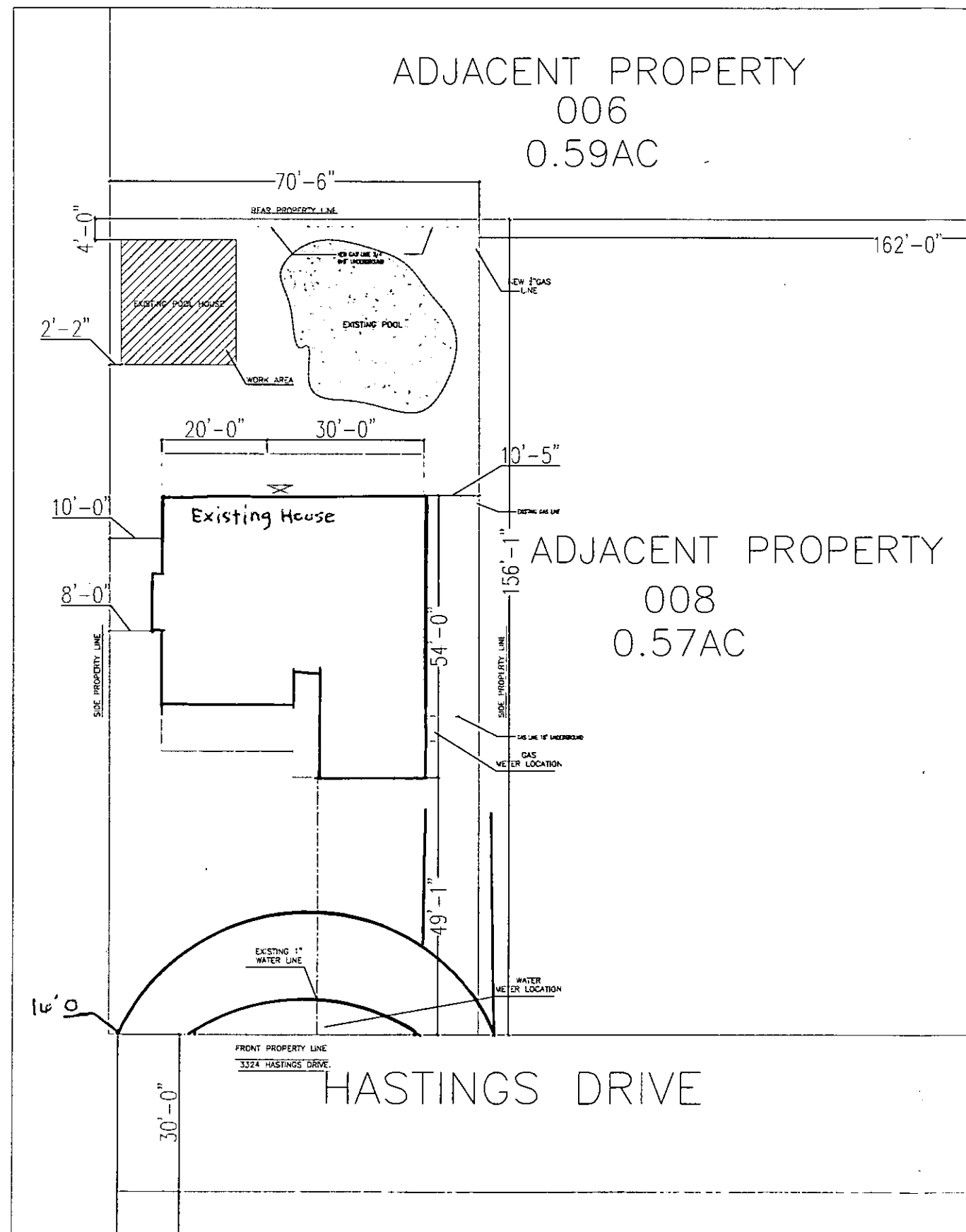




OWNER/BUILDER TO VERIFY AND
CO-ORDINATE ALL UNDERGROUND
UTILITY LOCATIONS AND TRENCHES WITH
ALL SUB-CONTRACTORS PRIOR TO EXCAVATIONS

PROJECT DATA:

CODE ANALYSIS: IBC 2006

ZONING: RESIDENTIAL
ASSESSOR'S PARCEL NO. 139-32-401-007
CONSTRUCTION TYPE: VB

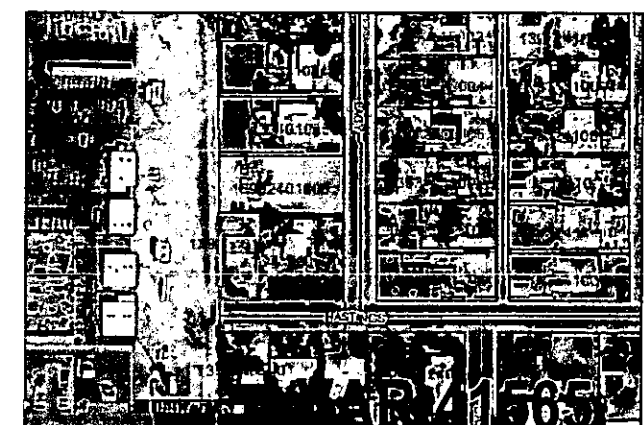
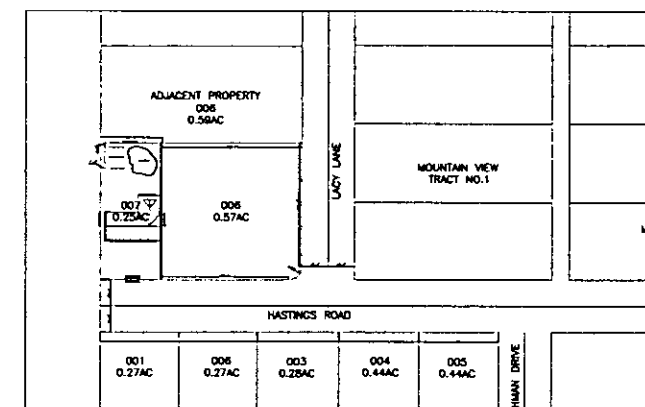
NOTE:

THIS PROJECT SHALL COMPLY WITH THE
2006 IBC, 2006 UMC AND UPC AND 2005 NEC,
THE 2006 IECC, AND THE CITY OF LAS
VEGAS CODE AMENDMENTS.

LOT SIZE 0.25 Acres
PRIMARY RES. 2223 S.F.
GARAGE 528 S.F.
PRIMARY RESIDENCE HGT. 15 FT.

NO CHANGE TO EXISTING MAIN RESIDENCE
RENOVATING POOL HOUSE ONLY!

VICINITY MAPS



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

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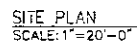


SUP-41564

GINIE HARRIS
(OWNER/BUILDER)
3324 HASTINGS AVE.
LAS VEGAS, NEVADA 89107

OWNER/BUILDER
SITE PLAN

SITE



LOT SIZE	0.25 Acres
PRIMARY RES.	2223 S.F.
GARAGE	528 S.F.
PRIMARY RESIDENCE HGT.	15 FT.

NO CHANGE TO EXISTING MAIN RESIDENCE
RENOVATING POOL HOUSE ONLY!

ADJACENT PROPERTY
001
0.39AC

002
0.57AC

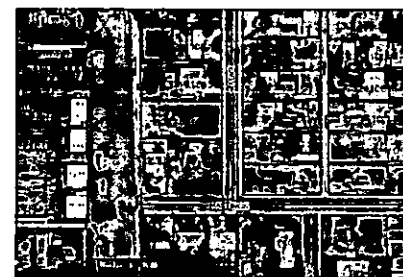
003
0.37AC

004
0.44AC

005
0.49AC

MOUNTAIN VIEW
TRACT NO. 1

HISTORIC ROAD



OWNER/ BUILDER

SITE

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APR 27 2011
VAR-41565
SUP-41564



OWNER/BUILDER TO VERIFY AND
CO-ORDINATE ALL UNDERGROUND
UTILITY LOCATIONS AND TRENCHES WITH
ALL SUB-CONTRACTORS PRIOR TO EXCAVATIONS

PROJECT DATA:

CODE ANALYSIS: IBC 2006

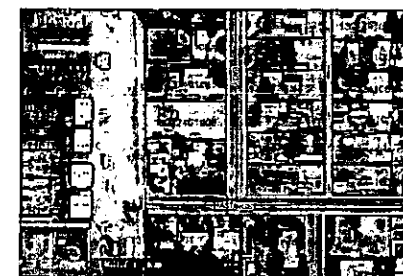
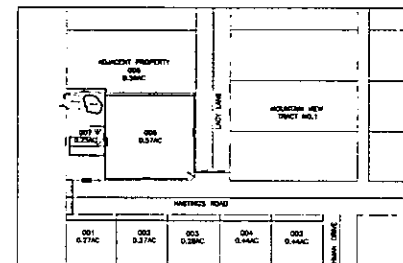
ZONING:	RESIDENTIAL
ASSESSDR'S PARCEL NO.	139-32-401-007
CONSTRUCTION TYPE:	VS

NOTE:

THIS PROJECT SHALL COMPLY WITH THE
2006 IBC, 2006 UMC AND UPC AND 2005 NEC,
THE 2006 IECC, AND THE CITY OF LAS
VEGAS CODE AMENDMENTS.

