



**ALLOTMENT COMMITTEE AGENDA
REGULAR MEETING**

**COUNCIL CHAMBER, CITY HALL, 401 CALIFORNIA AVENUE
BOULDER CITY, NEVADA 89005**

**Monday
August 29, 2016 – 7:00 PM**

ITEMS LISTED ON THE AGENDA MAY BE TAKEN OUT OF ORDER; TWO OR MORE AGENDA ITEMS FOR CONSIDERATION MAY BE COMBINED; AND ANY ITEM ON THE AGENDA MAY BE REMOVED OR RELATED DISCUSSION MAY BE DELAYED AT ANY TIME.

CALL TO ORDER

PUBLIC COMMENT

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS ON THE AGENDA FOR ACTION. EACH PERSON HAS UP TO FIVE MINUTES TO SPEAK ON A SPECIFIC AGENDA ITEM.

AGENDA

For possible action: APPROVAL OF AGENDA

1. For possible action: Election of Officers
2. For possible action: Approval of the Minutes of the February 29, 2016 regular meeting
3. For possible action: AFDA-16-187 – Brother Sonny, LLC – 1321 Alpine Drive: Review and rating of an application for 1 residential allotment for Construction Year 2016-17
4. For possible action: Committee/Commission Absences
5. Public Comment

Each person has up to five minutes to speak. Comments made during the Public Comment period of the agenda may be on any subject. There shall be no personal attacks against the Chair, members of the Allotment Committee, the City staff, or any other individual. No person, other than members of the Allotment Committee and the person who has the floor, shall be permitted to enter into any discussion, either directly or through a member of the Committee, without the permission of the Chair or Presiding Officer. No action may be taken on a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an item upon which action will be taken.

Supporting material is on file and is available for public inspection at the City Clerk's Office, 401 California Avenue, Boulder City, Nevada 89005 and the Boulder City website at www.bcnv.org, as per NRS 241. To request supporting material, please contact the City Clerk at (702) 293-9208 or lkrumm@bcnv.org.

Notice to persons with disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the City Clerk by telephoning (702) 293-9208 at least seventy-two hours in advance of the meeting.

This notice and agenda has been posted on or before 9 a.m. on the third working day before the meeting at the following locations:

Boulder City Hall, 401 California Avenue
United States Post Office, 1101 Colorado Street
Boulder City Senior Center, 813 Arizona Street
Boulder City Parks & Recreation, 900 Arizona Street
www.bcnv.org

Item 1 - Election

SUBJECT:

For possible action: Election of Officers

ADDITIONAL INFORMATION:

ATTACHMENTS:

| Description | Type |
|-----------------|------------|
| ☐ Item 1 report | Cover Memo |



Agenda Item No. 1 Allotment Committee Meeting August 29, 2016

Staff Report

**BOULDER CITY
ALLOTMENT COMMITTEE**

CHAIRMAN
(TO BE DETERMINED)

TO: Allotment Committee

MEMBERS:
MYREEN ASCHENBACH
PEGGY CASPAR
DONNA DILULLO
KENNY GALLACHER
KIRSTEN KELSO
JULIE MURRAY
SHANA RUDD

FROM: Susan Danielewicz, City Planner
Community Development Department

DATE: August 9, 2016

SUBJECT: Election of Officers



MEETING LOCATION:
COUNCIL CHAMBERS
401 CALIFORNIA AVENUE
BOULDER CITY, NV 89005

The last time the Committee met was in February, 2016, and at that time Mary Ann Wainwright was elected Chairman and Peggy Caspar was elected Vice Chairman. However, Section I.A.1 of the Committee's adopted Rules of Procedure state that a new Chairman and Vice Chairman are to be elected each year at the July meeting. Since this will be the first meeting since July 2016, a new Chairman and Vice Chairman need to be elected.

WEBPAGE:
WWW.BCNV.ORG



CITY MANAGER:
DAVID FRASER

Ms. Caspar is still on the Committee; however, Ms. Wainwright is not. Ms. Caspar may open the meeting as Vice Chairman, and then new officers shall be elected for the remainder of this Construction Year. (A construction year is from July 1 to June 30, and members' terms of office also run for two years, from July 1 to June 30.) So this election will pertain to this meeting and any other meetings that may be held before July, 2017. (At this point it is anticipated there will be at least one other meeting within the next several months.)

**COMMUNITY DEVELOPMENT
DIRECTOR:**
BROK ARMANTROUT

CITY PLANNER:
SUSAN DANIELEWICZ

SD13375A.docx

Item 2 - Minutes

SUBJECT:

For possible action: Approval of the Minutes of the February 29, 2016 regular meeting

ADDITIONAL INFORMATION:

ATTACHMENTS:

| Description | Type |
|--------------|-----------------|
| ☐ Minutes | Backup Material |
| ☐ blank page | Backup Material |

Council Chamber
City Hall

February 29, 2016
7:00PM

BOULDER CITY
ALLOTMENT COMMITTEE REGULAR MEETING
[Agenda previously posted in accordance with NRS 241.020.3(a)]

CALL TO ORDER: The regular meeting of the Boulder City Allotment Committee was called to order by Vice Chairman Mary Ann Wainwright at 7:00 p.m. Monday, February 29, 2016, in the Council Chamber, City Hall, 401 California Avenue, Boulder City, Nevada, with the following members present:

Chairman: Mary Ann Wainwright (as elected, below)

Members: Myreen Aschenbach
Peggy Caspar
Donna DiLullo
Kenny Gallacher

Absent: Kirsten Kelso
Mike Pontius

Also present: Susan Danielewicz, City Planner, Community Development Dept.

PUBLIC COMMENT: None.

For possible action: Approval of the agenda

A motion to approve the agenda was made by Member Caspar and seconded by Member DiLullo; the motion was unanimously approved.

1. For possible action: Election of Officers

A staff report had been submitted by City Planner Danielewicz and included in the agenda packet.

Member Gallacher nominated Member Wainwright for Chairman. With no other nominations, Member Wainwright was elected Chairman by acclamation.

Member Aschenbach nominated Member Caspar for Vice Chairman. With no other nominations, Member Caspar was elected Vice Chairman by acclamation.

2. For possible action: Approval of the Minutes of the June 29, 2015 regular meeting

A motion to approve the minutes was made by Member Aschenbach and seconded by Member Gallacher; the motion was unanimously approved.

3. For possible action: AFDA-16-186 – Rusty & Georgia McClain – 853 Montera Lane: Review and rating of an application for 1 residential allotment for Construction Year 2015-16

A staff report had been submitted by City Planner Danielewicz and included in the agenda packet.

City Planner Danielewicz summarized the request, noting that the proposal was in conformance with zoning requirements. She indicated that the current policy of the Committee (per the adopted rules of procedure) was to rate single-family requests using only four of the ordinance criteria.

The applicants were present and available to answer any questions of the Committee.

Member Caspar asked for clarification on the lot location, and Georgia McClain responded that the property was next to the corner lot at Cottonwood Street.

The members of the Committee rated the application with the scores being transferred to the master tally sheet for a final rating of 93.778% (on file with AFDA-16-186). Member Aschenbach moved to forward AFDA-16-186 to the City Council with a rating of 93.778%; seconded by Member DiLullo; unanimously approved.

