

Planning & Development Department  
Scanning Cover Sheet

Case No V-0006-71

APN 125-35-301-015

Location E of Rainbow, NE of Tonopah Hwy

Applicant Rudy & Joy Cardenas

Subject

To allow the construction and maintenance of a paddock, arenas, runs for boarding, to operate a training facility and have competitive events concerning horses and also to allow a 6' high fence in the front yard where a 4' maximum height is allowed to have accessory stables and runs situated outside of the rear yard area.



NOTICE OF PUBLIC HEARING

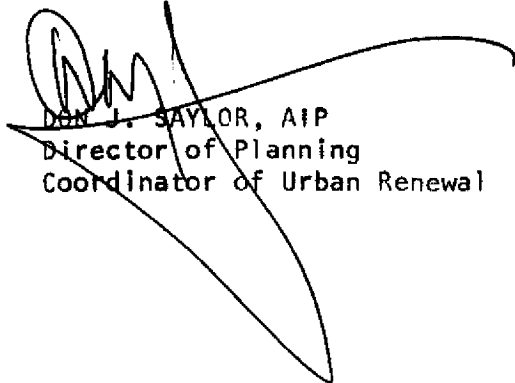
February 25, 1971

February 10, 1971

Notice is hereby given that on February 25, 1971, at 7:30 P.M. in the Commission Chambers of the Reed Whipple Center, 821 Las Vegas Boulevard North, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-6-71 RUDY AND JOY CARDENAS FOR A VARIANCE TO ALLOW THE CONSTRUCTION AND MAINTENANCE OF A PADDOCK, ARENAS, RUNS FOR BOARDING, TO OPERATE A TRAINING FACILITY AND HAVE COMPETITIVE EVENTS CONCERNING HORSES AND ALSO TO ALLOW A SIX FOOT HIGH FENCE IN THE FRONT YARD WHERE A FOUR FOOT MAXIMUM HEIGHT IS ALLOWED AND TO HAVE ACCESSORY STABLES AND RUNS SITUATED OUTSIDE OF THE REAR YARD AREA ON PROPERTY LEGALLY DESCRIBED AS THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., EXCEPT THE SOUTH 300.00 FEET AND LOCATED ON THE EAST SIDE OF LORENZI BOULEVARD, NORTHEASTERLY OF TONOPAH HIGHWAY IN LAND USE ZONE C-2 and 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 City Planning Director written objections thereto or approval thereof.



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

DJS:kt

D R A F T

NOTICE OF PUBLIC HEARING

D R A F T

February 25, 1971

February 10, 1971

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V-6-71 RUDY AND JOY CARDENAS FOR A VARIANCE TO ALLOW THE CONSTRUCTION AND MAINTENANCE OF A PADDOCK, arenas, runs for BOARDING, TO OPERATE A TRAINING FACILITY AND HAVE COMPETITIVE EVENTS CONCERNING HORSES AND ALSO TO ALLOW A SIX FT. HIGH FENCE IN THE FRONT YARD WHERE A FOUR ~~XXX~~ FT. MAXIMUM HEIGHT IS ALLOWED AND TO HAVE ACCESSORY STABLES AND RUNS SITUATED OUTSIDE OF THE ~~REQUIRED~~ REAR YARD AREA ON PROPERTY LEGALLY DESCRIBED AS THE NORTH HALF (N $\frac{1}{2}$ ) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, MDM, EXCEPT THE SOUTH 300.00 FEET AND LOCATED ON THE EAST SIDE OF LORENZI BOULEVARD, ~~THE~~ NORTHEASTERLY OF TONOPAH HIGHWAY IN LAND USE ZONE C-2 AND 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/Use Permit, 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  
Coordinator of Urban Renewal

DJS:kt

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<sup>00</sup>.

The undersigned, Rudy & Joy Cardenas, the owner, respectfully petitions for a special Variance to Construct and maintain paddock, arenas, boarding, training and competitive events concerning horses. To allow a 6' fence in the front yard where a 4' max. is permitted. The necessary stables & boards runs will be situated outside of the required rear yard area.