LOT SIZE	0.25 Acres
PRIMARY RES.	2223 S.F.
GARAGE	528 S.F.
PRIMARY RESIDENCE HGT.	15 FT.

VICINITY MAPS



OWNER / BUILDER

SITE

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VAR-41565
SUP-41564

GENERAL CONSTRUCTION NOTES:

1. ALL NEW WALLS SHALL BE 2"x4" W/ 1/2" GYPSUM TAPED AND FINISHED FOR PAINT CHOSEN BY OWNER. CORNER BEAD SHALL BE 3/4" ROUND (typ.)
2. STUCCO FINISH ON THE EXTERIOR TO REMAIN INTACT.
3. ALL WALL AND CEILING FIBERGLASS AND STYROFOAM INSULATION TO REMAIN INTACT.
4. ALL NEW INTERIOR DOORS SHALL BE 2'-8" X 6'-8".
5. ALL INTERIOR FINISHES, CABINETS AND SHELVING SHALL BE BY OWNER AND VERIFIED PRIOR TO INSTALL.
6. PROVIDE MOISTURE-PROOF GREEN BOARD IN BATHROOM.
7. PROVIDE TILE BACKING BOARD AT WALLS AND CEILINGS OF SHOWER AREA.
8. SHOWER WALLS AND CEILING SHALL BE TILED AS SPECIFIED BY OWNER.
9. FLOOR FINISHES SHALL BE AS SPECIFIED BY OWNER.
10. ATTIC SPACE TO HAVE PULL DOWN LADDER FOR STORAGE AS SPECIFIED BY OWNER.

1. HALF WALL FROM ORIGINAL SUBMITTAL TO REMAIN
2. 3'-0" x 5'-0" WINDOW ADDED FOR EGRESS

1. 2" X 4" X 5'6" HGT. WOOD STUD WALL, STUDS @ 16" O.C. DRYWALL T/F, PAINTED

2. 2" X 4" X 3'6" HGT. WOOD STUD WALL, STUDS @ 16" O.C. DRYWALL T/F, PAINTED



NEW FLOOR PLAN
SCALE: 3/4" = 1'-0"

DOOR SCHEDULE

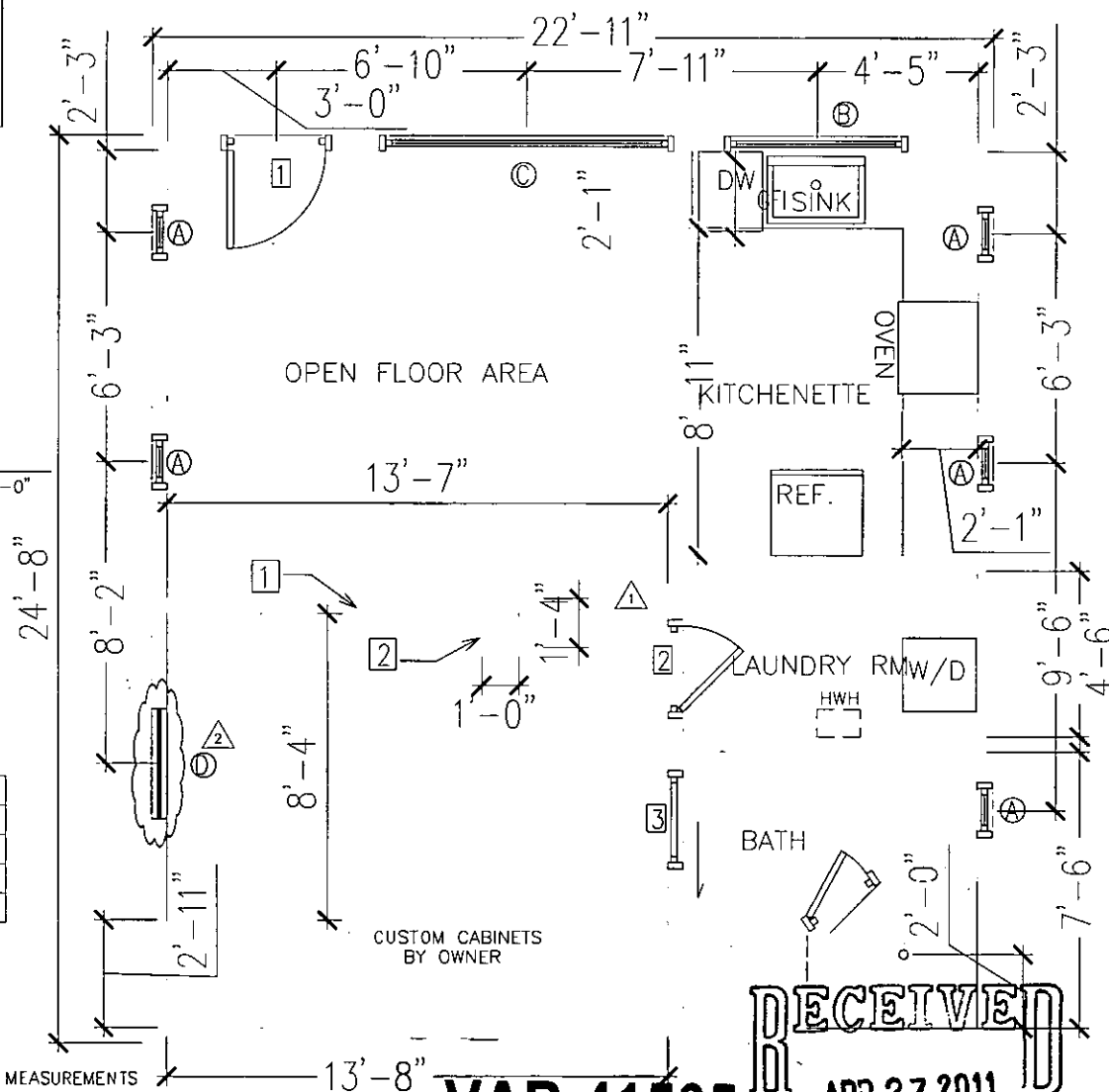
SIZE (W X HGT.)	TYPE	LOCATION	EXISTING/NEW/DEMO
1. 3'-0" X 6'-8" X 1-3/8"	SC WOOD DOOR	ENTRY DOOR	EXISTING
2. 2'-8" X 6'-8" X 1-3/8"	WOOD DOOR	LAUNDRY ROOM	NEW
3. 2'-8" X 6'-8" X 1-3/8"	WOOD DOOR	BATHROOM	NEW POCKET DOOR

WINDOW SCHEDULE

SIZE (W X L)	TYPE	LOCATION	EXISTING/NEW/DEMO
A. 1'-0" X 1'-6"	ALUM. FRAME DOUBLE PANE	VARIOUS	NEW
B. 5'-0" X 4'-0"	ALUM. FRAME SINGLE PANE	KITCHEN	EXISTING TO REMAIN
C. 8'-0" X 6'-0"	ALUM. FRAME SINGLE PANE	LIVING SPACE	EXISTING TO REMAIN
D. 3'-0" X 3'-0"	ALUM. FRAME DOUBLE PANE	SITTING AREA	NEW

NOTES:

SCHEDULED SIZES FOR DOORS AND WINDOWS TAKE PRECEDENT OVER SCALED MEASUREMENTS
CENTER OF DOOR AND WINDOW DIMENSIONS ARE SHOWN ON THE FLOOR PLANS



