



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 in accordance 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

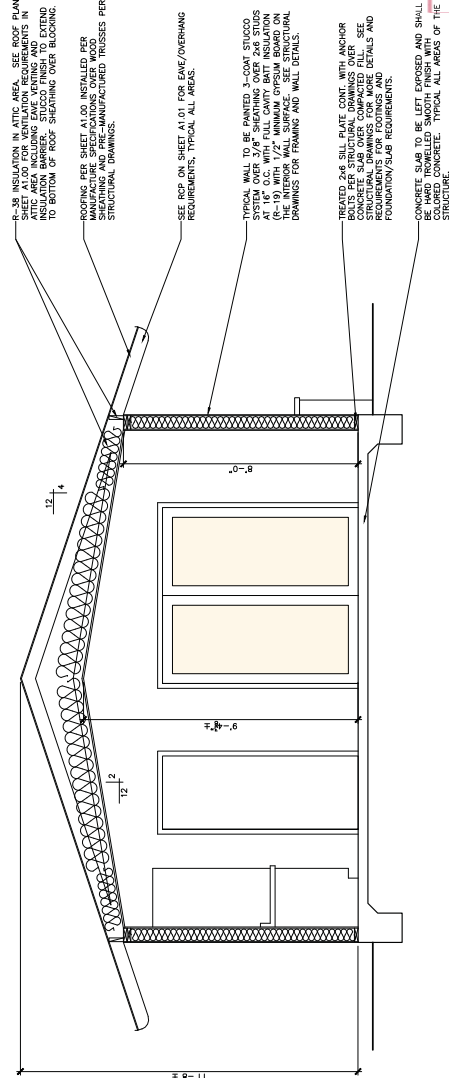
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Date: **May 16, 2014**
Project No.: **214A**
Designed By: **McBroyer**
Checked By: **TMM**

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

VAR-54750

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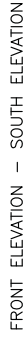
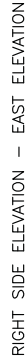
Date:	May 16, 2014
Project No.:	214A
Designed By:	McBryer
Checked By:	TMM

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

Exterior Elevations South and East

100

A2.00

PRJ-54651
06/24/14

EXTERIOR ELEVATIONS

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

VAR-54750

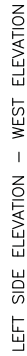
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Date:	May 16, 2014
Project No.:	214A
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Checked By:	TMM

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

APN: 139-32-212-001

A2.01



0 2' 4'

SCALE: 1/4"

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

VAR-54750

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9. TILED SHOWER ENCLOSURE WITH 28" SWINGING SHOWER GLASS DOORS

13. 22 x30 ALUM. ACCESS, SEE SHEET A1.01.
14. NEW WATER HEATER SYSTEM PER PLUMBING SHEET.
15. NEW REFRIGERATOR, COORDINATE INSTALLATION WITH MANUFACTURER'S REQUIREMENTS INCLUDING ELECTRICAL REQUIREMENTS AND WATER HOUP-UP REQUIREMENTS.
16. CABINETS WITH STONE TOP AND SINK PER P SHEETS.
17. 24" x. BUILT-IN STORAGE CABINET TO MATCH ADJACENT CABINETS WITH (3) ADJUSTABLE SHELVES.

18. POOL TABLE BY OWNER, CENTER LIGHT FIXTURE PER E SHEETS.
19. FURNISHINGS BY OWNER.
20. FIELD COORDINATE NEW SIDEWALK WITH EXISTING POOL DECK AREA.
21. HIP TILE ROOF TO MATCH SINGLE FAMILY RESIDENCE ROOFING SURFACE (INSTALLED UNDER SEPARATE PERMIT). INSTALL CASTA ROOFING PER MANUFACTURE SPECIFICATIONS AND WITH SIMILAR DETAILING TO MAIN STRUCTURE. SEE SPECS THIS SHEET.

22. PROVIDE ATTIC VENTILATION PER CALCULATIONS THIS SHEET.
23. LINE OF WALLS BELOW. COORDINATE WITH FLOOR PLAN.
24. WALL MOUNTED TV. PROVIDE IN WALL BACKING. COORDINATE TV SIZE AND BACKING REQUIREMENTS WITH OWNER AND AV CONTRACTOR.
25. CONCRETE FLOOR SHALL BE LEFT EXPOSED AND SHALL BE A HARD TROWELLED SMOOTH FINISH WITH COLORED CONCRETE, COLOR TBD.

$$(\mathbf{I} - \mathbf{A})^{-1} = \mathbf{I} + \mathbf{A} + \mathbf{A}^2 + \mathbf{A}^3 + \dots$$

