

PLANNING AND DEVELOPMENT DEPARTMENT
SCANNING COVER SHEET

Case No: V-0095-77

APN: 139-32-601-009

Location: 1200 Rancho Cir

Applicant: Juanita M. Daly

Project Name:

To allow a fence of variable heights of block and wrought iron to a maximum height of 8' where a maximum height of 4' with the top 2' 50% open is permitted in the front yard; and to allow a 9' block wall on the west side property line and an 8' block wall on the east side property line where a maximum height of 6' is permitted.



PROPERTY OWNERS

PROTESTS

APPROVALS

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

Virgie Lee Epperson (mtg.)

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FILE NO. 1-95-77

INTERDEPARTMENT DISTRIBUTION LIST

	DATE SENT	DATE RETURNED	COMMENTS
BUILDING DEPARTMENT	11/3	11/25/77	"comments reserved for Mr. Weller"
FIRE SERVICES	11/3	11/7/77	OK
PUBLIC SERVICES	11/3	11/22/77	see memo
POLICE DEPARTMENT			
LICENSE DEPARTMENT			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. V-95-77

NOTICE OF PUBLIC HEARING

NOVEMBER 30, 1977

November 15, 1977

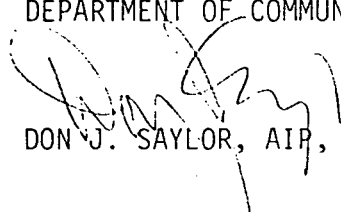
Notice is hereby given that on November 30, 1977, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-95-77 JUANITA M. DALY FOR A VARIANCE TO ALLOW A FENCE OF VARIABLE HEIGHTS OF BLOCK AND WROUGHT IRON TO A MAXIMUM HEIGHT OF EIGHT FEET (8') WHERE A MAXIMUM HEIGHT OF FOUR FEET (4') WITH THE TOP TWO FEET (2') FIFTY PERCENT (50%) OPEN IS PERMITTED IN THE FRONT YARD; AND TO ALLOW A NINE FT. (9') BLOCK WALL ON THE WEST SIDE PROPERTY LINE AND AN EIGHT FT. (8') BLOCK WALL ON THE EAST SIDE PROPERTY LINE WHERE A MAXIMUM HEIGHT OF SIX FEET (6') IS PERMITTED ON PROPERTY LOCATED AT 1200 RANCHO CIRCLE IN ZONING DISTRICT R-A (RANCH ACRES).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
A PORTION OF THE SOUTH HALF (S½) OF THE
NORTHEAST QUARTER (NE¼) OF SECTION 32, TOWNSHIP
20 SOUTH, RANGE 61 EAST, M.D.B.&M.

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

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT


DON J. SAYLOR, AIP, DIRECTOR

DJS:bjl

(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.)



V-95-77

V-95-77

M-32-6

- ▲ HIGHLAND PARK SUBDIVISION -- 1/121
- ▲ RANCHO PARK SUBDIVISION -- 4/83

S 1/2 NE 1/4 SEC. 2
CITY OF LAS VEGAS
ENGINEER

DISTRICT	MAI
DESIGNED BY	
DRAWN BY	
CHECKED BY	
APPROVED	
CITY ENGR.	

12. U-82-77 (HO) Application of ROBERT D. GRAY FOR VAHAN RYAN AND ASSOCIATES at 5420 Del Rey Avenue in Zoning District R-1 for a Home Occupation Permit - Allow an advertising agency business office.
WITHDRAWN
13. U-83-77 (HO) Application of SELMA ZANG at 813 North 20th Street in Zoning District R-1 for a Home Occupation Permit - Allow a cleaning service office.
APPROVED

MR. BROWN presented the staff report, indicated that U-80-77 (HO) and U-82-77 (HO) had been withdrawn. He added that the other applicants had satisfied the requirements for a home occupation permit and staff recommended approval.

