

INTERDEPARTMENT DISTRIBUTION LIST

	DATE SENT 1992	DATE RETURNED 1992	COMMENTS
BUILDING & SAFETY	10-23-91	10-23	Comments - see memo
FIRE SERVICES	"		
PUBLIC WORKS R/W, ELEC.	"	11-17	No objection
LAND DEVEL. DIVISION	"		
DOWNTOWN REDEVELOPMENT			
LICENSE DEPARTMENT			
HEALTH DEPARTMENT			
METRO			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. V-158-90
 (Ext. of Same)

INTERDEPARTMENT DISTRIBUTION LIST

	DATE SENT	DATE RETURNED	COMMENTS
	1990	1990	
	1991		
BUILDING & SAFETY	1-4	1-23	See memo
FIRE SERVICES	"	1-17	Provide smoke detectors - See memo
PUBLIC WORKS - R/W, ELEC.	"	1-16	No obj
LAND DEVELOPMENT DIV.	"		
DOWNTOWN REDEVELOPMENT			
POLICE DEPARTMENT			
LICENSE DEPARTMENT			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. V-158-90

PROPERTY OWNERS

PROTESTS

APPROVALS

1. David A. Moore, 4312 SP. Charleston (2 letters)
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____

FILE NO. V-158-90

Normal R. Standerfer, Director
Department of Community
Planning & Development

RE: Case #V-158-90

Dear Sir:

I am still in **opposition** to the varience requested. As previously stated:

I strongly **oppose** a business being run from a residence.

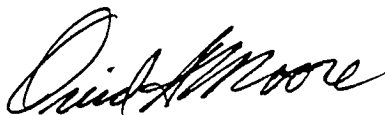
The zoning on north side of Charleston Blvd in the 4200 & 4300 block is PR zoning.

City planning has not allowed a business to operate from a home or residence for a number of years.

All requests for a zoning change have been steadfastly denied in this area. If PR zoning is in effect, lets observe the rules.

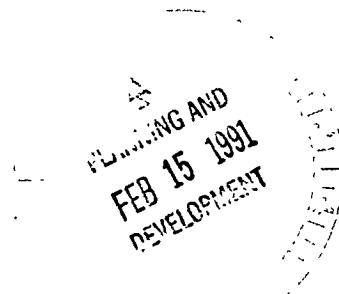
If you are willing to grant **commercial & residential combinations** on the same premises please consider this my request for combination C-1 & R-4 zoning for the properties: 4312 & 4306 W. Charleston.

Sincerely



Ovid A. Moore
4312 West Charleston
Las Vegas, Nv 89102

4306 W. Charleston



Normal R. Standerfer, Director
Department of Community
Planning & Development

RE: Case #V-158-90

Dear Sir:

I strongly oppose a business being run from a residence.

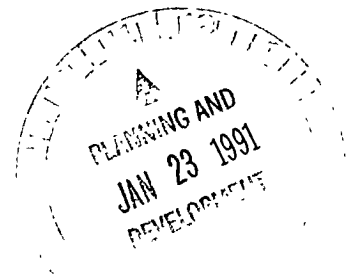
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City planning has not allowed a business to operate from a home or residence for a number of years.

All requests for a zoning change have been steadfastly denied in this area. If PR zoning is in effect, lets observe the rules.

Sincerely

Ovid A. Moore
4312 West Charleston
Las Vegas, Nv 89102



CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUEST

511-50

Date 1-9-91
Page 1 of

87
2
174

Requested by:

Organization CITY OF LAS VEGAS Name Hillevi Davis

Department COMMUNITY DEVELOPMENT Phone 386-6301 Ext. 6196

I. D. Code V-158-90 Date to Be Completed

Remarks

Information Needed:

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

1-9-91
9:32

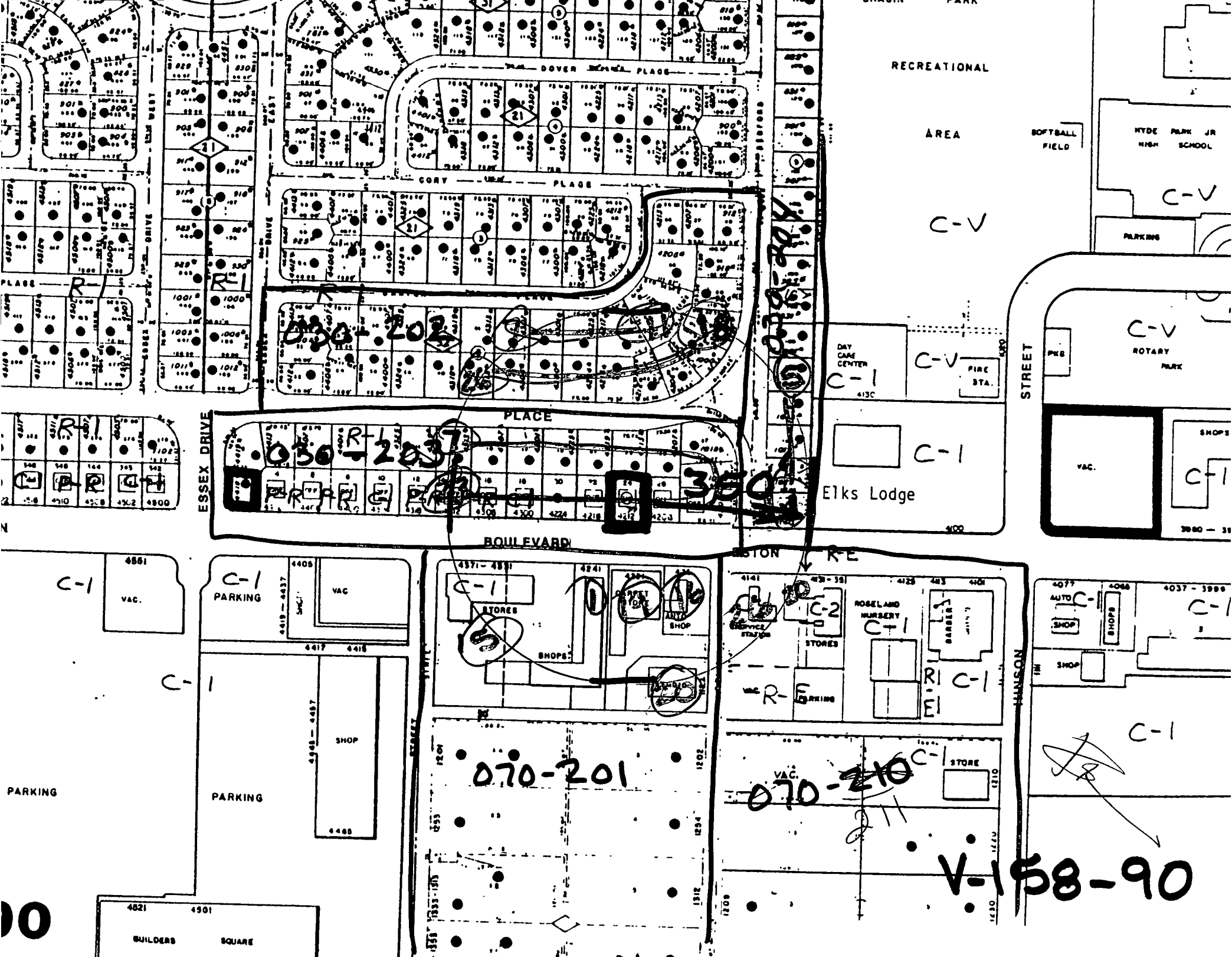
3. Selection by Tax District (List Tax Districts Needed):

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	3	2	1	3	3	2	1	3	3	2	1	3
030	20	2	007	070	20	1	015								
			011				016								
			018				019								
			026				020								
	20	3	007		21	1	020								
			023				026								
	20	4	001	- END -											
			005												
070	20	1	001												

Assessor Approval Billing No.

(41) *[Signature]*



RECREATIONAL

AREA

SOFTBALL FIELD

HYDE PARK JR HIGH SCHOOL

C-V

PARKING

C-V

ROTARY PARK

SHOPS

C-1

3800 - 31

DAY CARE CENTER
413C

C-V

FIRE STA.

C-1

Elks Lodge

4100

STREET

PLACE

BOULEVARD

ESSEX DRIVE

DOVER PLACE

CORY PLACE

BAIRD DRIVE
EAST
WEST

Handwritten annotations: 030-203, 350, 070-201, 070-210

C-1

4861

VAC.

C-1

PARKING

4409

VAC.

4419 - 4437

4417

4418

C-1

PARKING

4941 - 4957

SHOP

4468

070-201

070-210

V-158-90

C-1

Handwritten signature/initials

4077

AUTO SHOP

SHOP

4066

SHOPS

4037 - 3999

C-1

4141

ROSELAND NURSERY

STORERS

VAC.

4129 - 391

C-2

STORERS

PARKING

4128

C-1

ROSELAND NURSERY

ELKS LODGE

4125

C-1

BARBERS

ELKS LODGE

4124

C-1

BARBERS

ELKS LODGE

4077

AUTO SHOP

SHOP

4066

SHOPS

4037 - 3999

C-1

4037 - 3999

C-1

4037 - 3999

C-1

SHOP

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ELKS LODGE

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ELKS LODGE

C-1

4821

BUILDERS

4501

SQUARE

1201

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DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME MARY FLUD
 REP'S NAME _____
 ADDRESS: 4212 W. CHARLESTON BLVD.
LAS VEGAS, NV 89102
 PHONE 877-4212
870-4997

AGENT: NAME _____
 REP'S NAME _____
 ADDRESS _____
 PHONE _____

APPLICATION TYPE:

- REZONING PLOT PLAN REVIEW VARIANCE USE PERMIT
 QTA OTHER _____

PUBLIC HEARING: IF YES, LEGAL LOT 24, BLOCK 4, OF HYDE PARK SUBDIV. #1.

ZONING: EXISTING P-R PROPOSED -

LAND USE: EXISTING OFFICE BUILDING
 PROPOSED VARIANCE TO ALLOW FOR RESIDENTIAL USE A PORTION OF A PROPERTY WHERE ONLY A GENERAL BUSINESS OFFICE USE IS PERMITTED.

PAST ACTIONS: CASE NO. 2-86-63 ACTION APP'D. DATE 6/26/63
 CASE NO. _____ ACTION _____ DATE _____
 CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. M-31-7 ASSESSOR'S PARCEL NO. 030-203-018

GENERAL LOCATION: 4212 WEST CHARLESTON BOULEVARD

FLOOD ZONE "A": YES _____ NO

IN DOWNTOWN REDEVELOPMENT AREA?: YES _____ NO

SPECIAL NOTICE REQUIRED?: YES _____ NO

IF YES: _____

CHECKED BY: (P) DATE 12/19/90

GENERAL RECEIPT NO. 103472 CASE NO. V-158-90

PC DATE: - BZA DATE: 1/24/91

NOTICE OF PUBLIC HEARING

VARIANCE REQUEST

MEETING: BOARD OF ZONING ADJUSTMENT
DATE: JANUARY 24, 1991
TIME: 7:00 p.m.
LOCATION: Howard Cannon Sr. Citizen's Center
340 North 11th Street
Las Vegas, Nevada

APPLICANT: MARY FLUD

CASE NO.: V-158-90

REQUEST: TO ALLOW A PORTION OF AN EXISTING BUSINESS OFFICE TO BE USED AS A RESIDENCE, WHERE SUCH USE IS NOT PERMITTED

PROPERTY LOCATION: 4212 WEST CHARLESTON BOULEVARD

ZONING: P-R

LEGAL DESCRIPTION: LOT TWENTY-FOUR (24) IN BLOCK ONE (1) OF HYDE PARK SUBDIVISION NO. 1

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 this request; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

