

PLANNING AND DEVELOPMENT DEPARTMENT
SCANNING COVER SHEET

Case No: V-0047-77

APN: 162-04-210-067

Location: NEC of Silver Ave and Pine St

Applicant: Ashworth & Co., A Limited Partnership

Project Name:

To allow the Silver St frontage of 149' to be the legal lot front rather than the 142' frontage on Pine; allow a 34.16' rear yard where 50' is required, and to allow an outdoor fireplace grill in the required side yard where accessory structures are not permitted.



PROPERTY OWNERS

PROTESTS

APPROVALS

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FILE NO. V-47-77

INTERDEPARTMENT DISTRIBUTION LIST

	DATE SENT	DATE RETURNED	COMMENTS
BUILDING DEPARTMENT	5/31	6-14-77	OK
PUBLIC SERVICES DEPT.	5/31	6-8-77	sign an R.D. agreement for future improvements along both Silver Ave. & Pine Street
FIRE DEPARTMENT	5/31	6-2-77	OK
POLICE DEPARTMENT			
LICENSE DEPARTMENT			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. V-47-77

NOTICE OF PUBLIC HEARING

JUNE 23, 1977

June 8, 1977

Notice is hereby given that on June 23, 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-47-77 ASHWORTH & CO., A LIMITED PARTNERSHIP FOR A VARIANCE TO ALLOW THE SILVER STREET FRONTAGE OF 149 FT. TO BE THE LEGAL LOT FRONT RATHER THAN THE 142 FT. FRONTAGE ON PINE; ALLOW A 34.16 FT. REAR YARD WHERE FIFTY FEET (50') IS REQUIRED, AND TO ALLOW AN OUTDOOR FIREPLACE GRILL IN THE REQUIRED SIDE YARD WHERE ACCESSORY STRUCTURES ARE NOT PERMITTED, ON PROPERTY LOCATED AT THE NORTHEAST CORNER OF SILVER AVENUE AND PINE STREET IN ZONING DISTRICT R-E (RESIDENCE ESTATES).

THE ABOVE PROPERTY IS A PORTION OF BLOCK
6, SCOTCH EIGHTY ADDITION RESUBDIVISION.

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

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT


DON J. SAYLOR, AIP, DIRECTOR

DJS:bjc

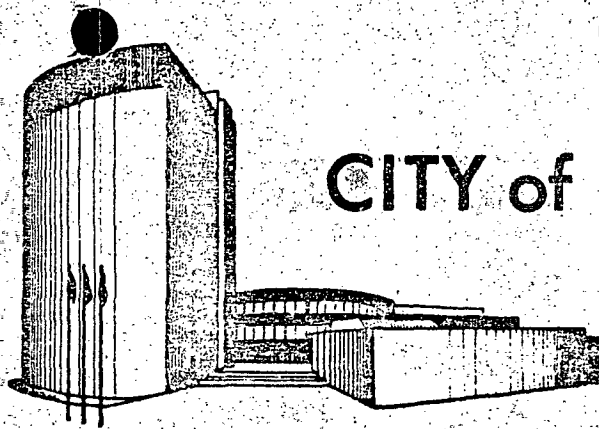
(The information contained above is considered to be accurate; however, there may be minor variations involved.)

MAYOR BILL 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

June 24, 1977

Ashworth & Co., A Limited Partnership
c/o Nevada State Bank
Trust Department
P. O. Box 990
Las Vegas, Nevada 89101

RE: V-47-77
Variance Application

Dear Sirs:

Your request for a Variance to allow the Silver Street frontage of 149 ft. to be the legal lot front rather than the 142 ft. frontage on Pine; to allow a 34.16 ft. rear yard where fifty feet (50') is required, and to allow an outdoor fireplace grill in the required side yard where accessory structures are not permitted, on property located at the northeast corner of Silver Avenue and Pine Street in Zoning District R-E, was considered by the Board of Zoning Adjustment at their regular meeting held June 23, 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. Signing of an Assessment District Agreement for future improvements along both Silver Avenue and Pine Street as required by the Department of Public Services.
2. Conformance to the plot plan.
3. Conformance to code requirements and design standards of City departments.