MRS. SEGRETTI made a Motion for APPROVAL of Items 9, 11 and 13, subject to the following conditions:

1. All advertising shall conform to the criteria for a Home Occupation Permit.
2. If a complaint is received regarding this operation, the surrounding property owners shall be notified and the Board will conduct a review and the approval may be rescinded.

Voting was as follows:

"AYES" Mrs. Segretti, Chairman Duncan,
Mrs. Emmett and Mr. Canul.
"NOES" None.

Motion for APPROVAL carried unanimously.

- V-95-77
- ✓ 14. V-95-77 Application of JUANITA M. DALY for a Variance to allow a fence of variable heights of block and wrought iron to a maximum height of eight feet (8') where a maximum height of four feet (4') with the top two feet (2') fifty percent (50%) open is permitted in the front yard; and to allow a nine ft. (9') block wall on the west side property line and an eight ft. (8') block wall on the east side property line where a maximum height of six feet (6') is permitted on property located at 1200 Rancho Circle in Zoning District R-A (Ranch Acres). The above property is legally described as a portion of the South Half (S½) of the Northeast Quarter (NE¼) of Section 32, Township 20 South, Range 61 East, MDB&M.
APPROVED

MR. BROWN presented the staff report and stated this was the second property to the right as you drive in on Rancho Drive. The wall requested comes from the rear lot line down to a gate, then a 6' wall, then down to 4' and stepped on down to 3' and 2'. Across the driveway is a short fence. Across the front to the gate the height is from 4' to 25" on the east side, then north it is 5' high to the house and up to 6' to the rear. He added one thing important to note was that on the west and east side of the property there are thick shrubs to 15' in height, which more than shelter the abutting property.

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

CLARK GUILD, Attorney at Law, was present representing the applicant. He presented a rendering of the proposed fence to the Board and further described the requested variance. He said the

fence in front would be on 2 ft. of dirt fill and would be fully landscaped. On top of the original wall would be wrought iron. He added the fence would be for security purposes and also to keep the applicant's dogs in and, aesthetically, it would add to the area.

VIRGIE LEE EPPERSON stated she lives across the street from the property in question and approved of the request.

MARY WATACHEK, 920 Rancho Circle, appeared, seeking clarification of the requested variance.

DR. CHERRY was present, seeking clarification of the requested variance.

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

MRS. EMMETT made a Motion for APPROVAL of V-95-77, subject to the following conditions:

1. Conformance to the plot plan.
2. Conformance to code requirements and design standards of City departments.
3. Conformance to sketch plan as presented at the Board of Zoning Adjustment Meeting.

Voting was as follows:

"AYES" Mrs. Emmett, Mrs. Segretti,
Chairman Duncan and Mr. Canul.
"NOES" None

Motion for APPROVAL carried unanimously.

15. U-77-77
APPROVED

Application of DIPLOMAT CORPORATION for a Use Permit to allow operation of a major automotive parts exchange on property located at 333 South Decatur Boulevard in Zoning District C-2 (General Commercial). Such use is permitted in the C-2 with a Special Use Permit. The above property is legally described as a portion of Section 31, Township 20 South, Range 61 East, MDB&M.

MR. BROWN presented the staff report and indicated the location by means of visual aids. He stated the property in question is in a C-2 area fronting on Decatur. The applicants wish to have the Master Transmission store with future expansion on the south. Staff is requesting landscaping on the south and east and would recommend approval subject to conformance to the plot plan and the landscaping.

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

MARVIN SIMONS, 3368 Manhattan Way, stated they will develop an automotive center at this location and there is one acre behind this that will be developed with other automotive businesses. He said the landscaping is in.

MR. BROWN said the landscaping leaves something to be desired.

MR. SIMMONS said when they developed the rest of the property, they would develop the landscaping.

