

Planning & Development Department
Scanning Cover Sheet

Case No V-0032-68

APN 139-32-306-001

Location 2981 Pinto Ln

Applicant Richard Gray

Subject

To construct a concrete walled stable and corral fence within 20' of the Westerly property line and within 18' of the Southerly property line, where 25' setbacks are required and to allow a tennis court backstop to within 3' of the side property line where 10' is required.



NOTICE OF PUBLIC HEARING

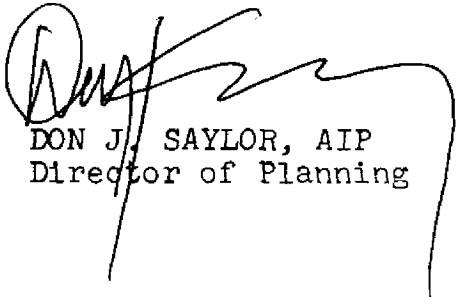
November 14, 1968

October 30, 1968

Notice is hereby given that on November 14, 1968, at 9:00 AM, in the Council Chambers, City Hall, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-32-68 RICHARD GRAY FOR A VARIANCE TO CONSTRUCT A CONCRETE
WALLED STABLE AND CORRAL FENCE WITHIN 20 FEET OF THE
WESTERLY PROPERTY LINE AND WITHIN 18 FEET OF THE
SOUTHERLY PROPERTY LINE, WHERE 25-FOOT SETBACKS ARE
REQUIRED AND TO ALLOW A TENNIS COURT BACKSTOP TO
WITHIN 3 FEET OF THE SIDE PROPERTY LINE WHERE 10
FEET IS REQUIRED, ON PROPERTY LEGALLY DESCRIBED AS
THE WESTERLY 132 FEET OF THE NORTH HALF ($N\frac{1}{2}$) OF THE
SOUTHEAST QUARTER ($SE\frac{1}{4}$) OF THE NORTHEAST QUARTER ($NE\frac{1}{4}$)
OF THE SOUTHWEST QUARTER ($SW\frac{1}{4}$), SECTION 32, TOWNSHIP
20 SOUTH, RANGE 61 EAST, MDM, AND LOCATED AT 2981
PINTO LANE ON THE SOUTH SIDE OF PINTO LANE BETWEEN
CAMPBELL DRIVE AND SHETLAND ROAD, IN LAND USE ZONE
R-A.

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 City Planning Director written objections thereto or approval thereof.


DON J. SAYLOR, AIP
Director of Planning

DJS/mac

BOARD OF ZONING ADJUSTMENT -- CITY HALL -- LAS VEGAS, NEVADA

APPLICATION FOR VARIANCE

TO THE BOARD OF ZONING ADJUSTMENT:

Pursuant to Subsection A, Section 24, Chapter 1, Title XI, of the Las Vegas City Code, as amended, the undersigned owner of property hereinafter described, hereby presents his application requesting that certain property be allowed to deviate from the zoning requirements as herein described. Also accompanying this application is the prescribed fee of \$ 75.00.

The undersigned, Richard Gray, the owner, respectfully petitions for a special Variance to construct a concrete walled stable and corral fence within twenty (20) feet of the westerly and (18)' to the southerly property lines of the property hereinafter described & to allow a Tennis Backstop 3' from the side property line.

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS AND REASONS ARE HEREWITH SUBMITTED: The property is situated at 2981 Pinto Lane in the City of Las Vegas between Campbell ~~Road~~ ^{Drive} and Shetland ~~Road~~ in Zoning District RA. Said property is legally described as follows,

to wit: The Westerly 132 feet of the North One-half (N $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 32, Township 20 South, Range 61 East, N.D.M., Clark County, Nevada

generally located on the south side of Pinto Lane between Campbell Drive & Shetland Road.

OWNER'S AFFIDAVIT

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 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)

Richard Gray Signature of Owner Sands Hotel, Las Vegas Mailing Address 734-2152 Phone No.

Subscribed and sworn to before me this 9th day of October, 19 68

Samuel J. Linn Notary Public in and for said County & State December 7, 1970 My Commission Expires

SEE REVERSE SIDE for Plot Plan Specifications and further informational requirements.

