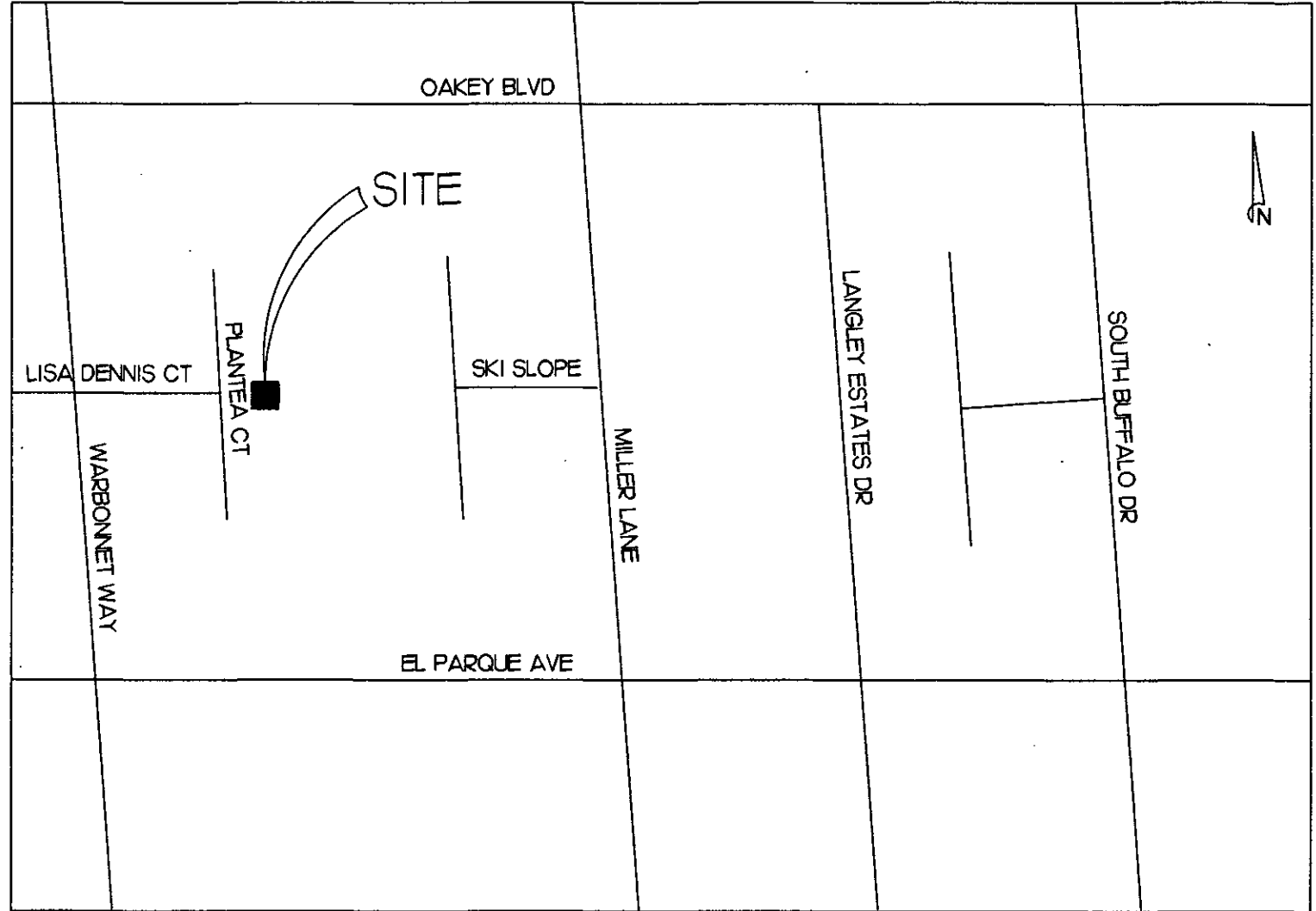
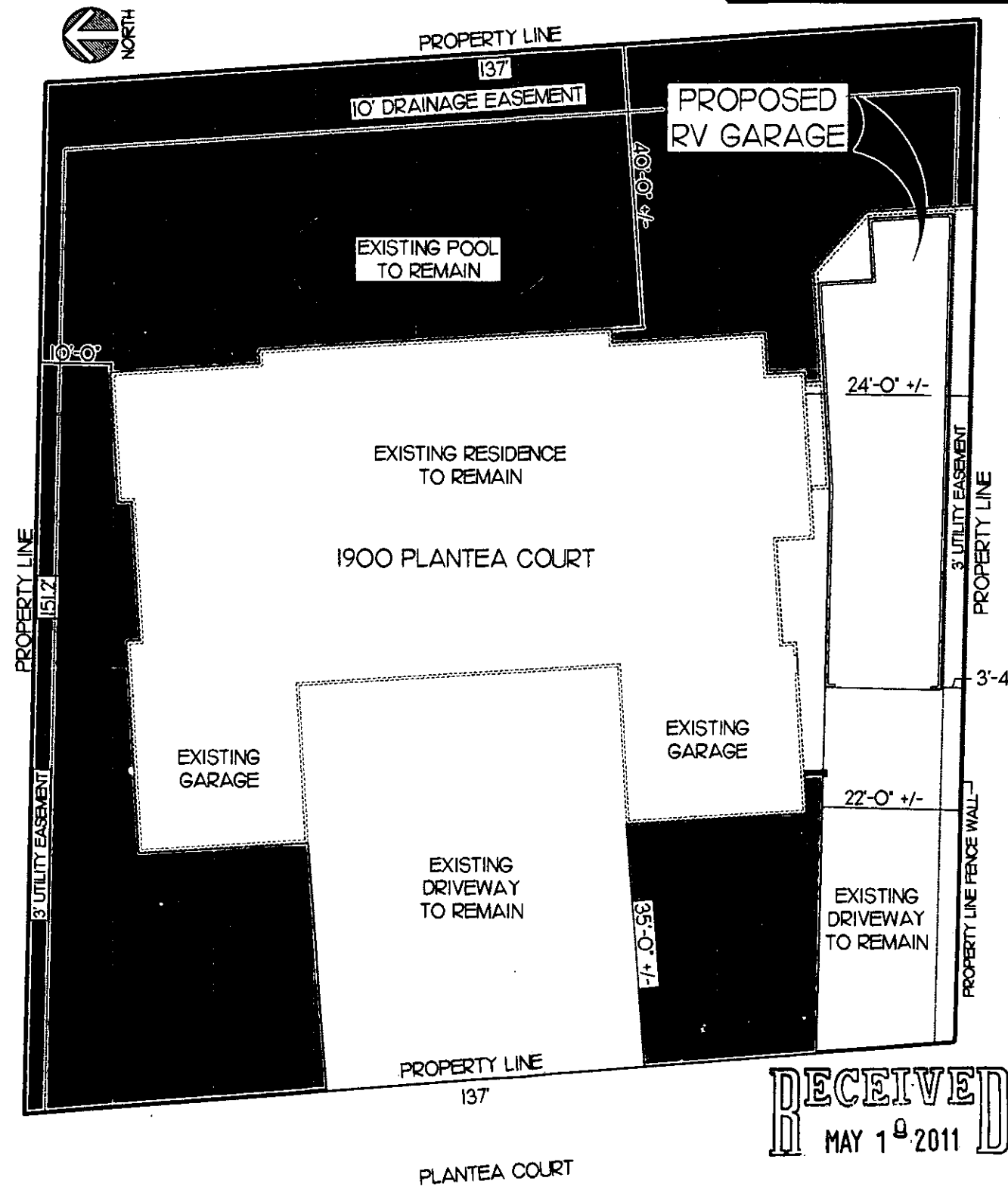


Job No: 344-001
 Job Name: 1900 Plantea
 Revision: .
 Sheet No: A1

SQUARE FOOTAGES	
FIRST FLOOR (LIVING)	4,093 SF.
FIRST FLOOR (GARAGE)	504 SF.
FIRST FLOOR (FOOTPRINT)	4,597 SF.
SECOND FLOOR LIVING	2,210 SF.
TOTAL LIVING	6,303 SF.
NEW DETACHED RV GARAGE	1,167 SF.



VICINITY MAP
 N.T.S.

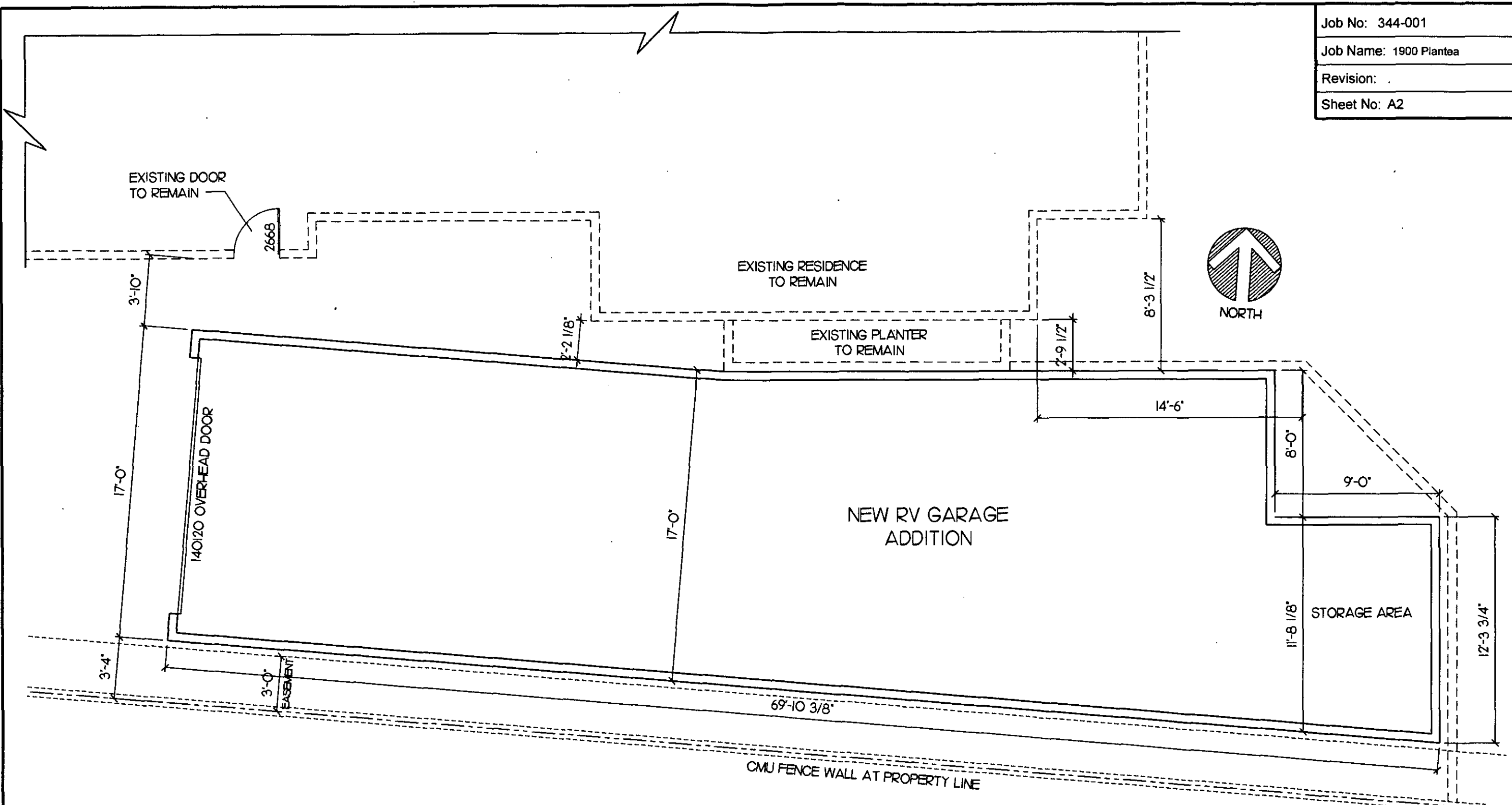


SITE PLAN
 N.T.S.