A

—



A1.00

1. 2X6 SPACED PARTS INSTALLED PER MANUFACTURE SPECIFICATIONS.
2. 6X60 SLEERS WINDOW TO MATCH SIMLAR STYLE TO MAIN HOUSE
3. 6X60 SLEERS WINDOW TO MATCH SIMLAR STYLE TO MAIN HOUSE (GLAD EXTERIOR PANTH INTERIOR).
3. BRNCS/GRAT BY OWNER PFAE).
4. EXPOSED 6x4 WOOD POST PER 5 SHEETS WITH STUCCO CMU CLAD BASE, SEE ELEVATIONS.
5. 3X668 PAINTED WOOD DOOR AND FRAME TO MATCH MAIN STRUCTURE STYLE.
7. 2x6 STUD WALL AT 4" O.C. WITH R-10 THERMAL BATT INSULATION FULL CAVITY. COORDINATE WALL FRAMING WITH 5 SHEETS.
8. 2x4 STUD WALL AT 4" O.C. WITH R-10 SOUND BATT INSULATION FULL CAVITY. COORDINATE WALL FRAMING WITH 5 SHEETS.
9. TIEED SHOWER ENCLOSURE WITH 2" SWINGING SHOWER GLASS DOORS PER OWNER REQUIREMENTS.
10. 2X6 STUD WALL AT 4" O.C. WITH R-10 THERMAL BATT INSULATION FULL CAVITY FOR SINK REQUIREMENTS.
11. TIEED PER 5 SHEETS.
12. 2X20 DOUBLE HUNG WINDOW WITH OBSCURE GLASS.
13. 2X2X30" ATIC ACCESS, SEE SHEET A101.
14. NEW WATER HEATER SYSTEM PER PLUMBING A101.
15. NEW REFRIGERATOR, COORDINATE INSTALLATION WITH MANUFACTURE SPECIFICATIONS, ELECTRICAL REQUIREMENTS AND WATER HOOK-UP REQUIREMENTS.
16. CABINETS WITH STONE TOP AND SINK PER 5 SHEETS.
17. 2X6 STUD WALL WITH 2" SWINGING CABINET TO MATCH ADJACENT CABINETS WITH (C) AVAILABLE SINKS.
18. POOL TABLE BY OWNER, CENTER LIGHT FIXTURE PER 5 SHEETS.
19. JUNGSHINSBY BY OWNER.
20. FLEED COORDINATE NEW SIDEWALK WITH EXISTING POOL DECK AREA.
21. HP LEE TOP TO MATCH SIMLAR FAMILY RESIDENCE ROOFING SURFACE AND MATCH EXISTING ROOFING MATERIALS WITH SIMLAR DETAILING TO MAIN STRUCTURE, SEE SPEC'S SHEET.
22. PROVIDE ATIC VENTILATION PER CALCULATIONS THIS SHEET.
23. LINE OF WALLS BELOW. COORDINATE WITH FLOOR PLAN.
24. WALL REQUIREMENTS WITH MAIN BACING. COORDINATE TV SIZE AND BACING REQUIREMENTS WITH OWNER AND AT CONTRACTOR.
25. CONCRETE FLOOR SHALL BE LEFT EXPOSED AND SHALL BE A HARD TONNELED SMOOTH FINISH WITH COLORED CONCRETE, COLOR 180.
26. MECHANICAL EQUIPMENT PER 5 SHEET.
27. EXISTING CMU BLOCK WALL ALONG PROPERTY LINE TO REMAIN AND BE PROTECTED IN PLACE.
28. RELOCATED POOL EQUIPMENT LOCATION.

VENTILATION REQUIREMENTS:

ATTIC AREA = 446 SQUARE FEET
USING LOW VENT METHOD = 1/30
AIR FLOW REQUIRED = 216 SF OR 331 SQUARE INCHES

VENTILATION REQUIRED AT UPPER ATTIC AREA = 242 FREE AREA (800)
VENTILATION REQUIRED AT LOWER ATTIC AREA = 628 FREE AREA (205)

UPPER ATTIC AREA CALCULATIONS:

UPPER ROOF VENTS TO BE HALF ROOF DORMER VENTS BY CAJ
BACK SIDE OF ROOF (NORTH SIDE) EQUALLY SPACED WITHIN 3 FEET OF THE ROOF LINE.

LOWER ATTIC AREA CALCULATIONS:

TOTAL FREE AREA PROVIDED = 297 SQUARE INCHES

LOWER ATTIC (GABLE) AREA = 297 SQUARE INCHES
MINIMUM FREE AREA REQUIRED = 297 SQUARE INCHES PER BLOCK/BAY, 177 SQUARE INCHES FREE AREA EACH, 5.31 SF EACH BAY, 12 BAYS SHALL HAVE BLOWING VENTS INSTALLED.

UPPER ATTIC AREA CALCULATIONS: 177 SQUARE INCHES FREE AREA REQUIRED WHEN LOWER ATTIC AREA IS INSTALLED. PROVIDE FREE VENTS LOCATED WITHIN 3 FEET OF ROOF LINE. PROVIDE FREE VENTS LOCATED WITHIN 3 FEET OF ROOF LINE. PROVIDE FREE VENTS LOCATED WITHIN 3 FEET OF ROOF LINE.

[illegible]

CAY THE FOLLOWING SPECIFICATIONS:

1. PROVIDE TWO LAYERS OF 4MM FELT OVER EXISTING OR NEW ROOF SHEATHING (PER STRUCTURAL DRAWINGS). DOUBLE NAIL IN THE VALLEYS
2. PROVIDE COPPER PIPE METAL
3. PROVIDE AND INSTALL 26 GA. GALVANIZED DOUBLE VEE ALUMINUM FLASHING
4. INSTALL GALVANIZED PRIMARY PIPE FLASHINGS WITH LEAD SOLDER
5. PAINT ALL EXPOSED FLASHINGS
6. INSTALL BERKAL GUM RUBBER CAMEL TWO PRICE CAP AND PAN TILE
7. INSTALL MORTAR CEMENT AT ROOFS, RIDGES, AND HEAD WALLS
8. PROVIDE TO LIFE WARRANTY

BUILT-UP ROOFING SPECIFICATION - 4 GNC BUILT-UP SYSTEM.

ALL WORK SHALL BE INSTALLED PER INDUSTRY STANDARDS AND PER IRC REQUIREMENTS.