

PLANNING AND DEVELOPMENT DEPARTMENT SCANNING COVER SHEET

Case No: V-0130-84

APN: 125-14-603-009

Location: NEC Maverick St and Donald Nelson Ave

Applicant: Mr. & Mrs. Ronald A. Robker

Project Name:

To allow the following deviations: 1) construction of 4140+ sq ft barn which will exceed sq ft size of main dwelling; 2) height of horse barn (approx 15') to exceed height of main dwelling; 3) construction of horse barn prior of completion of main dwelling; 4) corral to be 5' from side and rear property lines where 25' required; and 5) 6' high chain link fence in front yard where only 4' allowed.



FILE HISTORY

[illegible]

INTERDEPARTMENT DISTRIBUTION LIST

	DATE SENT	DATE RETURNED	C O M M E N T S
BUILDING DEPARTMENT	11/30/84	12/4	See memo
	↓		↓
FIRE SERVICES		12/11	
DESIGN & DEVELOPMENT	↓	12/5	
RT of Way	—	12/4	↓
POLICE DEPARTMENT			
LICENSE DEPARTMENT			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. V-130-84

PROPERTY OWNERS

PROTESTS

APPROVALS

- 3570 Archer Ave
1. John Reuther, Chicago, Ill
68609
 2. owns - 200-01E-340-014
 3. Neal Masters - Appeared
 - 4.
 - 5.
 - 6.
 - 7.
 - 8.
 - 9.
 - 10.
 - 11.
 - 12.
 - 13.
 - 14.
 - 15.
 - 16.
 - 17.
 - 18.
 - 19.
 - 20.

FILE NO. V-130-84

NOTICE OF PUBLIC HEARING

DECEMBER 27, 1984

Notice is hereby given that on DECEMBER 27, 1984, at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-130-84 MR. & MRS. RONALD A. ROBKER FOR A VARIANCE TO ALLOW THE FOLLOWING DEVIATIONS:

1. CONSTRUCTION OF A 4140+ SQUARE FOOT BARN WHICH WILL EXCEED THE SQUARE FOOT SIZE OF THE MAIN DWELLING;
2. THE HEIGHT OF THE HORSE BARN (APPROXIMATELY 15 FEET HIGH) TO EXCEED THE HEIGHT OF THE MAIN DWELLING.
3. CONSTRUCTION OF THE HORSE BARN PRIOR TO COMPLETION OF THE MAIN DWELLING;
4. THE CORRAL TO BE 5' FROM THE SIDE AND REAR PROPERTY LINES WHERE 25' IS REQUIRED.
5. A 6' HIGH CHAIN LINK FENCE IN THE FRONT YARD WHERE ONLY 4' IS ALLOWED.

THE ABOVE REQUEST IS ON PROPERTY LOCATED AT THE NORTHEAST CORNER OF MAVERICK STREET AND DONALD NELSON AVENUE IN ZONING DISTRICT R-E.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE
SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4),
SECTION 14, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M.

Any and all interested persons may appear before the Board of Zoning Adjustment, either in person or by representative, and object to or express approval of the proposed VARIANCE, or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, Director

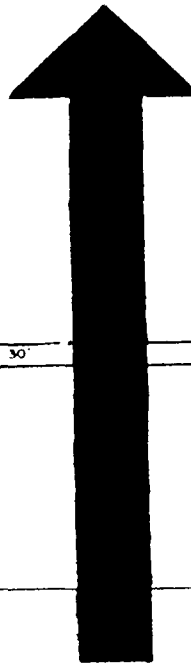
HPF:jcd

(The information contained above is considered to be accurate; however, there may be minor variations involved. A complete, detailed legal description is on file in the Department of Community Planning and Development.)

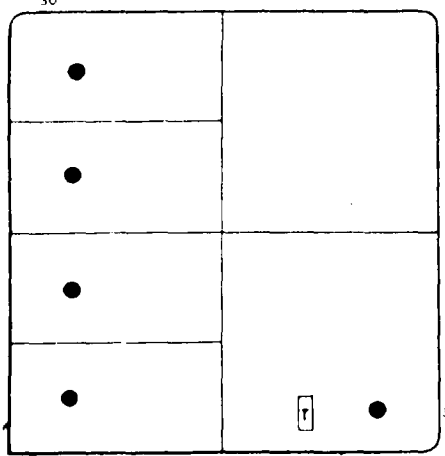
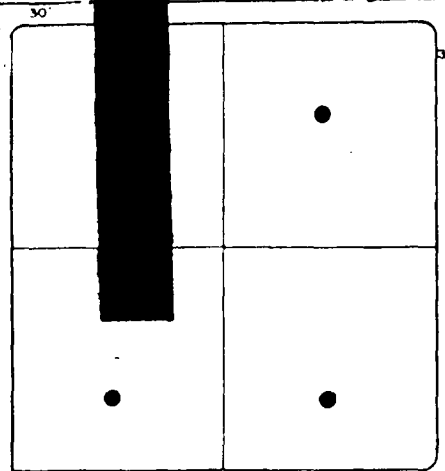
(SEE LOCATION MAP ON REVERSE SIDE)

