

PLANNING AND DEVELOPMENT DEPARTMENT
SCANNING COVER SHEET

Case No: V-0105-89

APN: 162-06-712-039

Location: 4001 Paseo de Oro Ave

Applicant: Linda Zeimet & James D. Zeimet

Project Name:

To allow a proposed accessory structure in the side yard area where accessory structures are not allowed; and to allow it 1' from the side property line where a 15' minimum setback is required, and 3' from the rear property line where a 5' minimum setback is required.



INTERDEPARTMENT DISTRIBUTION LIST

	DATE SENT 1989	DATE RETURNED 1989	COMMENTS
BUILDING & SAFETY-	9/20	10/2	no obj.
FIRE SERVICES	"	9/25	no obj.
PUBLIC WORKS - R/W, ELEC.	"	10/13	no obj.
LAND DEVELOPMENT DIV.	"		
DOWNTOWN REDEVELOPMENT			
POLICE DEPARTMENT			
LICENSE DEPARTMENT			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. V-105-89

PROPERTY OWNERS

PROTESTS

APPROVALS

1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____
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18.	_____	_____
19.	_____	_____
20.	_____	_____

FILE NO. V-105-89

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-105-89

Application of LINDA ZEIMET AND JAMES D. ZEIMET for a Variance to allow a proposed accessory structure in the side yard area where accessory structures are not allowed; and to allow it one foot (1') from the side property line where a fifteen foot (15') minimum setback is required, and three feet (3') from the rear property line where a five foot (5') minimum setback is required, on property located at 4001 Paseo de Oro Avenue, in Zoning District R-1.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT TWENTY-ONE (21) IN BLOCK TWO (2) OF LAS VERDES HEIGHTS, UNIT #5.

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

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUEST

511-50

Date 10/10/89
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-105-89 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

