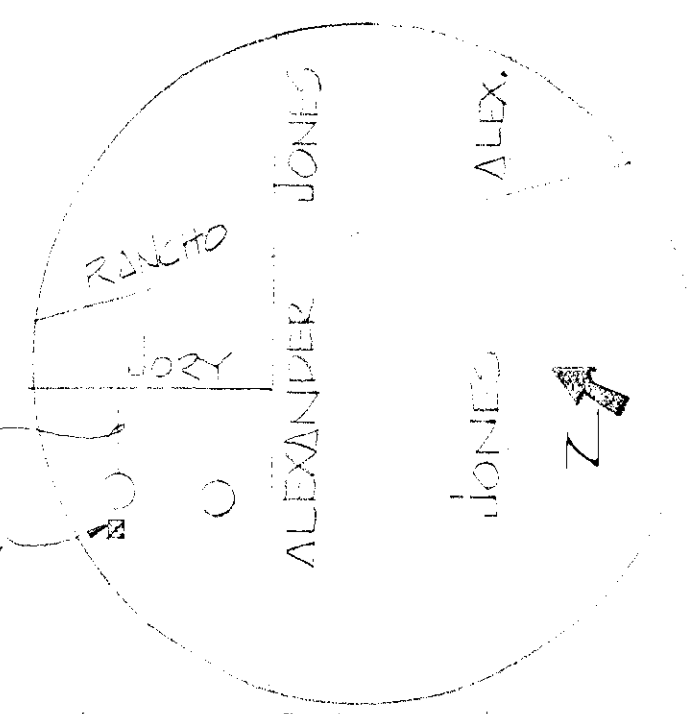
* NOTE:

EXIST. RESIDENCE IS A (1) STORY SINGLE FAMILY RESIDENCE, WHICH IS 16'-0" H. @ ITS TALLEST POINT.

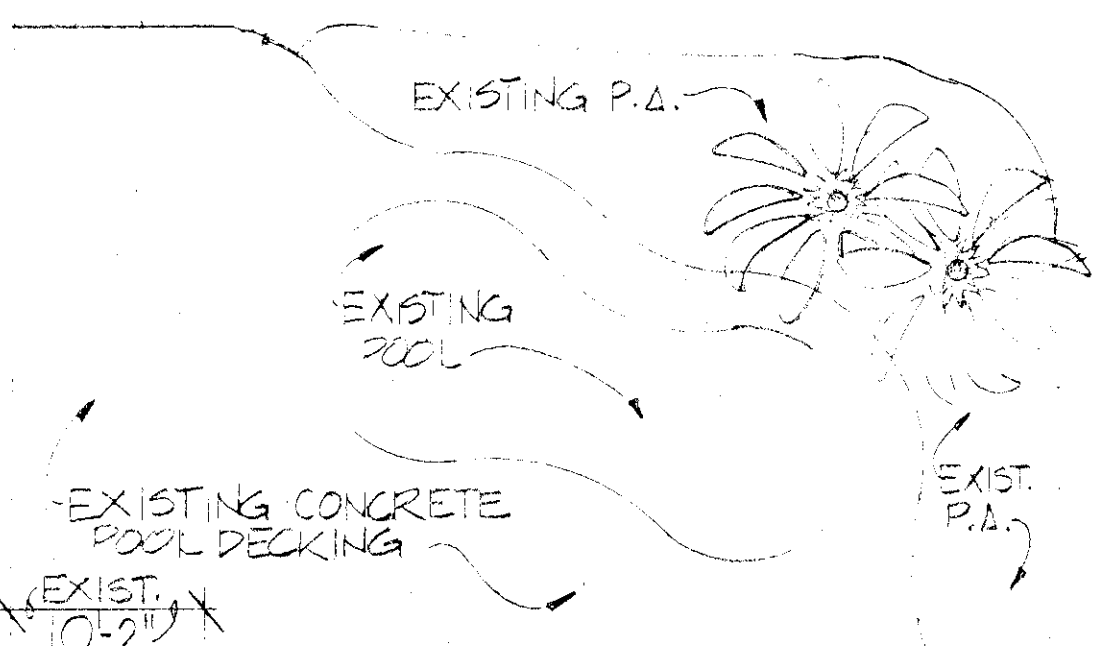
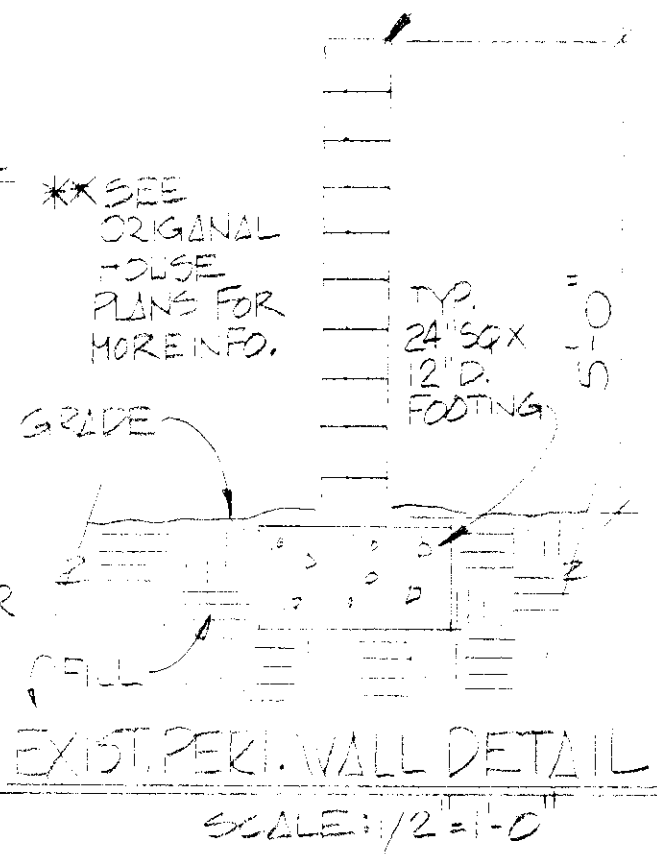


EXIST. 5'-3" H. BLOCK P.L. WALLS

206.38



TYPICAL 6'-8" MIN.
BLOCK P.L. WALL



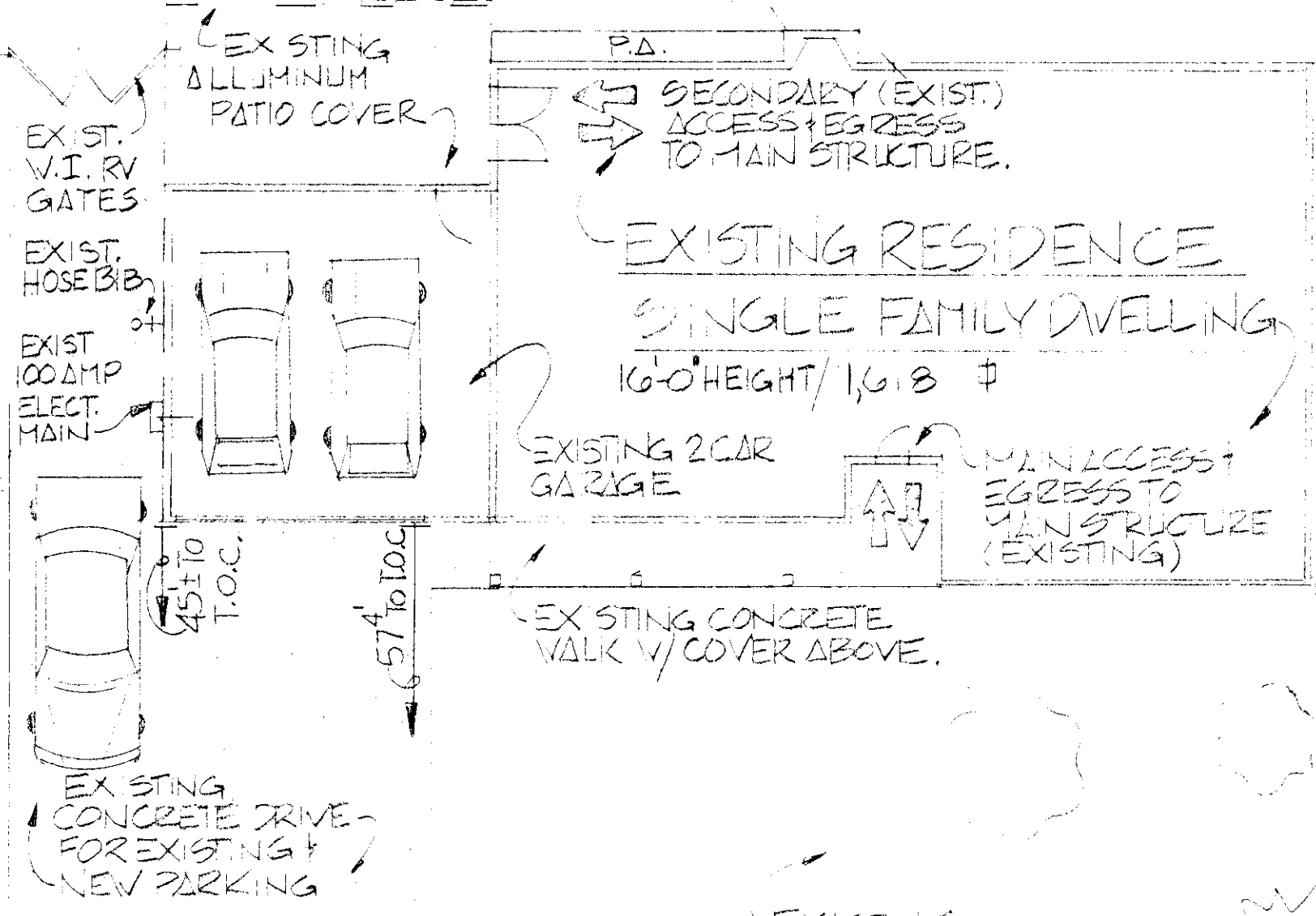
ACCESS & EGRESS TO NEW STRUCTURE (PEDESTRIAN ONLY)

SINGLE STORY
1,067[±]
15'-0" HGT. MAX.

FUTURE 26' X 10'
PATIO (CONC.)

EXISTING LANDSCAPING

P.L. OCCUPIED RESIDENTIAL LOT



RECEIVED
FEB 24 2011

INFORMATION & NOTES:

EXISTING LOT SIZE: 19,889[±] ZONED: R-E
PROPOSED STRUCTURE(S): CLASS 1 ACCESSORY STRUCTURES.

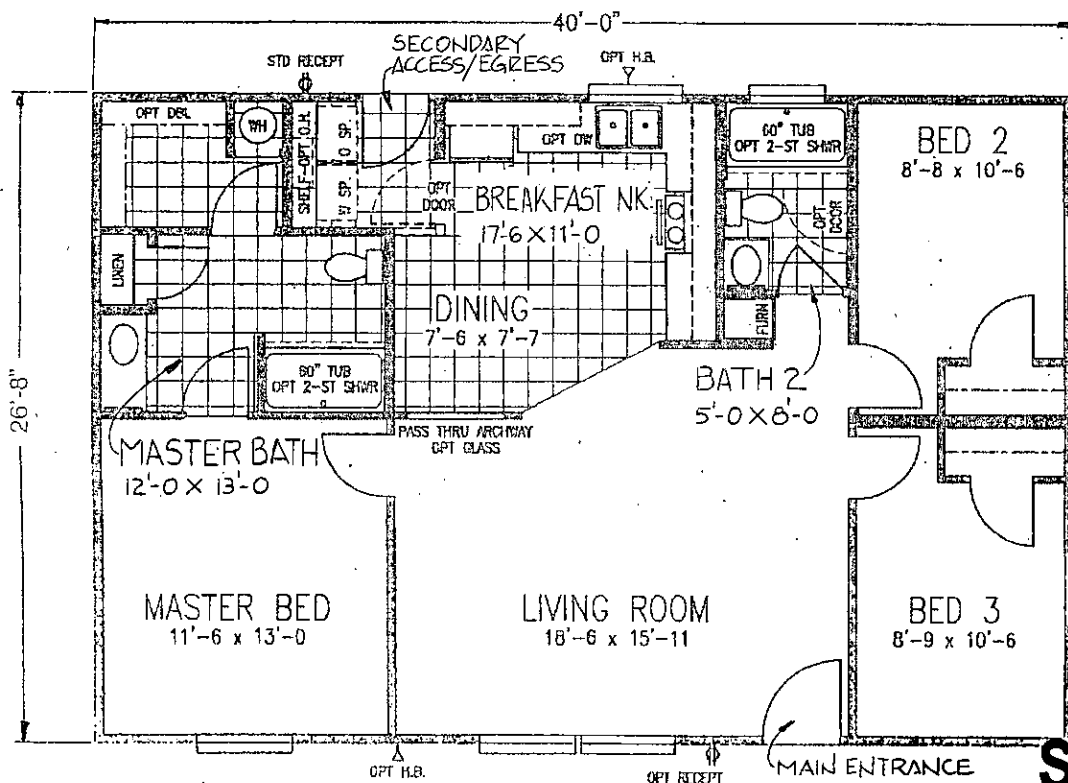
LOT=19,889[±] EXIST. HOUSE=1,618[±] NEW QUARTERS=1,067[±]
BACKYARD=11,018.85[±] NEW BACKYARD OPEN SQ. FT.=17,240 SQ. FT.
ALLOWABLE USAGE IS 50% 30 11,018.85 + 2 (50%) = 5,509.425

NOTE:
WHEN THE WORD "NEW" APPEARS IN PLAN(S), IT WILL REPRESENT "PROPOSED".

