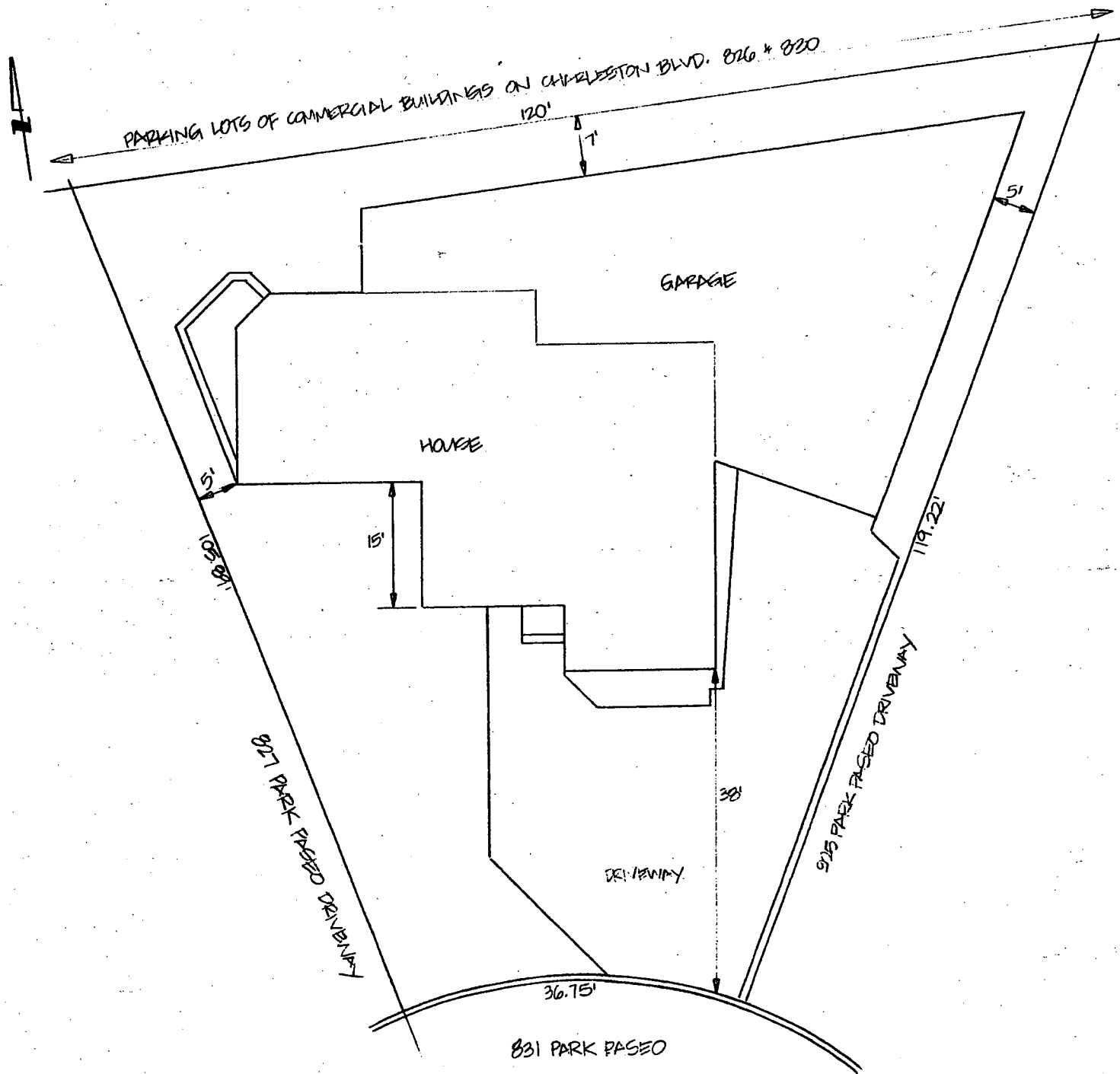


Plans (PMT)



