

Planning & Development Department
Scanning Cover Sheet

Case No V-0079-76

APN 162-03-417-008

Location 809 Bonita Ave

Applicant Chauncey Bingham

Subject

To allow an existing patio cover 10' from the rear property line where 15' is required; allow an existing room addition 24' from the rear property line where 25' is required; and to allow an existing room addition 3' from an accessory building where 6' is required.



PROPERTY OWNERS

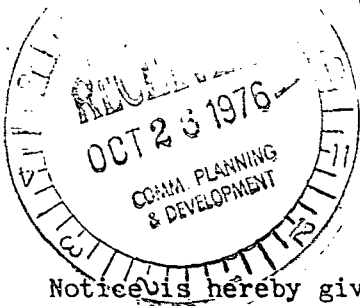
PROTESTS

APPROVALS

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

Louise Swacke
M. A. DiJorio

FILE NO. V-79-76



NOTICE OF PUBLIC HEARING

OCTOBER 28, 1976

October 13, 1976

Notice is hereby given that on October 28, 1976, 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-79-76 CHAUNCEY BINGHAM FOR A VARIANCE TO ALLOW AN EXISTING PATIO COVER 10 FT. FROM THE REAR PROPERTY LINE WHERE 15 FT. IS REQUIRED; ALLOW AN EXISTING ROOM ADDITION 24 FT. FROM THE REAR PROPERTY LINE WHERE 25 FT. IS REQUIRED; AND TO ALLOW AN EXISTING ROOM ADDITION 3 FT. FROM AN ACCESSORY BUILDING WHERE 6 FT. IS REQUIRED ON PROPERTY LOCATED AT 809 BONITA AVENUE ON THE NORTH SIDE OF BONITA AVENUE BETWEEN 8TH STREET AND 10TH STREET IN ZONING DISTRICT R-1 (SINGLE FAMILY RESIDENCE).

PROPERTY LEGALLY DESCRIBED AS LOT 3, BLOCK 2, ALTA VISTA ADDITION TRACT #3.

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

[Handwritten signature]
DON S. SAYLOR, AIP, DIRECTOR

DJS:bjc

I approve of this variance

*M. A. Di Jorio
812 Bonita Ave
Las Vegas Nev
89104*

735-3507

NOTICE OF PUBLIC HEARING

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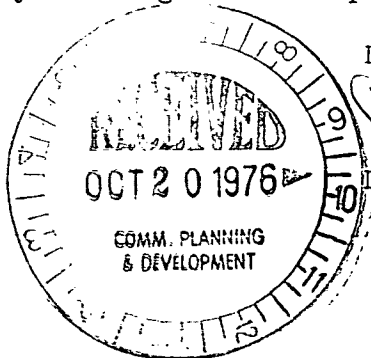
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DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



[Handwritten Signature]
DON S. SAYLOR, AIP, DIRECTOR

DJS:bjc

10-19-76

Board of Zoning Adjustment
City Hall
400 East Stewart Ave.
Las Vegas, Nevada 89101

Gentlemen:

This is to inform you I approve the ~~proposed~~ variance as is indicated in the above.

