



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

| |
|------------------|
| Case # |
| Meeting Date |
| Total Fee |
| Received By/Date |

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Variance

Project Address (Location) 3000 Arabian Road

Project Name Rogers / Arabian **Proposed Use** personal casita

Assessor's Parcel #(s) 139-32-305-004 **Ward #** 1

General Plan: Existing _____ Proposed casitas build **Zoning:** Existing RA Proposed RA

Additional Information The garage structure that was on property will be removed and the new casita will be built in roughly the same spot

Property Owner Perry C Rogers Trustee **Contact** _____
Address 3000 Arabian Road **City** Las Vegas **State** NV **Zip** 89107
E-mail Perry@prp-lv.com **Phone** _____

Applicant Perry C Rogers **Contact** _____
Address 3000 Arabian Road **City** Las Vegas **State** NV **Zip** 89107
E-mail Perry@prp-lv.com **Phone** _____

Representative _____ **Contact** _____
Address _____ **City** _____ **State** _____ **Zip** _____
E-mail _____ **Phone** _____

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)** _____

Partner(s) _____

- 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 the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature Perry Rogers

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

Print Name Perry Rogers

Subscribed and sworn before me

This 28th day of April, 20 23

Notary Public in and for said County and State



240021
01/02/2024

LOCATION OF WORK
TO BE PERFORMED

331.80'

EXISTING RESIDENCE
10,355 SQ FT
(COVERAGE)

158.53'

PROPOSED CASITAS
2,780 SQUARE FEET
(COVERAGE)

30'-0"
15'-0"

10'-0"

CL OF ARABIAN

jfm john f morelli
RESIDENTIAL DESIGNER
REG 686-9782 jfm@jmorelli.com 2145 ORESTINE FALLS PL, LUNN BR143
FOR ALL PROJECTS, THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CLIENT. THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE DESIGNER. THIS CONTRACT IS VOID WHERE PROHIBITED BY LAW AND SHALL BE GOVERNED BY THE LAWS OF THE STATE OF CALIFORNIA.



ORIGINAL SET
DATE 11.18.24

SITE PLAN

GRAPHIC
1" = 10'
2' 4' 10' 20'
SHEET:
ROGERS RESIDENCE
3000 ARABIAN ROAD
LAS VEGAS, NEVADA 89107
APN 138-323-050-04
A1.0

[illegible]

1. PROVIDE SAFETY GLAZING IN THE FOLLOWING LOCATIONS: SECTION 3084.1 TO 3084.7, I.C.
B) TUBS AND OR SHOWER ENCLOSURE AND
C) GLAZING OF FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN
SLIDING AND B) FOLD-CLINET DOOR ASSEMBLIES
FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING MANY PART OF A BUILDING WALL ENCLOSING THESE
COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED HORIZONTALLY AND VERTICALLY AND IN
GLAZING ON AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24
INCHES AND OF BOTH VERTICAL EDGE OF THE DOOR IN A CLOSE POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR
F) GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 3 INCHES HORIZONTALY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE
OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
G) GLAZING ABOVE A WALKING SURFACE, INCLUDED ARE STRUCTURAL BALUSTERS PANELS AND NON-STRUCTURAL IN FILL PANELS.
HEIGHT ABOVE A WALKING SURFACE, INCLUDED ARE STRUCTURAL BALUSTERS PANELS AND NON-STRUCTURAL IN FILL PANELS.
2. WINDOW IN ALL SLEEPING AREAS SHALL MEET EGBS REQUIRED
3. ALL GLAZING TO BE INSTALLED IN COMPLIANCE AND AS SPECIFIED WITH
THESE CONSTRUCTION DOCUMENTS AND PERMIT
4. ALL GLAZING TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS
ALL CUT SHEETS AND ROUGH OPENING SIZES TO THE FRAMING CONTRACTOR
PRIOR TO COMMENCEMENT OF ALL WORK TO BE PERFORMED TO ENSURE
5. THAT ALL WINDOW, SISING RATING AND R-VALUE ARE IN STRICT COMPLIANCE
GUIDELINES ARE FOLLOWED, AND ALL GLAZING MATERIAL SUBSTITUTIONS
OR DEVIATION FROM THE FININGS IN THE REPORT WITHOUT THE WRITTEN
APPROVAL OF THE MECHANICAL ENGINEER.

