



Boulder City, Nevada
Community Development Department
ZONING APPLICATION FORM

Mailing Address:
 401 California Avenue
 Boulder City, Nevada 89005

CHECK ONE:

- MASTER PLAN AMENDMENT: MAP TEXT
- ZONING AMENDMENT: MAP/REZONE ORDINANCE TEXT
- CONDITIONAL USE PERMIT
- SPECIAL USE PERMIT
- VARIANCE
- DEVELOPMENT ALLOTMENT: Single-Family Multi-Family Hotel-Motel
- OTHER (as per STAFF ONLY): _____

Staff Use Only	
File No.	_____
Acceptor	<u>NCL</u>
Filing Date	<u>4/01/2024</u>
Hearing Date	_____
Fee Paid	<u>yes</u>

APPLICANT		PROPERTY OWNER	
NAME	<u>Cynthia K Kent</u>	NAME	<u>Cynthia K Kent</u>
MAILING ADDRESS	<u>1801 Firefly Dr</u>	MAILING ADDRESS	<u>1801 Firefly Dr</u>
	<u>Lake Havasu City</u>		<u>Lake Havasu City</u>
	<u>AZ 86404</u>		<u>AZ, 86404</u>
CONTACT PHONE	<u>702-332-9270</u>	CONTACT PHONE	<u>702-332-9270</u> TEXT ONLY
	Check: Work <input type="checkbox"/> Cell <input checked="" type="checkbox"/> Home <input type="checkbox"/>		Check: Work <input type="checkbox"/> Cell <input checked="" type="checkbox"/> Home <input type="checkbox"/>
EMAIL	<u>ckrk1801@icloud.com</u>	EMAIL	<u>ckrk1801@icloud.com</u>

STREET ADDRESS or LEGAL DESCRIPTION: 601 Lido Dr
Boulder City, NV, 89005

APPLICATION: Application must specify the nature of the request pursuant to the provisions of City Code, Title 11. Application is to permit the following (BRIEFLY describe here):
Request variance to place fencing on front of property

JUSTIFICATION: Applicant must submit a written statement along with this application describing the nature of the request (in detail) and justification using the criteria in the City Code (copy attached).

AFFIDAVIT: I do hereby solemnly swear or affirm that all statements contained in this application are true and correct to the best of my knowledge and that this statement is executed with the knowledge that misrepresentation or failure to reveal information requested may be deemed sufficient cause for refusal to approve this application.

Cynthia K Kent PRINT Applicant Name Cynthia K Kent SIGNATURE of Applicant

State of Nevada, County of Clark Subscribed and sworn to (or affirmed) before me on (date) 4/1/2024
 by [name(s) of person(s) making statement] Cynthia K Kent

[Signature] (Signature of notarial officer) (Notary stamp) →





City of Boulder City
Community Development Department
Building and Safety Division
401 California Avenue
Boulder City, Nevada 89005

Texted Wardle 3/15/24

February 29, 2024

Roland and Cynthia Kent
1801 Firefly Dr
Lake Havasu City, AZ 86404

Subject: Work Performed Without a Permit or Inspections/Public Right Of Way Encroachment-
Installation of Wrought Iron Fence @ 601 Lido Drive, Boulder City NV 89005

Dear Roland and Cynthia:

It has come to my attention that a wrought iron fence, approximately 4' in height, has been constructed in the front of your home. As constructed, the fence encroaches on the public right of way near the back of curb. Additionally, there is no record that the fence had a building permit or the benefit of inspections.

Please contact Permits at your earliest opportunity for information regarding the application process for a building permit and your plan to remedy the encroachment issue. I may be reached by email at guyette@bcnv.org or by phone at 702-293-9282.

Failure to respond within ten days receipt of this letter will result with legal remedies being taken.

