

PLANNING AND DEVELOPMENT DEPARTMENT
SCANNING COVER SHEET

Case No: V-0027-83

APN: 125-33-202-002

Location: 8211 Hammer Ln

Applicant: Robert W. & Janice Wright

Project Name:

To allow a 6' high block wall on top of a retaining wall which varies from 2' to 3 1/2' high for a total height ranging from 8' to 10' where a 4' high fence with the top 2' 50% open is the maximum permitted, and to allow a swimming pool, diving board and pool equipment in the front yard which is not permitted.



INTERDEPARTMENT DISTRIBUTION LIST

	DATE SENT	DATE RETURNED	COMMENTS
BUILDING DEPARTMENT	4/4		
FIRE SERVICES	✓	4/6	no chg
PUBLIC SERVICES	✓	4/6	no chg
POLICE DEPARTMENT			
LICENSE DEPARTMENT			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. V-27-83

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. V-27-83

NOTICE OF PUBLIC HEARING

APRIL 28, 1983

Notice is hereby given that on April 28, 1983, 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-27-83

ROBERT W. AND JANICE WRIGHT FOR A VARIANCE TO ALLOW A SIX FOOT (6') HIGH BLOCK WALL ON TOP OF A RETAINING WALL WHICH VARIES FROM TWO FEET (2') TO THREE AND A HALF (3 1/2') FEET HIGH FOR A TOTAL HEIGHT RANGING FROM EIGHT FEET (8') TO TEN FEET (10') WHERE A FOUR FOOT (4') HIGH FENCE WITH THE TOP TWO FEET (2') FIFTY PERCENT OPEN IS THE MAXIMUM PERMITTED, AND TO ALLOW A SWIMMING POOL, DIVING BOARD AND POOL EQUIPMENT IN THE FRONT YARD WHICH IS NOT PERMITTED ON PROPERTY LOCATED AT 8211 HAMMER LANE IN ZONING DISTRICT R-E (RESIDENCE ESTATES).

THE PROPERTY IS LEGALLY DESCRIBED AS PARCEL 1 OF PARCEL MAP FILE 32 PAGE 18.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

(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.)

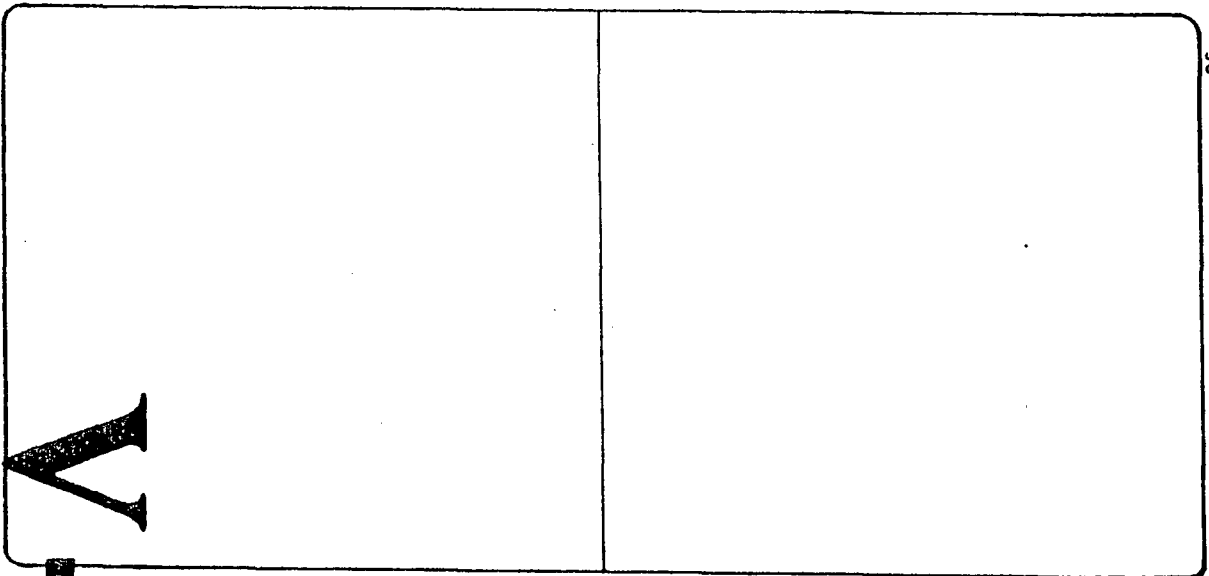
(SEE LOCATION MAP ON REVERSE SIDE)

