

PLANNING AND DEVELOPMENT DEPARTMENT
SCANNING COVER SHEET

Case No: V-0038-87

APN: 163-04-101-003

Location: 1,088' east of Durango Dr and 713' south
of Charleston Blvd

Applicant: Charleston-Tenesch, Inc., A Nevada
Corporation, obo Community Cable TV, Inc.

Project Name:

To allow construction of a 30' high commercial
microwave tower where such commercial use is not
allowed; to construct a chain link fence enclosure
11' in height where 6' is the maximum height allowed,
and to place barbed wire on the top 1' of the
proposed fence enclosure where barbed wire is not
allowed.



FILE HISTORY

[illegible]

FILE NUMBER:

V-38-87

INTERDEPARTMENT DISTRIBUTION LIST

	DATE SENT	DATE RETURNED	C O M M E N T S
	1987	1987	
BUILDING & SAFETY	3/30	4/7 4/22	no objections - barbed wire prohibited see memo
PUBLIC WORKS-R/W, ELEC.	"	4/13	no comment
FIRE SERVICES	"	4/8	no objections
LAND DEVELOPMENT DIV.	"		
DOWNTOWN REDEVELOPMENT			
POLICE DEPARTMENT			
LICENSE DEPARTMENT			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. V-38-87

PROPERTY OWNERS

PROTESTS

APPROVALS

1. <u>Triley + 72 Gab - (building next to this)</u>	
2. <u>Joseph Pizzaro - (owns 9.45 acres)</u>	
3. _____	
4. _____	
5. _____	
6. _____	
7. _____	
8. _____	
9. _____	
10. _____	
11. _____	
12. _____	
13. _____	
14. _____	
15. _____	
16. _____	
17. _____	
18. _____	
19. _____	
20. _____	

FILE NO. V-38-87

APR 22 1987 - 20-87

PLANNING AND
DEVELOPMENT

To Whom It May Concern,

My name is Joseph Pezzano and I am the owner of a piece of property on W. Charleston near the power sub-station. I own 9.45 acres being a portion of the northeast Quarter (NE- $\frac{1}{4}$) of the Northwest Quarter (NW- $\frac{1}{4}$) of Section 4, Township 2, South, Range 60 East, N.D.B. & M., more particularly described as follows: beginning at the (NE- $\frac{1}{4}$) of the (NW- $\frac{1}{4}$) of said Section 4.

I am writing this letter in total objection of the microwave tower that is trying to get a variance to go up on the parcel next to me. I feel that area is & up & growing area with some beautiful developments planned for the future. I feel the tower will be another eye sore as is that power sub-station and I am totally against it. Please take this letter into consideration.

Thank you,
Joseph Pezzano
4623 Madri Perle
Las Vegas, Nevada

89121

P.S. This letter is in objection of application V-38-87

R. Foster

BAILEY & McGAH

P.O. Box 28378
LAS VEGAS, NEVADA 89126-2378
(702) 363-1563

April 20, 1987

City of Las Vegas
400 East Stewart Avenue
Las Vegas, Nevada 89101

Attention: Mr. Harold P. Foster, Director
Department of Community Planning & Development

Reference: V-38-87 ✓

Dear Mr. Foster:

It is noted on the attached form letter which was sent out to land owners in the vicinity of Durango and Charleston Boulevard, that Community Cable TV, Inc., has requested permission for a commercial microwave tower adjoining property which Bailey & McGah is in the process of purchasing for the purpose of building \$100,000.00 plus single family homes. May I point out that this tower will hinder the sales of our homes in that area and we wish to file this letter as a formal complaint for a variance of this type so close to our proposed single family homes.

VTN Engineering will represent us at the public hearing on April 23, 1987 and it is requested that the commission give this matter considerable consideration prior to allowing such a variance.

Very truly yours,

BAILEY & McGAH

James W. Hibbetts
James W. Hibbetts
General Manager

JWH/sg

enclosures (as noted)

cc: VTN Nevada

RECEIVED
APR 21 1987
PLANNING AND
DEVELOPMENT

NOTICE OF PUBLIC HEARING

APRIL 23, 1987

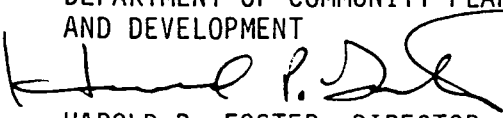
Notice is hereby given that on April 23, 1987, at 7:30 p.m. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will consider the following:

V-38-87 APPLICATION OF CHARLESTON-TENESCH, INC., A NEVADA CORPORATION, ON BEHALF OF COMMUNITY CABLE TV, INC., FOR A VARIANCE TO ALLOW CONSTRUCTION OF A 30 FOOT HIGH COMMERCIAL MICROWAVE TOWER WHERE SUCH COMMERCIAL USE IS NOT ALLOWED; TO CONSTRUCT A CHAIN LINK FENCE ENCLOSURE ELEVEN FEET IN HEIGHT WHERE SIX FEET IS THE MAXIMUM HEIGHT ALLOWED, AND TO PLACE BARBED WIRE ON THE TOP ONE FOOT OF THE PROPOSED FENCE ENCLOSURE WHERE BARBED WIRE IS NOT ALLOWED, ON PROPERTY LOCATED 1,088 FEET EAST OF DURANGO DRIVE AND 713 FEET SOUTH OF CHARLESTON BOULEVARD, IN ZONING DISTRICT N-U.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N $\frac{1}{2}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B.&M.

