

**Planning & Development Department  
Scanning Cover Sheet**

Case No            Z-0054-84 (6)

APN                163-08-711-051

Location           3148 Waterside Cir

Applicant          Paul Sallenback

Subject

Plot Plan review.



FILE HISTORY

[illegible]

# AGENDA

*City of Las Vegas*

July 9, 1987

## PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

### 28. PLOT PLAN REVIEW - Z-54-84(6)

Applicant: PAUL SALLENBACK  
 Application: To allow a 10 foot rear yard setback where 15 feet is required.  
 Location: 3148 Waterside Circle  
 Zone: N-U (under Resolution of Intent to R-PD7)

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the plot plan.

103-08-711-051

Bugbee -  
 APPROVED, subject to staff's conditions and approval from The Lakes Homeowners Association. Unanimous

MR. FOSTER stated this is for a proposed patio cover to the rear of an existing residence. Staff recommended approval, subject to the condition.

PAUL SALLENBACK, 3148 Waterside Circle, represented the application. The Homeowners Association has approved this request.

This is final action.

(8:44-8:46)

ARC APPROVAL & NOTICE

Z-34-87(6)  
Rc. 7/20/87 R.P.

Circle

**APPROVED**  
The Architectural Review Committee has reviewed Paul Sallenback, 3148 Waterside plans and specifications for the new home on Lot 13, Blk. 3, Lakeview. It finds that the plans are in substantial compliance and conform with the Architectural Guidelines, noting the following exceptions and requirements:

Approve patio cover, landscape and fences subject to standard requirements, including the City of Las Vegas.

For protection of individual homeowners, the boats, and the lake, owners must have boats approved for lake use, and no boat will be approved unless an approved dock has been built. No boats are allowed to dock at the seawall, regardless of draft depth, and may only dock at approved docks. Docks must cantilever out over the water a minimum of 5' or a maximum of 6', and a minimum dock width parallel to bulkhead will be 10'.

With the exception of ARC Approved Boat Dock design, no structure or object can be built within the 10' easement adjacent to the bulkhead that may penetrate more than 2' below finish grade as established at 2696' above sea level at the top of the bulkhead wall. No attachments may be made on or to the bulkhead wall excepting those attachments as required by approved ARC dock designs.

No trees may be planted within the 10' easement from the edge of the bulkhead, to control view obstruction and roots that may damage the Lake. Grass or low growing plants, may be planted if they do not exceed 4' in height at maturity.

No fences allowed within 15' of seawall unless they are decorative wrought iron, not to exceed 6' in height and with uprights spaced no less than 4", or more than 6" apart.

When plans are submitted for approval to the ARC, a -0- cash deposit or bond is required for protection of the Lake while your property is under construction. If you have not submitted the deposit, please do so immediately, payable to West Sahara Investments, Inc. Upon completion of the work, and if no portion of the deposit has been used to repair any damage to the Lake or bulkhead, the full amount of the deposit, plus 5% will be refunded, upon notification of completion of the work and final inspection by the ARC.

You are further advised that any deviation from the approved ARC plans and specifications as it affects the size of any construction, location, or the exterior, including landscaping, must also be approved by the ARC, as well as obtaining the required City of Las Vegas Planning and Building Departments approvals and permits prior to commencement of construction. Any deviations, or changes, without prior approval may require removal of same at your own expense. ARC approval does not substitute or circumvent the required City of Las Vegas rules, regulations, and permits, as the ARC approval only applies to The Lakes Association.

Your attention is drawn specifically to Article VI, Section 2, Sub-paragraph (b), (f), and (g) of the CC&R's, which is set out on pages 21, 22 and 23 thereof.

ARCHITECTURAL REVIEW COMMITTEE

*Russell Dorn*  
Russell Dorn, Chairman

June 25, 1987  
Date

THE LAKES AT WEST SAHARA

Architectural Review Committee  
Application for Approval

Date JUNE 11, 1987

Owner's Name Paul Sallenback

Address 3148 Waterside Cir

Lot Number 13-BK 3 Resid. Phone 363-1002

Bus. Phone \_\_\_\_\_

Preliminary Submittal: \_\_\_\_\_  
Final Submittal: X

CHECK ONE

Items submitted for approval:

- ☐ New residence
- ☐ Modification to residence
- ☒ Landscaping
- ☒ Fences, retaining walls,  
raised planters

X Other - describe \_\_\_\_\_

Patio COVER

Architect's Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_

Builder/Contractor's Name BEN CASS CONST

Address 4320 W. Arby Ave

LAS VEGAS, NV 89118

Telephone 361-5351

Lot size \_\_\_\_\_

Square Footage:      Inside Living Area \_\_\_\_\_  
                         Garage Area \_\_\_\_\_  
                         Auxiliary Structure \_\_\_\_\_  
                         Total Area Covered  
                         by Structures \_\_\_\_\_  
                         (include accessory buildings, pools  
                         and porches)