Member Caspar said the home would be beautiful and Georgia McClain thanked the Committee members for their time.

4. For possible action: Committee/Commission Absences

City Planner Danielewicz noted that Members Kelso and Pontius had previously indicated they would be absent for personal reasons, which per the Rules of Procedure would count as unexcused absences.

Member DiLullo moved to consider the absences of Members Kelso and Pontius unexcused; seconded by Member Caspar; unanimously approved.

5. Public Comment

None.

The meeting was adjourned at 7:19 p.m.

Mary Ann Wainwright, Chairman

Susan Danielewicz, City Planner

Minutes approved: _____

THIS PAGE INTENTIONALLY LEFT BLANK

Item 3 - AFDA-16-187

SUBJECT:

For possible action: AFDA-16-187 – Brother Sonny, LLC – 1321 Alpine Drive: Review and rating of an application for 1 residential allotment for Construction Year 2016-17

ADDITIONAL INFORMATION:

ATTACHMENTS:

| Description | Type |
|-----------------|------------|
| ☐ Item 3 report | Cover Memo |
| ☐ Item 3 backup | Cover Memo |



Agenda Item No. 3 Allotment Committee Meeting August 29, 2016

Staff Report

**BOULDER CITY
ALLOTMENT COMMITTEE**

TO: Allotment Committee

**CHAIRMAN
(TO BE DETERMINED)**

FROM: Susan Danielewicz, City Planner
Community Development Department

MEMBERS:
MYREEN ASCHENBACH
PEGGY CASPAR
DONNA DILULLO
KENNY GALLACHER
KIRSTEN KELSO
JULIE MURRAY
SHANA RUDD

DATE: August 24, 2016

SUBJECT: AFDA-16-187 – Brother Sonny, LLC – 1321 Alpine Drive:
Review and rating of an application for 1 residential allotment for
Construction Year 2016-17



MEETING LOCATION:
COUNCIL CHAMBERS
401 CALIFORNIA AVENUE
BOULDER CITY, NV 89005

Action Requested: That the Allotment Committee review and rate the application for residential allotment as noted herein pursuant to the Controlled Growth Management Plan (Chapter 11-41 of the City Code). This allotment request is for the 2016-17 Construction Year.

WEBPAGE:
WWW.BCNV.ORG

Overview:

- One residential allotment for a house is requested.
- The Planning Commission determined zoning compliance.
- The Allotment Committee is required to rate this request for forwarding to the City Council.



CITY MANAGER:
DAVID FRASER

Current Allotment Status: As per Section 11-41-6.A of the City Code, a maximum of 120 residential allotments can be awarded during any one Construction Year (July 1 through June 30). For current CY 2016-17, zero (0) residential allotments have been awarded to date.

**COMMUNITY DEVELOPMENT
DIRECTOR:**
BROK ARMANTROUT

CITY PLANNER:
SUSAN DANIELEWICZ

Applicant/Owner: Brother Sonny, LLC (Randy Schams)

Location: 1321 Alpine Drive

APN#: 186-04-411-001

Zoning: R1-15, Single-Family Residential

Comments: The home was recently completed, as the owners originally obtained the building permit as an owner-builder for purposes of the growth control ordinance. Plans have changed and the owners no longer plan to live in the house, which has a sale pending. The home complies

with the applicable provisions of the R1-15 zone. (Three variances were previously approved, and the first two variances also apply to other lots in this subdivision: V-02-469 to allow an accessory building [RV garage] within 5' of the side property line over 8' in height; V-03-484 to allow the construction of the RV garage prior to the house; and V-09-573 to allow the new house to have a side setback of 3', by virtue of attachment to the existing RV garage. A variance is a legal approval, so once approved the structure conforms to zoning requirements.)

Note: As this property is in a subdivision created after the last voter adoption of the growth control ordinance in 1996, it was originally counted towards the total number of allotments for CY 2015-16 as an owner-builder allotment, as per Section 11-41-14.A of the City Code. With this change, the allotment will now be counted as a developer allotment for CY 2016-17 instead. (Explanation: As per Section 11-41-14.A, the owner-builder allotments are exempt from the meeting approval and rating process before the Planning Commission, Allotment Committee and City Council. Although the house is now complete, allowing an owner-builder to sell a home while under construction that was approved under the exemption process would be a circumvention of the intent of the ordinance. Therefore, even though the house is now complete, the City has required the seller to obtain a traditional developer allotment and go through the meeting approval and rating process in order to comply with the intent of the voter-adopted ordinance.)

Planning Commission action: At its August 17, 2016 meeting, the Planning Commission confirmed that the allotment request conforms to the applicable requirements of Title 11.

Allotment Committee Required Action: As per Section 11-41-10 of the City Code, the Allotment Committee is required to review and rate this allotment request for forwarding to the City Council.

Attachments:

Application
Checklist & Work Progress Schedule
Departmental Comments
Site plan, floor plan, elevations, landscape plan
Photo
Location Map
Rating sheet

Additional Attachments for Allotment Committee:

Site plan, floor plan, elevations, landscape plan (11" x 17")
Rating sheet for use at meeting



**Boulder City, Nevada
Community Development Department
ZONING APPLICATION FORM**

Mailing Address:
401 California Avenue
Boulder City, Nevada 89005

CHECK ONE:

- MASTER PLAN AMENDMENT: MAP TEXT
- ZONING AMENDMENT: MAP/REZONE ORDINANCE TEXT
- CONDITIONAL USE PERMIT
- SPECIAL USE PERMIT
- VARIANCE
- DEVELOPMENT ALLOTMENT: Single-Family Multi-Family Hotel-Motel
- OTHER (as per STAFF ONLY): _____

| Staff Use Only | |
|----------------|---------------|
| File No. | AFDA-16-187 |
| Acceptor | SD |
| Filing Date | 08/08/2016 |
| Hearing Date | PL 08/17/2016 |
| Fee Paid | NA |

| APPLICANT | | PROPERTY OWNER | |
|-----------------|---|-----------------|--|
| NAME | Brother Sonny, LLC | NAME | CITY OF BOULDER CITY |
| MAILING ADDRESS | PO Box 60277 Boulder City, NV 89006 | MAILING ADDRESS | |
| CONTACT PHONE | 702-293-7343 Check: Work <input checked="" type="checkbox"/> Cell <input type="checkbox"/> Home <input type="checkbox"/> | CONTACT PHONE | Check: Work <input type="checkbox"/> Cell <input type="checkbox"/> Home <input type="checkbox"/> |
| EMAIL | Jackie@rphomes.com | EMAIL | |

STREET ADDRESS or LEGAL DESCRIPTION: 1321 Alpine Drive, Boulder City, NV 89005

APPLICATION: Application must specify the nature of the request pursuant to the provisions of City Code, Title 11. Application is to permit the following (BRIEFLY describe here):

Development Allotment Request for APN #186-04-411-001

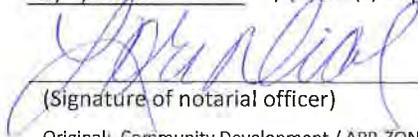
JUSTIFICATION: Applicant must submit a written statement along with this application describing the nature of the request (in detail) and justification using the criteria in the City Code (copy attached).

