

**Planning & Development Department
Scanning Cover Sheet**

Case No ME-0015-97

APN 139-32-305-004

Location 3000 ARABIAN LN

Applicant AKA REAL PROPERTY TRUST

Subject

MINOR EXCEPTION ON PROPERTY LOCATED AT 3000 ARABIAN LANE TO ALLOW A LEGAL NON-CONFORMING SINGLE FAMILY DWELLING 4 FT FROM THE FRONT PROPERTY LINE AND 4.4 FT FROM THE SIDE PROPERTY LINE WHERE 50 FT AND 10 FT ARE THE MINIMUM SETBACKS REQUIRED FOR R-E ZONED PROPERTY



PLANNING &
DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
Permits & Inspections 229-6251

August 8, 1997

Mr. Perry Rogers, Trustee
AKA Real Property Trust
2300 West Sahara, Suite #1150
Las Vegas, Nevada 89102

RE: ME-15-97 - MINOR EXCEPTION

Dear Mr. Rogers:

Your request for a Minor Exception on property located at 3000 Arabian Lane to allow a legal non-conforming single family dwelling 4 feet from the front property line and 4.4 feet from the side property line where 50 feet and 10 feet are the minimum setbacks required for R-E zoned property has been reviewed.

It was determined by the Planning and Development Department that your request is in accord with the general spirit and purpose of the Ordinance therefore it has been **APPROVED**, subject to the following conditions:

1. All development must be in conformance with the plot plan and elevations.
2. City Code requirements and design standards of all City departments must be satisfied.

Please contact Phyllis Hargrove at 229-6893 if you have any questions or comments.

Sincerely,

Robert S. Genzer, Acting Planning Manager
Planning and Development Department

RSG:cl

cc: Mr. Gerald Garapich, AIA
Gerald Garapich A.I.A. & Associates
10 Commerce Center Drive
Henderson, Nevada 89014

Mayor
Jan Laverty Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Larry K. Barton



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August 8, 1997

Mr. Perry Rogers, Trustee
AKA Real Property Trust
2300 West Sahara, Suite 1150
Las Vegas, Nevada 89102

RE: ME-15-97 - MINOR EXCEPTION

Dear Mr. Rogers:

Your request ~~was APPROVED~~ for a Minor Exception on property located at 3000 Arabian Lane to allow a legal non-conforming single family dwelling 4 ~~feet~~^{feet} from the front property line and 4.4 feet from the side property line where ~~50~~ feet and ~~50~~ feet are the minimum setbacks required for R-E Zoned property. ~~HAS BEEN REVIEWED.~~

It was determined by the Planning and Development Department that your request is in accord with the general spirit and purpose of the Ordinance subject to the following conditions:

^ THEREFORE IT HAS BEEN APPROVED

1. All development must be in conformance with the plot plan and elevations.
2. City Code requirements and design standards of all City departments must be satisfied.

PHYLLIS WARGROVE

Please contact ~~me~~ at 229-6893 if you have any questions or comments.

Sincerely,

Robert S. Genzer, Acting Planning Manager
Planning and Development Department

RG:sd

cc: *GENZERS GARAPICH*
(LETTER IN FILE)

*Bob -
Phyllis wants your
signature on this
letter - please sign
& return to me -
Thanks
Shelley*

Mayor
Jan Laverty Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Larry K. Barton



08/08/97

13:45:09:48

Z O N I N G A C T I O N S (1 O F 3)

CASE ME 15 97 - BZA-CC-PC-SUM (BCPS) P MEETING DATE 08/04/97

ITEM # ACCEPTED 08/01/97 PUBLIC HEARING N BY PH

EXISTING ZONES R-E ROI->

ROI->

NEW ZONE

A P P L I C A T I O N R E Q U E S T

ME-15-97- REQUEST FOR A MINOR EXC ON PROPERTY LOCATED AT 3000 ARABIAN LANE
TO ALLOW A 4 AND 35 FOOT SETBACK WHERE 10 FEET AND 35 FEET ARE THE MINIMUM
SETBACK REQUIRED.ON A LEGAL NON CONFORMING SF DWELLING WARD 1 (MCDONALD)

