

Planning & Development Department  
Scanning Cover Sheet

Case No           V-0028-74

APN               162-04-210-037

Location           NE CORNER OF CRESCENT & RANCHO

Applicant           JAMES M. KELLEY

Subject

APPLICATION FOR A VARIANCE TO ALLOW THE  
CRESCENT STREET SIDE OF THE PROPERTY TO BE  
THE LEGAL FRONT OF THE LOT WITH THE FRONT AND  
REAR SETBACKS TO BE APPLICABLE FROM SAID  
STREET AND TO ALLOW A 25' FRONT YARD SETBACK  
AND A 45' REAR YARD SETBACK WHERE 50' SETBACK  
ARE 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.	_____	_____

FILE NO. \_\_\_\_\_

INTER-DEPARTMENT DISTRIBUTION LIST

	Date Sent	Date Returned	Comments
BUILDING DEPARTMENT	4/20/74	4/24/74	OK
ENGINEERING DEPARTMENT			
FIRE DEPARTMENT	4/20/74	4/28/74	OK
POLICE DEPARTMENT			
CHILD WELFARE			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

INTER-OFFICE MEMORANDUM

APRIL 22, 1974

TO: .  
COMMUNITY DEVELOPMENT DEPARTMENT

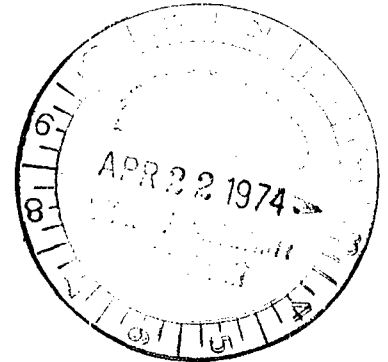
FROM:  
SR. BUILDING INSPECTOR  
DEPARTMENT BUILDING & SAFETY

SUBJECT: V-28-74

COPIES TO:

The Department of Building & Safety has no objection to the subject variance.

*E. S. Stubbs*  
E. S. STUBBS



CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

April 23, 1974

TO:

DON J. SAYLOR, AIP  
DIRECTOR OF PLANNING

FROM:

*George Judd*  
GEORGE JUDD  
ASSISTANT FIRE MARSHAL

SUBJECT:

V-28-74  
JAMES M. KELLY

COPIES TO:

This department has no objections to granting this variance.

GJ/vh  
Attachment



INTER-OFFICE MEMORANDUM

May 3, 1974

TO:

DON J. SAYLOR, AIP  
DIRECTOR OF PLANNING

FROM:

*George Judd*  
GEORGE JUDD  
ASSISTANT FIRE MARSHAL

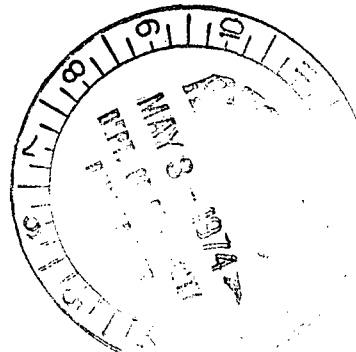
SUBJECT:

V-28-74  
JAMES M. KELLEY  
  
(See attached)

COPIES TO:

This department has no objections.

GJ/vh  
Attachment



NOTICE OF PUBLIC HEARING

MAY 7, 1974

April 22, 1974

Notice is hereby given that on May 7, 1974, at 3:00 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:

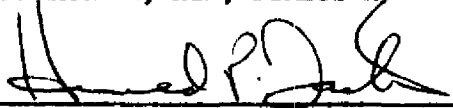
V-28-74 JAMES M. KELLEY FOR A VARIANCE TO ALLOW THE CRESCENT STREET SIDE OF THE PROPERTY TO BE THE LEGAL FRONT OF THE LOT WITH THE FRONT AND REAR SETBACKS TO BE APPLICABLE FROM SAID STREET; AND TO ALLOW A 25 FT. FRONT YARD SETBACK AND A 45 FT. REAR YARD SETBACK WHERE 50 FT. SETBACKS ARE REQUIRED ON PROPERTY LEGALLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SCOTCH EIGHTY ADDITION (RESUBDIVISION); THENCE SOUTH  $0^{\circ}47'$  WEST 564.52 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH  $71^{\circ}05'$  EAST 145 FEET; THENCE SOUTH  $55^{\circ}08'55''$  EAST 111.11 FEET; THENCE TURNING TO THE RIGHT THROUGH THE ARC OF A CIRCLE OF RADIUS 209.51 FEET AN ARC DISTANCE OF 204.52 FEET; THENCE NORTH  $89^{\circ}13'$  WEST 40 FEET; THENCE TURNING TO THE RIGHT THROUGH THE ARC OF A CIRCLE OF RADIUS 15 FEET, AN ARC DISTANCE OF 23.56 FEET; THENCE NORTH  $0^{\circ}47'$  EAST 90.51 FEET TO THE TRUE POINT OF BEGINNING.

