

Planning & Development Department
Scanning Cover Sheet

Case No V-0096-76

APN 162-06-610-014

Location 4350 Mountain View Blvd

Applicant George D. Frame

Subject

To allow an addition to an existing dwelling which will be 7' from the rear property line where 50' is required and 6' from the side property line where 10' is required; and to allow an existing 12,500 sq ft parcel where 20,000 sq ft is required; and to allow a 6' high block and wrought iron fence in the front yard where 4' high, top 2' 50% open is allowed.



PROPERTY OWNERS

PROTESTS

APPROVALS

1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____
6.	_____	_____
7.	_____	_____
8.	_____	_____
9.	_____	_____
10.	_____	_____
11.	_____	_____
12.	_____	_____
13.	_____	_____
14.	_____	_____
15.	_____	_____
16.	_____	_____
17.	_____	_____
18.	_____	_____
19.	_____	_____
20.	_____	_____

FILE NO. V-96-76

INTER-DEPARTMENT DISTRIBUTION LIST

	DATE SENT	DATE RETURNED	COMMENTS
BUILDING DEPARTMENT	11-19-76	12-2-76	see memo
PUBLIC SERVICES DEPT	11-19-76	11-29-76	sign A.D. for future street improvements along Mt. View
FIRE DEPARTMENT	11-19-76	11-23-76	OK - see memo ^{franchise}
POLICE DEPARTMENT			
LICENSE DEPARTMENT			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. V-96-76

NOTICE OF PUBLIC HEARING

DECEMBER 15, 1976

November 30, 1976

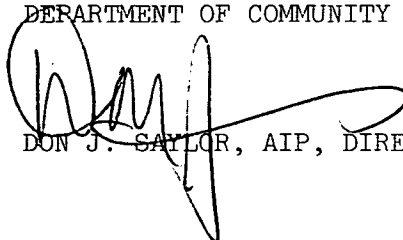
Notice is hereby given that on December 15, 1976, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-96-76 GEORGE D. FRAME FOR A VARIANCE TO ALLOW AN ADDITION TO AN EXISTING DWELLING WHICH WILL BE SEVEN FEET (7') FROM THE REAR PROPERTY LINE AND 7'6" FROM THE FRONT PROPERTY LINE WHERE 50' IS REQUIRED AND 6' FROM THE SIDE PROPERTY LINE WHERE 10' IS REQUIRED; AND TO ALLOW AN EXISTING 12,500 SQ. FT. PARCEL WHERE 20,000 SQ. FT. IS REQUIRED; AND TO ALLOW A 6' HIGH BLOCK AND WROUGHT IRON FENCE IN THE FRONT YARD WHERE 4' HIGH, TOP 2' FIFTY PERCENT OPEN IS ALLOWED ON PROPERTY LOCATED AT 4350 MT. VIEW BOULEVARD ON THE NORTH SIDE OF MOUNTAIN VIEW BOULEVARD BETWEEN ARVILLE STREET AND VISTA DRIVE IN ZONING DISTRICT R-E (RESIDENCE ESTATES).

PROPERTY LEGALLY DESCRIBED AS THE WEST 75 FEET OF THE
SOUTH 125 FEET OF LOT TWO AND THE EAST 25 FEET OF THE
SOUTH 125 FEET OF LOT ONE, ALL IN BLOCK ONE, ARTESIAN
HEIGHTS TRACT NO. 1.

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 objection thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT


DON J. SAYLOR, AIP, DIRECTOR

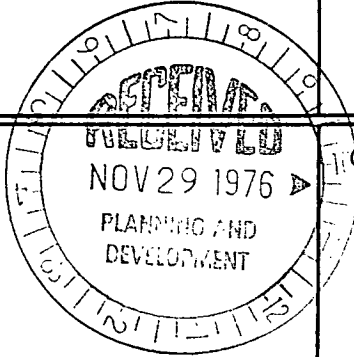
DJS:bjc

(The information contained above is considered to be accurate; however, there may be minor variations involved.)

INTER-OFFICE MEMORANDUM

Nov. 26, 1976

TO: Community Development	FROM: Field Operations Engineer
SUBJECT: V-96-76 George D. Frame 4350 Mt. View Blvd.	COPIES TO:



Your memorandum of November 19, 1976 requested comments from the Public Services Department on the application for a Variance to reduce the setbacks, allow a fence and to allow a smaller parcel at 4350 Mt. View Blvd.