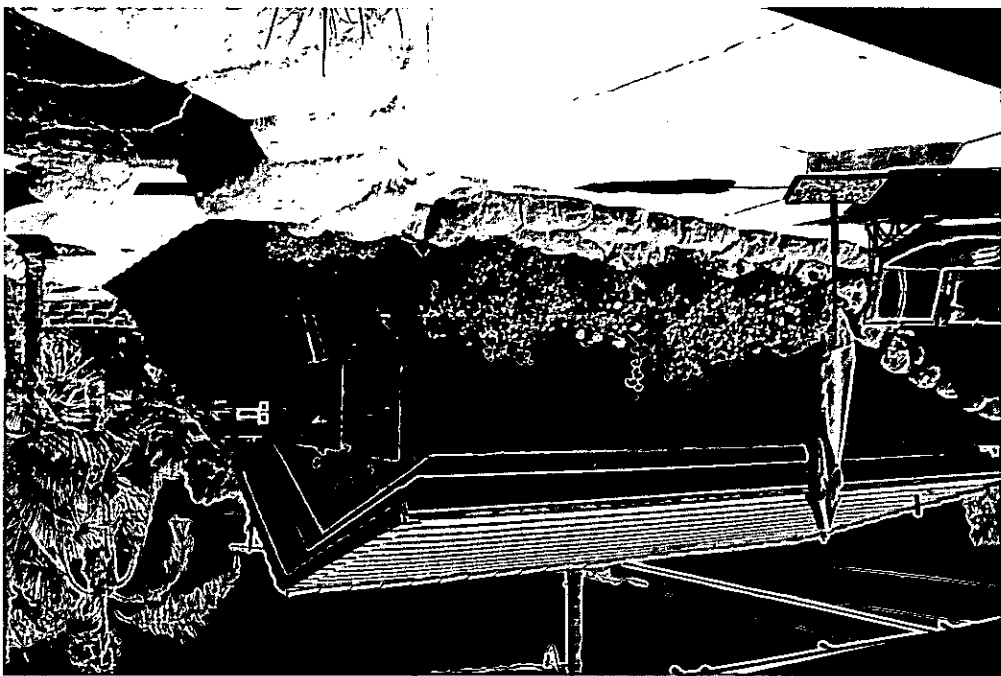
VAR-41565
SUP-41564

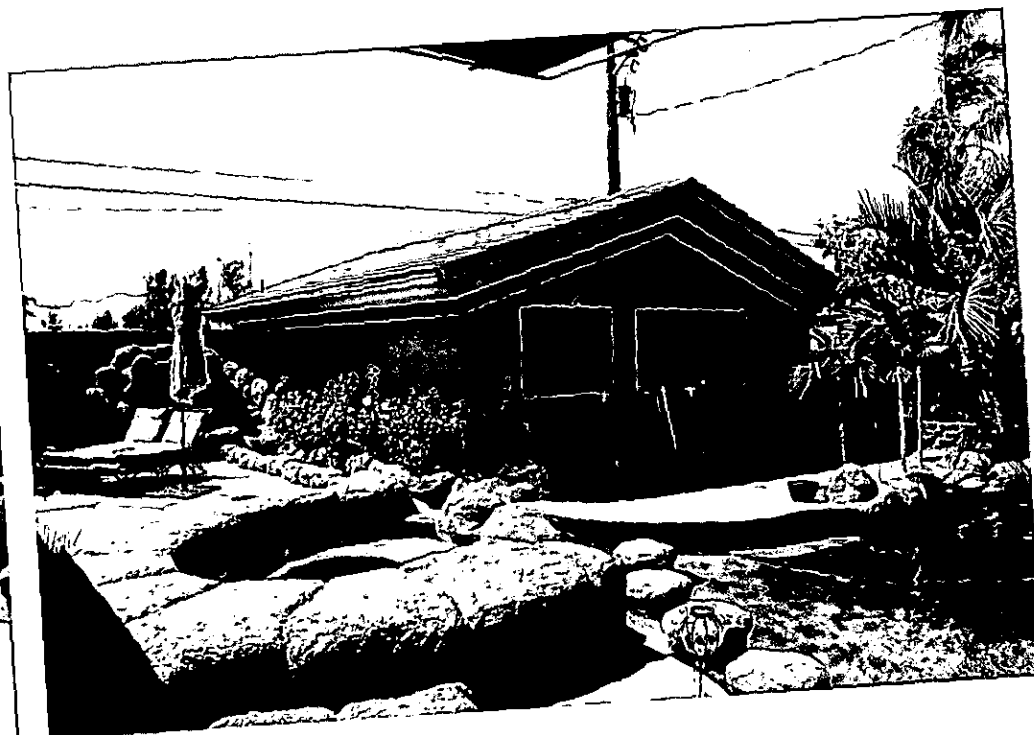
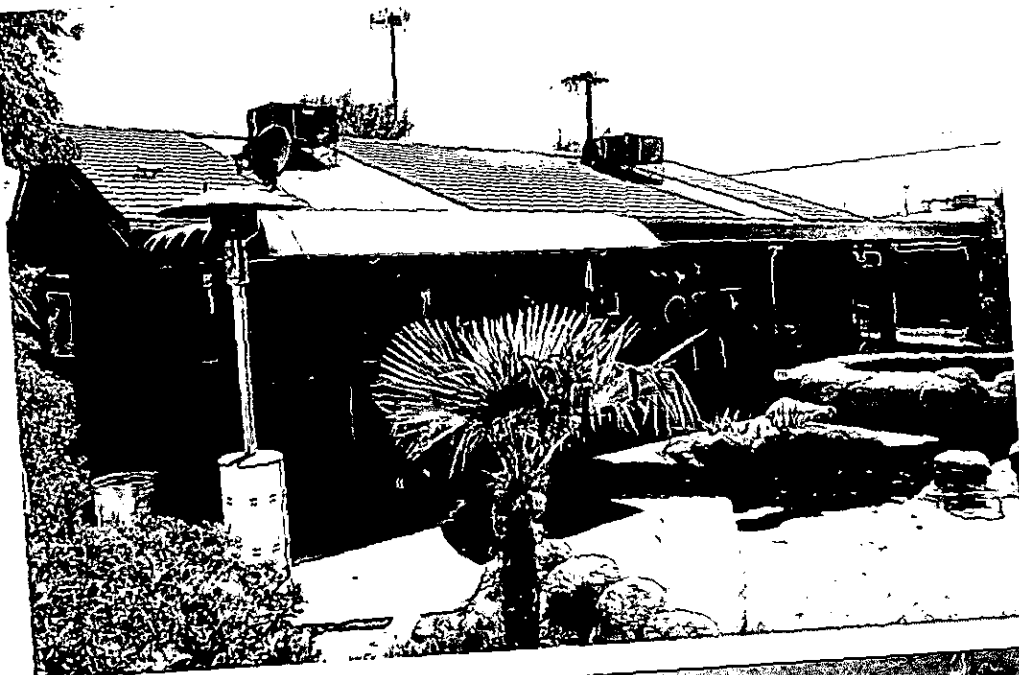
APR 27 2011

GINIE HARRIS
(OWNER/BUILDER)
3324 HASTINGS AVE.
LAS VEGAS, NEVADA 89107

OWNER / BUILDER
OWNER / BUILDER
NEW FLOOR PLAN

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APR 27 2011
VAR-41565
SUP-41564