This action by the Board of Zoning Adjustment on June 23, 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-

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

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



DON J. SAYLOR, AIP, DIRECTOR

DJS:DWB:bjl

cc: City Clerk
Alan Blum, 844 E. Sahara Avenue, Las Vegas, Nevada 89104

INTER-OFFICE MEMORANDUM

JUNE 24, 1977

TO: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FROM: CITY CLERK

RECEIVED JUN 27 10 12 AM '77 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-47-77

Applicant: Ashworth & Co., A Limited Partnership

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

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

7-7-77 DATE

[Signature] CITY CLERK

COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:

Date of Board of Zoning Adjustment Action: June 23, 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.) July 5, 1977

Last day for a review being requested by the City Commission. (Review period is 14 days after date of BZA action.) July 7, 1977

bjc

11. U-46-77(HO)

Application of DOREEN SHERRY FOX at 2350C Canfield Drive in Zoning District R-3 PUD for a Home Occupation Permit - Allow an off-premise musical production business.

MR. BROWN gave the staff report on these items stating everything is in order with one comment on U-46-77(HO). He stated staff would caution the applicant that there should be no auditioning or recording in the home. Otherwise, he stated, they are in order.

CHAIRMAN DUNCAN asked to hear from Doreen Sherry Fox.

DOREEN SHERRY FOX appeared.

CHAIRMAN DUNCAN asked if she understood there is to be no auditioning in the home.

MRS. FOX stated yes, all business is done off the premises.

CHAIRMAN DUNCAN asked if the other applicants were present. All were present excepting JEWEL MOORE.

MRS. SEGRETTI made a Motion for APPROVAL of Items 8 thru 11, 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:

Mrs. Segretti - yes
 Mr. Miller - yes
 Chairman Duncan - yes
 Mrs. Emmett - yes

Motion for APPROVAL carried unanimously.

Application of ASHWORTH & CO., A LIMITED PARTNERSHIP for a Variance to allow the Silver Street frontage of 149 ft. to be the legal lot front rather than the 142 ft. frontage on Pine; allow a 34.16 ft. rear yard where fifty feet (50') is required, and to allow an outdoor fireplace grill in the required side yard where accessory structures are not permitted, on property located at the northeast corner of Silver Avenue and Pine Street in Zoning District R-E (Residence Estates). The above property is a portion of Block 6, Scotch Eighty Addition Resubdivision.

MR. BROWN gave the staff report indicating the applicant wants to make Silver Avenue the front yard because there is only a seven ft. difference. Inasmuch as this is such a large lot, staff sees no real problem with recommending approval of this because we feel that the intent of the Ordinance would not be thwarted if this were granted.

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

MR. SCHWARTZ, appeared and stated he was the beneficial owner of the property. He said this request has been previously approved and we inadvertently allowed it to lapse. The prior owner, he stated, made the same request and when we bought it we inadvertently allowed it to lapse.

MR. SAYLOR stated it was approved in 1975 under the name of Paul Ferguson.

ITEMS 8 THRU 11
APPROVED

V-47-77

12. V-47-77
APPROVED

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

MR. MILLER made a Motion for APPROVAL of V-47-77, subject to the following conditions:

1. Signing of an Assessment District Agreement for future improvements along both Silver Avenue and Pine Street as required by the Department of Public Services.
2. Conformance to the plot plan.
3. Conformance to code requirements and design standards of City departments.

Voting was as follows:

Mr. Miller - yes
Mrs. Segretti - yes
Chairman Duncan - yes
Mrs. Emmett - yes

Motion for APPROVAL carried unanimously.

13. V-48-77
APPROVED

Application of BILLY J. SLOAT for a Variance to allow four dwelling units on each lot where only three units per lot are allowed on property located at the west side of 13th Street 400 ft. south of Mesquite in Zoning District R-3 (Limited Multiple Residence). The above property is legally described as Lots 9 and 10, Block 2, 14th Street City Addition.

