

PLANNING AND DEVELOPMENT DEPARTMENT
SCANNING COVER SHEET

Case No: V-0047-85

APN: 140-30-610-051

Location: Staffordshire Circle (north of Washington Ave)

Applicant: Michael R. Pennington, et al

Project Name:

To allow a common recreational area containing a swimming pool, accessory equipment, and a bath house structure on 3625 sq ft parcel of land where 6500 sq ft required and allow a 6' high fence in front yard area where 4' high with tht top 2' 50% open is the maximum permitted.



INTERDEPARTMENT DISTRIBUTION LIST

	DATE SENT	DATE RETURNED	COMMENTS
	1985	1985	
BUILDING & SAFETY	4/29	5/2	No objections
LAND DEV & FLOOD CONTROL			
FIRE SERVICES	4/29	5/9	No objections
DESIGN & DEVELOPMENT	4/29	5/2	No objections
POLICE DEPARTMENT			
LICENSE DEPARTMENT			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. V-47-85'

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-47-85'

NOTICE OF PUBLIC HEARING

MAY 23, 1985

Notice is hereby given that on May 23, 1985 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 hear the application of:

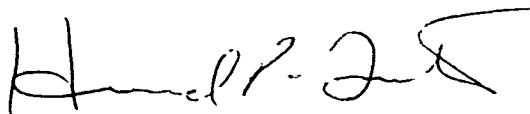
V-47-85

MICHAEL R. PENNINGTON, ET AL. FOR A VARIANCE TO ALLOW A COMMON RECREATION AREA CONTAINING A SWIMMING POOL AND AN ACCESSORY EQUIPMENT AND BATH HOUSE STRUCTURE ON A PARCEL OF LAND WHICH IS 3,625 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED AND TO ALLOW A 6-FOOT HIGH FENCE IN THE FRONT YARD AREA WHERE 4 FEET HIGH, TOP 2 FEET 50% OPEN IS THE MAXIMUM PERMITTED, ON PROPERTY GENERALLY LOCATED ON STAFFORDSHIRE CIRCLE, IN ZONING DISTRICT R-3.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS PORTIONS OF LOTS 22 AND 23, BLOCK 2, OF THE VILLAGE AT WASHINGTON.

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 objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

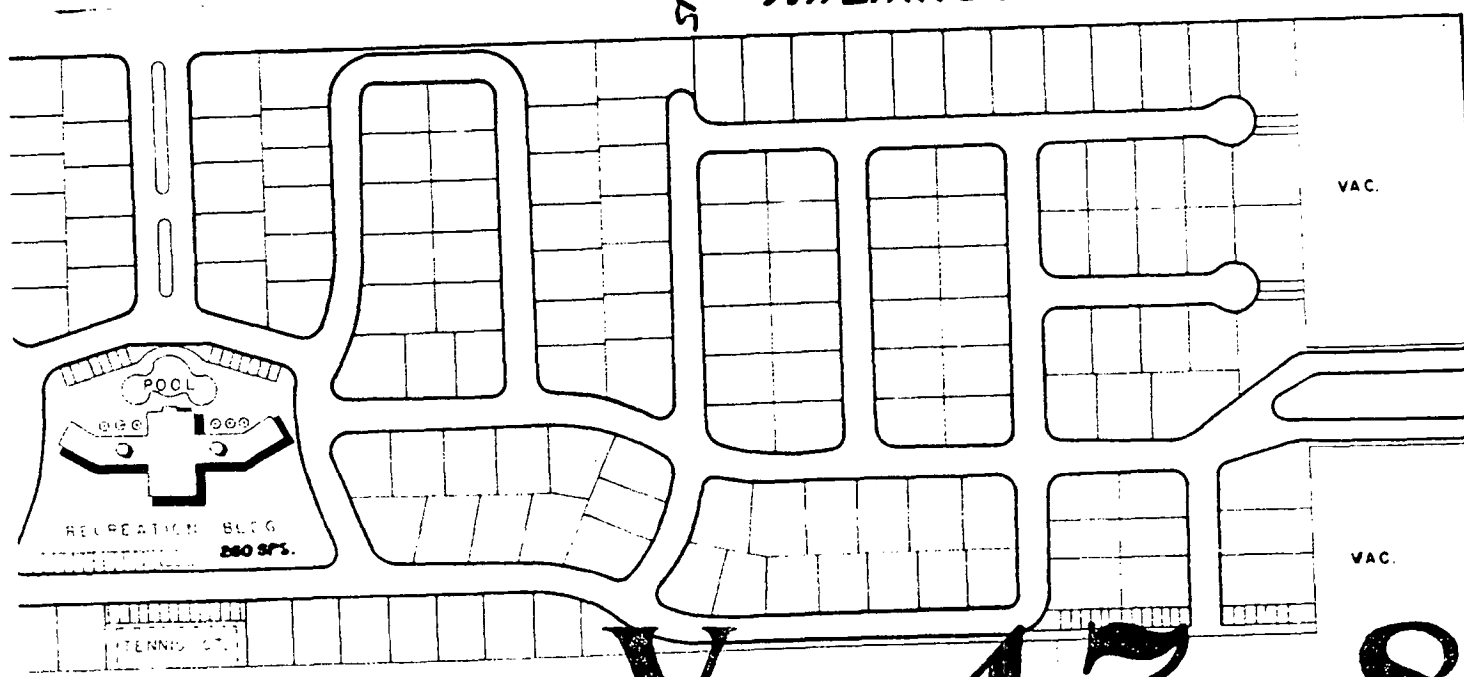
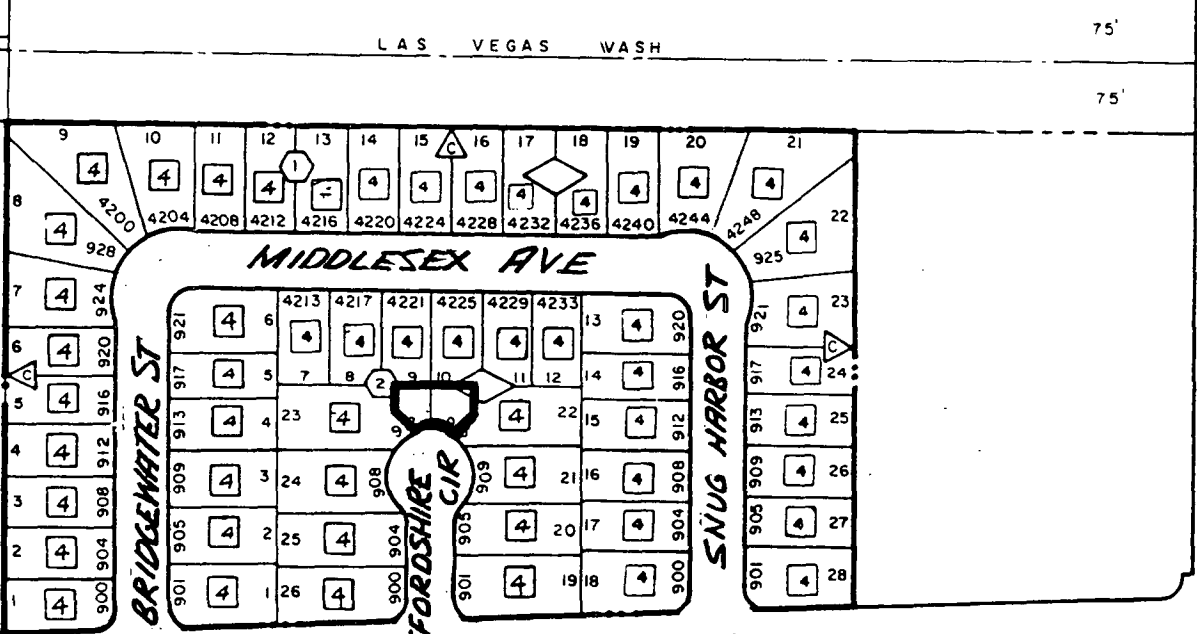
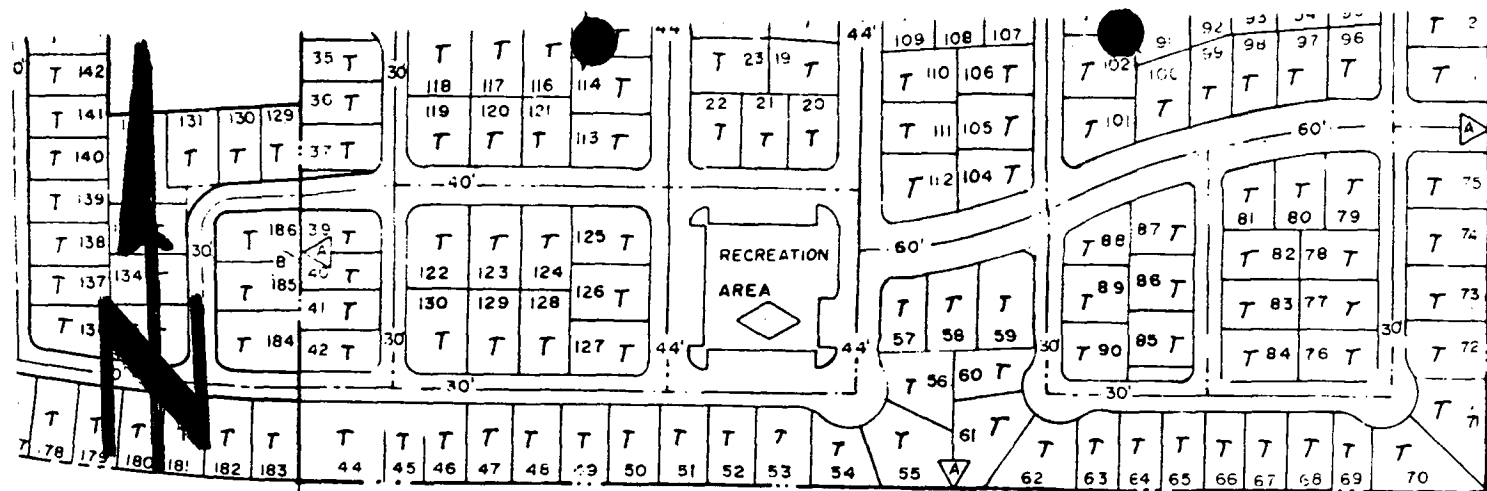


