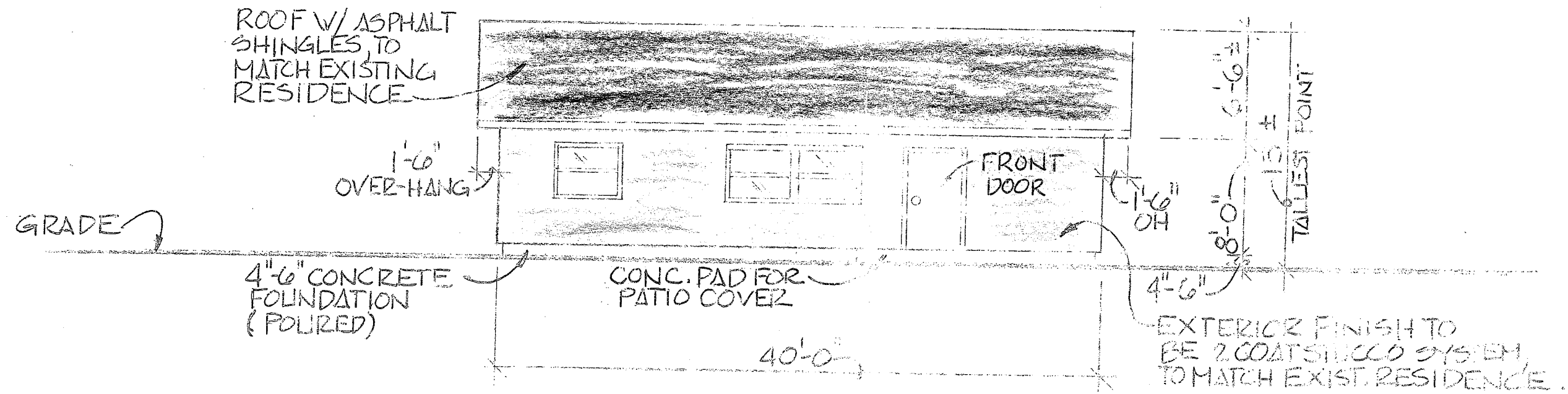


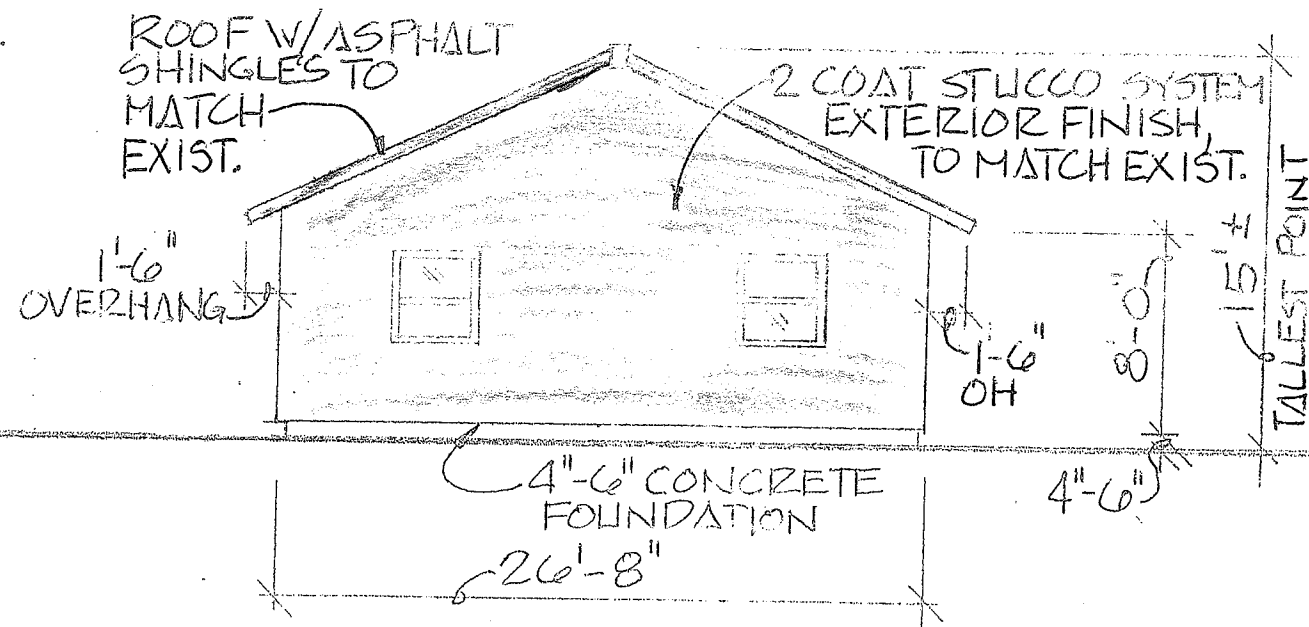
PROPOSED PRE-MFG. MOTHER-IN-LAW QUARTERS ELEVATION (EAST)

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



NORTH SIDE ELEVATION

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



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.

SCANNED

RECEIVED

DEC 23 2010

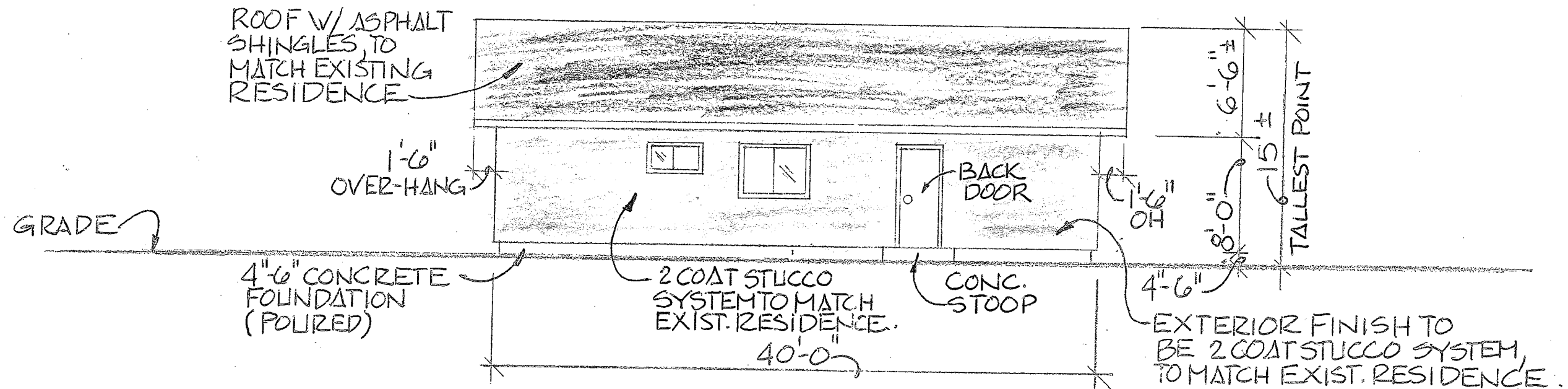
City of Las Vegas

VAR-40579

SUP-40577

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

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



EXIST. RES. COLOR LEGEND

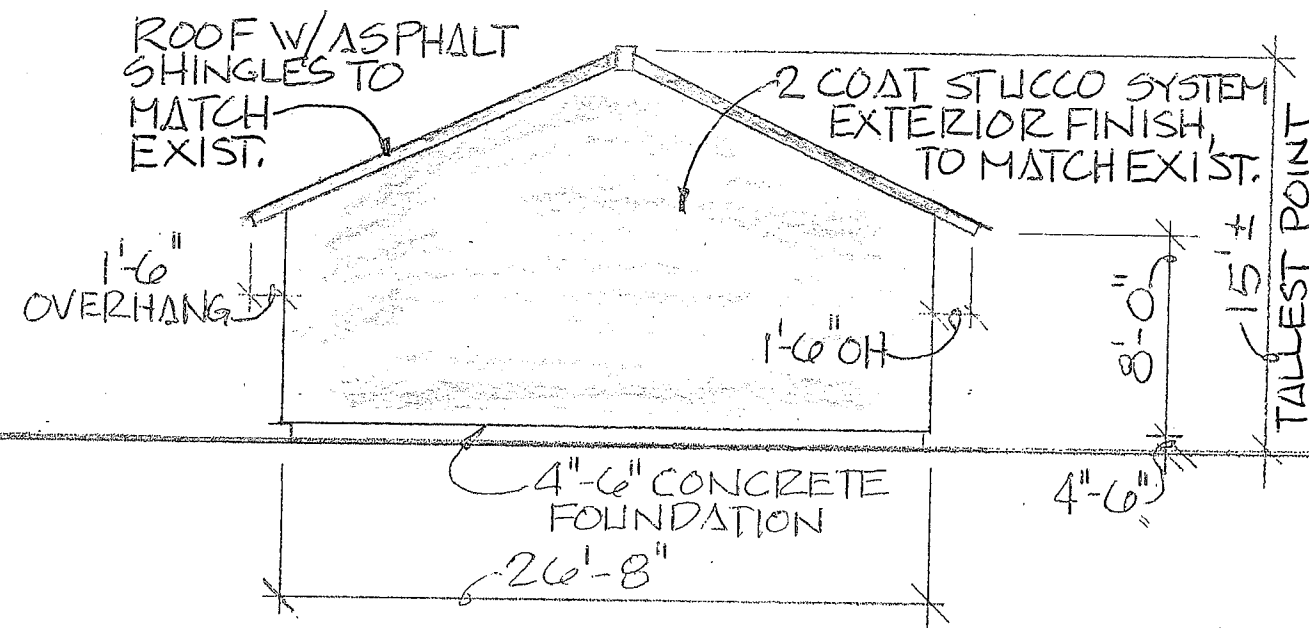
*EXIST. HOUSE STUCCO = TAN
*EXIST. HOUSE SHINGLES = DRK. TAN

SOUTH SIDE ELEVATION

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

*NOTE:

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



SCANNED

RECEIVED

DEC 23 2010

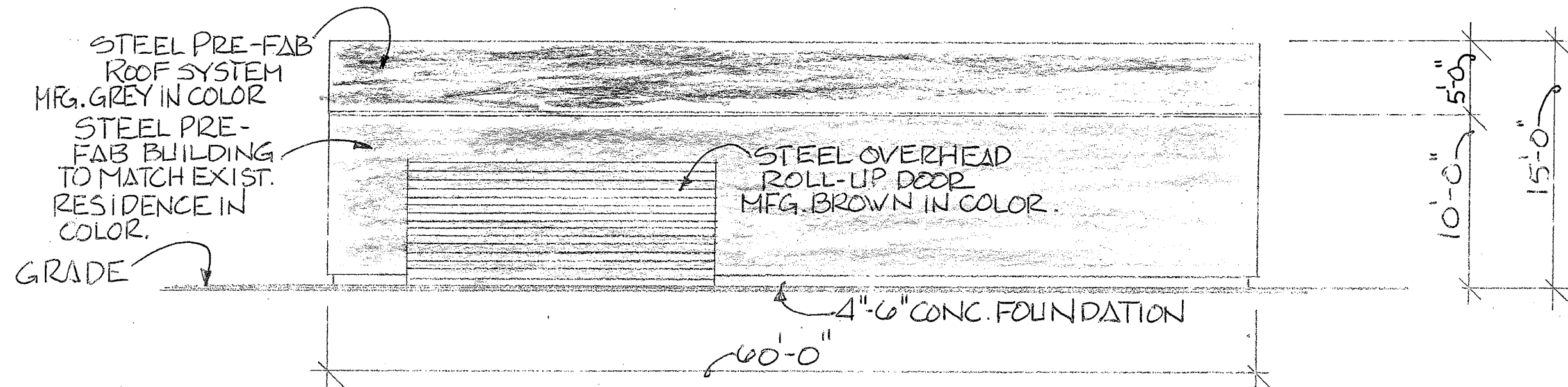
City of Las Vegas

VAR-40579

SUP-40577

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

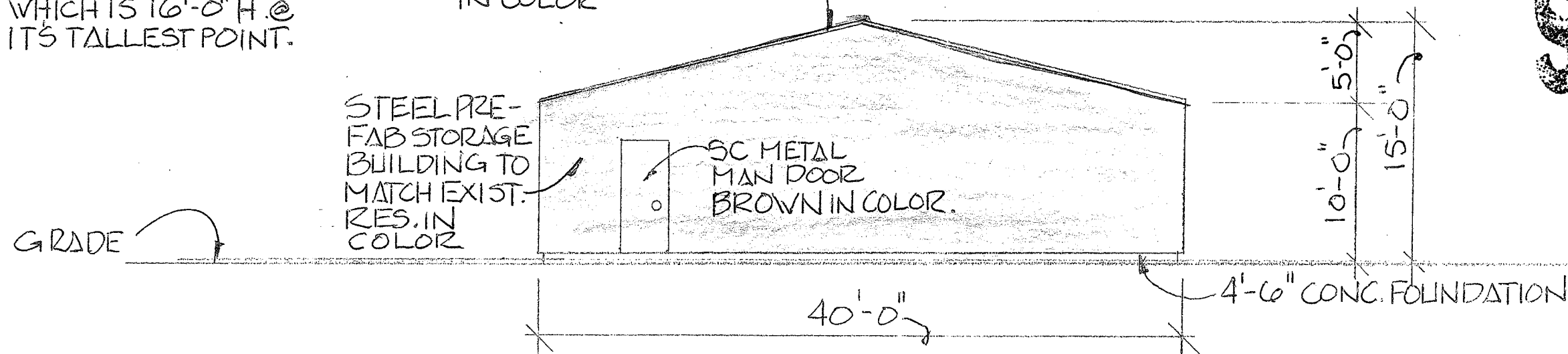
NORTH SIDE ELEVATION

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

*NOTE:

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

STEEL PRE-FAB ROOF
SYSTEM, MFG. GREY
IN COLOR



SCANNED

RECEIVED

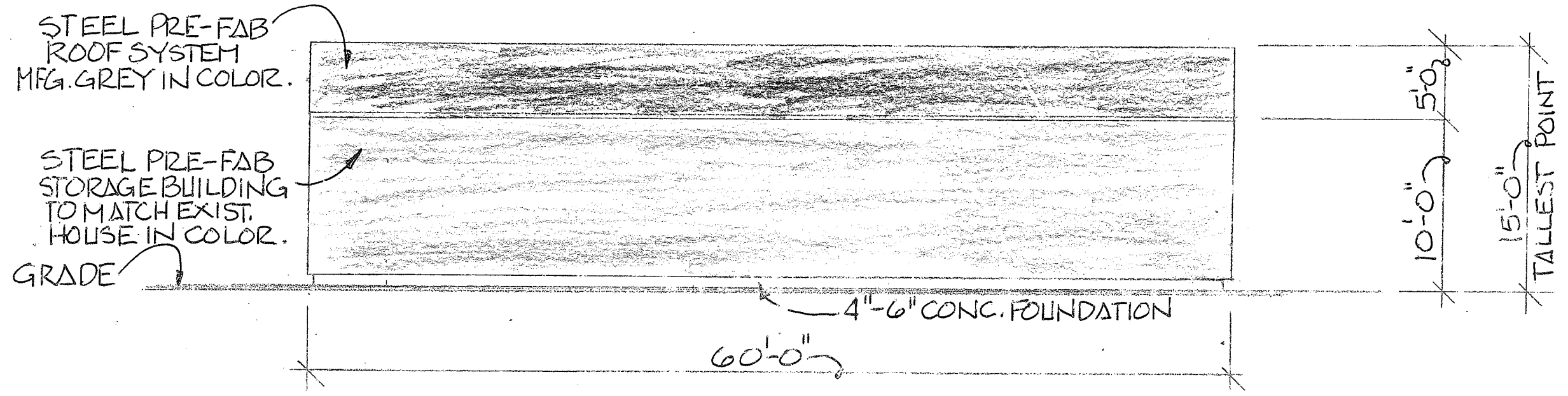
DEC 23 2010

City of Las Vegas

VAR-40579
SUP-40577

PROPOSED PRE-MFG. STEEL BUILDING WEST ELEVATION

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



*EXIST. RES. COLOR NOTES:

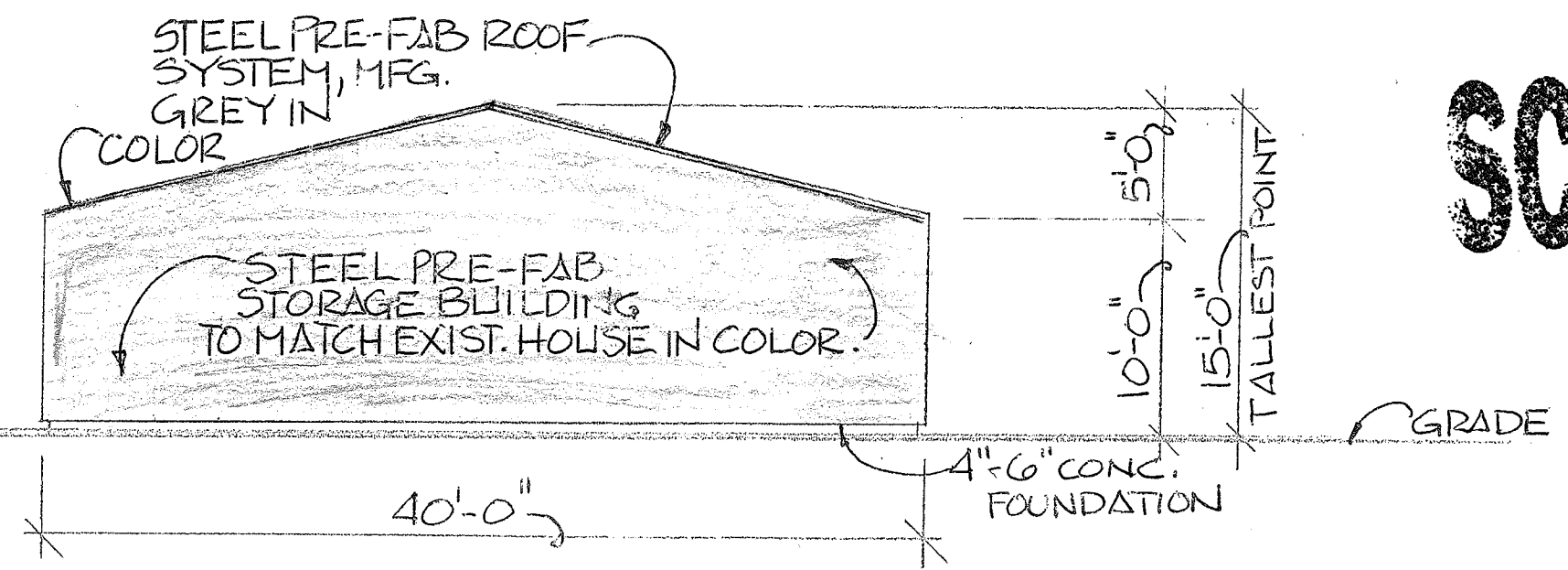
- *EXISTING HOUSE STUCCO = TAN
- *EXIST. HOUSE SHINGLES = DRK. TAN

SOUTH SIDE ELEVATION

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

* NOTE:

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

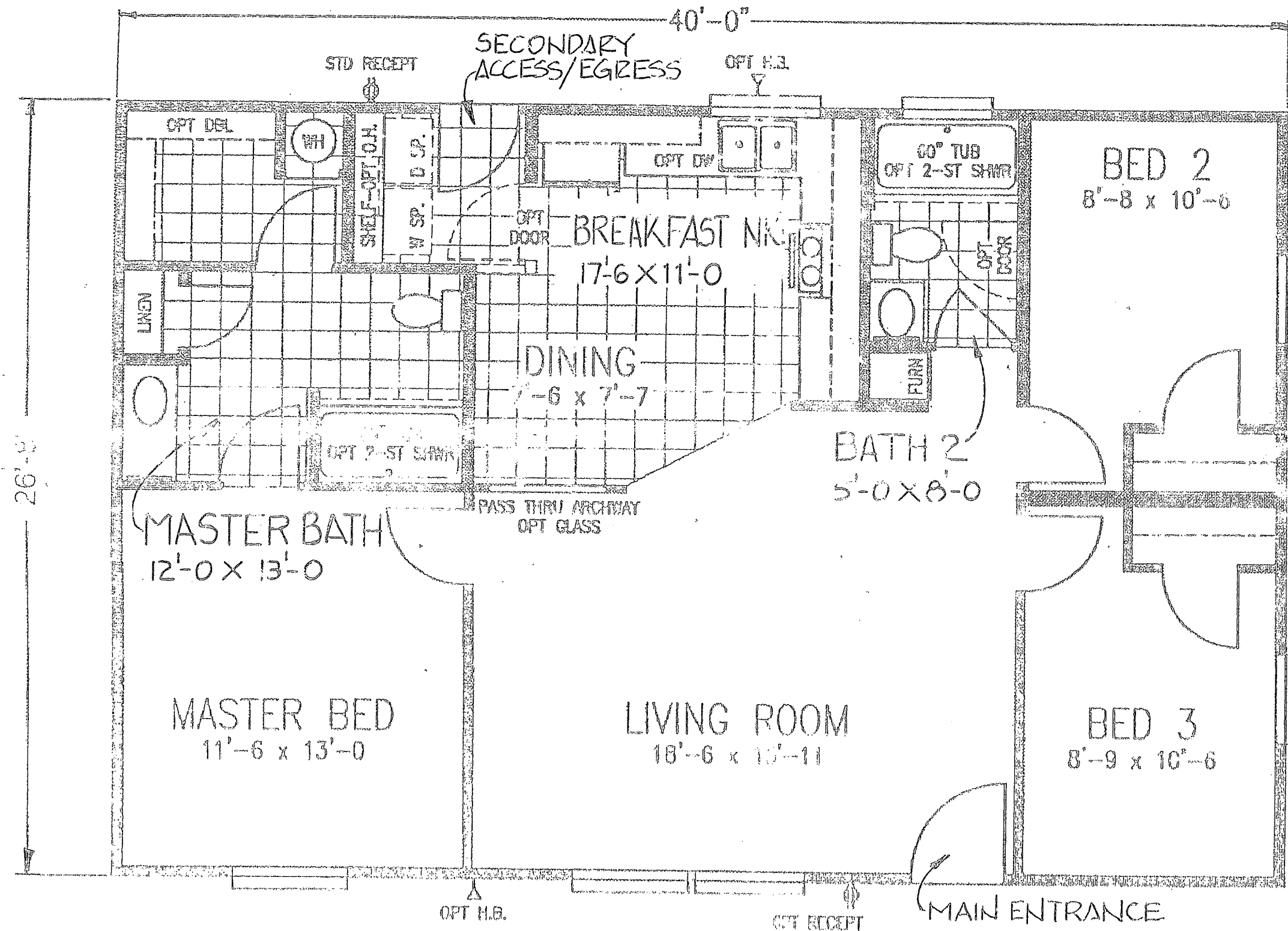


SCANNED

RECEIVED
DEC 23 2010
VAR-40579
City of Las Vegas
SUP-40577

PROPOSED MOTHER-IN-LAW QUARTERS FLOOR PLAN

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



SCANNED

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

VAR-40579
SUP-40577

RECEIVED
DEC 23 2010
City of Las Vegas

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



60'-0"

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

40'-0"

PRE-FAB STEEL
BUILDING
(TYPICAL OF ALL WALLS)

4"-6" POLISHED
CONCRETE FOUNDATION

SCANNED

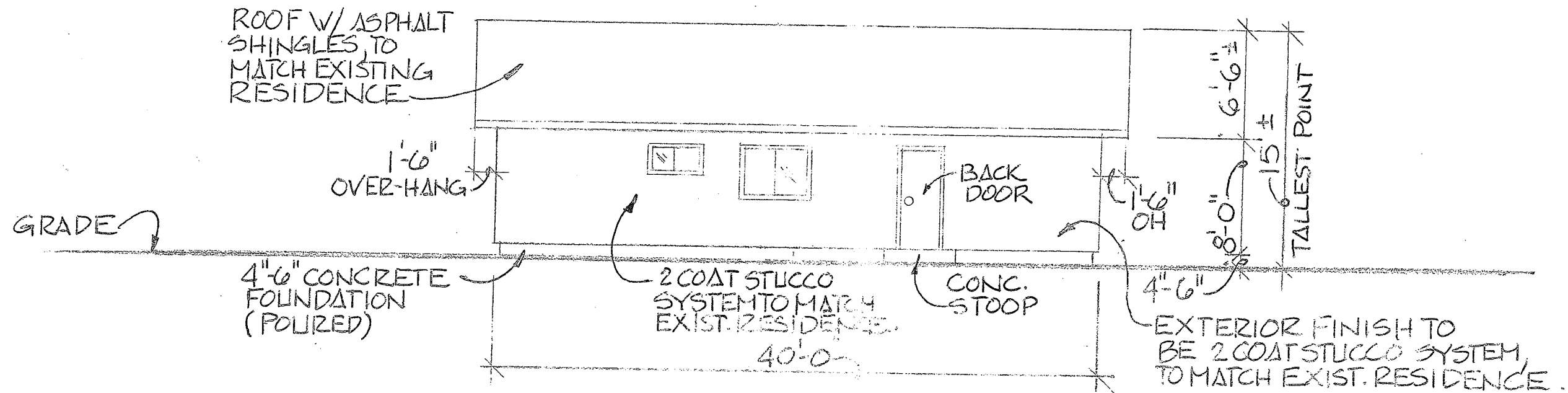
SC MAIN DOOR,
SECONDARY
ACCESS +
EGRESS.