RECEIVED
 MAY 1st 2011

VAR-41401
REVISED

Job No: 344-001
Job Name: 1900 Plantea
Revision: .
Sheet No: A2

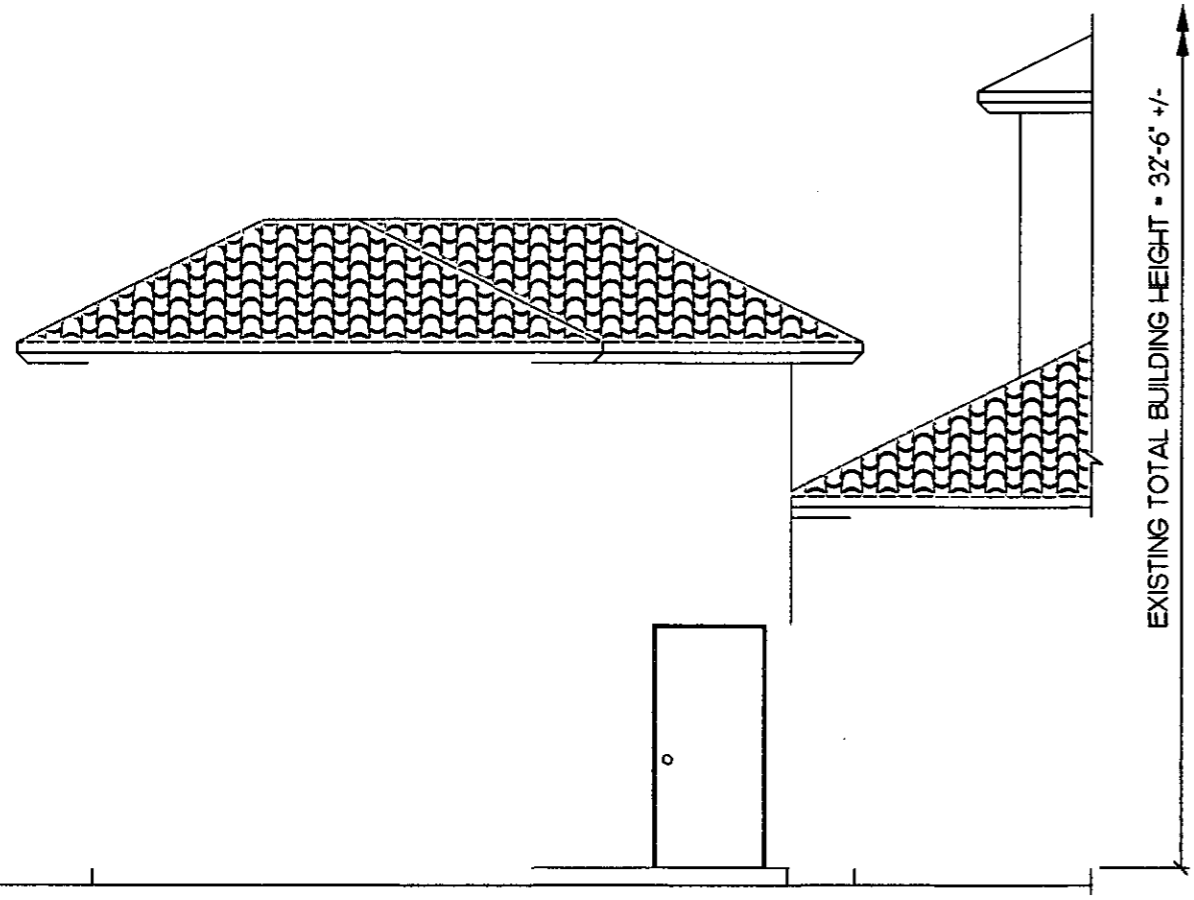


FLOOR PLAN
 SCALE: 1/8" = 1'-0"

RECEIVED
 MAY 1st 2011

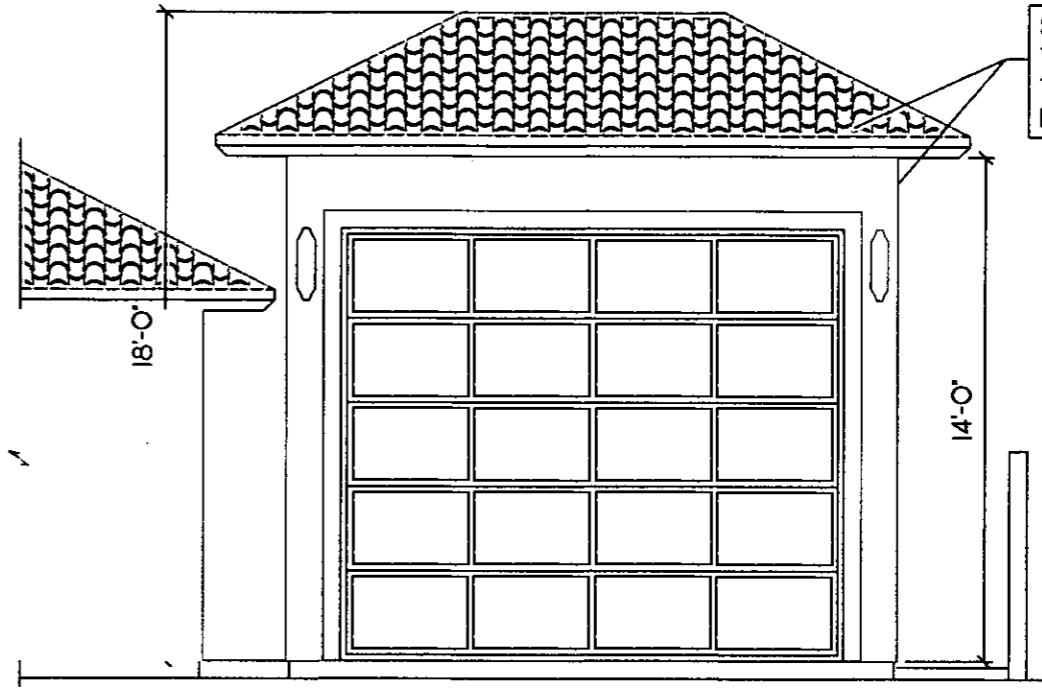
VAR-41401
REVISED

Job No: 344-001
 Job Name: 1900 Plantea
 Revision: .
 Sheet No: A3



EAST ELEVATION

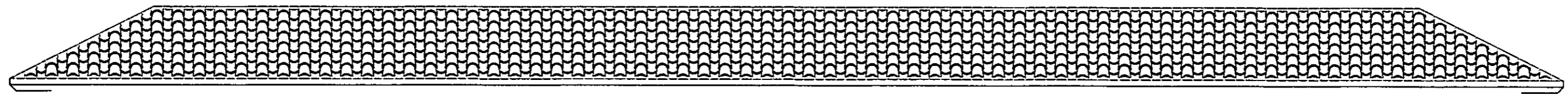
SCALE: $\frac{1}{8}$ " = 1'-0"



WEST ELEVATION

SCALE: $\frac{1}{8}$ " = 1'-0"

STUCCO, PAINT,
 TRIM & TILE ROOF
 TO MATCH
 EXISTING HOUSE



SOUTH ELEVATIONS

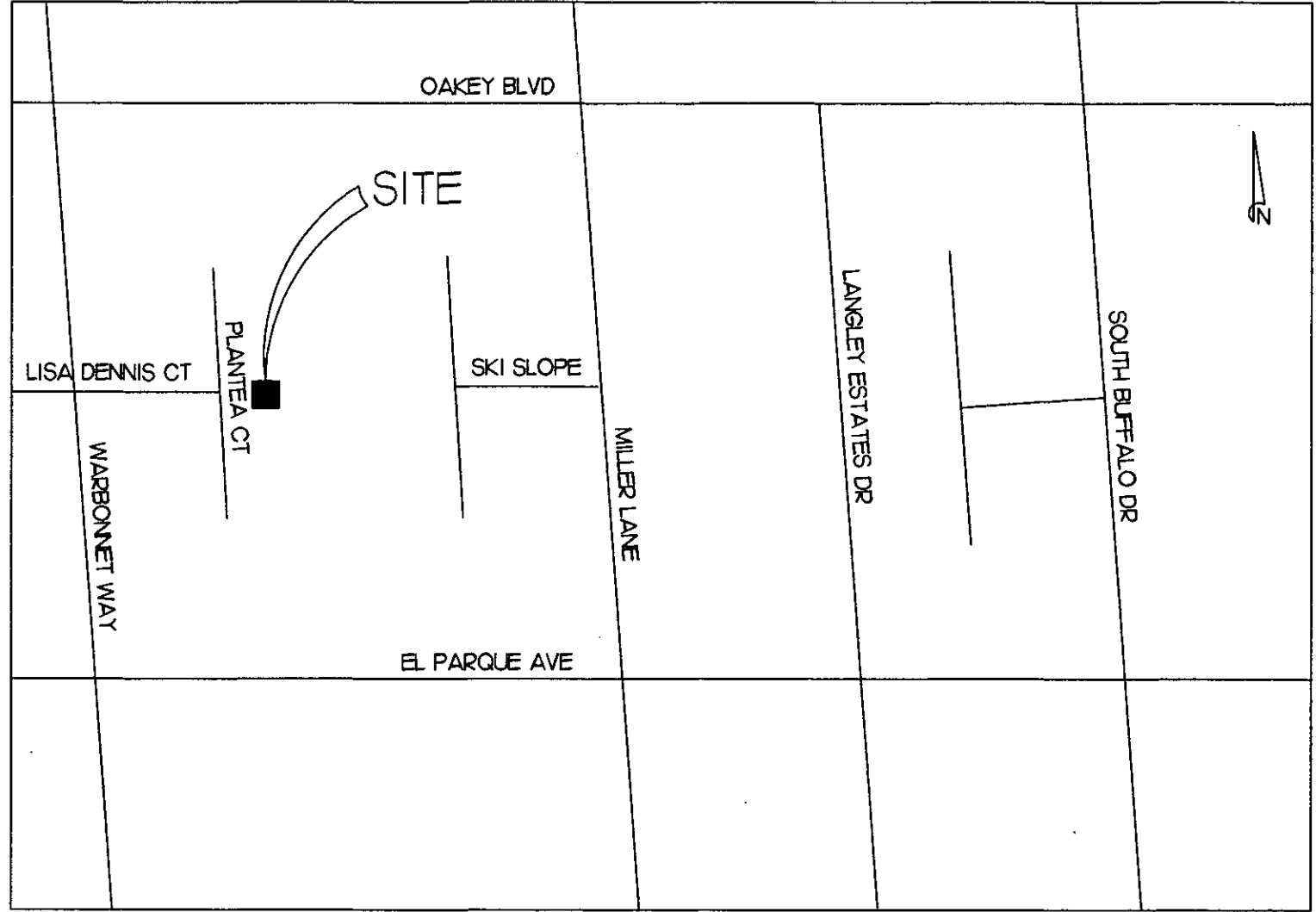
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 MAY 1 2011

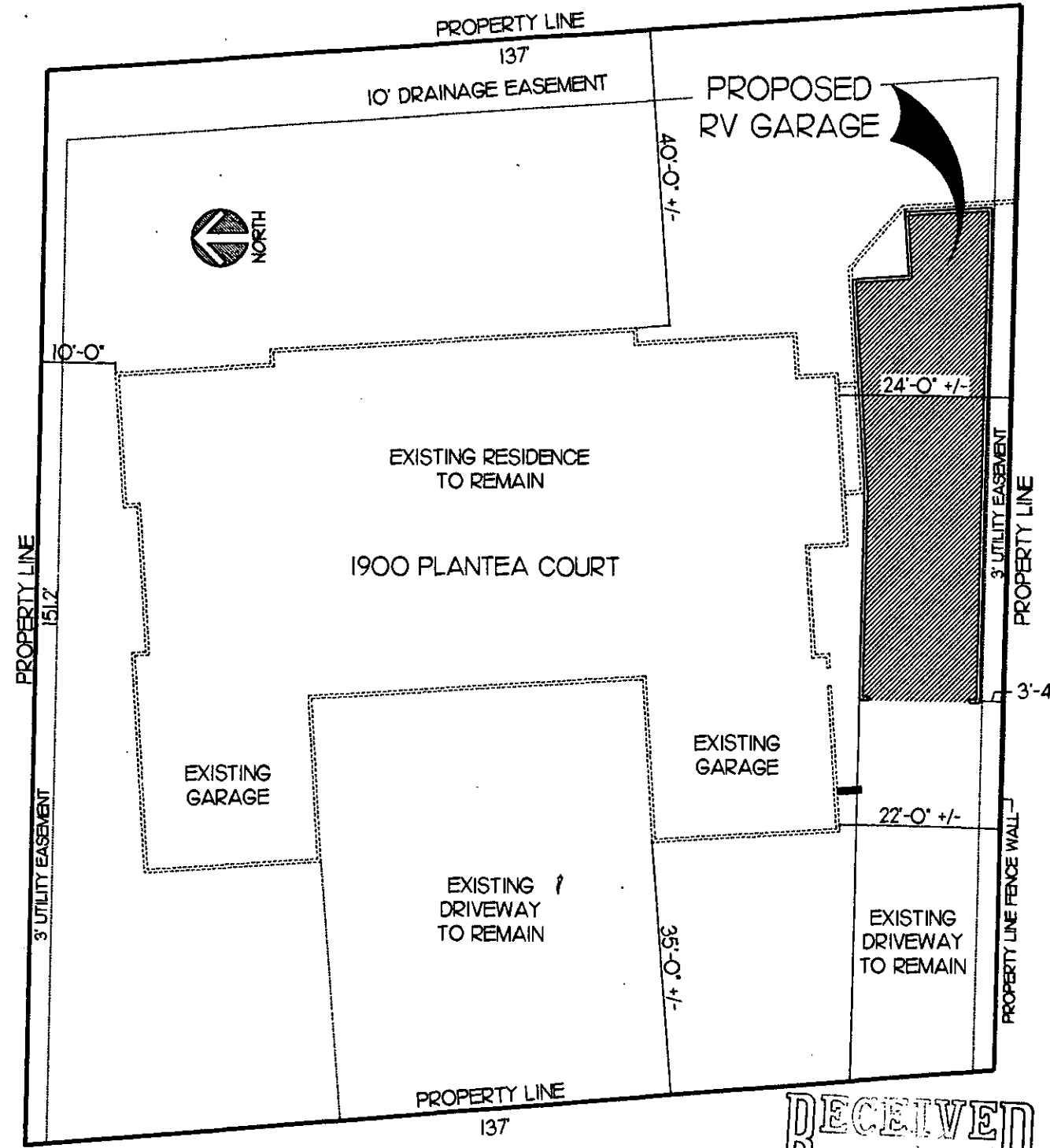
**VAR-41401
 REVISED**

Job No: 344-001
 Job Name: 1900 Plantea
 Revision: .
 Sheet No: A1

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VICINITY MAP
 N.T.S.



