

PLANNING AND DEVELOPMENT DEPARTMENT
SCANNING COVER SHEET

Case No: V-0085-77

APN: 162-03-211-023

Location: 1314-1316-1318-1320 Rexford Pl

Applicant: Thomas J. Norton

Project Name:

To allow: Parcel A (North Lot): the continuance of 2 dwelling units and a dwelling (no kitchen) in a structure where only 2 dwelling units are allowed and to allow 2 parking spaces where 5 are required;
Parcel B (South Lot): the continuance of 2 dwelling units and a dwelling (no kitchen) in a structure where only 2 dwelling units are allowed and to allow an existing detached carport in the side yard and front area to within 2 1/2' of the side property line where 5' is required, and to allow 2 parking spaces where 3 are required.



V-85-77

FILE HISTORY

| DATE | ACTION | INITIAL |
|----------|--|---------|
| 10/27/77 | BZA - the existence of the detached carport was approved | |
| | The continuance of the two dwelling units and a dwelling was DENIED. | |
| | The parking became MOOT because the additional parking requested related to the dwellings which were denied; therefore, no additional parking would be required. | |
| | The carport was APPROVED subject to three (3) conditions - see letter in file. | bjl - |
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PROPERTY OWNERS

PROTESTS

APPROVALS

- 1. W Edwards & Richard A. Lewis
- 2. Mr & Mrs Paul Weyerman
- 3. Petition containing approx
K 17 signatures
- 5. Gene Randano (mtg)
- 6.
- 7.
- 8.
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- 15.
- 16.
- 17.
- 18.
- 19.
- 20.

- EID MITTON
- Robert J. Piccininni (BZA mtg)
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FILE NO. V-85-77

12. V-85-77 - Application of THOMAS J. NORTON for a Variance to allow: Parcel A - (north lot): the continuance of two (2) dwelling units and a dwelling (no kitchen) in a structure where only two (2) dwelling units are allowed and to allow two (2) parking spaces where five (5) are required; Parcel B - (south lot): the continuance of two (2) dwelling units and a dwelling (no kitchen) in a structure where only two (2) dwelling units are allowed and to allow an existing detached carport in the side yard and front area to within two and one-half feet (2½') of the side property line where five feet (5') is required, and to allow two (2) parking spaces where three (3) are required on property located at 1314-1316-1318-1320 Rexford in Zoning District R-2.
13. V-86-77 - Application of JOHN L. FEROLDI for a Variance to allow an existing patio cover located two feet (2') from the south side property line where five feet (5') is required and to allow the eave overhang to within eighteen inches (18") of the property line where three feet (3') is required on property located at 2817 Northam Street in Zoning District R-1.
14. V-87-77 - Application of BRUCE C. OKE for a Variance to allow an addition to within two feet (2') of the west side property line where six feet (6') is required on property located at 6312 Factor Avenue in Zoning District R-1.
15. V-88-77 - Application of ROBERT L. AND BONNIE K. KILLEBREW for a Variance to allow an addition to within eleven feet five inches (11'5") of the rear property line where fifteen feet (15') is required on property located at 3017 Kaibab Avenue in Zoning District R-1.
16. U-70-77(HO) Application of ELIZABETH ANN CAMPBELL at 3409 Navajo Way in Zoning District R-1 for a Home Occupation Permit - Allow an off-premise janitorial service for commercial buildings and residences.
17. U-71-77(HO) Application of ANNE-MARIE HAWKINS at 1913 Constantine Avenue in Zoning District R-1 for a Home Occupation Permit - Allow a mail-order business office.
18. U-72-77(HO) Application of MICHELLE Y. WARA at 704 Shooting Star Street in Zoning District R-1 for a Home Occupation Permit - Allow an off-premise interior decorating and consulting business.
19. U-73-77(HO) Application of JAMES B. LEA at 3020 Alcoa Avenue in Zoning District R-1 for a Home Occupation Permit - Allow a retail seat cover office operation.
20. U-74-77(HO) Application of MARY ELIZABETH NEISWENDER at 1000 Baker Avenue in Zoning District R-1 for a Home Occupation Permit - Allow the making of ceramic and porcelain miniatures and dolls; and to allow the wholesale and mail-order of these items from the home.
21. U-71-75 - Review of Conditions - Request of CROWN MOTORS for a Review of Conditions on an approved Use Permit to allow the continuation of a used car sales lot on property located at 2000 Las Vegas Boulevard South in Zoning District C-2.

DIRECTOR'S BUSINESS:

1. Meeting Date Change Ratification of approval to change the meeting date of the November 24, 1977 (Thanksgiving) meeting to November 30, 1977, and to leave the December, 1977 meeting date as December 22, 1977.
- Ratification of Vote

I would like to be on record as being in support of these two applications V-85-77 and V-80-77 Ed Milton 10/27/77

Re: V-85-77

We strongly register our objections to variance above.