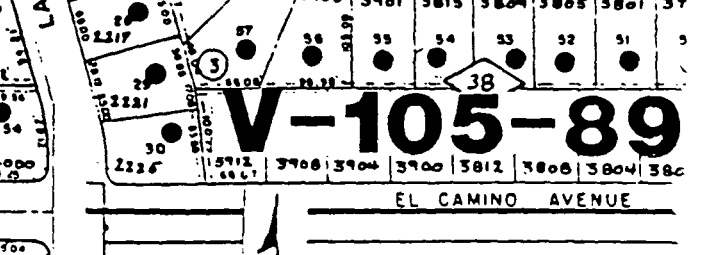
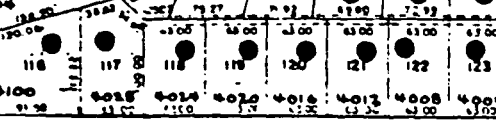
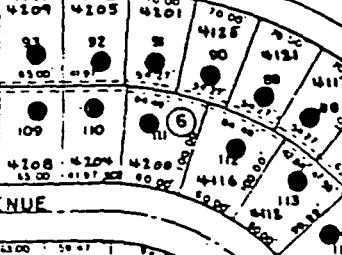
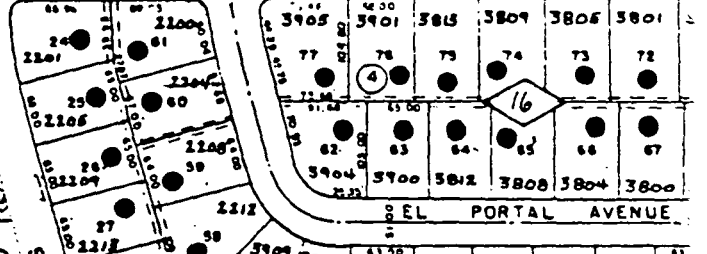
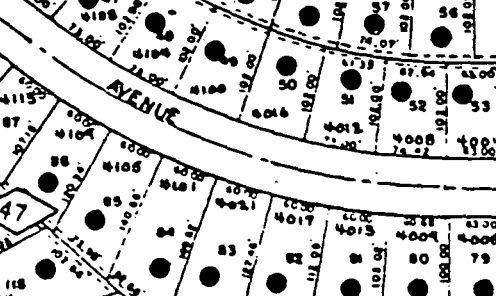
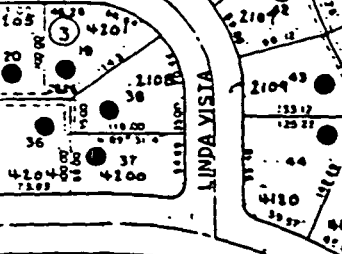
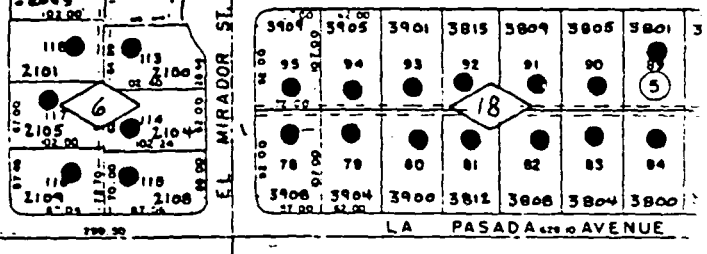
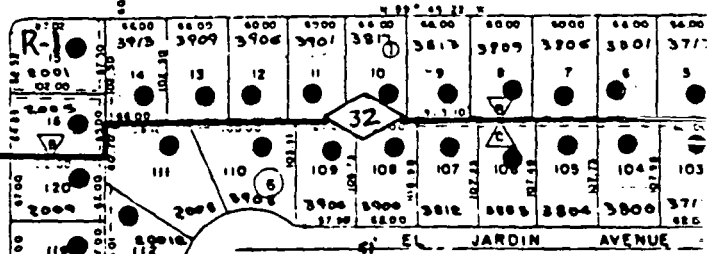
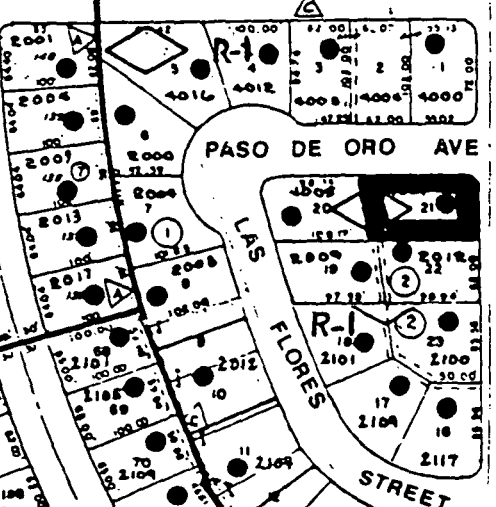
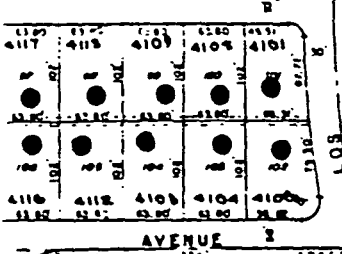
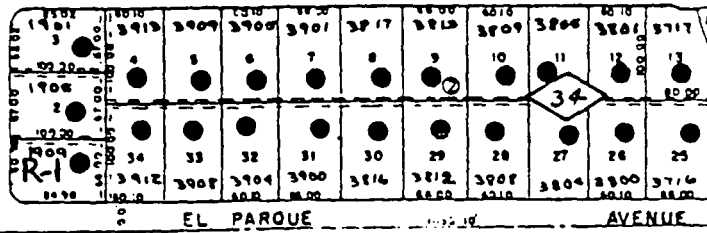
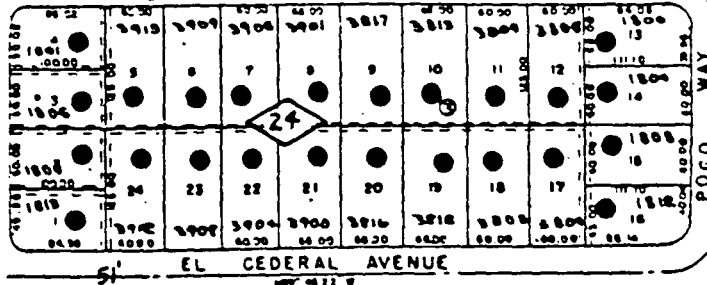
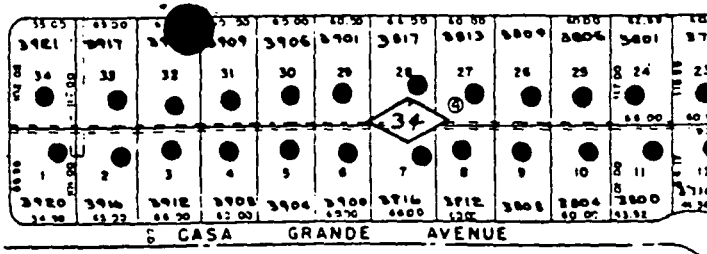
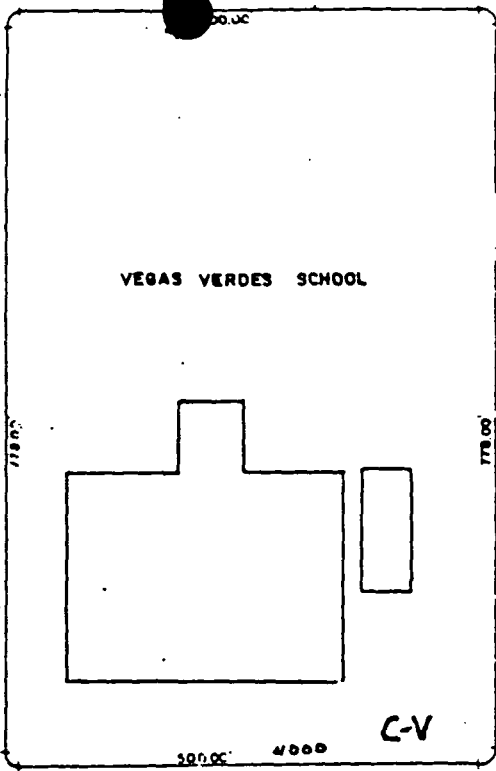
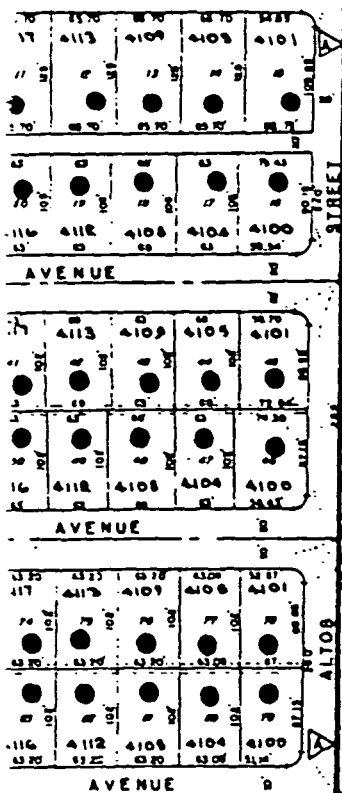
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Assessor Approval _____ Billing No. _____