SITE PLAN
 N.T.S.

RECEIVED
 MAY 19 2011

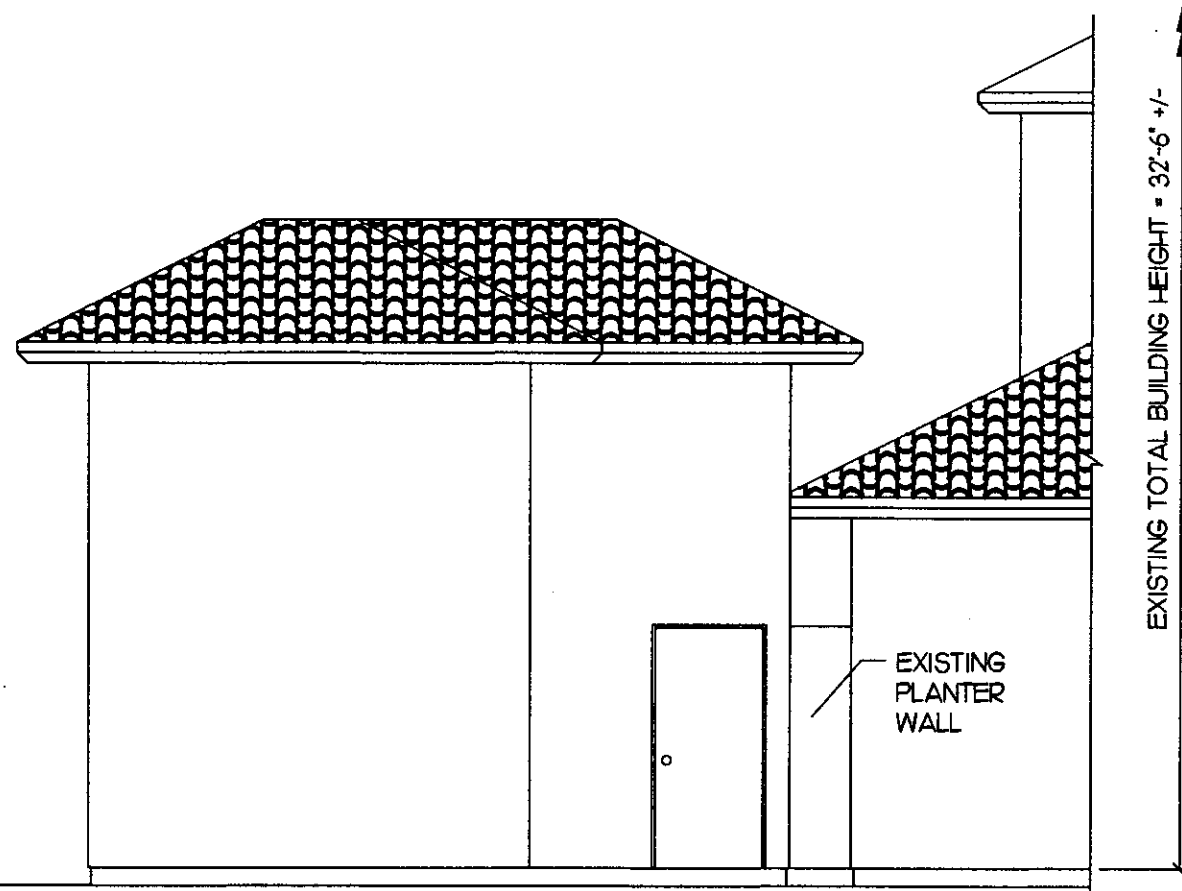
VAR-41401
REVISED

Job No: 344-001

Job Name: 1900 Plantea

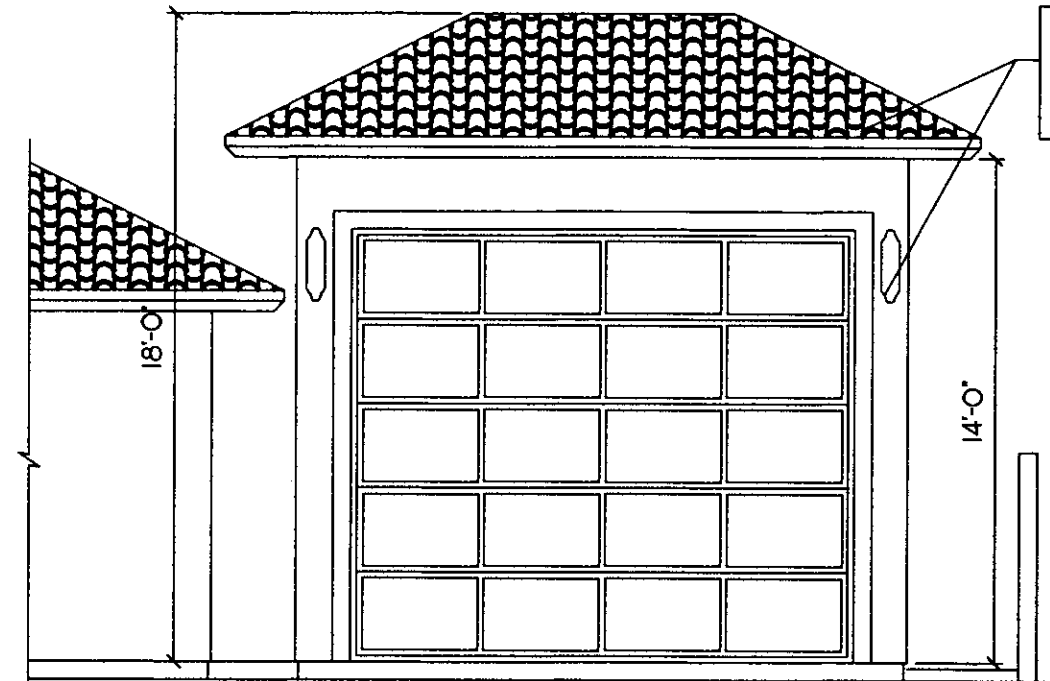
Revision: .

Sheet No: A3



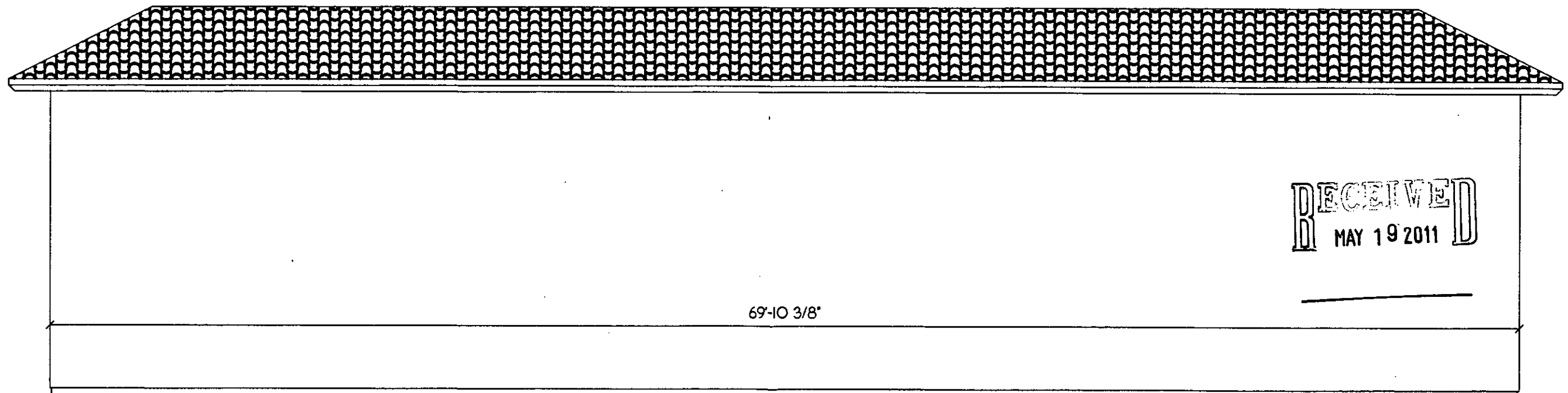
EAST ELEVATION

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WEST ELEVATION

SCALE: $\frac{3}{8}$ " = 1'-0"



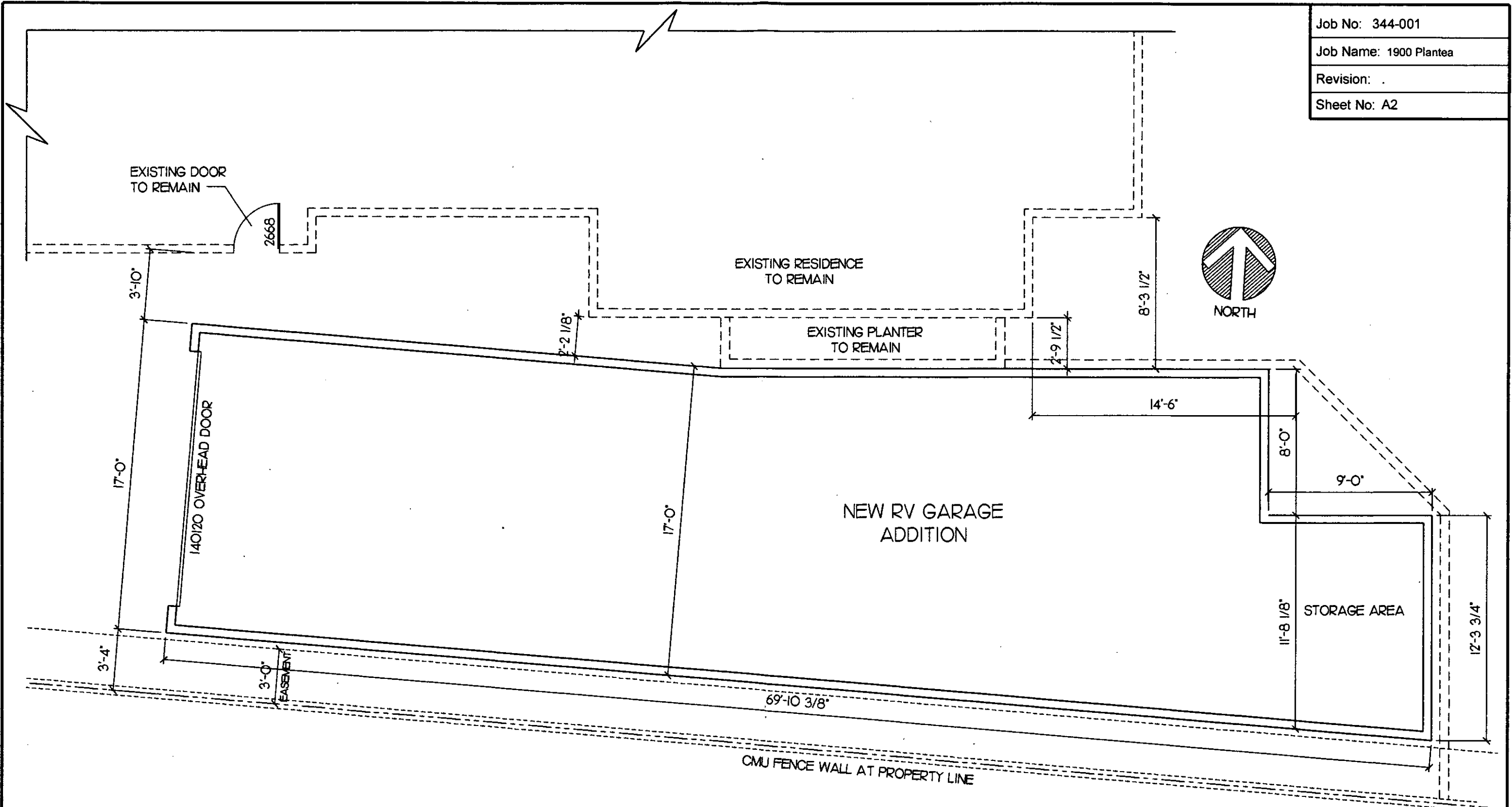
SOUTH ELEVATION

SCALE: $\frac{3}{8}$ " = 1'-0"

RECEIVED
MAY 19 2011

VAR-41401
REVISED

Job No: 344-001
Job Name: 1900 Plantea
Revision: .
Sheet No: A2



FLOOR PLAN

SCALE 3/8" = 1'-0"