COUNTY

N



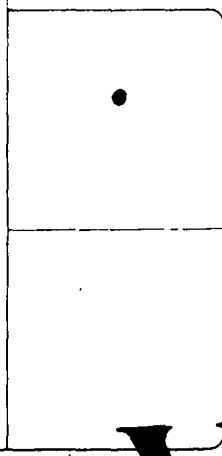
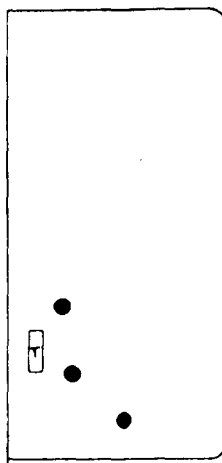
TORRY PINE DR



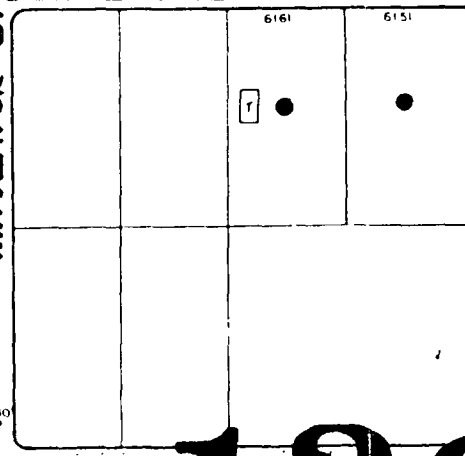
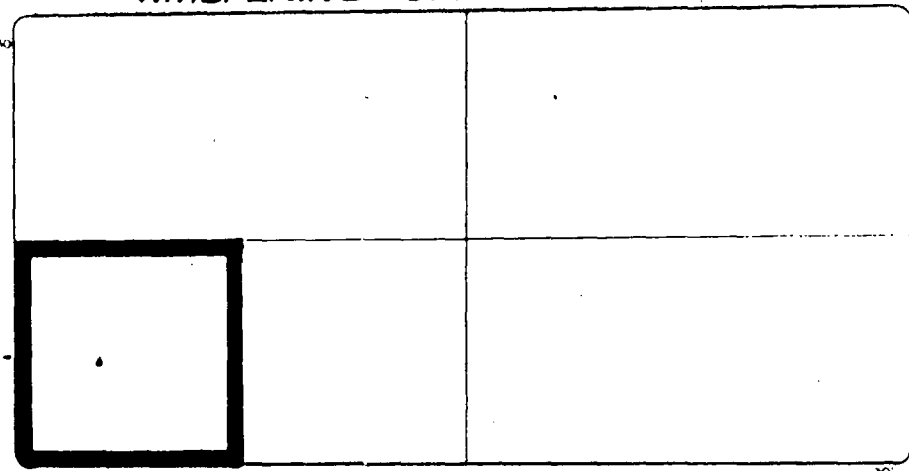
FARM

40'
40'

MAVERICK ST



DONALD NELSON AVE



WHISPERING SPRINGS DR

JONES BLVD

V-130-84

RD.

7

COUNTY

6 7



480-58

OIE-32

480-59

480-60

DR.

TORREY PINES

COUNTY

STREET

WHISPERING

SPRINGS

DRIVE

DONALD

NELSON

AVENUE

BLVD.

JONES

VD.

Reduced

RE

Consists horse barn to proceed
24' FARM of main dwelling
prior to completion.

2) 6' chain link fence in front where 4' is allowed
3) 5' setback of corral where 25' is req'd.

V-130-84

OIE-34

APPLICATION FOR VARIANCE

TO THE BOARD OF ZONING ADJUSTMENT:

Pursuant to Chapter 19.88, Title 19, of the Las Vegas City Code, as amended, the undersigned owner(s) of record of the property hereinafter described, hereby present(s) this application requesting that certain property be allowed to deviate from the zoning requirements as herein described. Also, accompanying this application is the prescribed fee of \$100.00.