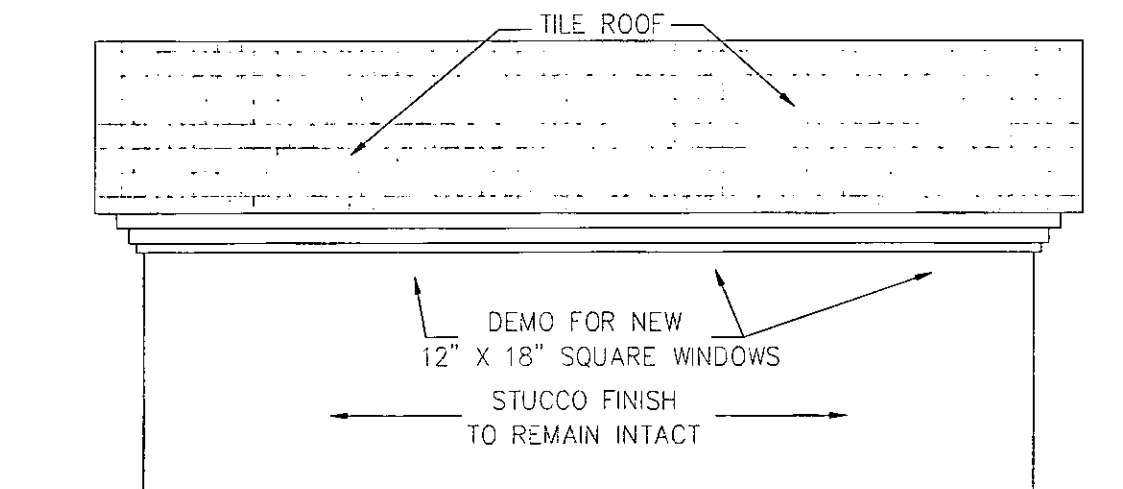




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APR 27 2011

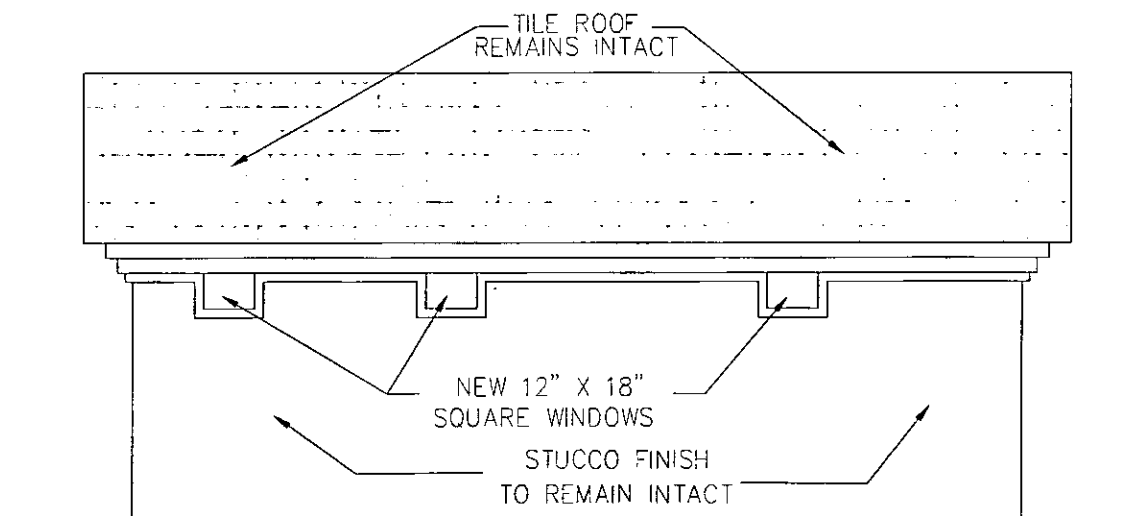
VAR-41565
SUP-41564

EXISTING SOUTH ELEVATION
SCALE: $1/2" = 1'-0"$



TYPICAL NOTE:
EXISTING EAST AND WEST ELEVATIONS TO REMAIN INTACT

NEW SOUTH ELEVATION
SCALE: $1/2" = 1'-0"$



GINIE HARRIS
(OWNER/BUILDER)
3324 HASTINGS AVE.
LAS VEGAS, NEVADA 89107

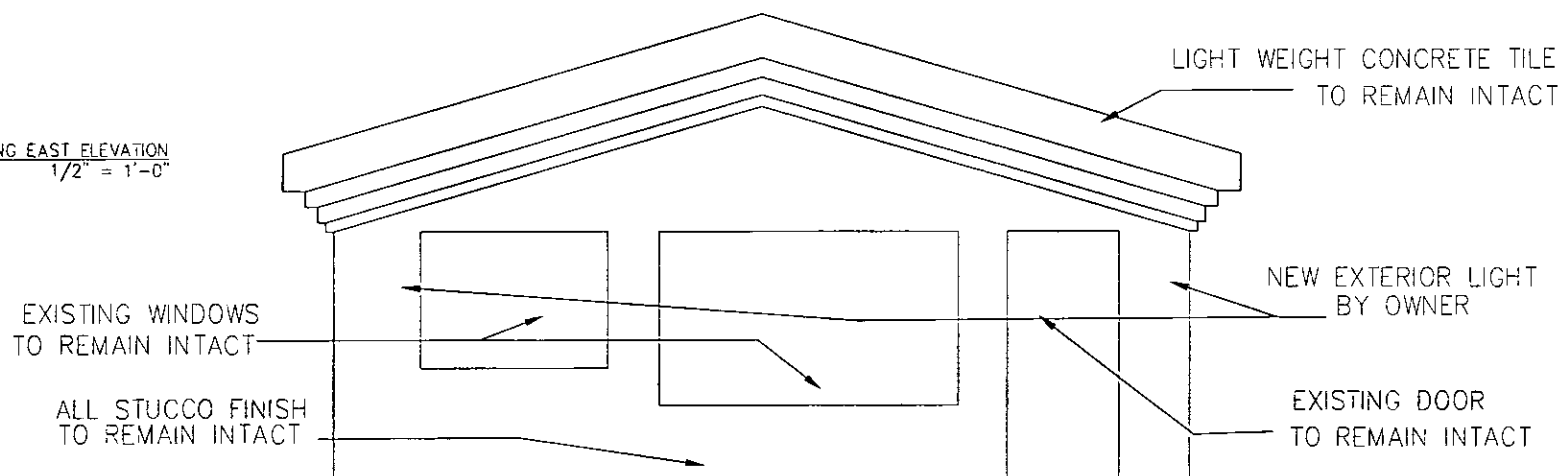
OWNER/BUILDER
POOL HOUSE
SOUTH ELEVATIONS

A-3

VAR-41565
SUP-41564

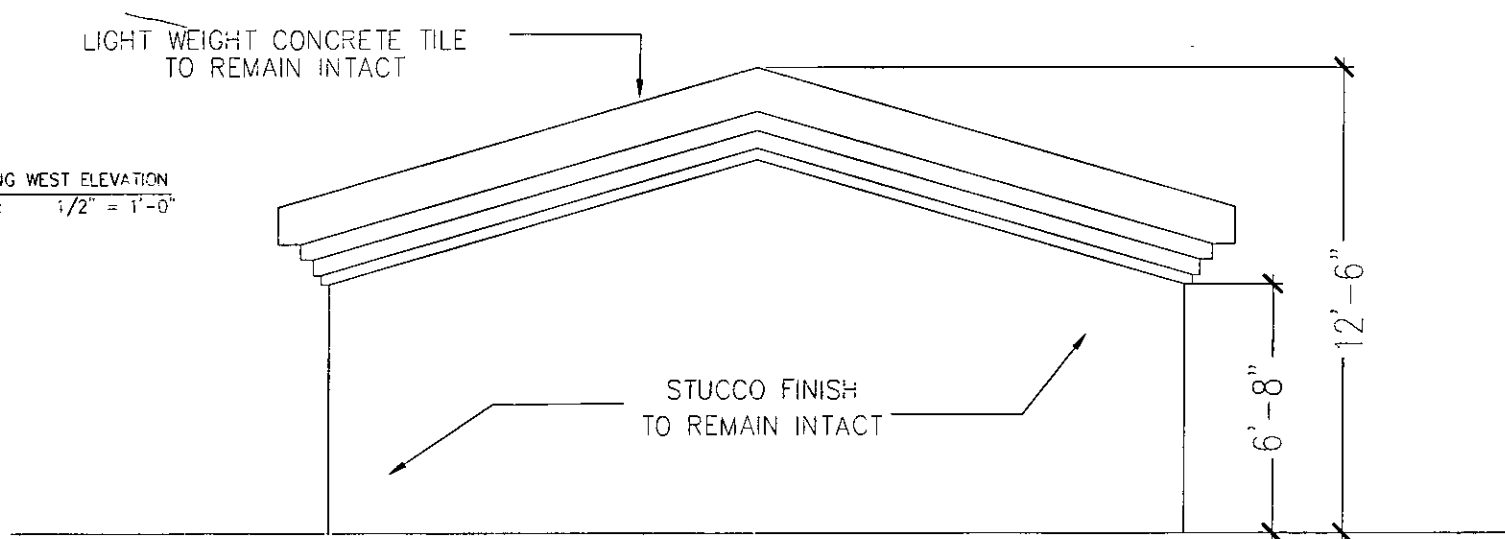
RECEIVED
APR 27 2011

EXISTING EAST ELEVATION
SCALE: $\frac{1}{2}" = 1'-0"$



TYPICAL NOTE:
EXISTING EAST AND WEST ELEVATIONS TO REMAIN INTACT

EXISTING WEST ELEVATION
SCALE: $\frac{1}{2}" = 1'-0"$



GINIE HARRIS
(OWNER/BUILDER)
3324 HASTINGS AVE
LAS VEGAS, NEVADA 89107

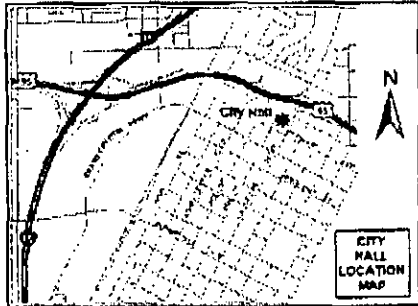
OWNER / BUILDER
POOL HOUSE
EAST/WEST ELEVATIONS

A-2

RECEIVED
APR 27 2011
VAR-41565
SUP-41564

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-41565 & SUP-41564

Planning Commission Meeting of 6/14/2011

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE

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0004279218 JUN 02 2011
MAILED FROM ZIP CODE 89101



13932403012

Case: VAR-41565

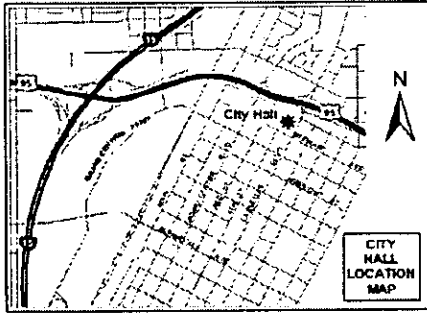
ALDON
3202 W CHARLESTON BLVD
LAS VEGAS NV 89102-1932

32 DRDGN11 89102



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

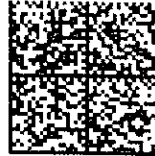
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VAR-41565 & SUP-41564

Planning Commission Meeting of 6/14/2011

14 DROGN11 89121

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
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0004279218 JUN02 2011
MAILED FROM ZIP CODE 89101

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JUN - 9 PM 12:26
PLANNING AND
DEVELOPMENT

13932410015
CHAPMAN ROSE FAMILY TRUST
3226 WEBER CT
LAS VEGAS NV 89121-5762

Case: VAR-41565

41-42
A



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

July 21, 2011

Ms. Ginie W. Harris
3324 Hastings Avenue
Las Vegas, Nevada 89107

RE: VAR-41565 - VARIANCE
RELATED TO SUP-41564
CITY COUNCIL MEETING OF JULY 20, 2011

Dear Mr. Harris:

The City Council at a regular meeting held July 20, 2011, APPROVED the request for Variance TO ALLOW AN EXISTING 528 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS-I) TO HAVE A TWO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED on 0.25 acres at 3324 Hastings Avenue (APN 139-32-401-007), 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. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-41564) shall be required, if approved.
2. 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.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,

A handwritten signature in cursive script, reading "Angela Crolli".