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

VAR-40579
SUP-40577

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

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



EXIST. RES. COLOR LEGEND

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

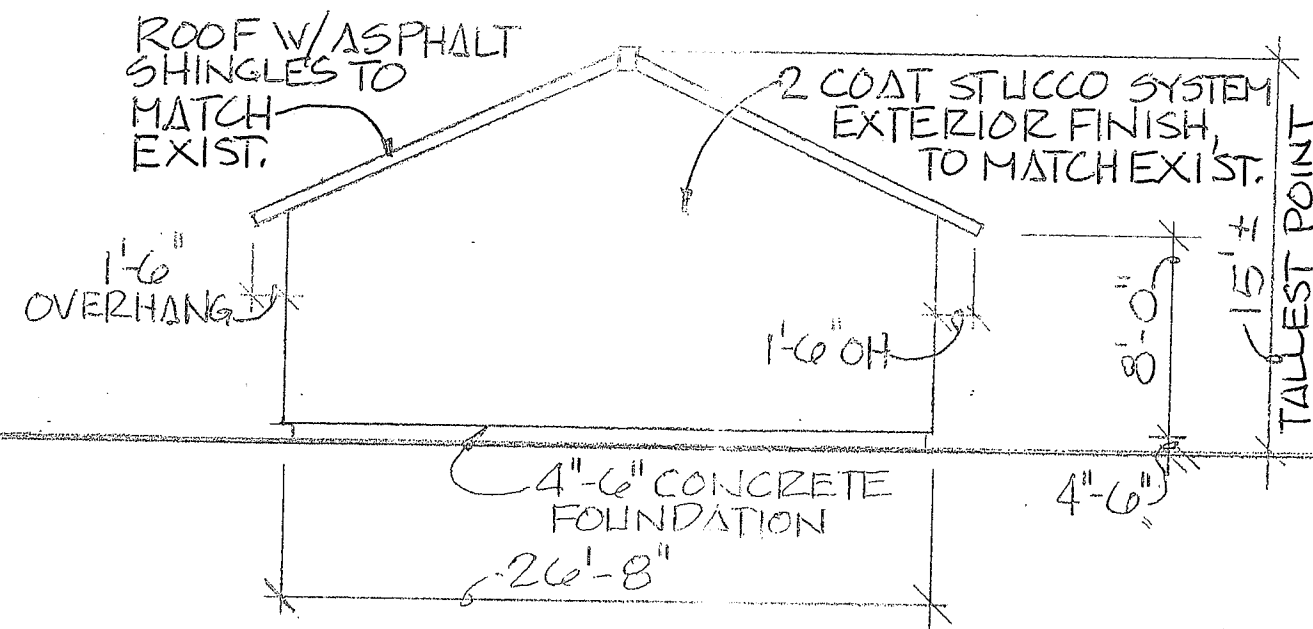
SOUTH SIDE ELEVATION

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

*NOTE:

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

GRADE



RECEIVED

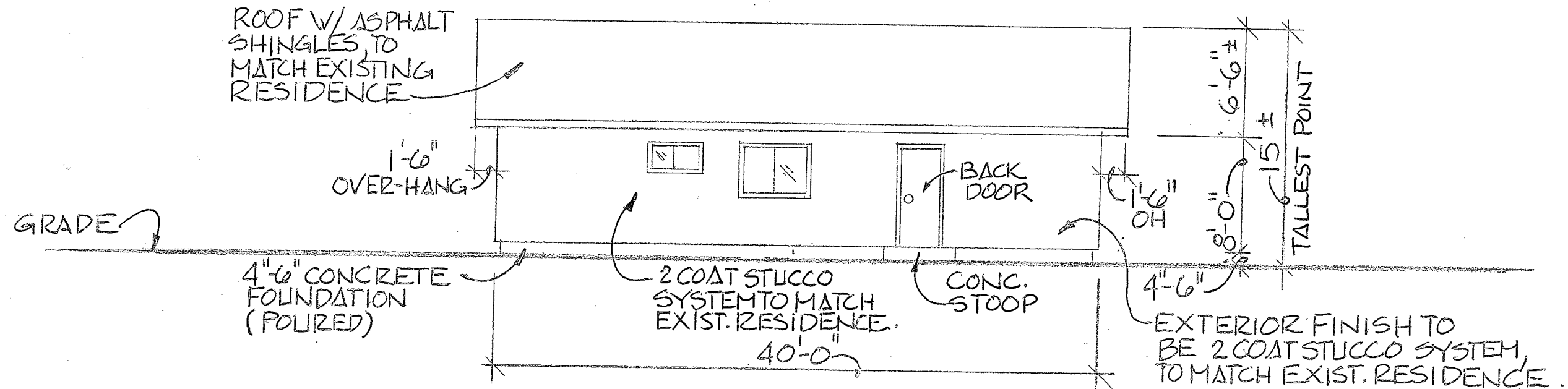
DEC 23 2010

City of Las Vegas

VAR-40579
SUP-40577

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

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

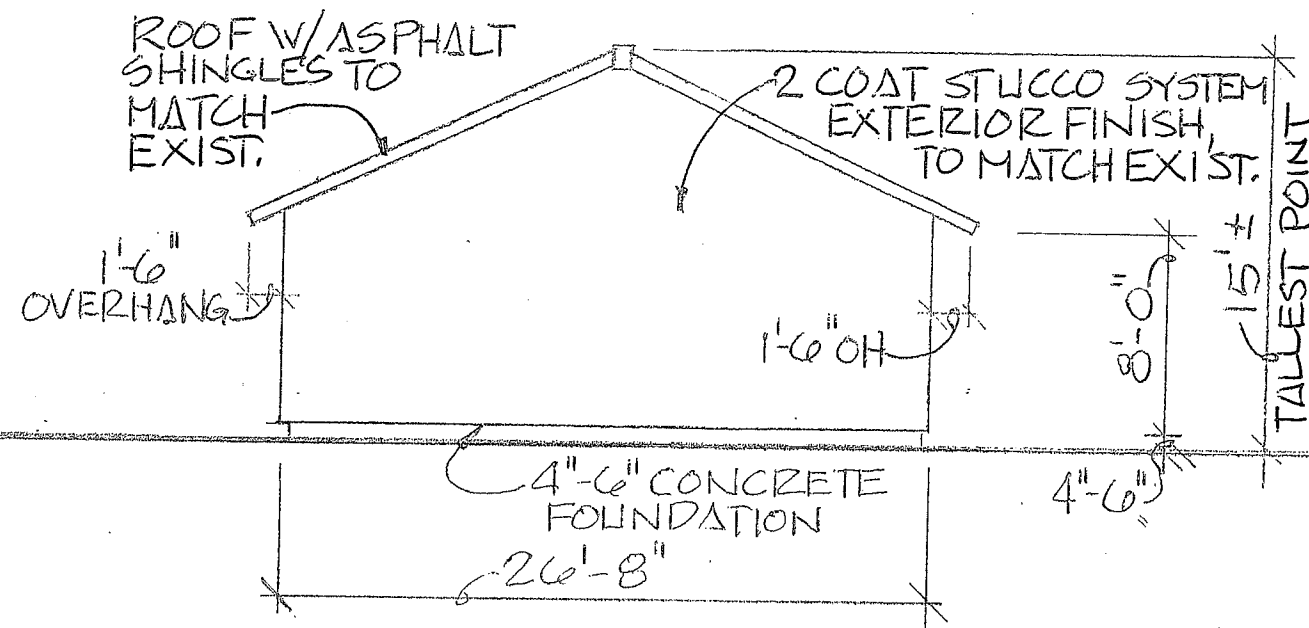


EXIST. RES. COLOR LEGEND

*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

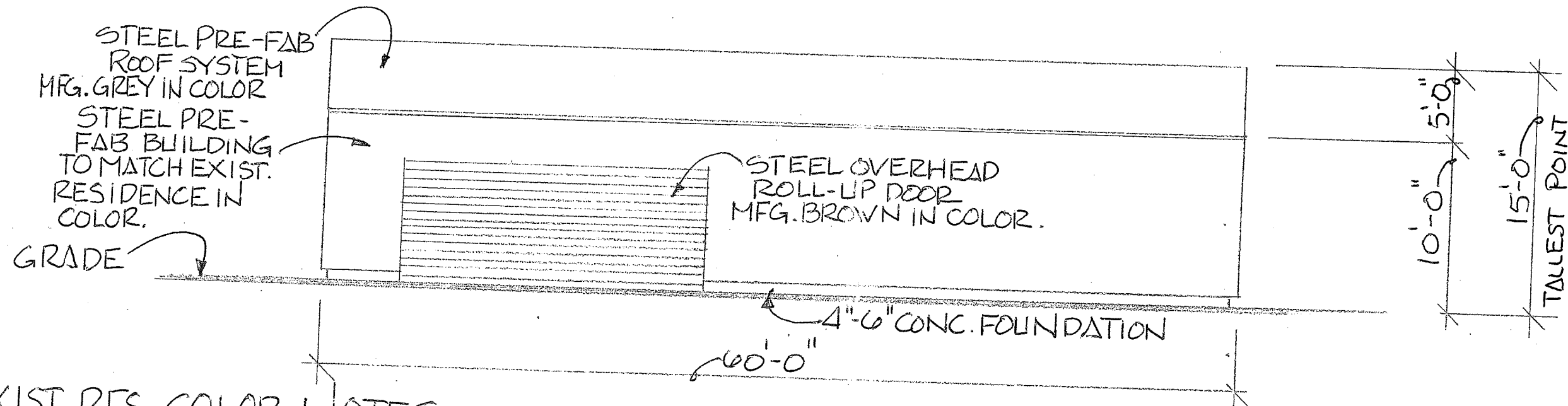
DEC 23 2010

City of Las Vegas

VAR-40579
SUP-40577

PRE-MFGR. STEEL STORAGE BUILDING EAST ELEVATION

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



*EXIST. RES. COLOR NOTES:

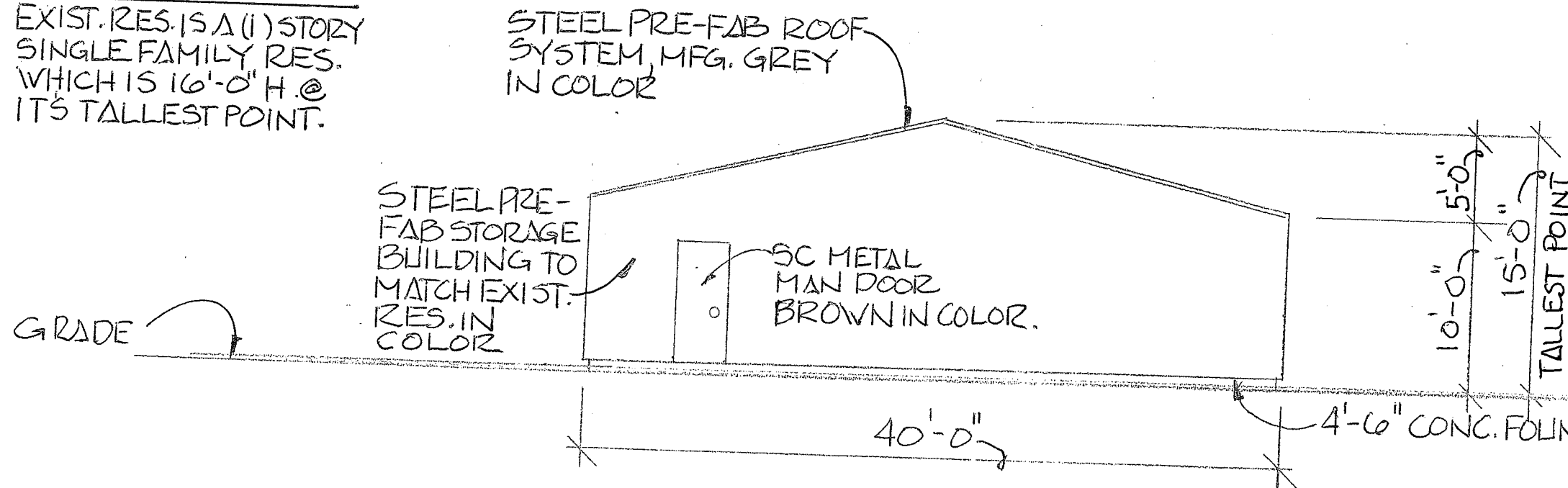
*EXIST. HOUSE STUCCO = TAN
*EXIST. HOUSE SHINGLES = DRK. TAN

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

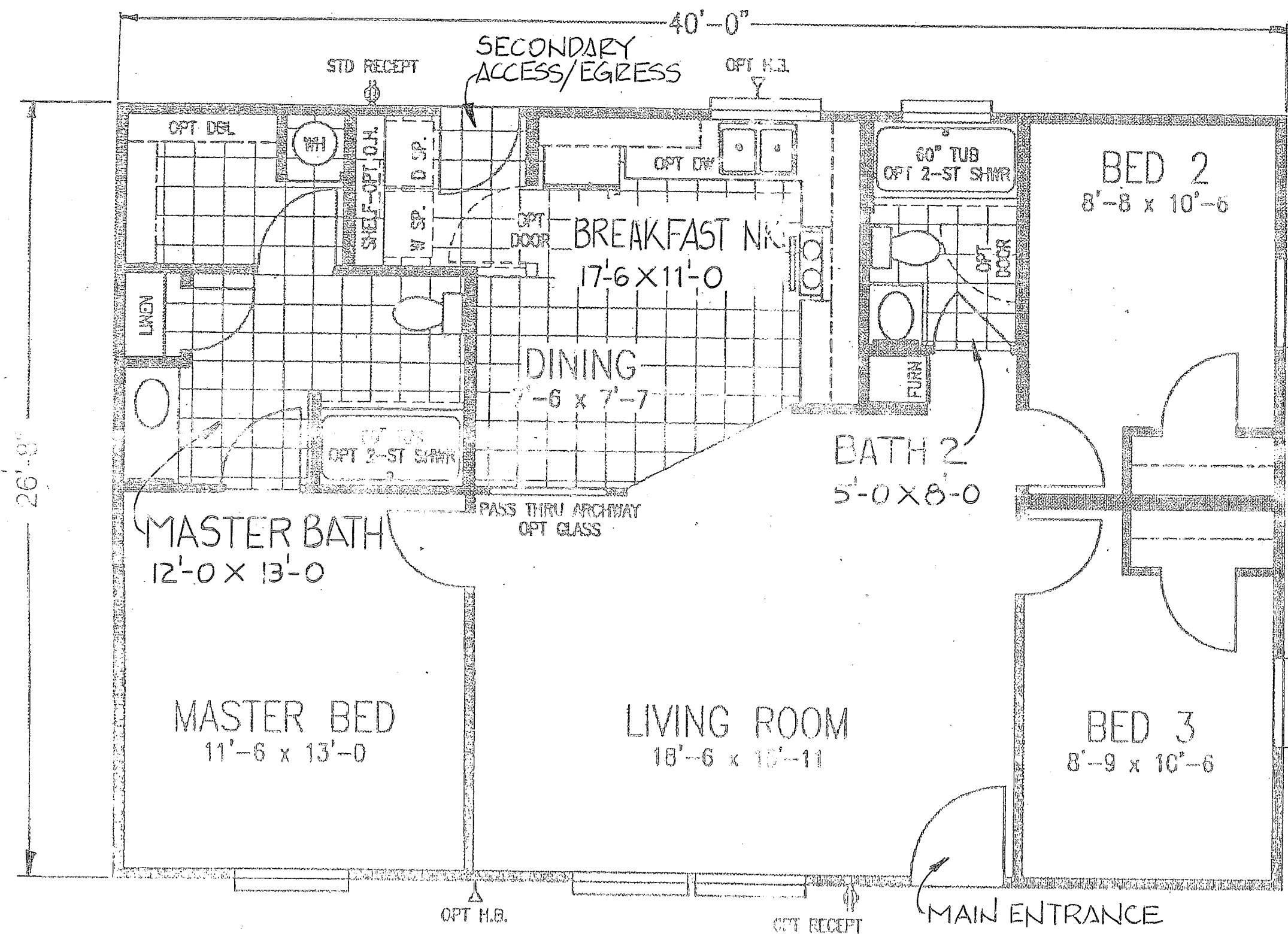
City of Las Vegas

VAR-40579

SUP-40577

PROPOSED MOTHER-IN-LAW QUARTERS FLOOR PLAN

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



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

VAR-40579
SUP-40577

RECEIVED
DEC 23 2010
City of Las Vegas

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



60'-0"

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

40'-0"

PRE-FAB STEEL
BUILDING
(TYPICAL OF ALL WALLS)

4"-6" POLISHED
CONCRETE FOUNDATION

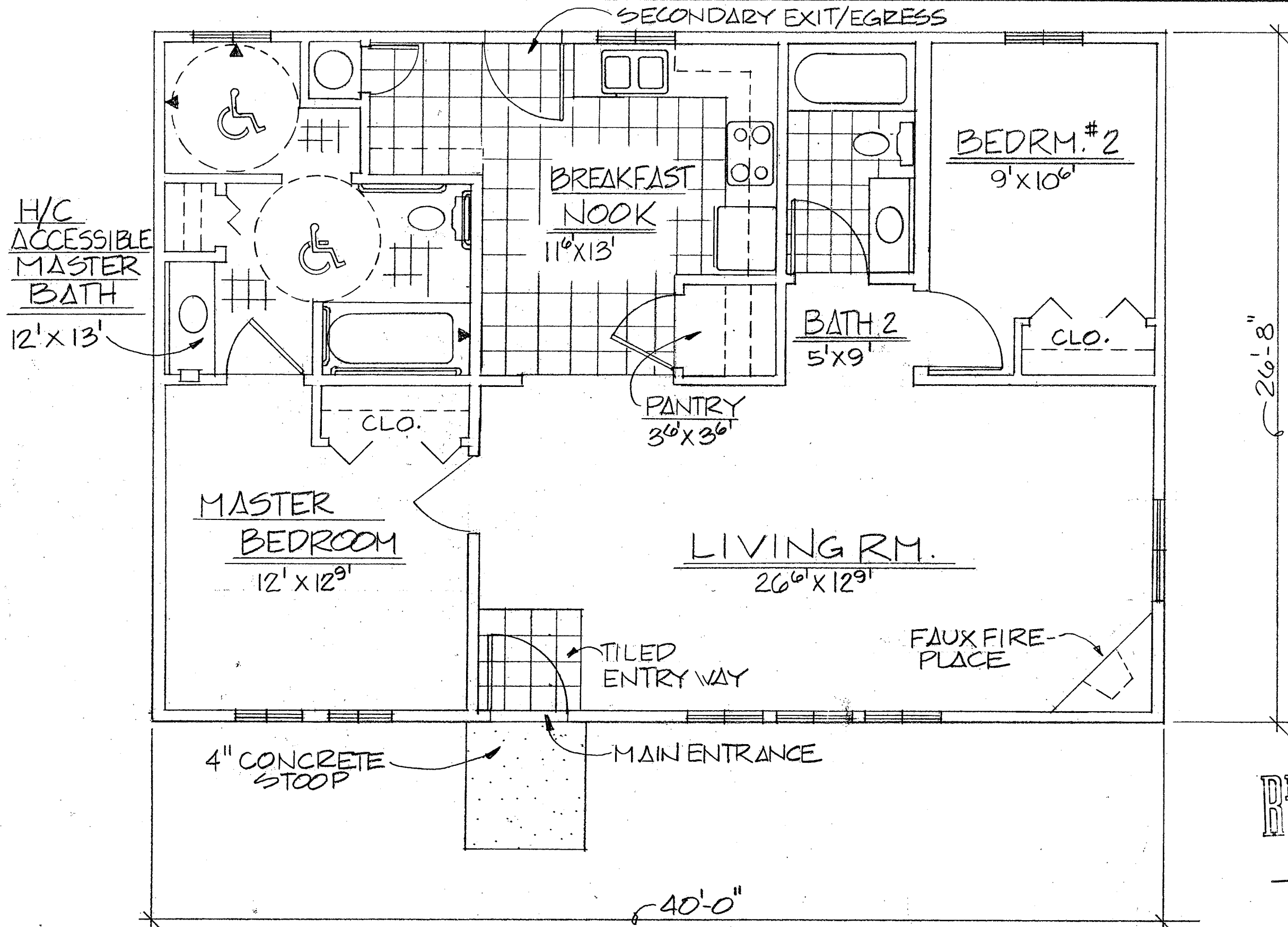
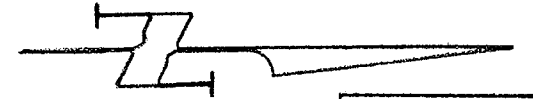
SC MAIN DOOR,
SECONDARY
ACCESS +
EGRESS.