We purchased our home at 1500 Houssels 14 years ago which was and is Zoned R-2 just as Rexford Place. The address of 1418-20 is almost directly over the block wall fence from our property. We are already annoyed by howling dogs day and night. Adding more residents will only increase the problem.

I would suggest that a member of your Planning Board take a drive down Rexford Place street and note the congestion of cars parked in driveways and on the street itself. It resembles a parking lot. I am convinced that there are already more than two families living in some of the units. Houssels Ave. use to be a quiet street. In the past several years, due to the fact that the only northerly exit for traffic on Rexford Place is Houssels Ave, our street has become a regular speedway for many of the passing autos.

Please consider the above factors when reviewing V-85-77.

Sincerely,

Mr. & Mrs. Paul Weyerman

Mr. & Mrs. Paul Weyerman
1500 Houssels Ave
Las Vegas, Nevada



NOTICE OF PUBLIC HEARING

OCTOBER 27, 1977

October 12, 1977

Notice is hereby given that on October 27, 1977, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-85-77 THOMAS J. NORTON FOR A VARIANCE TO ALLOW: PARCEL A - (NORTH LOT): THE CONTINUANCE OF TWO (2) DWELLING UNITS AND A DWELLING (NO KITCHEN) IN A STRUCTURE WHERE ONLY TWO (2) DWELLING UNITS ARE ALLOWED AND TO ALLOW TWO (2) PARKING SPACES WHERE FIVE (5) ARE REQUIRED; PARCEL B - (SOUTH LOT): THE CONTINUANCE OF TWO (2) DWELLING UNITS AND A DWELLING (NO KITCHEN) IN A STRUCTURE WHERE ONLY TWO (2) DWELLING UNITS ARE ALLOWED AND TO ALLOW AN EXISTING DETACHED CARPORT IN THE SIDE YARD AND FRONT AREA TO WITHIN TWO AND ONE-HALF FEET (2½') OF THE SIDE PROPERTY LINE WHERE FIVE FEET (5') IS REQUIRED, AND TO ALLOW TWO (2) PARKING SPACES WHERE THREE (3) ARE REQUIRED ON PROPERTY LOCATED AT 1314-1316-1318-1320 REXFORD IN ZONING DISTRICT R-2 (TWO FAMILY RESIDENCE).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
LOTS 19 AND 20, PARADISE GROVE.

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

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT


DON J. SAYLOR, AIP, DIRECTOR

DJS:bj1

(The information contained above is considered to be accurate; however, there may be minor variations involved.)

14 October 1977

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

V--85-77
Thomas J. Norton

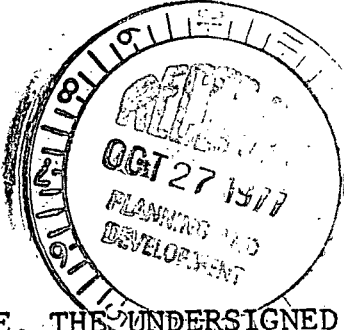
This area is so overcrowded with people and cars that no additions should be permitted. Additions lead to more people and many more cars which we certainly do not need. There are so many cars on the street now that it is wall-to-wall and we on Houssels have all those cars going back and forth on our street constantly. For single family units, I'd say it is OVERpopulated. If everyone builds closer and closer to his property line, what is the use of laws or regulations?

I definitely say this should not be permitted.

W. Edward Lewis, co-owner
1505 Houssels Avenue
Las Vegas,
Nevada 89104



Richard A. Lewis
Richard A. Lewis
1505 Houssels Avenue
Las Vegas,
Nevada 89104



Oct. 25, 1977

V-85-77

WE, THE UNDERSIGNED RESIDENTS AND PROPERTY OWNERS NEIGHBORING PARADISE GROVE LOTS 19 and 20, HEREBY WISH TO FILE OUR OBJECTIONS TO ANY AND ALL VARIANCES OR ZONE CHANGES WHICH WOULD PERMIT MORE POPULATION DENSITY AND AUTO TRAFFIC IN OUR NEIGHBORHOOD. WE SPECIFICALLY OBJECT TO ZONING ADJUSTMENT V-85-77

