

Planning & Development Department
Scanning Cover Sheet

Case No V-0030-76

APN 139-32-211-046

Location 3101 Skipworth Dr

Applicant William & Catherine Findorff

Subject

To allow the attachment of an accessory structure (garage and semi-enclosed patio) to the main dwelling where no attachment is allowed and to allow the conversion of the accessory structure to living area which is 5' from the rear property line where 50' is required.



PROPERTY OWNERS

PROTESTS

APPROVALS

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____

Mr. & Mrs. Donald Pope

FILE NO. V-30-76

INTER-DEPARTMENT DISTRIBUTION LIST

| | DATE SENT | DATE RETURNED | COMMENTS |
|----------------------------|--------------------|---------------|--|
| <u>BUILDING DEPARTMENT</u> | 5-20-76 | | |
| <u>ENGINEERING DEPT.</u> | 5-20-76 | 6-8-76 | Structure to prop. line 15' (vehicle will overhang ROW) |
| <u>FIRE DEPARTMENT</u> | 5-20-76 | 5-24-76 | OK |
| <u>LICENSE DEPARTMENT</u> | | | |
| <u>CHILD WELFARE</u> | | | |
| <u>HEALTH DEPARTMENT</u> | | | |
| <u>CITY ATTORNEY</u> | | | |
| <u>CITY MANAGER</u> | | | |

FILE NO. V-30-76

To: Members of the Board of Zoning Adjustments
From: Mr. & Mrs. Don Pors
Subject: Proposed variance for the Findorff residence
3101 Skipworth Dr. Las Vegas, Nv.

Dear Sirs:

Since we will be unable to physically attend the Planning Board Hearing, we respectfully submit this letter as the nearest neighbor and the most affected by this variance request.

We are located directly behind the Findorff property and have seen the finished plans and plot changes they have hereby requested. We do not find any part of the plan offensive, and are in complete accord with their proposed building changes.

We would be pleased if you would grant this variance request.

Sincerely,

Donald F. Pors
Joyce A. Pors

App
V-30-76

NOTICE OF PUBLIC HEARING

June 24, 1976

June 9, 1976

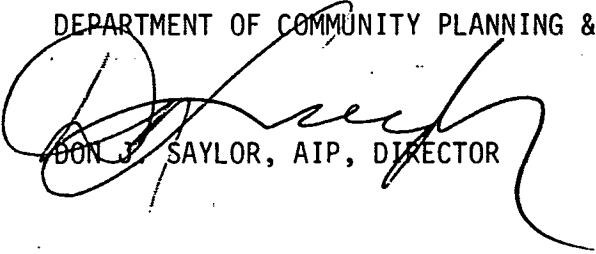
Notice is hereby given that on June 24, 1976, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-30-76 WILLIAM AND CATHERINE FINDORFF FOR A VARIANCE TO ALLOW THE ATTACHMENT OF AN ACCESSORY STRUCTURE (GARAGE AND SEMI-ENCLOSED PATIO) TO THE MAIN DWELLING WHERE NO ATTACHMENT IS ALLOWED AND TO ALLOW THE CONVERSION OF THE ACCESSORY STRUCTURE TO LIVING AREA WHICH IS FIVE FEET (5') FROM THE REAR PROPERTY LINE WHERE FIFTY FEET (50') IS REQUIRED ON PROPERTY LEGALLY DESCRIBED AS LOT 6, BLOCK 2, AMENDED PLAT OF RANCHO NEVADA ESTATES #1.

LOCATED AT 3101 SKIPWORTH DRIVE, ON THE SOUTHWEST
CORNER OF SKIPWORTH DRIVE AND CAMPBELL DRIVE IN
ZONING DISTRICT R-E (RESIDENCE ESTATES).

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 & DEVELOPMENT


DON J. SAYLOR, AIP, DIRECTOR

DJS:pdm

INTER-OFFICE MEMORANDUM

May 21, 1976

TO:

DON J. SAYLOR, A.I.P.
DEPARTMENT OF COMMUNITY DEVELOPMENT

FROM:

George Judd
GEORGE JUDD
ASSISTANT FIRE MARSHAL

SUBJECT:

V-30-76, WILLIAM & CATHERINE FINDORFF
Allow the attachment of an accessory
structure (garage & semi-enclosed patio)
to the main dwelling.