LOCATED ON THE NORTHEAST CORNER OF THE  
SOUTH INTERSECTION OF CRESCENT DRIVE  
AND SOUTH RANCHO DRIVE 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 Director of Community Development written objection thereto or approval thereof.

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

BY:

  
HAROLD P. FOSTER, DEPUTY DIRECTOR

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LOCATED ON THE NORTHEAST CORNER OF THE

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AND SOUTH RANCHO DRIVE IN LAND USE

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

BY: 

HAROLD P. FOSTER, DEPUTY DIRECTOR

DJS:HPF:kt

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LOCATED ON THE NORTHEAST CORNER OF THE

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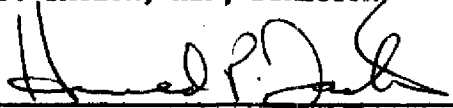
AND SOUTH RANCHO DRIVE IN LAND USE

ZONE R-E.

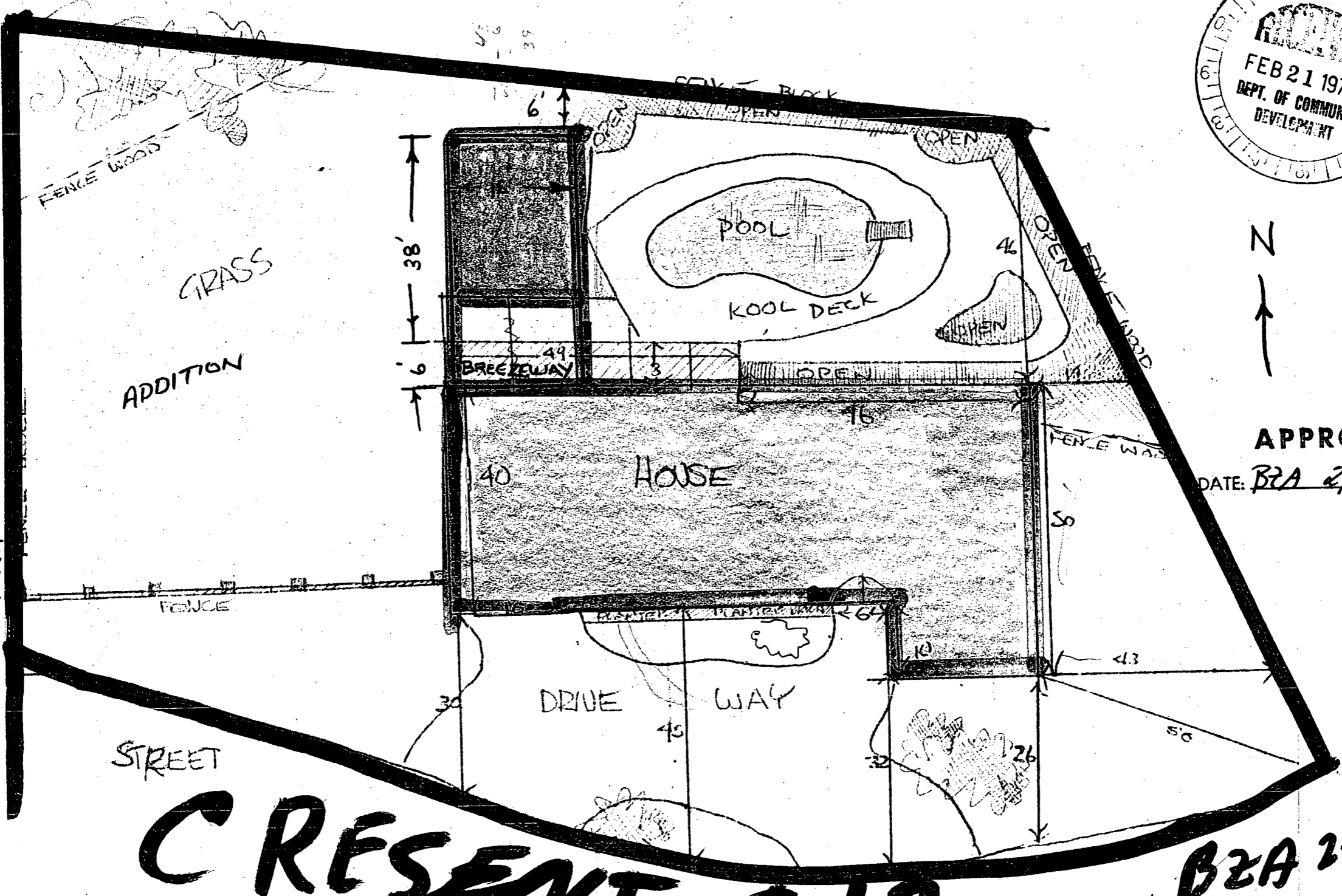
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DEPARTMENT OF COMMUNITY DEVELOPMENT  
DON J. SAYLOR, AIP, DIRECTOR