INTER-OFFICE MEMORANDUM

December 1, 1977

TO: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FROM: 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-95-77

Applicant: Juanita M. Daly

Appeal by applicant or any other aggrieved person: Yes [] No []

Review requested by the City Commission: Yes [] No []

DATE

CITY CLERK

COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:

Date of Board of Zoning Adjustment Action: November 30, 1977

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 12, 1977

Last day for a review being requested by the City Commission. (Review period is 14 days after date of BZA action.) December 14, 1977

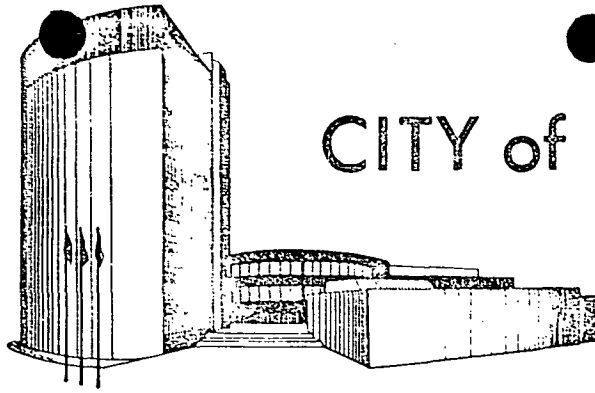
bjc

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

November 23, 1977

Juanita M. Daly
1200 Rancho Circle
Las Vegas, Nevada 89107

Re: V-95-77
Variance Application

Dear Applicant:

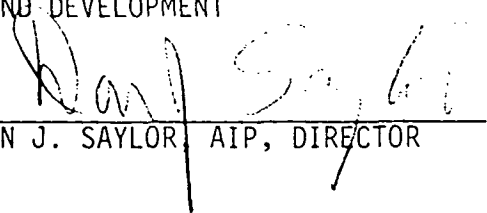
This is to advise that your request as referred to above will be considered by the Board of Zoning Adjustment at their regular meeting on November 30, 1977.

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

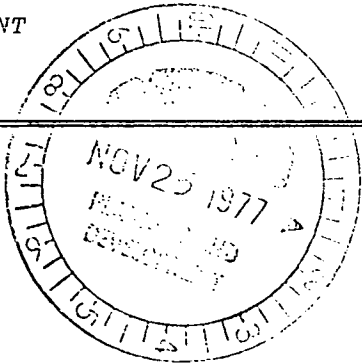
INTER-OFFICE MEMORANDUM

NOVEMBER 23, 1977

TO: PLANNING DEPARTMENT

FROM: *Clay Hymer*
CLAY HYMER, SUPERVISOR
BUILDING AND SAFETY DIVISION

SUBJECT: BZA ITEMS



COPIES TO:

✓ V-95-77

- U-75-77 Recommend approval, surrounding area contains several professional offices.
- U-77-77 Recommend approval, surrounded by commercially zoned properties
- U-78-77 Recommend approval, provided all requirements by State/City are met.
- U-79-77 Recommend approval, provided all requirements for code are met.
- V-89-77 Recommend approval, subject to Code requirements.
- V-91-77 Recommend approval, subject to Code requirements.
- V-92-77 Recommend approval, as it is existing, subject to Code inspection.
- V-93-77 Recommend approval, it is an existing stairway to basement.
- V-94-77 Recommend approval, subject to Code requirements.
- ✓ ~~V-85-77~~ *V-95-77* Comments reserved for Mr. Weber.
- V-96-77 Recommend approval, subject to Code requirements.
- V-97-77 Recommend approval, subject to Code requirements. (this property backs on the freeway.)
- V-98-77 Recommend approval, the property presently is a dental office
- V-99-77 Recommend approval, surrounding area predominantly commercial.
- V-100-77 Recommend approval, subject to Code requirements.