CONAN TURNER	SPECIAL USE PERMIT	SHEET #
6308 JENNIFER CT. LAS VEGAS, NV. 89106 702-853-7063 CITY OF LAS VEGAS	PLAN VAR-40579 SUP-40577 REVISED REV: 2/11 DATE: 7-29-10 DRAWN BY:	1 OF 1 SCALE: 1" = 100'

PROPOSED MOTHER-IN-LAW QUARTERS FLOOR PLAN

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



MAXIMUM OCCUPANCY LOAD = $1067 \div 200 = 5.335 = (5) \text{ PEOPLE}$

RECEIVED

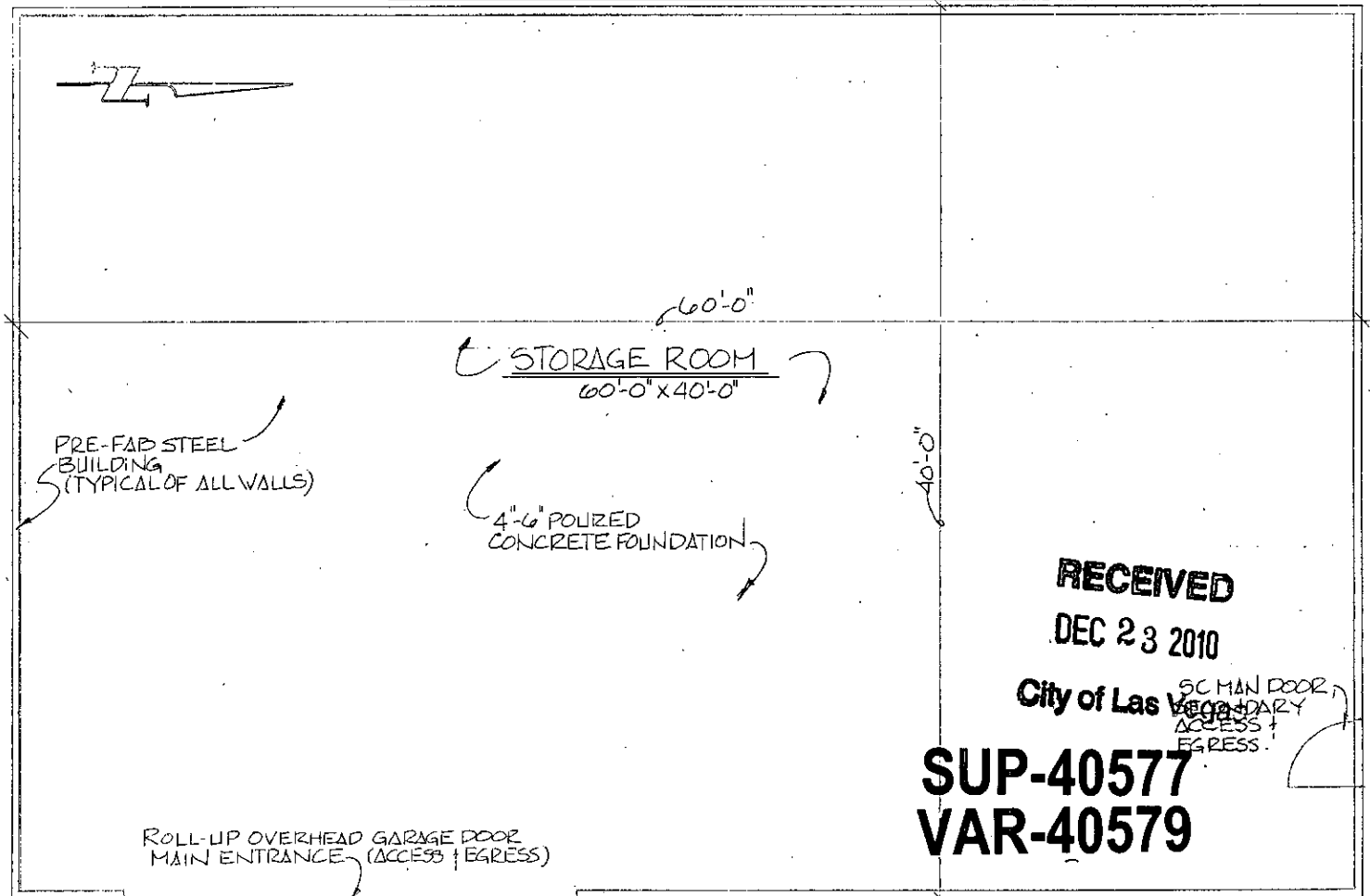
DEC 23 2010

City of Las Vegas

SUP-40577

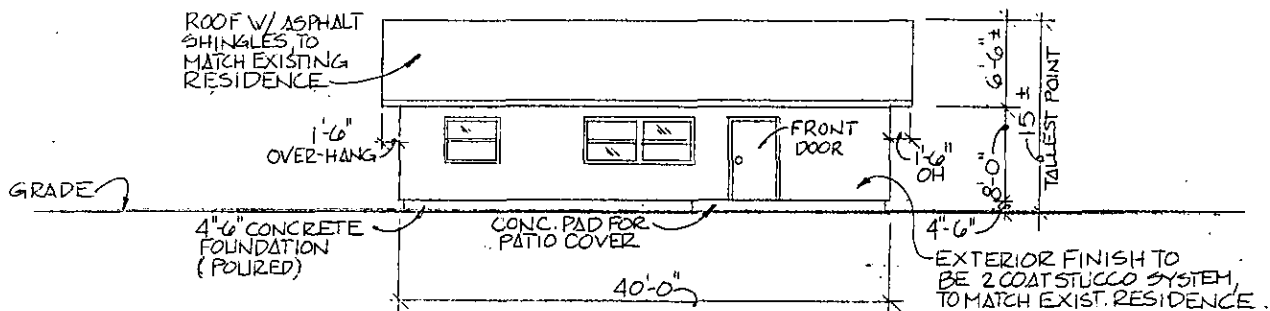
VAR-40579

PROPOSED STORAGE BUILDING (PRE-MFG STEEL) FLOOR PLAN SCALE: 1/4" = 1'-0"



PROPOSED PRE-MFG. MOTHER-IN-LAW QUARTERS ELEVATION (EAST)

SCALE: 1/8" = 1'-0"



NORTH SIDE ELEVATION

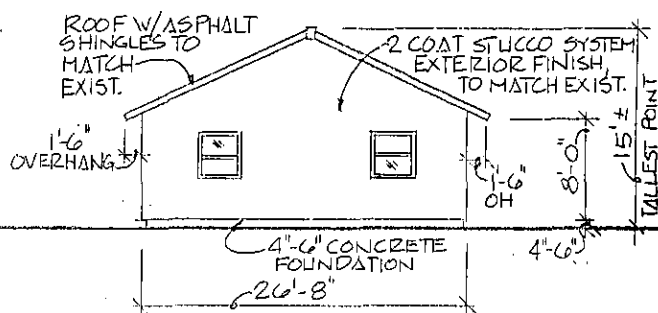
SCALE: 1/8" = 1'-0"

* EXIST. RES. COLOR LEGEND *

EXIST. HOUSE STUCCO = TAN
EXIST. HOUSE SHINGLES = DRK. TAN.

* NOTE:

EXIST. HOUSE (RESIDENCE)
IS A SINGLE FAMILY
RESIDENCE WHICH
IS 16'-0" H. @ IT'S
TALLEST POINT.



RECEIVED

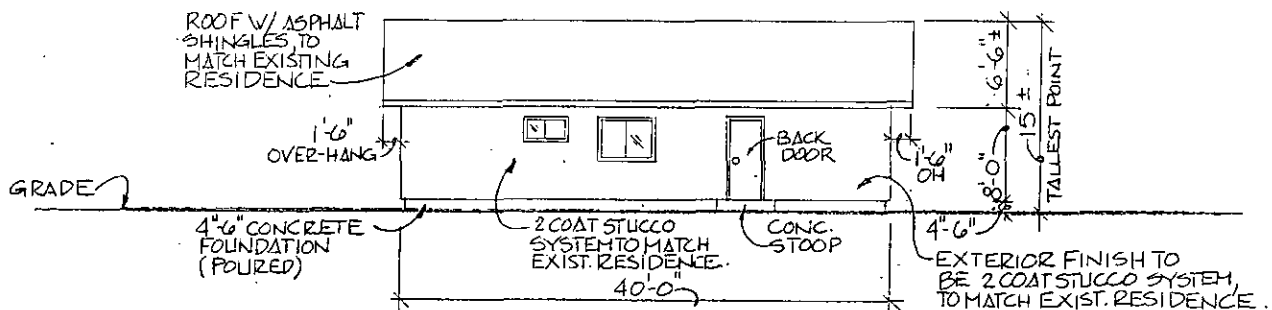
DEC 23 2010

City of Las Vegas

VAR-40579
SUP-40577

PROPOSED PRE-MEGR. MOTHER-IN-LAW QUARTERS ELEVATION (WEST)

SCALE: 1/8" = 1'-0"



EXIST. RES. COLOR LEGEND

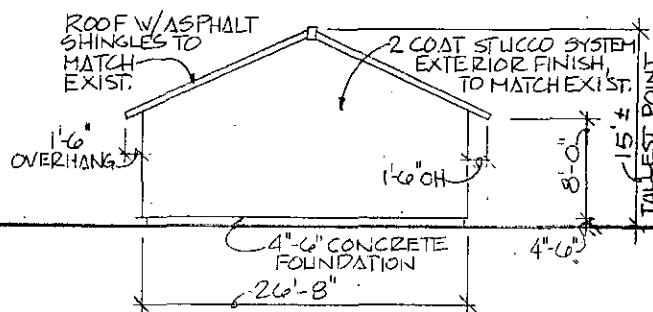
*EXIST. HOUSE STUCCO = TAN
*EXIST. HOUSE SHINGLES = DRK. TAN

SOUTH SIDE ELEVATION

SCALE: 1/8" = 1'-0"

*NOTE:

EXISTING RESIDENCE IS A (1) STORY SINGLE FAMILY RESIDENCE WHICH IS 16'-0" H. @ ITS TALLEST POINT.



RECEIVED

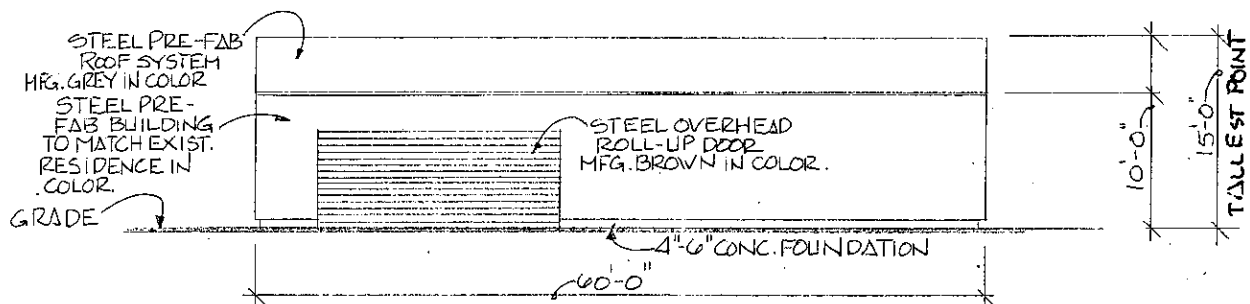
DEC 23 2010

City of Las Vegas

VAR-40579
SUP-40577

PRE-MFG. STEEL STORAGE BUILDING EAST ELEVATION

SCALE: 1/8" = 1'-0"



*EXIST. RES. COLOR NOTES:

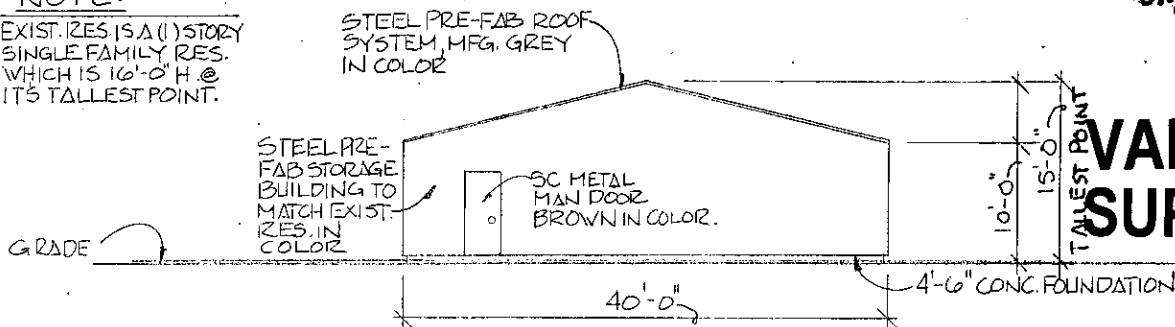
*EXIST. HOUSE STUCCO = TAN
*EXIST. HOUSE SHINGLES = DRK. TAN

NORTH SIDE ELEVATION

SCALE: 1/8" = 1'-0"

*NOTE:

EXIST. RES. IS A (1) STORY SINGLE FAMILY RES. WHICH IS 16'-0" H. @ ITS TALLEST POINT.