The undersigned, Mr. & Mrs. Ronald A. Robker, the Owner(s), respectfully petition(s) for a special Variance to allow

1.) The construction of a Horse Barn which will exceed the square foot size of the main dwelling. 2.) The height of the Horse Barn

will exceed the height of the main dwelling. 3.) Construction

of the Horse Barn prior to completion of the main dwelling, and

4.) Set back for ~~Arena~~ ^{SEPARATE} OF 5' where 25' 15' REQ'D 5) 6' CHAIN LINK FENCE IN FRONT WHERE 4' IS ALLOWED

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS ARE HEREWITH SUBMITTED:

The property is situated at NE Corner of Maverick & Donald Nelson, between

_____ and _____, in Zoning

District R-E. Said property is legally described as follows, to wit:

W $\frac{1}{2}$, S $\frac{1}{2}$, NW $\frac{1}{4}$, SE $\frac{1}{4}$, NE $\frac{1}{4}$, Section 14, Township 19, Range 60 East, MDB-8-M.

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We), the undersigned, being duly sworn, depose and say that (I am, we are) the (owner, owners) of record of the property involved in this application, that the information on the attached map and all plans, drawings, and sketches attached hereto and all statements and answers contained herein are in all respects true and correct to the best of (my, our) knowledge and belief.

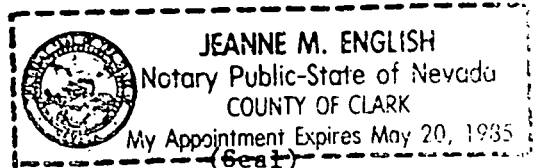
(SIGNED IN INK)

Las Vegas, NV

Ronald A. Robker 7701 North Maverick 89131 645-4070
SIGNATURE(S) OF OWNER(S) OF RECORD MAILING ADDRESS ZIP CODE PHONE NO.

Subscribed and sworn to before me this 20th day of November, 1984.

Jeanne M. English
Notary Public in and for said County and State



SEE REVERSE SIDE FOR PLOT PLAN SPECIFICATIONS AND FURTHER INFORMATIONAL REQUIREMENTS, INCLUDING THE ENVIRONMENTAL INFORMATION STATEMENT.

11-20-84
C.Y. + map to
LDS - JES

FOR DEPARTMENT OF COMMUNITY DEVELOPMENT USE ONLY

This is to certify that the foregoing has been inspected by me and was filed with the office of the Secretary of the Board of Zoning Adjustment in accordance with the provisions of Chapter 19.88, Title 19, of the Las Vegas City Code.

Filing Fee: \$ 100.00

Received by: Leo Comeau

Receipt No.: GR # 60616

CASE NO: V-130-84

Date: 11/20/84

BZA 12/21/84

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUEST

511-50

Date _____

Page _____ of _____

Requested by:

Organization CITY OF LAS VEGAS Name Les Comeau

Department COMMUNITY DEVELOPMENT Phone 386-6301 Ext. _____

I. D. Code V-130-84 Date to Be Completed _____

Remarks _____

Information Needed:

1. Labels ☒ XXX No. of Sets ☒ 2 Label Tape ☐

2. Print Format: No Print (A) ☐ Valuation (F) ☐

Name, Address, Legal Description (G) ☒ XXX

3. Selection by Tax District (List Tax Districts Needed):

4. Selection by Partial Parcel Number: Parcel Bk (3 char.) Page (5 char.),
Partial Page (6 char.), Individual Parcel No. (9 char.)

Partial Page				Partial Page				Partial Page				Partial Page			
Book	Pge	Nmbr		Book	Pge	Nmbr		Book	Pge	Nmbr		Book	Pge	Nmbr	
01E	32	0	013	01E	33	0	009	480	59	0	003				
		018				020				012					
		020			34	0	006			018					
		029				007				024					
		030				014			60	0	002				
	33	0	001			015		- END -							
		005		480	58	0	002								
		006				003									
		007													

Assessor Approval _____ Billing No. _____

INTER-OFFICE MEMORANDUM

Date

DECEMBER 31, 1984

TO:

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

FROM:

CITY CLERK

SUBJECT:

APPEAL OR CITY COUNCIL REVIEW
INFORMATION ON BOARD OF ZONING
ADJUSTMENT ACTIONS

COPIES TO:

This is to certify the following action relative to the Board of Zoning Adjustment decision on the application of:

File No. V-130-84Applicant: MR. & MRS. RONALD A. ROBKERAppeal by applicant or any other aggrieved person: Yes ☐ No ☒Review requested by the City Council Yes ☐ No ☒1-16-85
DATECarl A. Hawley
CITY CLERKDEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT INFORMATION:

e of Board of Zoning Adjustment Action:

DECEMBER 27, 1984

day for filing an appeal by applicant
by other aggrieved person. (Appeal
is 11 days after the notice of BZA
is mailed to applicant.)

