

INTERDEPARTMENT DISTRIBUTION LIST

	DATE SENT 1991	DATE RETURNED 1991	COMMENTS
BUILDING & SAFETY	10/1	10/3	No comment
FIRE SERVICES	"	10/15	No objection
PUBLIC WORKS - R/W, ELEC.	"	10/18	No objection
LAND DEVELOPMENT DIV.	"		
DOWNTOWN REDEVELOPMENT			
POLICE DEPARTMENT			
LICENSE DEPARTMENT			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. V-133-91

PROPERTY OWNERS

PROTESTS

APPROVALS

1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____
6.	_____	_____
7.	_____	_____
8.	_____	_____
9.	_____	_____
10.	_____	_____
11.	_____	_____
12.	_____	_____
13.	_____	_____
14.	_____	_____
15.	_____	_____
16.	_____	_____
17.	_____	_____
18.	_____	_____
19.	_____	_____
20.	_____	_____

FILE NO. V-133-91

NOTICE OF PUBLIC HEARING

VARIANCE REQUEST

MEETING: BOARD OF ZONING ADJUSTMENT
DATE: OCTOBER 24, 1991
TIME: 7:00 P.M.
LOCATION: COUNCIL CHAMBERS, CITY HALL
400 EAST STEWART AVENUE
LAS VEGAS, NEVADA

APPLICANT: ALBERT KERR, JR.

CASE NO.: V-133-91

REQUEST: To allow an existing bay window seventeen feet six inches (17'6") from the front property line where twenty feet (20') is the minimum setback required

PROPERTY LOCATION: 329 Kane Avenue

ZONING: R-1

LEGAL DESCRIPTION: Lot Five (5) in Block Six (6) of Parkwood Unit No. 8.

Any and all interested persons may appear before the Board of Zoning Adjustment either in person or by representative to object to or express approval of this request; or may, prior to this hearing, file written objections thereto or approval thereof with the Department of Community Planning and Development, 400 East Stewart Avenue, Las Vegas, NV 89101.



DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

Norman R. Standerfer
NORMAN R STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

NOTICE OF PUBLIC HEARING

VARIANCE REQUEST

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APPLICANT: ALBERT KERR, JR.

CASE NO.: V-133-91

REQUEST: To allow an existing bay window seventeen feet six inches (17'6") from the front property line where twenty feet (20') is the minimum setback required

PROPERTY LOCATION: 329 Kane Avenue

ZONING: R-1

LEGAL DESCRIPTION: Lot Five (5) in Block Six (6) of Parkwood Unit No. 8.

Any and all interested persons may appear before the Board of Zoning Adjustment either in person or by representative to object to or express approval of this request; or may, prior to this hearing, file written objections thereto or approval thereof with the Department of Community Planning and Development, 400 East Stewart Avenue, Las Vegas, NV 89101.



DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

Norman R. Standerfer
NORMAN R STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

MAYOR
JAN LAVERTY JONES

COUNCILMEN
BOB NOLEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR

CITY MANAGER
WILLIAM J. NOONAN

CITY of LAS VEGAS



December 3, 1991

Mr. Albert Kerr, Jr.
329 Kane Avenue
Las Vegas, Nevada 89110-3536

RE: V-133-91 - VARIANCE

Dear Mr. Kerr:

The City Council at a regular meeting held November 20, 1991 APPROVED the application of Albert Kerr, Jr., for a Variance to allow an existing bay window seventeen feet six inches (17'6") from the front property line where twenty feet (20') is the minimum setback required on property located at 329 Kane Avenue, in Zoning District R-1, subject to:

1. Conformance to the plot plan and elevations.
2. Satisfaction of City Code requirements and design standards of all City departments.

Sincerely,

KATHLEEN M. TIGHE
City Clerk

/cmp

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

Mr. Jerry Russo
Curtis Construction
3400 West Sirius Avenue
Las Vegas, Nevada 89102

PLANNING AND
REG 13 1991
DEVELOPMENT



AGENDA & MINUTES

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT
(CONTINUED)

NOLEN - APPROVED as recommended subject to the conditions.
UNANIMOUS

Clerk to Notify and Planning to Proceed.

G. VARIANCE - PUBLIC HEARING

1. V-133-91 - Albert Kerr Jr.

MAYOR JONES declared the Public Hearing open.

ALBERT KERR, JR., 329 Kane Avenue, appeared.

No one appeared in opposition.

There was no further discussion.

MAYOR JONES declared the Public Hearing closed.

Application of Albert Kerr, Jr., for a Variance to allow an existing bay window seventeen feet six inches (17'6") from the front property line where twenty feet (20') is the minimum setback required on property located at 329 Kane Avenue, in Zoning District R-1.

(1446 - 1447)

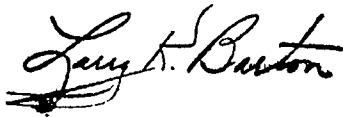
Board of Zoning Adjustment unanimously recommended (4-0 vote) APPROVAL, subject to:

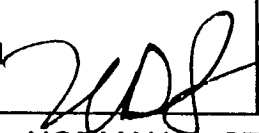
- 1. Standard conditions 1 and 5.

Staff Recommendation: DENIAL

PROTESTS: 0

APPROVED AGENDA ITEM





TO: The City Council

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

SUBJECT: ITEM X.G.1. - VARIANCE - PUBLIC HEARING - V-133-91 - Albert Kerr, Jr.

PURPOSE/BACKGROUND

This is a request for a Variance to allow an existing bay window 17'6" from the front property line where 20 feet is the minimum setback required on a single family lot. Surrounding properties are zoned R-1 and developed with single family residences.

The applicant recently obtained a building permit to convert the attached garage on this single family home. Although there was reference on the accompanying plans which indicated the bay window, the submitted plot plan indicated that the structure was 20 feet from the front property line. When the improvement was inspected it was discovered that the bay window extended 2'6" into the required twenty foot front yard setback area. The Department of Fire Services indicates there is no fire accessibility problem and the Department of Building and Safety has placed the valuation of the window at \$364.00.

