

PLANNING AND DEVELOPMENT DEPARTMENT
SCANNING COVER SHEET

Case No: V-0159-88

APN: 138-34-411-033

Location: 1029 Palmhurst Dr

Applicant: Michael M. & Barbara L. Madama

Project Name:

To allow an existing storage building in the side yard where not permitted; to allow the storage building 4'10" from another existing storage building where 6' is the minimum separation required; and to allow another existing storage building to the rear and side yard property lines where 15' is the minimum setback required from the side property line and 5' is the minimum setback required from the rear property line.



INTERDEPARTMENT DISTRIBUTION LIST

	DATE SENT 1988	DATE RETURNED 1988	COMMENTS
BUILDING & SAFETY	12/29	1/5	No objections See memo for valuation
FIRE SERVICES	"	1/12	No objections
PUBLIC WORKS - ELEC.	"	"	
PUBLIC WORKS - R.O.W.	"	1/20	No objections
LAND DEVELOPMENT DIV.	"		
DOWNTOWN REDEVELOPMENT			
POLICE DEPARTMENT			
LICENSE DEPARTMENT			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. V-159-88

PROPERTY OWNERS

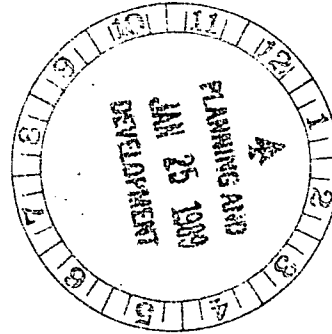
PROTESTS

APPROVALS

1. *Daniel Steegman, 1313 Elmwood*
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____

Daniel M. Stegemann
7213 William Anders Avenue
Las Vegas, Nevada 89128-6035

27 January 1989

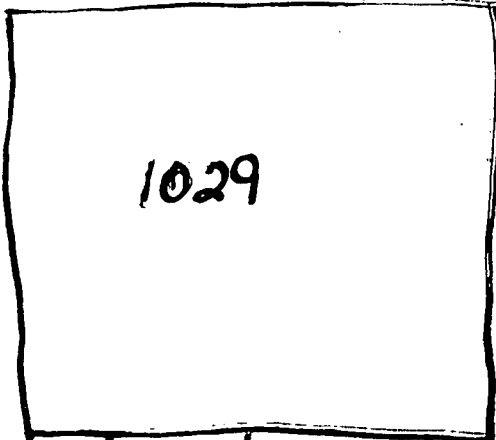


BOARD OF ZONING ADJUSTMENT
CITY OF LAS VEGAS

Regarding V-159-88

I wish to object to the variance allowing this illegal and hazard causing "storage building" which is actually a working warehouse for the ceiling business these people are operating out of their home and side yard. As can be seen on the location map of our neighborhood the front of this residence is directly on the corner of the busiest intersection in the area. We have no stoplight and the entire neighborhood enters and exits the subdivision off West Charleston at their house. The street on both sides in front of their home is usually packed by their employees cars and trucks and at the beginning and end of the work day their large multi ton stake-bed truck is backed up on the lawn loading or unloading building materials into the warehouse at the side of the property almost completely obstructing the vision of drivers entering the neighborhood and has been the cause of or at least a contributing factor in several accidents at both Palmhurst and W. Charleston or Palmhurst and William Anders since the shed was built a month ago (just check with Metro traffic). Also please recall you just allowed the building of a large apartment complex directly across West Charleston from Palmhurst on Monte Cristo. Please make them move!

Daniel M. Stegemann



SHED

WAREHOUSE

1029

gate

HIGH WALL

TRUCK PARKS
HERE FOR LOADS
SOMETIMES EVEN
OUT TO HERE

(USUALLY LINED W/EMPLOYEE VEHs)

(USUALLY LINED W/EMPLOYEE VEHs)

STOP SIGN

NO STOP SIGN

WILLIAM
ANDERS
AVE

2075 MURRAY ST

NOTICE OF PUBLIC HEARING

JANUARY 26, 1989

Notice is hereby given that on **January 26, 1989**, at 7:30 p.m. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will consider the following:

V-159-88 Application of MICHAEL M. AND BARBARA L. MADAMA for a Variance to allow an existing storage building in the side yard where not permitted; to allow the storage building four feet ten inches (4'10") from another existing storage building where six feet (6') is the minimum separation required; and to allow another existing storage building to the rear and side yard property lines where fifteen feet (15') is the minimum setback required from the side property line and five feet (5') is the minimum setback required from the rear property line, on property located at 1029 Palmhurst Drive, in Zoning District R-1.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT FIFTY-TWO (52) IN BLOCK SIX (6) OF CHARLESTON RAINBOW UNIT NO. 11-E.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

