



# 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 for 30ft setback

Project Address (Location) Corner of Fisher and Mustang

Project Name Gardner residence Proposed Use Single family dwelling

Assessor's Parcel #(s) 125 35 604 001 Ward # \_\_\_\_\_

General Plan: Existing \_\_\_\_\_ Proposed X Zoning: Existing X Proposed \_\_\_\_\_

Additional Information \_\_\_\_\_

Property Owner Austin Gardner Contact Austin Gardner 702-600-1017

Address 6801 Jeanette St City Las Vegas State NV Zip 89131

E-mail lvgardnera@gmail.com Phone 702-600-1017

Applicant Austin Gardner Contact Austin Gardner 702-600-1017

Address 6801 Jeanette St City Las Vegas State NV Zip 89131

E-mail lvgardnera@gmail.com Phone 702-600-1017

Representative Same as above Contact Same as above

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 [Signature]

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

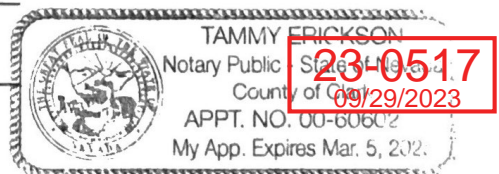
Print Name AUSTIN Gardner

Subscribed and sworn before me

This 29 day of September, 2023

[Signature] CLARK, NEVADA

Notary Public in and for said County and State



OWNER	JLF
PROJECT #	23-0517
REV	0
DATE	09/29/2023
DESIGNED BY	JLF
CHECKED BY	JLF
DATE	09/29/2023

DATE	09/29/2023
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GARDNER RESIDENCE
Mustang St. Lot 1
Las Vegas, Nevada

SITE PLAN
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PHONE (801) 381-1442
EMAIL jlonniefox@gmail.com
WWW www.jlonniefox.com
PROJECT #
DATE
DESIGNED BY
CHECKED BY
DATE