[Handwritten Signature]
Louise Swacke



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DJS:bjc

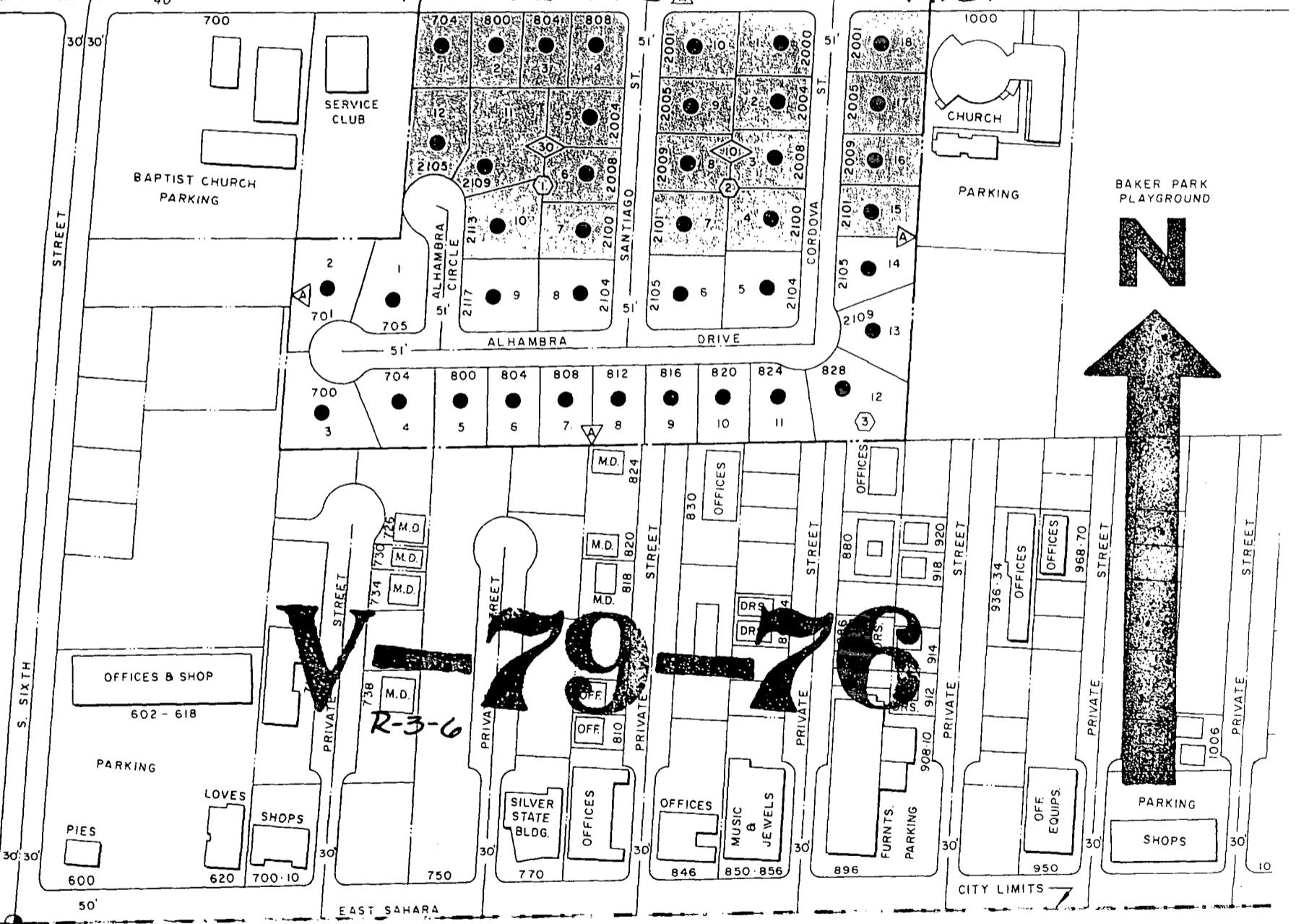
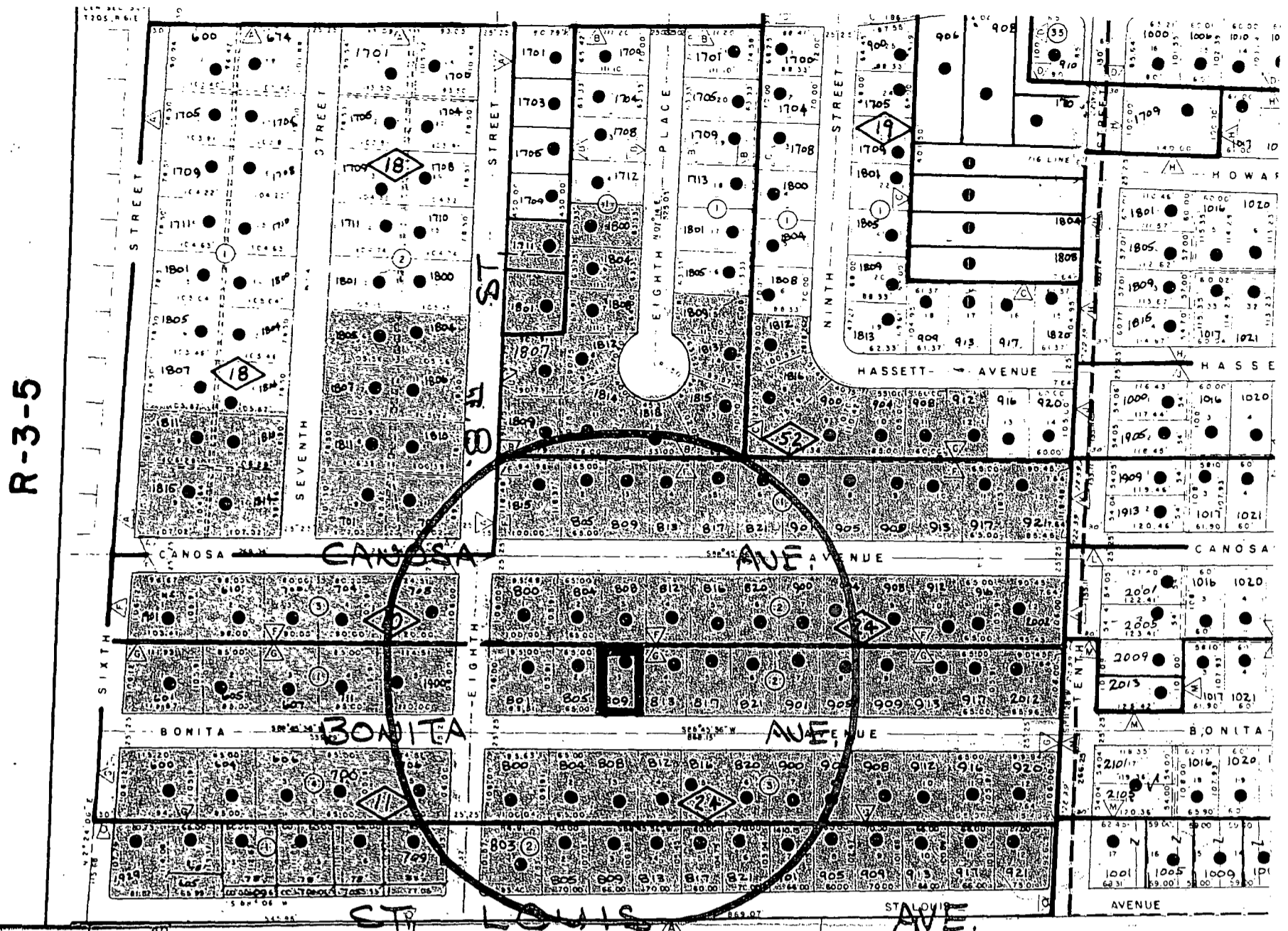
*What good does it do if one objected after all of the above has been done? However I'm not that close to the property.
J. Kind*

