



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-64848** APN: 125-33-410-004

Name of Property Owner: Jessica Fry (Cherry)

Name of Applicant: Jessica Fry (Cherry)

Name of Representative: N/A

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: _____

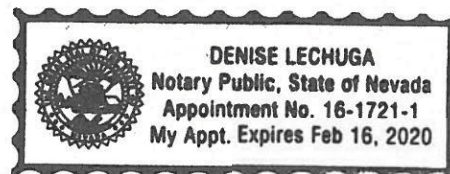
Signature of Property Owner: Jessica Fry

Print Name: Jessica Fry

Subscribed and sworn before me Denise Lechuga

This 25 day of May, 2016

Denise Lechuga
Notary Public in and for said County and State
of Clark, Nevada





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance
Project Address (Location) 4830 Von Leidner Street Las Vegas, NV 89149
Project Name Fry Residence Detached Garage Proposed Use Accessory Structure
Assessor's Parcel #(s) 125-33-410-004 Ward # 4
General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres _____ Lots/Units _____ Density _____
Additional Information Request for variance to allow a 3-foot setback

PROPERTY OWNER Jessica Fry (Cherry) Contact _____
Address 4830 Von Leidner Street Phone: (702) 596-5747 Fax: _____
City Las Vegas State NV Zip 89149
E-mail Address cherrijl@yahoo.com

APPLICANT Jessica Fry (Cherry) Contact _____
Address 4830 Von Leidner Street Phone: (702) 596-5747 Fax: _____
City Las Vegas State NV Zip 89149
E-mail Address cherrijl@yahoo.com

REPRESENTATIVE N/A Contact _____
Address _____ Phone: _____ Fax: _____
City _____ State _____ Zip _____
E-mail Address _____

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.

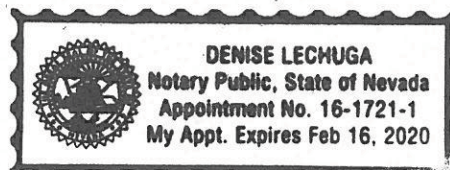
Property Owner Signature* Jessica Fry
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Jessica Fry

Subscribed and sworn before me Denise Lechuga
This 25 day of May, 2016

Notary Public in and for said County and State of Clark, Nevada

Revised 03/28/16



FOR DEPARTMENT USE ONLY

Case # **VAR-64848**

Meeting Date:

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 for consistency with applicable sections of the Zoning Ordinance.

PRJ-64750
05/31/16

SITE DATA

ADDRESS: 4830 VON LEIDNER
A.P.N.: 125-33-410-004
JURISDICTION: LAS VEGAS - 89149
ZONING: R-E (RURAL ESTATES)

