

PLANNING AND DEVELOPMENT DEPARTMENT
SCANNING COVER SHEET

Case No: V-0116-89

APN: 139-32-212-010

Location: 3021 Campbell Cir

Applicant: Charles M. & Razelle J. Hecht

Project Name:

To allow the existing block walls along the east and south property lines to be raised to a height of 8'; and to allow wire fencing to be installed on top of the existing wall along the west property line for an overall height of 8', where a maximum height of 6' is permitted.



INTERDEPARTMENT DISTRIBUTION LIST

	DATE SENT 1989	DATE RETURNED 1989	COMMENTS
BUILDING & SAFETY	10/3		
FIRE SERVICES	"		
PUBLIC WORKS - R/W, ELEC.	"		
LAND DEVELOPMENT DIV.	"		
DOWNTOWN REDEVELOPMENT			
POLICE DEPARTMENT			
LICENSE DEPARTMENT			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. V-116-89

PROPERTY OWNERS

PROTESTS

APPROVALS

1. Joel Lub, 3001 Astoria Place _____
2. Dalpad L. Pathi, 3012 Astoria Park _____
3. Thuy M + Beverly Thomas, 3004 Astoria Place _____
4. Aissa L. Cavallero - 3000 Astoria Place _____
5. Joseph E. Rowley and 2405 Spindynamer Way _____
6. Downa Murro - 3009 Astoria
3013 Astoria _____
7. Lois Tankanian - 2905 Justice Lane _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____



Astoria Development Corporation



October 18, 1989

Harold P. Foster, Director
Department of Community Planning
and Development
400 East Stewart Avenue
Las Vegas, Nv 89101

Re: V-116-89

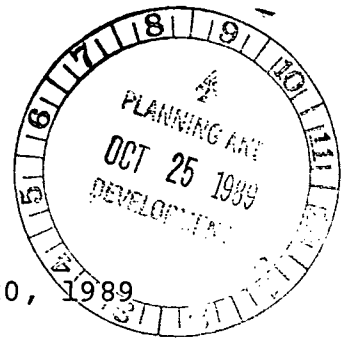
Dear Mr. Foster:

This letter is in objection to the above named variance application. The west wall is exposed to Campbell Avenue and a wire fence above the existing wall will be an eyesore that is not at all consistent with the neighborhood. The south wall is exposed to the entrance to Astoria Estates and also Campbell Avenue. An eight foot wall will look overbearing and obtrusive, and also is not consistent with the area.

Sincerely,

Joel A. Laub
3001 Astoria Pines Cr.
Las Vegas, Nv 89107

JAL/ca



October 20, 1989

Harold P. Foster, Director
Department of Community Planning
and Development
400 East Stewart Avenue
Las Vegas, Nv 89101.

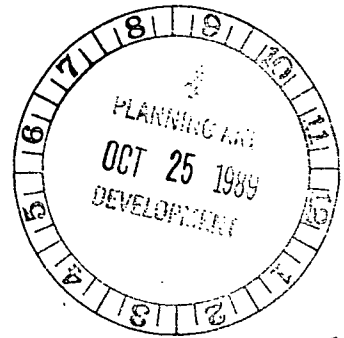
Re: V-116-89

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Sincerely,

TALKAD L. PATHI. M.D.
3012. ASTORIA PINES
LAS VEGAS. NV 89107
89107



October 20, 1989

Harold P. Foster, Director
Department of Community Planning
and Development
400 East Stewart Avenue
Las Vegas, Nv 89101.

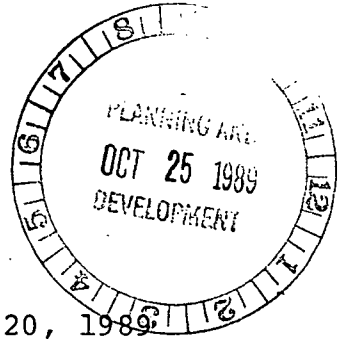
Re: V-116-89

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Sincerely,

Harry M. Thomas, Jr.
Beverly J. Thomas
3004 Astoria Pines Cir.



October 20, 1989

Harold P. Foster, Director
Department of Community Planning
and Development
400 East Stewart Avenue
Las Vegas, Nv 89101

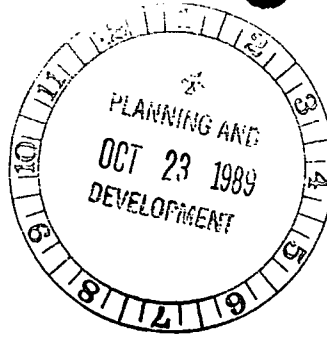
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Sincerely,

Hiana L. Cavallaro
3000 Astoria Pine Cir.
89107
or
2405 Windjammer Way
89107



October 20, 1989

Harold P. Foster, Director
Department of Community Planning
and Development
400 East Stewart Avenue
Las Vegas, Nv 89101

Re: V-116-89

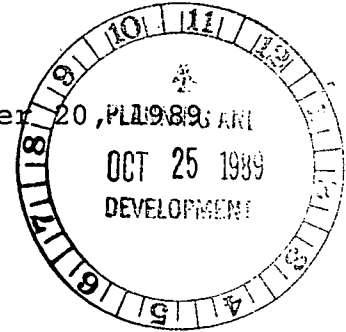
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Sincerely,

Mark E Rowley

October 20, 1989



Harold P. Foster, Director
Department of Community Planning
and Development
400 East Stewart Avenue
Las Vegas, Nv 89101.

Re: V-116-89

Dear Mr. Foster:

This letter is in objection to the above named variance application. The west wall is exposed to Campbell Avenue and a wire fence above the existing wall will be an eye sore that is not at all consistent with the neighborhood. The south wall is exposed to the entrance to Astoria Estates and also Campbell Avenue. An eight foot wall will look overbearing and obtrusive, and also is not consistent with the area.

Sincerely,

Donna M. Musso (owner)

*3013 Astoria
3009 Astoria*

NOTICE OF PUBLIC HEARING

OCTOBER 26, 1989

Notice is hereby given that on **October 26, 1989**, at 7:00 p.m. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will consider the following:

V-116-89

Application of CHARLES M. AND RAZELLE J. HECHT for a Variance to allow the existing block walls along the east and south property lines to be raised to a height of eight feet (8'); and to allow wire fencing to be installed on top of the existing wall along the west property line for an overall height of eight feet (8'), where a maximum height of six feet (6') is permitted, on property located at 3021 Campbell Circle, in Zoning District R-E.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT TEN (10) IN BLOCK ONE (1) OF RANCHO NEVADA ESTATES UNIT

4.

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 this application, 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