MR. BROWN gave the staff report indicating the area abutting this property to the east is R-3 and across Maryland Parkway it is R-2. Staff feels the request is reasonable, although staff did not like the way the applicant had it layed out as far as ingress and egress, and so we are recommending that he have a 25 ft. ingress and egress. The applicant has agreed to do this, he stated, and we would recommend approval subject to the 25 ft. curb cut and installing a sidewalk along 13th Street.

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

MR. BILLY J. SLOAT, 617 Mayfield, appeared and stated there are fourplexes, two-story, in the area to the north and west. He said this is a very older area of Las Vegas and he thought this would help get some new development started here.

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-48-77, subject to the following conditions:

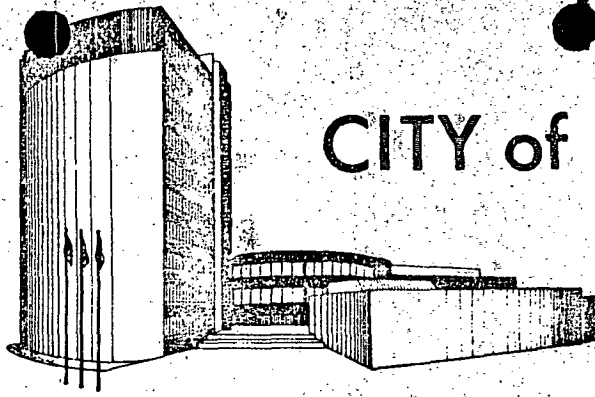
1. A 25 ft. curb cut shall be provided.
2. Installation of a concrete sidewalk on 13th Street frontage as required by the Department of Public Services.
3. An approved fire hydrant to be within 300 ft. of the apartment complex as required by the Department of Fire Services.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Department of Community Planning and Development and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

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

June 16, 1977

Ashworth & Co., A Limited Partnership
c/o Nevada State Bank, Trust Dept.
P. O. Box 990
Las Vegas, Nevada 89101

RE: V-47-77
Variance Application

Dear Applicant:

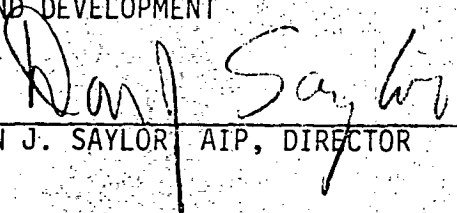
This is to advise that your request as referred to above will be considered by the Board of Zoning Adjustment at their regular meeting on June 23, 1977.

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

cc: Alan Blum
844 E. Sahara Avenue
Las Vegas, Nevada 89104

INTER-OFFICE MEMORANDUM

June 12, 1977

O:

LEE LEMMON
SENIOR BUILDING INSPECTOR

FROM:

HERB BAILEY
BUILDING INSPECTOR

UBJECT:

VARIANCES

COPIES TO:

FILE

V-47-77

V-50-77
100 Rancho Circle

We have no objections to the height except that it will set a precedent that might be detrimental to the other part of the area because everybody will want wall high walls.

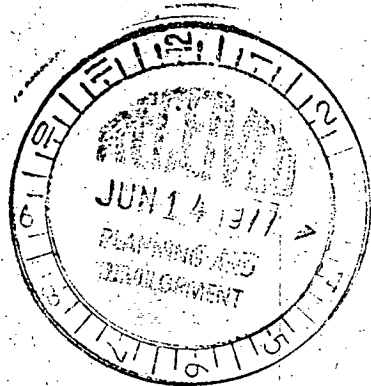
V-49-77
1202 Vista Drive

We have no objections to the closer setback.

✓ V-47-77
No East Corner Silver
and Pine

We have no objection to the change asked for, and the barbeque be built.

Above variances should all have permits and inspections made where needed and conform to the City Building Codes.



