

Birta Variance

Wayne Ford

03 February 2022

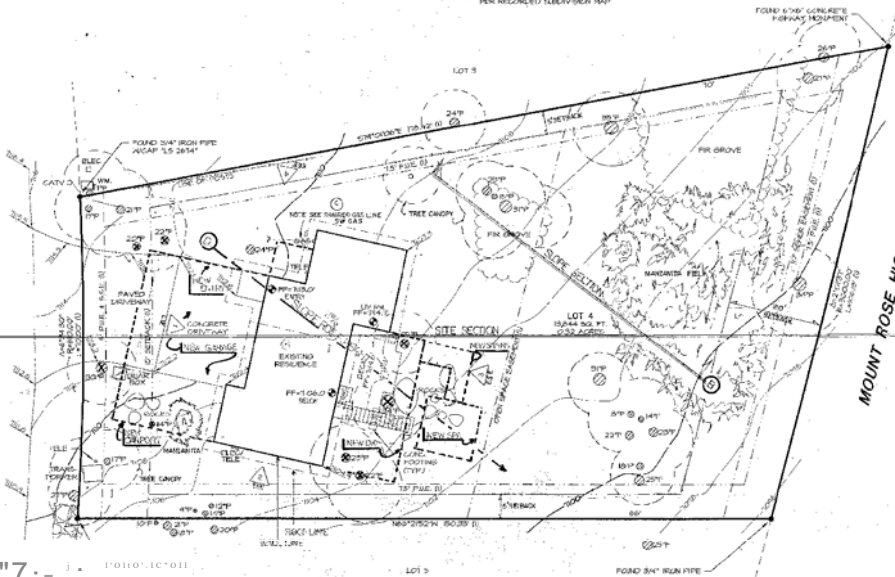
GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

- LEGEND**
- FOUND HOLE/PIE AS NOTED
 - SPOT ELEVATION
 - UTILITY AS NOTED
 - ▭ PUBLIC UTILITY EASEMENT
 - ▭ SIDE DRAINAGE EASEMENT
 - ▭ TYPICAL DRAINAGE 4 TYPE
 - ▭ FUTURE, PAVED, CEMENTAL
 - RECORDED INTERESTS AND EASEMENTS PER RECORDED SLEIGH SIGN MAP

JENNIFER STREET

MOUNT ROSE HIGHWAY



COVERAGE CALCULATIONS

ITEM	AMOUNT	TOTAL
RESIDENCE	1,045 S.F.	
DRIVEWAY	40 S.F.	
CONCRETE DRIVEWAY	80 S.F.	
CONCRETE PAD	80 S.F.	
TOTAL	1,245 S.F.	

*CALCULATED WITH 3:1 HEIGHT REDUCTION.

- NOTES**
1. THE EXISTING RESIDENCE PROPERTY OWNERS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ALL APPLICABLE REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ALL APPLICABLE REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ALL APPLICABLE REGULATIONS AND ORDINANCES.
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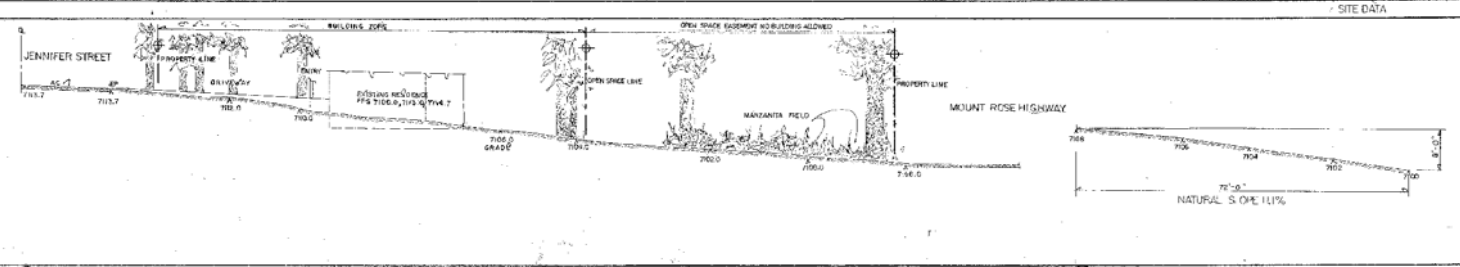
IMPERVIOUS COVERAGE SURVEY
 OR 4 BLOCK 7th NCLINE VILLAGE LINE NO. 1-A
 APR 125-36112
 IN-VOICED COUNTY, NEVADA
 7th NCLINE VILLAGE 5th NCLINE VILLAGE, NV