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

VAR-40579
SUP-40577

PROPOSED CASITA FLOOR PLAN

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



RECEIVED
FEB 24 2011

VAR-40579
SUP-40577
REVISED

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

PROPOSED CASITA FLOOR PLAN

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

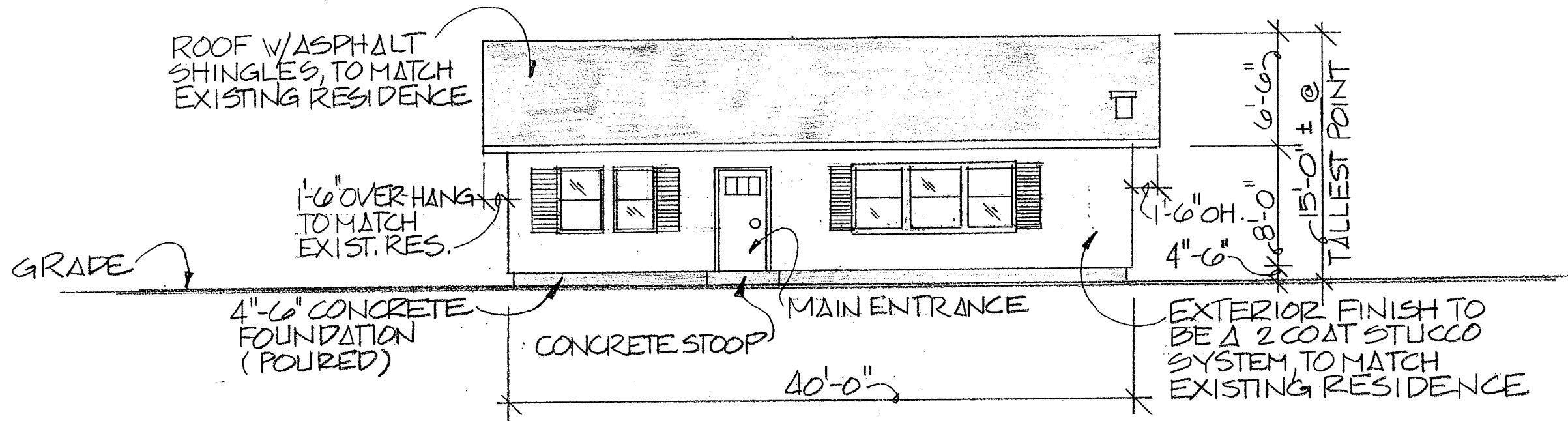
CONAN TURNER

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

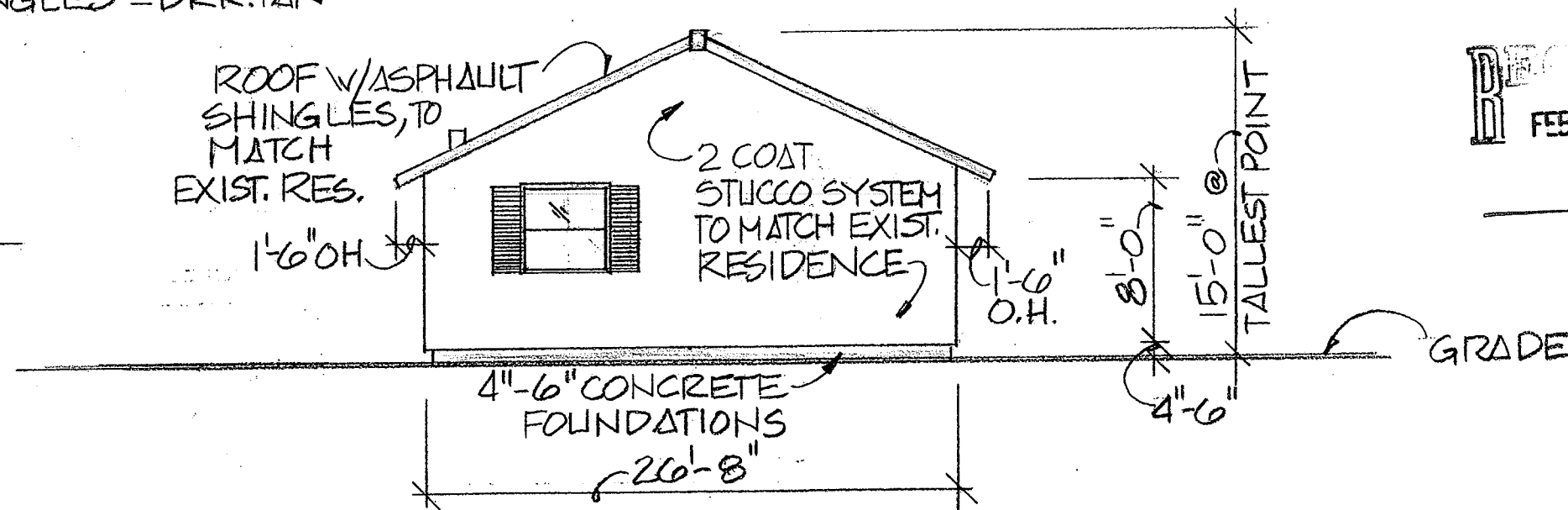
EXIST. RESIDENCE STUCCO = TAN
EXIST. RESIDENCE SHINGLES = DRK. TAN

* 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"



RECEIVED
FEB 24 2011

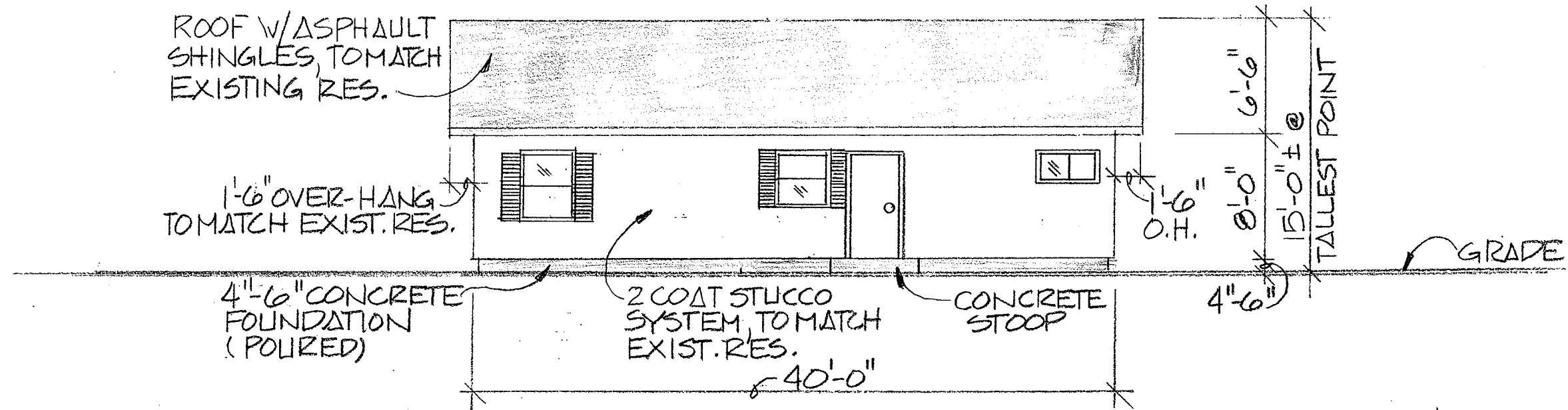
PROPOSE CASITA ELEVATION
SPECIAL USE PERMIT PLAN
CITY OF LAS VEGAS
DATE REV: 2-18-11

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

VAR-40579 SHEET #
SUP-405772 OF 3
REVISED SCALE: 1/8" = 1'-0"

PROPOSED CASITA WEST ELEVATION PLAN

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



*EXIST. RES. COLOR LEGEND:

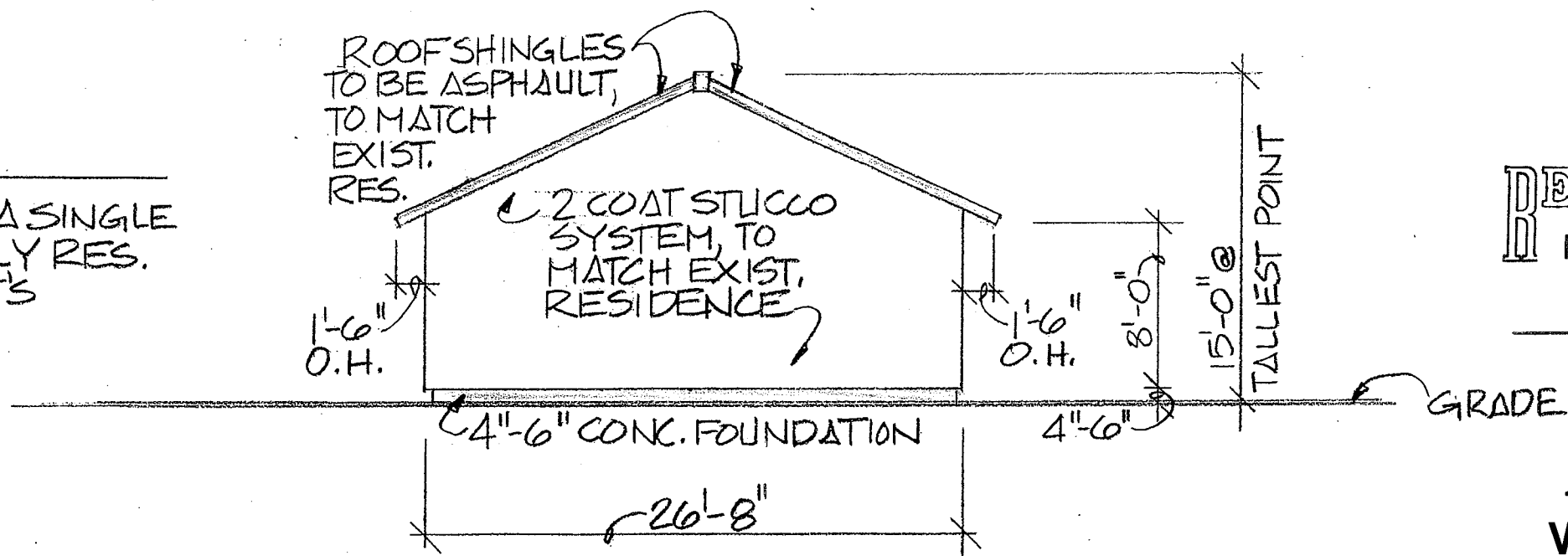
*EXIST. HOUSE STUCCO = TAN
*EXIST. ROOF SHINGLES = DRK. TAN

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. @ IT'S
TALLEST POINT.



RECEIVED
FEB 24 2011

VAR-40579
SUP-40577
REVISED

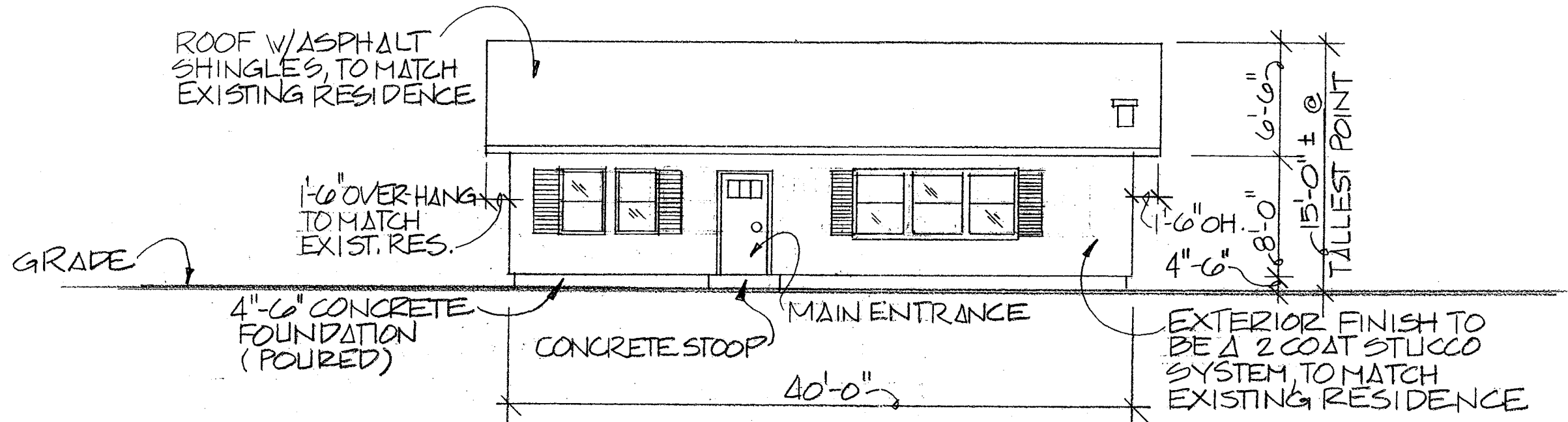
PROPOSED CASITA EXT. ELEV.
SPECIAL USE PERMIT PLANS
CITY OF LAS VEGAS
REV. DATE: 2-23-11

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

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

PROPOSED CASITA EAST ELEVATION PLAN

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



* EXIST. COLOR LEGEND

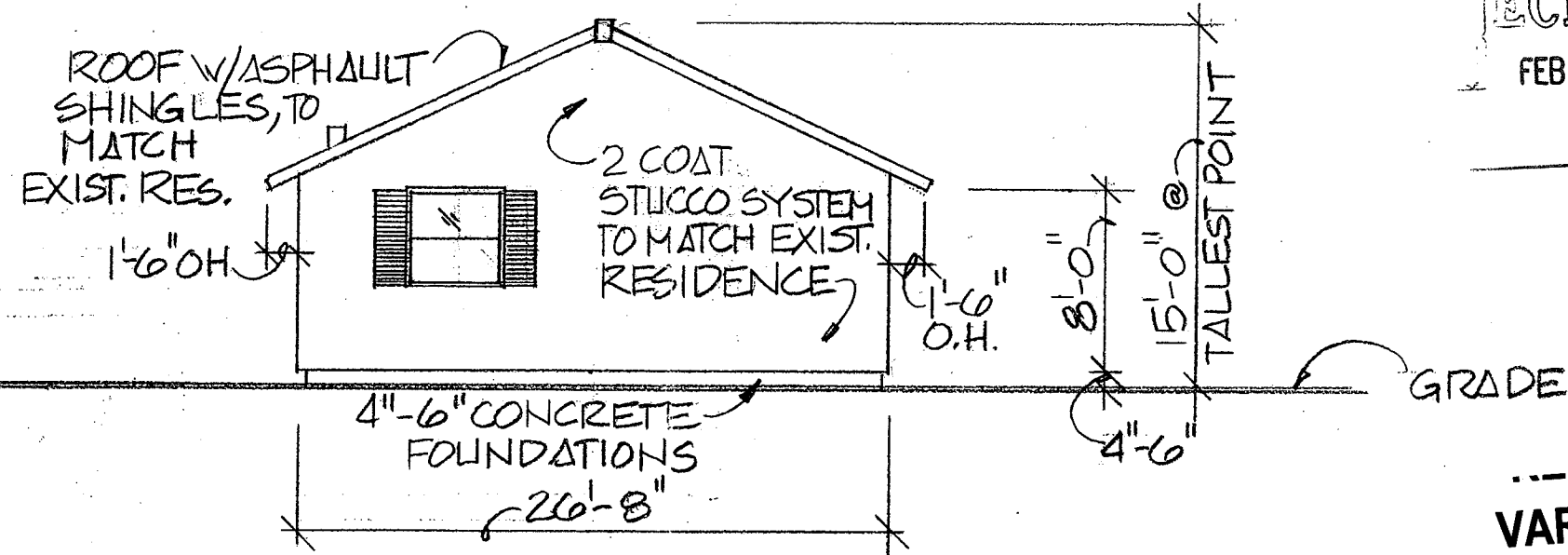
EXIST. RESIDENCE STUCCO = TAN
EXIST. RESIDENCE SHINGLES = DRK. TAN

* 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"



RECEIVED
FEB 24 2011

VAR-40579
SUP-40577
REVISED

PROPOSE CASITA ELEVATION

SPECIAL USE PERMIT PLAN
CITY OF LAS VEGAS

DATE REV: 2-18-11

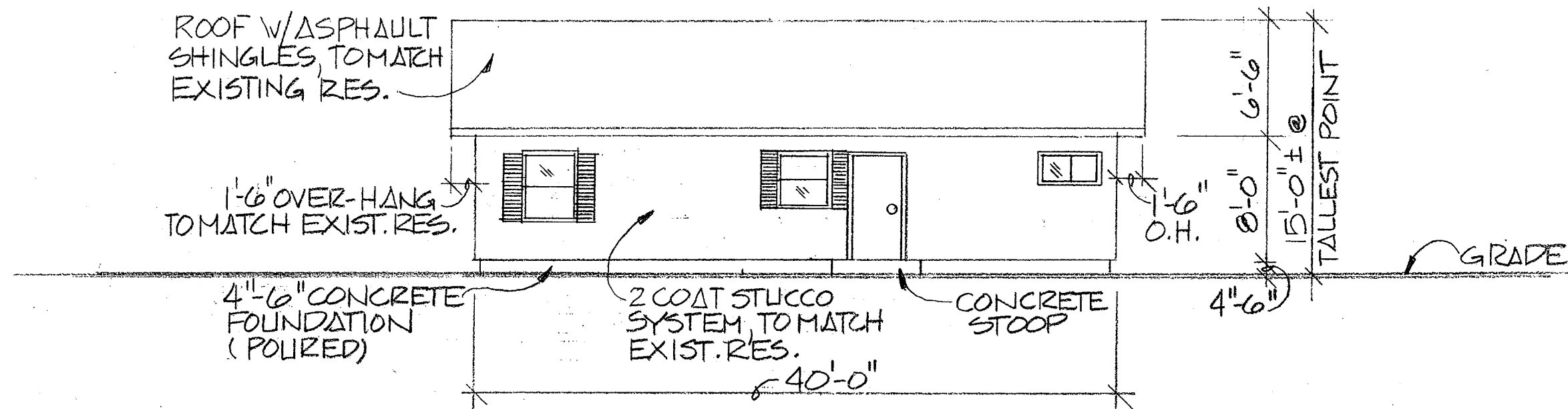
CONJAN TURNER

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:

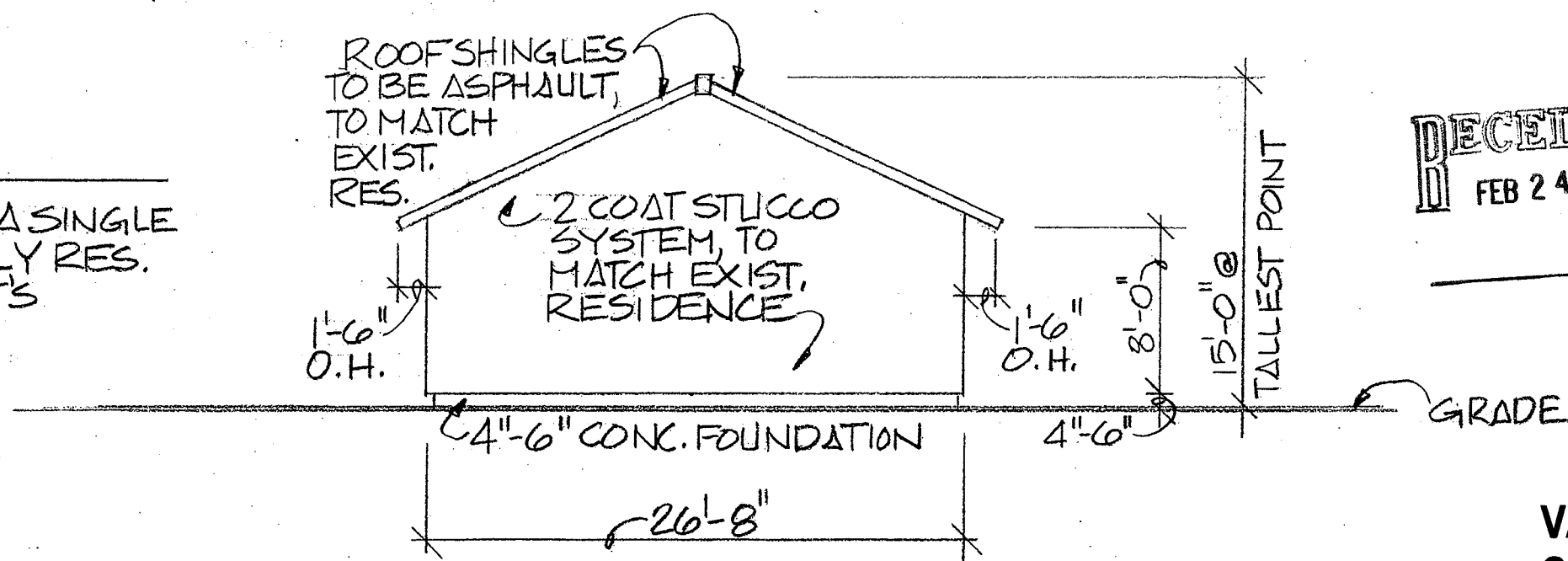
- *EXIST. HOUSE STUCCO = TAN
- *EXIST. ROOF SHINGLES = DRK. TAN

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.



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

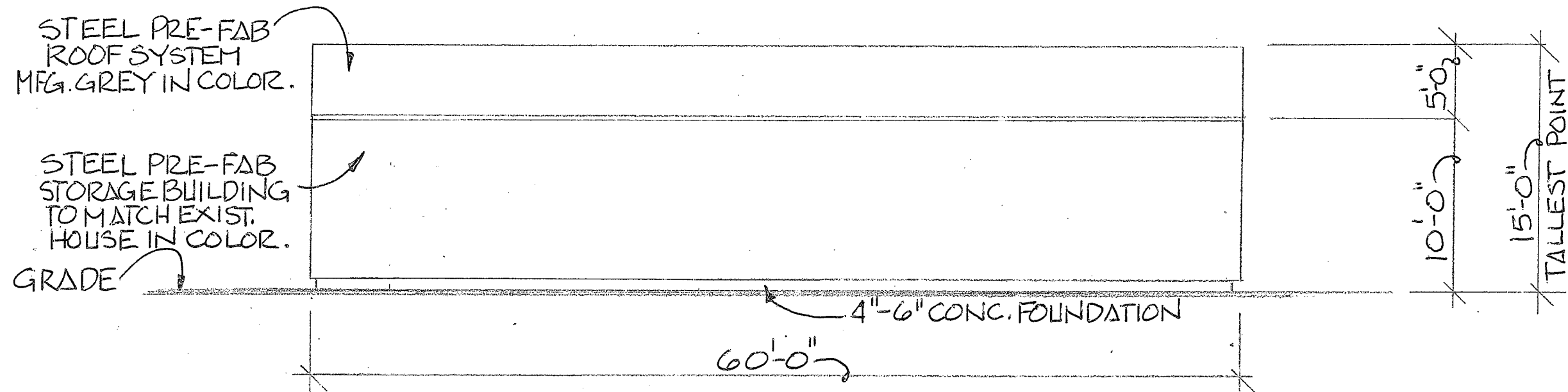
702-858-7663

VAR-40579
SUP-40577
REVISED

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

PROPOSED PRE-MFG. STEEL BUILDING WEST ELEVATION

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



*EXIST. RES. COLOR NOTES:

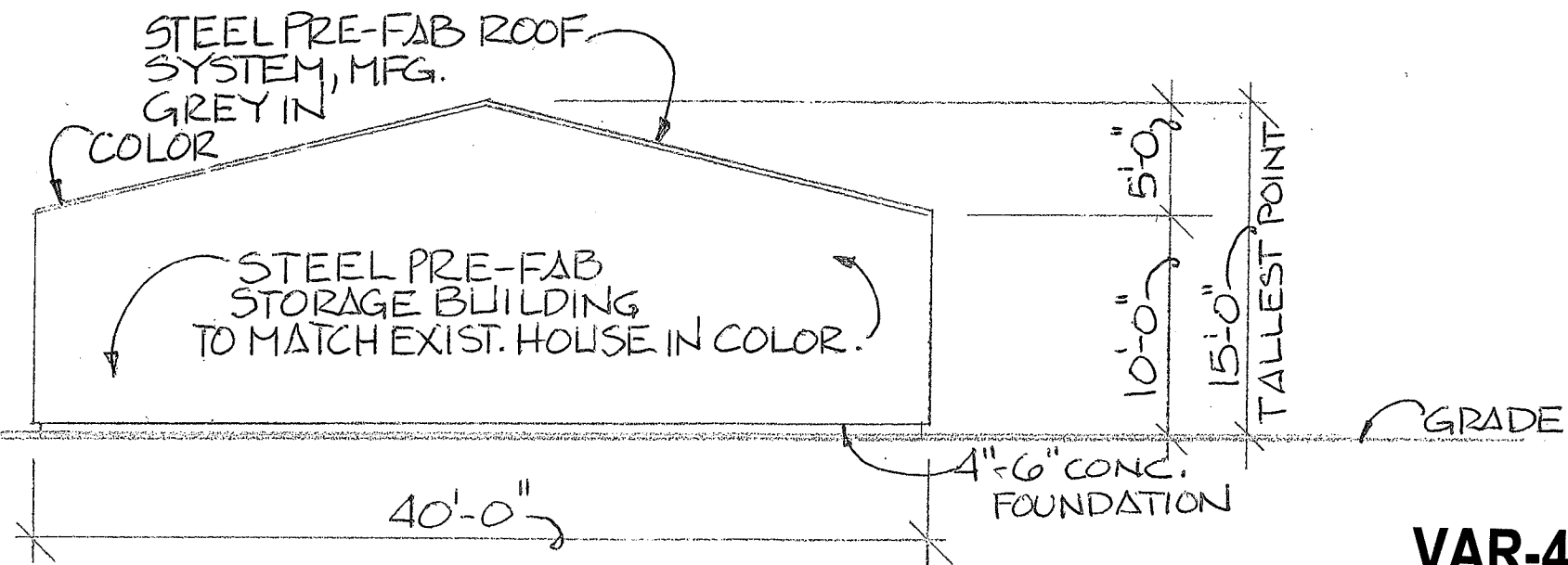
- * EXISTING HOUSE STUCCO = TAN
- * EXIST. HOUSE SHINGLES = DRK. TAN

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.