(64) *ok*

OAKLEY

BOULEVARD



V-105-89

2301 CHILD CARE



WONDER IVOR

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-105-89

Applicant: LINDA AND JAMES D. ZEIMET

Appeal by applicant or any other aggrieved person: Yes No

Review requested by City Council Yes No

10-27-89
DATE

[Signature]
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

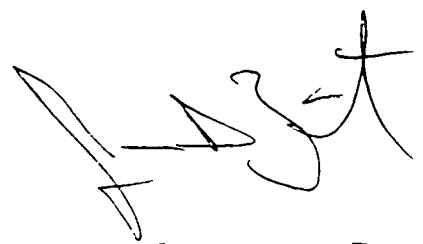
Last day for a review being requested by the City Council. (Review period is 14 days after the notice of BZA action is mailed to applicant.) NOVEMBER 14, 1989

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

10-27-89

City clerk

of James D Zeimet wish to appeal
the decision of the BZA on the denial
of V-105-89



JAMES D Zeimet
4001 PASO DE ORO
LAS VEGAS NV 89102

RECEIVED
OCT 27 4 16 PM '89
CITY CLERK

NOTICE TO PUBLISH

Las Vegas, Nevada

Date: November 1, 1989

TO: LAS VEGAS SUN

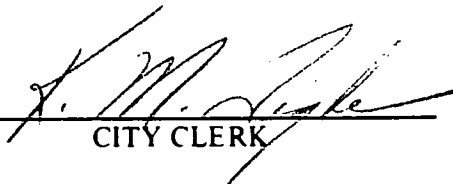
FROM: CITY CLERK

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

NOTICE OF PUBLIC HEARINGS
NOVEMBER 15, 1989

NOTICE IS HEREBY GIVEN THAT on **Wednesday, November 15, 1989**, at the hour of **2:00 P.M.** in the Council Chambers, City Hall Complex, 400 East Stewart Avenue, Las Vegas, Nevada, the City Council will consider the following:

V-105-89 APPEAL filed by LINDA ZEIMET AND JAMES D. ZEIMET on the action of the Board of Zoning Adjustment in DENYING their application for a Variance to allow a proposed accessory structure in the side yard area where accessory structures are not allowed; and to allow it one foot (1') from the side property line where a fifteen foot (15') minimum setback is required, and three feet (3') from the rear property line where a five foot (5') minimum setback is required, on property located at 4001 Paseo de Oro Avenue, in Zoning District R-1.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT TWENTY-ONE (21) IN BLOCK TWO (2) OF LAS VERDES HEIGHTS, UNIT #5.