A P P L I C A N T WARD 1 PARCEL# 13932 305 004 MDRE? N

AKA REAL PROPERTY TRUST A K A REAL PROPERTY TRUST 1996

PERRY ROGERS, TRUSTEE ROGERS PERRY TRS

LAS VEGAS, NV 89102 %T DECELLO

1 ERIEVIEW PLAZA #1300

CLEVELAND OH 44114-1715

P R O P O S E D U S E

REDUCED SIDE AND REAR YARD PT NE4 SW4 SEC 32 20 61

UPDATE NEW DELETE PRINT ZACT3 ZACT2 BACK

08/08/97

13:45:17:40

Z O N I N G A C T I O N S (2 O F 3)

CASE ME 15 97 - BZA-CC-PCOMM (BCP) P MEETING DATE 08/04/97

ITEM # ACCEPTED 08/01/97 PUBLIC HEARING N

ME-15-97- REQUEST FOR A MINOR EXC ON PROPERTY LOCATED AT 3000 ARABIAN LANE
TO ALLOW A 4 AND 35 FOOT SETBACK WHERE 10 FEET AND 35 FEET ARE THE MINIMUM
SETBACK REQUIRED.ON A LEGAL NON CONFORMING SF DWELLING WARD 1 (MCDONALD)

P R O P E R T Y L O C A T I O N

3000 ARABIAN LANE

200 SCALE MAP# SIZE .00 ACRES #LOTS 0

MAP NAME

CC: PERRY ROGERS SUBD:

2300 W. SAHARA SUTIE 1150

LAS VEGAS, NV 89102

NOTICE:

COMMENTS:

UPDATE

PRINT

ZACT3

ZACT1

BACK

08/04/97

14:15:25:09

P A R C E L F I L E

3000 ARABIAN RD A K A REAL PROPERTY TRUST 1996
PARCEL 139 32 305 004 THROUGH 200 ROGERS PERRY TRS
LAST UPDATE 06/03/97 ZIP 89107 %T DECELLO
GEOGRAPHIC PT NE4 SW4 32 20 61 WARD 01 1 ERIEVIEW PLAZA #1300
DOCUMENT # 96100400868-1-F 10/04/96 CLEVELAND OH 44114-1715
200 SCALE MAP NO M-32-5 PT NE4 SW4 SEC 32 20 61
ZONING R-A BMG 11/06/90

SETBACKS: FRONT 50 REAR 50 SIDE 10 FT EACH CORNER 15

ROI ZONING FILE EXPIRATION

ROI ZONING

ZONING FILE

USE PERMIT FL

VARIANCE FILE V-159-92 V-48-79 V-11-72

MISC FILE ME-15-97

LAND USE CODE 1-10-0-0-1 CAPACITY 1 CONST YEAR 51 SIZE: 3973 SQ FT

RESIDENTIAL SINGLE FAMILY RESIDENCE

UPDATE PRINT DELETE ASSESSOR'S LOG P. C. LOG BACK

ARCHITECT
GERALD GARAPICH A.I.A.
& ASSOCIATES

10 COMMERCE CENTER DRIVE, HENDERSON, NV 89014 (702) 454-5842 FAX (702) 454-7842

June 30, 1997

City of Las Vegas
Planning & Zoning Department
731 South Fourth Street
Las Vegas, NV 89101

Attn: Phyllis

**RE: ROGER'S RESIDENCE
3000 ARABIAN LANE**

PROJECT NO. 96-152A

Dear Phyllis:

Thank you for meeting with myself and Cheryl Purdue last week regarding the Roger's Residence. I have attached a package per your request which explains why this addition is such an unusual situation.

