

**Planning & Development Department
Scanning Cover Sheet**

Case No V-0056-73

APN 139-19-399-009

Location 1800 PARKCHESTER WAY

Applicant NEVADA SAVINGS AND LOAN ASSOCIATION

Subject

APPLICATION FOR A VARIANCE TO ALLOW
THE FRONT OF SEVERAL CORNER LOTS TO BE ON THE
SIDE HAVING THE GREATER LENGTH AND THE YARD
SETBACKS TO APPLY FROM THE SIDE HAVING THE
GREATER LENGTH ON LOTS 6, 16 AND 20 BLOCK 1
AND LOT 22 BLOCK 2 STONEHAVEN AND TO ALLOW
A FRONT YARD SETBACK OF 20' WHERE 25' IS
REQUIRED FOR LOT 21 BLOCK 1 STONEHAVEN.



PROPERTY OWNERS

PROTESTS

APPROVALS

1. ~~Bob Brown - 4800 Chatterbox~~ _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
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12. _____
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16. _____
17. _____
18. _____
19. _____
20. _____

FILE NO. V-56-73

INTER-DEPARTMENT DISTRIBUTION LIST

	Date Sent	Date Returned	Comments
BUILDING DEPARTMENT	10/26/73	11/7/73	OK
ENGINEERING DEPARTMENT	"	11/9/73	OK
FIRE DEPARTMENT	"	11/11/73	OK
POLICE DEPARTMENT			
CHILD WELFARE			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

V-56-73

NOTICE OF PUBLIC HEARING

NOVEMBER 15, 1973

October 31, 1973

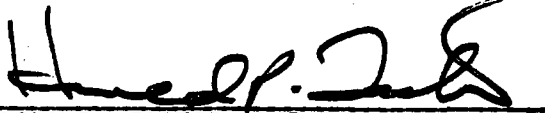
Notice is hereby given that on November 15, 1973, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-56-73 NEVADA SAVINGS AND LOAN ASSOCIATION FOR A VARIANCE TO ALLOW THE FRONT OF SEVERAL CORNER LOTS TO BE ON THE SIDE HAVING THE GREATER LENGTH AND THE YARD SETBACKS TO APPLY FROM THE SIDE HAVING THE GREATER LENGTH ON LOTS 6, 16, AND 20, BLOCK 1, AND LOT 22, BLOCK 2, STONEHAVEN; AND TO ALLOW A FRONT YARD SETBACK OF 20 FT. WHERE 25 FT. IS REQUIRED FOR LOT 21, BLOCK 1, STONEHAVEN ON PROPERTIES LOCATED AT 1800 PARKCHESTER WAY, 4233 PARKCHESTER WAY, 4217 CORAN LANE, 1925 STONEHAVEN DRIVE AND 1912 STONEHAVEN DRIVE RESPECTIVELY IN LAND USE ZONE R-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 Director of Community Development written objections thereto or approval thereof.

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

BY:


HAROLD P. FOSTER, DEPUTY DIRECTOR

DJS:HPF: KT

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

BY:


HAROLD P. FOSTER, DEPUTY DIRECTOR

DJS:HPF: KT

APPROVED

Application of NEVADA SAVINGS AND LOAN ASSOCIATION for a Variance to allow the front of several corner lots to be on the side having the greater length and the yard setbacks to apply from the side having the greater length on Lots 6, 16, and 20, Block 1, and Lot 22, Block 2, Stonehaven; and to allow a front yard setback of 20 ft. where 25 ft. is required for Lot 21, Block 1, Stonehaven on properties located at 1800 Parkchester Way, 4233 Parkchester Way, 4217 Coran Lane, 1925 Stonehaven Drive and 1912 Stonehaven Drive respectively in land use zone R-1.

MR. FOSTER pointed out the area in question and stated the request is basically to reverse the front of the lot to the side on corner lots and to reduce the required front yard on one lot irregular in shape. He stated on the lots which propose to reverse the front to the side, they will have the required 25' setback both in the front and rear yards. He stated staff had no objection to the request pointing out it would not be detrimental and felt it would result in better utilization of each lot. Staff recommended approval in conformance to the plot plan and meeting the requirements of the other City Departments. He stated there were no protests or approvals on record.