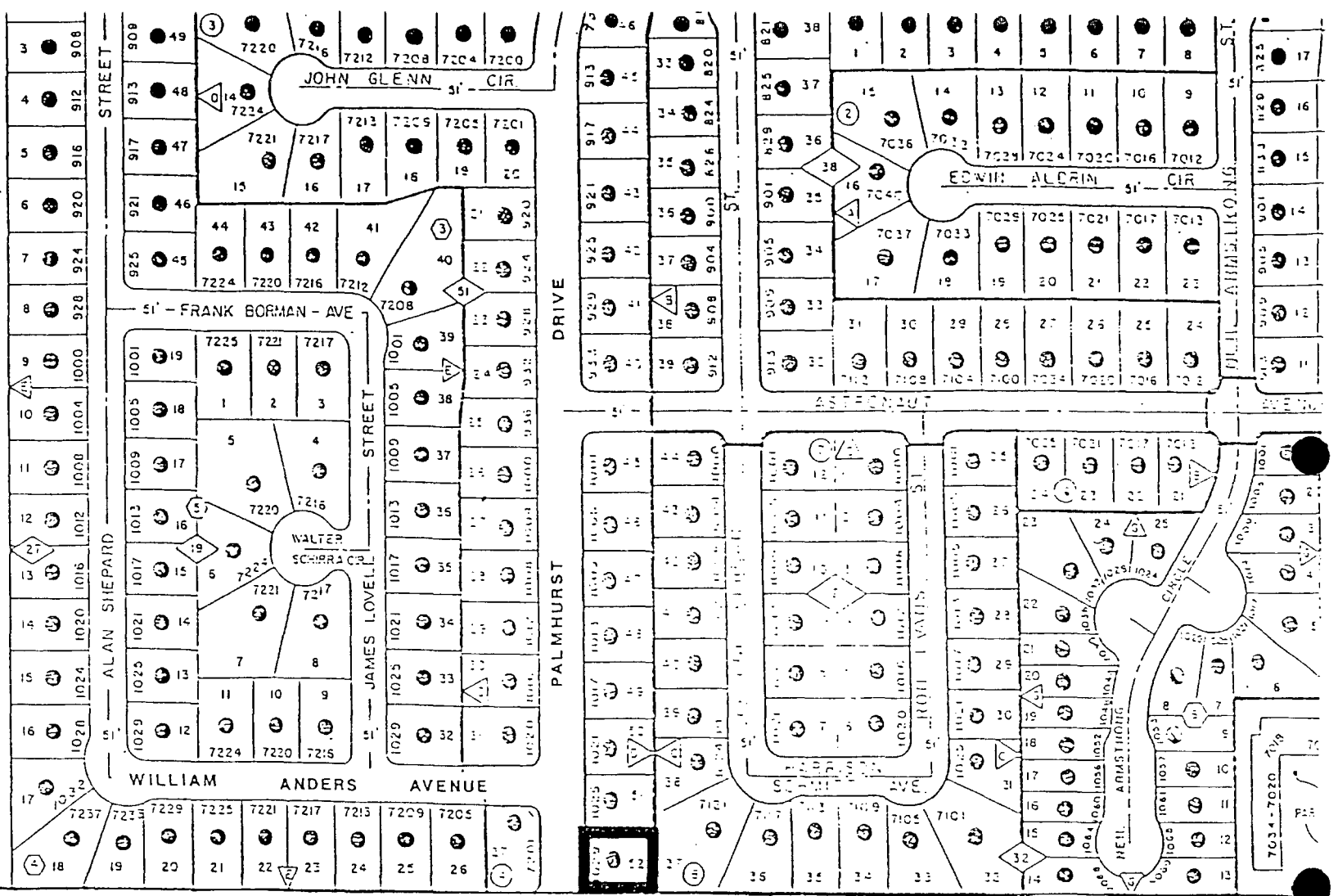


HAROLD P. FOSTER, DIRECTOR

HPF:gm

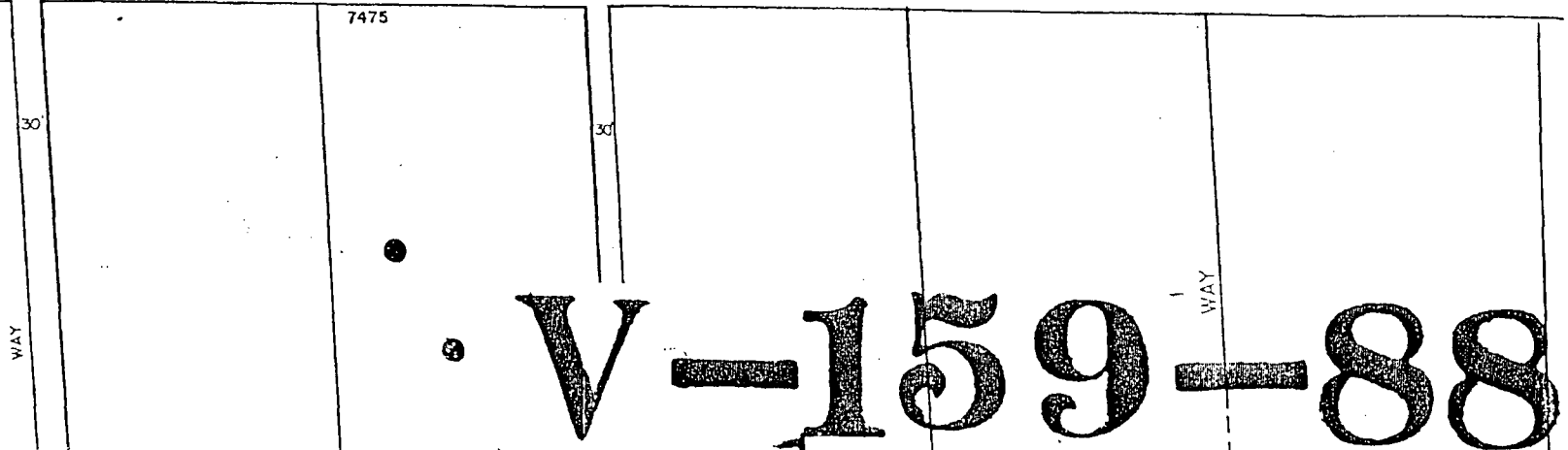
(The information contained above is considered to be accurate; however, there may be minor variations involved. A complete, detailed legal description is on file in the Department of Community Planning and Development.)