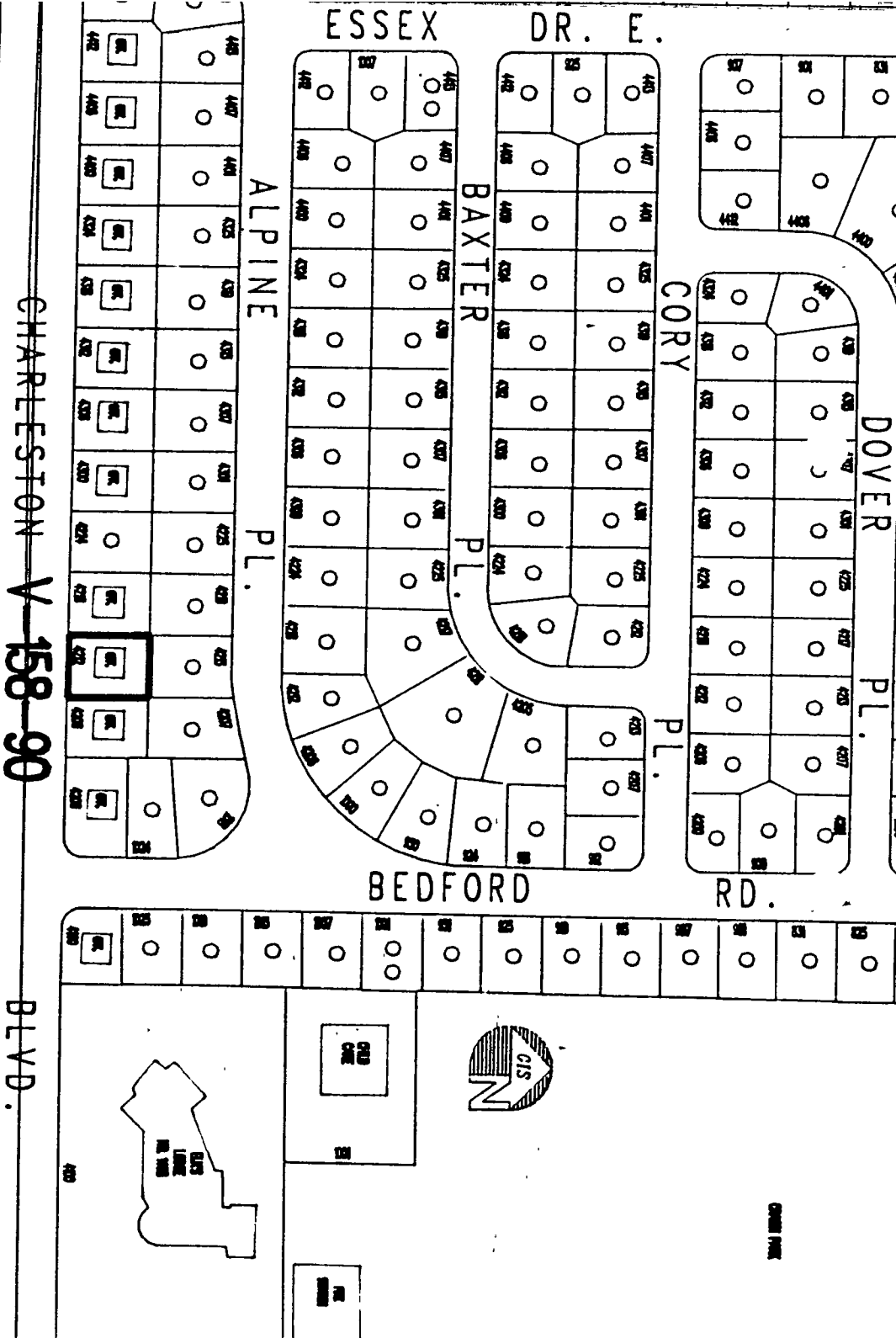
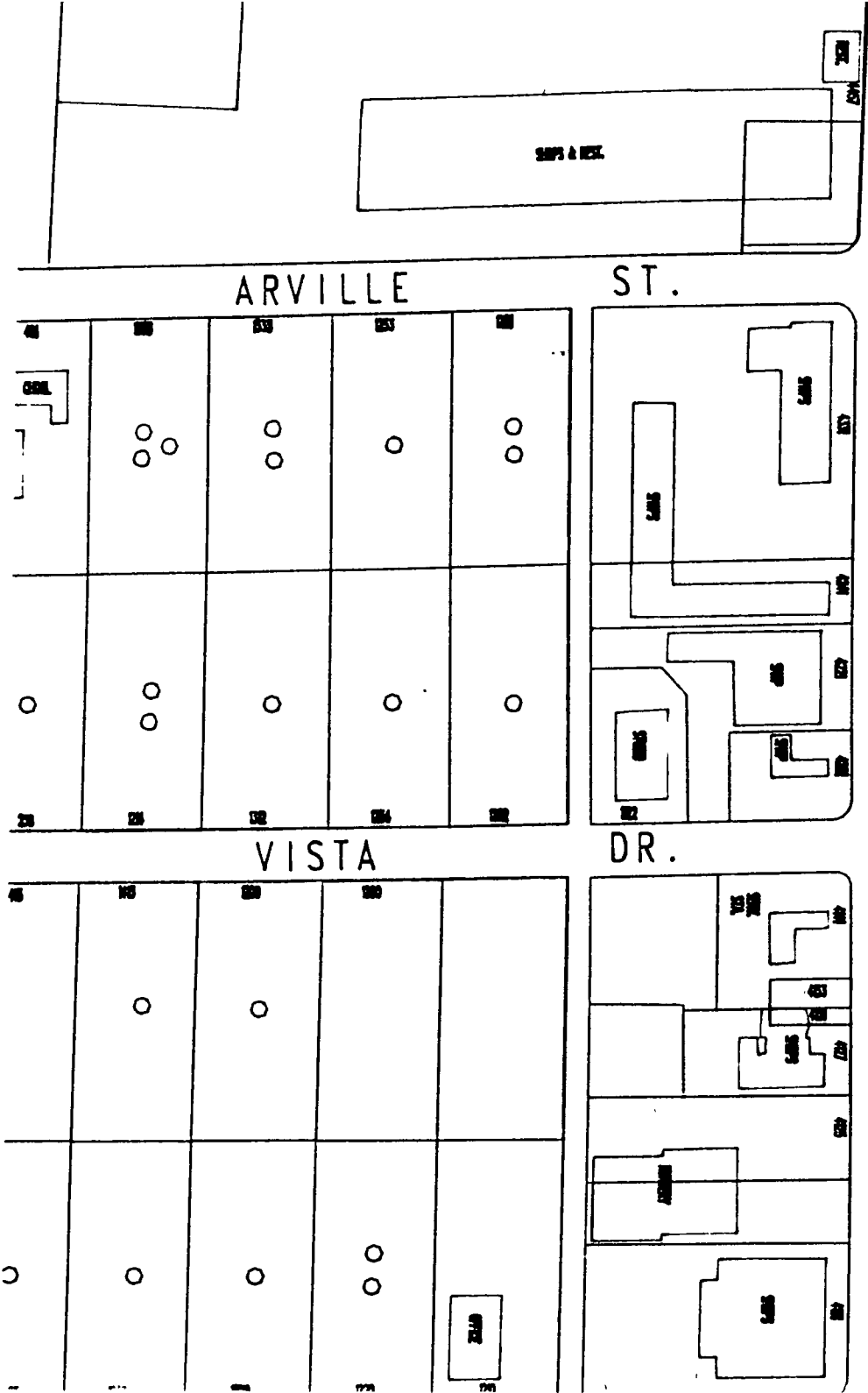


DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

A handwritten signature in black ink, appearing to read "Norman R. Standerfer".

NORMAN R. STANDERFER, DIRECTOR

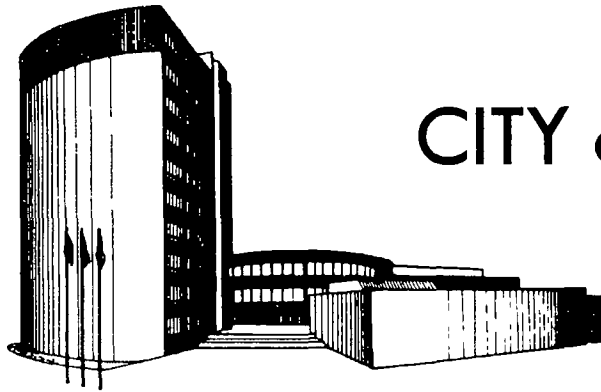
SEE LOCATION MAP ON REVERSE SIDE



MAYOR
JAN LAVERY JONES

COUNCIL MEN
BOB NOLEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR

CITY MANAGER
WILLIAM J NOONAN



CITY of LAS VEGAS

C O R R E C T E D L E T T E R

January 19, 1993

Ms. Mary Flud
4212 West Charleston Boulevard
Las Vegas, Nevada 89102

RE: V-158-90 - EXTENSION OF TIME

Dear Ms. Flud:

The City Council at a regular meeting held December 16, 1992 APPROVED the request for an Extension of Time for an approved Variance which allowed a portion of a business office to be used as a residence, where such use is not permitted on property located at 4212 West Charleston Boulevard, P-R Zone, subject to:

1. This Extension of Time will expire on January 24, 1998.

Sincerely,



KATHLEEN M. TIGHE
City Clerk

/cmp

cc: Dept. of Community Planning & Development
Dept. of Public Works
Dept. of Fire Services
Dept. of Building & Safety
Land Development Services



AGENDA & MINUTES

ITEM COUNCIL CHAMBERS • 400 EAST STEWART AVENUE ACTION

Item Number	DISCUSSION/ACTION ITEMS	ACTION
	COMMUNITY PLANNING AND DEVELOPMENT (CONTINUED)	HAWKINS - APPROVED as recommended subject to the condition
	<u>EXTENSION OF TIME</u>	UNANIMOUS
89	<u>V-158-90 - Mary Flud</u>	Clerk to notify and Planning to proceed
	Request for an Extension of Time for an approved Variance which allowed a portion of a business office to be used as a residence, where such is not permitted on property located at 4212 West Charleston Boulevard, P-R Zone.	***** MARY FLUD, the applicant, was present. There was no discussion. (1425)
	Board of Zoning Adjustment unanimously recommended (4-0 vote) APPROVAL, subject to:	
	1. This Extension of Time will expire on January 24, 1997.	CORRECTION: Expiration Date should be January 24, 1998.
	Staff Recommendation: APPROVAL	
	Ward 1 (Hawkins)	

Larry B. Burton

AGENDA DOCUMENTATION

DECEMBER 16, 1992

Date: _____

TO: The City Council

FROM: NORMAN R. STANDERFER, DIRECTOR
DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

SUBJECT: EXTENSION OF TIME - V-158-90 - Mary Flud

PURPOSE/BACKGROUND

APPLICATION REQUEST:

This request is for an Extension of Time on an approved Variance which allowed a portion of a business office to be used as a residence, where such use is not permitted.

BACKGROUND DATA:

2-20-91 The City Council approved V-158-90, a variance to allow a portion of an existing business office to be used as a residence.

DETAILS OF APPLICATION REQUEST:

At the time this variance was originally approved it was indicated that the residential use was for the applicant's parents and the use was only to be for two years. The conditions of approval reflected a two year time limitation.

In a letter dated 10-20-92, the applicant explained she has been able to care for her parents in an economical way and that their presence serves as security for the building when it is closed. She is requesting a five year extension of time.

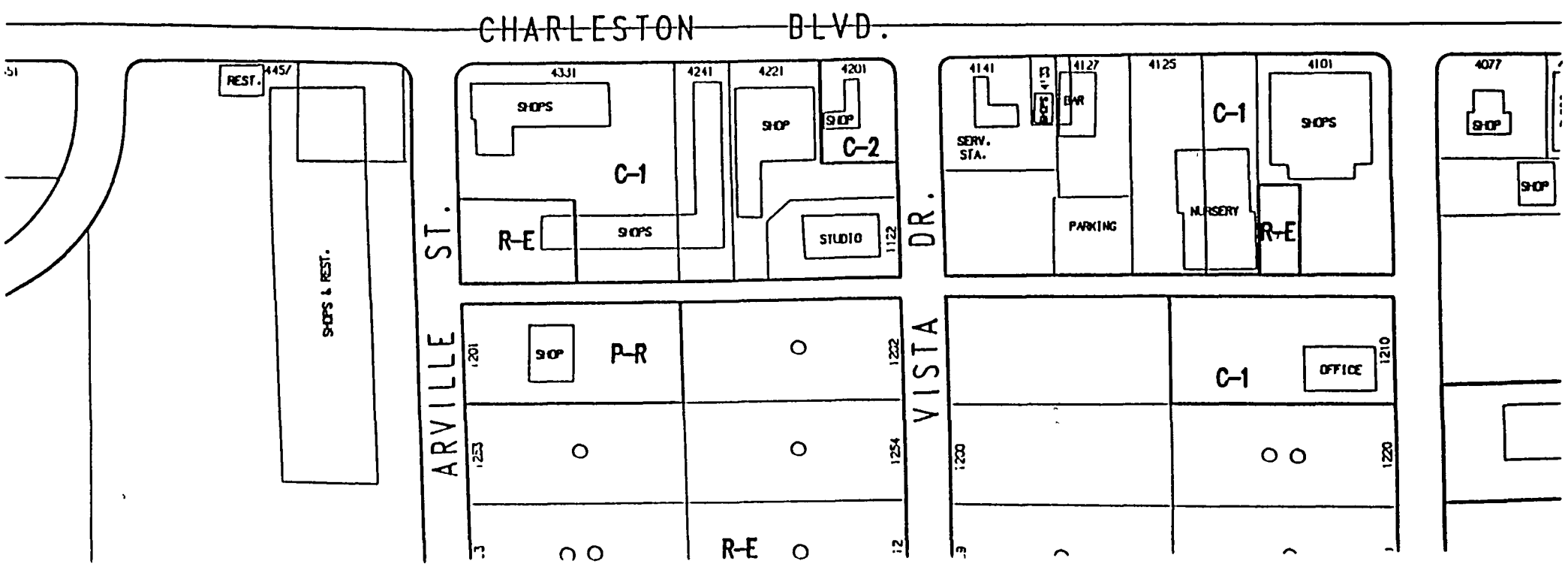
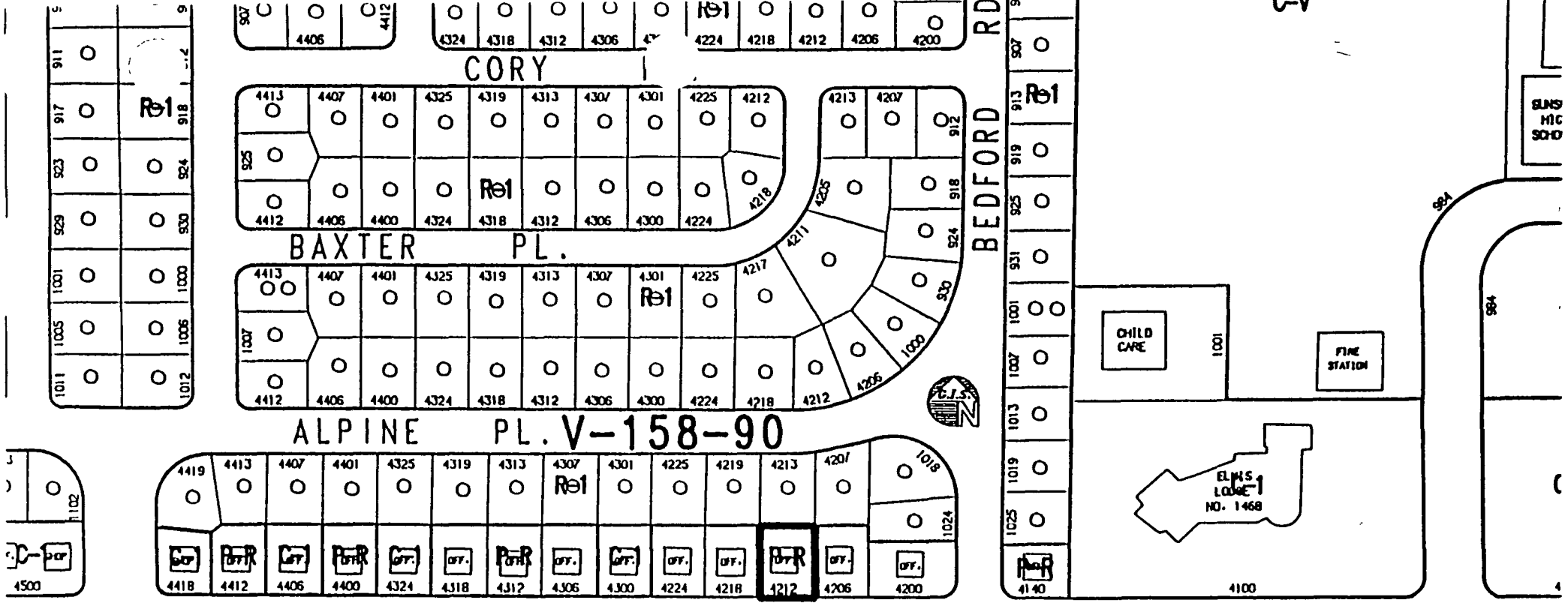
FINDINGS:

Staff has not received any complaints regarding this use. Staff has no objection to allowing the extension request.

Board of Zoning Adjustment Recommendation: APPROVAL (4-0 vote)

Staff Recommendation: APPROVAL

SEE ATTACHED LOCATION MAP



CITY COUNCIL MINUTES
 MEETING OF
 DECEMBER 16, 1992

INTER-OFFICE MEMORANDUM

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 that the following action relative to the Board of Zoning Adjustment decision on the application of:

File No.: V-158-90

Applicant: Mary Flud

Appeal by applicant or any other aggrieved person: Yes ___ No

Review requested by City Council: Yes ___ No ___

12-9-92
DATE

[Signature]
CITY CLERK, *Chief Deputy*

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT INFORMATION:

Date of Board of Zoning Adjustment Action: NOVEMBER 24, 1992

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.) DECEMBER 7, 1992

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.) DECEMBER 9, 1992

MAYOR
JAN LAVERTY JONES

COUNCILMEN
BOB NOLEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.

CITY MANAGER
WILLIAM J NOONAN



CITY of LAS VEGAS

November 25, 1992

Mary Flud
4212 West Charleston Boulevard
Las Vegas, Nevada 89102

Re: V-158-90 - EXTENSION OF TIME

Dear Applicant:

Your request for an Extension of Time on an approved Variance which allowed a portion of a business office to be used as a residence, where such use is not permitted on property located at 4212 West Charleston Boulevard, in Zoning District P-R, was considered by the Board of Zoning Adjustment on November 24, 1992.

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 shall expire on January 24, 1997.

This item will be considered by the City Council at its meeting scheduled for December 16, 1992 at 2:00 p.m. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requests you or your representative be present to answer any pertinent questions which may arise regarding this request.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
NORMAN R. STANDERFER, DIRECTOR

RICHARD L. WILLIAMS, CHIEF
CURRENT PLANNING DIVISION

NRS:RLW:gm



ANNOTATED AND FINAL MINUTES

AGENDA

City of Las Vegas

NOVEMBER 24, 1992

BOARD OF ZONING ADJUSTMENT

Page 8

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
229-6301

ITEM

BOARD ACTION

10. V-158-90 - MARY FLUD

APPLICATION: Extension of Time on an approved Variance which allowed a portion of a business office to be used as a residence, where such use is not permitted

LOCATION: 4212 West Charleston Boulevard

ZONE: P-R

STAFF RECOMMENDATION: APPROVAL, subject to:

- 1. This Extension of Time shall expire on January 24, 1997.

PROTESTS: N/A

ESCOBEDO
APPROVED subject to staff's condition
UNANIMOUS with Jacobson excused

Ms. Stewart explained that the applicant was seeking a five-year extension of time on an approved Variance to allow the use of the rear portion of an office building as a residence. The applicant states that the use provides additional security. No complaints have been received regarding the use and staff recommended approval.

Linda Moll, 341 Bedford, appeared on behalf of her sister, the applicant, and urged approval.

Chairman Solomon confirmed with Mr. Williams that staff originally recommended denial and the current recommendation for approval was based on the Board's previous granting of the Variance.

NOTE: This item will be heard by the City Council at the 12/16/92 meeting.

(19:13 - 19:16)

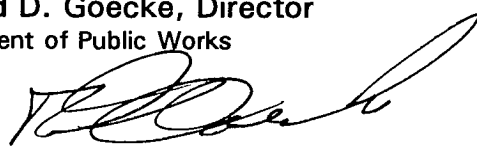
**CITY OF LAS VEGAS
INTER - OFFICE MEMORANDUM**

DATE

November 16, 1992

TO:
Norman R. Standerfer, Director
Department of Community Planning & Development

FROM:
Richard D. Goecke, Director
Department of Public Works



SUBJECT:
Extension of Time
V-158-90
Mary Flud

COPIES TO:
John McNellis, Engineering Planning
Ed Byrge, Right-of-Way
Chuck Turk, Land Development
Rita Lumos, Survey (FM, PM, & A's only)
Gordon Derr, Traffic Engineering (TIA's only)

1. We have no objection to the extension of time request for an approved variance application to allow a portion of an existing business office to be used as a residence as long as all previous conditions of approval for V-158-90 are ultimately complied with.

RECEIVED
Nov 17 9 41 AM '92
PLANNING AND
DEVELOPMENT

7-20 51

Date

INTER-OFFICE MEMORANDUM

October 23, 1992

TO: DEPARTMENT OF BUILDING AND SAFETY
DEPARTMENT OF FIRE SERVICES
DEPARTMENT OF PUBLIC WORKS (RIGHT-OF-WAY,
ELECTRIC AND LAND DEVELOPMENT)

FROM: DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT
NORMAN R. STANDERFER, DIRECTOR
RICHARD L. WILLIAMS, CHIEF
CURRENT PLANNING DIVISION

SUBJECT: REQUEST FOR COMMENTS RE: V-158-90
MARY FLUD
4212 West Charleston Blvd.

PARCEL NO.: 030-203-018

COPIES TO:

RECEIVED
OCT 23 3 41 1992
PLANNING AND
DEVELOPMENT

The subject application is for an Extension of Time on an approved Variance, which allowed a portion of a business office to be used as a residence, where such use is not permitted.

This structure/use is:

PROPOSED _____
EXISTING X

DWELLINGS ARE VALUED @ \$26.00 / #

NOTE: Building & Safety - If this structure is existing, please furnish valuation. N/A on this

Fire Services - If this structure is existing, please evaluate fire accessibility. N/A on this

This item will be heard at the November 24, 1992 Board of Zoning Adjustment Meeting (BZA).

We have attached all the pertinent information regarding this application, including plot plans.

Your recommendations and comments prior to November 10, 1992 will be appreciated.

Thank you.

NRS:RLW:gm

Attachments:

- 1. Application
- 2. Plot Plan

DEPARTMENT OF
BUILDING & SAFETY
BY MIKE TRASDAHL

OCT 23 1992

~~NO COMMENT~~
 CONDITIONS AS NOTED

DWELLINGS REQUIRE ONE HOUR FIRE RESISTIVE SEPARATION FROM A BUSINESS. I DOUBT THAT THIS BUILDING COMPLIES WITH THIS. I FEEL THE THE CITY HAS ALREADY STUCK THEIR NECK OUT FAR ENOUGH. RECOMMEND DENIAL.

MAYOR
JAN LAVERTY JONES

COUNCILMEN
BOB NOLEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR

CITY MANAGER
WILLIAM J NOONAN



CITY of LAS VEGAS

November 13, 1992

Mary Flud
4212 West Charleston Boulevard
Las Vegas, Nevada 89102

Re: V-158-90 - 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 November 24, 1992.

This meeting will be held at 7:00 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,

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT
NORMAN R. STANDERFER, DIRECTOR

RICHARD L. WILLIAMS, CHIEF
CURRENT PLANNING DIVISION

RLW:gm



BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

Page 3

- | | | | |
|-----|-------------------------------------------------|------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9. | U-271-91

EXTENSION OF TIME | Applicant:
Request:

Location:

Zone: | CHARLESTON HEIGHTS
DEVELOPMENT CO.
Extension of Time on an approved Special
Use Permit which allowed a tavern in
conjunction with a proposed restaurant
Northeast corner of Cheyenne Avenue and
Tenaya Way
C-1 |
| 10. | V-158-90

EXTENSION OF TIME | Applicant:
Request:

Location:
Zone: | MARY FLUD
Extension of Time on an approved Variance
which allowed a portion of a business
office to be used as a residence, where
such use is not permitted
4212 West Charleston Boulevard
P-R |
| 11. | V-94-87
ABEYANCE ITEM

REQUIRED REVIEW | Applicant:
Request:

Location:
Zone: | LYNN MACMILLAN
Five year required review on an approved
Variance which allowed a general automotive
repair garage
1631 East Fremont Street
C-2 |
| 12. | U-242-92
ABEYANCE ITEM | Applicant:
Request:

Location:
Zone: | CARDIVAN COMPANY
Special Use Permit to allow 20 coin
operated gaming machines in conjunction
with an Albertson's Store
4821 West Craig Road
R-E (under Resolution of Intent to C-1) |
| 13. | V-148-92
ABEYANCE ITEM | Applicant:
Request:

Location:
Zone: | PALACE STATION HOTEL-CASINO
Variance to allow 3,729 parking spaces for
a hotel-casino where the existing and
proposed uses require 4,091 parking spaces
2411 West Sahara Avenue
C-1 |
| 14. | U-262-92
ABEYANCE ITEM | Applicant:
Request:

Location:
Zone: | DIANE GRECCO-LINDSAY
Special Use Permit to allow a family child
care home for a maximum of six (6)
children
4100 Hazelridge Drive
R-CL |

INTER-OFFICE MEMORANDUM

Date

October 23, 1992

TO:

DEPARTMENT OF BUILDING AND SAFETY
 DEPARTMENT OF FIRE SERVICES
 DEPARTMENT OF PUBLIC WORKS (RIGHT-OF-WAY,
 ELECTRIC AND LAND DEVELOPMENT)

FROM:

DEPARTMENT OF COMMUNITY
 PLANNING AND DEVELOPMENT
 NORMAN R. STANDERFER, DIRECTOR
 RICHARD L. WILLIAMS, CHIEF
 CURRENT PLANNING DIVISION

SUBJECT:

REQUEST FOR COMMENTS RE: V-158-90
 MARY FLUD
 4212 West Charleston Blvd.

 PARCEL NO.: 030-203-018

COPIES TO:

The subject application is for an Extension of Time on an approved Variance which allowed a portion of a business office to be used as a residence, where such use is not permitted.

This structure/use is:

PROPOSED _____
 EXISTING X

- NOTE:** Building & Safety - If this structure is existing, please furnish valuation. N/A on this
- Fire Services - If this structure is existing, please evaluate fire accessibility. N/A on this

This item will be heard at the November 24, 1992 Board of Zoning Adjustment Meeting (BZA).

We have attached all the pertinent information regarding this application, including plot plans.

Your recommendations and comments prior to November 10, 1992 will be appreciated.

Thank you.

NRS:RLW:gm

Attachments:

1. Application
2. Plot Plan



FARMERS INSURANCE GROUP OF COMPANIES
 FLUD INSURANCE AND BUSINESS MANAGEMENT
 MARY FLUD
 Insurance Agent

October 20, 1992

Department of Community Planning
 And Development
 400 East Stewart
 Las Vegas, Nevada 89101

RE: V-158-90-Variance
 Request for Extension

Gentlemen:

Currently, I have a Variance to allow a portion of my business office to be used as a private residence for the use of my parents, located at 4212 W. Charleston Blvd., zoned P-R.

This Variance expires on January 24, 1993. I am requesting your consideration and approval on a continuance of the Variance to allow use of the residential area of my business office for my parents only for an additional five (5) years.

Originally, I had hoped to purchase a home for my parents, as well as utilize this extra area for expansion of my business office. Unfortunately, the economy has been such that neither of these steps have been possible. The Variance has enabled me to care for my parent's residential needs in an economical way. Their presence also serves as security for the building during closed hours.