FOR PLANNING DEPARTMENT USE ONLY

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

Filing Fee \$ 75.00

Received by: [Signature]

Receipt No. : 149725

Case No. : V-33-68

Date: 10/9/68
BZA 11/21/68?

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 all 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 photograph showing clearly the front and side elevations of any proposed buildings or structures, when requested.
3. Any other pertinent information which may be requested.

PLOT PLAN SPECIFICATIONS FOR VARIANCES

1. Five (5) copies.
2. Minimum Size - 17 x 11 inches.
3. Legible
4. Completely dimensioned, including boundary dimensions, dimensions of buildings, distances from buildings to the property lines.
5. Address and street name of property.
6. Off-street parking lay-out showing spaces, driveways, turn-around areas, etc., fully dimensioned.
7. Must be drawn to scale, with scale indicated.
8. Show north-point.

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88-89
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BOARD OF ZONING ADJUSTMENT -- CITY HALL -- LAS VEGAS, NEVADA

APPLICATION FOR VARIANCE

TO THE BOARD OF ZONING ADJUSTMENT:

Pursuant to Subsection A, Section 24, Chapter 1, Title XI, of the Las Vegas City Code, as amended, the undersigned owner of property hereinafter described, hereby presents his application requesting that certain property be allowed to deviate from the zoning requirements as herein described. Also accompanying this application is the prescribed fee of \$ 75.00

The undersigned, Richard Gray, the owner, respectfully petitions for a special Variance to construct a concrete walled stable and corral fence within twenty (20) feet of the westerly and southerly property lines of the property hereinafter described

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS AND REASONS ARE HEREWITH SUBMITTED: The property is situated at 2981 Pinto Lane in the City of Las Vegas

between Campbell Road and Shetland in Zoning District RA. Said property is legally described as follows,

to wit: The Westerly 132 feet of the North One-half (N $\frac{1}{2}$) of the Southeast Northeast Quarter (NE $\frac{1}{4}$) Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 32, Township 20 South, Range 61 East, M.D.M., Clark County, Nevada

OWNER'S AFFIDAVIT

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 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)

Richard Gray Signature of Owner Sands Hotel, Las Vegas Mailing Address 734-2152 Phone No.

Subscribed and sworn to before me this 9th day of October, 19 68

Sam H. Laid Notary Public in and for said County & State December 7, 1970 My Commission Expires

SEE REVERSE SIDE for Plot Plan Specifications and further informational requirements.

FOR PLANNING DEPARTMENT USE ONLY

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

Filing Fee \$ _____ Received by: _____

Receipt No. : _____

Case No. : V-32-68

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 all 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 photograph showing clearly the front and side elevations of any proposed buildings or structures, when requested.
3. Any other pertinent information which may be requested.

PLOT PLAN SPECIFICATIONS FOR VARIANCES

1. Five (5) copies.
2. Minimum Size - 17 x 11 inches.
3. Legible
4. Completely dimensioned, including boundary dimensions, dimensions of buildings, distances from buildings to the property lines.
5. Address and street name of property.
6. Off-street parking lay-out showing spaces, driveways, turn-around areas, etc., fully dimensioned.
7. Must be drawn to scale, with scale indicated.
8. Show north-point.

DEPARTMENTAL DISTRIBUTION LIST

	<u>DATE SENT</u>	<u>DATE RECEIVED</u>	<u>COMMENTS</u>
BUILDING DEPARTMENT	10/28/68	10/30/68	ok
ENGINEERING DEPARTMENT	10/28/68	11/12/68	ok
FIRE DEPARTMENT	10/28/68	11/8/68	ok
CHILD WELFARE			
HEALTH DEPARTMENT			
OTHERS			

FILE NO. V-32-68

DJS/mac - 12/67

November 15, 1968

Mr. Samuel S. Lionel, Attorney
302 Carson Avenue
Las Vegas, Nevada

Re: V-32-68

Dear Mr. Lionel:

At a special meeting of the Board of Zoning Adjustment held on November 14, 1968, consideration was given to the request for a Variance to construct a concrete walled stable and corral fence within 20 feet of the westerly property line and within 18 feet of the southerly property line, where 25-foot setbacks are required and to allow a tennis court backstop to within 3 feet of the side property line where 10 feet is required, on property located at 2981 Pinto Lane on the south side of Pinto Lane between Campbell Drive and Shetland Road, in land use zone R-A.