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

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

VOICE 702.229.8011
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

Ms. Ginie W. Harris
3324 Hastings Avenue
Las Vegas, Nevada 89107

**RE: VAR-41565 - VARIANCE RELATED TO SUP-41564
PLANNING COMMISSION MEETING OF JUNE 14, 2011**

Dear Ms. Harris:

Your request for a Variance TO ALLOW AN EXISTING 528 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) TO HAVE A TWO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED on 0.25 acres at 3324 Hastings Avenue (APN 139-32-401-007), R-E (Residence Estates) Zone, Ward 1 (Tarkanian), 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. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-41564) shall be required, if approved.
2. 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.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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

Ms. Ginie W. Harris
VAR-41565 - 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

P/L 110
105

Report of All Selected Parcels

Case Number: VAR-41565 : *SUP-41564*

Printed On: Wed: May 4, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
ABRONSON WILLIAM H & ELLEN GAY	5850 CANOGA AVE #428 WOODLAND HILLS CA	16205112004
ACCESSIBLE SPACE INC	2550 UNIVERSTIY AVE W 330 N ST PAUL MN	13932403003
ADAMS EBONI JOAN	P O BOX 28243 LAS VEGAS NV	16205110026
ALDON	3202 W CHARLESTON BLVD LAS VEGAS NV	13932403012
ALEXANDER MICHAEL G LIVING TRUST	5685 S CAMERON ST LAS VEGAS NV	16205110047
ALKON FRIDA	815 S KENNY WY LAS VEGAS NV	13932404005
ALLEN VANCE C	1122 DARMAK DR LAS VEGAS NV	16205110019
ALVAREZ BONITA R	905 CASHMAN DR LAS VEGAS NV	13932403001
ARANAS JOSELITO S & A C FAM TR	520 CAMPBELL DR LAS VEGAS NV	16205110001
BANNOURA CHARLY J & CHARLEY J	1109 DARMAK DR LAS VEGAS NV	16205110028
BASHY FAMILY TRUST	8729 W GILMORE AVE LAS VEGAS NV	16205110060
BAUGHN DAVID W	814 S KENNY WY LAS VEGAS NV	13932410014
BENDICION ISAIAS A & MARIA T	P O BOX 26103 LAS VEGAS NV	13932404014
BREENE KATHLYN MILLER	%OVIST & HOWARD 7 COMMERCE CENTER DR HENDERSON NV	13932310015
BRONSON LON DREW	1300 CAHLAN DR LAS VEGAS NV	16205111003
BROWN FAMILY TRUST	5054 W LAKE MEAD BLVD LAS VEGAS NV	13932310014
BURG ONDET	P O BOX 26902 LAS VEGAS NV	16205110043
CALIFORNIA STATE AUTOMOBILE ASSN	%TAX DEPT 3055 OAK RD MAIL STOP W330 WALNUT CREEK CA	13932402007
CHAPMAN ROSE FAMILY TRUST	3226 WEBER CT LAS VEGAS NV	13932410015
CHILTON LEANNE	804 LACY LN LAS VEGAS NV	13932401001
CHILTON LEANNE	804 LACY LN LAS VEGAS NV	13932401002
CHRISTENSEN PAUL & NORMA FAM TR	710 LACY LN LAS VEGAS NV	13932301016
CHRISTENSEN VERN & DORIS FAM TR	714 LACY LN LAS VEGAS NV	13932301015
CHURCH L O S PRESIDING BISHOP	%TAX DIVISION 50 E NORTH TEMPLE ST 22ND FLOOR SALT LAKE CITY UT	13932402006
CLARK BRIAN J & HEIDI J	3121 HASTINGS AVE LAS VEGAS NV	13932403005
CLAYDON BENJAMIN D & MICHAEL J	824 LACY LN LAS VEGAS NV	13932401005
CONNELL MARK C	1121 DOUGLAS DR LAS VEGAS NV	16205110041
CROMER GEORGE E	612 S 3RD ST LAS VEGAS NV	13932404011
D A R PROPERTIES L L C	1110 DARMAK DR LAS VEGAS NV	16205110018
DARON TRUDI R	1110 DOUGLAS DR LAS VEGAS NV	16205110032
DEER SPRINGS L L C	3317 W CHARLESTON BLVD LAS VEGAS NV	16205110059
DISARDINA MARY D	P O BOX 162 BISMARCK ND	16205110056

Report of All Selected Parcels**Case Number:** VAR-41565**Printed On:** Wed: May 4, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
DOUGHERTY MINNIE	1116 BARNARD DR LAS VEGAS NV	16205110048
DRAKOULES GEORGE & JOHN	1122 DOUGLAS DR LAS VEGAS NV	16205110034
DWORAK-ROWLAND AMANDA	827 S KENNY WY LAS VEGAS NV	13932404009
FIALKIEWICZ DEREK E	909 CAHSMAN DR LAS VEGAS NV	13932403008
FRANCESCA PROPERTIES L L C	3301 W CHARLESTON BLVD LAS VEGAS NV	16205111001
FRANCIS MILES A & JENNIFER R	801 S KENNY WY LAS VEGAS NV	13932404001
GOLDEN STEVE G	1120 CASHMAN DR LAS VEGAS NV	16205111004
GREMM KATHY	817 LACY LN LAS VEGAS NV	13932410003
HANSON DENNIS R & CLAUDINE L	1610 HARDROCK ST LAS VEGAS NV	13932404003
HARRIS GINIE' W	3324 HASTINGS AVE LAS VEGAS NV	13932401007
HESSER TIFFANY L	1109 MELVILLE DR LAS VEGAS NV	16205110013
HIGHER GROUND L L C SERIES 806	%R WELCH P O BOX 98378 LAS VEGAS NV	13932404012
HOOPER ROBERT S	825 LACY LN LAS VEGAS NV	13932410005
HULL JAY FRANK	829 LACY LN LAS VEGAS NV	13932410006
K S G TRUST	880 BUCK POINT RD CARBONDALE CO	13932401003
KASIEWICZ TIMOTHY ETAL	3321 HASTINGS AVE LAS VEGAS NV	13932402002
KINDT ALANA G	809 LACY LN LAS VEGAS NV	13932410002
KIRCH MARLENE REV SEP PPTY TR	826 KENNY WY LAS VEGAS NV	13932410012
KLEINDORFER DELORAH	1116 DOUGLAS DR LAS VEGAS NV	16205110033
KRISTICH JOHN A	3317 HASTINGS AVE LAS VEGAS NV	13932402003
L V J M PROPERTIES TRUST	1110 DARMAK DR LAS VEGAS NV	16205110017
LAS VEGAS VALLEY WATER DISTRICT	%LAND ACQUISITION & MGMT 1001 S VALLEY VIEW BLVD #MS 95 LAS VEGAS NV	13931801006
LAS VEGAS VALLEY WATER DISTRICT	%LAND ACQUISITION & MGMT 1001 S VALLEY VIEW BLVD #MS 95 LAS VEGAS NV	13931702002
LIMBOCKER DAVID	906 CASHMAN DR LAS VEGAS NV	13932402005
LIUBAS MARIA & ATHANASIOS TOM	1128 DOUGLAS DR LAS VEGAS NV	16205110035
M Z R 2	19681 DA VINCI FOOTHILL RANCH CA	13932410011
MAGANA ALAJANDRO	1128 BARNARD LAS VEGAS NV	16205110050
MAGBUAL DANNY & TESS	801 LACY LN LAS VEGAS NV	13932410001
MAHER JOHN B & PAMELA A	718 LACY LN LAS VEGAS NV	13932301013
MENNINGER CAROL A	3210 W CHARLESTON BLVD #1 LAS VEGAS NV	13932403011
MOGHBEL SHAHIN	813 LACY LN LAS VEGAS NV	13932410007
MOGLER MIROSLAVA	7036 BRIGHT SPRINGS CT LAS VEGAS NV	13932401006