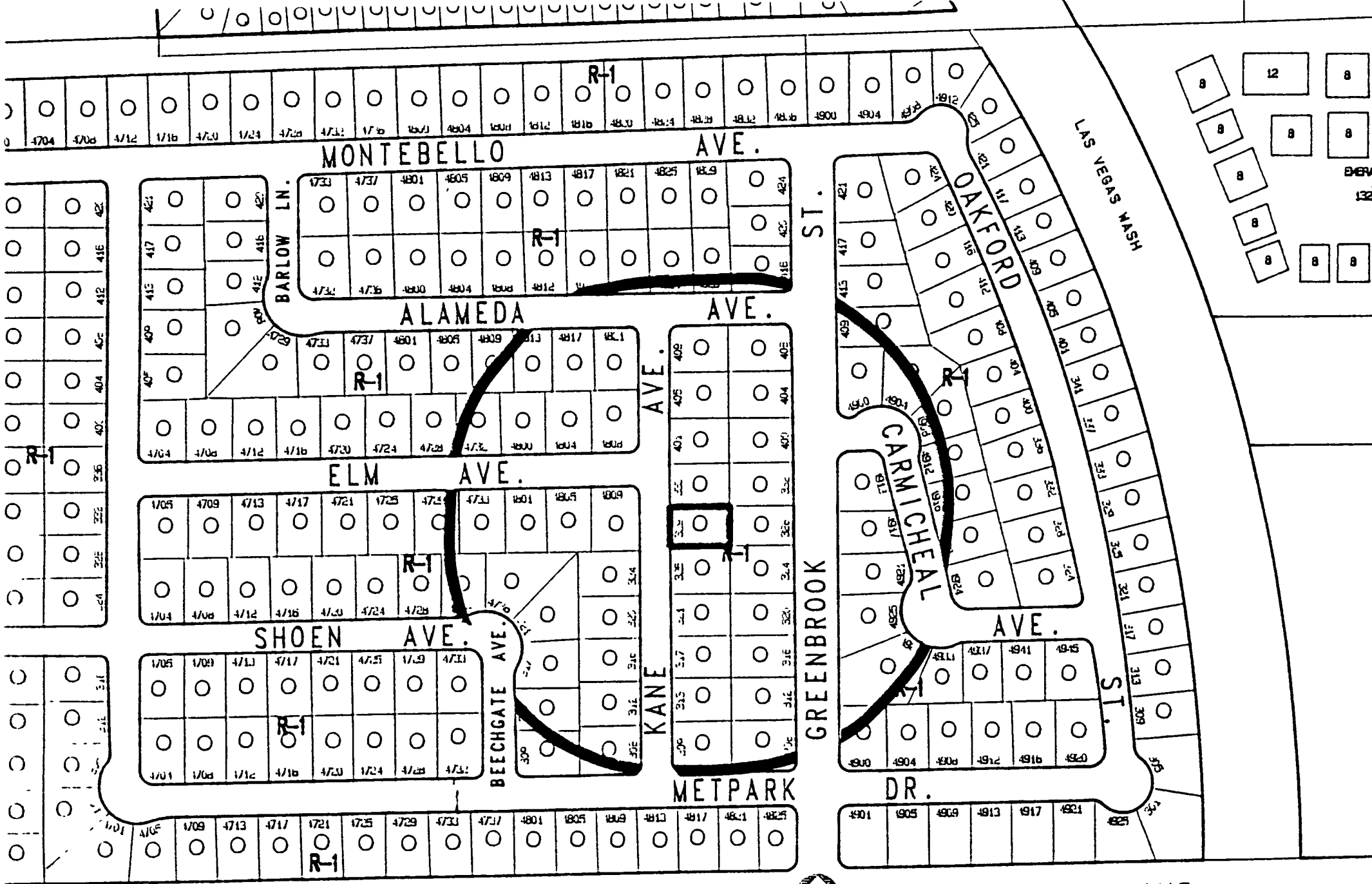
At the Board of Zoning Adjustment meeting, the applicant and the contractor indicated that the bay window had always been intended and was shown on the submitted plans. The fact that it was not included on the plot plan was an oversight. Staff noted that while the Zoning Ordinance allows a fireplace to project into setback area up to two feet, there is no provision to allow a bay window. The Board of Zoning Adjustment noted the encroachment was minor and similar to that allowed for a fireplace and recommended approval of the request.

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

Staff Recommendation: DENIAL

PROTESTS: 0

SEE ATTACHED LOCATION MAP



V-133-91



STEWART

AVE.

CITY COUNCIL MINUTES
 MEETING OF
 NOVEMBER 20, 1991

INTER-OFFICE MEMORANDUM

TO: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	FROM: CITY CLERK	EXT.:
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-133-91

Applicant: Albert Kerr, Jr.

Appeal by applicant or any other aggrieved person: Yes No

Review requested by City Council: Yes No

11-14-91
DATE

Ann L. Lebrun
CITY CLERK, Chief Deputy

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT INFORMATION:

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

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.) NOVEMBER 12, 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.) NOVEMBER 12, 1991

NOTICE TO PUBLISH

Las Vegas, Nevada

Date: November 5, 1991

TO: LAS VEGAS REVIEW-JOURNAL


FROM: CITY CLERK

SUBJECT: PUBLICATION OF NOTICE OF PUBLIC HEARING-VARIANCE V-133-91

Please publish the attached Legal Notice

ON THE FOLLOWING DATES Friday, November 8, 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


PLANNING AND
NOV 8 1991
DEVELOPMENT

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

NOTICE IS HEREBY GIVEN THAT on **Wednesday, November 20, 1991**, at the hour of **2:00 P.M.** in the Council Chambers, City Hall Complex, 400 East Stewart Avenue, Las Vegas, Nevada, the City Council will consider the following:

V-133-91

Application of ALBERT KERR, JR, for a Variance to allow an existing bay window seventeen feet six inches (17'6") from the front property line where twenty feet (20') is the minimum setback required on property located at 329 Kane Avenue, in Zoning District R-1.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT FIVE (5) IN BLOCK SIX (6) OF PARKWOOD UNIT NO. 8

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
JAN LAVERTY JONES

COUNCILMEN
BOB NOLEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

October 29, 1991

Albert Kerr, Jr.
329 Kane Avenue
Las Vegas, Nevada 89110-3536

Re: V-133-91

Dear Applicant:

Your request for a Variance to allow an existing bay window seventeen feet, six inches (17'6") from the front property line where twenty feet (20') is the minimum setback required on property located at 329 Kane Avenue, was considered by the Board of Zoning Adjustment on October 24, 1991.