It was voted by the Board of Zoning Adjustment to approve this request as being in accord with the general spirit and purpose of the Ordinance.

Very truly yours,

Don J. Saylor, AIP
Director of Planning
Coordinator of Urban Renewal

DJS/mac

cc: City Clerk
Mr. Julius Gabriele

INTER-OFFICE MEMORANDUM

Nov. 26, 1968

<p>TO:</p> <p>PLANNING DEPARTMENT</p>	<p>FROM:</p> <p>CITY CLERK</p>
<p>SUBJECT:</p> <p>APPEAL INFORMATION</p>	<p>COPIES TO:</p>

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

V-32-68 Richard Gray
File Number

Edmund M. Cole
CITY CLERK 11-26-68

Planning Dept. Information:

Date Notice sent to Applicant

Nov. 15, 1968

Date appeals are no longer valid per City Code (Appeal period is 10 days after the notice was mailed to Applicant).

Nov. 26, 1968

to the following provisions:

- a. No ray of light will extend into any residential zone.
 - b. That no outside lights shall increase the illumination more than two-foot candles into any residential zone.
5. Only automotive supplies and related goods and services may be sold on the premises. Merchandise shall be displayed and stored in an enclosed building only.

Mr. Goodman seconded the motion and it was unanimously carried.

2. V-32-68

Approved

Application of RICHARD GRAY for a Variance to construct a concrete walled stable and corral fence within 20 feet of the westerly property line and within 18 feet of the southerly property line, where 25-foot setbacks are required and to allow a tennis court backstop to within 3 feet of the side property line where 10 feet is required, on property legally described as the westerly 132 feet of the North Half ($N\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) Section 32, Township 20 South, Range 61 East, MDM, and located at 2981 Pinto Lane on the south side of Pinto Lane between Campbell Drive and Shetland Road, in land use zone R-A.

Mr. Saylor stated that the Ordinance specifies that corral areas and stables must be 25 feet from any property line, but the proposed development will be 20 feet from the westerly property line and 18 feet from the southerly property line. Also a 16-foot high tennis court backstop is proposed to be located 3 feet from the side property line, where 10 feet is required.

Mr. Saylor then pointed out the location on the display map and stated that there are large-sized lots in the area and the West Charleston Baptist Church is situated immediately south of the parcel. The stable area will be at the southwest corner of the property, and will only occupy the easterly portion of the building shown on the plot plan.

Mr. Saylor reported that the property owner to the west, Mr. Gordon, came in earlier and stated that he had no objections. A letter of approval was sent in by Mr. F. J. Sennes, Jr; 3011 Pinto Lane.

Staff recommends approval if there are no protests from the abutting property owners.

Chairman Hoggard declared the public hearing open.

MR. SAMUEL LIONEL, Attorney, appeared for the applicant and stated that the proposed building will be constructed of concrete block, a beautiful home is planned; therefore, he feels these proposals will enhance the area.

MR. GABRIELE, the architect, was present.

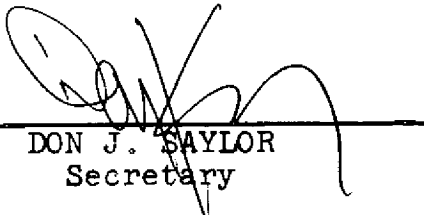
No one else appeared.

Chairman Hoggard declared the public hearing closed.

Mr. White moved that the application of RICHARD GRAY for a Variance to construct a concrete walled stable and corral fence within 20 feet of the westerly property line and within 18 feet of the southerly property line, where 25-foot setbacks are required and to allow a tennis court backstop to within 3 feet of the side property line where 10 feet is required, on property located at 2981 Pinto Lane on the south side of Pinto Lane between Campbell Drive and Shetland Road, in land use zone R-A, be approved. Mr. Johnston seconded the motion and it was unanimously carried.

ADJOURNMENT:

The special meeting of the Board of Zoning Adjustment was adjourned at 9:15 AM.