CHAIRMAN PYES asked about the 6' fence on the side yard of the corner lot which would cut off the view from the street which might be hazardous.

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

MR. BOB BROWN, representing Nevada Savings & Loan appeared. He stated the fence would be about 8' from the side property line so the view would be clear. He stated unless they reversed the front and side yards they could not fit the house on the lot and meet the required setbacks.

CHAIRMAN PYES recommended they submit a revised plot plan showing the fence lines. He then asked if anyone else wished to be heard. There being no one, he declared the public hearing closed.

MR. HOGGARD made a Motion for APPROVAL of V-56-73, subject to the following conditions:

1. The location of the fences on the side street frontage shall meet the requirements of the Traffic Engineer relative to sight restrictions.
2. Conformance with the plot plan.
3. Conformance with the code requirements and design standards of City Departments.

Voting was as follows:

Mr. Hoggard - yes.
Mr. Jenkins - yes.
Mr. Reinhardt - yes.
Chairman Pyes - Yes.

Motion for APPROVAL carried unanimously.

RECESS:

Chairman Pyes declared a ten minute recess at 10:00 P.M. and reconvened the meeting at 10:10 P.M.

INTER-OFFICE MEMORANDUM

November 16, 1973

TO:

PLANNING DEPARTMENT

FROM:

CITY CLERK

SUBJECT:

APPEAL INFORMATION

COPIES TO:

This is to certify that no appeal has been filed with this office on the following action, as of the date stated below:

V-56-73 - NEVADA SAVINGS & LOAN ASSOCIATION

Emmie M. Coen
CITY CLERK 11/24/73

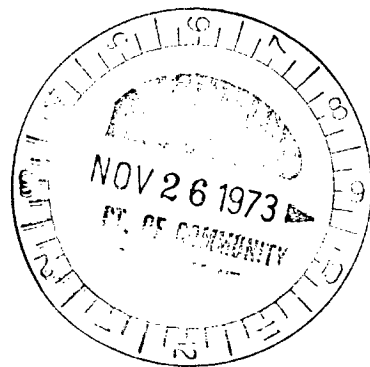
Planning Department information:

Date Notice sent to applicant:

November 16, 1973

Last day for filing an appeal as per the City Code. (Appeal period is 10 days after the notice was mailed to the applicant).

November 26, 1973



9. V-55-73 - Application of Joseph Macchiaverna for a Variance to allow general business offices where professional offices only are permitted by means of a Use Permit on property generally located on the south side of New York Street between Industrial Road and Fairfield Avenue, 305' west of Fairfield Avenue in land use zone R-4. A Use Permit was granted for professional offices, however, the Use Permit in an R-4 zone does not allow general business offices which are allowed in a P-R zone. In this particular case, it seemed to be provident to approve the Variance to allow the general business offices rather than pursue the possibility of a zone change to P-R.

Decision: APPROVED

Protests: 1

10. V-56-73 - Application of Nevada Savings & Loan Association for a Variance to allow the front of several corner lots to be on the side having a greater length and the front yard setbacks to apply from the side having the greater length on properties located at 1800 Parkchester Way, 4233 Parkchester Way, 4217 Coran Lane, 1925 Stonehaven Drive and 1912 Stonehaven Drive respectively in land use zone R-1. The Ordinance specifies that the narrow part of a corner lot must be considered the front yard, however, in this case the lots are almost square thereby allowing the wider portion to be considered the front; consequently, there are no adverse effects upon the required front, rear and side yard areas.

Decision: APPROVED

11. U-55-73 (HO) - Application of Stewart G. Smith for a Home Occupation Permit to allow a tax accounting operation from his residence on property located at 1815 South 6th Street between Oakey and Canosa in land use zone R-1.