DURANGO

DR.

2

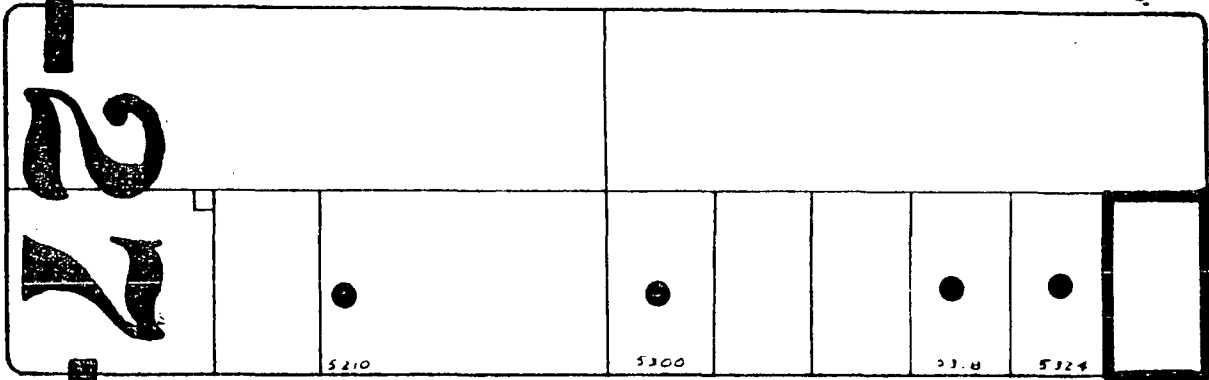
4



LISA

LANE

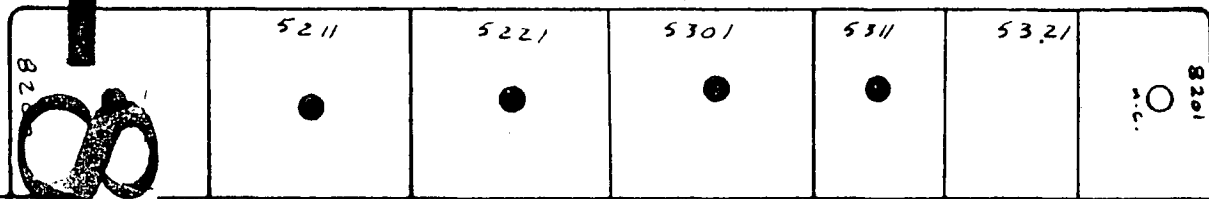
60'



MANUEL

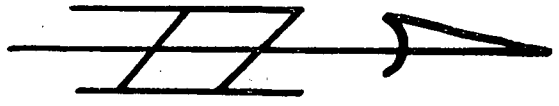
DRIVE

60'



LANE 30'

8201



3

COUNTY

COUNTY

DURANGO

DR.