BY:

  
HAROLD P. FOSTER, DEPUTY DIRECTOR

RANCHO



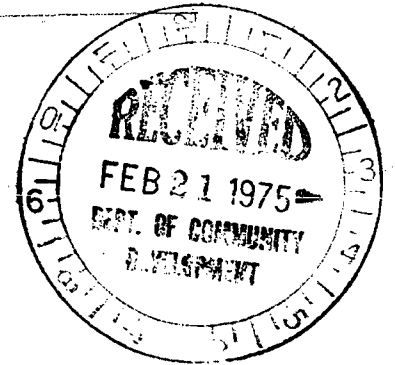
APPROVED

DATE: BZA 2/27/75

CRESSENT CIR

28 BZA 2-27-75  
V-28  
M. KELLEY  
CRESSENT

Note: West Elevation  
Same as East with a 2060  
Ext. Door In Place of Patio  
Slider.



12  
4

1x12 R.S. RED-  
WOOD FACIA

EXISTING  
STRUCTURE

6  
BREEZE-  
WAY

1x12 R.S. RED-  
WOOD SIDING

EAST ELEVATION

SCALE 1/4"=1'-0"

N →

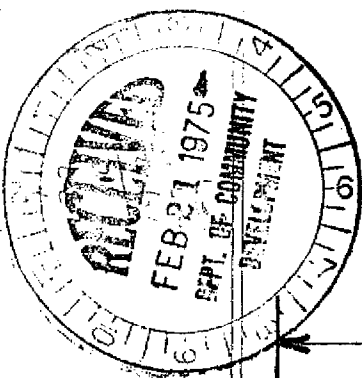
28

V-28-74

MR. PYES made a Motion for APPROVAL of U-11-75 (H0), 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.

MIKE KELLEY  
14 CRESCENT

28  
V-28-74

North ↑

15'-3"

32'-9"

4'-4" ALM. SLIDER

GUEST ROOM  
ADDITION  
512 Sq. Ft.

(A) See Wall Sec.

6'-4" FIXED GLASS

6'-6" PATIO SLIDER

6" BREEZE - WAY

29'-6"

28'-6"

EXISTING HOUSE

29'-8"

15-3 x 32-9

Mr. Sloan - yes.  
Mr. Jenkins - yes.  
Mr. Duncan - yes.  
Mr. Pyes - yes.  
Chairman Reinhardt - yes.

Motion for APPROVAL carried unanimously.

18. V-80-74

REQUEST TO REVISE  
PLOT PLAN

APPROVED

Request of GAUDIN FORD to allow the relocation of an existing sign on the property under an approved Variance on property located on the west side of Las Vegas Boulevard South, 160 ft. south of East Charleston Boulevard in land use zone C-2.

MR. FOSTER pointed out the area in question on the screen and indicated this had been approved by the Board at their last meeting. He stated the applicant now wished to move the approved sign from the location on the south to the north portion of the property for better exposure. He stated if approved, staff recommended there be a 10 ft. setback from the north property line.

CHAIRMAN REINHARDT asked to hear from the applicant.

MR. BILL GULBRANSON appeared representing the applicant. He stated they felt this would be of more benefit to them if they could locate the sign on the north portion and stated they would comply with the 10 ft. setback as required by staff.