JANUARY 11, 1985

y for a review being requested by
Council. (Review period is 14
er the notice of BZA action is
applicant.)

JANUARY 14, 1984

RECEIVED
JAN 16 1985
PLANNING AND
DEVELOPMENT

END

City of Las Vegas

DECEMBER 27, 1984

BOARD OF ZONING ADJUSTMENT

Page 4

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

BOARD ACTION

ITEM

5. V-130-84 - MR. & MRS. RONALD A. ROBKER

Application of MR. & MRS. RONALD A. ROBKER for a Variance to allow the following deviations:

1. Construction of a 4140+ square foot barn which will exceed the square foot size of the main dwelling;
2. The height of the horse barn (approximately 15 feet high) to exceed the height of the main dwelling.
3. Construction of the horse barn prior to completion of the main dwelling;
4. The corral to be 5' from the side and rear property lines where 25' is required.
5. A 6' high chain link fence in the front yard where only 4' is allowed.

The above request is on property located at the northeast corner of Maverick Street and Donald Nelson Avenue in Zoning District R-E.

STAFF RECOMMENDATION: DENIAL

If approved, subject to the following conditions:

1. Conformance to the plot plan.
2. Execute a Special Improvement District Agreement for the future installation of off-site improvements on the adjoining streets as required by the Land Development and Flood Control Division of the Department of Community Planning and Development.
3. Standard Conditions 5, 7, and 8.

PROTESTS: 1 appeared

GILES

APPROVED, subject to staff's conditions.
Unanimous

Harold Foster stated the applicant was in the process of building a single-family home on the property and that he wanted to build a barn 15' high. The barn would be for the horses which he raises and would be higher than the house. Staff could not find any unusual circumstances to warrant this variance.

Ronald Robker and Edna Robker appeared on behalf of the application. They stated they also owned the property adjoining this parcel and that the barn would only be 22" higher than the house. They stated that they had 8 horses.

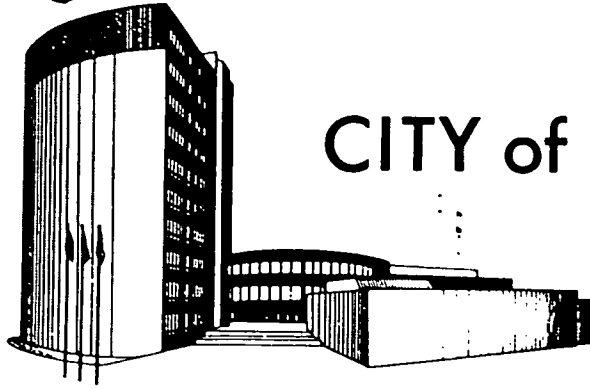
Neal Masters, 6151 Donald Nelson, appeared in opposition. He objected to them requesting five different variances.

(19:46 - 19:58)

MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 31, 1984

MR. & MRS. RONALD A. ROBKER
7701 N. Maverick
Las Vegas, Nevada 89131

Dear Mr. & Mrs. Robker:

RE: V-130-84

Your request for a Variance to allow with the following deviations:

1. Construction of a 4140+ square foot barn which will exceed the square foot size of the main dwelling;
2. The height of the horse barn (approximately 15 feet high) to exceed the height of the main dwelling.
3. Construction of the horse barn prior to completion of the main dwelling;
4. The corral to be 5' from the side and rear property lines where 25' is required.
5. A 6' high chain link fence in the front yard where only 4' is allowed.

was considered by the Board of Zoning Adjustment at its regular meeting on December 27, 1984. The above request is on property located at the northeast corner of Maverick Street and Donald Nelson Avenue in Zoning District R-E.

It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following condition:

1. Conformance to the plot plan.
2. Execute a Special Improvement District Agreement for the future installation of off-site improvements on Donald Nelson Avenue and Maverick Street as required by the Land Development and Flood Control Division of the Department of Community Planning and Development.



MR. & MRS. RONALD A. ROBKER

December 31, 1984

Page 2

RE: V-130-84

3. Satisfaction of City Code requirements and design standards of all City departments.
4. Repair any damage to the existing street improvements resulting from this development as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
5. Provision of fire hydrants and water flow as required by the Department of Fire Services.

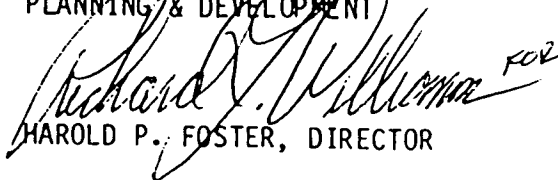
This action by the Board of Zoning Adjustment on December 27, 1984 is final unless an appeal, in writing, is filed with the City Clerk within eleven days of the date of this letter or there is a review action filed by the City Council within fourteen days of the date of this letter.