Any and all interested persons may appear before the Board of Zoning Adjustment, either in person or by representative, and object to or express approval of this application, 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

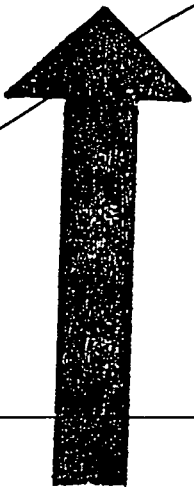
HPF:gm

(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

32

N



CHARLESTON

BLVD.

CIMARRON RD.

DURANGO DR.

SAHARA AVE.

V-38-87



511-50

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUESTDate 4/6/87Page 1 of 1

Requested by:

Organization CITY OF LAS VEGASName Scott WoodburyDepartment COMMUNITY DEVELOPMENTPhone 386-6301

Ext. _____

I. D. Code Y-38-87

Date to Be Completed _____

Remarks _____

Information Needed:

1. Labels

☒ XXX

No. of Sets

☒ 2

Label Type

☐

2. Print Format

No Print (A)

☐

Valuation (F)

☐

Name, Address, Legal Description (G)

☒ XXX

3. Selection by Tax District (List Tax Districts Needed):

4. Selection by Partial Parcel Number: Parcel Sk (3 char.) Page (5 char.),
Partial Page (6 char.), Individual Parcel No. (9 char.)