Sincerely,

Lee Guyette, CBO
Acting Building Official

Taxes

cc: File

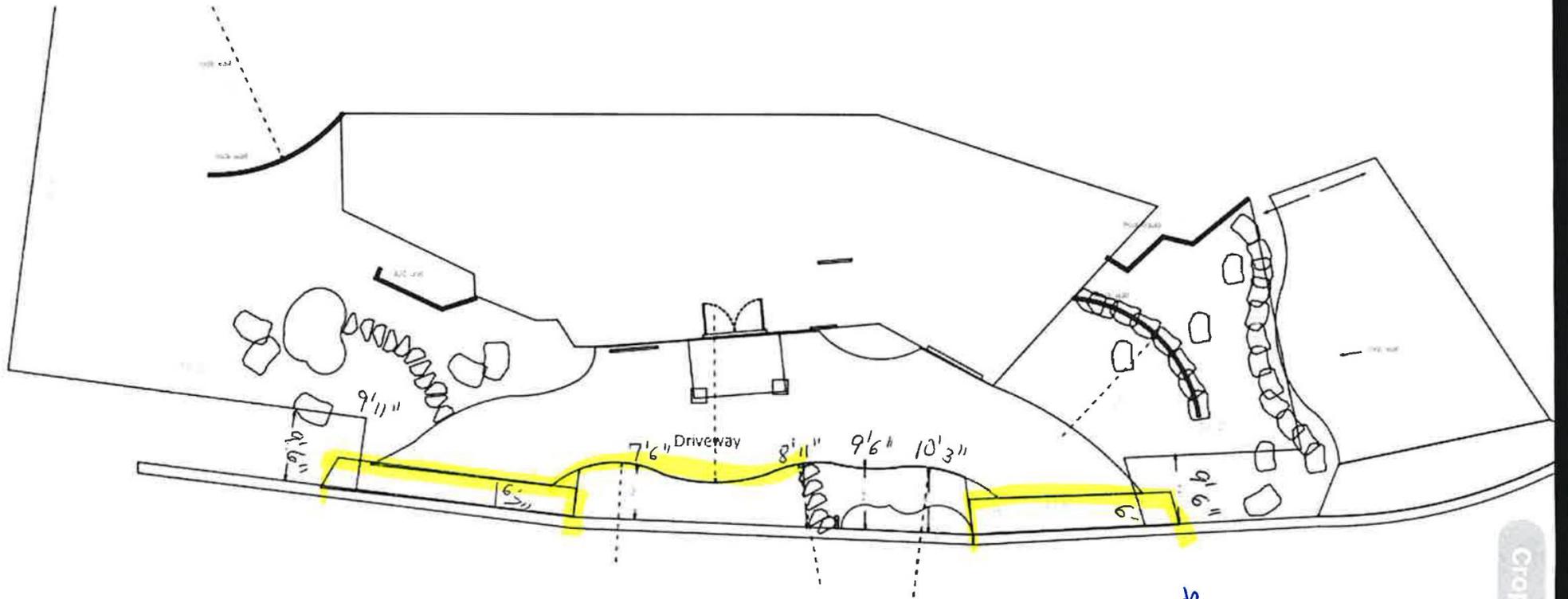
11-32-4. - REQUIRED CONDITIONS FOR VARIANCES.

1. There are exceptional or extraordinary circumstances or conditions applicable to the property or to its intended use that do not apply generally to the other property or classes of use in the same vicinity and zone.
 - A. Yes, there are exceptional or extraordinary circumstances or conditions applicable to the property or to its intended use that do not apply generally to the other property or classes of use in the same vicinity and zone. The front property line along Lido Drive starts at 9.5' from the back of curb. Portions of fences may run along the front property line which the majority of the fencing does, however, a small portion of the fence and gates must encroach into these areas indicated in yellow if not the gates and a small portion of the fence will run thru the middle of the driveway preventing ingress and egress to my garage. (Please note: the rolling gates are left open). I am seeking a variance to allow for this encroachment into the public right of way and setback to be in conformance with the city's provisions.
2. Such variance is necessary for the preservation and enjoyment of a substantial property right, possessed by other property in the same vicinity and zone, but which is denied to the property in question.
 - A. Yes, such variance is necessary for the preservation and enjoyment of a substantial property right: being able to access the garage as is possessed by other property in the same vicinity and zone.
3. The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which the property is located.
 - A. Yes, the granting of such variance will not be materially detrimental to the public welfare or anyway injurious to the property or improvements in such vicinity and zone in which the property is located.
4. The granting of such variance will not adversely affect, or be contrary to, the comprehensive plan.
 - A. Yes, the granting of such variance will not adversely affect, or be contrary to, the Comprehensive Plan. Also, the property is not part of any HOA.
5. The conditions or situations of the specific piece of property, or the intended use of said property for which the variance is sought, is not of so general or recurrent a nature as to make reasonably practicable the formulation of a general regulation of such conditions or situations.
 - A. No, the conditions or situations of the specific piece of property, or the intended use of said property for which the variance is sought, is not of so general or recurrent a nature as to make reasonably practicable the formulation of a general regulation of such conditions or situations. Allowing this variance would not set a precedence for these particular site conditions. The front property line along Lido Drive starts at 9.5' from the back of curb. Portions of fences may run along the front property line which the majority of the fencing does, however, a small portion of the fence and gates must encroach into these areas indicated in yellow if not the gates and a small portion of the fence will run thru the middle of the driveway preventing ingress and egress to my garage. (Please note: the rolling gates are left open). I am seeking a variance to allow for this encroachment into the public right of way and setback to be in conformance with the city's provisions.