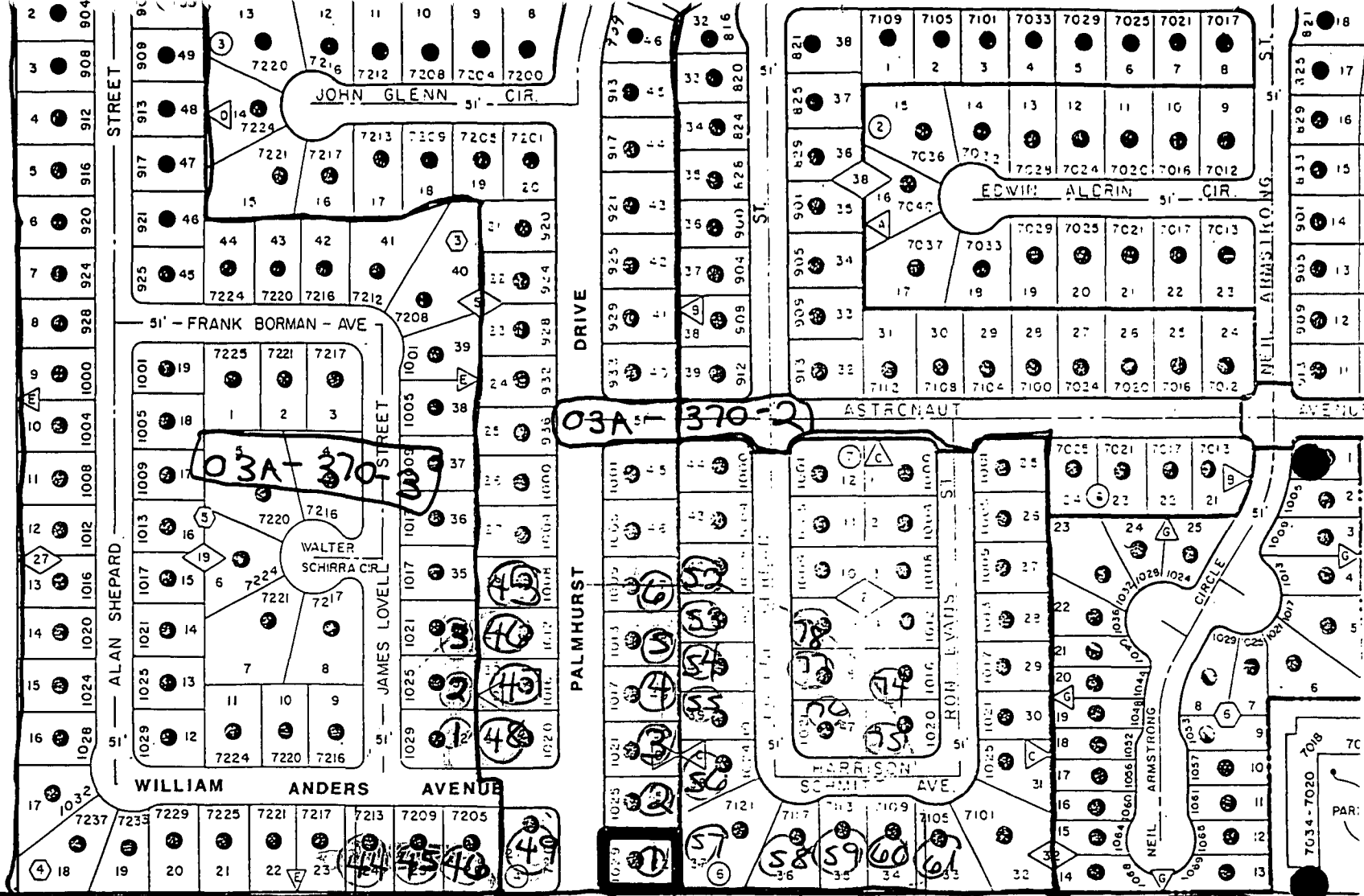
SEE LOCATION MAP ON REVERSE SIDE



WEST CHARLESTON BOULEVARD

7475





WEST

CHARLESTON

BOULEVARD

W 66 R
WAY

310-270

W 66 R
WAY

V-159-88

PAR:

INTER-OFFICE MEMORANDUM

March 9, 1989

TO: JOHN TUCKER, DIRECTOR
DEPARTMENT OF BUILDING SAFETY

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

SUBJECT: VARIANCE APPLICATION V-159-88

COPIES TO:

Please be advised the City Council approved the subject Variance on February 15, 1989 with conditions that the larger shed (14' x 36') being removed within 90 days and that the applicant comply with all other building code requirements for the other accessory structure on the property. In addition, a building permit is to be obtained for the remaining small shed and pay a fine equal to 10% of the value of that shed.

It would be appreciated if you would have the above conditions fulfilled as indicated and advise this office when they are completed. If you need any additional information, please let me know.

HPF:lm

MAYOR RON LURIE
COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

March 10, 1989

Michael M. and Barbara L. Madama
1029 Palmhurst Drive
Las Vegas, Nevada 89128

RE: V-159-88

Dear Mr. and Mrs. Madama:

The City Council at a regular meeting held February 15, 1989 considered your request for a Variance to allow an existing storage building in the side yard where not permitted; to allow the storage building four feet ten inches (4' 10") from another existing storage building where six feet (6') is the minimum separation required; and to allow another existing storage building to the rear and side yard property lines where fifteen feet (15') is the minimum setback required from the side property line and five feet (5') is the minimum setback required from the rear property line, on property located at 1029 Palmhurst Drive, in Zoning District R-1.

The City Council voted to APPROVE the Variance for the **SMALL SHED ONLY**, subject to:


1. The larger 14' by 36' shed to be removed within 90 days.
2. Approval of this request does not constitute a waiver from the Building Code requirements or other construction standards of the Department of Building and Safety.
3. The applicant to obtain a building permit for the small shed from the Department of Building and Safety within 30 days from the date of this approval and pay a fine in an amount equal to 10% of the value of the small shed as determined by the Department of Building and Safety at the time the building permit is issued.



Michael M. and Barbara L. Madama
March 10, 1989
Page 2.

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

Sincerely,


KATHLEEN M. TIGHE
City Clerk

KMT:cmp

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

AGENDA

City of Las Vegas

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

ITEM Council Action Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

G. VARIANCE - PUBLIC HEARING

2. V-159-88 - Michael M. and Barbara L. Madama

Appeal filed by Michael M. and Barbara L. Madama on the action of the Board of Zoning Adjustment in DENYING their application for a Variance to allow an existing storage building in the side yard where not permitted; to allow the storage building four feet ten inches (4'10") from another existing storage building where six feet (6') is the minimum separation required; and to allow another existing storage building to the rear and side yard property lines where fifteen feet (15') is the minimum setback required from the side property line and five feet (5') is the minimum setback required from the rear property line, on property located at 1029 Palmhurst Drive, in Zoning District R-1.