Partial Page

Partial Page

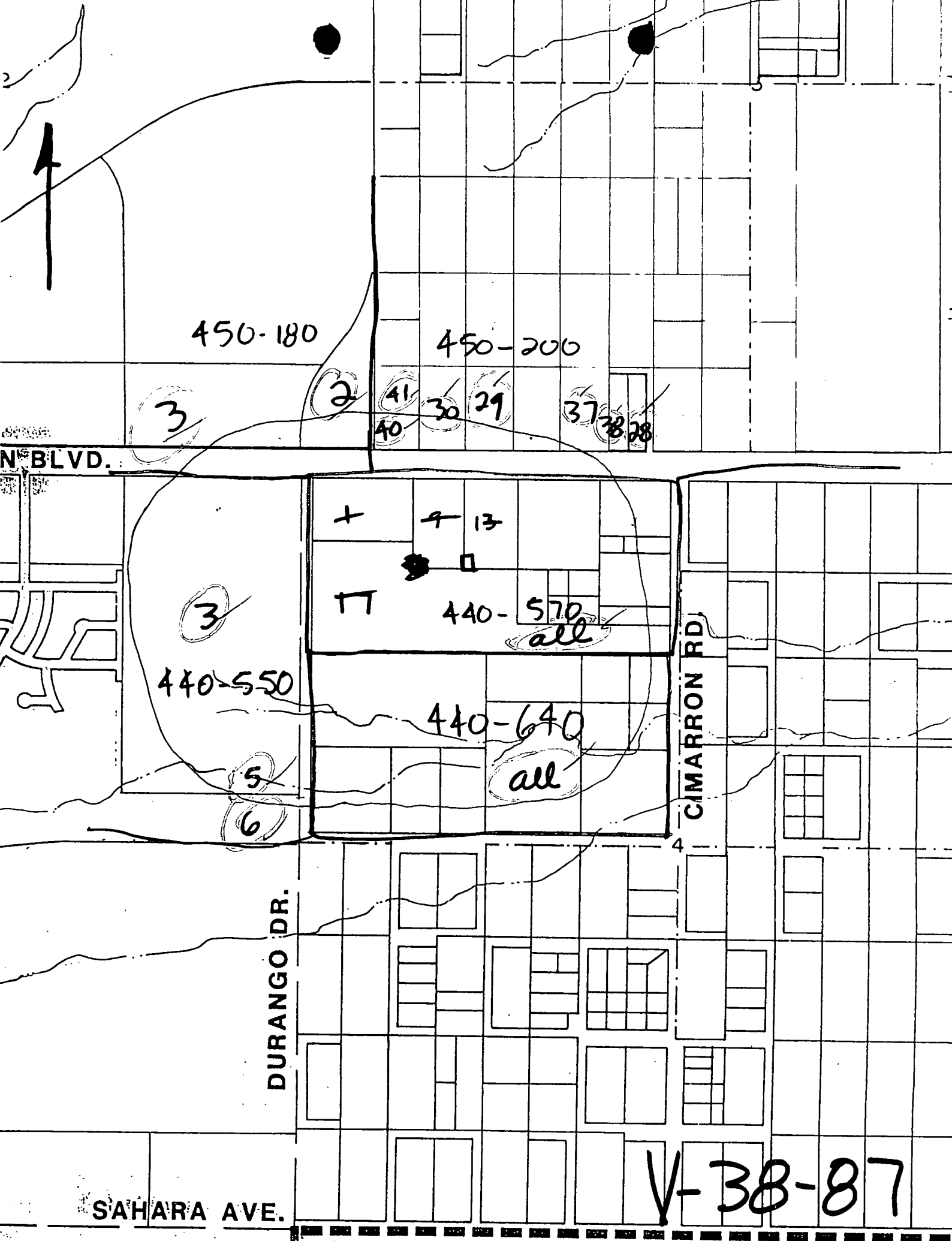
Partial Page

Partial Page

Book	Page	Nmbr	Book	Page	Nmbr	Book	Page	Nmbr	Book	Page	Nmbr
440	55	0003	450	20	0037						
		005			038						
		006			040						
	57	0			041						
	64	0	— END —								
450	18	0002									
		003									
	20	0028									
		030									

Assessor Approval _____

Billing No _____



450-180

450-200

3

2

41

30

29

37

38

28

N BLVD.

3

440-550

+

+

13

TT

440-570

all

440-640

all

5

6

CIMARRON RD.

DURANGO DR.

SAHARA AVE.

V-38-87

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

7. V-38-87 - CHARLESTON TENESCH, INC., A NEVADA CORPORATION ON BEHALF OF COMMUNITY CABLE TV, INC.

APPLICATION: Required three year review of an approved Variance which allowed construction of a 30 foot high commercial micro-wave tower where such commercial use is not allowed; to construct a chain link fence enclosure eleven feet in height where six feet is the maximum height allowed and to place barbed wire on the top one foot of the proposed fence enclosure where barbed wire is not allowed

LOCATION: 1,088 feet east of Durango Drive and 713 feet south of Charleston Boulevard

ZONE: N-U (under Resolution of Intent to R-PD22)

STAFF RECOMMENDATION: APPROVAL to continue this use, subject to:

1. The use be allowed to continue until October 26, 1990 at which time the tower and related facilities shall be removed from the property.
2. Conformance to the remaining conditions of approval of Variance application V-38-87.

PROTESTS: N/A

APPLICANT REQUESTED WITHDRAWAL OF THIS APPLICATION

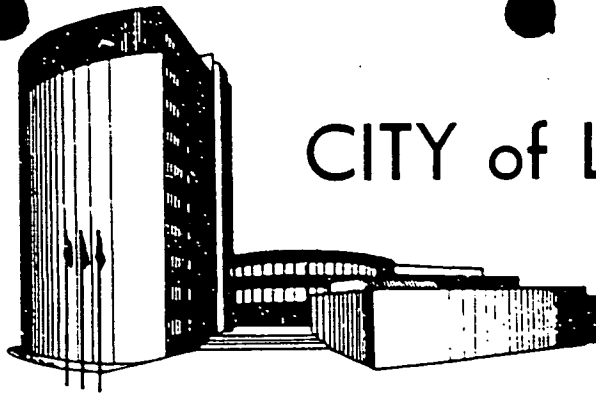
Richard Green, applicant, was present and stated that he has moved to another location.

(19:31 - 19:32)

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

April 16, 1990

Charleson-Tenesch, Inc.,
on behalf of Community Cable TV, Inc.
2295-A Renaissance Drive
Las Vegas, Nevada 89119

Attn: Michael A. Saltman, President

Re: V-38-87 - THREE YEAR REQUIRED REVIEW

Dear Applicant:

Please be advised that the subject Variance will be reviewed by the Board of Zoning Adjustment its regular meeting on April 26, 1990.

The three year review was a condition of approval when the Variance was approved on April 23, 1987.

This meeting will be held at 7:00 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,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
NORMAN R. STANDERFER, DIRECTOR

A handwritten signature in black ink, appearing to read "Richard L. Williams". The signature is fluid and cursive, written over the printed name of the official.