CHAIRMAN REINHARDT asked if anyone else wished to be heard. There being no one, he asked the Board for a Motion.

MR. JENKINS made a Motion for APPROVAL of V-80-74, subject to the following conditions:

1. Conformance to the plot plan, as amended, to provide for the sign being setback ten feet (10') from the north property line.
2. All conditions shall be satisfied as indicated on the original approval.

Voting was as follows:

Mr. Jenkins - yes.  
Mr. Duncan - yes.  
Mr. Pyes - yes.  
Mr. Sloan - yes.  
Chairman Reinhardt - yes.

Motion for APPROVAL carried unanimously.

19. U-12-75 (HO)

APPROVED

Application of GENEVIEVE A. RITTER at 731 Bedford Road, between Fulton Place and Alta Drive in land use zone R-1 - Bookkeeping Operation.

MR. FOSTER pointed out the area in question on the screen and said it was located in the Hyde Park subdivision. He stated the request was to allow a bookkeeping operation in which the applicant would pick up the books and then deliver them when the work was finished. He stated she answered the questionnaire favorably and met the criteria and the Board could either deny, approve, or hold the matter for a public hearing.

CHAIRMAN REINHARDT asked to hear from the applicant.

MRS. GENEVIEVE A. RITTER appeared and stated she was the applicant. She said she would not be advertising and has a limited clientele and would be going to hotels since she does the orchestras payroll.

INTER-OFFICE MEMORANDUM

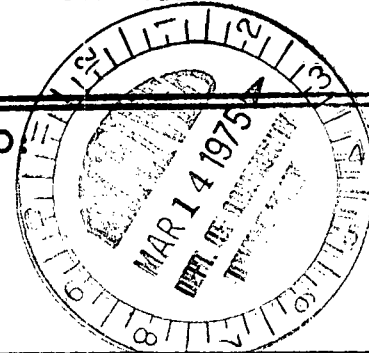
February 28, 1975

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-28-74

Applicant JAMES M. KELLEY

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

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

Signature: [Handwritten Signature] CITY CLERK 3/14/75

COMMUNITY DEVELOPMENT DEPARTMENT INFORMATION:

Date of Board of Zoning Adjustment Action:

February 27, 1975

Last day for filing an appeal by applicant or any other aggrieved person. (Appeal period is 11 days after the date of BZA action.)

March 10, 1975

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

March 13, 1975

12. U-10-75 (HO) - Application of WALTER B. & JACQUELINE V. PAPAN at 6508 Mecham Avenue between Joyce Way and Talmage in land use zone R-1 for a Home Occupation Permit - dispensing of U. S. Postage Stamps by means of vending machines at off-premise locations.

DECISION: APPROVED UNANIMOUSLY                      PROTESTS: 0

13. U-50-64 - Request of the HOME OF THE GOOD SHEPHERD to allow an addition to their existing dining room facility and an addition to their office facilities and also to allow the construction of a new classroom building on property located at 7000 North Jones Boulevard between Centennial Parkway and Elkhorn Road in land use zone R-E.

DECISION: APPROVED UNANIMOUSLY                      PROTESTS: 0

14. V-46-72 - Request of RON RICHARDSON for an extension of time on his approved Variance to allow the operation of a mobile homes sales lot on property located at 808 North Lamb Boulevard, between Washington Avenue and Bonanza Road in land use zone C-1.

The applicant had a Variance approved for a mobile home sales lot on the south and north portions of the property on Lamb Boulevard. He developed the south portion but his time was running out before he was able to construct a lot on the north portion. The Board granted him a one-year extension. The extension of time will be submitted to you on your March 5th meeting.

DECISION: APPROVED UNANIMOUSLY                      PROTESTS: 0

15. U-11-75 (HO) - Application of CARL AND CORINNE HENRY at 322 Xavier Street, between Shawnee Street and Yosemite in land use zone R-1 for a Home Occupation Permit - wholesale and retail sale of fertilizers and other soil conditioners at off-premise locations.

DECISION: APPROVED UNANIMOUSLY                      PROTESTS: 0

16. V-28-74 - Request of JAMES M. KELLEY to allow the construction of a guest house under an approved Variance application on property located at 14 Crescent Drive, on the northeast corner of Crescent Drive and South Rancho Drive in land use zone R-E.