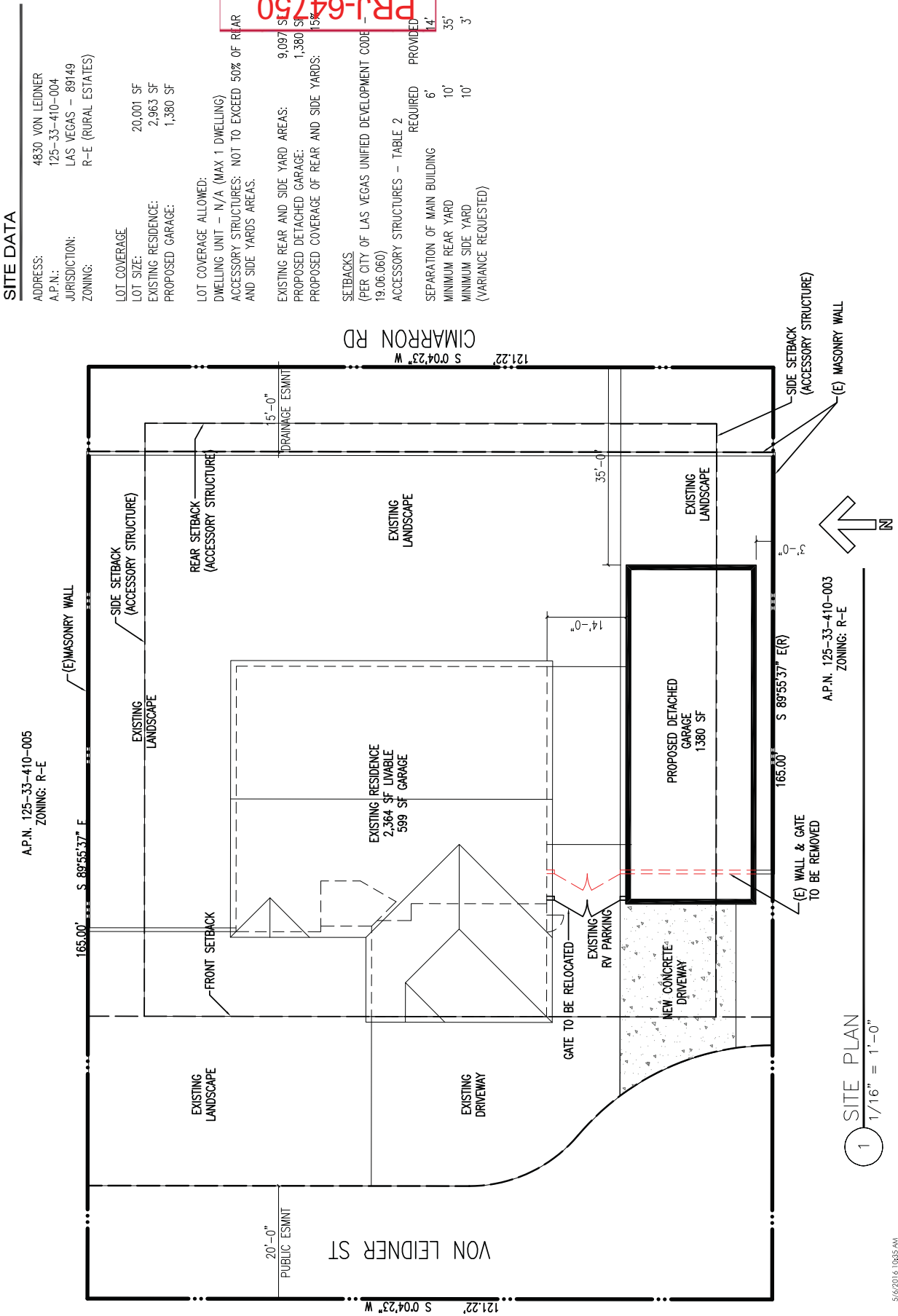
LOT COVERAGE
LOT SIZE: 20,001 SF
EXISTING RESIDENCE: 2,963 SF
PROPOSED GARAGE: 1,380 SF

LOT COVERAGE ALLOWED:
DWELLING UNIT - N/A (MAX 1 DWELLING)
ACCESSORY STRUCTURES: NOT TO EXCEED 50% OF REAR
AND SIDE YARDS AREAS.

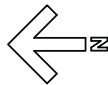
EXISTING REAR AND SIDE YARD AREAS:
PROPOSED DETACHED GARAGE:
PROPOSED COVERAGE OF REAR AND SIDE YARDS:

SETBACKS
(PER CITY OF LAS VEGAS UNIFIED DEVELOPMENT CODE -
19.06.060)
ACCESSORY STRUCTURES - TABLE 2
SEPARATION OF MAIN BUILDING
MINIMUM REAR YARD
MINIMUM SIDE YARD
(VARIANCE REQUESTED)

OWNER/ BUILDER
JESSICA CHERRY
4830 VON LEIDNER ST
LAS VEGAS, NEVADA 89149
PRJ-64750
05/31/16



1 SITE PLAN
1/16" = 1'-0"



SHEET NO. AS1.00
SITE PLAN

FRY RESIDENCE
4830 VON LEIDNER ST
LAS VEGAS, NEVADA 89149

OWNER/ BUILDER
JESSICA CHERRY
4830 VON LEIDNER ST
LAS VEGAS, NEVADA 89149

SITE DATA

ADDRESS: 4830 VON LEIDNER
A.P.N.: 125-33-410-004
JURISDICTION: LAS VEGAS - 89149
ZONING: R-E (RURAL ESTATES)

LOT COVERAGE
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PROPOSED DETACHED GARAGE:
PROPOSED COVERAGE OF REAR AND SIDE YARDS:

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(PER CITY OF LAS VEGAS UNIFIED DEVELOPMENT CODE -
19.06.060)
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(VARIANCE REQUESTED)