3101 Skipworth Drive.

COPIES TO:

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

GJ/nc

INTER-OFFICE COMMUNICATION

Date: May 20, 1976

TO: ~~BUILDING DEPARTMENT~~ DEPARTMENT OF PUBLIC SERVICES
FIRE DEPARTMENT
~~ENGINEERING DEPARTMENT~~

FROM: DEPARTMENT OF COMMUNITY DEVELOPMENT

SUBJECT: FILE NO. V-30-76, BOARD OF ZONING ADJUSTMENT MEETING June 24, 1976

Application submitted by: WILLIAM AND CATHERINE FINDORFF

For a ~~Use Permit~~/Variance to: ALLOW THE ATTACHMENT OF AN ACCESSORY STRUCTURE (GARAGE AND SEMI-ENCLOSED PATIO) TO THE MAIN DWELLING WHERE NO ATTACHMENT IS ALLOWED AND TO ALLOW THE CONVERSION OF THE ACCESSORY STRUCTURE TO LIVING AREA WHICH IS FIVE FEET (5') FROM THE REAR PROPERTY LINE WHERE FIFTY FEET (50') IS REQUIRED.

Property located at: 3101 SKIPWORTH DRIVE, ON THE SOUTHWEST CORNER OF SKIPWORTH DRIVE AND CAMPBELL DRIVE IN ZONING DISTRICT R-E

Land Use Zone: R-E (RESIDENCE ESTATES)

Legally described as: LOT 6, BLOCK 2, AMENDED PLAT OF RANCHO NEVADA ESTATES #1.

Your remarks regarding this application prior to June 11, 1976 will be greatly appreciated.

Plot Plan Attached Yes XXX
No _____

Building - Existing XXX
Proposed _____

Fire Zone #3

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

DJS:kt

NOTICE OF PUBLIC HEARING

June 24, 1976

June 9, 1976

Notice is hereby given that on June 24, 1976 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-30-76 WILLIAM AND CATHERINE FINDORFF FOR A VARIANCE TO ALLOW THE ATTACHMENT OF AN ACCESSORY ~~BUILDING~~ ^{Structure - semi enclosed} (GARAGE AND PATIO) TO THE MAIN DWELLING WHERE NO ATTACHMENT IS ALLOWED AND TO ALLOW THE CONVERSION OF THE ACCESSORY ~~BUILDING~~ ^{Structure Area which is} TO LIVING ~~QUARTERS~~ ^{FROM} WITHIN 5 FEET OF THE REAR PROPERTY LINE WHERE 50 FEET IS REQUIRED ON PROPERTY LEGALLY DESCRIBED AS LOT 6, AMENDED PLAT OF BLOCK 2, RANCHO NEVADA ESTATES #1.

LOCATED AT 3101 SKIPWORTH DRIVE, ON THE SOUTHWEST CORNER OF SKIPWORTH DRIVE AND CAMPBELL ~~AVENUE~~ ^{DRIVE} (APPROXIMATELY 700 FEET NORTH OF WEST ALTA DRIVE) IN ZONING DISTRICT R-E (RESIDENCE ESTATES).

~~() NOT NEEDED~~

Initial and date:

SMITH mel 5/24/76
WILLIAMS [Signature] 5-17-76
BROWN do 5/14/76
CLEMMER [Signature] 5/17/76
NULL [Signature] 5/18/76
~~FOSTER~~ SAYLOR [Signature]

THIS FILE MUST BE RETURNED TO PATTY BY May 19, 1976.

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 Development written objection thereto or approval thereof.

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

BY: HAROLD P. FOSTER, DEPUTY DIRECTOR

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 \$ _____.

The undersigned, WILLIAM & CATHERINE FINDORFF, the owner,

TO ALLOW THE ATTACHMENT OF AN ACCESSORY BLDG (GARAGE + PATIO) TO THE MAIN BUILDING WHERE NO ATTACHMENTS ALLOWED AND TO ALLOW THE CONVERSION OF ACC BLDG. TO LIVING QUARTERS WITHIN 5' OF THE REAR PROPERTY LINE WHERE 50' IS REQUIRED *Findorff*

GENERALLY LOCATED ON THE SW CORNER OF SKIPWORTH & CAMPBELL ~~APPROX~~ APPROX. 700' NORTH OF WEST ALTA

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)

William & Catherine Findorff 3191 SKIPWORTH DR. 89107
SIGNATURE OF OWNER(S) OF RECORD MAILING ADDRESS (ZIP CODE) PHONE NO. 878-6366

Subscribed and sworn to before me this 5th day of May, 1976

Carolyn Trelease
Notary Public in and for said County and State



Notary Public - State of Nevada
CLARK COUNTY
Carolyn Trelease
My Commission Expires April 25, 1977

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 Subsection A, Section 24, Chapter 1, Title XI, of the Las Vegas City Code.