RECEIVED

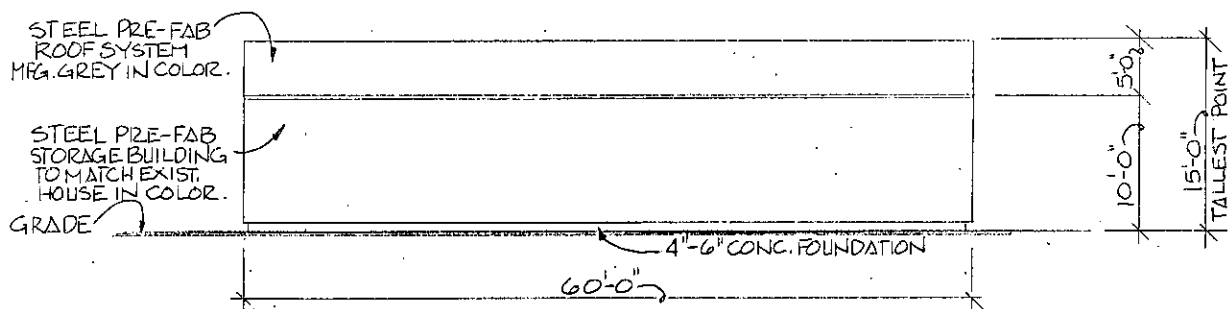
DEC 23 2010

City of Las Vegas

VAR-40579
SUP-40577

PROPOSED PRE-MFG. STEEL BUILDING WEST ELEVATION

SCALE: 1/8" = 1'-0"



*EXIST. RES. COLOR NOTES:

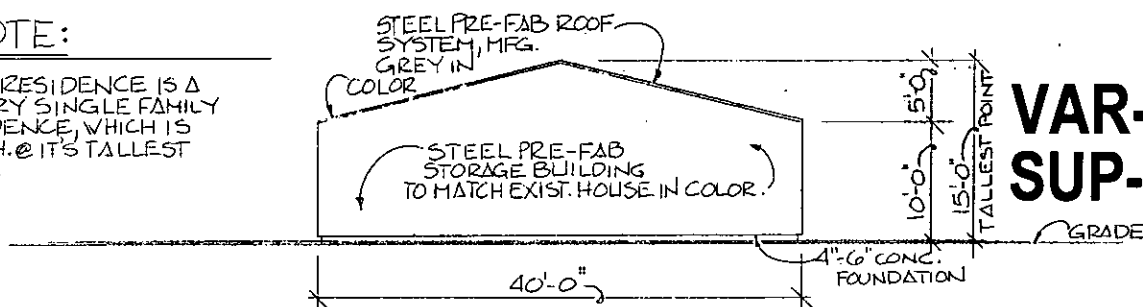
- * EXISTING HOUSE STUCCO = TAN
- * EXIST. HOUSE SHINGLES = DRK. TAN

SOUTH SIDE ELEVATION

SCALE: 1/8" = 1'-0"

* NOTE:

EXIST. RESIDENCE IS A (1) STORY SINGLE FAMILY RESIDENCE, WHICH IS 16'-0" H. @ IT'S TALLEST POINT.

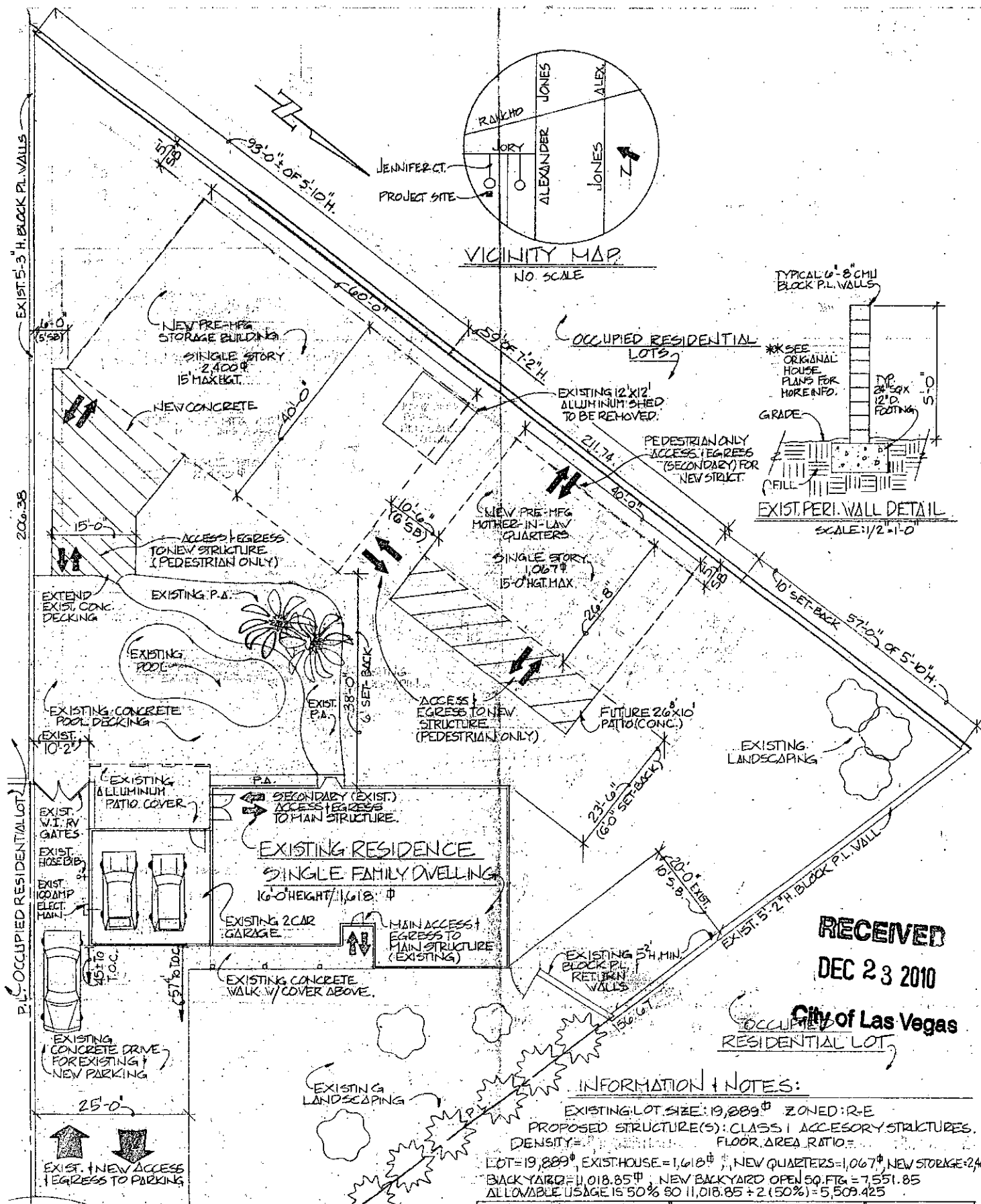


RECEIVED

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City of Las Vegas

VAR-40579
SUP-40577

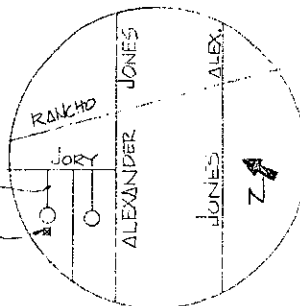


VAR-40579
SUP-40577

NOTE:
WHEN THE WORD "NEW" APPEARS IN PLANS, IT WILL REPRESENT "PROPOSED".

CONAN TURNER	SPECIAL USE PERMIT	SHEET #
6308 JENNIFER CT. LAS VEGAS, NV 89108 702-858-7663 CITY OF LAS VEGAS	PLAN DATE: 7-29-10 DRAWN BY: REV: 12/10	1 OF 1 SCALE: 1" = 100'

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DEC 23 2010
City of Las Vegas
OCCUPIED RESIDENTIAL LOT



VICINITY MAP
NO SCALE

TYPICAL 6"-8" CMU
BLOCK P.L. WALLS

**SEE
ORIGINAL
HOUSE
PLANS FOR
MORE INFO.

GRADE



EXIST. PERI. WALL DETAIL
SCALE: 1/2" = 1'-0"

OCCUPIED RESIDENTIAL
LOTS

EXISTING 12'X12'
ALUMINUM SHED
TO BE REMOVED.

PEDESTRIAN ONLY
ACCESS + EGRESS
(SECONDARY) FOR
NEW STRUCT.

NEW CASITA

SINGLE STORY
1,067^{sq}
15'-0" HGT. MAX.

ACCESS +
EGRESS TO NEW
STRUCTURE
(PEDESTRIAN ONLY)

FUTURE 26'X10'
PATIO (CONC.)

EXISTING
LANDSCAPING

RECEIVED
FEB 24 2011

OCCUPIED
RESIDENTIAL LOT

INFORMATION + NOTES:

EXISTING LOT SIZE: 19,859^{sq} ZONED: R-E
PROPOSED STRUCTURE(S): CLASS 1 ACCESSORY STRUCTURES.

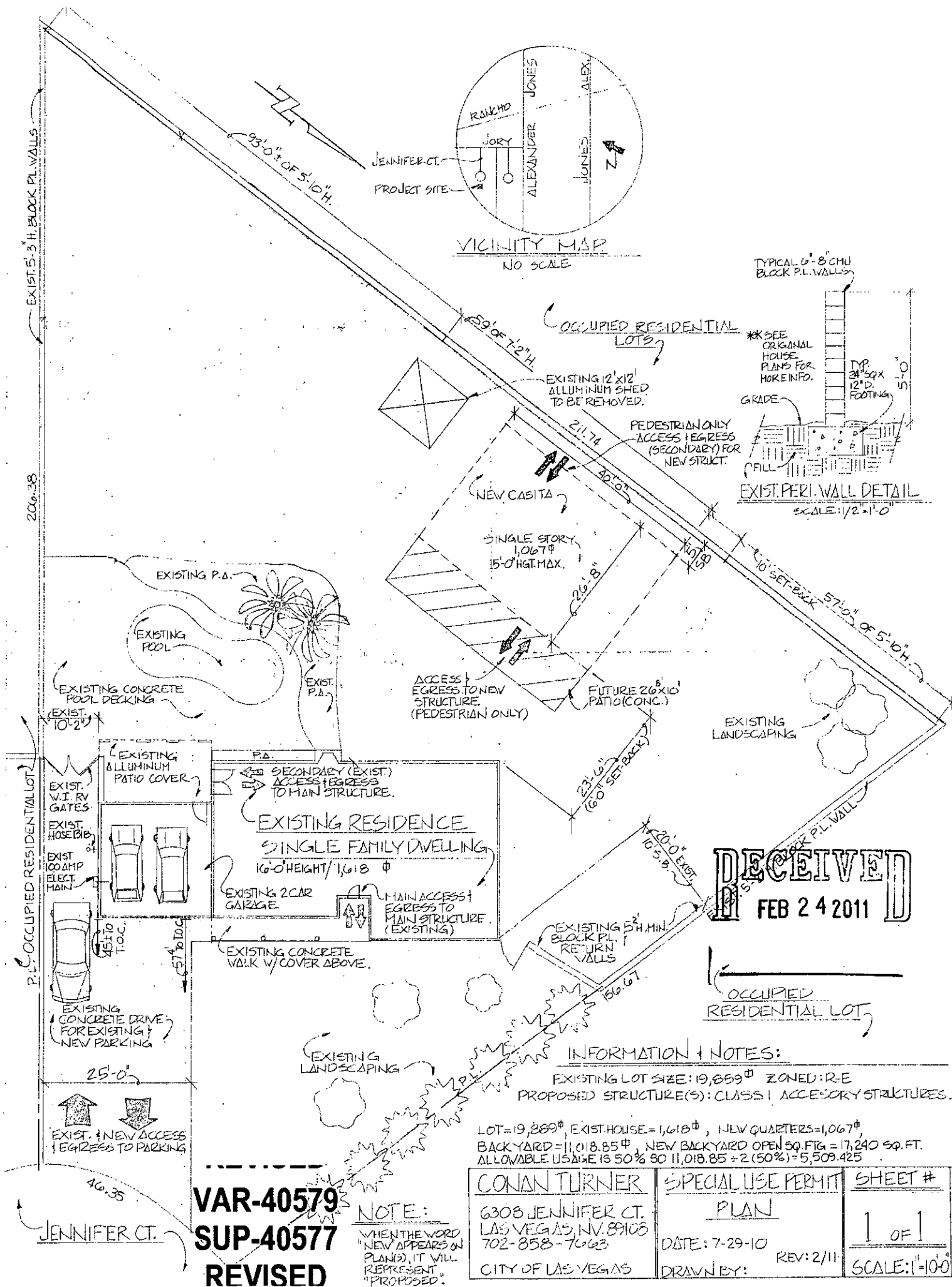
LOT = 19,859^{sq}, EXIST. HOUSE = 1,618^{sq}, NEW QUARTERS = 1,067^{sq},
BACK YARD = 11,018.85^{sq}, NEW BACKYARD OPEN SQ. FT. = 17,240 SQ. FT.
ALLOWABLE USE IS 50% SO 11,018.85 ÷ 2 (50%) = 5,509.425

CONAN TURNER	SPECIAL USE PERMIT	SHEET #
6308 JENNIFER CT. LAS VEGAS, NV. 89108 702-858-7663 CITY OF LAS VEGAS	PLAN DATE: 7-29-10 DRAWN BY: REV: 2/11	1 OF 1 SCALE: 1" = 100'

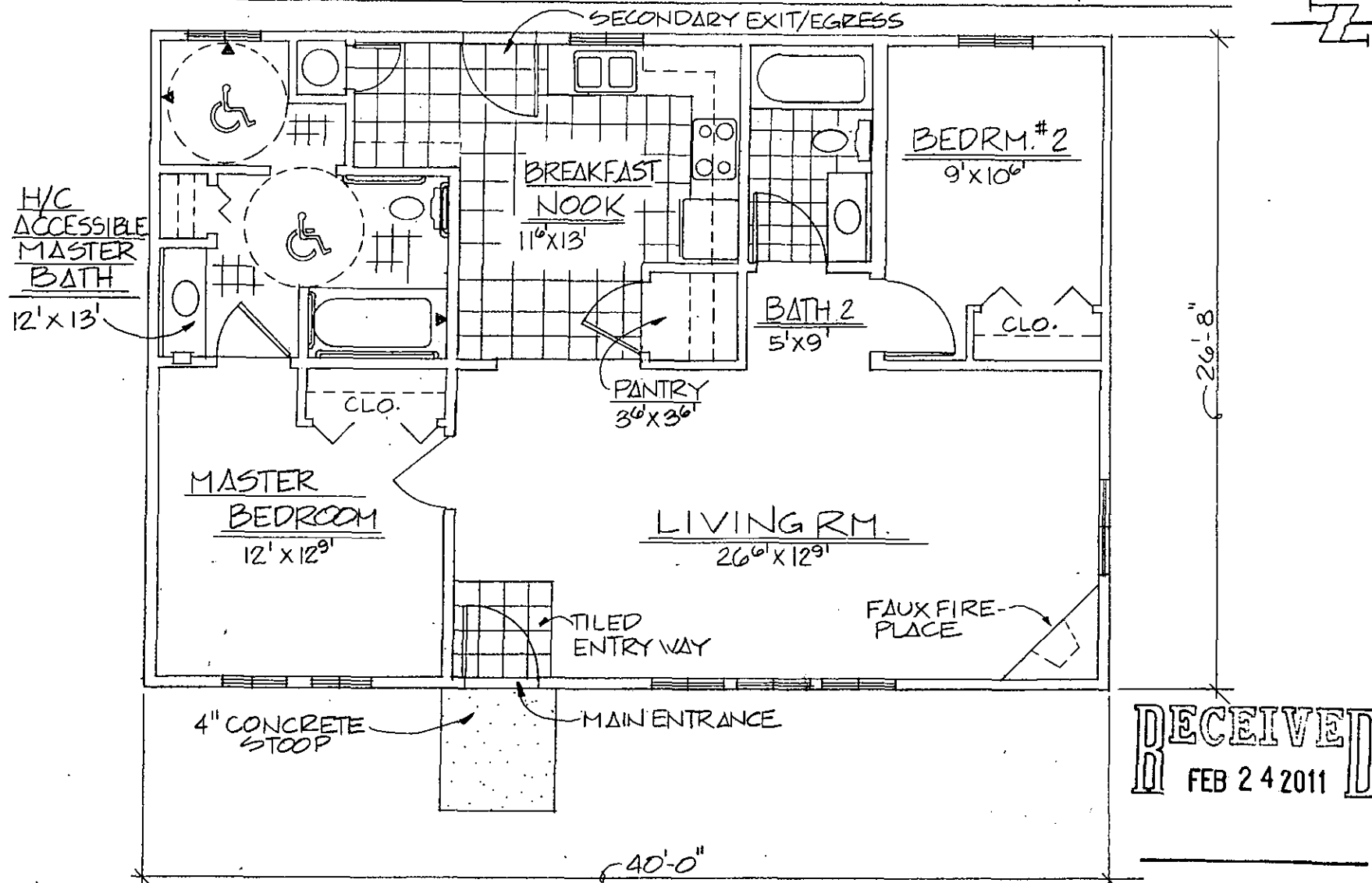
NOTE:

WHEN THE WORD
"NEW" APPEARS ON
PLANS, IT WILL
REPRESENT
"PROPOSED."