AFFIDAVIT: I do hereby solemnly swear or affirm that all statements contained in this application are true and correct to the best of my knowledge and that this statement is executed with the knowledge that misrepresentation or failure to reveal information requested may be deemed sufficient cause for refusal to approve this application.

Brother Sonny, LLC
PRINT Applicant Name


SIGNATURE of Applicant

State of Nevada, County of Clark Subscribed and sworn to (or affirmed) before me on (date)
8/5/2016 by (name(s) of person(s) making statement) Randolph Schams


(Signature of notarial officer)

(Notary stamp)→

Original: Community Development / APP-ZONE / Revised 2016-01-05



FOR CITY USE ONLY**File No.: AFDA-16-187**

(Application, Page 2)

Date Fees Paid: NA

Application submitted 08/08/2016

PLANNING COMMISSION

| | | |
|---|---|---|
| Date Notices Mailed: Not Applicable | Date Property Posted: Not Applicable | Date of Newspaper Notice: Not Applicable |
| Distance Requirement: | Properties within distance: | No. of notices sent: |
| No. of mobile home parks (rental) included in mailing: | | |
| DATE / PLANNING COMMISSION ACTION (if applicable): 08/17/2016: Determined zoning compliance; forwarded to Allotment Committee. | | |

ALLOTMENT COMMITTEE

| |
|---|
| DATE / ALLOTMENT COMMITTEE ACTION (if applicable): 08/29/2016: |
|---|

CITY COUNCIL

| | | |
|--|---|---|
| Date Notices Mailed: Not Applicable | Date Property Posted: Not Applicable | Date of Newspaper Notice: Not Applicable |
| Distance Requirement: | Properties within distance: | No. of notices sent: |
| No. of mobile home parks (rental) included in mailing: | | |
| DATE / CITY COUNCIL ACTION (if applicable): 09/13/2016: | | |

Additional comments:

CHECK LIST

1. Site Utilization Map

- (a) Vicinity map to show relationship of surrounding areas to the City
- (b) Site use layout

✓
 ✓

2. Site Development Plan

- (a) Location of proposed building on lot
- (b) Topography
- (c) Lot size
- (d) Existing and proposed building, tree, landscaping areas
- (e) Street alignments with City street system
- (f) Open spaces, bicycle paths, equestrian trails or pathways
- (g) Flood control plan

✓
 ✓
 ✓
 ✓
 ✓
 NA
 ✓

3. Preliminary Architectural Plans

- (a) Typical elevations
- (b) Types and number of dwelling units

✓
 ✓

4. Preliminary Landscaping Plans

✓

5. Public Facilities

- (a) Links to major street systems, school rooms
- (b) Public facilities on master plan, capital improvement program or special facilities plan

(✓ - for subdivision)
 NA

6. Development Schedule

- (a) Proposed calendar schedule, including phasing, in any
- (b) Tentative and final maps, subdivision maps, rezoning or rezoning, site design review and similar matters

NA - home near completion
 NA

7. Financial Information Schedule

NA - house near completion

8. Applications for Rezoning or Variances

Variances previously approved

9. Other Information as Required by Planning Commission

—

S. Danielewicz
 Susan Danielewicz, AICP, City Planner
 Community Development Department

WORK PROGRESS SCHEDULE

- | | | |
|----|--|-------------------|
| 1. | Presentation of application and plans to the Planning Commission for review to determine conformity with development control plan and the provisions of Title 11, City Code. | <u>Aug. 2016</u> |
| 2. | Presentation to the Citizens' Development Allotment Evaluation Committee for evaluation of application and plans for allotment request. | <u>Aug. 2016</u> |
| 3. | Presentation to the City Council for approval of application and plans for allotment request. | <u>Sept. 2016</u> |
| 4. | Presentation of Tentative Map for approval by Planning Commission. | <u>NA</u> |
| 5. | Presentation of Tentative Map for approval by City Council. | <u>NA</u> |
| 6. | Presentation of Final Map, including improvement plans and bonding agreement for approval and acceptance by City Council. | <u>NA</u> |
| 7. | Building and other permit application to commence construction. | <u>Dec. 2014</u> |
| 8. | Commence construction. <i>Permit originally obtained for owner/builder Building permit approved</i> | <u>July 2015</u> |
| 9. | Complete construction. | <u>2016</u> |

S. Danielewicz
 Susan Danielewicz, AICP, City Planner
 Community Development Department

DEPARTMENTAL COMMENTS

11-41-10. ALLOTMENT COMMITTEE EVALUATION.

C. A review of the applications by the Allotment Committee shall consist of the following factors:

1. The capacity of the electrical system and the City's power allocation from the U.S. Government and other sources under contract to provide for the needs of the proposed development, without system extensions beyond those which the developer agrees to provide.

2. The capacity of the water system to provide for the requirements of the proposed development, without system extensions beyond those which the developer agrees to provide.

3. The capacity of the sewer system to handle the wastes of the proposed development without system extensions beyond those which the developer agrees to provide.

4. The capacity of the proposed drainage facilities to adequately dispose of the surface runoff of the proposed development without system extensions beyond those which the developer agrees to provide.

5. The ability of the Fire and Police Departments to provide protection according to the response standards of the City without the necessity of establishing additional stations or equipment.

6. The capacity of the schools to absorb the children and students expected to inhabit a proposed development.

7. The capacity of major street linkages to provide for the traffic needs of the proposed development without substantially altering existing traffic patterns or overloading the existing street system and the availability of other public facilities (such as parks and playgrounds) to meet the additional demands for vital public services, without system extensions beyond those which the developer agrees to provide.

STAFF RESPONSE: The proposed dwelling(s) is (are) within an existing subdivision. All of the above criteria, including schools, were reviewed in detail at the time the subdivision maps were being reviewed and approved. No further review of this nature is needed for lots within the existing subdivision.

D. The City staff shall review the application with regard to architectural continuity and appropriateness of the area and other existing construction. This review will include, but is not limited to, color usage, landscaping, building placement and all other considerations as are deemed necessary to assure an overall conformance with purposes of this Chapter.

STAFF RESPONSE: The architectural style of the custom home can be considered appropriate to the area, considering the neighborhood contains a variety of building styles.