HAROLD P. FOSTER, DIRECTOR

HPF:jrm

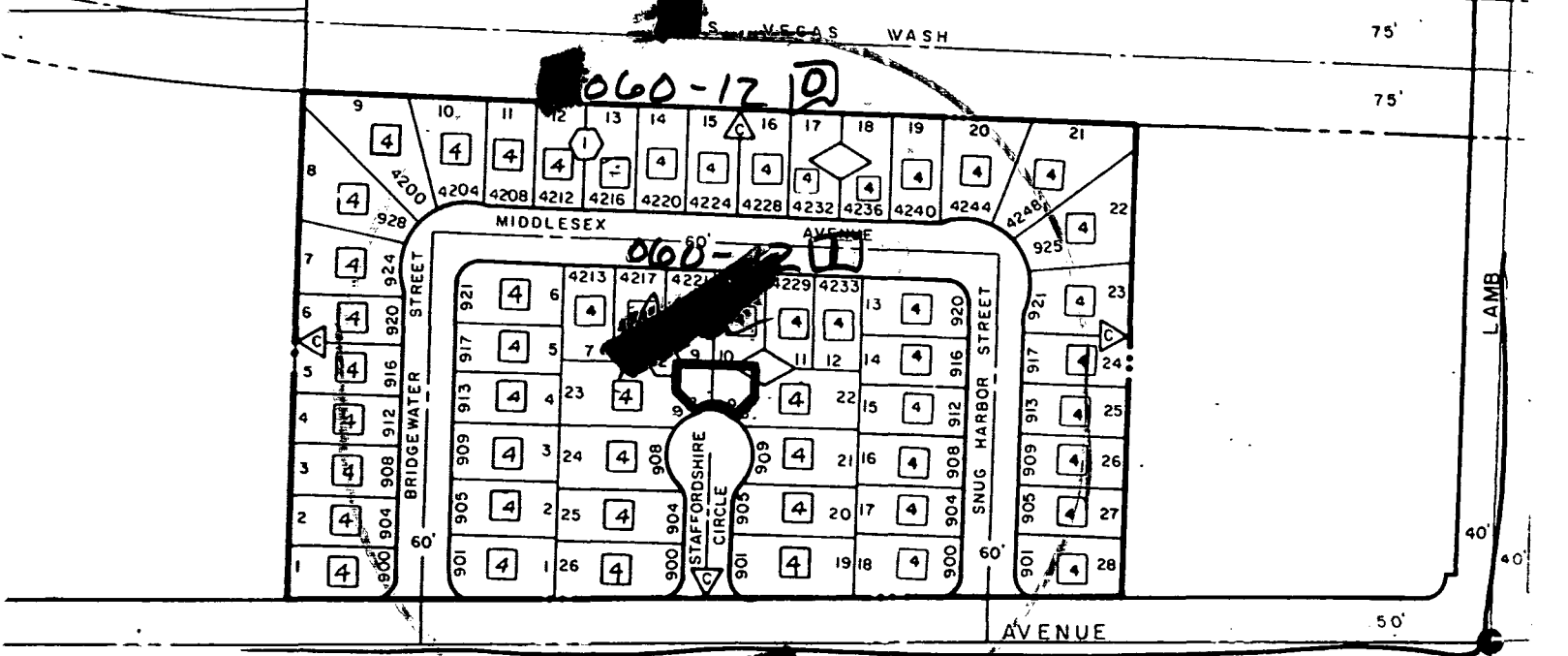
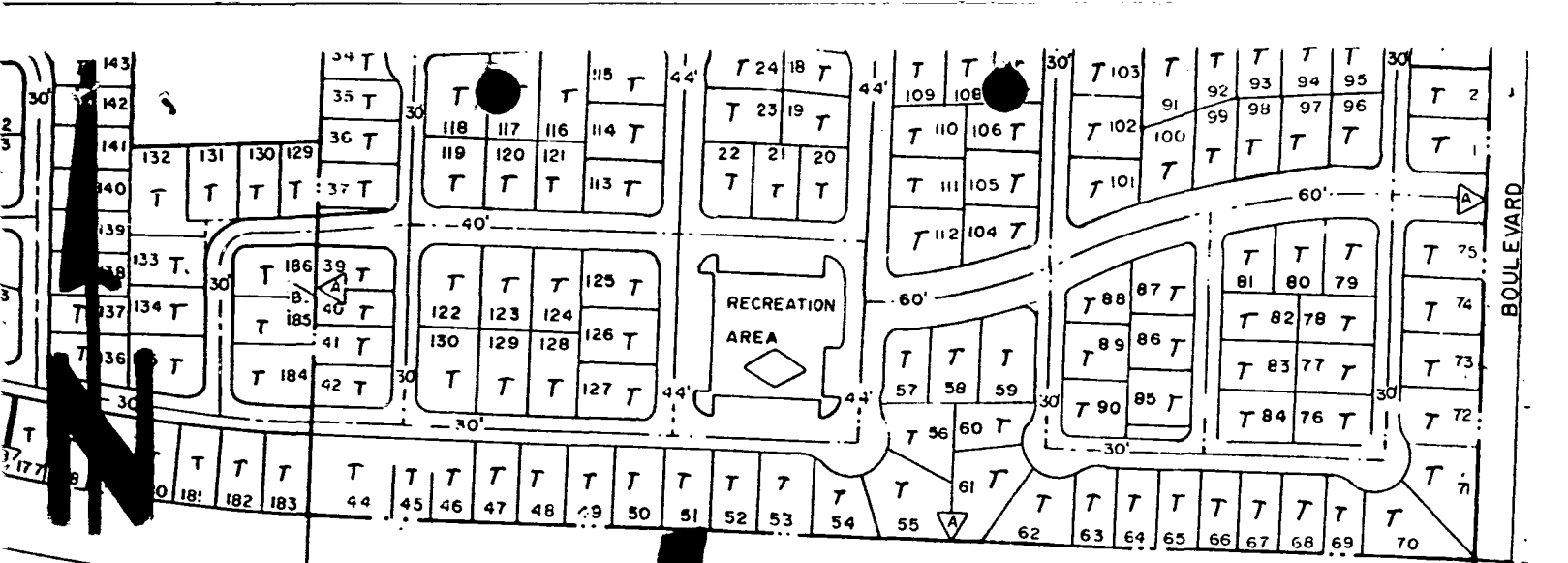
The information contained above is considered to be accurate; however, there may be minor variations involved. A complete, detailed legal description is on file in the Department of Community Planning and Development.

SEE LOCATION MAP ON REVERSE SIDE.



V-47-85

AR KING
SALES LOT
OFF



APPLICATION FOR VARIANCE

TO THE BOARD OF ZONING ADJUSTMENT:

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, Michael R. Pennington, ETAL, the Owner(s), respectfully petition(s) for a special Variance to allow _____

See Attached Exhibit "A"

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS ARE HEREWITH SUBMITTED:

The property is situated at Staffordshire Circle, between _____ and _____, in Zoning

District R-3. Said property is legally described as follows, to wit:

Portions of Lots 22 & 23, Block 2, of The Village at

Washington. (Book 28, Page 9)

EAST 40' OF LOT 23, WEST 40' OF LOT 22

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

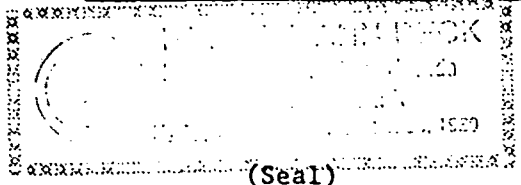
*11-30-11-29-3
11-30-6 11-29-5*

(I, We), 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.

(SIGNED IN INK) Michael R. Pennington Sean Shan
Virginia Pennington Marie Gerard Peggy S. Newman
SIGNATURE(S) OF OWNER(S) OF RECORD MAILING ADDRESS ZIP CODE PHONE NO.

Subscribed and sworn to before me this 13 day of MARCH, 1985

Patricia Ann Deek
Notary Public in and for said County and State



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 Chapter 19.88, Title 19, of the Las Vegas City Code.

Filing Fee: \$ 100.00

Received by: MRC

Receipt No.: 70194

CASE NO: V-47-85

Date: 4/29/85

BZA 5/23/85

EXHIBIT "A"

1. A lot size of 3,625 sq. ft. where 7,000 sq. ft. is normally required.
2. A rear set-back of zero (0) ft. where 20 ft. is normally required.
3. A front set-back of 10 ft. where 20 ft. is normally required.
4. An excessory building with no main building.
5. No parking on-site.

