



Winchester Town Advisory Board

Winchester Community Center

3130 McLeod Dr

Las Vegas, Nv 89142

March 28, 2023

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Victoria Bonner at 02-335-9205.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/WinchesterTAB>

Board/Council Members: John Delibos, Chairperson
 Dorothy Gold, Vice Chairperson
 Judith Siegel
 Robert Mikes
 April Mench

Secretary: Victoria Bonner, 702-335-9205, and victoria.tabsecretary@gmail.com
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central
 Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Beatriz Martinez, 702-455-0560, and beatriz.martinez@clarkcountynv.gov
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central
 Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the

Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for January 31, 2023. (For possible action)
- IV. Approval of the Agenda for March 28,2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
 - 1. **UC-23-0084-HILLSTEAD, CHARMAINE & KIP:**
USE PERMIT to allow an accessory structure (detached carport) not architecturally compatible to the principal structure.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the building separation; and **2)** reduce setback in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Mojave Road, 270 feet south of Astoria Drive within Winchester. TS/jor/syp (For possible action) 04/18/23 PC
 - 2. **WS-23-0091-CONSTANZA, VILMA & JOAQUIN:**
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the southeast side of Palma Vista Circle, 150 feet south of Palma Vista Avenue within Winchester. TS/jud/syp (For possible action) 04/18/23 PC
 - 3. **UC-23-0079-BATTLEFIELD VEGAS, LLC:**
USE PERMIT for a truck staging area.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate parking lot landscaping; **2)** eliminate trash enclosure; **3)** reduce street landscaping; and **4)** modified driveway design standards.
DESIGN REVIEW for a truck staging area/parking lot on 4.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Sammy Davis Jr. Drive, 280 feet south of Sahara Avenue within Winchester. TS/rk/syp (For possible action) 04/19/23 BCC
- VII. General Business
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council’s jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: April 11, 2023.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Winchester Community Center: 3130 S McLeod Dr., Las Vegas, NV 89121

<https://notice.nv.gov>



Winchester Town Advisory Board

January 31, 2023

MINUTES

Board Members: John Delibos – Chair – Present
Judith Siegel – Present
Robert O. Mikes, Jr – Excused
Dorothy Gold – Present
April Mench - Present

Secretary: Victoria Bonner, 702-335-9205 victoria.tabsecretary@gmail.com

Town Liaison: Beatriz Martinez 702-455-0560 beatriz.martinez@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions
Victoria Bonner: Secretary; Javier Rojas: Town Liaison; Bardy Bernhard Planning. The meeting was called to order at 6:03p.m.
- II. Public Comment
None
- III. Approval of January 10, 2023 Minutes
Moved by: Dorothy Gold
Approve
Vote: 3-0 Unanimous
- IV. Approval of the Agenda for January 31,2023
Moved by: Dorothy Gold
Delete next meeting date and add February 28, 2023
Approve
Vote: 3-0 Unanimous
- V. Informational Items
- VI. Planning & Zoning:
 1. **ET-22-400115 (ZC-19-0766)-TOP EXPRESS INVESTMENTS, LLC:**
HOLDOVER USE PERMIT FIRST EXTENSION OF TIME for a daycare.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce landscaping; **2)** trash enclosure; **3)** reduce drive aisle width; and **4)** allow non-standard

driveway improvements.

DESIGN REVIEW for a daycare on 0.4 acres in a C-P (Office and Professional) Zone. Generally located on the west side of Eastern Avenue, 260 feet south of Golden Arrow Drive within Winchester (description on file). TS/hw/ja (For possible action)

Approve with staff conditions

Moved By Delibos

Vote 3-0

2. **ET-22-400137 (DR-20-0262)-COUNTY OF CLARK (LV CONV AUTH):**
DESIGN REVIEW FIRST EXTENSION OF TIME for entrance structures and an underground people mover system in conjunction with a convention facility/exposition hall and a resort hotel (Wynn) on a portion of 249.7 acres in a P-F (Public Facility) Zone and an H-1 (Limited Resort and Apartment) Zone. Generally located on the east and west sides of Paradise Road and the north and south sides of Desert Inn Road within Winchester and Paradise. TS/dd/syp (For possible action)