ARNETT & ASSOCIATES
 1000 S. RAY BLVD. SUITE 100
 LAS VEGAS, NV 89102
 TEL: 702-735-1111
 FAX: 702-735-1112
 WWW.ARNETT.COM

PARCEL AREA 12,844 SF
 (21.30 AC)
 WASHOE COUNTY ZONING W65
 LEGAL UNITS VILLAGE 1A
 LOT 4, BLOCK 7th NCLINE VILLAGE 5th NCLINE VILLAGE, NV
 WASHOE COUNTY ZONING W65
 TRAP: 0-48 RESIDENTIAL
 RESIDENS 0-181 1-182
 BASEMENT 0-00-0 692 SF
 ADDED TO SURVEY
 1. TRUCK GARAGES
 2. VESTIBULE
 3. 5/8" X 6" SIDE AND REAR
 4. 4" W/M WATER METER
 5. GAS LINE (C)



DATE: 11/11/11
 TIME: 11:00 AM
 DRAWN BY: J. ARNETT
 CHECKED BY: J. ARNETT
 SCALE: AS SHOWN
 SHEET NO. 1
 OF 1 SHEETS

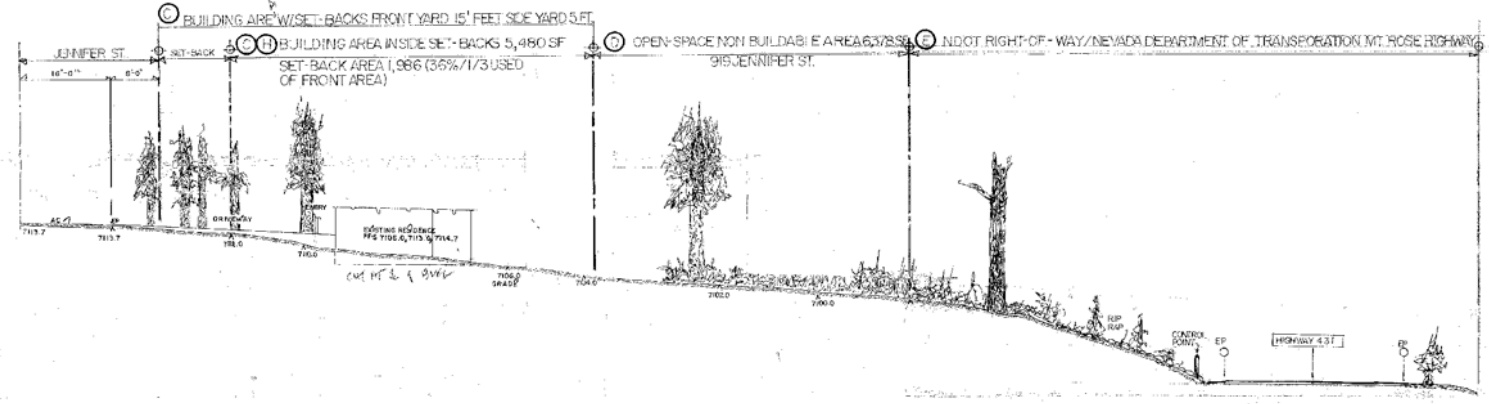


© SITE SECTION - NATURAL SLOPE
 SITE PLAN, EXISTING COVERAGE, SITE SECTION, SITE SECTION - NATURAL SLOPE
 SCALE: 1" = 10' - 0"