GRANT, BARGAIN, SALE DEED

THIS INSTRUMENT WITNESSETH: That STANTON CONSTRUCTION, INC.
a Nevada corporation

in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
RICHARD NEWMAN AND PEGGY L. NEWMAN, husband and
wife, AND MARIE GERARD an unmarried woman, as Tenants in Common

all that real property situated in the _____ County of Clark

State of Nevada, bounded and described as follows:

Lot Twenty Two (22) in Block Two (2) of THE VILLAGE AT WASHINGTON, as shown by map thereof on file in Book 28, of Plats, page 9, in the Office of the County Recorder, of Clark County, Nevada

- SUBJECT TO:
1. Taxes for the fiscal year 1983-84
 2. Rights of way, reservations, restrictions, easements and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Witness my hand this 19th day of November 19 82

STANTON CONSTRUCTION, INC.
Stanton Jones, Jr., President

STATE OF NEVADA
County of CLARK

on this 19th day of November 19 82

personally appeared before me, a Notary Public in and for said

County and State
Stanton Jones, Jr., known to me
to be the President of said
corporation

known to me to be the person described in and who executed
the foregoing instrument, who acknowledged to me that he
executed the same freely and voluntarily and for the uses and
purposes therein mentioned.

Wanda A. Mathewson
STATE OF NEVADA
County of Clark
Wanda A. Mathewson
My Appointment Expires May 11, 1983

ESCROW NO. 97381-WH
WHEN RECORDED MAIL TO: Richard Newman, et al
556 Canosa Ave., Las Vegas, NV 89104

CLARK COUNTY NEVADA
JOAN E. SWIFT, RECORDER
RECORDED AT REQUEST OF
LAWYERS TITLE OF LAS VEGAS, INC.
JAN 28 4 40 PM '83

DEPUTY
OFFICIAL RECORDER
BOOK INSTRUMENT

168 U 1640234

E-14

GRANT, BARGAIN, SALE DEED

THIS INSTRUMENT WITNESSETH: That STANTON CONSTRUCTION, INC.
a Nevada corporation

in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
MICHAEL R. PENNINGTON, an unmarried man AND J. L.

PENNINGTON AND VIRGINIA PENNINGTON, husband and wife, all as joint tenants

all that real property situate in the _____ County of Clark

State of Nevada, bounded and described as follows:

Lot Twenty Three (23) in Block Two (2) of THE VILLAGE AT WASHINGTON, as shown by map thereof on file in Book 28, of Plats, page 9, in the Office of the County Recorder of Clark County, Nevada

SUBJECT TO: 1. Taxes for the fiscal year 1983-84
2. Rights of way, reservations, restrictions, easements and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Witness my hand this 4th day of January 1983

[Signature]
STANTON CONSTRUCTION, INC
Stanton Jones, Jr., President

STATE OF NEVADA
County of CLARK

On this 4th day of January 1983

personally appeared before me, a Notary Public in and for said

County and State

Stanton Jones, Jr., known to me
to be the President of said
corporation

I have to me to be the person described to and who executed the foregoing instrument, who acknowledged to me that _____
executed the same freely and voluntarily and for the use and
purpose therein expressed.

[Signature]
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
Wanda A. Mathewson
My Commission Expires May 8, 1985

ESCROW NO. 97382-WH
WHEN RECORDED MAIL TO Mr. J. L. Pennington, et al
81701 W. Charleston Blvd., #500, Las Vegas, NV
89102

CLARK COUNTY NEVADA
JUAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
LAWYERS TITLE OF LAS VEGAS, INC.
Jan 7 9 55 AM '83

REC DEPUTY
OFFICIAL RECORDS
BOOK INSTRUMENT

1670 1829568

APPLICATION FORM

CASE NUMBER _____

<input type="checkbox"/>	REZONING APPLICATION
<input type="checkbox"/>	USE PERMIT APPLICATION
<input checked="" type="checkbox"/>	VARIANCE APPLICATION
<input type="checkbox"/>	OTHER APPLICATIONS
<input checked="" type="checkbox"/>	FEE PAID
<input checked="" type="checkbox"/>	LEGAL DESCRIPTION AND DEED PROVIDED
<input type="checkbox"/>	LEGAL DESCRIPTION CHECKED
<input checked="" type="checkbox"/>	ZONING: EXISTING <u>R-3</u> , PROPOSED _____
<input checked="" type="checkbox"/>	PROPOSED USE
<input checked="" type="checkbox"/>	APPLICATION SIGNED AND NOTARIZED
<input checked="" type="checkbox"/>	NAME <u>Mr. HAROLD DEWINGTON</u> ADDRESS _____ PHONE _____
<input checked="" type="checkbox"/>	APPLICATION FORM ACCEPTABLE

PLOT PLAN

<input type="checkbox"/>	PLOT PLAN SUBMITTED, NUMBER
<input checked="" type="checkbox"/>	PLOT PLAN SIZE (24 x 36)
<input checked="" type="checkbox"/>	NORTH ARROW AND SCALE SHOWN
<input checked="" type="checkbox"/>	STREETS, ALLEYS AND PUBLIC ACCESS SHOWN
<input checked="" type="checkbox"/>	LOT LINES, BUILDINGS, STRUCTURES AND SETBACKS DIMENSIONED
<input checked="" type="checkbox"/>	EXISTING OR PROPOSED BUILDINGS; USES SHOWN, HOURS OF OPERATION
<input type="checkbox"/>	FLOOR PLANS SUBMITTED AS REQUIRED
<input type="checkbox"/>	BUILDING ELEVATION PROVIDED
<input type="checkbox"/>	PARKING: NUMBER REQUIRED _____ NUMBER PROVIDED _____
<input type="checkbox"/>	CURB CUTS AND WIDTHS SHOWN
<input type="checkbox"/>	LANDSCAPED AREAS SHOWN
<input type="checkbox"/>	TRASH, UTILITIES AND MECHANICAL EQUIPMENT SCREENED
<input checked="" type="checkbox"/>	FENCES AND WALLS WITH HEIGHT AND LOCATION SHOWN
<input checked="" type="checkbox"/>	PLOT PLAN ACCEPTABLE
<input type="checkbox"/>	PRIOR ACTION ON PROPERTY

_____	CASE NO.	_____	ACTION	_____	DATE	_____
_____	CASE NO.	_____	ACTION	_____	DATE	_____
_____	CASE NO.	_____	ACTION	_____	DATE	_____

