



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-54750** APN: 139-32-212-001

Name of Property Owner: Donner 2002 Trust

Name of Applicant: Andrew Donner

Name of Representative: Todd McBrayer

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: Andrew Donner

Subscribed and sworn before me

This 23rd day of June, 2014

Mikki G Hartman
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Rear Yard Setback Variance
 Project Address (Location) 3020 Campbell Circle, Las Vegas, Nevada 89101
 Project Name Donner Residence Pool House Proposed Use Accessory Structure
 Assessor's Parcel #(s) 139-32-212-001 Ward # 1
 General Plan: existing DR proposed DR Zoning: existing R-E proposed R-E
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units 1 Density _____
 Additional Information 540 SF pool house (Class II accessory structure), reduce rear yard from 10'-0" to 5'-0".

PROPERTY OWNER Donner 2002 Trust Contact Andrew Donner
 Address 3020 Campbell Circle Phone: (702) 953-4320 Fax: (702) 528-6111
 City Las Vegas State NV Zip 89101
 E-mail Address andrew.donner@rgglv.com

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

REPRESENTATIVE Breslin Builders Contact Todd McBrayer
 Address 5525 Polaris Ave, Suite B Phone: (702) 798-3977 Fax: (702) 798-3908
 City Las Vegas State NV Zip 89118
 E-mail Address tmcbrayer@breslinbuilders.com

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

Property Owner Signature* _____

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

Print Name Andrew Donner

Subscribed and sworn before me

This 23rd day of June, 20 2014.

 Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # **VAR-54750**
 Meeting Date: **08/12/14 PC**
 Total Fee: _____
 Date Received: * _____
 Received By: _____

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

f:\depot\Application Packet\Application Form.pdf

SCHEDULE C
Protectors of the Trust

Initial Protector.

As of the date of this Trust Agreement, the Protector of all of the Trusts hereby governed is Andrew B. Donner.

Alternate Protectors.

Any vacancy in the office of Protector shall be filled in the manner provided in Section 16.2 hereof. As provided in Section 16.2, the following persons shall act, successively in the order named, as alternate or successor Protectors of the Trusts hereby governed: Belinda S. Donner, of Clark County, Nevada; Steven Mack, of Las Vegas, Nevada; Daniel S. Donner, of San Francisco, California; and Michael D. Donner, of Oakland, California.

VAR-54750

1.6.9 "Governing Law" shall mean the laws that govern the administration of any Trust governed by this Trust Agreement, as provided in Article XI hereof (relating to Governing Law).

1.6.10 "Issue" or "Descendants" means all Persons who are descended from the Person referred to for purposes of intestate succession as determined under the laws of Nevada as those laws exist on the date of this Trust Agreement. However, for purposes of the foregoing, an adopted Person shall be considered as descended from the Person referred to only if he has been adopted while under the age of eighteen.

1.6.11 "Person" includes an individual and a Business Entity. "Person" also includes a statutory body or office, an instrumentality of government, a public authority, or court or administrative tribunal.

1.6.12 "Protector" means the Person or Persons named in Schedule C, or such other Person or Persons who from time to time hold such position in accordance with Article XVI of this Trust Agreement (relating to Appointment of the Protector).

1.6.13 "Trust Estate" means:

(a) The sum of Ten Dollars (\$10.00) deposited in trust hereunder from the Grantors, the receipt of which is acknowledged by the Trustees. Upon termination of the Trust such sum as may remain as part of the Trust Estate may be applied to the administrative expenses of terminating the Trust;

(b) Any assets added thereto at any time pursuant to the provisions of this Trust Agreement; and

(c) All principal accretions, investments, reinvestments, income (accrued or unaccrued), accumulations of income, proceeds or other property from time to time representing or derived from the assets referred to in (a) and (b) above.

1.7 Interpretation. The following provisions shall govern the construction and interpretation of this Trust Agreement:

1.7.1 Gender and Number. The singular includes the plural and vice versa. The masculine includes the neuter and vice versa, and each includes the feminine.

1.7.2 Notices. Where the terms of this Trust Agreement require any notice to be given then, unless otherwise provided, such notice shall be deemed to have been received 10 days after the date of its posting by registered air mail, or if sent by electronic means including facsimile, immediately upon confirmation of the satisfactory dispatch of the notice having been received by the sender.

