

PLANNING AND DEVELOPMENT DEPARTMENT SCANNING COVER SHEET

Case No: V-89-84

APN: 139-34-712-107

Location: 213 S 11th St

Applicant: Mike Bogich

Project Name:

Allow following: 1) parking garage to side property lines where 5' setback required; 2) two stairways to w/i 15' of rear property line where 20' required; 3) sideyard wall to exceed 6' allowed height limit (height will vary from approx 4' to 7.5'; 4) 48 units where 45 are permitted.



FILE HISTORY

DATE	ACTION	INITIAL
8/23/84	B2A Approved	Jed
7-28-84	B2A - (6 month Extension) Approved	Jed
7/25/85	B2A Extension of Time - Approved to 8/23/86	jm
8/28/86	B2A - Extension of Time - Approved to 8/5/87	jm

V-89-84

PROPERTY OWNERS

PROTESTS

APPROVALS

1.		
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4.		
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20.		

FILE NO.

V-89-84

INTERDEPARTMENT DISTRIBUTION LIST

	DATE SENT	DATE RETURNED	C O M M E N T S
		1989	
BUILDING DEPARTMENT	2 Aug 1989	8/3	
FIRE SERVICES		8/8	
DESIGN & DEVELOPMENT		8/8	
POLICE DEPARTMENT			
LICENSE DEPARTMENT			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. V-89-84

NOTICE OF PUBLIC HEARING

AUGUST 23, 1984

Notice is hereby given that on August 23, 1984 at 7:30 p.m. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-89-84 MIKE BOGICH FOR A VARIANCE TO ALLOW THE FOLLOWING:

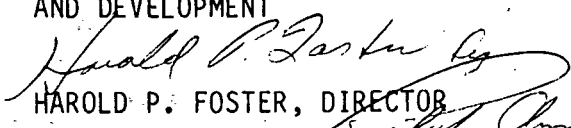
1. PARKING GARAGE TO BE BUILT TO SIDE PROPERTY LINES WHERE 5' SETBACK IS REQUIRED.
2. TWO STAIRWAYS TO WITHIN 15' OF REAR PROPERTY LINE WHERE 20' IS REQUIRED.
3. SIDEYARD WALL TO EXCEED 6' ALLOWED HEIGHT LIMIT (HEIGHT WILL VARY FROM APPROXIMATELY 4' TO 7 1/2').
4. 48 UNITS WHERE 45 ARE PERMITTED.

THE ABOVE REQUEST IS ON PROPERTY LOCATED AT 213 SOUTH 11TH STREET IN ZONING DISTRICT R-4 (APARTMENT RESIDENCE), PROPOSED R-5 (DOWNTOWN APARTMENT DISTRICT).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOTS 5
6, 7, 8, 9, 10, & 11, BLOCK 8, PIONEER HEIGHTS.

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 objections thereto or approval thereof.