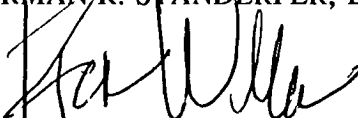
It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance subject to the following conditions:

1. Conformance to the plot plan and elevations.
2. Satisfaction of City Code requirements and design standards of all City departments.

This item will be considered by the City Council at its meeting scheduled for November 20, 1991 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

cc: Jerry Russo
Curtis Construction
3400 West Sirius Avenue
Las Vegas, Nevada 89102



City of Las Vegas OCTOBER 24, 1991
BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
229-6301

ITEM

BOARD ACTION

31. V-133-91 - ALBERT KERR, JR.

APPLICATION: Variance to allow an existing bay window seventeen feet six inches (17'6") from the front property line where twenty feet (20') is the minimum setback required

LOCATION: 329 Kane Avenue

ZONE: R-1

STAFF RECOMMENDATION: DENIAL; if approved, subject to:

1. Standard conditions 1 and 5.

PROTESTS: 0

APPROVALS: 1 at meeting

SORENSEN APPROVED subject to staff's conditions UNANIMOUS with Ashworth excused

Mr. Williams explained that the applicant has converted his garage and added a bay window that encroaches 2 feet 6 inches into the required front setback. Since the fireplace encroachment ordinance does not provide for a bay window and there are no extraordinary circumstances to justify a variance, staff recommended denial.

Albert Kerr, Jr., 329 Kane, was present with the contractor performing the conversion. They explained that it was merely an oversight. The 20 foot setback on the plot plan was the original setback. When the permit was issued, Mr. Kerr assumed that an exception had been made for the bay window.

Deanne Tally, 308 Greenbrook, urged approval of this application as well. Her husband is in construction and sometimes mistakes like this happen. This does not involve a gross setback violation.

Ms. Sorensen noted that the bay window was on the original, approved plot plan and that she would prefer to see encroachment by a bay window rather than a fireplace.

Mr. Kerr's contractor asked permission to at least close the outside wall. Chairman Solomon stated that he supported the application, would urge the City Council not to fine the applicant, and asked Mr. Williams if construction could be resumed. Mr. Williams stated something could be worked out regarding the construction but any fine would be up to the City Council.

No one appeared in opposition.

NOTE: A date will be set at the 11/6/91 City Council meeting for a public hearing to be held at the 11/20/91 City Council meeting.

(20:37 - 20:44)

City of Las Vegas OCTOBER 24, 1991
BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
229-6301

ITEM

BOARD ACTION

30. V-132-91 - GREGORY AND CHONITA SMITH

APPLICATION: Variance to allow a proposed room addition ten feet (10') from the corner side property line where fifteen feet (15') is the minimum setback required

LOCATION: 6301 Anza Lane

ZONE: R-1

STAFF RECOMMENDATION: DENIAL; if approved, subject to:

- 1. Standard conditions 1 and 5.

PROTESTS: 0

APPROVALS: 1 on record

REESE
APPROVED subject to staff's conditions
UNANIMOUS with Ashworth excused

Mr. Williams stated that the applicants are proposing to construct an 8 x 15 foot addition to include expansion of a bathroom and add a laundry room which would violate the side setback requirement by 5 feet. Although the lot is slightly smaller than normal, there is no justification for the violation of the setback requirement and staff recommended denial.

Gregory Smith, 6301 Anza, was present.

Chairman Solomon confirmed with Mr. Smith that the rear setback would not be violated and that the stucco, paint, roof and height of the addition will match the existing house. He asked if there was a block wall along Monte Carlo. Mr. Smith stated that the height of the addition will actually be a little smaller but still compatible with the basic design of the house and that there is a chain link fence along Monte Carlo.

Chairman Solomon asked if the addition could be relocated. Mr. Smith state that because of the location of the plumbing and placement of the water heater, it would not be possible to do so.

Ms. Sorensen expressed concern about obstruction of traffic visibility because this is a corner lot. Mr. Smith stated that there would be none.


No one appeared in opposition.

(21:31 - 21:37)

INTER-OFFICE MEMORANDUM

October 28, 1991

TO: KATHLEEN TIGHE, CITY CLERK

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

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

COPIES TO:
LINDSEY MILLS

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

- U-200-91 THE SOUTHLAND CORPORATION
- U-238-91 UNION PACIFIC RAILROAD COMPANY
- U-241-91 STATE OF NEVADA DEPARTMENT OF TRANSPORTATION ON BEHALF OF
CATHOLIC COMMUNITY SERVICES OF NEVADA
- U-243-91 CORRAL COIN COMPANY
- V-133-91 ALBERT KERR, JR.
- U-251-91 MOULIN ROUGE, LTD.

RLW:gm

NOTICE OF PUBLIC HEARING

VARIANCE REQUEST

MEETING: BOARD OF ZONING ADJUSTMENT
DATE: OCTOBER 24, 1991
TIME: 7:00 P.M.
LOCATION: COUNCIL CHAMBERS, CITY HALL
400 EAST STEWART AVENUE
LAS VEGAS, NEVADA

APPLICANT: ALBERT KERR, JR.

CASE NO.: V-133-91

REQUEST: To allow an existing bay window seventeen feet six inches (17'6") from the front property line where twenty feet (20') is the minimum setback required

PROPERTY LOCATION: 329 Kane Avenue

ZONING: R-1

LEGAL DESCRIPTION: Lot Five (5) in Block Six (6) of Parkwood Unit No. 8.