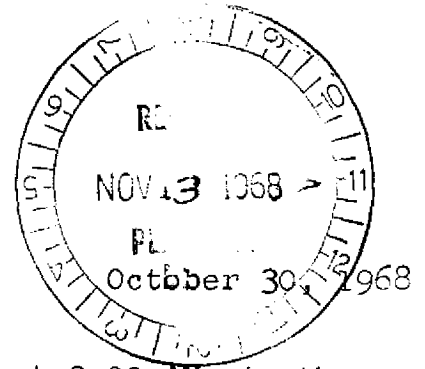

DON J. SAYLOR
Secretary

DJS/mac

Approved

NOTICE OF PUBLIC HEARING

November 14, 1968



Notice is hereby given that on November 14, 1968, at 9:00 AM, in the Council Chambers, City Hall, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-32-68 RICHARD GRAY FOR A VARIANCE TO CONSTRUCT A CONCRETE WALLED STABLE AND CORRAL FENCE WITHIN 20 FEET OF THE WESTERLY PROPERTY LINE AND WITHIN 18 FEET OF THE SOUTHERLY PROPERTY LINE, WHERE 25-FOOT SETBACKS ARE REQUIRED AND TO ALLOW A TENNIS COURT BACKSTOP TO WITHIN 3 FEET OF THE SIDE PROPERTY LINE WHERE 10 FEET IS REQUIRED, ON PROPERTY LEGALLY DESCRIBED AS THE WESTERLY 132 FEET OF THE NORTH HALF ($N\frac{1}{2}$) OF THE SOUTHEAST QUARTER ($SE\frac{1}{4}$) OF THE NORTHEAST QUARTER ($NE\frac{1}{4}$) OF THE SOUTHWEST QUARTER ($SW\frac{1}{4}$), SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST, MDM, AND LOCATED AT 2981 PINTO LANE ON THE SOUTH SIDE OF PINTO LANE BETWEEN CAMPBELL DRIVE AND SHETLAND ROAD, IN LAND USE ZONE R-A.

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 City Planning Director written objections thereto or approval thereof.

*F. J. SENNAS jr.
3011 Pinto Lane
Las Vegas, Nevada*

[Signature]
DON J. SAYLOR, AIP
Director of Planning

DJS/mac

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INTER-OFFICE MEMORANDUM

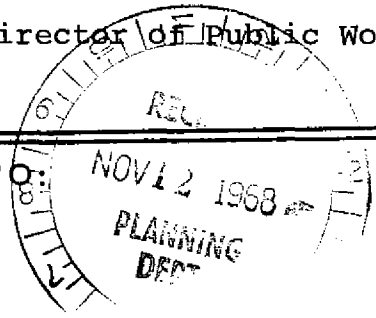
November 8, 1968

TO: Planning Department

FROM: Deputy Director of Public Works

SUBJECT: Variance V-32-68

COPIES TO:



Your memorandum of October 28, 1968 requested comments from the Engineering Department on the application for a Variance by Richard Gray to reduce the rear and side yard setbacks on property located at 2981 Pinto Lane.

The required street improvements have been installed adjacent to the property along Pinto....therefore, there are no requirements from this office.

V. B. Uehling
V. B. Uehling

VBU:DEN:ej

CITY OF LAS VEGAS -- FIRE DEPARTMENT
Fire Prevention Bureau

TO: DON J. SAYLOR, DIRECTOR OF PLANNING

FROM: *O.K. McFarland*
O.K. MC FARLAND, BATTALION CHIEF
CHIEF OF FIRE PREVENTION BUREAU

DATE: November 7, 1968

SUBJECT: V-32-68

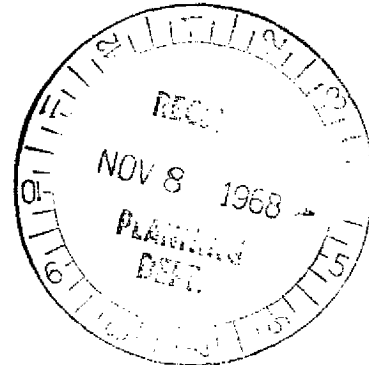
Application submitted by: RICHARD GRAY

For a Use ~~Permit~~ Variance to: See Notice of Public Hearing (Attached)

Located at: 2981 Pinto Lane

This department has no objections to the above, provided that:

Provided that all U.B.C. requirements for this occupancy
are met.