RICHARD L. WILLIAMS, CHIEF
CURRENT PLANNING DIVISION

NRS:RLW:gm

Attachment: Agenda

cc: Ben Cravey
Prime Cable
900 South Commerce Street
Las Vegas, Nevada 89106



AGENDA

APRIL 26, 1990

City of Las Vegas

BOARD OF ZONING ADJUSTMENT

Page 3

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6301

6. V-54-84
V-11-86

REVIEW

Applicant: DEL VANDERPOOL
Request: Review to allow a general business office where previous Variances allowed group counseling

Location: 526 and 530 South Seventh Street
Zone: R-1

7. V-38-87

REQUIRED REVIEW

Applicant: ~~CHARLESTON TENESCH, INC., A NEVADA CORPORATION ON BEHALF OF COMMUNITY CABLE TV, INC.~~

Request: Required three year review of an approved Variance which allowed construction of a 30 foot high commercial microwave tower where such commercial use is not allowed; to construct a chain link fence enclosure eleven feet in height where six feet is the maximum height allowed and to place barbed wire on the top one foot of the proposed fence enclosure where barbed wire is not allowed

Location: 1,088 feet east of Durango Drive and 713 feet south of Charleston Boulevard

Zone: N-U (under Resolution of Intent to R-PD22)

8. V-38-88

REQUIRED REVIEW

Applicant: CHRISTINA M. HIXSON, EXECUTRIX OF THE ESTATE OF ERNST F. LIED

Request: Two year required review of an approved Variance to raise and keep non-domestic animals (ducks, geese, rabbits, turkeys and chickens) in a private park where non-domestic animals are not allowed

Location: West side of Valley View Boulevard, 200 feet south of Charleston Boulevard

Zone: C-1

9. V-23-90

Applicant: INEZ BRADY, ET AL

Request: Variance to allow a 27 foot front yard setback for an existing single-family residence (15 Crescent Drive) where a minimum setback of 50 feet is required; and to allow portions of existing and proposed six foot high wrought iron fences and block walls in the front yard areas where four feet (4') high with the top two feet (2') fifty percent (50%) open is the maximum allowed

Location: 1, 4, 14 and 15 Crescent Drive

Zone: R-E

INTER-OFFICE MEMORANDUM

5-12-87

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-38-87Applicant: CHARLESTON-TENESCH INC., A NEVADA
CORPORATION ON BEHALF OF COMMUNITY CABLE TV, INC.Appeal by applicant or any other aggrieved person: Yes ☐ No ☒Review requested by the City Council Yes ☐ No ☒

DATE

5-12-87

CITY CLERK

*Carl A. Hawley*DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT INFORMATION:

Date of Board of Zoning Adjustment Action:

April 23, 1987

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.)

May 8, 1987

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.)

May 12, 1987

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

BOARD ACTION

ITEM

9. V-38-87 - CHARLESTON-TENESCH, INC., A NEVADA CORPORATION ON BEHALF OF COMMUNITY CABLE TV, INC.

APPLICATION: Variance to allow construction of a 30 foot high commercial microwave tower where such commercial use is not allowed; to construct a chain link fence enclosure eleven feet in height where six feet is the maximum height allowed, and to place barbed wire on the top one foot of the proposed fence enclosure where barbed wire is not allowed.

LOCATION: 1,088 feet east of Durango Drive and 713 feet south of Charleston Boulevard.

ZONE: N-U

Staff recommends DENIAL; if approved, subject to:

1. This use be reviewed in three years to determine compatability of the use with other area land uses and the use may be required to be discontinued.
2. Conformance to the plot plan and elevations as amended to delete any use of barbed wire on this site.
3. Standard condition 5.

PROTESTS: 2 on record
2 appeared

JUNIEL

APPROVED, subject to staff's conditions.

Unanimous

(Dixon & Sorensen excused)

Frank Reynolds presented the plot plan. He stated that the barbed wire was to be disregarded as it could not be acted upon by this board. He stated the property was in an area which was experiencing increasing single family development and this use could impact further development as it would have a detrimental effect upon single family uses. Staff recommended DENIAL.

Bob Withers appeared on behalf of the application. He stated they needed this to provide better service to the Husite property. He stated they would have a five-year lease with a 120 day cancellation clause.

Protestants:

Sam Dunream, VTN Nevada, appeared on behalf of Bailey and McGah.

Jack Schwartz appeared.

(20:45 - 20:51)

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

April 28, 1987

Charleston-Tenesch, Inc.,
a Nevada Corporation, on behalf of
Community Cable TV, Inc.
2295-A Renaissance Drive
Las Vegas, Nevada 89119

Attn: Michael A. Saltman, President

Re: V-38-87

Dear Applicant:

Your request for a Variance to allow construction of a 30 foot high commercial microwave tower where such commercial use is not allowed; to construct a chain link fence enclosure eleven feet in height where six feet is the maximum height allowed and to place barbed wire on the top one foot of the proposed fence enclosure where barbed wire is not allowed, on property located 1,088 feet east of Durango Drive and 713 feet south of Charleston Boulevard, in Zoning District N-U, was considered by the Board of Zoning Adjustment on April 23, 1987.

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. This use be reviewed in three years to determine compatability of the use with other land uses in the area and this use may be required to be discontinued.
2. Conformance to the plot plan and elevations as amended to delete any use of barbed wire on this site.
3. Satisfaction of City Code requirements and design standards of all City departments.

continued



V-38-87

Charleston-Tenesch, Inc., A Nevada Corporation
on behalf of Community Cable TV, Inc.