DECISION: APPROVED UNANIMOUSLY                      PROTESTS: 0

17. V-80-74 - Request of GAUDIN FORD to allow the relocation of an existing sign on the property under an approved Variance application on property located on the west side of Las Vegas Boulevard South, 160 ft. south of East Charleston Boulevard in land use zone C-2.

February 28, 1975

Mr. James M. Kelley  
14 Crescent Drive  
Las Vegas, Nevada 89102

Re: V-28-74  
Request for Revision of Plot Plan

Dear Mr. Kelley:

Your request to allow the construction of a guest house under your approved Variance on property located at 14 Crescent Drive in land use zone R-E, was considered by the Board of Zoning Adjustment at their regular meeting held on February 27, 1975.

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, 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 February 27, 1975, 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.

Sincerely yours,

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

BY: \_\_\_\_\_  
HAROLD P. FOSTER, DEPUTY DIRECTOR

HPF:kt

cc: City Clerk

INTER-OFFICE MEMORANDUM

February 28, 1975

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-28-74

Applicant JAMES M. KELLEY

Appeal by applicant or any other aggrieved person: Yes  No

Review requested by the City Commission: Yes  No

CITY CLERK

COMMUNITY DEVELOPMENT  
DEPARTMENT INFORMATION:

Date of Board of Zoning Adjustment Action:

February 27, 1975

Last day for filing an appeal by applicant or any other aggrieved person. (Appeal period is 11 days after the date of BZA action.)

March 10, 1975

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

March 13, 1975

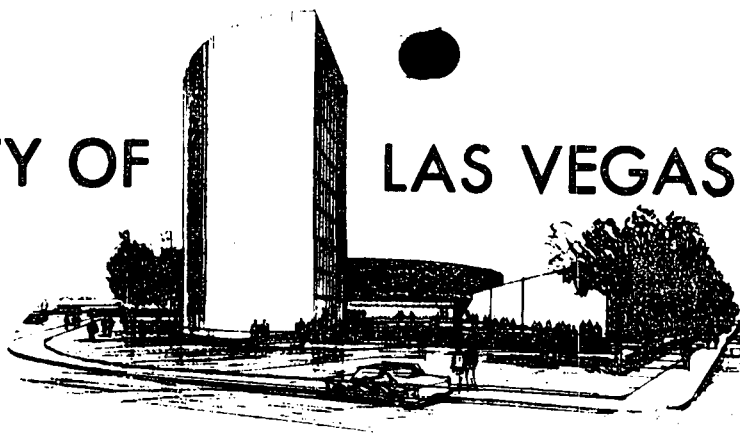
MAYOR ORAN K. GRAGSON

COMMISSIONERS  
PAUL J. CHRISTENSEN  
GEORGE E. FRANKLIN  
RON LURIE  
HAL F. MORELLI

CITY ATTORNEY  
CARL E. LOVELL

CITY MANAGER  
A. R. TRELEASE

# CITY OF LAS VEGAS



February 21, 1975

Mr. James M. Kelley  
14 Crescent Drive  
Las Vegas, Nevada 89102

Re: V-28-74  
Request to revise plot plan

Dear Applicant:

This is to advise you that your request as referred to above will be considered by the Board of Zoning Adjustment at their regular meeting on February 27, 1975.

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 DEVELOPMENT  
DON J. SAYLOR, AIP, DIRECTOR

by:   
HAROLD P. FOSTER  
DEPUTY DIRECTOR

DJS:HPF:kt



INTER-OFFICE MEMORANDUM

May 8, 1974

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-28-74

Applicant JAMES MICHAEL KELLEY

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

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

for: Denis M. Karsnok CITY CLERK

COMMUNITY DEVELOPMENT DEPARTMENT INFORMATION:

Date of Board of Zoning Adjustment Action: May 7, 1974

Last day for filing an appeal by applicant or any other aggrieved person. (Appeal period is 11 days after the date of BZA action.) May 18, 1974

Last day for a review being requested by the City Commission. (Review period is 14 days after date of BZA action.) May 21, 1974

INTER-OFFICE MEMORANDUM

May 8, 1974

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-28-74

Applicant JAMES MICHAEL KELLEY

Appeal by applicant or any other aggrieved person: Yes  No

Review requested by the City Commission: Yes  No

*Jav. Doris M. Karsunk*  
CITY CLERK

COMMUNITY DEVELOPMENT  
DEPARTMENT INFORMATION:

Date of Board of Zoning Adjustment Action: May 7, 1974

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Last day for a review being requested by the City Commission. (Review period is 14 days after date of BZA action.) May 21, 1974

M I N U T E S

BOARD OF ZONING ADJUSTMENT

May 7, 1974

A special meeting of the Board of Zoning Adjustment was called to order by Chairman Pyes at 3:00 P.M. in the Commission Chambers of the City Hall, Las Vegas, Nevada.