DURANGO

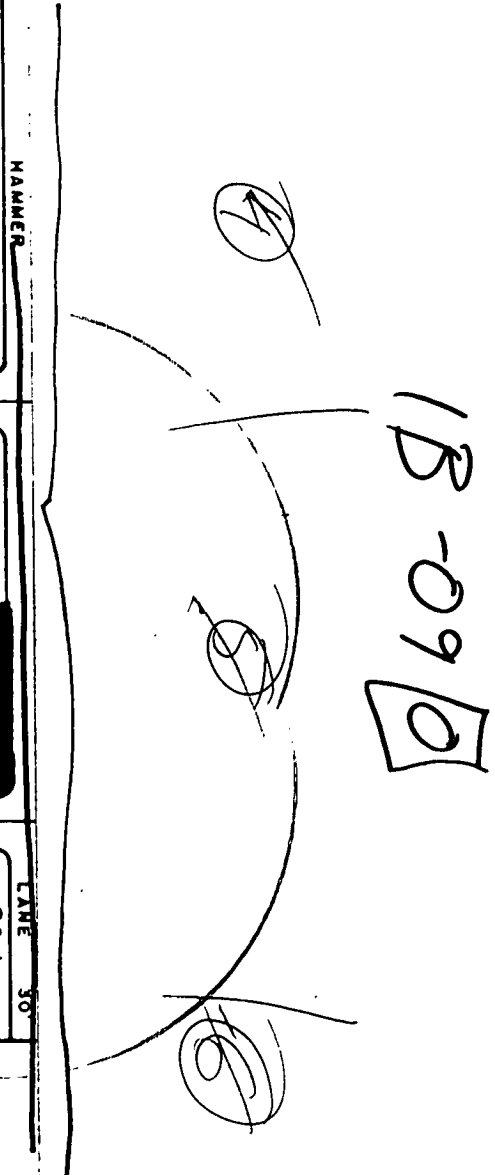
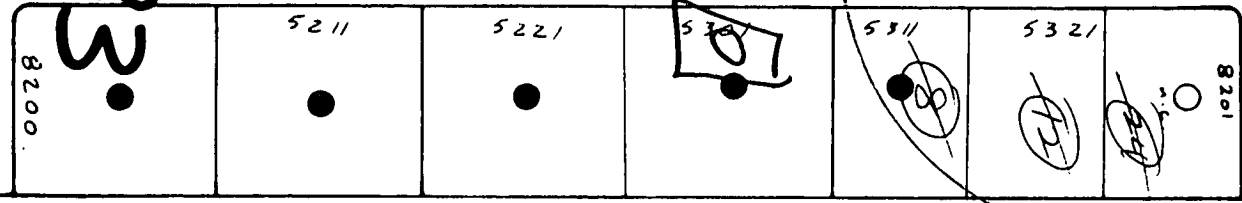