1.7.3 Counterparts; Originals. This Agreement may be signed in any number of counterparts. Any single counterpart or a set of counterparts signed in either case by all the

Mark	Date	Description

THIS PLAN AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN OR SPECIFICATIONS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND ITS STRUCTURAL ELEMENTS. THE ARCHITECT DOES NOT WARRANT OR GUARANTEE THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN OF THE BUILDING AND ITS STRUCTURAL ELEMENTS. THE ARCHITECT DOES NOT WARRANT OR GUARANTEE THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON.

CONTRACTOR
JACK BRESNA
CONCRETE WORK
1000 MIDWAY
COLUMBIA
CONCRETE WORK
1000 MIDWAY
COLUMBIA

DATE
May 16, 2014
TIME
2:00 PM
DESIGNED BY
McGraw
CHECKED BY
TMM

DATE
May 16, 2014
TIME
2:00 PM
DESIGNED BY
McGraw
CHECKED BY
TMM

PROJECT
Donner Residence
3020 Campbell Circle
Las Vegas, Nevada 89107

APN: 139-32-212-001

LEGAL DESCRIPTION:
PARCEL 1 (1) IN BLOCK ONE (1) OF RANCHO NEVADA ESTATES UNIT NO. 4, AS SHOWN ON MAP THEREOF ON THE FILE IN BOOK 15 OF PLATS, CLARK COUNTY, NEVADA, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, TOGETHER WITH THAT PORTION OF SAID LAND, THAT WOULD PASS BY THE OPERATION OF LAW, AS VACATED BY THAT CERTAIN ORDER OF THE CLERK OF THE DISTRICT COURT, CLARK COUNTY, NEVADA, IN INSTRUMENT NO. 01003 OF OFFICIAL RECORDS.

PARCEL 2: ALL THAT CERTAIN PORTION OF THE LANDS, AS SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS AND EASEMENTS RANCHO NEVADA, AS NEVADA ESTATES RECORDED NOVEMBER 29, 1995 IN BOOK 15 OF PLATS, CLARK COUNTY, NEVADA, IN INSTRUMENT NO. 01008 OF OFFICIAL RECORDS.