Board of Zoning Adjustment voted (3-1) to recommend DENIAL.

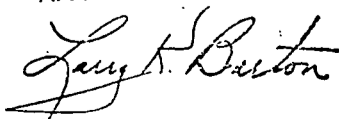
If approved, subject to:

1. Approval of this request does not constitute a waiver from the Building Code requirements or other construction standards of the Department of Building and Safety.
2. The applicant obtain a building permit from the Department of Building and Safety.
3. At the time the building permit is issued, the applicant shall pay a fine in an amount that is equal to 10% of the value of the new construction as determined by the Department of Building and Safety.
4. If a fine is imposed, that it be paid to the Department of Building and Safety within 30 days of City Council approval.
5. Standard conditions 1 and 5.

Staff Recommendation: DENIAL

PROTESTS: 1 (letter)

APPROVED AGENDA ITEM



LURIE - APPROVED small shed only subject to the larger 14 x 36 ft. shed being removed within 90 days; building permit to be obtained from the Department of Building and Safety within 30 days for the small shed and a fine in an amount equal to 10% of the value of the small shed as determined by the Building Department being paid at the time the building permit is issued. Delete conditions #2, #3, and #4. Condition #1 and #5 to apply. Motion carried with Nolen voting "No".

(A previous Motion by NOLEN for DENIAL failed with Lurie, Bunker, and Miller voting "No".)

Clerk to Notify and Planning to proceed.

Mike Madama appeared.

No one appeared in opposition

1713
to
1723

MAYOR RON LURIE
COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 31, 1989

Michael M. and Barbara L. Madama
1029 Palmhurst Drive
Las Vegas, Nevada 89128

Re: V-159-88

Dear Applicant:

Your request for a Variance to allow an existing storage building in the side yard where not permitted; to allow the storage building four feet ten inches (4'10") from another existing storage building where six feet (6') is the minimum separation required; and to allow another existing storage building to the rear and side yard property lines where fifteen feet (15') is the minimum setback required from the side property line and five feet (5') is the minimum setback required from the rear property line, on property located at 1029 Palmhurst Drive, in Zoning District R-1, was considered by the Board of Zoning Adjustment on January 26, 1989.

It was voted by the Board of Zoning Adjustment to DENY your request because there was insufficient justification presented to warrant a deviation from the City Code.

This action by the Board of Zoning Adjustment on January 26, 1989 is final unless an appeal, in writing, is filed with the City Clerk within eleven days of the date of this letter or there is a review action filed by the City Council within fourteen days of the date of the letter.

Sincerely,

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

RICHARD L. WILLIAMS, CHIEF
CURRENT PLANNING DIVISION

JPF:RLW:gm



BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

22. V-159-88 - MICHAEL M. AND BARBARA L. MADAMA

APPLICATION: Variance to allow an existing storage building in the side yard where not permitted; to allow the storage building four feet ten inches (4'10") from another existing storage building where six feet (6') is the minimum separation required; and to allow another existing storage building to the rear and side yard property lines where fifteen feet (15') is the minimum setback required from the side property line and five feet (5') is the minimum setback required from the rear property line

LOCATION: 1029 Palmhurst Drive

ZONE: R-1

STAFF RECOMMENDATION: DENIAL

PROTESTS: 1

RUBIDOUX

DENIED

Motion carried with Ashworth voting "no" and Pippin excused.

Rick Williams stated the additional buildings were constructed without a permit. A letter from a protestant states the owners have some type of a roofing business, dispatch employees and bring trucks on to the premises. Staff recommends denial of the application.

Applicants stated one shed was already on the property. They put up another two and they store scaffolding in the buildings for the drywall business that they own. They operate their business on Charleston Boulevard. They did not know building permits were required to put up the storage sheds.

No one appeared in opposition.

(21:29 - 21:36)

23. V-160-88 - FIRST WESTERN SAVINGS ASSOCIATION

APPLICATION: Variance to allow an existing converted garage for living and storage purposes with no interior access to the dwelling, where such interior access is required

LOCATION: 5809 Westport Circle

ZONE: R-1

STAFF RECOMMENDATION: DENIAL: if approved, subject to:

- 1. Standard conditions 1 and 5.

PROTESTS: 0

ASHWORTH

APPROVED, subject to staff's conditions

UNANIMOUS

(Pippin excused)

Rick Williams presented the application. A previous owner enclosed the garage without interior access to the home. Staff recommended denial.

Steven Walters and Whitney Phoenix appeared and stated the garage was only going to be used for storage.

No one appeared in opposition.

NOTE: A date will be set at the 2/1/89 City Council meeting for a public hearing to be held at the 2/15/89 City Council meeting.

(21:36 - 21:44)

AGENDA*City of Las Vegas*CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

Page

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)G. VARIANCE - PUBLIC HEARING2. V-159-88 - Michael M. and Barbara
L. Madama

Appeal filed by Michael M. and Barbara L. Madama on the action of the Board of Zoning Adjustment in DENYING their application for a Variance to allow an existing storage building in the side yard where not permitted; to allow the storage building four feet ten inches (4'10") from another existing storage building where six feet (6') is the minimum separation required; and to allow another existing storage building to the rear and side yard property lines where fifteen feet (15') is the minimum setback required from the side property line and five feet (5') is the minimum setback required from the rear property line, on property located at 1029 Palmhurst Drive, in Zoning District R-1.

Board of Zoning Adjustment voted (3-1) to recommend DENIAL.

If approved, subject to:

1. Approval of this request does not constitute a waiver from the Building Code requirements or other construction standards of the Department of Building and Safety.
2. The applicant obtain a building permit from the Department of Building and Safety.
3. At the time the building permit is issued, the applicant shall pay a fine in an amount that is equal to 10% of the value of the new construction as determined by the Department of Building and Safety.
4. If a fine is imposed, that it be paid to the Department of Building and Safety within 30 days of City Council approval.
5. Standard conditions 1 and 5.