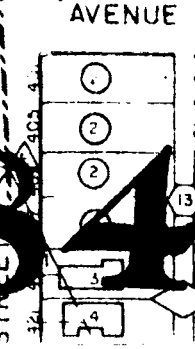
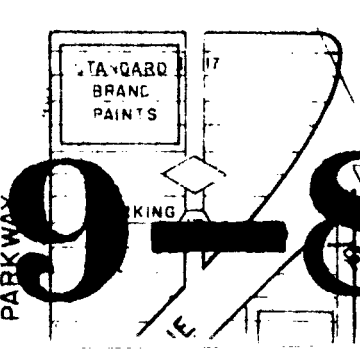
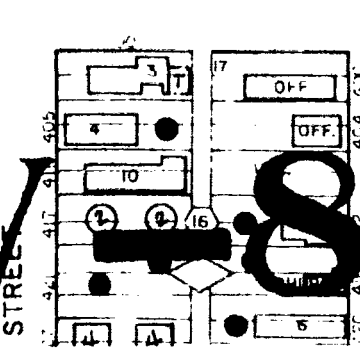
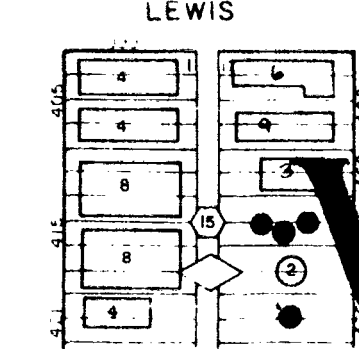
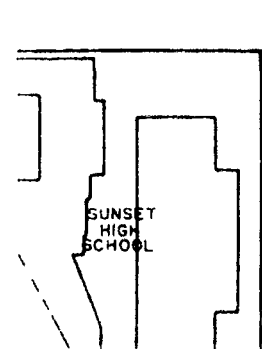
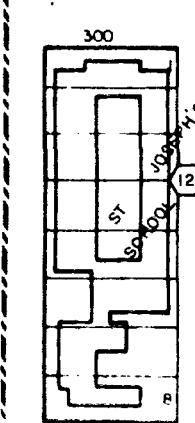
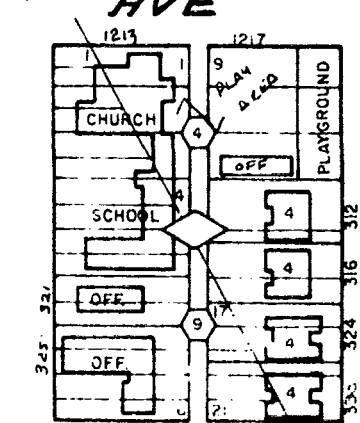
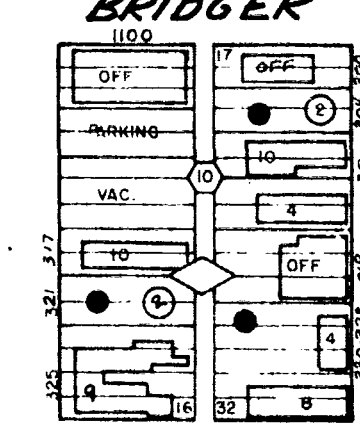
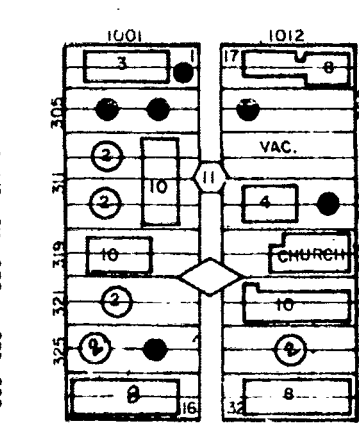
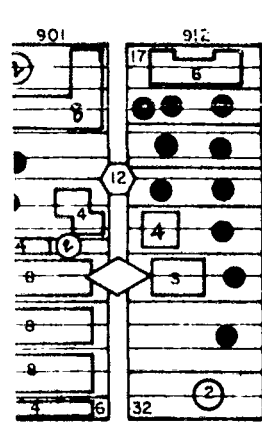
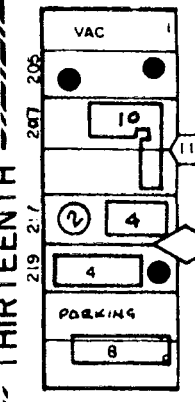
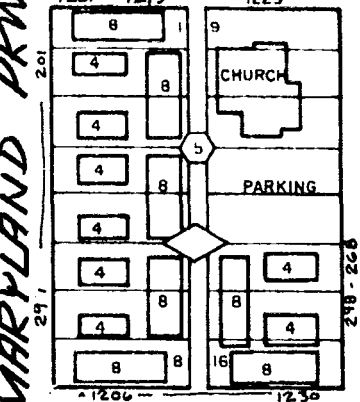
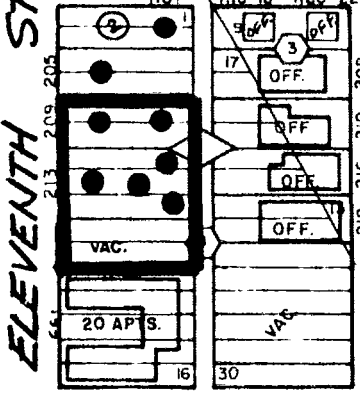
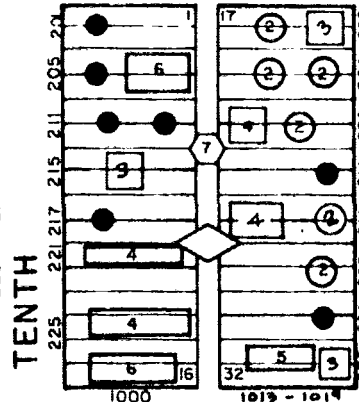
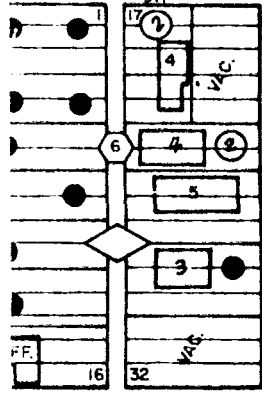
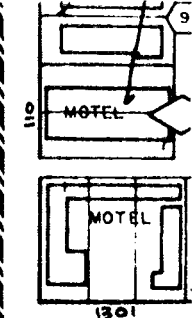
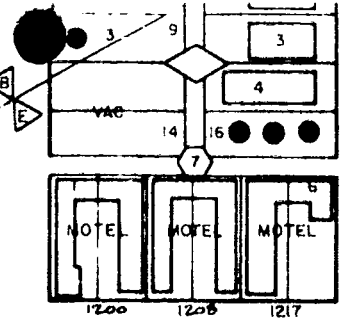
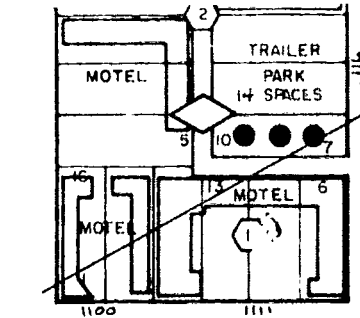
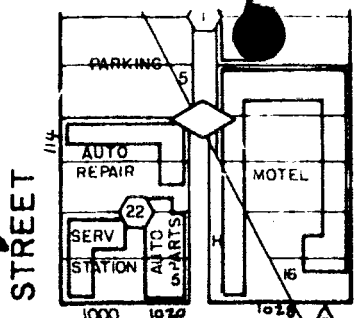
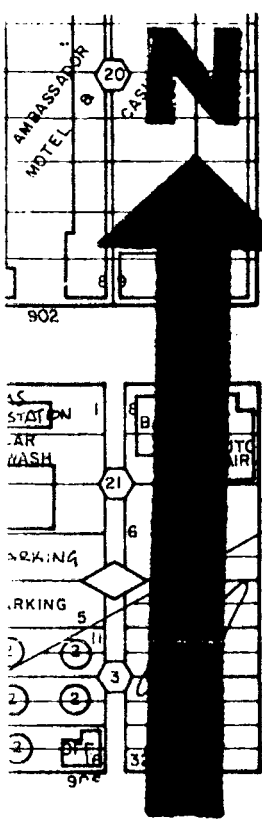
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:jcd

(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)



CLARK COUNTY ASSESSOR'S OFFICE

TAX ROLL EXTRACTION REQUEST

Date _____

Page _____ of _____

Requested by:

Organization CITY OF LAS VEGAS Name HARRY VON BUSCHDepartment COMMUNITY DEVELOPMENT Phone 386-6301 Ext. _____I. D. Code V-89-84 Date to Be Completed _____

Remarks _____

Information Needed:

1. Labels ☒ No. of Sets ☐ 2 Label Tape ☐2. Print Format: No Print (A) ☐ Valuation (F) ☐Name, Address, Legal Description (G) ☐

3. Selection by Tax District (List Tax Districts Needed):

4. Selection by Partial Parcel Number: Parcel Bk (3 char.) Page (5 char.), Partial Page (6 char.), Individual Parcel No. (9 char.)

Partial Page

Partial Page

Partial Page

Partial Page

Book	Pge	Nmbr	Book	Pge	Nmbr	Book	Pge	Nmbr	Book	Pge	Nmbr
3	2	1	3	2	1	3	2	1	3	2	1
020	42	7	040	08	1						
		003			002						
		007			012						
		001			003						
		003			001						
040	07	4			003						
		015			012						
		001			END						
		002									
		001									

Assessor Approval _____ Billing No. _____

INTER-OFFICE MEMORANDUM

9-14-88

TO:

BUILDING DEPARTMENT

FROM:

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

SUBJECT:

BUILDING DEPARTMENT
PERMIT APPLICATION

C-140-88

2/15/11/88

COPIES TO:

FILE: Z-45-84 V-89-84

CORRESPONDENCE FILE

OTHER:

The approval of the permit application and/or plans submitted by MEDALLION DEVELOPMENT
on 9-14-88 for has been withheld by
this department and forwarded to Building Department because of:

☐ Improper zone for specified use☐ Legal Description not attached☐ Lack of approval by☐ Required submittal of landscaping and/or sprinkler plans☐ Parking layout☐ Elevation drawings☐ Appeal period still in effect☐ Number of employees not indicated☐ Specified use not clear☐ Improper setbacks☐ Insufficient Plot Plan information☐ Non-submittal of Plot Plan☐ Trash enclosure details missing☐ Air conditioning screening not indicated☒ Other VARIANCE AND RE ZONING EXPIRED
8-5-87

Owner/Contractor notified on

9-14-88

(date)

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

September 2, 1986

Mike Bogich
213 South Eleventh Street
Las Vegas, Nevada 89101

RE: V-89-84 EXTENSION OF TIME

Dear Mr. Bogich:

Your request for an Extension of Time on an approved Variance which allowed a parking garage to be built to the side property lines where a 5 foot setback is required; 2 stairways to within 15 feet of the rear property line where 20 feet is required; side yard wall to exceed the 6-foot allowed height limit (height will vary from approximately 4 feet to 7½ feet); and 48 units where 45 are permitted, on property located at 213 South 11th Street, in Zoning District R-4 (under Resolution of Intent to R-5), was considered by the Board of Zoning Adjustment on August 28, 1986.