Separator Sheet



PROPERTY SIZE 7841 SQ. FT.
 BUILDING SIZE 3243 SQ. FT.
 F.A.R. 41%

VAR-15657
REVISED
09/21/06 PC

RECEIVED
 SEP 01 2006

SITE PLAN
 SCALE 1/8" = 1'0"
 831 PARK PASEO LV.
 ROBINS, IAN



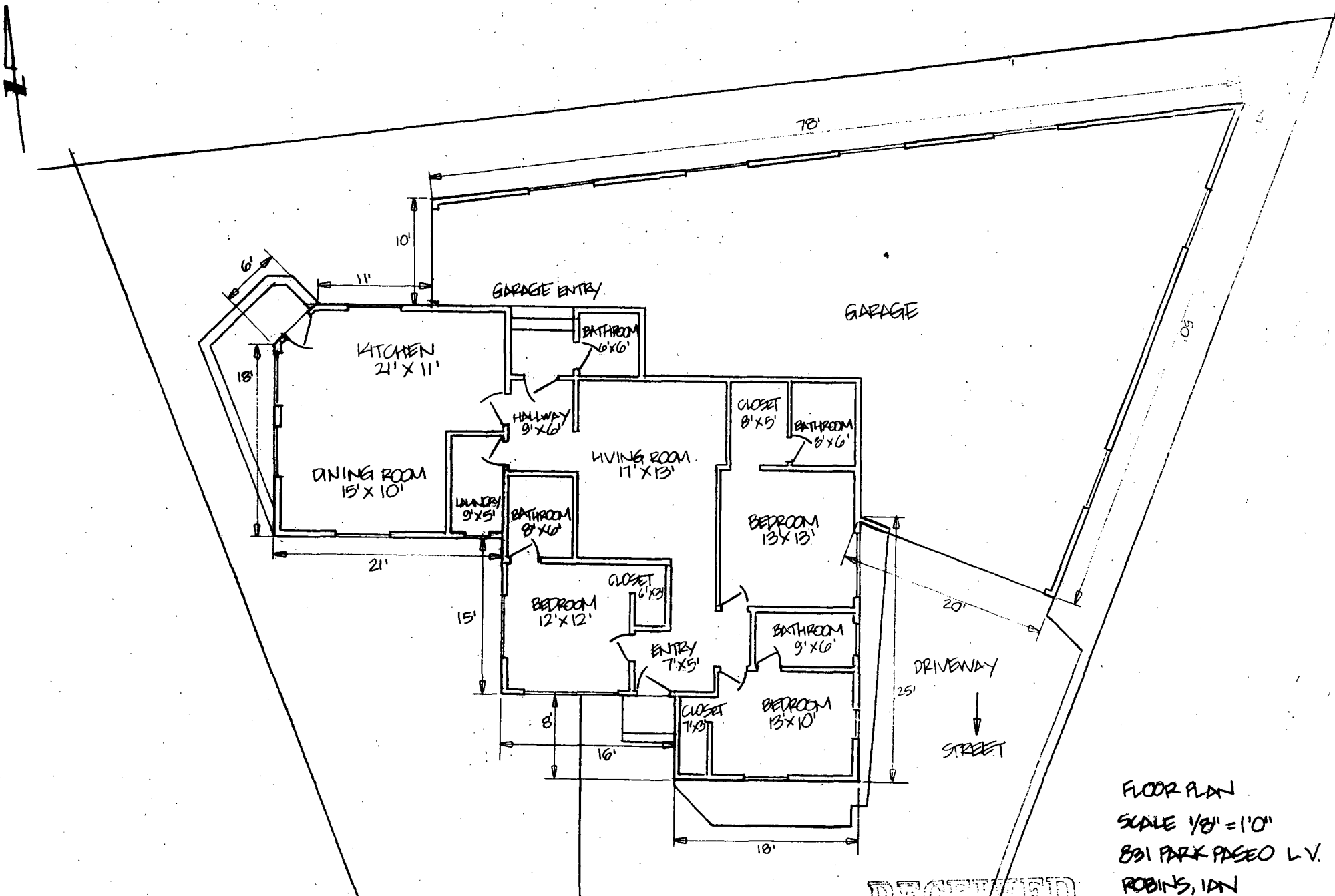
WINDOWS



DOOR



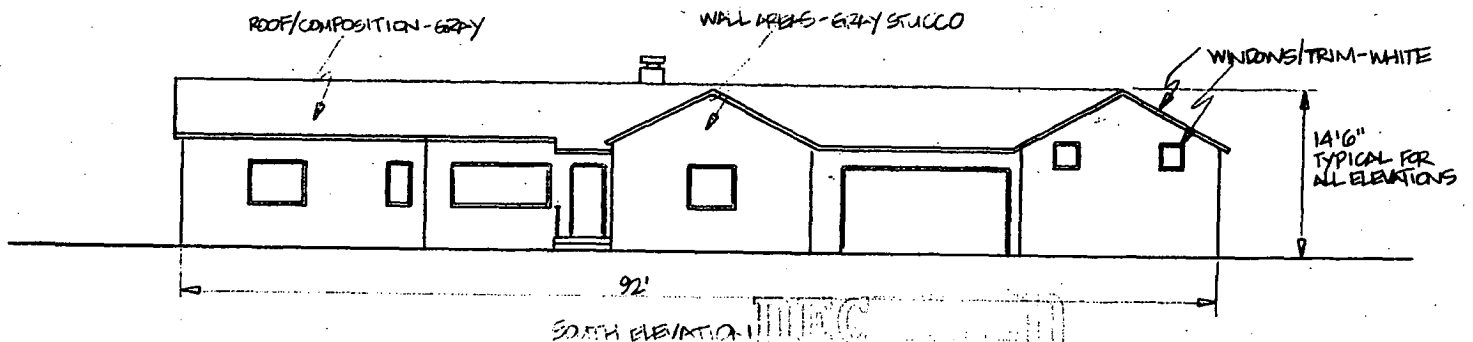
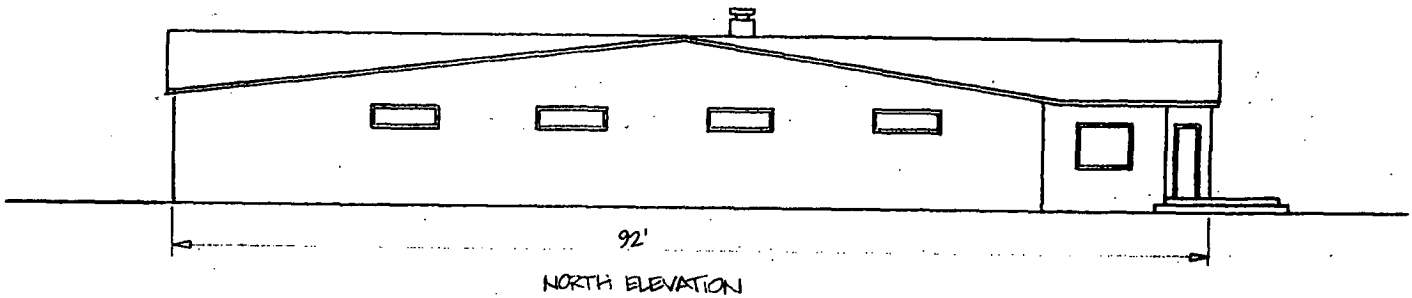
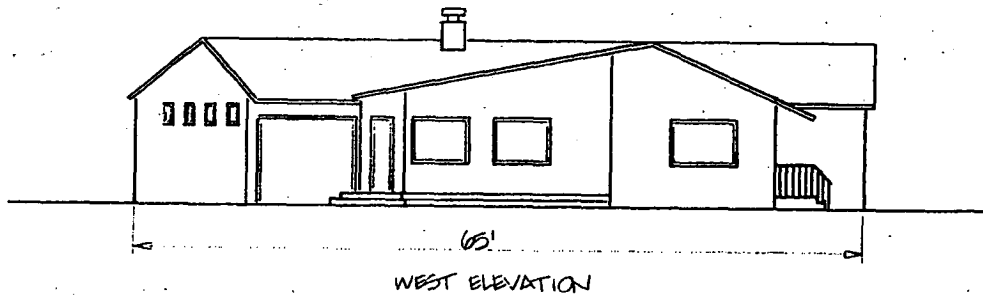
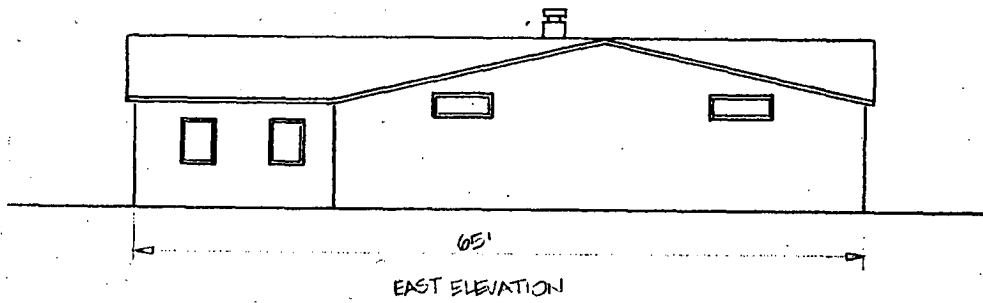
VAR-15657
09/21/06 PC



FLOOR PLAN
 SCALE 1/8" = 1'0"
 831 PARK PASEO L.V.
 ROBINS, DAN

RECEIVED
 SEP 01 2006

VAR-15657
 REVISED
 09/21/06 PC



VAR-15657
REVISED
09/21/06 PC

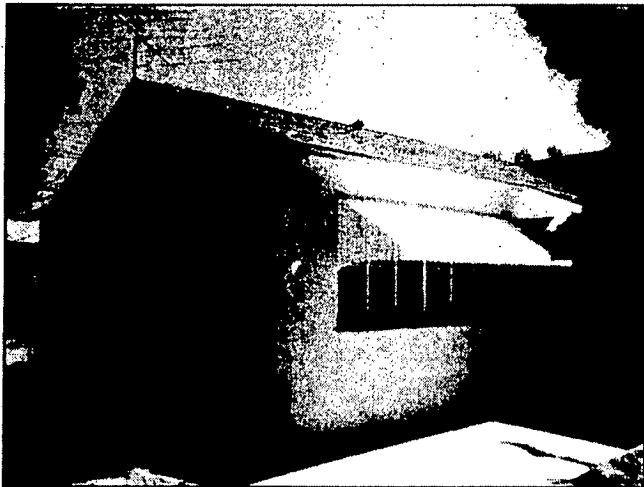
SEP 01 2006

BUILDING ELEVATIONS
 SCALE 1/8" = 1'0"
 831 PARK PASSED L.V.

**#7 DISCUSSION AND POSSIBLE ACTION REGARDING APPLICATION FOR
ADDITION AT 831 PARK PASEO IN THE JOHN S. PARK NEIGHBORHOOD.;
DIRECT STAFF ACCORDINGLY**



Front (south) facade



Southwest corner of front facade



Backyard with detached garage

**VAR-15657
09/21/06 PC**

Comments



Separator Sheet

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekkki, Survey (FM, PM, & A's only)
Date: August 21, 2006
Re: **VAR-15657** Ian Robins 831 Park Paseo
Request for a rear setback Variance

COMMENTS:

We have no comment on the request for a Variance for property located at 831 Park Paseo to allow a rear yard setback of seven feet where fifteen feet is the minimum setback required for a proposed room addition.

December 28, 2007

Ian and Alice Robins
PO Box 9904
Glendale, CA 91226

Re: 831 Park Paseo, John S. Park Historic District

Dear Ian and Alice,

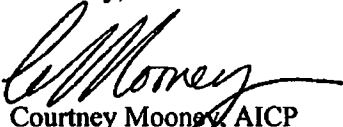
Thank you for meeting with me and Mike Hazard from the Building & Safety Department this afternoon to discuss the windows you plan to install at the property located at 831 Park Paseo. Per Mr. Hazard, no additional permits are needed to replace the windows at this property; therefore, you will not need additional approval from the Historic Preservation Commission.

The John S. Park Neighborhood Historic District Design Guidelines state that any historic windows visible from the street must be replaced with like windows. I have determined that the windows as shown and discussed in today's meeting are appropriate replacements for the existing historic windows based on the following conditions:

1. Windows visible from the street must be replaced with divided light window, or snap-in muntins.
2. All new windows visible from the street must match as close as possible to existing frame opening(s).
3. All new window frames visible from the street must match as close as possible the thickness of the original windows.

Please feel free to contact me at 702-229-5260, or via email cmooney@lasvegasnevada.gov if you have any additional questions or concerns. Thank you for your cooperation.

Sincerely,


Courtney Mooney, AICP
Historic Preservation Officer



August 24, 2006

Ian and Alice Robins
PO Box 9904
Glendale, CA 91226

Dear Ian and Alice:

Thank you for your presentation at the City of Las Vegas Historic Preservation Commission (HPC) meeting on August 23, 2006 regarding your application to build additions to your property located at 831 Park Paseo located within the John S. Park Historic District.

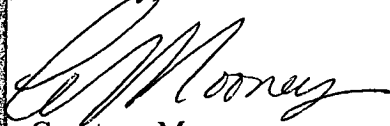
At this meeting, the HPC approved your request with the following conditions:

1. The applicant may construct the attached garage and rear addition behind the building as shown in the applicant's site plan
2. The applicant may not construct any addition to the front façade
3. The applicant may construct an addition to the west façade of the building provided the south wall of the addition is set back no less than fifteen (15) feet from the southwest corner of the existing front façade
4. The applicant may not remove and replace any windows and doors on the front façade or that may be viewed from the street

Should you wish to replace the windows and/or doors on the front façade, I will be able to approve that building permit administratively. When you are ready, please provide a drawing or photo of the type of window and/or door you would like to use.

If you have any additional questions, you may reach me at 702-229-5260, or by email cmooney@lasvegasnevada.gov.

Sincerely,



Courtney Mooney
City of Las Vegas
Historic Preservation Officer



HISTORIC
PRESERVATION
OFFICE

Extraction List



Separator Sheet

9/10

PARCELS	292
LABELS	273

Report of All Selected Parcels**Case Number:** VAR-15657**Printed On:** Thu: August 10, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
718 PROFESSIONAL BUILDING L L C	8055 N PIONEER WY LAS VEGAS NV	13934810034
724 S 9TH STREET GROUP L L C	6237 CARMEN BLVD LAS VEGAS NV	13934810072
7-ELEVEN INC	%AV TAX DEPT #0125 P O BOX 711 DALLAS TX	13934813001
A S P TRUST	800 S 7TH ST LAS VEGAS NV	13934410230
ADAMI CARL B	1114 FRANCIS AVE LAS VEGAS NV	16203514014
ALBER RICHARD & LAVONNE	1083 LACEBARK CT LAS VEGAS NV	16203515043
ALETO CHRISTINE & JACK	801 PARK PASEO LAS VEGAS NV	16203511021
ALICEA ABDON & ESTHER	808 PARK PASEO ST LAS VEGAS NV	16203515076
ALLEN ROBERT	701 PARK PASEO LAS VEGAS NV	16203510003
AMESBURY VILLEGAS TRUST	9428 GREENHAM CIR LAS VEGAS NV	13934810042
ANDRADE ARTURO & PETRA V	1014 YUCCA AVE LAS VEGAS NV	16203512014
ANGARAN AARON M	815 PARK PASEO LAS VEGAS NV	16203511020
APPLE ROBERT M & MARY M	1405 STRONG DR LAS VEGAS NV	13934810044
ARAUJO ALEXANDRA L	1135 S 10TH ST LAS VEGAS NV	16203512018
ARCHER AMBUS WILLIAM FAM TR AGMT	1229 S 8TH PL LAS VEGAS NV	16203515094
ARELLANO ROSA E	1109 FRANCIS AVE LAS VEGAS NV	16203514009
ARREOLA JOSE A	1029 YUCCA AVE LAS VEGAS NV	16203512007
ASMUSSEN JEANNE	718 PARK PASEO ST LAS VEGAS NV	16203515037
AUGUST KATHIE M	707 S 9TH ST LAS VEGAS NV	13934810077
BANK U S NEVADA	%U S BANK CORPORATE PPTYS 2800 E LAKE ST LAKE0012 MINNEAPOLIS MN	13934812001
BARNETT DANNY E & JACK W	1211 S 10TH ST LAS VEGAS NV	16203512042
BERKEY TERRY L	1210 S 10TH ST LAS VEGAS NV	16203512077
BERMAN BRIAN K & KIMBERLY A	1340 MARINA DEL REY CT LAS VEGAS NV	13934810036
BERNAL JOSE	1017 FRANCIS AVE LAS VEGAS NV	16203512023
BIG DOG PROPERTY	817 S 7TH ST #817 LAS VEGAS NV	13934410238
BOEHM DEBORAH A ETAL	1249 S 8TH PL LAS VEGAS NV	16203515090
BOPP BARBARA A	1213 S 7TH ST LAS VEGAS NV	16203515016
BRANDIN GREG	726 IDAHO #305 SANTA MONICA CA	16203512073
BRANTLEY STEVE	823 PARK PASEO LAS VEGAS NV	16203511018
BREWER LYNN S	1219 8TH PL LAS VEGAS NV	16203515096
BROWN JAMES J & LAURA B	830 E CHARLESTON BLVD LAS VEGAS NV	16203511029
BROWN JAMES J & LAURA B FAM TR	830 E CHARLESTON BLVD LAS VEGAS NV	16203511027