| Date | Property owner name Signature | Address |
|----------|----------------------------------|--------------------|
| 10-25-77 | Carroll J Radons | 1312 Houssels |
| 10-25-77 | John F. Grana, Sr | 1307 Houssels |
| 10-25-77 | Robert J. Tuser | 1308 Houssels |
| 10-25-77 | Dr. D. J. Shelburn | 1318 Houssels |
| 10-25-77 | Mrs O.W. Shelburn | 1318 Houssels |
| 10-25-77 | Ora Wiener | 521 Sweeney Ave. |
| 10-26-77 | Richard Raper | 1401 Houssels |
| 10-26-77 | Barbara L. Pasqua | 1400 Houssels Ave. |
| 10-26-77 | Lucille Sirk | 1410 Houssels Ave. |
| 10-26-77 | Mr & Mrs Paul Deyerman | 1500 Houssels |
| 10-26-77 | Mr & Mrs. W. H. Lewis | 1505 Houssels |
| 10/26/77 | Mr. + Mrs. Jerry D. Jeff | 1305 Houssels |
| 10/26/77 | A. Gish | 1404 Houssels |
| 10/26/77 | Leola C. Burgwardt | 1416 Houssels Ave. |
| 10/26/77 | Barbara Jean Burgwardt | 1416 Houssels Ave |
| 10/26/77 | John J. Murphy | 1504 Houssels Ave |
| 10/27/77 | Gene Radons | 1312 Houssels Ave. |

NOTICE OF PUBLIC HEARING

OCTOBER 27, 1977

October 12, 1977

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THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
LOTS 19 AND 20, PARADISE GROVE.

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

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT


DON J. SAYLOR, AIP, DIRECTOR

DJS:bjl

(The information contained above is considered to be accurate; however, there may be minor variations involved.)



Oct. 25, 1977

Duplicate

WE, THE UNDERSIGNED RESIDENTS AND PROPERTY OWNERS NEIGHBORING PARADISE GROVE LOTS 19 and 20, HEREBY WISH TO FILE OUR OBJECTIONS TO ANY AND ALL VARIANCES OR ZONE CHANGES WHICH WOULD PERMIT MORE POPULATION DENSITY AND AUTO TRAFFIC IN OUR NEIGHBORHOOD. WE SPECIFICALLY OBJECT TO ZONING ADJUSTMENT V-85-77

| Date | Property owner name Signature | Address |
|----------|----------------------------------|-------------------------|
| 10-25-77 | Carol J. Randone | 1312 Houssels |
| 10-25-77 | John F. Gramer, Sr. | 1307 Houssels |
| 10-25-77 | Robert J. Jensen | 1308 Houssels |
| 10-25-77 | Mr. O. N. Shelburn | 1318 Houssels |
| 10-25-77 | Mrs. O. W. Shelburn | 1318 Houssels |
| 10-25-77 | Ora Wiener | 521 Sweeney Ave. |
| 10-16-77 | Lillian Kaper | 1401 Houssels |
| 10-26-77 | Barbara L. Pasqua | 1400 Houssels Ave. |
| 10-26-77 | Lucille Sisk | 1410 Houssels Ave. |
| 10-26-77 | Mr & Mrs Paul Heyerman | 1500 Houssels |
| 10-26-77 | Mr & Mrs. W. H. Lewis | 1505 Houssels |
| 10/26/77 | Mr. + Mrs. Jerry D. Jeff | 1305 Houssels |
| 10/26/77 | A. Karl | 1404 Houssels |
| 10/26/77 | Jester C. Burgwardt | 1416 Houssels Ave. |
| 10/26/77 | Barbara Jeanne Burgwardt | 1416 Houssels Ave. |
| 10/26/77 | John J. Murphy | 1411 1504 Houssels Ave. |
| 10/27/77 | Eve Randone | 1312 Houssels Ave. |

INTERDEPARTMENT DISTRIBUTION LIST

| | DATE SENT | DATE RETURNED | COMMENTS |
|-----------------------|-----------|---------------|---|
| BUILDING DEPARTMENT | 10/3 | 10/18/77 | recommend denial - see memo |
| PUBLIC SERVICES DEPT. | 10/3 | 10/12/77 | develop a parking plan to allow five (5) parking spaces per lot |
| FIRE DEPARTMENT | 10/3 | 10/7/77 | okay |
| POLICE DEPARTMENT | | | |
| LICENSE DEPARTMENT | | | |
| HEALTH DEPARTMENT | | | |
| CITY ATTORNEY | | | |
| CITY MANAGER | | | |

FILE NO. V-85-77

NOTICE OF PUBLIC HEARING

OCTOBER 27, 1977

October 12, 1977

Notice is hereby given that on October 27, 1977, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-85-77 THOMAS J. NORTON FOR A VARIANCE TO ALLOW: PARCEL A - (NORTH LOT): THE CONTINUANCE OF TWO (2) DWELLING UNITS AND A DWELLING (NO KITCHEN) IN A STRUCTURE WHERE ONLY TWO (2) DWELLING UNITS ARE ALLOWED AND TO ALLOW TWO (2) PARKING SPACES WHERE FIVE (5) ARE REQUIRED; PARCEL B - (SOUTH LOT): THE CONTINUANCE OF TWO (2) DWELLING UNITS AND A DWELLING (NO KITCHEN) IN A STRUCTURE WHERE ONLY TWO (2) DWELLING UNITS ARE ALLOWED AND TO ALLOW AN EXISTING DETACHED CARPORT IN THE SIDE YARD AND FRONT AREA TO WITHIN TWO AND ONE-HALF FEET (2½') OF THE SIDE PROPERTY LINE WHERE FIVE FEET (5') IS REQUIRED, AND TO ALLOW TWO (2) PARKING SPACES WHERE THREE (3) ARE REQUIRED ON PROPERTY LOCATED AT 1314-1316-1318-1320 REXFORD IN ZONING DISTRICT R-2 (TWO FAMILY RESIDENCE).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
LOTS 19 AND 20, PARADISE GROVE.