INTER-OFFICE MEMORANDUM

November 22, 1977

TO:

Community Development *Heindrey*

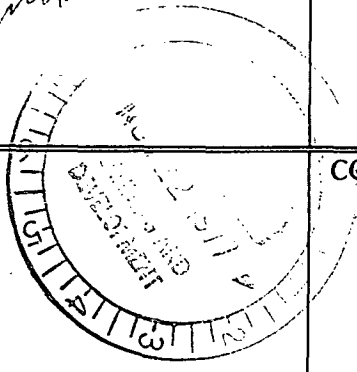
FROM:

Field Operations Engineer

SUBJECT:

V-95-77
Juanita M. Daley
1200 Rancho Circle

COPIES TO:



Your memorandum of November 3, 1977 requested comments from the Public Services Department on the application for a Variance to allow a fence on property located at 1200 Rancho Circle.

There are no public offsite improvements required as Rancho Circle is a private street. Relative grades and fences are treated similar to those adjacent to public right-of-ways.

As shown on the submitted drawing, revision date 10/31/77, the existing wall height is about 8 to 8½ feet high on the west wall and east wall in the back half of the property. This was constructed in this manner after purchasing the fence permit dated July 18, 1977, and was "red tagged" during construction because it exceeded the 6 foot height authorized. The front fence was at first "red tagged" because it exceeded a maximum height of 4 feet with the top two feet fifty percent open. The existing construction generally met the authorization of the fence permit dated August 10, 1977.

It is my opinion that the finished grade elevations shown on the east wall and the landscaping about 40 feet to the west do not justify that the existing east wall meets the 6 foot maximum height authorized by the permit. Section 1 suggests the east wall is justified, but I believe based upon only the information shown, that this is merely an artificial justification for an 8 foot fence.

The owner, Mrs. Daly, was notified by a letter from Clay Hymer, dated 10/24/77, that the rear walls were in violation as they existed, and no other information has been furnished to this department to justify the fence top elevation as it existed at the time of the letter. I therefore assume, that Mrs. Daly admits that Section 1 on her submitted drawing is an artificial manufacture of grade and that a variance is required.

Robert D. Weber
ROBERT D. WEBER, P.E.

RDW/jb

INTER-OFFICE MEMORANDUM

Date

November 4, 1977

TO:

DON J. SAYLOR, A.I.P., DIRECTOR
DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT

FROM:

George Judd
GEORGE JUDD, FIRE MARSHAL
DEPARTMENT OF FIRE SERVICES

SUBJECT:

V-95-77
JUANITA M. DALY
1200 RANCHO CIRCLE

COPIES TO:

Allow a variable height fence of block and wrought iron to a maximum height of four feet with the top two feet fifty percent open is permitted in the front yard; and to allow a nine ft. block wall on the west side property line, and an eight ft. block wall on the east side property line where a maximum of six feet is permitted.

To be approved under permit from the Las Vegas Building Department, in accordance with applicable codes.

GJ/nc

NOTICE OF PUBLIC HEARING

NOVEMBER 30, 1977

November 15, 1977

Notice is hereby given that on November 30, 1977 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:

variable heights

V-95-77 JUANITA M. DALY FOR A VARIANCE TO ALLOW A ~~VARIABLE-HEIGHT~~ FENCE OF BLOCK AND WROUGHT IRON TO A MAXIMUM HEIGHT OF EIGHT FEET (8') WHERE A MAXIMUM HEIGHT OF FOUR FEET (4') WITH THE TOP TWO FEET (2') FIFTY PERCENT (50%) OPEN IS PERMITTED IN THE FRONT YARD; AND TO ALLOW A NINE FT. (9') BLOCK WALL ON THE WEST SIDE PROPERTY LINE AND AN EIGHT FT. (8') BLOCK WALL ON THE EAST SIDE PROPERTY LINE WHERE A MAXIMUM HEIGHT OF SIX FEET (6') IS PERMITTED ON PROPERTY LOCATED AT 1200 RANCHO CIRCLE IN ZONING DISTRICT R-A (RANCH ACRES).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B.&M.