PRESENT: Chairman Pyes, Vice-Chairman Reinhardt, and Mr. Hoggard.  
ABSENT: Mr. Duncan (excused) and Mr. Jenkins.  
STAFF PRESENT: Harold P. Foster, Deputy Director of Community Development  
Betty Winter, Recording Secretary

PLEDGE OF ALLEGIANCE:

NEW BUSINESS:

1. V-28-74

APPROVED

Application of JAMES M. KELLEY for a variance to allow the Crescent Street side of the property to be the legal front of the lot with the front and rear setbacks to be applicable from said street; and to allow a 25 ft. front yard setback and a 45 ft. rear yard setback where 50 ft. setbacks are required on property legally described as: Commencing at the northwest corner of Scotch Eighty Addition (Resubdivision); thence South  $0^{\circ}47'$  West 564.52 feet to the true point of beginning; thence North  $71^{\circ}05'$  East 145 feet; thence South  $55^{\circ}08'55''$  East 111.11 feet; thence turning to the right through the arc of a circle of radius 209.51 feet an arc distance of 204.52 feet; thence North  $89^{\circ}13'$  West 40 feet; thence turning to the right through the arc of a circle of radius 15 feet, an arc distance of 23.56 feet; thence North  $0^{\circ}47'$  East 90.51 feet to the true point of beginning. Located on the northeast corner of the south intersection of Crescent Drive and South Rancho Drive in Land Use Zone R-E.

Mr. Foster pointed out the location on the map and indicated the property was zoned R-E. There were single family R-1 developments on the west side of Rancho Drive. He indicated a year or two ago the Board approved a variance on a similar request on the property to the north end of this block, basically because the shape of the lot was irregular plus there was an additional 20 feet required for widening of Rancho Road. He indicated the applicant was requesting the legal front of the lot be on Crescent and the house be oriented toward Crescent. There was a proposed 25 feet setback from the closest point to Crescent and a 45 feet rear yard setback where 50 feet is required in both yards. He indicated there would be a 20 feet setback to the east lot which would be treated as a side yard and 35 feet setback from Rancho Drive. He stated there was another residence to the north on the other piece of property where the residence did sit back towards the rear of the property with a lot of vegetation on the front. It would be more or less adjacent to what would be the applicant's rear yard.

Chairman Pyes asked if the side would face the rear

Mr. Foster replied affirmatively and indicated <sup>was</sup> essentially the same situation as exists to the of of the adjacent owner. He stated due to the <sup>re</sup> the lot staff felt this was a good situation, <sup>recommended</sup> variance could be applied. If approved, <sup>plan</sup> and it be in conformance with the submitted <sup>There</sup> requirements of the various City depart<sup>om</sup> the adver- were no protests or approvals on rec- tised public hearing.

## INTER-OFFICE MEMORANDUM

May 8, 1974

## TO:

MAYOR ORAN K. GRAGSON  
 COMMISSIONER PAUL CHRISTENSEN  
 COMMISSIONER GEORGE FRANKLIN  
 COMMISSIONER RON LURIE  
 COMMISSIONER HAL MORELLI

## FROM:

*[Signature]*  
 DON SAUNDERS, AIP, DIRECTOR  
 DEPARTMENT OF COMMUNITY DEVELOPMENT

## SUBJECT:

BOARD OF ZONING ADJUSTMENT SPECIAL MEETING  
 MAY 7, 1974

## COPIES TO:

The item below reflects the action taken by the Board of Zoning Adjustment at their special meeting on May 7, 1974. Any action of the Board of Zoning Adjustment may be reviewed by the City Commission if indicated within 14 days. The review period will expire on May 21, 1974.

1. V-28-74 - Application of JAMES M. KELLEY for a variance to allow the Crescent Street side of the property to be the legal front of the lot with the front and rear setbacks to be applicable from said street; and to allow a 25 ft. front yard setback and a 45 ft. rear yard setback where 50 ft. setbacks are required on property located on the northeast corner of the south intersection of Crescent Drive and South Rancho Drive in Land Use Zone R-E.