U-147-89 APPEAL filed by DONREY OUTDOOR ADVERTISING COMPANY on behalf of PAUL ROBARTS, ET AL, on the action of the Board of Zoning Adjustment in DENYING his application for a Special Use Permit for a proposed 40 foot high, 14 foot x 48 foot off-premise advertising (billboard) sign, on property located on the southeast corner of Sahara Avenue and Las Verdes Street, in Zoning District C-1.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M.

U-148-89 APPEAL filed by DONREY OUTDOOR ADVERTISING COMPANY on behalf of HOOPER INDUSTRIES, LTD., on the action of the Board of Zoning Adjustment in DENYING their application for a Special Use Permit to allow a proposed 40 foot high, 14 foot x 48 foot off-premise advertising (billboard) sign, on property located at 1712 West Charleston Boulevard, in Zoning District C-1.

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

U-157-89 APPEAL filed by GERTRUDE TAVES on the action of the Board of Zoning Adjustment in APPROVING the application of BOB STUPAK for a Special Use Permit to allow a proposed 30 story, 408 room hotel tower on property located on the southwest corner of St. Louis Street and Commerce Street, in Zoning District C-1.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOTS THIRTEEN (13) THROUGH (18), BLOCK FIVE (5), MEADOWS ADDITION.

V-109-89 APPEAL filed by YOUNG ELECTRIC SIGN COMPANY on behalf of CAYMAN BAY APARTMENTS on the action of the Board of Zoning Adjustment in DENYING their application for a Variance to allow three illuminated signs (totaling 90 square feet), where only one non-illuminated 32 square foot sign is allowed, on property located at 2701 North Lorenzi Boulevard, in Zoning District N-U (under Resolution of Intent to R-3).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) 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 (NW¼) 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

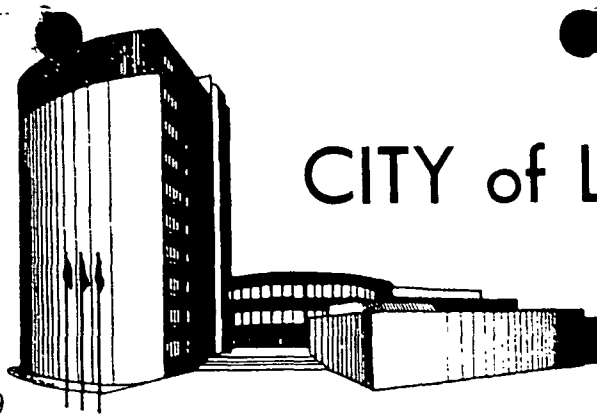
KATHLEEN M. TIGHE
CITY CLERK

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL

CITY of LAS VEGAS



December 5, 1989

Linda and James D. Zeimet
4001 Paseo de Oro
Las Vegas, Nevada 89102


Re: V-105-89 - VARIANCE

Dear Mr. and Mrs. Zeimet:

The City Council at a regular meeting held November 15, 1989 APPROVED the appeal filed by Linda Zeimet and James D. Zeimet on the action of the Board of Zoning Adjustment in denying their application for a Variance thereby approving a Variance to allow a proposed accessory structure in the side yard area where accessory structures are not allowed; and to allow it one foot (1') from the side property line where a fifteen (15') minimum setback is required, and three feet (3') from the rear property line where a five foot (5') minimum setback is required, on property located at 4001 Paseo de Oro Avenue, in Zoning District R-1, subject to:

1. Approval of this request does not constitute a waiver from the Building Code or other construction standards of the Department of Building and Safety.
2. The structure to be moved to comply with the 5 foot rear setback.
3. Conformance to the plot plan and elevations.
4. 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



400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101 • (702) 386-6011

CITY COUNCIL MINUTES

MEETING OF
NOVEMBER 15, 1989

AGENDA

City of Las Vegas

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

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT DEPT.
(CONTINUED)

I. VARIANCE - PUBLIC HEARING

7. V-105-89 - Linda and James D. Zeimet

Appeal filed by LINDA ZEIMET and JAMES D. ZEIMET on the action of the Board of Zoning Adjustment in DENYING their application for a Variance to allow a proposed accessory structure in the side yard area where accessory structures are not allowed; and to allow it one foot (1') from the side property line where a fifteen (15') minimum setback is required, and three feet (3') from the rear property line where a five foot (5') minimum setback is required, on property located at 4001 Paseo de Oro Avenue, in Zoning District R-1.

Board of Zoning Adjustment unanimously voted to DENY.

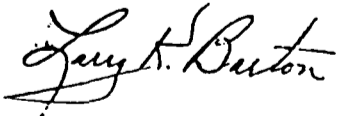
If approved, subject to:

1. Approval of this request does not constitute a waiver from the Building Code or other construction standards of the Department of Building and Safety.
2. Standard conditions 1 and 5.