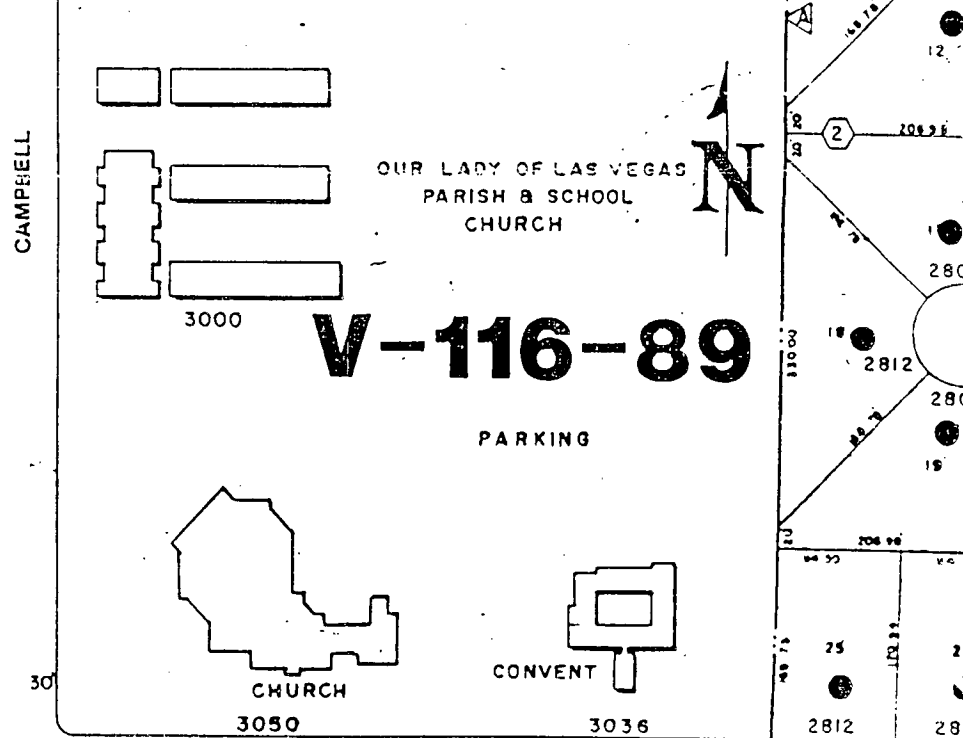
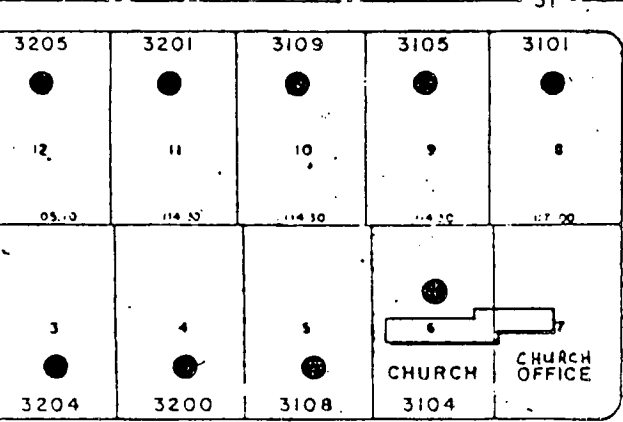
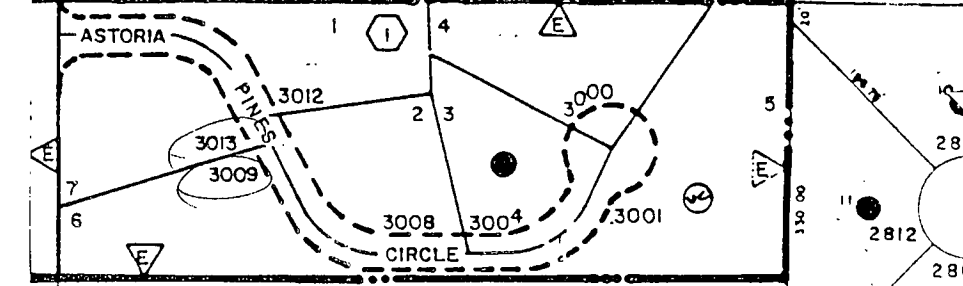
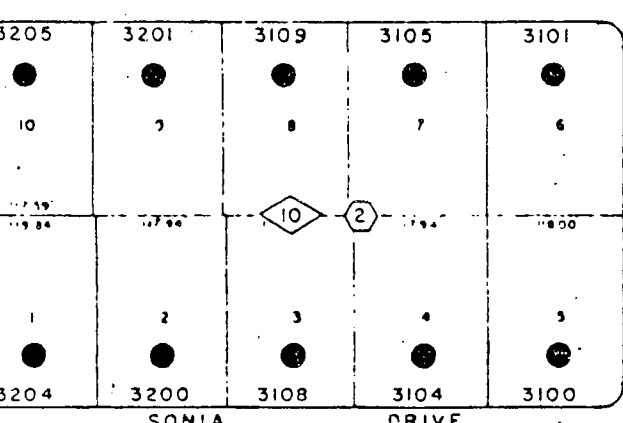
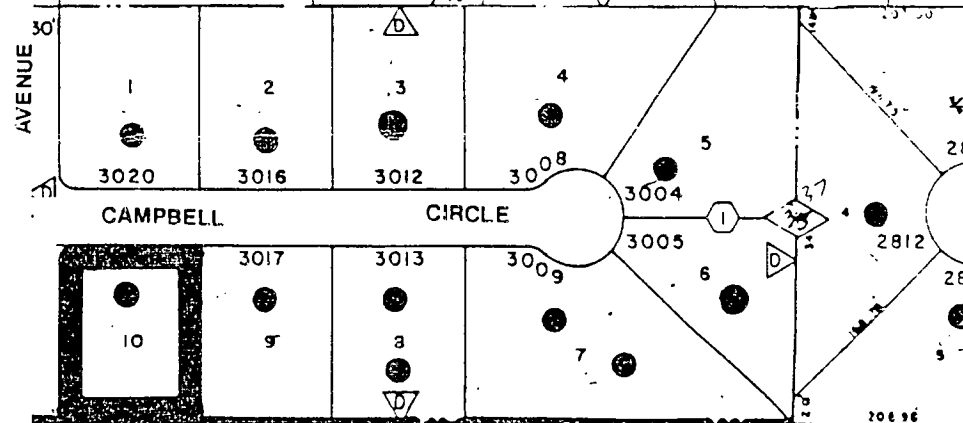
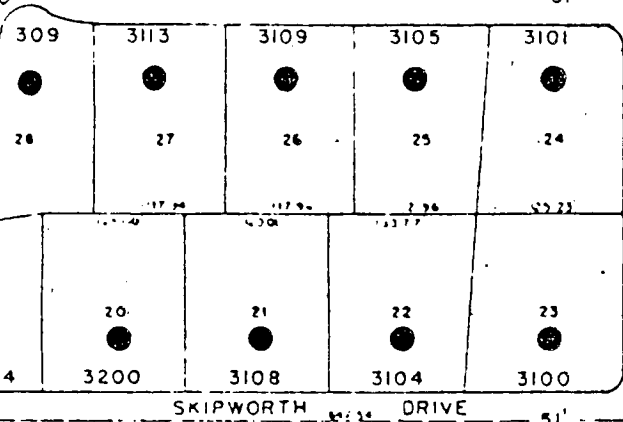
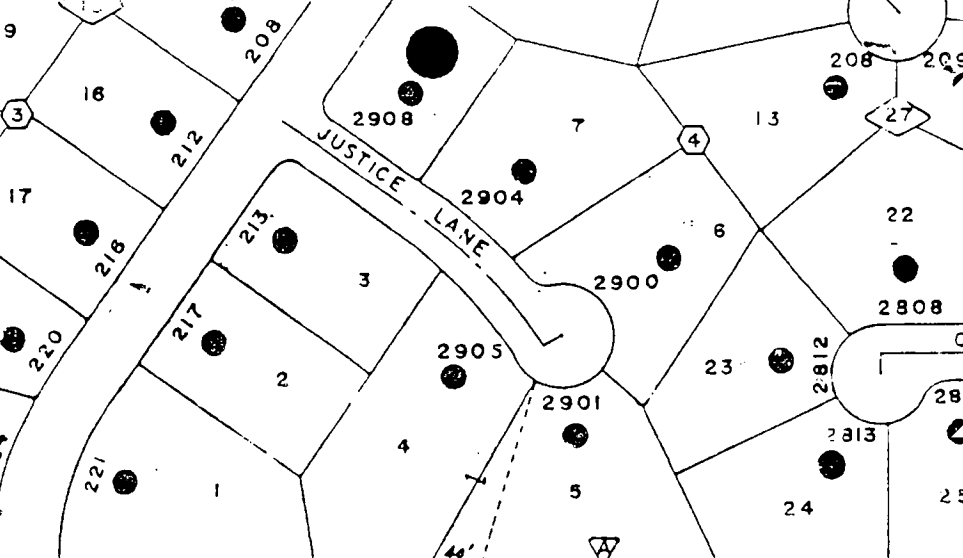
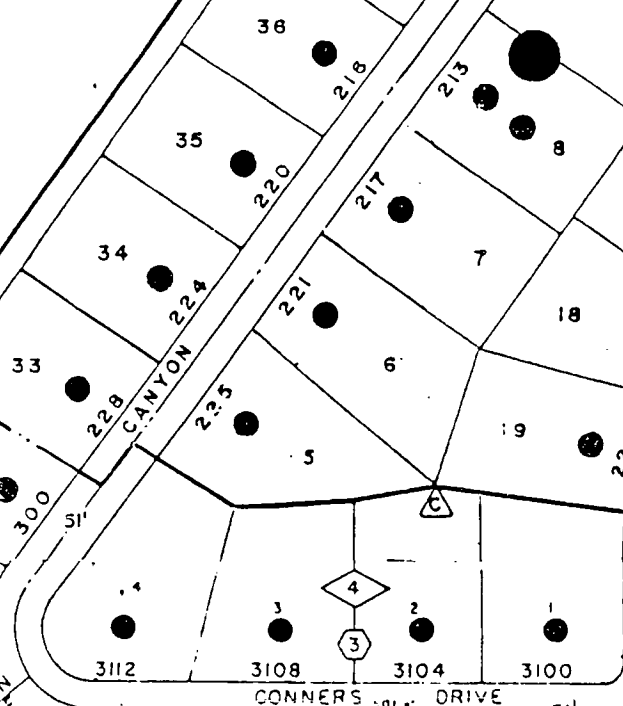
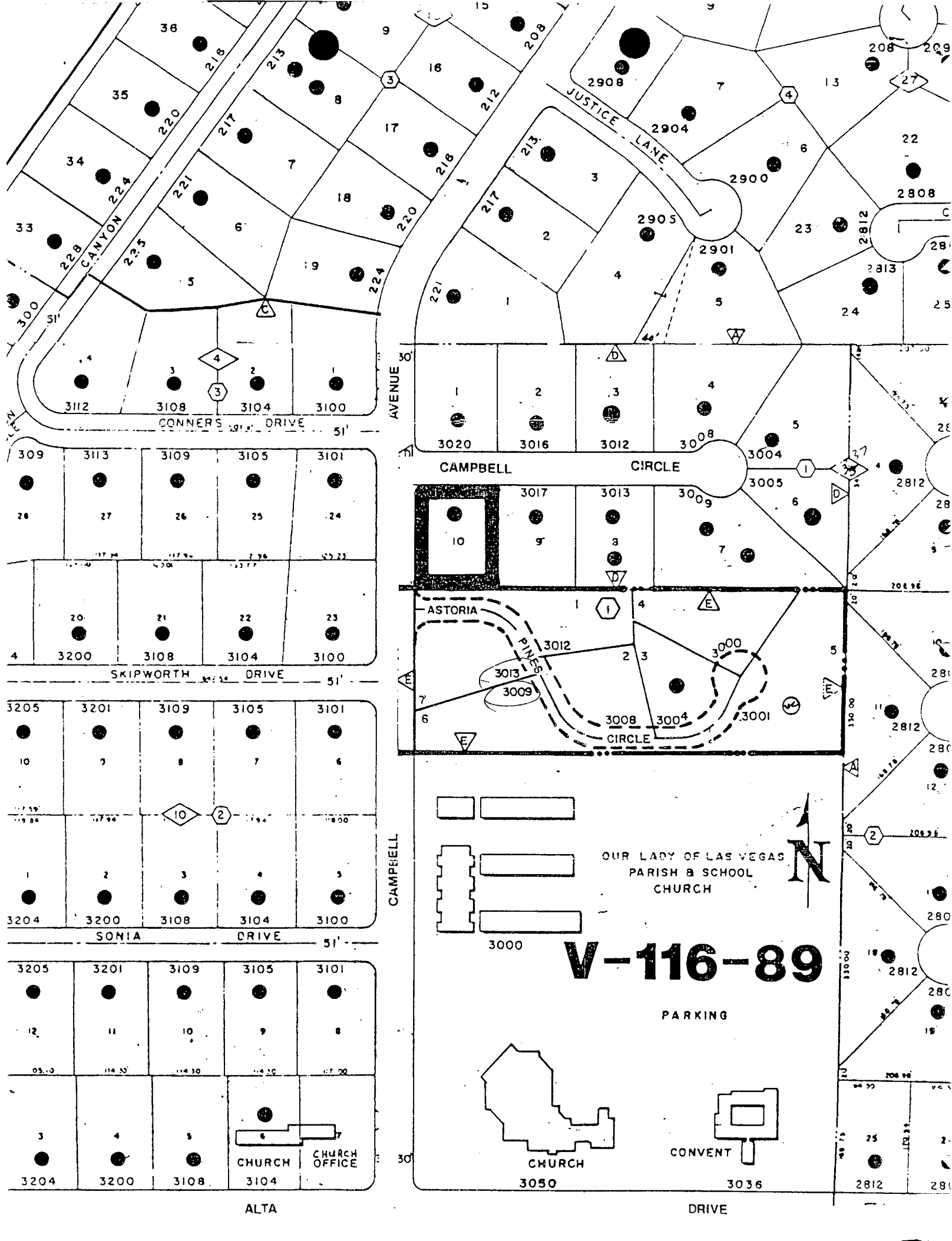