Staff Recommendation: DENIAL

PROTESTS: 1 (letter)

CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 15, 1989

X.

G. VARIANCE - PUBLIC HEARING

2. V-159-88 - Michael M. and Barbara L. Madama

This is an appeal to the denial action of the Board of Zoning Adjustment for a Variance to allow an existing storage building in the side yard where not permitted; and to allow it 4'10" from another existing storage building on the rear portion of the property where six feet is the minimum separation required. Also, there is an existing storage building constructed to the rear and side property lines where 15 feet is the minimum side setback and five feet is the minimum rear setback.

Property to the north, east and west is developed R-1 and to the south is vacant N-U. To the southwest and southeast is approved R-3.

The site is a 8,200 square foot corner subdivision lot developed with a two-story single family residence. The applicants have constructed these two storage buildings along the south side of their lot adjoining Charleston Boulevard. The two storage buildings are 9'10" high and are clearly visible above the walls, are barn-shaped and have a shingle covered sloping roof. They were constructed without building permits and this Variance is the result of a complaint and a correction notice issued by a City inspector. The value of the structures has been estimated by the Department of Building and Safety to be \$6,218. If this Variance is approved, the Department of Building and Safety will require that the portion of the structures within 3 feet of the property line must be to one hour construction requirements. According to the Department of Fire Services, the structures will not create a fire access problem.

A protestant's letter stated that the owner was using the storage buildings in connection with a business and often parked a large truck on the property to load materials which restricted visibility of persons at the intersection of Charleston Boulevard and Palmhurst Drive. At the meeting, the applicant admitted that he used the buildings to store materials in connection with his drywall business. The Board of Zoning Adjustment felt that, as a contractor, the applicant was aware of the need for a permit and setback requirements and recommended denial of the application.

Board of Zoning Adjustment Recommendation: DENIAL

Staff Recommendation: DENIAL

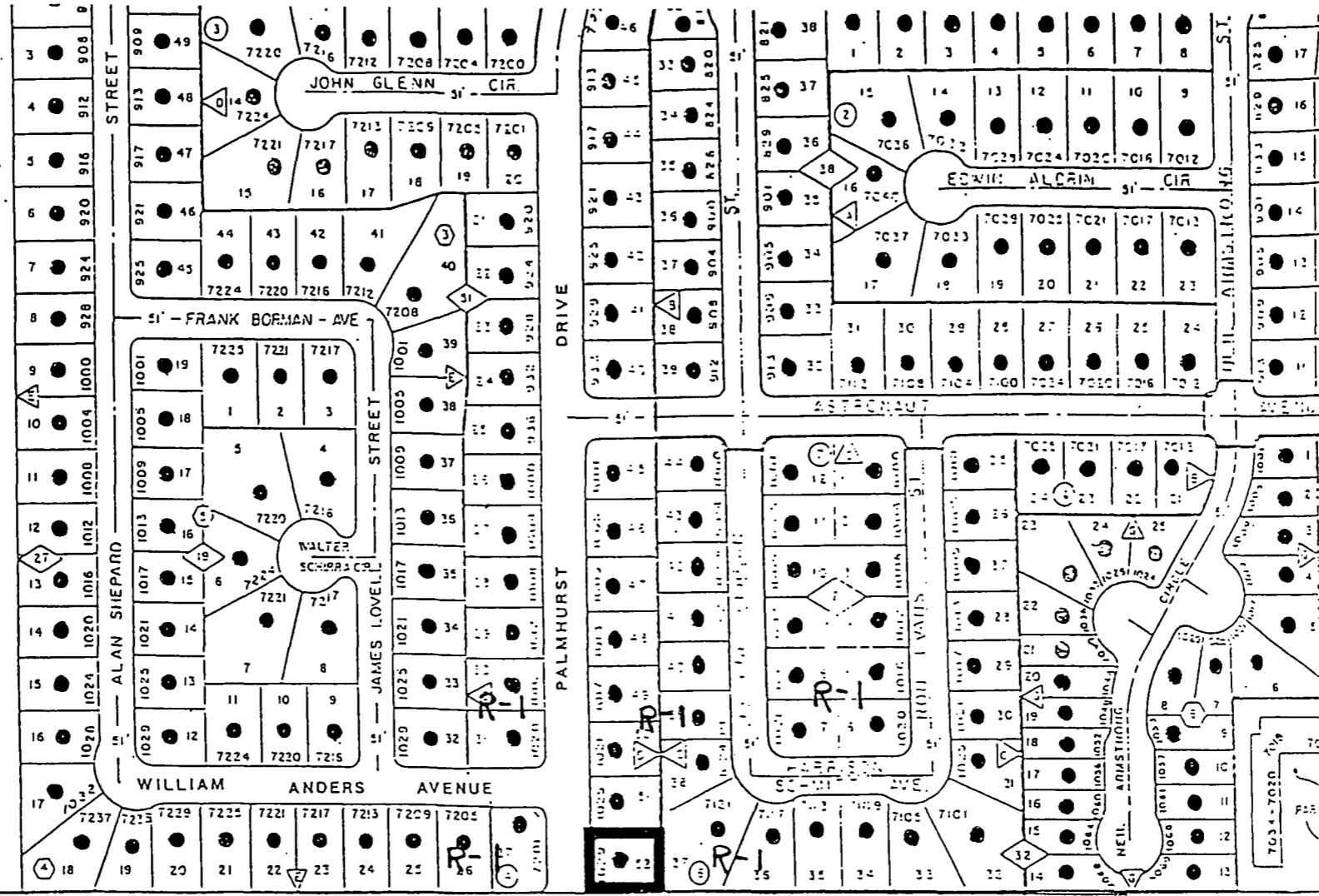
PROTESTS: 1 (letter)

SEE ATTACHED LOCATION MAP



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

LOCATION MAP - ITEM X.G.2. - V-159-88 - Michael M. and Barbara L. Madama



WEST CHARLESTON BOULEVARD

7475
 R.O.I.
 R-3

N-U

R.O.I.
 R-3

V-159-88

30'
 WAY

1
 WAY

NOTICE TO PUBLISH

Las Vegas, Nevada


Date: February 1, 1989

TO: LAS VEGAS REVIEW - JOURNAL
FROM: CITY CLERK
SUBJECT: PUBLICATION OF NOTICE OF PUBLIC HEARING - V-159-88

Please publish the attached Legal Notice

ON THE FOLLOWING DATES: Saturday, February 4, 1989 (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.)