It will be required that the applicant sign an Assessment District Agreement for future street improvements along Mt. View Blvd. frontage.

Robert D. Weber

ROBERT D. WEBER, P.E.

RDW/ACW/s

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

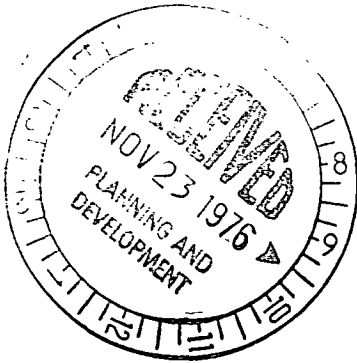
November 22, 1976

Date

TO: DON J. SAYLOR, AIP, DIRECTOR DEPT. OF COMMUNITY DEVELOPMENT	FROM: <i>George Judd</i> GEORGE JUDD, FIRE MARSHAL
SUBJECT: V-96-76 GEORGE D. FRAME ALLOW AN ADDITION TO AN EXISTING DWELLING. 4350 MT. VIEW BOULEVARD	COPIES TO:

1. To be approved by the Las Vegas Building Department, in accordance with applicable codes.
2. Provide a fire warning system in accordance with sec. 1413, 1973 Uniform Building Code.

GJ/vh
Attachment



NOTICE OF PUBLIC HEARING

DECEMBER 15, 1976

November 30, 1976

Notice is hereby given that on December 15, 1976 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-96-76 GEORGE D. FRAME FOR A VARIANCE TO ALLOW AN ADDITION TO AN EXISTING DWELLING WHICH WILL BE SEVEN FEET (7') FROM THE REAR PROPERTY LINE AND 9'6" FROM THE FRONT PROPERTY LINE WHERE 50' IS REQUIRED AND 6' FROM THE SIDE PROPERTY LINE WHERE 10' IS REQUIRED; AND TO ALLOW AN EXISTING 12,500 SQ. FT. PARCEL WHERE 20,000 SQ. FT. IS REQUIRED; AND TO ALLOW A 6' HIGH BLOCK AND WROUGHT IRON FENCE IN THE FRONT YARD WHERE 4' HIGH, TOP 2' FIFTY PERCENT OPEN IS ALLOWED ON PROPERTY LOCATED AT 4350 MT. VIEW BOULEVARD ON THE NORTH SIDE OF MOUNTAIN VIEW BOULEVARD BETWEEN ARVILLE STREET AND VISTA DRIVE IN ZONING DISTRICT R-E (RESIDENCE ESTATES).

7'6" rear DB on 11-23
9'6" front
Saylor will call

PROPERTY LEGALLY DESCRIBED AS THE WEST 75 FEET OF THE SOUTH 125 FEET OF LOT TWO AND THE EAST 25 FEET OF THE SOUTH 125 FEET OF LOT ONE, ALL IN BLOCK ONE, ARTESIAN HEIGHTS TRACT NO. 1, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 105, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY.

NOTE: PLOT PLAN IN ERROR. FRONT SETBACK 7'5" ± TO BE CONFIRMED BY OWNER 11/23/76

Initial and date:
SMITH *ml* NOV 19 1976
WILLIAMS *FW* 11-23-76
BROWN *db* 11-23-76
CLEMMER *fb* 11/23/76
NULL *h* 11/23/76
SAYLOR *OK* 11-23-76

THIS FILE MUST BE RETURNED TO
Barbara By November 23, 1976.

Subject to correction on front or rear setback

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/Home Occupation Permit; or may, prior to this hearing, file with the Department of Community Planning and Development written objection thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

~~A-1~~

B-6-4

DON J. SAYLOR, AIP, DIRECTOR

VS

col w

INTER-OFFICE COMMUNICATION

DATE: November 19, 1976

TO: DEPARTMENT OF PUBLIC SERVICES
DIVISION OF BUILDING & SAFETY
DEPARTMENT OF FIRE SERVICES

FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

SUBJECT: FILE NO. V-96-76, BOARD OF ZONING ADJUSTMENT MEETING 12-15-76.