Photo #1 shows the front yard of the house which faces east and toward what originally was the dirt road (non-dedicated) which accessed the house. This road was abandoned and Arabian Lane was used as the new access drive (private road and non-dedicated).


I have also enclosed the following in support of staff review:

1. Assessor's parcel map showing surrounding properties which are numbered to match adjoining property owners who are in support of our request. (Lot 7 is owned by Andre Agassi of which Perry Rogers is the president and CEO of Agassi Enterprises.)
2. Grant deed which shows Rogers ownership of subject property.
3. 8 1/2 x 11 copy of what adjoining property owners were shown.
4. Exterior elevation drawings showing all 4 sides of proposed addition.

Once again we would like to thank you for your understanding that this is an exceptional request.

Please feel free to call if you have any further questions.

Sincerely,



Gerald Garapich AIA
Principal Architect
GG/hm

CC: 96-152A.229

a/k/a Real Property Trust 1996, Perry Rogers, Trustee
2300 West Sahara Avenue, Suite 1150, Box 30
Las Vegas, NV 89102

June 2, 1997

Department of Planning
and Development
City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101

RE: **Proposed Improvements/3000 Arabian Lane**

To Whom It May Concern:

We, the neighbors, have no objection to the proposed improvements as outlined on the attached plot plan. We understand that the existing home, garage and accessory building, does not conform to the current setbacks. The proposed work will be in keeping with the existing work and is similar to other properties in our neighborhood.

① Robert J. Rubin 711 CAMP DELL Dr
PRINT ADDRESS

Robert J. Rubin 6-3-97
SIGN DATE

② John F. Jreilk 3013 PINTO LANE
PRINT ADDRESS

John F. Jreilk 6/3/97
SIGN DATE

② Perez O'Reilly 3013 Pinto Ln
PRINT ADDRESS

Perez O'Reilly 6-3-97
SIGN DATE

③ Mary Lou Sennes 3011 Pinto Lane
PRINT ADDRESS

Mary Lou Sennes 6-3-97
SIGN DATE

Kim Sennes 3011 Pinto Ln.
Kim Sennes 6-3-97

④ J.M. GAIR
PRINT
[Signature]
SIGN

3051 ARABIAN RD.
ADDRESS
6-4-97
DATE

⑤ THE SALVATION ARMY
PRINT
by Jim Sullivan
SIGN

2900 PALOMINO LANE
ADDRESS
6-4-97
DATE

⑥ NORM JENKINS
PRINT
[Signature]
SIGN

3071 ARABIAN RD
ADDRESS
6-5-97
DATE

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
RICHARD L. TUTTLE and JENNIFER D. TUTTLE, husband and wife

hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) to PERRY ROGERS, TRUSTEE OF THE
AKA REAL PROPERTY TRUST 1996

that property in CLARK County, Nevada,
described as:

The South Half (S 1/2) of the Northeast Quarter (NE 1/4) of the Southwest Quarter
(SW 1/4) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of
Section 32, Township 20 South, Range 61 East, M.D.B. & M.

EXCEPTING THEREFROM the North 7.5 feet.

FURTHER EXCEPTING THEREFROM the East 30.00 feet and the South 15.00 feet.

TOGETHER WITH any and all easements of appurtenance..

TOGETHER WITH all and singular the tenements and hereditaments and appurtenances
there unto belonging or in anywise appertaining.

