

**Planning & Development Department
Scanning Cover Sheet**

Case No V-0075-74

APN 125-28-801-017

Location N SIDE OF ANN RD 5/8 MILE W OF RANCHO

Applicant DARWIN LAMB

Subject

REQUEST FOR A VARIANCE TO ALLOW A PRIVATE HORSE RIDING CLUB ON 0.10 ACRE PARCEL ON LAND THAT INCLUDES A CLUB HOUSE W/BAR & RESTAURANT AN ARENA, STABLES, CORRALS & AN AREA FOR TRAILER & RECREATIONAL VEHICLE CAMPERS & TO HAVE AN UNPAVED PARKING AREA FOR THIS FACILITY W/NO MAIN RESIDENTIAL DWELLING UNIT ON PROPERTY.



PROPERTY OWNERS

PROTESTS

1. ROBT. SMITH - Hoje, IDAHO
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____

See V. 2

APPROVALS

Vegas Farmer Market
WAYNE GARRISON - 3177 Highland

2-75

FILE NO. V-75-74

INTER-DEPARTMENT DISTRIBUTION LIST

	DATE SENT	DATE RETURNED	COMMENTS
BUILDING DEPARTMENT	1/7/75	1/13/75	See Memo
ENGINEERING DEPT.	"	1/14/75	See memo
FIRE DEPARTMENT			
POLICE DEPARTMENT			
CHILD WELFARE			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. V-75-74

January 8, 1975

NOTICE OF PUBLIC HEARING

JANUARY 23, 1975

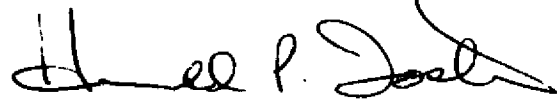
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V-75-74 DARWIN LAMB FOR A VARIANCE TO ALLOW A PRIVATE HORSE RIDING CLUB ON A TEN ACRE PARCEL OF LAND THAT INCLUDES A CLUB HOUSE WITH BAR AND RESTAURANT, AN ARENA, STABLES, CORRALS, AND AN AREA FOR TRAILER AND RECREATIONAL VEHICLE CAMPERS (NOT IN COMPLIANCE WITH THE TRAILER PARK ORDINANCE) AND TO HAVE AN UNPAVED PARKING AREA FOR THIS FACILITY WITH NO MAIN RESIDENTIAL DWELLING UNIT ON PROPERTY LEGALLY DESCRIBED AS THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 60 EAST, MDB&M.

LOCATED ON THE NORTH SIDE OF ANN ROAD,
5/8 MILE WEST OF RANCHO DRIVE IN LAND
USE ZONE R-E.

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 Director of Community Development written objections thereto or approval thereof.

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



HAROLD P. FOSTER, DEPUTY DIRECTOR

DJS:HPF:kt

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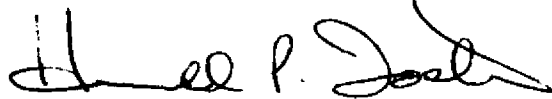
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DON J. SAYLOR, AIP, DIRECTOR



HAROLD P. FOSTER, DEPUTY DIRECTOR

DJS:HPF:kt

MINUTES

BOARD OF ZONING ADJUSTMENT

JANUARY 23, 1975

CALL TO ORDER:

A regular meeting of the Board of Zoning Adjustment was called to order by Chairman Pyes at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

PLEDGE OF ALLEGIANCE:

PRESENT:

Chairman Pyes, Vice-Chairman Reinhardt, Messrs. Jenkins, Duncan and Sloan.

STAFF PRESENT:

Harold P. Foster, Deputy Director of Community Development.
Jan Stewart, Deputy City Attorney.
John Herbert, Planning Assistant.
Kathleen M. Tighe, Recording Secretary.

MINUTES:

MR. DUNCAN made a Motion the Minutes of the Board of Zoning Adjustment meeting held December 19, 1974, be approved. Motion carried unanimously.

OLD BUSINESS:

1. U-65-74 (HO)

STRICKEN

Application of BETTY L. WOLF for VIRGINIA PHELAN at 5225 Del Rey Avenue, on the south side of Del Rey Avenue, between Wilshire Street and Montclair, for a Home Occupation Permit to allow a mail-order business for personal numerology analysis in land use zone R-1.

MR. FOSTER indicated no action need be taken by the Board concerning this item and it should be stricken from the agenda.

CHAIRMAN PYES stated the item would be stricken from the agenda as requested by Staff.

NEW BUSINESS:

1. V-75-74

STRICKEN

Application of DARWIN LAMB for a Variance to allow a private horse riding club on a ten-acre parcel of land that includes a club house with bar and restaurant, an arena, stables, corrals, and an area for trailer and recreational vehicle campers (not in compliance with the Trailer Park Ordinance) and to have an unpaved parking area for this facility with no main residential dwelling unit on property located on the north side of Ann Road, 5/8 mile west of Rancho Drive in land use zone R-E.