VAR-40579
SUP-40577

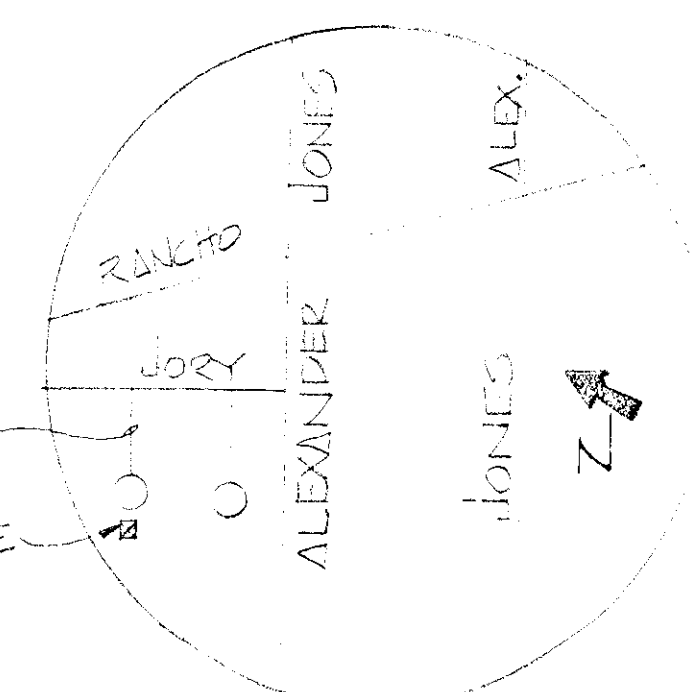
RECEIVED

DEC 23 2010

City of Las Vegas

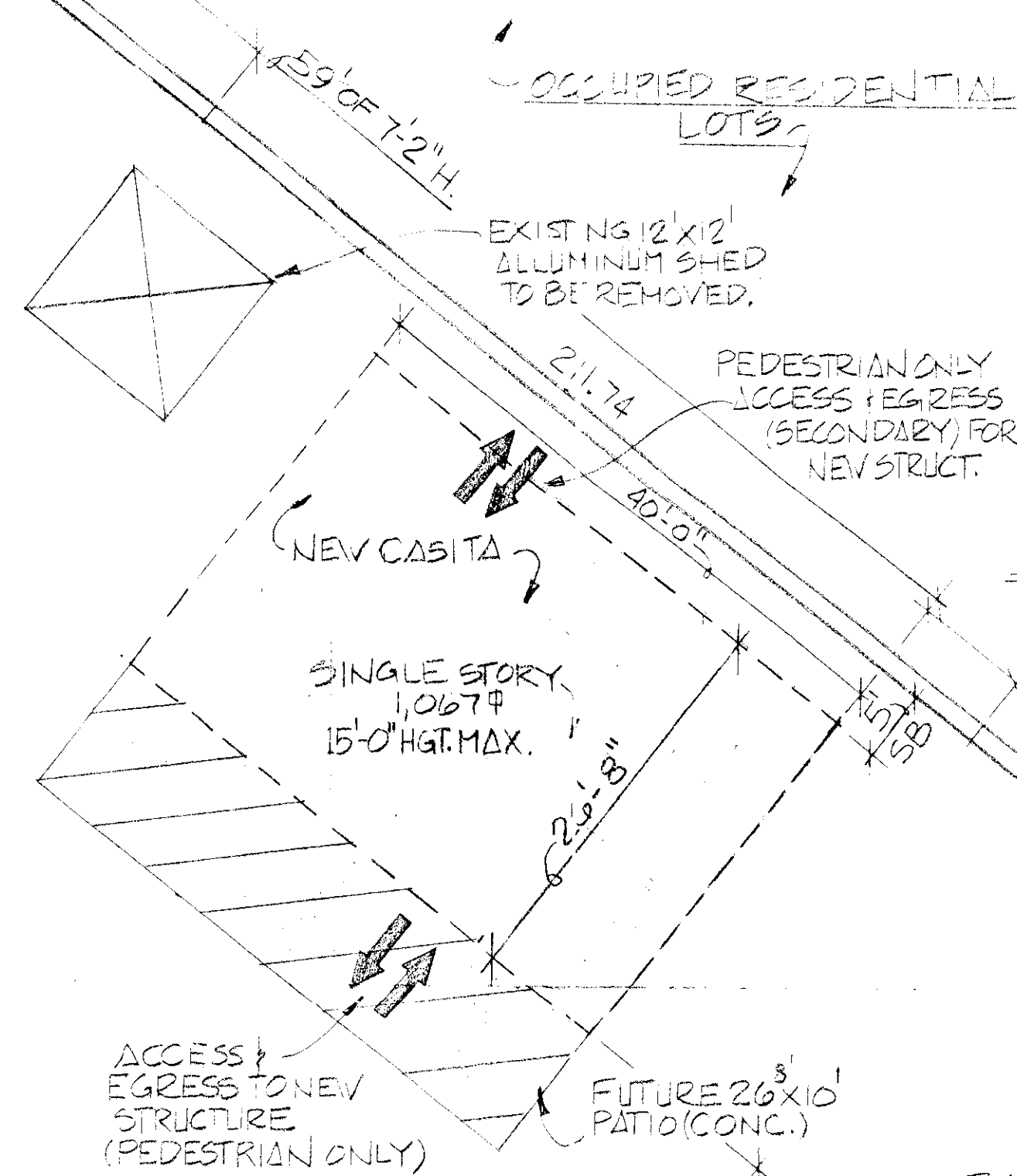
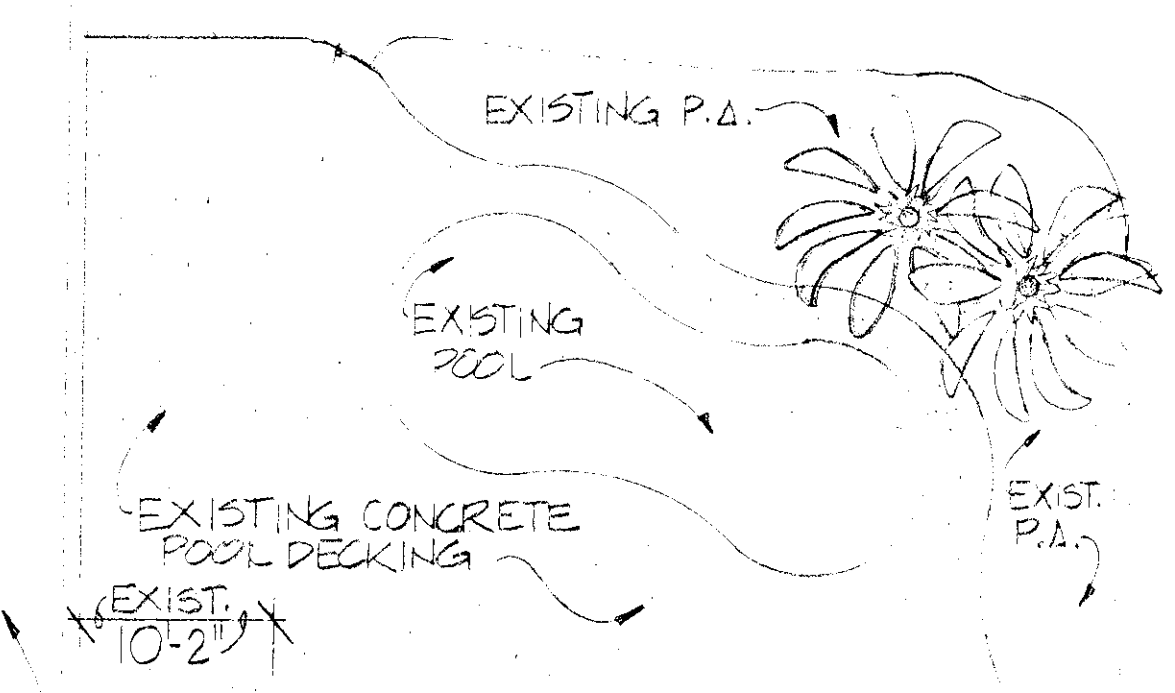
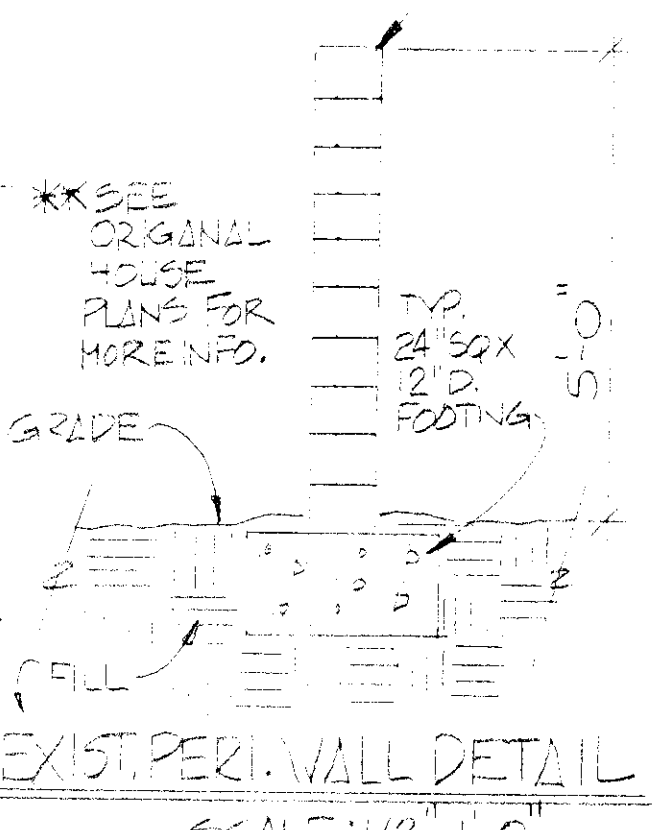
EXIST. 5'-3" H. BLOCK P.L. WALLS

206.38

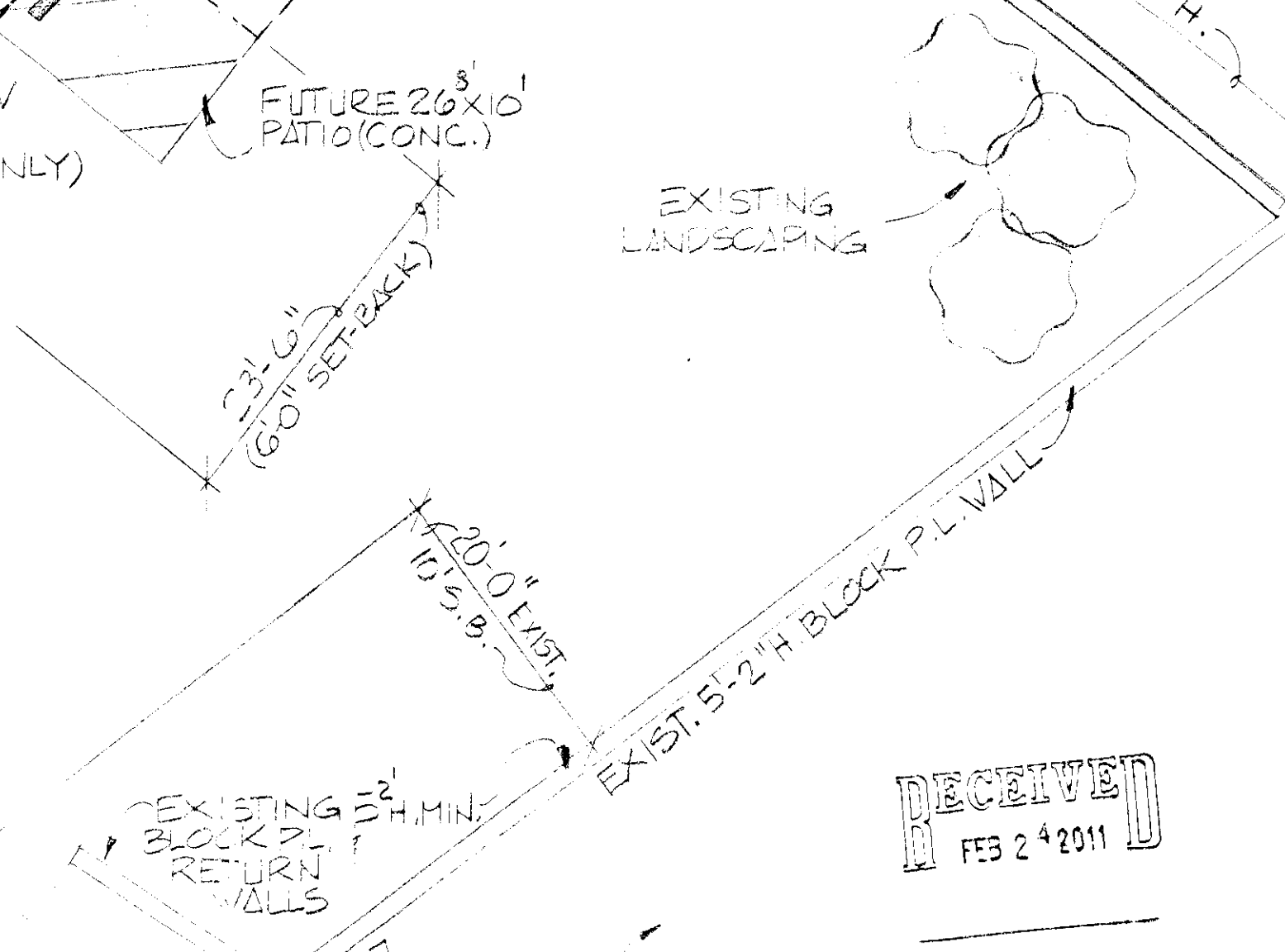
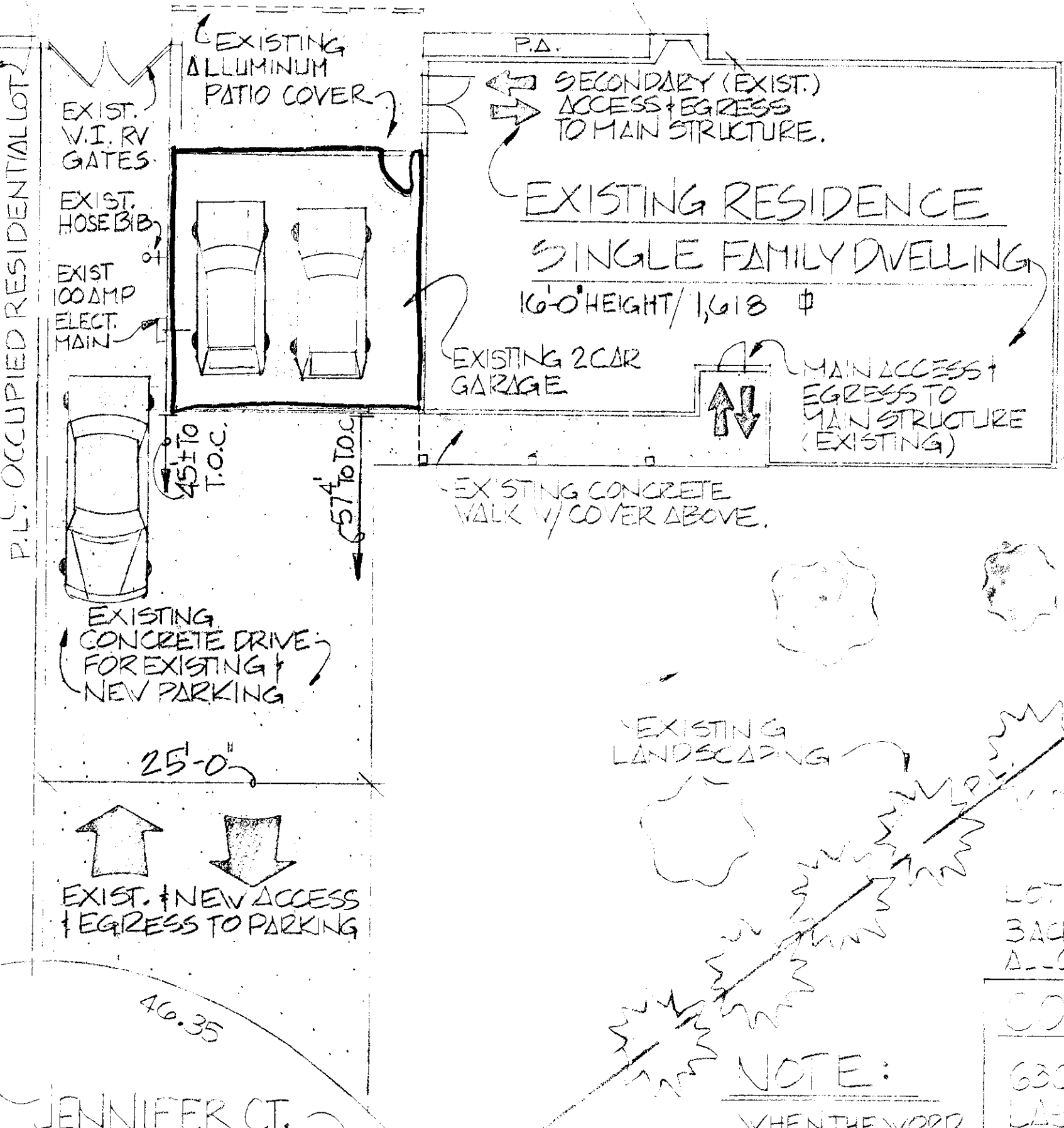


VICINITY MAP
NO SCALE

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



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



RECEIVED
FEB 24 2011

INFORMATION + NOTES:

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

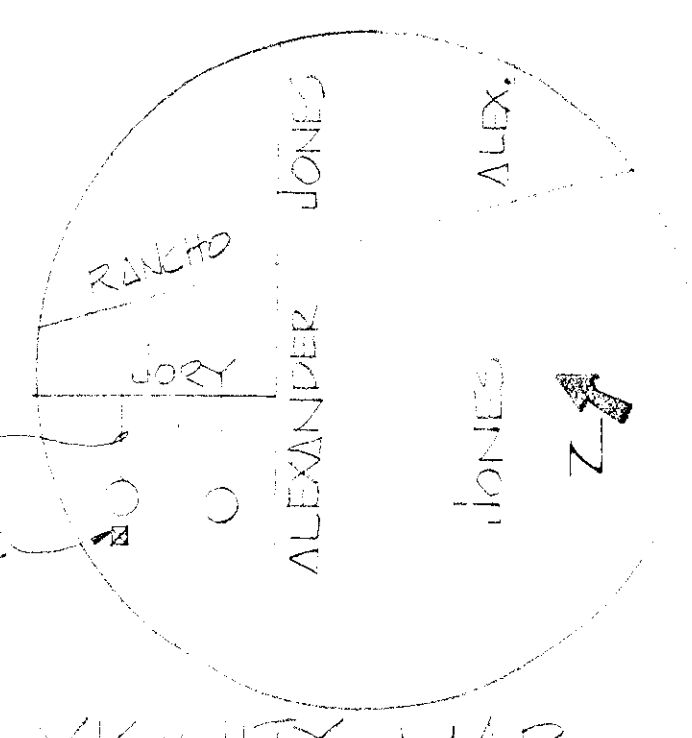
LOT = 19,889[±], EXIST. HOUSE = 1,618[±], NEW QUARTERS = 1,067[±]
BACKYARD = 11,018.85[±], NEW BACKYARD OPEN SQ. FT. = 17,240 SQ. FT.
ALLOWABLE USAGE @ 50% SO 11,018.85 + 2(50%) = 5,509.425

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 89108 702-853-7063	PLAN DATE: 7-29-10 DRAWN BY:	VAR-40579 SUP-40577 REVISED REV: 2/11
CITY OF LAS VEGAS		1 OF 1 SCALE: 1" = 10'-0"

EXIST. 5'-3" H. BLOCK PL. WALLS

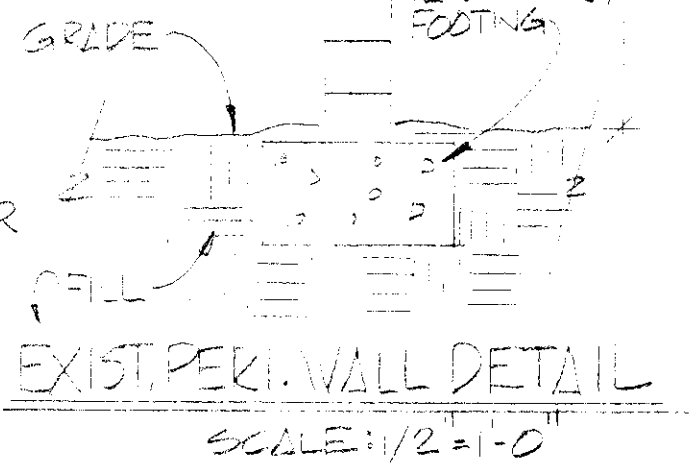
200-38



VICINITY MAP
NO SCALE

TYPICAL 6'-8" MIN.
BLOCK PL. WALLS

**SEE
ORIGINAL
HOUSE
PLANS FOR
MORE INFO.



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[±]
15'-0" HGT. MAX.

ACCESS +
EGRESS TO NEW
STRUCTURE
(PEDESTRIAN ONLY)

FUTURE 26'X10'
PATIO (CONC.)

EXISTING
LANDSCAPING

EXISTING P.A.

EXISTING
POOL

EXISTING CONCRETE
POOL DECKING

EXIST.
10'-2"

EXISTING
ALUMINUM
PATIO COVER

EX. ST.
V.I. RV
GATES

EXIST.
HOSE BIB

EXIST.
100 AMP
ELECT.
MAIN

SECONDARY (EXIST.)
ACCESS + EGRESS
TO MAIN STRUCTURE.

EXISTING RESIDENCE
SINGLE FAMILY DWELLING

16'-0" HEIGHT / 1,618[±]

EXISTING 2 CAR
GARAGE

MAIN ACCESS +
EGRESS TO
MAIN STRUCTURE
(EXISTING)

EXISTING CONCRETE
WALK V/ COVER ABOVE.

EXISTING 2'-2" H. MIN.
BLOCK PL. RETURN
WALLS

EXIST. 5'-2" H. BLOCK PL. WALL

OCCUPIED
RESIDENTIAL LOT

INFORMATION + NOTES:

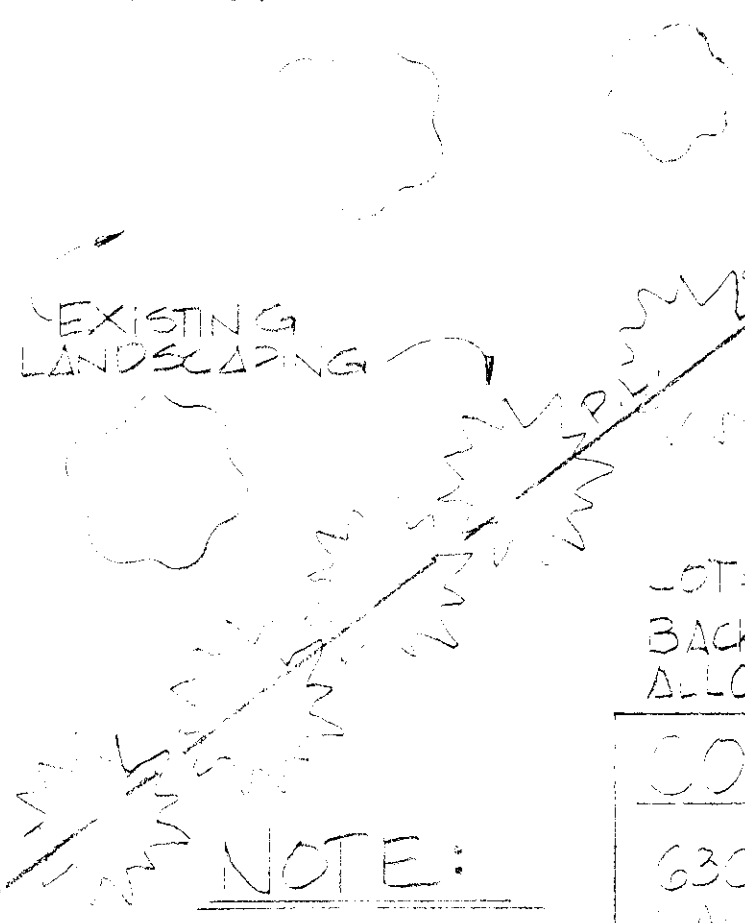
EXISTING LOT SIZE: 19,889[±] ZONED: R-E
PROPOSED STRUCTURE(S): CLASS ACCESSORY STRUCTURES.