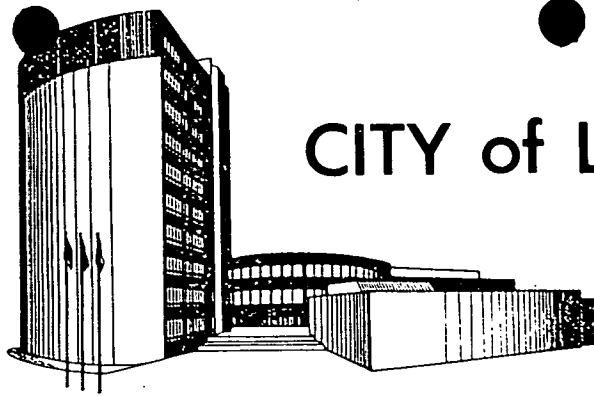
CITY CLERK

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

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

NOTICE OF PUBLIC HEARING

FEBRUARY 15, 1989

NOTICE IS HEREBY GIVEN THAT on **Wednesday, February 15, 1989**, 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-159-88 APPEAL filed by MICHAEL M. AND BARBARA L. MADAMA on the action of the Board of Zoning Adjustment in DENYING their application for a Variance to allow an existing storage building in the side yard where not permitted; to allow the storage building four feet ten inches (4'10") from another existing storage building where six feet (6') is the minimum separation required; and to allow another existing storage building to the rear and side yard property lines where fifteen feet (15') is the minimum setback required from the side property line and five feet (5') is the minimum setback required from the rear property line, on property located at 1029 Palmhurst Drive, in Zoning District R-1.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT FIFTY-TWO (52)
IN BLOCK SIX (6) OF CHARLESTON RAINBOW UNIT NO. 11-E.

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



INTER-OFFICE MEMORANDUM

TO: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FROM: CITY CLERK

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

COPIES TO:

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

File No. V-159-88

Applicant: MICHAEL M. & BARBARA L. MADAMA

Appeal by applicant or any other aggrieved person: Yes No

Review requested by City Council Yes No

1-27-89
DATE

[Signature]
CITY CLERK

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT INFORMATION:

Date of Board of Zoning Adjustment Action: January 26, 1989

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.) February 13, 1989

Last day for a review being requested by the City Council. (Review period is 14 days after the notice of BZA action is mailed to applicant.) February 14, 1989

Set date at 2/1/89 City Council meeting. Public hearing at 2/15/89 City Council meeting.

Michael M. & Barbara L. Madama
1029 Palmhurst Drive
Las Vegas, NV 89128

City of Las Vegas
City Council
400 East Stewart Ave.
Las Vegas, NV 89101

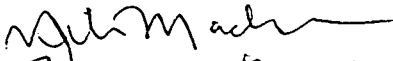
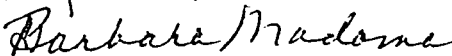
RE: V-159-88

Dear Sirs:

We would like to appeal the decision for denial of V-159-88 which went before the Board of Zoning Adjustment on January 26, 1989.

We would like to have our case heard at the next available City Council meeting, if possible.

Very truly yours,

Michael M. Madama
Barbara L. Madama

CITY CLERK

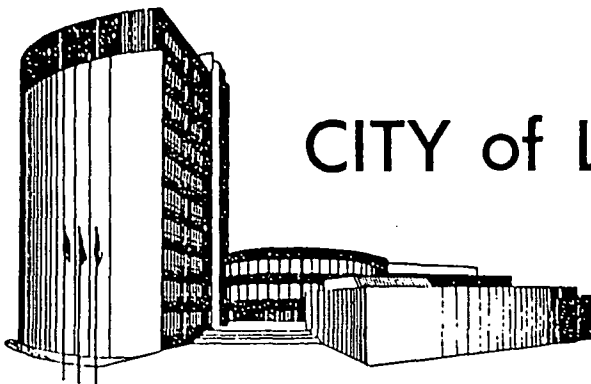
JAN 27 1 30 PM '89

RECEIVED

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 13, 1989

Michael M. and Barbara L. Madama
1029 Palmhurst Drive
Las Vegas, Nevada 89128

Re: V-159-88

Dear Applicant:

This is to advise that your request as referred to above will be considered by the Board of Zoning Adjustment at its regular meeting on January 26, 1989.

This meeting will be held at 7:30 p.m. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

It is requested by the Board of Zoning Adjustment that you or your representative be present at this meeting to answer any pertinent questions which may arise regarding this request.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:gm

Attachment: Agenda



AGENDA

JANUARY 26, 1989

City of Las Vegas

BOARD OF ZONING ADJUSTMENT

Page 6

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6301

22. V-159-88
- Applicant: MICHAEL M. AND BARBARA L. MADAMA
Application: Variance to allow an existing storage building in the side yard where not permitted; to allow the storage building four feet ten inches (4'10") from another existing storage building where six feet (6') is the minimum separation required; and to allow another existing storage building to the rear and side yard property lines where fifteen feet (15') is the minimum setback required from the side property line and five feet (5') is the minimum setback required from the rear property line
Location: 1029 Palmhurst Drive
Zone: R-1
23. V-160-88
- Applicant: FIRST WESTERN SAVINGS ASSOCIATION
Application: Variance to allow an existing converted garage for living and storage purposes with no interior access to the dwelling, where such interior access is required
Location: 5809 Westport Circle
Zone: R-1
24. V-161-88
- Applicant: JAMES B. MCCALL AND GERALDINE E. SILVA
Application: Variance to allow an outdoor amusement center (miniature golf course, go-carts and bumper cars) where outdoor amusement uses are not permitted
Location: South of Vegas Drive between Lorenzi Boulevard and the Oran K. Gragson Highway
Zone: N-U (under Resolution of Intent to C-1)
25. V-162-88
- Applicant: FRED H. NIELSEN, JR. AND HELEN K. NIELSEN
Application: Variance to allow a secondhand store
Location: 713 Las Vegas Boulevard South
Zone: C-2

DIRECTOR'S BUSINESS:

1. Election of Officers for 1989

INTER-OFFICE MEMORANDUM

PLANNING AND
DEVELOPMENT
JAN 20 1989

Date

January 19, 1989

TO: Harold P. Foster, Director
Department of Community Planning
and Development

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

SUBJECT: COMMENTS RE:
V-159-88
Michael and Barbara Madama

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

- 1. We have no objection to the variance request allowing storage sheds within the rear yard.