INTER-OFFICE MEMORANDUM

June 7, 1977

TO:

Community Development

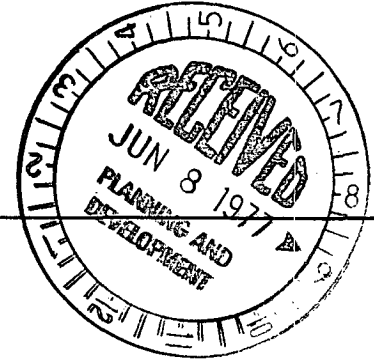
FROM:

Field Operations Engineer

SUBJECT:

V-47-77
Ashworth & Co.
NE Corner of Silver Ave. & Pine St.

COPIES TO:



Your memorandum of June 1, 1977 requested comments from the Public Services Department on the application for a Variance to allow Silver St. to be legal frontage, reduce the rear yard setback and allow a barbeque in the side yard on property located on the northeast corner of Silver Ave. and Pine St.

It will be required that the applicant sign an Assessment District Agreement for future improvements along both Silver Ave. and Pine Street.

Robert D. Weber
ROBERT D. WEBER, PE

RDW/JSH/s

INTER-OFFICE MEMORANDUM

June 1, 1977

TO:

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

FROM:

George Judd
GEORGE JUDD
FIRE MARSHAL

SUBJECT:

V-47-77
Ashworth & Co., a limited partnership

Allow Silver Street to be the legal lot
front.

Silver Avenue & Pine Street

COPIES TO:

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

GJ/vh
Attachment



NOTICE OF PUBLIC HEARING

JUNE 23, 1977

June 8, 1977

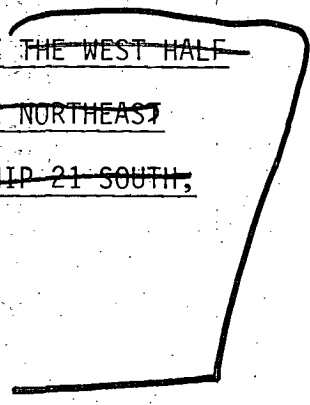
Notice is hereby given that on June 23, 1977 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-47-77 ASHWORTH & CO., A LIMITED PARTNERSHIP FOR A VARIANCE TO ALLOW ^{frontage of 149'} ~~SILVER STREET~~ ^{rather than the 142' frontage on Pine,} TO BE THE LEGAL LOT FRONT, AND TO ALLOW A 34.16 FT.

REAR YARD WHERE FIFTY FEET (50') IS REQUIRED, AND TO ALLOW A ^{outdoor fireplace grill} ~~BARBEQUE~~ IN THE REQUIRED SIDE YARD WHERE ACCESSORY STRUCTURES ARE NOT PERMITTED, ON PROPERTY LOCATED AT THE NORTHEAST CORNER OF SILVER AVENUE AND PINE STREET, ~~EXTENDING EAST 149.91 FEET AND NORTH 142.91 FEET~~ IN ZONING DISTRICT R-E (RESIDENCE ESTATES).

~~Additional front yard grill~~

~~THE ABOVE PROPERTY IS A PORTION OF THE WEST HALF (W₂) OF THE SOUTH HALF (S₂) OF THE NORTHEAST QUARTER (NE₄) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M. D. R. & M.~~



BLOCK 6, SCOTCH EIGHTY ADDITION RESUBDIVISION.

174
32
142

Pine 142
Silver 149

Initial and date:

SMITH JPR
D.J. BROWN 6-31-77
CLEMMER 6/1/77
D.W. BROWN 6/2/77
SAYLOR _____

THIS FILE MUST BE RETURNED TO BARBARA BY: June 2, 1977

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:bjc

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

INTER-OFFICE COMMUNICATION

DATE: JUNE 1, 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-47-77, BOARD OF ZONING ADJUSTMENT MEETING 6-23-77

APPLICATION SUBMITTED BY: **Ashworth & Co., a limited partnership**

FOR A ~~USE VARIANCE~~ VARIANCE TO: **Allow Silver Street to be the legal lot front and to allow a 34.16 ft. rear yard where fifty feet is required, and to allow a barbeque in the required side yard where accessory structures are not permitted.**

PROPERTY LOCATED AT: **northeast corner of Silver Avenue and Pine Street, extending east 149.91 feet and north 142.91 feet**

LAND USE ZONE: **R-E (Residence Estates)**

LEGALLY DESCRIBED AS: **a portion of the West Half of the South Half of the Northeast Quarter of Section 4, Township 21 South, Range 61 East, M.D.B.&M.**

Your remarks regarding this application prior to June 10, 1977 will be greatly appreciated.