HAROLD P. FOSTER, DIRECTOR

HPF:gm

(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



V-116-89

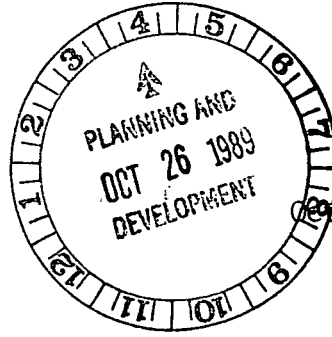
PARKING

CHURCH CHURCH OFFICE

CONVENT

ALTA

DRIVE



October 26, 1989

Mr. Harold P. Foster, Director
Department of Community Planning
and Development
Las Vegas City Hall
400 East Stewart Avenue
Las Vegas, Nevada

V-116-89

Mr. Foster:

I wish to make a written statement pertaining to an item which is to appear on the October 26 meeting of the Board of Zoning Adjustment.

I object to the application of Charles M. and Razelle J. Hect for a variance to allow the existing block walls along their east and south property lines be raised to a height of eight feet and to allow wire fencing to be installed on top of the existing wall along the west property line for an overall height of eight feet.

I live within the neighborhood which is a family oriented community holding as closely as possible to its early rural beginnings. I know of no other home in the area with walls eight feet high facing the street and, if they do exist, they are not facing the main entrance into the residential streets. In addition, the idea of barbed wire seems totally incongruent with the area in which we live.

Please strongly consider denying this requested zone variance.

Sincerely,

Lois Tarkanian
2905 Justice Lane
Las Vegas, NV 89107

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUEST

511-50

Date 10/11/89
Page 1 of 1

Requested by:

Organization CITY OF LAS VEGAS Name ANDY REED

Department COMMUNITY DEVELOPMENT Phone 386-6301 Ext.

I. D. Code V-116-89 Date to Be Completed

Remarks

Information Needed:

1. Labels No. of Sets Label Tape
 2. Print Format: No Print (A) Valuation (F)
 Name, Address, Legal Description (G)



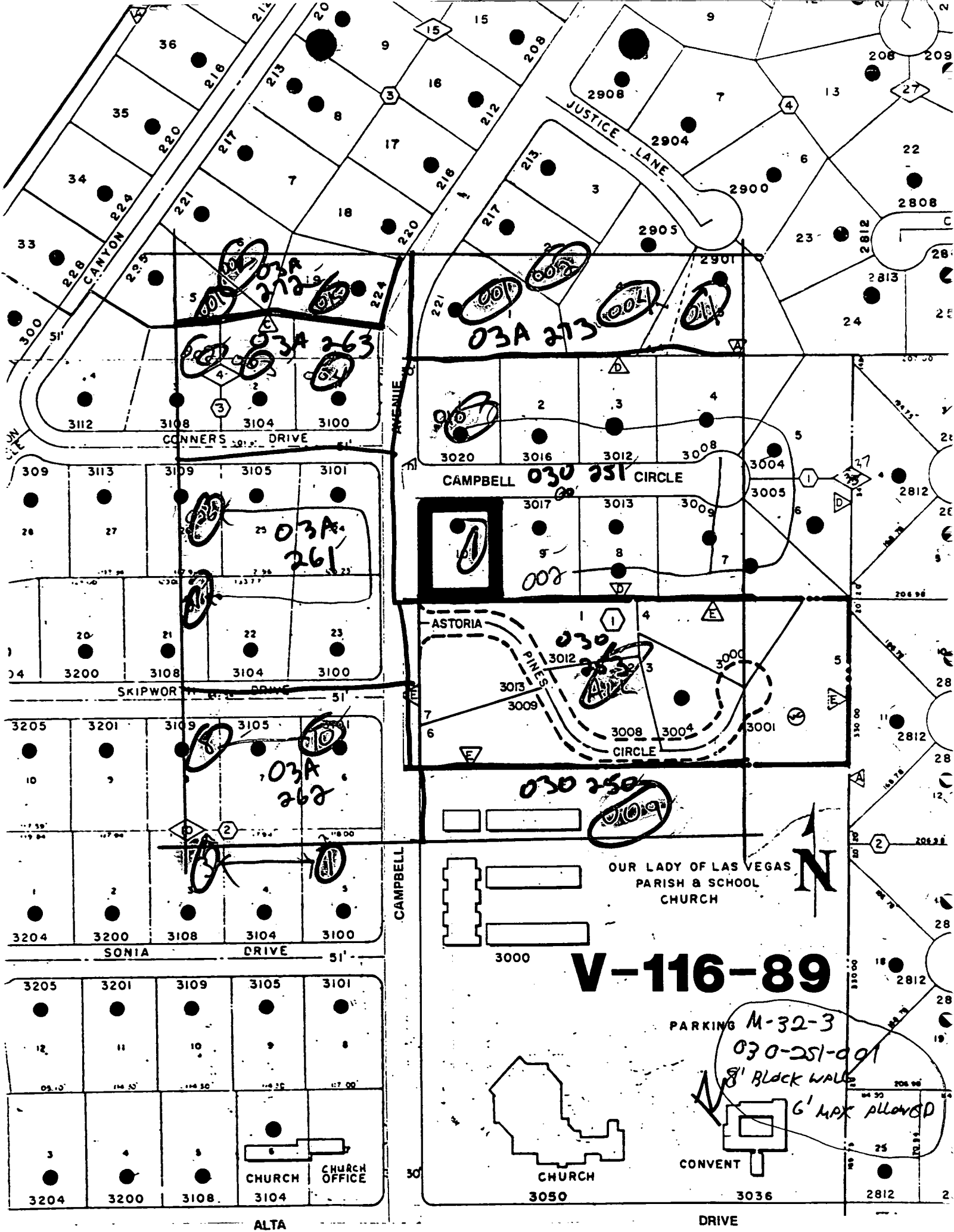
3. Selection by Tax District (List Tax Districts Needed):

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	
3	2	1	3	3	2	1	3	3	2	1	3	3	2	1	3
030	25	0	009	03A	26	2	008	03A	27	3	001				
	25	1	001				010				002				
			010		26	3	002				004				
	25	3					004				011				
03A	26	1	021		27	2	001	END							
			026				002								
	26	2	001				015								
			003												

Assessor Approval Billing No. 49

Handwritten initials



03A 213
03A 263

03A 213
03A 213
03A 213

03A 261

030 251
030 251
030 251

030 250
030 250
030 250

03A 262

030 250

OUR LADY OF LAS VEGAS
PARISH & SCHOOL
CHURCH

V-116-89

PARKING M-32-3
030-251-001
8' BLACK WALK
6' MAX ALLOWED

CHURCH CHURCH OFFICE

CHURCH

CONVENT

ALTA

DRIVE

CITY COUNCIL MINUTES

MEETING OF
NOVEMBER 15, 1989

AGENDA

City of Las Vegas

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

Page 60

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT DEPT.
(CONTINUED)

I. VARIANCE - PUBLIC HEARING

8. V-116-89 - Charles M. and Razelle
J. Hecht

APPEAL filed by CHARLES M. AND RAZELLE J. HECHT on the action of the Board of Zoning Adjustment in DENYING their application for a Variance to allow the existing block walls along the east and south property lines to be raised to a height of eight feet (8'); and to allow wire fencing to be installed on top of the existing wall along the west property line for an overall height of eight feet (8'), where a maximum height of six feet (6') is permitted, on property located at 3021 Campbell Circle, in Zoning District R-E.

Board of Zoning Adjustment unanimously recommended DENIAL.

If approved, subject to:

1. Obtain a building permit for the fencing as required by the Department of Building and Safety.
2. Approval of this request does not constitute a waiver from the Building Code or other construction standards of the Department of Building and Safety.
3. Standard conditions 1 and 5.

Staff Recommendation: DENIAL

PROTESTS: 9 (7 letters, 2 at meeting)

APPROVED AGENDA ITEM

Larry H. Burton

HIGGINSON - Motion to allow a Variance for applicant to match the wall on the south side in height from his side of the fence and at the point on the east and west wall to carry that same height the distance of the east and west walls with all other conditions carried UNANIMOUSLY.

Clerk to notify & Planning to proceed

Charles Hecht appeared and stated he needed the additional height to keep his cats in his yard and that there was a difference in the height of the wall on his side of the property.

Joel Laub appeared in opposition. He stated his property abutted to the rear of this property and was against his putting up any wire mesh.

1507
to
1520

INTER-OFFICE MEMORANDUM

Date

10-30-89

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 that the following action relative to the Board of Zoning Adjustment decision on the application of:

File No. V-116-89

Applicant: CHARLES M. AND RAZELLE J. HECHT

Appeal by applicant or any other aggrieved person: Yes No

Review requested by City Council Yes No

10-30-89
DATE

K. M. Tigh
CITY CLERK

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT INFORMATION:

Date of Board of Zoning Adjustment Action: OCTOBER 26, 1989

Last day for filing an appeal by applicant or any other aggrieved person. (Appeal period is 11 days after the notice of BZA action is mailed to applicant.) NOVEMBER 13, 1989

Last day for a review being requested by the City Council. (Review period is 14 days after the notice of BZA action is mailed to applicant.) NOVEMBER 14, 1989

Set date 11/1/89
Public hearing 11/15/89

October 30, 1989

Dear Ms. Tighe,

I wish to appeal the action of the Board of Zoning Adjustment on October 26th, 1989 in denying the application V116-89 of Charles M. and Razelle J. Hecht for a zoning variance.

Sincerely,

Charles M. Hecht

Charles M. Hecht

*3021 Campbell Circle
Las Vegas, Nev.
89107*

RECEIVED

OCT 30 11 12 AM '89

CITY CLERK

NOTICE TO PUBLISH

Las Vegas, Nevada

Date: November 1, 1989

TO: LAS VEGAS SUN

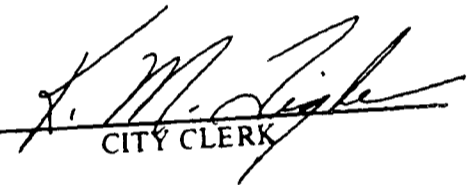
FROM: CITY CLERK

SUBJECT: PUBLICATION OF NOTICE OF PUBLIC HEARINGS - V-105-89, U-147-89, U-148-89, U-157-89, V-109-89, V-116-89, V-119-89, V-123-89, U-159-89, U-152-89, V-112-89, V-106-89

Please publish the attached Legal Notice

ON THE FOLLOWING DATES: Thursday, November 2, 1989 (one time only)

and send me three copies of the Affidavit of Publication at your earliest convenience. (No later than seven (7) days following final publication.)


CITY CLERK

cc: Finance Department - Accounts Payable
City Attorney - (on Ordinances only)
Community Planning & Development

76-11-6

... Resolution of Intent to R-3).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M.

V-116-89 APPEAL filed by CHARLES M. AND RAZELL J. HECHT on the action of the Board of Zoning Adjustment in DENYING their application for a Variance to allow the existing block walls along the east and south property lines to be raised to a height of eight feet (8'); and to allow wire fencing to be installed on top of the existing wall along the west property line for an overall height of eight feet (8'), where a maximum height of six feet (6') is permitted, on property located at 3021 Campbell Circle, in Zoning District R-E.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT TEN (10) IN BLOCK ONE (1) OF RANCHO NEVADA ESTATES UNIT 4.