<input type="checkbox"/>	DISTRICT MAP NUMBER
<input type="checkbox"/>	PHOTOS or <input type="checkbox"/> ELEVATIONS
<input type="checkbox"/>	DRAWINGS

GL BETWEEN LAMBE SANDHILL ON NORTH SIDE OF WASHINGTON

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUEST

511-50

Date _____
Page _____ of _____

Requested by:

Organization CITY OF LAS VEGAS Name MIKE CLARK

Department COMMUNITY DEVELOPMENT Phone 386-6301 Ext. _____

I. D. Code V-47-85 Date to Be Completed _____

Remarks _____

Information Needed:

1. Labels No. of Sets 2 Label Tape

2. Print Format: No Print (A) Valuation (F)

Name, Address, Legal Description (G)

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

Book	Pge	Nmbr	Book	Pge	Nmbr	Book	Pge	Nmbr	Book	Pge	Nmbr
060	12	0010									
		0011									
		0012									
	17	0006									
-EXLD-											

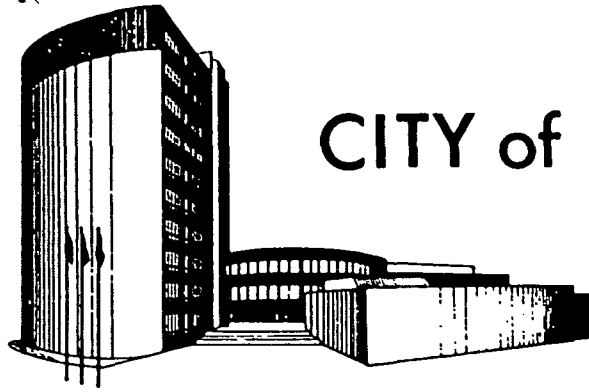
Assessor Approval _____ Billing No. _____

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

May 28, 1985

Michael R. Pennington, et al.
c/o Baughman & Turner
2325 W. Charleston Boulevard
Las Vegas, Nevada 89102

RE: V-47-85

Dear Mr. Pennington:

Your request for a Variance to allow a common recreation area containing a swimming pool and an accessory equipment and bath house structure on a parcel of land which is 3,625 square feet where 6,500 square feet is required and to allow a 6-foot high fence in the front yard area where 4 feet high, top 2 feet 50% open is the maximum permitted on property located on Staffordshire Circle in Zoning District R-3, was considered by the Board of Zoning Adjustment on May 23, 1985.

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 condition:

1. Conformance to the plot plan and elevations.

This action by the Board of Zoning Adjustment on May 23, 1985 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 this letter.

Building permits or business licenses cannot be acted upon until after the fourteen day review period has elapsed or after the required hearing on any appeal or review.



Michael R. Pennington, et al.

Page 2

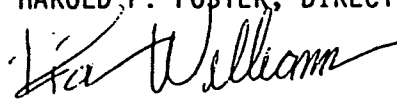
RE: V-47-85

May 28, 1985

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 of Zoning Adjustment within the six month time limit.

Sincerely,

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



RICHARD L. WILLIAMS, ACTING CHIEF
ZONING DIVISION

HPF:RLW:jrm

cc-City Clerk

INTER-OFFICE MEMORANDUM

6-11-85

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

File No. V-47-85

Applicant: Michael R. Pennington, et al.

Appeal by applicant or any other aggrieved person: Yes No

Review requested by the City Council Yes No

6-11-85
DATE

Carol A. Hawley
CITY CLERK

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT INFORMATION:

Date of Board of Zoning Adjustment Action: May 23, 1985

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.) June 7, 1985

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.) June 11, 1985

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

11. V-46-85 - RONALD F. AND SELMA L. BARTON

Application of RONALD F. AND SELMA L. BARTON for a Variance to allow an attached garage 5 feet from the rear (west) property line where a 15 foot set-back is required on property located at 1200 Charmast Lane in Zoning District R-1.

Staff recommends DENIAL; if approved, subject to:

1. Conformance to the plot plan and elevations.

PROTESTS: 0

BUGBEE

APPROVED, subject to staff's conditions.

Unanimous

(Myers excused)

Rick Williams stated that if the applicant would eliminate 6' of the garage and detach it from the home for a 6' distance, they would conform to the code. Staff could not find any justification to allow this deviation and, therefore, recommends denial.

Ronald Barton appeared on behalf of the application. He stated that he wanted the extra space and did not want a breezeway.

No one appeared in opposition.

(20:43 - 20:47)

12. V-47-85 - MICHAEL R. PENNINGTON, ET AL.

Application of MICHAEL R. PENNINGTON, ET AL. for a Variance to allow a common recreation area containing a swimming pool and an accessory equipment and bath house structure on a parcel of land which is 3,625 square feet where 6,500 square feet is required and to allow a 6-foot high fence in the front yard area where 4 feet high, top 2 feet 50% open is the maximum permitted on property located on Staffordshire Circle in Zoning District R-3.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and elevations.

PROTESTS: 0

ASHWORTH

APPROVED, subject to staff's conditions.

Unanimous

(Myers excused)

Rick Williams stated that a common recreation area was being created out of two lots at the end of a cul-de-sac. Due to it being in a cul-de-sac, the requirement of a 6' fence for the pool will not create the visual access problems for vehicles as it would on a normal lot. Staff recommends approval.

Charles Cave, 2325 W. Charleston, appeared on behalf of the applicant.

No one appeared in opposition.

(20:47 - 20:50)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

13. V-48-85 - JOHN H. AND PATRICIA A. BEARCE

Application of JOHN H. AND PATRICIA A. BEARCE for a Variance to allow a room addition twelve feet (12') from the rear property line where fifteen feet (15') is required, on property located at 5816 Halifax Avenue in Zoning District R-1.

Staff recommends DENIAL; if approved, subject to:

- 1. Conformance to the plot plan and elevations.

PROTESTS: 0

SORENSEN

APPROVED, subject to staff's condition.

Unanimous
(Myers excused)

Rick Williams stated that this was a normal size lot in an R-1 Zone and that there were not any unusual circumstances to warrant a variance. Staff recommends denial.

John Bearce appeared on behalf of the application. He stated that he wanted the extra space.

No one appeared in opposition.