Approve with staff conditions

Moved By Delibos

Vote 3-0

3. **UC-22-0692-GERALD INVESTMENTS, LLC:**
USE PERMIT to eliminate 1 side yard setback;
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with a single family detached residential development on 0.3 acres within an R-3 (Multiple Family Residential) Zone. Generally located on the east and west sides of Queens Courtyard Drive, 260 feet south of Vegas Valley Drive within Winchester. TS/hw/syp (For possible action)

Approve with staff conditions

Moved By Delibos

Vote 3-0

VII. General Business

VIII. Public Comment

VIII. Next Meeting Date

The next regular meeting will be February 28, 2023

IX. Adjournment

The meeting was adjourned at 6:54 p.m.

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., MARCH 28, 2023**

04/18/23 PC

1. **UC-23-0084-HILLSTEAD, CHARMAINE & KIP:**
USE PERMIT to allow an accessory structure (detached carport) not architecturally compatible to the principal structure.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the building separation; and **2)** reduce setback in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Mojave Road, 270 feet south of Astoria Drive within Winchester. TS/jor/syp (For possible action)

2. **WS-23-0091-CONSTANZA, VILMA & JOAQUIN:**
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the southeast side of Palma Vista Circle, 150 feet south of Palma Vista Avenue within Winchester. TS/jud/syp (For possible action)

04/19/23 BCC

3. **UC-23-0079-BATTLEFIELD VEGAS, LLC:**
USE PERMIT for a truck staging area.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate parking lot landscaping; **2)** eliminate trash enclosure; **3)** reduce street landscaping; and **4)** modified driveway design standards.
DESIGN REVIEW for a truck staging area/parking lot on 4.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Sammy Davis Jr. Drive, 280 feet south of Sahara Avenue within Winchester. TS/rk/syp (For possible action)

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH

jlazovich@kcnvlaw.com

702.792.7050

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

January 19, 2023

VIA UPLOAD

CLARK COUNTY PLANNING
500 S. Grand Central Parkway, First Floor
Las Vegas, NV 89155

**Re: *REVISED Justification Letter for a Special Use Permit, Waiver(s) and
Design Review - Truck Staging for Convention Services
APN: 162-09-104-007***

To Whom It May Concern:

Please be advised, this firm represents Freeman Expositions LLC (the "Applicant"). On behalf of the Applicant, we are submitting a special use permit to use the lot generally located near Sammy Davis Jr. Drive and West Sahara Avenue as a truck staging lot for convention services. The lot is more particularly described as APN: 162-09-104-007 (the "Site"). The Site is zoned M-1.

The Applicant provides convention support via set up and break down of exhibits, equipment and other services. As such, travel distance to convention facilities is vital to the convention industry. The Applicant had a facility on Spring Mountain Road and Valley View (NZC-0233-11) but the land is going to be re-developed into another project and the Applicant must now secure another site near the convention sites for truck staging. The Applicant has secured the Site as a viable location for truck staging. The Site was previously used for outside storage.

Waiver of Development Standards

The Applicant is seeking a waiver for no parking lot landscaping. Since the Site will be used for truck staging, parking lot landscaping isn't practical.

The Applicant is proposing to update the landscaping along Sammy Davis Jr. Drive by planting trees and bushes space at 40 feet on center with ground cover bushes in between within the 5.5 foot wide perimeter landscape area. Since Sammy Davis Jr. Drive is a 100 foot wide collector street, 15 feet of landscaping is required. However, the Applicant is providing 5.5 feet of perimeter landscaping which requires a waiver to reduce the perimeter landscaping. Given the intense industrial character of the surrounding area, a reduction to 5.5 feet of perimeter landscaping is appropriate and will still provide some visual screening of the truck staging lot.

The Applicant is also requesting a waiver to allow for reduced throat depth to 55-feet where 75-feet is required along Sammy Davis Jr. Drive. All trucks will have a transponder so that the gate will automatically open upon entrance. In addition, the Applicant will not have multiple trucks coming to the Site at the same time. The timing for truck arrival is typically spaced out.