Staff Recommendation: DENIAL

PROTESTS: 1 (at meeting)

APPROVED AGENDA ITEM



ADAMSEN - APPROVED, subject to conditions and structure to be moved to comply with the 5' rear setback - Motion carried with Nolen voting "NO".

Clerk to notify & Planning to proceed

James Zeimet appeared.

No one appeared in opposition.

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

October 30, 1989

Linda and James D. Zeimet
4001 Paseo de Oro
Las Vegas, Nevada 89102

Re: V-105-89

Dear Applicant:

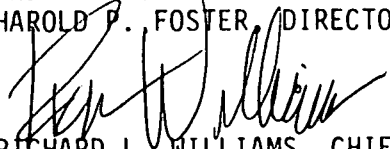
Your request a Variance to allow a proposed accessory structure in the side yard area where accessory structures are not allowed; and to allow it one foot (1') from the side property line where a fifteen foot (15') minimum setback is required, and three feet (3') from the rear property line where a five foot (5') minimum setback is required, on property located at 4001 Paseo de Oro Avenue, in Zoning District R-1, 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

ITEM

BOARD ACTION

10. V-105-89 - LINDA AND JAMES D. ZEIMET

APPLICATION: Variance to allow a proposed accessory structure in the side yard area where accessory structures are not allowed; and to allow it one foot (1') from the side property line where a fifteen foot (15') minimum setback is required, and three feet (3') from the rear property line where a five foot (5') minimum setback is required

LOCATION: 4001 Paseo de Oro Avenue

ZONE: R-1

STAFF RECOMMENDATION: DENIAL

PROTESTS: 0

SGLOMON
DENIED
Unanimous
(Ashworth excused)

Rick Williams explained this is a single-family residential subdivision near the Vegas Verdes Elementary School. In 1962 the developer oriented the house to what was the side street. He received a variance to switch the front and side setbacks. The proposed shed considered in this Variance application will be a one-story structure with peaked roof and no windows. Since detached accessory structures are not permitted in side yard areas, staff recommended denial.

James Zeimet, applicant, stated there is a slab at the location now which was poured when the house was built and there was a shed on the slab which he removed about five years ago. The proposed shed will be used to store tools. The wall is six feet high on Las Verdes and 6'5" on the back yard.

Mr. and Mrs. Angelo Gurreri, 2012 Las Verdes, appeared in opposition and feel the proposed structure will block their view and devalue their home.

(20:05 - 20:11)

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 HEARING7. V-105-89 - Linda and James D.
Zeimet

Appeal filed by LINDA ZEIMET and JAMES D. ZEIMET on the action of the Board of Zoning Adjustment in DENYING their application for a Variance to allow a proposed accessory structure in the side yard area where accessory structures are not allowed; and to allow it one foot (1') from the side property line where a fifteen (15') minimum setback is required, and three feet (3') from the rear property line where a five foot (5') minimum setback is required, on property located at 4001 Paseo de Oro Avenue, in Zoning District R-1.

Board of Zoning Adjustment unanimously voted to DENY.

If approved, subject to:

1. Approval of this request does not constitute a waiver from the Building Code or other construction standards of the Department of Building and Safety.
2. Standard conditions 1 and 5.

Staff Recommendation: DENIAL

PROTESTS: 1 (at meeting)

CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 15, 1989

X.

I. VARIANCE - PUBLIC HEARING

7. V-105-89 - Linda and James D. Zeimet

This is an appeal to the denial action of the Board of Zoning Adjustment for a Variance to allow a proposed accessory structure in the side yard area where accessory structures are not allowed; and to allow it one foot from the side property line where a 15 foot minimum setback is required, and three feet from the rear property line where a five foot minimum setback is required. The 8,572 square foot property is a corner lot in an R-1 subdivision.

The applicant proposes to construct a 12 x 24' storage shed in the southeast portion of the lot. The shed will be constructed with a peaked roof and no windows on an existing concrete slab that was built when the residence was constructed. He intends to store his tools in the shed.


There was a protest from the neighbor to the south of the applicant who felt the shed would devalue their property and block their view. Staff recommended denial of the application and the Board of Zoning Adjustment agreed because there was insufficient justification present to grant a Variance.