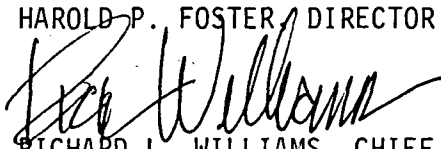
It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following conditions"

1. This Extension of Time will expire on August 5, 1987.
2. Approval by the City Council of the Extension of Time of zoning application Z-45-84.

This action by the Board of Zoning Adjustment on August 28, 1986 is final unless an appeal, in writing, is filed with the City Clerk within eleven days of the date of this letter or there is a review action filed by the City Council within fourteen days of the date of the letter.

Sincerely,

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


RICHARD L. WILLIAMS, CHIEF
CURRENT PLANNING DIVISION

HPF:RLW:jrm



BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

BOARD ACTION

ITEM

6. V-89-84 - MIKE BOGICH

APPLICATION: Extension-of-Time on an approved Variance which allowed a parking garage to be built to the side property lines where a 5 foot setback is required; 2 stairways to within 15 feet of the rear property line where 20 feet is required; side yard wall to exceed the 6-foot allowed height limit (height will vary from approximately 4 feet to 7 1/2 feet); and 48 units where 45 are permitted.

LOCATION: 213 South 11th Street

ZONE: R-4 (under Resolution of Intent to R-5)

Staff recommends APPROVAL, subject to:

1. This Extension-of-Time will expire on August 5, 1987.
2. Approval by the City Council of the Extension of Time of zoning application Z-45-84.

7. V-139-85 - C-B ENTERPRISES

APPLICATION: Extension-of-Time on an approved Variance which allowed a 7-story commercial storage facility (mini-warehouse) and 14 parking spaces where 84 parking spaces are required

LOCATION: West side of Casino Center Boulevard between Garces Avenue and Bonneville Avenue

ZONE: R-4 (under Resolution of Intent to C-2)

Staff recommends APPROVAL, subject to:

1. This Extension-of-Time shall be permitted for a period of one year and shall expire on August 19, 1987.

BUGBEE

APPROVED, subject to staff's conditions.
Unanimous

Rick Williams stated this was the applicant's third request for an extension-of-time. Staff recommends approval.

Walter Lindenberg appeared on behalf of the application.

(22:15 - 22:16)

BUGBEE

APPROVED
Unanimous

Rick Williams stated this was the applicant's first request for an extension-of-time. Staff recommends approval.

H. R. Campbell appeared on behalf of the application.

Note: This item will be heard at the 9/17/86 City Council meeting.

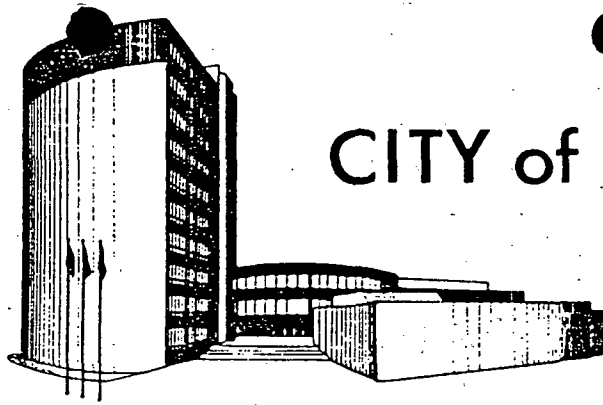
(19:36 - 19:37)

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

August 22, 1986

Mike Bogich
213 South Eleventh Street
Las Vegas, Nevada 89101

RE: V-89-84 EXTENSION OF TIME

Dear Applicant:

This is to advise that your request as referred to above will be considered by the Board of Zoning Adjustment at its regular meeting on August 28, 1986.

This meeting will be held at 7:30 p.m. in the Council 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:jrm

Attachment: Agenda



AGENDA

AUGUST 28, 1986

City of Las Vegas

BOARD OF ZONING ADJUSTMENT

Page 1

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6301

1. U-79-86 (H0)
HOME OCCUPATION PERMIT
Applicant: W. R. LIVINGSTON
Application: Home Occupation Use Permit to allow a real estate appraisal service
Location: 6229 West Oakey Boulevard
Zone: R-1
2. U-80-86 (H0)
HOME OCCUPATION PERMIT
Applicant: REX D. AND LYNDIA L. MILLER
Application: Home Occupation Use Permit to allow an accounting and tax business
Location: 7216 Carmen Boulevard
Zone: R-1
3. U-81-86 (H0)
HOME OCCUPATION PERMIT
Applicant: MELINDA L. GORLEY
Application: Home Occupation Use Permit to allow a business making fresh and silk floral arrangements
Location: 4049 LaBrea Court
Zone: R-CL
4. U-82-86 (H0)
HOME OCCUPATION PERMIT
Applicant: JOHN J. MOMOT
Application: Home Occupation Use Permit to allow an interior design business
Location: 704 Kenny Way
Zone: R-E
5. U-83-86 (H0)
HOME OCCUPATION PERMIT
Applicant: MARY PINK ON BEHALF OF PAUL ESPEJO
Application: Home Occupation Use Permit to allow a management consulting business
Location: 619 Hogan Drive
Zone: R-1
6. V-89-84
EXTENSION OF TIME
Applicant: MIKE BOGICH
Application: Extension of Time on an approved Variance which allowed a parking garage to be built to the side property lines where a 5 foot setback is required; 2 stairways to within 15 feet of the rear property line where 20 feet is required; side yard wall to exceed the 6-foot allowed height limit (height will vary from approximately 4 feet to 7½ feet); and 48 units where 45 are permitted
Location: 213 South 11th Street
Zone: R-4 (Under Resolution of Intent to R-5)

July 30 - 1986

To Harold Foster

Department of Community Planning & Development

I wish to request an Extension of
Time on application No Z-45-84 of property
on 211 So 11th St. We the owners are selling
said property for development and have hopes
of selling property in near future, however it
is not certain, so we wish an extension of
2 years.

Oswear
Mike Bogish

EXTENSION OF TIME

Z-45-84

\$25.00 G.P.#03078

FOR PLNG COM 14 AUG 86

H.V. Ford 30 JUL 86

THIS WILL ALSO SERVE AS THE REQUEST FOR
AN EXTENSION OF TIME UNDER THE VARIANCE
V-89-84, TO BE HEARD BY THE B.Z.A.