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

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT


DON J. SAYLOR, AIP, DIRECTOR

DJS:bjt

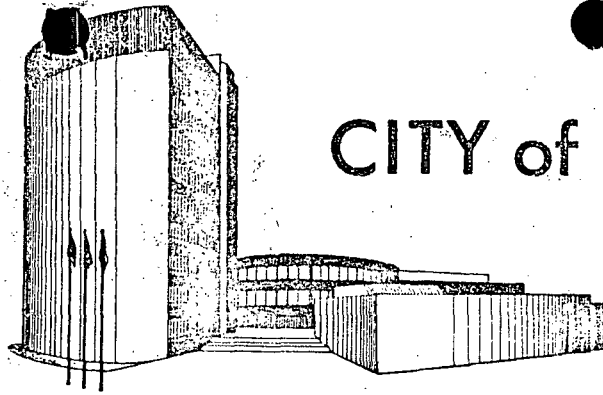
(The information contained above is considered to be accurate; however, there may be minor variations involved.)

MAYOR BILL BRIARE

COMMISSIONERS
PAUL J. CHRISTENSEN
RON LURIE
MYRON E. LEAVITT
ROY WOOFER

CITY ATTORNEY
MIKE SLOAN, III

CITY MANAGER
WILLIAM E. ADAMS, P.E.



CITY of LAS VEGAS

October 28, 1977

Mr. Thomas J. Norton
3127 Camelback Drive
Las Vegas, Nevada 89109

Re: V-85-77
Variance Application

Dear Mr. Norton:

Your request for a Variance to allow: Parcel A - (north lot): the continuance of two (2) dwelling units and a dwelling (no kitchen) in a structure where only two (2) dwelling units are allowed and to allow two (2) parking spaces where five (5) are required; Parcel B - (south lot): the continuance of two (2) dwelling units and a dwelling (no kitchen) in a structure where only two (2) dwelling units are allowed and to allow an existing detached carport in the side yard and front area to within two and one-half feet (2½') of the side property line where five feet (5') is required, and to allow two (2) parking spaces where three (3) are required on property located at 1314-1316-1318-1320 Rexford in Zoning District R-2, was considered by the Board of Zoning Adjustment at their regular meeting held October 27, 1977.

The Board approved the existence of the detached carport and DENIED the continuance of the two dwelling units and a dwelling. The matter of the parking became moot because the additional parking requested related to the dwellings which were denied by the Board; therefore, no additional parking would be required.

The existing detached carport was APPROVED as being in accord with the general spirit and purpose of the Ordinance, subject to the following conditions:

1. All necessary permits and inspections shall be obtained as required by the Department of Public Services.
2. Conformance to the plot plan.
3. Conformance to code requirements and design standards of City departments.

-continued-

Mr. Thomas J. Norton
Re: V-85-77

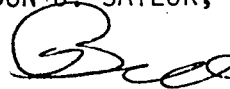
October 28, 1977
Page 2

This action by the Board of Zoning Adjustment on October 27, 1977, is final unless an appeal, in writing, is filed with the City Clerk within 11 days, or there is a review action filed by the City Commission within 14 days.

An approved Variance must be exercised within six months or it becomes null and void, unless a request for an extension of time is duly filed and approved by the Board within the six month time limit.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
DON J. SAYLOR, AIP, DIRECTOR



D. W. Brown
Supervisor of Zoning

DWB:bjl

cc: City Clerk

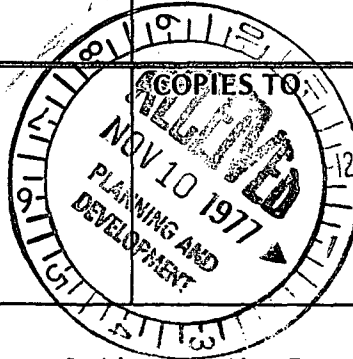
INTER-OFFICE MEMORANDUM

OCTOBER 28, 1977

TO: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FROM: CITY CLERK

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



RECEIVED OCT 28 1 15 PM '77 CITY CLERK

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

File No. V-85-77

Applicant: Thomas J. Norton

Appeal by applicant or any other aggrieved person: Yes

No

Review requested by the City Commission: Yes

No

11-10-77 DATE

Edmund M. Olson CITY CLERK

COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:

Date of Board of Zoning Adjustment Action: October 27, 1977

Last day for filing an appeal by applicant or any other aggrieved person. (Appeal period is 11 days after the date of BZA action.) November 7, 1977

Last day for a review being requested by the City Commission. (Review period is 14 days after date of BZA action.) November 10, 1977

bjc

JAN MARIE BARNHURST, 3220 Brady Avenue, stated this was a prefab greenhouse which was put up by the company they purchased it from.