Initial and date:

THIS FILE MUST BE RETURNED TO BARBARA BY: November 8, 1977

~~XXXXXXXX~~
D.J. BROWN NOT HERE 11/3/77
CLEMMER 11/4/77
D.W. BROWN 11/7/77
SAYLOR OK 11-8-77

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

DON J. SAYLOR, AIP, DIRECTOR

DJS:tjc

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

INTER-OFFICE COMMUNICATION

DATE: November 3, 1977

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

FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

SUBJECT: FILE NO. V-95-77, BOARD OF ZONING ADJUSTMENT MEETING 11/30/77.

APPLICATION SUBMITTED BY: **Juanita M. Daly**

FOR A ~~USE PERMIT~~ VARIANCE TO: **Allow a variable height fence of block and wrought iron to a maximum height of eight feet where a maximum height of four feet with the top two feet fifty percent open is permitted in the front yard; and to allow a nine ft. block wall on the west side property line, and an eight ft. block wall on the east side property line where a maximum height of six feet is permitted.**

PROPERTY LOCATED AT: **1200 Rancho Circle**

LAND USE ZONE: **R-A (Ranch Acres)**

LEGALLY DESCRIBED AS: **a portion of the South Half (S $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 32, Township 20 South, Range 61 East, M.D.B.&M.**

Your remarks regarding this application prior to November 16, 1977 will be greatly appreciated.

Plot Plan Attached: Yes XXX
No _____

Building: Existing _____
Proposed _____

Fire Zone: #3

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

DJS:bjc

APPLICATION FOR VARIANCE

TO THE BOARD OF ZONING ADJUSTMENT:

Pursuant to Subsection A, Section 24, Chapter 1, Title XI, of the Las Vegas City Code, as amended, the undersigned owner(s) of record of the property hereinafter described, hereby presents his 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 \$ 100⁰⁰.

The undersigned, Juanita M. Daley, the owner, respectfully petitions for a special Variance to allow a variable height

fence of steel & wrought iron to a maximum height of 8 feet
where a maximum height of 4 ft with the top 2'-50% open
is permitted in the front yard and to allow a 9' BLOCK WALL on the west side
property line & an 8' Block wall on the east side property line is permitted

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS AND REASONS ARE HEREWITH SUBMITTED: The property is situated at 1200 Rancho Circle between _____ and _____ in Zoning District RA. Said property is legally described as follows, to wit:

See Attached

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We) the undersigned, being duly sworn, depose and say that (we, are, I am) 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 knowledge and belief. (SIGNED IN INK)

Juanita M. Daley 1200 870-5278
SIGNATURE OF OWNER(S) OF RECORD MAILING ADDRESS (ZIP CODE) PHONE NO.

Subscribed and sworn to before me this 13 day of October, 1977

Robert C. Clemmer
Notary Public in and for said County and State



ROBERT C. CLEMMER
Notary Public - State of Nevada
COUNTY OF CLARK
(Seal)

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

FOR DEPARTMENT OF COMMUNITY DEVELOPMENT USE ONLY

This is to certify that the foregoing has been inspected by me and was filed with the office of the Secretary of the Board of Zoning Adjustment in accordance with the provisions of Subsection A, Section 24, Chapter 1, Title XI, of the Las Vegas City Code.

Filing Fee \$100⁰⁰
Receipt No.: 299496
Case No. 19577

Received by: [Signature]
Date: 11/3/77

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 - 18 X 24 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.