APPLICATION SUBMITTED BY: **George D. Frame**

FOR A ~~USE PERMIT~~/VARIANCE TO: **Allow an addition to an existing dwelling which will be 7' from the rear property line and 9'6" from the front property line where 50' is required and 6' from the side property line where 10' is required; and to allow an existing 12,500 sq. ft. parcel where 20,000 sq. ft. is required; and to allow a 6' high block and wrought iron fence in the front yard where 4' high, top 2' 50% open is allowed.**

PROPERTY LOCATED AT:

4350 Mt. View Boulevard on the north side of Mt. View Blvd. between Arville St. and Vista Dr.

LAND USE ZONE: **R-E (residence estates)**

LEGALLY DESCRIBED AS: **the west 75 feet of the south 125 feet of Lot 2, and the east 25 feet of the south 125 feet of Lot 1, Block 1, Artesian Heights Tract No. 1**

Your remarks regarding this application prior to December 3, 1976 will be greatly appreciated.

Plot Plan Attached: Yes xx
No _____

Building: Existing _____
Proposed xx

Fire Zone: #3

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT
DON J. SAYLOR, AIP, DIRECTOR

DJS:kt:pdm

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

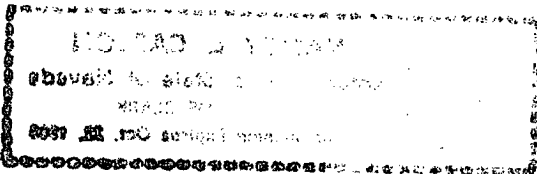
1. Five (5) copies of a plot plan of the applicant's property drawn to scale and fully dimensioned showing the location of existing and proposed buildings and structures and the location of any other improvements such as drives, walks, paved areas, planting.
2. A sketch, drawing, or photographs showing clearly the front and side elevations of any proposed buildings or structures, when requested.
3. Any other pertinent information which may be requested.

PLOT PLAN SPECIFICATIONS FOR VARIANCES:

1. Five (5) copies.
2. Minimum size - 17 x 11 inches.
3. Legible.
4. Completely dimensioned, including boundary dimensions, dimensions of building, distances from buildings to the property lines.
5. Address 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.
8. Show north-point.

VISUAL ENVIRONMENTAL STATEMENT:

I, 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.



MR. MATTEUCCI asked to be placed on the mailing list to be notified of any appeal so they can appear.

412. V-96-76

APPROVED

Application of GEORGE D. FRAME for a Variance to allow an addition to an existing dwelling which will be seven feet (7') from the rear property line and 7'6" from the front property line where 50' is required and 6' from the side property line where 10' is required; and to allow an existing 12,500 sq. ft. parcel where 20,000 sq. ft. is required; and to allow a 6' high block and wrought iron fence in the front yard where 4' high, top 2' fifty percent open is allowed on property located at 4350 Mt. View Boulevard on the north side of Mountain View Boulevard between Arville Street and Vista Drive in Zoning District R-E (Residence Estates); property legally described as the west 75 feet of the south 125 feet of Lot Two and the east 25 feet of the south 125 feet of Lot One, all in Block One, Artesian Heights Tract No. 1.

MR. NULL gave the staff report indicating the lot is not R-E sized. The additions proposed are taking up a lot of the area and will come quite close to the property lines. In addition you have the block wall which is solid in the portion of the front yard consisting of the side property lines. Staff would recommend denial. This is a regular shaped lot. I can, perhaps, understand the problem in the side but the rear and the front should be able to be designed to meet the code requirements. There are no protests or approvals. If approved, staff would recommend that an Assessment District Agreement be signed for future street improvements along Mt. View frontages; the necessary permits be taken out, clean up the yard, and the normal requirements be complied with.

VICE CHAIRMAN SEGRETTI declared the public hearing open and asked to hear from the applicant.

MR. GEORGE D. FRAME, 4350 Mt. View, appeared. He stated that a permit was issued for a block wall and a pool about five years ago and this is when this was built. Both houses on either side of me are from 35 to 40 ft. from me.

VICE CHAIRMAN SEGRETTI asked if there was any way the plans could be changed to conform with staff's recommendations?

MR. FRAME stated that as far as the front goes, if I change that I would have to cut off the whole garage.

MR. NULL stated you are asking to allow all of this on a 12,500 sq. ft. parcel where 20,000 sq. ft. is required.

MR. FRAME stated that he didn't realize this until he got into the construction.

MRS. EMMETT stated that she thought there were a number of other lots in the area that didn't comply with the R-E zoning.

MR. NULL stated there was one property next to this lot that might not comply but the others appear to be close to code in size.