Building permits or business licenses cannot be acted upon until after the fourteen-day review period has elapsed or after the required hearing on any appeal or review.

An approved variance must be exercised within six months or it becomes null and void, unless a request for an Extension of Time is duly filed and approved by the Board within the six-month time limit.

Sincerely,

DEPARTMENT OF COMMUNITY
PLANNING & DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:jcd

cc: City Clerk
LD & FC
Design & Dev.

NOTICE OF PUBLIC HEARING

(D R A F T)

DECEMBER 27, 1984

(D R A F T)

Notice is hereby given that on DECEMBER 27, 1984, at 7:30 p.m. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-130-84

MR. & MRS. RONALD A. ROBKER FOR A VARIANCE TO ALLOW THE

FOLLOWING DEVIATIONS:

1. CONSTRUCTION OF A HORSE BARN WHICH WILL EXCEED THE SQUARE FOOT SIZE OF THE MAIN DWELLING; *A 140 ± SQ FOOT*
2. THE HEIGHT OF THE HORSE BARN TO EXCEED THE HEIGHT OF THE MAIN DWELLING; *(approximately 15 feet high)*
3. CONSTRUCTION OF HORSE BARN PRIOR TO COMPLETION OF THE MAIN DWELLING;
4. ~~THE CORRAL TO BE 5' FROM THE SIDE & REAR PROPERTY LINES~~ *A 5' SETBACK FOR THE CORRAL* WHERE 25' IS REQUIRED;
5. A 6' CHAIN LINK FENCE IN FRONT WHERE ONLY 4' IS ALLOWED. *HIGH ~ THE ~ YARD AREA*

THE ABOVE REQUEST IS ON PROPERTY LOCATED AT ~~THE NORTH~~ THE NORTH-EAST CORNER OF MAVERICK IN ZONING DISTRICT R-E. *STREET AND DONALD NELSON AVE*

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS ~~THE WEST HALF~~ A PORTION OF ~~(N 1/2) OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER~~ ~~AND~~ THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4), SECTION 14, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M.

(Initial) (Date)

D. PARTIN
R. WILLIAMS
R. CLEMMER
H. FOSTER

dp
[Signature]
[Signature]
[Signature]
[Signature]

11/30/84
11/29/84

THIS FILE MUST BE RETURNED TO JOANNA

BY: FRIDAY, DEC. 7, 1984

THANKS

Any and all interested persons may appear before the Board of Zoning Adjustment, either in person or by representative, and object to or express approval of the proposed VARIANCE/USE PERMIT, or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HPF:jcd

HAROLD P. FOSTER, DIRECTOR

(The information contained above is considered to be accurate; however, there may be minor variations involved. A complete, detailed legal description is on file in the Department of Community Planning and Development.)

(D R A F T - DATED 11/29/84)

INTER-OFFICE MEMORANDUM

Date

December 4, 1984

TO: Community Planning and Development

FROM: Design and Development

SUBJECT: Mr. & Mrs. Ronald A. Robker
V-130-84

COPIES TO: Land Development & Flood Control
Right-of-Way
Survey
Traffic Engineering

RECEIVED
DEC 5 1984
PLANNING AND
DEVELOPMENT

Your memorandum dated November 29, 1984 requested comments from this department prior to December 12, 1984 concerning the application submitted by Mr. and Mrs. Ronald A. Robker for a variance to allow the following deviations:

1. Construction of a horse barn which will exceed the square foot size of the main dwelling;
2. The height of the horse barn to exceed the height of the main dwelling;
3. Construction of the horse barn prior to completion of the main dwelling;
4. A five (5) foot setback for the corral where twenty-five (25) feet is required;
5. A six (6) foot chain link fence in front where only four (4) feet is allowed.

The above applicant is on property located at 7701 North Maverick Street in a zoning district designated R-E (Residence Estates).

This department requests that the following be made conditions of approving this application:

1. Execute a Special Improvement District Agreement for the installation of off-site improvements when warranted.

C. D. Peterson
C. D. Peterson, R.L.S.

CDP/lm

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

December 4, 1984

TO:

Doug Peterson, Chief
Survey Department

FROM:

N. Miller
Nancy Miller
Assistant Right of Way Agent

SUBJECT:

V-130-84
Robker

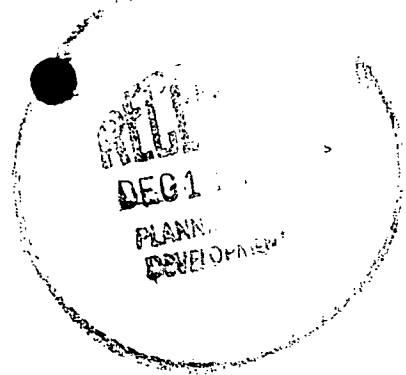
COPIES TO:

Bob Clemmer

RECEIVED
DECO 4 1984
PLANNING AND
DEVELOPMENT

This Department approves subject application.