Design Review

The Applicant is making modifications to the placement of the existing fencing, to accommodate use. For any area where fencing doesn't exist, the Applicant will add new fencing. The new chain link fence will have green meshing to further screen the truck staging area. The Applicant intends to secure the truck staging area with the fencing and a gate. A curb return driveway will be the only other site improvement. No buildings are proposed.

Summary

The Applicant believes this use is compatible with the surrounding area. Moreover, the Site is vital to the support of the convention business in Las Vegas. Truck staging sites in and around the Las Vegas Strip are very difficult to find. The proximity of the Site to the convention space is ideal.

Thank you for your consideration of this request.

Sincerely,
KAEMPFER CROWELL



Jennifer Lazovich

JJL/jmd



LAND USE APPLICATION

PLANNER COPY

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input checked="" type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-23-0084</u> DATE FILED: <u>2/22/23</u> PLANNER ASSIGNED: <u>JOR</u> TAB/CAC: <u>Winchester</u> TAB/CAC DATE: <u>3-29-23</u> PC MEETING DATE: <u>4-18-23</u> BCC MEETING DATE: _____ FEE: <u>\$1,150</u>
	PROPERTY OWNER NAME: <u>Kip & Charmaine Hillstead</u> ADDRESS: <u>3009 S. Mojave Rd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>702-493-1448</u> CELL: <u>702-493-1448</u> E-MAIL: <u>Chillstead@yahoo.com</u>
	APPLICANT NAME: <u>Kip & Charmaine Hillstead</u> ADDRESS: <u>3009 S. Mojave Rd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>702-493-1448</u> CELL: <u>702-493-1448</u> E-MAIL: <u>Chillstead@yahoo.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Charmaine Hillstead</u> ADDRESS: <u>3009 S. Mojave Rd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>702-493-1448</u> CELL: <u>702-493-1448</u> E-MAIL: <u>Chillstead@yahoo.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-12-711-062

PROPERTY ADDRESS and/or CROSS STREETS: 3009 S. Mojave Rd, Las Vegas NV 89121

PROJECT DESCRIPTION: REQUESTING waiver of standards for driveway awning & sheds in back yard & UC-ARCH. compatibility

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Charmaine Hillstead
Property Owner (Signature)*

Kip Hillstead
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 02/08/2023 (DATE)

By Charmaine Hillstead & Kip Hillstead
NOTARY PUBLIC: Vicky Blancas



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

Department of Administrative Services
Code Enforcement Unit
Public Response Office
2911 E. Sunset Road
Las Vegas, NV 89120-2707

VC-23-0084

Updated Justification Letter

Owner: Hillstead, Charmaine Preator & Kip E
Owner Address: 3009 S Mojave Rd, Las Vegas, NV 89121-2394
Violation Parcel: 162-12-711-062 CE21-20489 (CCPRO Violation)

PLANNER
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To Whom it May Concern:

In response to Notice of Violation for the above noticed address, please find our justifications.

Violation 1 – The carport structure was constructed prior to our purchase of the property. Structure is bolted into concrete. We property purchased September 26, 2011. Photos from Google Earth show carport structure in place in March 2011. We have not made additional revisions to this structure. The structure is not suitable to be attached to the house. Requesting waiver of standards for this structure.

Violation 2 – Accessory structure was built in the southwest corner of the rear yard. The structure replaced a previous structure that was in the same location. Requesting a waiver of standards. ADDENDUM: We will cut said structure back to meet the required setbacks of 5 feet on the west and south sides of building. We will adhere to all other requirements for this building.

In reference to the structure in the northwest corner, we will remove structure from property as we understand this structure does not meet all code requirements. This structure was erected prior to purchase of property. Photos from Google Earth in March 2011 show that the structure was in place prior to the purchase of property on September 26, 2011.