Page 2

This action by the Board of Zoning Adjustment on April 23, 1987 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 the 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.

An approved Variance must be exercised within one year 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 one year time limit.

Sincerely,

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

A handwritten signature in cursive script, appearing to read "Frank E. Reynolds".

FRANK E. REYNOLDS
DEPUTY DIRECTOR

HPF:FER:gm

cc: Richard Green/Bob Withers
Community Cable TV, Inc.
900 South Commerce Street
Las Vegas, Nevada 89106

INTER-OFFICE MEMORANDUM

April 22, 1987

TO:

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

FROM:

Paul K. Wilkins
PAUL K. WILKINS
ACTING DEPUTY DIRECTOR
DEPARTMENT OF BUILDING AND SAFETY

SUBJECT:

V-38-87

COPIES TO:

CLAY HYMER
RICK WILLIAMS
KIRK CRANE

RECEIVED
APR 23 1987
PLANNING AND
DEVELOPMENT

Ordinance #3234, a supplemental document completing the building code of the City of Las Vegas, Nevada, section 7108-d, prohibits the use of barbed wire. The use of barbed wire in this zoning district is a direct violation of the building code. It would, therefore, be unappealable and would require an ordinance amendment.

We recommend denial.

PKW:at

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

April 13, 1987

Charleston-Tenesch, Inc.,
A Nevada Corporation on behalf of
Community Cable TV, Inc.
2295-A Renaissance Dr.
Las Vegas, Nevada 89119

RE: V-38-87

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 April 23, 1987.

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

A handwritten signature in black ink, appearing to read "Harold P. Foster". The signature is fluid and cursive, with a large, sweeping "H" and "F".

HAROLD P. FOSTER, DIRECTOR

HPF:gm

Attachment: Agenda

cc: Richard Green/Bob Withers
Community Cable TV, Inc.
900 South Commerce Street
Las Vegas, Nevada 89106



AGENDA

APRIL 23, 1987

City of Las Vegas

BOARD OF ZONING ADJUSTMENT

Page 3

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6301

-
- | | | |
|-------------|--------------|---|
| 6. V-35-87 | Applicant: | ALFONSO GREER |
| | Application: | Variance to allow a room addition 13 feet from the rear property line where 15 feet is required |
| | Location: | 1217 North Tonopah Drive |
| | Zone: | R-1 |
| | | |
| 7. V-36-87 | Applicant: | CHARLESTON-LINDELL #31-44-01 "A", A LIMITED PARTNERSHIP |
| | Application: | Variance to allow the storage of live plants in conjunction with an adjacent commercial nursery, where such commercial use is not allowed |
| | Location: | Approximately 350 feet south of Charleston Boulevard and 500 feet east of Lindell Road |
| | Zone: | N-U (Under Resolution of Intent to R-1) |
| | | |
| 8. V-37-87 | Applicant: | RONALD SLAY |
| | Application: | Variance to allow construction of a 14'X 48' off-premise (billboard) sign with a height of 40 feet, where an off-premise sign is not permitted |
| | Location: | 1920 South Maryland Parkway |
| | Zone: | P-R |
| | | |
| 9. V-38-87 | Applicant: | CHARLESTON-TENESCH, INC., A NEVADA CORPORATION ON BEHALF OF COMMUNITY CABLE TV, INC. |
| | Application: | Variance to allow construction of a 30 foot high commercial microwave tower where such commercial use is not allowed; to construct a chain link fence enclosure eleven feet in height where six feet is the maximum height allowed, and to place barbed wire on the top one foot of the proposed fence enclosure where barbed wire is not allowed |
| | Location: | 1,088 feet east of Durango Drive and 713 feet south of Charleston Boulevard |
| | Zone: | N-U |
| | | |
| 10. U-29-87 | Applicant: | LILLIAN HILDE, TRUSTEE |
| | Application: | Special Use Permit to allow construction of a 20'X 60' off-premise (billboard) sign to a height of 75' |
| | Location: | 2421 East Stewart Avenue |
| | Zone: | C-1 |

INTER-OFFICE MEMORANDUM

Date

April 13, 1987

TO: Harold P. Foster, Director
Department of Community Planning
and Development

FROM: Charles Kajkowski, P.E.
City Planning Engineer
Department of Public Works

SUBJECT: Comment Re:
V-38-87
Charleston-Tenesch, Inc.

COPIES TO:
C. E. Gilpin

No comment.