Sincerely,

FARMERS INSURANCE GROUP

Mary Flud

Mary Flud,
 Owner/Agent

166632 ✓

BZA
 11/24/92 ✓

10/21/92 ✓

PLANNING AND
 DEVELOPMENT

Oct 21 11 56 AM '92

RECEIVED

AMERICA CAN DEPEND ON FARMERS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME MARY FLUD
REP'S NAME _____
ADDRESS 4212 W. CHARLESTON BLVD.
LAS VEGAS, NV 89102
PHONE 877-4212

AGENT: NAME _____
REP'S NAME FARMERS INSURANCE GROUP OF COMPANIES
ADDRESS _____
MARY FLUD, LUTCF
FLUD INSURANCE AND BUSINESS MANAGEMENT
Auto • Home • Life • Commercial
4212 W Charleston Blvd, Las Vegas, NV 89102
Business (702) 877-4212 • Fax (702) 877-4374

APPLICATION TYPE:

- REZONING PLOT PLAN REVIEW VARIANCE USE PERMIT
 QTA OTHER EXTENSION OF TIME
 PUBLIC HEARING: IF YES, LEGAL _____

ZONING: EXISTING P-R PROPOSED _____

LAND USE: EXISTING BUSINESS OFFICE
PROPOSED PORTION OF BUSINESS OFFICE TO BE USED AS A RESIDENCE

PAST ACTIONS: CASE NO. V-158-90 ACTION APPROVED DATE 2/20/91
CASE NO. _____ ACTION _____ DATE _____
CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. M-31-7 ASSESSOR'S PARCEL NO. 030-203-018

GENERAL LOCATION: 4212 W. CHARLESTON BLVD.

FLOOD ZONE "A": YES _____ NO _____
IN DOWNTOWN REDEVELOPMENT AREA?: YES _____ NO
SPECIAL NOTICE REQUIRED?: YES _____ NO

IF YES: _____

CHECKED BY: C.P. Fitzhugh DATE 10/21/92

GENERAL RECEIPT NO. 166632 CASE NO. V-158-90

PC DATE: _____ BZA DATE: 11/24/92

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

March 6, 1991

Ms. Mary Flud
4212 West Charleston Boulevard
Las Vegas, Nevada 89102

RE: V-158-90 - VARIANCE

Dear Ms. Flud:

The City Council at a regular meeting held February 20, 1991 APPROVED the application of Mary Flud for a Variance to allow a portion of an existing business office to be used as a residence, where such use is not permitted on property located at 4212 West Charleston Boulevard, in Zoning District P-R, subject to:

1. The residential use shall be limited to the applicant's parents only.
2. This use shall expire in two years (January 24, 1993).
3. Conformance to the Uniform Building Code and fire safety standards of the Department of Building and Safety.
4. Conformance to the plot plan and elevations.
5. Satisfaction of City Code requirements and design standards of all City departments.
6. Provision of fire hydrants and water flow as required by the Department of Fire Services.

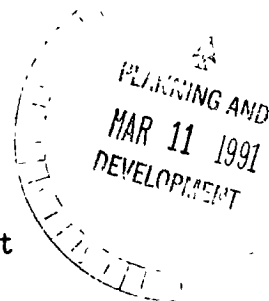
Sincerely,

KATHLEEN M. TIGHE
City Clerk

KMT:cmp

cc: Dept. of Community Planning & Development
Dept. of Public Works
Dept. of Fire Services
Dept. of Building & Safety
Land Development Services

400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101 • (702) 386-6011



THIS IS NOT A BUSINESS
LICENSE. LICENSE WILL
BE ISSUED UPON APPROVAL
OF YOUR APPLICATION.

CITY OF LAS VEGAS
General Receipt

DATE 10/21/12
No. 166632

CASH

CHECK 178

FUND/ORG.	ACCOUNT	AMOUNT
<u>113</u>	<u>2211</u>	<u>25.00</u>

FUND/ORG.	ACCOUNT	AMOUNT

PURPOSE: VARIANCE (EXTENSION OF TIME)
V-118-90
B7A 11/24/11

RECEIVED FROM
REGA IN LEASE - 8 ETC. ALLIANCE
4221 N. CHARLESTON BLVD
LAS VEGAS NV 89102

TOTAL AMOUNT
\$ 25.00
RECEIVED BY
[Signature]

CITY COUNCIL MINUTES

MEETING OF
FEBRUARY 20, 1991

City of Las Vegas

AGENDA

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT
(CONTINUED)

F. VARIANCE - PUBLIC HEARING

3. V-158-90 - Mary Flud

Application of Mary Flud for a Variance to allow a portion of an existing business office to be used as a residence, where such use is not permitted on property located at 4212 West Charleston Boulevard, in Zoning District P-R.

Board of Zoning Adjustment unanimously recommended (5-0 vote) APPROVAL, subject to:

1. The residential use shall be limited to the applicant's parents only.
2. This use shall expire in two years (January 24, 1993).
3. Conformance to the Uniform Building Code and fire safety standards of the Department of Building and Safety.
4. Standard conditions 1, 5 and 8.

Staff Recommendation: DENIAL

PROTESTS: 1 (letter)

ADAMSEN - APPROVED subject to the conditions
UNANIMOUS

Clerk to Notify and Planning to Proceed

MARY FLUD, the applicant, stated when she purchased the property it was a residential site. When the plans were drawn up, the contractor was showing her one set of plans and showing the Planning Department another set of plans. The back portion was designed as a residence for her parents. They have been there since the office was opened and in November she was notified that her parents should not be living there.

COUNCILMAN NOLEN asked Ms. Flud if she was aware that the Board of Zoning Adjustment placed a condition that the use expire in two years and, if approved by the Council, the use would be limited to her parents only. MS. FLUD agreed to those conditions.

No one appeared in opposition.

1546
1548

CITY COUNCIL MINUTES

MEETING OF
FEBRUARY 20, 1991

AGENDA

City of Las Vegas

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

Page

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT
(CONTINUED)

F. VARIANCE - PUBLIC HEARING

3. V-158-90 - Mary Flud

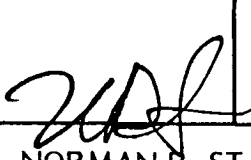
Application of Mary Flud for a Variance to allow a portion of an existing business office to be used as a residence, where such use is not permitted on property located at 4212 West Charleston Boulevard, in Zoning District P-R.

Board of Zoning Adjustment unanimously recommended (5-0 vote) APPROVAL, subject to:

1. The residential use shall be limited to the applicant's parents only.
2. This use shall expire in two years (January 24, 1993).
3. Conformance to the Uniform Building Code and fire safety standards of the Department of Building and Safety.
4. Standard conditions 1, 5 and 8.

Staff Recommendation: DENIAL

PROTESTS: 1 (letter)



TO: The City Council

FROM: NORMAN R. STANDERFER, DIRECTOR
DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

SUBJECT: ITEM X.F.3. - VARIANCE - V-158-90 - Mary Flud

PURPOSE/BACKGROUND

This is a request for a Variance to allow a portion of an existing business office to be used as a residence, where such use is not permitted on a 7,575 square foot lot developed with a single story office building. This Variance request is the result of a complaint and correction notice issued by a Zoning Inspector.

Property to the north is developed R-1 zoning and office uses exist in a P-R zone to the east and west. To the south is a commercial development in a C-1 zone.

The applicant is requesting approval to continue to utilize a 760 square foot portion of the rear of the building for a residence for her elderly parents, who have resided at this location for over a year. The applicant indicates she is responsible for the support of her parents and this residential use enables her to house them in an affordable manner while at the same time providing for security of her office building.

At the Board of Zoning Adjustment meeting, staff indicated that a residential use is not appropriate in a P-R zone and recommended denial of the request. The Board of Zoning Adjustment felt the requested use was appropriate for a two year period and recommended approval with an additional condition that the residential use be limited to the applicant's parents only.

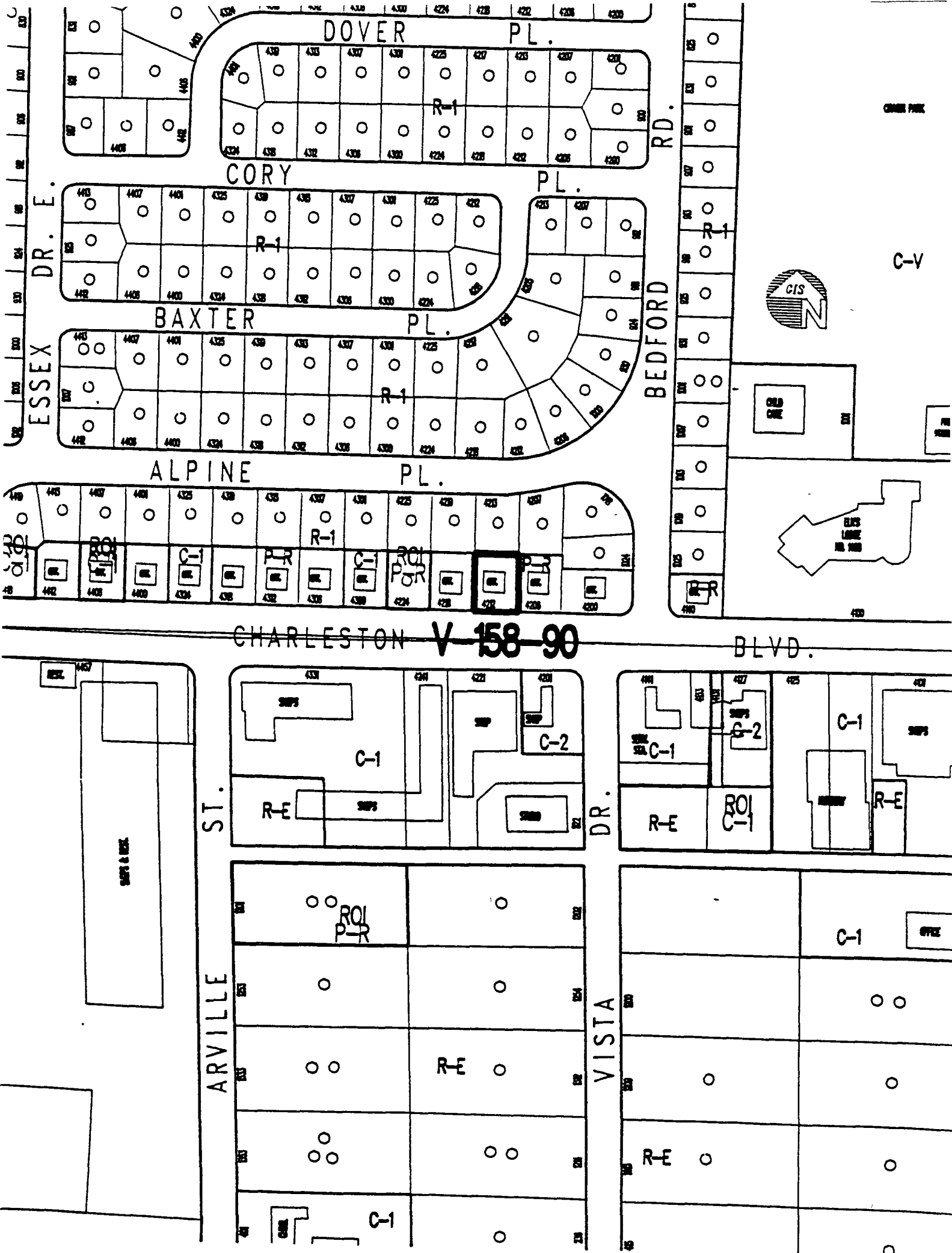
Board of Zoning Adjustment Recommendation: APPROVAL (5-0 vote)

Staff Recommendation: DENIAL

PROTESTS: 1 (letter)

SEE ATTACHED LOCATION MAP

CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 20, 1991



INTER-OFFICE MEMORANDUM

TO: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FROM: CITY CLERK

SUBJECT: APPEAL OR CITY COUNCIL REVIEW INFORMATION ON BOARD OF ZONING ADJUSTMENT

COPIES TO:

This is to certify that the following action relative to the Board of Zoning Adjustment decision on the application of:

File No.: V-158-90

Applicant: MARY FLUD

Appeal by applicant or any other aggrieved person: Yes ___ No

Review requested by City Council: Yes ___ No

2-13-91
DATE

Ann R. Tebow
CITY CLERK, *Chief Deputy*

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

Date of Board of Zoning Adjustment Action: JANUARY 24, 1991

Last day for filing an appeal by applicant or any other other aggrieved person. (Appeal period is 11 days after the notice of BZA action is mailed to applicant.) FEBRUARY 11, 1991

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.) FEBRUARY 12, 1991

NOTICE TO PUBLISH

Las Vegas, Nevada

Date: FEBRUARY 6, 1991

TO: LAS VEGAS REVIEW-JOURNAL


FROM: CITY CLERK

SUBJECT: PUBLICATION OF NOTICE OF PUBLIC HEARING - V-150-90

Please publish the attached Legal Notice

ON THE FOLLOWING DATES Friday, February 6, 1991 (one time only)

and send me three copies of the Affidavit of Publication at your earliest convenience. (No later than seven (7) days following final publication)



CITY CLERK

cc. Finance Department - Accounts Payable
City Attorney - (on Ordinances only)
Community Planning & Development

**NOTICE OF PUBLIC HEARING
FEBRUARY 20, 1991**

NOTICE IS HEREBY GIVEN THAT on **Wednesday, February 20, 1991**, at the hour of **2:00 P.M.** in **Rooms 203 & 204** at the **Cashman Field Complex, 850 N. Las Vegas Boulevard**, Las Vegas, Nevada, the City Council will consider the following:

V-158-90

Application of MARY FLUD for a Variance to allow a portion of an existing business office to be used as a residence, where such use is not permitted on property located at 4212 West Charleston Boulevard, in Zoning District P-R.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT TWENTY-FOUR (24) IN BLOCK ONE (1) OF HYDE PARK SUBDIVISION NO.1.