MR. FOSTER pointed out this item also should be stricken from the agenda.

CHAIRMAN PYES stated the item would be stricken from the agenda as requested by staff.

2. V-76-74

DENIED

Application of SALVATORE A. CARISTO for a Variance to allow the retail sale, trade and repair of new sporting good items including antiques, and to allow the sale of related items such as curios, relics and coins; and to allow advertising of this operation, and to continue the single family residential use on property legally described as Lot 20, Block 4, Mayfair Tract No. 3, and located at 135 North Bruce Street, between Fremont Street and Ogden in land use zone R-1.

MR. FOSTER pointed out the area in question on the screen and indicated the surrounding uses. He stated the reason for the Variance was that the applicant wished to conduct

MAYOR ORAN K. GRAGSON

COMMISSIONERS
HAL F. MORELLI
GEORGE E. FRANKLIN
PAUL J. CHRISTENSEN
RON LURIE

CITY ATTORNEY
CARL E. LOVELL, JR.

CITY MANAGER
A. R. TRELEASE



CITY of LAS VEGAS

January 14, 1975

N O T I C E

Re: Variance Application (V-75-74) ✓
Mr. Darwin Lamb

Dear Property Owner:

Please be advised an error has been found in the legal description submitted by Mr. Darwin Lamb on his request for a Variance Application on property generally located on the north side of Ann Road, 5/8 mile west of Rancho Drive. The Variance request was for a private riding club facility that was described on the Notice of Public Hearing that you received recently.

The error has resulted in the application being declared invalid and no further action can be pursued under this application request. The Board of Zoning Adjustment will remove this item from the agenda at their meeting on January 23, 1975. Any request by Mr. Lamb to seek approval of this facility will require a new application and a new public hearing which will result in you being notified again by certified mail.

Sincerely yours,

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

BY: 
HAROLD P. FOSTER, DEPUTY DIRECTOR

DJS:HPF:kt

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Sincerely yours,

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

BY:


HAROLD P. FOSTER, DEPUTY DIRECTOR

DJS:HPF:kt

January 13, 1975

Mr. Darwin Lamb
6100 Cheyenne
Las Vegas, Nevada 89108

Re: Variance Application (V-75-74)

Dear Mr. Lamb:

This is to advise your Variance Application, V-75-74, has been declared invalid due to an error in the legal description, and no action will be taken by the Board of Zoning Adjustment at their meeting on January 23, 1975, except to remove this item from the agenda. Therefore, you are not required to be present at this meeting.

Sincerely yours,

DEPARTMENT OF COMMUNITY DEVELOPMENT
DEN J. SAYLOR, AIP, DIRECTOR

BY: HAROLD P. FOSTER, DEPUTY DIRECTOR

DJS:HPF:kt

INTER-OFFICE COMMUNICATION

Date: January 7, 1975

TO: BUILDING DEPARTMENT
FIRE DEPARTMENT
ENGINEERING DEPARTMENT

FROM: DEPARTMENT OF COMMUNITY DEVELOPMENT

SUBJECT: FILE NO. V-75-76, BOARD OF ZONING ADJUSTMENT MEETING 1-23-75

Application submitted by: DARWIN LAMB

For a ~~REVISION~~ Variance to: Allow a private horse riding club on a ten acre parcel of land that includes a club house with bar and restaurant, an arena, stables, corrals, and an area for trailer and recreational vehicle campers (not in compliance with the Trailer Park Ordinance) and to have an unpaved parking area for this facility with no main residential dwelling unit.

Property located at:

Located on the north side of Ann Road, 5/8 mile west of Rancho Drive in land use Zone - R-E.

Land Use Zone:

Legally described as:

The SW₁ of the SW₄ of the SW₄ of Section 28, T19S, R60E, NDBM.

Your remarks regarding this application prior to January 13, 1975 will be greatly appreciated.

Plot Plan Attached Yes XX
No _____

Building - Existing _____
Proposed XX

Fire Zone 03

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

DJS:kt

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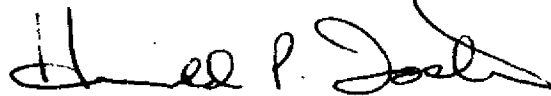
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DEPARTMENT OF COMMUNITY DEVELOPMENT
DON J. SAYLOR, AIP, DIRECTOR



HAROLD P. FOSTER, DEPUTY DIRECTOR

DJS:HPF:kt

DRAFT

NOTICE OF PUBLIC HEARING

DRAFT

JANUARY 23, 1975

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^M
LOCATED ON THE NORTH SIDE OF ANN ROAD,
5/8 MILE WEST OF ^{Rancho Drive} ~~TONOPAH HIGHWAY~~ IN LAND USE

ZONE KE.

^M

[Handwritten signatures and a circular stamp]

Mal

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 _____, or may, prior to this hearing, file with the City Planning Director written objections thereto or approval thereof.

