



**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 NCL  
Filing Date 4/01/2024  
Hearing Date \_\_\_\_\_  
Fee Paid yes

APPLICANT		PROPERTY OWNER	
NAME	<u>Cynthia K Kent</u>	NAME	<u>Cynthia K Kent</u>
MAILING ADDRESS	<u>1801 Firefly Dr</u> <u>Lake Havasu City</u> <u>AZ 86404</u>	MAILING ADDRESS	<u>1801 Firefly Dr</u> <u>Lake Havasu City</u> <u>AZ, 86404</u>
CONTACT PHONE	<u>702-332-9270</u> Check: Work <input type="checkbox"/> Cell <input checked="" type="checkbox"/> Home <input type="checkbox"/>	CONTACT PHONE	<u>702-332-9270</u> <b>TEXT ONLY</b> 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      Cynthia K Kent  
PRINT Applicant Name      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 Wade 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 [lguyette@bcnv.org](mailto:lguyette@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.