Dated July 14, 1996

[Signature]
RICHARD L. TUTTLE

[Signature]
JENNIFER D. TUTTLE

SEE EXHIBIT "A" FOR ADDITIONAL NOTARY ACKNOWLEDGEMENT

STATE OF NEVADA

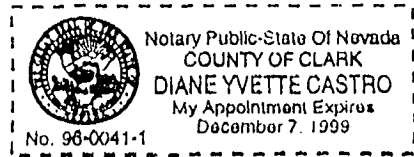
COUNTY OF CLARK

On September 17, 1996 before me, the
undersigned, a Notary Public in and for said State, personally appeared
R. Tuttle RICHARD L. TUTTLE

personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on
the instrument the person(s), or the entity upon behalf of which the person(s)
acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature]
Name DIANE YVETTE CASTRO
(typed or printed)



(This area for official notarial seal)

SPACE BELOW THIS LINE FOR RECORDER'S USE

Title Order No. 96-28-7830

Escrow No. 96-28-7830-JL

WHEN RECORDED MAIL TO

Name PERRY ROGERS
Street Address 2300 W. Sahara Ave Suite 1150
Las Vegas, NV 89102
City & State

ARCHITECT • GERALD GARAPICH A.I.A & ASSOCIATES

10 COMMERCE CENTER DRIVE, HENDERSON, NV 89014 (702) 454-5842 FAX (702) 454-7842

T R A N S M I T T A L

TO: <i>City of Las Vegas</i>	DATE: <i>7/1/97</i>
	PROJECT: <i>Roger's Residence</i>
	PROJ. NO.: <i>96-152A</i>
ATTN.:	DELIVERED VIA: <i>Messenger</i>

WE ARE SENDING YOU: ATTACHED UNDER SEPARATE COVER

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> LETTER/MEMO | <input checked="" type="checkbox"/> PRINTS | <input type="checkbox"/> SHOP DRAWINGS |
| <input checked="" type="checkbox"/> OTHER <i>pictures</i> | <input type="checkbox"/> SPECIFICATIONS | <input type="checkbox"/> SAMPLES |
| <input type="checkbox"/> PLAN ADDENDA | <input type="checkbox"/> 3 1/2" DISKETTE | <input type="checkbox"/> 5 1/4" DISKETTE |

TRANSMITTED AS CHECKED :