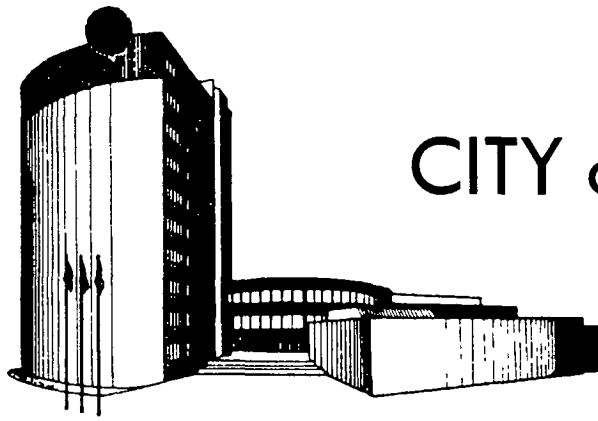
ANY AND ALL INTERESTED PERSONS may appear and be heard at said meeting or, prior thereto, may file written objections thereto or approvals thereof with the City Clerk, 10th Floor, City Hall

KATHLEEN M. TIGHE
CITY CLERK

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

January 29, 1991

Mary Flud
4212 West Charleston Boulevard
Las Vegas, Nevada 89102

Re: V-158-90

Dear Applicant:

Your request for a Variance to allow a portion of an existing business office to be used as a residence, where such use is not permitted, on property located at 4212 West Charleston Boulevard, in Zoning District P-R, was considered by the Board of Zoning Adjustment on January 24, 1991.

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. The residential use shall be limited to the applicant's parents only.
2. This residential use shall expire in two years (January 24, 1993).
3. Conformance to the Uniform Building Code and fire safety standards of the Department of Building and Safety.
4. Conformance to the plot plan and elevations.
5. Satisfaction of City Code requirements and design standards of all City departments.
6. Provision of fire hydrants and water flow as required by the Department of Fire Services.

continued



Mary Flud
V-158-90 - Page 2
January 29, 1991

The item will be considered by the City Council at its meeting scheduled for February 20, 1991 at 2:00 p.m. in Rooms 203 and 204 of Cashman Field Center, 850 Las Vegas Boulevard North, Las Vegas, Nevada. The Council requests you or your representative be present to answer any pertinent questions which may arise regarding this request.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
NORMAN R. STANDERFER, DIRECTOR



RICHARD L. WILLIAMS, CHIEF
CURRENT PLANNING DIVISION

NRS:RLW:gm

BOARD OF ZONING ADJUSTMENT

ITEM

PHONE 386-6301

BOARD ACTION

20. V-158-90 - MARY FLUD

APPLICATION: Variance to allow a portion of an existing business office to be used as a residence, where such use is not permitted

LOCATION: 4212 West Charleston Boulevard

ZONE: P-R

STAFF RECOMMENDATION: DENIAL; if approved, subject to:

- 1. Conformance to the Uniform Building Code and fire safety standards of the Department of Building and Safety.
- 2. Standard conditions 1, 5, and 8.

PROTESTS: 1

APPROVALS: 1 at meeting

SOLOMON

APPROVED subject to staff's conditions for a maximum of two years from January 24, 1990, and additional condition that no one may reside on the premises except applicant's parents
Unanimous

Mr. Williams stated that this is an office zoned as P-R in which the applicant's parents are residing in the rear of the building. This use is not permitted in a P-R zone and staff recommended denial.

Mary Flud stated that at the time the building was designed and built, the plans included a small apartment in the rear for her parents and that at the time of the inspections by Licensing and the Fire Department, the kitchen was complete with a trash compactor, refrigerator, stove, and other appliances and the bedroom had a bed in it and the premises were approved. As a result of a subsequent complaint, she requested this Variance. She further states that she is able to provide for her parents by having them reside in the rear apartment and they assist with the cleaning and provide security for the premises. As an alternative to the Variance, she would request that she be given two-years in which to make other arrangements during which her parents could continue to occupy the apartment.

Unidentified new neighbor stated that he did not oppose the parents residing next door for another two years on a temporary basis.

Mr. Solomon clarified that this was a newly constructed building and not merely a converted one. Ms. Jacobson confirmed the parents assisted in maintaining the premises. Ms. Sorensen confirmed that the kitchen had been complete at the time of the inspections.

NOTE: A date will be set at the 2/6/91 City Council meeting for a public hearing to be held at the 2/20/91 City Council meeting.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

January 28, 1991

TO: KATHLEEN TIGHE, CITY CLERK

FROM: RICHARD L. WILLIAMS, CHIEF
DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT
CURRENT PLANNING DIVISION

SUBJECT: SET DATE FOR PUBLIC HEARING
FEBRUARY 6, 1991 CITY COUNCIL MEETING

COPIES TO:
LINDSEY MILLS

At the February 6, 1991 City Council meeting, please set date for the following items:

- U-260-90 SAHARA DURANGO LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP
- U-274-90 BECKER & SONS
- U-277-90 FREMONT WEST SHOPPING CENTER, A NEVADA GENERAL PARTNERSHIP
- U-280-90 ROBERT AND JOYCE SCHMIDT
- V-158-90 MARY FLUD
- U-282-90 MEYER AND SYLVIA GOLD ON BEHALF OF LECHE EPPS

RLW:gm

INTER-OFFICE MEMORANDUM

January 4, 1991

TO: ✓ DEPARTMENT OF BUILDING AND SAFETY DEPARTMENT OF FIRE SERVICES DEPARTMENT OF PUBLIC WORKS (RIGHT-OF-WAY, ELECTRIC AND LAND DEVELOPMENT)	FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT NORMAN R. STANDERFER, DIRECTOR RICHARD L. WILLIAMS, CHIEF CURRENT PLANNING DIVISION
SUBJECT: REQUEST FOR COMMENTS RE: V-158-90 MARY FLUD 4212 WEST CHARLESTON BLVD. PARCEL NO.: 030-203-018	COPIES TO:

The subject application is to allow: TO ALLOW A PORTION OF AN EXISTING BUSINESS OFFICE TO BE USED AS A RESIDENCE, WHERE SUCH USE IS NOT PERMITTED

This structure/use is: PROPOSED X
EXISTING _____

NOTE: Building & Safety - If this structure is existing, please furnish valuation.

Fire Services - If this structure is existing, please evaluate fire accessibility.

This item will be heard at the January 24, 1991 Board of Zoning Adjustment Meeting (BZA).

We have attached all the pertinent information regarding this application, including plot plans.

Your recommendations and comments prior to January 15, 1991 will be appreciated.

Thank you.

NRS:RLW:gm

Attachments:

- 1. Application
- 2. Plot Plan

*B&S - A ONE HOUR FIRE RESISTIVE
 OCCUPANCY SEPARATION WOULD
 BE REQD BETWEEN THE TWO GROUP
 OCCUPANCIES.*

M.J. 1/22/91

PLANNING AND
 JAN 23 1991
 DEVELOPMENT

NOTICE OF PUBLIC HEARING

VARIANCE REQUEST

MEETING: BOARD OF ZONING ADJUSTMENT
DATE: JANUARY 24, 1991
TIME: 7:00 p.m.
LOCATION: Howard Cannon Sr. Citizen's Center
340 North 11th Street
Las Vegas, Nevada

APPLICANT: MARY FLUD

CASE NO.: V-158-90

REQUEST: TO ALLOW A PORTION OF AN EXISTING BUSINESS OFFICE TO BE USED AS A RESIDENCE, WHERE SUCH USE IS NOT PERMITTED

PROPERTY LOCATION: 4212 WEST CHARLESTON BOULEVARD

ZONING: P-R

LEGAL DESCRIPTION: LOT TWENTY-FOUR (24) IN BLOCK ONE (1) OF HYDE PARK SUBDIVISION NO. 1

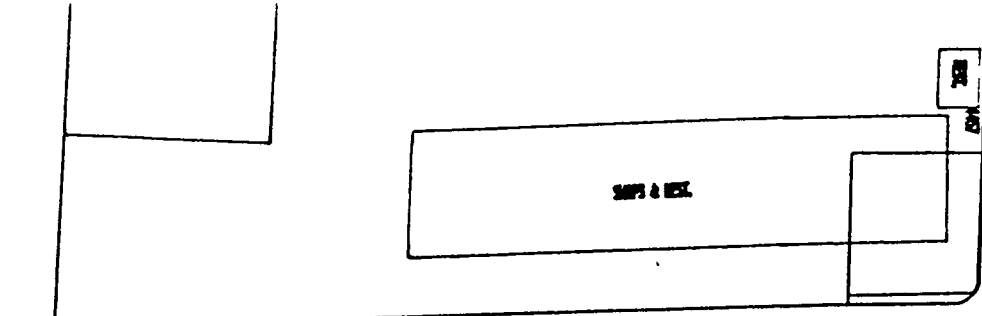
Any and all interested persons may appear before the Board of Zoning Adjustment either in person or by representative and object to or express approval of this request; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.



DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

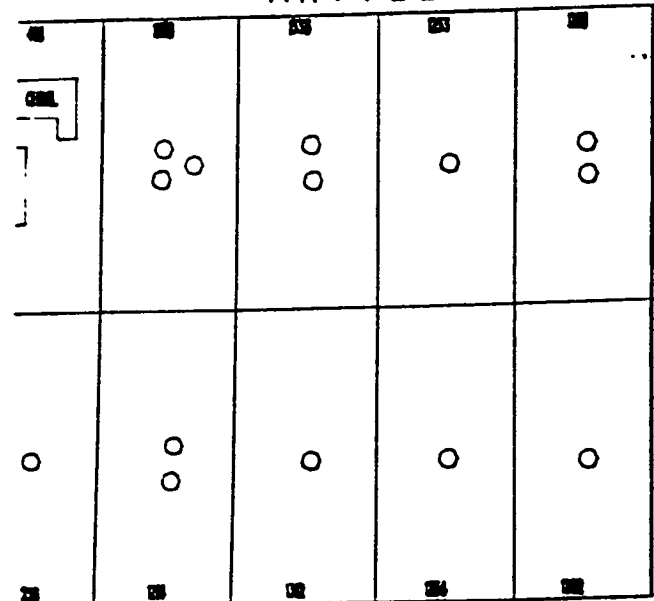
Norman R. Standerfer
NORMAN R. STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE



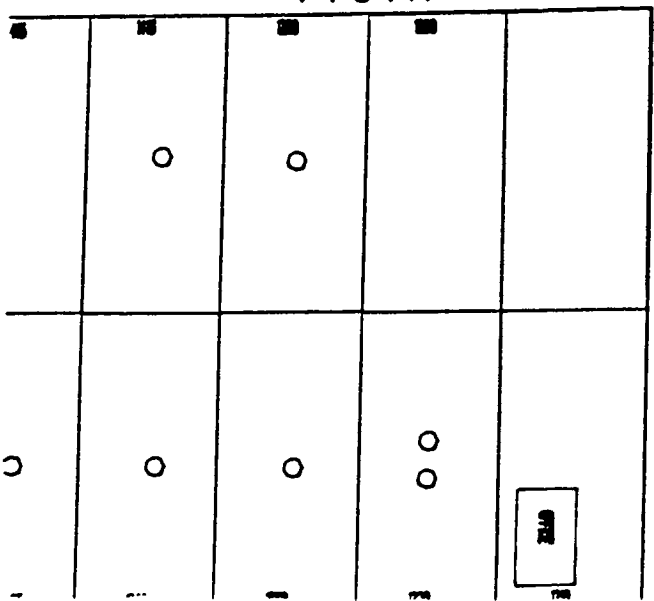
ARVILLE

ST.



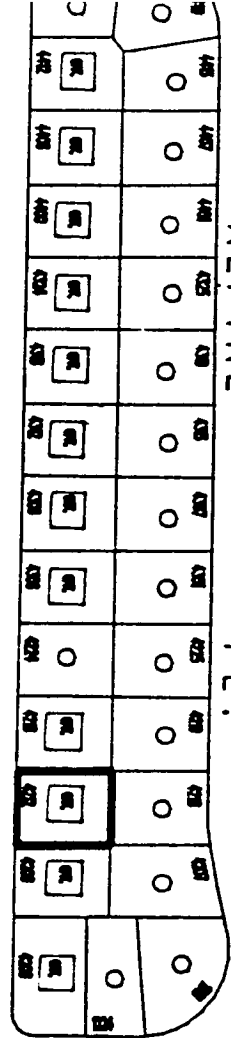
VISTA

DR.