The applicant requested a special meeting of the Board because of financial commitments on purchasing the property and because he wanted to start construction as soon as possible on this single family residence prior to anticipated labor strikes this summer. The lot is a corner lot and is irregular in shape. In addition, 20 feet will be required to be dedicated for the widening of Rancho Road which will reduce the amount of buildable area on the lot. Therefore, the applicant has requested the lot to front on Crescent Street which is the side street and to have the front and rear setbacks apply from that street. There are existing single family residences to the north and to the east in this block. There was a variance approved on the north end of this block under similar conditions approximately two years ago. The Board felt the request was proper due to the shape of the lot and that adequate yard area would still be maintained on the lot.

DECISION: APPROVED

PROTESTS: NONE

DJS:bjw

May 7, 1974

Mr. James Michael Kelley  
3000 Alcoa Avenue  
Las Vegas, NV 89102

Dear Mr. Kelley:

Subject: V-28-74

Your request for a variance to allow the Crescent Street side of the property to be the legal front of the lot with the front and rear setbacks to be applicable from said street; and to allow a 25' front yard setback and a 45' rear yard setback where 50' setbacks are required on property located on the northeast corner of the south intersection of Crescent Drive and South Rancho Drive in land use zone R-E, was considered by the Board of Zoning Adjustment on May 7, 1974.

The Board voted to APPROVE this item subject to the following conditions:

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

This action by the Board of Zoning Adjustment on May 7, 1974, is final unless an appeal, in writing, is filed with the City Clerk within eleven (11) days, or there is a review action filed by the City Commission within fourteen (14) days.

Sincerely,

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

Harold P. Foster  
Deputy Director

DJS:HPF:bjw

INTER-OFFICE COMMUNICATION

DATE: 4-13-74

TO: BUILDING DEPARTMENT  
FIRE DEPARTMENT  
ENGINEERING DEPARTMENT

FROM: PLANNING DEPARTMENT

SUBJECT: File No. V-28-74, BOARD OF ZONING ADJUSTMENT MEETING 5-7-74  
(SPECIAL MEETING)

Application submitted by:

**JAMES M. KILLEY**

For a ~~RENEWAL~~/Variance to: (SEE ATTACHED NOTICE)

Property located at: (SEE NOTICE)

Land Use Zone: R-2.

Legally Described as: (SEE NOTICE)

Your remarks regarding this application prior to ASAP will be greatly appreciated.

Plot Plan Attached Yes XX  
No \_\_\_\_\_

Building - Existing \_\_\_\_\_  
Proposed \_\_\_\_\_

Fire Zone \_\_\_\_\_

DON J. SAYLOR, AIP  
Director of Planning  
Coordinator of Urban Renewal

DJS:kt

May 7

April 27

Notice is hereby given that on May 7 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-28-74 JAMES M. KELLEY FOR A VARIANCE TO ALLOW THE CRESCENT STREET SIDE OF THE PROPERTY TO BE THE LEGAL FRONT OF THE LOT WITH THE FRONT AND REAR SETBACKS TO BE APPLICABLE FROM SAID STREET; AND TO ALLOW A 25' FRONT YARD SETBACK AND 45' REAR YARD SETBACK WHERE 50' SETBACKS ARE REQUIRED ON PROPERTY LEGALLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SCOTCH EIGHTY ADDITION (RESUBDIVISION); THENCE SOUTH 0°47' WEST 564.52 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 71°05' EAST 145 FEET; THENCE SOUTH 55°08'55" EAST 111.11 FEET; THENCE TURNING TO THE RIGHT THROUGH THE ARC OF A CIRCLE OF RADIUS 209.51 FEET AN ARC DISTANCE OF 204.52 FEET; THENCE NORTH 89°13' WEST 40 FEET; THENCE TURNING TO THE RIGHT THROUGH THE ARC OF A CIRCLE ~~XXXXXXXXXXXX~~ OF RADIUS 15 FEET, AN ARC DISTANCE OF 23.56 FEET; THENCE NORTH 0°47' EAST 90.51 FEET TO THE TRUE POINT OF BEGINNING.

LOCATED ON THE NORTHEAST CORNER OF THE SOUTH INTERSECTION OF CRESCENT DRIVE AND SOUTH RANCHO DRIVE 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 \_\_\_\_\_; or may, prior to this hearing, file with the Director of Community Development written objection thereto or approval thereof.