RECEIVED
MAY 19 2011

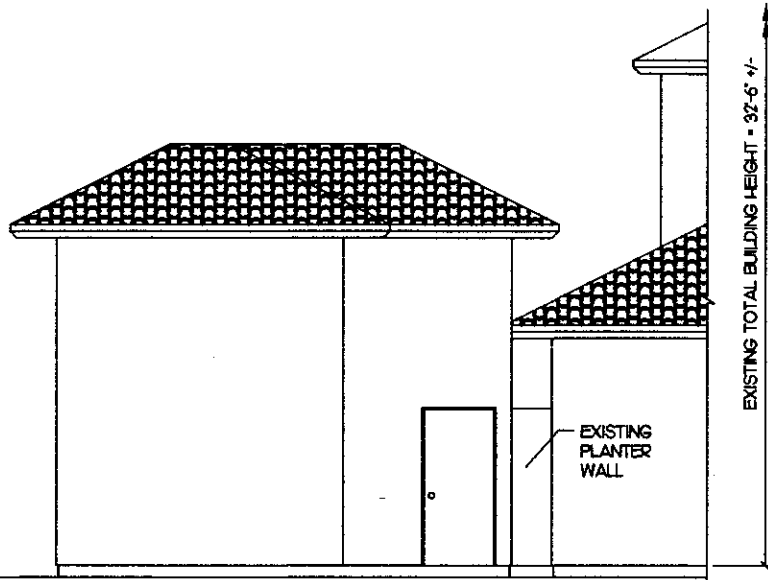
VAR-41401
REVISED

Job No: 344-001

Job Name: 1900 Plantea

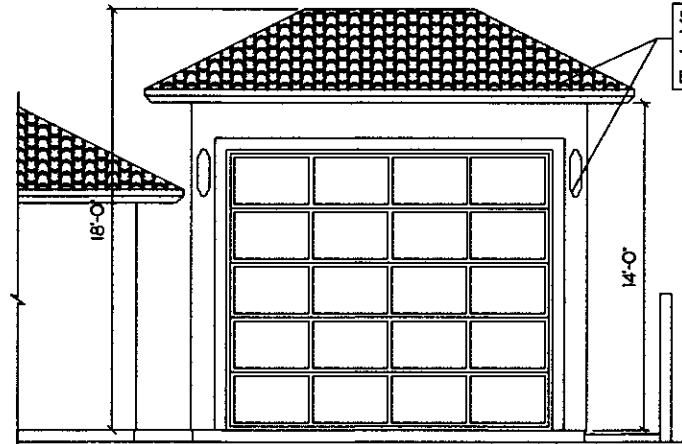
Revision: .

Sheet No: A3



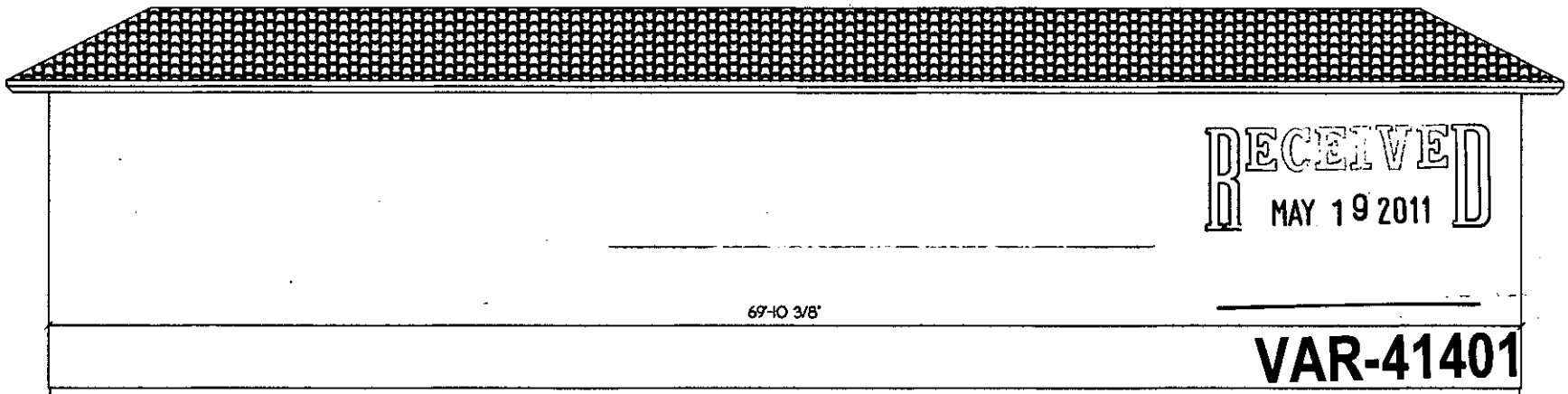
EAST ELEVATION

SCALE $\frac{1}{8}$ " = 1'-0"



WEST ELEVATION

SCALE $\frac{1}{8}$ " = 1'-0"



SOUTH ELEVATION

SCALE $\frac{1}{8}$ " = 1'-0"

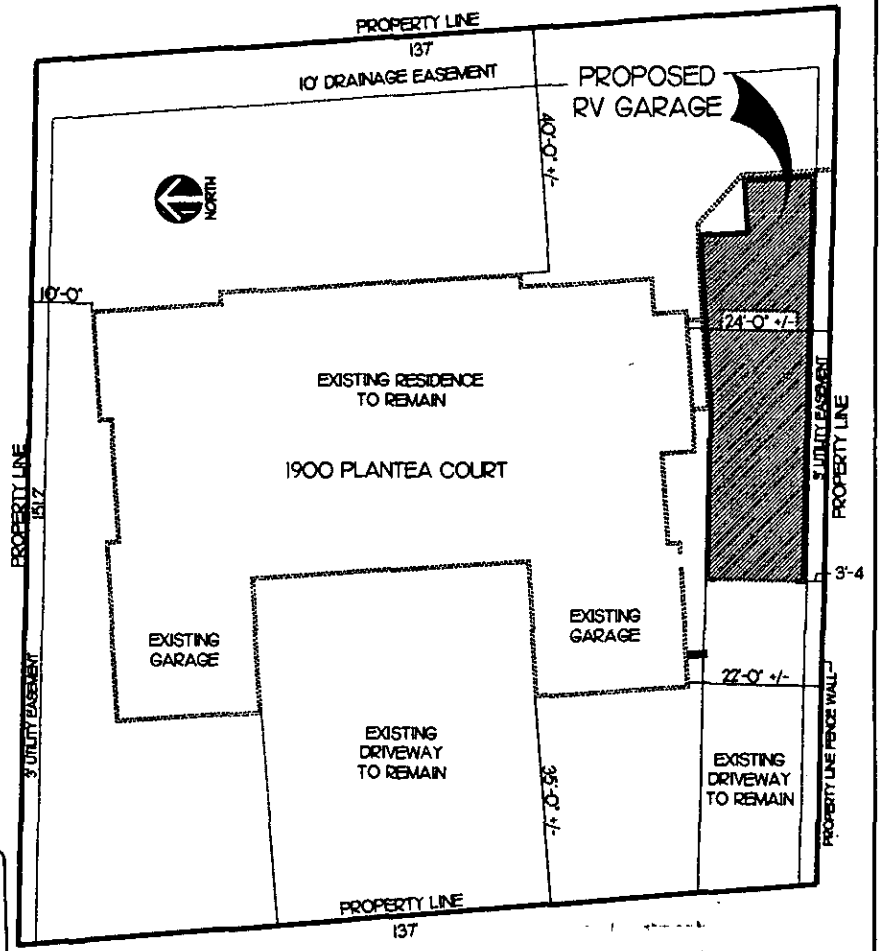
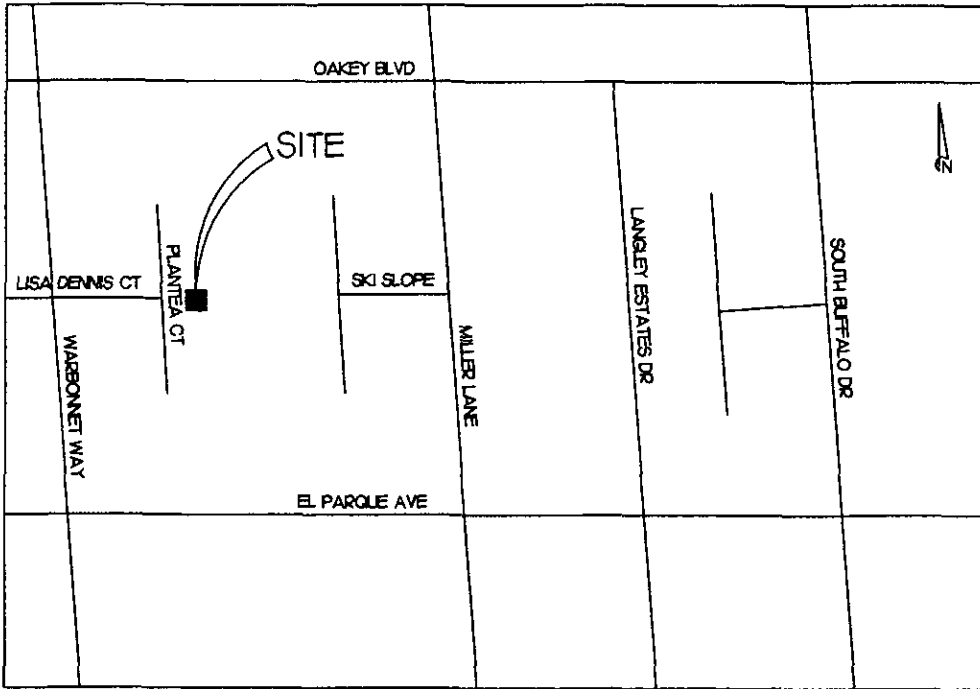
RECEIVED
MAY 19 2011

VAR-41401

REVISED

SQUARE FOOTAGES	
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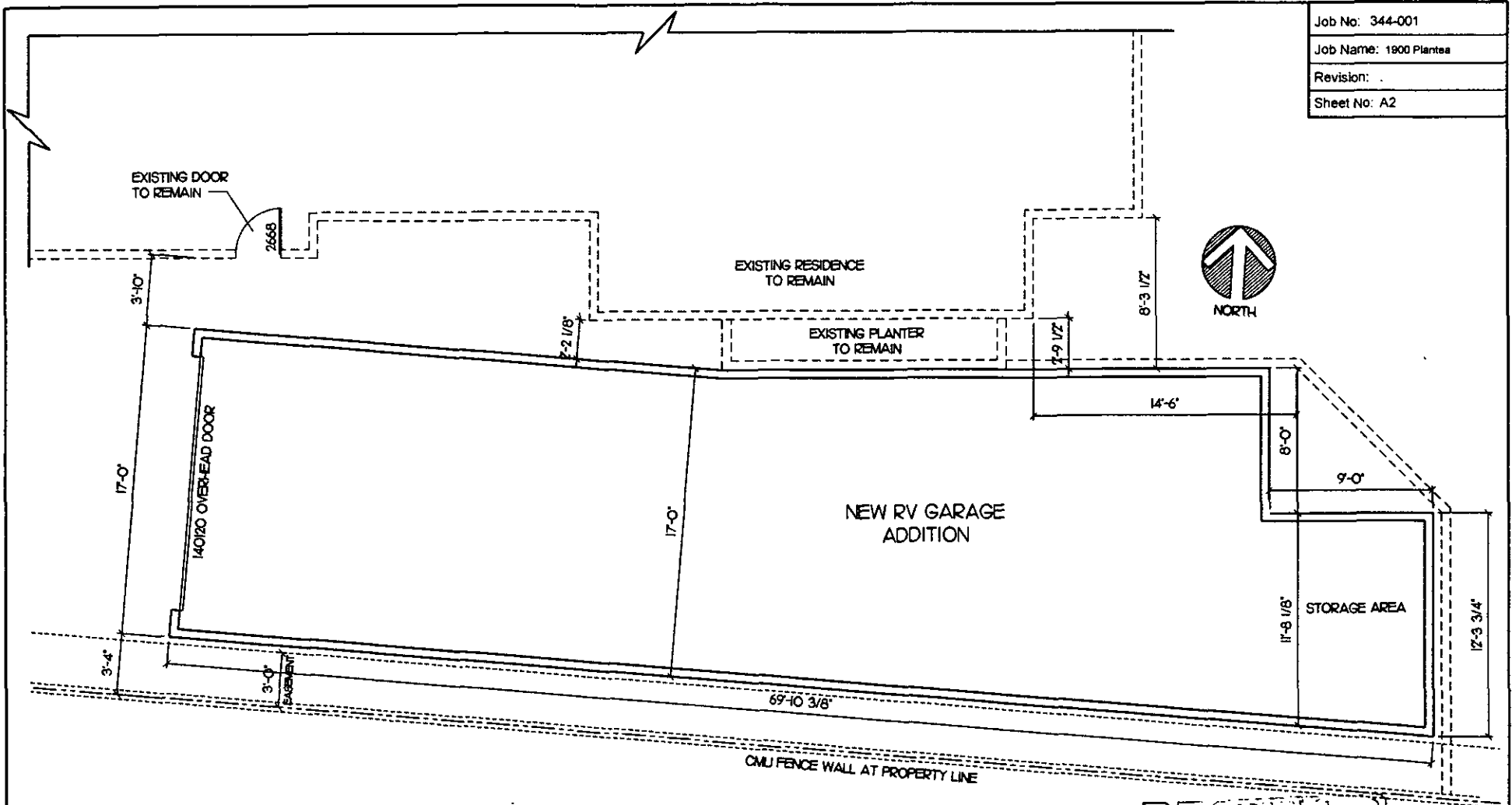
RECEIVED
MAY 1st 2011

VICINITY MAP
NTS.