PROJECT #
DATE
DESIGNED BY
CHECKED BY
DATE

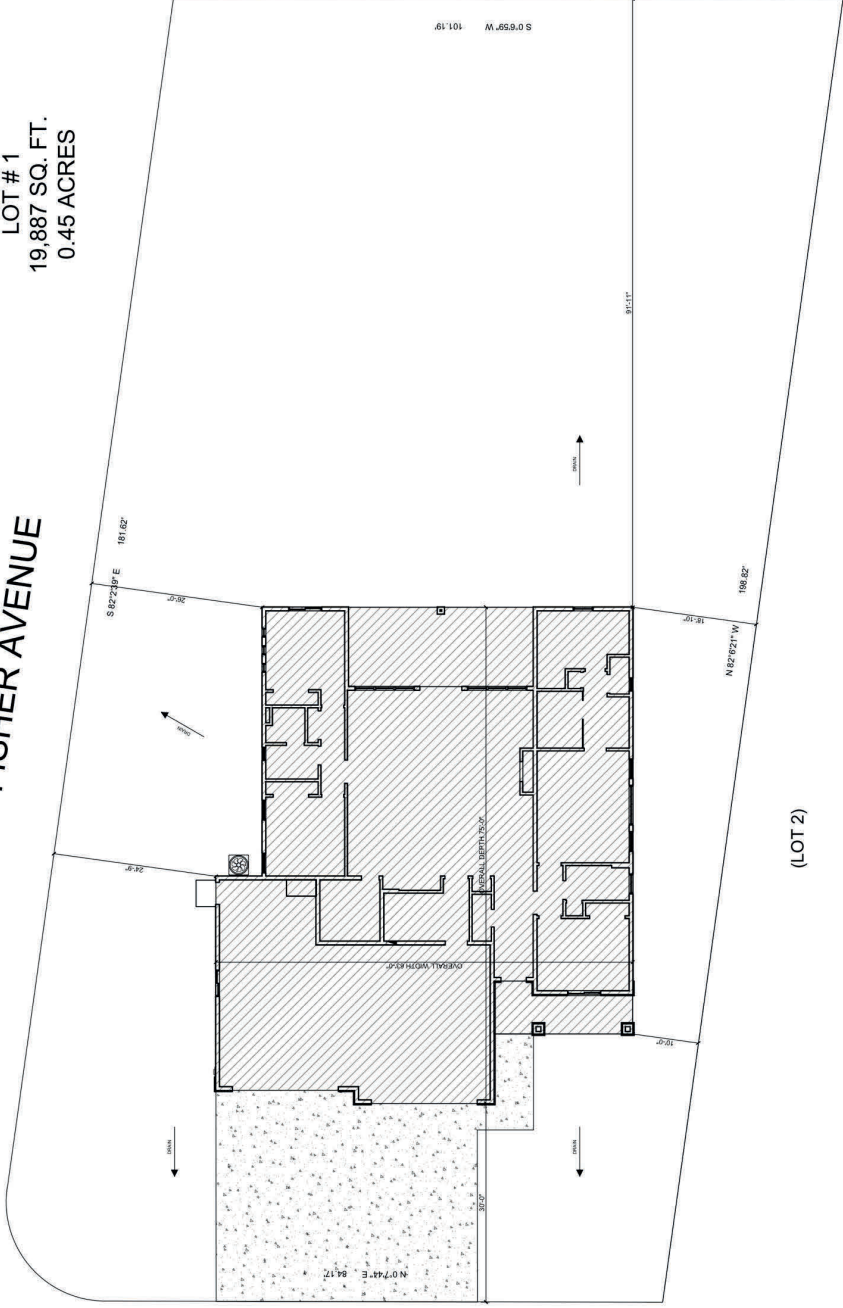
SHEET #
C1.1

23-0517  
09/29/2023

FISHER AVENUE

LOT # 1  
19,887 SQ. FT.  
0.45 ACRES

MUSTANG STREET



(LOT 4)

(LOT 2)



P.U.E.  
BUILDING SETBACKS  
LOT BOUNDARIES

SITE PLAN

MECHANICAL:

- COMBUSTION AIR TO BE TAKEN FROM OUTSIDE.
- DUCTS TO BE LOCATED WITHIN THE UPPER 12" OF CEILING AND WITHIN 12" OF THE FLOOR.
- DUCTS USED FOR COMBUSTION TO REMAIN SEPARATE FROM THE ENCLOSURE TO THE OUTSIDE AIR SOURCE.
- OUTSIDE AIR SOURCE SHALL HAVE A MIN. 3" CLEAR WORKING SURFACE ON SIDES & BACK.
- THENCE SHALL TERMINATE 4" BELOW OR 4" HORIZONTALLY & AT LEAST ONE' ABOVE A FLOOR FINISH.
- FLUE EXHAUST FAN VENTS SHALL BE AT LEAST 3' ABOVE & OUTSIDE AIR INLET LOCATED WITHIN 10' & AT LEAST 4' FROM PROPERTY LINE.
- ALL EXHAUSTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS TERMINATE AT THE EXTERIOR OF THE BUILDING AND NOT TO BE INSTALLED WITH SHEET METAL SCREWS. MINIMUM DUCT DIA. 30" CLEARANCE FROM ABOVE RANGE TOP TO COMBUSTIBLES.
- COOKTOPS & MICROWAVES INSTALLED ABOVE COOKTOPS SHALL CONFORM TO THE CONDITIONS OF THEIR LISTINGS.
- WITHOUT AN OPERABLE WINDOW ARE REQUIRED TO HAVE EXHAUST FANS PROVIDING 5 AIR CHANGES PER HOUR.
- PROVIDE COMBUSTION AIR TO LAUNDRY AREA.

THERMAL ENVELOPE:

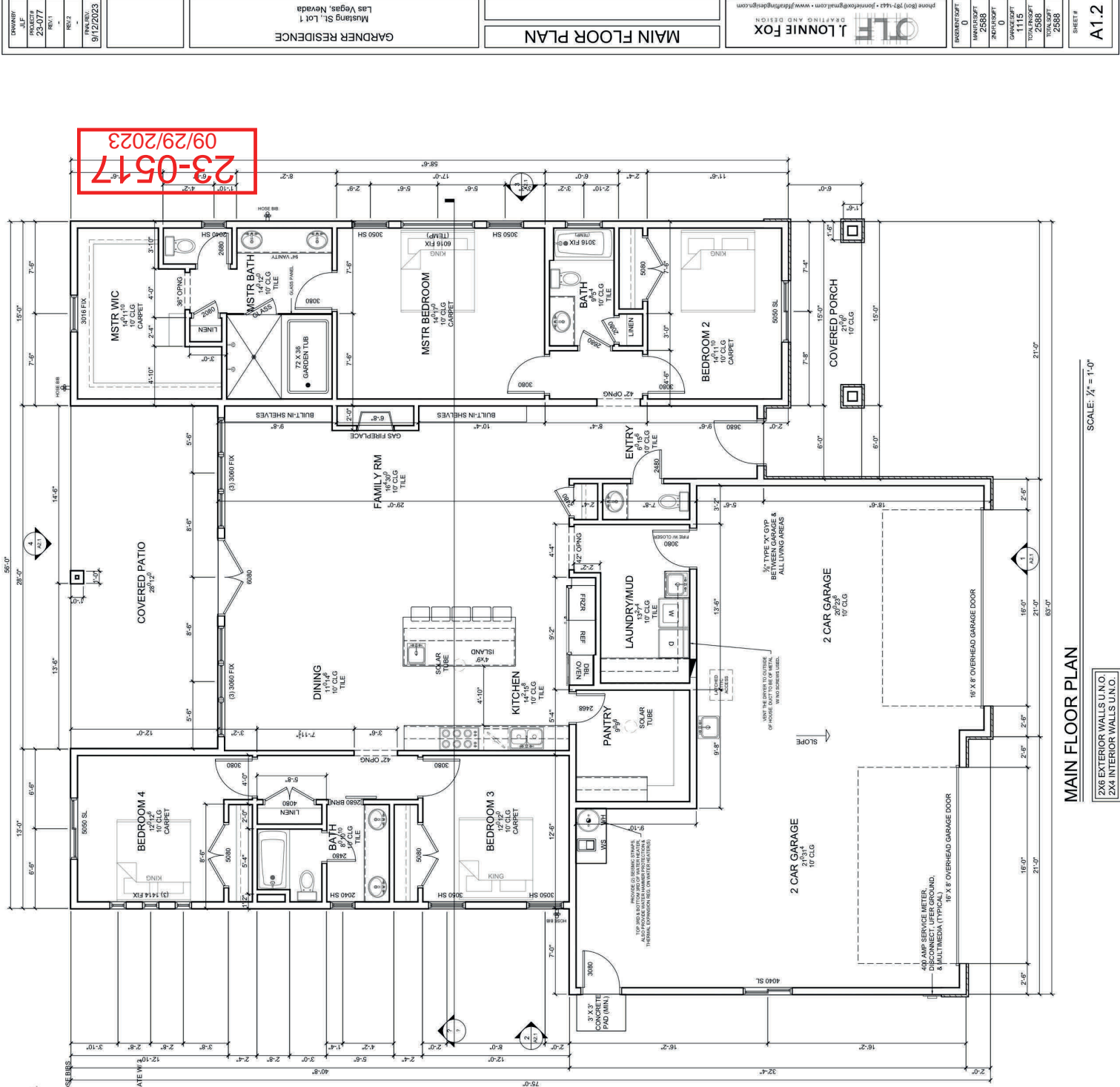
- BUILDING THERMAL ENVELOPE IS REQUIRED TO BE SEALED. (2012 IRC SECTION N102.4.1 AND TABS E102.4.1.1)
- ALL AIR LEAKAGE REQUIREMENTS OF TABLE 402.4.1.1 MUST BE MET AND TESTING OF DUCTS & BLOWER WILL BE REQUIRED.
- REQUIRE AN INSPECTION TO WITNESS TESTING. SEE SECTIONS & DETAILS FOR INSULATION R-VALUES.
- ALL DUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED. (2012 IRC SECTION N102.2.2)

FLOOR LAYOUT GEN. NOTES:

- 1/2" TYPE X GYPSUM BOARD ON CEILING OF GARAGE W/ LIVING SPACE ABOVE.
- VENT CLOTHES DRYER TO EXTERIOR.
- FIREPLACE MUST BE ICC APPROVED.
- STRUCTURE REQUIRED TO HAVE FREE-SLIDING & BACKFLOW PREVENTED HOSE BIBS IN BOTH FRONT AND REAR.

STAIR NOTES:

- 6"x8" MINIMUM HEADROOM REQUIRED.
- HANDRAIL REQUIRES 1/2"-2 1/2" RETURN TO WALL OR NEWELL POST.
- BASEMENT STAIR STRINGERS TO REST FULLY ON REDWOOD OR TREATED PLATE W/ ANCHORED MINIMUM.



CONDITIONED SPACE: 25,870 CU FT

MAIN FLOOR PLAN

3X6 EXTERIOR WALLS U.N.O.  
2X4 INTERIOR WALLS U.N.O.

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

SHEET #

A1.2

J LONNIE FOX  
DRAWING AND DESIGN  
Phone (801) 781-1442 • jlonniefox@gmail.com • www.jlonniefoxdesign.com

GARDNER RESIDENCE  
Mustang St. Lot 1  
Las Vegas, Nevada

DATE: 09/29/2023  
REV: 1  
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