DON J. SAYLOR, AIP
Director of Planning
Coordinator of Urban Renewal

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.

V-75-74

V-75-74

PS Form 3811, Nov. 1973

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

● **SENDER:** Complete items 1 and 2. Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one).

- Show to whom and date delivered..... 15¢
- Show to whom, date, & address of delivery.. 35¢
- DELIVER ONLY TO ADDRESSEE and show to whom and date delivered..... 65¢
- DELIVER ONLY TO ADDRESSEE and show to whom, date, and address of delivery 85¢

2. ARTICLE ADDRESSED TO:

3. ARTICLE DESCRIPTION:
 REGISTERED NO. 94170 INSURED NO. W

(Always obtain signature of addressee or agent)

I have received the article described above.
 SIGNATURE X Robert Smith POSTMARK 1-9-75

4. DATE OF DELIVERY

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

CLERK'S INITIALS MS

GPO : 1974 O - 207-300

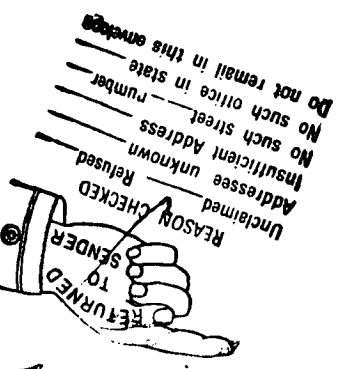
City of LAS VEGAS

Department of Community Development
CITY HALL
400 EAST STEWART
LAS VEGAS, NEVADA
89101

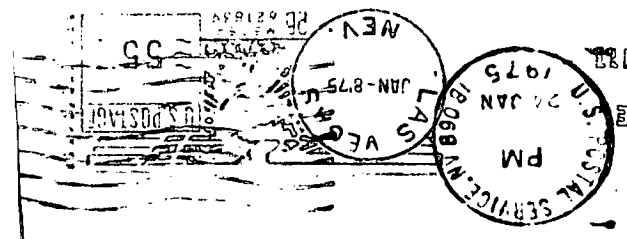
CERTIFIED

RETURN RECEIPT REQUESTED

94183



HELP FIGHT CRIME
 See II/Hear II/Report II
 CALL 1VMPD 385-1111
 Karpis Lamb, Sheriff



LAMB DARWIN M & MARY TRS
 6100 CHEYENNE W
 LAS VEGAS NV
 89108
 V-75-74
 201 OIC-160-004

LN
 1-9-75

Mr. Jenkins - yes.
Mr. Duncan - yes.
Mr. Reinhardt - no.
Chairman Pyes - no.

Motion for approval did not carry and the application was DENIED.

CHAIRMAN PYES informed the applicant due to a tie vote, the Motion for approval did not carry and he had the recourse of appealing the Board's action to the City Commission.

7. V-32-74

DENIED

Application of RAYMOND E. HALE for a Variance to allow a garage addition to within 15' of the front property line where 24' is required on property legally described as Lot 15, Block 2, McNeil Tract #4, and located at 2706 Burton Avenue, on the north side of Burton Avenue between Strong Drive and Cahlan Drive in land use zone R-1.

MR. FOSTER pointed out the area in question on the screen. He stated the request is for a garage addition on the front portion of the property within 15' of the front property line where 24' is required. He indicated there was an existing residence on the property with a swimming pool in the rear. He indicated they wished to widen a portion of the existing carport and convert it to a garage. He indicated they are also proposing an addition to the rear, however, this conforms to the Ordinance and is not part of this application. He stated the lot is a typical rectangular lot and staff, in evaluating the request, feels that if the addition is constructed when a car is pulled up to the garage door, a portion would hang into the right-of-way until the car could be put in the garage. He stated there is 15' from the property line to the garage, however, there is also a 5' unused right-of-way. He stated staff did not feel they should allow this type of situation where the auto may hang into the public right-of-way and he pointed out the addition would be a very noticeable protrusion in relationship to the other residences in the area. He stated staff could find no unusual circumstances and recommended denial. He stated the Building Department also has submitted comments and expressed their opposition to the variance because it would be a very noticeable situation and felt this might set a precedent in the area. He stated there were 3 protests on record and no approvals.

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

MR. DALE BELL, REGENCY CONSTRUCTION, 3121 Industrial Road, appeared and stated he was representing the applicant. He indicated this would not obstruct pedestrian traffic and he felt it would enhance the area since he would be investing a substantial sum of money in the addition.

CHAIRMAN PYES indicated possibly the property owners could petition the City to let them have the 5' right-of-way since at the present time if the autos were not put in the garage, they would encroach onto the right-of-way.

MR. BELL indicated if this application is not approved, the applicant would change his plans so there would be no encroachment.

CHAIRMAN PYES asked if anyone else wished to be heard.

MR. JOE CATHCART, 2718 Burton, appeared in protest. He stated he has also submitted a letter of protest. He stated he felt this addition would come too close to the street and could ruin the aesthetic value of the neighborhood. He