INTER-OFFICE MEMORANDUM

Date

December 1, 1977

TO: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FROM: 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-95-77

Applicant: Juanita M. Daly

Appeal by applicant or any other aggrieved person: Yes [] No [x]

Review requested by the City Commission: Yes [] No [x]

12-14-77 DATE

[Signature] CITY CLERK

COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:

Date of Board of Zoning Adjustment Action: November 30, 1977

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 12, 1977

Last day for a review being requested by the City Commission. (Review period is 14 days after date of BZA action.) December 14, 1977

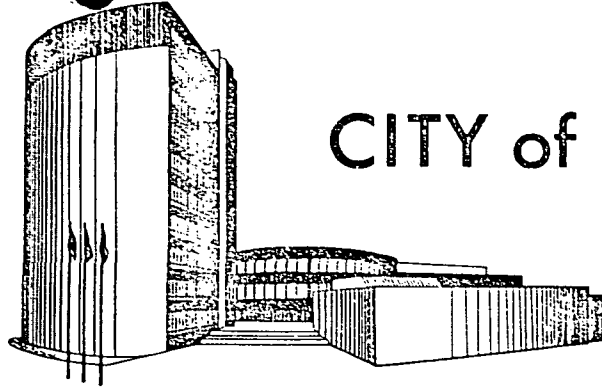
bjc

MAYOR BILL BRIARE

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

CITY ATTORNEY
MIKE SLOAN, III

CITY MANAGER
WILLIAM E. ADAMS, P.E.



CITY of LAS VEGAS

December 1, 1977

Ms. Juanita M. Daly
1200 Rancho Circle
Las Vegas, Nevada 89107

Re: V-95-77
Variance Application

Dear Ms. Daly:

Your request for a Variance to allow a fence of variable heights of block and wrought iron to a maximum height of eight feet (8') where a maximum height of four feet (4') with the top two feet (2') fifty percent (50%) open is permitted in the front yard; and to allow a nine ft. (9') block wall on the west side property line and an eight ft. (8') block wall on the east side property line where a maximum height of six feet (6') is permitted on property located at 1200 Rancho Circle in Zoning District R-A, was considered by the Board of Zoning Adjustment at their regular meeting held November 30, 1977.

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. Conformance to the plot plan.
2. Conformance to code requirements and design standards of City departments.
3. Conformance to sketch plan as presented at the Board of Zoning Adjustment meeting.

This action by the Board of Zoning Adjustment on November 30, 1977, 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-

Ms. Juanita M. Daly
Re: V-95-77

December 1, 1977
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

A handwritten signature in black ink, appearing to read "D. W. Brown", with a long horizontal line extending to the right.

D. W. Brown
Supervisor of Zoning

DWB:bjl

cc: City Clerk

BOARD OF ZONING ADJUSTMENT -- CITY HALL -- LAS VEGAS, NEVADA

APPLICATION FOR VARIANCE

TO THE BOARD OF ZONING ADJUSTMENT:

Pursuant to Subsection A, Section 24, Chapter 1, Title XI, of the Las Vegas City Code, as amended, the undersigned owner(s) of record of the property hereinafter described, hereby presents his 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 \$_____.

The undersigned, _____, the owner, respectfully petitions for a special Variance to allow _____

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS AND REASONS ARE HEREWITH SUBMITTED: The property is situated at _____ between _____ and _____ in Zoning District _____. Said property is legally described as follows, to wit:

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We) the undersigned, being duly sworn, depose and say that (we, are, I am) 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 knowledge and belief. (SIGNED IN INK)

SIGNATURE OF OWNER(S) OF RECORD MAILING ADDRESS (ZIP CODE) PHONE NO.

Subscribed and sworn to before me this _____ day of _____, 19__.

Notary Public in and for said County and State

(Seal)

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

FOR DEPARTMENT OF COMMUNITY DEVELOPMENT USE ONLY

This is to certify that the foregoing has been inspected by me and was filed with the office of the Secretary of the Board of Zoning Adjustment in accordance with the provisions of Subsection A, Section 24, Chapter 1, Title XI, of the Las Vegas City Code.

Filing Fee \$ _____
Receipt No.: _____
Case No. _____

Received by: _____
Date: _____

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 - 18 X 24 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.