CHAIRMAN DUNCAN asked if they knew they needed a permit.

MRS. BARNHURST said not until some man said it was up illegally.

MR. MILLER asked how big it was.

MRS. BARNHURST said it was 8' x 16'.

CHAIRMAN DUNCAN asked if anyone else wished to be heard; there being no one, he declared the public hearing closed.

MR. CANUL made a Motion for APPROVAL of V-84-77, subject to the following conditions:

1. All necessary permits and inspections shall be obtained as required by the Department of Public Services.
2. Conformance to the plot plan.
3. Conformance to code requirements and design standards of City departments.

Voting was as follows:

"AYES" Mr. Canul, Mr. Miller, Chairman Duncan and Mrs. Emmett.

"NOES" None

Motion for APPROVAL carried unanimously.

Application of THOMAS J. NORTON for a Variance to allow: Parcel A- (north lot): The continuance of two dwellings units and a dwelling (no kitchen) in a structure where only two (2) dwelling units are allowed and to allow two (2) parking spaces where five (5) are required: Parcel B - (south lot): The continuance of two (2) dwelling units and a dwelling (no kitchen) in a structure where only two (2) dwellings units are allowed and to allow an existing detached carport in the side yard and front area to within two and one-half feet (2½') of the side property line where five feet (5') are required, and to allow two (2) parking spaces where three (3) are required on property located at 1314-1316-1318-1320 Rexford in Zoning District R-2 (Two Family Residence). The above property is legally described as Lots 19 and 20, Paradise Grove.

MR. NULL gave the staff report and said there are two duplexes each on a lot in an R-2 area. There is only room right now for two parking spaces on each lot. The north lot will need 5 and the south lot will need 3. There is also an extra unit in each duplex and staff can find no permit issued for these. There are two letters of protest and a petition bearing 17 signatures. There is also one approval.

CHAIRMAN DUNCAN declared the public hearing open and asked to hear from the applicant.

V-85-77
17. V-85-77

APPROVED AS
AMENDED

THOMAS J. NORTON, 3127 Camelback Drive, stated he had purchased the units in February and everything had been done to them. He added he had only improved the landscaping and sprinkler systems.

CHAIRMAN DUNCAN asked how old the units were.

MR. NORTON stated they were 18 to 20 years old.

MR. CANUL asked why this was before the Board.

MR. NULL stated the applicant is asking for a variance.

MR. NORTON said he had received a correction notice as had everyone on the block.

MR. MILLER asked if something like this is not noted when the property is sold.

MR. NORTON said apparently not, but it should be.

MRS. EMMETT asked how he came to buy them.

MR. NORTON said they were put up for sale and he purchased them. He added he could put additional parking in the front yard.

MR. NULL said he would need a variance for the additional parking in the front yard.

MRS. EMMETT asked if he questioned the realtor and was there FHA or VA financing involved.

MR. NORTON said it was a conventional loan, which he assumed.

MRS. EMMETT said that was his answer. He got caught and so did you. It is called misrepresentation.

MR. MILLER said others of this nature had been denied, and to allow Mr. Norton to have it would be to wrong the other people.

MR. NORTON said there was no kitchen and he had been told it was okay by Planning.

MR. CANUL said there was still the problem of no parking.

GENE RANDANO, 1312 Houssels, stated he lived on the corner of Houssels and Rexford Drive and he was protesting because of the density factor. There are 24 duplexes on the west side of Rexford and 18 or 19 on the east side. If more than two units are allowed, it will increase the population tremendously. And it is a narrow street and no parking and anyone who bought a duplex knew it was a duplex.

MR. ROBERT J. PICCININNI, 3136 Westfield Road, stated it will cost \$150 a month to get rid of the tenant. He added that only two power meters constitute a duplex and a variance wasn't needed. And the studio does not have a kitchen, it is only a sleeping room.

MR. MILLER said the density was still higher than it was zoned for and the people living in the area have a right also.

CHAIRMAN DUNCAN asked if anyone else wished to be heard; there being no one, he declared the public hearing closed.

MR. MILLER made a Motion for APPROVAL of the detached carport and DENIAL of the continuance of the two dwelling units and another dwelling, subject to the following conditions:

1. All necessary permits and inspections shall be obtained as required by the Department of Public Services.
2. Conformance to the plot plan.
3. Conformance to code requirements and design standards of City departments.