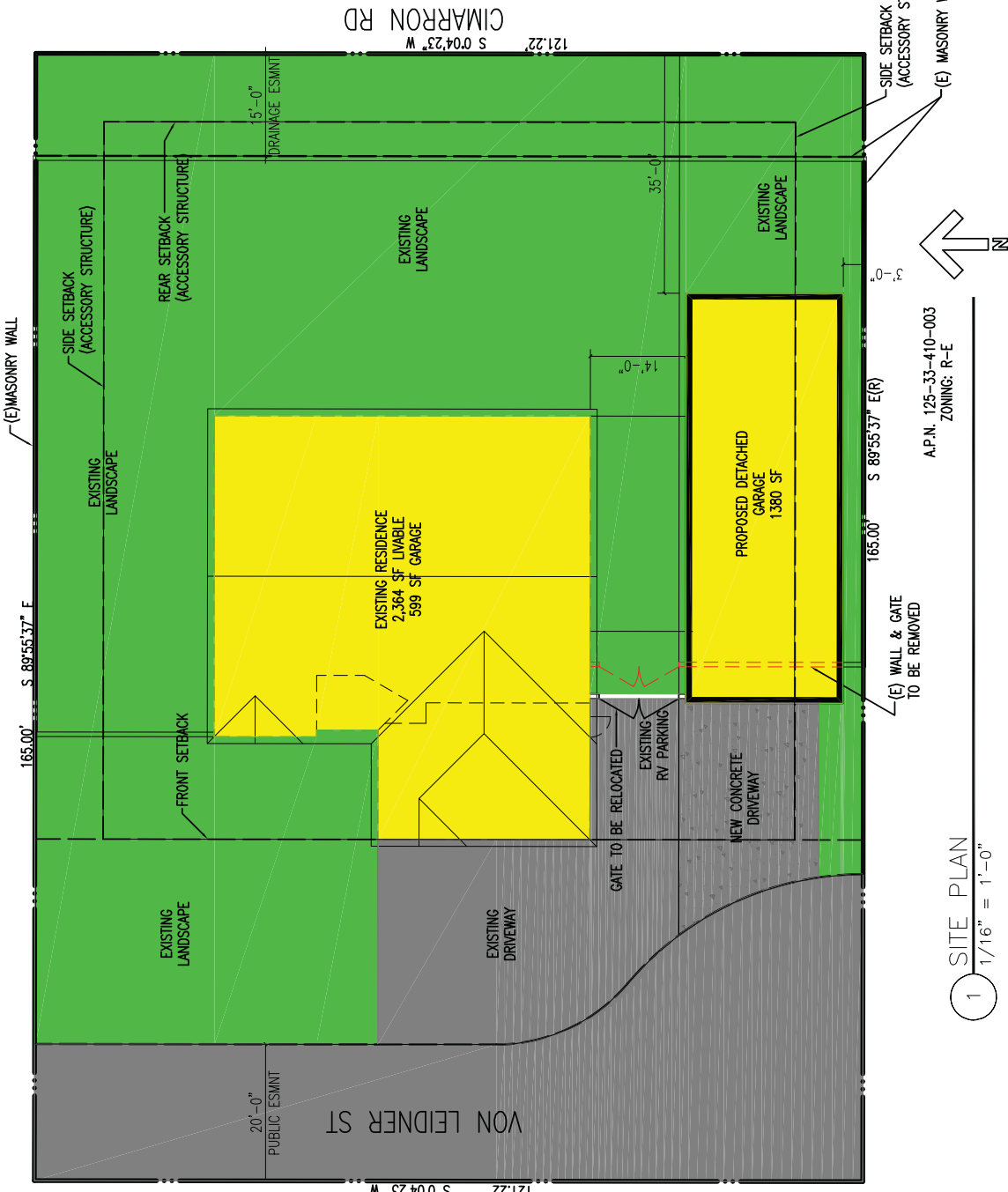
PRJ-64750
05/31/16

OWNER/ BUILDER
JESSICA CHERRY
4830 VON LEIDNER ST
LAS VEGAS, NEVADA 89149

FRY RESIDENCE
DETACHED GARAGE
4830 VON LEIDNER ST
LAS VEGAS, NEVADA 89149

SITE PLAN
COLOR
SHEET NO
AS1.00

A.P.N. 125-33-410-005
ZONING: R-E

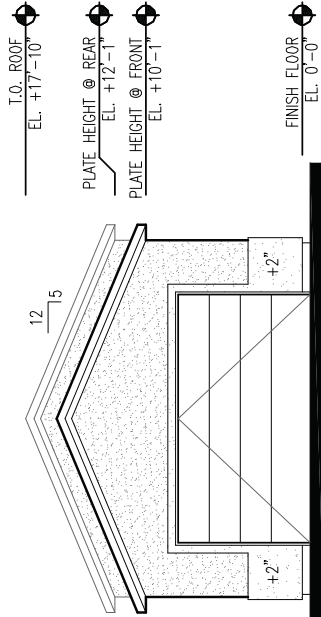


1 SITE PLAN
1/16" = 1'-0"

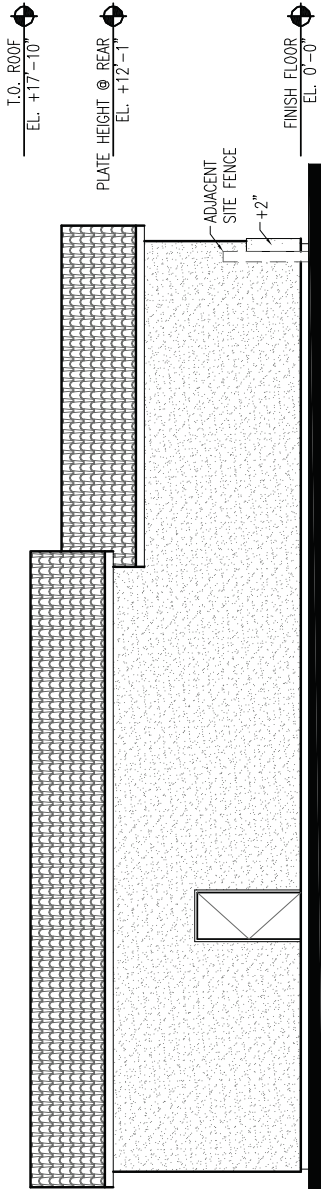
VAR-64848

ELEVATION NOTES