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

BY: \_\_\_\_\_  
HAROLD P. FOSTER, DEPUTY DIRECTOR

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 \$ 75.00.

The undersigned, James Michael Kelley, the owner, respectfully petitions for a special Variance to allow the Crescent Street side of the property to be the legal front of the lot with the front and rear setbacks to be applicable from said street; and to allow a 25' front yard setback where a 50' setback is required and to allow a 45' yard setback where 50' is required.

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS AND REASONS ARE HEREWITH SUBMITTED: The property is situated at \_\_\_\_\_ between \_\_\_\_\_ and \_\_\_\_\_ in Zoning District R-E. Said property is legally described as follows, to wit:

~~Commencing at the Northwest corner of Scotch Eighty Addition (Re-Subdivision) as shown on plat thereof on file in Book 4 at pages 44 and 44A, in the Office of the County Recorder Clark County, Nevada; thence South 0°47' West along the West line of said subdivision a distance of 564.52 feet to a point on the West line of Block 1, the TRUE POINT OF BEGINNING; thence North 71°05' East a distance of 145 feet to a point; thence South 55°08'55" East a distance of 111.11 feet to a point; thence turning to the right through the arc of a circle of radius 209.51 feet, said arc being tangent to a line through said point bearing South 34°51'05" West and subtending a central angle of 55°55'55" and begin concave to the North, an arc distance of 204.52 feet to a point; thence tangent to aforesaid arc North 89°13' West a distance of 40 feet to a point; thence turning to the right through the arc of a circle (SEE REVERSE SIDE)~~

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

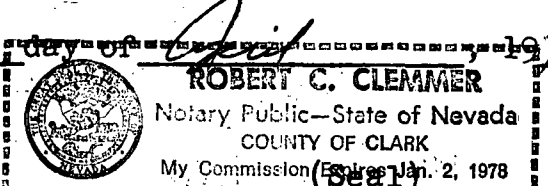
(I, We) the undersigned, being duly sworn, depose and say that (we, are, I am) the (owner, owners) of record of the property involved in this application, that the information on the attached map and all plans, drawings, and sketches attached hereto and all statements and answers contained herein are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

(SIGNED IN INK)

James Michael Kelley 89102 739-9383  
3000 ALCOA Ave. L.V. 8764512  
SIGNATURE OF OWNER(S) OF RECORD MAILING ADDRESS TELEPHONE NUMBER

Subscribed and sworn to before me this 12 day of April, 1974.

Robert C. Clemmer  
Notary Public in and for said County and State



SEE REVERSE SIDE FOR PLOT PLAN SPECIFICATIONS AND FURTHER INFORMATIONAL REQUIREMENTS INCLUDING THE ENVIRONMENTAL INFORMATION STATEMENT.

\*\*\*FOR DEPARTMENT OF COMMUNITY DEVELOPMENT USE ONLY\*\*\*

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

Filing Fee \$ 75.00  
Receipt No.: 162359  
Case No. V-28279

Received by: \_\_\_\_\_  
Date: 4/12/74

LEGAL DESCRIPTION CONTINUED:

of radius 15 feet; ~~tangent to aforesaid line, subtending a central angle of 90°, an arc distance of 23.56 feet to a point on the West line of Block 1; thence tangent to aforesaid arc, North 0°47' East along the West line of Block 1 a distance of 90.51 feet to the TRUE POINT OF BEGINNING.~~

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 - 17 x 11 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.

*located on the ~~Northwest~~ Northeast corner of the South intersection of Crescent Drive and ~~Highway~~ <sup>South</sup> ~~Mancho~~ Drive.*

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 \$ 75.00.

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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)

SIGNATURE OF OWNER(S) OF RECORD MAILING ADDRESS TELEPHONE NUMBER

Subscribed and sworn to before me this day of , 19.

Notary Public in and for said County and State

(Seal)

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 \$
Receipt No.:
Case No.

Received by:
Date:

LEGAL DESCRIPTION CONTINUED:

of radius 15 feet; tangent to aforesaid line, subtending a central angle of 90°, an arc distance of 23.56 feet to a point on the West line of Block 1; thence tangent to aforesaid arc, North 0°47' East along the West line of Block 1 a distance of 90.51 feet to the TRUE POINT OF BEGINNING.

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