Report of All Selected Parcels**Case Number:** VAR-41565**Printed On:** Wed: May 4, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
MORRISON CHARLES MARK	P O BOX 28373 LAS VEGAS NV	13932310012
NAVATA FIDEL R	706 LACY LN LAS VEGAS NV	13932301010
NEEDHAM HOWARO J & CHRISTINE S	3216 W CHARLESTON BLVD #D LAS VEGAS NV	13932403010
NEVILLE WENDELL & MERLENE R	1115 OARMAK OR LAS VEGAS NV	16205110027
NORTON LILLIAN M FAMILY TRUST	2801 ASHBY AVE LAS VEGAS NV	13932310013
ON TIME SYSTEMS L L C	3407 W CHARLESTON BLVD LAS VEGAS NV	16205110045
PARIS ANTHONY TRUST	2973 PALMA VISTA CIR LAS VEGAS NV	16205110014
PARIS ANTHONY TRUST	2973 PALMA VISTA CIR LAS VEGAS NV	16205110015
PARKER JOHN DERRELL	3309 HASTINGS AVE LAS VEGAS NV	13932402004
PENNPLUS L L C	1770 WESTWIND RO LAS VEGAS NV	16205110016
PEREZ DELFINO ALEJANORO	1122 BARNARO OR LAS VEGAS NV	16205110049
PIKE RANDALL H	7462 TAHOE BASIN OR LAS VEGAS NV	16205110030
R & J PROPERTY MANAGEMENT L L C	%R & J NOWINS 3380 S EASTERN AVE LAS VEGAS NV	13932410010
REYES-CANO SANTOS	818 LACY LN LAS VEGAS NV	13932401004
ROCKY MTN PLANNEO PARENTHOOD INC	1537 ALTON ST AURORA CO	13932403009
ROGERS MYRNA L	1109 BARNARO OR LAS VEGAS NV	16205110058
RUYMANN ANNE L	6890 BARRED DOVE LN NO LAS VEGAS NV	13932310016
SAMUEL COLEMAN SIEGEL	26885 VIA LINDA MALIBU CA	13932404007
SANCHEZ AFRICA A	846 S KENNY WY LAS VEGAS NV	13932410009
SHADWICK FAMILY 1999 TRUST	3300 HASTINGS AVE LAS VEGAS NV	13932410008
SHELTON GARY ANTHONY & SHELLY M	845 KENNY WY LAS VEGAS NV	13932404015
SIDELL ROBERT B & KAREN K	3415 W CHARLESTON BLVO LAS VEGAS NV	16205110044
SIR JEFF L P	%M/M ROSEQUIT 3401 W CHARLESTON BLVO LAS VEGAS NV	16205110046
SLAOE KAREN C	821 LACY LN LAS VEGAS NV	13932410004
SOHR WILLIAM ERIC	607 IRONWOOD CT MORROW BAY CA	16205110031
SPINNAKER CAPITAL II L L C	%EQUITY GROUP 8367 W FLAMINGO #201 LAS VEGAS NV	13932403014
STEWART LOUFF & LESLIE E	2483 BENCH REEF PL HENDERSON NV	16205110042
STILES GREGORY WAYNE & MELISSA O	820 S KENNY WY LAS VEGAS NV	13932410013
STROJNY WALTER O	820 LACY ST LAS VEGAS NV	13932401008
STUHFF PAUL	724 S KENNY WY LAS VEGAS NV	13932310017
SWAN M CLARE	P O BOX 5154 SANTA BARBARA CA	16205110040
SWEET MARILYN WEEKS	848 N RAINBOW #2408 LAS VEGAS NV	13932403004

Report of All Selected Parcels**Case Number:** VAR-41565**Printed On:** Wed: May 4, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
TAMIAZZO MICHAEL R & C A	3325 HASTINGS AVE LAS VEGAS NV	13932402001
TAYENGCO ARTHUR S & DELIA L	3515 W CHARLESTON BLVD LAS VEGAS NV	16205110029
TEMPLE CAPITAL PARTNERS L L C	2220 SANTA YNEZ DR LAS VEGAS NV	16205111002
VAC L L C	500 S RANCHO #12 LAS VEGAS NV	13932403013
VELA ANTHONY	818 CAMPBELL DR LAS VEGAS NV	13932404016
VENGER SALLY LIVING TRUST	841 KENNY WY LAS VEGAS NV	13932404013
VORPAHL JOHN C & JO G	1115 BARNARD DR LAS VEGAS NV	16205110057
WICHINSKY ZOLA	711 LACEY LN LAS VEGAS NV	13932310011
WINN VERNE FAMILY SURVIVORS TR	3259 HASTINGS AVE LAS VEGAS NV	13932403002
WUMOSY L L C	9712 VERLAINE CT LAS VEGAS NV	16205112003
WUMOSY L L C	9712 VERLAINE CT LAS VEGAS NV	16205112002
WUMOSY L L C	9712 VERLAINE CT LAS VEGAS NV	16205112001
YAKAITIS STEPHEN A & BASIA P	800 S KENNY WY LAS VEGAS NV	13932410016
ZEHENDER G W DECLARATION TRUST	6231 EMBARCADERO DR STOCKTON CA	13932311011



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 2, 2011

Ms. Ginie W. Harris
3324 Hastings Avenue
Las Vegas, Nevada 89107

**RE: VAR-41565 - VARIANCE RELATED TO SUP-41564
PLANNING COMMISSION MEETING OF JUNE 14, 2011**

Dear Ms. Harris:

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

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

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



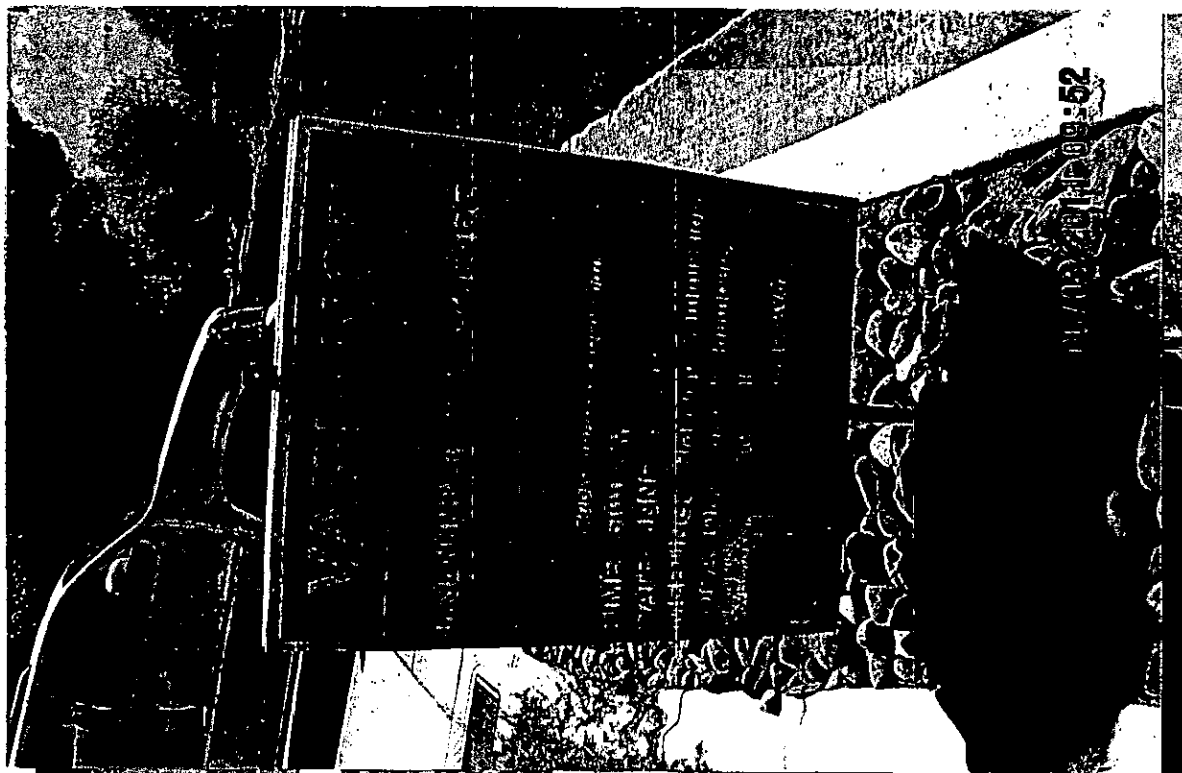
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: VAR-41565

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.




Signature

6-3-11
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.