PERMIT NOTES:

EACH STRUCTURE INCLUDED IN THIS PLAN SET (BUILDINGS, FENCES, RETAINING WALLS, POOLS, ENCLOSURES ETC) REQUIRES A SEPARATE PERMIT AND APPLICATION (MORE THAN ONE PERMIT MAY BE IN ONE SET OF PLANS)

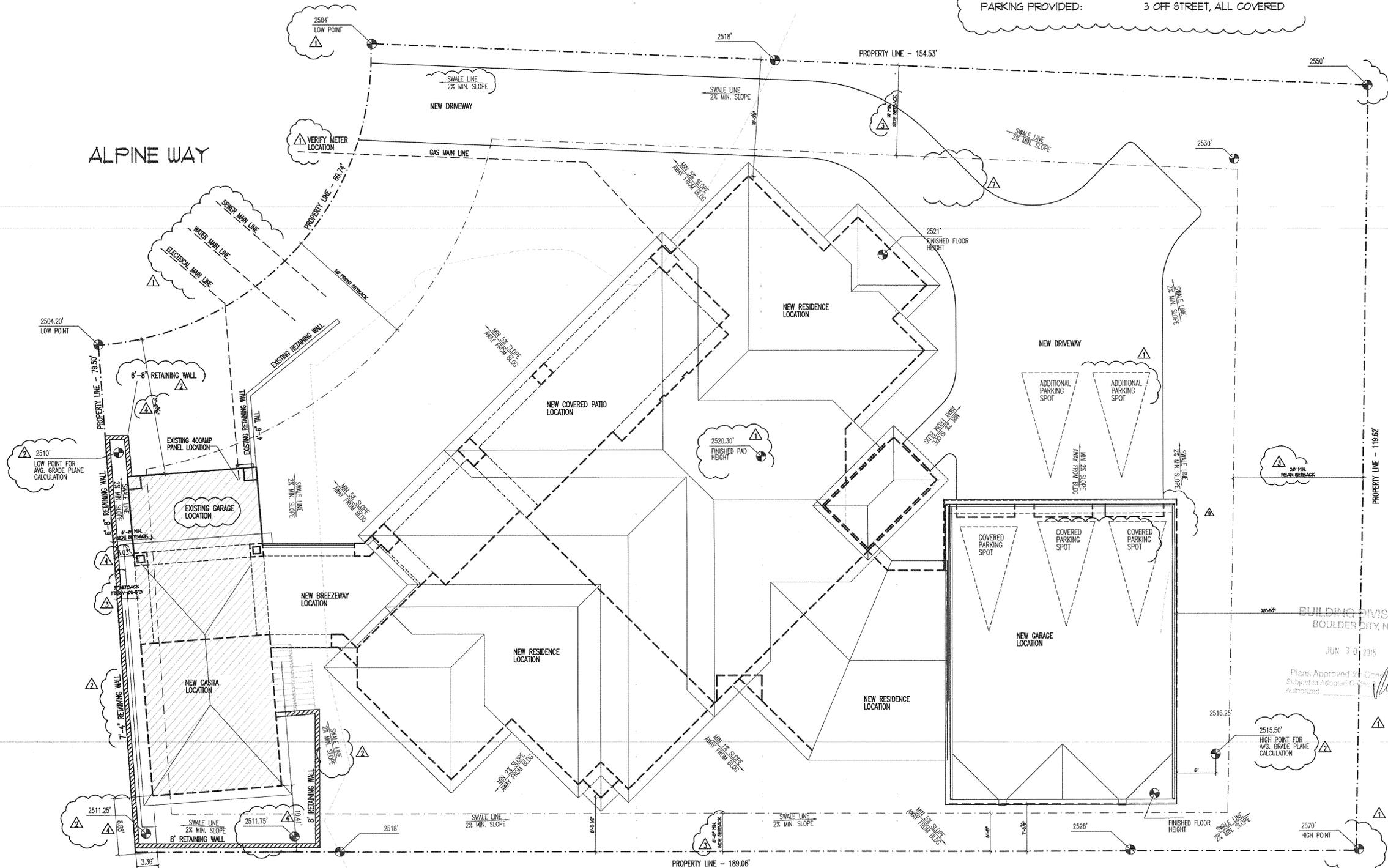
AVERAGE GRADE PLANE HEIGHT INFO.

AVERAGE LOW POINT OF LOT: 2510.63'
AVERAGE HIGHEST POINT OF LOT: 2517.88'
AVERAGE GRADE PLANE: 2514.25'
FINISHED FLOOR HEIGHT: 2521'
AVERAGE HEIGHT OF HIGHEST ROOF: 24'-6"
ALLOWABLE HEIGHT OVER AVERAGE GRADE PLANE: 25' (2539.25')

SITE INFORMATION:

JURISDICTION: BOULDER CITY, NEVADA
CURRENT ZONING: RESIDENTIAL FUD
OCCUPANCY CLASSIFICATION: (R101) IRC / SINGLE FAMILY DWELLING W/ ATTACHED GARAGE
TYPE OF CONSTRUCTION: TYPE V- NON RATED
ALLOWABLE AREA: 50%
ACTUAL AREA: 36.30%
ALLOWABLE HEIGHT: 2 STORIES
ACTUAL HEIGHT: 25'-0"
SETBACKS: ±22'-1 1/2" (HOUSE IS ONLY 5'-6" ABV AVG. GRADE PLANE)
CODES USED: (SEE CIVIL PLANS AND MASTER PLAN C.C.R.'S)
2006 IRC, IBC, UFG, UFG, 2005 NEC, 2006 IECC & SOUTHERN NEVADA CODE AMENDMENTS.

PARKING REQUIRED: 2 OFF STREET, MINIMUM 1 COVERED
PARKING PROVIDED: 3 OFF STREET, ALL COVERED



(1) SITE PLAN

SCALE: 1/8" = 1'-0"

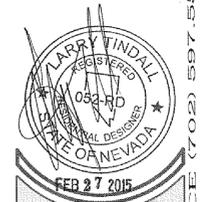
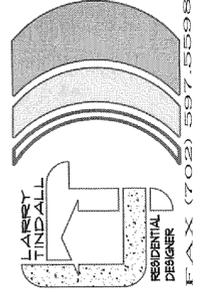
NO EXISTING EASEMENTS ON THE PROPERTY.



BUILDING DIVISION BOULDER CITY, NV
JUN 3 2015
Plans Approved for Construction
Subject to Adopted Code Changes
Authorized