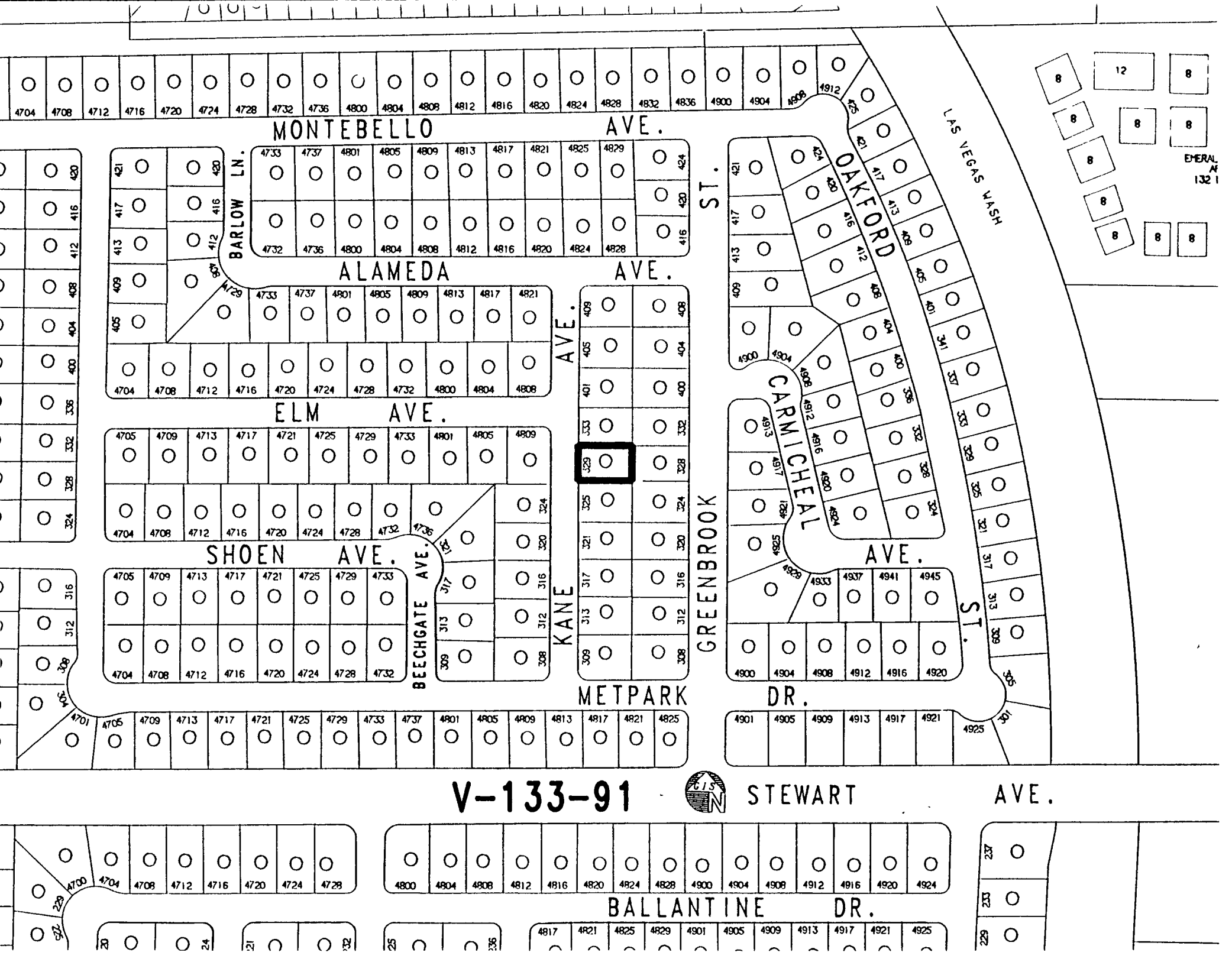
Any and all interested persons may appear before the Board of Zoning Adjustment either in person or by representative to object to or express approval of this request; or may, prior to this hearing, file written objections thereto or approval thereof with the Department of Community Planning and Development, 400 East Stewart Avenue, Las Vegas, NV 89101.



DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

Norman R. Standerfer
NORMAN R STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE



MONTEBELLO AVE.

ALAMEDA AVE.

ELM AVE.

SHOEN AVE.

METPARK DR.

BALLANTINE DR.

OAKFORD AVE.

CARMICHAEL AVE.

DR.

V-133-91



STEWART AVE.

EMERALD 1321



INTER-OFFICE MEMORANDUM

October 1, 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
EXT:
RICHARD L. WILLIAMS, CHIEF
CURRENT PLANNING DIVISION

SUBJECT: REQUEST FOR COMMENTS RE: V-133-91
ALBERT KERR, JR.
329 Kane Avenue

PARCEL NO.: 060-332-015

COPIES TO:

The subject application is to allow an existing bay window seventeen feet six inches from the front property line where twenty feet is the minimum setback required.

This structure/use is:
14' x 26.00 = \$364.00

PROPOSED _____
EXISTING X

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 October 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 October 15, 1991 will be appreciated.

Thank you.

DEPARTMENT OF
BUILDING & SAFETY
BY MIKE TRAASDAHL

NRS:RLW:gm

OCT 4 1991

- Attachments:
1. Application
2. Plot Plan

NO COMMENT
 CONDITIONS AS NOTED

PLANNING AND
OCT 3 1991
DEVELOPMENT

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

DATE

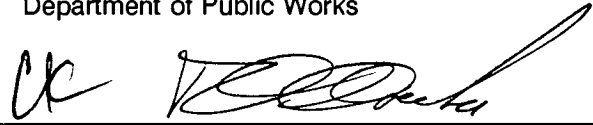
October 17, 1991

TO:

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

FROM:

Richard D. Goecke, Director
Department of Public Works



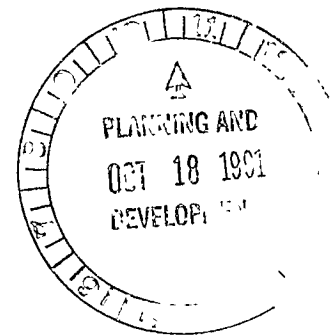
SUBJECT:

V-133-91
Albert Kerr, Jr.