MAC:sdw

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION *Ed M...*

SUBJECT: V-159-88

DATE: 1/11/89

PLANNING AND
JAN 12 1989
DEVELOPMENT

- Fire hydrants are to be installed with spacing not to exceed 500 feet for commercial buildings (including multi-family housing developments) and 600 feet for residential developments.
- Fire hydrants shall be installed in accordance with City of Las Vegas Ordinance #3318 and the Las Vegas Valley Water District Standard Plate #7.
- Hydrants are required to be in service prior to any combustible construction or on-site storage of combustibles.
- Fire Department access shall be provided to within 150 feet of all building areas.
- All Fire Department access roadways shall be at least 20 feet unobstructed width and a minimum of 13 feet 6 inches vertical clearance.
- Large multi-family residential developments shall be provided with at least two (2) remote means of fire apparatus access.
- All access roadways of 32 feet or less in width shall be designated as a fire lane with red curbs and approved signs spaced at 40 feet on centers. Additional requirements will be noted upon civil drawing submittal.
- An approved turn around shall be provided for all dead end fire lanes in excess of 150 feet.
- Cul de Sacs shall have a turning radius of at least 40 feet 6 inches to back of curb.
- Crash gates shall be a minimum of 20 feet in width. Crash gates shall be over an all weather road surface. Any chain or lock used to secure crash gates shall be no larger than 3/8 of an inch in diameter.
- Determine the required fire flow in accordance with the 1974 I.S.O. Guide. Submit fire flow and building data with civil drawings. The required fire flow shall be available to within 500 feet of all building areas. On-site water availability shall be based on the required fire flow and peak demands of domestic and irrigation water.
- All work must comply with the 1985 Uniform Fire Code and City Ordinance #3318.
- New private street names shall be approved by the Fire Department Communications office.

NO OBJECTIONS

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

1.4.89
JAN 5 1989
PLANNING AND DEVELOPMENT
DEPARTMENT OF BUILDING AND SAFETY

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: DEPARTMENT OF BUILDING AND SAFETY

SUBJECT: V159.88 VARIANCE
MICHAEL MADAMA ZONE: R-1
Parcel No: 03A.372.001

COPIES TO:
EXISTING
3 DETACHED STRUCTURES

In answer to your memorandum of 12.29.88,
on the above variance request at 1029 PALMHURST DRIVE

This department has no objections provided all required permits
and inspections are obtained.

NOTE VALUE OF 3 STRUCTURES
2 w/ SLABS VALUE \$6218.00
w/ DOUBLE TEE OR TIE PERMITTED 75.00

1. WALLS OF STRUCTURE TO WITHIN 3'-0" OF R LINE TO EQUAL IHR CONSTR.
2. ROOFING TO BE OF FIBERGLASS TYPE OR EQUAL FOR "C" RATING.

Handwritten signature

NOTICE OF PUBLIC HEARING

JANUARY 26, 1989

(Date)

Notice is hereby given that on **January 26, 1989** at 7:30 p.m. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will consider the following:

V-159-88

Application of MICHAEL M. AND BARBARA L MADAMA for a Variance to allow an existing ~~detached accessory~~ ^{storage} ~~building~~ structure in the side yard where ~~it is~~ not permitted; ^{to allow the storage building} and ~~is~~ 4' 10" from another existing ~~accessory~~ ^{storage} ~~building~~ structure where six feet is ^{the minimum separation} required; and allow another ~~accessory~~ ^{EXISTING Storage building to} ~~structure~~ on the rear and side yard property line^s where 15 feet is ^{the minimum setback} required from the side property line and five feet is ^{the minimum setback} required ~~on~~ ^{from} the rear property line, on property located at 1029 Palmhurst Drive, in Zoning District R-1.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT FIFTY-TWO (52) IN BLOCK SIX (6) OF CHARLESTON RAINBOW UNIT NO. 11-E, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 17 OF PLATS, PAGE 16, IN THE OFFICE OF THE COUNTY RECORDER.

	(Initial)	(Date)
K. CRANE	<u>KC</u>	<u>1/9/89</u>
R. GENZER	<u>[Signature]</u>	<u>1-9</u>
R. WILLIAMS	<u>[Signature]</u>	<u>1-9</u>
H. FOSTER	<u>[Signature]</u>	<u>_____</u>
D. PARTIN	<u>_____</u>	<u>_____</u>

PLEASE RETURN THIS FILE TO GRETA
BY: 1/9/89

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:jrm

(The information contained above is considered to be accurate; however, there may be minor variations involved. A complete, detailed legal description is on file in the Department of Community Planning and Development.)

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, Michael M. & Barbara L. Madama, the Owner(s), respectfully petition(s) for a special Variance to allow Storage sheds to set against block wall

(see attached)

Assessor's Parcel No.: 03A 372-001

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

The property is situated at 1029 Palmhurst Drive (street name and number) between Alta (street name) and West Charleston Blvd. (street name) in Zoning District R-1. Said property is legally described as follows, to wit:

Lot Fifty-Two (52) in Block Six (6) of Charleston Rainbow Unit No. 11-E, as shown by map thereof on file in Book 17 of Plats, Page 16, in the Office of the County Recorder.