MAR - 4 2015

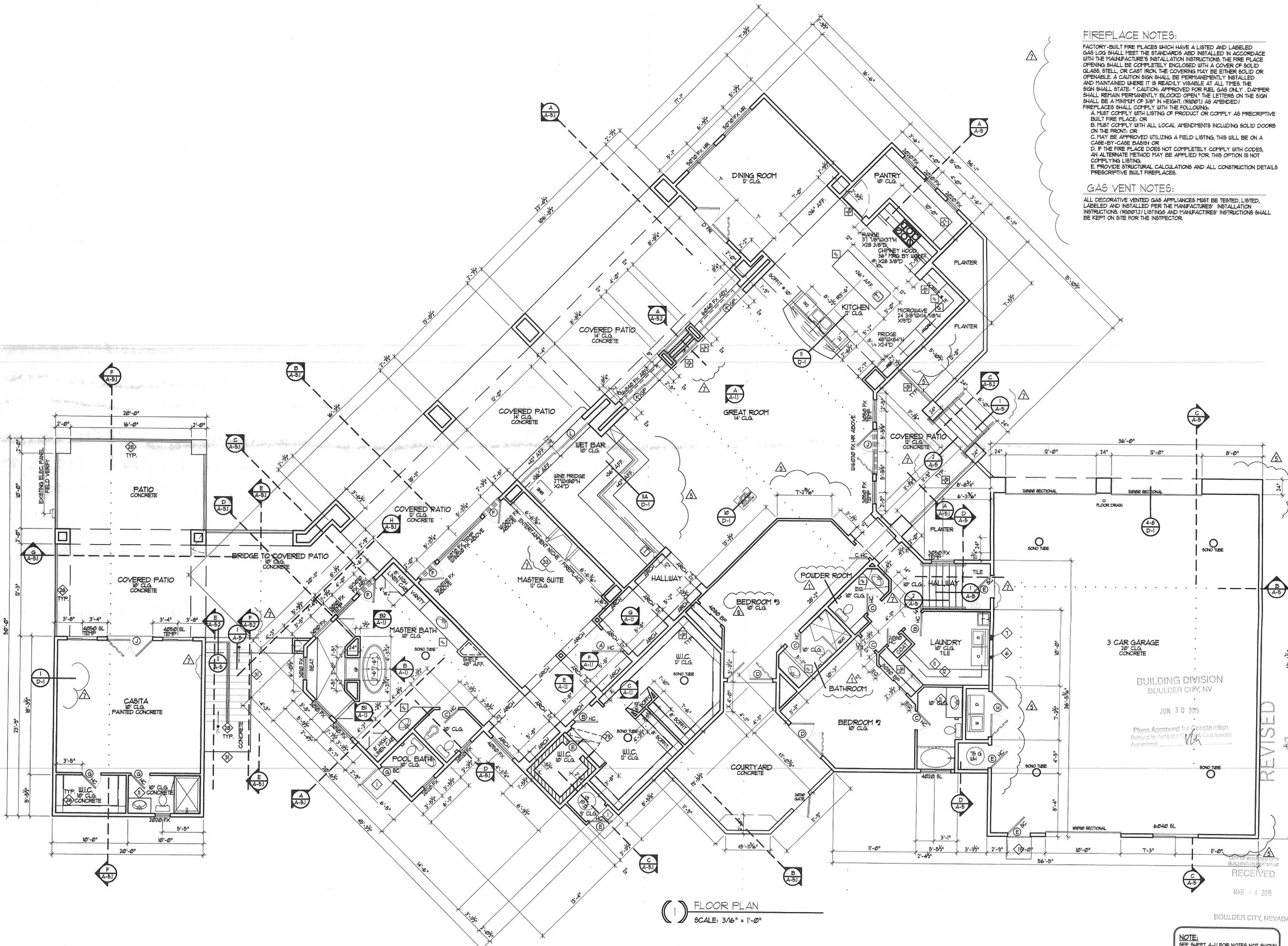
BOULDER CITY, NEVADA



SCHAMS RESIDENCE
BOULDER CITY, NEVADA
LARRY TINDALL
RESIDENTIAL DESIGNER
© ALL RIGHTS RESERVED BY DESIGNER. DO NOT SCALE DRAWINGS.

Table with 3 columns: REVISION, DATE, NOTES. Contains revision history for the plan.

RECEIVED
MAR - 4 2015
JOB NO.: 2650
FILE NAME: XX
DATE: 3-26-09
UPDATE: XX
SITE PLAN
E. RUSSELL ROAD SUITE G, LAS VEGAS, NEVADA 89120 OFFICE (702) 597.5598



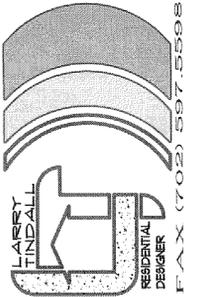
FIREPLACE NOTES:

FACTORY-BUILT FIRE PLACES WHICH HAVE A LISTED AND LABELED GAS LOG SHALL MEET THE STANDARDS AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE FIRE PLACE OPENING SHALL BE COMPLETELY ENCLOSED WITH A COVER OF SOLID GLASS, STEEL, OR CAST IRON. THE COVERING MAY BE EITHER SOLID OR OPENABLE. A CAUTION SIGN SHALL BE PERMANENTLY INSTALLED AND MAINTAINED WHERE IT IS READILY VISIBLE AT ALL TIMES. THE SIGN SHALL STATE: "CAUTION: APPROVED FOR FUEL GAS ONLY. DAMPER SHALL REMAIN PERMANENTLY BLOCKED OPEN." THE LETTERS ON THE SIGN SHALL BE A MINIMUM OF 3/8" IN HEIGHT. (R1021) AS AMENDED)
 FIREPLACES SHALL COMPLY WITH THE FOLLOWING:
 A. MUST COMPLY WITH LISTING OF PRODUCT OR COMPLY AS PRESCRIPTIVE BUILT FIRE PLACE; OR
 B. MUST COMPLY WITH ALL LOCAL AMENDMENTS INCLUDING SOLID DOORS ON THE FRONT; OR
 C. MAY BE APPROVED UTILIZING A FIELD LISTING THIS WILL BE ON A CASE-BY-CASE BASIS; OR
 D. IF THE FIRE PLACE DOES NOT COMPLETELY COMPLY WITH CODES, AN ALTERNATE METHOD MAY BE APPLIED FOR THIS OPTION IS NOT COMPLYING LISTING.
 E. PROVIDE STRUCTURAL CALCULATIONS AND ALL CONSTRUCTION DETAILS PRESCRIPTIVE BUILT FIREPLACES.

GAS VENT NOTES:

ALL DECORATIVE VENTED GAS APPLIANCES MUST BE TESTED, LISTED, LABELED AND INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. (R1021) LISTINGS AND MANUFACTURER'S INSTRUCTIONS SHALL BE KEPT ON SITE FOR THE INSPECTOR.

(1) FLOOR PLAN
 SCALE: 3/16" = 1'-0"



PRODUCTLINE
 BOULDER CITY, NEVADA
 LARRY TINDALL
 RESIDENTIAL DESIGNER
 © ALL RIGHTS RESERVED BY DESIGNER. DO NOT SCALE DRAWINGS.

| REV/NO | DATE | NOTES |
|--------|----------|-----------------------------|
| 1 | 4-20-09 | BOULDER CITY BUILDING DEPT. |
| 2 | 12-15-14 | FIELD REVISIONS |
| 3 | 1-13-15 | FIELD REVISIONS |
| 4 | 2-27-15 | B.C. ARCH COR LET |