(20:50 - 20:52)

14. U-25-85 - U-HAUL OF LAS VEGAS, INC.

Application of U-Haul of Las Vegas, Inc. for a Special Use Permit to allow a paint and body shop to be operated in conjunction with an approved recreation vehicle dealership and a truck and trailer rental business, at the northwest corner of El Parque Avenue and Decatur Boulevard, in Zoning District N-U (Resolution of Intent C-2).

Staff recommends APPROVAL, subject to:

- 1. Conformance to the plot plan and elevations.

PROTESTS: 0

ASHWORTH

APPROVED, subject to staff's condition.

(Myers excused)

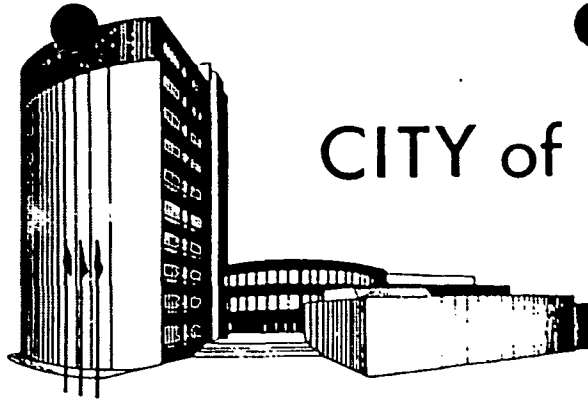
Rick Williams stated that the code provides for this use when operated by a franchised vehicle sales operation. Staff recommends approval.

Wayne Rici, 2030 Fremont, appeared on behalf of the application.

No one appeared in opposition.

(20:52 - 20:55)

MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
ROB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

May 10, 1985

Michael R. Pennington, et al.
c/o Baughman & Turner
2325 W. Charleston Blvd.
Las Vegas, Nevada 89102

RE: V-47-85

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 May 23, 1985.

This meeting will be held at 7:30 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 yours,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:jrm

Attachment
Agenda: May 23, 1985



BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

10. V-45-85 - DECATUR/LAKE MEAD PARTNERSHIP

Application of DECATUR/LAKE MEAD PARTNERSHIP for a Variance to allow outside storage of recreational vehicles, motor homes, and trucks for a period of two years, where outside storage is not allowed, on property located at 1881 North Decatur Boulevard, in Zoning District N-U (under Resolution of Intent to C-1).

11. V-46-85 - RONALD F. AND SELMA L. BARTON

Application of RONALD F. AND SELMA L. BARTON for a Variance to allow an attached garage 5 feet from the rear (west) property line where a 15 foot setback is required on property located at 1200 Charmast Lane in Zoning District R-1.

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13. V-48-85 - JOHN H. AND PATRICIA A. BEARCE

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14. U-25-85 - U-HAUL OF LAS VEGAS, INC.

Application of U-Haul of Las Vegas, Inc. for a Special Use Permit to allow a paint and body shop to be operated in conjunction with an approved recreation vehicle dealership and a truck and trailer rental business, at the northwest corner of El Parque Avenue and Decatur Boulevard, in Zoning District N-U (Resolution of Intent C-2).

(D R A F T)

(D R A F T)

NOTICE OF PUBLIC HEARING

MAY 23, 1985
(Date)

Notice is hereby given that on May 23, 1985 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 hear the application of:

V-47-85

MICHAEL R. PENNINGTON, ET AL. FOR A VARIANCE

~~TO ALLOW A LOT SIZE OF 3,625 SQ. FT. WHERE 7000 SQ. FT. IS NORMALLY REQUIRED; A REAR SETBACK OF 0 FT. WHERE 20 FT. IS NORMALLY REQUIRED; A FRONT SETBACK OF 10 FT. WHERE 20 FT. IS NORMALLY REQUIRED; AN ACCESSORY BUILDING WITH NO MAIN BUILDING; NO PARKING ON-SITE; ON PROPERTY GENERALLY LOCATED ON STAFFORDSHIRE CIRCLE, IN ZONING DISTRICT R-3.~~

SEE ATTACHED

address? →

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS PORTIONS OF LOTS 22 & 23, BLOCK 2, OF THE VILLAGE AT WASHINGTON

~~EAST 1/4 OF LOT 23, WEST 1/4 OF LOT 22~~

TO ALLOW A COMMON RECREATION AREA CONTAINING A SWIMMING POOL AND AN ACCESSORY EQUIPMENT AND BATH HOUSE STRUCTURE ON A PARCEL OF LAND WHICH IS 3625 SQ FT. ^{in size} WHERE 6500 SQ FT IS REQUIRED, AND TO ALLOW A 6' HIGH FENCE IN THE FRONT YARD AREA WHERE 4' HIGH, TOP 2 FEET 50% OPEN ~~THE~~ IS THE MAXIMUM PERMITTED.

H. FUSICK

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.)

Y-47-85

TO ALLOW A COMMON RECREATION AREA CONTAINING A SWIMMING POOL AND AN ACCESSORY EQUIPMENT AND BATH HOUSE STRUCTURE ON A PARCEL OF LAND WHICH IS 3625 SQ FT. WHERE 6500 SQ FT IS REQUIRED AND TO ALLOW A 6' HIGH FENCE IN THE FRONT YARD AREA WHERE 4' HIGH, TOP 2 FEET 50% OPEN ~~THE~~ IS THE MAXIMUM PERMITTED.

NOTE

HAVE APPLICANT AMEND REQUEST AS INDICATED ABOVE & GET AN ADDRESS WHERE TO SEND LETTERS, ETC.



TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT:

V-47-85

Michael R. Pennington ET AL

MAY 9 1985

PLANNING AND
DEVELOPMENT

1. No objections.
2. Fire hydrant(s) to be installed when water is available to area.
3. Fire hydrant to be installed within 300 feet of the building or existing hydrant.
4. Fire hydrants to be installed in accordance with current fire code adopting ordinance.
5. Fire flow requirements to be determined when final construction plans are submitted.
6. Hydrants are to be installed and charged with water before construction begins.
7. Must meet requirements of Uniform Fire Code.
8. Dead end fire lanes not to exceed 150'.
9. Cul-de-sacs not to exceed 400'. Minimum turning radius of 45' 6".
10. Crash gate(s) shall be approved by the Fire Department prior to installation.
11. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER: _____

R. Peeples
5/6/85

INTER-OFFICE MEMORANDUM

Date

May 2, 1985

TO:

COMMUNITY PLANNING AND DEVELOPMENT

FROM:

DESIGN AND DEVELOPMENT

SUBJECT:

Michael R. Pennington, ET AL
V-47-85

COPIES TO:

Land Development & Flood Control
Right-of-Way
Survey
Traffic Engineering

Your memorandum dated April 29, 1985, requested comments from this Department prior to May 13, 1985, concerning the application submitted by Michael R. Pennington, et al, for a Variance to allow a lot size of 3,625 square feet where 7,000 square feet is normally required, a rear set back of zero (0) feet where twenty (20) feet is required, a front set back of ten (10) feet where twenty (20) feet is normally required, an accessory building with no main building and no parking on-site on property generally located on Staffordshire Circle in a zoning district designated R-3 (Limited Multiple Residence).