Number of stories in Height \_\_\_\_\_

Height at highest point  
(per height limit regulations) \_\_\_\_\_ feet

Fencing: Height      6 Length 120'  
                 Material      6x6x16 white slump stone  
                 Finish \_\_\_\_\_

Roof:      Material \_\_\_\_\_  
                 Color \_\_\_\_\_

Building  
Exterior: Materials \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Color  
Scheme:      Exterior Walls \_\_\_\_\_  
                 Trim \_\_\_\_\_  
                 Roof material color \_\_\_\_\_  
                 Other \_\_\_\_\_

Walkways/patios/driveway  
☒ Concrete with broom finish  
\_\_\_\_ Concrete with rock salt finish  
\_\_\_\_ Concrete with exposed aggregate finish  
\_\_\_\_ Stamped concrete  
\_\_\_\_ Brick (note color) \_\_\_\_\_  
\_\_\_\_ Stone (note color) \_\_\_\_\_  
\_\_\_\_ Mexican tiles  
\_\_\_\_ Railroad ties  
\_\_\_\_ Wood deck  
\_\_\_\_ Other \_\_\_\_\_  
\_\_\_\_\_

Three (3) complete sets of working plans which include plot plans, building floor plans, complete building elevations, dock, grading and improvement plans, and specifications must be filed with this application. Samples of roofing material and exterior color samples must be submitted and approved before use. Additionally, landscape plans (including hard-scape and softscape) must be included with the final submittal.

Signature of Owner(s): *Paul J. ...*

Date: \_\_\_\_\_

Signature of Owner's Agent: \_\_\_\_\_

Date: \_\_\_\_\_

Architectural Review  
Committee Action:

ARCHITECTURAL CONTROL  
COMMITTEE

*Russell D. ...*  
*Approved 7/1/87*

Date: \_\_\_\_\_

Fee(s) Paid: \_\_\_\_\_

MAYOR BILL BRIARE

COUNCILMEN  
RON LURIE  
AL LEVY  
BOB NOLEN  
W. WAYNE BUNKER

CITY MANAGER  
ASHLEY HALL



# CITY of LAS VEGAS

June 29, 1987

Mr. Paul Sallenback  
3148 Waterside Circle  
Las Vegas, Nevada 89117

RE: 7-54-84(6) - PLOT PLAN REVIEW

Dear Applicant:

Please be advised your request as referred to above will be considered by the City Planning Commission at its regular meeting on July 9, 1987.

This meeting will be held at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:erh

Enclosure



TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT:

2-54-84

PAUL SALLOWBACK

RECEIVED  
JUN 29 1987  
PLANNING AND  
DEVELOPMENT

- ☒ 1. No objections
- ☐ 2. Fire hydrants to be installed within 500/600 feet of the building or existing hydrant.
- ☐ 3. Fire hydrants to be installed in accordance with current fire code adopting ordinance.
- ☒ 4. Fire flow requirements to be determined when construction plans are submitted.
- ☐ 5. Hydrants are to be installed and charged with water before construction begins.
- ☒ 6. Must meet requirements of Uniform Fire Code.
- ☐ 7. Dead end fire lanes not to exceed 150'.
- ☐ 8. Minimum turning radius of 45' 6".
- ☐ 9. Crash gate(s) shall be approved by the Fire Department prior to installation. Said gates shall be a minimum of 15 feet in width. Gates shall be over an all weather road surface. Any chain or locks used to secure such gates shall no be no larger than 3/8 of an inch in diameter.
- ☐ 10. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER:

- ☐ 1. Provide this department with information on the available water in the immediate area of building project (water analysis).
- ☐ 2. Provide information on: Height of buildings; type of construction; type of roof covering; and ground floor square footage so that we may determine your exact fire flow needs.
- ☐ 3. The required fire flow shall be available at the most remote hydrant
- ☐ 4. Peak demands of domestic and irrigation water must be considered in water analysis.

COMMENTS:

Donald J. Turner FIRE INSPECTOR 6/29/87

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

June 26, 1987

TO:

Harold P. Foster, Director  
Department of Community Planning  
and Development

FROM:

Charles Kajkowski, P.E.  
City Planning Engineer  
Department of Public Works

SUBJECT:

Comment Re:

Plot Plan Review  
Paul Sallenback  
Z-54-84

COPIES TO:

Richard D. Goecke  
C. E. Gilpin

Previous Action: A-5-87(A)  
PM-22-87

1. No objection.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

June 24, 1987

TO:

Department of Community  
Planning and Development

FROM:

Department of Building and Safety

SUBJECT:

Z 54-84 Plot Plan Review  
Paul Sallenback  
Parcel No. 440-49E-064

COPIES TO:

RECEIVED  
JUN 26 1987  
PLANNING AND  
DEVELOPMENT

In answer to your memorandum of June 19, 1987

on the above zone request at 3148 Waterside Circle

this department has no objections provided all required permits and inspections are obtained.