Board of Zoning Adjustment Decision: DENIAL

Staff Recommendation: DENIAL

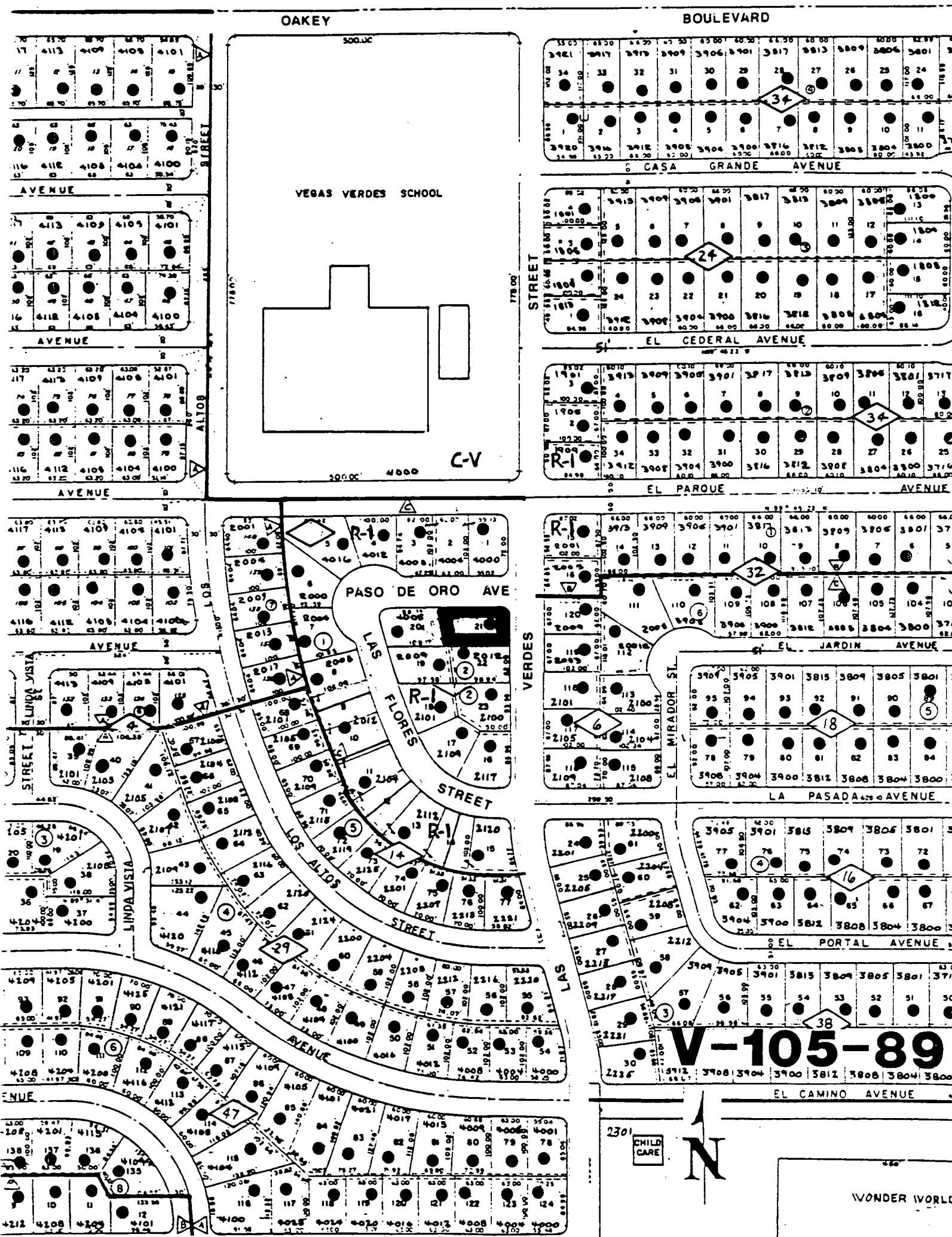
PROTESTS: 1 (at meeting)

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.7. - V-105-89 - Linda and James D. Zeimet



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

October 16, 1989

Linda and James D. Zeimet
4001 Paseo de Oro Avenue
Las Vegas, Nevada 89102

Re: V-105-89

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

A handwritten signature in black ink, appearing to read "Harold P. Foster". The signature is fluid and cursive, written over a horizontal line.