Plot Plan Attached: Yes XX
No _____

Building: Existing _____
Proposed _____

Fire Zone: #3

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

DJS:bjc

SEND COPY OF INFO TO AASH BLUM / 844 E SAHARA 89104

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 \$ 100

ASHWORTH & CO, A LIMITED PARTNERSHIP

The undersigned, [redacted], the owner, respectfully petitions for a special Variance to allow SILVER ST TO BE THE LEGAL STREET ADDRESS (FRONT OF PLOT) & TO BE WITHIN 4.16' OF REAR YARD LINE (PROPERTY LINE) ^{Lot Front} ^{allow a} ^{bar-b-que} ^{in the rear side yard} ^{where accessory structures are not permitted.} ^{require}

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

See Attached

760 1/2 of

portion of S 1/2 of NE 1/4, Section 4, T21S, R6E, MDB&M

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

SS:

COUNTY OF CLARK)

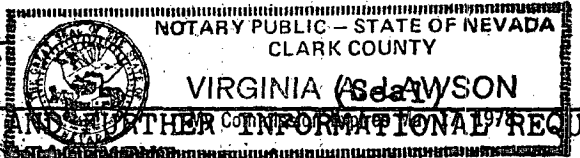
(I, We) the undersigned, being duly sworn, depose and say that (we, are, I am) the (owner, owners) of record of the property involved in this application, that the information on the attached map and all plans, drawings, and sketches attached hereto and all statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief. (SIGNED IN INK)

c/o Nevada State Bank, Trust Department
P. O. Box 990 Las Vegas, Nevada 89101 385-3711

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

Subscribed and sworn to before me this 26th day of May, 1977.

Virginia A Lawson
Notary Public in and for said County and State



SEE REVERSE SIDE FOR PLOT PLAN SPECIFICATIONS AND OTHER 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 \$100
Receipt No.: 285919
Case No. 4477

Received by: [Signature]
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.

CRIBED AS THAT PORTION OF BLOCK 6, SCOTCH EIGHTY ADDITION
RESUBDIVISION, DESCRIBED AS FOLLOWS: COMMENCING AT THE
POINT OF INTERSECTION OF THE CENTER LINES OF PINE STREET
AND SILVER AVENUE: THENCE SOUTH $89^{\circ}33'16''$ EAST 25 FEET;
THENCE NORTH $0^{\circ}47'00''$ EAST 45.09 FEET TO THE TRUE POINT OF
BEGINNING: THENCE CONTINUING NORTH $0^{\circ}47'00''$ EAST 127.91
FEET; THENCE SOUTH $89^{\circ}33'16''$ EAST 75 FEET; THENCE NORTH
 $0^{\circ}47'00''$ EAST 32 FEET; THENCE SOUTH $89^{\circ}33'16''$ EAST 75.01
FEET; THENCE SOUTH $0^{\circ}47'00''$ WEST 175 FEET; THENCE NORTH
 $89^{\circ}33'16''$ WEST 134.91 FEET; THENCE FROM A TANGENT WHOSE
BEARING IS THE LAST DESCRIBED COURSE TURNING TO THE RIGHT
ALONG A CURVE HAVING A RADIUS OF 15.00 FEET AND SUBTENDING
A CENTRAL ANGLE OF $90^{\circ}20'16''$ AN ARC LENGTH OF 23.65 FEET
TO THE TRUE POINT OF BEGINNING.

LOCATED ON THE NORTHEAST CORNER OF SILVER AVENUE
AND PINE STREET, EXTENDING EAST 149.91 FEET AND
NORTH 142.91 FEET 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 Department of Community Development written objection thereto or approval thereof.

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

BY: 

HAROLD P. FOSTER, DEPUTY DIRECTOR