All rights of way are O.K. as shown.



TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION BUREAU

SUBJECT: V-130-84

- ☒ 1. No Objections.
- _____ 2. Fire hydrant(s) to be installed when water is available to area.
- _____ 3. Fire hydrant to be installed within 300 feet of the building or existing hydrant.
- _____ 4. Fire hydrants to be installed in accordance with current fire code adopting ordinance.
- _____ 5. Fire flow requirements to be determined when final construction plans are submitted.
- _____ 6. Hydrants are to be installed and charged with water before construction begins.
- ☒ 7. Must meet requirements of Uniform Fire Code.
- _____ 8. Dead end fire lanes not to exceed 150'.
- _____ 9. Cul-de-sacs not to exceed 400'. Minimum turning radius of 45' 6".
- _____ 10. Crash gate(s) shall be approved by the Fire Department prior to installation.
- _____ 11. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER: _____

R. Pugh L
12/11/84

INTER-OFFICE MEMORANDUM

December 3, 1984

TO:

COMMUNITY PLANNING AND DEVELOPMENT

FROM:

DEPARTMENT OF BUILDING AND SAFETY

SUBJECT:

V-130-84

Robker

COPIES TO:

RECEIVED

DECO 4 1984 ▶

PLANNING AND
DEVELOPMENTIn answer to your memorandum of November 29, 1984,on the above variance request at 7701 North Maverick

_____.

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

INTER-OFFICE MEMORANDUM

Date

NOVEMBER 29, 1984

TO: LAND DEV. & FLOOD CONTROL (GIL GILPIN)
DEPARTMENT OF BUILDING & SAFETY
DEPARTMENT OF DESIGN & DEVELOPMENT
DEPARTMENT OF FIRE SERVICES

FROM: ROBERT C. CLEMMER
CHIEF OF ZONING
DEPARTMENT OF COMMUNITY
PLANNING & DEVELOPMENT

SUBJECT: REQUEST FOR COMMENTS RE:
VARIANCE # V-130-84 (Robker)
(OR)
USE PERMIT # -----

COPIES TO:

Subject Variance ~~or Use Permit~~ will be heard at the DECEMBER 27, 1984
Board of Zoning Adjustment Meeting (BZA).

We have attached all the pertinent information regarding this application,
including plot plans.

Your recommendations and comments prior to DECEMBER 12, 1984 (WEDNESDAY)
will be greatly appreciated.

Thank you.

RCC:jcd

Attachments:

1. Info. Sheet
2. Plot Plan

V-130-84

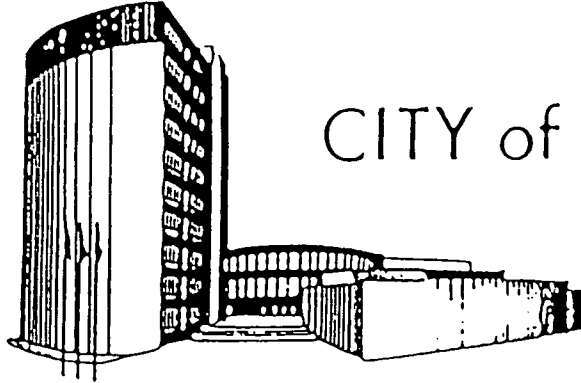
MR. & MRS. RONALD A. ROBKER FOR A VARIANCE TO ALLOW THE
FOLLOWING DEVIATIONS:

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SQUARE FOOT SIZE OF THE MAIN DWELLING;
2. THE HEIGHT OF THE HORSE BARN TO EXCEED THE HEIGHT
OF THE MAIN DWELLING;
3. CONSTRUCTION OF HORSE BARN PRIOR TO COMPLETION
OF THE MAIN DWELLING;
4. A 5' SETBACK FOR THE CORRAL WHERE 25' IS REQUIRED;
5. 6' CHAIN LINK FENCE IN FRONT WHERE ONLY 4' IS ALLOWED.