Architectural floor plan of the second floor of the residence. The plan shows a covered patio (15'-0" x 9'-0") and a studio (25'-0" x 14'-0"). The studio has a note: "THE INTERIOR OF THE RESIDENCE SHALL BE FINISHED WITH AN ANTI-STATIC THERMAL INSULATING TREATMENT IN ACCORDANCE WITH THE 2015 IBC." The entry features a door with a note: "DOOR 20' x 70' x 1/2\"

[illegible]

[illegible][illegible][illegible]

GRAPHIC SCALE
1" = 10'

1' 2' 5' 30'

SHEET: A3.1

ROGERS RESIDENCE
3000 ARABIAN ROAD
LAS VEGAS, NEVADA 89107
APN 139-323-050-04

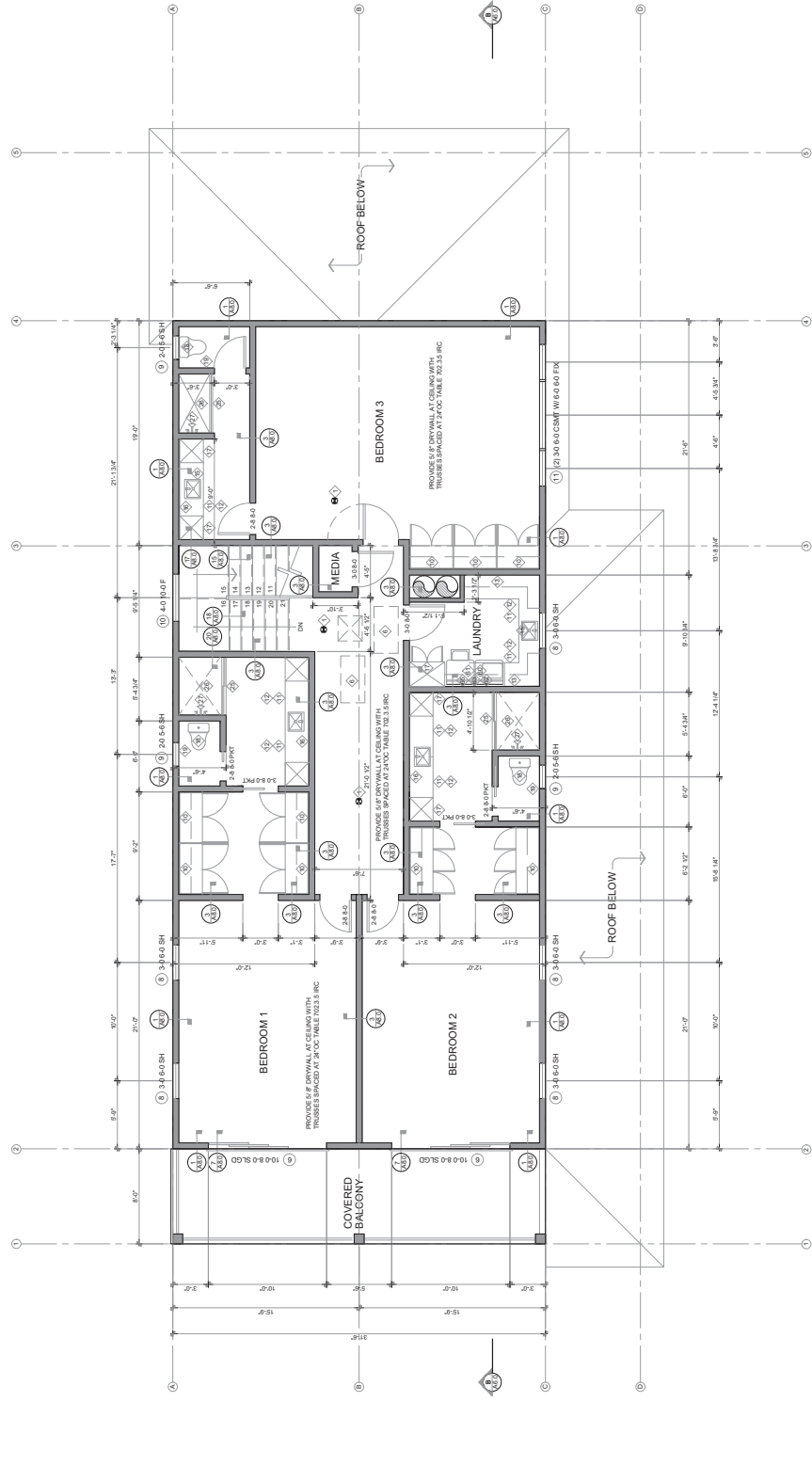


ORIGINAL PLOT
DATE: 1.6.24

ifm john f morelli

RESIDENTIAL DESIGNER
 712-556-1730 | jdm@moreIR.com | 2140 CRESTLINE FALLS PL, N.W. 3134

THE SE DOCUMENTS PREPARED BY THE DESIGNER ARE INSTRUMENTS OF SERVICE FOR USE WITH RESPECT TO INSPECTING AND CLIENT CONSULTATION. THE DESIGNER INTENDS TO REUSE THESE DOCUMENTS IN THE FUTURE. THE CLIENT AND THE OWNER'S AGENT SHALL NOT REUSE, REPRODUCE, OR TRANSMIT THE REUSE OF THESE DOCUMENTS, WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER.