COPIES TO:

John McNellis, Engineering Planning
Nancy Miller, 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 this variance request to allow an existing bay window seventeen feet six inches from the front property line where twenty feet is the minimum setback required.



DATE: 10/15/91

TO: COMMUNITY PLANNING & DEVELOPMENT

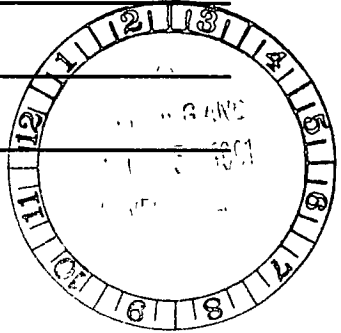
FROM: FIRE PREVENTION DIVISION

SUBJECT: V-133-91

- 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: _____

R. Sepler
FIRE DEPARTMENT REPRESENTATIVE SIGNATURE

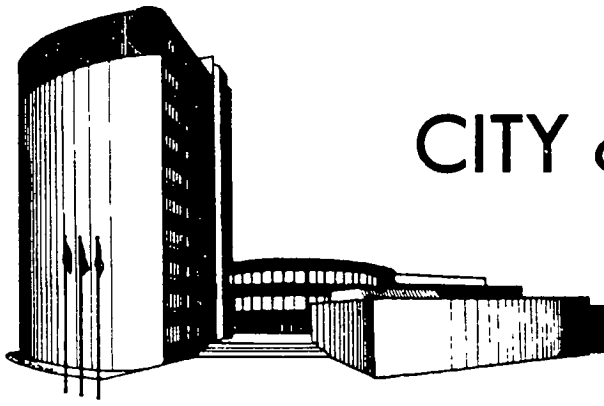


ORIGINAL (White) - COMM. PLNG. COPY (Pink) - FIRE PREVENTION

MAYOR
JAN LAVERTY JONES

COUNCILMEN
BOB NOLEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

October 14, 1991

Albert Kerr, Jr.
329 Kane Avenue
Las Vegas, Nevada 89110-3536

Re: V-133-91

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 October 24, 1991.

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

NRS:RLW:gm

cc: Jerry Russo
Curtis Construction
3400 West Sirius Avenue
Las Vegas, Nevada 89102



City of Las Vegas
BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

30. V-132-91
Applicant: GREGORY AND CHONITA SMITH
Request: Variance to allow a proposed room addition ten feet (10') from the corner side property line where fifteen feet (15') is the minimum setback required
Location: 6301 Anza Lane
Zone: R-1
31. V-133-91
Applicant: ALBERT KERR, JR.
Request: Variance to allow an existing bay window seventeen feet six inches (17'6") from the front property line where twenty feet (20') is the minimum setback required
Location: 329 Kane Avenue
Zone: R-1
32. V-134-91
Applicant: BRENTON CONRAD AND WERNA CONRAD
Request: Variance to allow a proposed patio cover five feet (5') from the rear property line where fifteen feet (15') is the minimum setback required
Location: 5908 Cherry Falls Court
Zone: R-E (under Resolution of Intent to R-1)
33. V-135-91
Applicant: KAREN MARTINEZ
Request: Variance to allow a proposed single-family dwelling eight feet (8') from the rear property line where ten feet (10') is the minimum setback required
Location: 7920 Rockbridge Court
Zone: R-PD5
34. V-136-91
Applicant: JAMES AND EULALIA BALLOU
Request: Variance to allow the sale of antiques in conjunction with an existing retail furniture store, where an antique store is not allowed
Location: 2528 East Fremont Street
Zone: C-2
35. V-137-91
Applicant: RON MYERS
Request: Variance to allow a manager/caretakers apartment where such use is not allowed
Location: 1717 Las Vegas Boulevard South
Zone: C-2

NOTICE OF PUBLIC HEARING

DRAFT

VARIANCE REQUEST

MEETING: BOARD OF ZONING ADJUSTMENT
 DATE: OCTOBER 24, 1991
 TIME: 7:00 P.M.
 LOCATION: COUNCIL CHAMBERS, CITY HALL
 400 EAST STEWART AVENUE
 LAS VEGAS, NEVADA

APPLICANT: ALBERT KERR, JR.

CASE NO.: V-133-91

REQUEST: To allow an existing bay window seventeen feet six inches (17'6") from the front property line where twenty feet (20') is the minimum setback required

PROPERTY LOCATION: 329 Kane Avenue

ZONING: R-1

LEGAL DESCRIPTION: Lot Five (5) in Block Six (6) of Parkwood Unit No. 8.

Any and all interested persons may appear before the Board of Zoning Adjustment either in person or by representative to object to or express approval of this request; or may, prior to this hearing, file written objections thereto or approval thereof with the Department of Community Planning and Development, 400 East Stewart Avenue, Las Vegas, NV 89101.



DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

Norman R. Standerfer
 NORMAN R STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

BZA.Var

R. Williams

(Initial)

(Date)

J. Schlegel

L. Comeau

J. Stewart

JBS

9-26-91

PLEASE RETURN THIS FILE TO GRETA

BY:

9-30

DRAFT

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, ALBERT KERR JR EXISTING (BAY WINDOW) CB the Owner(s), respectfully petition(s) for a special Variance to allow A PROPOSED ADDITION 17'6" FROM THE FRONT PROPERTY LINE WHERE 20' IS THE MINIMUM SETBACK REQUIRED

Assessors Parcel No.: 060-332-015

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

The property is situated at 329 KANE AVE (street name and number) between METPARK DRIVE (street name) and ELM AVE (street name)

In Zoning District R-1. Said property is legally described as follows to wit: LOT 5 BLOCK 6 PARKWOOD UNIT #8

OWNER'S AFFIDAVIT

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

STATE OF NEVADA)
COUNTY OF CLARK)

(I, We), ALBERT KERR JR AND CATHIE O. KERR (please print or type) 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

Albert Kerr Cathie O. Kerr (SIGNATURE) 329 KANE AVE (MAILING ADDRESS)

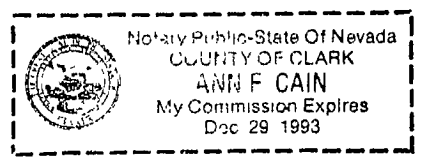
702-452-4577 (PHONE NUMBER) LAS VEGAS NV 89110-3536 (CITY STATE ZIP)

Albert Kerr Cathie O. Kerr (SIGNATURE OF OWNER OF RECORD) 329 KANE AVE (MAILING ADDRESS)

702-452-4577 (PHONE NUMBER) LAS VEGAS NV 89110-3536 (CITY STATE ZIP)

Subscribed and sworn to before me this 19th day of September, 1991.