RECEIVED
 MAR - 4 2015
 BOULDER CITY, NEVADA
 FLOORPLAN
 DATE: 10-16-14
 A-1

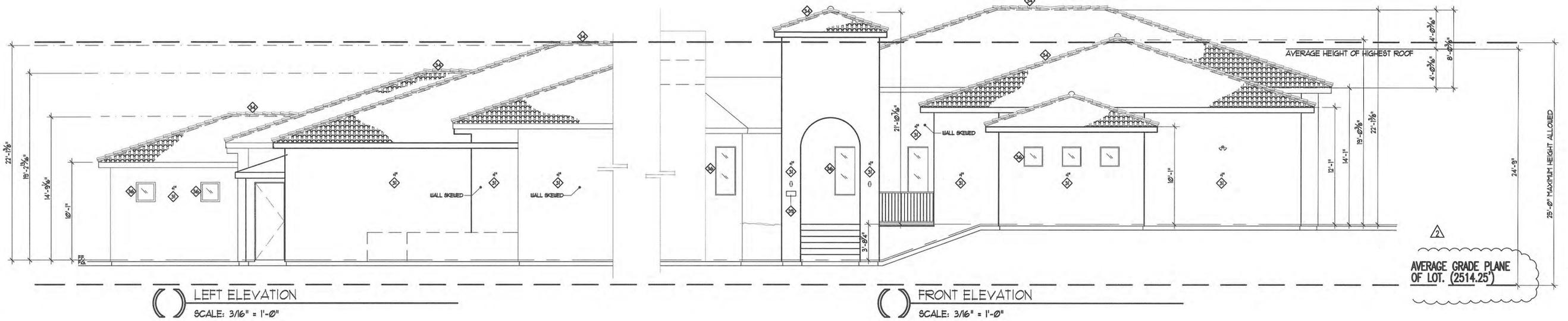
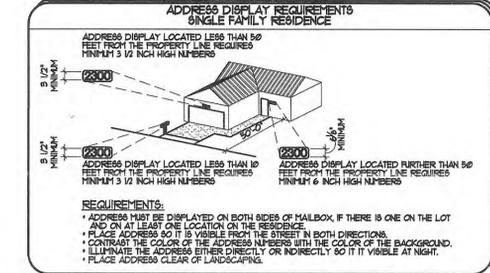
NOTE:
 SEE SHEET A-11 FOR NOTES NOT SHOWN.

1531 E. RUSSELL ROAD SUITE G, LAS VEGAS, NEVADA 89120 OFFICE: (702) 597-5570 FAX: (702) 597-5569



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

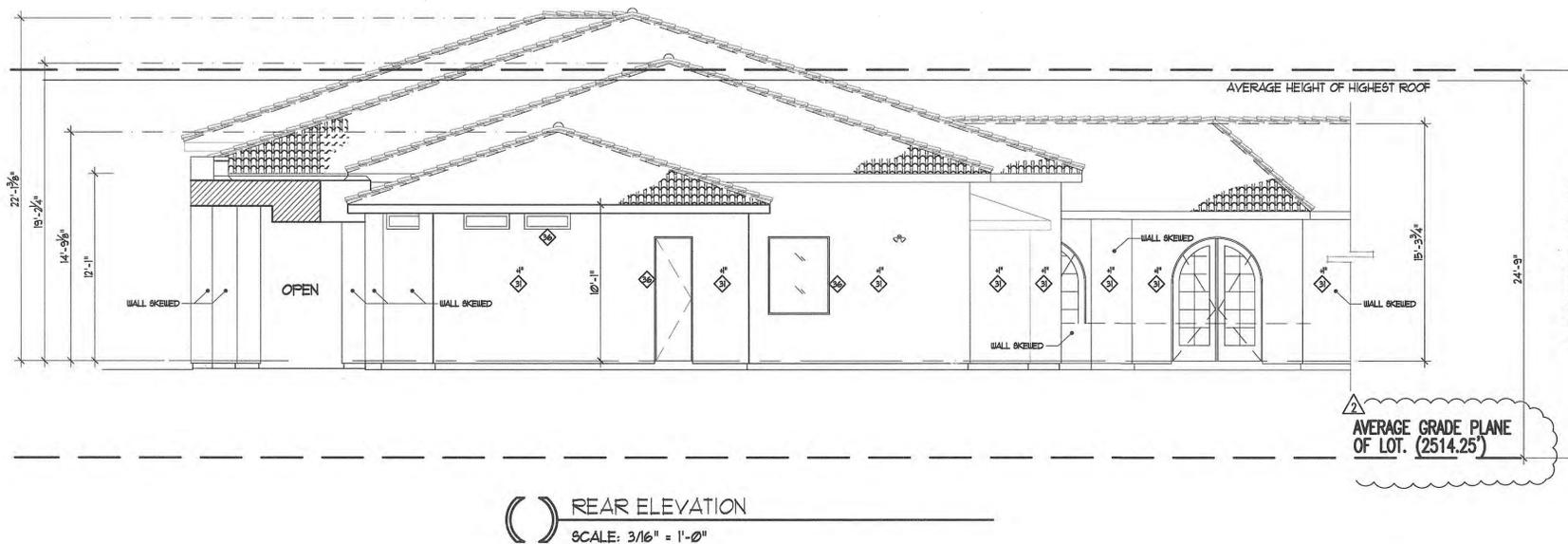
- PLAN NOTES:**
- ◆ EXTERIOR 1 COAT STUCCO SYSTEM. CONTRACTOR SHALL CONSULT WITH OWNER FOR FINISH AND COLOR TYPE.
 - ◆ BARREL & TILE, SEE OWNER FOR FINISH AND COLOR.
 - ◆ PROVIDE LOW E' GLAZING DOOR/WINDOWS, (TYPICAL) VERIFY WITH 2006 IECC ANALYSIS REPORT.
 - ◆ LIGHTING, SEE ELECTRICAL PLAN.
 - ◆ TYPICAL LOW VOLTAGE ADDRESS LIGHT - CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES. SEE ADDRESS DISPLAY REQUIREMENTS.
 - ◆ ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
 - ◆ GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
 - ◆ EXISTING GARAGE DOOR
 - ◆ NEW GARAGE DOOR
 - ◆ STONE FINISH, SEE FLOOR PLAN.
 - WALL MOUNTED LIGHT SEE ELECTRICAL DRAWINGS.
 - ☼ FLOOD LIGHT



LEFT ELEVATION
SCALE: 3/16" = 1'-0"

FRONT ELEVATION
SCALE: 3/16" = 1'-0"

AVERAGE GRADE PLANE OF LOT. (2514.25')

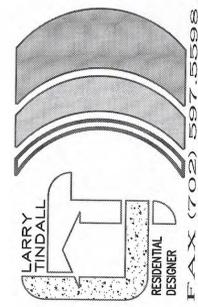


REAR ELEVATION
SCALE: 3/16" = 1'-0"

AVERAGE GRADE PLANE HEIGHT INFO.

| | |
|--|----------------|
| AVERAGE LOW POINT OF LOT: | 2510.63' |
| AVERAGE HIGHEST POINT OF LOT: | 2517.80' |
| AVERAGE GRADE PLANE: | 2514.25' |
| FINISHED FLOOR HEIGHT: | 2521' |
| AVERAGE HEIGHT OF HIGHEST ROOF: | 24'-9" |
| ALLOWABLE HEIGHT OVER AVERAGE GRADE PLANE: | 25' (2539.25') |

LARRY TINDALL RESIDENTIAL DESIGNER
 SCHAMS RESIDENCE
 BOULDER CITY, NEVADA
 LARRY TINDALL RESIDENTIAL DESIGNER
 © ALL RIGHTS RESERVED BY DESIGNER. DO NOT SCALE DRAWINGS.
 LAS VEGAS, NEVADA 89120
 OFFICE (702) 597-5597
 FAX (702) 597-5599
 3531 E. RUSSELL ROAD SUITE G.
 ELEVATIONS
 JOB NO: 0650
 FILE NAME: XX
 DATE: 3-26-09
 UPDATE: XX
 A-4



LARRY TINDALL
RESIDENTIAL DESIGNER
No. 52-P STATE OF NEVADA
DEC 15 2014

SCHAMIS RESIDENCE
BOULDER CITY, NEVADA
LARRY TINDALL
RESIDENTIAL DESIGNER
© ALL RIGHTS RESERVED BY DESIGNER. DO NOT SCALE DRAWINGS.