MAYOR BILL BRIARE

COUNCILMEN

RON LURIE

AL LEVY

BOB NOLEN

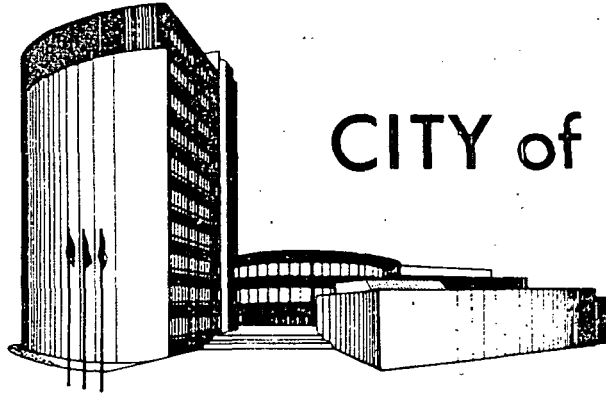
W. WAYNE BUNKER

CITY ATTORNEY

GEORGE F. OGILVIE

CITY MANAGER

ASHLEY HALL



CITY of LAS VEGAS

March 5, 1985

MILDRED DOYLE, ET AL
9778 Juniper
Fontana, California 92335

Dear Ms. Doyle:

RE: V-89-84

Your request for a six-month's Extension of Time on an approved Variance which allowed the following deviations on property located at 213 South 11th Street in Zoning District R-4 (Under Resolution of Intent to R-5) was considered by the Board of Zoning Adjustment at its regular meeting on February 28, 1985.

1. Parking garage to be built to the side property lines where a 5' setback is required.
2. Two stairways to within 15' of the rear property line where 20' is required.
3. Side yard wall to exceed the 6' allowed height limit (height will vary from approximately 4' to 7 1/2').
4. 48 units where 45 are permitted.

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. This Extension of Time will expire on August 23, 1985.

This action by the Board of Zoning Adjustment on February 28, 1985 is final unless an appeal, in writing, is filed with the City Clerk within eleven days of the date of this letter or there is a review action filed by the City Council within fourteen days of the date of this letter.

Building permits or business licenses cannot be acted upon until after the fourteen-day review period has elapsed or after the required hearing on any appeal or review.

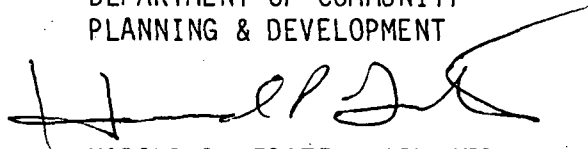


MILDRED DOYLE, ET AL
March 5, 1985
Page 2
RE: V-89-84

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 & DEVELOPMENT

A handwritten signature in dark ink, appearing to read 'H. P. Foster', is written over the typed name.

HAROLD P. FOSTER, DIRECTOR

HPF:jcd

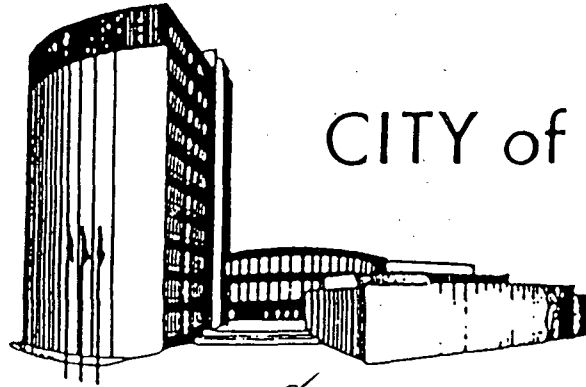
cc: City Clerk
LD & FC
Design & Dev.

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

28
February 28, 1985

MILDRED DOYLE, ET AL
9778 Juniper
Fontana, CA 92335

RE: V-89-84

Dear Applicant:

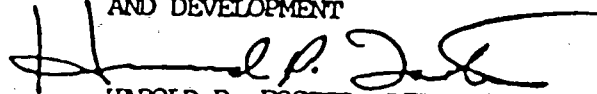
This is to advise that your request as referred to above will be considered by the Board of Zoning Adjustment at its regular meeting on Thursday, February 28, 1985.

This meeting will be held at 7:30 P.M. in the Council 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:jcd

Attachment :
Agenda



COMMUNITY PLANNING & DEVELOPMENT
CITY OF LAS VEGAS

GENTLEMEN:

THE NATURE OF THE IMMEDIATE PAST AND CURRENT REAL ESTATE MARKET HAS
MADE DEVELOPMENT OF THE PARCEL REFERRED TO AS V89-84 DIFFICULT. HOWEVER
WE ARE EXERTING ALL EFFORTS TO DEVELOP IT AS PLANNED

WE REQUEST AN EXTENSION OF TIME FOR AN ADDITIONAL SIX MONTHS TO ALLOW
US TO PROCEED WITH THE PROPOSED PLANS

THANK YOU
Mildred Doyle

Rec'd
2-4-85

BZA
GR 2/28/85
#64429

INTER-OFFICE MEMORANDUM

August 28, 1984

TO:

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

FROM:

CITY CLERK

SUBJECT:

APPEAL OR CITY COUNCIL 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-89-84Applicant: MIKE BOGICHAppeal by applicant or any other aggrieved person: Yes ☐ No ☒Review requested by the City Council Yes ☐ No ☒

DATE

9-11-84

CITY CLERK

Carl Q. HawleyDEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT INFORMATION:

Date of Board of Zoning Adjustment Action:

August 23, 1984

Last day for filing an appeal by applicant or any other aggrieved person. (Appeal period is 11 days after the notice of BZA action is mailed to applicant.)

September 7, 1984

Last day for a review being requested by the City Council. (Review period is 14 days after the notice of BZA action is mailed to applicant.)

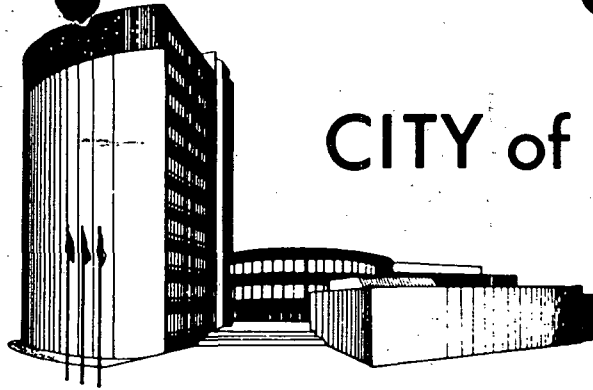
September 11, 1984

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

July 30, 1985

Mrs. Mike Bogich
9778 Juniper,
Fontana, California 92335

RE: V-89-84

Dear Mrs. Bogich:

Your request for an Extension of Time on an approved Variance which allowed a parking garage to be built to the side property lines where a 5 foot setback is required; 2 stairways to within 15 feet of the rear property line where 20 feet is required; side yard wall to exceed the 6-foot allowed height limit (height will vary from approximately 4 feet to 7½ feet); 48 units where 45 are permitted, on property located at 213 South 11th Street in Zoning District R-4 (Under Resolution of Intent to R-5), was considered by the Board of Zoning Adjustment on July 25, 1985.

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. This extension of time will expire on August 23, 1986.

This action by the Board of Zoning Adjustment on July 25, 1985 is final unless an appeal, in writing, is filed with the City Clerk within eleven days of the date of this letter or there is a review action filed by the City Council within fourteen days of the date of this letter.