RECEIVED
APR 13 1987
PLANNING AND
DEVELOPMENT

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: V-38-87

APPROVED
APR 8 1987
PLANNING AND
DEVELOPMENT

- ✓ 1. No objections
- 2. Fire hydrants to be installed within 500/600 feet of the building or existing hydrant.
- 3. Fire hydrants to be installed in accordance with current fire code adopting ordinance.
- 4. Fire flow requirements to be determined when construction plans are submitted.
- 5. Hydrants are to be installed and charged with water before construction begins.
- 6. Must meet requirements of Uniform Fire Code.
- 7. Dead end fire lanes not to exceed 150'.
- 8. Minimum turning radius of 45' 6".
- 9. Crash gate(s) shall be approved by the Fire Department prior to installation. Said gates shall be a minimum of 15 feet in width. Gates shall be over an all weather road surface. Any chain or locks used to secure such gates shall no be no larger than 3/8 of an inch in diameter.
- 10. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER:

- 1. Provide this department with information on the available water in the immediate area of building project (water analysis).
- 2. Provide information on: Height of buildings; type of construction; type of roof covering; and ground floor square footage so that we may determine your exact fire flow needs.
- 3. The required fire flow shall be available at the most remote hydrant(s).
- 4. Peak demands of domestic and irrigation water must be considered in the water analysis.

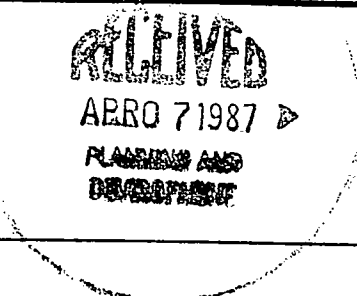
COMMENTS:

R. Pepp
4-8-87

INTER-OFFICE MEMORANDUM

Date

April 2, 1987

TO:	FROM:
COMMUNITY PLANNING AND DEVELOPMENT	DEPARTMENT OF BUILDING AND SAFETY
SUBJECT:	COPIES TO:
V-38-87 Charleston - Tenesch, Inc.	

In answer to your memorandum of March 30, 1987,
on the above variance request at west Charleston , between
Durango and Tenesch.
This department has no objections provided all required permits
and inspections are obtained.

NOTICE OF PUBLIC HEARING

APRIL 23, 1987

(Date)

Notice is hereby given that on April 23, 1987 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 consider the following:

V-38-87

APPLICATION OF CHARLESTON-TENESCH, INC., A NEVADA CORPORATION, ON BEHALF OF COMMUNITY CABLE T.V., INC.

~~FOR A VARIANCE TO ALLOW CONSTRUCTION~~ ^{HIGH COMMERCIAL} ~~OF A 30' MICROWAVE TOWER WHERE SUCH IS NOT ALLOWED;~~ ^{COMMERCIAL USE} ~~AND TO CONSTRUCT A ELEVEN FEET TOWER~~ ^{HEIGHT} ~~WHERE SIX FEET~~ ^{HEIGHT} IS THE MAXIMUM ALLOWED, AND TO PLACE BARBED WIRE ON THE TOP ONE FOOT OF THE ^{PROPOSED} FENCE ^{enclosure} WHERE BARBED WIRE IS NOT ALLOWED, ON PROPERTY LOCATED 1,088 FEET EAST OF DURANGO DRIVE AND 713 FEET SOUTH OF CHARLESTON BOULEVARD, IN ZONING DISTRICT N-U.

^{A PORTION} THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS ~~THE EAST~~ ^{OF} ~~OF THE NORTH~~ [✓] HALF (N $\frac{1}{2}$) OF A PARCEL OF LAND IN THE NORTH HALF (N $\frac{1}{2}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B.&M.

	(Initial)	(Date)
R. HEITKEMPER	<u>BEN</u>	<u>4/2</u>
R. GENZER	<u>CG</u>	<u>4/3</u>
R. WILLIAMS	<u>WIC</u>	<u>4/3</u>
H. FOSTER	<u>[Signature]</u>	
D. PARTIN		

PLEASE RETURN THIS FILE TO GRETA
BY: 4-6-87

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.)

INTER-OFFICE MEMORANDUM

Date

March 30, 1987

TO:

DEPARTMENT OF BUILDING & SAFETY
DEPARTMENT OF FIRE SERVICES
DEPARTMENT OF PUBLIC WORKS (R/W & ELEC.)
DIVISION OF LAND DEVELOPMENT

FROM:

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

SUBJECT:

REQUEST FOR COMMENTS RE: V-38-87
CHARLESTON-TENESCH, INC., A NEVADA CORP.

COPIES TO:

PARCEL NO.: 440-570-013

Subject item will be heard at the April 23, 1987 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 April 8, 1987 will be
greatly appreciated.

Thank you.

HPF:gm

Attachments:

1. Info. Sheet
2. Plot Plan

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APPLICATION FOR VARIANCE

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 \$ 100⁰⁰.