Report of All Selected Parcels**Case Number:** VAR-15657**Printed On:** Thu: August 10, 2006

Owner	Address	Parcel Number
BROWN JAMES J & LAURA B FAM TR	830 E CHARLESTON BLVD LAS VEGAS NV	16203511026
BROWN JAMES J & LAURA B FAM TR	830 E CHARLESTON BLVD LAS VEGAS NV	16203511028
BROWN PRENCESS	2592 VEGAS VALLEY DR LAS VEGAS NV	16203512039
BURGESS JOHN RICHARD & PHYLLIS	1014 NORMAN AVE LAS VEGAS NV	16203512058
CARDENAS SALVADOR & CARMEN	1103 JESSICA AVE LAS VEGAS NV	16203512032
CARTWRIGHT-BAILEY MARJORIE S	1028 FRANCIS AVE LAS VEGAS NV	16203512027
CASILLAS VICTOR M & NARCISSA L	1001 TAYLOR AVE NO LAS VEGAS NV	16203515107
CASINO CENTER PROPERTIES L L C	916 S CASINO CENTER BLVD LAS VEGAS NV	13934810104
CASINO CENTER PROPERTIES L L C	916 S CASINO CENTER BLVD LAS VEGAS NV	13934810074
CASINO CENTER PROPERTIES L L C	916 S CASINO CENTER BLVD LAS VEGAS NV	13934812003
CASINO CENTER PROPERTIES L L C	916 S CASINO CENTER BLVD LAS VEGAS NV	13934810105
CASINO CENTER PROPERTIES L L C	916 S CASINO CENTER BLVD LAS VEGAS NV	13934810075
CERNA YSMAEL C	1212 S 9TH ST LAS VEGAS NV	16203515080
CERVANTES JUAN M	1146 S 10TH ST LAS VEGAS NV	16203512081
CHARLESTON 7 L L C	%EQUITY GROUP 8367 W FLAMINGO #201 LAS VEGAS NV	13934410245
CHAVIRA FERNANDO	1029 JESSICA AVE LAS VEGAS NV	16203512031
CHRISTENSEN JAMES M	1380 PRATT DR LAPEER MI	16203514010
CITY OF LAS VEGAS	400 E STEWART LAS VEGAS NV	16203511030
CIVIL DISPUTE RESOLUTION L L C	624 S 9TH ST LAS VEGAS NV	13934810065
CLARK COUNTY LAW FOUNDATION	725 S 8TH ST LAS VEGAS NV	13934810038
CLARK COUNTY LAW FOUNDATION	725 S 8TH ST LAS VEGAS NV	13934810037
CLARK COUNTY LEGAL SERV PROGRAM	800 S 8TH ST LAS VEGAS NV	13934410244
CLARK DONALD M & LOUISE M	1413 TONOPAH DR LAS VEGAS NV	16203512046
CLARK DONALD MAURICE & LOUISE	1413 TONOPAH DR LAS VEGAS NV	16203512059
CLAY MATT B & ANGELA L	617 JOSHUA CT WALNUT CREEK CA	16203515013
COLE VERONICA	1205 S 9TH ST LAS VEGAS NV	16203511013
COMER OWEN L JR	3961 W CHARLESTON BLVD LAS VEGAS NV	13934810039
CONTE LECIA KAY & JOHN PATRICK	1019 FRANCIS AVE LAS VEGAS NV	16203512029
CORTEZ JULIO	1116 S 10TH ST LAS VEGAS NV	16203512087
COTTINO GARY ALBERT & CHERI FEHR	1250 S 9TH ST LAS VEGAS NV	16203515087
CROSBY DAVID & MARY FAMILY L P	711 S 8TH ST LAS VEGAS NV	13934810041
DEAVER TOMMY F & VICTORIA M	810 E CHARLESTON BLVD LAS VEGAS NV	16203511024

Report of All Selected Parcels**Case Number:** VAR-15657**Printed On:** Thu: August 10, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
DECASTRO NIEVES O	1139 S 10TH ST LAS VEGAS NV	16203512019
DEER SPRINGS L L C	3317 W CHARLESTON BLVD LAS VEGAS NV	13934810073
DEMOPOULOS TOMMY & VASILIKI	1017 NORMAN ST LAS VEGAS NV	16203512047
DENNIS MARK ETAL	625 S 10TH ST LAS VEGAS NV	13934810110
DEVITTE MARY ROSE	1232 S 8TH PL LAS VEGAS NV	16203515071
DGUGGLIEMO PAULA	1244 S 9TH ST LAS VEGAS NV	16203515086
DRAKE RAFAEL	1048 YUCCA AVE LAS VEGAS NV	16203512011
DRAPS-AZ L L C	300 E CHARLESTON BLVD #105 LAS VEGAS NV	13934410229
EDWARDS ERIC C II & JEAN D	1111 JESSICA AVE LAS VEGAS NV	16203514027
ELLER WILLIAM & CHRISTINA	830 PARK PASEO DR LAS VEGAS NV	16203515079
ESTRADA LUIS	1019 YUCCA AVE LAS VEGAS NV	16203512005
FAGG TYLER C & ANAMARIE	1224 S 8TH ST LAS VEGAS NV	16203515072
FIORINA ANTHONY J & BETTY	2201 RANCHO SIRINGO RD SANTA FE NM	16203512012
FIRST STREET PROPERTIES L L C	916 S CASINO CENTER BLVD LAS VEGAS NV	13934810101
FIRST STREET PROPERTIES L L C	916 S CASINO CENTER BLVD LAS VEGAS NV	13934810103
FIRST STREET PROPERTIES L L C	375 E WARM SPRINGS RD #100 LAS VEGAS NV	13934810102
FLACH ERNST & MARIANELA FAM TR	4340 W 138TH ST HAWTHORNE CA	16203512034
FLORES ALBERTO V & MARIA I	1022 FRANCIS AVE LAS VEGAS NV	16203512028
FLORES MIGUEL A	1027 FRANCIS AVE LAS VEGAS NV	16203512010
FONSECA MARGIE	1033 YUCCA AVE LAS VEGAS NV	16203512008
FOUNTAIN ERNEST M	626 S 9TH ST LAS VEGAS NV	13934810066
GALEOS ROMEO & BLANDINA	1250 OCTOBER OAK AVE LAS VEGAS NV	16203512088
GARCES & NINTH L L C	701 S 9TH ST LAS VEGAS NV	13934810078
GARCIA HECTOR R & TERESA R	1240 S 10TH ST LAS VEGAS NV	16203512071
GARCIA JOSE & SANDRA	1031 NORMAN AVE LAS VEGAS NV	16203512051
GARCIA JOSE A & SANDRA P	1031 NORMAN AVE LAS VEGAS NV	16203512050
GARCIA JOSE A & SANDRA P	1031 NORMAN AVE LAS VEGAS NV	16203512049
GARDNER ADA TRUST	728 GARCES AVE LAS VEGAS NV	13934810029
GAROFALO JEFFERY ALAN	805 CYPRESS MEADOWS LN LAS VEGAS NV	16203515035
GENERAL CONCEPTS INC	1024 1/2 JESSICA AVE LAS VEGAS NV	16203512036
GOETZ FAMILY TRUST	1016 FRANKLIN AVE LAS VEGAS NV	16203515106
GRANGE KRISTIN D & LISA A	1274 S 9TH ST LAS VEGAS NV	16203515059