Sincerely,

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

HPF:jrm



AGENDA

ANNOTATED & FINAL MINUTES

City of Las Vegas

July 25, 1985

BOARD OF ZONING ADJUSTMENT

Page 11

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

18. UC-74-79 - WEST CHARLESTON BAPTIST CHILD CARE AND PRE-SCHOOL CENTER - PLOT PLAN REVIEW

Application of WEST CHARLESTON BAPTIST CHILD CARE AND PRE-SCHOOL CENTER for a Plot Plan Review to place a temporary modular classroom, on property located at 6701 West Charleston Boulevard, in Zoning District R-E.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.
2. The temporary classroom shall be removed from the property on or before September 30, 1987.

MYERS

APPROVED, subject to staff's conditions.

Unanimous

(Bugbee & Sorensen excused)

Harold Foster stated this was for temporary quarters until the addition to the church is completed. Staff recommends approval.

Debbie Palmer appeared on behalf of the applicant.

(20:14 - 20:22)

19. V-89-84 - MRS. MIKE BOGICH - EXTENSION OF TIME

Application of MRS. MIKE BOGICH for an Extension of Time on an approved Variance which allowed a parking garage to be built to the side property lines where a 5 foot setback is required; 2 stairways to within 15 feet of the rear property line where 20 feet is required; side yard wall to exceed the 6-foot allowed height limit (height will vary from approximately 4 feet to 7 1/2 feet); 48 units where 45 are permitted, on property located at 213 South 11th Street in Zoning District R-4 (Under Resolution of Intent to R-5).

Staff recommends APPROVAL, subject to:

1. This extension of time will expire on August 23, 1986.

ASHWORTH

APPROVED, subject to staff's condition.

Unanimous

(Bugbee & Sorensen excused)

Harold Foster stated this was their second request for an extension. Staff recommends approval.

Walter Lindenberg appeared on behalf of the applicant.

(20:22 - 20:23)

20. V-85-80 - JOHN F. O'REILLY ON BEHALF OF SIGFRIED FISCHBACHER AND ROY HORN - EXTENSION OF TIME

Application of JOHN F. O'REILLY ON BEHALF OF SIGFRIED FISCHBACHER AND ROY HORN for an Extension of Time on an approved Variance which allowed use of the premises for the retail sale of tack, feed and related equipment where such use is not allowed on property located at 5050 North Lorenzi Boulevard in Zoning Districts R-E and C-2.

Staff recommends APPROVAL, subject to:

1. This use shall be permitted for a period of five years and will expire on October 23, 1990.

MYERS

APPROVED, subject to staff's condition.

Unanimous

(Bugbee & Sorensen excused)

Harold Foster stated staff had no objection to granting another five years. Staff recommends approval.

William Zeigler appeared on behalf of the applicant.

(20:23 - 20:24)

AGENDA

ANNOTATED & FINAL MINUTES

City of Las Vegas

July 25, 1985

BOARD OF ZONING ADJUSTMENT

Page 12

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

SUPPLEMENTAL AGENDA:

1. U-43-85 (HO) KRIS A. JAMSA

Application of KRIS A. JAMSA for a Home Occupation Use Permit to operate a computer software development business on property located at 7009 Cornflower Drive, in Zoning District R-CL.

Staff recommends APPROVAL, subject to:

1. This business shall conform to the restrictions governing home occupations.

ASHWORTH

APPROVED Items 1 thru 3 and Items 1 thru 3 on the Supplemental Agenda, subject to staff's condition.

Unanimous

(Bugbee & Sorensen excused)

Harold Foster stated the questionnaire had been answered favorably. Staff recommends approval.

The applicant was present.

(19:31 - 19:32)

2. U-44-85 (HO) DONALD DEAN SHEPARDSON

Application of DONALD DEAN SHEPARDSON for a Home Occupation Use Permit to conduct a consulting business for construction companies on property located at 6337 Evergreen Avenue, in Zoning District R-1.

Staff recommends APPROVAL, subject to:

1. This business shall conform to the restrictions governing home occupations.

ASHWORTH

APPROVED, Items 1 thru 3 and Items 1 thru 3 on the Supplemental Agenda, subject to staff's condition.

Unanimous

(Bugbee & Sorensen excused)

Harold Foster stated the questionnaire had been answered favorably. Staff recommends approval.

The applicant was present.

(19:31 - 19:32)

3. U-45-85 (HO) LOUISE E. GILLESPIE

Application of LOUISE E. GILLESPIE for a Home Occupation Use Permit to operate a graphic art service on property located at 1708 Goodrich Circle, in Zoning District R-CL.

Staff recommends APPROVAL, subject to:

1. This business shall conform to the restrictions governing home occupations.

ASHWORTH

APPROVED, Items 1 thru 3 and Items 1 thru 3 on the Supplemental Agenda, subject to staff's condition.

Unanimous

(Bugbee & Sorensen excused)

Harold Foster stated the questionnaire had been answered favorably. Staff recommends approval.

The applicant was present.

(19:31 - 19:32)

July 10, 1985

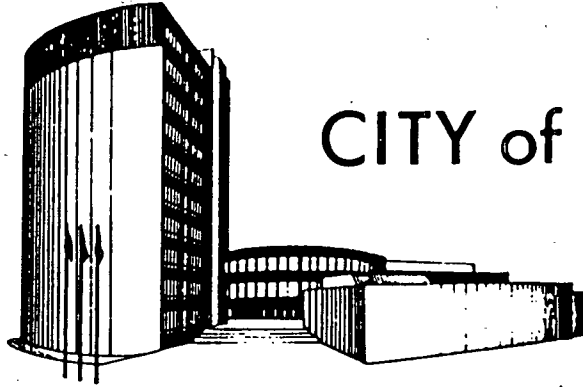
To Whom It May Concern:

DUE TO A REAL ESTATE MARKET THAT IS EXPERIENCING A DIFFICULT PERIOD WE HAVE BEEN UNABLE TO PROCEED WITH THE DEVELOPMENT OF THE PROPERTY LOCATED AT 213 SOUTH 11TH AND THEREFORE REQUEST AN EXTENSION OF TIME FOR ONE YEAR FOR THE EXISTING VARIANCE

Mrs. Mike Bogich

V-89-84
EXT. of TIME
2502 GR 74586
BZA 7/25/85

MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

July 15, 1985

Mrs. Mike Bogich
9778 Juniper
Fontana, California 92335

RE: V-89-84

Dear Applicant:

This is to advise that your request as referred to above will be considered by the Board of Zoning Adjustment at its regular meeting on July 25, 1985.