The undersigned, CHARLESTON/TENESCH, INC.,
the Owner(s), respectfully petition(s) for a special Variance to allow Community Cable TV, Inc. to apply for and construct ²430' microwave tower where one is not allowed and to construct an eleven foot fence where only a six foot fence is allowed and to place barbwire on the top one foot of the fence where barbwire is not allowed.

Assessor's Parcel No.: 440-570-013

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS ARE HEREWITH SUBMITTED:
The property is situated at south of W. Charleston,
(street name and number)
between Durango and Tenesch,
(street name) (street name)
in Zoning District NU. Said property is legally described as follows,
to wit:

(SEE ATTACHED DEED)

OWNER'S AFFIDAVIT

(owner shall mean owner(s) of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We), Charleston-Tenesch, Inc. by Michael A. Saltzman, President
(please print or type)

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.

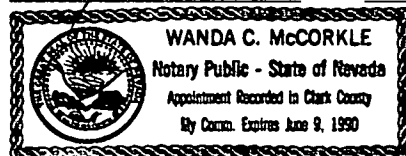
(SIGN IN INK)

(1) Michael A. Saltzman, President 2295-A RENAISSANCE DRIVE
SIGNATURE OF OWNER OF RECORD MAILING ADDRESS
798-7970 LAS VEGAS, NV 89119
PHONE NUMBER CITY STATE ZIP

(2) X
SIGNATURE OF OWNER OF RECORD MAILING ADDRESS
PHONE NUMBER CITY STATE ZIP

Subscribed and sworn to before me this 5 day of March, 1987,

Wanda C. McCorkle
Notary Public in and for said County and State



My Commission Expires

(seal)

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

Filing Fee: \$ 100 Case No.: V-38-87 Received by: [Signature]
Receipt No.: 14679 Meeting Date: 23 Apr 87 Date: 24 Mar 87

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

X APPLICANT: NAME CHARLESTON - TENESCH, INC.
 REPRESENTATIVE'S NAME MICHAEL SALTMAN LV, NV
 ADDRESS 2295 RENAISSANCE DR. UNIT "A" 89119
 PHONE 798-0514

AGENT: NAME COMMUNITY CABLE T.V., INC. dba PRIME CABLE
 REPRESENTATIVE'S NAME RICHARD GREEN / BOB WITHERS
 ADDRESS 900 S. COMMERCE LV 89106
 PHONE 384-8084

TYPE OF APPLICATION:

- ☐ ZONING RECLASSIFICATION
☒ VARIANCE
☐ USE PERMIT
☐ PLOT PLAN REVIEW
☐ OTHER: _____



They have
a 5 yr base
and 120 day
notice to remove

ZONING: EXISTING N4 PROPOSED No change
 LAND USE: EXISTING Vacant
 PROPOSED 30' Microwave Tower

PAST ACTIONS:

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

DISTRICT MAP NO. D-4-1 ASSESSOR'S PARCEL NO. 440-570-013

FLOOD ZONE "A": YES _____ NO X

GENERAL LOCATION: 1088' E of DURANGO AND
713' S of Charleston Blvd

SPECIAL NOTICE REQUIRED: YES _____ NO X

IF YES: _____

IN DOWNTOWN REDEVELOPMENT AREA: YES _____ NO X

CHECKED BY: X. V. [Signature] DATE 24 Mar 87

GENERAL RECEIPT NO. 14679 CASE NO. _____

APPLICATION SUBMITTAL REQUIREMENTS

1. Eight (8) copies of the plot plan, two (2) copies of architectural elevations, two (2) copies of floor plans, and two (2) copies of the landscape plans shall be prepared on 24 x 36 inch sheets in a professional manner displaying reasonable clarity in detail and shall contain all of the following:

- OVER--

N. Architectural information:

(1) For new structures, elevations for each side of all proposed buildings without landscaping (additional elevations including landscaping may be submitted but are not required). Where only existing structures are involved, and no exterior modifications are proposed, one set of photographs, clearly depicting the entire property, may be substituted for the elevation drawings.

(2) Typical floor plans for each floor.

O. Landscape Layout:

(1) Indicate areas to be landscaped, fully dimensioned.

P. Anticipated number of Employees.

II. An application form and/or other required documents are to be submitted to:

City of Las Vegas
Department of Community Planning and Development
400 East Stewart Avenue
Las Vegas, Nevada 89101 Phone: (702) 386-6301

and shall include the following:

A. A copy of deed submitted for verification of ownership.

B. Required fees.

C. Any other information as may be required by the Department of Community Planning and Development to allow appropriate review of this request.

D. Drawing Submittals:

(1) Plot Plan: Folded to approximately 8½" x 14" (7 copies),
Rolled (1 copy).

(2) Elevations: Folded to approximately 8½" x 14" (1 copy),
Rolled (1 copy).

(3) Floor Plans: Folded to approximately 8½" x 14" (2 copies).
Required for all apartments, condominiums, townhouses, commercial uses, and all other projects as required by the Department of Community Planning and Development.