Zoning
is first




Signature

6-3-11
Date

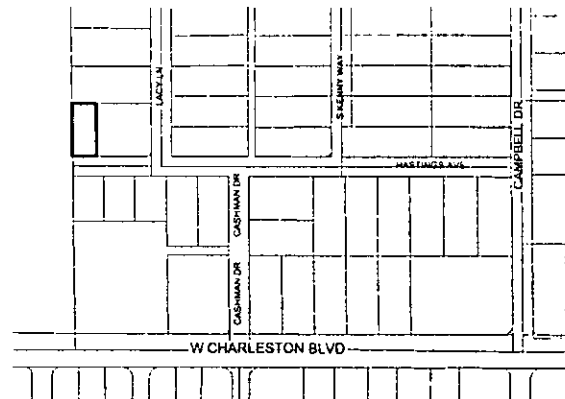
This affidavit must be returned to the Department of Planning, Case Planning Division, at 333 North Rancho Drive, 3rd Floor during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

Application Information

VAR-41565 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GINIE W. HARRIS - Request for a Variance TO ALLOW AN EXISTING 528 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) TO HAVE A TWO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED on 0.25 acres at 3324 Hastings Avenue (APN 139-32-401-007), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

SUP-41564 - SPECIAL USE PERMIT RELATED TO VAR-41565 - PUBLIC HEARING - APPLICANT/OWNER: GINIE W. HARRIS - Request for a Special Use Permit FOR AN EXISTING 528 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) at 3324 Hastings Avenue (APN 139-32-401-007), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

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

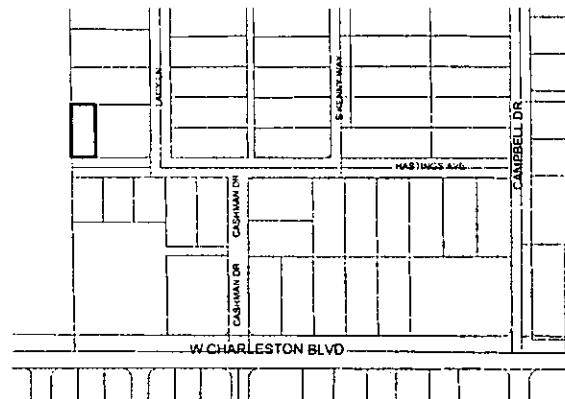
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, 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-41565 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GINIE W. HARRIS - Request for a Variance TO ALLOW AN EXISTING 528 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) TO HAVE A TWO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED on 0.25 acres at 3324 Hastings Avenue (APN 139-32-401-007), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

SUP-41564 - SPECIAL USE PERMIT RELATED TO VAR-41565 - PUBLIC HEARING - APPLICANT/OWNER: GINIE W. HARRIS - Request for a Special Use Permit FOR AN EXISTING 528 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) at 3324 Hastings Avenue (APN 139-32-401-007), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

Application Location



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

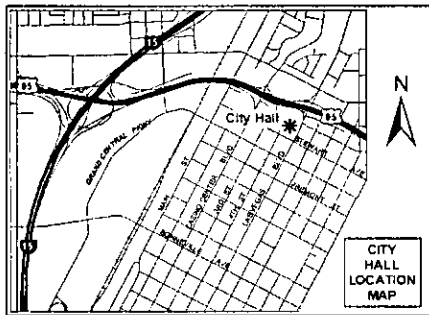
Public Hearing Information

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>.

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

☐

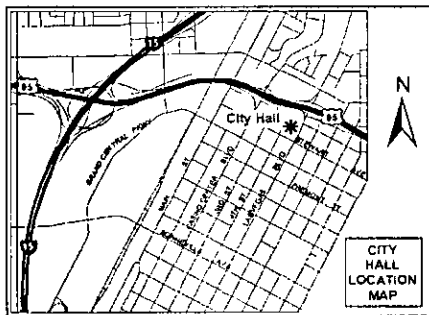
I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-41565 & SUP-41564
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-41565 & SUP-41564
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 Riekk, Survey (FM, PM, & A's only)
Date: May 11, 2011
Re: **VAR-41565** Ginie W. Harris 3324 Hastings Ave.
Request for a Variance for a side yard setback for an existing accessory structure

COMMENTS:

We have no comment on the Request for a Variance application to allow an existing accessory structure (class I) to have a two-foot, two-inch side yard setback where three feet is required at 3324 Hastings Avenue.

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-41565

Artesian Heights NA

Kensington HOA

McNeil Estates NA

Meadows Neighborhood Preservation NA

Palomino Area Preservation Association (PAPA)

Pinto Palomino Residents NA

Rancho Bel Air HOA

Rancho Bonito Estates HOA

Rancho Bonito NA

Rancho Circle HOA

Rancho Manor NA

Rancho Nevada Estates HOA

Rancho Oakey NA

Rancho Sereno NA

Rancho Springs NA

Scotch Righty Owners' Association

Spanish Oaks HOA

Sundown HOA

Westleigh NA

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

VAR-41565
SUP-41564

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>**

VARIANCE
04/27/2011

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-41565 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GINIE W. HARRIS - Request for a Variance TO ALLOW AN EXISTING 528 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) TO HAVE A TWO-FOOT, TWO-INCH SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED on 0.25 acres at 3324 Hastings Avenue (APN 139-32-401-007), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

SUP-41564 - SPECIAL USE PERMIT RELATED TO VAR-41565 - PUBLIC HEARING - APPLICANT/OWNER: GINIE W. HARRIS - Request for a Special Use Permit FOR AN EXISTING 528 SQUARE-FOOT ACCESSORY STRUCTURE, (CLASS I) at 3324 Hastings Avenue (APN 139-32-401-007), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

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:

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

VAR Application

Report Date 04/27/2011 01:35 PM

Submitted By

Page 1

A/P # 41565 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	04/27/2011 10:52	984224	Temp COO		
Approved			COO issued		
Final			Expires		

Associated Information

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

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

VAR-41565 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GINIE W. HARRIS - Request for a Variance TO ALLOW AN EXISTING 528 SQUARE-FOOT ACCESSORY STRUCTURE(CLASS I)TO HAVE A TWO-FEET, TWO-INCH SIDE YARD SETBACK WHERE THREE FEET IS THE MINIMUM ALLOWED on 0.25 acres at 3324 Hastings Avenue (APN 139-32-401-007), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

Parent A/P #

Project #	41565	Project/Phase Name	HARRIS POOLHOUSE	Phase #	
Size/Area	0.25 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 13932401007

Location

Owner/Tenant

Contact ID	AC1889356	Name	GINIE W. HARRIS	Organization	
Mailing Address	3324 HASTINGS AVENUE			State/Province	NV
City	LAS VEGAS			Country	☐ Foreign
ZIP/PC	89107			Evening Phone	
Day Phone	(702)460-5436 x			Mobile #	
Fax	(702)878-7669				

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

3324 HASTINGS AVE
LAS VEGAS, 89107-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13932401007

Report Date 04/27/2011 01:35 PM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1889356 ☐ Foreign
Effective Expire
Name GINIE W. HARRIS
Day Phone (702)460-5436 x Eve Phone Organization
Pager PIN # Position
Fax (702)878-7669 Mobile Profession
E-Mail
Address 3324 HASTINGS AVENUE
LAS VEGAS, NV 89107
Seasonal Addr

Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

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

There are no items in this list

Primary Y Capacity APPL Contact ID AC1889356 ☐ Foreign
Effective Expire
Name GINIE W. HARRIS
Day Phone (702)460-5436 x Eve Phone Organization
Pager PIN # Position
Fax (702)878-7669 Mobile Profession
E-Mail
Address 3324 HASTINGS AVENUE
LAS VEGAS, NV 89107
Seasonal Addr

Valid From To
Comments No Comments

Report Date 04/27/2011 01:35 PM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

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

There are no items in this list

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$300.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION (\$30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Successful
Check Conditions	Conditions Successful
Z-LEGAL (LEGAL DONE?)	No affect on stage
Check Alert Conditions	Alert Conditions Successful
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0
Pre-Check Conditions Added:	0
Inspections Added:	0
Reviews Added:	12
DEVCO	
NEIGH P&S	
B&S PLAN	
LAND DEV	
FLOOD	
SEWER	
TRAFFIC	
SURVEY	
TEFO	
SID	
ROW	
FIRE ENG	
Fees Added:	0
Conditions Added:	0
Periodic Inspection Schedules Added:	0

Fees

Status

Paid Date

Amount

NOTIFICATION & ADVERTISING FEE	P	04/27/2011 11:01	500.00
--------------------------------	---	------------------	--------

Report Date 04/27/2011 01:35 PM

Submitted By

Page 4

Fees	Status	Paid Date	Amount
RECORDING OF NOTICE OF ZONING ACTION	P	04/27/2011 11:01	30.00
PROCESSING FEE	P	04/27/2011 11:01	300.00
Total Unpaid	0.00	Total Paid	830.00