We are requesting the following Waivers of Development Standards –

1. Reduce the building separation between the existing principal residence and the existing carport (along east property line) to 3 feet, 9 inches where 6 feet is required per Table 30.40-2 (a 35% decrease).
2. Reduce the setback of the existing carport from the east property line to 7 feet, 5 inches where 20 feet is required for Table 30.40-2 (a 62% decrease).
3. Reduce the rear setback of an existing accessory structure (southwest corner) to 1 foot 6 inches where 5 feet is required per Table 30.40-2 (a 70% decrease).
4. Reduce the interior side setback of an existing structure (southwest corner) to 1 foot, 6 inches where 5 feet is required per Table 30.40-2 (a 70% decrease).

We are also requesting the following Use Permit –

1. A use permit to allow an existing carport along the east property line to not be architecturally compatible to the existing principal residence, where architectural compatibility is required per Table 30.44-1.

With Thanks –

Charmaine Preator-Hillstead

Kip E. Hillstead

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UC-23-0084



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-23-0091</u> DATE FILED: <u>02/23/23</u> PLANNER ASSIGNED: <u>JUD</u> TAB/CAC: <u>Winchester</u> TAB/CAC DATE: <u>03/28/23</u> PC MEETING DATE: <u>04/18/23 @ 7pm</u> BCC MEETING DATE: _____ FEE: <u>\$475.00</u>
	PROPERTY OWNER NAME: <u>VILMA & JOAQUIN CONSTANZA</u> ADDRESS: <u>2972 PALMA VISTA CIR.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: _____ CELL: <u>702-856-6474</u> E-MAIL: _____
	APPLICANT NAME: <u>VILMA & JOAQUIN CONSTANZA</u> ADDRESS: <u>2972 PALMA VISTA CIR.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: _____ CELL: <u>702-856-6474</u> E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>SAME AS ABOVE</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-11-710-069

PROPERTY ADDRESS and/or CROSS STREETS: 2972 PALMA VISTA CIR.

PROJECT DESCRIPTION: UN-PERMITTED ADDITION ENCROACHING IN SETBACK

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

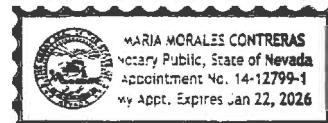
Vilma D. Constanza
Vilma D. Constanza.
Property Owner (Signature)*

Vilma D. Constanza
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON February 13, 2023 (DATE)

By Maria Morales Contreras
NOTARY PUBLIC: _____



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

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COPY

WS-23-0091

To:

Comprehensive Planning Department
Clark County, NV
500 S. Grand Central Parkway,
Las Vegas, NV 89155

From:

Constanza Vilma – VPN 162-11-710-069
Re: 2972 Palma Vista Circle.
Las Vegas, NV 89169

October 20, 2022

I am the owner of the property at 2972 Palma Vista Circle.. I bought the property in 2016.

I am requesting a waiver of setback at rear of property. There is an addition at rear, which I am currently attempting to correct with Clark County, since this was an Un-permitted addition.

The new setback is 11' at rear. This is less than the approved setback code of 20'. There is no impact to neighbors at rear since their home sits at a lower level with low visibility of structure from their side, aside from coverage from trees.

The un-permitted addition consists of a single bedroom accessible from the main house. This is habitable space with a closet and egress windows. Please see elevation. The top height of structure is at 12' at top of chimney. The exterior of home is finished with vinyl siding of a light blue color that matches the rest of the home.

Sincerely:



Vilma Constanza
10-21-2022

Addendum:

In response to additional items:

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SITE PLAN

The structure circled in Red. Was an unpermitted storage shed, which has now been removed.

Site plan was adjusted to show front South wall - This wall follows the exterior house wall and out to the property wall.

ELEVATIONS

Elevations have dimensions / heights added from ground to top of Chimney.

Rear elevation of New bedroom is correct with : Window, Chimney, Window. The third window you mention is a window overlooking patio from Kitchen. Floor Plan shows this.

Dimension for new bedroom are also shown on floor plan. Page 2 of updated plans submitted.

October 20, 2022.

REAR OF ADDITION



FRONT OF RESIDENCE

THE STORAGE SHED - IN RED CIRCLE BELOW:

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WAS REMOVED AS OF 10-26-22