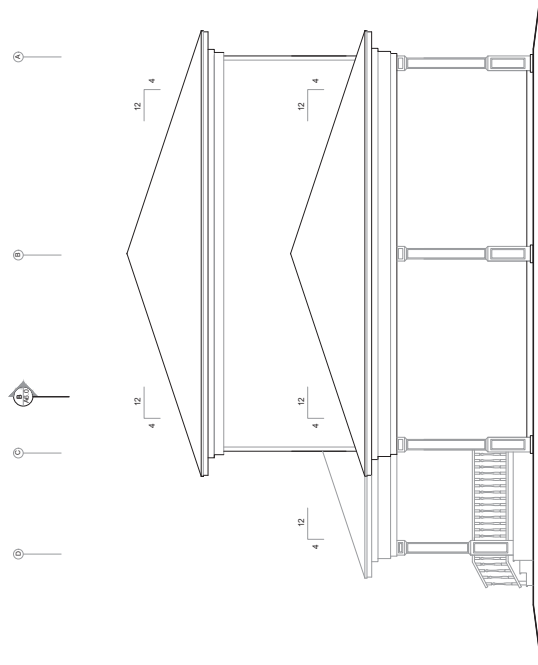
GRAPHIC SCALE
1" = 1'0"

1 2 5 10'

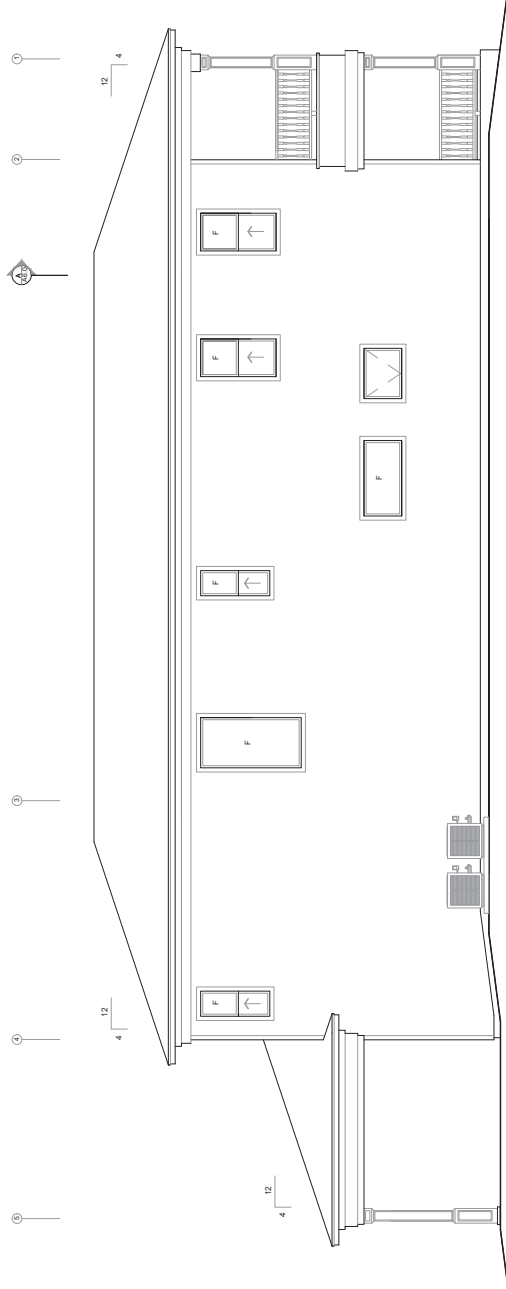
SHEET:
A4.0

ROGERS RESIDENCE
3000 ARABIAN ROAD
LAS VEGAS, NEVADA 89107
APN 139-323-050-04

24-0021
01/10/2024



SOUTH ELEVATION



EAST ELEVATION

[illegible]

ORIGINAL PLOT
DATE: 1.6.24

ELEVATIONS

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

1' 2' 5' 10'

SHEET:
A4.1

ROGERS RESIDENCE
3000 ARABIAN ROAD
LAS VEGAS, NEVADA 89107
APN 139-323-050-04