OWNER'S AFFIDAVIT

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

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We), Michael M. & Barbara L. Madama (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. (SIGN IN INK)

(1) Michael M. Madama SIGNATURE OF OWNER OF RECORD Michael M. Madama 363-6672

1029 Palmhurst Dr. MAILING ADDRESS Las Vegas, NV 89128 CITY STATE ZIP

(2) Barbara L. Madama SIGNATURE OF OWNER OF RECORD Barbara L. Madama 363-6672

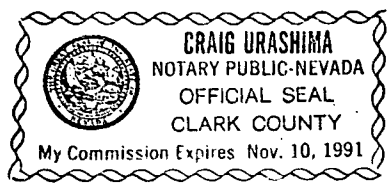
1029 Palmhurst Drive MAILING ADDRESS Las Vegas, NV 89128 CITY STATE ZIP

Subscribed and sworn to before me this 27th day of December, 1988.

[Signature] Notary Public in and for said County and State

11/10/91 My Commission Expires:

(seal)



FOR DEPARTMENT USE ONLY

This is to certify that the foregoing has been inspected by me and was filed with the office of the Secretary of the Board of Zoning Adjustment in accordance with the provisions of Chapter 19.88, Title 19, of the Las Vegas City Code.

Filing Fee: \$100.00 Case No.: V-159-88 Received by: LK

Receipt No.: 052/36 Meeting Date: 1/26/89 Date: 12/27/88

A detached accessory structure in the side yard where it is not permitted and it is 4'10" from another accessory structure where 6' is required, and allow another accessory structure on the rear + side yard property line where 15' is required from the side property line + 5' is required on the rear property line.

*** FOR DEPARTMENT USE ONLY ***

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME Michael M + Barbara L. Madama
REP'S NAME _____
ADDRESS 1029 Palmhurst Dr
LV, NV 89128
PHONE 363-4672

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

APPLICATION TYPE:

- REZONING PLOT PLAN REVIEW VARIANCE USE PERMIT
 QTA OTHER _____

PUBLIC HEARING: IF YES, LEGAL Lot 52, Blk 6, Charleston Rainbow Unit ^{NE}

ZONING: EXISTING R-1 PROPOSED Same

LAND USE: EXISTING SFD
PROPOSED SFD and sheds in ^{existing} side + rear yard

PAST ACTIONS: CASE NO. 2-30-69 ACTION approval DATE _____
CASE NO. V-4-75 ACTION allow fireplace within 22.6' of DATE 2-27-95
CASE NO. 2-102-72 ACTION near where 25' required DATE _____

DISTRICT MAP NO. L-34-7 ASSESSOR'S PARCEL NO. 03A-372-001

GENERAL LOCATION: NE corner of W. Charleston Blvd
+ Palmhurst Dr
1029 Palmhurst Dr

FLOOD ZONE "A": YES _____ NO X

IN DOWNTOWN REDEVELOPMENT AREA?: YES _____ NO X

SPECIAL NOTICE REQUIRED?: YES _____ NO X

IF YES: _____

CHECKED BY: L Kulesz DATE 12/27/88

GENERAL RECEIPT NO. 052136 CASE NO. V-159-88

PC DATE: _____ BZA DATE: 1/26/89

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

December 29, 1988

TO: DEPARTMENT OF BUILDING & SAFETY DEPARTMENT OF FIRE SERVICES DEPARTMENT OF PUBLIC WORKS (R/W & ELEC.) DIVISION OF LAND DEVELOPMENT	FROM: HAROLD P. FOSTER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT: REQUEST FOR COMMENTS RE: V-159-88 PARCEL NO.: 03A-372-001	COPIES TO:

Subject item will be heard at the JANUARY 26, 1989 Board of Zoning Adjustment Meeting (BZA).

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

Your recommendations and comments prior to JANUARY 9, 1989 will be greatly appreciated.

Thank you.

HPF:gm

Attachments:

1. Info. Sheet
2. Plot Plan

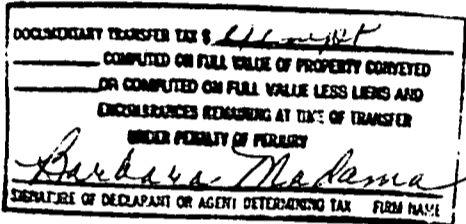
RPTT \$ _____

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That MICHAEL M. MADAMA

in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby remise, release and forever quitclaim to MICHAEL M. MADAMA and BARBARA L. MADAMA, husband and wife as joint tenants, with rights of survivalship all that real property situate in the City of Las Vegas County of Clark State of Nevada, bounded and described as follows:

Lot Fifty-Two (52) in Block Six (6) of Charleston Rainbow Unit No. 11-E, as shown by map thereof on file in Book 17 of Plats, Page 16, in the Office of the County Recorder of Clark County, Nevada.



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

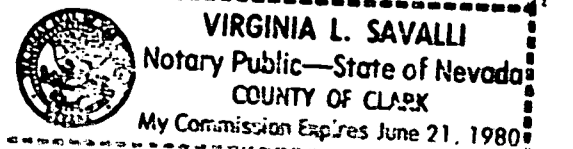
Witness my hand this 19th day of March 1979

Michael M. Madama
MICHAEL M. MADAMA

STATE OF Nevada
County of Clark
On this 19 day of March 1979

personally appeared before me, a Notary Public in and for said County and State, MICHAEL M. MADAMA

knows to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.
Virginia L. Savalli
Notary Public in and for said County and State.



ESCROW NO. _____
WHEN RECORDED MAIL TO: Michael M. Madama
1029 Palmhurst Drive - Las Vegas, NV 89128

CLARK COUNTY NEVADA
JOAN L SWIFT, RECORDER
RECORDED AT REQUEST OF
Barbara Madama
MAR 19 3 12 PM '79
FEE 3.00 DEPUTY [Signature]
OFFICIAL RECORDS
BOOK INSTRUMENT

1026 0985039

E-11
[Signature]