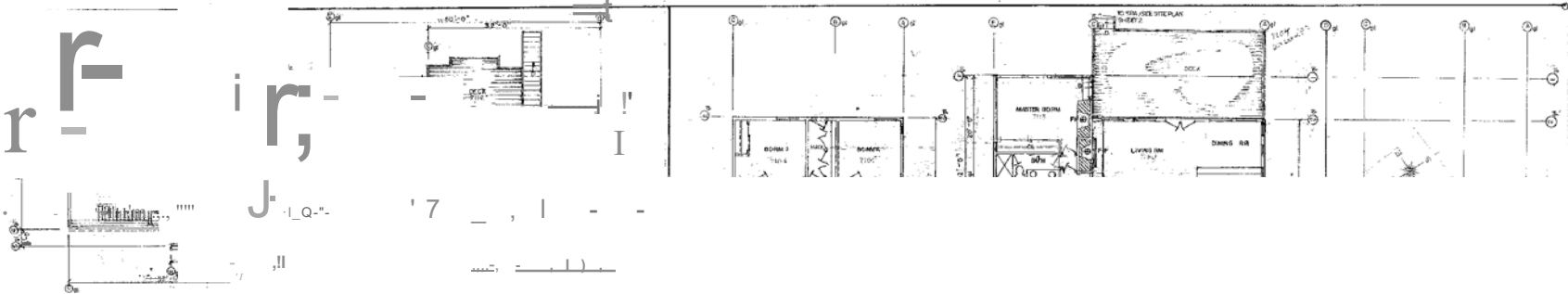
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PROJECT: GARAGE, TRUCK LIVING AREA, ENTRY ADDITION
 PROCESS: 100% PERMITS, PRELIMINARY SET BACK TO 8'-6"
 LOCATION: 510 W. JENNIFER STREET, BLOCK 7th NCLINE VILLAGE 5th NCLINE VILLAGE, NV
 APPLICABLE ZONING: W65 WASHOE COUNTY ZONING W65
 OWNERS: BRUCE & JILL GUNNA
 PROJECT NO. 11-0001
 IN-VOICED VILLAGE, NEVADA, 89450

AI



AREA SECTION



EXISTING FLOOR PLANS

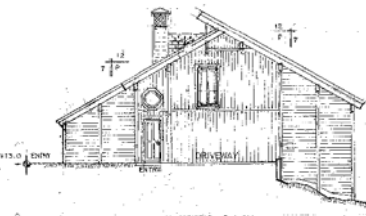
SQUARE FOOTAGE	710.5 SF	00%	100.0 F
TOTAL FLOOR AREA	1,099.5 SF	55%	100.0 F
EXISTING FLOOR AREA	1,806.5 SF	100%	100.0 F

FIRST FLOOR FLOOR PLAN: EXISTING

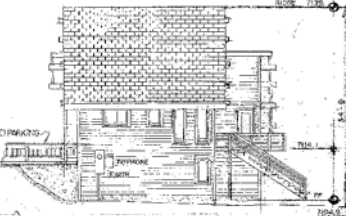
EXISTING FLOOR AREA	710.5 SF	00%	100.0 F
EXISTING FLOOR AREA	1,099.5 SF	55%	100.0 F
EXISTING FLOOR AREA	1,806.5 SF	100%	100.0 F
TOTAL FLOOR AREA	23,700.0 SF		