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS AND REASONS ARE HEREWITH SUBMITTED: The property is situated at 50' ~~on the east side of Lorenzi Blvd~~ northwesterly of between Tonopah Highway and \_\_\_\_\_ in Zoning District G2 & RE.

Said property is legally described as follows, to wit: Situated in the County of Clark, State of Nevada: The North half (N 1/2) of the Southwest quarter (SW 1/4) of the southwest quarter (SW 1/4) of Section 35, Township 19 South Range 60 East, M.D.C. Except the South 300.00 feet of said North Half (N 1/2) and further excepting that portion of said north half (N 1/2) lying within the highway right of way described in the deed to the State of Nevada recorded May 25, 1934 as Document No. 59519 in Book 21 of Deeds, Page 258 and 259, Clark County, Nevada Records.

OWNER'S AFFIDAVIT

STATE OF NEVADA  
COUNTY OF CLARK SS:

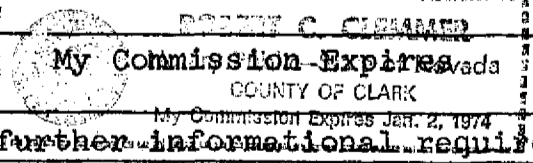
(I, We) the undersigned, being duly sworn, depose and say that (we are, I am) the (owner, owners) of the property involved in this application; that the information on the attached map and all plans, drawings and sketches attached hereto and all statements and answers contained herein are in all respects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

(Signed in Ink)

Rudy Cardenas, Joy Cardenas, 419 Pleasant Rd. L.V. No. 878-5052  
SIGNATURE OF OWNER Mailing Address Phone No.

Subscribed and sworn to before me this 4<sup>th</sup> day of Feb. 1971

[Signature]  
Notary Public in and for said County & State



SEE REVERSE SIDE for Plot Plan Specifications & 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<sup>00</sup>  
Receipt No: 61613  
Case No. : V-6-71  
BZA 2-25-71

Received by: [Signature]  
Date: 2/4/71

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.

PROPERTY OWNERS

PROTESTS

APPROVALS

- |                           |  |
|---------------------------|--|
| 1. <u>A. J. LEPHAKIS-</u> |  |
| 2. _____                  |  |
| 3. _____                  |  |
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| 20. _____                 |  |

FILE NO. V-6-76

INTER-DEPARTMENT DISTRIBUTION LIST

	Date Sent	Date Returned	Comments
BUILDING DEPARTMENT	2/5/71	2/11/71	OK
ENGINEERING DEPARTMENT	2/5/71	2/18/71	See Memo
FIRE DEPARTMENT	2/5/71	2/9/71	OK
POLICE DEPARTMENT			
CHILD WELFARE			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

*Protest*

P. O. Box 217  
Princeton, Texas 75077

16 February 1971

Director of City Planning  
821 Las Vegas Boulevard North  
Las Vegas, Nevada 89101

Reference: Application for Variance V-6-71, Rudy and Joy Cardenas

Dear Sir:

Thank you for the notice of public hearing dated 10 February 71 concerning the referenced application.

As an owner of property in the area, I object to the proposed variance. In my opinion, the land use for which the variance has been requested will cause odors and noise, and will present an uninviting appearance, which will adversely affect property values in the immediate vicinity.

Very truly yours,  
*Al Lephakis*  
A. J. Lephakis



INTER-OFFICE MEMORANDUM

TO:

PLANNING DEPARTMENT

FROM:

CITY CLERK

SUBJECT:

APPEAL INFORMATION

COPIES TO:

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

RUDY & JOY CARDENAS (V-6-71)

FILE NUMBER

*Erminia M. Case*  
CITY CLERK

3/9/71

RECORDED

APR 1 1971

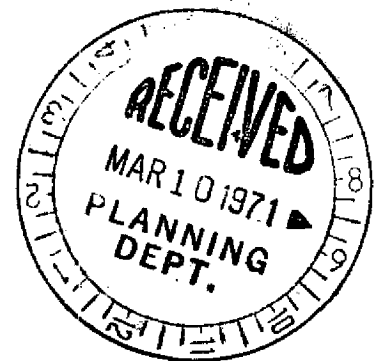
Planning Department Information:

Date Notice sent to Applicant:

February 26, 1971

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

March 9, 1971



VICE-CHAIRMAN HANES asked the applicant if the retail stores were presently leased.