VAR-40579
SUP-40577
REVISED



PROPOSED CASITA FLOOR PLAN SCALE: 1/4"=1'-0"



MAXIMUM OCCUPANCY LOAD = $1,067^{\text{#}} \div 200 = 5.335 = (5)$

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FEB 24 2011

PROPOSED CASITA FLOOR.

SPECIAL USE PERMIT PLAN
CITY OF LAS VEGAS.
DATE REV: 2-18-11

CONAN TURNER

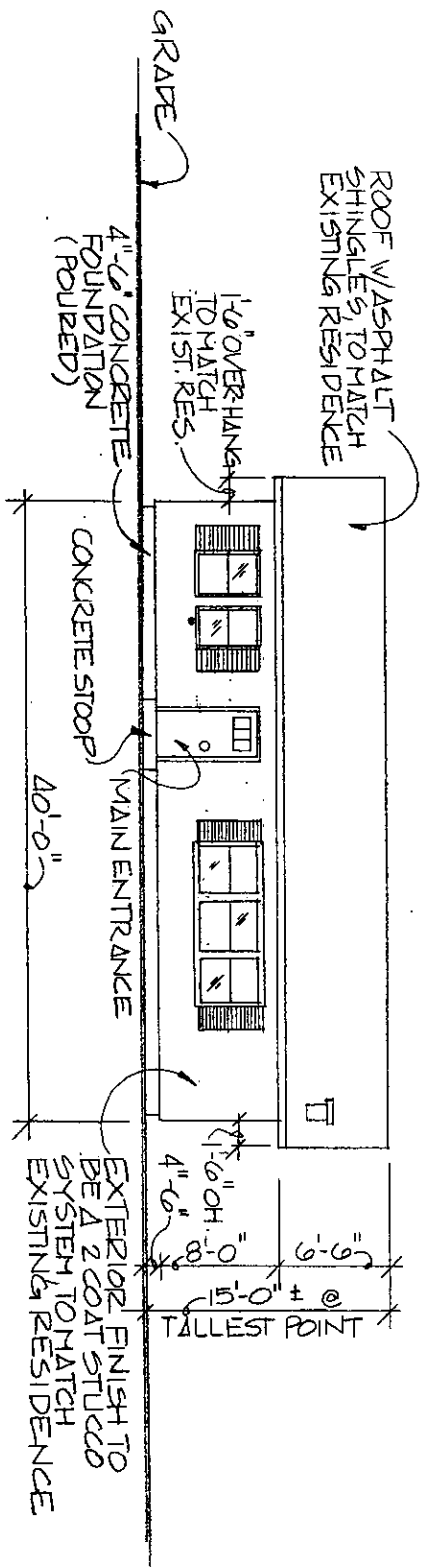
6308 JENNIFER CT.
LAS VEGAS, NV. 89108
702-858-7663

SHEET #
1 OF 3
SCALE: 1/4"=1'-0"

VAR-40579
SUP-40577
REVISED

PROPOSED CASITA EAST ELEVATION PLAN

SCALE: 1/8"=1'-0"

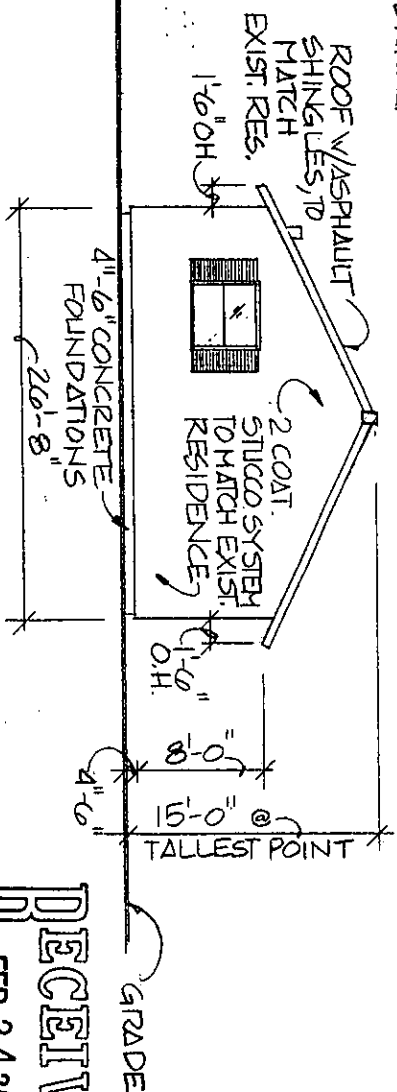


* EXIST. COLOR LEGEND

EXIST. RESIDENCE STUCCO = TAN
EXIST. RESIDENCE SHINGLES = DRK. TAN

NORTH SIDE ELEVATION PLAN

SCALE: 1/8"=1'-0"



* NOTE:

EXISTING RESIDENCE IS A SINGLE FAMILY SINGLE STORY HOME WHICH IS 16'-0" H. @ ITS TALLEST POINT.

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FEB 24 2011

SHEET #
2 OF 3
SCALE: 1/8"=1'-0"

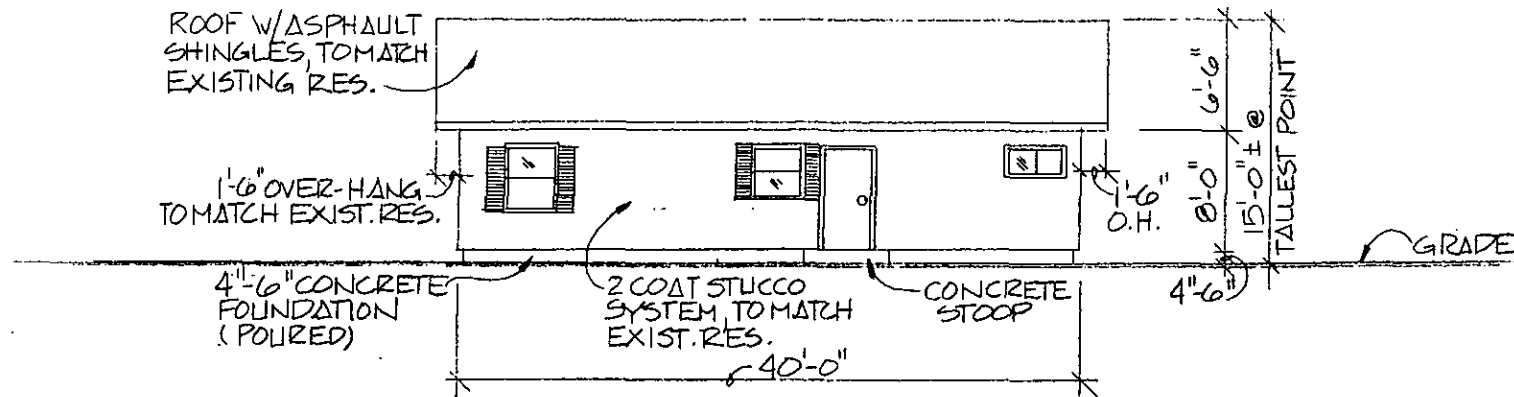
CONAN TURNER
6308 JENNIFER CT.
LAS VEGAS, NV. 89108
702-858-7663

PROPOSE CASITA ELEVATION
SPECIAL USE PERMIT PLAN
CITY OF LAS VEGAS
DATE REV: 2-18-11

VAR-40579
SUP-40577
REVISED

PROPOSED CASITA WEST ELEVATION PLAN

SCALE: 1/8" = 1'-0"



*EXIST. RES. COLOR LEGEND:

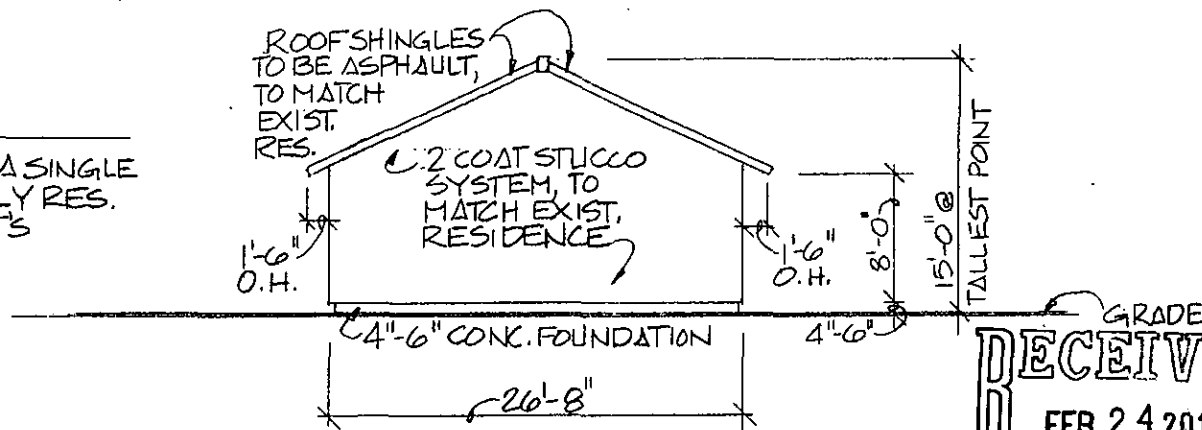
- *EXIST. HOUSE STUCCO = TAN
- *EXIST. ROOF SHINGLES = DRK. TAN

*NOTE:

EXIST. RESIDENCE IS A SINGLE STORY, SINGLE FAMILY RES. WHICH IS 16'-0" H. @ IT'S TALLEST POINT.

SOUTH SIDE CASITA ELEVATION PLAN

SCALE: 1/8" = 1'-0"



RECEIVED
FEB 24 2011

PROPOSED CASITA EXT. ELEV.
SPECIAL USE PERMIT PLANS
CITY OF LAS VEGAS
REV. DATE: 2-23-11

CONAN TURNER
6308 JENNIFER CT.
LAS VEGAS, NV. 89108
702-858-7663

SHEET #
3 OF 3
SCALE: 1/8" = 1'-0"

VAR-40579
SUP-40577
REVISED

PRE-APPLICATION CONFERENCE NOTES

CITY OF LAS VEGAS



C
Y
C
L
E

2

Project Name: Turner Accessory Structures

APN(s):	138-02-811-030	Pre-app Date:	12/13/10
Location:	6308 Jennifer Court	Meeting Location:	DSC 1st Floor Conference Room - 1B
Ward #:	6 - Ross	Acres:	0.46 (19,889 SF)
		Time:	3:00 p.m.

Applicant Info:	Conan Turner			
	Phone: (702)-858-7663	Fax: (702)-	Email:	
Representative Info:	Conan Turner			
	Phone: (702)-858-7663	Fax: (702)-	Email:	
Ownership Info:	Conan & Jessica Turner		Last Change of Ownership Date:	05/26/09
	Phone: (702)-858-7663	Fax: (702)-	Email:	

Existing Use:	Single Family Dwelling, Detached
Proposed Use:	Accessory Structure (Class I) / Accessory Structure (Class II)
General Plan:	Existing: DR (Desert Rural Density Residential) Proposed: No change proposed
Zoning:	Existing: R-E (Residence Estates) Proposed: No change proposed
Special Area, Master Plans, and / or Overlay Districts that Apply:	Airport Overlay District (140 Feet), Rural Preservation Overlay District Special Land Use Designation (per plan, if applicable): N/A

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

Between CLV P&D Representative: Steve Swanton, Senior Planner (229-4714 Office / 385-7268 Fax / sswanton@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Conan Turner	Owner	858-7663		
2.				
3.				
4.				
5.				
6.	CLV - Finance (Business License)	229-6321	383-0769	
7.	CLV - PW - Dev Co	229-6578	474-7599	
8.	CLV - PW - Traffic	229-6901 / 6880		
9.	CLV - PW - Flood	229-6541	382-8551	
10.	CLV - Building and Safety	229-6251	382-1731	
11.	CLV - Fire and Rescue	229-0366	229-0124	
12.	CLV - Office of Business Development	229-6551	385-3128	

OR: ☐ see Meeting Attendance Sheet.