artistic conception

VIPSD





9.5' back of curb



PT1

PT1

12

11

1

6

12

4

17

45

18

LAKEVIEW
SITES NO. 2

Keys Dr

Lido Dr

Woodacre Dr

OpenWeb v4.3.5

40ft



Map showing various lot numbers and dimensions:

- Lot 1: 130.63, 103.04, 77.38, 72.01
- Lot 2: 133.54, 100, 79.5
- Lot 3: 137.25, 122.4, 75.5, 94.64
- Lot 4: 100, 33, 87.63
- Lot 5: 107.12, 103.43, 101.53, 97.52
- Lot 6: 100, 79.5
- Lot 7: 103.04, 77.38
- Lot 8: 103.43, 107.12, 101.53, 97.52
- Lot 9: 103.43, 107.12, 101.53, 97.52
- Lot 10: 103.43, 107.12, 101.53, 97.52
- Lot 11: 103.43, 107.12, 101.53, 97.52
- Lot 12: 103.43, 107.12, 101.53, 97.52
- Lot 13: 103.43, 107.12, 101.53, 97.52
- Lot 14: 103.43, 107.12, 101.53, 97.52
- Lot 15: 103.43, 107.12, 101.53, 97.52
- Lot 16: 103.43, 107.12, 101.53, 97.52
- Lot 17: 103.43, 107.12, 101.53, 97.52
- Lot 18: 103.43, 107.12, 101.53, 97.52
- Lot 19: 103.43, 107.12, 101.53, 97.52
- Lot 20: 103.43, 107.12, 101.53, 97.52
- Lot 21: 103.43, 107.12, 101.53, 97.52
- Lot 22: 103.43, 107.12, 101.53, 97.52
- Lot 23: 103.43, 107.12, 101.53, 97.52
- Lot 24: 103.43, 107.12, 101.53, 97.52
- Lot 25: 103.43, 107.12, 101.53, 97.52
- Lot 26: 103.43, 107.12, 101.53, 97.52
- Lot 27: 103.43, 107.12, 101.53, 97.52
- Lot 28: 103.43, 107.12, 101.53, 97.52
- Lot 29: 103.43, 107.12, 101.53, 97.52
- Lot 30: 103.43, 107.12, 101.53, 97.52
- Lot 31: 103.43, 107.12, 101.53, 97.52
- Lot 32: 103.43, 107.12, 101.53, 97.52
- Lot 33: 103.43, 107.12, 101.53, 97.52
- Lot 34: 103.43, 107.12, 101.53, 97.52
- Lot 35: 103.43, 107.12, 101.53, 97.52
- Lot 36: 103.43, 107.12, 101.53, 97.52
- Lot 37: 103.43, 107.12, 101.53, 97.52
- Lot 38: 103.43, 107.12, 101.53, 97.52
- Lot 39: 103.43, 107.12, 101.53, 97.52
- Lot 40: 103.43, 107.12, 101.53, 97.52
- Lot 41: 103.43, 107.12, 101.53, 97.52
- Lot 42: 103.43, 107.12, 101.53, 97.52
- Lot 43: 103.43, 107.12, 101.53, 97.52
- Lot 44: 103.43, 107.12, 101.53, 97.52
- Lot 45: 103.43, 107.12, 101.53, 97.52
- Lot 46: 103.43, 107.12, 101.53, 97.52
- Lot 47: 103.43, 107.12, 101.53, 97.52
- Lot 48: 103.43, 107.12, 101.53, 97.52
- Lot 49: 103.43, 107.12, 101.53, 97.52
- Lot 50: 103.43, 107.12, 101.53, 97.52