V-119-89

APPEAL filed by SIGN SYSTEMS on behalf of CLARK COUNTY IMAGING CENTER LIMITED PARTNERSHIP on the action of the Board of Zoning Adjustment in DENYING their application for a Variance to allow a proposed 52.5 square foot ground sign 10 feet in height, where 15 square feet is the maximum permitted, on property located at 800 Shadow Lane, in Zoning District P-R.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOTS ONE (1) THROUGH THREE (3), TWENTY-THREE (23) AND TWENTY-FOUR (24), IN BLOCK FIVE (5) OF WOODLAND PARK.

V-123-89

APPEAL filed by H & G G PROPERTIES CO., A PARTNERSHIP, on behalf of BARBARA DERRYBERRY on the action of the Board of Zoning Adjustment in DENYING her application for a Variance to allow a secondhand dealership and pawnshop, on property located at 119 North Fourth Street, in Zoning District C-2.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOTS TWENTY-FIVE (25) AND TWENTY-SIX (26) IN BLOCK 31, CLARKS LAS VEGAS TOWNSITE.

U-159-89

Application of THE FOUR AMIGOS, A CALIFORNIA LIMITED PARTNERSHIP, for a Special Use Permit to remove and replace an existing 14 foot x 48 foot off-premise advertising (billboard) sign, on property located at 291 South Martin L. King Boulevard, in Zoning District M.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M.

U-152-89

Application of FARMERS THRIFT STORES for a Class III secondhand dealership for the buying and selling of used gold, silver and jewelry, on property located at 510 Las Vegas Boulevard South, in Zoning District C-2.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOTS TWENTY-SEVEN (27) AND TWENTY-EIGHT (28) IN BLOCK THIRTY-NINE (39) OF CLARK'S LAS VEGAS TOWNSITE.

V-112-89

Application of BRETT P. AND MARY K. HANSEN for a Variance to allow an existing room addition three feet six inches (3'6") from the side property line where five feet (5') is the minimum setback required, on property located at 909 Upland Boulevard, in Zoning District R-1.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT THREE (3) OF EADWOOD PLACE.

V-106-89

Application of JAMES AND WILLIE LEE MCNEAL for a Variance to allow an existing carport eight feet (8') from the front property line where twenty feet (20') is the minimum setback required, on property located at 600 Freeman Avenue, in Zoning District R-1.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT FIVE (5) IN BLOCK THREE (3) OF BERKLEY SQUARE.

ANY AND ALL INTERESTED PERSONS may appear and be heard at said meeting or, prior thereto, may file written objections thereto or approvals thereof with the City Clerk, 10th Floor, City Hall

KATHLEEN M. TIGHE
CITY CLERK

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 5, 1989

Charles M. and Razelle J. Hecht
3021 Campbell Circle
Las Vegas, Nevada 89107

RE: V-116-89 - VARIANCE

Dear Mr. and Mrs. Hecht:

The City Council at a regular meeting held November 15, 1989 APPROVED the appeal filed by Charles M. and Razelle H. Hecht on the action of the Board of Zoning Adjustment in denying their application for a Variance to allow the existing block walls along the east and south property lines to be raised to a height of eight feet (8'); and to allow wire fencing to be installed on top of the existing wall along the west property line for an overall height of eight feet (8'), where a maximum height of six feet (6') is permitted, on property located at 3021 Campbell Circle, in Zoning District R-E subject to the following modifications:

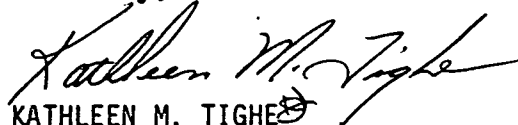
1. All existing wire fencing shall be removed and the rear and side walls (excluding the front yard area) may be increased to the same height as allowed on the adjacent property to the south.
2. Obtain a building permit for the wall as required by the Department of Building and Safety.
3. Approval of this request does not constitute a waiver from the Building Code or other construction standards of the Department of Building and Safety.



Charles M. and Razelle J. Hecht
December 5, 1989
RE: V-116-89 - VARIANCE
Page 2.

4. Conformance to the plot plan and elevations.
5. Satisfaction of City Code requirements and design standards of all City departments.

Sincerely,


KATHLEEN M. TIGHE
City Clerk

KMT:cmp

cc: Dept. of Community Planning and Development
Dept. of Public Works
Dept. of Building and Safety
Dept. of Fire Services
Land Development Services

MAYOR RON LURIE

COUNCILMEN
ROB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

October 30, 1989

Charles M. and Razelle J. Hecht
3021 Campbell Circle
Las Vegas, Nevada 89107

Re: V-116-89

Dear Applicant:

Your request for a Variance to allow the existing block walls along the east and south property lines to be raised to a height of eight feet (8'); and to allow wire fencing to be installed on top of the existing wall along the west property line for an overall height of eight feet (8'), where a maximum height of six feet (6') is permitted, on property located at 3021 Campbell Circle, in Zoning District R-E, was considered by the Board of Zoning Adjustment on October 26, 1989.

It was voted by the Board of Zoning Adjustment to DENY your request because there was insufficient justification presented to warrant a deviation from the City Code.

This action by the Board of Zoning Adjustment on October 26, 1989 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 the letter.

Sincerely,

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

RICHARD L. WILLIAMS, CHIEF
CURRENT PLANNING DIVISION

HPF:RLW:gm



BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

BOARD ACTION

ITEM

24. V-116-89 - CHARLES M. AND RAZELLE J. HECHT

APPLICATION: Variance to allow the existing block walls along the east and south property lines to be raised to a height of eight feet (8'); and to allow wire fencing to be installed on top of the existing wall along the west property line for an overall height of eight feet (8'), where a maximum height of six feet (6') is permitted

LOCATION: 3021 Campbell Circle

ZONE: R-E

STAFF RECOMMENDATION: DENIAL

PROTESTS: 9 (7 on record; 2 at meeting)

SOLOMON

DENIED

Unanimous

(Ashworth excused)

Rick Williams explained the site plan wherein applicant has added wire fencing at the top of the existing block wall around the rear of his property without a building permit. Mr. Hecht is requesting to raise the existing five to six foot high block walls along the east and south property lines to eight feet. Since there are no unusual circumstances to justify a Variance on this property, staff recommended denial.

Charles Hecht, applicant, stated he wants the addition on the wall because of the Astoria Pines Development behind the single family houses on Campbell Circle which are more than one-story residences. Mr. Hecht stated he has three cats and his neighbor who moved in a short time ago who is allergic to cats and he has a dog which is afraid of cats. He put up a screen and tilted it in so the cats cannot get out.

Joel Laub, developer of the Astoria Estates project, stated he does not have a problem with the fence on the south boundary. There is a problem with the wire fence along Campbell. The residents feel it is not an attractive fence made of PVC pipe and chicken wire and does not conform to the construction in the area. Kathleen Pathi, 3012 Astoria Pines, also is in opposition to the Variance stating the chicken wire is in her back yard and it is not attractive.

(22:22 - 22:40)

MEETING OF
NOVEMBER 15, 1989**AGENDA***City of Las Vegas*CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

Page

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT DEPT.
(CONTINUED)I. VARIANCE - PUBLIC HEARING8. V-116-89 - Charles M. and Razelle
J. Hecht

APPEAL filed by CHARLES M. AND RAZELL J. HECHT on the action of the Board of Zoning Adjustment in DENYING their application for a Variance to allow the existing block walls along the east and south property lines to be raised to a height of eight feet (8'); and to allow wire fencing to be installed on top of the existing wall along the west property line for an overall height of eight feet (8'), where a maximum height of six feet (6') is permitted, on property located at 3021 Campbell Circle, in Zoning District R-E.

Board of Zoning Adjustment unanimously recommended DENIAL.

If approved, subject to:

1. Obtain a building permit for the fencing as required by the Department of Building and Safety.
2. Approval of this request does not constitute a waiver from the Building Code or other construction standards of the Department of Building and Safety.
3. Standard conditions 1 and 5.

Staff Recommendation: DENIAL

PROTESTS: 9 (7 letters, 2 at meeting)

CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 15, 1989

X.

I. VARIANCE - PUBLIC HEARING

8. V-116-89 - Charles M. and Razelle J. Hecht

This is an appeal to the denial action of the Board of Zoning Adjustment for a Variance to allow the existing block walls along the east and south property lines to be raised to a height of eight feet; and to allow wire fencing to be installed on top of the existing wall along the west property line for an overall height of eight feet, where a maximum height of six feet is permitted. The property is a 20,877 square foot corner subdivision lot developed with a single-story residence in an R-E zone.