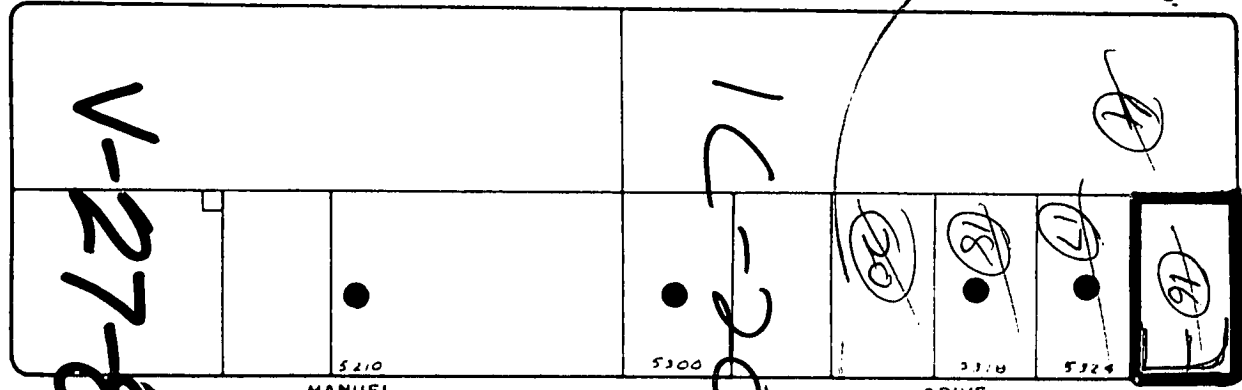
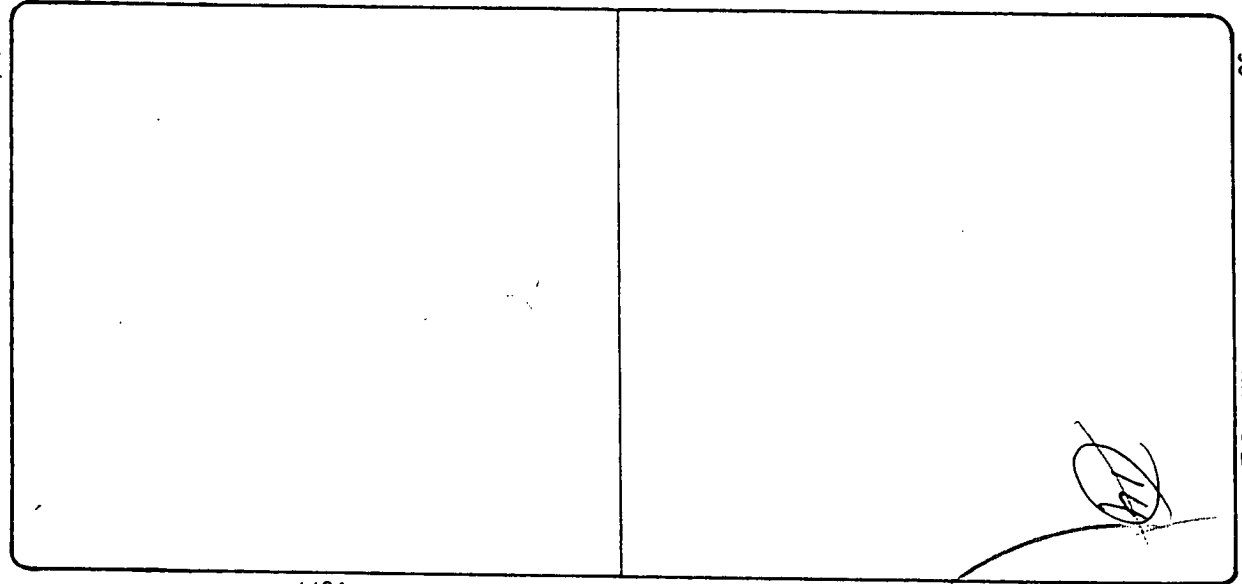
Ann B