This meeting will be held at 7:30 P.M. in the Council 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:jrm

Attachment
Agenda



AGENDA

City of Las Vegas

July 25, 1985

BOARD OF ZONING ADJUSTMENT

Page 4

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

-
- | | |
|---|---|
| 18. UC-74-78

PLOT PLAN
REVIEW | Application of WEST CHARLESTON BAPTIST CHILD CARE AND PRE-SCHOOL CENTER for a Plot Plan Review to place a temporary modular classroom on property located at 6701 West Charleston Boulevard, in Zoning District R-E. |
| 19. V-89-84

EXTENSION OF
TIME | Application of MRS. MIKE BOGICH for an Extension of time on an approved Variance which allowed a parking garage to be built to the side property lines where a 5 foot setback is required; 2 stairways to within 15 feet of the rear property line where 20 feet is required; side yard wall to exceed the 6-foot allowed height limit (height will vary from approximately 4 feet to 7½ feet); 48 units where 45 are permitted, on property located at 213 South 11th Street in Zoning District R-4 (Under Resolution of Intent to R-5). |
| 20. V-85-80

EXTENSION OF
TIME | Application of JOHN F. O'REILLY ON BEHALF OF SIGFRIED FISCHBACHER AND ROY HORN for an Extension of Time on an approved Variance which allowed use of the premises for the retail sale of tack, feed and related equipment where such use is not allowed on property located at 5050 North Lorenzi Boulevard in Zoning Districts R-E and C-2. |

ENDA

City of Las Vegas

FEBRUARY 28, 1985

BOARD OF ZONING ADJUSTMENT

Page 20

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

BOARD ACTION

ITEM

19. U-9-85(HU) - HELEN FAGER ON BEHALF OF DONALD E. FAGER

Application of HELEN FAGER ON BEHALF OF DONALD E. FAGER for a Home Occupation to allow the making and selling of small custom tables and custom glass and mirror items on property located at 4857 East Monroe Avenue in Zoning District R-1.

Staff Recommendation: DENIAL

PROTESTS: N/A

Bugbee -
APPROVAL for one year with all work to be done on the inside of premises.
Unanimous

Harold Foster stated that although the applicant answered the questionnaire favorably, staff was concerned about it and considered it a borderline situation with the manufacturing of furniture; and, therefore, recommended

Donald Fager appeared on behalf of application.

(22:58-23:01)

20. V-89-84 - MILDRED DOYLE, ET AL - (EXTENSION OF TIME)

Request of MILDRED DOYLE, ET AL, for a six-month's Extension of Time on an approved Variance which allowed the following:

1. Parking garage to be built to the side property lines where a 5' setback is required.
2. Two stairways to within 15' of the rear property line where 20' is required.
3. Side yard wall to exceed the 6' allowed height limit (height will vary from approximately 4' to 7 1/2').
4. 48 units where 45 are permitted.

The above request is on property located at 213 South 11th Street in Zoning District R-4 (Under Resolution of Intent to R-5).

Staff Recommendation: APPROVAL subject to:

1. This Extension of Time will expire on August 23, 1985.

PROTESTS: N/A

Myers
APPROVED to 8/23/85
Unanimous

Harold Foster stated that this was their first request for an extension. Staff recommended approval of the six month extension.

(23:01-23:02)

INTER-OFFICE MEMORANDUM

MARCH 5, 1985

TO:

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

FROM:

CITY CLERK

SUBJECT:

APPEAL OR CITY COUNCIL 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-89-84Applicant: MILDRED DOYLE, ET ALAppeal by applicant or any other aggrieved person: Yes ☐ No ☒Review requested by the City Council Yes ☐ No ☒MARCH 19, 1985
DATECarl G. Harley
CITY CLERKDEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT INFORMATION:

Date of Board of Zoning Adjustment Action:

FEBRUARY 28, 1985

Last day for filing an appeal by applicant or any other aggrieved person. (Appeal period is 11 days after the notice of BZA action is mailed to applicant.)

MARCH 15, 1985

Last day for a review being requested by the City Council. (Review period is 14 days after the notice of BZA action is mailed to applicant.)

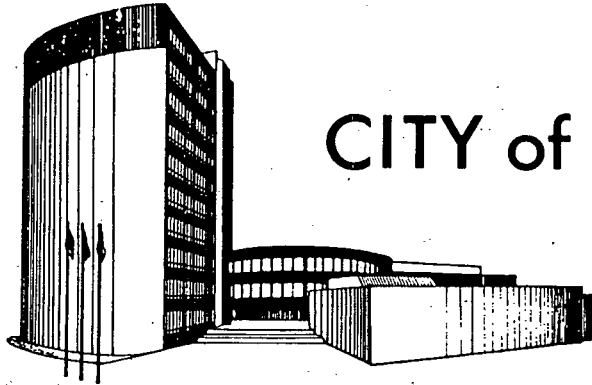
MARCH 19, 1985

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

August 28, 1984

MIKE BOGICH
1336 Johnson Lane, Rt. 3
Minden, Nevada 89423

RE: V-89-84

Dear Mr. Bogich:

Your request for a Variance to allow the following deviations on property located at 213 South 11th Street in Zoning District R-4 (Apartment Residence), was considered by the Board of Zoning Adjustment at its regular meeting on August 23, 1984:

1. Parking garage to be built to side property lines where 5' setback is required.
2. Two stairways to within 15' of rear property line where 20' is required.
3. Side yard wall to exceed 6' allowed height limit (height will vary from approximately 4' to 7 1/2').
4. 48 units where 45 are permitted.

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 conditions:

1. Approval of and conformance to the conditions of approval of Z-45-84
2. Conformance to the plot plan and elevation.



MIKE BOGICH
August 28, 1984
Page 2
RE: V-89-84

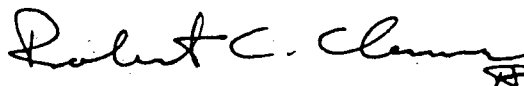
This action by the Board of Zoning Adjustment on August 23, 1984 is final unless an appeal, in writing, is filed with the City Clerk within eleven days of the date of this letter, or there is a review action filed by the City Council within fourteen days of the date of this letter.

Building permits or business licenses cannot be acted upon until after the fourteen-day review period has elapsed or after the required hearing on any appeal or review.

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
CHIEF OF ZONING

HPF:RCC:jcd

cc: Medallion Dev., Inc.
Allen E. Stewart
6060 Boulder Highway
LV NV 89122

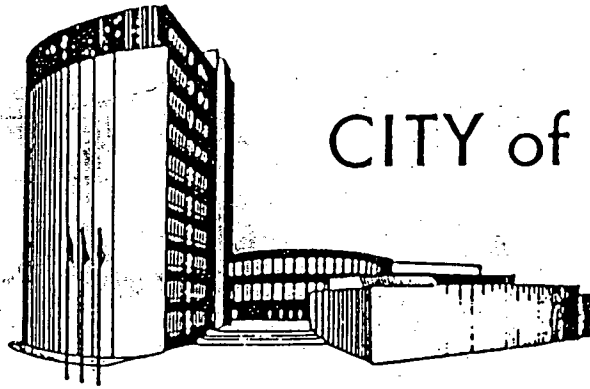
City Clerk
LD & FC
Design & Dev.