Filing Fee \$ 100⁰⁰
Receipt No.: 293026
Case No. Y-30-76

Received by: *[Signature]*
Date: 5-11-76

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.

MR. NULL indicated since it was a case review there was no notification on this item, but if there were any complaints received they would have come to the office of the Department of Community Planning and Development.

MS. CAULFIELD indicated most of her students either ride bikes or walk to her classes.

VICE-CHAIRMAN SEGRETTE asked if there was anyone present to speak against this item? (There was no response)

MR. MILLER stated since there was no problem with this operation at this location, he would make a Motion for APPROVAL of the continuation of this use with no further reviews being required 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:

Mr. Miller - yes.
Mrs. Emmett - yes.
Mr. Canul - yes.
Vice-Chairman Segretti - yes.

Motion for APPROVAL carried unanimously.

2. V-30-76

APPROVED

Application of WILLIAM AND CATHERINE FINDORFF for a Variance to allow the attachment of an accessory structure (garage and semi-enclosed patio) to the main dwelling where no attachment is allowed and to allow the conversion of the accessory structure to living area which is five feet (5') from the rear property line where fifty feet (50') is required on property legally described as Lot 6, Block 2, Amended Plat of Rancho Nevada Estates #1, located at 3101 Skipworth Drive, on the southwest corner of Skipworth Drive and Campbell Drive in Zoning District R-E (Residence Estates).

MR. NULL pointed out the location of the property on the screen stating it was located on the corner of Skipworth Drive and Campbell Drive being zoned R-E. He stated the house has an attached garage and roof portico which makes it a single structure, and that is the reason for the variance request. He stated this garage and patio roof have already been constructed probably at the time the house was built and staff can find no building permits taken out for this construction. He stated something must have happened at the time the house was built to allow this connected structure 5' from the property line. He stated the nearest house is some 50' away in a R-E zone. He stated staff generally makes no recommendation in R-E zones because of the large size lots. There were no protests or approvals on record.

VICE-CHAIRMAN SEGRETTE declared the public hearing open and asked to hear from the applicant.

MRS. CATHERINE FINDORFF, 3101 Skipworth Drive, appeared and presented one letter of approval to the Board. She also presented blueprints of the proposed addition stating that the part of the garage nearest to the neighbor would be used for storage only.

VICE-CHAIRMAN SEGRETTE asked if they had started construction on this?

MRS. FINDORFF stated "no".

MR. MILLER asked if this property was within Code on the Campbell side of the property and wondered if the back property line was the only problem?

MR. NULL indicated the side yard is 15' which is the normal side yard requirement. He stated the back yard is where the problem is with 5' separating the two properties.

MRS. EMMETT asked if there was a wall existing between these two properties?

MRS. FINDORFF replied "yes" and stated there will be no structural changes other than moving the carport doors.

MR. MILLER asked the height of the wall?

MRS. FINDORFF stated 8'.

MR. MILLER asked regarding the neighbors on the back property line?

MRS. FINDORFF stated they have presented a letter in favor of this request.

MRS. EMMETT asked if there were any protests on record?

MR. NULL replied "no".

VICE-CHAIRMAN SEGRETTE asked if notices were sent out?

MR. NULL stated "yes".

VICE-CHAIRMAN SEGRETTE asked if anyone else wished to be heard and there being no one, she declared the public hearing closed.

MR. CANUL made a Motion for APPROVAL of V-30-76 subject to the following conditions:

1. Conformance to the plot plan.
2. Conformance to code requirements and design standards of City Departments.

Voting was as follows:

Mr. Miller - yes.
Mrs. Emmett - yes.
Mr. Canul - yes.
Vice-Chairman Segretti - yes.

Motion for APPROVAL carried unanimously.

3. V-31-76

APPROVED

Application of WILLIAM E. FENSKE for a Variance to allow an off-premise sign to a height of fifty-five feet (55') where a maximum of forty feet (40') is permitted on property legally described as Lots 1 thru 4, Block 6, Original Las Vegas Townsite, generally located on the northwest corner of "F" Street and West Bonanza Road in Zoning District M (Industrial).