Ann F. Cain (Signature)
Notary Public In and for said County and State.
29 Dec 93
My Commission Expires



****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: \$ 150.00 Case No. V-133-91 Received by: CF
Receipt No.: 127916 Meeting Date 10/24/91 Date: 9/20/91

*** FOR DEPARTMENT USE ONLY ***

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME ALBERT KERR, JR.

REP'S NAME _____

ADDRESS 329 KANE AVE.

LAS VEGAS, NEVADA 89110-3536

PHONE 452-4577

AGENT: NAME CURTIS CONSTRUCTION

REP'S NAME JERRY RUSSO

ADDRESS 3400 W. SIRIUS J

LAS VEGAS, NV 89102

PHONE 732-7121

APPLICATION TYPE:

REZONING PLOT PLAN REVIEW VARIANCE USE PERMIT

QTA OTHER _____

PUBLIC HEARING: IF YES, LEGAL LOT 5, BLOCK 6
PARKWOOD UNIT #8

ZONING: EXISTING R-1 PROPOSED _____

LAND USE: EXISTING SFD

PROPOSED EXISTING BAY WINDOW 17'6" FROM FRONT PROPERTY
LINE WHERE 20' IS MINIMUM SETBACK REQUIRED.

PAST ACTIONS: CASE NO. N/A ACTION _____ DATE _____

CASE NO. _____ ACTION _____ DATE _____

CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. N-32-4 ASSESSOR'S PARCEL NO. 060-332-015

GENERAL LOCATION: 329 KANE AVE.

FLOOD ZONE "A": YES _____ NO _____

IN DOWNTOWN REDEVELOPMENT AREA?: YES _____ NO

SPECIAL NOTICE REQUIRED?: YES _____ NO

IF YES: _____

CHECKED BY: C.P. Fitzhugh DATE 9/20/91

GENERAL RECEIPT NO. 127916

CASE NO. V-133-91

PC DATE: _____

BZA DATE: 10/24/91

AFFIX R.P.T.T \$.66.00

Corporation Grant, Bargain, Sale Deed

METROPOLITAN DEVELOPMENT CORPORATION, a Delaware Corporation
 a corporation organized and existing under the laws of the State of Delaware, and having its principal place of
 business at 8447 Wilshire Boulevard - Beverly Hills, California 90211
 in consideration of Ten and No/100 Dollars,
 does hereby Grant, Bargain, Sell and Convey to ALBERT KERR, JR. and CHAOY KERR, husband and
wife as joint tenants,

all that real property in the _____ County of Clark
 State of Nevada, bounded and described as follows

Lot Five (5) in Block Six (6)
 of PARKWOOD UNIT NO. 8, as shown by Map thereof on file in Book 24 of Plats, Page 97,
 in the Office of the County Recorder of Clark County, Nevada.

SUBJECT TO: Taxes for the fiscal year 1982-83.
 Covenants, conditions, restrictions, reservations, rights,
 rights of way and easements now of record.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise
 appertaining.

IN WITNESS WHEREOF said Grantor has caused its corporate name and seal to be affixed hereto by its Vice
 President and _____ Secretary therunto duly authorized, this 20th day of August, 19 80.

STATE OF ~~NEVADA~~ CALIFORNIA } ss
 COUNTY OF LOS ANGELES

METROPOLITAN DEVELOPMENT CORPORATION,
 a Delaware Corporation

On August 20, 1980
 personally appeared before me, a Notary Public,
George G. Dawley, Vice President
Sheldon LaZar, Secretary

By [Signature] Vice President

By [Signature] Secretary

Sheldon LaZar, Secretary
 Name (Typed or Printed)

who acknowledged that he executed the above instrument.

Signature [Signature]
 (Notary Public)

ORDER NO. _____ ESCROW NO. 195448 CD - 83
 WHEN RECORDED MAIL TO MR. & MRS. ALBERT KERR, JR.
329 KANE AVENUE, LAS VEGAS, NEVADA 89119



RECORDED
 TITLE INSURANCE AND TRUST CO.
 SEP 63 11 00 AM '81
 PER [Signature] DEPUTY
 OFFICIAL RECORDER
 0004 INSTRUMENT

(This area for Official Notarial Seal)



DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

SUBMITTAL REQUIREMENTS FOR APPLICATIONS REQUIRING SITE PLANS

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

ITEMS COMPLETED

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.**

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.

