

**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

Page 30

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

Circle

APPROVED
20120 1987
EXCERPTS
PLANNING

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): *[Signature]*

Date: _____

Signature of Owner's Agent: _____

Date: _____

Architectural Review
Committee Action:

ARCHITECTURAL CONTROL
COMMITTEE

Russell D. [Signature]
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

A handwritten signature in black ink, appearing to read "Harold P. Foster". The signature is fluid and cursive, with a long horizontal stroke at the end.

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

TO: PUBLIC WORKS: ☒ ED BYRGE, RIGHT-OF-WAY ☒ GEORGE FERRIS, ELEC. DIVISION BUILDING AND SAFETY DEPARTMENT FIRE SERVICES - RAY PEEPLES ☒ LAND DEVELOPMENT - GIL OR TURK	FROM: HAROLD P. FOSTER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT: <i>Plot Plan</i> ZONING RECLASSIFICATION <i>REVIEW</i> APPLICANT: <i>Paul Salkenback</i> Z-54-84(6) FROM: N-11 <i>ROE</i> TO: <i>R-PDF</i>	COPIES TO: 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.: *440-49E-064*

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

CITY PLANNING COMMISSION MEETING: *July 9, 1987*

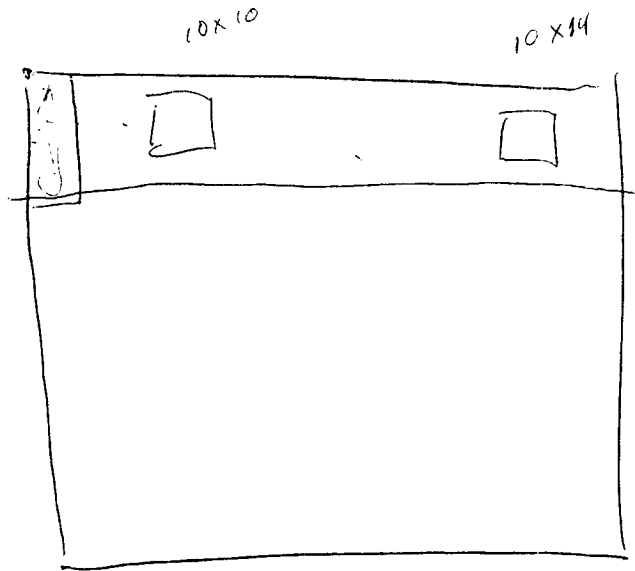
Your remarks regarding this application should be received two weeks prior to the meeting.

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 2-54-84 (6)
P/C 1/9/87
GR 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

HAROLD P. FOSTER, DIRECTOR

HPF:erh