- A. EXTERIOR CEMENT PLASTER TO MATCH EXISTING RESIDENCE
- B. EXTERIOR ROOF TILE TO MATCH EXISTING RESIDENCE
- C. ALL DETAILING SHALL MATCH EXISTING RESIDENCE
- D. EXTERIOR PAINT COLORS TO MATCH EXISTING RESIDENCE

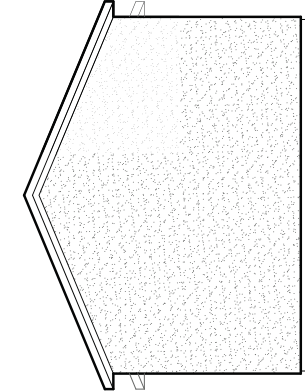


A
WEST ELEVATION
1/8" = 1'-0"

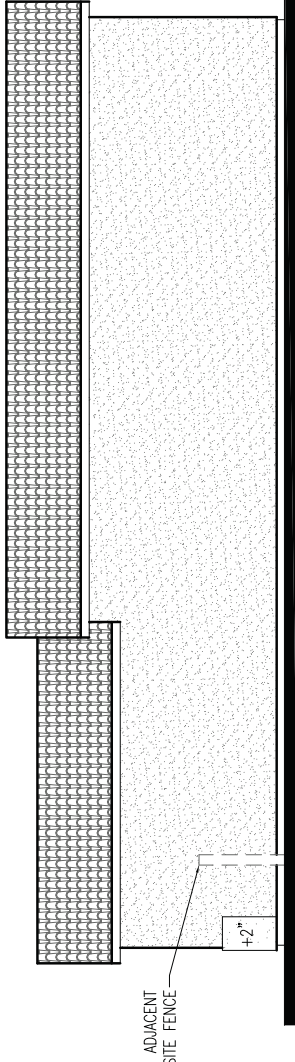


B
NORTH ELEVATION
1/8" = 1'-0"

PRJ-64750
05/31/16



C
EAST ELEVATION
1/8" = 1'-0"



D
SOUTH ELEVATION
1/8" = 1'-0"