*** FOR DEPARTMENT USE ONLY ***

THE ABOVE PLOT PLAN HAS BEEN REVIEWED AND HAS BEEN FOUND:

☐ COMPLETE

☐ NOT COMPLETE

ADDITIONAL COMMENTS BY STAFF (Note incomplete items):

THE APPLICANT IS AWARE OF DEFICIENCIES AND/OR OTHER REQUIRED ACTIONS NEEDED TO COMPLETE THIS SUBMITTAL WHICH COULD RESULT IN HOLDING THIS ITEM IN ABEYANCE.

APPLICANT WILL CORRECT DEFICIENCIES AND SUBMIT ADDITIONAL DATA AND/OR DOCUMENTS BY _____
(date)

(Applicant's Signature)

(Date)

(Owner of Record)

(Date)

1438

1398931

2-1

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That LESLAND M. LOVAAS, an unmarried man, and SYBIL RHAE LOVAAS, an unmarried woman; and WAYNE L. ZEIGER and LORRAINE M. ZEIGER, husband and wife, as Trustees

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to CHARLESTON-TENESCH, INC., a Nevada Corporation

all that real property situated in the _____ County of Clark

State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE HEREBY MADE A PART HEREOF.

SUBJECT TO: 1) Taxes for the fiscal year 1981-1982.
2) Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any.

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

Witness OUR hand S this 29th day of May, 1981

STATE OF NEVADA

COUNTY OF Clark

SS.

On July 27, 1981

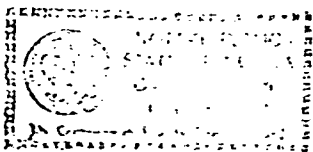
personally appeared before me, a Notary Public

Lesland M. Lovaas, Sybil Rhae Lovaas,
Wayne L. Zeiger and Lorraine M. Zeiger

who acknowledged that they executed the above instrument

Signature

(Notary Seal)



ESCROW NO. 61-19452-CN
ORDER NO. 61-19452-CN
WHEN RECORDED MAIL TO Charleston-Tenesch, Inc.
Attention: Michael Salzman, C/O The Renaissance Center
4301 S. Eastern Ave., Las Vegas, Nevada 89109

1430

158-CW

1398931

To be attached to that

EXHIBIT "A"

The East Half (E 1/2) of a parcel of land in the North Half (N 1/2) of the Northwest Quarter (NW 1/4) of Section 4, Township 21 South, Range 60 East, M.D.B.M., more particularly described as follows:

BEGINNING at the Northwest corner of said Section 4; thence North 89°49' East along the North line thereof a distance of 763.47 feet to the Northeast corner of that parcel of land conveyed to Southern Nevada Power Co., by Deed recorded July 12, 1956 as Document No. 83479 of Official Records, Clark County, Nevada records, said point being the TRUE POINT OF BEGINNING; thence South 4°02' East along the East line of said parcel a distance of 570.56 feet to the Southeast corner thereof to a point, said point being the most Northeast corner of that parcel conveyed to Phillip J. Shaw, et al, by Deed recorded March 3, 1960 as Document No. 189999 of Official Records, Clark County, Nevada records; thence continuing South 4°08' East along the East line of said parcel a distance of 192.91 feet to a point on the North line of said conveyed parcel; thence North 89°49' East along the said line a distance of 749.05 feet to the Southwest corner of that parcel conveyed to Bert Slight, et al, by Deed recorded February 19, 1963 as Document No. 346574 of Official Records, Clark County, Nevada records; thence North 4°08' West along the West line of said parcel a distance of 763.47 feet to the North line of said Section 4; thence South 89°49' West along said North line a distance of 742.05 feet to the POINT OF BEGINNING.

PROCEED

CLARK COUNTY, NEVADA
JOAN L. SMITH, RECORDER
RECORDED AT REQUEST OF

NEVADA TITLE CO.

JUL 29 9 33 AM '81

REC'D DEPUTY
OFFICIAL RECORDS
BOOK INSTRUMENT

1439 1398931

Handwritten signature/initials

CATV MICROWAVE SITE
LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER (NW 1/4), SECTION 4,
TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B. & M. DESCRIBED AS
FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER
(NW 1/4), SECTION 4; THENCE N 80° 49' 00" E ALONG THE NORTH
LINE OF THE NORTHWEST QUARTER (NW 1/4) 1138.00 FEET; THENCE
S 04° 05' 43" E 763.47 FEET TO THE "TRUE POINT OF
BEGINNING"; THENCE N 89° 49' 00" E, 30.00 FEET; THENCE N 04°
05' 43" W, 30.00 FEET; THENCE S 89° 49' 00" W, 30.00 FEET;
THENCE S 04° 05' 43" E, 30.00 FEET TO THE "TRUE POINT OF
BEGINNING".

PARCEL CONTAINS 0.02 ACRES.