Voting was as follows:

"AYES" Mr. Miller, Chairman Duncan, Mrs. Emmett and Mr. Canul.

"NOES" None.

Motion for APPROVAL carried unanimously.

18. V-86-77

APPROVED

Application of JOHN L. FEROLDI for a Variance to allow an existing patio cover located two feet (2') from the south side property line where five feet (5') are required and to allow the eave overhang to within eighteen inches (18") of the property line where three feet (3') are required on property located at 2817 Northam Street in Zoning District R-1 (Single Family Residence). The above property is legally described as Lot 5, Block 4, Meadow Terrace.

MR. NULL presented the staff report and stated the lot in question is in an R-1 District, is rectangular in shape and there is nothing unique that would warrant a variance. There is one letter of approval on record. If a motion is made for approval, staff would recommend there be a gutter and downspout and the normal conditions.

CHAIRMAN DUNCAN declared the public hearing open and asked to hear from the applicant.

JOHN L. FEROLDI, 2817 Northam, stated he was here a month ago to speak on behalf of a like variance and that was when he found out he himself was illegal. He added he bought the house this way, the patio cover was already there.

MR. MILLER asked if he could agree to staff requirements of a gutter.

MR. FEROLDI said that would be no problem and that he did have a permit which was taken out by the previous owner in October of 1976.

CHAIRMAN DUNCAN asked if anyone else wished to be heard; there being no one, he declared the public hearing closed.

MR. MILLER made a Motion for APPROVAL of V-86-77, subject to the following conditions:

1. All necessary permits and inspections shall be obtained as required by the Department of Public Services.
2. Proper drainage control shall be provided on the south side of the cover as required by the Department of Public Services.

INTER-OFFICE MEMORANDUM

OCTOBER 28, 1977

TO: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FROM: CITY CLERK

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

COPIES TO:

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

File No. V-85-77

Applicant: Thomas J. Norton

Appeal by applicant or any other aggrieved person: Yes [] No []

Review requested by the City Commission: Yes [] No []

DATE

CITY CLERK

COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:

Date of Board of Zoning Adjustment Action: October 27, 1977

Last day for filing an appeal by applicant or any other aggrieved person. (Appeal period is 11 days after the date of BZA action.) November 7, 1977

Last day for a review being requested by the City Commission. (Review period is 14 days after date of BZA action.) November 10, 1977

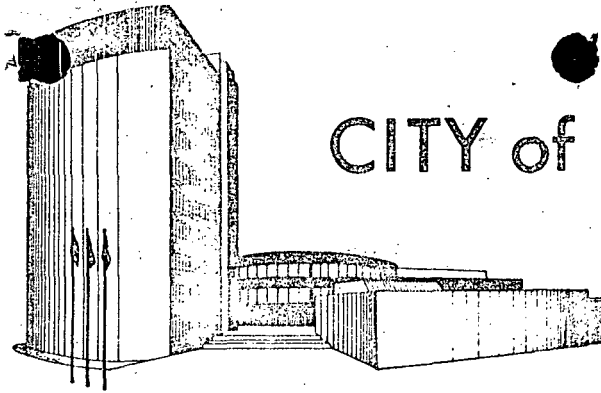
bjc

MAYOR WILLIAM H. BRIARE

COMMISSIONERS
PAUL J. CHRISTENSEN
RON LURIE
MYRON E. LEAVITT
ROY WOOFER

CITY ATTORNEY
CARL E. LOVELL, JR.

CITY MANAGER
WILLIAM E. ADAMS, P.E.



CITY of LAS VEGAS

October 20, 1977

Thomas J. Norton
3127 Camelback Drive
Las Vegas, Nevada 89109

Re: V-85-77
Variance Application

Dear Applicant:

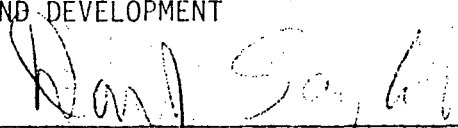
This is to advise that your request as referred to above will be considered by the Board of Zoning Adjustment at their regular meeting on October 27, 1977.

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

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

Sincerely yours,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


DON J. SAYLOR, AIP, DIRECTOR

DJS:kt

INTER-OFFICE MEMORANDUM

Date

October 18, 1977

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: *Clay Hymer*
CLAY HYMER, SUPERVISOR
BUILDING AND SAFETY DIVISION

SUBJECT: BZA

COPIES TO:

✓ V-85-77

- U - 62 1800 Industrial - It's an existing office building in an industrial area, no objections.
- U - 67 14th and Fremont - Due to the type of addition (High rise) and no visable parking problems, no objections.
- U - 69 1200 E. Bonanza - Due to the area, semi-private use and non existance of hazardous structures in the surrounding area. We have no objections.
- V - 77 3108 Sleepy Hollow Way - Not able to gain access for inspection, no comments.
- V - 78 2309 Demetrius - Due to existing alley way in the rear, and legal portion of the sideyard addition we have no objections.
- V - 79 1806 - 08 Weldon - Due to the existance of a doctor's office to the West and a day care center to the East and provisions for parking in front, no objections.
- V - 80 1401 Rexford - All requested additions are existing, comments are the same as V-85-77.
- V - 81 1700 Marlin - Due to total concrete construction of existing dwelling, alley way in back and ample area for parking provision, we have no objection.
- V - 82 1912 E. Bonanza - Due to the following facts: 1. Neighbor to the east is block construction. 2. No effected windows. 3. Construction indicates front yard setback is legal. 4. Almost totally forward of eastern neighbors house. We have no objections to the construction, provided drainage protection for neighbor's property is incorporated in the roof construction and proper permits secured.
- V - 83 14th and East Corner Mesquite - Due to the condition of the only two vacant lots existing on the corner of Mesquite and 14th (could not

determine exact location by map supplied) and the existing surrounding areas being apts. We have no objections.

V - 84 3220 Brady - Due to the construction of the structure and it's use we have no objections if any services are supplied, should be permitted, structure could be turned 180 degrees to meet existing codes.

✓ V - 85 1314, 16, 18, 20 Rexford - Due to non accessibility of all units and the denial of similar variances in the immediate area and lack of adequate parking facilities. Recommend denial.

v - 86 2817 Northam - This is a construction basically. The homes were built with patios and sliding glass doors on the side of the house due to home separation. Request drainage control on south side of cover. Sunken doughboy pool being construction, no objections no permits issued.

V - 87 6312 Factor - Not able to gain access for inspection - no comments.

INTER-OFFICE MEMORANDUM

October 7, 1977

TO:

Community Development

FROM:

Field Operations Engineer

SUBJECT:

V-85-77
Thomas J. Norton
1314-1316-1318-1320 Rexford

COPIES TO:

Your memorandum of October 3, 1977 requested comments from the Public Services Department on the application for a Variance to allow additional dwelling units, less parking spaces than required and reduce the side and front yard setbacks on property located at 1314, 1316, 1318 and 1320 Rexford.

It will be required that the applicant develop a parking plan to allow five (5) parking spaces per lot. The City Traffic Engineering Department has a proposed plan that will be acceptable.



ROBERT D. WEBER, PE & RLS

RDW/JSH/s



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

10/6/77

Date

TO: DON J. SAYLOR, AIP, DIRECTOR
DEPARTMENT OF COMMUNITY DEVELOPMENT

FROM: *George Judd*
GEORGE JUDD, FIRE MARSHAL

SUBJECT: V-85-77. THOMAS J. NORTON
Allow continuance of 2 dwelling units
in Parcels A & B.
1314-1316-1318-1320 Rexford

COPIES TO:

Provide fire warning system in accordance with Sec. 1413, U.B.C.

GJ/vh



10/3/77

NOTICE OF PUBLIC HEARING

OCTOBER 27, 1977

October 12, 1977

Notice is hereby given that on October 27, 1977 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-85-77 THOMAS J. NORTON FOR A VARIANCE TO ALLOW: PARCEL A - (NORTH LOT): THE CONTINUANCE OF TWO (2) DWELLING UNITS AND A DWELLING (NO KITCHEN) ^{in a structure} WHERE ONLY TWO (2) DWELLING UNITS ARE ALLOWED AND TO ALLOW TWO (2) PARKING SPACES WHERE FIVE (5) ARE REQUIRED; PARCEL B - (SOUTH LOT): THE CONTINUANCE OF TWO (2) DWELLING UNITS AND A DWELLING (NO KITCHEN) ^{in a structure} WHERE ONLY TWO (2) DWELLING UNITS ARE ALLOWED AND TO ALLOW AN EXISTING DETACHED CARPORT IN THE SIDE YARD AND FRONT AREA TO WITHIN TWO AND ONE-HALF FEET (2½') OF THE SIDE PROPERTY LINE WHERE FIVE FEET (5') IS REQUIRED, AND TO ALLOW TWO (2) PARKING SPACES WHERE THREE (3) ARE REQUIRED ON PROPERTY LOCATED AT 1314-1316-1318-1320 REXFORD IN ZONING DISTRICT R-2 (TWO FAMILY RESIDENCE).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOTS 19 AND 20, PARADISE GROVE.

Initial and date:

THIS FILE MUST BE RETURNED
TO BARBARA BY: October 5, 1977

~~SMXXH~~

D.J. BROWN do 10-4-77
CLEMMER
D.W. BROWN ES 10/4/77
SAYLOR OK 10-4-77

Any and all interested persons may appear before the Board of Zoning Adjustment either in person or by representative and object to or express approval of the proposed Variance/Use Permit/Home Occupation Permit; or may, prior to this hearing, file with the Department of Community Planning and Development written objection thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR

DJS:bjc

(The information contained above is considered to be accurate; however, there may be minor variations involved.)