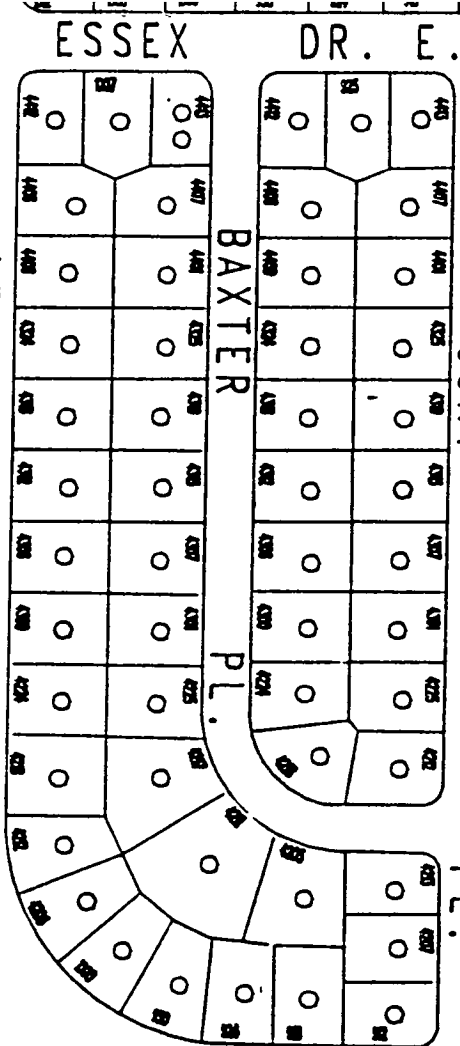


CHARLESTON V 158 90

BLVD.



ALPINE PL.

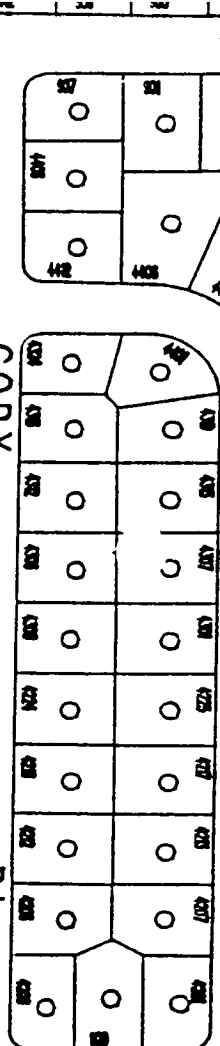


BAXTER PL.

ESSEX DR. E.

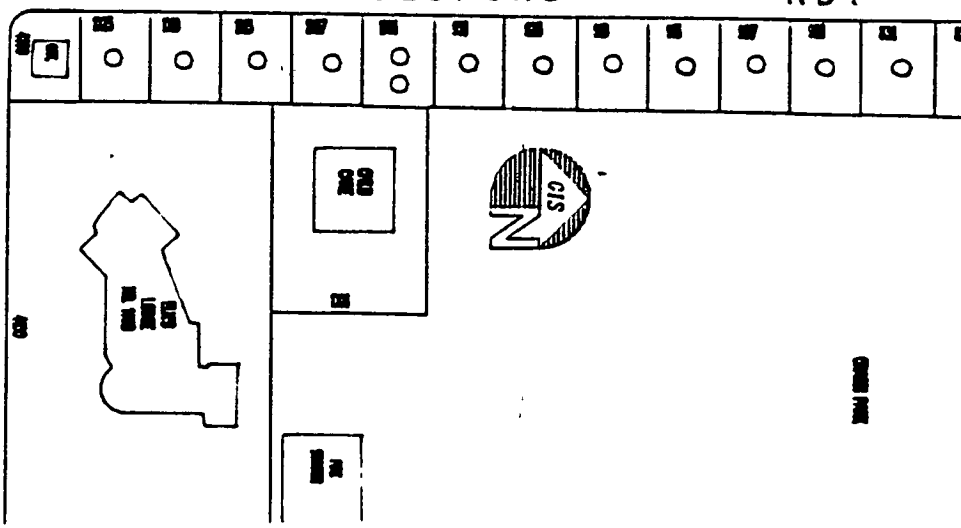
DR. E.

CORY PL.



BEDFORD

RD.



**CITY OF LAS VEGAS
INTER - OFFICE MEMORANDUM**

DATE

January 14, 1991

TO:
Norman R. Standerfer, Director
Department of Community Planning & Development

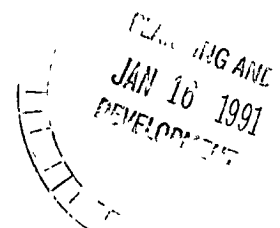
FROM:
Richard D. Goecke, Director
Department of Public Works

CK Richard D. Goecke

SUBJECT:
V-158-90
Mary Flud

COPIES TO:
Charles Kajkowski, Engineering Planning
John McNellis, Engineering Planning
Chuck Turk, Land Development
Nancy Miller, Right-of-Way
Rita Lumos, Survey (FM, PM, & A's only)

1. We have no objection to the variance to allow a portion of an existing business office to be used as a residence, where such use is not permitted.



DATE: 1-16-91

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: V-158-90

- No Objection - Appears to meet all fire department access requirements.
- No Objection - This is desert/vacant property at this time.
- No Objection - Must be constructed/installed to conform to all applicable Fire Codes, Building Codes, City Codes, and where necessary any State Code requirements.
- No Objection - Presents no exposure problem to surrounding property.
- Recommend denial.

COMMENTS: Provide smoke detectors in sleeping areas
hard wired to electrical.

Jane Schmitz
FIRE DEPARTMENT REPRESENTATIVE SIGNATURE

1-16-91
1991

ORIGINAL (White) - COMM. PLNG.

COPY (Pink) - FIRE PREVENTION

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

January 14, 1991

Mary Flud
4212 West Charleston Blvd.
Las Vegas, Nevada 89102

Re: V-158-90

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 January 24, 1991.

This meeting will be held at 7:00 p.m. in the Howard Cannon Sr. Citizen's Center, 340 North 11th Street, 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,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
NORMAN R. STANDERFER, DIRECTOR


RICHARD L. WILLIAMS, CHIEF
CURRENT PLANNING DIVISION

NRS:RLW:gm



AGENDA

JANUARY 24, 1991

City of Las Vegas

BOARD OF ZONING ADJUSTMENT

Howard Cannon Sr. Citizen's Center • 340 North 11th Street
Phone 386-6301

Page 5

17. U-277-90

Applicant: FREMONT WEST SHOPPING CENTER, A NEVADA GENERAL PARTNERSHIP
Request: Special Use Permit to allow beer and wine sales in conjunction with a proposed convenience store and a tavern in conjunction with a proposed restaurant, including a waiver to allow the tavern to be closer than 1500 feet to a church
Location: Northeast corner of Lake Mead Boulevard and Torrey Pines Drive
Zone: C-1

18. U-280-90

Applicant: ROBERT AND JOYCE SCHMIDT
Request: Special Use Permit to allow the outdoor sale of food (hot dog cart)
Location: 4820 West Charleston Boulevard
Zone: C-2

19. V-157-90

Applicant: JAMES AND KAZUMI KILBRIDE
Request: Variance to allow a proposed six foot high (6') high chain link fence in the front yard area of a proposed single-family residence where four feet (4') with the top two feet (2') fifty percent (50%) open is the maximum height permitted
Location: Northwest corner of Solar Avenue and Unicorn Street
Zone: R-E

20. V-158-90

Applicant: MARY FLUD
Request: Variance to allow a portion of an existing business office to be used as a residence, where such use is not permitted
Location: 4212 West Charleston Boulevard
Zone: P-R

21. V-159-90

Applicant: JALDEEP AND NEETA DAULAT
Request: Variance to allow screen fencing for a proposed tennis court three feet (3') from the side property line where ten feet (10') is the minimum setback required
Location: West side of Valadez Avenue approximately 180 feet north of O'Bannon Avenue
Zone: R-E

**CITY OF LAS VEGAS
INTER - OFFICE MEMORANDUM**

DATE

January 14, 1991

TO:

Norman R. Standerfer, Director
Department of Community Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works



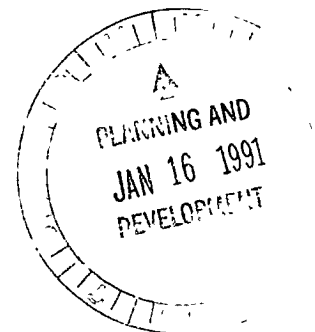
SUBJECT:

V-159-90
Jaldeep and Neeta Daulat

COPIES TO:

Charles Kajkowski, Engineering Planning
John McNellis, Engineering Planning
Chuck Turk, Land Development
Nancy Miller, Right-of-Way
Rita Lumos, Survey (FM, PM, & A's only)

1. Complete any half-street improvements not completed adjacent to this site.



INTER-OFFICE MEMORANDUM

January 4, 1991

TO: DEPARTMENT OF BUILDING AND SAFETY DEPARTMENT OF FIRE SERVICES DEPARTMENT OF PUBLIC WORKS (RIGHT-OF-WAY, ELECTRIC AND LAND DEVELOPMENT)	FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT NORMAN R. STANDERFER, DIRECTOR RICHARD L. WILLIAMS, CHIEF CURRENT PLANNING DIVISION
SUBJECT: REQUEST FOR COMMENTS RE: V-158-90 MARY FLUD 4212 WEST CHARLESTON BLVD. PARCEL NO.: 030-203-018	COPIES TO:

The subject application is to allow: TO ALLOW A PORTION OF AN EXISTING BUSINESS OFFICE TO BE USED AS A RESIDENCE, WHERE SUCH USE IS NOT PERMITTED

This structure/use is: PROPOSED X
EXISTING

NOTE: Building & Safety - If this structure is existing, please furnish valuation.

Fire Services - If this structure is existing, please evaluate fire accessibility.

This item will be heard at the January 24, 1991 Board of Zoning Adjustment Meeting (BZA).

We have attached all the pertinent information regarding this application, including plot plans.

Your recommendations and comments prior to January 15, 1991 will be appreciated.

Thank you.

NRS:RLW:gm

Attachments:

1. Application
2. Plot Plan

NOTICE OF PUBLIC HEARING

VARIANCE REQUEST

MEETING: BOARD OF ZONING ADJUSTMENT
DATE: JANUARY 24, 1991
TIME: 7:00 p.m.
LOCATION: Howard Cannon Sr. Citizen's Center
340 North 11th Street
Las Vegas, Nevada

APPLICANT: MARY FLUD

CASE NO.: V-158-90

REQUEST: TO ALLOW A PORTION OF A ^{AN EXISTING} ~~GENERAL~~ BUSINESS OFFICE TO
BE USED AS ~~RESIDENTIAL~~ WHERE SUCH ~~USE IS NOT~~
PERMITTED ~~AS A RESIDENCE~~ ^{STET}

PROPERTY LOCATION: 4212 WEST CHARLESTON BOULEVARD

ZONING: P-R

LEGAL DESCRIPTION: LOT TWENTY-FOUR (24) IN BLOCK ONE (1) OF HYDE PARK
SUBDIVISION NO. 1

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 this request; 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

A handwritten signature in cursive script, appearing to read "Norman R. Standerfer".

NORMAN R. STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

K. Crane
R. Genzer
R. Williams
L. Comeau

(initials)	(date)
<u>KC</u>	<u>1/3/91</u>
<u>[Signature]</u>	<u>[Signature]</u>
_____	_____

PLEASE RETURN THIS FILE TO GRETA
BY: 1-4-91

DRAFT



DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APPLICATION FOR VARIANCE

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, Mary Flud, Flud Insurance & Business Management the Owner(s), respectfully petition(s) for a special Variance to allow TO ALLOW Special Use Permit for residential use of a portion of the property at 4212 W. Charleston Blvd. as a private residence for parents use.

Assessors Parcel No.: 030-203-018-04

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

The property is situated at 4212 W. Charleston Blvd. between Valley View and Arville

In Zoning District P-R. Said property is legally described as follows to wit: Lot TwentyFour (24) in Block One (1) of HYDE PARK SUBDIVISION NO. 1. as shown by map thereof on file in Book 3 of Plats, Page 56, in the Office of the County Recorder of Clark County, Nevada.

OWNER'S AFFIDAVIT

(owner shall mean owner(s) of record only)

STATE OF NEVADA)
COUNTY OF CLARK)

(I, We), Mary Flud 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.

Mary Flud (SIGNATURE)

702-877-4212 PHONE NUMBER

Mary Flud SIGNATURE OF OWNER OF RECORD

702-870-4997 PHONE NUMBER

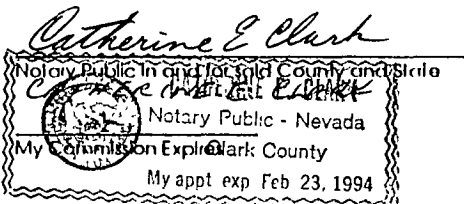
4212 W. Charleston Blvd. MAILING ADDRESS

Las Vegas, Nevada 89102 CITY STATE ZIP

4113 River Valley St. MAILING ADDRESS

Las Vegas, Nevada 89107 CITY STATE ZIP

Subscribed and sworn to before me this 18 day of December, 19 90.



(Seal)

FOR 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 Chapter 19.88, Title 19, of the Las Vegas City Code.

Filing Fee: \$ 100.00
Receipt No.: 103472

Case No. V-158-90
Meeting Date 1/24/91

Received by: [Signature]
Date: 12/19/90



FARMERS INSURANCE GROUP OF COMPANIES
FLUD INSURANCE AND BUSINESS MANAGEMENT
MARY FLUD
Insurance Agent

December 18, 1990

4

Department of Community Planning
and Development
400 East Stewart
Las Vegas, Nevada 89101

RE: SPECIAL USE PERMIT
4212 W. Charleston Blvd.
Las Vegas, Nevada 89102

Partial Residential Use of Office

Application is being made for a Special Use Permit/Variance utilizing approximately 760 square feet of our office location as a private residence for my parents use only.