MR. SCHMIDT stated they were leased. One is a finance company, a shoe store, a beauty shop, and a dry cleaning operation; however, they all close around 7:00 or 8:00 P.M.

VICE-CHAIRMAN HANES asked if anyone else wished to be heard regarding this request. There being no one, he declared the public hearing closed.

After discussion by the Board, MR. WHITE made a Motion for APPROVAL of the application of CRAGIN INDUSTRIES for a Variance to allow the reduction of off-street parking spaces for the Red Rock Theater from 243 to 207 on property located at 5201 West Charleston Boulevard, on the South side of West Charleston Boulevard between Montclair and Wilshire in Land Use Zone C-1, subject to the following conditions:

1. Conformance to the Plot Plan.
2. Conformance to the requirements of the Fire, Public Works, and Building Departments.

Motion for APPROVAL was seconded by Mr. Robbins and carried by a unanimous vote.

6. V-6-71

APPROVED

Application of RUDY AND JOY CARDENAS for a Variance to allow the construction and maintenance of a paddock, arenas, runs for boarding, to operate a training facility and have competitive events concerning horses and also to allow a six foot high fence in the front yard where a four foot maximum height is allowed and to have accessory stables and runs situated outside of the rear yard area on property legally described as the North half (N $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 35, Township 19 South, Range 60 East, M.D.M., except the South 300.00 feet and located on the East side of Lorenzi Boulevard, North-easterly of Tonopah Highway in Land Use Zones C-2 and R-E.

MR. FOSTER indicated this application is located on the East side of Lorenzi, north-easterly of the Tonopah Highway. He stated 660 feet on each side of the Highway is commercial, and there is R-E adjacent to the commercial. The particular property in question is East of Lorenzi, and South of LaMadre Street. He indicated the property in question has a depth of one-quarter of a mile and is 383 feet in width. He indicated half of the property is zoned C-2 and the other half is R-E. He stated what the applicant is requesting takes a Variance because of the two zones on this one property. He indicated there could not be a residential use in a commercial zone. The applicant proposes to construct stables and horse runs on the South portion of the property and he wants a fence around the entire parcel six feet in height. The type of stables which the applicant proposes to construct, appear to be very attractive

and he intends to spend a substantial amount of money on this development. Staff has some mixed emotions concerning this application since this use may not have any detrimental effect at this time because the area is relatively undeveloped; however, as urbanization continues there might be a future problem. The applicant does not state how many horses he intends to have on the property or how many will be boarded. Staff does have one letter of protest from a property owner in the vicinity who protests because he feels this might cause odors and have a noise factor involved. Staff is thinking in terms of a five-year time limit with a review by the Board for a further extension of time. Staff feels if approved, it should be in conformance to the plot plan and the requirements of the various City Departments.

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

MR. HORACE PHILLIPS appeared and stated he was representing the applicant. He indicated this would not be a commercial operation. He indicated the applicant wished to build a ranch which would be his home. Everything he wishes to have on this property would be for his own private use; however, his daughter is a champion horse rider and he wishes to hold competitive events and horse shows on his property. He would operate this as a Country Club type operation, although it would not be commercial. People attending his events would be by invitation only and would probably be personal friends and a few others for the competitive events. He stated this would be his estate on which he and his family would live and he does not wish to turn it into a commercial operation.

VICE-CHAIRMAN HANES asked Mr. Phillips the number of horses which would be involved.

MR. PHILLIPS stated at the present time there would be no more than ten. He indicated there would be a four foot high fence in front of the residence but the applicant requires a six foot high block wall around the entire property because of the horses. If the fence were less than six feet, the horses could jump over it.

MR. WHITE asked Mr. Phillips if the applicant would object to a stipulation that this could not be a commercial operation.

MR. PHILLIPS stated the applicant would not object since he does not want a commercial operation. He indicated the property is large enough for what he proposes since he has ten and a half acres.

VICE-CHAIRMAN HANES asked if anyone else wished to be heard.