SITE PLAN
NTS.

VAR-41401
REVISED

Job No: 344-001
Job Name: 1900 Plantea
Revision: .
Sheet No: A2

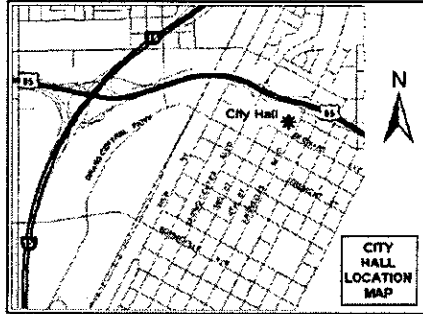


FLOOR PLAN
 SCALE: 1/8" = 1'-0"

RECEIVED
 MAY 19 2011
VAR-41401
REVISED

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

Return Service Requested
Official Notice of Public Hearing



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

I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-41401

Planning Commission Meeting of 6/14/2011

PRESORTED
FIRST CLASS



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16304702006 Case: VAR-41401
KRAMAROV MARINA & BATIA
3864 BROADMEAD ST
LAS VEGAS NV 89147-1055

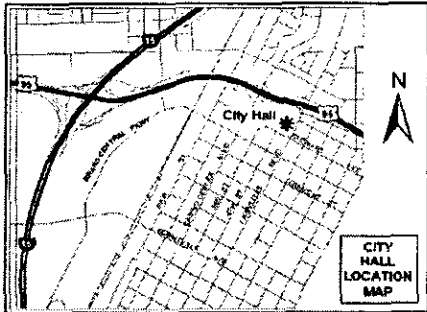
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35 DPDFN11 89147



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

Return Service Requested
Official Notice of Public Hearing



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I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments.

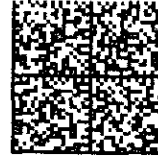
VAR-41401

Planning Commission Meeting of 6/14/2011

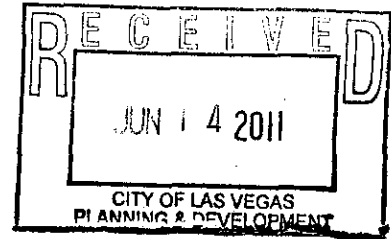
16 DRDFN11 89117



PRESORTED
FIRST CLASS



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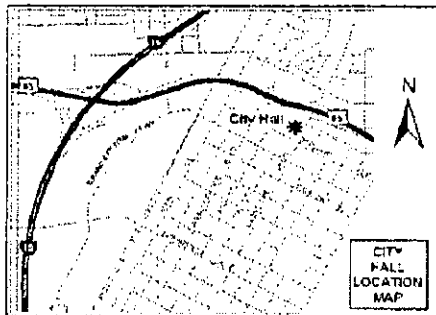
16304715009
B C K O LIVING TRUST
2100 DIAMOND BAR DR
LAS VEGAS NV 89117-1952

Case: VAR-41401

36P

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

**Return Service Requested
Official Notice of Public Hearing**



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I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-41401

Planning Commission Meeting of 6/14/2011

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MOTLAGH MOJTABA R
2131 AMERICAS CUP CIR
LAS VEGAS NV 89117-1925

Case: VAR-41401

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

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Project Name: Fatalevich Residence

APN(s):	163-04-718-005	Pre-app Date:	03/10/11
Location:	1900 Plantea Court	Meeting Location:	DSC Conference Room 3A - 321
Ward #:	2 - Wolfson	Acres:	0.47
		Time:	10:00 a.m.

Ownership Info:	Fatalevich Family Trust 1900 Plantea Ct Las Vegas, NV 89117	Last Change of Ownership Date:	03/23/09
	Phone: (702)-	Fax: (702)-	Email:

Applicant Info:	Alec Falalevich	Phone:	(415)-730-5300
		Fax:	(702)-
		Email:	

Representative Info:		Phone:	(702)-
		Fax:	(702)-
		Email:	

Use:	Existing:	Single Family, Detached
	Proposed:	Accessory Structure (Class II) with roof structure attached to main dwelling

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:	RPOD - Rural Preservation Overlay District
	Special Land Use Designation (per plan, if applicable): N/A

Meeting
 Conversation Record
 Telephone Record

Between CLV Planning Representative: Romeo Gumarang, Planner I (229-4604 Office / 385-7268 Fax / rgumarang@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Alec Fatalevich	Owner	415-730-5300		
2.				
3.				
4.				
5.				
6.				
7.				
8. Yorgo Kagafas	CLV - Planning	229-6196		gkagafas@lasvegasnevada.gov
9.	CLV - Finance (Business License)	229-6321	383-0769	
10.	CLV - PW - Dev Co	229-6578	474-7599	
11.	CLV - PW - Traffic	229-6901 / 6880		
12.	CLV - PW - Flood	229-6541	382-8551	
13.	CLV - Building and Safety	229-6251	382-1731	
14.	CLV - Fire and Rescue	229-0366	229-0124	
15.	CLV - Office of Business Development	229-6551	385-3128	

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OR: see Meeting Attendance Sheet

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

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

Meeting Notes:

1. The request is for a Variance to allow the proposed Accessory Structure to be at the property line or zero-foot setback, to allow the separation of the proposed accessory structure and main dwelling at five feet, and to allow the attached roof structure between the proposed accessory structure and main dwelling, where only on the corner lots; the roof of an accessory structure maybe attached to the main dwelling.
2. The application of the Variance shall include an elevation and floor plans. The elevation plan shall include the proposed accessory structure and the main dwelling. The elevation shall call out the height of both accessory structure and the main dwelling. The main dwelling and the proposed accessory structure features a "Pitched Roof" structure. The elevation plans shall call out the height of the two buildings measured to the midpoint between the eaves and ridge line of a pitched roof.
3. 10/24/95 - The Board of Zoning Adjustment approved a Variance (V-152-95) to allow the following: A) a SFD with a front yard setback of 40.68' where 50' is the minimum setback required; B) SFD w/front yard setback of 45.35' where 50' is the minimum setback required; C) SFD w/rear yard setback of 20' where 43.45' is the minimum setback required.
4. 11/23/98 - The City Council approved a General Plan Amendment from: R (Rural Density Residential) to: DR (Desert Rural Density Residential). The Planning Commission and Staff recommended approval.

x The awning will not be incorporated on the accessory structure.
* Advised is to attach the RV garage to the home and request for a variance for a side yard setback of the SFD. To allow 3-foot setback where 10 feet is required on R-E (Residence Estates)

-- 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

City Of Las Vegas

Department Of Planning

Submittal Checklist (Cont.)

Pre-Application Conference

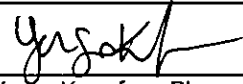
Item Required

YES	NO	APPLICATION PACKET (ALL ITEMS ARE REQUIRED FOR EACH APPLICATION TYPE, unless indicated otherwise)	Appl. Type	Fees			
				Application	Notification	Recordation	Sub-Total
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots	VAR	\$ 300.00	\$ 500.00	\$ 30.00	\$ 830.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots		\$	\$	\$	\$
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Detailed justification letter (the same letter addressing all applications, included with each application)		\$	\$	\$	\$
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS)		\$	\$	\$	\$
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grant deed and legal description (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)	\$	\$	\$	\$	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)	\$	\$	\$	\$	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Business License(s) – requested, but submittals will be accepted without	\$	\$	\$	\$	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	If required, cop(ies) of approval letter(s) for	Subtotal:				\$
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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	\$	\$	\$	\$	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Photo Reproduction of the Color & Materials Board (SDR applications only)	Grand Total All Fees:				\$830.00

REQUIRED DRAWINGS (INCLUDES TOTAL NUMBER REQUIRED FOR ALL APPLICATION TYPES):
MUST BE 11" X 17" MINIMUM TO 24" X 36" MAXIMUM PAGE SIZE
ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)

YES	NO	DRAWING TYPE	TOTAL REQUIRED FOR ALL APPLICATIONS	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	SITE PLAN	TOTAL REQUIRED FOR ALL APPLICATIONS	
		North arrow, scale, and vicinity map	Folded Plans (5, plus 1 per application):	6
		All property lines and present dimensions labeled	Colored, Rolled Plans:	1
		All building setbacks labeled	Reduced Copy (8-1/2"x11" B/W; 1 per application):	1
		All adjacent existing land uses and street names labeled	NOTES:	
		All points of ingress and egress shown		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	BUILDING ELEVATIONS	TOTAL REQUIRED FOR ALL APPLICATIONS	
		Scale and building dimensions labeled	Folded Plans (1 per application):	1
		North, south, east, and west elevations of all buildings	Colored, Rolled Plans:	1
		All building materials and colors noted	Reduced Copy (8-1/2"x11" B/W; 1 per application):	1
		All wall sign locations shown and sizes noted	NOTES:	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	FLOOR PLANS	TOTAL REQUIRED FOR ALL APPLICATIONS	
		Scale and building dimensions labeled	Folded Plans (1 per application):	1
		North arrow and scale	Rolled Plans:	1
		All building entrances/exits shown	Reduced Copy (8-1/2"x11" B/W; 1 per application):	1
		Use of all rooms noted/labeled	NOTES:	
		Maximum Occupancy (per I.B.C.)		

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

APN(s):	163-04-718-005	Application Purpose:	Variance
Location:	1900 Plantea Court	Application Purpose:	To allow a zero-foot setback for the proposed Accessory Structure (Class II), where three feet is required.
Ward:	2 - Wolfson		To allow the accessory structure five-foot separation from main dwelling, where six feet is required.
Planner's Signature:		Pre-App. Meeting Date:	03/10/11
Planner:	Yorgo Kagafas, Planner II - 229-6196 Romeo Gumarang, Planner I - 229-4604	Submittal Deadline:	03/24/11 - no later than APR 07 2011
		Earliest PC / CC Meeting Dates:	05/10/11 PC - 06/15/11 CC (Cycle 5)



July 21, 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. Alec Fatalevich
Fatalevich Family Trust
1900 Plantea Court
Las Vegas, Nevada 89117

RE: VAR-41401 - VARIANCE
CITY COUNCIL MEETING OF JULY 20, 2011

Dear Mr. Fatalevich:

The City Council at a regular meeting held July 20, 2011, APPROVED the request for a Variance TO ALLOW A TWO-FOOT DISTANCE SEPARATION BETWEEN A PROPOSED 1,167 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) AND THE MAIN DWELLING WHERE SIX FEET IS REQUIRED on 0.46 acres at 1900 Plantea Court (APN 163-04-718-005), R-E (Residence Estates) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on July 21, 2011. This approval is subject to:

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,

A handwritten signature in cursive script that reads "Angela Crolli".

Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Ms. Elicia Montgomery
Montgomery Consulting Engineers
9640 West Tropicana Avenue, Suite #115
Las Vegas, Nevada 89147

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

VOICE 702.229.8011
TTY 702.386.9108
www.lasvegasnevada.gov



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL
CITY MANAGER

June 15, 2011

Mr. Alec Fatalevich
Fatalevich Family Trust
1900 Plantea Court
Las Vegas, Nevada 89117

**RE: VAR-41401 - VARIANCE
PLANNING COMMISSION MEETING OF JUNE 14, 2011**

Dear Mr. Fatalevich:

Your request for a Variance TO ALLOW A TWO-FOOT DISTANCE SEPARATION BETWEEN A PROPOSED 1,167 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) AND THE MAIN DWELLING WHERE SIX FEET IS REQUIRED on 0.46 acres at 1900 Plantea Court (APN 163-04-718-005), R-E (Residence Estates) Zone, Ward 2 (Wolfson), was considered by the Planning Commission on June 14, 2011.