139-32-212-001
MORE COMMONLY KNOWN AS
3020 CAMPBELL CIRCLE, LAS VEGAS, NEVADA 89107

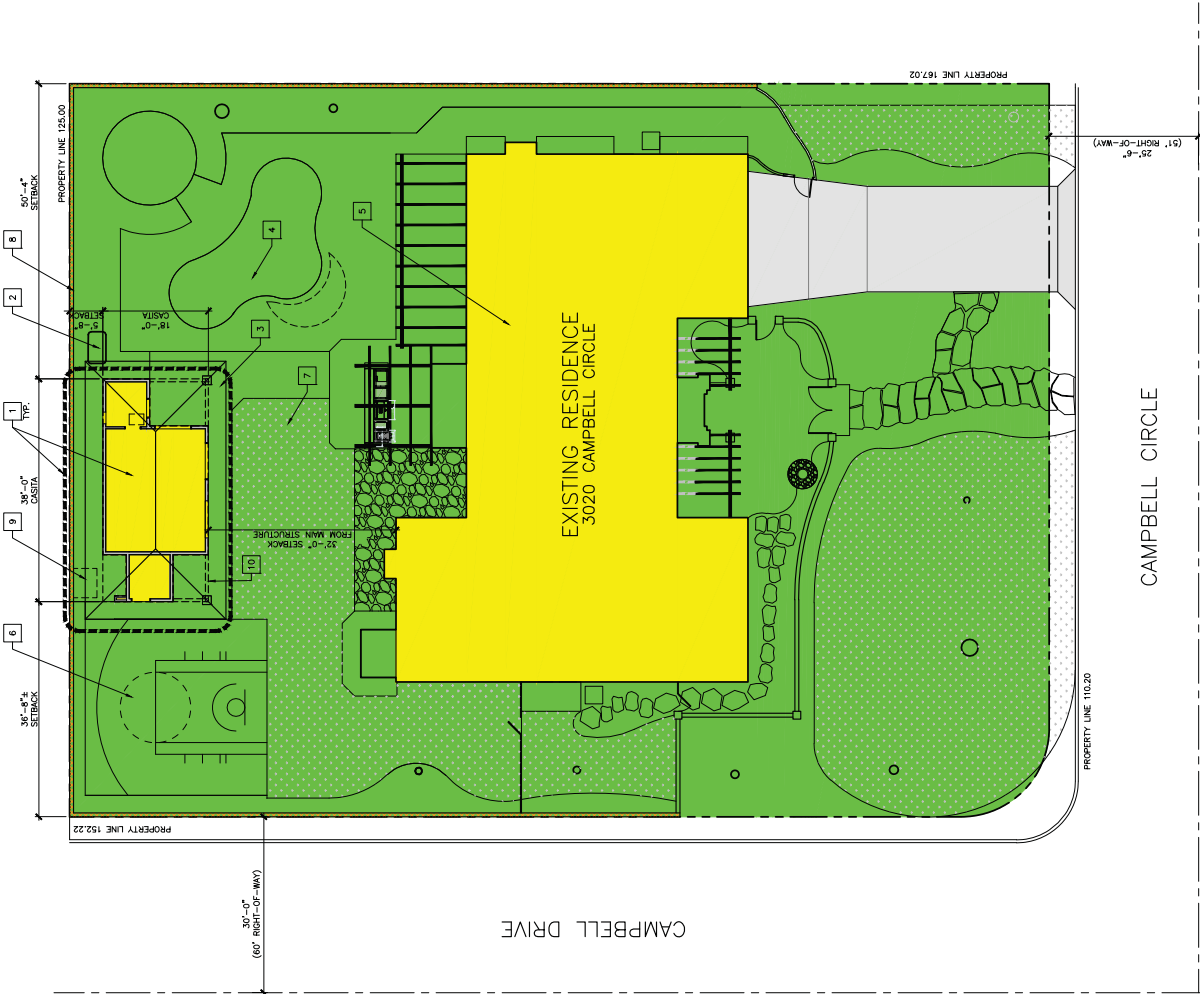
Pool House - Site Plan

General Notes:
1. COORDINATE EXISTING CONDITIONS PRIOR TO STARTING ANY WORK. ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/DESIGNER IMMEDIATELY.
2. CARE SHALL BE TAKEN TO ENSURE EXISTING CONDITIONS TO REMAIN ARE PROTECTED IN PLACE - ANY DAMAGE TO EXISTING AREAS WILL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE.
3. EXISTING AREAS SHALL BE TAKEN CARE OF IN A MANNER THAT LEAVES THEM IN A CLEAN MANNER WHERE POSSIBLE AND CLEANED PRIOR TO CLOSING IN WALLS.
4. VERIFY EXISTING CONDITIONS TO ENSURE ALL EXISTING AREAS ARE PROTECTED AND OTHER NOTES ARE PROTECTED AS TO MAINTAIN ANY CLEAN OUTS, INSPECTION TESTS, VALVES, AND OTHER SIMILAR REQUIREMENTS PRIOR TO CLOSING IN WALLS.

AS1.00

Keynotes:

1. NEW POOL HOUSE (CASTA) LOCATION. SEE SHEET AS1.00 FOR MORE INFORMATION. FINISH FLOOR TO BE SET 5" ABOVE THE EXISTING MAIN FINISH FLOOR. FINISH FLOOR TO BE SET 5" ABOVE THE EXISTING MAIN FINISH FLOOR. FINISH FLOOR TO BE SET 5" ABOVE THE EXISTING MAIN FINISH FLOOR.
2. EXISTING TREE TO REMAIN.
3. NEW 4" CONCRETE SLAB TO BE POURED NEXT TO EXISTING CONCRETE POOL DECK. PROVIDE NEW FINISH OVER EXISTING AND NEW TO MATCH.
4. EXISTING POOL TO REMAIN AND BE PROTECTED IN PLACE.
5. EXISTING HOUSE REMODEL UNDER SEPARATE PERMIT PREVIOUSLY ISSUED.
6. NEW SPORT COURT AS PART OF PREVIOUSLY ISSUED PERMIT.
7. NEW LANDSCAPING.
8. EXISTING CMU BLOCK WALL TO REMAIN IN PLACE.
9. NEW LOCATION FOR RELATED POOL EQUIPMENT, FIELD COORDINATE REQUIREMENTS FOR LOCATION ADJUSTMENT.
10. NEW CONCRETE SIDEWALK.