Report of All Selected Parcels**Case Number:** VAR-15657**Printed On:** Thu: August 10, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
GRISSOM MARK G	1117 FRANCIS AVE LAS VEGAS NV	16203514007
GRISSOM MARK G	1120 FRANCIS AVE LAS VEGAS NV	16203514015
GRONEMEIER DEAN W	2815 VIA AVANTI ST HENDERSON NV	16203512078
GUEVARA GUILLERMO	1107 JESSICA AVE LAS VEGAS NV	16203514028
GUSTILO RAUL & ANTONINA	1234 8TH PL LAS VEGAS NV	16203515070
GUTIERREZ ANTONIO ACEVEDO	1240 S 9TH ST LAS VEGAS NV	16203515085
H F S TRUST	1716 S 17TH ST LAS VEGAS NV	16203512074
HARDY DEAN A & ILANA KLYM ETAL	610 S 9TH LAS VEGAS NV	13934810064
HARMON ASSOCIATES LTD	800 E CHARLESTON LAS VEGAS NV	16203511023
HARMON HARLEY E INS CO	800 E CHARLESTON BLVD LAS VEGAS NV	16203511022
HARRIS CHARLES A	1049 YUCCA AVE LAS VEGAS NV	16203512009
HART MARIANNE & SHANNON	1212 8TH PL LAS VEGAS NV	16203515075
HARVEY 1992 TRUST	1240 S 8TH ST LAS VEGAS NV	16203515033
HASTINGS BRUCE & CHERYL	709 PARK PASEO LAS VEGAS NV	16203510005
HEGEMAN GREGORY	1221 S 7TH ST LAS VEGAS NV	16203515018
HELLERSTEDT JAMES L	1236 S 8TH ST LAS VEGAS NV	16203515034
HERRERA BENEDICTO C & NATALIE A	1006 FRANCIS AVE LAS VEGAS NV	16203512040
HEWITT RAYMOND	1736 E CHARLESTON #180 LAS VEGAS NV	16203515078
HILL DIANA	829 FRANKLIN AVE LAS VEGAS NV	16203515057
HORSLEY MARIE D	1244 S 8TH PL LAS VEGAS NV	16203515068
HOWARD JOHN HALL JR	810 S 7TH ST LAS VEGAS NV	13934410232
HUNEKE EVELYN & CHARLES	1106 JESSICA AVE LAS VEGAS NV	16203512033
J B I Z HOLDINGS L L C	626 S 10TH ST LAS VEGAS NV	13934810098
J D A & CO	5395 S POLARIS AVE LAS VEGAS NV	16203513001
J D A & CO	5395 S POLARIS AVE LAS VEGAS NV	16203513002
J D A & CO	5395 S POLARIS AVE LAS VEGAS NV	16203512001
JACKSON LINDA E	1229 S 9TH ST LAS VEGAS NV	16203515101
JACKSON WILLIAM W	3800 EL PORTAL AVE LAS VEGAS NV	13934410243
JAMES ROY HARWOOD	1004 NORMAN AVE LAS VEGAS NV	16203512060
JENNINGS JULIA 1994 LIVING TRUST	1016 JESSICA AVE LAS VEGAS NV	16203512038
JIMENEZ KARLA I	1228 S 9TH ST LAS VEGAS NV	16203515083
JOCSON RUBEN & ANASTACIA	1015 YUCCA AVE LAS VEGAS NV	16203512004

Report of All Selected Parcels**Case Number:** VAR-15657**Printed On:** Thu: August 10, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
JOHNSON LUKE H	1223 S 9TH ST LAS VEGAS NV	16203515100
JONES SAMANTHA L	1253 8TH PL LAS VEGAS NV	16203515089
JORDAN THOMAS	4600 PORTUGUESE LN FALLON NV	13934813003
JOSEPHS FAMILY L P	5395 S POLARIS AVE LAS VEGAS NV	16203513003
KALUZNA-WSZOLEK MARIE T	930 S 9TH ST LAS VEGAS NV	13934810067
KARPINSKI VINCENT B LIV REV TR	2437 WESTGATE AVE LOS ANGELES CA	16203515014
KASSA MUSSIE	1270 S 8TH PL LAS VEGAS NV	16203515064
KAY LANE S & SUSAN B	8804 LUSO CT LAS VEGAS NV	13934410206
KEEGAN ULLA & CATHERINE	1025 YUCCA AVE LAS VEGAS NV	16203512013
KEEGAN ULLA & CATHERINE	1025 YUCCA AVE LAS VEGAS NV	16203512006
KEENAN BARBARA A	711 PARK PASEO LAS VEGAS NV	16203510006
KEENE JENNIFER REID & JARRET D	1215 9TH ST LAS VEGAS NV	16203515098
KELLEHER JOHN & CHRISTINE ETAL	%D INGERSOLL 801 S 7TH ST LAS VEGAS NV	13934410239
KELLY CHARLES E	706 S 8TH LAS VEGAS NV	13934810031
KENNY CRAIG P	723 S 7TH ST LAS VEGAS NV	13934810006
KENNY CRAIG P	723 S 7TH ST LAS VEGAS NV	13934410242
KENNY CRAIG P	723 S 7TH ST LAS VEGAS NV	13934810035
KENYON L P	617 HOOVER AVE LAS VEGAS NV	13934410235
KENYON L P	617 HOOVER AVE LAS VEGAS NV	13934410236
KENYON L P	617 HOOVER LAS VEGAS NV	13934410234
KETOLA TIMO STEVE	6151 CANTERBURY DR #104 CULVER CITY CA	16203514013
KNAFF PROPERTIES MGT L L C	7335 EDNA LAS VEGAS NV	13934810068
KOCH JAN PAUL TRUST	5328 TOPAZ ST LAS VEGAS NV	13934810033
KOCH-MERSCH L L C	%H KOCH 701 S 7TH ST LAS VEGAS NV	13934801006
KOUNTANIS DIONISIOS & PANAGIOTA	1041 YUCCA AVE LAS VEGAS NV	16203514011
KUCAN JOSEPH DAVID	1312 CANOSA AVE LAS VEGAS NV	16203514006
LANDISH JOSHUA M LAW OFFICES LTD	818 E CHARLESTON BLVD LAS VEGAS NV	16203511025
LANG GARY D	6449 CELESTE AVE LAS VEGAS NV	13934410241
LARSEN ERIC G	1226 S 8TH ST LAS VEGAS NV	16203515036
LAVENBURG MAYUMI & JOSEPH	1239 8TH PL LAS VEGAS NV	16203515092
LAWSON ROBERT G & ERIC V	%D WRIGHT 1261 S 8TH ST LAS VEGAS NV	16203515048
LEBOURVEAU LINDA	1249 S 8TH ST LAS VEGAS NV	16203515046

Report of All Selected Parcels**Case Number:** VAR-15657**Printed On:** Thu: August 10, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
LEEB HERMAN A III	1219 S 9TH ST LAS VEGAS NV	16203515099
LEWIS MELVIN JR	1201 S 9TH ST LAS VEGAS NV	16203511014
LICOS FRANK & YOLANDA LIV REV TR	2437 S WESTGATE AVE LOS ANGELES CA	16203515066
LIGUORI STEVEN	818 PARK PASEO LAS VEGAS NV	16203515077
LODGE VEGAS #32 F & A M	632 E CHARLESTON LAS VEGAS NV	16203501002
LORENZO DANIEL M & GRACE FAM TR	5831 REBECCA RD LAS VEGAS NV	13934410233
LOZANO CARMEN & NICANOR GEORGE	1122 S 10TH ST LAS VEGAS NV	16203512086
LUCERO EDDIE	1145 S 10TH ST LAS VEGAS NV	16203512020
LUCKY YOU TRUST	1248 S 8TH ST LAS VEGAS NV	16203515032
LUZIER TORRY L	1254 S 9TH ST LAS VEGAS NV	16203515088
M A R L L C	6465 W SAHARA #200 LAS VEGAS NV	13934410205
M A R L L C	6465 W SAHARA #200 LAS VEGAS NV	13934410204
M H L FAMILY L P	%M LEAVITT 6704 W COSTA BRAVA RD LAS VEGAS NV	16203512090
M M & K TRUST	624 S 10TH ST LAS VEGAS NV	13934810097
MANN EZRA B & SANDRA B	%E MANN III 1273 S 9TH ST LAS VEGAS NV	16203515110
MANOIR CORP	4012 S RAINBOW #K574 LAS VEGAS NV	16203510002
MANRIQUEZ GABRIEL	717 S 8TH ST LAS VEGAS NV	13934810040
MARASCO JOE F & BARBARA M	1104 E CLIFF DR #O SANTA CRUZ CA	16203512035
MARSH GREG W	3465 W MAULE AVE LAS VEGAS NV	13934410240
MARSHALL ROBERT E	625 S 8TH ST LAS VEGAS NV	13934801005
MARTIN JAMES R & CRISTINA	720 PARK PASEO LAS VEGAS NV	16203515039
MARTIN JOHN F & MARYBEL	18371 S W FLORENDO LN BEAVERTON OR	16203512041
MARTINEZ CARMEN	1279 S 9TH ST LAS VEGAS NV	16203515111
MASANCAY LOURDES M	1113 FRANCIS AVE LAS VEGAS NV	16203514008
MASTRANGELO REVOCABLE LIVING TR	5705 AVENIDA SILLA LAS VEGAS NV	13934410207
MAX TOO L L C	6285 10TH ST LAS VEGAS NV	13934810099
MCCARTY MICHAEL L	1250 S 8TH ST LAS VEGAS NV	16203515031
MCCORMACK RILEY & DENISE L	1224 S 9TH ST LAS VEGAS NV	16203515082
MCGHIE MARGARET B	1269 S 9TH ST LAS VEGAS NV	16203515109
MCGIMSEY WILLIAM L & XUAN T	601 E CHARLESTON BLVD LAS VEGAS NV	13934410203
MCMAHAN FAMILY 1999 LIVING TRUST	1589 TRAVOIS CIR LAS VEGAS NV	13934810028
MEDINA CONSUELO	1106 S 10TH ST LAS VEGAS NV	16203512089