There is developed R-E to the north, east and west. To the south is an R-PD2 subdivision.

The applicant has added wire fencing on top of the existing east and south walls on the rear of his property. These walls vary in height from five to six feet. Property to the south is slightly higher than the applicant's property and the adjoining wall on the south property line extends approximately 36 inches higher than the applicant's other walls. The applicant was informed he did not need a Variance to construct his rear wall six feet above the grade of the property to the south which is an additional 36" higher. The applicant indicated that if he was able to raise his east side wall in the rear yard to that height, he would remove the wire mesh fencing.

At the Board of Zoning Adjustment meeting, the applicant stated that he had installed the wire mesh fencing to keep his cats from getting out of the yard and annoying his neighbors. The developer of the project to the south, Astoria Estates, stated there was no problem with the fence on the southern boundary but felt the proposed wire mesh along Campbell Drive would not be attractive. A neighbor in the Astoria Estates also felt that wire mesh would not be attractive.

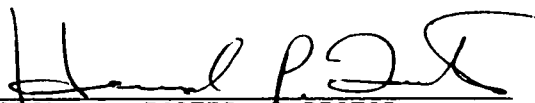
Staff recommended denial because there was no justification for the increased fence height and was concerned with its appearance. The Board of Zoning Adjustment concurred.

Board of Zoning Adjustment Recommendation: DENIAL

Staff Recommendation: DENIAL

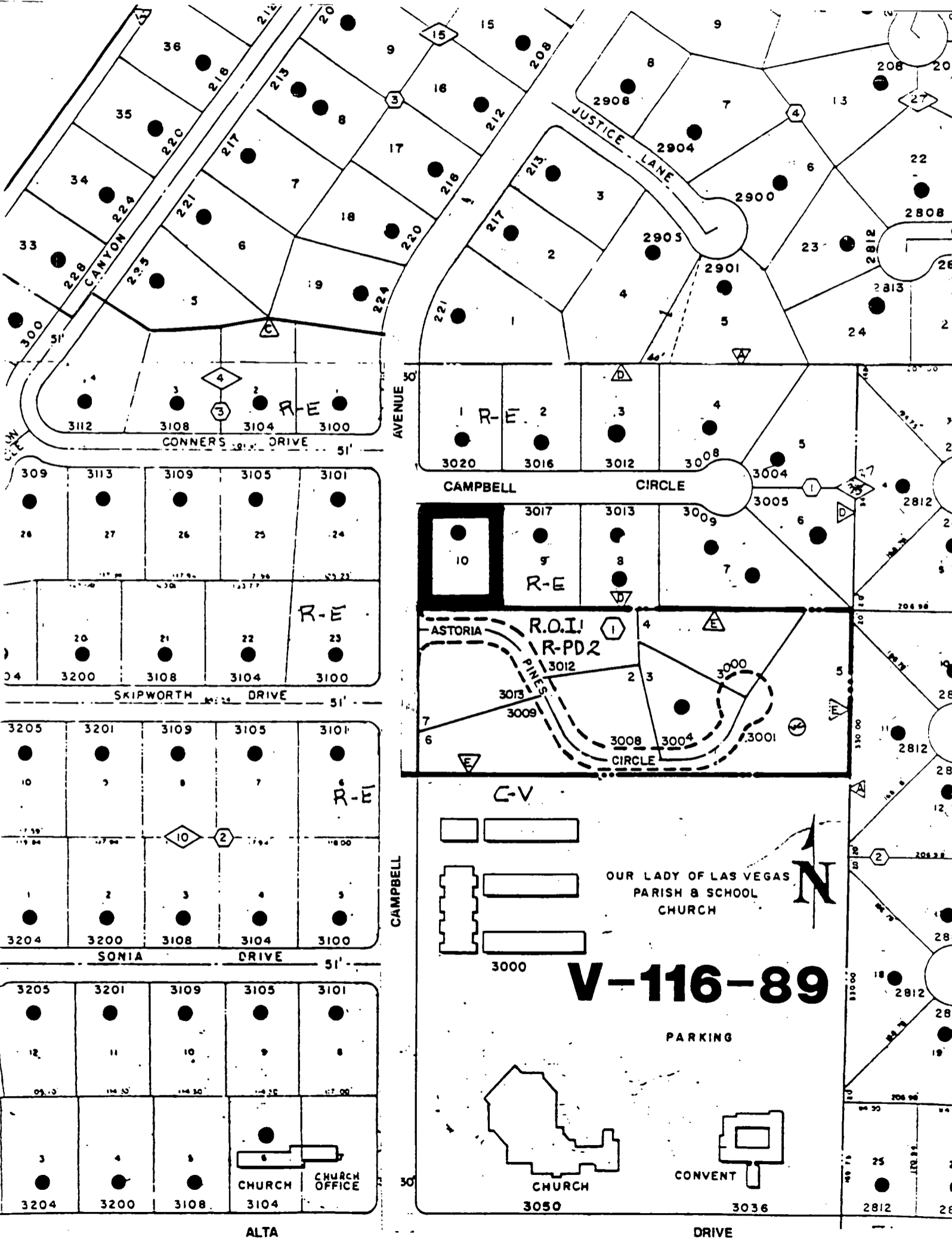
PROTESTS: 9 (7 letters, 2 at meeting)

SEE ATTACHED LOCATION MAP


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

CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 15, 1989

LOCATION MAP - ITEM X.I.8. - V-116-89 - Charles M. and Razelle J. Hecht



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

October 16, 1989

Charles M. and Razelle J. Hecht
3021 Campbell Circle
Las Vegas, Nevada 89107

Re: V-116-89

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 October 26, 1989.

This meeting will be held at 7:00 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,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:gm

Attachment: Agenda



AGENDA

OCTOBER 26, 1989

City of Las Vegas

BOARD OF ZONING ADJUSTMENT

Page 7

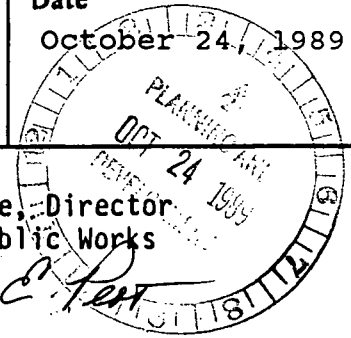
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6301

-
24. V-116-89
- Applicant: CHARLES M. AND RAZELLE J. HECHT
Application: Variance to allow the existing block walls along the east and south property lines to be raised to a height of eight feet (8'); and to allow wire fencing to be installed on top of the existing wall along the west property line for an overall height of eight feet (8), where a maximum height of six feet (6') is permitted
Location: 3021 Campbell Circle
Zone: R-E
25. V-117-89
- Applicant: G. LEE BROOKSHIRE AND JANEL M. BROOKSHIRE
Application: Variance to allow a proposed room addition 24 feet from the rear property line where 35 feet is the minimum setback required
Location: 1960 Remsen Court
Zone: R-E
26. V-118-89
- Applicant: WESTAR CHARLESTON ASSOCIATES
Application: Variance to allow a proposed three-story 379 unit apartment complex for senior citizens; and to allow 384 parking spaces where 399 parking spaces are required
Location: West side of Burnham Avenue between Charleston Boulevard and Franklin Avenue
Zone: C-1
27. V-119-89
- Applicant: CLARK COUNTY IMAGING CENTER LIMITED PARTNERSHIP
Application: Variance to allow a proposed 52.5 square foot ground sign 10 feet in height, where 15 square feet and 5 feet in height is the maximum permitted
Location: 800 Shadow Lane
Zone: P-R

INTER-OFFICE MEMORANDUM

Date

October 24, 1989



TO:

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

FROM:

Richard D. Goecke, Director
Department of Public Works

Thomas C. Rest

SUBJECT:

V-116-89
Charles M. & Razelle J Hecht

COPIES TO:

Charles Kajkowski, Engineering Planning
John McNellis, Engineering Planning
Chuck Turk, Land Development
Nancy Miller, Right-of-Way
Doug Peterson, Survey (FM, PM, & A's only)

1. We have no objection to the variance request allowing an increase in rear and sideyard block walls to a height of seven feet where six feet is the maximum height allowed.