THE ABOVE REQUEST IS ON PROPERTY LOCATED AT 7701 NORTH
MAVERICK IN ZONING DISTRICT R-E.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS THE WEST HALF
(W 1/2) OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER
(NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST
QUARTER (NE 1/4), SECTION 14, TOWNSHIP 19 SOUTH, RANGE 60
EAST, M.D.B. & M.

MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
PAUL I. CHRISTENSEN
AL LEVY
BOB NOLEN
CITY ATTORNEY
GEORGE F. OCLIVIE
CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

December 17, 1984

MR. & MRS. RONALD A. ROBKER
7701 N. Maverick
Las Vegas, NV 89131

RE: V-130-84

Dear Applicant:

This is to advise that your request as referred to above will be considered by the Board of Zoning Adjustment at its regular meeting on December 27, 1984.

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

It is requested by the Board of Zoning Adjustment that you or your representative be present at this meeting to answer any pertinent questions which may arise regarding this request.

Sincerely yours,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF: jcd

Attachment:
Agenda



APPLICATION FOR VARIANCE

TO THE BOARD OF ZONING ADJUSTMENT:

Pursuant to Chapter 19.88, Title 19, of the Las Vegas City Code, as amended, the undersigned owner(s) of record of the property hereinafter described, hereby present(s) this application requesting that certain property be allowed to deviate from the zoning requirements as herein described. Also, accompanying this application is the prescribed fee of \$100.00.

The undersigned, Mr. & Mrs. Ronald A. Robker, the Owner(s), respectfully petition(s) for a special Variance to allow

1.) The construction of a Horse Barn which will exceed the square foot size of the main dwelling, 2.) The height of the Horse Barn

will exceed the height of the main dwelling, 3.) Construction

of the Horse Barn prior to completion of the main dwelling, and

4.) Set back for ~~Arena~~ OF 51' where 25' IS REQ'D 5) 6' CHAIN LINK

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS ARE HEREWITH SUBMITTED: FENCE IN FRONT WHERE 4' IS ALLOWED
7701 N. MAVERICK

The property is situated at NE Corner of Maverick & Donald Nelson, between

_____ and _____, in Zoning

District R-E. Said property is legally described as follows, to wit:

W $\frac{1}{2}$, S $\frac{1}{2}$, NW $\frac{1}{4}$, SE $\frac{1}{4}$, NE $\frac{1}{4}$, Section 14, Township 19, Range 60 East, MDB & M.

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We), the undersigned, being duly sworn, depose and say that (I am, we are) the (owner, owners) of record of the property involved in this application, that the information on the attached map and all plans, drawings, and sketches attached hereto and all statements and answers contained herein are in all respects true and correct to the best of (my, our) knowledge and belief.

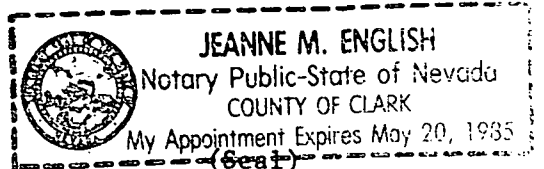
(SIGNED IN INK)

Las Vegas, NV

Ronald A. Robker 7701 North Maverick 89131 645-4070
SIGNATURE(S) OF OWNER(S) OF RECORD MAILING ADDRESS ZIP CODE PHONE NO.

Subscribed and sworn to before me this 20th day of November, 1984,

Jeanne M. English
Notary Public in and for said County and State



SEE REVERSE SIDE FOR PLOT PLAN SPECIFICATIONS AND FURTHER INFORMATIONAL REQUIREMENTS, INCLUDING THE ENVIRONMENTAL INFORMATION STATEMENT.

11-26-84
cy + map to
Les - J

FOR DEPARTMENT OF COMMUNITY DEVELOPMENT USE ONLY

This is to certify that the foregoing has been inspected by me and was filed with the office of the Secretary of the Board of Zoning Adjustment in accordance with the provisions of Chapter 19.88, Title 19, of the Las Vegas City Code.

Filing Fee: \$ 100.00

Received by: Les Comeau

Receipt No.: GR # 60616

CASE NO: V-130-84

Date: 11/20/84

BZA 12/21/84

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. Seven (7) copies of a plot plan of the applicant's property, drawn to scale and fully dimensioned, showing the location of existing and proposed buildings and structures and the location of any other improvements such as drives, walks, paved areas, plantings.
2. A sketch, drawing, or photographs showing clearly the front and side elevations of any proposed and/or existing buildings or structures. Photographs may be used to show existing structures.
3. A Copy of Deed submitted for verification of ownership.
4. Any other pertinent information which may be requested.