Inspections

There are no Inspections for this Report

Review Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
441584	DEVCO	1	Incomplete	☐	04/27/2011 13:35			
441585	NEIGH P&S	1	Incomplete	☐	04/27/2011 13:35			
441586	B&S PLAN	1	Incomplete	☐	04/27/2011 13:35			
441587	LAND DEV	1	Incomplete	☐	04/27/2011 13:35			
441588	FLOOD	1	Incomplete	☐	04/27/2011 13:35			
441589	SEWER	1	Incomplete	☐	04/27/2011 13:35			
441590	TRAFFIC	1	Incomplete	☐	04/27/2011 13:35			
441591	SURVEY	1	Incomplete	☐	04/27/2011 13:35			
441592	TEFO	1	Incomplete	☐	04/27/2011 13:35			
441593	SID	1	Incomplete	☐	04/27/2011 13:35			
441594	ROW	1	Incomplete	☐	04/27/2011 13:35			
441595	FIRE ENG	1	Incomplete	☐	04/27/2011 13:35			

Activity Review Details

Detail SUBMITTAL CHECKLIST (VAR)

Modified By GKAPOVICH

Modified Date/Time 04/27/2011 10:51

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 |

Y Business Licensing Requirements Met

Y Business License Exempt

Report Date 04/27/2011 01:35 PM

Submitted By

Page 5

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

Z-LEGAL N			984224	04/27/2011 10:52	
--------------	--	--	--------	------------------	--

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

06/14/2011	PC	SCHEDULED		0	0	0
GKAPOVICH	04/27/2011					

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
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PAYMNT	CO NAME WHO PICKED UP CONTACT#	890381	04/27/2011 11:03		0.00
GINIE HARRIS; GSH HOLDINGS LLC; CK#1062; 702-460-5436;					

No Model Home Details



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Possible Variance
Project Address (Location): 3324 Hastings Ave, LV, NV 89107
Project Name: Harris Renovations Proposed Use: _____
Assessor's Parcel #(s): 139-32-401-007 Ward #: 1
General Plan: existing X proposed _____ Zoning: existing R-E proposed _____
Commercial Square Footage: _____ Floor Area Ratio: _____
Gross Acres: _____ Lots/Units: _____ Density: _____
Additional Information: _____

PROPERTY OWNER GINIE W. HARRIS Contact: _____
Address: 3324 Hastings Ave Phone: 4605436 Fax: 8787669
City: Las Vegas, NV State: NV Zip: 89107
E-mail Address: _____

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

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

Property Owner Signature* GINIE W. HARRIS
Print Name GINIE W. HARRIS

Subscribed and sworn before me

This 26 day of APRIL, 2011
B. N. M. A.

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>VAR-41565</u>
Meeting Date:	<u>6-14-11 PC</u>
Total Fee:	<u>\$830</u>
Notary Public	<u>BILL LENHART</u>
Date Accepted:	<u>4-27-11</u>
Accepted By:	<u>[Signature]</u>

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-41565** APN: 139-32-401-007

Name of Property Owner: Ginie W. Harris

Name of Applicant: Same

Name of Representative: Same

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: X

Partner(s): X

APN: _____

Signature of Property Owner: _____

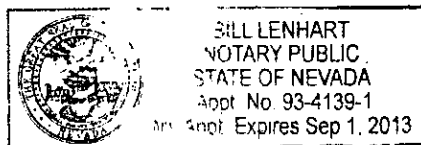
Print Name: _____

Ginie W. Harris
Ginie W. Harris

Subscribed and sworn before me

This 26 day of APRIL, 2011

B M H
Notary Public in and for said County and State



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APR 27 2011

April 26, 2011

Steve Swanton
Mike Howe
Department of Planning
333 North Rancho Drive
Las Vegas, NV 89106

RE:

Proposed Class 1 Structure
APN #139-32-401-007
Special Use Permit
Possible Variance

To Whom It May Concern;

My name is GiNie' W Harris, homeowner at 3324 Hastings Ave, L.V., NV 89107. I am writing this justification letter to you for an approval of a special use permit and a possibly variance.

In 1996 the above property was purchased from HD Houston who owned the property as parcel number 030-310-025 which was once a 1.0 acre parcel. In March of 1968 the parcel went from a 1.0 acre to .82 acre and then assigned a new parcel #139-32-401-007 as a .25 acre lot. Prior to this time at the far southwest corner there was a existing garage that went with the original house located on the corner of Hastings and Lacy Lane which was HD Houston's primary house. The story goes from HD Houston that sometime after 1968 someone owed him money and as payment he received a house that was moved from Henderson to the Northwest corner behind the house he was occupying (that at one time was the 1.0 acre parcel). I believe this happened sometime in the late 1970's. It's been told he had let family and friends live in this house which is now 3324 Hastings throughout the years until he sold his primary residence and then moved into 3324 Hastings himself where he stayed until we purchased it in 1996 directly from him. Originally the existing garage was for the Hastings & Lacy Lane corner property and when the property received its current APN the existing garage went with the back house (3324 Hastings Ave).

Prior to submitting plans for permits to turn the existing garage to a pool house I paid for the city building inspector to come out, assess the structure and give recommendations to move forward with the conversion. At this time I was told to submit my plans and I wouldn't need a variance since it is an existing structure that had been there long before we purchased the property. I submitted my plans and have receive all my approvals (permit #94960) when after the fact I was told that I would need a special use permit and possibly a variance. I'm asking the committee to please research the previous parcel #030-310-025 to confirm the existence of this garage and approve the special use permit without the need of the variance.

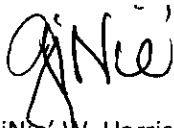
VAR-41565
SUP-41564

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This existing garage already had an electrical panel, front windows, front door, toilet/sewer line, and a water line that was all there when we purchased the house. For a long time it has been an eye sore as a storage unit. We would like to contribute to the beautification of our neighborhood by finishing off the structure with HVAC, insulation, drywall, and a kitchen making it accessible for the pool use and/or guest quarters.

Thank you for your time in advance and your attention to this approval.

Sincerely,



Ginnie W. Harris
Homeowner
702-460-5436

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VAR-41565
SUP-41564 APR 27 2011

A-1

Inst #: 201008110000941
Fees: \$16.00 N/C Fee: \$0.00
RPTT: \$0.00 Ex: #006
08/11/2010 09:58:54 AM
Receipt #: 460658
Requestor:
GINIE HARRIS
Recorded By: LEX Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN : 139-32-401-007

Space Above for Recorder's Use Only

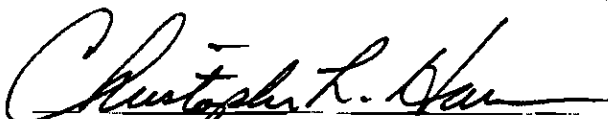
R.P.T.T. S Exempt 6, to transfer to ex-spouse without consideration

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That Christopher L. Harris, ex-spouse of the grantee herein **FOR A VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, hereby quitclaim to GiNie' W. Harris, an unmarried woman all that real property in the County of Clark, State of Nevada, bounded and described as follows: >

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

It is the express intent of the grantor, being the ex-spouse of the grantee, to convey all right, title and interest of the grantor, community or otherwise, in and to the herein described property, now and forever, to the grantee as his/her sole and separate property.


Christopher L. Harris

SEE PAGE TWO (2) FOR NOTARY ACKNOWLEDGEMENT

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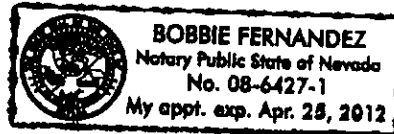
NOTARY ACKNOWLEDGEMENT FOR QUITCLAIM DEED

STATE OF NEVADA
COUNTY OF CLARK

} SS:

This instrument was acknowledged before me on 6/15/2010
by CHRISTOPHER L. HARRIS

Bobbie Fernandez
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:

GiNie' W. Harris
3324 Hastings Avenue
Las Vegas, NV 89107

MAIL TAX STATEMENTS TO:

Same info as above

PREVIOUS COPY

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**EXHIBIT A
LEGAL DESCRIPTION**

That portion of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 32, Township 20 South, Range 61 East, M.D.B. & M. according to the Official Plat of said land on file in the Office of the Bureau of Land Management, Clark County, Nevada and being more particularly described as follows:

Lot 2, as shown by map thereof in file 14. of Parcel Maps, page 36 in the Office of the County Recorder of Clark County, Nevada.

ASSESSOR'S COPY

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STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 139-32-401-007
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/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: Div Decree

3. a. Total Value/Sales Price of Property:

\$ _____

b. Deed in Lieu of Foreclosure Only (value of property)

(_____)

c. Transfer Tax Value:

\$ _____

d. Real Property Tax Due:

\$ 0.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section Exempt 6

b. Explain Reason for Exemption: Transfer to ex-spouse without consideration

Transfer between spouses in compliance with a divorce.

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: Christopher L. Harris Capacity: Grantor

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Christopher L. Harris

Address: 8605 QUEENS BRONX CT

City: LAS VEGAS

State: NV Zip: 89129

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: GiNje' W. Harris

Address: 3324 HASTINGS AVE

City: LAS VEGAS

State: NV Zip: 89107

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

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

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APR 27 2011