Report of All Selected Parcels**Case Number:** VAR-15657**Printed On:** Thu: August 10, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
MELANCON STEPHEN F & ELIZABETH A	1255 S 8TH ST LAS VEGAS NV	16203515047
MILES MARLENE & CATHRINE	1200 S 8TH ST LAS VEGAS NV	16203501006
MILLER DWIGHT M & MELODY A	1220 S 10TH ST LAS VEGAS NV	16203512075
MILLER EDWARD A	1200 S 10TH ST LAS VEGAS NV	16203512079
MILLIGAN MARION K	6343 CONCHO LN LAS VEGAS NV	16203512037
MUELLER CRAIG A	808 S 7TH ST LAS VEGAS NV	13934410231
NAVARRO RAFAEL PONCE & VICENTA P	1218 S 9TH ST LAS VEGAS NV	16203515081
NAVARRO ROGER R	1005 E YUCCA AVE LAS VEGAS NV	16203512002
NIVISON JOANNE L	1910 BANNIE AVE LAS VEGAS NV	16203515060
NOBLE PAMELA DENISE	1234 S 10TH ST LAS VEGAS NV	16203512072
NORDEEN JON E	P O BOX 13236 PHOENIX AZ	16203514012
OGHIGIAN MICHAEL M	2245 N GREEN VALLEY PKWY #344 HENDERSON NV	16203515084
OROZCO EDELMIRA	1009 YUCCA AVE LAS VEGAS NV	16203512003
OSBORNE W JAMES & CONSTANCE L	1005 NORMAN AVE LAS VEGAS NV	16203512045
P A C HOLDINGS L L C	%P MANNING/C HALL/A SALISBURY 617 S 8TH ST #A LAS VEGAS NV	13934810045
P E L ENTERPRISES L L C	2900 MASON AVE LAS VEGAS NV	13934810106
P E L ENTERPRISES L L C	2900 MASON AVE LAS VEGAS NV	13934813002
PAE-JAM CORPORATION	%A DENT 1209 PARK CIR LAS VEGAS NV	16203515093
PAIR-A-DICE HOLDINGS L L C	711 S 9TH ST LAS VEGAS NV	13934810076
PARNALL DON	1235 S 9TH ST LAS VEGAS NV	16203515102
PAYNE CARY COLT 1992 TRUST AGMT	700 S 8TH ST LAS VEGAS NV	13934810030
PECCOLE WILLIAM P & ROBERTA	1021 FRANCIS AVE LAS VEGAS NV	16203512024
PHILLIPS LOIS FAMILY TRUST	705 PARK PASEO ST LAS VEGAS NV	16203510004
PIAZZA CARL F & ASSOCIATES LTD	710 S 9TH ST LAS VEGAS NV	13934810070
PIMENTEL JOHN	1930 PARK AVE LOS ANGELES CA	16203515074
PINJUV VICKI M	%W PINJUV 1221 S 8TH ST LAS VEGAS NV	16203515041
POLURI VIJAYA	11512 BOHEMIAN FOREST AVE LAS VEGAS NV	13934810032
PONCE OLGA L & ANTONIO	1117 JESSICA AVE LAS VEGAS NV	16203514026
PORTER BURDELL & INA TRUST	819 PARK PASEO ST LAS VEGAS NV	16203511019
POWELL JANETTE W	730 PARK PASEO LAS VEGAS NV	16203515038
RAMIREZ JOSEPH & MARICELA	819 FRANKLIN AVE LAS VEGAS NV	16203515055
RASMUSSEN RICHARD J	621 S 10TH ST LAS VEGAS NV	13934810111

Report of All Selected Parcels**Case Number:** VAR-15657**Printed On:** Thu: August 10, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
REZA JAMES P & STACI D	1201 STRONG DR LAS VEGAS NV	16203515061
RICHARDS JAMES L & KRISTINE	8748 CASTLE VIEW AVE LAS VEGAS NV	16203515104
ROBINS ALICE WONG	P O BOX 9934 GLENDALE CA	16203511017
ROBINS IAN	831 PARK PASEO LAS VEGAS NV	16203511016
ROBINSON ANTHONY T	1207 S 7TH ST LAS VEGAS NV	16203515015
ROCKE EDELMIRA O	1008 YUCCA AVE LAS VEGAS NV	16203512015
RODRIGUEZ PATRICIA	1007 FRANCIS AVE LAS VEGAS NV	16203512021
ROJAS EUSEBIO & ANTONIA	1132 S 10TH ST LAS VEGAS NV	16203512084
ROTH CORY	1276 8TH PL LAS VEGAS NV	16203515063
ROUSE GRACE	8120 SW 99 AVE MIAMI FL	16203515045
S V S PROPERTIES LTD L L C	4431 S EASTERN AVE #2 LAS VEGAS NV	16203501003
SADENWATER ANN E	1263 S 8TH ST LAS VEGAS NV	16203515049
SAGE RON TRUST	10017 HUNTER SPRINGS DR LAS VEGAS NV	16203515062
SAHNO ANDREW J	1213 S 8TH ST LAS VEGAS NV	16203515040
SANDOVAL ANN	1023 JESSICA AVE LAS VEGAS NV	16203512030
SCHNEIDER FAMILY TRUST	%CHARLESTON RES CARE HOTEL 2121 W CHARLESTON LAS VEGAS NV	13934810071
SCHUFF FAMILY TRUST 2001	2245 VIA DIEGUENOS ALPINE CA	13934810100
SCHWEGMAN GENE G	1239 S 8TH ST LAS VEGAS NV	16203515044
SEGERBLOM RICHARD S & SHARON	704 S 9TH ST LAS VEGAS NV	13934810069
SEVENTH STREET TRUST	%AJ REALTY 430 S 15TH ST LAS VEGAS NV	13934410227
SEVENTH STREET TRUST	430 S 15TH ST LAS VEGAS NV	13934410228
SHAPIRO LEONARD	4955 S DECATUR BLVD LAS VEGAS NV	16203513005
SHAPIRO LEONARD	4955 S DECATUR BLVD LAS VEGAS NV	16203513004
SHROUT CHARLES H	1136 S 10TH ST LAS VEGAS NV	16203512083
SHUFFIELD JACQUELINE FAMILY TR	7485 ULLOM DR LAS VEGAS NV	13934810007
SILVER STATE CAPITAL L L C	631 S 10TH ST LAS VEGAS NV	13934810109
SMIGEL BARBARA WALKER	1249 S 9TH ST LAS VEGAS NV	16203512076
SMIGEL THOMAS	1249 S 9TH ST LAS VEGAS NV	16203515105
SMITH JUDITH ANN	1263 S 9TH ST LAS VEGAS NV	16203515108
SORRELLS CHARLES J	1000 E GARCES AVE LAS VEGAS NV	13934810108
SORRELLS CHARLES J	1000 E GARCES LAS VEGAS NV	13934810107
SOTO APOLONIO & ALICIA	1217 S 7TH ST LAS VEGAS NV	16203515017

Report of All Selected Parcels**Case Number:** VAR-15657**Printed On:** Thu: August 10, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
SOSA MANUEL & CHRISTINE	216 23RD ST MANHATTAN BEACH CA	13934810116
SPAGNOLO PHILLIP E	1217 S 10TH ST LAS VEGAS NV	16203512043
SPARKS WALTER	2836 VIA STELLA HENDERSON NV	16203515091
SPILLAR CHARLES J JR	9011 UNION GAP RD LAS VEGAS NV	16203515067
STCLAIR SHIRLEY J	1110 JESSICA AVE LAS VEGAS NV	16203514029
STEPHAN JAMES FRANK & JOANNE M	1140 S 10TH ST LAS VEGAS NV	16203512082
STONEBARGER DANIEL D	18590 E 19TH AVE AURORA CO	16203515069
STRANG NEMO	1023 NORMAN AVE LAS VEGAS NV	16203512048
STRICKLER MATTHEW J & THERESA L	1100 FRANCIS AVE LAS VEGAS NV	16203512026
STUPP CLAYTON C	1004 YUCCA AVE LAS VEGAS NV	16203512016
TABATABAI OMID	701 E CHARLESTON BLVD LAS VEGAS NV	13934410237
TATLONGHARI NOEL & KAREN M H	1225 S 8TH ST LAS VEGAS NV	16203515042
TEJEDA MONICA	1150 S 10TH ST LAS VEGAS NV	16203512080
TELLA BERHE	823 FRANKLIN AVE LAS VEGAS NV	16203515056
THIRIOT 1977 TR	621 S 9TH ST LAS VEGAS NV	13934810081
THIRIOT 1977 TRUST	621 S 9TH ST LAS VEGAS NV	13934810082
THOMAS JOHN A	809 FRANKLIN LAS VEGAS NV	16203515065
TOOTHACRE DEAN L	1222 8TH PL LAS VEGAS NV	16203515073
TORRES ALEJANDRO	1223 8TH PL LAS VEGAS NV	16203515095
TOWANDA L L C	801 S SIXTH ST LAS VEGAS NV	13934410209
TYLER PROPERTIES L C	239 E PARK RISE WY SANDY UT	13934813004
VARELA ENZO	1241 S 10TH ST LAS VEGAS NV	16203512061
VELOIRA AMADO R JR	1126 S 10TH ST LAS VEGAS NV	16203512085
VENANCIO JUAN	1221 SOUTH 10TH ST LAS VEGAS NV	16203512044
VILLANUEVA JUAN M & MARIA E	1131 S 10TH ST LAS VEGAS NV	16203512017
VILT JAMES JOSEPH JR & KIMBERLY	1211 8TH PL LAS VEGAS NV	16203515097
VITAVEC ROSEMARY REV LIV TR	1239 S 9TH ST LAS VEGAS NV	16203515103
WALSH PETER & MARTHA	925 PARK PASEO LAS VEGAS NV	16203511015
WEINSTEIN RICHARD	%AMER FIDELITY INC 1211 S 9TH ST LAS VEGAS NV	16203511012
WELTMER JOSHUA & LLUVIA	1013 FRANCIS AVE LAS VEGAS NV	16203512022
WESTERN FUNDING INCORPORATED	P O BOX 94858 LAS VEGAS NV	16203501004
YANG LENNY	6770 GRANDVIEW RIDGE AVE LAS VEGAS NV	13934811009

Report of All Selected Parcels

Case Number: VAR-15657

Printed On: Thu: August 10, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
YORGOS FAMILY TRUST	%J BLUT 300 S 4TH ST #701 LAS VEGAS NV	13934810080
YORGOS FAMILY TRUST	%J BLUT 300 S 4TH ST #701 LAS VEGAS NV	13934810079
YOUNGBLOOD STEPHANIE J	1905 CALLE DE VEGA LAS VEGAS NV	13934410208
ZAMANIAN MOHAMMAD J & ROYA S	P O BOX 95844 LAS VEGAS NV	16203512025