## INTER-OFFICE MEMORANDUM

June 19, 1987

## TO:

PUBLIC WORKS  
BUILDING & SAFETY DEPARTMENT  
FIRE SERVICES  
LAND DEVELOPMENT

## FROM:

HAROLD P. FOSTER, DIRECTOR  
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

## SUBJECT:

PLOT PLAN REVIEW - Z-54-84 (6)  
PAUL SALLENBACK

## COPIES TO:

A request for a plot plan review has been received on the following described property:

3148 Waterside Circle

Parcel No.: 440-49E-064

Zone: N-U (under Resolution of Intent to R-PD7)

Application: To allow a 10 foot rear yard setback where 15 feet is required.

CITY PLANNING COMMISSION MEETING: July 9, 1987

Your remarks regarding this application should be received prior to

June 29, 1987.

HPF:erh

Attachment (Plot Plan)

## INTER-OFFICE MEMORANDUM

6/19/87

|                                                                                                                                                                                                                                                                                                    |                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| <b>TO:</b><br>PUBLIC WORKS: <input checked="" type="checkbox"/> ED BYRGE, RIGHT-OF-WAY<br><input checked="" type="checkbox"/> GEORGE FERRIS, ELEC. DIVISION<br>BUILDING AND SAFETY DEPARTMENT<br>FIRE SERVICES - RAY PEEPLES<br><input checked="" type="checkbox"/> LAND DEVELOPMENT - GIL OR TURK | <b>FROM:</b><br>HAROLD P. FOSTER, DIRECTOR<br>DEPARTMENT OF COMMUNITY PLANNING<br>AND DEVELOPMENT |
| <b>SUBJECT:</b><br><i>Plot Plan</i><br><del>ZONING RECLASSIFICATION</del> <i>REVIEW</i><br>APPLICANT: <i>Paul Salkenback</i><br>Z-54-84(6) FROM: N-11 <i>ROE</i> TO:<br><i>R-PDF</i>                                                                                                               | <b>COPIES TO:</b><br>HOWARD NULL, ADVANCED PLANNING                                               |

This is concerning a request for reclassification on the following described property:

*3148 Waterside Circle, W. of Lake East Dr., N.W. of  
Desert Inn Rd. & Durango Dr.*

Parcel No.: *440-496-064*

Proposed Use: *Covered patio w/in REAR setback*

CITY PLANNING COMMISSION MEETING: *July 9, 1987*

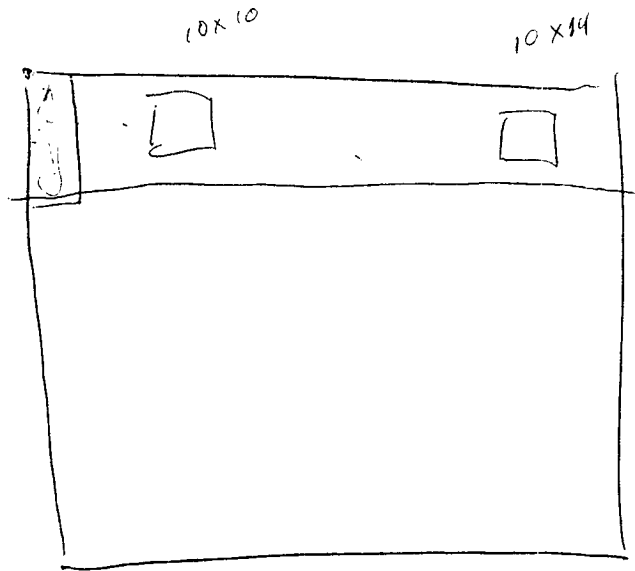
Your remarks regarding this application should be received two weeks prior to the meeting.