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

August 13, 1984

MIKE BOGICH
1336 Johnson Lane Rt 3
Minden, NV 89423

V-89-84

Dear Applicant:

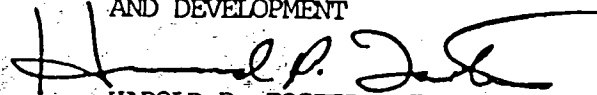
This is to advise that your request as referred to above will be considered by the Board of Zoning Adjustment at its regular meeting on August 23, 1984.

This meeting will be held at 7:30 P.M. in the Council 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:jcd

Attachment
Agenda

cc: Medallion Develop., Inc
Allen E. Stewart
6060 Boulder Highway
LV NV 89122

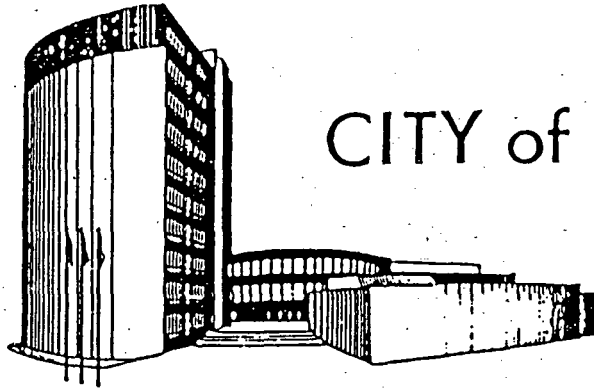


MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

August 13, 1984

MEDALLION DEVELOP., INC
ALLEN E. STEWART
6060 Boulder Highway
Las Vegas, NV 89122

V-89-84

Dear Applicant:

This is to advise that your request as referred to above will be considered by the Board of Zoning Adjustment at its regular meeting on August 23, 1984.

This meeting will be held at 7:30 P.M. in the Council 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:jcd

Attachment
Agenda



V-89-84-Text
V-89-84-A-Final Notice

NOTICE OF PUBLIC HEARING

DRAFT

AUGUST 23, 1984

AUGUST 2, 1984

Notice is hereby given that on AUGUST 23, 1984, at 7:30 p.m. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-89-84 MIKE BOGICH FOR A VARIANCE TO ALLOW THE FOLLOWING:

1. PARKING GARAGE TO BE BUILT TO SIDE PROPERTY LINES
WHERE 5' SETBACK IS REQUIRED.
2. TWO STAIRWAYS TO WITHIN 15' OF REAR PROPERTY LINE
WHERE 20' IS REQUIRED.
3. SIDEYARD WALL TO EXCEED 6' ALLOWED HEIGHT LIMIT
(HEIGHT WILL VARY FROM APPROXIMATELY 4' TO 7 1/2').
4. 48 UNITS WHERE 45 ARE PERMITTED

THE ABOVE REQUEST IS ON PROPERTY LOCATED AT 213 SOUTH

11TH STREET IN ZONING DISTRICT R-4 (APARTMENT RESIDENCE) ~~DISTRICT~~
PROPOSED R-5 (DOWNTOWN APARTMENT DISTRICT)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOTS 5,
6, 7, 8, 9, 10, and 11, BLOCK 8, PIONEER HEIGHTS.

5. 2nd FLOOR. BATHS. KITCHENS. DINING ROOMS. LIVING ROOMS. BEDROOMS. (1440 sq. ft.)

Initial

Date

DONNA

dp

8/3/84

THIS FILE MUST BE RETURNED TO JOANNA

WILLIAMS

[Signature]

8/3/84

BY AUGUST 7, 1984

CLEMMER

FOSTER

CC: HARRY VON BUSCH

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.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

/jcd

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)

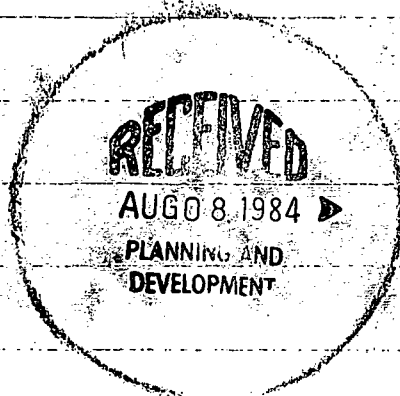
TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION BUREAU

SUBJECT: V-89-84

- ☒ 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~~^{feet} of the building or existing hydrant.
- ☐ 4. Fire hydrants to be installed in accordance with current fire code adopting ordinance.
- ☐ 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. Must meet requirements of Uniform Fire Code.
- ☐ 8. Dead end fire lanes not to exceed 150'.
- ☐ 9. Cul-de-sacs not to exceed 400'. Minimum turning radius of 45' 6".
- ☐ 10. Crash gate(s) shall be approved by the Fire Department prior to installation.
- ☐ 11. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER: _____



L. Peoples 8/8/84

INTER-OFFICE COMMUNICATION

DATE: AUGUST 2, 1984

TO: DEPARTMENT OF DESIGN & DEVELOPMENT
~~DEPARTMENT OF BUILDING & SAFETY~~
DEPARTMENT OF FIRE SERVICES

FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

SUBJECT: FILE NO. V-89-84, BOARD OF ZONING ADJUSTMENT MEETING AUGUST 23, 1984

APPLICATION SUBMITTED BY: MIKE BOGICH

FOR A : VARIANCE X
USE PERMIT

ALLOW THE FOLLOWING:

1. PARKING GARAGE TO BE BUILT TO SIDE PROPERTY LINES WHERE 5' SET BACK IS REQUIRED.
2. TWO STAIRWAYS TO WITHIN 15' OF REAR PROPERTY LINE WHERE 20' IS REQUIRED.
3. A SIDEYARD WALL TO EXCEED 6' ALLOWED HEIGHT LIMIT (HEIGHT WILL VARY FROM APPROX. 4 to 7 1/2')
4. 48 UNITS WHERE 45 ARE PERMITTED.

PROPERTY LOCATED AT: 213 South 11th Street

LAND USE ZONE: R-4

LEGALLY DESCRIBED AS: LOTS 5, 6, 7, 8, 9, 10 & 11, BLOCK 8,
PIONEER HEIGHTS

Your remarks regarding this application prior to FRIDAY, AUGUST 10TH will be greatly appreciated.

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

/jcd

INTER-OFFICE MEMORANDUM

Date

August 8, 1984

TO:

Community Planning and Development

FROM:

Design and Development

SUBJECT:

Mike Bogich
V-89-84

COPIES TO:

Permits
Right-of-Way
Survey
Traffic Engineering

Your inter-office communication dated August 2, 1984 requested comments from this Department prior to August 10, 1984 concerning the application submitted by Mike Bogich for a Variance to allow a parking garage to be built to the side property lines where a five (5) foot setback is required; two (2) stairways to within fifteen (15) feet of the rear property line where twenty (20) feet is required; a sideyard wall to exceed the six (6) feet allowed height limit (height will vary from approximately four (4) to seven and one-half (7.5) feet and forty-eight (48) units where forty-five (45) units are permitted on property located at 213 South Eleventh Street in a land use zone designated R-4 (Apartment Residence).