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% SO 11,018.85 + 2 (50%) = 5,509.425

CONAN TURNER	SPECIAL USE PERMIT	SHEET #
6308 JENNIFER CT. LAS VEGAS, NV. 89106 702-853-7663 CITY OF LAS VEGAS	PLAN DATE: 7-29-10 DRAWN BY:	VAR-40579 SUP-40577 REVISED RE: 2/11 1 OF 1 SCALE: 1"=10'-0"

NOTE:

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

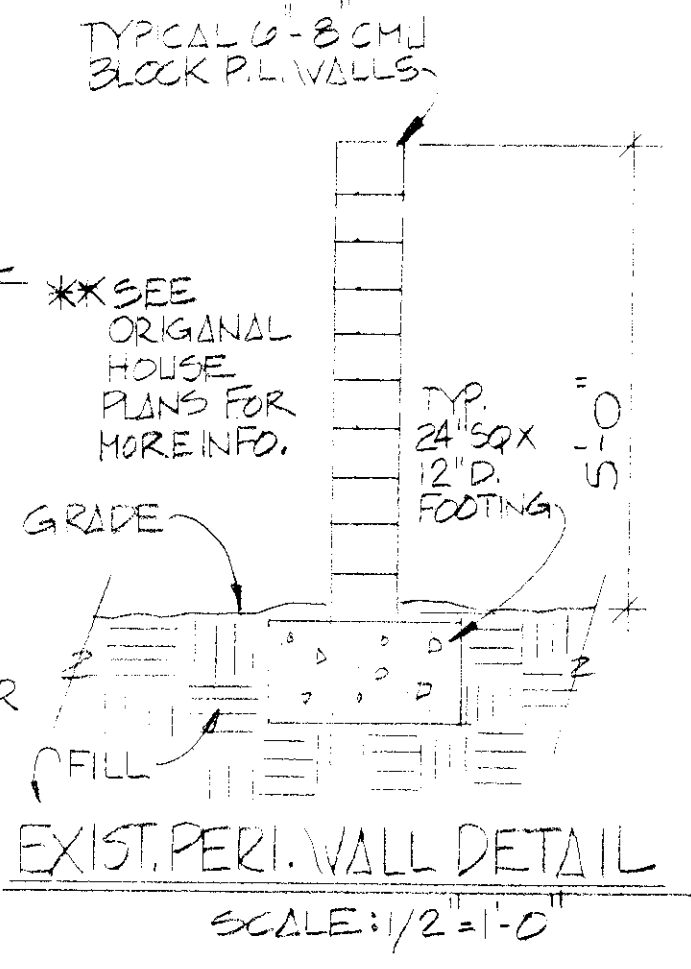
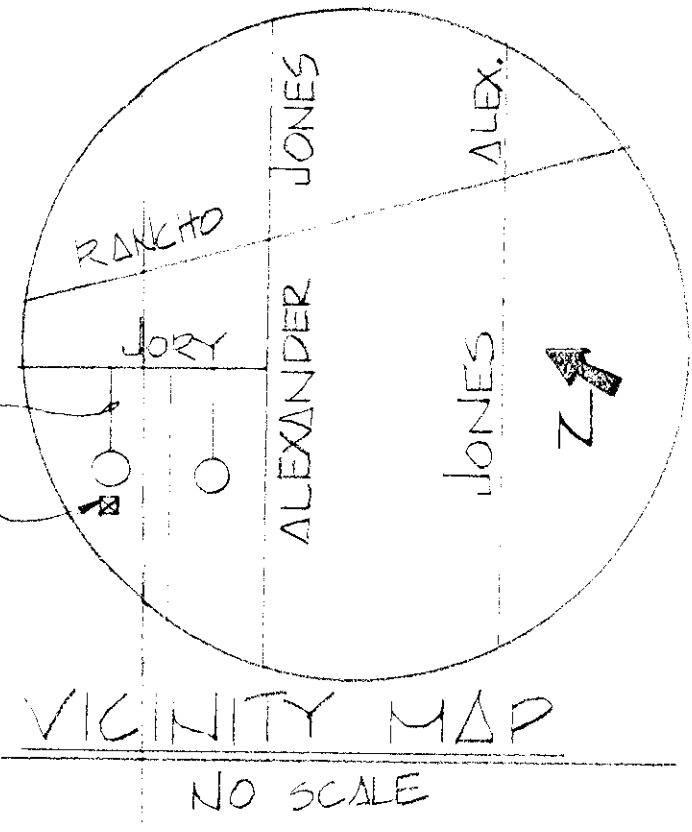
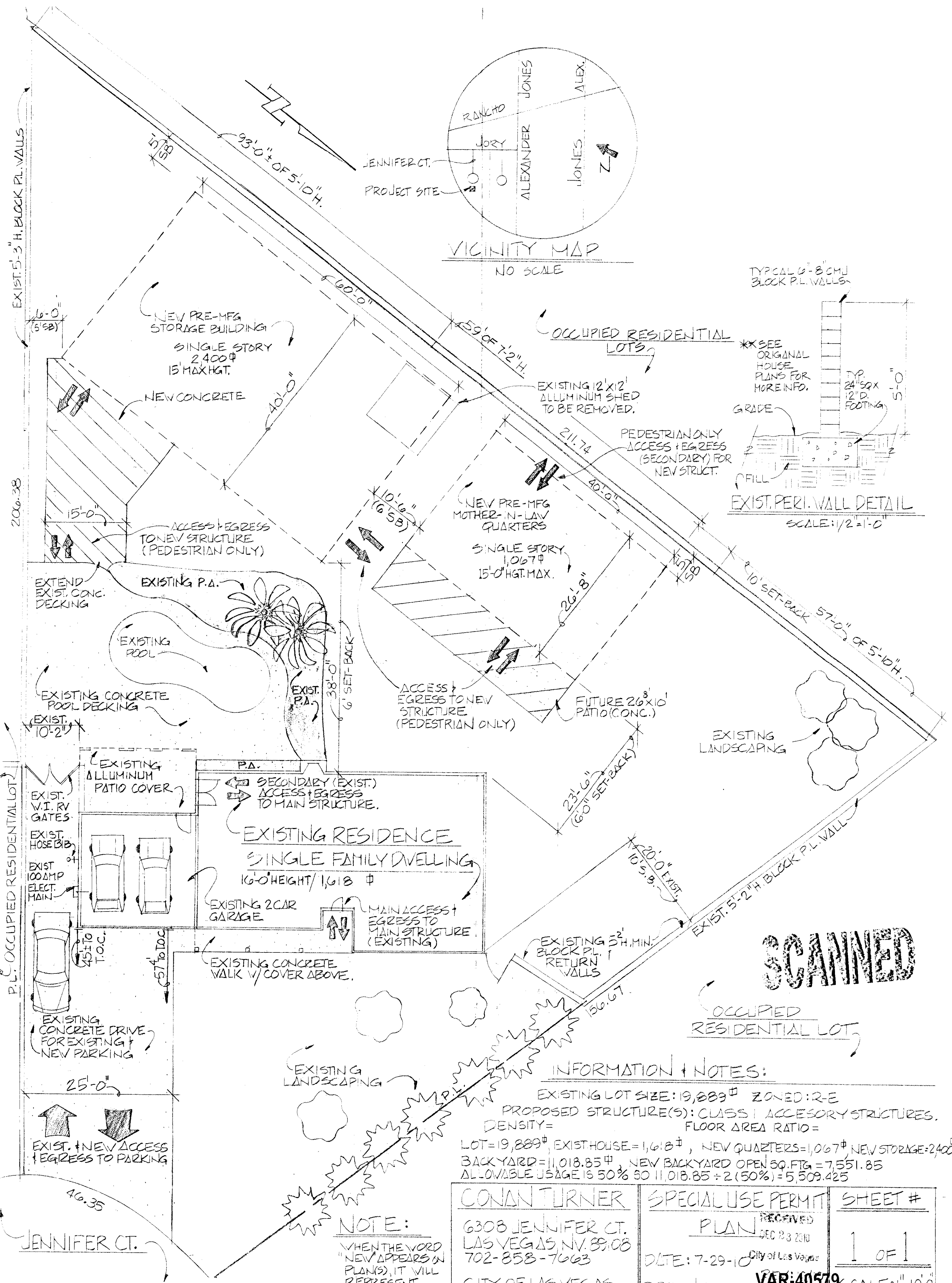


EXISTING LANDSCAPING

EXIST. + NEW ACCESS
+ EGRESS TO PARKING

46.35

JENNIFER CT.



SCANNED

INFORMATION + NOTES:

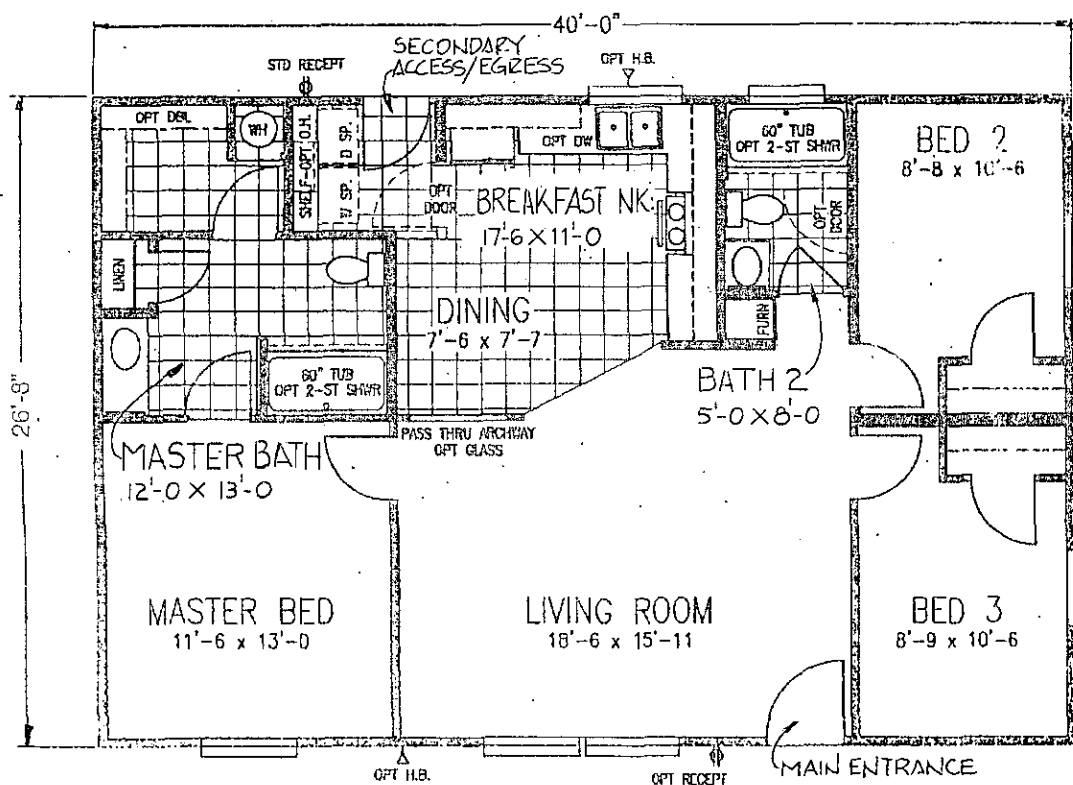
EXISTING LOT SIZE: 19,889^{sq} ZONED: R-E
PROPOSED STRUCTURE(S): CLASS 1 ACCESSORY STRUCTURES.
DENSITY = FLOOR AREA RATIO =
LOT = 19,889^{sq}, EXIST. HOUSE = 1,618^{sq}, NEW QUARTERS = 1,067^{sq}, NEW STORAGE = 2,400^{sq}
BACKYARD = 11,018.85^{sq}, NEW BACKYARD OPEN SQ. FTG = 7,551.85
ALLOWABLE USAGE IS 50% SO 11,018.85 ÷ 2 (50%) = 5,509.425

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

CONAN TURNER	SPECIAL USE PERMIT	SHEET #
6308 JENNIFER CT. LAS VEGAS, NV. 89108 702-858-7663	PLAN RECEIVED DEC 23 2010 City of Las Vegas	1 OF 1
CITY OF LAS VEGAS	DATE: 7-29-10 DRAWN BY: VAR-40579 SUP-40577	SCALE: 1" = 10'-0"

PROPOSED MOTHER-IN-LAW QUARTERS FLOOR PLAN

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



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

VAR-40579

SUP-40577

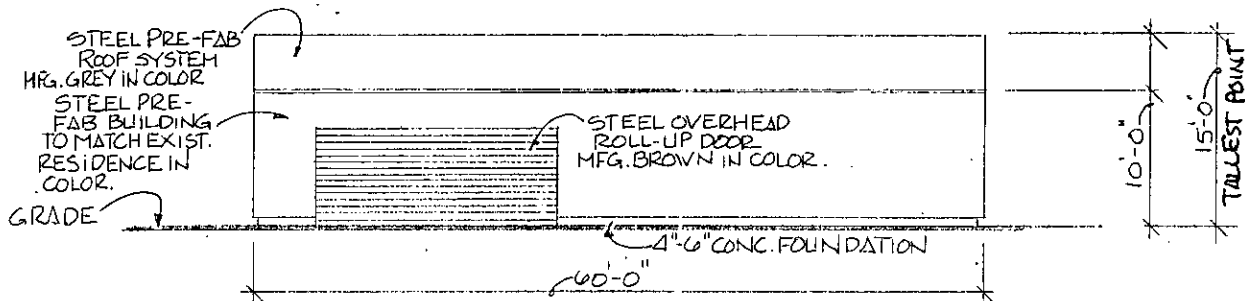
RECEIVED

DEC 23 2010

City of Las Vegas

PRE-MFGR. STEEL STORAGE BUILDING EAST ELEVATION

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



*EXIST. RES. COLOR NOTES:

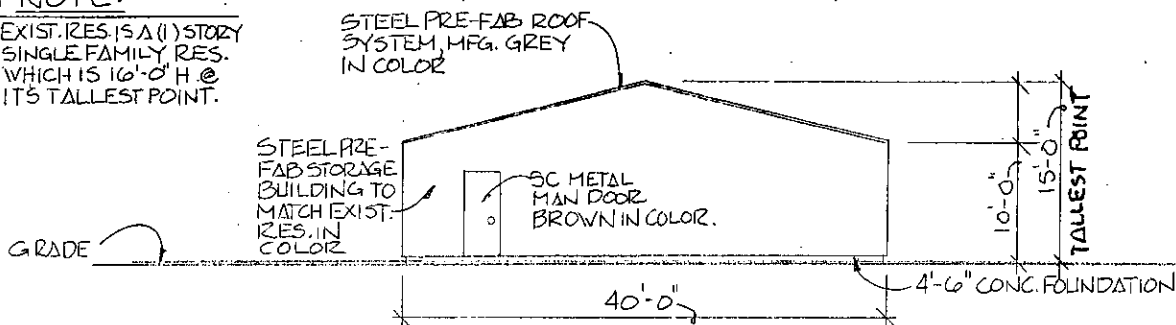
*EXIST. HOUSE STUCCO = TAN
*EXIST. HOUSE SHINGLES = DRK. TAN

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.



VAR-40579

SUP-40577

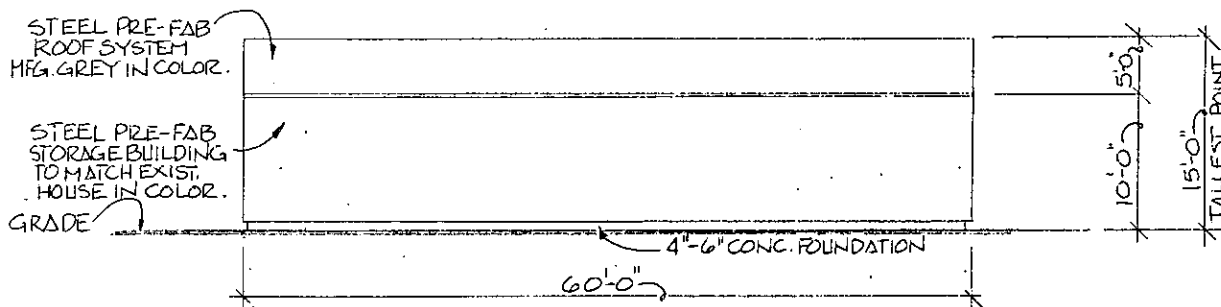
RECEIVED

DEC 23 2010

City of Las Vegas

PROPOSED PRE-MFG. STEEL BUILDING WEST ELEVATION

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



*EXIST. RES. COLOR NOTES:

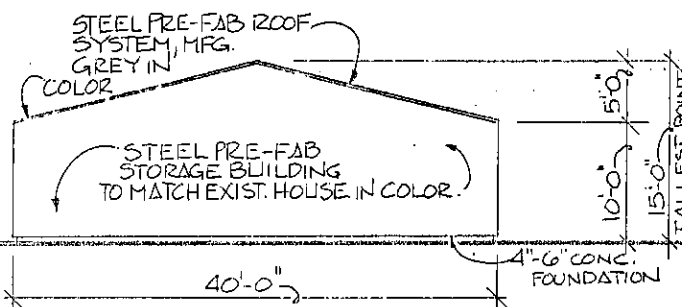
- * EXISTING HOUSE STUCCO = TAN
- * EXIST. HOUSE SHINGLES = DRK. TAN

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.



RECEIVED

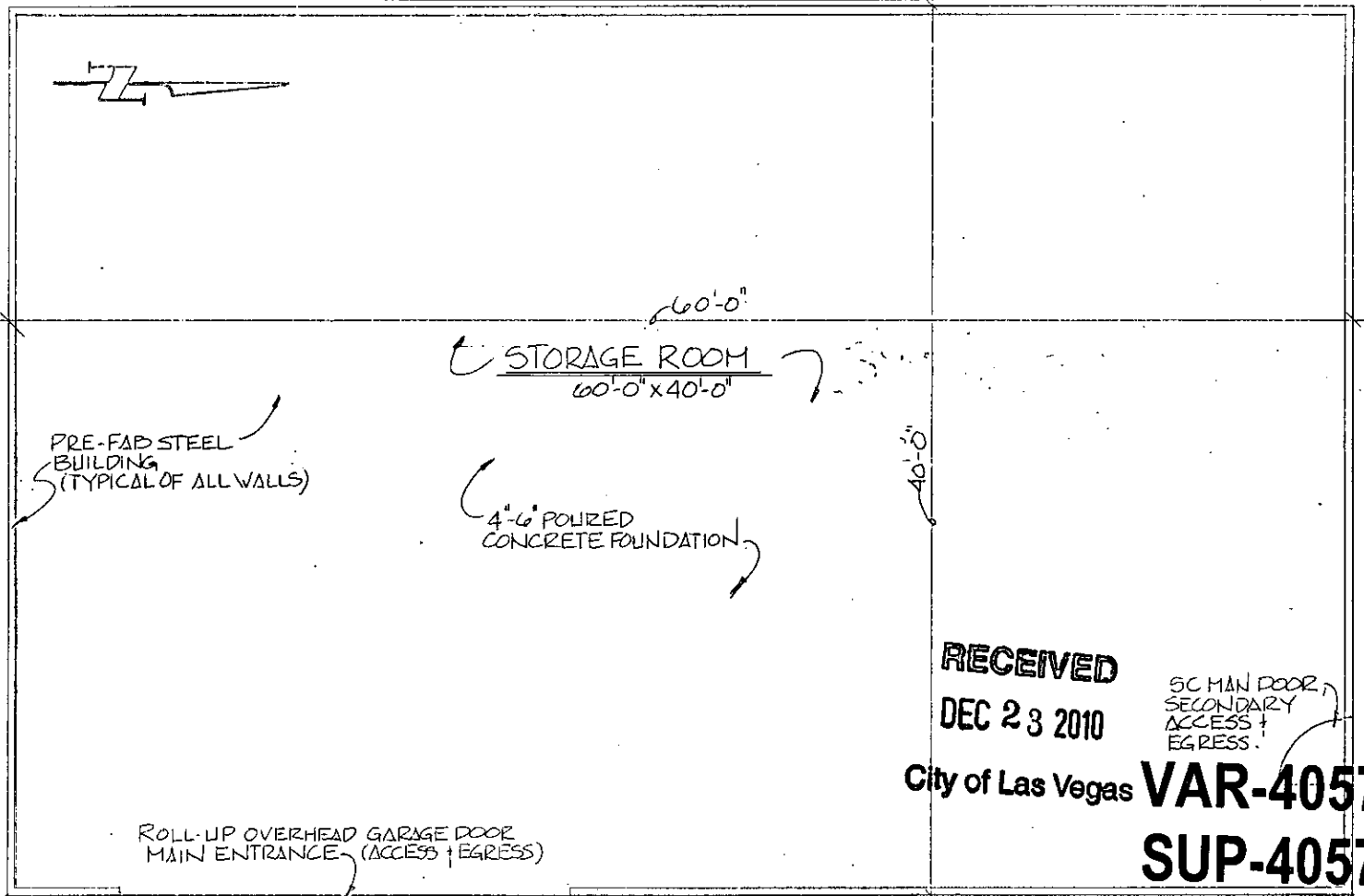
DEC 23 2010

City of Las Vegas

VAR-40579

SUP-40577

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



RECEIVED

DEC 23 2010

City of Las Vegas

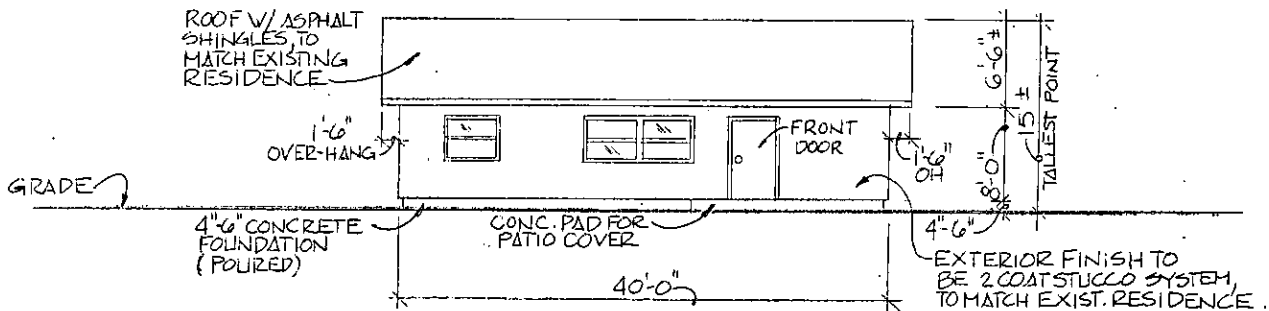
5C MAIN DOOR,
SECONDARY
ACCESS +
EGRESS.

VAR-40579

SUP-40577

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

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



NORTH SIDE ELEVATION

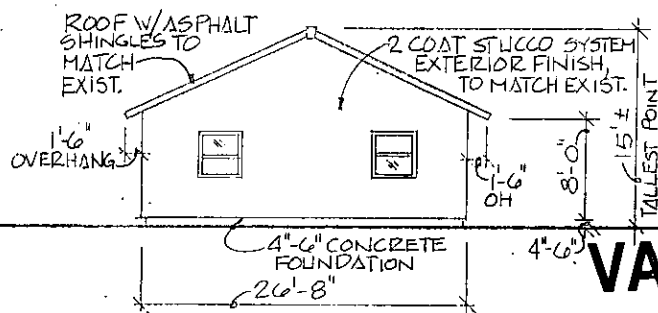
SCALE: 1/8" = 1'-0"

* 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.