PRE-APPLICATION CONFERENCE NOTES

CITY OF LAS VEGAS



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

Meeting Notes:

1. 03/21/73 - Board of City Commissioners approved a Rezoning (Z-0016-73) on this site from C-2 to R-E as part of a larger request.
2. 03/22/73 - The Board of Zoning Adjustment approved a Variance (V-0012-73) to allow a 30-foot front yard building setback where 50 feet is required on 68 proposed lots on property located on the north side of Alexander Road, between Torrey Pines Drive and Tonopah Highway.
3. c.1978 - Single Family Residence was constructed.
4. All drawings shall be to scale.
5. On-site Parking Requirement for a Single Family Residence: Two spaces
6. On-site Parking Requirement for an Accessory Structure (Class I): One additional space
7. On-site Parking Requirement for an Accessory Structure (Class II): No additional space
8. All On-site parking shall be indicated on the site plans.
9. Per Title 19.08.040(B)(1)(b) A detached accessory structure shall not exceed two stories in height (with a maximum of 35 feet), or the height of the main building, whichever is less. Indicate the height of the accessory structures as compared to the main building.
10. Per Title 19.08.040(B)(1)(c) The total floor area of all accessory structures shall not exceed 50 percent of the floor area of the principal dwelling unit constructed on the same lot. In addition, the main aggregate total of the ground floor areas of all accessory buildings shall not cover more than fifty percent of the rear yard. The principal dwelling is 1,618 square feet; per Title 19, 809 SF is permitted for all accessory structures. The applicant proposes 3,611 square feet of accessory structures, which is a 346% deviation from code. Revise the Justification letter to request a Variance for exceeding 50% floor area of the main building.
11. Per Title 19.08.040(B)(1)(f) an accessory structure must be aesthetically compatible with the principal dwelling unit. Provide elevations of the principal dwelling so that a determination can be made as to the compatibility of the exterior materials. Revise the Justification letter to request a Variance for non-aesthetically compatible materials.
12. Indicate the height and location of all perimeter walls.
13. Building permits will be required for each structure. No permit can be located for the existing 144 SF shed. Contact the Building and Safety Department to discuss building code issues related to the 3-foot setback from property lines and permitting of the existing shed.
14. Applicant proposes 5-foot rear yard setback for all accessory structures. (not 3 feet)

-- Please return a copy of this form with the original Pre-Application Submittal Checklist --

****Complete Submittal Packets MUST be received by Planning staff no later than 2:00 PM of the Submittal Deadline Date, no exceptions****

Pre-Application Conference

Item Required

YES

NO

CITY OF LAS VEGAS

Planning & Development Department

SUBMITTAL CHECKLIST

PLANNING & DEVELOPMENT

APPLICATION PACKET (REQUIRED FOR EACH APPLICATION)				Fees					
				Appl. Type	Application	Notification	Recordation	Sub-Total	
☒	☐	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 forms, and justification letter info @ http://www.lasvegasnevada.gov/ (Follow - "I Want To . . ." -> "Apply for -> Planning Applications")	SUP	\$ 500.00	\$ 500.00	\$ 30.00	\$ 1030.00	
☒	☐	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			\$	\$	\$	\$	
☐	☒	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)	Subtotal:						\$
☐	☒	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			\$			\$	
☐	☒	Photo Reproduction of the Color & Materials Board per Site Development Plan Review Submittal Requirements	Grand Total All Fees:						\$1860.00
REQUIRED DRAWINGS 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									
☒	☐	North arrow, scale, and vicinity map	Folded Plans (5, plus 1 per application):						7
☒	☐	All property lines and present dimensions labeled	Colored, Rolled Plans:						1
☒	☐	All building setbacks labeled	Reduced Copy (8-1/2"x11" B/W; 1 per application):						2
☒	☐	All adjacent existing land uses and street names labeled	NOTES: 3 parking spaces total; SUP and VAR						
☒	☐	All points of ingress and egress shown							
☒	☐	ADA accessibility requirements shown/labeled							
☒	☐	Parking standard(s) utilized:							
☒	☐	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total							
☐	☒	All free-standing sign locations shown and heights and sizes noted							
LANDSCAPE PLAN									
☐	☒	North arrow, scale, and vicinity map	Folded Plans (1 per application as applicable):						0
☐	☒	All property lines and present dimensions labeled	Colored, Rolled Plans:						0
☐	☒	All required perimeter landscape planters shown	Reduced Copy (8-1/2"x11" B/W; 1 per application):						0
☐	☒	All required parking lot fingers/islands shown	NOTES:						
☐	☒	Quantity, size, species/variety of all trees, shrubs, and ground cover							
BUILDING ELEVATIONS									
☒	☐	Scale and building dimensions labeled	Folded Plans (1 per application as applicable):						2
☒	☐	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):						2
☐	☒	8" x 10" photo of original color and material board	NOTES: SUP and VAR						
☐	☒	All wall sign locations shown and sizes noted							
FLOOR PLANS									
☒	☐	Scale and building dimensions labeled	Folded Plans (1 per application as applicable):						2
☒	☐	North arrow and scale	Rolled Plans:						1
☒	☐	All building entrances/exits shown	Reduced Copy (8-1/2"x11" B/W; 1 per application):						2
☒	☐	Use of all rooms noted/labeled	NOTES: SUP and VAR						
☒	☐	Maximum Occupancy (per I.B.C.)							
☐	☒	Seating Capacity (where applicable)							
CONTINUED NEXT PAGE									

CITY OF LAS VEGAS
Planning & Development Department
SUBMITTAL CHECKLIST (CONT.)**THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.**

Owner / Applicant / Representative:	Conan & Jessica Turner Conan Turner	Application Type(s):	Special Use Permit Variance
APN(s):	138-02-811-030	Application Purpose:	Accessory Structure (Class I) / Accessory Structure (Class II) / exceeds 50% of the floor area of the main dwelling / non-aesthetically compatible materials
Location:	6308 Jennifer Court	Pre-App. Meeting Date:	12/13/10
Ward:	6 - Ross	Submittal Deadline:	12/23/10 - no later than 2:00 pm
Planner's Signature:	<i>Steve Swanton</i> 12/23/10	Earliest PC / CC Meeting Dates:	02/08/11 PC - 03/16/11 CC (Cycle 2)
Planner:	Steve Swanton, Senior Planner - 229-4714		

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 no later than 15 days prior 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.



July 7, 2011

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

Mr. and Mrs. Conan Turner
6308 Jennifer Court
Las Vegas, Nevada 89108

RE: SUP-40577 - SPECIAL USE PERMIT
RELATED TO VAR-40579
CITY COUNCIL MEETING OF JULY 8, 2011

Dear Mr. Turner:

The City Council at a regular meeting held July 6, 2011, Accepted the WITHDRAWAL WITHOUT PREJUDICE of the request for a Special Use Permit FOR A PROPOSED 1,067 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) WITH KITCHEN at 6308 Jennifer Court (APN 138-02-811-030), R-E (Residence Estate) Zone.

The Notice of Final Action was filed with the Las Vegas City Clerk on July 7, 2011.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lean Coleman".

Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Steve Gebeke

From: TURNER, CONAN [CONAN.TURNER@scppool.com]
Sent: Friday, July 01, 2011 1:44 PM
To: Steve Gebeke
Subject: RE: VAR-40579 and SUP-40577

As discussed, I am sending my withdrawal without prejudice letter for case numbers VAR-40579 and SUP-40577 as needed to withdraw from consideration at the 07/06 City Council meeting and submit a new Variance for a different project.

Thank you,
Conan Turner

From: Steve Gebeke [<mailto:sgebeke@LasVegasNevada.GOV>]
Sent: Wed 6/29/2011 6:24 PM
To: TURNER, CONAN
Subject: VAR-40579 and SUP-40577

Mr. Turner-

As discussed, a letter requesting **withdrawal without prejudice** for case numbers VAR-40579 and SUP-40577 is needed if you wish to withdraw them from consideration at the 07/06 City Council meeting and submit a new Variance for a different project. You may respond to this email with the request; please "sign" the email with your name and contact information. If you have any questions regarding the new submittal, please contact me. Thanks.

Steve Gebeke, AICP

Planning Supervisor
City of Las Vegas
Department of Planning
(702) 229-5410 Office
(702) 385-7268 Fax

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail.

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LAS VEGAS CITY COUNCIL

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MAYOR

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MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

June 1, 2011

Mr. and Mrs. Conan Turner
6308 Jennifer Court
Las Vegas, Nevada 89108

RE: SUP-40577 - SPECIAL USE PERMIT
RELATED TO VAR-40579
CITY COUNCIL MEETING OF JUNE 1, 2011

Dear Mr. and Mrs. Turner:

The City Council at a regular meeting held June 1, 2011, HELD IN ABEYANCE the request for a Special Use Permit FOR A PROPOSED 1,067 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) WITH KITCHEN at 6308 Jennifer Court (APN 138-02-811-030), R-E (Residence Estate) Zone.

This item will be heard during the 1:00 p.m. Planning discussion portion of the July 6, 2011 City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,


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

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

VOICE 702.229.6011
TTY 702.388.9108
www.lasvegasnevada.gov



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

April 7, 2011

Mr. and Mrs. Conan Turner
6308 Jennifer Court
Las Vegas, Nevada 89108

RE: SUP-40577 - SPECIAL USE PERMIT
RELATED TO VAR-40579
CITY COUNCIL MEETING OF APRIL 6, 2011

Dear Mr. Turner:

The City Council at a regular meeting held April 6, 2011, HELD IN ABEYANCE the request for a Special Use Permit FOR A PROPOSED 1,067 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) WITH KITCHEN at 6308 Jennifer Court (APN 138-02-811-030), R-E (Residence Estate) Zone.

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the June 1, 2011 City Council Meeting. It is recommended that you or your representative be in attendance 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 cursive script, appearing to read "Lean Coleman".

Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-06-09

Carman Burney

From: Flinn Fagg
Sent: Wednesday, March 30, 2011 4:43 PM
To: Doug Rankin
Cc: Steve Gebeke; Carman Burney
Subject: FW: Re: City Council 4-6-2011

FYI

From: Michelle Thackston
Sent: Wednesday, March 30, 2011 4:42 PM
To: Beverly Bridges
Cc: Flinn Fagg
Subject: Re: City Council 4-6-2011

Beverly,

Councilman Ross met with Conan Turner who is the applicant for Item #83 – VAR-40579 & Item #84—SUP-40577. Mr. Turner would like these items abeyed for 60 days to allow him time to work with P&D for this site.

If you have any questions, please feel free to contact me.

Thanks,

Michelle Thackston
Executive Assistant
Councilman Steve Ross, Ward 6
mthackston@lasvegasnevada.gov
(702)229-6154



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

March 17, 2011

Mr. and Mrs. Conan Turner
6308 Jennifer Court
Las Vegas, Nevada 89108

RE: SUP-40577 - SPECIAL USE PERMIT
RELATED TO VAR-40579
CITY COUNCIL MEETING OF MARCH 16, 2011

Dear Mr. Turner:

The City Council at a regular meeting held March 16, 2011, HELD IN ABEYANCE the request for a Special Use Permit FOR A PROPOSED 1,067 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) WITH KITCHEN at 6308 Jennifer Court (APN 138-02-811-030), R-E (Residence Estate) Zone.

This item will be heard during the 1:00 p.m. Planning discussion portion of the April 6, 2011, City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,


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

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

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

February 9, 2011

Mr. and Mrs. Conan Turner
6308 Jennifer Court
Las Vegas, Nevada 89108

**RE: SUP-40577 - SPECIAL USE PERMIT RELATED TO VAR-40579
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2011**

Dear Mr. Turner:

Your request for a Special Use Permit FOR A PROPOSED 1,067 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) WITH KITCHEN at 6308 Jennifer Court (APN 138-02-811-030), R-E (Residence Estate) Zone, Ward 6 (Ross), was considered by the Planning Commission on February 8, 2011.

The Planning Commission voted to recommend **DENIAL** of your request because it determined the proposed structure would not compatible with the surrounding development.

This item will be considered by the City Council on **March 16, 2011**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. **The Council requires that you or your representative be present at this meeting.** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Steve Gebeke, AICP
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





January 19, 2011

Mr. and Mrs. Conan Turner
6308 Jennifer Court
Las Vegas, Nevada 89108

**RE: SUP-40577 - SPECIAL USE PERMIT RELATED TO VAR-40579
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2011**

Dear Mr. and Mrs. Turner:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **February 8, 2011** 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 **Wednesday, January 26, 2011** 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 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

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
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ELIZABETH N. FRETWELL
CITY MANAGER

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

VOICE 702.229.6011
TTY 702.386.9108
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FM-0044-08-09



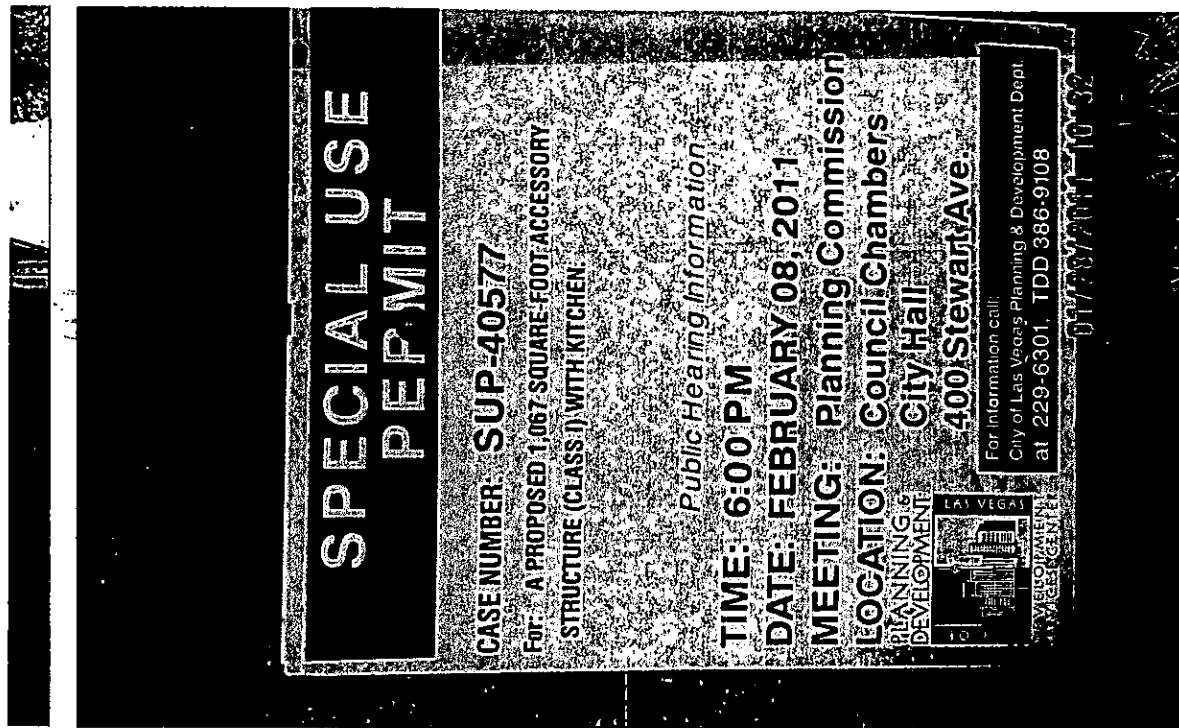
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: SUP-40577