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

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

Mr. Alec Fatalevich
VAR-41401 - Page Two
June 15, 2011

This item will be considered by the City Council on July 20, 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,

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

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Elicia Montgomery
Montgomery Consulting Engineers
9640 West Tropicana Avenue, Suite #115
Las Vegas, Nevada 89147



June 2, 2011

Mr. Alec Fatalevich
Fatalevich Family Trust
1900 Plantea Court
Las Vegas, Nevada 89117

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

**RE: VAR-41401 - VARIANCE
PLANNING COMMISSION MEETING OF JUNE 14, 2011**

Dear Mr. Fatalevich:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **June 14, 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, June 8, 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, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

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

Sincerely,

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

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Elicia Montgomery
Montgomery Consulting Engineers
9640 West Tropicana Avenue, Suite #115
Las Vegas, Nevada 89147

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

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

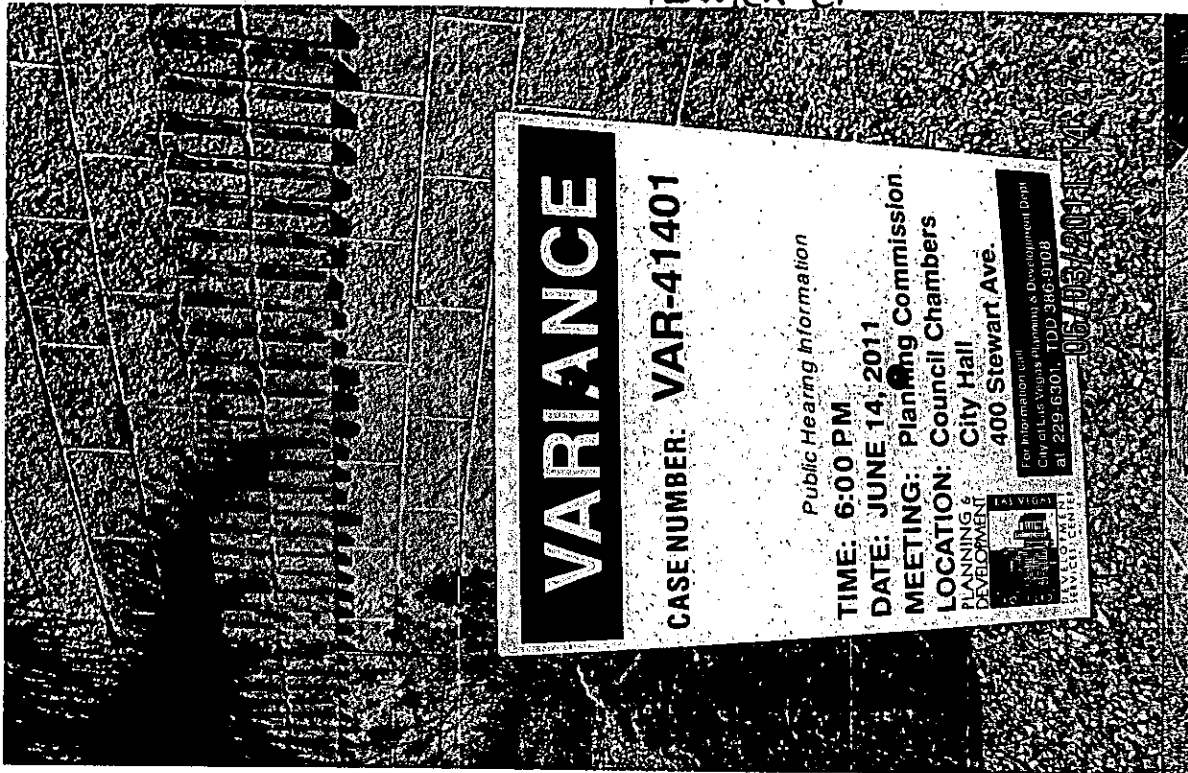


CASE NUMBER: VAR-41401

MEETING DATE: 06/14/11 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.

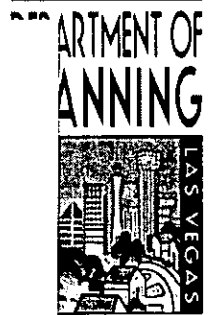
PLANTER CT



[Signature]
Signature

6-03-11
Date

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



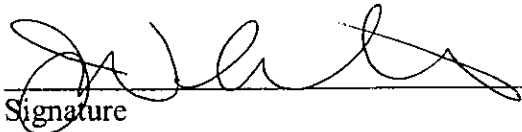
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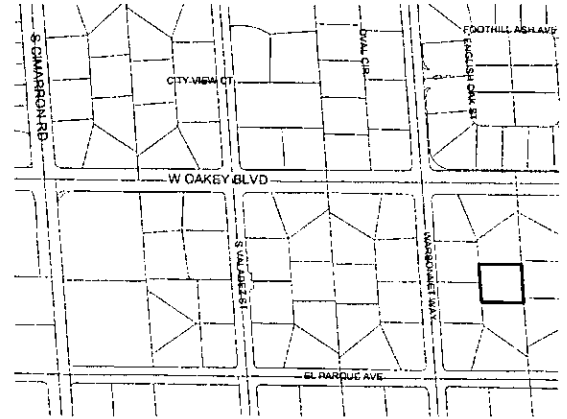
6-03-11
Date

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Application Information

VAR-41401 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: FATALEVICH FAMILY TRUST -
Request for a Variance TO ALLOW A TWO-FOOT DISTANCE SEPARATION BETWEEN A PROPOSED 1,167 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) AND THE MAIN DWELLING WHERE SIX FEET IS REQUIRED on 0.46 acres at 1900 Plantea Court (APN 163-04-718-005), R-E (Residence Estates) Zone, Ward 2 (Wolfson).

Application Location



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

Public Hearing Information

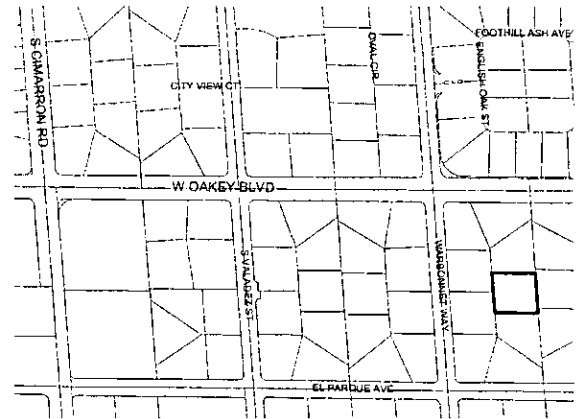
Meeting: Planning Commission
Date: *June 14, 2011*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezoning 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-41401 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: FATALEVICH FAMILY TRUST -
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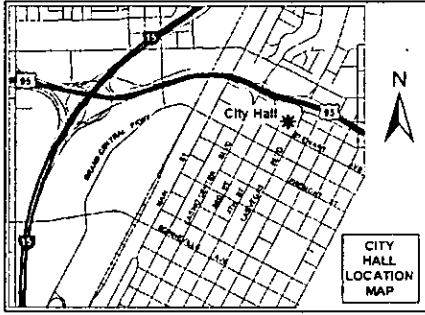
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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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

I SUPPORT
this Request

I OPPOSE
this Request

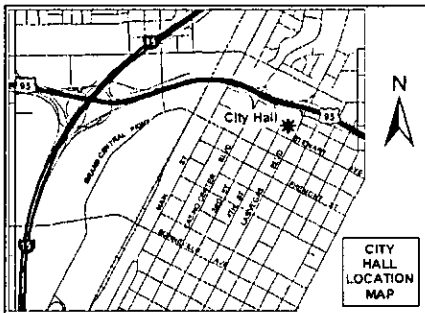
Please use available blank space on card for your comments.

VAR-41401

Planning Commission Meeting of 6/14/2011

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

Return Service Requested
Official Notice of Public Hearing



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I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-41401

Planning Commission Meeting of 6/14/2011

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: May 11, 2011
Re: **VAR-41401** Alec Fatalevich 1900 Plantea Ct.
Request for a Variance for side yard setback

COMMENTS:

We have no comment on the Request for a Variance application to allow a zero-foot side yard setback where ten feet is required for the addition of an attached garage to a single family residence located at 1900 Plantea Court.

City of Las Vegas - Planning Department.

Development Notification

PC Meeting: June 14, 2011

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 Department:

VAR-41401

Aurora Estates HOA

Canyon Gate Master Association

Diamond Springs Estates HOA

Elan HOA

Home Court Land HOA

Lakeside Village HOA

Neighborhood Alliance NCG

Oasis Sierra Apartments

Plantea Court HOA

Rainbow Park NA

Sycamore Estates HOA

Sycamore Square I HOA

Via Olivero Springs HOA

West Sahara Community Association

P/L 163/154

Report of All Selected Parcels

Case Number: VAR-41401

Printed On: Wed: May 4, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
		16304697016
		16304697013
		16304697014
		16304697015
		16304697017
A & M C TRUST	1640 OVAL CIR LAS VEGAS NV	16304613001
ADAMS DEBORAH L	1941 FOX CANYON CIR LAS VEGAS NV	16304710008
AKHAVAN ARAMESH & LINDA	1871 FOX CANYON CIR LAS VEGAS NV	16304710001
ANSON FAMILY TRUST	5068 SPANISH HEIGHTS DR LAS VEGAS NV	16304717003
B A C HOME LOANS SRVCING L P	400 COUNTRYWIDE WY SV-35 SIMI VALLEY CA	16304702010
B C K O LIVING TRUST	2100 DIAMOND BAR DR LAS VEGAS NV	16304715009
BAILEY J PARKER & JUDITH FAM TR	2031 ALEXA BREANNE CT LAS VEGAS NV	16304717004
BALELO G & G FAMILY TRUST	1634 VALADEZ LAS VEGAS NV	16304605012
BANK U S NATIONAL ASSN TRS	4828 LOOP CENTRAL DR #600 HOUSTON TX	16304712004
BARKAN BARRY F & MARY F LIV TR	3894 SPRING MOUNTAIN RD #8 LAS VEGAS NV	16304720002
BARKER HAROLD & BETTY TRUST	5392 PASEO DEL LAGO W LAGUNA WOODS CA	16304710003
BARSON THOMAS R & CARROLL A	2120 AMERICAS CUP CIR LAS VEGAS NV	16304716008
BEINHAUER ROMAN	1931 SKI SLOPE CIR LAS VEGAS NV	16304702007
BINGHAM FAMILY TRUST	1604 ENGLISH OAK ST LAS VEGAS NV	16304617020
BIRON FAMILY TRUST	1467 DANYELLE CT LAS VEGAS NV	16304610008
BLOCH MARILYN 2008 TRUST	2111 STRADA MIA CT LAS VEGAS NV	16304713008
BOMBARD FAMILY TRUST	2110 AMERICAS CUP CIR LAS VEGAS NV	16304716007
BONANNE T J JR & TOM	1605 ENGLISH OAK ST LAS VEGAS NV	16304617001
BORDEN DAVID & ALEXIS	2000 STRADA MIA CT LAS VEGAS NV	16304713005
BOWERS CHAD A	1930 FOX CANYON CIR LAS VEGAS NV	16304710006
BRILL ELLSWORTH B & DOROTHY Y	1704 RIVER BIRCH ST LAS VEGAS NV	16304617011
BRUCE ASSET PROTECTION TRUST	7812 FOOTHILL ASH AVE LAS VEGAS NV	16304617004
BRUNELLE HARRY & TRACY	1601 ENGLISH OAK ST LAS VEGAS NV	16304617002
BUGBEE SCOT G & TAMI 2009 LIV TR	1871 JASMINE JOY CT LAS VEGAS NV	16304711004
CARSEY CHARLOTTE J	1940 BLACK WATER CT LAS VEGAS NV	16304712008
CAVIN WILLIAM J JR & MELBA J	1620 OVAL CIR LAS VEGAS NV	16304613002
CHAICHIAN SOUSAN	1931 FOX CANYON CIR LAS VEGAS NV	16304710009

Report of All Selected Parcels**Case Number:** VAR-41401**Printed On:** Wed: May 4, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
CIAGLIA ANTHONY	2131 DIAMOND BAR DR LAS VEGAS NV	16304715001
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	16304603001
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	16304607006
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	16304607001
CLOW GREG & CHRISTAL	1640 S VALADEZ ST LAS VEGAS NV	16304605013
COLLINS KELLY A	2001 DIAMOND BAR DR LAS VEGAS NV	16304715005
COLLINS SHIRLEY R LIVING TRUST	P O BOX 27649 LAS VEGAS NV	16304717002
DABROWSKI S P & A M JT LIV TR	1801 PLANTEA CT LAS VEGAS NV	16304718002
DAMM J GREGORY & CAMILLE W	1708 RIVER BIRCH ST LAS VEGAS NV	16304617012
DAVEY GEORGE J & CATHERINE S	1805 PLANTEA CT LAS VEGAS NV	16304718001
DELFINO DAMIAN & ROSE AB LIV TR	2550 MONTECITO AVE WESTLAKE VILLAGE CA	16304716005
DELVECCHIO FRANCIS X	7816 FOOTHILL ASH AVE LAS VEGAS NV	16304617003
DEMATTIA PAUL F & KERI FAM TR	1940 SKI SLOPE CIR LAS VEGAS NV	16304702009
DEVANE JAMES H JR	7804 FOOTHILLS ASH AVE LAS VEGAS NV	16304617006
DIBIASE EDWARD JR	2101 DIAMOND BAR DR LAS VEGAS NV	16304715002
DISMAN ROBERT Z & YVONNE A	1861 JASMINE JOY CT LAS VEGAS NV	16304711003
EMBLETON ROBERT P REVOCABLE TR	1870 FOX CANYON CIR LAS VEGAS NV	16304710004
EXECUTIVE GLOBAL FINANCIAL INC	%M KAJOYAN 9663 SANTA MONICA BLVD BEVERLY HILLS CA	16304714008
FATALEVICH FAMILY TRUST	1900 PLANTEA CT LAS VEGAS NV	16304718005
FEDERAL HOME LOAN MORTGAGE CORP	8000 JONES BRANCH DR MAILSTOP C1J MCLEAN VA	16304617014
FEDERICO MICHAEL	2061 DIAMOND BAR DR LAS VEGAS NV	16304715003
FELDMAN ALAN & CHRISTINA	2121 AMERICAS CUP CIR LAS VEGAS NV	16304716003
FINKEL MARC & STEPHANIE TRUST	1901 LANGLEY ESTATES ST LAS VEGAS NV	16304720003
FIOCCO ANTHONY J & B B REV TR	1870 SKI SLOPE CIR LAS VEGAS NV	16304702002
FUTORAN MARGARET SEP PPTY TR	1930 BLACK WATER CT LAS VEGAS NV	16304712009
GABA MAHENDER K & SUNITA	7809 WASATCH MAPLE AVE LAS VEGAS NV	16304617015
GARNER FAMILY TRUST	2130 PALM CANYON CT LAS VEGAS NV	16304714010
GARNICK 2000 LIVING TRUST	9885 W KRAFT LAS VEGAS NV	16304717005
GOLDBERG STEVEN B & SUN TRUST	1705 RIVER BIRCH ST LAS VEGAS NV	16304617023
GOLDSTEIN FAMILY TRUST	2001 MARINA BAY LAS VEGAS NV	16304705003
GORDON MARC C & CYNTHIA J	1870 JASMINE JOY CT LAS VEGAS NV	16304711001
GREEN TRUST	1870 BLACKWATER CT LAS VEGAS NV	16304712001