Decision: APPROVED

12. U-56-73 (HO) - Application of Homer N. Powell for a Home Occupation Permit to allow a tax accounting operation from his residence on property located at 3705 San Bernardino Avenue between Valley View Boulevard and Las Verdes Street in land use zone R-1.

Decision: APPROVED

13. U-57-73 (HO) - Application of Jerry G. McDonald for a Home Occupation Permit to allow the operation of an insurance office from his residence on property located at 2000 Fontennelle between El Parque and Galaxy Avenue in land use zone R-1. The applicant proposed to advertise the business, which is contrary to the intent of the Home Occupation Permit criteria.

Decision: DENIED

14. U-58-73 (HO) - Application of Claude Ferguson for a Home Occupation Permit to allow a mail order operation for motorcycle parts at off-premise locations on property located at 2100 Los Altos Street between Las Verdes Street and El Jardin Street in land use zone R-1.

Decision: APPROVED

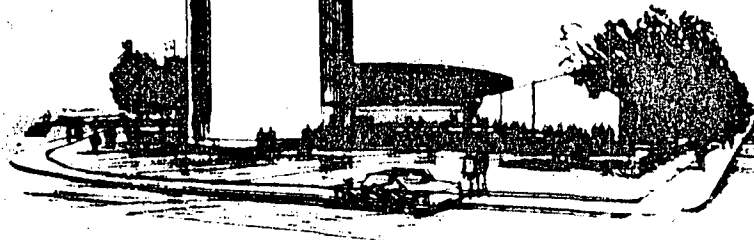
MAYOR ORAN K. GRAGSON

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

CITY ATTORNEY
CARL E. LOVELL

CITY MANAGER
A. R. TRELEASE

CITY OF LAS VEGAS



November 16, 1973

Mr. R. Brown
Nevada Savings & Loan Assoc.
4800 W. Charleston Boulevard
Las Vegas, Nevada 89102

Re: V-56-73 ✓

Dear Mr. Brown:

At a regular meeting of the Board of Zoning Adjustment held November 15, 1973, consideration was given to the request of Nevada Savings & Loan Association for a Variance to allow the front of several corner lots to be on the side having the greater length and the front yard setbacks to apply from the side having the greater length on properties located at 1800 and 4233 Parkchester Way and 4217 Coran Lane and 1925 and 1912 Stonehaven Drive in land use zone R-1.

It was voted by the Board of Zoning Adjustment to APPROVE this request as being in accord with the general spirit and purpose of the Ordinance, subject to the following conditions:

1. The location of the fences on the side street frontage shall be in accord with the requirements of the Traffic Engineer relative to sight restrictions.
2. Conformance with the plot plan.
3. Conformance with the code requirements and design standards of City Departments.

This action by the Board of Zoning Adjustment on November 15, 1973, 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.

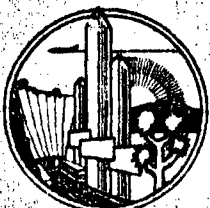
An approved Variance must be exercised within six months or it becomes null and void, unless a request for an extension of time is duly filed and approved by the Board within the six month time limit.

Sincerely yours,

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

BY: 
HAROLD P. FOSTER, DEPUTY DIRECTOR

DJS:HPF:kt
cc: City Clerk



INTER-OFFICE MEMORANDUM

November 16, 1973

TO:

PLANNING DEPARTMENT

FROM:

CITY CLERK

SUBJECT:

APPEAL INFORMATION

COPIES TO:

This is to certify that no appeal has been filed with this office on the following action, as of the date stated below:

V-56-73 - NEVADA SAVINGS & LOAN ASSOCIATION

CITY CLERK

Planning Department information:

Date Notice sent to applicant:

November 16, 1973

Last day for filing an appeal as per the City Code. (Appeal period is 10 days after the notice was mailed to the applicant).