HPF:erh

Attachment: (Plot Plan)

525 Prescott N-32-2

R-E



DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME Paul Sallenback  
 REPRESENTATIVE'S NAME \_\_\_\_\_  
 ADDRESS 3148 Waterside Circle LV, NV 89117  
 PHONE \_\_\_\_\_

AGENT: NAME \_\_\_\_\_  
 REPRESENTATIVE'S NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 PHONE \_\_\_\_\_

TYPE OF APPLICATION:

- ☐ ZONING RECLASSIFICATION  
☐ VARIANCE  
☐ USE PERMIT  
☒ PLOT PLAN REVIEW Z-54-84(6)  
☐ OTHER: \_\_\_\_\_

ZONING: EXISTING N-U ROI R-PDF PROPOSED \_\_\_\_\_  
 LAND USE: EXISTING RESIDENTIAL  
 PROPOSED \_\_\_\_\_

PAST ACTIONS:

CASE NO. Z-54-84 ACTION App'd. DATE 8/15/84  
 CASE NO. \_\_\_\_\_ ACTION \_\_\_\_\_ DATE \_\_\_\_\_  
 CASE NO. \_\_\_\_\_ ACTION \_\_\_\_\_ DATE \_\_\_\_\_

DISTRICT MAP NO. Q-8-6 ASSESSOR'S PARCEL NO. 440-49E-064  
 FLOOD ZONE "A": YES \_\_\_\_\_ NO ✓

GENERAL LOCATION: 3148 Waterside Circle, W. of Lake  
East Dr., N.W. of Desert Inn Rd. & Durango Dr.

SPECIAL NOTICE REQUIRED: YES \_\_\_\_\_ NO ✓

IF YES: \_\_\_\_\_

IN DOWNTOWN REDEVELOPMENT AREA: YES \_\_\_\_\_ NO ✓

CHECKED BY: R.P. DATE 6/19/87

GENERAL RECEIPT NO. 18140 CASE NO. Z-54-84(6)

3148 Waterside Circle  
Las Vegas, Nevada 89117  
June 17, 1987

Department of Community  
Planning and Development  
City of Las Vegas  
400 Stewart Avenue  
Las Vegas, Nevada

Dear Sirs:

I submit hereby my formal request for a "Plot Plan Review" with respect to my new home at 3148 Waterside Circle, Las Vegas, Nevada. This request is to permit a covered patio at the rear of my home, and to allow a change from what I understand is a 15 foot setback requirement to a 10 foot setback.

I respectfully submit the following in support of what I consider a reasonable request:

1. The rear elevation of my property is approximately 25 feet above Lake Sahara Drive, which is separated from my property by a 30 foot or more common area immediately east of my property.
2. The subdivision immediately to the east of Lake Sahara Drive, zoned R-PD 4 allows a 10 foot rear setback.
3. The permissible height restriction for sideyard fences is 6 feet and an 8 foot patio cover will not interfere with adjacent property owners use and enjoyment of their properties.
4. Due to the depth of my back yard, restricting me to a 15 foot setback will in effect restrict me to a 4-5 foot patio and severely hamper my use and enjoyment of my property, since such a narrow patio is restrictive and would provide negligible relief from the elements.
5. The Home Owners Association for the development closely monitors the total environs and would not permit anything it considers to be detrimental to other residents--and I have received informal approval of my proposed development, including the projected 10 foot covered patio.

PPR 2-54-B4 (6)  
P/C GR 1/9/87  
18/40  
6/19/87

6. Since I have no neighbors to the rear of my home I suggest that there is no one who would be adversely affected who would normally be in the category for whom such rear setback limits are intended and designed to consider.

7. Further, as I am required to spend considerable time in a wheel-chair, being an amputee, the use of a functional patio is very beneficial and theraputic to me personally.

It is my sincere request that you will, upon reviewing all of the information presented, allow the applicable setback requirement to be changed in this instance.

Enclosed is the \$ 25.00 fee required for this Review.

I thank you for you kind consideration of this request and look to your response at your earliest convenience.

Yours very truly

*Paul Sallenback*  
Paul Sallenback

MAYOR RON LURIE

COUNCILMEN  
BOB NOLEN  
W. WAYNE BUNKER  
STEVE MILLER  
ARNIE ADAMSEN

CITY MANAGER  
ASHLEY HALL



# CITY of LAS VEGAS

July 17, 1987

Mr. Paul Sallenback  
3148 Waterside Circle  
Las Vegas, Nevada 89117

RE: Z-54-84(6) - PLOT PLAN REVIEW

Dear Mr. Sallenback:

Your request for a Plot Plan Review to allow a 10 foot rear yard setback where 15 feet is required on property located at 3148 Waterside Circle, N-U Zone (under Resolution of Intent to R-PD7), was considered by the Planning Commission on July 9, 1987.

The Planning Commission unanimously voted to APPROVE your request, subject to:

1. Conformance to the Plot Plan.
2. A letter of approval be submitted from the Homeowners Association.

The action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

A handwritten signature in black ink, appearing to read "Harold P. Foster". The signature is fluid and cursive, with a large, sweeping "H" and "F".

HAROLD P. FOSTER, DIRECTOR

HPF:erh