Project Checklist



Separator Sheet

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes	
Item Required					
YES	NO				
APPLICATION					
☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)			
☒	☐	Grant deed and legal description			
☒	☐	<i>Detailed</i> justification letter			
☒	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations			
☒	☐	Full size, rolled, color copy of <i>all</i> plans and elevations			
☒	☐	Correct fee(s): \$ <u>300</u> \$ <u>300</u> \$ _____ Total = \$ <u>600-</u>			
☒	☐	Statement of Financial Interest			
☐	☒	Development Impact Notice and Assessment (DINA)			
☐	☒	Project of Regional Significance			
SITE PLAN					
				Folded Plans:	Rolled/Colored Plans:
☒	☐	11" x 17" min. to 24" x 36" max. page size			
☒	☐	North arrow, scale, and vicinity map			
☒	☐	<i>All</i> property lines and present dimensions labeled			
☒	☐	<i>All</i> building setbacks labeled			
☒	☐	<i>All</i> adjacent existing land uses and street names labeled			
☒	☐	<i>All</i> points of ingress and egress shown			
☐	☒	ADA accessibility requirements shown/labeled			
☐	☒	Parking standard(s) utilized: _____			
☐	☒	Parking space count and typical dimensions labeled #regular #compact #handicap Total			
☐	☒	<i>All</i> free-standing sign locations shown and heights and sizes noted			
LANDSCAPE PLAN					
				Folded Plans:	Rolled/Colored Plans:
☐	☒	11" x 17" min. to 24" x 36" max. page size			
☐	☒	North arrow, scale, and vicinity map			
☐	☒	<i>All</i> property lines and present dimensions labeled			
☐	☒	<i>All</i> required perimeter landscape planters shown			
☐	☒	<i>All</i> required parking lot fingers/islands shown			
☐	☒	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover			
BUILDING ELEVATIONS					
				Folded Plans:	Rolled/Colored Plans:
☒	☐	11" x 17" min. to 24" x 36" max. page size			
☒	☐	Scale and building dimensions labeled			
☒	☐	North, south, east, and west elevations of <i>all</i> buildings			
☒	☐	<i>All</i> building materials and colors noted			
☒	☐	8" x 10" photo of original color and material board			
☐	☒	<i>All</i> wall sign locations shown and sizes noted			
FLOOR PLANS					
				Folded Plans:	Rolled Plans:
☒	☐	11" x 17" min. to 24" x 36" max. page size			
☒	☐	Scale and building dimensions labeled			
☒	☐	<i>All</i> building entrances/exits shown			
☒	☐	Use of <i>all</i> rooms noted/labeled			

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Applicant: Ian Robins Application Type: VAR - ~~various~~

APN: 162-63-511-016 Location: 831 Park Paseo

Planner: Swanta Pre-App Meeting Date: 7/21/06 Earliest PC Date: 9/21/06



☐ Meeting

☐ Telephone

Conversation Record

Project Name Robins Garage

Conversation between CLV Representative(s): Steve Swanton
and,

Page of
Date 7/21/06
Time 2:00 am ☒ pm

Name	Company/Department	Phone	FAX
<u>Ian Robins</u>			
<u>Alice Robins</u>			
<u>John Korkosz</u>	<u>CLV Planning</u>		

☐ see Meeting Attendance Sheet

Comments:

162-03-571-016

Located in John S. Park Historic Area - house constructed in 1942

Removal of existing detached garage

Addition to existing house - garage with access on ^{east} side
additions to south and west sides will be phased.

Requires a Variance of rear yard setback 7' where 15' is
required.

Explain why encroachment into setback area is necessary.

Provide N, S, E, W elevations - show height, materials, colors
" floor plans of expansion.

HPC meeting 8/23 to discuss expansion

City of Las Vegas
CURRENT PLANNING PROJECT CHECKLIST

Project Name: _____

Applicant Name: ALICE ROBINS

Telephone: (818) 286-5442

Project Number: VAR-15657

Ward Number: 3

STAFF ACTIONS

Initial/Date

Initial/Date

- | | |
|--|--|
| ☐ Pre-App. Meeting Date: _____ | ☐ DRT Outcome: _____ |
| ☐ App. Filing Date: <u>8.8.06</u> | ☐ Applicant Contacted: _____ |
| ☐ App. Accuracy Checked: _____ | ☐ Site Visit Completed: _____ |
| ☐ Routing Form Sent: <u>8.11.06</u> | ☐ Photos Taken: _____ |
| ☐ DRT Meeting Date: <u>8.22.06</u> | |

Notes: _____

P. C. ACTIONS

Initial/Date

Initial/Date

- | | |
|--|---|
| ☐ Hearing Notice Rec'd: _____ | ☐ PC Meeting Date: <u>9.21.06</u> |
| ☐ Hearing Notices Mailed: <u>9.8.06</u> | ☐ PC Action: _____ |
| ☐ Draft Report Sent to PC: <u>9.14.06</u> | ☐ Letter to Applicant: <u>9.8.06</u> |
| ☐ Final Report Reviewed: _____ | ☐ PC Minutes Filed: _____ |

Additional PC Conditions: _____

C. C. ACTIONS

Initial/Date

Initial/Date

- | | |
|---|---|
| ☐ CC Report Completed: _____ | ☐ CC Resolution Filed: _____ |
| ☐ CC Meeting Date: _____ | ☐ CC Minutes Filed: _____ |
| ☐ CC Action: _____ | ☐ Final Plans Submitted: _____ |
| ☐ Letter to Applicant: _____ | ☐ Ordinance Completed: _____ |
| ☐ Conditions Checked: _____ | |

☐ RELATED FILES: _____

☐ See ADMINISTRATIVE ACTIONS Sheet

Deed



Separator Sheet

20060607-0000916

Fee: \$15.00

RPTT: \$1,198.50

NVC Fee: \$0.00

08/07/2006

09:01:59

T20060099928

Requestor:

EQUITY TITLE OF NEVADA

Frances Deane

SOL

Clark County Recorder

Pgs: 4

RECORDING REQUESTED BY:
EQUITY TITLE OF NEVADA
AND WHEN RECORDED MAIL TO:

Ian Robins
831 Park Paseo
Las Vegas, NV 89104

AND WHEN RECORDED MAIL
TAX STATEMENTS TO:
SAME AS ABOVE

APN NO. 162-03-511-016

Affix RPTT: ~~30.00~~ \$1,198.50

ESCROW NO.: 06600152-WSH

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT:

Eric Metzger and Dana Metzger, husband and wife as joint tenants

in consideration of the sum of Ten Dollars (\$10.00), the receipt of which is hereby
acknowledged, do hereby Grant, Bargain Sell and convey to

~~Ian Robins~~
Robins
Ian Robins, a single man

all that real property situated in the County of Clark, State of Nevada, described as follows:

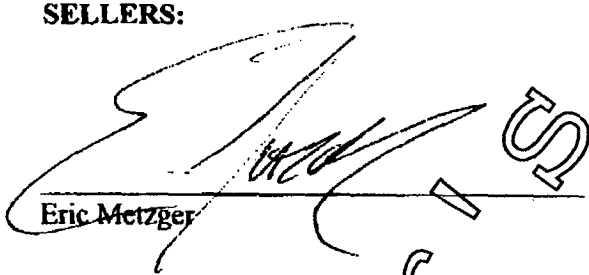
Lot Sixteen (16) in Block One (1) of VEGA VERDE ADDITION, as shown by map thereof
on file in Book 2 of Plats, Page 26, in the Office of the County Recorder of Clark County,
Nevada.

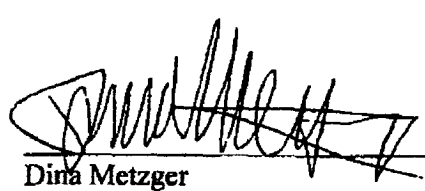
TOGETHER WITH all and singular the tenements, hereditaments and appurtenances
thereunto belonging to in anywise appertaining.

SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements and reservations of record.

SELLERS:

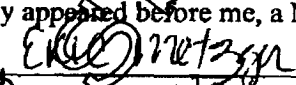
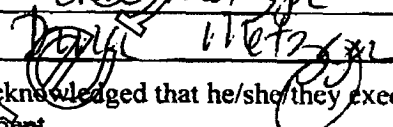

Eric Metzger

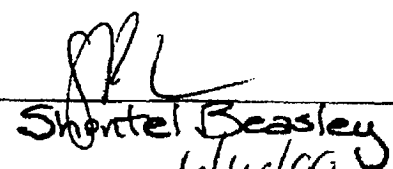

Dina Metzger

STATE OF NEVADA
COUNTY OF CLARK

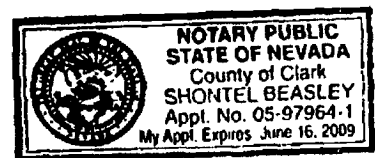
On 6/16/09

Personally appeared before me, a Notary Public



who acknowledged that he/she/they executed the above instrument


Notary Public

My commission expires: 6/16/09



FRANCES BLANE, OF
CLARK COUNTY, NEVADA
CERTIFIES THIS IS A
TRUE COPY IF IMPRESSED
WITH RECORDERS SEAL

2006 JUN 27 P 2:08



Justification Letter



Separator Sheet

August 4, 2006

City of Las Vegas
Planning & Development Department
731 S. Fourth Street
Las Vegas, NV 89101

RE: Justification Letter - Variance
831 Park Paseo – APN #162-03-571-016

This application is for a rear yard setback variance of 7 feet where 15 feet is required.

The variance would enable us to build an attached accessory structure by addressing our concerns for size, safety, neatness, and privacy.

Our rear yard fence divides our property from businesses on Charleston Boulevard.

Because of floor plan layout, house/garage entrance should be located at the North West corner of the house.

That entrance location and a 15 foot setback would make that side of the garage only 6 feet wide.

A 7 foot variance would increase the width to 14 feet and allow for better use of our space.

The structure would shield us from the noise, traffic and other unsavory elements coming from the commercial businesses located on Charleston Boulevard.

A structure of this size will keep our property and landscape neat and free from unsightly items.

It would serve as a garage and space for storage, hobbies and other uses.

Last but not least, in the past year, there was a homicide on the other side of the fence and a few neighborhood homes, including ours, were burglarized.

Crime elements aside, in our house hunting we have seen all the neighborhoods in Las Vegas and are drawn to the John S. Park Historic District.

It has the most appeal and character to us because of the old style homes.

Page 2 of 2
Justification Letter – Variance
APN #162-03-571-016
August 4, 2006

At the time of purchase we knew that the house would be too small for our family of four but the price was within our budget and with some improvements it would fit our needs.

The house is way over due for restoration as it has not been properly maintained and preserved since it was originally built in 1942.