November 26, 1973

INTER-OFFICE MEMORANDUM

November 8, 1973

TO: Community Development	FROM: Deputy Director of Public Works
SUBJECT: V-56-73	COPIES TO:

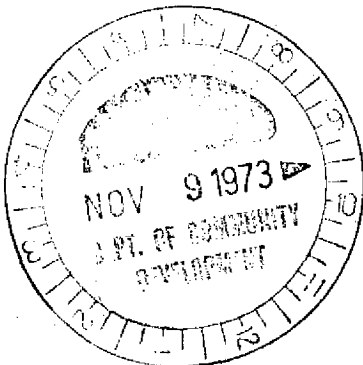
Your memorandum of October 31, 1973 requested comments from the Engineering Department on the application for a Variance to reduce the front yard setbacks on four lots in Stonehaven Tract.

All of the required offsite improvements have been installed adjacent to these lots, therefore there are no further requirements from this office.



V. B. Uehling

VBU/DEN/s



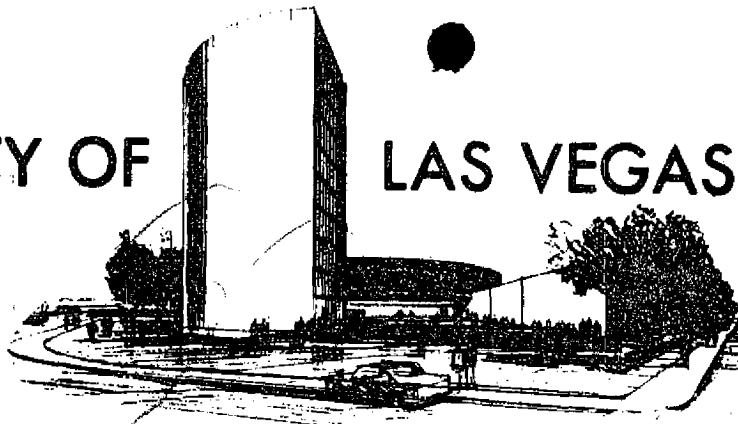
MAYOR ORAN K. GRAGSON

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

CITY ATTORNEY
CARL E. LOVELL

CITY MANAGER
A. R. TRELEASE

CITY OF LAS VEGAS



November 8, 1973

Mr. R. Brown
Nevada Savings & Loan Association
4800 W. Charleston Blvd.
Las Vegas, Nevada

Re: V-56-73
Variance Application

Dear Applicant:

This is to advise you that your request as referred to above will be considered by the Board of Zoning Adjustment at their regular meeting on November 15, 1973.

This meeting will be held at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

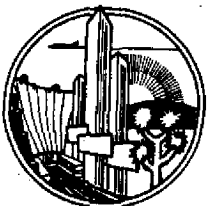
It is requested by the Board of Zoning Adjustment that you or your representative be present at this meeting to answer any pertinent questions which may arise regarding this request.

Sincerely yours,

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

by: 
HAROLD P. FOSTER
DEPUTY DIRECTOR

DJS:HPF:kt



INTER-OFFICE MEMORANDUM

NOVEMBER 6, 1973

TO:
COMMUNITY DEVELOPMENT DEPARTMENT

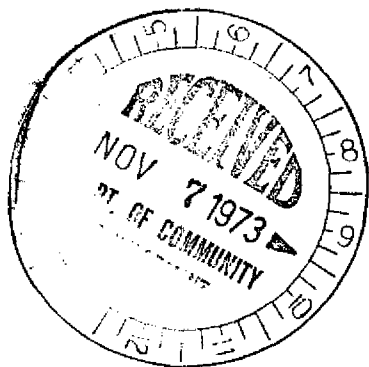
FROM:
SR. BUILDING INSPECTOR
DEPARTMENT BUILDING & SAFETY

SUBJECT: V-56-73
SUBMITTED BY NEVADA SAVINGS & LOAN

COPIES TO:

The Department of Building & Safety has no objection to this variance.