606 Lido Dr 📍
Boulder City, Nevada
🌐 Google Street View
Apr 2023 [See more dates](#)

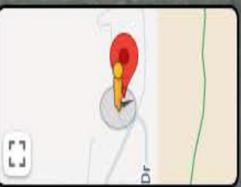


604 Lido Dr 📍

Boulder City, Nevada

 Google Street View

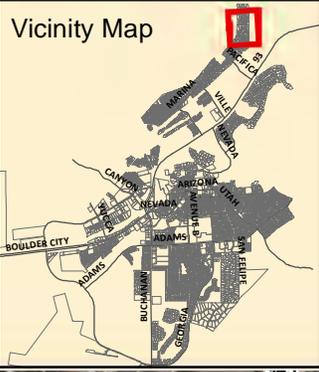
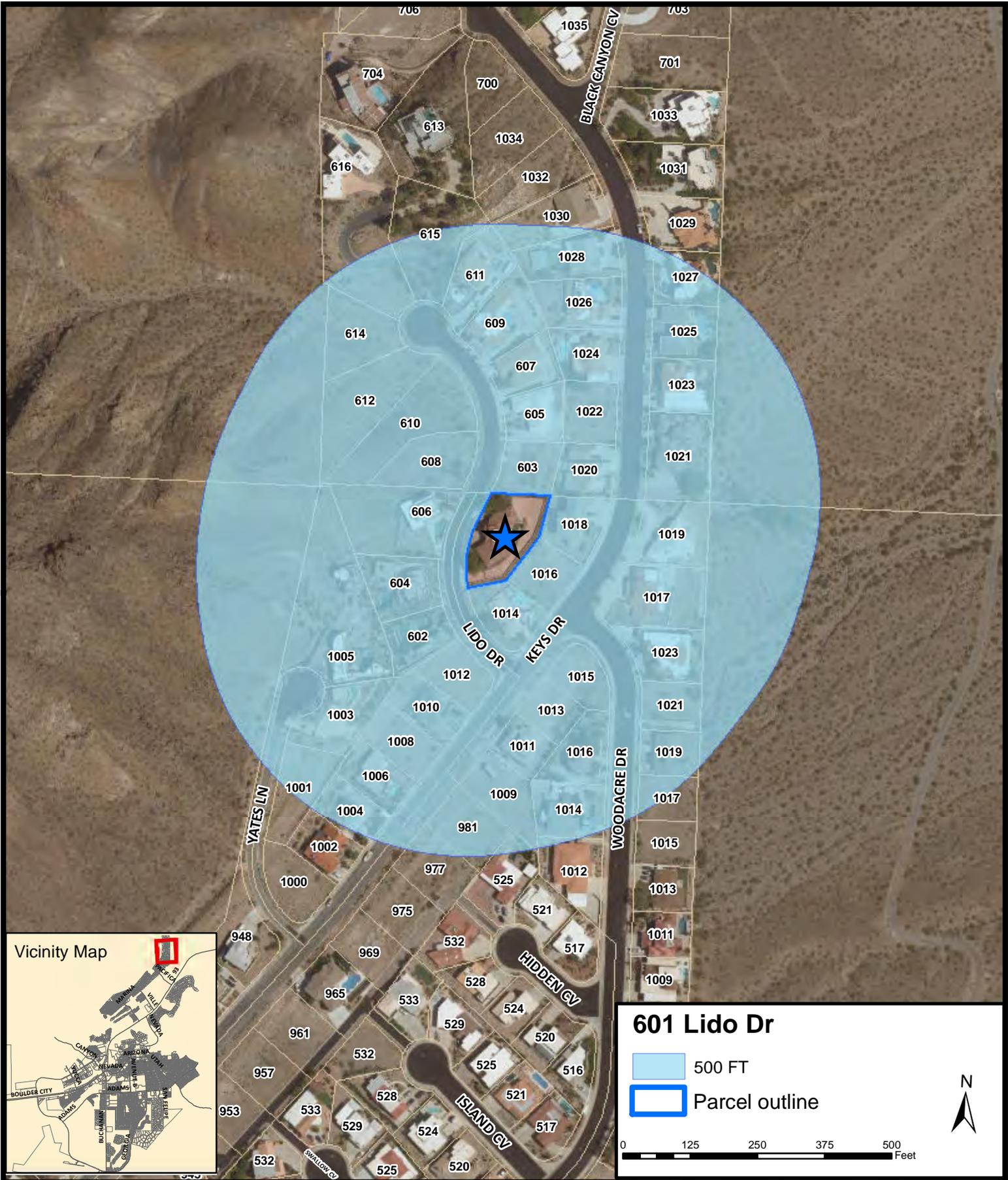
Jun 2011