NOTICE OF PUBLIC HEARING

OCTOBER 26, 1989

(Date)

Notice is hereby given that on **October 26, 1989** 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 consider the following:

V-116-89

Application of CHARLES M. AND RAZELLE J. HECHT for a Variance to ~~increase an existing block and screen wall to a height of seven feet on the sides and rear where six feet is the maximum height allowed,~~ on property located at 3021 Campbell Circle, in Zoning District R-E.

and block wall with screen material on top along the rear and east sides

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT TEN (10) IN BLOCK ONE (1) OF RANCHO NEVADA ESTATES UNIT 4.

TO ALLOW AN EXISTING WIRE FENCE ON TOP OF AN EXISTING BLOCK WALL WITH AN OVERALL HEIGHT OF SEVEN FEET WHERE A MAXIMUM HEIGHT OF SIX FEET IS ALLOWED

revised to 8'

	(Initial)	(Date)
K. CRANE	<u>KC</u>	<u>10/19/89</u>
R. GENZER	<u>[Signature]</u>	<u> </u>
R. WILLIAMS	<u>[Signature]</u>	<u>10/19</u>
H. FOSTER	<u>[Signature]</u>	<u> </u>
D. PARTIN	<u>[Signature]</u>	<u> </u>

PLEASE RETURN THIS FILE TO GRETA
BY: **October 9, 1989**

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

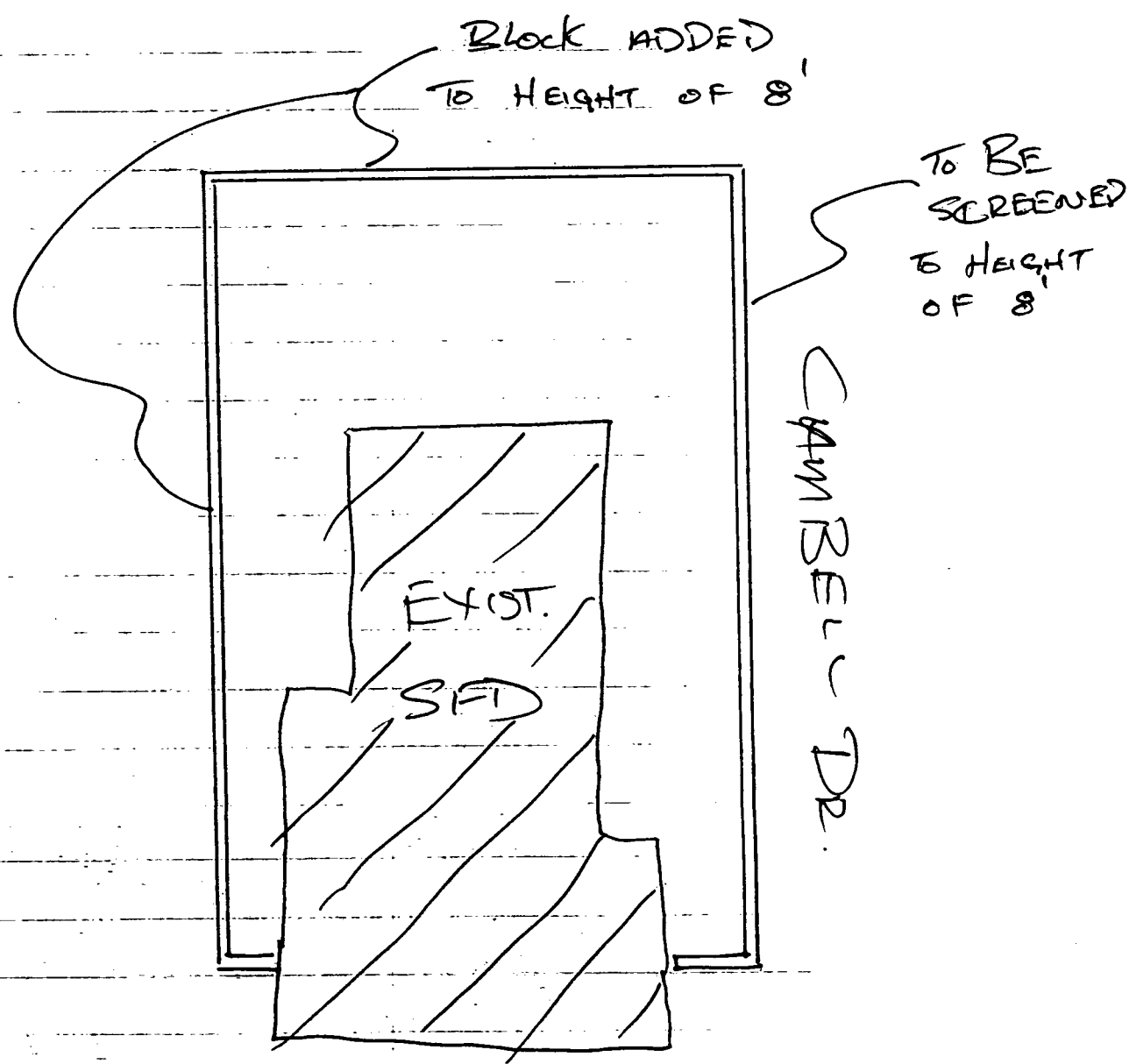
HAROLD P. FOSTER, DIRECTOR

HPF:jrm

(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.)

GRETA

To allow ~~the~~ EAST SIDE + SOUTH Block
WALL TO BE RAISED TO A HEIGHT
OF 8' AND ALLOW ~~the~~ WEST ~~side~~ SIDE
WALL (ON CAMBELL DR.) TO BE ^{WIRE FENCED} SCREENED
ON TOP ~~TO A~~ HEIGHT OF 8' WHERE 6' MAX
EXISTING BLK WALL ~~HEIGHT~~ IS REQUIRED



TO ALLOW WEST SIDE & SOUTH BLOCK WALL
-EXISTING- TO BE RAISED TO A HEIGHT OF 8' AND
ALLOW WEST SIDE EXISTING WALL (ON CAMPBELL DR.)
TO BE WIND PROOF ON TOP ~~WITH~~ WITH
BLOCK WALL TO A HEIGHT OF 8' WITH A 6'
MAX. HEIGHT IS REQUIRED

Charles (Celt) 10/12/89

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APPLICATION FOR VARIANCE

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, CHARLES M. HECHT & RAZELLE J. HECHT, the Owner(s), respectfully petition(s) for a special Variance to allow A PROPOSED WALL ADDITION TO BE 8' HIGH, WITHIN 6' MAX. HEIGHT IS REQUIRED (UMH)

Assessor's Parcel No.: 030-251-001

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS ARE HERewith SUBMITTED: The property is situated at 3021 CAMPBELL CIRCLE, between CAMPBELL DR and ROSEMARY LANE, in Zoning District R-E. Said property is legally described as follows, to wit:

LOT 10, BLOCK ONE (1) RANCHO NOVADA ESTATOS #4 AS SHOWN BY MAP HANCOCK ON P. 10 IN BOOK 15 OF PLATS PAGE 46, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA

OWNER'S AFFIDAVIT

(owner shall mean owner(s) of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(s, We), CHARLES M. HECHT & RAZELLE J. HECHT, (please print or type)

the undersigned, being duly sworn, depose and say that (we are) the (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. (SIGN IN INK)

(1) Charles Hecht SIGNATURE OF OWNER OF RECORD

870-6274

PHONE NUMBER

3021 CAMPBELL CIRCLE MAILING ADDRESS

LAS VEGAS NEVADA 89107 CITY STATE ZIP

(2) Razelle Hecht SIGNATURE OF OWNER OF RECORD

870-6274

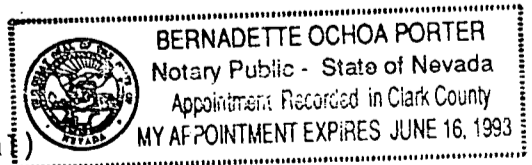
PHONE NUMBER

3021 CAMPBELL CIRCLE MAILING ADDRESS

LAS VEGAS NEVADA 89107 CITY STATE ZIP

Subscribed and sworn to before me this 26th day of September, 1989,

[Signature] Notary Public in and for said County and State



My Commission Expires

(see)