HAROLD P. FOSTER, DIRECTOR

HPF:gm

Attachment: Agenda



INTER-OFFICE MEMORANDUM

Date

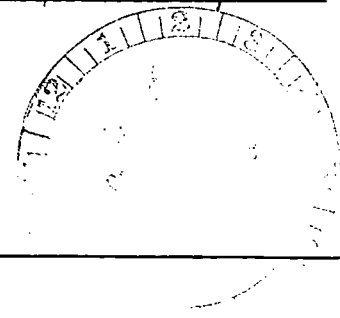
October 12, 1989

<p>TO:</p> <p>Harold P. Foster, Director Department of Community Planning and Development</p>	<p>FROM: <i>Thomas C. Peet</i> <i>for</i> Richard D. Goecke, Director Department of Public Works <i>ck</i></p>
<p>SUBJECT:</p> <p>V-105-89 Linda and James Zeimet</p>	<p>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)</p>

1. No objection to the variance request to allow a reduction in rear and side-yard setback for an accessory structure.

10/13

DATE: 9/22/89



TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: V-105-89

NO OBJECTIONS

NO OBJECTIONS, SUBJECT TO CONDITIONS LISTED

OBJECTIONS

UNIFORM FIRE CODE VIOLATIONS: None

FIRE DEPARTMENT ACCESS: No impact on Fire Dept. access.

EXPOSURES: None

RECOMMENDATIONS/SUGGESTED CONDITIONS: _____

Ree Swing
FIRE DEPARTMENT REPRESENTATIVE SIGNATURE

INTER-OFFICE MEMORANDUM

9.28.89

DEPARTMENT of COMMUNITY
PLANNING and DEVELOPMENT

FROM: DEPARTMENT of BUILDING
SAFETY

SUBJECT:

V-105.89 VARIANCE
JAMES ZEINER ZONE; R-1
PARCEL NO 070.352.001

COPIES TO:

19.58.030
DETACHED ACCESSORY
STRUCTURE SIDE/REAR YARD

In answer to your memorandum, Dated 9.20.89
on the above Variance request at, Loc. 4001 PASO DE
ORO AVE

This department (~~has~~ has no) objections, provided that all
required permits and inspections are obtained through Building
Safety.

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-105-89 Application of LINDA ZEIMET AND JAMES D. ZEIMET for a Variance to allow a proposed accessory structure in the side yard ^{& 10' x 10'} where ~~such~~ accessory structures are not allowed; and to allow it one foot from the side property line where a fifteen foot minimum setback is required, and three feet from the rear property line where a five foot minimum setback is required, on property located at 4001 Paseo de Oro Avenue, in Zoning District R-1.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT TWENTY-ONE (21) IN BLOCK TWO (2) OF LAS VERDES HEIGHTS, UNIT #5.

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

02

INTER-OFFICE MEMORANDUM

September 20, 1989

TO: DEPARTMENT OF BUILDING AND SAFETY
 DEPARTMENT OF FIRE SERVICES
 DEPARTMENT OF PUBLIC WORKS (R/W & ELEC.)
 DIVISION OF LAND DEVELOPMENT

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

SUBJECT: REQUEST FOR COMMENTS RE: V-105-89
 LINDA ZEIMET & JAMES D. ZEIMET

COPIES TO:

PARCEL NO.: 070-352-001

The subject application is to allow: a proposed accessory structure one foot from the legal front property line where a twenty foot minimum setback is required, and three feet from the side property line where a five foot minimum setback is required

This structure/use is: PROPOSED X
 EXISTING _____

NOTE: Building & Safety - If this structure is existing, please furnish valuation.

Fire Services - If this structure is existing, please evaluate fire accessibility.

This item will be heard at the October 26, 1989 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 October 16, 1989 will be greatly appreciated.

Thank you.

HPF:gm

Attachments:

1. Application
2. Plot Plan

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, James W. & Linda Zeimet, the Owner(s), respectfully petition(s) for a special Variance to allow accessory building in the ^{SIDE} yard, where such buildings not allowed, and allow such building to be one foot from ^{SIDE} front setback where ~~twenty~~ ¹⁵ foot is required and three foot from ^{REAR} side setback where five foot is required

Assessor's Parcel No.: 070-352-001

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS ARE HEREWITH SUBMITTED: The property is situated at 4001 PASO DE ORO AVE, between LAS FLORES ST. and LAS VERDES ST., in Zoning District R-1. Said property is legally described as follows, to wit:

LOT 21 OF BLOCK 2 OF LAS VERDES HEIGHTS UNIT # 5 4001 PASO DE ORO AVE.

OWNER'S AFFIDAVIT

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

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We), James W. & Linda Zeimet (please print or type)

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. (SIGN IN INK)

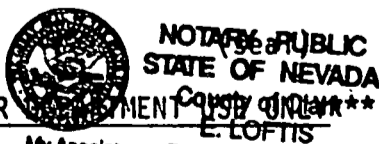
(1) [Signature] 4001 Paso De Oro Ave MAILING ADDRESS 873-7030 PHONE NUMBER Las Vegas Nevada 89102 CITY STATE ZIP

(2) Linda Zeimet 4001 Paso De Oro Ave MAILING ADDRESS 873-7030 PHONE NUMBER Las Vegas Nevada 89102 CITY STATE ZIP

Subscribed and sworn to before me this 15th day of September, 1989,

Clark & Nevada Notary Public in and for said County and State

3/3/93 E. Loftis My Commission Expires



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-105-89 Received by: [Signature] Receipt No.: 67710 Meeting Date: 10/26/89 Date: 9/15/89

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO.