MR. NULL indicated the applicant in this situation would like to erect a sign taller than 40', the edge of which will be perpendicular to the freeway. He stated this is a unique situation in that the freeway at this point overpasses "F" Street and in order to have a sign at this location quite a bit of additional height is needed for it to be effective. He pointed out the location of the sign on the plot plan. He stated on this property there is an existing gas station which is now being used only for auto repair. He pointed out the freeway right-of-way. He indicated the sign is required by Ordinance to be set back 10' from the right-of-way, and it has been shown

INTER-OFFICE MEMORANDUM

June 25, 1976

TO:

DEPARTMENT OF COMMUNITY DEVELOPMENT

FROM:

CITY CLERK

SUBJECT:

APPEAL OR CITY COMMISSION REVIEW
INFORMATION ON BOARD OF ZONING
ADJUSTMENT ACTIONS

COPIES TO:

RECEIVED
JUN 25 1 24 PM '76
CITY CLERK

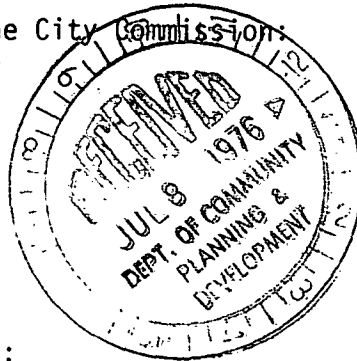
This is to certify the following action relative to the Board of Zoning Adjustment decision on the application of:

File No. V-30-76

Applicant: WILLIAM AND KATHERINE FINDORFF

Appeal by applicant or any other aggrieved person: Yes No

Review requested by the City Commission: Yes No



Emma M. Dale
CITY CLERK 7/8/76

COMMUNITY DEVELOPMENT
DEPARTMENT INFORMATION:

Date of Board of Zoning Adjustment Action: June 24, 1976

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 6, 1976

Last day for a review being requested by the City Commission. (Review period is 14 days after date of BZA action.) July 8, 1976

kt

June 25, 1976

Mr. and Mrs. William Findorff
3101 Skipworth Drive
Las Vegas, Nevada 89107

✓ Re: V-30-76 - Variance Application

Dear Mr. and Mrs. Findorff:

Your request for a Variance to allow the attachment of an accessory structure (garage and semi-enclosed patio) to the main dwelling where no attachment is allowed and to allow the conversion of the accessory structure to living area which is five feet (5') from the rear property line where fifty feet (50') is required on property located at 3101 Skipworth Drive, on the southwest corner of Skipworth Drive and Campbell Drive in Zoning District R-E, was considered by the Board of Zoning Adjustment at their regular meeting on June 24, 1976.

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. Conformance to the plot plan.
2. Conformance to the code requirements and design standards of City Departments.

This action by the Board of Zoning Adjustment on June 24, 1976, is final unless an appeal, in writing, is filed with the City Clerk within 11 days, or there is a review action filed by the City Commission within 14 days.

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

Sincerely yours,

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR
DJS:pdm
cc City Clerk

INTER-OFFICE MEMORANDUM

June 25, 1976

TO:

DEPARTMENT OF COMMUNITY DEVELOPMENT

FROM:

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-30-76

Applicant: WILLIAM AND KATHERINE FINDORFF

Appeal by applicant or any other aggrieved person: Yes No

Review requested by the City Commission: Yes No

CITY CLERK

COMMUNITY DEVELOPMENT
DEPARTMENT INFORMATION:

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July 6, 1976

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

July 8, 1976

kt

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 17, 1976

Mr. and Mrs. William Findorff
3101 Skipworth Drive
Las Vegas, Nevada 89107

Re: V-30-76

Dear Applicant:

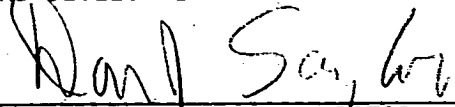
This is to advise that your request as referred to above will be considered by the Board of Zoning Adjustment at their regular meeting on June 24, 1976.

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

INTER-OFFICE MEMORANDUM

June 3, 1976

TO:

Community Development

FROM:

City Engineer

SUBJECT:

V-30-76
 William & Catherine Findorff
 3101 Skipworth Drive

COPIES TO:

Your memorandum of May 20, 1976 requested comments from the Engineering Department on the application for a Variance to allow the attachment of a structure and to reduce the rear yard setback on property located at 3101 Skipworth Drive.

Please note that the distance from the proposed structure to the property line on Campbell is only 15' which is not enough area to allow storage of a vehicle without overhanging the right-of-way.

William J. Purvis
 WILLIAM J. PURVIS, P.E.

*cars are stored on a circular
 drive off skip worth*

WJP/DEN/s





M-32-3

15

CCN SEC 32 T 26 S