Report of All Selected Parcels**Case Number:** VAR-41401**Printed On:** Wed: May 4, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
GREGORY L E & BUTLER T D LIV TR	10630 MANDARINO AVE LAS VEGAS NV	16304617007
GROOM JOHN F & MARGARET R	1701 OVAL CIR LAS VEGAS NV	16304613005
GROOM RICHARD M QUAL PERS RES TR	2131 MARINA BAY CT LAS VEGAS NV	16304705006
HAMILTON CREE & MELO FAMILY TR	1900 FOX CANYON CIR LAS VEGAS NV	16304710005
HART BENJAMIN A SEPARATE PPTY TR	1970 S MILLER LN LAS VEGAS NV	16304703004
HAUGSNESS FAMILY TRUST	2130 MARINA BAY CT LAS VEGAS NV	16304705007
HAUGSNESS FAMILY TRUST	2130 MARINA BAY CT LAS VEGAS NV	16304705008
HEBERT ROBERT L & SHARON L	10620 BACK PLAINS DR LAS VEGAS NV	16304712002
HEFFLEFINGER WILLIAM CHASE	3600 ROSEDALE DALLAS TX	16304718008
HOLT REVOCABLE TRUST	9110 E NICHOLS AVE #100 ENGLEWOOD CO	16304613003
HOPPER WILLIAM C & HEIDI N	2000 DIAMOND BAR DR LAS VEGAS NV	16304715006
HOU JASON & KUAN T FAM TR	2610 PALOMINO DR COVINA CA	16304718009
HUDSON KENT O	1861 FOX CANYON CIR LAS VEGAS NV	16304710002
IORLANO NICK & EMILIA	1940 JASMINE JOY CT LAS VEGAS NV	16304711008
J J J LIVING TRUST	1830 S MILLER LN LAS VEGAS NV	16304703001
J K H LIVING TRUST	8100 VIA DEL CERRO CT LAS VEGAS NV	16304719001
JATEKO MANAGEMENT L L C	%E ONWUTUEBE & J TALLEY 2030 ALEXA BREANNE CT LAS VEGAS NV	16304717001
JIMENEZ RICHARD E & LA DONNA J	22542 BEAR CREEK DR MURRIETA CA	16304713009
JOHNSON JAMES I & MARY H	1741 OVAL CIR LAS VEGAS NV	16304613007
JONES STEPHEN G	1940 FOX CANYON CIR LAS VEGAS NV	16304710007
KAUFMAN DEAN	P O BOX 19023 LAS VEGAS NV	16304703002
KAUFMANN FAMILY TRUST-90	1700 ENGLISH OAK ST LAS VEGAS NV	16304617025
KEILLY JOHN M QUALIFIED RES TR	8105 VIA DEL CERRO CT LAS VEGAS NV	16304719004
KILLINSWORTH DEAN B	1930 S MILLER AVE LAS VEGAS NV	16304703003
KIMOTO JULIETTE	7801 WASATCH MAPLE AVE LAS VEGAS NV	16304617013
KOBWIN BRUCE & MILLIE REV FAM TR	2011 STRADA MIA CT LAS VEGAS NV	16304713002
KOO JACK & MARIA	1740 OVAL CIR LAS VEGAS NV	16304613008
KRAMAROV MARINA & BATIA	3864 BROADMEAD ST LAS VEGAS NV	16304702006
LAMPH FAMILY TRUST	2101 MARINA BAY CT LAS VEGAS NV	16304705005
LAW YUEN HUNG	1908 PLANTEA CT LAS VEGAS NV	16304718007
LEXIS FAMILY TRUST	1605 RIVER BIRCH ST LAS VEGAS NV	16304617021
LOPEZ J JULIAN & EUGENIA WALLACE	1941 JASMINE JOY CT LAS VEGAS NV	16304711007

Report of All Selected Parcels**Case Number:** VAR-41401**Printed On:** Wed: May 4, 2011

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LOU CHRISTIAN TRUST	2060 DIAMOND BAR DR LAS VEGAS NV	16304715008
LOWERY JAMES ED	7808 FOOTHILL ASH AVE LAS VEGAS NV	16304617005
LYTLE JOHN ALLEN & TRUDI LEE	1600 RIVER BIRCH ST LAS VEGAS NV	16304617008
MAGUIRE LYNN ANNE	2141 AMERICAS CUP CIR LAS VEGAS NV	16304716001
MANNING FAMILY TRUST	1705 ENGLISH OAK ST LAS VEGAS NV	16304617019
MARKIN RON & TANYA LIV TR 1994	2100 STRADA MIA LAS VEGAS NV	16304713006
MARX GORDON & TAMARA	1931 BLACK WATER CT LAS VEGAS NV	16304712006
MASHAS ROBERT A	1604 RIVER BIRCH ST LAS VEGAS NV	16304617009
MCCLELLAND WILLIAM MARK & GAY L	RT 2 BOX 39 D OLNEY TX	16304712003
MELDONIAN KENNETH P & LORETTA A	1599 S W 19TH ST BOCA RATON FL	16304605008
MENZEL BRIAN D & ANNE K TRS	1720 OVAL CIR LAS VEGAS NV	16304613009
MILAN T TRUST	%D TIBERTI 2030 DIAMOND BAR LAS VEGAS NV	16304715007
MILLER WILLIAM ERNEST & HELENE D	2131 PALM CANYON CT LAS VEGAS NV	16304714001
MILTENBERGER J & S J REV LIV TR	1721 OVAL CIR LAS VEGAS NV	16304613006
MISHERFI GHASSAN & NIROUZ	2000 TOWERING PINES ST LAS VEGAS NV	16304718003
MOHAMMADI JAMES J & JAYNE F	1921 LANGLEY ESTATES ST LAS VEGAS NV	16304721001
MOJICA MAURO	8101 VIA DEL CERRO CT LAS VEGAS NV	16304719005
MONDONEDO LUZVIMINDA	2550 HONOLULU AVE #108 MONTROSE CA	16304718004
MOORE RICHARD & SUSAN LIVING TR	1466 DANYELLE CT LAS VEGAS NV	16304610007
MOTLAGH MOJTABA R	2131 AMERICAS CUP CIR LAS VEGAS NV	16304716002
NEAL RICHARD & TERESA	1931 JASMINE JOY CT LAS VEGAS NV	16304711006
NIGAM CHARAN P	1709 ENGLISH OAK ST LAS VEGAS NV	16304617018
NOGUEIRA TREVOR & LAVINIA FAM TR	1871 S VALADEZ ST LAS VEGAS NV	16304701005
NOGUEIRA TREVOR & LAVINIA FAM TR	1871 S VALADEZ ST LAS VEGAS NV	16304701008
OZAKI ALAN L & MELISSA	1871 SKI SLOPE CIR LAS VEGAS NV	16304702005
P L R REVOCABLE LIVING TRUST	2031 MARINA BAY CT LAS VEGAS NV	16304705004
PASCAL MICHAEL E & M LIV TR 2003	2031 DIAMOND BAR DR LAS VEGAS NV	16304715004
POLLARD FAMILY TRUST	1860 JASMINE JOY CT LAS VEGAS NV	16304711002
POST TRUST	535 SWISS COTTAGE AVE LAS VEGAS NV	16304605007
RAYA JAMES A	7813 WASATCH MAPLE AVE LAS VEGAS NV	16304617016
RECTOR ARTHUR J & NOHA	1941 BLACK WATER CT LAS VEGAS NV	16304712007
ROSE NICOLE MARIE & CHARLES LEE	10300 W CHARLESTON BLVD #13-54 LAS VEGAS NV	16304605009

Report of All Selected Parcels**Case Number:** VAR-41401**Printed On:** Wed: May 4, 2011

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RUBIN MARVIN & K C LIV TR 2005	1701 RIVER BIRCH ST LAS VEGAS NV	16304617022
SAYSOMPHANE SHELLY & PETER	2031 PALM CANYON CT LAS VEGAS NV	16304714004
SCHEINER JULIE B	8104 VIA DEL CERRO CT LAS VEGAS NV	16304719002
SCOTT MARK E & CHERYL KAPOWITZ	2030 MARINA BAY CT LAS VEGAS NV	16304705001
SEASTRUNK EXIE T & ANTHONY	2100 AMERICAS CUP CIR LAS VEGAS NV	16304716006
SEVEN SEAS INTERNATIONAL INC	2100 PALM CANYON CT LAS VEGAS NV	16304714009
SHANNON DANIEL P	1811 LANGLEY ESTATES ST LAS VEGAS NV	16304720004
SHEA JAMES PATRICK & RANDA REIFF	1930 JASMINE JOY CT LAS VEGAS NV	16304711009
SHOCK DARRELL G & YOLANDA L	1700 RIVER BIRCH ST LAS VEGAS NV	16304617010
SIRENEUSE TRUST	1901 BLACK WATER CT LAS VEGAS NV	16304712005
SONDENO FAMILY LIVING TRUST	2111 AMERICAS CUP CIR LAS VEGAS NV	16304716004
SPEEDWAGON RESIDENTIAL PPTYS LLC	1033 SKOKIE BLVD #600 NORTHBROOK IL	16304714002
STARR MICHAEL P & SANDRA A	1680 CITY VIEW CT LAS VEGAS NV	16304612008
STAUFF PETER & DONNA TRUST	2000 MARINA BAY CT LAS VEGAS NV	16304705002
STOLBERG FAMILY TRUST	1904 PLANTEA CT LAS VEGAS NV	16304718006
SULLIVAN-BRYAN MARY REV LIV TR	7817 WASATCH MAPLE AVE LAS VEGAS NV	16304617017
T F C FAMILY TRUST	889 S RAINBOW #599 LAS VEGAS NV	16304714007
T N T FAMILY TRUST	1716 S HIGHLAND AVE LAS VEGAS NV	16304714006
TACKY LIVING TRUST	2061 PALM CANYON CT LAS VEGAS NV	16304714003
TAXPAYER	LAS VEGAS NV	16304702008
TAYLOR HENRY F	2001 PALM CANYON CT LAS VEGAS NV	16304714005
TUCKER FAMILY TRUST	1801 LANGLEY ESTATES DR LAS VEGAS NV	16304720005
TY-DI FAMILY TRUST	5277 S CAMERON ST #160 LAS VEGAS NV	16304811003
VANASSCHE FAMILY TRUST	2130 AMERICAS CUP CIR LAS VEGAS NV	16304716009
VICTORIA EDWARD S	2010 STRADA MIA LAS VEGAS NV	16304713004
VILLA ROMA TRUST	2021 S VALADEZ ST LAS VEGAS NV	16304704007
WANLASS INVESTMENTS LTD PTNRSHIP	1704 ENGLISH OAK ST LAS VEGAS NV	16304617024
WASILEVICH DANIEL & R M FAM TR	1860 SKI SLOPE CIR LAS VEGAS NV	16304702003
WHALEN ALBERT L	2130 DIAMOND BAR DR LAS VEGAS NV	16304715010
WHITTLE NICOLAS	880 JEFFERSON AVE WEST VANCOUVER BC V7T 2A4 CANADA	16304713001
WILKINS PAMELA R	1901 JASMINE JOY CT LAS VEGAS NV	16304711005
WILLIAMS FLINTIE R	1641 OVAL CIR LAS VEGAS NV	16304613004

Report of All Selected Parcels

Case Number: VAR-41401

Printed On: Wed: May 4, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
WOLSON ROBERT WRIGHT & WENDI	1861 SKI SLOPE CIR LAS VEGAS NV	16304702004
YOUNG PAULA	7860 DANA POINT CT LAS VEGAS NV	16304811002
ZORNES GARY QUAL PERS RES TR	2110 STRADA MIA LAS VEGAS NV	16304713007

Alec Fatalevich
1900 Plantea CT
Las Vegas, NV 89117
Cell: 415 730 5300

May 17, 2011

Dear Planning Department/City of Las Vegas,

This is a request for a variance to build an RV Garage 2'-0" from my existing house. I will maintain a 3'-4" setback from the south property line.