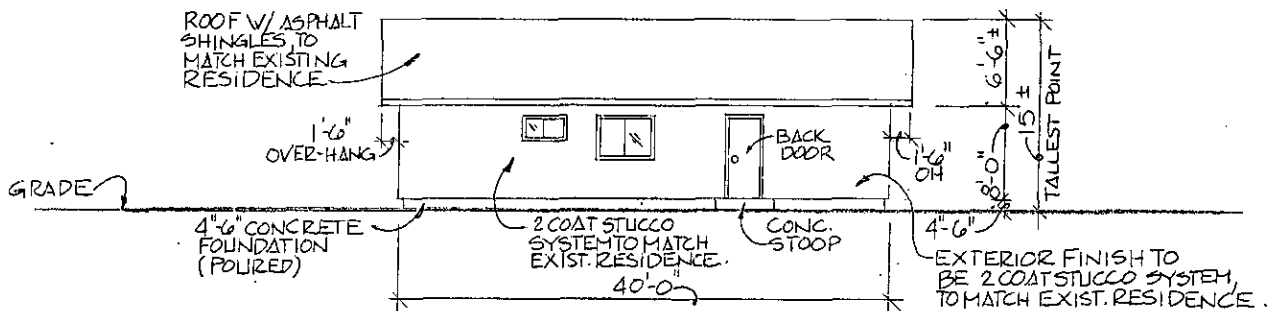
RECEIVED

VAR-40579 DEC 23 2010

SUP-40577 City of Las Vegas

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

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



EXIST. RES. COLOR LEGEND

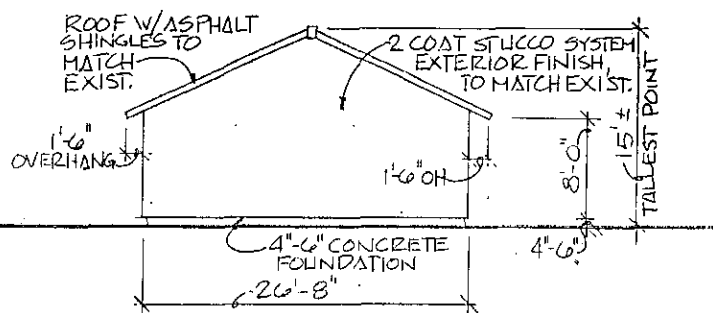
- *EXIST. HOUSE STUCCO = TAN
- *EXIST. HOUSE SHINGLES = DRK. TAN

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.

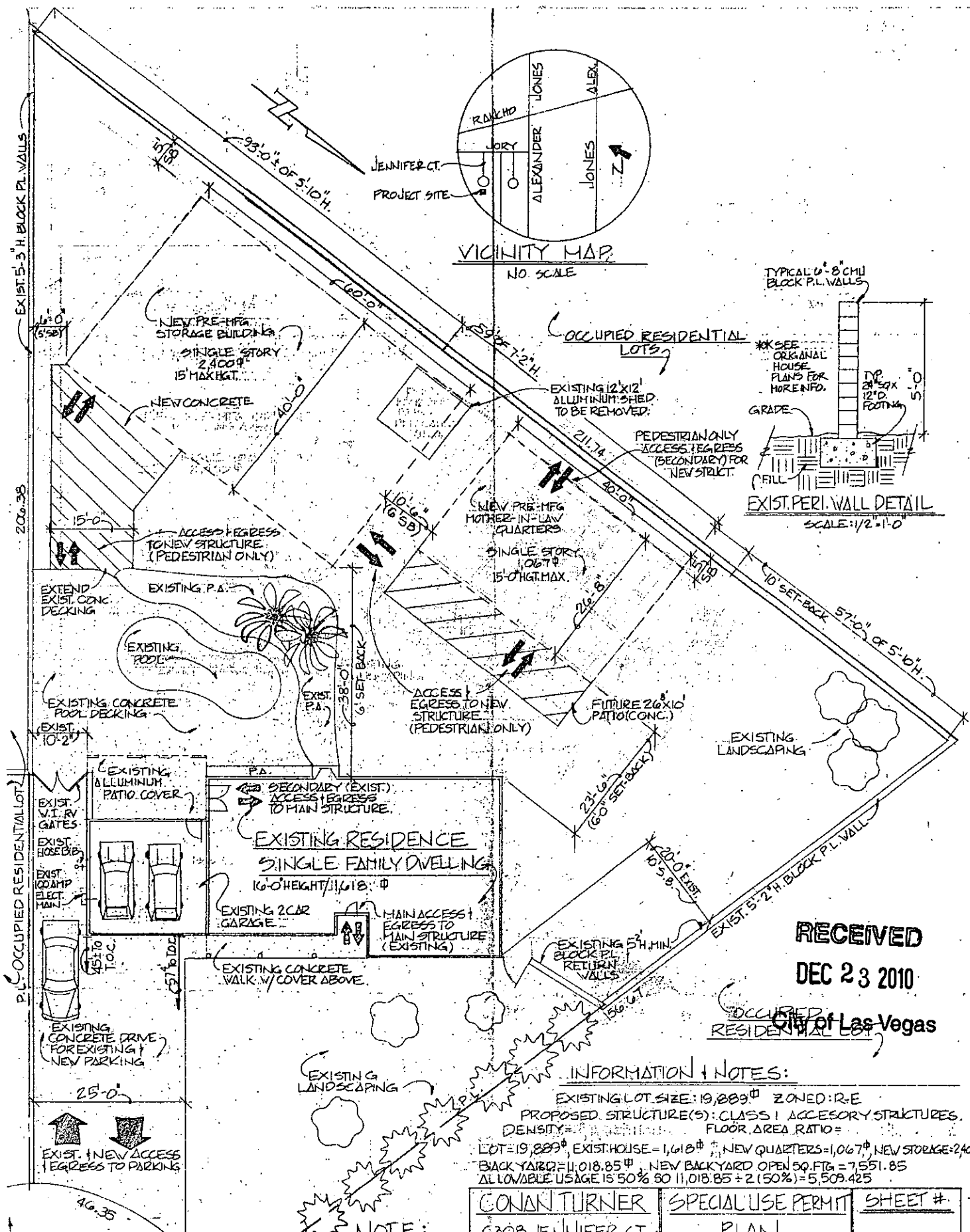


VAR-40579
SUP-40577

RECEIVED

DEC 23 2010

City of Las Vegas



RECEIVED
DEC 23 2010
 City of Las Vegas

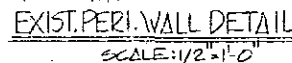
INFORMATION & NOTES:

EXISTING LOT SIZE: 19,889^{sq} ft. ZONED: R-E
 PROPOSED STRUCTURE(S): CLASS 1 ACCESSORY STRUCTURES.
 DENSITY: 1.00
 FLOOR AREA RATIO: 1.00
 LOT: 19,889^{sq} ft. EXIST. HOUSE = 1,618^{sq} ft. NEW QUARTERS = 1,067^{sq} ft. NEW STORAGE = 2,400^{sq} ft.
 BACK YARD = 11,018.85^{sq} ft. NEW BACKYARD OPEN SQ. FT. = 7,551.85
 ALLOWABLE USAGE 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	PLAN	1 OF 1
CITY OF LAS VEGAS	DATE: 7-29-10 DRAWN BY:	REV: 12/10 SCALE: 1" = 100'

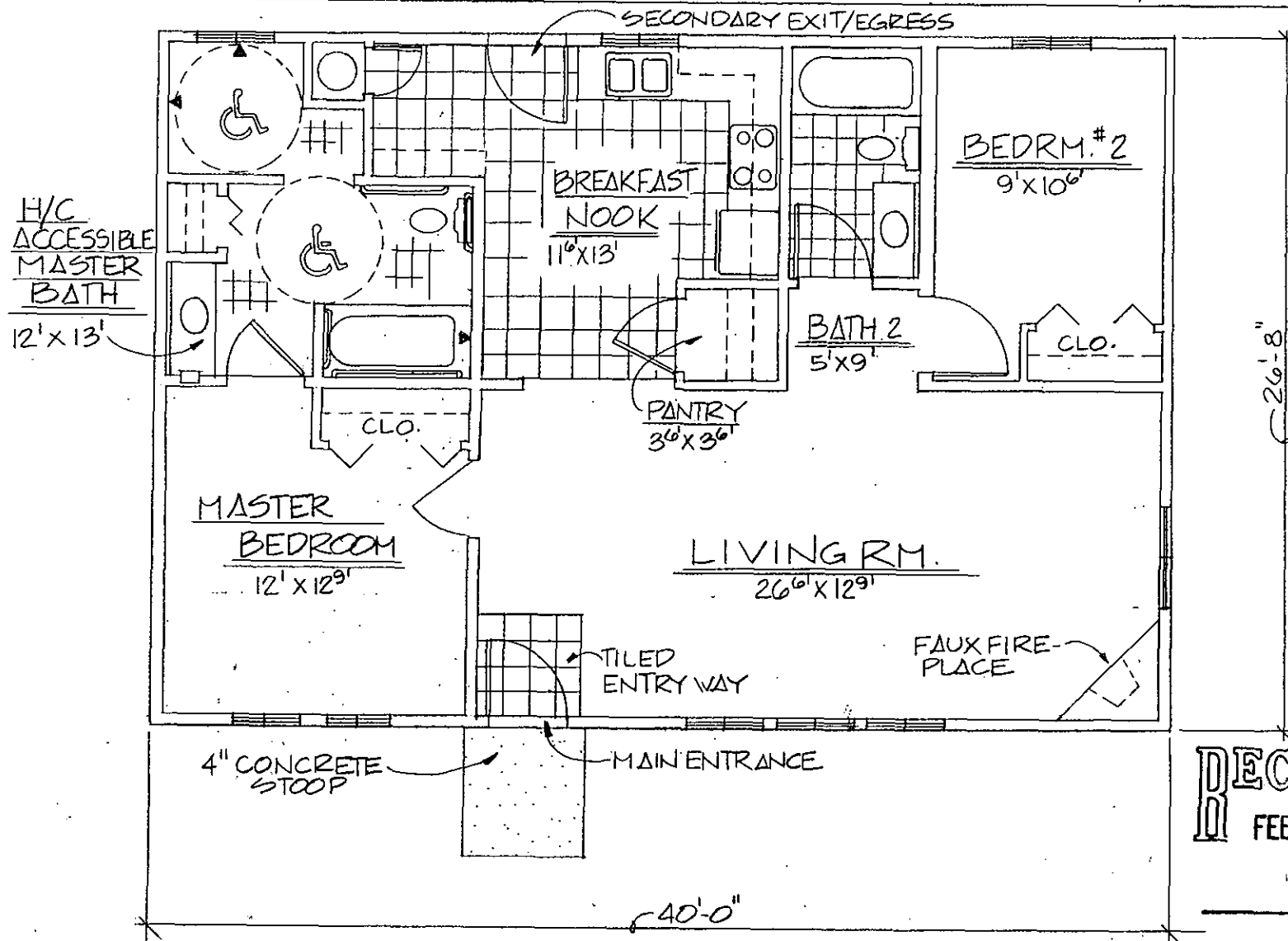
NOTE:
 WHEN THE WORD
 NEW APPEARS IN
 PLANS, IT WILL
 REPRESENT
 "PROPOSED".

VAR-40579
SUP-40577



CONAN TURNER	SPECIAL USE PERMIT	SHEET #
6303 JENNIFER CT. LAS VEGAS, NV. 89106 702-858-7063	PLAN.	1 OF 1
CITY OF LAS VEGAS	DATE: 7-29-10 DRAWN BY:	REV: 2/11 SCALE: 1"=100'

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



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

RECEIVED
FEB 24 2011

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

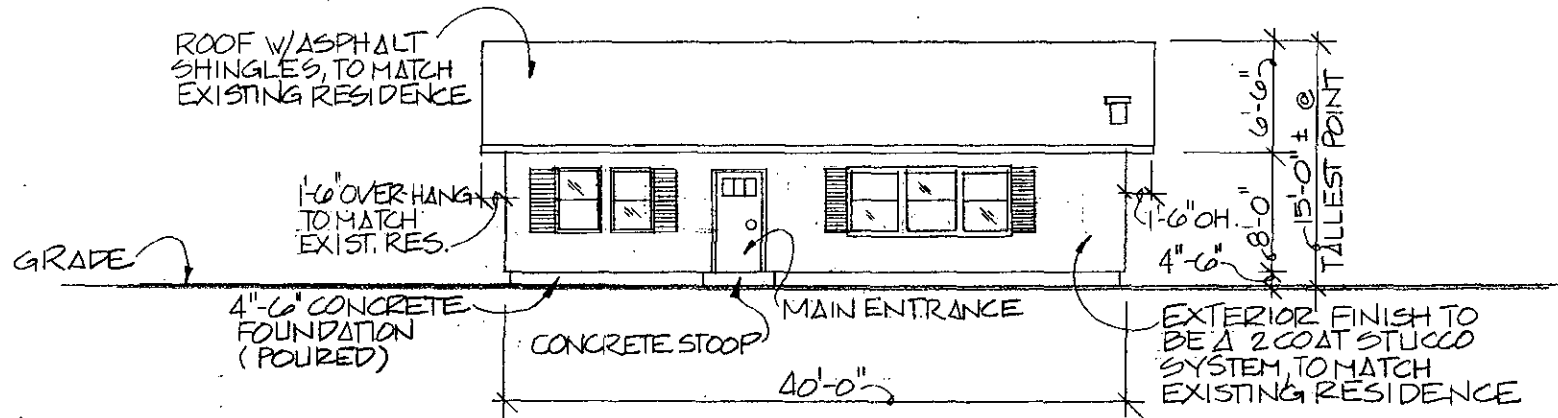
CONAN TURNER
6308 JENNIFER CT.
LAS VEGAS, NV. 89108
702-858-7663

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

VAR-40579
SUP-40577
REVISED

PROPOSED CASITA EAST ELEVATION PLAN

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

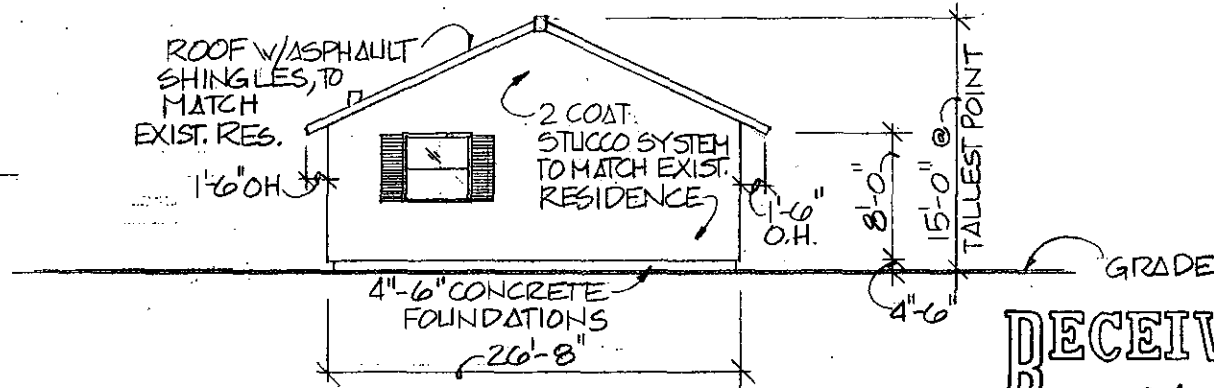


* EXIST. COLOR LEGEND

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

* NOTE:

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



RECEIVED
FEB 24 2011

PROPOSE CASITA ELEVATION

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

CONAN TURNER

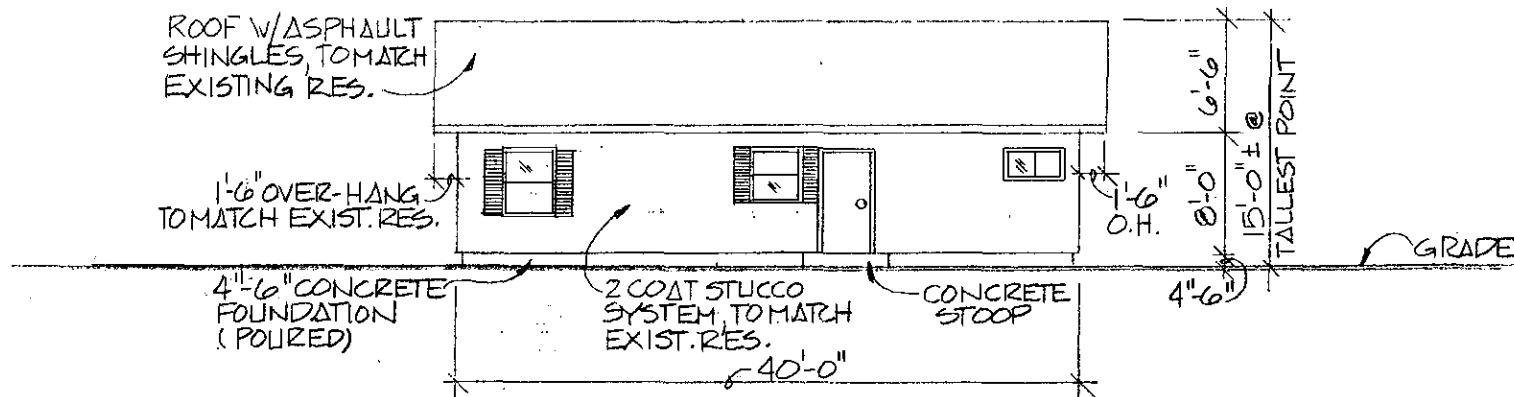
6308 JENNIFER CT.
LAS VEGAS, NV: 89108
702-858-7663

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

VAR-40579
SUP-40577
REVISED

PROPOSED CASITA WEST ELEVATION PLAN

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



*EXIST. RES. COLOR LEGEND:

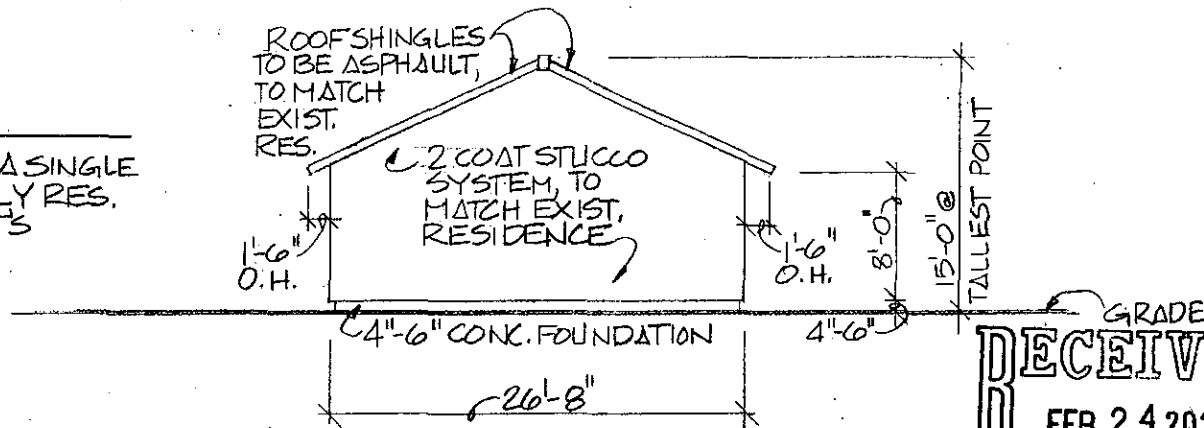
- *EXIST. HOUSE STUCCO = TAN
- *EXIST. ROOF SHINGLES = DRK. TAN

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.



RECEIVED
FEB 24 2011

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

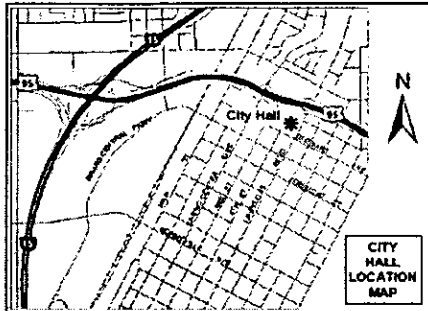
CONAN TURNER
6308 JENNIFER CT.
LAS VEGAS, NV. 89108
702-858-7663

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

VAR-40579
SUP-40577
REVISED

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

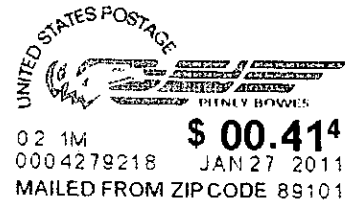
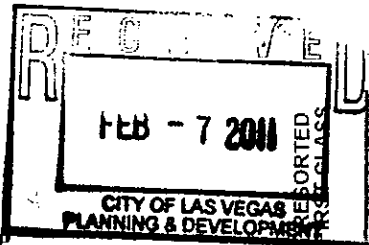


I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-40579 & SUP-40577

Planning Commission Meeting of 2/8/2011



I OPPOSE ALL THREE VARIANCES.

1) I DO NOT WANT A 2400 SQFT METAL STRUCTURE (LARGER THAN THE ENTIRE HOUSE) IN THE YARD.

2) I DO NOT WANT A 1067 SQFT 2 PCECE 'MANUFACTURED' (MOBILE HOME) PLACED ON THE PROPERTY

3) I DO NOT WANT ANYTHING ABOVE 13'.