All other setbacks and requirements will remain within the codes.

In addition to the attached accessory structure we are planning to enlarge the house to accommodate our needs and today's standards of living.

Our remodel requires the removal of the existing garage which is built from concrete blocks and has a difference appearance from the wood frame stucco house.

All of our building and remodeling plans will, in our opinion, improve and add value to the neighborhood while maintaining the original style and design.

Thank you for your consideration.

Sincerely,

Ian Robins
P.O. Box 9904
Glendale, CA 91226
818-415-4638

RECEIVED
AUG 04 2006

August 4, 2006

City of Las Vegas
Planning & Development Department
731 S. Fourth Street
Las Vegas, NV 89101

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RECEIVED
AUG 04 2006

Page 2 of 2
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Thank you for your consideration.

Sincerely,



Ian Robins
P.O. Box 9904
Glendale, CA 91226
818-415-4638

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

RECEIVED
AUG 04 2006

Case Number: **VAR-15657** APN: **162-03-511-016**

Name of Property Owner: IAN ROBINS

Name of Applicant: IAN ROBINS

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes

✓ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

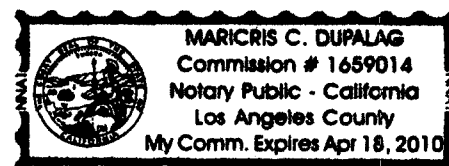
Signature of Property Owner: 

Print Name: IAN ROBINS

Subscribed and sworn before me, Maricris C. Dupalag, Notary Public

This 3rd day of August, 2006

State of California and County of Los Angeles
Notary Public in and for said County and State



Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE
 Project Address (Location): 831 PARK PASSE LAS VEGAS NV 89104
 Project Name: ACCESSORY STRUCTURE / HOUSE ADDITION
 Assessor's Parcel #(s): 162-03-511-016 Ward #: 3
 General Plan: existing 980 sq ft proposed _____ Zoning: existing SFR-R1 proposed SFR-R1
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres .18 Lots/Units 1 Density _____
 Additional Information _____

PROPERTY OWNER IAN ROBINS Contact _____
 Address P.O. BOX 9904 Phone: 818 415-4638
 City GLENDALE State CA Zip 91226

APPLICANT SAME Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____

REPRESENTATIVE ALICE ROBINS Contact _____
 Address SAME Phone: 818-286-5442
 City _____ State 818 500-0142 Zip _____

Property Owner Signature* [Signature]

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name IAN ROBINS

Subscribed and sworn before me, Maricris C. Dupalag, Notary Public

This 3rd day of August, 20 06

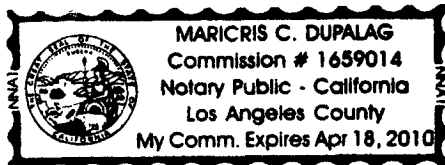
State of California and County of Los Angeles

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>VAR-15657</u>
Meeting Date:	<u>9-21-06</u>
Total Fee:	<u>600 -</u>
Date Received:*	<u>8-4-06</u>
Received By:	<u>[Signature]</u>

* The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.



Hansen Sheet



Separator Sheet

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

VAR Application

Report Date 08/07/2006 09:20 AM

Submitted By

Page 1

A/P # 15657 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	08/04/2006 13:30	982786	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

VAR-15657 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: IAN ROBINS - Request for a Variance TO ALLOW A REAR YARD SETBACK OF SEVEN FEET WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED for a proposed room addition at 831 Park Paseo (APN 162-03-511-016), Ward 3 (Reese).

Parent A/P

Project #	15657	Project/Phase Name	ROBINS ADDITION	Phase #	
Size/Area	0.18 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 16203511016

Location

Owner/Tenant

Contact ID	AC1219510	Name	ROBINS IAN	Organization	
Mailing Address	831 PARK PASEO			State/Province	NV
City	LAS VEGAS			Country	☐ Foreign
ZIP/PC	89104-1533			Evening Phone	
Day Phone				Mobile #	
Fax					

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

831 PARK PASEO
LAS VEGAS, 89104-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16203511016

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

Report Date 08/07/2006 09:20 AM

Submitted By

Page 2

VARIANCE

N Parent Project link required? Final City Council letter received
N Will this go to the City Council? Annotated minutes received
Is there a condition of approval for a Required Review?
If yes, when does it need to be reviewed?

Meeting Information

Meeting Information Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
09/21/2006	PC	SCHEDULED		0	0	0
DDONLEY	08/04/2006					

Template Type	A/P #	A/P Type	Status	Stage
---------------	-------	----------	--------	-------

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
-------------------------	------	-------	----	----------

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CK NAME.# WHO PICKED UP PERMIT IAN ROBINS, 818.415.4638, MASTERCARD CC	970040	08/04/2006 13:34		0.00

Final DRT



Separator Sheet

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

VAR-15657 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: IAN ROBINS - Request for a Variance TO ALLOW A REAR YARD SETBACK OF SEVEN FEET WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED ROOM ADDITION at 831 Park Paseo (APN 162-03-511-016), R-1 (Single Family Residential) Zone, Ward 3 (Reese).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M.

PLANNING COMMISSION: **SEPTEMBER 21, 2006** CITY COUNCIL: **OCTOBER 18, 2006**

PLANNING SUPERVISOR: **JOHN KORKOSZ**



PUBLIC HEARING

Comments Due: AUGUST 22, 2006

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Carman Burney (cburney@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

VAR-15657

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	JEFF GALAMBAS	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	TIM PARKS	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC.
ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND
DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

Neighborhood Services List



Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: September 21, 2006

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

VAR-15657

18b The Las Vegas Arts District NA

Beverly Green NA

Church-Noblitt NA

Crestwood NA

Downtown Business Operators Council

Downtown Central Development Committee
(DCDC)

East Las Vegas Community Development Corp.

Francisco Park NA

Fremont Street Experience

Gateway District Association

Hillside Heights NA

Huntridge Park NA

John S. Park NA

Orleans Square NA

Southridge NA

West Circle NA

Public Hearing Notice



Separator Sheet

NOTICE OF PUBLIC HEARING

VARIANCE

MEETING: PLANNING COMMISSION
DATE: SEPTEMBER 21, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

VAR-15657

APPLICANT/OWNER: IAN ROBINS - REQUEST FOR A VARIANCE TO ALLOW A REAR YARD SETBACK OF SEVEN FEET WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED ROOM ADDITION AT 831 PARK PASEO (APN 162-03-511-016), R-1 (SINGLE FAMILY RESIDENTIAL) ZONE, WARD 3 (REESE).

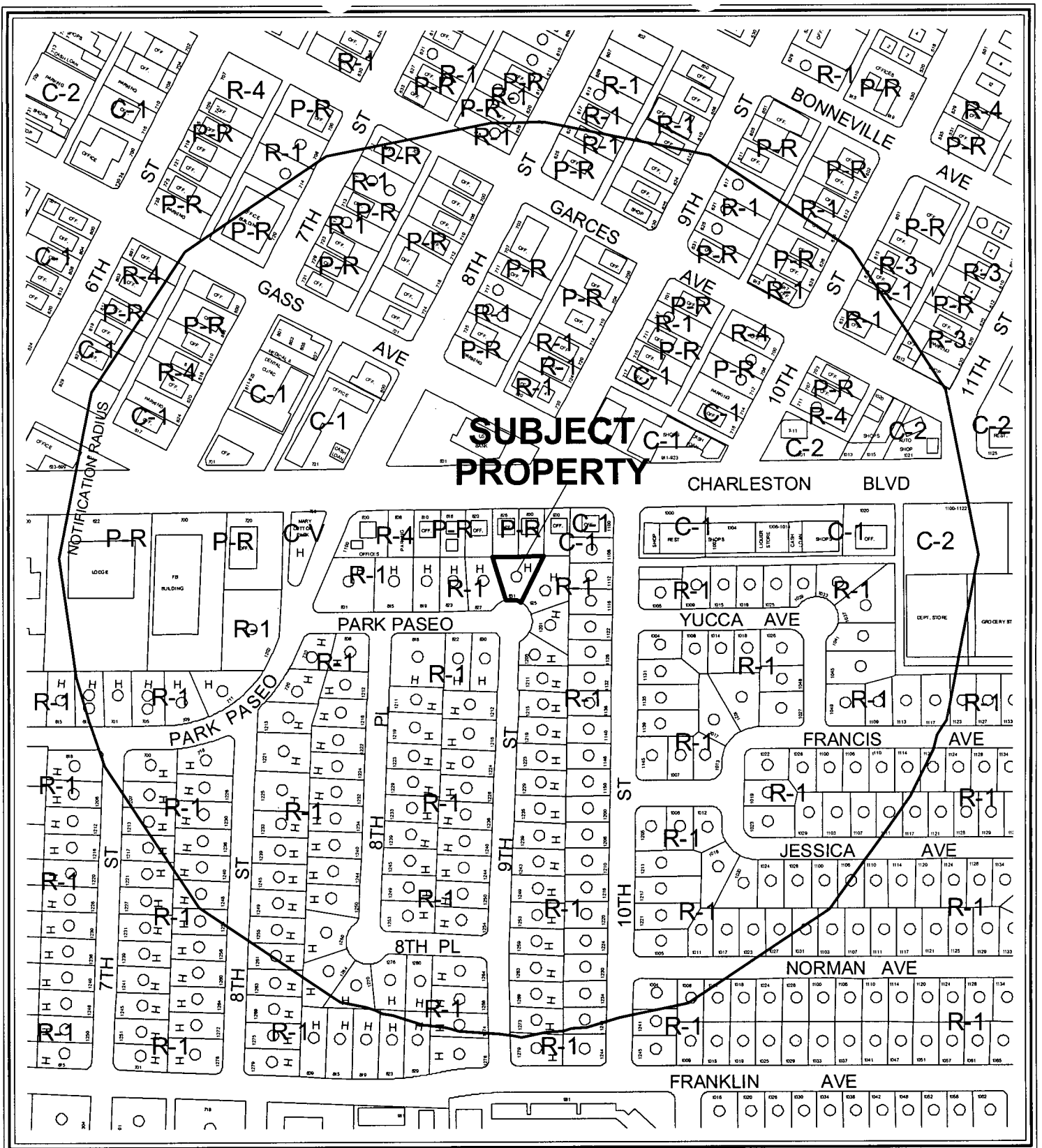
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objections thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on this request may be determined by the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



JOHN KORKOSZ, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **VAR-15657**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

0 200 400 Feet



City Council Proof of Publication



Separator Sheet

Las Vegas, Nevada

OCTOBER 2, 2006

TO: LAS VEGAS REVIEW JOURNAL

FROM: CITY CLERK

SUBJECT: PUBLICATION OF NOTICE OF PUBLIC HEARINGS – VARIANCES:
VAR-14139, VAR-15323, VAR-15455 and VAR-15657

Please publish the attached LEGAL NOTICE

ON THE FOLLOWING DATE: FRIDAY, OCTOBER 6, 2006 (One time)

Send me three copies of the Affidavit of Publication at your earliest convenience [no later than seven (7) days following final publication].