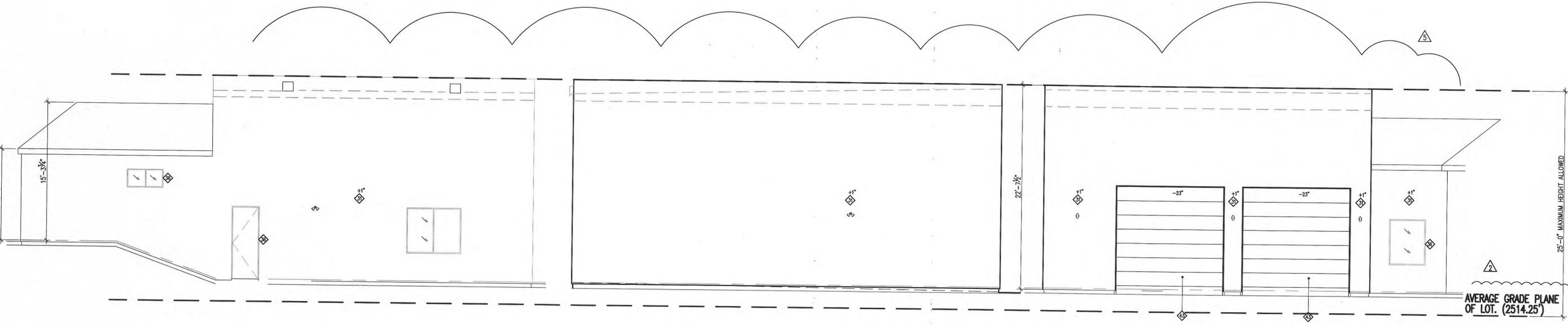
| REVISION | DATE | NOTES |
|----------|----------|-----------------------------|
| 1 | 4-20-09 | BOULDER CITY BUILDING DEPT. |
| 2 | 5-7-09 | BOULDER CITY BUILDING DEPT. |
| 3 | 12-15-14 | FIELD REVISIONS |

JUN 30 2015
Plans Approved for Construction
Subject to Adopted Code Ordinances
Authorized: _____

RECEIVED
DEC 23 2014
BOULDER CITY, NEVADA

JOB NO.: 0650
FILE NAME: XX
DATE: XX
UPDATE: XX
ELEVATIONS
A-4.1

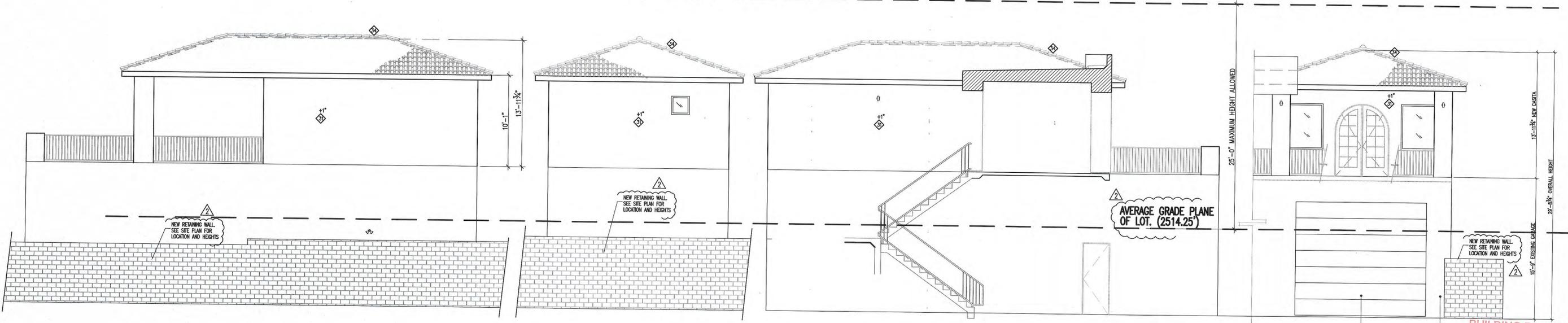
LAS VEGAS, NEVADA 89120 OFFICE (702) 597-5597 FAX (702) 597-5598



(3) GARAGE REAR ELEVATION
SCALE: 3/16" = 1'-0"

(2) GARAGE LEFT ELEVATION
SCALE: 3/16" = 1'-0"

(1) GARAGE FRONT ELEVATION
SCALE: 3/16" = 1'-0"



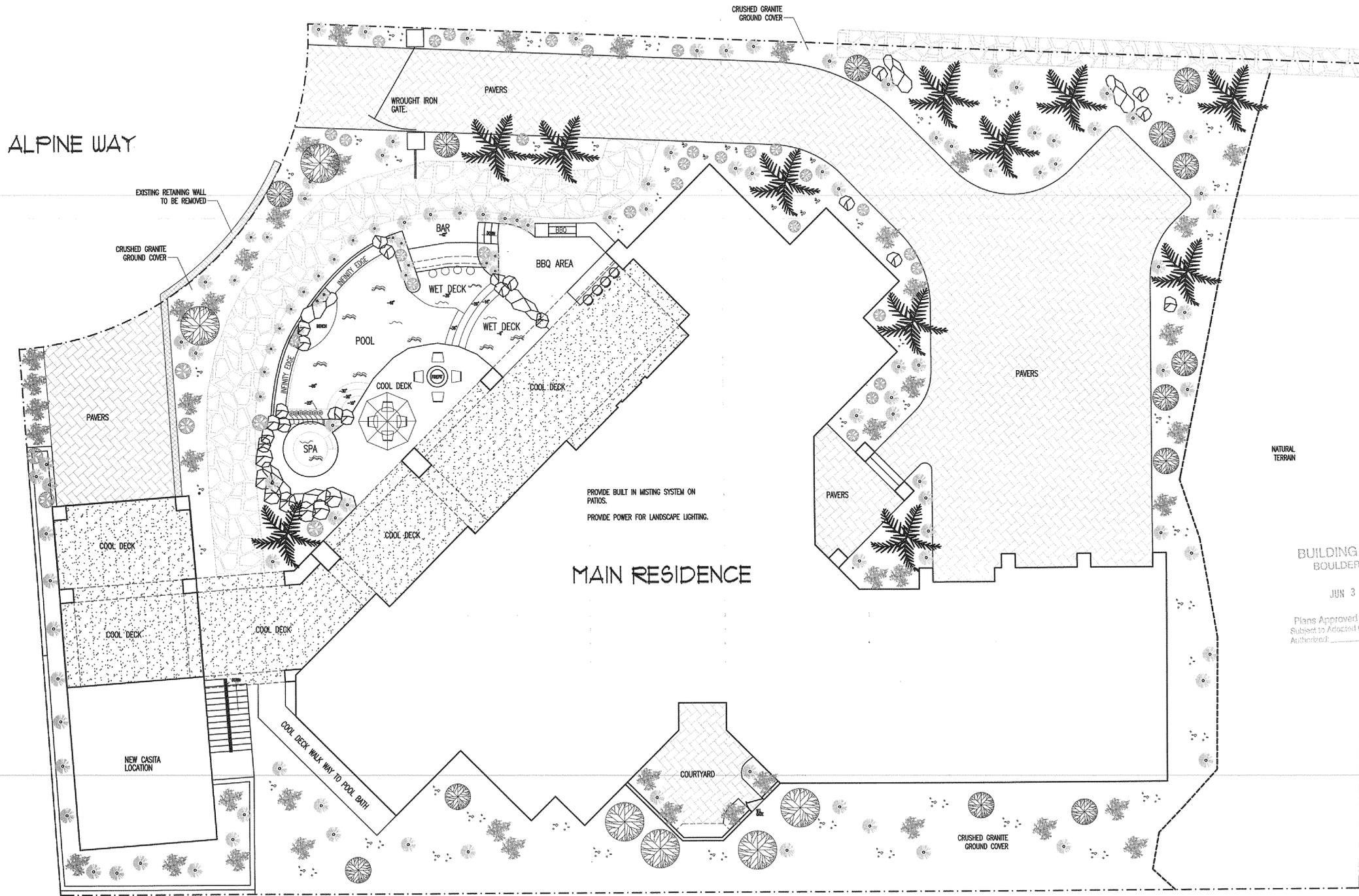
(4) CASITA RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