A2.00

EXTERIOR ELEVATIONS

FRY RESIDENCE
DETACHED GARAGE
4830 VON LEIDNER ST
LAS VEGAS, NEVADA 89149

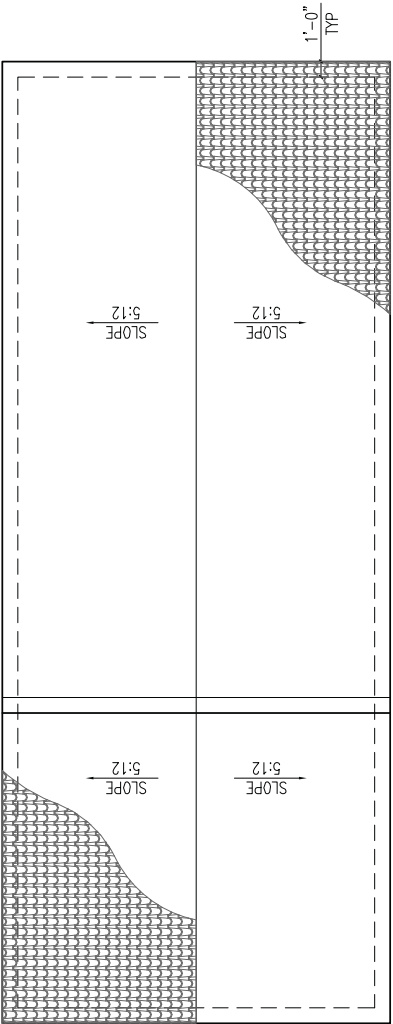
OWNER/ BUILDER
JESSICA CHERRY
4830 VON LEIDNER ST
LAS VEGAS, NEVADA 89149

REVISION
DATE
DESCRIPTION
05/31/16
FINANCE REVIEW SUBMITTAL

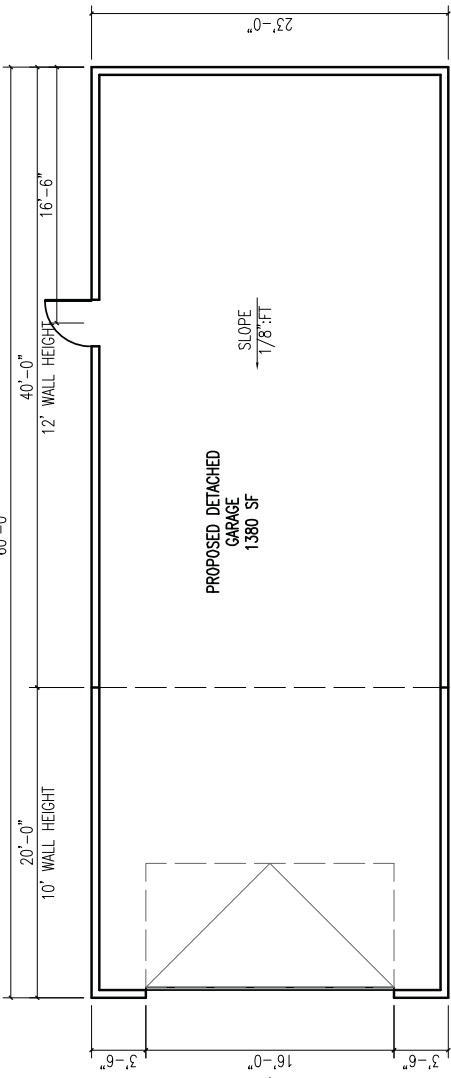
VAR-64848

PLAN NOTES

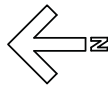
- A. EXTERIOR ROOF TILE TO MATCH EXISTING RESIDENCE
- B. ALL DETAILING SHALL MATCH EXISTING RESIDENCE
- C. EXTERIOR PAINT COLORS TO MATCH EXISTING RESIDENCE



2 ROOF PLAN
1/8" = 1'-0"



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



VAR-64848

OWNER / BUILDER
JESSICA CHERY
4830 VON LEIDNER ST
LAS VEGAS, NEVADA 89149

PRJ-64750
05/31/16

REVISION
DATE
DESCRIPTION
05/31/16
VOLUME RECAP SUBMITTAL

FRY RESIDENCE
DETACHED GARAGE
4830 VON LEIDNER ST
LAS VEGAS, NEVADA 89149

PROJECT / PROJECT

FLOOR PLAN and
ROOF PLAN

SHEET NO.

A1.00

SHEET NO.

87879-RVA

ASSESSOR'S PARCELS - CLARK CO., NV.
Michele W. Shafe - Assessor

This map is for assessment use only and does NOT represent a survey.
No liability is assumed for the accuracy of the data delineated herein.
Information on roads and other non-assessed parcels may be obtained
from the Road Document Listing in the Assessor's Office.
This map is compiled from official records, including surveys and deeds,
but only contains the information required for assessment. See the
recorded documents for more detailed legal information.
USE THIS SCALE EFFECT WHEN MAP IS PRODUCED FROM T1X17 ORIGINAL.

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PMID BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 202 PARCEL SUB/SEA NUMBER
- 202 PARCEL LOT NUMBER
- 5 BLOCK NUMBER
- 3 LOT NUMBER
- GLS GOV. LOT NUMBER

BOOK	TR9S R60E	SEC.	33	MAP	S 2 SW 4	125-33-4
099	100	101	126	125	124	137
137	138	139	164	163	162	164

MAP									
S 2 SW 4									
8	4		8		4				
5	1		5		1				
6	2		6		2				
7	3		7		3				
8	4		8		4				
5	1		5		1				