ASSISTANT DEPUTY CITY CLERK

cc: Finance Department – Accounts Payable
City Attorney – (on Ordinances)
Planning and Development Department
Front Desk

NOTICE OF PUBLIC HEARINGS
OCTOBER 18, 2006

NOTICE IS HEREBY GIVEN THAT ON WEDNESDAY, OCTOBER 18, 2006 at the hour of 1:00 P.M. in the Council Chambers, City Hall Complex, 400 Stewart Avenue, Las Vegas, Nevada, the City Council will consider the following Variances and Appeal:

VAR-14139 – APPLICANT/OWNER: CARLOS ALBERTO CODARINI - Request for a Variance TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE A SETBACK OF 10 FEET IS THE MINIMUM SETBACK REQUIRED AND A FIVE-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED on 0.17 acres at 2400 Hinkle Drive (APN 139-26-508-002), C-1 (Limited Commercial) Zone.

VAR-15323 – APPLICANT/OWNER: WALKFED, LLC. - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 35 FEET WHERE A 63-FOOT SETBACK IS THE MINIMUM REQUIRED IN THE SIDE YARD on 1.51 acres at 837 Clarkway Drive (APN 139-28-301-002), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone].

VAR-15455 – APPLICANT/OWNER: MICAELA MARTINEZ - Request for a Variance TO ALLOW AN EXISTING NON-HABITABLE ACCESSORY STRUCTURE WITH A STREETSIDE SETBACK OF 3 FEET WHERE 9 FEET 2 INCHES ARE REQUIRED on 0.17 acres at 2222 Mesquite Avenue (APN 139-35-512-036), R-1 (Single Family Residential) Zone.

VAR-15657 – APPLICANT/OWNER: IAN ROBINS - Request for a Variance TO ALLOW A REAR YARD SETBACK OF SEVEN FEET WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED for a proposed room addition at 831 Park Paseo (APN 162-03-511-016), R-1 (Single Family Residential) Zone.

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, 1st Floor, City Hall.

BARBARA JO RONEUMUS, CITY CLERK

Protest / Approval Letter



Separator Sheet

John S. Park Neighborhood Association

Bob Bellis, President
John S. Park Neighborhood Association
1269 8th Street
Las Vegas, NV 89104

September 21, 2006

City of Las Vegas Planning Commission
400 Stewart Avenue
Las Vegas, NV 89101

Dear Commissioners:

I am writing to you concerning the application for 831 Park Paseo. As president of the John S. Park Neighborhood, I would like to express that many of our neighbors and I are against this proposal.

The applicant bought the property knowing that it was designated historic. This proposal would triple the size of the building, which is far from preserving a building that is listed on the National Register of Historic Places.

Another concern is the size of the proposed garage. This garage would be larger than most homes in the neighborhood. The applicant also owns the property at 827 Park Paseo, which is adjacent to 831 Park Paseo. 827 Park Paseo already has a garage that can hold four vehicles, not to mention at least four in the driveway in front of the garage and numerous spaces in the circular driveway.

The Historic John S. Park Neighborhood Plan says, "Residents of the John S. Park neighborhood have expressed a desire to preserve the unique residential quality of their neighborhood at several community meetings". We do not believe that adding a garage that is larger than many commercial garages in the City, to a historic home, will be beneficial in any way.

As a representative of the John S. Park Neighborhood Association I am asking you to deny this application, so we can keep the historic feel to our unique neighborhood.

Sincerely,



Bob Bellis

Submitted after final agenda

Date 9/21/06 Item # 34

September 21, 2006

VIA FACSIMILE: 474-0352

Planning and Development Department, Development Services Center
731 S. Fourth St.
Las Vegas, NV 89101

RE: VAR-15657, 831 Park Paseo (APN 162-03-511-016)

To Whom It May Concern:

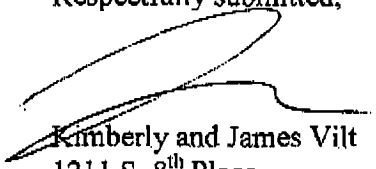
Please accept this letter as our objection to the above-referenced variance proposal. The subject property is a smaller home that exemplifies the architecture of the John S. Park neighborhood and our concern is that allowing the variance requested will significantly impact the character of this home and have a concomitant negative impact on the character of this historic neighborhood which features relatively large lot and yard sizes.

Moreover, it is our understanding that this home, along with the home to its west, are both owned by the same individual(s) and are not presently occupied. Indeed, these two homes have sat unoccupied since they were purchased.

Nearly every home that has been sold on our block during the past three years has been purchased by investors and there are at least 6 homes on the block of 8th Place and 9th Street that are unoccupied. Given this mindset, we fear that the proposed addition is perhaps a means by which to increase the home's square footage and, therefore, its resale value.

Thank you in advance for your consideration in this matter.

Respectfully submitted,



Kimberly and James Vilt
1211 S. 8th Place
Las Vegas, NV 89104

RECEIVED
SEP 21 11 12 AM '06
PLANNING AND
DEVELOPMENT

Applicant Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

September 8, 2006

Mr. Ian Robins
PO Box 9904
Glendale, California 91226

RE: VAR-15657 - VARIANCE

Dear Mr. Robbins

Please be advised the City Planning Commission at its regular meeting on **September 21, 2006** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

John Korkosz, Planning Supervisor
Planning and Development Department
Current Planning Division

JK:clb

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



Action Letter



Separator Sheet



September 22, 2006

CORRECTED LETTER

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
STEVE WOLFSON
LOIS TARKANIAN

DOUGLAS A. SELBY
CITY MANAGER

Mr. Ian Robins
PO Box 9904
Glendale, California 91226

RE: VAR-15657 - VARIANCE

Dear Mr. Robbins

Your request for a Variance TO ALLOW A REAR YARD SETBACK OF SEVEN FEET WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED ROOM ADDITION at 831 Park Paseo (APN 162-03-511-016), R-1 (Single Family Residential) Zone, Ward 3 (Reese), was considered by the Planning Commission on September 21, 2006.

The Planning Commission voted to recommend **DENIAL** of your request because there was insufficient justification presented to warrant a deviation from the Code.

This item will be considered by the City Council on **October 18, 2006**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. **The Council requires that you or your representative be present at this meeting.** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "John Korkosz".

John Korkosz, Planning Supervisor
Planning and Development Department
Current Planning Division

JK:clb

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-1-05
CLV 7009



City Council Action Letter



Separator Sheet



October 19, 2006

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

Mr. Ian Robins
PO Box 9904
Glendale, California 91226

RE: VAR-15657 - VARIANCE
CITY COUNCIL MEETING OF OCTOBER 18, 2006

Dear Mr. Robins:

The City Council at a regular meeting held October 18, 2006 DENIED the request for a Variance TO ALLOW A REAR YARD SETBACK OF SEVEN FEET WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED ROOM ADDITION at 831 Park Paseo (APN 162-03-511-016), R-1 (Single Family Residential) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 19, 2006.

Sincerely,

A handwritten signature in cursive script, appearing to read "Angela Crolli".

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009



Affidavit of Sign Posting



Separator Sheet



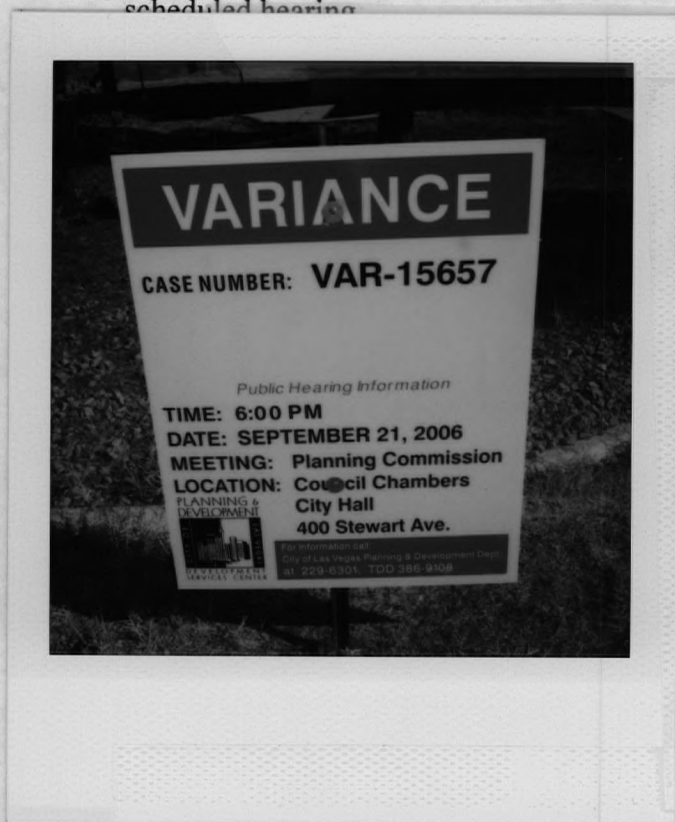
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: VAR-15657

MEETING DATE: September 21, 2006

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



[Signature]
Signature

9-9-6
Date

This affidavit must be returned to the Planning and Development Department, Current Planning Division, at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.