(3) CASITA REAR ELEVATION
SCALE: 3/16" = 1'-0"

(2) CASITA LEFT ELEVATION
SCALE: 3/16" = 1'-0"

(1) CASITA FRONT ELEVATION
SCALE: 3/16" = 1'-0"

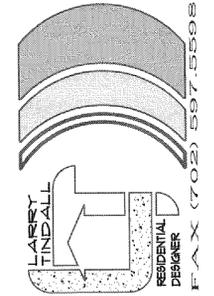
| AVERAGE GRADE PLANE HEIGHT INFO. | |
|--|----------------|
| AVERAGE LOW POINT OF LOT: | 2510.63' |
| AVERAGE HIGHEST POINT OF LOT: | 2517.88' |
| AVERAGE GRADE PLANE: | 2514.25' |
| FINISHED FLOOR HEIGHT: | 2521' |
| AVERAGE HEIGHT OF HIGHEST ROOF: | 24'-6" |
| ALLOWABLE HEIGHT OVER AVERAGE GRADE PLANE: | 25' (2539.25') |



BUILDING DIVISION
BOULDER CITY, NV
JUN 30 2015
Plans Approved for Construction
Subject to Adopted Rules & Ordinances
Authorized: *[Signature]*

REVISED #2
CITY OF BOULDER CITY
BUILDING DEPARTMENT
RECEIVED
MAR - 4 2015
BOULDER CITY, NEVADA

NORTH
 POOL / LANDSCAPE CONCEPT
SCALE: 1/8" = 1'-0"



SCHAMS RESIDENCE
BOULDER CITY, NEVADA
LARRY TINDALL
REGISTERED PROFESSIONAL DESIGNER
STATE OF NEVADA
© ALL RIGHTS RESERVED BY DESIGNER. DO NOT SCALE DRAWINGS.

| REV/CHK | DATE | NOTES |
|---------|---------|-----------------------------|
| Δ | 4-20-09 | BOULDER CITY BUILDING DEPT. |

LANDSCAPE CONCEPT

JOB NO: 0650
FILE NAME: XX
DATE: 3-26-09
UPDATE: XX

L-1

3551 E. RUSSELL ROAD SUITE G, LAS VEGAS, NEVADA 89120

1321 Alpine Drive, 2016-08-10



Location Map for 1321 Alpine Drive



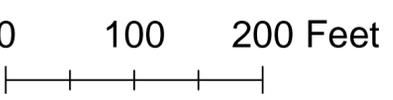
Legend

- City Limits
- Municipal Airport
- City Parks
- Golf Courses
- Cemeteries
- Lake Mead
- Lake Mead National Recreation Area

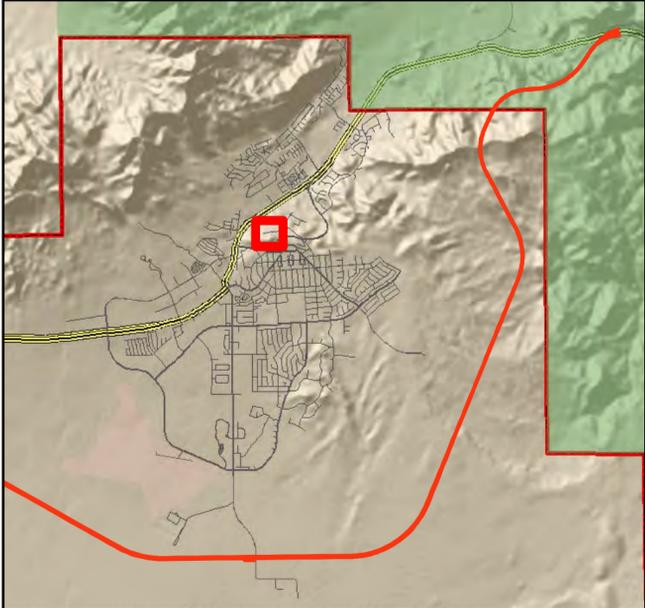




0 100 200 Feet



Map created by:
 Brok Armantrout, Director
 Community Development Department
 City of Boulder City, Nevada
 August 10, 2016



RATING BY THE ALLOTMENT COMMITTEE FOR SINGLE-FAMILY DWELLINGS *

APPLICANT: Brother Sonny, LLC

AFDA-16-187

ADDRESS/PROJECT: 1321 Alpine Drive

11-41-10.E: The Allotment Committee shall examine each application for dwellings and rate it by award of points as stated for each factor described below and applicable to the proposed development.

RATING ON DEVELOPMENT APPLICATION

POINTS

CRITERIA

MAX.

RATING

| | | | |
|---|---|----|--|
| 1 | Architectural design quality as indicated by the architectural elevations of the proposed structures judged in terms of architectural style, size, height and innovations. | 10 | |
| 2 | Innovative site design quality as indicated by a lot layout, orientation of units on the lots, blending of construction to the natural landscape, and similar site design considerations. | 20 | |
| 3 | Site design quality as indicated by the amount and character of landscaping, screening and color of buildings. | 10 | |
| 5 | Site and architectural design quality as indicated by the amount of private safety and security provided in the design of the development and in individual structures. | 5 | |
| | TOTAL POINTS: | 45 | |

MAX.
POINTS

TOTAL
POINTS

Member Name, PRINT: _____

Member Name, SIGN: _____

Date of Meeting: 8/29/2016

* The Allotment Committee has established a policy to only utilize City Code criteria 11-41-10.E.1, 2, 3 and 5 when evaluating individual single-family allotment requests.