MR. FRAME stated he believed this would improve the neighborhood and not distract from anything as well as improve the area.

MRS. EMMETT stated she believed it would enhance the area rather than distract from it.

VICE CHAIRMAN SEGRETTI asked if anyone else wished to be heard; there being no one, she declared the public hearing closed.

MRS. EMMETT made a Motion for APPROVAL of V-96-76, subject to the following conditions:

1. Signing of an Assessment District Agreement for future street improvements along Mt. View Boulevard frontage as required by the Department of Public Services.

2. All necessary permits and inspections shall be obtained as required by the Department of Public Services.
3. Conformance to the plot plan.
4. Conformance to code requirements and design standards of City departments.

Voting was as follows:

Mrs. Emmett - yes
 Mr. Miller - yes
 Vice Chairman Segretti - yes
 Mr. Canul - yes

Motion for APPROVAL carried unanimously.

13. V-97-76
 APPROVED

Application of WESLEY H. KRAUSE for a Variance to allow eight apartment units where seven are allowed and to allow four parking spaces in the front yard area where only two are allowed on property generally located on the northeast corner of 23rd Street and Stewart Avenue in Zoning District R-3 (Limited Multiple Residence); legally described as Lots 49, 50, 51, & 52, Block 6, Boulder Dam Homesite Addition #4.

MR. NULL gave the staff report indicating that staff would not object to the additional square footage necessary to put in an additional unit considering the development and the fact that there is an alley to the rear. Public Services wants dedication of 10 ft. for Stewart Avenue and the radius corner at Stewart and 23rd; installation of sidewalk along Stewart and 23rd and the signing of an Assessment District Agreement for future alley paving. There is sufficient parking in the rear and there are no protests or approvals.

VICE CHAIRMAN SEGRETTI declared the public hearing open and asked to hear from the applicant.

MR. WESLEY KRAUSE, 1350 S. Westwind Road, appeared. He stated that he thought this would be compatible to the area. He stated that there already were four-plexes on the property.

VICE CHAIRMAN SEGRETTI asked if anyone else wished to be heard; there being no one, she declared the public hearing closed.

MR. CANUL made a Motion for APPROVAL of V-97-76, subject to the following conditions:

1. Dedication of 10 ft. for Stewart Avenue as required by the Department of Public Services.
2. Dedication of the radius corner at Stewart and 23rd Street as required by the Department of Public Services.
3. Installation of sidewalk along Stewart and 23rd Street frontage as required by the Department of Public Services.
4. Signing of an Assessment District Agreement for future alley paving as required by the Department of Public Services.
5. Conformance to the plot plan as amended to reflect the above conditions.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Conformance to code requirements and design standards of City departments.

INTER-OFFICE MEMORANDUM

December 16, 1976

TO:

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FROM:

CITY CLERK

RECEIVED
DEC 16 1 57 PM '76
CITY CLERK

SUBJECT:

APPEAL OR CITY COMMISSION 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-96-76

Applicant: George D. Frame

Appeal by applicant or any other aggrieved person: Yes No

Review requested by the City Commission: Yes No

Ernest M. Cole
CITY CLERK 12/29/76

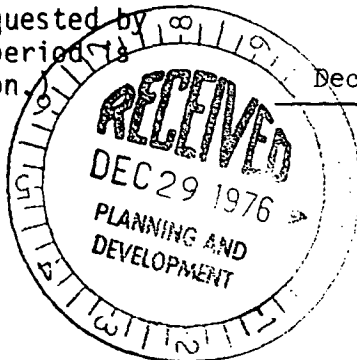
COMMUNITY DEVELOPMENT DEPARTMENT INFORMATION:

Date of Board of Zoning Adjustment Action: December 15, 1976

Last day for filing an appeal by applicant or any other aggrieved person. (Appeal period is 11 days after the date of BZA action.) December 27, 1976

Last day for a review being requested by the City Commission. (Review period is 14 days after date of BZA action.) December 29, 1976

kt



December 16, 1976

Mr. George D. Frame
132 South Fourth Street
Las Vegas, Nevada 89101

RE: V-96-76
Variance Application

Dear Mr. Frame:

Your request for a Variance to allow an addition to an existing dwelling which will be seven feet (7') from the rear property line and 7'6" from the front property line where 50' is required and 6' from the side property line where 10' is required; and to allow an existing 12,500 sq. ft. parcel where 20,000 sq. ft. is required; and to allow a 6' high block wall and a block and wrought iron fence 6' high in the front yard where a wall 4' high, top 2' fifty percent open is allowed on property located at 4350 Mt. View Boulevard on the north side of Mountain View Boulevard between Arville Street and Vista Drive in Zoning District R-E was considered by the Board of Zoning Adjustment at their regular meeting held December 15, 1976.