**PLEASE STAY WITH THE RULES
AND THE MASTER PLAN AND DO**

13802811029

Case: VAR-40579

FERRANTI PETER W & CAROL

6309 JENNIFER CT

LAS VEGAS NV 89108-5201

**NOT ALLOW VARIANCES THAT WILL NEGATIVELY
AFFECT MY PROPERTY VALUE.**

Peter Ferranti & Carol Ferranti

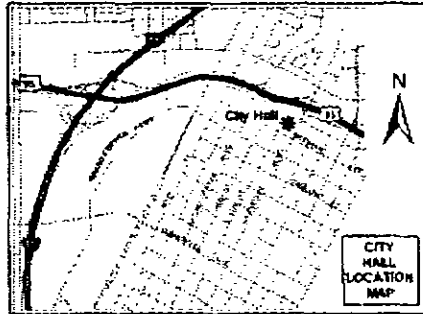
24 KRDFN11 89108

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21-22
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City of Las Vegas
Planning & Development Department
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89107

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I SUPPORT
this Request



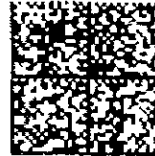
I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-40579 & SUP-40577

Planning Commission Meeting of 2/8/2011

PRESORTED
FIRST CLASS



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0004279216 JAN 27 2011
MAILED FROM ZIP CODE 89101



13802811028 Case: VAR-40579
BENEFIEL JACK W & DOLORES A
6305 JENNIFER CT
LAS VEGAS NV 89108-5201

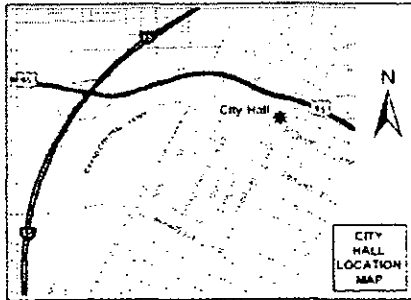
24 KRDFN11 89108



2/1/2011

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



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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



Case: VAR-40579
13802710002
BROGAN RODNEY M & VICTORIA R
4240 JORY TRL
LAS VEGAS NV 89108-5207

24 KRODFN11 89108



p.01

7028715463

ABBOTT

08:27AM

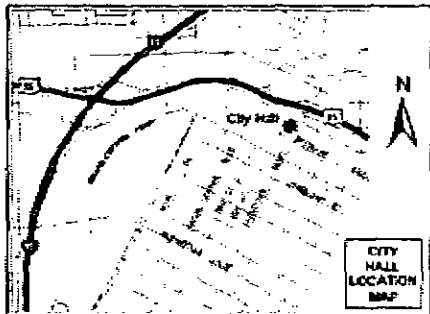
02/07/11

21-22

P.1/1
TO: 3857268
702 384 3591
FROM: MARINE SERVICES
FEB-8-2011 09:13

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



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I SUPPORT
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I OPPOSE
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VAR-40579 & SUP-40577

Planning Commission Meeting of 2/8/2011

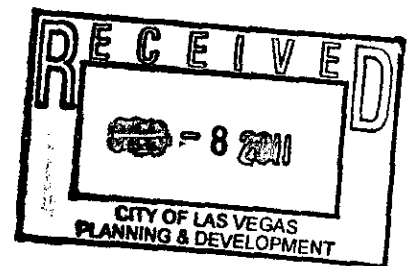
24 KRDFN11 89108

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PRESORTED
FIRST CLASS



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JAN 27 2011
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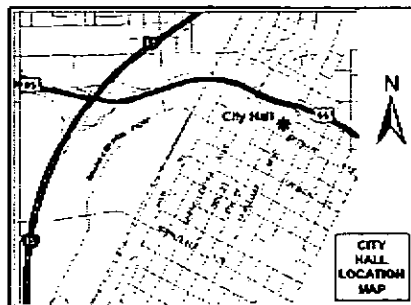
13802416011
BRADLEY ROBERT
6500 OUIDA WY
LAS VEGAS NV 89108-5542

Case: VAR-40579

2/10/11
A-20

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



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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

PRESORTED
FIRST CLASS



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13802416041

Case: VAR-40579

COOK RICHARD C LIVING TRUST
 6417 OUIDA WY
 LAS VEGAS NV 89108-5526

RECEIVED

JAN 31 2011

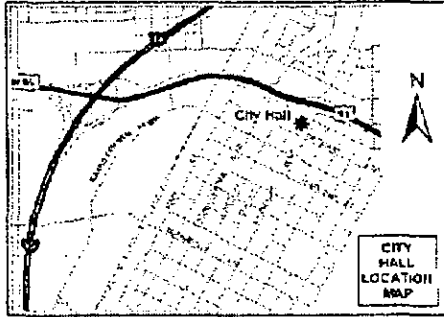
21-22

5 65081112891045

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

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Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-40579 & SUP-40577

Planning Commission Meeting of 2/8/2011

13802301003

Case: VAR-40579

DELEON EFREN N & NEVARRIE P
 4325 N TORREY PINES DR
 LAS VEGAS NV 89108-5510

24 KROFN11 89108

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RECEIVED

JAN 31 2011

21-22
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PRE-APPLICATION CONFERENCE NOTES

CITY OF LAS VEGAS



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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)

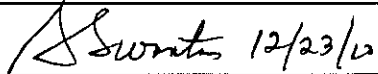
-- Please return a copy of this form with the original Pre-Application Submittal Checklist --

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		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST				PLANNING & DEVELOPMENT 			
Item Required									
YES	NO								
		APPLICATION PACKET (REQUIRED FOR EACH APPLICATION)							
☒	☐	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")	Appl. Type	Fees				
☒	☐	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots			Application	Notification	Recordation	Sub-Total	
☒	☐	Detailed justification letter			SUP	\$ 500.00	\$ 500.00	\$ 30.00	\$ 1030.00
☐	☒	Development Impact Notice and Assessment (DINA)			VAR	\$ 300.00	\$ 500.00	\$ 30.00	\$ 830.00
☐	☒	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									

Pre-Application Conference	CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST (CONT.)	
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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:	 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: VAR-40579 - VARIANCE
RELATED TO SUP-40577
CITY COUNCIL MEETING OF JULY 6, 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 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.

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

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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

June 1, 2011

Mr. and Mrs. Conan Turner
6306 Jennifer Court
Las Vegas, Nevada 89108

RE: VAR-40579 - VARIANCE
RELATED TO SUP-40577
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 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.

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,

A handwritten signature in cursive script, reading "Gabriela Portillo-Brenner".

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
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LAS VEGAS CITY COUNCIL

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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: VAR-40579 - VARIANCE
RELATED TO SUP-40577
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 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.

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

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FM-0044-08-09

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

P/L 204/199

Report of All Selected Parcels

Case Number:

VAR - 40579
SUP-40577

Printed On: Tue: January 4, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
4335 N RANCH ROAD L V L L C	%E BAINVOLL 316 W FLORENCE AVE INGLEWOOD CA	13802712011
ADAMS CHARLES HOWARD	4108 ROXANNE DR LAS VEGAS NV	13802813009
ADDISON ROSALINDA M & SHAWN P	6333 W ALEXANDER RD LAS VEGAS NV	13811510001
ARETE L L C	%W JONDAHL 7465 W LAKE MEAD BLVD #100 LAS VEGAS NV	13802814019
ARRIAZA EDGAR & MARIA ELENA	4009 MIRA LN LAS VEGAS NV	13802416037
BANFIELD MARY G	6405 BAMBOO PL LAS VEGAS NV	13802412019
BANICH B MICHAEL	4101 JORY TRL LAS VEGAS NV	13802811008
BANK DEUTSCHE NATIONAL TR CO TRS	4828 LOOP CENTRAL DR #600 HOUSTON TX	13802811004
BANK FIRST SAVINGS	2605 E FLAMINGO RD LAS VEGAS NV	13802814025
BANK FIRST SAVINGS	2605 E FLAMINGO RD LAS VEGAS NV	13802814023
BANK U S NATIONAL ASSN TRS	3815 SW TEMPLE SALT LAKE CITY UT	13802414014
BANK U S NATIONAL ASSN TRS	%HOME LOAN SERVICES 150 ALLEGHENY CENTER PITTSBURG PA	13802810008
BARLOW SCOTT L & DEBRA L	4001 ROXANNE DR LAS VEGAS NV	13802813001
BEARD SHEILA J PIERSON	4005 MONTE GRANDE CIR LAS VEGAS NV	13802416051
BELBOT MICHAEL R	4017 RUBIDOUX DR LAS VEGAS NV	13802416023
BENEFIEL JACK W & DOLORES A	6305 JENNIFER CT LAS VEGAS NV	13802811028
BENNETT TRUST	6428 BAMBOO CT LAS VEGAS NV	13802316005
BERGERSON WILLIAM B & BONNIE J	4013 RUBIDOUX DR LAS VEGAS NV	13802416024
BERRANG ERIC A	6425 OUIDA WY LAS VEGAS NV	13802416039
BITTNER SHAWN & MELANIE	4001 N TORREY PINES DR LAS VEGAS NV	13802812004
BLANDORI EDWARD H	4233 JORY TRL LAS VEGAS NV	13802711001
BLUE FAMILY TRUST	4017 RHONDA DR LAS VEGAS NV	13802811019
BRADLEY ROBERT	6500 OUIDA WY LAS VEGAS NV	13802416011
BROGAN RODNEY M & VICTORIA R	4240 JORY TRL LAS VEGAS NV	13802710002
BROWN MARION R & MARGARET J	4025 ROXANNE DR LAS VEGAS NV	13802813004
BRUCE FAMILY TRUST	4141 N TORREY PINES DR LAS VEGAS NV	13802810001
BUCHANAN AUDRY WAYNE & CAROL J	4012 RUBIDOUX DR LAS VEGAS NV	13802416047
BUCKEY JAY F	4017 N TORREY PINES LAS VEGAS NV	13802812002
BUCKINGHAM WILLIAM H JR TRUST	6241 ALEXANDER RD LAS VEGAS NV	13811510006
BURROUGHS HOOVER E & VIOLA	6416 PEAR CREST RD LAS VEGAS NV	13811111113
BURTON DONALD J LIVING TRUST	6301 ALEXANDER RD LAS VEGAS NV	13811510005
CANADA-BONES TERESA	6500 ROY ROGERS DR LAS VEGAS NV	13802414010

Report of All Selected Parcels**Case Number:** SUP-40577**Printed On:** Tue: January 4, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
CHAMBERS MAUREEN A & JEFFRY L	3940 N TORREY PINES DR LAS VEGAS NV	13811111013
CHAN COREY T & RINA	828 CRYSTAL WATER LN WALNUT CA	13802414027
CHESSE ROBERT W & PATRICIA L	6301 JENNIFER CT LAS VEGAS NV	13802811027
CHILDRESS JAMES & GEORGIA FAM TR	4201 JORY TRL LAS VEGAS NV	13802711005
CHIRINKIN ALEXEI	21 THE GRESSLANDS WOODBURY NY	13802814021
CHMARA MICHAEL J	6404 OUIDA WY LAS VEGAS NV	13802416018
CHURCH CALVARY CHAPEL MINISTRIES	4295 N RANCHO DR LAS VEGAS NV	13802712007
CIMPERMAN BRIAN	6412 BAMBOO PL LAS VEGAS NV	13802412014
CLARK CHARLES O	%M COLBERT 2412 GOLDFIRE CIR HENDERSON NV	13802316003
COOK RICHARD C LIVING TRUST	6417 OUIDA WY LAS VEGAS NV	13802416041
COPPER WILLIAM R	6233 W ALEXANDER RD LAS VEGAS NV	13811510007
COSTELLO MARK & LORRAINE	4004 RHONDA DR LAS VEGAS NV	13802811023
COUNTY OF CLARK(UMC)	%ACCTS PAYABLE 1800 W CHARLESTON BLVD LAS VEGAS NV	13802701003
DAGUE JIMMY J	6637 STAR VIEW CT LAS VEGAS NV	13802416016
DASILVA JOSE VITORINO	6401 ROY ROGERS DR LAS VEGAS NV	13802414025
DEARMAS ILLIAN MIZO	6504 ROY ROGERS DR LAS VEGAS NV	13802414009
DELAFUENTE FAMILY 2003 TRUST	4117 JORY TRL LAS VEGAS NV	13802811006
DELEON EFREN N & NEVARRIE P	4325 N TORREY PINES DR LAS VEGAS NV	13802301003
DENISON DARRYL D JR & FRANCES P	4008 RHONDA DR LAS VEGAS NV	13802811024
DIETZ BETH ANN	4518 CHECKER WY NO LAS VEGAS NV	13802416036
DIETZ TERRY LEE & CAROL	6412 MIRAGRANDE DR LAS VEGAS NV	13802416050
DIXON ELBERT SR	4008 RUBIDOUX DR LAS VEGAS NV	13802416049
DIXON WILLIAM LOYD & DOLORES	4101 ROXANNE DR LAS VEGAS NV	13802813005
DOMKE DEBRA L	6433 DELPHINIUM AVE LAS VEGAS NV	13802412026
DORSEY PATSY LEE	4200 JORY TRL LAS VEGAS NV	13802811033
DUNLAP SANDRA F	6401 OUIDA WY LAS VEGAS NV	13802416045
ELLIANO JACK & ANIETA FAMILY TR	4117 ROXANNE DR LAS VEGAS NV	13802813006
ELLIANO JACK L & ANICETA	4117 ROXANNE DR LAS VEGAS NV	13802813007
ENSLEY JAMES P & LINDA A	4217 JORY TRL LAS VEGAS NV	13802711003
FAVATA SALVATORE & ANTHONY	4117 THUNDER TWICE ST LAS VEGAS NV	13802412013
FEDERAL NATIONAL MORTGAGE ASSN	%IBM LENDER BUS PROCESS SERV INC 14523 S W MILLIKAN WY #200 BEAVERTON OR	13802810004

Report of All Selected Parcels**Case Number:** SUP-40577**Printed On:** Tue: January 4, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
FEDERAL NATIONAL MORTGAGE ASSN	%TITLE RESOURCE GROUP %NATCO-DIL AMY SEARS 3001 LEADENHALL RD MOUNT LAUREL NJ	13802416042
FEDERAL NATIONAL MORTGAGE ASSN	%IBM LBPS 14523 S W MILLIKAN WY #200 BEAVERTON OR	13802810005
FEDERAL NATIONAL MORTGAGE ASSN	%DNEWEST BANK FSB 888 E WALNUT ST PASADENA CA	13802414022
FERRANTI PETER W & CAROL	6309 JENNIFER CT LAS VEGAS NV	13802811029
FERRIGNO JOSEPH M & ALISA A	4125 RUBIDOUX DR LAS VEGAS NV	13802414020
FLEISCHMAN FAMILY TRUST	4121 RUBIDOUX DR LAS VEGAS NV	13802414021
FORTE DANA M	6405 OUIDA WY LAS VEGAS NV	13802416044
GARDNER GERALD J & LOU CEAL M	6417 ROY ROGERS DR LAS VEGAS NV	13802414029
GASPAR LUCIANA	4016 RUBIDOUX DR LAS VEGAS NV	13802416046
GAVELEK BRIAN E	4221 JASPER AVE LAS VEGAS NV	13802315050
GENICK PAUL S	4116 MONTEMESA CIR LAS VEGAS NV	13802414012
GILCHRIST LIVING TRUST	4209 JORY TRAIL LAS VEGAS NV	13802711004
GONZALEZ JUAN G & EVA	6405 HARTMAN ST LAS VEGAS NV	13802315053
GORSLINE MICHAEL J & KATHRINE	4216 JORY TRL LAS VEGAS NV	13802711006
GOSSELIN RICHARD R & STANETTE L	4001 RUBIDOUX DR LAS VEGAS NV	13802416027
GRAHAM LIVING TRUST	6425 MIRAGRANDE DR LAS VEGAS NV	13802416034
GRANT 1997 TRUST	4024 ROXANNE DR LAS VEGAS NV	13802813013
GREEN EDWARD C II & MARIA LINDA	6405 MIRA GRANDE DR LAS VEGAS NV	13802416029
HABRASCHKA KURT & HANNELORE	4329 N TORREY PINES DR LAS VEGAS NV	13802301002
HALEY MARILYN M REVOCABLE LIV TR	4008 RUBIDOUX DR LAS VEGAS NV	13802416048
HAMM PATRICIA	6428 OUIDA WY LAS VEGAS NV	13802416012
HANES JACK DALLAS & TERESA A	P O BOX 364971 NO LAS VEGAS NV	13802416055
HANSEN KAREN A	4009 RHONDA DR LAS VEGAS NV	13802811020
HANSEN PAUL B	6424 OUIDA WY LAS VEGAS NV	13802416013
HANSEN ROY HENRY	4105 RUBIDOUX DR LAS VEGAS NV	13802416020
HERRMANN RICHARD & KERRIE A	4012 RHONDA DR LAS VEGAS NV	13802811025
HESS BRIAN D & BRIAN DALE	4100 ROXANNE DR LAS VEGAS NV	13802813010
HOLLEY GERALD R JR & PAMELA K	4124 RUBIDOUX DR LAS VEGAS NV	13802414019
HOUGHLAND JOHN F & IRENE A	4333 N TORREY PINES DR LAS VEGAS NV	13802301001
JAMES LUCY ANN	4121 MONTEMESA CIR LAS VEGAS NV	13802414015
JANOS FAMILY LIVING TRUST	5653 EL CARO CT LAS VEGAS NV	13802412028

Report of All Selected Parcels**Case Number:** SUP-40577**Printed On:** Tue: January 4, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
JENACARO VICTOR A	4208 JORY TRL LAS VEGAS NV	13802811034
JOHNSON CRAIG & GWEN	48 HASSAYAMPA TRL HENDERSON NV	13802813015
JOHNSON MICHAEL T	6408 OUIDA WY LAS VEGAS NV	13802416017
JOHNSON THOMAS & JEWELENE LIV TR	6760 ROCKING HORSE AVE LAS VEGAS NV	13802412008
JORDAN JUDY K FAMILY TRUST	%CHOI INTERNATIONAL 1215 HUNAKAI ST #200 HONOLULU HI	13802712005
KACHUR STEVE J	6429 DELPHINIUM AVE LAS VEGAS NV	13802412025
KENDLE DEAN R	6417 BAMBOO LAS VEGAS NV	13802412022
KERN JUNE	4149 JORY TRL LAS VEGAS NV	13802811002
KERN JUNE	4141 JORY TRL LAS VEGAS NV	13802811003
KIRKER WILLIAM J & A L REV TR	4320 IVORY CIR LAS VEGAS NV	13811111015
KOPECKY EDWARD L & MAUREEN M	6413 MIRAGRANDE DR LAS VEGAS NV	13802416031
KOPECKY FAMILY TRUST 2006 TRUST	604 CAMPBELL DR LAS VEGAS NV	13802416030
KYNASTON ANDREW L & AMELIA R	7105 SPRING BEAUTY AVE LAS VEGAS NV	13811111014
LAMPKINS GENE	6437 DELPHINIUM AVE LAS VEGAS NV	13802412027
LEE EDWARD	6408 BAMBOO PL LAS VEGAS NV	13802412015
LESLIE WILLIAM W	6420 MIRAGRANDE DR LAS VEGAS NV	13802416054
LIMANDRI TRUST	4025 N TORREY PINES DR LAS VEGAS NV	13802812001
LOPEZ GERARDO MEZA TRUST	4241 JORY TRAIL LAS VEGAS NV	13802710001
LOPEZ LIVIER OROZCO & REYMUNDO	6416 QUIDA WY LAS VEGAS NV	13802416015
M S C I 2006-IQII RANCHO DR LLC	%EQUITY GROUP 8367 W FLAMINGO #201 LAS VEGAS NV	13802712012
MAGUINNESS FAMILY TRUST	7504 VIA SIGNORELLI ST LAS VEGAS NV	13802813011
MAINE PAUL KENNETH TRUST	4133 TORREY PINES LAS VEGAS NV	13802810002
MARIDON TRUST	6429 OUIDA WY LAS VEGAS NV	13802416038
MARISCAL ROGELIO	6317 W ALEXANDER RD LAS VEGAS NV	13811510003
MATSON DANIEL J	4101 RUBIDOUX DR LAS VEGAS NV	13802416021
MAZZOLA FAMILY LIV TR 09-23-06	6304 JENNIFER CT LAS VEGAS NV	13802811031
MCNULTY JOHN II & MICHELE FAM TR	6421 MIRAGRANDE DR LAS VEGAS NV	13802416033
MIKAMI LISA	98-627 KAAHELE ST AIEA HI	13802813016
MILLER GLORIA BLAIR	6409 OUIDA WY LAS VEGAS NV	13802416043
MILLER JOHN J	4008 MONTE GRANDE CIR LAS VEGAS NV	13802416052
MITCHELL WILLIAM DOUGLAS	P O BOX 26 RANCHO CORDOVA CA	13802416019
MORALES ERNESTO	4225 JORY TRL LAS VEGAS NV	13802711002

Report of All Selected Parcels**Case Number:** SUP-40577**Printed On:** Tue: January 4, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
MURDOCH JOHN N III & CYNTHIA L	4113 RUBIDOUX DR LAS VEGAS NV	13802414023
N RANCHO DR & W CRAIG RD L L C	%BANK NV/J NICHOLS 2700 W SAHARA AVE LAS VEGAS NV	13802814028
NAYLOR JEROME E & SHARON L	4116 ROXANNE DR LAS VEGAS NV	13802813008
NESCHKE MICHAEL	4057 JORY TRL LAS VEGAS NV	13802811009
NICOLAOU GEORGE E	P O BOX 334 GOFFSTOWN NH	13802412016
OLSEN MITCHEL A	4125 JORY TRL LAS VEGAS NV	13802811005
OLSEN MITCHELL	4125 JORY TRL LAS VEGAS NV	13802414030
PELLETIER ELEANOR	6432 BAMBOO CT LAS VEGAS NV	13802316006
PEP BOYS MANNY MOE & JACK CA	4141 N RANCHO LAS VEGAS NV	13802814003
PIEPER DANIEL G	6428 DELPHINIUM LAS VEGAS NV	13802412007
PIERCE FAMILY TRUST	4420 MILLRUN CT NO LAS VEGAS NV	13802412021
PID GIG DE	4120 MONTEMESA CIR LAS VEGAS NV	13802414013
PLEHN THOMAS R SEPARATE PPTY TR	4101 N TORREY PINES DR LAS VEGAS NV	13802810006
PREM DEFERRED TRUST	1200 S 4TH ST #102 LAS VEGAS NV	13802414032
PRINGLE LORI	4016 RHONDA DR LAS VEGAS NV	13802811026
RAVELL GREGORY P & MICHELLE	6309 W ALEXANDER RD LAS VEGAS NV	13811510004
RENEL R D LIVING TRUST	4125 N TORREY PINES DR LAS VEGAS NV	13802810003
REQUENA SALLY A REVDCABLE LIV TR	6413 ROY ROGERS DR LAS VEGAS NV	13802414028
RESMA TONY R & MONA D	4000 RHONDA DR LAS VEGAS NV	13802811022
RHIZOR SHARON A & STEVEN T	4109 JORY TRL LAS VEGAS NV	13802811007
RHODES JACKIE	7800 ASTRAL AVE LAS VEGAS NV	13811111114
RODRIGUES WILLIAM & CLARA	4208 JASPER AVE LAS VEGAS NV	13802316004
ROLFE EUGENE L & PATTI L	4117 MONTEMESA CIR LAS VEGAS NV	13802414016
ROWLAND RICHARD L SR & PAULA M	6421 OUIDA WY LAS VEGAS NV	13802416040
RUDOLPH ROBBY J	6409 BAMBOO PL LAS VEGAS NV	13802412020
RUSSEL YVONNE	4157 JDRY TRL LAS VEGAS NV	13802811001
RUST GLEN & KIMBERLY	4120 RUBIDUX DR LAS VEGAS NV	13802414018
RUYBAL FAMILY TRUST	4237 AMETHYST AVE LAS VEGAS NV	13802315057
S L P NORTHBROOKE 3 L L C	P O BOX 6220 SAN DIEGO CA	13802712009
S L P NORTHBROOKE 5 L L C	P O BOX 6220 SAN DIEGO CA	13802712010
SAINSBURY SAMUEL & S K JT LIV TR	6417 MIRAGRANDE DR LAS VEGAS NV	13802416032
SAKURAI FAMILY TRUST	2871 WOODBRIDGE CT DIAMOND BAR CA	13802712006

Report of All Selected Parcels**Case Number:** SUP-40577**Printed On:** Tue: January 4, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
SANDERS GEORGE H	4217 BEGONIA CT LAS VEGAS NV	13802412017
SHELL RODGER	4033 JORY TRL LAS VEGAS NV	13802811012
SCHIMMELS KAREN	4005 RUBIDOUX DR LAS VEGAS NV	13802416026
SCOTT GWENDOLYN & LEON JR	5775 EL PARQUE AVE LAS VEGAS NV	13802416022
SHROCK SANDRA L	7621 COWBOY TRL LAS VEGAS NV	13802813003
SIMONSEN-BUECHE CAROL L	6790 ROYAL STALLION CT LAS VEGAS NV	13802813014
SJOBLOM CHRISTOPHER & ELIZABETH	6401 MIRAGRANDE DR LAS VEGAS NV	13802416028
SOTO E E TRUST	3932 N TORREY PINES DR LAS VEGAS NV	13811111012
SPECKMAN DAVID	835 5TH AVE #301 SAN DIEGO CA	13802814027
SPECKMAN DAVID	835 5TH AVE #301 SAN DIEGO CA	13802814029
SPENCER FRANK Y & CAROLINE S	6501 ROY ROGERS DR LAS VEGAS NV	13802414033
STANLEY DANA SHEREE REV LIV TR	4041 JORY TRL LAS VEGAS NV	13802811011
STEPHENS GWENDOLYN & TIMOTHY D	4217 JASPER AVE LAS VEGAS NV	13802315049
STEPHENSON MARK L & BARBARA G	4049 JORY TRL LAS VEGAS NV	13802811010
STEVENS MARIAN E LIVING TRUST	4213 JASPER AVE LAS VEGAS NV	13802316001
STIRLING DEAN F & LESLIE S	6300 JENNIFER CT LAS VEGAS NV	13802811032
SUITOR M & L FAMILY TRUST	10220 FOUR VIEWS ST LAS VEGAS NV	13802315051
SYLVIA MICHAEL & W REV LIV TR	6428 ROY ROGERS DR LAS VEGAS NV	13802414011
TAHA MOHAMMAD A & DEANNA MARY TR	6420 OUIDA WY LAS VEGAS NV	13802416014
TAULKER GERALD L	6425 DELPHINIUM AVE LAS VEGAS NV	13802412024
TAXPAYER	LAS VEGAS NV	13802315055
THOM ARTHUR J & SUSAN A	4001 RHONDA DR LAS VEGAS NV	13802811021
THOMPSON ALICE	6401 HARTMAN ST LAS VEGAS NV	13802315054
THOMPSON BOBBY GLENN & BECKY	4009 ROXANNE DR LAS VEGAS NV	13802813002
THOMPSON JEANNETTE REV LIV TR	6401 BAMBOO PL LAS VEGAS NV	13802412018
THOMPSON JOHN & GRACIELA LIV TR	1916 HOT OAK RIDGE ST LAS VEGAS NV	13802414026
THOMPSON TIMOTHY W & ANDREA	4001 MIRA LN LAS VEGAS NV	13802416035
TOMLINSON JOANNA	6421 BAMBOO PL LAS VEGAS NV	13802412023
TSIMALIS PAVLOS	%N TSIMALIS 6425 ROY ROGERS DR LAS VEGAS NV	13802414031
TSUCHIMORI TIMOTHY	4109 RUBIDOUX DR LAS VEGAS NV	13802414024
TURNER CONAN & JESSICA	6308 JENNIFER CT LAS VEGAS NV	13802811030
VARNEY FAMILY TRUST	6425 HARTMAN ST LAS VEGAS NV	13802315048

Report of All Selected Parcels**Case Number:** SUP-40577**Printed On:** Tue: January 4, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
VAVREK JOHN F JR & JOYCE B	4004 MONTE GRANDE CIR LAS VEGAS NV	13802416053
WALLACE ELMER JOE & LAVONNA JO	4201 JASPER AVE LAS VEGAS NV	13802412012
WEBSTER STEPHEN C & CHERYL W	4009 N TORREY PINES DR LAS VEGAS NV	13802812003
WEST CORDELIA M & RODNEY H	4233 AMETHYST AVE LAS VEGAS NV	13802315056
WHEATON MARY BURNS	6325 W ALEXANDER RD LAS VEGAS NV	13811510002
WHITAKER MONICA J M	4009 RUBIDOUX DR LAS VEGAS NV	13802416025
WILLIAMS JON E	4041 N TORREY PINES LAS VEGAS NV	13802813012
WILLIAMS JON EDWARD	4041 N TORREY PINES DR LAS VEGAS NV	13802810007
WOJTOWICZ STANLEY & VALERIE	4209 JASPER LAS VEGAS NV	13802316002
ZAIC LEWIS & STEVE	8625 HIGHLAND VIEW CT LAS VEGAS NV	13802414017
ZUERN BRIAN W & THERESA M	6409 HARTMAN ST LAS VEGAS NV	13802315052



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: VAR-40579 – VARIANCE
RELATED TO SUP-40577
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 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.