FIRST FLOOR FLOOR PLAN: PROPOSED

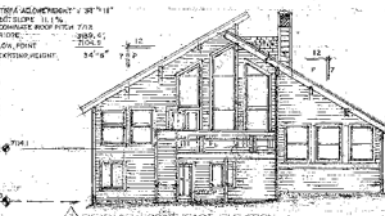
SECOND FLOOR



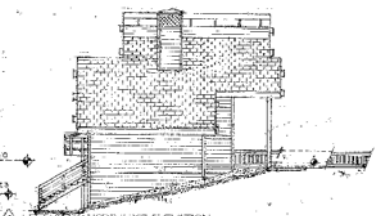
FRONT VIEW NORTHWEST ELEVATION



RIGHT VIEW SOUTHWEST ELEVATION



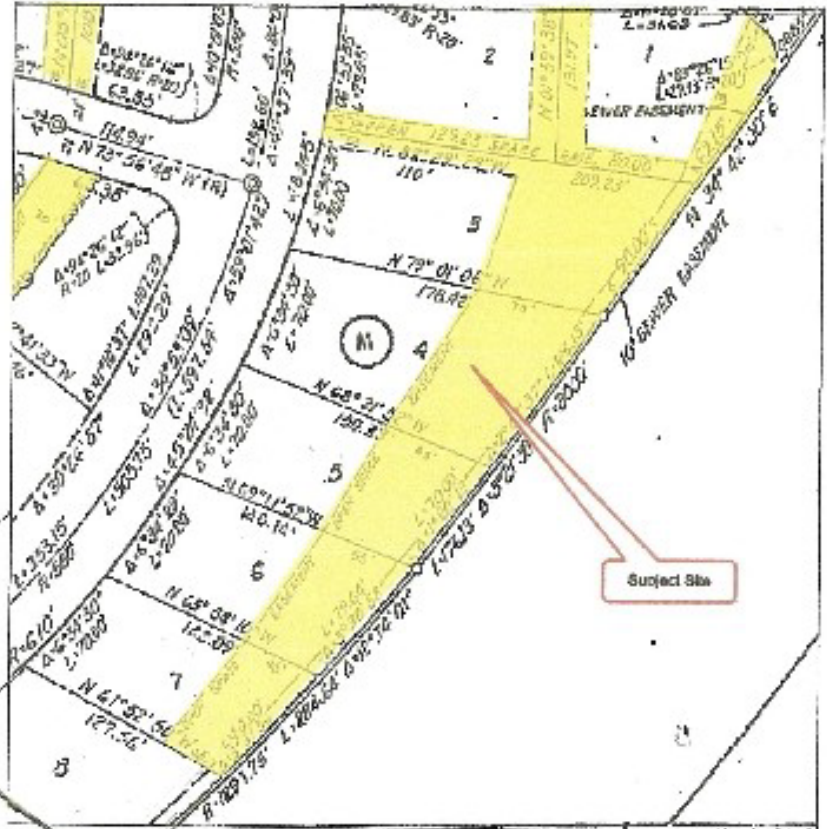
REAR VIEW SOUTHEAST ELEVATION



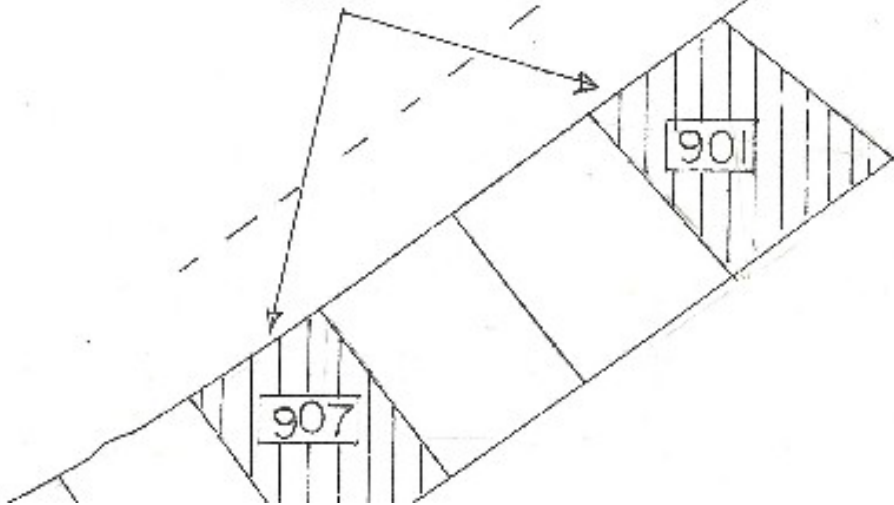
LEFT VIEW NORTHEAST ELEVATION

EXISTING EXTERIOR ELEVATIONS

PROJECT: GARAGE, CASINO, LIVING AREA, ENTRY, COOL TOWER
 PROPERTY: 1000 S. GARDEN AVENUE, SUITE 100, LAS VEGAS, NV 89102
 LOCATION: 915 JENNIFER ST., LAS VEGAS, NV 89102
 CLIENT: JOHN & JILLIAN WILSON
 DATE: 01/15/2017
 DRAWING NO.: 17-01-001



VARIANCE FRONT
YARD



Further information is available in the report. This report is for your information only. It is not to be used for any other purpose. The information is provided as is. The user assumes all responsibility for the use of the information. The information is not to be used for any other purpose. The user assumes all responsibility for the use of the information.

Jennifer Street Looking South



Neighbor – 901 Jennifer



Neighbor – 907 Jennifer



Neighbor – 907 Jennifer



Neighbor – 907 Jennifer