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 conditions:

1. Signing of an Assessment District Agreement for future street improvements along Mt. View Boulevard frontage as required by the Department of Public Services.
2. All necessary permits and inspections shall be obtained as required by the Department of Public Services.
3. Conformance to the plot plan.
4. Conformance to code requirements and design standards of City departments.

This action by the Board of Zoning Adjustment on December 15, 1976, is final unless an appeal, in writing is filed with the City Clerk within 11 days, or there is a review action filed by the City Commission within 14 days.

-continued-

Mr. George D. Frame
RE: V-96-76

December 16, 1976
Page 2

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
AND DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR

DJS:bjc

cc: City Clerk

INTER-OFFICE MEMORANDUM

December 16, 1976

TO:

FROM:

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

CITY CLERK

SUBJECT:

COPIES TO:

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

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

File No. v-96-76

Applicant: George D. Frame

Appeal by applicant or any other aggrieved person: Yes No

Review requested by the City Commission: Yes No

CITY CLERK

COMMUNITY DEVELOPMENT DEPARTMENT INFORMATION:

Date of Board of Zoning Adjustment Action:

December 15, 1976

Last day for filing an appeal by applicant or any other aggrieved person. (Appeal period is 11 days after the date of BZA action.)

December 27, 1976

Last day for a review being requested by the City Commission. (Review period is 14 days after date of BZA action.)

December 29, 1976

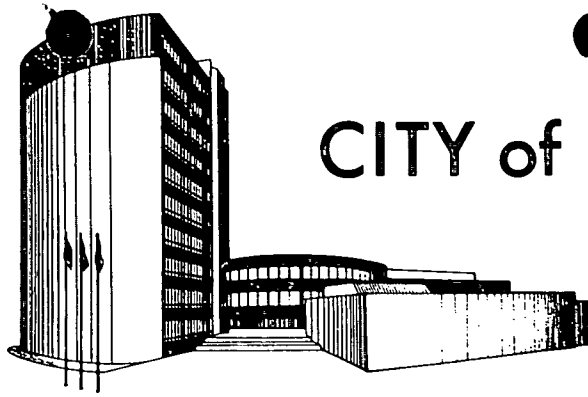
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MAYOR WILLIAM H. BRIARE

COMMISSIONERS
PAUL J. CHRISTENSEN
RON LURIE
MYRON E. LEAVITT
ROY WOOFER

CITY ATTORNEY
CARL E. LOVELL, JR.

CITY MANAGER
WILLIAM E. ADAMS, P.E.



CITY of LAS VEGAS



December 8, 1976

Mr. George D. Frame
132 South Fourth Street
Las Vegas, Nevada 89101

RE: V-96-76
Variance Application

Dear Applicant:

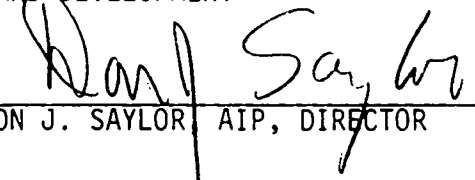
This is to advise that your request as referred to above will be considered by the Board of Zoning Adjustment at their regular meeting on December 15, 1976.

This meeting will be held at 7:30 P.M. in the Commission 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


DON J. SAYLOR AIP, DIRECTOR

DJS:kt

INTER-OFFICE MEMORANDUM

December 2, 1976

TO: Department of Community Development

FROM: Clay Hymer

Clay Hymer

SUBJECT: V-96-76

COPIES TO:

This job was red tagged after our inspector found construction going on without permits. At the time of discovery the proposed garage and study rooms were formed and ready for the placing of concrete. The concrete was placed after the red tag was placed and our Department has not made any inspections for compliance to code on the underground plumbing and the floor slab and footings. We placed a second red tag on the project and served the owner a citation to court for working without permits and for working over a red tag. However, this Department has no objections to the granting of a Variance to allow these structures, except the owner needs to be aware of the permits which are required and his responsibility of removing a portion of the concrete to substantiate that code compliance has been met on that part of the structure which has been completed at this time.