MEETING DATE: 02/08/11 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

1-28-11
Date

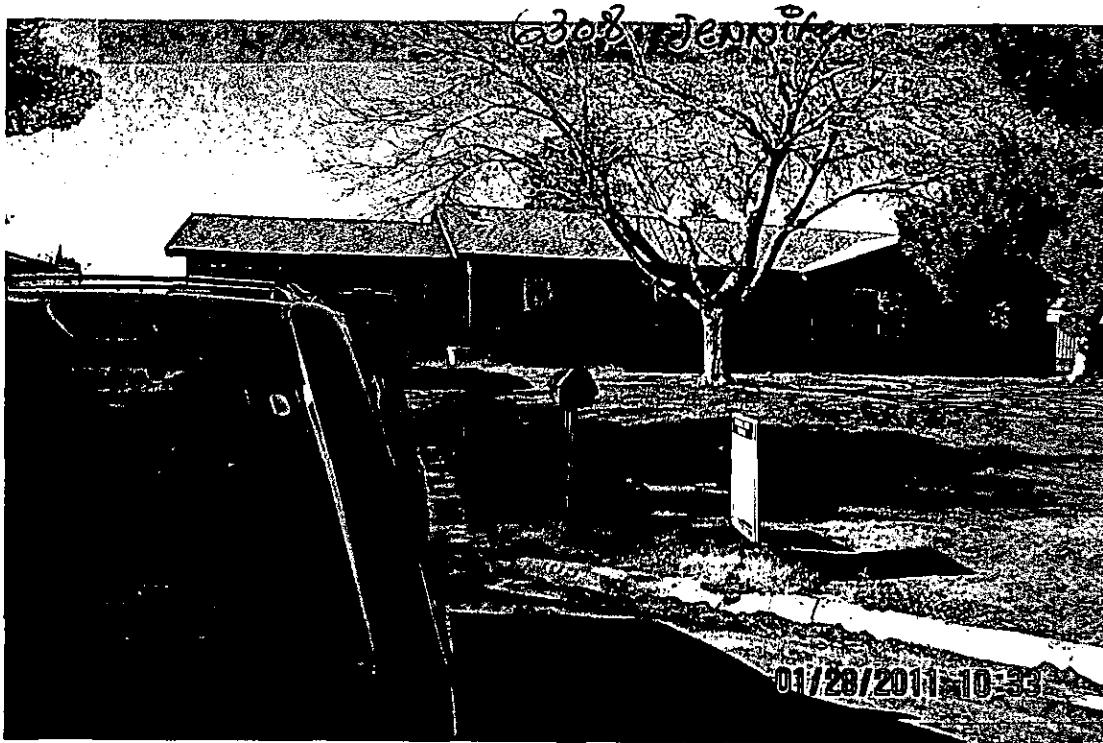
This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 333 North Rancho Drive, 3rd Floor during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

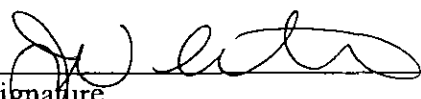


CASE

MEET

Sign Pl
Code, w
schedule




Signature

1-28-11
Date

This affidavit must be returned to the Planning and Development Department, 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.

Application Information

VAR-40579 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CONAN AND JESSICA TURNER - Request for a Variance TO ALLOW TWO PROPOSED ACCESSORY STRUCTURES (CLASS I AND CLASS II) WITH A COMBINED FLOOR AREA OF 3,467 SQUARE FEET WHERE 809 SQUARE FEET IS THE MAXIMUM ALLOWED, TO ALLOW AN ACCESSORY STRUCTURE (CLASS II) TO NOT BE AESTHETICALLY COMPATIBLE (METAL) WITH THE PRINCIPAL DWELLING UNIT (STUCCO), AND TO ALLOW BOTH ACCESSORY STRUCTURES TO BE 13 FEET SIX INCHES WHERE 13 FEET IS THE MAXIMUM ALLOWED on 0.45 acres at 6308 Jennifer Court (APN 138-02-811-030), R-E (Residence Estates) Zone, Ward 6 (Ross).

SUP-40577 - SPECIAL USE PERMIT RELATED TO VAR-40579 - PUBLIC HEARING - APPLICANT/OWNER: CONAN AND JESSICA TURNER - Request for a Special Use Permit FOR A PROPOSED 1,067 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) WITH KITCHEN at 6308 Jennifer Court (APN 138-02-811-030), R-E (Residence Estate) Zone, Ward 6 (Ross).

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89107. 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 Location



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

Public Hearing Information

Meeting: Planning Commission
Date: February 08, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Application Information

VAR-40579 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CONAN AND JESSICA TURNER - Request for a Variance TO ALLOW TWO PROPOSED ACCESSORY STRUCTURES (CLASS I AND CLASS II) WITH A COMBINED FLOOR AREA OF 3,467 SQUARE FEET WHERE 809 SQUARE FEET IS THE MAXIMUM ALLOWED, TO ALLOW AN ACCESSORY STRUCTURE (CLASS II) TO NOT BE AESTHETICALLY COMPATIBLE (METAL) WITH THE PRINCIPAL DWELLING UNIT (STUCCO), AND TO ALLOW BOTH ACCESSORY STRUCTURES TO BE 13 FEET SIX INCHES WHERE 13 FEET IS THE MAXIMUM ALLOWED on 0.45 acres at 6308 Jennifer Court (APN 138-02-811-030), R-E (Residence Estates) Zone, Ward 6 (Ross).

SUP-40577 - SPECIAL USE PERMIT RELATED TO VAR-40579 - PUBLIC HEARING - APPLICANT/OWNER: CONAN AND JESSICA TURNER - Request for a Special Use Permit FOR A PROPOSED 1,067 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) WITH KITCHEN at 6308 Jennifer Court (APN 138-02-811-030), R-E (Residence Estate) Zone, Ward 6 (Ross).

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89107. 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 Location



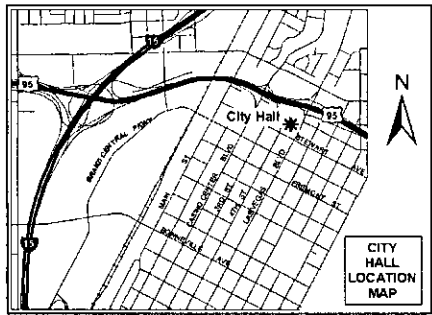
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: February 08, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

City of Las Vegas
Planning & Development Department
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89107

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

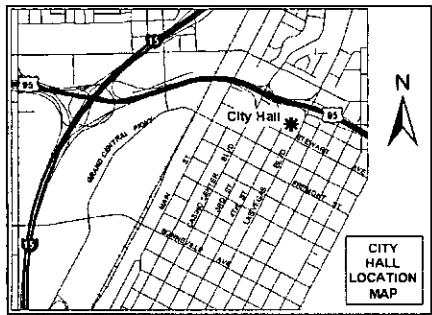
I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-40579 & SUP-40577
Planning Commission Meeting of 2/8/2011

City of Las Vegas
Planning & Development Department
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89107

Return Service Requested
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☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-40579 & SUP-40577
Planning Commission Meeting of 2/8/2011

Development Notification

PC Meeting: February 8, 2011a

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:

SUP-40577

Desert Pine Villas

Mountain Gate HOA

Northwest Area Residents Association NCG

Northwest Citizens Board NA

Park San Miguel Property Owners Association

Plaza San Miguel HOA

Rosewood Estates

Sunhampton HOA

The Rancho Alta Mira HOA

Willowdale Park HOA

Woodcrest HOA

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; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: January 12, 2011
Re: **SUP-40577** Conan and Jessica Turner 6308 Jennifer Ct.
Request for a Special Use Permit for a proposed 1,067 square-foot accessory structure

COMMENTS:

We have no comment on the request for a Special Use Permit for a proposed 1,067 square-foot accessory structure (class I) with kitchen at 6308 Jennifer Court.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

VAR-40579

SUP-40577

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ALBERT SUNG	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	RICK SCHROEDER	DSC

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
*TEFO (DPW)	REBECCA WHITLOCK	2900 RONEMUS
*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 ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT**

< US MAIL DELIVERY >

SUP
12/23/2010

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

VAR-40579 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CONAN AND JESSICA TURNER - Request for a Variance TO ALLOW TWO PROPOSED ACCESSORY STRUCTURES (CLASS I) AND (CLASS II) WITH A COMBINED FLOOR AREA OF 3,467 SQUARE-FEET WHERE 809 SQUARE FEET IS THE MAXIMUM ALLOWED, TO ALLOW AN ACCESSORY STRUCTURE TO NOT BE AESTHETICALLY COMPATIBLE METAL WITH THE PRINCIPAL DWELLING UNIT (STUCCO), AND TO ALLOW AN ACCESSORY STRUCTURE TO EXCEED THE HEIGHT OF THE PRINCIPAL DWELLING UNIT BY SIX INCHES on 0.45 acres at 6308 Jennifer Court (APN 138-02-811-030), R-E (Residence Estates) Zone, Ward 6 (Ross).

SUP-40577 - SPECIAL USE PERMIT RELATED TO VAR-40579 - PUBLIC HEARING - APPLICANT/OWNER: CONAN AND JESSICA TURNER - Request for a Special Use Permit FOR A PROPOSED 1,067 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) WITH KITCHEN at 6308 Jennifer Court (APN 138-02-811-030), R-E (Residence Estate) Zone, Ward 6 (Ross).

PLANNING COMMISSION: **FEBRUARY 8, 2011**
CITY COUNCIL: **MARCH 16, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **JANUARY 6, 2011**

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:

YR

Report Date 12/23/2010 03:54 PM

Submitted By

Page 1

A/P # 40577 SPECIAL USE PERMIT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	12/23/2010 13:08	983052	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

SUP-40577 - SPECIAL USE PERMIT RELATED TO VAR-40579 - PUBLIC HEARING - APPLICANT/OWNER: CONAN AND JESSICA TURNER - Request for a Special Use Permit FOR A PROPOSED 1,067 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) WITH KITCHEN at 6308 Jennifer Court (APN 138-02-811-030), R-E (Residence Estate) Zone, Ward 6 (Ross).

Parent A/P #

Project #	40577	Project/Phase Name	TURNER RESIDENCE	Phase #	
Size/Area	0.00	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 13802811030

Location

Owner/Tenant

Contact ID AC1659721	Name	TURNER CONAN & JESSICA	
Mailing Address 6308 JENNIFER CT	Organization		
City LAS VEGAS	State/Province NV		
ZIP/PC 89108-5201	Country		☐ Foreign
Day Phone (702)858-7663 x	Evening Phone		
Fax	Mobile #		

A/P Linked Addressee

No Addresses are linked to this Application

Linked Addressee

6308 JENNIFER CT
LAS VEGAS, 89108-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcel

No Parcels are linked to this Application

A/P Linked Parcels

13802811030

Report Date 12/23/2010 03:54 PM

Submitted By

Page 2

Applicants/Contacts

Primary Y Capacity OWNER Contact ID AC1659721 ☐ Foreign
Effective Expire
Name TURNER CONAN & JESSICA
Day Phone (702)858-7663 x Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 6308 JENNIFER CT
LAS VEGAS, NV 89108-5201
Seasonal Addr

Valid From To
Comments conan turner - 858-7663

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	12/23/2010 13:18	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	12/23/2010 13:18	30.00
PROCESSING FEE	P	12/23/2010 13:18	500.00
Total Unpaid	0.00	Total Paid	1030.00

Inspections

There are no inspections for this Report

Review Activities	Review #	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
-------------------	----------	-------------	---	--------	--------	--------	---------	-----------	---------

Activity Review Details

Detail SUBMITTAL CHECKLIST (SUP) Modified By FSOLIS Modified Date/Time 12/23/2010 13:08
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 Colored)
Y	Application/Petition Form	Y	Floor Plan, if Applicable (1 Folded, 1 Rolled)
Y	Deed and Legal Description	Y	Laser Print Site Plan
Y	Justification Letter	Y	Laser Print Floor Plan
N	DINA (Not Always Required)	Y	Statement of Financial Interest

N Business Licensing Requirements Met

Y Business License Exempt

Report Date 12/23/2010 03:54 PM

Submitted By

Page 3

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

No Conditions

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

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

SPECIAL USE PERMIT

N DINA Required? N Will this go to the City Council? Hearing Type
Public or Admin? PUBLIC
N Project of Regional Significance?
N Parent Project link required? Is there a condition of approval for a Required Review?
if yes, when does it need to be reviewed?