Because I am responsible for the support of my parents, use of a portion of my office location has allowed me to house them more affordably than I could otherwise.

They have resided in the apartment area for over a year and consider this their home. They also act as a form of security during the evening and weekends.

If my parents did not need a home, the property would be used for office use only. Please consider granting the special use.

Sincerely,

A handwritten signature in cursive script that reads "Mary Flud".

Mary Flud
Agent/Owner

AMERICA CAN DEPEND ON FARMERS

4212 W Charleston Blvd , Las Vegas, NV 89102 • Business (702)877-4212

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME MARY FLUD
 REP'S NAME _____
 ADDRESS 4212 W. CHARLESTON BLVD.
LAS VEGAS, NV 89102
 PHONE 877-4212
870-4997

AGENT: NAME _____
 REP'S NAME _____
 ADDRESS _____
 PHONE _____

APPLICATION TYPE:

- REZONING PLOT PLAN REVIEW VARIANCE USE PERMIT
 QTA OTHER _____

PUBLIC HEARING: IF YES, LEGAL LOT 24, BLOCK 1, OF HYDE PARK SUBDIV. #1.

ZONING: EXISTING P-R PROPOSED -

LAND USE: EXISTING OFFICE BUILDING
 PROPOSED VARIANCE TO ALLOW FOR RESIDENTIAL USE A PORTION OF A PROPERTY WHERE ONLY A GENERAL BUSINESS OFFICE USE IS PERMITTED.

PAST ACTIONS: CASE NO. Z-86-63 ACTION APP'D. DATE 6/26/63
 CASE NO. _____ ACTION _____ DATE _____
 CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. M-31-7 ASSESSOR'S PARCEL NO. 030-203-018

GENERAL LOCATION: 4212 WEST CHARLESTON BOULEVARD

FLOOD ZONE "A": YES _____ NO

IN DOWNTOWN REDEVELOPMENT AREA?: YES _____ NO

SPECIAL NOTICE REQUIRED?: YES _____ NO

IF YES: _____

CHECKED BY: (Signature) DATE 12/19/90

GENERAL RECEIPT NO. 103472 CASE NO. V-158-90

PC DATE: - BZA DATE: 1/24/91



DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

SUBMITTAL REQUIREMENTS FOR APPLICATIONS REQUIRING SITE PLANS

- Rezoning
- Plot Plan/Evaluation/Aesthetic Review
- Variances/Special Use Permits

Compliance with the items listed below shall be required to provide adequate submittal information for review. Staff shall determine if additional information is needed based on the nature and complexity of the proposal. If the application requires more than one type of land use (commercial, single family, multi family, etc) each must be clearly identified and all applicable data (uses, parking, acreage, etc) must be separately delineated for each use. *An appointment for submittal of this information is highly recommended.*

ITEMS COMPLETED

I. Eight (8) copies of the plot plan, two (2) copies of architectural elevations and two (2) copies of floor plans shall be prepared on 24 x 36 inch sheets in a professional manner displaying reasonable clarity in detail and shall contain all of the following:

A. Date of preparation and all dates of revision.

B. North arrow and scale (the scale chosen should utilize the full size of the sheet).

C. Name, address and phone number of owner, developer and person who prepared the map.

D. Statement of the present use and the proposed use of the property

E. A precise legal description of the property involved in this application and the number and street name

F. A general vicinity map of the area to be developed showing its relationship to existing streets and/or main thoroughfares (to be included on the plot plan sheet or on an individual sheet 8 1/2 x 14 inches

G. Property boundaries:

- (1) Define property boundaries with heavy broken line.
- (2) Indicate distance to nearest cross street(s).
- (3) Identify and label adjoining land uses.

II. Total net and gross acreage (or square footage, if less than two (2) acres)

I. Building Footprints:

- (1) Show location and outline to scale of each proposed building or structure above ground
- (2) Clearly dimensioned, indicating setback lines to adjacent structures, property lines, parking areas, etc.

J. Parking: All parking, roads and drive areas to be clearly dimensioned and to indicate number of parking spaces, covered and uncovered parking, and points of ingress and egress

K. Easements: The width and approximate location of all existing or proposed easements or rights-of-way, whether for public or private roads, drainage, sewers, or flood control purposes.

L. Existing Structures:

- (1) Indicate all locations of structures not to be removed and show all dimensions to proposed lot lines
- (2) Show location and size of any existing or proposed fences, walls, etc.

M. Size and location of all existing and proposed on-premises signage.

FOR DEPARTMENT USE ONLY

—OVER—

N. Architectural Information:

- (1) For new structures, elevations are required for each side of all proposed buildings without landscaping (additional elevations including landscaping may be submitted but are not required). Where only existing structures are involved, and no exterior modifications are proposed, one set of photographs, clearly depicting the entire property, may be substituted for the elevation drawings.
- (2) For both existing and proposed structures the type of exterior construction and roofing materials shall be identified.
- (3) Typical floor plans for each floor.

O. Landscape Layout:

- (1) Indicate areas to be landscaped, fully dimensioned

P. Anticipated number of Employees.

II. An application form and/or other required documents are to be submitted to:

City of Las Vegas
 Department of Community Planning and Development
 400 East Stewart Avenue
 Las Vegas, Nevada 89101 Phone: (702) 386 6301

and shall include the following:

- A. A copy of deed submitted for verification of ownership.
- B. Required fees.
- C. Any other information as may be required by the Department of Community Planning and Development to allow appropriate review of this request.

D. Drawing Submittals:

- (1) Plot Plan: Folded to 8 1/2" x 14" (7 copies),
Rolled (1 copy).
- (2) Elevations. Folded to 8 1/2" x 14" (1 copy),
Rolled (1 copy).
- (3) Floor Plans: Folded to 8 1/2" x 14" (2 copies).
Required for all apartments, condominiums, townhouses, commercial uses, and all other projects as required by the Dept. of Community Planning and Development.

***** FOR DEPARTMENT USE ONLY *****

THE ABOVE PLOT PLAN HAS BEEN REVIEWED AND HAS BEEN FOUND:

COMPLETE NOT COMPLETE

ADDITIONAL COMMENTS BY STAFF (Note Incomplete Items) _____

THE APPLICANT IS AWARE OF DEFICIENCIES AND/OR OTHER REQUIRED ACTIONS NEEDED TO COMPLETE THIS SUBMITTAL WHICH COULD RESULT IN HOLDING THIS ITEM IN ABYSSANCE.

APPLICANT WILL CORRECT DEFICIENCIES AND SUBMIT ADDITIONAL DATA AND/OR DOCUMENTS BY _____ (date)

(Applicant's Signature) (Date)

(Owner of Record) (Date)

FOR DEPARTMENT USE ONLY

Quitclaim Deed

For a valuable consideration, receipt of which is acknowledged RONNIE W. FLUD

do ES hereby quitclaim to MARY M. FLUD, as her sole and separate property

the real property in the

City of _____ County of CLARK State of Nevada, described as

Lot Twenty-Four (24) in Block One (1) of
HYDE PARK SUBDIVISION NO. 1, as shown by
map thereof on file in Book 3 of Plats,
Page 56, in the Office of the County
Recorder of Clark County, Nevada.

GRANTEE ADDRESS: 4113 River Valley Street
Las Vegas, Nevada 89107

Parcel No: 030-203-019

This Deed is executed and delivered pursuant to Decree of Divorce
rendered in Case No. D131913, District Court, Clark County, Nevada,
on September 21, 1990.

Ronnie W. Flud

RONNIE W. FLUD

STATE OF NEVADA }
COUNTY OF CLARK } SS

On 9-21-90
personally appeared before me, a Notary Public, _____

RONNIE W. FLUD

who acknowledged that _____ he _____ executed the
above instrument

Signature *[Signature]*
(Notary Public)

(NOTARIAL SEAL)



NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JAMES E. ORDOWSKI
My Appointment Expires July 28, 1991

ESCROW NO
LAS VEGAS TITLE & ESCROW
WHEN RECORDED MAIL TO: _____
MARY M. FLUD
4113 RIVER VALLEY ST.
LOS VEGAS, NV 89107

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:

M FLUD

10-10-90 10:19 GMA 1

OFFICIAL RECORDS

BOOK: 901010 INST: 00603

FEE: 5.00 RPTT: EX#007



DEED OF TRUST

(Participation)

THIS DEED OF TRUST, made this 23rd day of August

19 89 , by and between Ronnie W. Flud and Mary M. Flud, husband and wife as joint tenants

hereinafter referred to as ^{/"Trustors"/} "Grantor," whose address is 4113 River Valley Street, Las Vegas, Nevada 89107
and First American Title Company of Nevada

hereinafter referred to as "Trustee," whose address is 1800 E. Desert Inn Road, Las Vegas, Nevada 89109
and Valley Bank of Nevada

hereinafter referred to as "Beneficiary," who maintains an office and place of business at its Small Business Lending Center, P. O. Box 98600, Las Vegas, Nevada 89193-8600

in participation with the Small Business Administration, an agency of the United States.

WITNESSETH, that for and in consideration of \$1.00 and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantor does hereby bargain, sell, grant, assign, and convey unto the Trustee, his successors and assigns, all of the following described property situated and being in the County of Clark , State of Nevada, to-wit:

Lot Twenty-Four (24) in Block One (1) of HYDE PARK SUBDIVISION NO. 1, as shown by map thereof on file in Book 3 of Plats, Page 56, in the Office of the County Recorder of Clark County, Nevada.

Address more commonly known as: 4212 West Charleston , Las Vegas, Nevada 89102

Together with and including all buildings, all fixtures, including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the Trustor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, and the rents, issues, and profits of the above described property. To have and to hold the same unto the Trustee, and the successors in interest of the Trustee, forever, in fee simple or such other estate, if any, as is stated herein trust, to secure the payment of a promissory note of this date, in the principal sum of *Two Hundred Sixteen Thousand and no/100ths* Dollars, (*\$216,000.00*)

signed by Ronnie W. Flud and Mary M. Flud

in behalf of Ronnie W. Flud & Mary M. Flud dba Flud Insurance And Business Management

IN WITNESS WHEREOF, the Grantor has executed this instrument and the Trustee and Beneficiary have accepted the delivery of this instrument as of the day and year aforesaid.

Ronnie W. Flud
.....
Ronnie W. Flud
Mary M. Flud
.....
Mary M. Flud

Executed and delivered in the presence of the following witnesses:

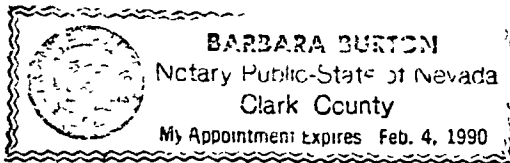
.....
.....

(Add Appropriate Acknowledgment)

STATE OF Nevada)
COUNTY OF Clark) SS.

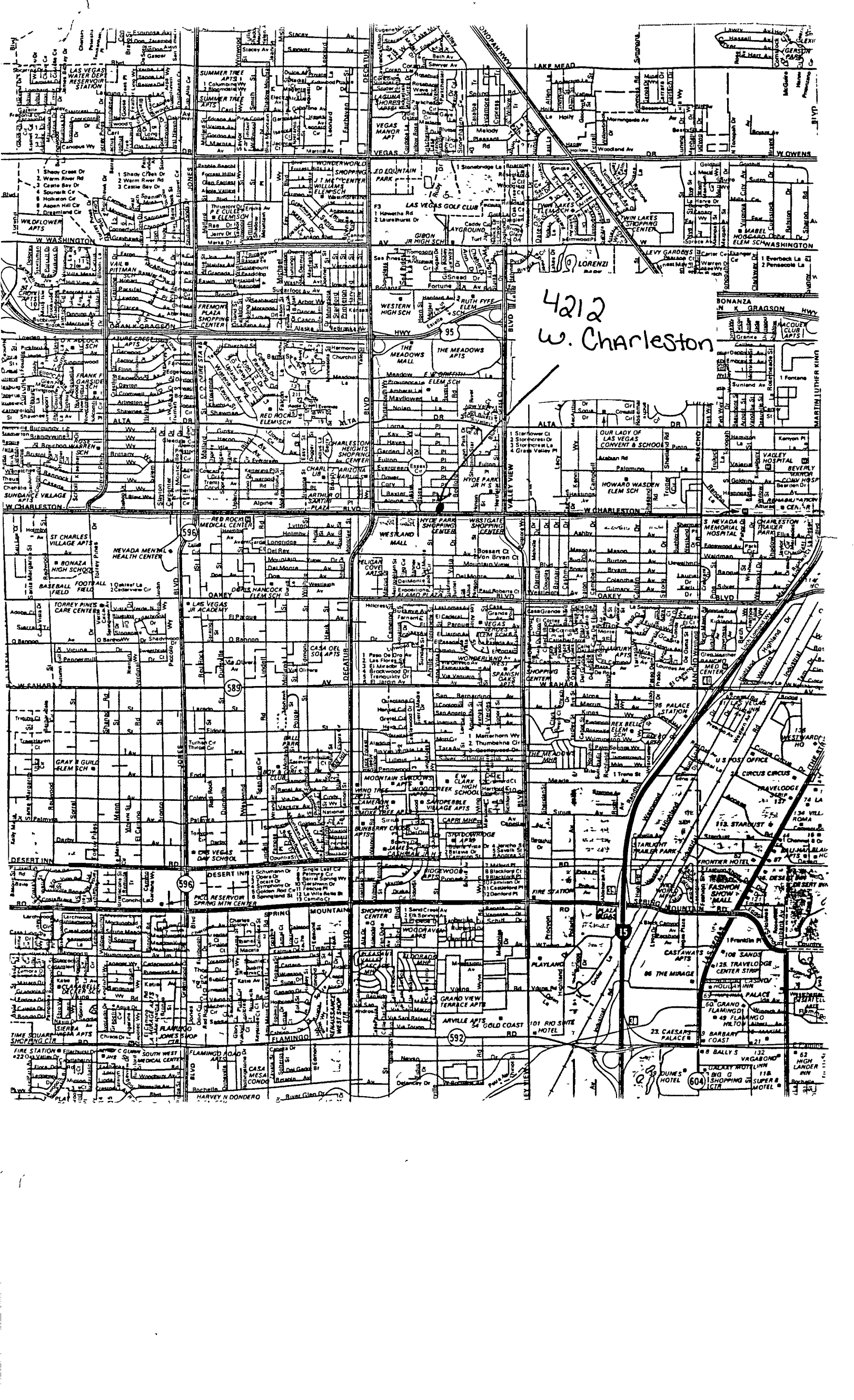
On August 23, 1989 personally appeared before me, a notary public,
Ronnie W. Flud and Mary M. Flud

who acknowledged that they executed the above instrument.