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,

A handwritten signature in cursive script, appearing to read "Gabriela Portillo-Brenner".

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: VAR-40579 - VARIANCE RELATED TO SUP-40577
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2011**

Dear Mr. Turner:

Your 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), 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 structures 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: VAR-40579 - VARIANCE RELATED TO SUP-40577
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2011**

Dear Mr. 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", with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: VAR-40579

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

MEE

Sign P
Code, v
schemul




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 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

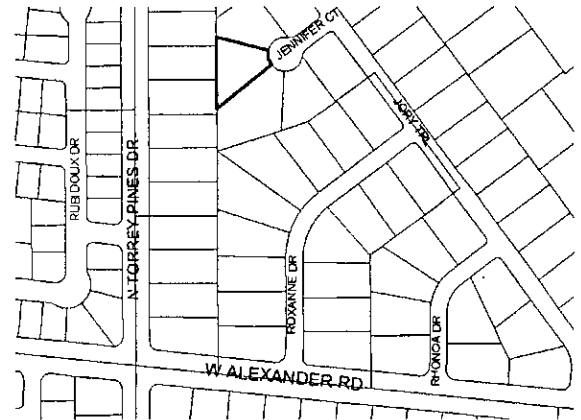


The proposed project may not pertain to the entire highlighted project site.

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 Location



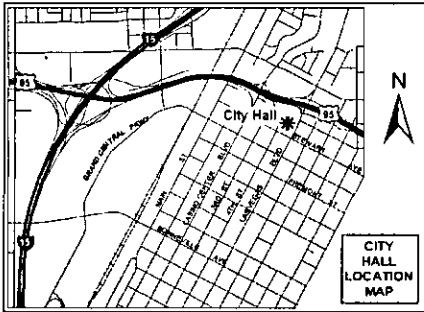
The proposed project may not pertain to the entire highlighted project site.

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

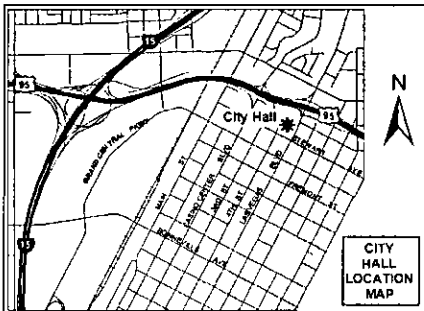
Please use available blank space on card for your comments.

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
Official Notice of Public Hearing**



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☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-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:

VAR-40579

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: **VAR-40579** Conan and Jessica Turner 6308 Jennifer Ct.
Request for a Variance to allow two proposed accessory structures

Comments:

We have no comment on the 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.

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, 2nd Floor
METRO	BRIAN O'CALLAGHAN	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd 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:

Report Date 12/23/2010 03:49 PM

Submitted By

Page 1

A/P # 40579 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	12/23/2010 13:13	983052	Temp COO		
Approved			COO issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	BIII Group	Actual Valuation	0.00

Description of Work

VAR-40579 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CONAN AND JESSICA TURNER - Request for a Variance TO ALLOW TWO ACCESSORY STRUCTURES (CLASS I) AND (CLASS II) TO BE A TOTAL OF 3,467 SQUARE-FEET WHERE 809 SQUARE FEET IS THE MAXIMUM FLOOR AREA ALLOWED, TO ALLOW ACCESSORY STRUCTURES TO BE NON-AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING UNIT, AND TO ALLOW AN ACCESSORY STRUCTURE TO EXCEED THE HEIGHT OF THE PRINCIPAL DWELLING UNIT BY SIX INCHES on .45 acres at 6308 Jennifer Court (APN 138-02-811-030), R-E (Residence Estates) Zone, Ward 6 (Ross).

Parent A/P #

Project #	40579	Project/Phase Name	TURNER RESIDENCE	Phase #	
Size/Area	0.46 ACRE	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	Organization	
Mailing Address	6308 JENNIFER CT			State/Province	NV
City	LAS VEGAS			Country	☐ Foreign
ZIP/PC	89108-5201			Evening Phone	
Day Phone	(702)858-7663 x			Mobile #	
Fax					

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

6308 JENNIFER CT
LAS VEGAS, 89108-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13802811030

Report Date 12/23/2010 03:49 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	300.00
Total Unpaid	0.00	Total Paid	830.00

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 (VAR) Modified By FSOLIS Modified Date/Time 12/23/2010 13:12
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

Y Business License Exempt

Report Date 12/23/2010 03:49 PM

Submitted By

Page 3

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

Z-LEGAL N				983052	12/23/2010 13:13	
--------------	--	--	--	--------	------------------	--

Project#	A/P Type	Status	Stage	Relation
----------	----------	--------	-------	----------

No children exist for this project

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

There is no planning condition for this project.

VARIANCE

N Parent Project link required?

N 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
---	--------------------------	-------------------------------	---------------	-----------	----------	-------------

02/08/2011	PC	SCHEDULED		0	0	0
FSDLIS	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 13:21		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 VARIANCE
 Project Address (Location) 6308 Jennifer Ct. Las Vegas NV 89108
 Project Name _____ Proposed Use _____
 Assessor's Parcel #(s) 138-02-811-030 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: 702-888-7163 Fax: _____
 City Las Vegas NV State NV Zip 89108
 E-mail Address _____

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

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

Property Owner Signature* [Signature]

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

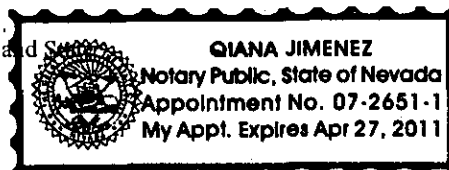
Print Name Conan Turner

Subscribed and sworn before me

This 21 day of December, 20 10.

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>VAR-40579</u>
Meeting Date:	<u>2-2-11</u>
Total Fee:	<u>230</u>
Date Received:*	<u>12-23-10</u>
Received By:	<u>FS</u>

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-40579** APN: 138-02-811-030
Name of Property Owner: Conan Turner
Name of Applicant: Conan Turner
Name of Representative: Conan 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: _____

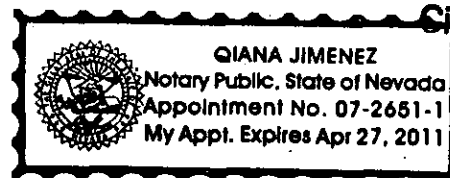
Signature of Property Owner: _____

Print Name: Conan 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

City of Las Vegas

December 22, 2010

Conan and Jessica Tumer
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 residence 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

RECEIVED

DEC 23 2010

VAR-40579
SUP-40577



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

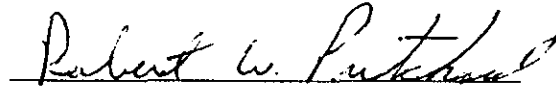
Conan Turner and Jessica Turner, husband and wife as Joint Tenants

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

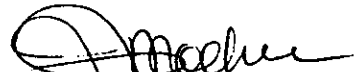
City of Las Vegas

NOTARY ACKNOWLEDGEMENT FOR GRANT BARGAIN SALE DEED
Escrow No.: 9140050-ND

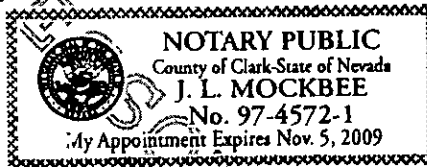
STATE OF NEVADA
COUNTY OF CLARK

} ss:

This instrument was acknowledged before me on May 21, 2009,
by Robert W Pritchard


NOTARY PUBLIC

NOTARY: PLEASE STAMP BELOW THIS LINE AND BE SURE YOUR SEAL IS CLEAR
AND DOES NOT COVER ANY DOCUMENT TEXT.



WHEN RECORDED MAIL TO:
Conan Turner
6308 Jennifer Court
Las Vegas, NV 89108

MAIL TAX STATEMENTS TO:
Conan Turner
6308 Jennifer Court
Las Vegas, NV 89108

COPY

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

RECEIVED

DEC 23 2010

City of Las Vegas

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 138-02-811-030
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: \$212,000.00
b. Deed in Lieu of Foreclosure Only (value of property) (_____)
c. Transfer Tax Value: \$212,000.00
d. Real Property Tax Due: \$1,081.20

4. If Exemption Claimed:

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

5. Partial Interest: Percentage being transferred: 100 %

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

Signature J. Turner Capacity Seller
Signature Robert W. Pritchard Capacity Buyer

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Robert W. Pritchard
Address: 14702 Hwy 141
City: Mapleton, IA 51034
State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Jessica Turner
Address: 6308 Jennifer Court
City: Las Vegas, NV 89108
State: _____ Zip: _____

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

Print Name Ticor Title of Nevada, Inc. Escrow # 09140050ND
Address 3100 W. Sahara Avenue #115
City: Las Vegas State: NV Zip: 89102

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

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 Sownen 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).

Page 1 of
Date 03 / 07 / 11
Time 6 : am pm

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

once the
March 16th 0730



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

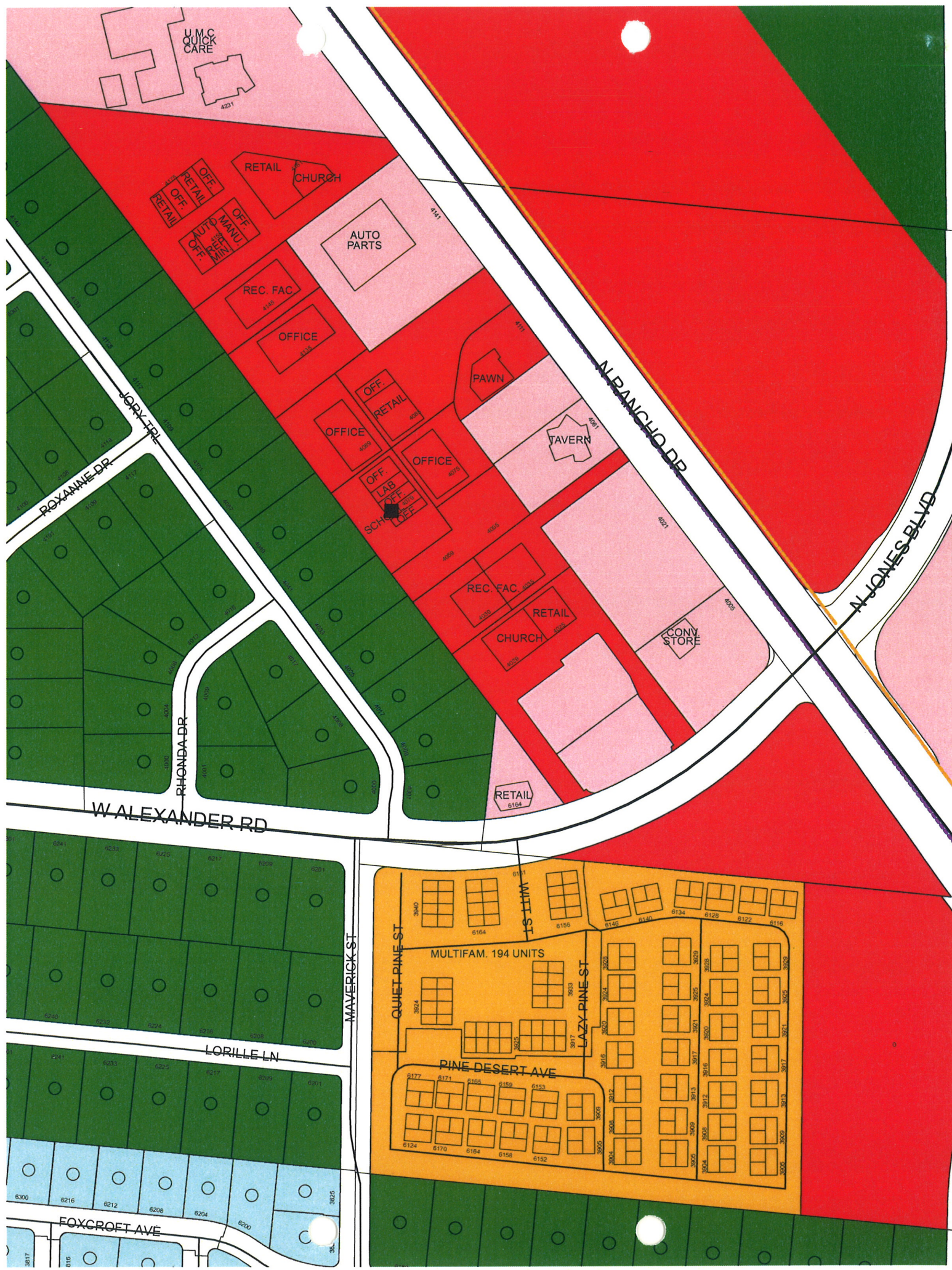
City of Las Vegas

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
1		Phone Fax
2		Phone Fax
3		Phone Fax
4		Phone Fax
5		Phone Fax
6		Phone Fax
7		Phone Fax
8		Phone Fax
9		Phone Fax
10		Phone Fax
11		Phone Fax
12		Phone Fax
13		Phone Fax
14		Phone Fax
15		Phone Fax
16		Phone Fax
17		Phone Fax





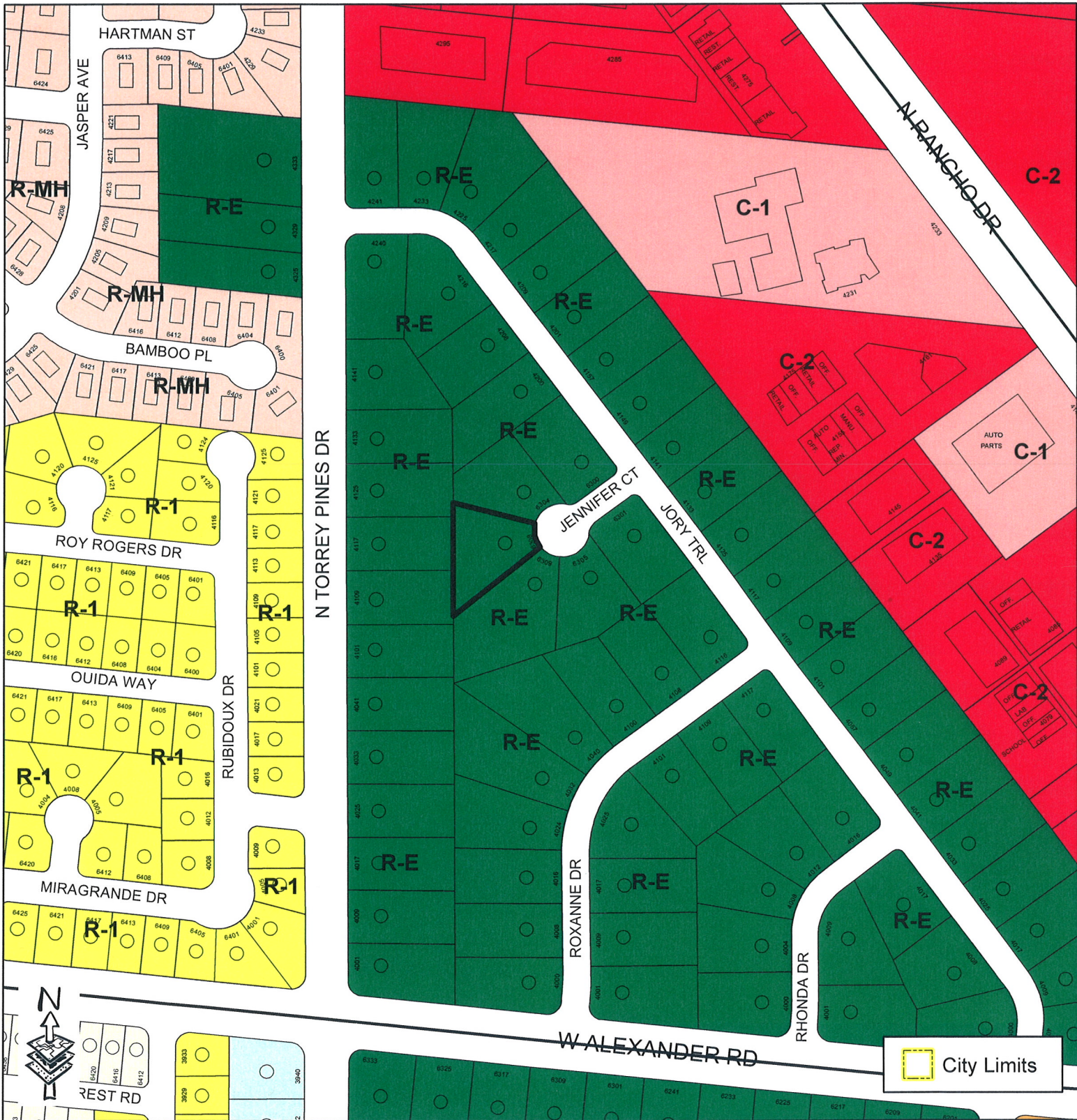
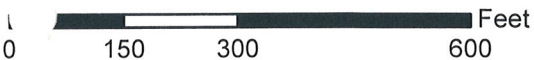
Data current as of: March 7, 2011



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 - Profesional 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

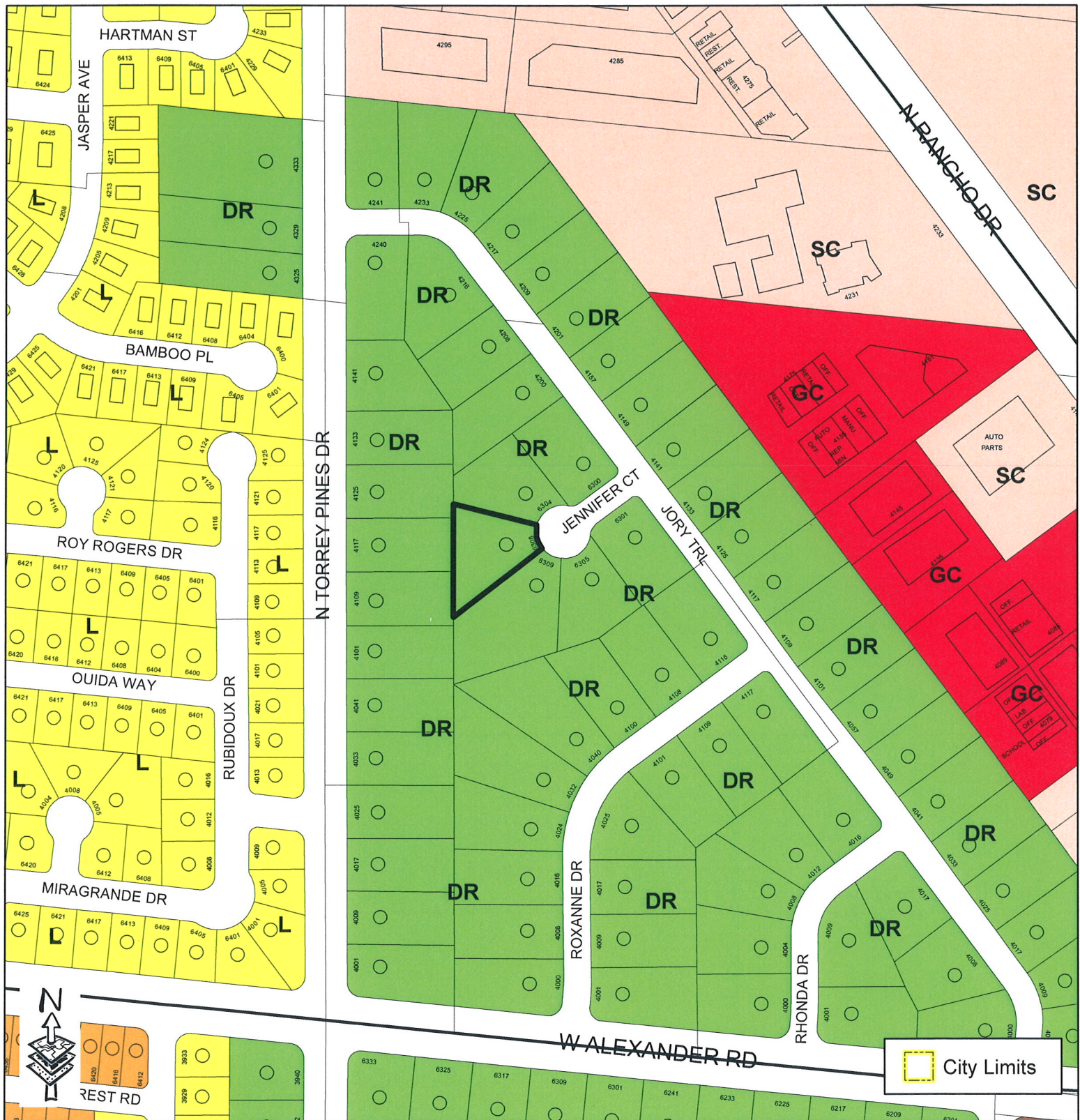


GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept
702-229-6301



SUP-40577 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

RHONDA DR

JENNIFER CT

JORY TRL

Darline Reeder

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).

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

Page 1

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