Type of Use
ACCESSORY STRUCTURE, (CLASS I)

N Is this an Alcohol related Use? 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
02/08/2011	PC	SCHEDULED		0	0	0
FSOLIS	12/23/2010					

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# 970040 12/23/2010 13:19 0.00
CONAN TURNER, NEVADA FEDERAL C/U 637408, 702.858.7663 (40577, 40579)

No Model Home Details

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Conan and Jessica Turner SUP
 Project Address (Location) 6308 Jennifer Ct. Las Vegas NV 89108
 Project Name _____ Proposed Use _____
 Assessor's Parcel #(s) 13802811030 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Conan and Jessica Turner Contact _____
 Address 6308 Jennifer Ct. Phone: 702 858-7623 Fax: _____
 City Las Vegas State NV Zip 89108
 E-mail Address tjackqueli@aol.com

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

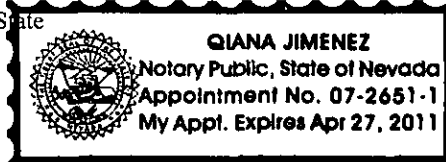
REPRESENTATIVE _____ Contact _____
 Address _____ Phone: _____ Fax: _____
 City SAME State _____ Zip _____
 E-mail Address _____

Property Owner Signature* J. Turner
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name Jessica Turner
 Subscribed and sworn before me
 This 21 day of December, 20 10
Chris Jones

FOR DEPARTMENT USE ONLY

Case #	<u>SUP-40577</u>
Meeting Date:	<u>2-8-10</u>
Total Fee:	<u>1030</u>
Date Received:*	<u>1/22/10</u>
Received By:	<u>FS</u>

Notary Public in and for said County and State



*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.
 \depo\Application Packet\Application Form.pdf



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-40577** APN: 138-02-811-036
Name of Property Owner: Jessica Turner
Name of Applicant: Jessica Turner
Name of Representative: Jessica Turner

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: _____

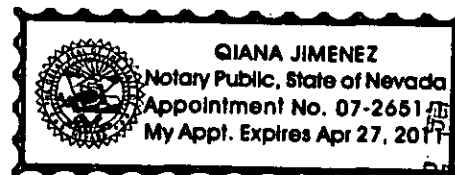
Signature of Property Owner: J. Turner

Print Name: Jessica Turner

Subscribed and sworn before me

This 21 day of December, 20 10

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



RECEIVED
DEC 23 2010

December 22, 2010

Conan and Jessica Turner
6308 Jennifer Ct.
Las Vegas NV 89108
702-858-7663

To Whom It May Concern:

I am writing this to request a special use permit variance for the above noted address. I am planning on adding a mother-in-law's quarters equaling 1,067 sq ft. which exceeds the 50% floor area of the main structure. My mother has MS and requires use of a wheelchair and also requires a lot of my assistance. The need for a storage structure is required also for her belongings of 60 years. This structures sq. footage is 2,400 which also exceed the 50% floor area.

I also request the variances for non-esthetically compatible materials since the new mother-in-law's quarter will be stucco, but the existing house is stucco, brick, and siding. I will be upgrading the main residence to stucco to match the new structure in the future so that it all will be stylish when we are complete. The storage building is a pre-manufactured steel structure which comes in any color which will be a tan to match the proposed stucco.

A variance is also needed for the fact that the finished height of the proposed storage building will be 6" higher at the midpoint as measures from the average finished grade of the structure to the midpoint between the base of the roof and the peak, than the main existing residence since the plate height of the main residence is 8'-0" and the proposed storage buildings plate height is 10'-0". The overall finished height of the proposed structures will not exceed the finished height of the main residence, though.

The neighbors that occupy the lots surrounding our property have been notified of the proposed construction and seem to have no problems with the improvements we desire to make to our lot. They have all done similar or larger projects in the past and realize that a presidence has been set and that it would be unjust to allow certain residents to do projects but others not to. They also realize that our proposed projects will help keep our lot orderly and pleasing to the eye, which in turn helps every ones property values.

We sincerely appreciate your time. If you have any questions or comments regarding this matter please feel free to contact us at the number listed above.

Sincerely,
Conan and Jessica Turner

VAR-40579
SUP-40577

REC-11

DEC 23 2010

City of Las Vegas



20090526-0003282

Fee: \$16.00 RPTT: \$1,081.20

N/C Fee: \$0.00

05/26/2009 15:13:58

T20090182851

Requestor:

TICOR TITLE LAS VEGAS

Debbie Conway SOL

Clark County Recorder Pgs: 4

APN No.: 138-02-811-030

Space Above for Recorder's Use Only

Escrow No.: 9140050-ND

R.P.T.T: \$1,081.20

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH That Robert W. Pritchard, ~~an unmarried man~~
a married man as his sole and separate property, who acquired title as*
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby
Grant, Bargain, Sell and

Convey to

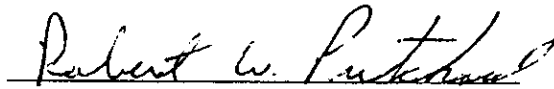
Conan Turner and Jessica Turner, husband and wife as Joint Tenants

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

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

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

*an unmarried man


Robert W. Pritchard

SEE PAGE TWO (2) FOR NOTARY ACKNOWLEDGEMENT

RECEIVED

DEC 23 2010

City of Las Vegas

Title No. TT14-TT09140050

LEGAL DESCRIPTION

EXHIBIT "A"

Assessor's Parcel No: 138-02-811-030

Lot Thirteen (13) in Block One (1) of BIG SKY RANCH ESTATES UNIT NO. 2, as shown by map thereof on file in Book 20 of Plats, Page 57 in the Office of the County Recorder of Clark County, Nevada.

ASSESSOR'S COPY

Darline Reeder

From: Doug Rankin
Sent: Tuesday, March 08, 2011 6:58 AM
To: Darline Reeder; Michelle Thackston; Tuesday James
Cc: Flinn Fagg; Steve Gebeke; Steve Swanton; Carman Burney; Mark Rex; Jorge Morteo; Michael Howe; Yorgo Kagafas; Romeo Gumarang; John Grider
Subject: RE: Neighborhood Meeting - VAR-40579 & SUP-40577 - CC: 03/16/2011

Meeting Start time 6:04

Meeting End time 6:45

Attendance: 2 members of the public, 3 members of the development team, 1 member of the Council Office, 1 member of the Department of Planning

Concerns

Accessory structure would be rented out

Applicant agreed to a condition of approval that the unit would not be rented or offered for rent

Overall the public supported the project

Please note that starting Monday, January 24th the Planning & Development Department will have moved to our new location at 333 N. Rancho Drive (at Sown on Rd.). We appreciate your patience as we relocate to this location.

Doug Rankin, AICP
Planning Manager
City of Las Vegas
229-5408

From: Darline Reeder
Sent: Monday, February 28, 2011 9:55 AM
To: Michelle Thackston; Tuesday James
Cc: Flinn Fagg; Doug Rankin; Steve Gebeke; Steve Swanton; Carman Burney; Mark Rex; Jorge Morteo; Michael Howe; Yorgo Kagafas; Romeo Gumarang; John Grider
Subject: Neighborhood Meeting - VAR-40579 & SUP-40577 - CC: 03/16/2011

There is a Neighborhood Meeting scheduled for Monday, March 7, 2011 at 6:00 p.m., to be held at 4079 North Rancho Drive, Suite 150, Las Vegas, NV, 89130. (Cross streets are Rancho Drive and Alexander Road)

VAR-40579 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CONAN AND JESSICA TURNER
- Request for a Variance TO ALLOW TWO PROPOSED ACCESSORY STRUCTURES (CLASS I AND CLASS II) WITH A COMBINED FLOOR AREA OF 3,467 SQUARE FEET WHERE 809 SQUARE FEET IS THE MAXIMUM ALLOWED, TO ALLOW AN ACCESSORY STRUCTURE (CLASS II) TO NOT BE AESTHETICALLY COMPATIBLE (METAL) WITH THE PRINCIPAL DWELLING UNIT (STUCCO), AND TO ALLOW BOTH ACCESSORY STRUCTURES TO BE 13 FEET SIX INCHES WHERE 13 FEET IS THE

MAXIMUM ALLOWED on 0.45 acres at 6308 Jennifer Court (APN 138-02-811-030), R-E (Residence Estates) Zone, Ward 6 (Ross).

SUP-40577 - SPECIAL USE PERMIT RELATED TO VAR-40579 - PUBLIC HEARING - APPLICANT/OWNER: CONAN AND JESSICA TURNER - Request for a Special Use Permit FOR A PROPOSED 1,067 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) WITH KITCHEN at 6308 Jennifer Court (APN 138-02-811-030), R-E (Residence Estate) Zone, Ward 6 (Ross).

Project Name VAR-40579 & SUP-40577

Conversation between CLV Representative(s): _____
and, _____

Name

Company/Department

Phone

FAX

 see Meeting Attendance Sheet

Comments:

Stat: 6.09
End:

Act 2 public (support)

Concerns:

A Future Rentals of unit.

2 Request of

Computer Color Elevations

Council

Revised?
Plans

Public Notice

Feb. 8th Notice

IN CONCEPT

onset of
March 16th — 0730



DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101
702-229-6301

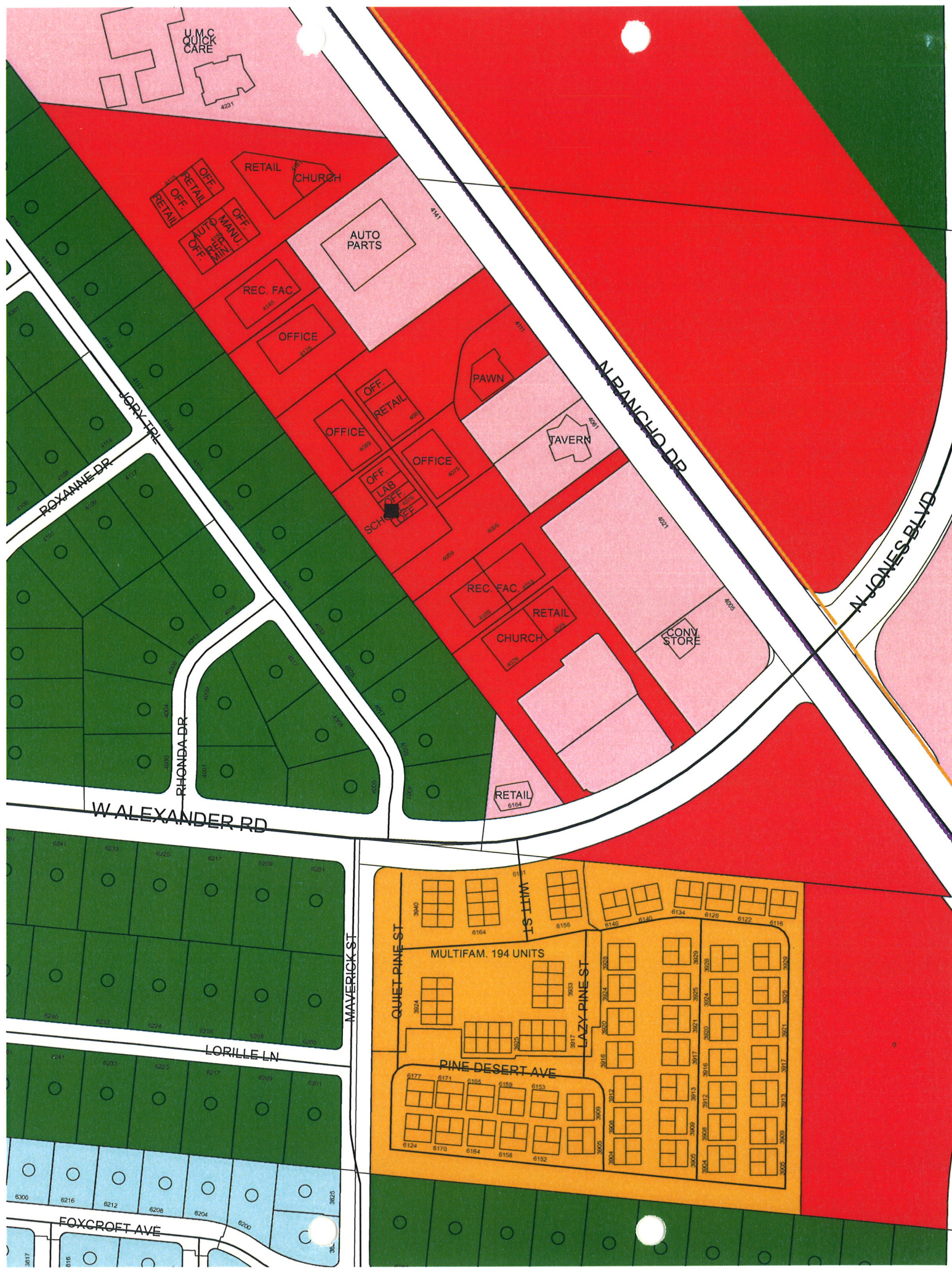
City of Las Vegas

4079 N. RANCHO DR. #150 - LV NV 89130

Meeting Attendance Sheet

Date:	3-07-11
Time:	6:00 PM
Page	of

Name	Company/Department	Address	Phone	Fax
1				
2				
3				
4				
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17				