NAME: LINDA & JAMES D. ZEIMET
STREET ADDRESS:
CITY: 4001 PASO DE ORO
STATE:
ZIP: LAS VEGAS, NEV. 89102

Title Order No. _____ Escrow No. _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

DOCUMENTARY TRANSFER TAX \$

- computed on full value of property conveyed, or
- computed on full value less value of liens and encumbrances remaining at the time of sale.

Signature of Declarant or Agent Determining Tax _____ Form Name _____

PAULINE MCCANN BESSE & LINDA ZEIMET

the undersigned grantor(s) on receipt of \$2000.00 which is hereby acknowledged, do hereby remise,

release and forever quitclaim to LINDA ZEIMET & JAMES D. ZEIMET joint tenants

the following described real property in the City of

County of CLARK State of NEVADA

**LOT TWENTY-ONE (21) IN BLOCK (2) OF LAS VERDES HEIGHTS, UNIT # 5,
AS SHOWN BY MAP THEREOF ON FILE IN BOOK 7 OF PLATS, PAGE 12, IN THE
OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.**

Assessor's parcel No. _____

Executed on MARCH 18, 1989, 19__ at LAS VEGAS, NEVADA

Pauline McCann Besse
Linda Zeimet
James D. Zeimet

STATE OF NEVADA

COUNTY OF CLARK

On this 18 day of March in the year 1989 before me, the undersigned, a Notary Public in and for said State, personally appeared

Pauline McCann Besse

Linda Zeimet

James D. Zeimet, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name

subscribed to the within instrument, and acknowledged to me that he executed it

WITNESS my hand and official seal.

Janita B. Bault
Notary Public in and for said State.

MAIL TAX STATEMENTS TO

NAME

ADDRESS

Jan. 18, 1989

SEE NOTE ON REVERSE SIDE

This document is subject to the typical conditions of the title insurance policy. Please refer to the policy for a full and complete understanding of the terms and conditions of the policy. Contact a broker if you desire the form a further to your broker and will.

FORM 882 (REV. 8-82)

CLERK OF DISTRICT COURT
CLARK COUNTY, NEVADA
RECORDED AT REQUEST OF:
L. ZEINET



CLARK COUNTY, NEVADA
JON L. SMITH, CLERK
RECORDED AT REQUEST OF:

L. ZEINET

64-18-09 16104 101

BOOK 898418 PAGE 81117

REC'D 6.00 1971 EX8004

2

*** FOR DEPARTMENT USE ONLY ***

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME JAMES D. + LINDA ZEIMET
REP'S NAME _____
ADDRESS 4001 PASEO DE ORO AVE.
LAS VEGAS, NEV. 89102
PHONE 873-7030

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

APPLICATION TYPE:

- REZONING
- PLOT PLAN REVIEW
- VARIANCE
- USE PERMIT
- QTA
- OTHER _____

PUBLIC HEARING: IF YES, LEGAL LOT 21, Block 2, OF LAS VERDES HEIGHTS UNIT #5

ZONING: EXISTING R-1 PROPOSED 2

LAND USE: EXISTING SFD

SEE APPLIC. PROPOSED ACCESSORY BLDG IN LEGAL FRONT + 1' FROM FRONT + 3' FROM SIDE

PAST ACTIONS:

CASE NO.	<u>V-25-62</u>	ACTION	<u>APPROVED</u>	DATE	<u>9/12/62</u>
CASE NO.	_____	ACTION	_____	DATE	_____
CASE NO.	_____	ACTION	_____	DATE	_____

DISTRICT MAP NO. R-6-6 ASSESSOR'S PARCEL NO. 070-352-001

GENERAL LOCATION: SOUTH SIDE ON PASEO DE ORO AVE. BETWEEN
LAS VERDES ST. AND LAS FLORES ST.
4001 PASEO DE ORO AVE.

FLOOD ZONE "A": YES _____ NO X

IN DOWNTOWN REDEVELOPMENT AREA?: YES _____ NO X

SPECIAL NOTICE REQUIRED?: YES _____ NO X

IF YES: _____

CHECKED BY: Ben DATE 9/15/89

GENERAL RECEIPT NO. 067710 CASE NO. V-105-89

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

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.

ITEMS
COMPLETED

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- 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.
 - 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--

N. 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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