This Department will have no objections to the approval of this application.

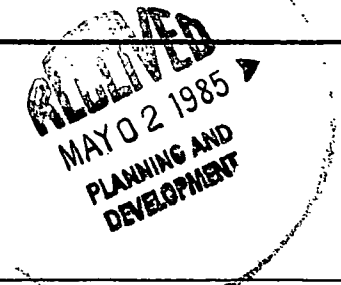


C.D. Peterson, R.L.S.

CDP:bjc

INTER-OFFICE MEMORANDUM

May 1, 1985

<p>TO:</p> <p>COMMUNITY PLANNING AND DEVELOPMENT</p>	<p>FROM:</p> <p>DEPARTMENT OF BUILDING AND SAFETY</p>
<p>SUBJECT:</p> <p>V-47-85 Pennington</p>	<p>COPIES TO:</p> 

In answer to your memorandum of April 29, 1985,
on the above variance request at Staffordshire Circle

this Department has no objections provided all required permits
and inspections are obtained.

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

April 29, 1985

TO:

DEPARTMENT OF BUILDING & SAFETY
DEPARTMENT OF DESIGN & DEVELOPMENT (2 Maps)
DEPARTMENT OF FIRE SERVICES

FROM:

HAROLD P. FOSTER, DIRECTOR
DEPARTMENT OF COMMUNITY
PLANNING & DEVELOPMENT

SUBJECT:

REQUEST FOR COMMENTS RE:

VARIANCE # V-47-85

~~FOR~~ MICHAEL R. PENNINGTON ET AL

USE PERMIT # _____

COPIES TO:

Subject Variance or Use Permit will be heard at the May 23, 1985

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 May 13, 1985
will be greatly appreciated.

Thank you.

HPF:jcd

Attachments:

1. Info. Sheet
2. Plot Plan

APPLICATION FOR VARIANCE

TO THE BOARD OF ZONING ADJUSTMENT:

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, Michael R. Pennington, ETAL, the Owner(s), respectfully petition(s) for a special Variance to allow See Attached Exhibit "A"

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS ARE HEREWITH SUBMITTED:

The property is situated at Staffordshire Circle, between and, in Zoning District R-3. Said property is legally described as follows, to wit:

Portions of Lots 22 & 23, Block 2, of The Village at Washington. (Book 28, Page 9) EAST 40' OF LOT 23, WEST 40' OF LOT 22

OWNER'S AFFIDAVIT

(owner shall mean owner of record onl

Use address: 40 Baughman + Turner 2325 W Chas Blvd 89102

STATE OF NEVADA) COUNTY OF CLARK)

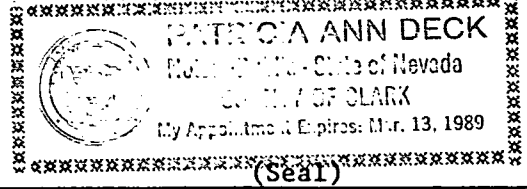
ss:

(I, We), the undersigned, being duly sworn, depose and say that 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.

(SIGNED IN INK) Michael R. Pennington, Virginia Pennington, Marie Gerard, Jeff S. Newman

Subscribed and sworn to before me this 13 day of MARCH, 1985

Patricia Ann Deck Notary Public in and for said County and State



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 Chapter 19.88, Title 19, of the Las Vegas City Code.

Filing Fee: \$ 100

Received by: [Signature]

Receipt No.: 70194

CASE NO: V-47-85

Date: 4/29/85

BZA 5/23/85

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. Seven (7) 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, plantings.
2. A sketch, drawing, or photographs showing clearly the front and side elevations of any proposed and/or existing buildings or structures. Photographs may be used to show existing structures.
3. A Copy of Deed submitted for verification of ownership.
4. Any other pertinent information which may be requested.

PLOT PLAN SPECIFICATIONS:

1. Seven (7) copies.
2. ~~size~~ size: 24 x 36 inches, filled.
3. Legible.
4. Completely dimensioned, including boundary dimensions, dimensions of building(s), distance(s) from building(s) to the property lines.
5. Number 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. Choose a scale which will allow the largest possible plot plan.
8. Show north-point.

VISUAL ENVIRONMENT STATEMENT:

(I, We), 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.

NOTE: All off-premise signs and signs projecting into the right-of-way must be shown on a plot plan and subsequently approved.

EXHIBIT "A"

To allow a common recreation area containing a swimming pool and an accessory equipment and bathhouse structure on a parcel of land which is 3625 sq. ft. where 6500 sq. ft. is required and to allow a 6 ft. high fence in the front yard area where 4 ft. high, top 2 feet 50% open - it is the maximum permitted.

Exhibit A Amended 4/30/85

GRANT, BARGAIN, SALE DEED

THE DEED WITNESSETH: That STANTON CONSTRUCTION, INC.
a Nevada corporation

in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
RICHARD NEWMAN AND PEGGY L. NEWMAN, husband and
wife, AND MARIE GERARD, an unmarried woman, as Tenants in Common

all that real property situate in the _____ County of Clark
State of Nevada, bounded and described as follows:

Lot Twenty Two (22) in Block Two (2) of THE VILLAGE AT WASHINGTON, as shown
by map thereof on file in Book 28, of Plats, page 9, in the Office of the
County Recorder, of Clark County, Nevada

- SUBJECT TO:
1. Taxes for the fiscal year 1983-84
 2. Rights of way, reservations, restrictions, easements and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Witness my hand this 19th day of November 19 82

STANTON CONSTRUCTION, INC.