H. **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:

(i) 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

***** 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 ABeyANCE.

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

(Applicant's Signature)

(Date)

(Owner of Record)

(Date)

PERMIT NUMBER 115714		INSPECTION NUMBER	
JOB ADDRESS 329 Kane Ave			
LOT NO	BLOCK NO	SUBDIVISION NAME	
FIRE DEPT MAP NO	JOB PHONE	CALL-IN DATE	CALL-IN TIME
INSPECTOR NO 54		INSPECTOR NAME	
INSPECTION REQUESTED 120			

Bay window 18' from property line. As per plot plan it must be 20'

<input type="checkbox"/> PARTIAL INSPECTION	<input type="checkbox"/> PARTIAL APPROVAL (P)	PARTIAL DESCRIPTION	
<input checked="" type="checkbox"/> APPROVED (A)	<input type="checkbox"/> STOP WORK (S)	<input type="checkbox"/> COMMENTS (C)	<input type="checkbox"/> TEMPORARY APPROVAL (T) -- UNTIL
<input checked="" type="checkbox"/> REJECTED (R)	REINSPECTION REQUIRED - CALL * 799-2071		<input type="checkbox"/> HOLD (H)
<input type="checkbox"/> REFEE (F)	REINSPECTION FEE REQUIRED - PAY AT CITY HALL 3RD FLOOR - 400 E STEWART STREET		<input type="checkbox"/> PERMIT REQUIRED
INSPECTOR SIGNATURE R Schmechel		INSPECTION DATE 8-15-91	
<input type="checkbox"/> PROJECT COMPLETE	BRING HARD CARD WITH FIRE, QUALITY CONTROL & PLANNING APPROVALS SIGNED OFF TO BLDG & SAFETY FOR C of O ISSUANCE (Commercial Only)		
IF YOU HAVE ANY QUESTIONS ON THIS INSPECTION, YOU MAY CALL THE INSPECTOR FROM 7 00 A M - 7 15 A M OR 2 45 P M - 3 00 P M AT			

PERMIT NUMBER 91-116505		INSPECTION NUMBER 91-115714	
JOB ADDRESS 329 Kane Ave			
LOT NO	BLOCK NO	SUBDIVISION NAME	
FIRE DEPT MAP NO	JOB PHONE	CALL-IN DATE 9-4-91	CALL-IN TIME 61107A
INSPECTOR NO 54		INSPECTOR NAME	
INSPECTION REQUESTED 120			

The plot plan still calls for 20' from property line and you are still only 18'

A re-inspection fee must be paid before any more building inspections on this job.

No sheet inspection

<input type="checkbox"/> PARTIAL INSPECTION	<input type="checkbox"/> PARTIAL APPROVAL (P)	PARTIAL DESCRIPTION	
<input type="checkbox"/> APPROVED (A)	<input type="checkbox"/> STOP WORK (S)	<input type="checkbox"/> COMMENTS (C)	<input type="checkbox"/> TEMPORARY APPROVAL (T) -- UNTIL
<input checked="" type="checkbox"/> REJECTED (R)	REINSPECTION REQUIRED - CALL * 799-2071		<input type="checkbox"/> HOLD (H)
<input type="checkbox"/> REFEE (F)	REINSPECTION FEE REQUIRED - PAY AT CITY HALL 3RD FLOOR - 400 E STEWART STREET		<input type="checkbox"/> PERMIT REQUIRED
INSPECTOR SIGNATURE R Schmechel		INSPECTION DATE 9-5-91	
<input type="checkbox"/> PROJECT COMPLETE	BRING HARD CARD WITH FIRE, QUALITY CONTROL & PLANNING APPROVALS SIGNED OFF TO BLDG & SAFETY FOR C of O ISSUANCE (Commercial Only)		
IF YOU HAVE ANY QUESTIONS ON THIS INSPECTION, YOU MAY CALL THE INSPECTOR FROM 7 00 A M - 7 15 A M OR 2 45 P M - 3 00 P M AT			

CITY OF LAS VEGAS, NEVADA

PERMIT NO. 115714

DEPARTMENT OF BUILDING AND SAFETY
PHONE 386-6251

BUILDING PERMIT
FOR: Single Family Dwelling, Remodel
Additions, Misc. Residential Construction



LOG NO. & AREA 060-332-0 M-6213 DATE 8-05-91 CONST. VAL \$ 4200 P

ADDRESS OF CONSTRUCTION 329 KANE AVE. OWNER A. KERR PHONE 732-7121

LOT(s) 5 BLOCK 6 SUBDIVISION PARKWOOD #8 ZONE R-1

PROPOSED CONSTRUCTION GARAGE ENCLOSURE USE GEN

THIS PERMIT FOR BLDG A/C ELEC PLBG OTHER PERMITS REQD FENCE OFF SITE SWIM POOL

FLOOR AREA BSMT — 1ST 462 2ND — GARAGE — PORCH — TOTAL 462

CONTRACTOR CURTIS CONSTRUCTION STATE LICENSE NO 012787 CITY LICENSE NO 39121

ARCHITECT _____ ENGINEER _____

MASTER PLUMBER/CONTRACTOR _____ MASTER ELECTRICIAN/CONTRACTOR _____

OTHER INSPECTIONS AND FEES

- 1 Inspections outside of normal business hours = \$30.00 per hour (minimum charge three hours)
- 2 Re-inspection fee during normal business hours assessed under provisions of TABLE 3-A of the Uniform Building Code = \$30.00 per hour
- 3 Inspections during normal business hours for which no fee is specifically indicated = \$30.00 per hour (minimum charge one half hour)
- 4 Additional plan review required by changes, additions, or revisions to approved plans = \$30.00 per hour (minimum charge two hours)

CONDITIONS OF THE PERMIT:

- 1 I agree to call the City Building Department for inspections before concrete is poured, before rough wiring, electrical, plumbing, framing is covered. Also for air conditioning, drywall and sheathing inspection
- 2 I agree that when the job is completed that I will call for final inspection before occupancy
- 3 I agree to perform all construction in accordance with City Ordinances and Building Codes
- 4 The Contractor's signature below denotes authority from the owner to sign in his behalf and that the owner is aware of all requirements of this application and permit. Separate permits must be taken out for work outlined above this agreement
- 5 I have read and understand the contents of this application and permit, I hereby state that the information I have supplied on this application is true and correct
- 6 Approval for the work under this permit will be given only after refuse and debris have been removed from job site and public right of way
- 7 24 HOUR MINIMUM NOTICE REQUIRED FOR INSPECTIONS

BY [Signature]
I HEREBY DECLARE THAT I AM THE LEGAL OWNER OF THE ABOVE PROPERTY OWNER

BY _____ AGENT

I hereby certify that I have reviewed this application and the proposed plans and have found that the proposed development meets the requirements of the City of Las Vegas Flood Hazard Reduction Ordinance for the issuance of this Development Permit