INTER-OFFICE MEMORANDUM

10-30-68

TO: H. J. Elder
Bldg Dept Acting Director

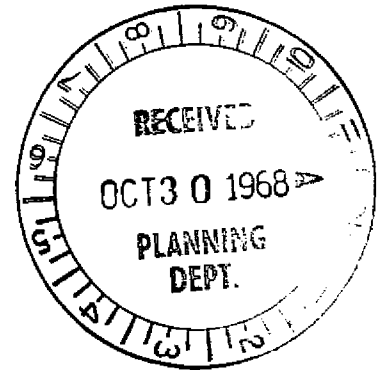
FROM: Bldg Dept: Inspector

SUBJECT: V-32-68 Richard Gray
2981 Pinto Lane.

COPIES TO: Master File (Variance)
Planning Dept Dir: Don Taylor

The Bldg Dept would have no objection to this request. Necessary separation has been included in Plot Plan.

Bldg Dept
Don Taylor: Inspt



October 25, 1968

Mr. Samuel S. Lionel, Attorney
302 Carson Avenue
Las Vegas, Nevada 89101

Re: V-32-68

Dear Mr. Lionel:

This is in reference to the application of Richard Gray for a Variance to construct a concrete walled stable and corral fence within 20 feet of the westerly and southerly property lines where a 25-foot setback is required on property located at 2981 Pinto Lane on the south side of Pinto Lane between Campbell Drive and Shetland Road, in land use zone R-A.

Be advised that this application will be heard by the Board of Zoning Adjustment at a special meeting on November 14, 1968, at 9:00 AM, in the Council Chambers of City Hall, Las Vegas, Nevada.

The Board of Zoning Adjustment requests that a representative be present at this meeting to answer any pertinent questions that may arise regarding this application.

Very truly yours,

Don J. Saylor, AIP
Director of Planning
Coordinator of Urban Renewal

DJS/mac

cc: Mr. Julius Gabriele
1999 Paradise Rd
Las Vegas, Nevada 89105

5. Discussion

V-32-68

Mr. Saylor informed the Board that MR. HAND, representing GEORGE HEYER'S application for an automobile laundry, was present and wished to request that a special meeting be held as a great deal of financial problems would evolve if this is allowed to wait until the next meeting; also MR. RICHARD GRAY, who submitted an application for a stable and corral fence, wished to have his application heard at a special meeting.

In regards to the HEYER application, some time ago a plot plan was approved for a car laundry, but the people involved were not aware that a conveyor-type car wash in a C-2 zone must have a Use Permit.

Staff feels this request is warranted because of a logical misunderstanding and because of the financial hardship due to the time factor, and recommends that a special meeting be held.


Chairman Hoggard called MR. HAND forward. MR. HAND appeared and stated that interest is being charged daily and this is an expensive operation. He also stated that a Denny's Restaurant is planned for the site in addition to the car wash, and other establishments would be added later.

No one appeared for MR. RICHARD GRAY.

After a brief discussion, Chairman Hoggard declared that the special meeting would be held on Thursday, November 14, at 9:00 AM, in the Council Chambers, City Hall, Las Vegas.

ADJOURNMENT:

The regular meeting of the Board of Zoning Adjustment adjourned at 7:55 PM.


DON J. SAYLOR, AIP
Secretary

DJS:mac:jb

INTER-OFFICE COMMUNICATION

DATE October 28, 1968

TO: Building Department
Fire Department
Engineering Department

FROM: Planning Department

SUBJECT: File No. V-32-68, Board of Zoning Adjustment Meeting 11/14

Application submitted by: **RICHARD GRAY**

For a ~~use permit~~/Variance to: **See Notice of Public Hearing (attached)**

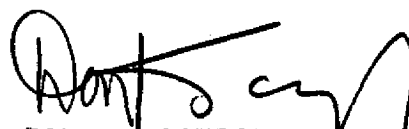
Property located at: **2981 Pinto Lane**

Land Use Zone: **R-A**

Legally described as: **See attached.**

Your remarks regarding this application prior to 11/11/68 will be greatly appreciated.

Plot Plan attached: Yes X
No


DON J. SAYLOR, A/P
Director of Planning

DJS/mac