Stanton Jones, Jr., President

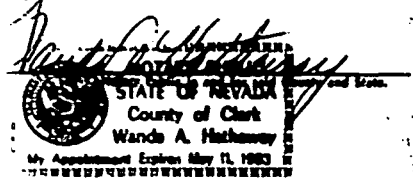
STATE OF NEVADA
County of CLARK

On this 19th day of November 19 82

personally appeared before me, a Notary Public in and for said

County and State,
Stanton Jones, Jr., known to me
to be the President of said
corporation

I know of him to be the person described in and who executed
the foregoing instrument, who acknowledged to me that
he executed the same freely and voluntarily and for the uses and
purposes therein mentioned.


Wanda A. Mathewey
Notary Public
State of Nevada
County of Clark
My Appointment Expires May 11, 1983

ESCROW NO. 97381-WH

WHEN RECORDED MAIL TO: Richard Newman, et al
556 Canosa Ave., Las Vegas, NV 89104

CLARK COUNTY NEVADA
JOAN E. SWIFT, RECORDER
RECORDED AT REQUEST OF
LAWYERS TITLE OF LAS VEGAS, INC.
JAN 28 4 40 PM '83

DEPUTY
OFFICIAL RECORDS
BOOK INSTRUMENT

1681

1640234

GRANT, BARGAIN, SALE DEED

THIS DEED WITNESSETH: That STANTON CONSTRUCTION, INC.,
a Nevada corporation

in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
MICHAEL R. PENNINGTON, an unmarried man AND J. L.

PENNINGTON AND VIRGINIA PENNINGTON, husband and wife, all as joint tenants

all that real property situate in the _____ County of Clark

State of Nevada, bounded and described as follows:

Lot Twenty Three (23) in Block Two (2) of THE VILLAGE AT WASHINGTON, as shown by map thereof on file in Book 28, of Plats, page 9, in the Office of the County Recorder of Clark County, Nevada

SUBJECT TO: 1. Taxes for the fiscal year 1983-84
2. Rights of way, reservations, restrictions, easements and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Witness my hand this 4th day of JANUARY 1983

[Signature]
STANTON CONSTRUCTION, INC.
[Signature]
Stanton Jones, Jr., President

STATE OF NEVADA }
County of CLARK }

On this 4th day of January 1983

personally appeared before me, a Notary Public in and for said

County and State
Stanton Jones, Jr., known to me
to be the President of said
corporation

ESCROW NO. 97382-WH
WHEN RECORDED MAIL TO: Mr. J. L. Pennington, et al
81701 W. Charleston Blvd., #500, Las Vegas, NV
89102

I have to be the person described in and who executed the foregoing instrument, who acknowledged to me that _____ created the same freely and voluntarily and for the uses and purposes therein mentioned.

[Signature]
STATE OF NEVADA
County of Clark
Wanda A. Mathewson
My Appointment Expires May 11, 1983

CLARK COUNTY NEVADA
JAMES L. SWIFT, RECORDER
RECORDED AT REQUEST OF
LAWYERS TITLE OF LAS VEGAS, INC.
Jan 7 9 55 AM '83

FEE DEPUTY
OFFICIAL RECORDS
BOOK INSTRUMENT

1670 1829568

APPLICATION FORM

CASE NUMBER _____

<input type="checkbox"/>	REZONING APPLICATION
<input type="checkbox"/>	USE PERMIT APPLICATION
<input checked="" type="checkbox"/>	VARIANCE APPLICATION
<input type="checkbox"/>	OTHER APPLICATIONS
<input checked="" type="checkbox"/>	FEE PAID
<input checked="" type="checkbox"/>	LEGAL DESCRIPTION AND DEED PROVIDED
<input type="checkbox"/>	LEGAL DESCRIPTION CHECKED
<input checked="" type="checkbox"/>	ZONING: EXISTING <u>R-3</u> , PROPOSED _____
<input checked="" type="checkbox"/>	PROPOSED USE
<input checked="" type="checkbox"/>	APPLICATION SIGNED AND NOTARIZED
<input checked="" type="checkbox"/>	NAME <u>Mr HAROLD PELINKER</u> ADDRESS _____ PHONE _____
<input checked="" type="checkbox"/>	APPLICATION FORM ACCEPTABLE

PLOT PLAN

<input type="checkbox"/>	PLOT PLAN SUBMITTED, NUMBER
<input checked="" type="checkbox"/>	PLOT PLAN SIZE (24 x 36)
<input checked="" type="checkbox"/>	NORTH ARROW AND SCALE SHOWN
<input checked="" type="checkbox"/>	STREETS, ALLEYS AND PUBLIC ACCESS SHOWN
<input checked="" type="checkbox"/>	LOT LINES, BUILDINGS, STRUCTURES AND SETBACKS DIMENSIONED
<input checked="" type="checkbox"/>	EXISTING OR PROPOSED BUILDINGS; USES SHOWN, HOURS OF OPERATION
<input type="checkbox"/>	FLOOR PLANS SUBMITTED AS REQUIRED
<input type="checkbox"/>	BUILDING ELEVATION PROVIDED
<input type="checkbox"/>	PARKING: NUMBER REQUIRED _____ NUMBER PROVIDED _____
<input type="checkbox"/>	CURB CUTS AND WIDTHS SHOWN
<input type="checkbox"/>	LANDSCAPED AREAS SHOWN
<input type="checkbox"/>	TRASH, UTILITIES AND MECHANICAL EQUIPMENT SCREENED
<input checked="" type="checkbox"/>	FENCES AND WALLS WITH HEIGHT AND LOCATION SHOWN
<input checked="" type="checkbox"/>	PLOT PLAN ACCEPTABLE
<input type="checkbox"/>	PRIOR ACTION ON PROPERTY

_____	CASE NO.	_____	ACTION	_____	DATE	_____
_____	CASE NO.	_____	ACTION	_____	DATE	_____
_____	CASE NO.	_____	ACTION	_____	DATE	_____

<input type="checkbox"/>	DISTRICT MAP NUMBER
<input type="checkbox"/>	PHOTOS or <input type="checkbox"/> ELEVATIONS
<input type="checkbox"/>	DRAWINGS

GL BETWEEN LAMB & SANDHILL
ON NORTH SIDE OF WASHINGTON

EXHIBIT "A"

1. A lot size of 3,625 sq. ft. where 7,000 sq. ft. is normally required.
2. A rear set-back of zero (0) ft. where 20 ft. is normally required.
3. A front set-back of 10 ft. where 20 ft. is normally required.
4. An excessory building with no main building.
5. No parking on-site.