My ability to build an RV garage was critical to my decision to purchase this house. Without the variance, there is not enough room to build a structure big enough to house my RV.

Also, we have a temporary storage shed in the area we are building in and it will be removed prior to construction.

Thank you for your consideration,

Very truly yours,



Alec Fatalevich

RECEIVED
MAY 19 2011

VAR-41401
REVISED

May 9, 2011

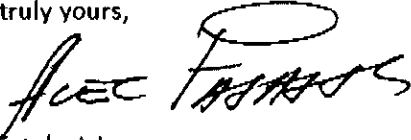
Alec Fatalevich
1900 Plantea CT
Las Vegas, NV 89117

Dear Planning Department/ City of Las Vegas,

This is a request for a zero-foot setback variance to build an RV Garage adjacent to our house.
Without the variance, there is not enough room to build a structure big enough to house our RV.

Thank you for your consideration,

Very truly yours,



Alec Fatalevich

RECEIVED
MAY 09 2011

VAR-41401
REVISED

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

VAR-41401

HAND DELIVERED

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

ROUTED ELECTRONICALLY

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2 nd Floor
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*SID (DPW)	PATRICK MURPHY	4 th FLOOR CITY HALL

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

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



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

VAR-41401 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ALEC FATALEVICH FAMILY TRUST - Request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED FOR THE ADDITION OF AN ATTACHED GARAGE TO A SINGLE FAMILY RESIDENCE on 0.46 acres at 1900 Plantea Court (APN 163-04-718-005), R-E (Residence Estates) Zone, Ward 2 (Wolfson).

PLANNING COMMISSION: JUNE 14, 2011
CITY COUNCIL: JULY 20, 2011

PLANNING SUPERVISOR: STEVE GEBEKE



PUBLIC HEARING

Comments Due: MAY 12, 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:

YK

Report Date 04/07/2011 03:16 PM

Submitted By

Page 1

A/P # 41401 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	04/07/2011 11:22	982998	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	<input checked="" type="checkbox"/> Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

VAR-41401 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ALEC FATALEVICH FAMILY TRUST - Request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED on 0.46 acres at 1900 Plantea Court (APN 163-04-718-005), R-E (Residence Estates) Zone, Ward 2 (Wolfson).

Parent A/P #

Project # 41401 Project/Phase Name FATALEVICH Phase #
Size/Area 0.46 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 16304718005

Location

Owner/Tenant

Contact ID AC1668919 Name FATALEVICH FAMILY TRUST
Mailing Address 1900 PLANTEA CT Organization FATALEVICH ARKADY & MARJORIE T
City LAS VEGAS State/Province NV
ZIP/PC 89117-1983 Country Foreign
Day Phone (415)730-5300 x Evening Phone
Fax Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

1900 PLANTEA CT
LAS VEGAS, 89117-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16304718005

Report Date 04/07/2011 03:16 PM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OTHER Other REP Contact ID AC1886702 Foreign
Effective Expire
Name MONTGOMERY CONSULTING ENGINEERS
Day Phone (702)219-5656 x Eve Phone Organization
Pager PIN # Position
Fax (702)251-9566 Mobile Profession
E-Mail
Address 9640 W. TROPICANA AVE
#115
LAS VEGAS, NV 89147
Seasonal Addr

Valid From To
Comments Elicia Montgomery

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

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

There are no items in this list

Primary Y Capacity OWNER Contact ID AC1668919 Foreign
Effective Expire
Name FATALEVICH FAMILY TRUST
Day Phone (415)730-5300 x Eve Phone Organization FATALEVICH ARKADY & MARJORIE T
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 1900 PLANTEA CT
LAS VEGAS, NV 89117-1983
Seasonal Addr

Valid From To
Comments Alec Fatalevich

Report Date 04/07/2011 03:16 PM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
 Expiration Date

CONTACT REQUIREMENTS	License #	Percent Owned	Waiver	Health Card	Director Letter	Original Transcripts
----------------------	-----------	---------------	--------	-------------	-----------------	----------------------

There are no items in this list

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	04/07/2011 11:30	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	04/07/2011 11:30	30.00
PROCESSING FEE	P	04/07/2011 11:30	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 JMARSHALL Modified Date/Time 04/07/2011 11:19
 Comments
 No Comments

Report Date 04/07/2011 03:16 PM

Submitted By

Page 4

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

N Business License Exempt

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

Z-LEGAL				982998	04/07/2011 11:22	
N						

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?

Y Will this go to the City Council?

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

Staff Recommendation

Entitlement Exercised?

Meeting Information

Meeting Information	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date Comments Added By	Add Date	Modified By	Modified Date		

06/14/2011	PC	SCHEDULED	0	0	0
JMARSHALL	04/07/2011				

Report Date 04/07/2011 03:16 PM

Submitted By

Page 5

Meeting Information	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Comments	Add Date	Modified By	Modified Date		
Added By	Add Date	Modified By	Modified Date		

Template Type/AP #	AP Type	Status	Stage
--------------------	---------	--------	-------

No children exist for this project

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

No Employee Entries

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

PAYMNT	CO NAME WHO PICKED UP CONTACT#	890381	04/07/2011 11:31		0.00
	ELECIA MONTGOMERY; MONTGOMERY CONSULTING ENGINEERS; PERSONAL MONEY ORDER BANK OF THE WEST CK#1000236701; 702-219-5656;				

No Model Home Details



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE
Project Address (Location) 1900 PLANTEA CT., LAS VEGAS, NV 89117
Project Name FATALEVICH Proposed Use RV GARAGE
Assessor's Parcel #(s) 163-04-718-005 Ward # 2-WOLFSON
General Plan: existing DR proposed Zoning: existing R-E proposed
Commercial Square Footage NA Floor Area Ratio
Gross Acres Lots/Units Density
Additional Information

PROPERTY OWNER FATALEVICH FAMILY TRUST Contact ALEC FATALEVICH
Address 1900 PLANTEA CT Phone: (415) 730-5300 Fax:
City LAS VEGAS State NV Zip 89117
E-mail Address alec@cmpbstudios.com

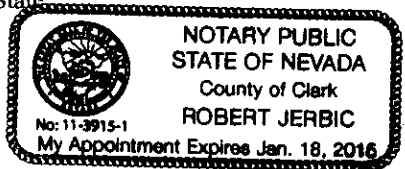
APPLICANT same (see above) Contact
Address Phone: Fax:
City State Zip
E-mail Address

REPRESENTATIVE Montgomery Consulting Engineers Contact Elicia Montgomery
Address 9640 W Tropicana Ave, Ste 115 Phone: (702) 219-5656 Fax: (702) 251-9566
City Las Vegas State NV Zip 89147
E-mail Address elicia@montgomeryengineers.com

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 ARKADY FATALEVICH
State of Nevada, County of Clark
Subscribed and sworn before me

This 30th day of March, 20 11
by Arkady I. Fatalevich

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # VAR-41401
Meeting Date: 6-14-11
Total Fee: \$ 830.00
Date Received:* 4-7-11
Received By: [Signature]

RECEIVED APR 07 2011
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.
f:\depot\Application Packet\Application Form.pdf



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-41401** APN: 163-04-718-005

Name of Property Owner: Fatalevich Family Trust, Arkady Fatalevich and Marjorie Fatalevich

Name of Applicant: Alec Fatalevich

Name of Representative: Montgomery Consulting Engineers

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: _____

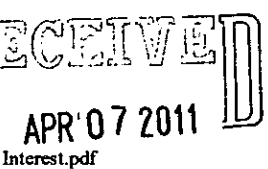
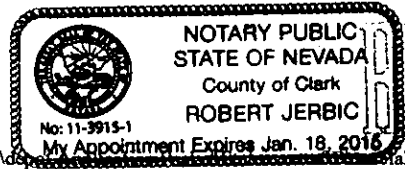
Signature of Property Owner: *Alec Fatalevich*

Print Name: ARKADY FATALEVICH

State of Nevada, County of Clark
Subscribed and sworn before me

This 30th day of March, 2011 by Arkady I. Fatalevich *AK*

Robert Jerbic
Notary Public in and for said County and State



Alec Fatalevich
1900 Plantea CT
Las Vegas, NV 89117

Dear Planning Department/ City of Las Vegas,

This is a request for a zero-foot setback variance to build an RV Garage adjacent to our house. Prior to our purchase of the home in March of 2009, the owner indicated that he had already been granted a variance for a zero-foot setback to build a casita which was similar in size and shape to the garage that we would like to build. While this variance had expired, we were assured by the previous owner and the real estate agents that our plans to build an RV garage in the same location with the same type of variance would be possible. Our ability to build an RV garage was critical to our decision to purchase this house. Without the variance, there is not enough room to build a structure big enough to house our RV.

Thank you for your consideration,

Very truly yours,

A handwritten signature in cursive script that reads "Alec Fatalevich". The signature is written in black ink and is positioned to the right of the typed name.

Alec Fatalevich

RECEIVED
APR 07 2011

VAR-41401

A.P. N.: 163-04-718-005
R.P.T.T.: \$6,120.00

Escrow #09-02-0695-RP

Mail tax bill to and when recorded mail to:
Fatalevich Family Trust, dated August 8, 1990, Arkady
Fatalevich and Marjorie Fatalevich, Trustees
1900 Plantea Court
Las Vegas, NV 89117



20090323-0003907

Fee: \$17.00 RPTT: \$6,120.00
N/C Fee: \$0.00

03/23/2009 14:20:07
T20090098707

Requestor:
NEVADA TITLE LAS VEGAS
Debbie Conway ADF
Clark County Recorder Pgs: 5

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That Mark Scheiner, an unmarried man and Paula Eylar, an unmarried woman as joint tenants with right of survivorship, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Fatalevich Family Trust, dated August 8, 1990, Arkady Fatalevich and Marjorie Fatalevich, Trustees, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".**

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

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

RECEIVED
APR 07 2011

IN WITNESS WHEREOF, this instrument has been executed this 17th day of

March, 2009

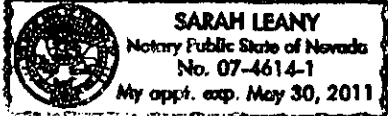
[Signature]

Paula Eylar

Signed in Counterpart

Mark Scheiner

SARAH LEANY



State of NEVADA } ss:

County of Clark }

07-4614-1 May 30, 2011
3.17.09

This instrument was acknowledged before me on

by Paula Eylar

Sarah Leany

NOTARY PUBLIC

My Commission Expires:

5.30.2011

[Faint diagonal stamp]

RECEIVED
APR 07 2011

IN WITNESS WHEREOF, this instrument has been executed this 19th day of March, 20. 09

Signed in Counterpart

Paula Eylar

[Signature]

Mark Scheiner

State of NEVADA }
County of Clark } ss:

This instrument was acknowledged before me on March 19, 09

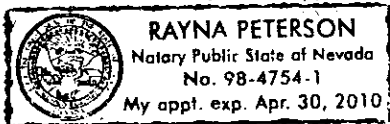
by Mark Scheiner

[Signature]

NOTARY PUBLIC

My Commission Expires: 4-30-2010

Rayna Peterson



98-4754-1
APR 30, 2010

RECEIVED
APR 07 2011

EXHIBIT "A"

PARCEL I:

**LOT FIVE (5) OF WESTLAKE OAKY ESTATES 2, AS SHOWN BY MAP
THEREOF ON FILE IN BOOK 59, OF PLATS, PAGE 95, IN THE OFFICE OF THE
COUNTY RECORDER OF CLARK COUNTY, NEVADA.**

PARCEL II:

**AN EASEMENT FOR INGRESS AND EGRESS OVER THE PRIVATE DRIVE, AS
SHOWN AND DELINEATED ON SAID MAP.**

CLARK COUNTY RECORDER

RECEIVED
APR 07 2011

**State of Nevada
Declaration of Value Form**

1. Assessor Parcel Number(s)
 a) 163-04-718-005
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a. Vacant Land b. Sgl. Fam. Residence
 c. Condo/Twnhse d. 2-4 Plex
 e. Apt. Bldg. f. Comm'/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 \$1,200,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) _____
 c. Transfer Tax Value: \$1,200,000.00
 d. Real Property Transfer Tax Due \$6,120.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %
 The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____ Capacity: GRANTOR/SELLER

Signature: _____ Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
 (REQUIRED)
 Print Name: Paula Euler
 Address: 1900 Planeta Ct
 City: LV
 State: NV Zip: 89117

BUYER (GRANTEE) INFORMATION
 (REQUIRED)
 Print Name: Arkady Fatalevich and ***
 Address: 1900 PLANETA CT.
 City: LAS VEGAS
 State: NV Zip: 89117

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Nevada Title Company Esc. #: 09-02-0695-RP
 Address: 10000 W Charleston Blvd #180
 City: Las Vegas State: NV Zip: 89135

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

RECEIVED
 APR 07 2011

** MARK SCHEINER
 ** Fatalevich Family Trust dated
 August 8, 1990
 *** MARJORIE Fatalevich, Trustees*