0 5' 10' 20'
SCALE: 1" = 10'-0"

SITE PLAN
SCALE: 1" = 10'-0"

VAR-54750

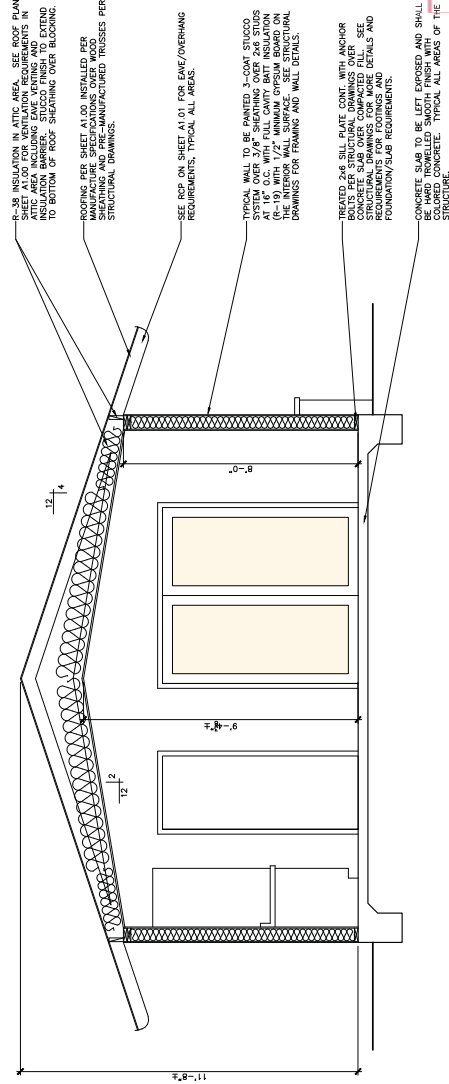
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Date: **May 16, 2014**
Project No.: **214A**
Designed By: **McBroyer**
Checked By: **TMM**

Project: **Donner Residence**
3020 Campbell Circle
Las Vegas, Nevada 89107

APN: 139-32-212-001

Pool House - Elevations and Section

A2.00

SECTION
SCALE: 1/2" = 1'-0"

PRJ-54651
06/24/14

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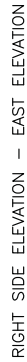
Date: **May 16, 2014**
Project No.: **214A**
Designed By: **McBroyer**
Checked By: **TMM**

Project:
Donner Residence
3020 Campbell Circle
Las Vegas, Nevada 89107

Exterior Elevations South and East

11

A2.00



PRJ-54651
06/24/14

0 2' 4'

SCALE: 1/4"

EXTERIOR ELEVATIONS

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

VAR-54750

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THIS PLAN HAS BEEN PREPARED AND QUANTIFIED BY THE CONTRACTOR AS A CATEGORY
AUTHORIZED UNDER REGULATION

CONTRACTOR

BESLIN BUILDERS

COMPANY NAME _____

0011169 _____

CONTRACTOR LICENSE# _____

1000 MARYAVEN _____

PLANS PREPARED BY _____

DISCUSS _____

Date:	May 16, 2014
Project No.:	214A
Designed By:	McBryer
Checked By:	TMM

**BRENTIN
BUILDERS**

5525 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89118

(702) 798-3977
FAX (702) 798-3908

DESIGN AND CONSTRUCTION
LICENSED GENERAL CONTRACTOR

Project: **Donner Residence**
3020 Campbell Circle
Las Vegas, Nevada 89107

APN: 139-32-212-001

Exterior Elevations North and West

PRJ-54651
06/24/14

REAR ELEVATION - NORTH ELEVATION

EXTERIOR ELEVATIONS

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

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

A2.01

VAR-54750

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THESE PLANS ARE PREPARED BY
BRESLIN BUILDER COMPANY NAME
0018169 CONTRACTOR LICENSE#
TODD McBRAYER PLANS PREPARED BY

BRILLIANT

Project: **Donner Residence**
3020 Campbell Circle
Las Vegas, Nevada 89107

**Pool House -
Floor Plan
Roof Plan**

A1.00

Attic Ventilation Requirements/Calculations:

General Notes:

1. COORDINATE EXISTING CONDITIONS PRIOR TO STARTING ANY WORK. ANY MAJOR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR/DESIGNER IMMEDIATELY.
2. CARE SHALL BE TAKEN TO ENSURE EXISTING CONDITIONS TO REMAIN ARE PROTECTED AND NOT DAMAGED. AREAS WILL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE.
3. CARE SHALL BE TAKEN TO ENSURE EXISTING AREAS BEING ACQUIRED (E.G. ROAD, NEIGHBOR WADDS, ETC.) SHALL REMAIN AND LEFT IN A CLEAN MANNER WHERE POSSIBLE AND CLEANED UP AND LEFT IN A CLEAN USE.
4. FIELD VERIFY EXISTING CONDITIONS TO ENSURE ALL FIELD ACQUIRED AREAS ARE CORRECTLY IDENTIFIED AND Labeled. ALL FIELD ACQUIRED ITEMS, COORDINATE WITH M.P.E. SHEETS FOR APPLICATION AND OTHER SWIM LANE.



EL ORO PLAN

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