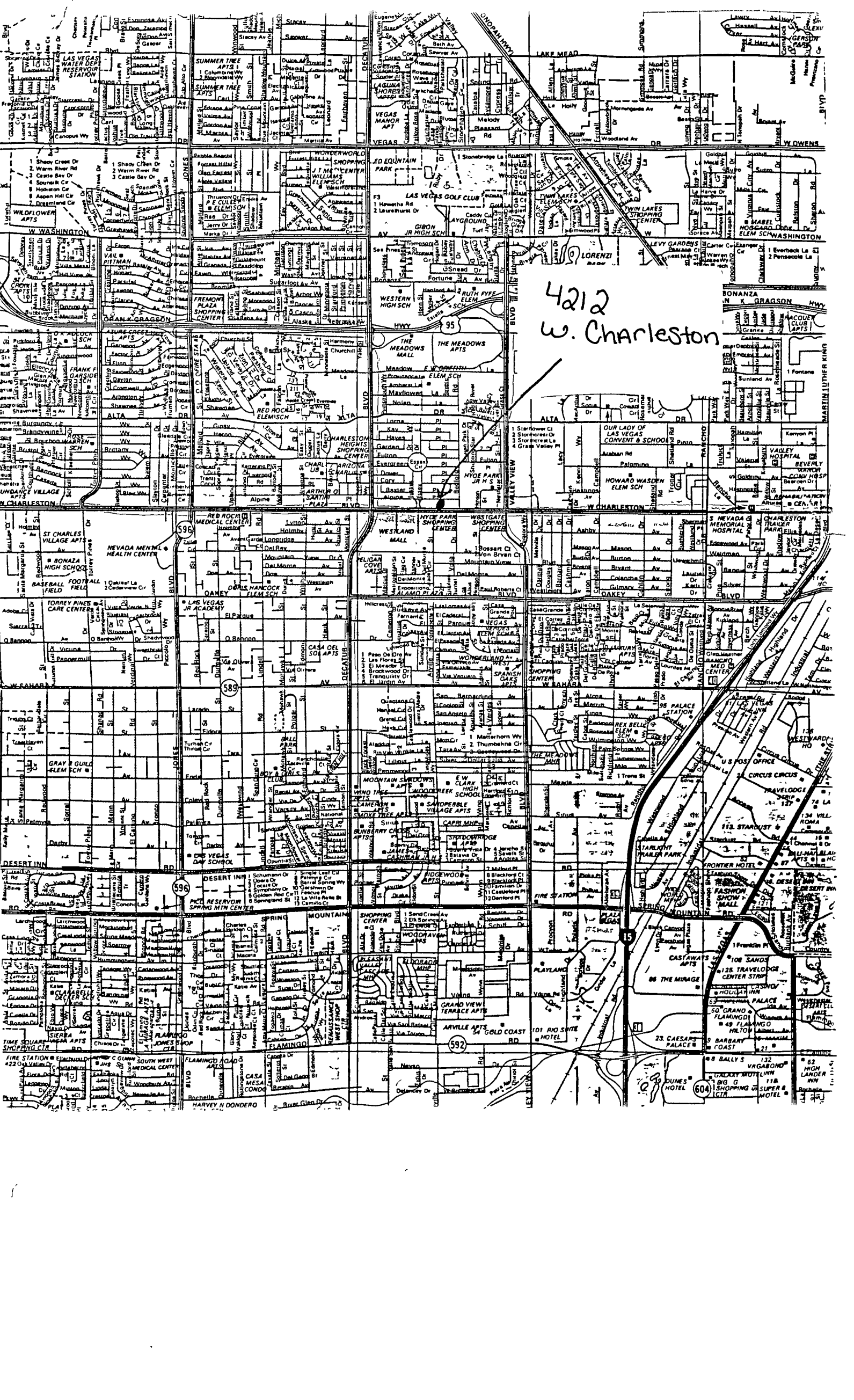


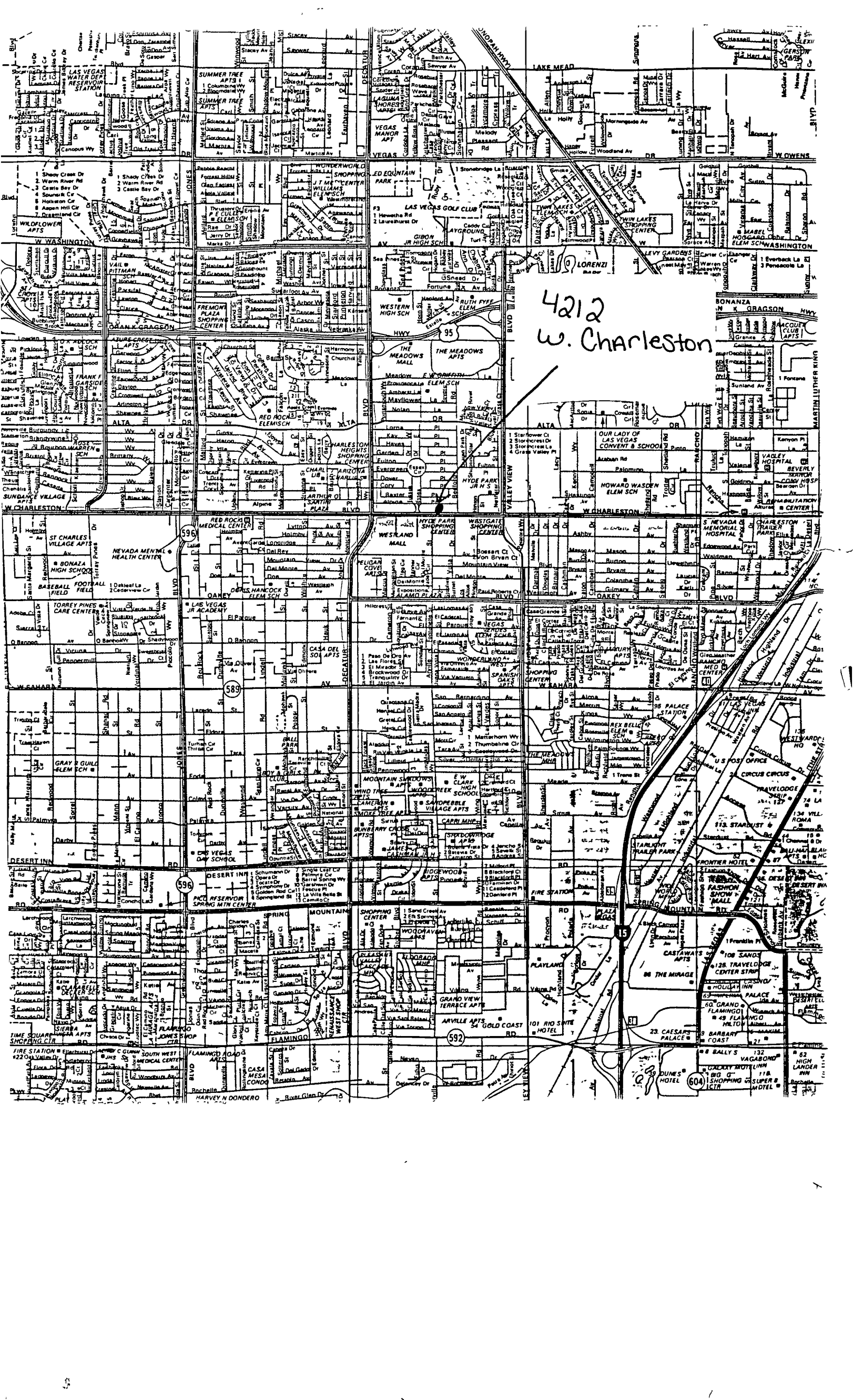
Barbara Burton
.....
Notary Public

M-31-7

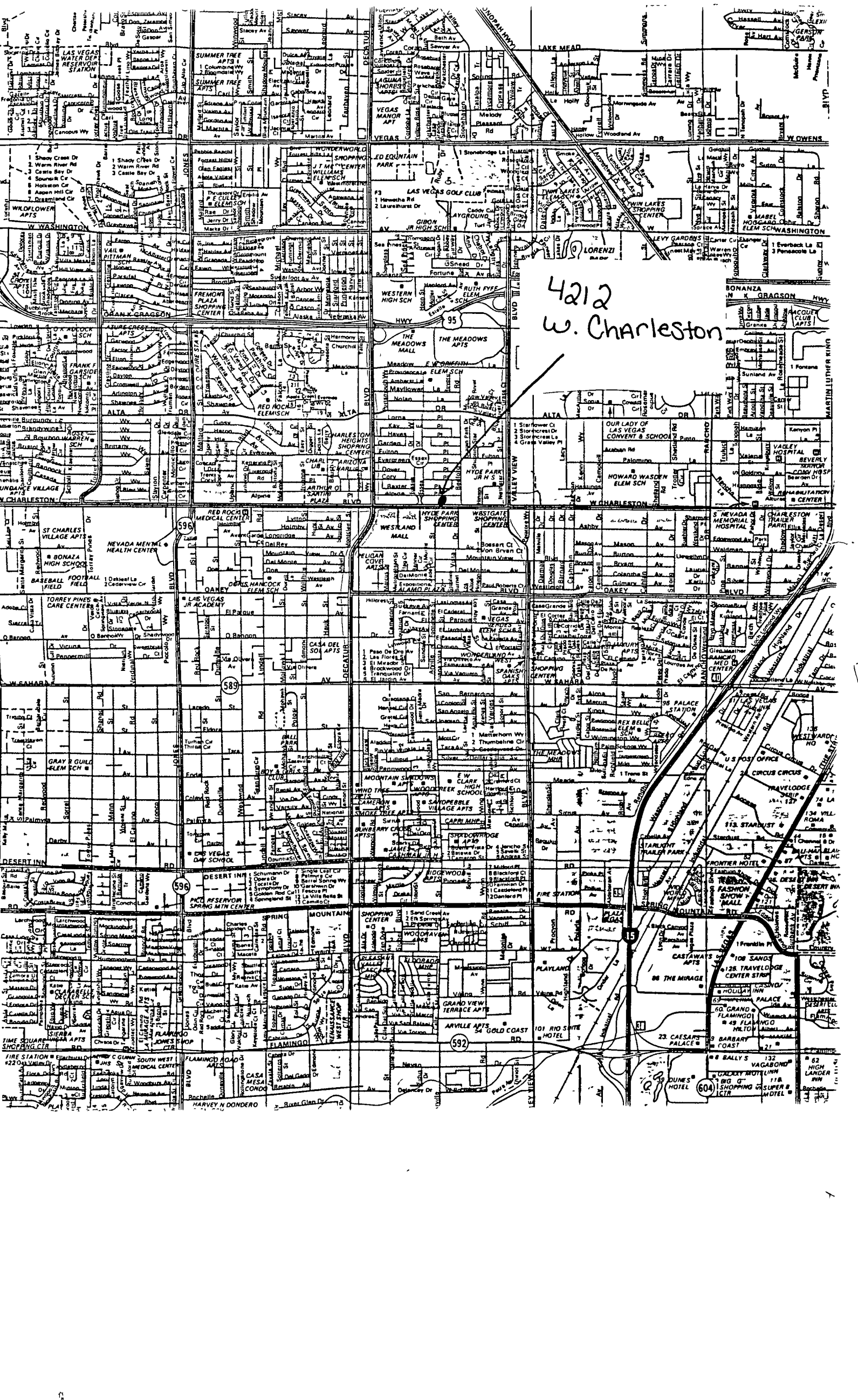


4212
W. Charleston





4212
W. Charleston





FARMERS INSURANCE GROUP OF COMPANIES
 FLUD INSURANCE AND BUSINESS MANAGEMENT
 MARY FLUD
 Insurance Agent



V-158-90 FRONT 1-24-91 BZA



W. SIDE 1-24-91 BZA
 V-158-90



BACK + SIDE 1-24-91 BZA
 V-158-90



E. SIDE 1-24-91 BZA
 V-158-90

AMERICA CAN DEPEND ON FARMERS

4212 W. Charleston Blvd., Las Vegas, NV 89102 • Business: (702)877-4212

V-158-90

1-24-91 BZA



BACK DOOR

V-158-90

1-24-91 B2A