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Handwritten notes on the left margin.

V-27-83

8200



INTER-OFFICE MEMORANDUM

Date

April 21, 1983

TO: DEPARTMENT OF COMMUNITY PLANNING AND 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-2783

Applicant: ROBERT W. AND JANICE WRIGHT

Appeal by applicant or any other aggrieved person: Yes No

Review requested by the City Commission: Yes No

May 16, 1983
DATE

Linda B. Owens
ACTING CITY CLERK

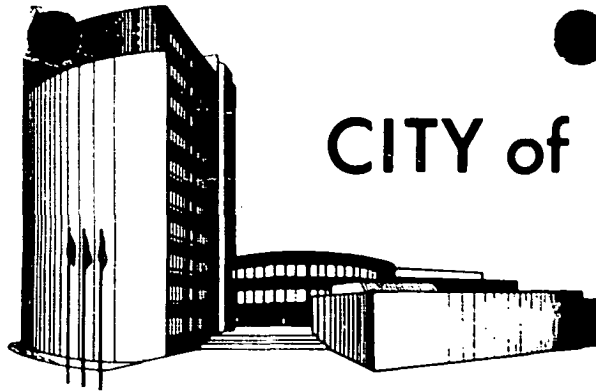
COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:

Date of Board of Zoning Adjustment Action: April 28, 1983

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 9, 1983

Last day for a review being requested by the City Commission. (Review period is 14 days after date of BZA action.) May 13, 1983

MAYOR BILL BRIARE
COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
WILLIAM U. PEARSON
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

May 2, 1983

Robert W. and Janice Wright
8211 Hammer Lane
Las Vegas, Nevada 89108

Re: V-27-83

Dear Mr. and Mrs. Wright:

Your request for a variance to allow a six foot (6') high block wall on top of a retaining wall which varies from two feet (2') to three and a half (3 1/2') feet high for a total height ranging from eight feet (8') to ten feet (10') where a four foot (4') high fence with the top two feet (2') fifty percent (50%) open is the maximum permitted, and to allow a swimming pool, diving board and pool equipment in the front yard which is not permitted on property located at 8211 Hammer Lane in Zoning District R-E, was considered by the Board of Zoning Adjustment at its regular meeting held April 28, 1983.

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 condition:

1. Conformance to the plot plan.

This action by the Board of Zoning Adjustment on April 28, 1983, is final unless an appeal, in writing, is filed with the City Clerk within eleven days, or there is a review action filed by the City Commission within fourteen 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,
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

Robert C. Clemmer
ROBERT C. CLEMMER
Acting Chief of Zoning

HPF:jk
cc: City Clerk
Engineering Services



MAYOR BILL BRIARE
COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
WILLIAM U. PEARSON
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

April 20, 1983

Robert W. & Janice Wright
8211 Hammer Lane
Las Vegas, Nv 89108

Re: V-27-83

Dear Applicant:

This is to advise you that your request as referred to above will be considered by the Board of Zoning Adjustment at it's regular meeting on April 28, 1983.

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

HAROLD P. FOSTER, DIRECTOR

HPF:jk
Attachment



NOTICE OF PUBLIC HEARING

APRIL 28, 1983

APRIL 4, 1983

Notice is hereby given that on APRIL 28, 1983, 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:

Re: V-27-83

ROBERT W. AND JANICE WRIGHT FOR A VARIANCE TO
ALLOW A ^{6' HIGH BLOCK WALL ON TOP OF A} RETAINING WALL WHICH VARIES FROM 2' TO ^{3 1/2' HIGH} FOR A TOTAL
~~AND 3' HIGH BLOCK WALL TO MAXIMUM HEIGHT FROM 8' TO 10'~~ ^{WHERE A 4' HIGH fence with the} ^{TOP 2' 50% OPEN IS} ^{PERMITTED}
AND TO ALLOW ~~A SWIMMING POOL WITH DIVING BOARD AND POOL~~ ^{A SWIMMING POOL} EQUIPMENT IN FRONT YARD ~~WHERE SUCH DEVICES~~ ^{THE} ^{which is} NOT PERMITTED
ON PROPERTY LOCATED AT 8211 HAMMER LANE IN ZONING DISTRICT
R-E (RESIDENCE ESTIMOS)

THE PROPERTY IS LEGALLY DESCRIBED AS
PARCEL 1 of ~~1~~ PARCEL MAP ~~AS RECORDED IN~~
FILE 32 PAGE 18 ~~OF PARCEL MAPS IN THE OFFICE~~
~~OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.~~

Initial and date:

DONNA JD for DP 4/4/83
HERBERT _____
WILLIAMS [Signature] 4/11/83
CLEMMER [Signature]
FOSTER [Signature]

THIS FILE MUST BE RETURNED TO JOAN

BY APRIL 11, 1983

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

COMMUNITY PLANNING AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

(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)

DATE 4-5-83

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: V-27-83
ROBERT W. + JANICE WRIGHT