This Department requests that the following be made conditions of approving this application.

1. Install portland cement concrete sidewalk and street lighting conforming to City of Las Vegas standards and specifications on Eleventh Street.
2. Submit a parking plan conforming to City of Las Vegas standards to the Traffic Engineer.
3. During development, any damage done to the existing off-site improvements adjacent to this property will have to be repaired or replaced to current City of Las Vegas standards and specifications as required by the Department of Design and Development.
4. Obtain all permits and inspections required by the City of Las Vegas Municipal Code

C.D. Peterson
C.D. Peterson, R.L.S.

CDP:nm

RECEIVED
AUG 8 1984
PLANNING AND
DEVELOPMENT

INTER-OFFICE MEMORANDUM

Date

August 3, 1984

TO:

COMMUNITY PLANNING AND DEVELOPMENT

FROM:

DEPARTMENT OF BUILDING AND SAFETY

SUBJECT:

V-89-84
Bogich

COPIES TO:

In answer to your memorandum of August 2, 1984,
on the above variance request at 213 South 11th Street

_____ ,
this Department has no objections provided all required permits
and inspections are obtained.

RECEIVED
AUG 3 1984
PLANNING AND
DEVELOPMENT

INTER-OFFICE COMMUNICATION

DATE: AUGUST 2, 1984

TO: DEPARTMENT OF DESIGN & DEVELOPMENT
DEPARTMENT OF BUILDING & SAFETY
DEPARTMENT OF FIRE SERVICES

FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

SUBJECT: FILE NO. V-89-84, BOARD OF ZONING ADJUSTMENT MEETING AUGUST 23, 1984

APPLICATION SUBMITTED BY: MIKE BOGICH

FOR A : VARIANCE X
USE PERMIT

ALLOW THE FOLLOWING:

1. PARKING GARAGE TO BE BUILT TO SIDE PROPERTY LINES WHERE 5' SET BACK IS REQUIRED.
2. TWO STAIRWAYS TO WITHIN 15' OF REAR PROPERTY LINE WHERE 20' IS REQUIRED.
3. A SIDEYARD WALL TO EXCEED 6' ALLOWED HEIGHT LIMIT (HEIGHT WILL VARY FROM APPROX. 4 to 7 1/2')
4. 48 UNITS WHERE 45 ARE PERMITTED.

PROPERTY LOCATED AT: 213 South 11th Street

LAND USE ZONE: R-4

LEGALLY DESCRIBED AS: LOTS 5, 6, 7, 8, 9, 10 & 11, BLOCK 8,
PIONEER HEIGHTS

Your remarks regarding this application prior to FRIDAY, AUGUST 10TH will be greatly appreciated.

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

/jcd

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, Mike Bogich, the Owner(s), respectfully petition(s) for a special Variance to allow _____

1. Parking garage to be built to side property lines where 5 feet set back is required.
2. Allow two stairways to within 15 feet of rear property line where 20 feet is required.
3. Allow sideyard wall to exceed 6 feet allowed height limit (height will vary from approximately 4 to 7½ feet) 4. 48 units where 45 are permitted.

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

The property is situated at 213 South 11th, between Carson Avenue and Bridger Street, in Zoning

District R-4. Said property is legally described as follows, to wit:

Lots 5,6,7,8,9,10,11 Block 8 Pioneer Heights

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

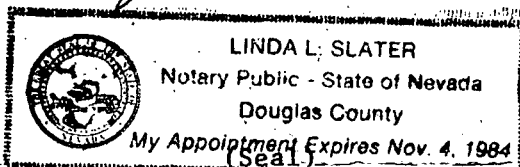
(I, We), the undersigned, being duly sworn, depose and say that (I am, we are) the (owner, owners) of record of the property involved in this application, that the information on the attached map and all plans, drawings, and sketches attached hereto and all statements and answers contained herein are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

(SIGNED IN INK)

Mike Bogich 1336 Johnson Lane Rt 3 Minion NV 89423 267 2182
SIGNATURE(S) OF OWNER(S) OF RECORD MAILING ADDRESS ZIP CODE PHONE NO.

Subscribed and sworn to before me this 20th day of June, 1984,

Linda L. Slater
Notary Public in and for said County and State



PLEASE SEND NOTICE
to City of Carson
ALLEN E. STEWART
PROJECT MANAGER

 MEDALLION DEVELOPMENT, INC.

6060 Boulder Highway
Las Vegas, Nevada 89122
(702) 458-5820

SPECIFICATIONS AND FURTHER INFORMATIONAL REQUIREMENTS,
FORMATION STATEMENT.

NOT FOR COMMUNITY DEVELOPMENT USE ONLY***

going has been inspected by me and was filed with the Board of Zoning Adjustment in accordance with the provisions of Chapter 19.00, Title 19, of the Las Vegas City Code.

Filing Fee: \$ 100

Received by: KE

Receipt No.: 57285

CASE NO: V-89-84

Date: 7/23/84

City of H. Von Busch
Map - 7/23/84 contact AL STEWART 458-5820 458-6497

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. ☐ 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.

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 \$ 100.00.

The undersigned, Dorothy Erickson, Helen Lockwood, Mildred Doyle, the Owner(s), respectfully petition(s) for a special Variance to allow

1. Parking garage to be built to side property lines where 5 feet set back is required.
2. Allow two stairways to within 15 feet of rear property line where 20 feet is required
3. Allow sideyard wall to exceed 6 feet allowed height limit (height will vary from approximately 4 to 7½ feet)

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

The property is situated at 213 South 11th, between Carson Avenue and Bridger Street, in Zoning District R-4. Said property is legally described as follows, to wit:
Lots 5,6,7,8,9 Block 8 Pioneer Heights

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF California
San Bernardino
COUNTY OF CLARK

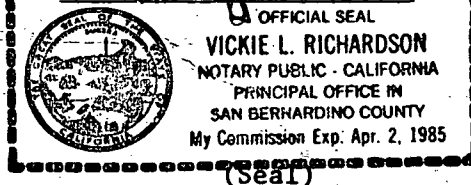
(I, We), the undersigned, being duly sworn, depose and say that (I am, we are) the (owner, owners) of record of the property involved in this application, that the information on the attached map and all plans, drawings, and sketches attached hereto and all statements and answers contained herein are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

(SIGNED IN INK)
Dorothy Erickson 9634 Palmetto Fontana, Ca 92335 (714) 822-3133
Helen Lockwood 14596 Zilbert Fontana " 822-2108
Mildred Doyle 9778 Juniper Fontana, Ca. 92335 (823.7588)

SIGNATURE(S) OF OWNER(S) OF RECORD MAILING ADDRESS ZIP CODE PHONE NO.

Subscribed and sworn to before me this 12th day of July, 1984.

Vickie L. Richardson
Notary Public in and for said County and State



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: \$ _____

Received by: _____

Receipt No.: _____

CASE NO: V-89-84

Date: _____

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. XXXXXX 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.