SPECIAL CONDITIONS
GARAGE (EXISTING) ENCLOSURE
(MUST HAVE INTERIOR ACCESS.)
SEE PLANS

LAND DEVELOPMENT AND FLOOD CONTROL ENGINEER _____ DATE _____

PLANNING DEPT [Signature] DATE 8/05/91

BUILDING DEPT [Signature] DATE 8/6/91

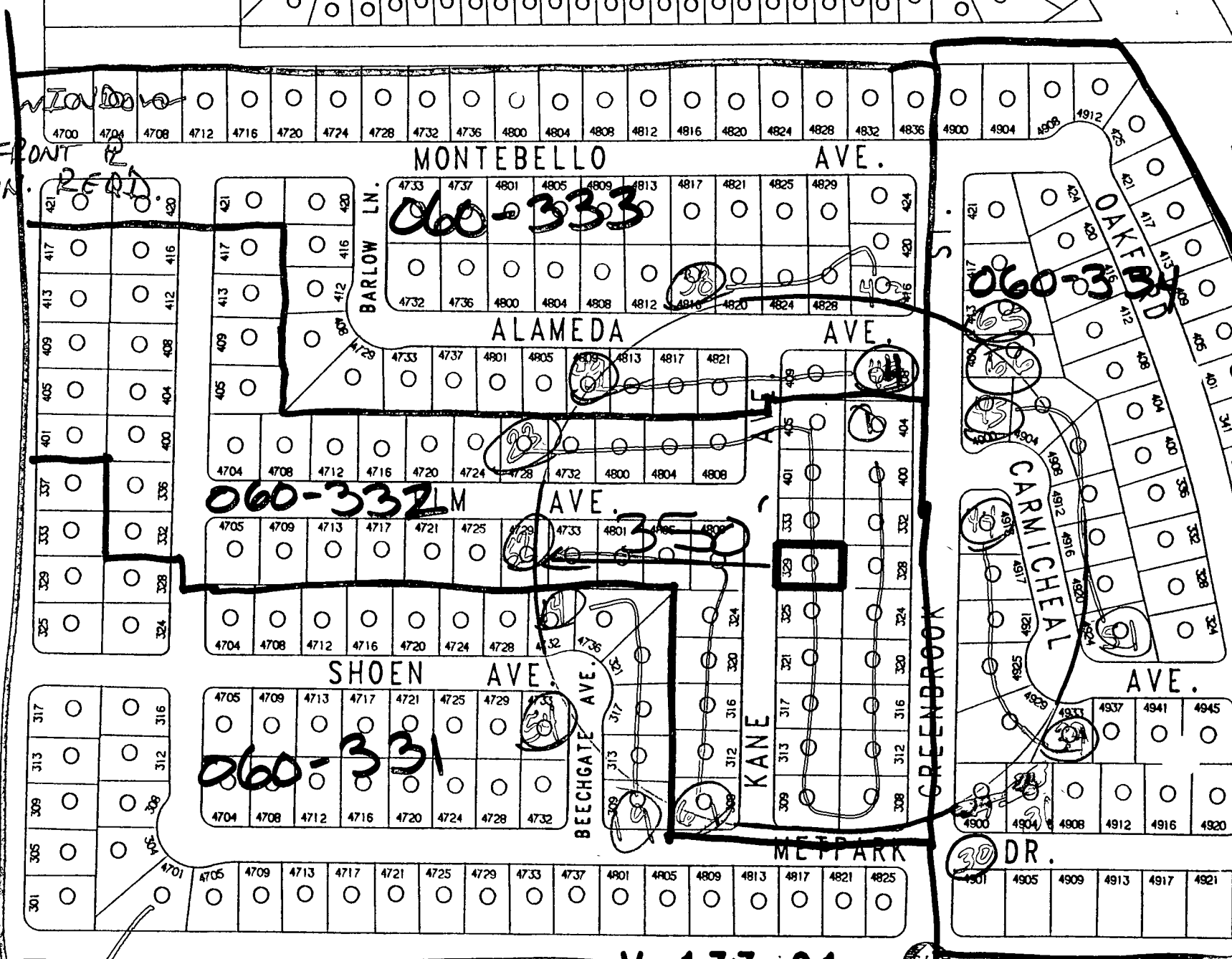
BUILDING DEPT _____ DATE _____

PLUMBING		FEE	ELECTRICAL	
WATER DISTRIBUTION	6.00		RECEPTACLE _____ SWITCH _____	40
SEWER SYSTEM - NEW OR MODIFICATION	10.00		EACH LIGHT FIXTURE OR SOCKET _____	30
FIXTURES - WATER SOFTENER, H/W HEATER	2.00		SPECIAL OUTLET, APPLIANCE ETC	70
GARBAGE DISPOSAL - WASHER	2.00		SERVICE/PANEL-SUB/300-200A/600-400A/1250	
FUEL PIPING	6.00		A/C UNIT OR MOTORS	3.00
IRRIGATION SYSTEM	6.00		2310 - 2432	TOTAL
MISC			MISC	
2310 - 2433		TOTAL		
AIR CONDITIONING		FEE	2310 - 2431 ISSUANCE FEE	
NEW UNIT - 3 TON = 9.00 OVER = 16.50			7143 - 2973 SEWER CONNECTION	
FURNACE TO 100,000/9.00 OVER/11.00			2310 - 2431 PLAN REVIEW FEE	
VAPORATIVE COOLER	6.50		2310 - 2431 BLDG PERMIT FEE	
VENTILATION FAN	2.35		TOTAL FEES	
2310 - 2435		TOTAL		

RECEIPT
0002
SFD 67.00
CHK 67.00
9582A000-11:17

PERMIT NO _____
MUST BE MACHINE VALIDATED

R-1
SFD
EXISTING ~~BLIND~~ WINDOW
17'6" FR. FRONT R.
WHERE 200 MIN. REAR.
N-32-4
060-332-815



060-333

060-332 LM

060-331

060-334

V-133-01

3:10 PM
-15-ZPLT