ELDA CRANE appeared and stated she owns twenty acres adjacent to Mr. Cardenas' property and would be very much in favor of approval of his application. She indicated previously he had his horses on her land and he always kept every-

thing beautifully and she would be pleased to have him as her neighbor.

VICE-CHAIRMAN HANES asked if anyone else wished to be heard concerning this application. There being no one, he declared the public hearing closed.

After discussion by the Board, MR. O'BRIEN made a Motion for APPROVAL of the application of RUDY & JOY CARDENAS for a Variance to allow the construction and maintenance of a paddock, arenas, runs for boarding, to operate a training facility and have competitive events concerning horses and also to allow a six foot high fence in the front yard where a four foot maximum height is allowed and to have accessory stables and runs situated outside of the rear yard area on property located on the East side of Lorenzi Boulevard, Northeasterly of the Tonopah Highway in Land Use Zones C-2 and R-E, subject to the following conditions:

1. Conformance to the Plot Plan.
2. Conformance to the requirements of the Fire, Public Works, and Building Departments.
3. There shall be no commercial operation on the property.

Motion for APPROVAL was seconded by Mr. Robbins and carried by a unanimous vote.

7. V-7-71

ABEYANCE

Application of DAVID AND ANNA DAVIS for a Variance to allow a detached accessory building within the front yard on property legally described as Lots 43 and 44, Block 6, Boulder Dam Homesite Addition #3 and located at 2117 Poplar Avenue, between 21st Street and 23rd Street in Land Use Zone R-1.

MR. FOSTER indicated this application is located at 2117 Poplar Avenue, between 21st and 23rd Streets in an R-1 zone. He stated the property is 50' x 139' in size. He stated the single family residence is located in the center portion of the property and there is a carport which has already been constructed. He indicated the carport is not attached to the main building and, therefore, it is considered an accessory building. He indicated the accessory building comes within 10 feet of the front property line where the normal setback is 25 feet. Upon checking the records, we did not find any record of a building permit being issued to the applicant. The Building Department inspected it and informed the applicant he must remove it, consequently the applicant applied for the Variance. Staff can find no particular hardship involved and recommends denial of the application. There are no letters of approvals or protests on record.

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

MR. DAVID DAVIS appeared and stated he is the applicant. He stated there is a hardship

MAYOR ORAN K. GRAGSON

Commissioners

James Corey  
Wesley G. Howery  
Alexander Coblenz, M.D.  
Hank Thornley

City Attorney

Earl P. Gripentrog

City Manager

A. R. Trelease

CITY OF



LAS VEGAS

Planning Department  
February 26, 1971

Mr. & Mrs. Rudy Cardenas  
419 Pleasant Road  
Las Vegas, Nevada

Re: File V-6-71  
APPROVED

Dear Mr. & Mrs. Cardenas:

At a regular meeting of the Board of Zoning Adjustment held February 25, 1971, consideration was given to your request for a Variance to allow the construction and maintenance of a paddock, arenas, runs for boarding, to operate a training facility and have competitive events concerning horses and also to allow a six foot high fence in the front yard and to have accessory stables and runs situated outside of the rear yard area on property located on the East side of Lorenzi Boulevard, northeasterly of the Tonopah Highway in Land Use Zones C-2 and R-E.

It was voted by the Board of Zoning Adjustment to APPROVE this item 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 requirements of the Fire, Building, and Public Works Departments.
3. There shall be no commercial operation on the property.

This action by the Board of Zoning Adjustment becomes effective ten days after the date stamped below unless an appeal, in writing, is filed with the City Clerk within this ten-day period.