601 Lido Dr

500 FT
 Parcel outline

0 125 250 375 500 Feet



CITY OF BOULDER CITY, NV
COMMUNITY DEVELOPMENT

LOCATION MAP

601 Lido Dr
APN 181-33-511-001

CREATED BY: JW BCNV GIS
ISSUE DATE: 05/20/2024
FILE NAME: 601 Lido Dr
SHEET: 1 OF 1

From:
To: [Community Development](#)
Subject: 601 Lido drive
Date: Tuesday, July 9, 2024 3:11:24 PM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

I wish to stay anonymous but am a very close neighbor. I think the landscape and fence looks very nice but the fence makes it hard to get out of the car door because it is on the curb !
thank you for your concern

From: noreply@civicplus.com
To: [City Clerk](#); [Tami McKay](#); [Stacey Brownfield](#); [Teena Pickens](#)
Subject: Online Form Submittal: Meetings Comment Form
Date: Friday, July 12, 2024 6:40:39 PM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

Meetings Comment Form

Meetings Public Comment Form

Please complete this form if you would like to provide your comment on an item to be discussed at a Boulder City Council, Committee or Commission meeting. Comments should be addressed to the Council as a whole, not to an individual member. Thank you for your cooperation and participation.

The Mayor and Boulder City Council request that all comments are expressed in a courteous manner. If you choose to comment, messages are limited to five minutes each.

PLEASE NOTE: Comments must be received 1 hour prior to the start of the meeting to be included in the record. We encourage you to send in comments early to allow for distribution to Council, Committee, or Commission members for review.

First Name	Charles & Bernardine
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Last Name	Bearup
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Email Address	bcbearup@gmail.com
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Phone Number	702-806-7080
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Address	605 Lido Drive
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City	Boulder City
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State	Nevada
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Zip	89005
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If you are representing someone other than yourself,	<i>Field not completed.</i>
------------------------------------------------------	-----------------------------

please indicate who you are representing (i.e. family member, organization).

Do you wish to speak?	No
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Meeting Date and/or Function	July 17th Variance request for Cynthia Kent/ 601 Lido Drive
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Agenda Item: If unsure of the item, please view the agenda at www.bcnv.org/agendacenter . If you do not want to speak to a specific agenda item, please type "General Public Comment" below.	July 17th. Variance request, Cynthia Kent/601 Lido Drive
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Opinion	Oppose
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Your Comment	Access to public utilities should not be impeded by private structures including fences. Lido Drive is a Cul De Sac. Because the fence is right next to the street and the home across from 601 Lido Drive has a vertical wall that is along the street, cars need to park close to the center of the street. If cars or boats are parked on both sides of Lido Drive, this creates a hazardous environment for those vehicles using Lido Drive. Additionally, cars or boats parked in the street because of the fencing and the wall impedes access to the residents on the street particularly in the event of an emergency.
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Affirm	Yes
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Do you wish to sign up to receive future agendas and news items from the City of Boulder City?	No
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Email not displaying correctly? [View it in your browser.](#)