INTER-OFFICE COMMUNICATION

DATE: October 3, 1977

TO: DEPARTMENT OF PUBLIC SERVICES
DIVISION OF BUILDING & SAFETY
DEPARTMENT OF FIRE SERVICES

FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

SUBJECT: FILE NO. V-85-77, BOARD OF ZONING ADJUSTMENT MEETING 10-27-77

APPLICATION SUBMITTED BY: Thomas J. Norton

FOR A ~~VARIANCE~~ ~~VARIANCE~~ VARIANCE TO: Allow Parcel A (North Lot): the continuance of two (2) dwelling units and a dwelling (no kitchen) where only two (2) dwelling units are allowed and to allow two (2) parking spaces where five (5) are required; Parcel B - allow the continuance of two (2) dwelling units and a dwelling (no kitchen) where only two (2) dwelling units are allowed and to allow an existing detached carport in the side yard and front area to within two and one-half feet (2½') of the side property line where five feet (5') is required, and to allow two (2) parking spaces where three (3) are required on property located at:

1314-1316-1318-1320 Rexford

LAND USE ZONE:

R-2 (Two Family Residence)

LEGALLY DESCRIBED AS:

Lots 19 and 20, Paradise Grove

Your remarks regarding this application prior to October 14, 1977 will be greatly appreciated.

Plot Plan Attached: Yes XXXX
No _____

Building: Existing XXXX
Proposed _____

Fire Zone: #3

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT
DON J. SAYLOR, AIP, DIRECTOR

DJS:bjc

APPLICATION FOR VARIANCE

TO THE BOARD OF ZONING ADJUSTMENT:

Pursuant to Subsection A, Section 24, Chapter 1, Title XI, of the Las Vegas City Code, as amended, the undersigned owner(s) of record of the property hereinafter described, hereby presents his 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, THOMAS J. NORTON, the owner, ~~submits this application for a special Variance to allow~~ Permit To

PARCEL A - (North Lot)

To allow the continuance of two (2) dwelling units and a dwelling (no kitchen) where only two (2) dwelling units are allowed and to allow two (2) parking spaces where five (5) are required.

PARCEL B - (South Lot)

To allow the continuance of two (2) dwelling units and a dwelling (no kitchen) where only two (2) dwelling units are allowed and to allow an existing detached carport in the sideyard and front area to within two and one-half feet (2½') of the side property line where five ft. (5') is required and to allow two (2) parking spaces where three (3) are required.

J.J.N.

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 knowledge and belief.
(SIGNED IN INK)

Thomas J. Norton 3127 CAMELBACK DR 89109 732-8689
SIGNATURE OF OWNER(S) OF RECORD MAILING ADDRESS (ZIP CODE) PHONE NO.

Subscribed and sworn to before me this 15th day of September 1977.

Martha S. Casper
Notary Public in and for said County and State
NOTARY PUBLIC - STATE OF NEVADA
CLARK COUNTY
MARTHA S. CASPER
My Commission Expires Mar 1, 1979

SEE REVERSE SIDE FOR PLOT PLAN SPECIFICATIONS AND FURTHER INFORMATIONAL REQUIREMENTS INCLUDING THE ENVIRONMENTAL INFORMATION STATEMENT.

FOR DEPARTMENT OF COMMUNITY DEVELOPMENT USE ONLY

This is to certify that the foregoing has been inspected by me and was filed with the office of the Secretary of the Board of Zoning Adjustment in accordance with the provisions of Subsection A, Section 24, Chapter 1, Title XI, of the Las Vegas City Code.

Filing Fee \$ 100⁰⁰
Receipt No.: 299412
Case No. V-85-11

Received by: Richard J. Williams
Date: 10-3-77

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. Five (5) copies of a plot plan of the applicant's property drawn to scale and fully dimensioned showing the location of existing and proposed buildings and structures and the location of any other improvements such as drives, walks, paved areas, planting.
2. A sketch, drawing, or photographs showing clearly the front and side elevations of any proposed buildings or structures, when requested.
3. Any other pertinent information which may be requested.

PLOT PLAN SPECIFICATIONS FOR VARIANCES:

1. Five (5) copies.
2. Minimum size - 18 x 24 inches
3. Legible.
4. Completely dimensioned, including boundary dimensions, dimensions of building, distances from buildings to the property lines.
5. Address and street name of property.
6. Off-street parking layout showing spaces, driveways, turn-around areas, etc., fully dimensioned.
7. Must be drawn to scale, with scale indicated.
8. Show north-point.

VISUAL ENVIRONMENTAL STATEMENT:

I, as owner(s), representative(s), developer(s), feel that this proposed development will improve , have an adverse effect on , not alter , the visual environment of the City of Las Vegas.