- 1. No objections.
- 2. Fire hydrant(s) to be installed when water is available to area.
- 3. Fire hydrant to be installed within 300 feet of the building or existing hydrant.
- 4. Fire hydrants to be installed in accordance with City Ordinance #2077.
- 5. Fire flow requirements to be determined when final construction plans are submitted.
- 6. Hydrants are to be installed and charged with water before construction begins.
- 7. Two (2) sets of as-builts to be provided this office.
- 8. Must meet requirements of Uniform Fire Code.
- 9. Must meet requirements of Uniform Building Code.
- 10. Building is to conform to the occupancy use requirements.
- 11. To be approved under permit from the Las Vegas Building Department.
- 12. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER: _____

APR 7 1983
PLANNING AND
DEVELOPMENT

M. Byrne
FIRE PREVENTION OFFICER

INTER-OFFICE MEMORANDUM

Date

April 6, 1983

TO:

Community Planning & Development

FROM:

Public Services

SUBJECT:

Robert W. & Janice Wright
V-27-83

COPIES TO:

Right-of-Way
Traffic Engineering
Doug Peterson

Your inter-office communication dated April 4, 1983 requested comments from this Department prior to April 4, 1983 concerning the application submitted by Robert W. and Janice Wright for a Variance to allow a retaining wall which varies from the two (2) feet to three (3) feet and six (6) foot blockwall to a maximum height from eight (8) feet to ten (10) feet where four (4) feet is the maximum height with the top fifty (50) percent open is allowed, and to allow an in-ground pool with diving board and pool equipment in front yard where such use is not permitted on property located at 8211 Hammer Lane in a land use zone designated R-3 (Residence Estates).

This Department has no objections to the approval of this application.



DENNES B. JENSEN, P.E.
Chief, Land Development & Flood Control

DBJ:bc

APR 10 1983
PLANNING & DEVELOPMENT

INTER-OFFICE COMMUNICATION

DATE: April 4, 1983

TO: DEPARTMENT OF PUBLIC SERVICES
DEPARTMENT OF BUILDING & SAFETY
DEPARTMENT OF FIRE SERVICES

FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

SUBJECT: FILE NO. V-27-83, BOARD OF ZONING ADJUSTMENT MEETING 4/28/83.

APPLICATION SUBMITTED BY: ROBERT W & JANICE WRIGHT

FOR A ~~USE CHANGE~~/VARIANCE TO: allow a retaining wall which varies from 2' to 3' & 6' block wall to max ht from 8' to 10' where 4' is max ht top 2', 50% open is allowed & to allow in ground pool w/ diving board & pool equip in FY where such use is not permitted

PROPERTY LOCATED AT: 8211 Hammer Lane

LAND USE ZONE: R-E

LEGALLY DESCRIBED AS: Parcel 1 of a parcel map as recorded in File 32 Page 18 of parcel maps in the Office of the County recorder of Clark County Nevada.

generally located ¶ SW corner Hammer Lane & Manuel

Your remarks regarding this application prior to April 4, 1983 will be greatly appreciated.

Plot Plan Attached: Yes _____
No _____

Building: Existing _____
Proposed _____

Fire Zone: _____

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

APPLICATION FOR VARIANCE

TO THE BOARD OF ZONING ADJUSTMENT:

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 \$ 100.

The undersigned, ROBERT W + JANICE WRIGHT, the Owner(s), respectfully petition(s) for a special Variance to allow A RETAINING WALL WHICH VARIES IN HEIGHT FROM 2 FT TO 3 FT & ALLOW A 6 FT BLOCK WALL TO A MAX HEIGHT FROM 8 FT TO 10 FT WHERE 4 FT MAX HEIGHT TOP 2 FT 50% OPEN IS ALLOWED + TO ALLOW IN GROUND POOL WITH DIVING BOARD + POOL EQUIP IN FRONT YARD WHERE SUCH USE IS NOT PERMITTED.

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS ARE HEREWITH SUBMITTED:

The property is situated at 8211 HAMMER LANE, between MANUEL and DURANGO, in Zoning District RR. Said property is legally described as follows, to wit:

PARCEL 1 OF A PARCEL MAP AS RECORDED IN FILE 32 PAGE 18 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA

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 (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.