FOR DEPARTMENT 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

Case No.: V-116-89

Received by: [Signature]

Receipt No.: 070088

Meeting Date: 10/26/89

Date: 9/26/89

*** FOR DEPARTMENT USE ONLY ***

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME CHARLES M. & RAZELLE J. HECHT
 REP'S NAME _____
 ADDRESS 3021 CAMPBELL CIRCLE
LAS VEGAS, NEV. 89107
 PHONE 870-6274

AGENT: NAME _____
 REP'S NAME _____
 ADDRESS _____
 PHONE _____

APPLICATION TYPE:

- REZONING PLOT PLAN REVIEW VARIANCE USE PERMIT
 QTA OTHER _____
 PUBLIC HEARING: IF YES, LEGAL LOT 10, BLK 1 OF RANCHO NEVADA ESTATES #4

ZONING: EXISTING R-E PROPOSED _____

LAND USE: EXISTING SFD
 PROPOSED ALLOW HEIGHT OF 7' BLOCK WALL, WHERE 6' MAX REQ'D

PAST ACTIONS: CASE NO. _____ ACTION _____ DATE _____
 CASE NO. _____ ACTION _____ DATE _____
 CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. M-32-3 ASSESSOR'S PARCEL NO. 030-251-001

GENERAL LOCATION: SOUTH SIDE OF CAMPBELL CIRCLE, BETWEEN
CAMPBELL DR AND ROSEMARY LANE
3021 CAMPBELL CIRCLE

FLOOD ZONE "A": YES _____ NO X

IN DOWNTOWN REDEVELOPMENT AREA?: YES _____ NO X

SPECIAL NOTICE REQUIRED?: YES _____ NO X

IF YES: _____

CHECKED BY: Bar DATE 9/26/89

GENERAL RECEIPT NO. 070088 CASE NO. V-116-89

PC DATE: _____ BZA DATE: 10/26/89

GRANT, BARGAIN, SALE DEED

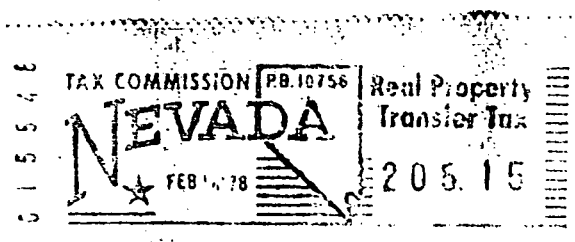
THIS INDENTURE WITNESSETH: That Ray L. Kanel Construction Company

in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Charles Hecht and Razelle Hecht, husband and wife, as joint tenants

all that real property situate in the _____ County of Clark

State of Nevada, bounded and described as follows:

Lot 10 in Block 1 of Rancho Nevada Estates Unit 4, as shown by map thereof on file in Book 15 of Plats, page 46, in the Office of the County Recorder of Clark County, Nevada.



- SUBJECT TO:
1. Taxes for the fiscal year
 2. Rights of way, reservations, restrictions, easements and conditions of record.

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

Witness my hand this 9th day of February 1978
Ray L. Kanel Construction Company

By: Ray L. Kanel RAY L. KANEL

STATE OF Nevada
County of Clark }

ESCROW NO. 67148-sab

On this 9th day of February, 1978

WHEN RECORDED MAIL TO: Mr. and Mrs. Charles Hecht
3021 Campbell Circle, Las Vegas, Nevada 89107

personally appeared before me, a Notary Public in and for said

County and State:
Ray L. Kanel

knows to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

Sandra Gines
Notary Public in and for said County and State.

Notary Public - State of Nevada
CLARK COUNTY
Sandra Gines
My Commission Expires Aug. 6, 1980



INST. NO. 806734
OFFICIAL RECORD BOOK NO. 847
RECORDED AT REQUEST OF
LAWYERS TITLE OF LAS VEGAS, INC.
FEB 14 12 48 PM '78
CLARK COUNTY NEVADA
JOAN L. SWIFT RECORDER
FEE 3.00 DEPUTY MS

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ms
E-14

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APPLICATION SUBMITTAL REQUIREMENTS

Compliance with the items listed below shall be required to provide adequate submittal information for review. Staff shall determine if additional information is needed based on the nature and complexity of the proposal. An appointment for submittal of this information is highly recommended.

I. Eight (8) copies of the plot plan, two (2) copies of architectural elevations, two (2) copies of floor plans, and two (2) copies of the landscape plans shall be prepared on 24 x 36 inch sheets in a professional manner displaying reasonable clarity in detail and shall contain all of the following:

A. Date of preparation and all dates of revision.

B. North arrow and scale (the scale chosen should utilize the full size of the sheet).

C. Name, address and phone number of owner, developer and person who prepared the map.

D. Statement of the present use and the proposed use of the property.

E. A precise legal description of the property involved in this application and the number and street name.
SINGLE FAMILY DWELLING

F. A general vicinity map of the area to be developed showing its relationship to existing streets and/or main thoroughfares (to be included on the plot plan sheet or on an individual sheet 8½ x 14 inches).

G. Property Boundaries:

(1) Define property boundaries with heavy broken line.

(2) Indicate distance to nearest cross street(s).

(3) Identify and label adjoining land uses.

H. Total acreage (or square footage, if less than two (2) acres).

I. Building Footprints:

(1) Show location and outline to scale of each proposed building or structure above ground.

(2) Clearly dimension, indicating setback lines to adjacent structures, property lines, parking areas, etc.

J. Parking: All parking, roads and drive areas to be clearly dimensioned and to indicate number of parking spaces, covered and uncovered parking, and points of ingress and egress.

K. Easements: The width and approximate location of all existing or proposed easements or rights-of-way, whether for public or private roads, drainage, sewers, or flood control purposes.

L. Existing Structures:

(1) Indicate all locations of structures not to be removed and show all dimensions to proposed lot lines.

(2) Show location and size of any existing or proposed fences, walls, etc.

M. Size and location of all existing and proposed on-premises signage.

--OVER--

H. Architectural information:

(1) For new structures, elevations for each side of all proposed buildings without landscaping (additional elevations including landscaping may be submitted but are not required). Where only existing structures are involved, and no exterior modifications are proposed, one set of photographs, clearly depicting the entire property, may be substituted for the elevation drawings.

(2) Typical floor plans for each floor.

O. Landscape Layout:

(1) Indicate areas to be landscaped, fully dimensioned.

P. Anticipated number of Employees.

II. An application form and/or other required documents are to be submitted to:

City of Las Vegas
Department of Community Planning and Development
400 East Stewart Avenue
Las Vegas, Nevada 89101 Phone: (702) 386-6301

and shall include the following:

- A. A copy of deed submitted for verification of ownership.
- B. Required fees.
- C. Any other information as may be required by the Department of Community Planning and Development to allow appropriate review of this request.
- D. Drawing Submittals:
 - (1) Plot Plan: Folded to approximately 8½" x 14" (7 copies),
Rolled (1 copy).
 - (2) Elevations: Folded to approximately 8½" x 14" (1 copy),
Rolled (1 copy).
 - (3) Floor Plans: Folded to approximately 8½" x 14" (2 copies).
Required for all apartments, condominiums, townhouses, commercial uses, and all other projects as required by the Department of Community Planning and Development.

*** FOR DEPARTMENT USE ONLY ***

THE ABOVE PLOT PLAN HAS BEEN REVIEWED AND HAS BEEN FOUND:

COMPLETE

NOT COMPLETE

ADDITIONAL COMMENTS BY STAFF (Note incomplete items): _____

THE APPLICANT IS AWARE OF DEFICIENCIES AND/OR OTHER REQUIRED ACTIONS NEEDED TO COMPLETE THIS SUBMITTAL WHICH COULD RESULT IN HOLDING THIS ITEM IN ABEYANCE.

APPLICANT WILL CORRECT DEFICIENCIES AND SUBMIT ADDITIONAL DATA AND/OR DOCUMENTS BY _____ (date)

(Applicant's Signature)

(Date)

(Owner of Record)

(Date)

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