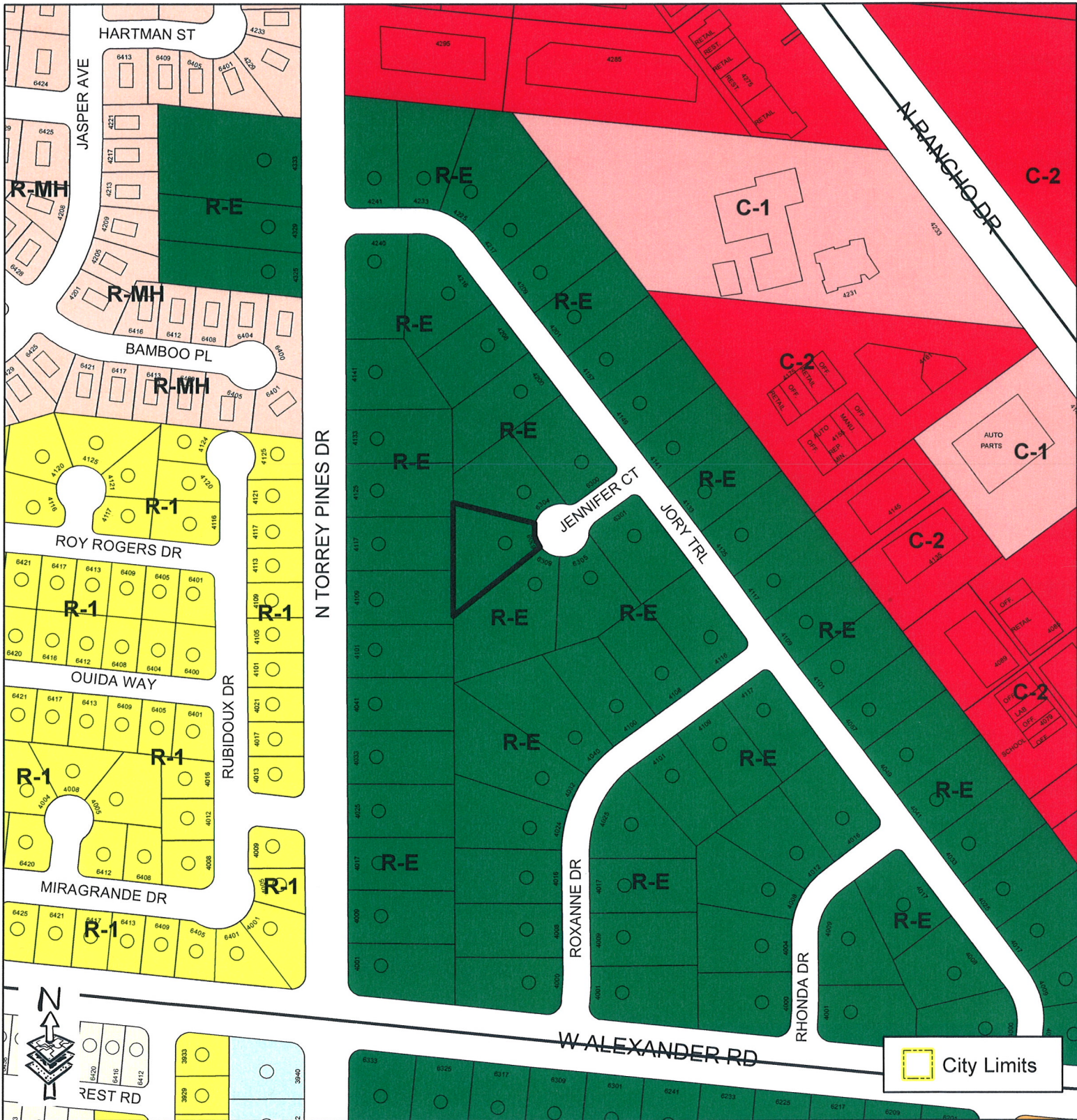
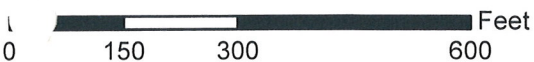
Data current as of: March 7, 2011



GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity, this map is for reference only.
Geographic Information System
Planning & Development Dept
702-229-6301



SUP-40577 Zoning



- | | | |
|--|--|-------------------------------|
| U - Undeveloped (GPA Designation) | R-3 - Medium Density Residential | C-2 - General Commercial |
| R-A - Ranch Acres | R-4 - High Density Residential | C-M - Commercial Industrial |
| R-E - Residence Estates | R-5 - Apartment | M - Industrial |
| R-D - Single-Family Residential Restricted | R-MHP - Residential Mobile/Manufacture Home Park | C-V - Civic |
| R-PD - Residential Planned Development | P-R - Professional Offices And Parking | C-PB - Planned Business Park |
| R-1 - Single Family Residential | N-S - Neighborhood Services | P-C - Planned Community |
| R-MH - Mobile/Manufactured Home Residence | O - Office | PD - Planned Development |
| R-CL - Single-Family Compact Lot | C-D - Designed Commercial | TC - Town Center |
| R-2 - Medium-Low Density Residential | C-1 - Limited Commercial | T-D - Traditional Development |

 ROI Zoning

Data current as of: March 7, 2011

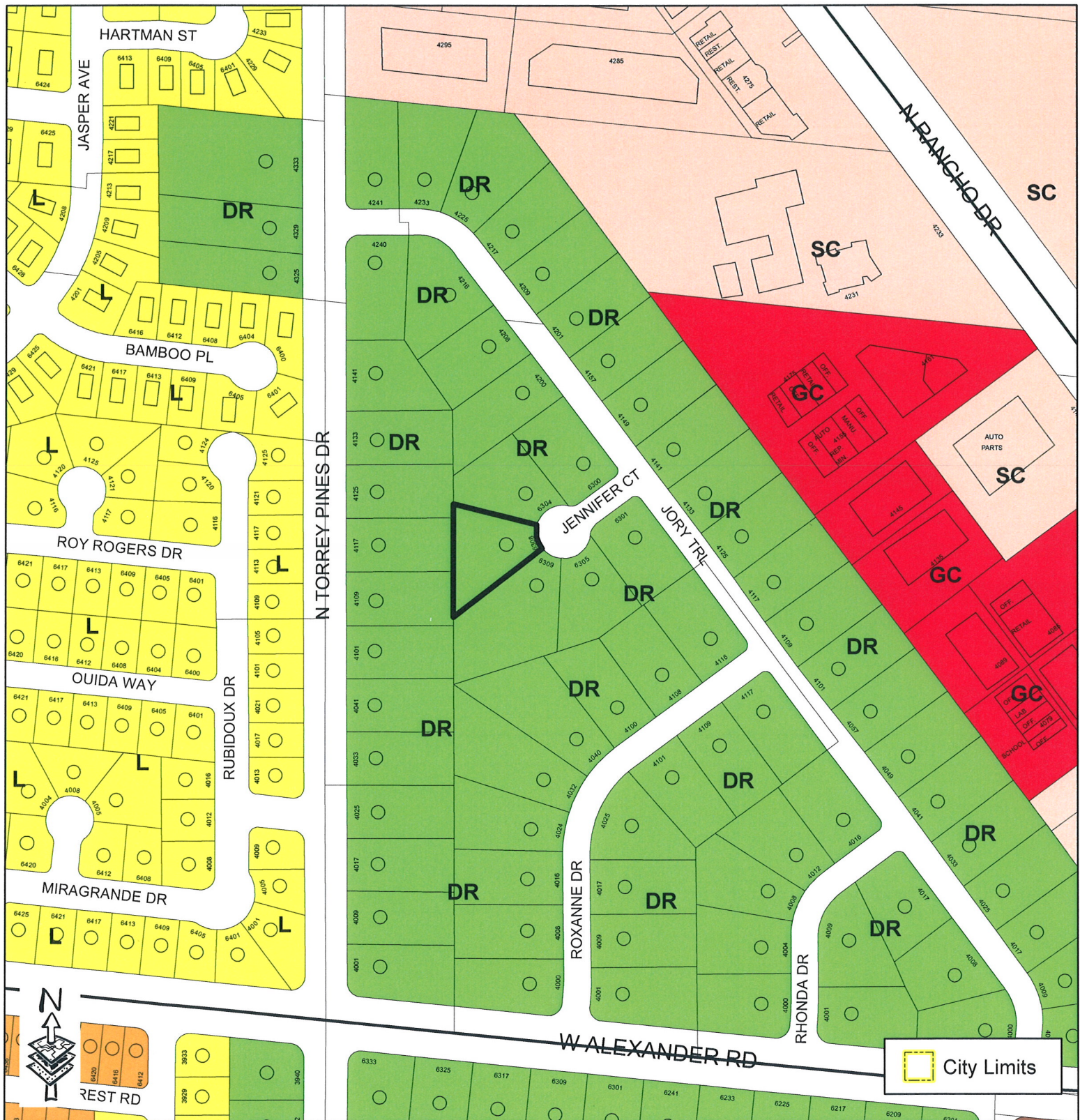


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Geographic Information System
Planning & Development Dept
702-229-6301



SUP-40577 General Plan/Future Land Use

0 150 300 600 Feet



- | | | |
|---------------------------------|--------------------------------------|--------------------------------|
| Rural Neighborhood Preservation | Service Commercial | Public Facility - School |
| Rural Estates | General Commercial | Public Facility - Clark County |
| Desert Rural | Tourist Commercial | Town Center |
| Rural | Las Vegas Medical District | Resource Conservation |
| Low | Light Industrial / Research | Downtown - Commercial |
| Medium - Low | Planned Community Development | Downtown - Mixed Use |
| Medium - Low Attached | Traditional Neighborhood Development | Not in City |
| Medium | Downtown Redevelopment Area | Right-of-Way |
| High | Parks/Recreation/Open Space | |
| Office | Public Facility | |

Data current as of: March 7, 2011



GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept
702-229-6301



RUBIDOUX DR

N TORREY PINES DR

W ALEXANDER RD

ROXANNE DR

JENNIFER CT

RHONDA DR

JORY TR

Darline Reeder

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Sent: Monday, February 28, 2011 9:55 AM
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Romeo
Amended
Application

Plate Height
vs
Roof

NEIGHBORHOOD MEETING NOTICE

Date of meeting: Monday March 7th, 2011

Time: 6:00 pm

Location: 4079 N Ranch Dr.

Suite 150

Las Vegas, NV 89130

(Cross Streets are Alexander and Rancho)

*** Covered and handicap parking available**

Topic: VAR-40579

SUP-40577

The following applications in the City of Las Vegas are scheduled to be placed on March 16th, 2011
City of Las Vegas City Council agenda:

VAR-40579- VARIANCE-PUBLIC HEARING-APPLICATN/OWNER: CONAN AND JESICA TURNER-
Request for a Variance TO ALLOW TWO PROPOSED ACCESSORY STRUCTURES (CLASS I AND CLASS II)
WITH A COMBINED FLOOR AREA OF 3,467 SQUARE FEET WHERE 809 SQUARE FEET IS THE MAXIMUM
ALLOWED, TO ALLOW AN ACCESSORY STRUCTURE (CLASSII) TO NOT BE AESTHETICALLY COMPATIBLE
(METAL) WITH THE PRINCIPAL DWELLING UNIT (STUCCO), AND TO ALLOW BOTH ACCESSORY
STRUCTURES TO BE 13 FEET SIX INCHES WHERE 13 FEET IS THE MAXIMUM ALLOWED ON .045 acres at
6308 Jennifer Court (APN 138-02-811-030), R-E (Residence Estates) Zone, Ward 6 (Ross).

SUP-40577- SPECIAL USE PERMIT RELATED TO VAR-40579- PUBLIC HEARING- APPLICANT/OWNER:
CONAN AND JESSICA TURNER- Request for a Special Use Permit FOR A PROPOSED 1,067 SQUARE-FOOT
ACCESSORY STRUCTURE (CLASS I) WITH KITCHEN at 6308 Jennifer Court (APN 138-02-811-030), R-E
(Residence Estate) Zone Ward 6 (Ross).

Proposed sq. ft.
The Proposed 2400 sq. ft. accessory structure (class II) for storage, will not be a part of the variance
request. However, the proposed accessory structure (class I) will remain. The height will remain
the same of existing structure.

as
For any comments or questions regarding this information please contact Conan Turner @ (702)858-7663.
Please leave a brief message and return phone number and he will return your call as soon as possible.

Contact name and phone number the night of the meeting is also Conan Turner, @ (702) 858-7663.

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

VARIANCE

Report Date 03/03/2011 07:07 AM

Submitted By

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A/P # 40579 Type VAR Issued Date Issued By

Parcel 13802811030

Location

Owner TURNER CONAN & JESSICA

Phone (702)858-7663 x

Address 6308 JENNIFER CT

LAS VEGAS NV 89108-5201

Country

☐ Foreign

Applicant's Full Name TURNER CONAN & JESSICA

Day Phone (702)858-7663 x

Fax

Address 6308 JENNIFER CT

Pager

LAS VEGAS NV

89108-5201

Fees

NOTIFICATION & ADVERTISING FEE	500.00
RECORDING OF NOTICE OF ZONING ACTION	30.00
PROCESSING FEE	300.00
<u>Total Paid</u>	830.00

Declared Value 0.00

Type of Work

Calculated Value 0.00

Square Footage

0.46 ACRE

Actual Value 0.00

Comments

VAR-40579 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CONAN AND JESSICA TURNER - Request for a Variance TO ALLOW TWO PROPOSED ACCESSORY STRUCTURES (CLASS I AND CLASS II) WITH A COMBINED FLOOR AREA OF 3,467 SQUARE FEET WHERE 809 SQUARE FEET IS THE MAXIMUM ALLOWED, TO ALLOW AN ACCESSORY STRUCTURE (CLASS II) TO NOT BE AESTHETICALLY COMPATIBLE (METAL) WITH THE PRINCIPAL DWELLING UNIT (STUCCO), AND TO ALLOW BOTH ACCESSORY STRUCTURES TO BE 13 FEET SIX INCHES WHERE 13 FEET IS THE MAXIMUM ALLOWED on 0.45 acres at 6308 Jennifer Court (APN 138-02-811-030), R-E (Residence Estates) Zone, Ward 6 (Ross).

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

SPECIAL USE PERMIT

Report Date 03/03/2011 07:07 AM

Submitted By

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A/P # 40577 Type SUP Issued Date Issued By

Parcel 13802811030

Location

Owner TURNER CONAN & JESSICA

Phone (702)858-7663 x

Address 6308 JENNIFER CT
LAS VEGAS NV 89108-5201

Country ☐ Foreign

Applicant's Full Name TURNER CONAN & JESSICA

Day Phone (702)858-7663 x

Fax

Address 6308 JENNIFER CT
LAS VEGAS NV
89108-5201

Pager

Fees

NOTIFICATION & ADVERTISING FEE	500.00
PROCESSING FEE	500.00
RECORDING OF NOTICE OF ZONING ACTION	30.00
MAILING LABEL FEE	50.00
<u>Total Paid</u>	1080.00

Declared Value 0.00

Type of Work

Calculated Value 0.00

Square Footage

0.00

Actual Value 0.00

Comments

SUP-40577 - SPECIAL USE PERMIT RELATED TO VAR-40579 - PUBLIC HEARING - APPLICANT/OWNER: CONAN AND JESSICA TURNER - Request for a Special Use Permit FOR A PROPOSED 1,057 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) WITH KITCHEN at 6308 Jennifer Court (APN 138-02-811-030), R-E (Residence Estate) Zone, Ward 6 (Ross).

Signature of Owner (If Owner Builder)

Date

Signature of Contractor or Authorized Agent

Date