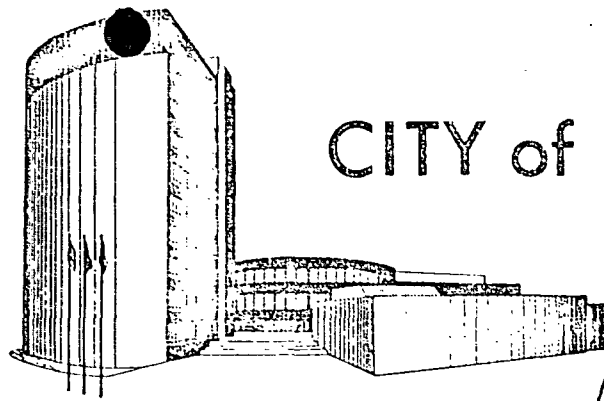
VISUAL ENVIRONMENTAL STATEMENT:

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.

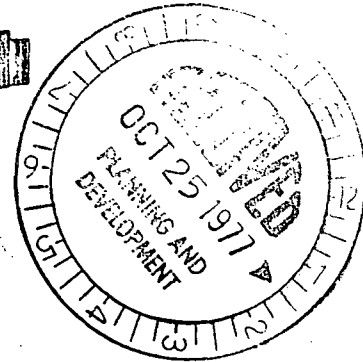
MAYOR BILL BRIARE

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

CITY ATTORNEY
MIKE SLOAN, III



CITY of LAS VEGAS



October 24, 1977

Mrs. Juanita Daly
1200 Rancho Circle
Las Vegas, Nevada 89106

FENCE CONSTRUCTION

Thursday, September 22, 1977, Mr. Weber and myself met with you and your Contractor concerning the height of fences at your residence. Your Contractor, Mr. Fred Alexander, informed us that he would submit a grading plan to the Building Division, which he felt would justify the necessity of raising the rear fence on the back portion of your lot. At this meeting we advised you and Mr. Alexander that we did not see any practical way he could justify the west rear wall. Robert Clemmer, Principal Planner in the Department of Community Planning and Development, advised you that you could apply for a variance for this section of the wall. Thursday, October 6, 1977, Mr. Alexander called to inform me that the grading plans were being prepared and would be submitted to this Division within the next few days. To this date the plan has not been received.


Due to the complex proposed grading you and your Contractor, Fred Alexander verbally proposed, in conjunction with your fence construction, it is necessary that you provide a grading and plot plan which will adequately supply data to judge proposed elevation of fence authorized by the July 18, 1977, building permit. It was the understanding of the Building & Safety Division at the time of permit issuance, that you would utilize the existing lawn grade for the base of the fence and the allowable height would be measured above that. The existing construction does not meet these requirements; therefore, the burden of justification for change in existing grade is upon you and your contractor.

In order to clarify the requirement a standard plot and grading plan may be used according to the Code and good engineering practice, to properly evaluate grades relative to the fence and other structures. The following elevation data should be included in the standard plan: finished floor elevation of structures, drive-ways or sidewalks, fence elevations and topographic finished soil grades in 25 foot maximum intervals, one foot elevation changes and other pertinent factors relating to drainage.

We have been informed by Robert Clemmer, that you did sign a variance form and submitted the required fee on October 13, 1977, but until you provide the grading plan so that fence height compliance can be judged, the variance application is not complete.

(Cont'd...)

This letter is to advise you that the walls as now construction are in violation of City Codes. Unless we receive the required plans by November 25, 1977, we will be forced to demand that the walls constructed above the six foot maximum height (using previously established grade) be removed. Upon receipt of the plans, an evaluation will be made as to the acceptability of the proposed grades, and a final inspection will be made upon completion of the fill operation assuming it is done within a reasonable time.



CLAY HYMER, Supervisor
Building and Safety Division

CH/RDW/jb

cc: Robert Clemmer, Dept. of Planning
Robert Weber, Field Operations Engineer
Mike Sloan, City Attorney
Fred Alexander