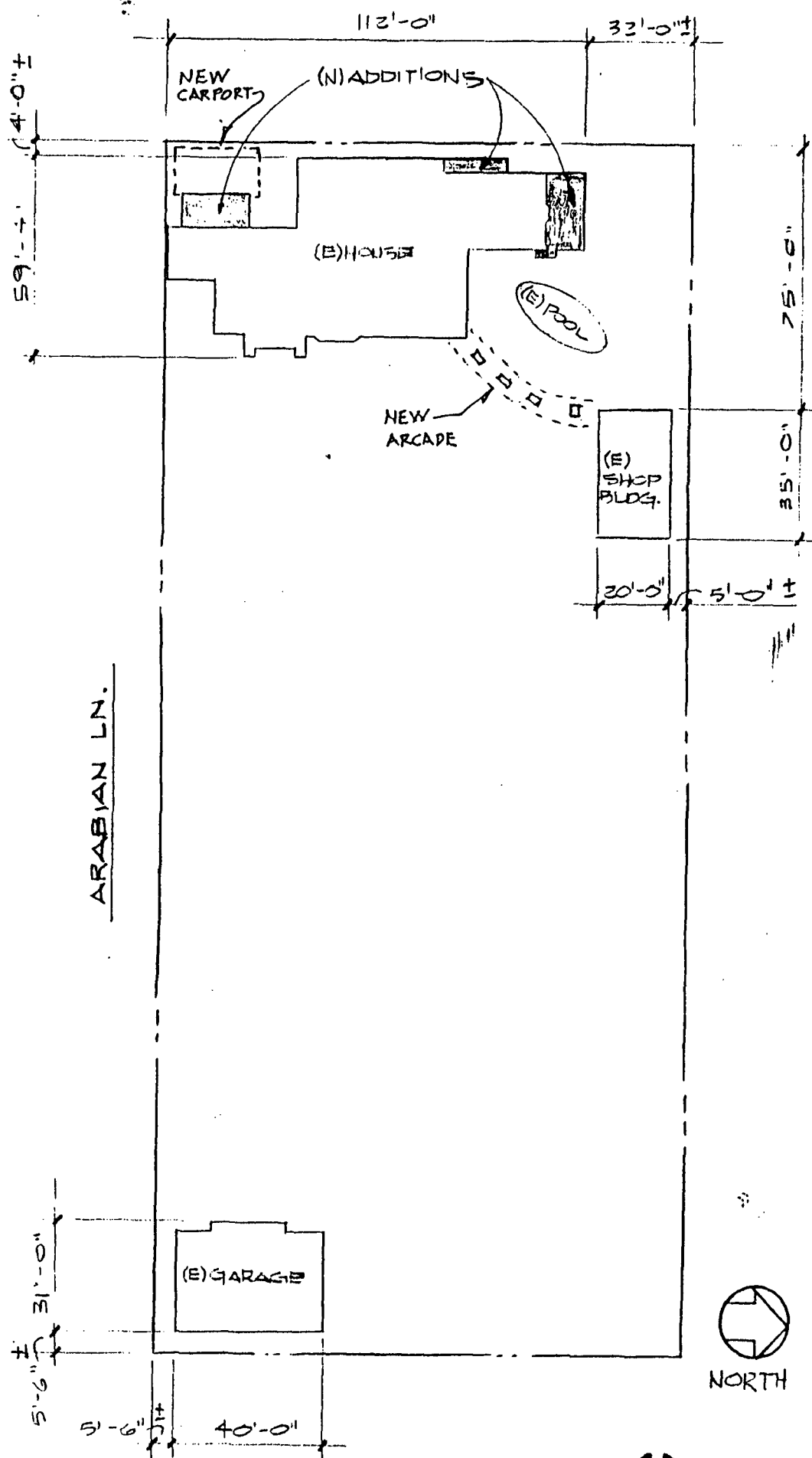
- | | | |
|--|---|---|
| <input type="checkbox"/> FOR INFORMATION | <input type="checkbox"/> APPROVED AS NOTED | <input type="checkbox"/> RETURN AFTER USE |
| <input type="checkbox"/> FOR APPROVAL | <input type="checkbox"/> REVISE & RESUBMIT | <input type="checkbox"/> SEE DESCRIPTION |
| <input checked="" type="checkbox"/> AS REQUESTED | <input type="checkbox"/> NOT APPROVED | |
| <input type="checkbox"/> FOR YOUR USE | <input type="checkbox"/> FOR REVIEW & COMMENT | |
| <input type="checkbox"/> APPROVED AS SUBMITTED | <input type="checkbox"/> RETURN AFTER LOAN | |

COPIES	DATE	DESCRIPTION
1	7/1	Parcel Map
6	7/1	Photos
1	7/1	Letter w/ neighbor's signature
1	7/1	deed
1	7/1	8 1/2 x 11 site plan
1	6/28	30x42 site
1	6/28	30x42 elevations

BY: *Shelley* CC:

RECEIVED BY:

[Signature] 7/1/97



SITE PLAN

2

ASSESSOR'S PARCELS - CLARK CO., NV.
Mark W. Scholfield, Assessor

Parcel: 1205 R61E, 32, N 2 SW 4, 139-32 3

AVERAGE SA VALUE: 35

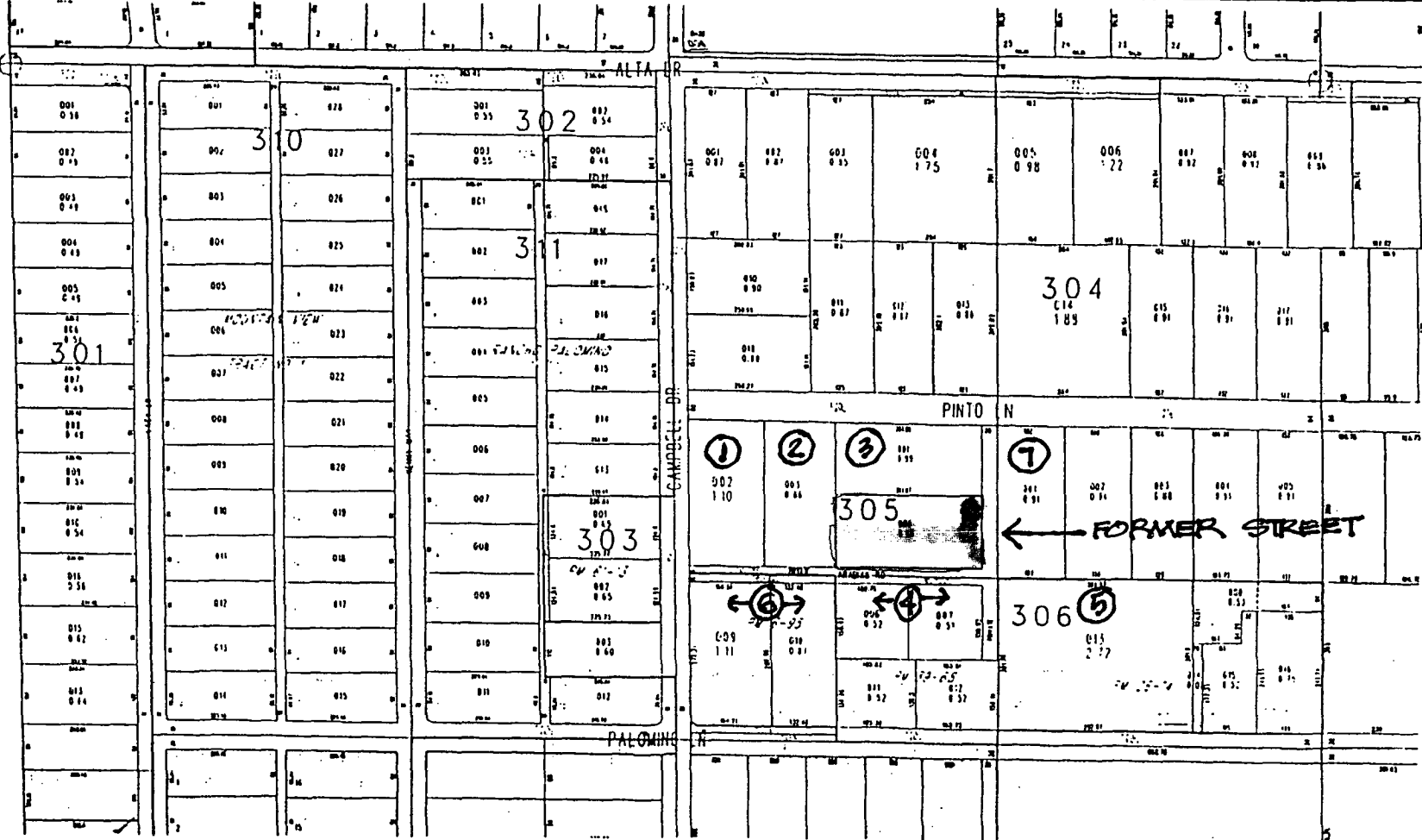
MAP LEGEND:
 - PARCEL BOUNDARY
 - SUBD BOUNDARY
 - ROAD EASEMENT
 - PM/LD BOUNDARY
 - NON-PARCEL LOT LINE
 - MATCH LINE
 - ROAD ID NUMBER

Parcel 207:
 - PARCEL NUMBER: 207
 - ACREAGE: 1.68
 - PARCEL SUB/SEO NUMBER: 207
 - PLAT RECORDING NUMBER:
 - BLOCK NUMBER:
 - LOT NUMBER:
 - COV LOT NUMBER:

Scale: 1"=200'

NOTES:
 This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein.
 Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.
 This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

CLARK COUNTY NEVADA



TAX DIST 200

NOTICE: This is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land indicated hereon with reference to streets and other land. No liability is assumed by reason of any reliance hereon.