Sincerely yours,

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

FEB 26 1971

DJS:HPF:kt

cc: City Clerk

by: HAROLD P. FOSTER  
Administrative Assistant

CITY OF LAS VEGAS

DATE: February 26, 1971

I N T E R - O F F I C E   M E M O R A N D U M

TO:

PLANNING DEPARTMENT

FROM:

CITY CLERK

SUBJECT:

APPEAL INFORMATION

COPIES TO:

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

RUDY & JOY CARDENAS (V-6-71)

FILE NUMBER

CITY CLERK

Planning Department Information:

Date Notice sent to Applicant:

February 26, 1971

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

March 9, 1971

## INTER-OFFICE MEMORANDUM

Feb. 16, 1971

## TO:

Planning Department

## FROM:

Deputy Director of Public Works

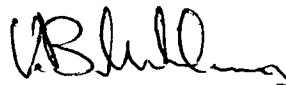
## SUBJECT:

Variance V-6-71

## COPIES TO:

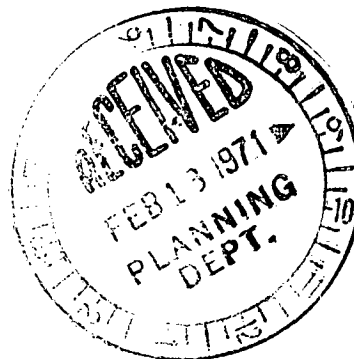
Your memorandum of February 5, 1971 requested comments from the Engineering Department on the application for a Variance to allow a horse arena on property located on the east side of Lorenzi Blvd. northeasterly of the Tonopah Highway.

It will be required that the applicant dedicate 50 feet for Lorenzi, 30 feet for La Madre, and if acceptable to your Department, 30 feet for Rebecca Road. It will be required that the applicant sign an Assessment District Agreement for improvements on the above streets.



V. B. Uehling

VBU/DEN/s



INTER-OFFICE COMMUNICATION

Date February 5, 1971

TO: Building Department  
Fire Department  
Engineering Department

FROM: Planning Department

SUBJECT: File No. V-6-71, Board of Zoning Adjustment Meeting 2-25-71

Application Submitted by: RUDY & JOY CARDENAS

For a ~~Use Permit~~/Variance to: (SEE ATTACHED)

Property located at: On the East side of Lorenzi Blvd. Northeasterly of Tonopah Highway

Land Use Zone: C-2 and R-E.

Legally described as: (SEE ATTACHED)

Your remarks regarding this application prior to Feb. 15, 1971 will be greatly appreciated.

Plot Plan Attached: Yes XXX  
No     

*Building department has no objections if all construction meets Code requirements*

S:bjw

*Joe Sanders  
Bldg Insp*

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

RECEIVED  
FEB 11 1971  
PLANNING DEPT.

INTER-OFFICE MEMORANDUM

8 FEBRUARY, 1971

TO:

DON J. SAYLOR, AIP  
DIRECTOR OF PLANNING

FROM:

*George Judd*  
GEORGE JUDD, ASSISTANT FIRE MARSHAL  
FIRE PREVENTION BUREAU

SUBJECT:

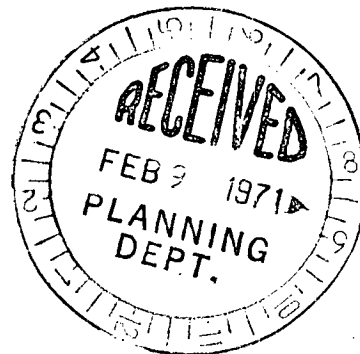
V-6-71

RUDY AND JOY CARDINAS  
LORENZI BOULEVARD AND TONOPAH HIGHWAY

COPIES TO:

This department has no objections providing:

1. To meet the requirements of the Las Vegas Building Department.
2. To meet the requirements of the Las Vegas Fire Department.



GJ/sd

Attach: 1

INTER-OFFICE COMMUNICATION

Date February 5, 1971

TO: Building Department  
Fire Department  
Engineering Department

FROM: Planning Department

SUBJECT: File No. V-6-71, Board of Zoning Adjustment Meeting 2-25-71

Application Submitted by: RUDY & JOY CARDENAS

For a ~~Use Permit~~ Variance to: (SEE ATTACHED)

Property located at: On the East side of Lorenzi Blvd. Northeasterly  
of Tonopah Highway

Land Use Zone: C-2 and R-E.

Legally described as: (SEE ATTACHED)

Your remarks regarding this application prior to Feb. 15, 1971 will be greatly appreciated.

Plot Plan Attached: Yes xxx  
No     



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

:bjw