PLOT PLAN SPECIFICATIONS:

1. Seven (7) copies.
2. ~~size~~ size: 24 x 36 inches, filled.
3. Legible.
4. Completely dimensioned, including boundary dimensions, dimensions of building(s), distance(s) from building(s) to the property lines.
5. Number and street name of property.
6. Off-street parking layout showing spaces, driveways, turn-around areas, etc., fully dimensioned.
7. Must be drawn to scale, with scale indicated. Choose a scale which will allow the largest possible plot plan.
8. Show north-point.

VISUAL ENVIRONMENT STATEMENT:

(I, We), as owner(s), representative(s), developer(s), feel that this proposed development will improve ☐ , have an adverse effect on ☐ , not alter ☐ , the visual environment of the City of Las Vegas.

NOTE: All off-premise signs
and signs projecting
into the right-of-way
must be shown on a plot
plan and subsequently
approved.

APPLICATION FORM

CASE NUMBER

✓
✓
✓

REZONING APPLICATION

USE PERMIT APPLICATION

VARIANCE APPLICATION — see off

OTHER APPLICATIONS

FEE PAID

LEGAL DESCRIPTION AND DEED PROVIDED

LEGAL DESCRIPTION CHECKED

ZONING: EXISTING

RE

PROPOSED

no change

PROPOSED USE

RESIDENCE & corad & barn

APPLICATION SIGNED AND NOTARIZED

NAME RONALD ROBKER ADDRESS 7701 N. MAVERICK

PHONE 645-4070

APPLICATION FORM ACCEPTABLE

L.V. 89131

PLOT PLAN

✓
✓
✓
✓
✓
✓
NR
X
NR
NO
NR
NR
✓
P
NO

PLOT PLAN SUBMITTED, NUMBER

7

PLOT PLAN SIZE (24 x 36)

NORTH ARROW AND SCALE SHOWN

STREETS, ALLEYS AND PUBLIC ACCESS SHOWN

LOT LINES, BUILDINGS, STRUCTURES AND SETBACKS DIMENSIONED

EXISTING OR PROPOSED BUILDINGS; USES SHOWN, HOURS OF OPERATION

FLOOR PLANS SUBMITTED AS REQUIRED

BUILDING ELEVATION PROVIDED

PARKING: NUMBER REQUIRED

NUMBER PROVIDED

CURB CUTS AND WIDTHS SHOWN

LANDSCAPED AREAS SHOWN

TRASH, UTILITIES AND MECHANICAL EQUIPMENT SCREENED

FENCES AND WALLS WITH HEIGHT AND LOCATION SHOWN

PLOT PLAN ACCEPTABLE

PRIOR ACTION ON PROPERTY

CASE NO. ACTION DATE

CASE NO. ACTION DATE

CASE NO. ACTION DATE

DISTRICT MAP NUMBER

PHOTOS or

--

ELEVATIONS

DRAWINGS

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That DIXON M. STEWART, a single man

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to RONALD A. ROBKER and EDNA R. ROBKER,
Husband and wife as Joint Tenants

all that real property situated in the _____ County of Clark
State of Nevada, bounded and described as follows:

The West half (W 1/2) of the South half (S1/2) of the Northwest quarter
(NW 1/4) of the Southeast quarter (SE 1/4) of the Northeast quarter (NE 1/4)
in Section 14 Township 19 South Range 60 East, M.D. B. & M.

AP# 01E-330-009

SUBJECT TO: 1. Taxes for the fiscal year 19 83 and 19 84
2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness _____ hand _____ this 31st day of MAY, 19 84
Dixon M Stewart
DIXON M. STEWART

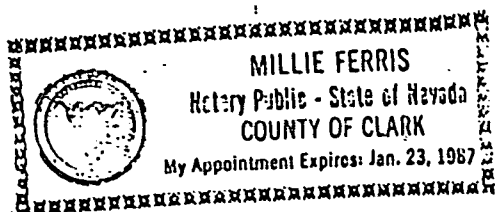
STATE OF NEVADA }
COUNTY OF CLARK } SS.

On June 4, 1984
personally appeared before me, a Notary Public, —
DIXON M. STEWART

who acknowledged that he executed the
above instrument.

Signature Dixon M Stewart
(Notary Public)

(NOTARIAL SEAL)



DESERT TITLE, INC.

COPY

ESCROW NO. } 6237-MF
ORDER NO. }
WHEN RECORDED MAIL TO: M/M R.A. Robker
6364 W. Desert Inn Rd., Las Vegas, Nv. 89102

CLARK COUNTY NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF

DESERT TITLE, INC.

7-19-84 8:00 AM

FEE 5 DEPUTY _____
OFFICIAL RECORDS
BOOK _____ INSTRUMENT

1958

1917311