E. S. Stubbs
E. S. STUBBS



INTER-OFFICE MEMORANDUM

October 30, 1973

TO:

DON J. SAYLOR, AIP
DIRECTOR OF PLANNING

FROM:

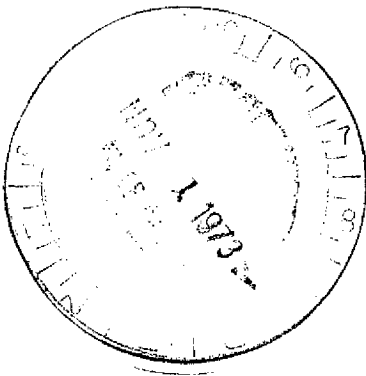
George Judd
GEORGE JUDD
ASSISTANT FIRE MARSHAL

SUBJECT: V-56-73
NEVADA SAVINGS AND LOAN
See attached notice

COPIES TO:

All construction to be in accordance with Las Vegas Building Department requirements.

GJ/vh
Attachment



INTER-OFFICE COMMUNICATION

DATE: 10-26-73

TO: BUILDING DEPARTMENT
FIRE DEPARTMENT
ENGINEERING DEPARTMENT

FROM: PLANNING DEPARTMENT

SUBJECT: File No. v-56-73, BOARD OF ZONING ADJUSTMENT MEETING 11-15-73

Application submitted by: **NEVADA SAVINGS AND LOAN ASSOCIATION.**

For a Use Permit/Variance to: ~~XXXXXXXX~~ **(SEE ATTACHED NOTICE)**

Property located at: **(SEE ATTACHED NOTICE)**

Land Use Zone: **R-1.**

Legally Described as: **(SEE ATTACHED NOTICE)**

Your remarks regarding this application prior to Nov. 9, 1973 will be greatly appreciated.

Plot Plan Attached Yes XX
No _____

Building - Existing _____
Proposed _____

Fire Zone 83

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

DJS:kt

NOTICE OF PUBLIC HEARING

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October 31, 1973

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

BY:


HAROLD P. FOSTER, DEPUTY DIRECTOR

DJS:HPF: KT

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 of 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 \$ 75.00.

The undersigned, NEVADA SAVINGS AND LOAN ASSOCIATION, the owner, respectfully petitions for a special Variance to allow

second lot 22 Block 2

EB Lots 6, 16, 20, Block 1, Stonehaven, Corner lots. Request larger street frontage to be front of lot.

Lot 21, Block 1, Stonehaven, Irregular corner lot, request front setback reduction to 20 feet.

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS AND REASONS ARE HEREWITH SUBMITTED: The property is situated at between and in Zoning District R-1. Said property is legally described as follows, to wit:

Lots 6, 16, 20 and 21, Block 1, Stonehaven.

Block 1
Lot 6 - Located on the Northeast corner of Parkchester Way and Stonehaven Drive at 1800 Parkchester Way
Lot 16 - Located on the Southeast corner of Parkchester Way and Coronado Lane at 9233 Parkchester Way
Lot 20 - Located on the Southwest corner of Coronado Lane and Stonehaven Drive at 9217 Coronado Lane
Lot 21 - Located on the West Side of Stonehaven Drive south of Coronado Lane at 1925 Stonehaven Drive
Lot 22 Block 2 located OWNER'S AFFIDAVIT on the Southwest corner of Stonehaven Dr and Stonehaven Cir at 1912 Stonehaven Drive

STATE OF NEVADA) of Stonehaven Dr and Stonehaven Cir at 1912 Stonehaven
COUNTY OF CLARK) Drive


(I, We) the undersigned, being duly sworn, depose and say that (we are, I am) the (owner, owners) 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] 4800 W. Charleston Boulevard, Las Vegas, NV. 878-8171
SIGNATURE OF OWNER MAILING ADDRESS TELEPHONE NUMBER

Subscribed and sworn to before me this 23rd day of October, 1973.

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

 **LYNNE C. COOPER**
Notary Public - State of Nevada
COUNTY OF CLARK

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

FOR PLANNING DEPARTMENT USE ONLY

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

Filing Fee \$ 75
Receipt No.: 142048
Case No.: V-56-73

Received by: *[Signature]*
Date: 10/23/73

171, 179, 180, 181 298, 299

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.