(SIGNED IN INK)

Janice D. Wright work 7347029
Robert W. Wright work 3845754
8211 HAMMER LN 89108 645-0923
SIGNATURE(S) OF OWNER(S) OF RECORD MAILING ADDRESS ZIP CODE PHONE NO.

Subscribed and sworn to before me this 15 day of April, 1983,

Mrs Martha Stewart
Notary Public in and for said County and State



NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MARTHA J. STEWART
My Appointment Expires Jan. 31, 1987

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

Filing Fee: \$ 100

Received by: SW

Receipt No.: 34562

CASE NO: V-27-83

Date: 4/1/83

GEN. LOCATED @ SW CORNER
HAMMER LN & MANUEL

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. Seven (7) 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, plantings.
2. A sketch, drawing, or photographs showing clearly the front and side elevations of any proposed and/or existing buildings or structures. Photographs may be used to show existing structures.
3. A Copy of Deed submitted for verification of ownership.
4. Any other pertinent information which may be requested.

PLOT PLAN SPECIFICATIONS:

1. Seven (7) copies.
2. Minimum size: 24 x 36 inches, filled.
3. Legible.
4. Completely dimensioned, including boundary dimensions, dimensions of building(s), distance(s) from building(s) to the property lines.
5. Number 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. Choose a scale which will allow the largest possible plot plan.
8. Show north-point.

VISUAL ENVIRONMENT STATEMENT:

(I, We), 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.

NOTE: All off-premise signs and signs projecting into the right-of-way must be shown on a plot plan and subsequently approved.

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That HURTADO CONSTRUCTION, INC., a Nevada Corporation,

in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and

Convey to ROBERT W. WRIGHT and JANICE WRIGHT, HUSBAND AND WIFE, AS JOINT TENANTS,

all that real property situate in the _____ County of Clark State of Nevada, bounded and described as follows:

Parcel One (1) as shown by Map thereof on file in File 32 of Parcel Maps, page 18, in the Office of the County Recorder of Clark County, Nevada.

SUBJECT TO:

- 1) Taxes for the fiscal year 1981 to 1982.
- 2) Conditions, Covenants, Restrictions, Reservations, Rights, Rights of Way, and Easements now of record.
- 3) New First Trust Deed in favor of Margaretten & Company to record concurrently herewith.

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

Witness our hands this 21st day of AUGUST, 19 81

HURTADO CONSTRUCTION INC. a Nevada Corporation

BY: Manuel J. Hurtado
MANUEL J. HURTADO

BY: Diana L. Hurtado
DIANA L. HURTADO

STATE OF NEVADA }
COUNTY OF CLARK } SS.

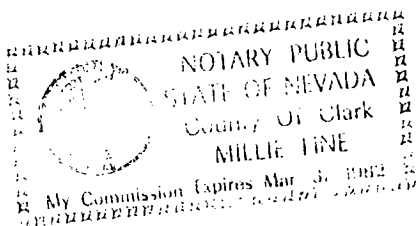
On OCTOBER 15, 1981

personally appeared before me, a Notary Public, MANUEL J. HURTADO AND DIANA L. HURTADO

who acknowledged that they executed the above instrument.

Signature: MILLIE FINE
MILLIE FINE (Notary Public)

(Notarial Seal)



ESCROW NO. }
ORDER NO. } 201805-MJH INSTRUMENT NO. _____
WHEN RECORDED MAIL TO: MR. AND MRS. WRIGHT
8211 Hammer Lane, Las Vegas, Nevada 89108

CLARK COUNTY NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
TITLE INSURANCE AND TRUST CO.

OCT 29 1 29 PM '81

FEE 40 DEPUTY
OFFICIAL RECORDS
BOOK INSTRUMENT

1481

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