INTER-DEPARTMENT DISTRIBUTION LIST

	DATE SENT	DATE RETURNED	COMMENTS
BUILDING DEPARTMENT	10-5-76	10-13-76	OK
PUBLIC SERVICES DEPT.	10-5-76	10-12-76	OK
FIRE DEPARTMENT	10-5-76	10-6-76	OK
POLICE DEPARTMENT			
LICENSE DEPARTMENT			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. V-79-76

R-3-5



NOTICE OF PUBLIC HEARING

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DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT


DON S. SAYLOR, AIP, DIRECTOR

DJS:bjc

DEPARTMENT OF BUILDING & SAFETY - APPLICATION AND PERMIT FOR PLUMBING

809 Benta

OWNER'S NAME: C. Benjamen

New Bldg.; Add'n.; Remodel; TYPE OF BLDG. SFD APT. PUBLIC COMM.

CONTRACTOR'S NAME: Owner

STATE LICENSE #

CITY LICENSE #

UNITS	DESCRIPTION	FEE	TOTAL
	Bathtub	1.00	
X	Shower	1.00	1/-
/	Lavatory	1.00	1/-
/	Toilet	1.00	1/-
	Urinal	1.00	
	Floor Drain	1.00	
	Floor Sink	1.00	
	Wash Tray	1.00	
	Sink	1.00	
	Garbage Disposal	1.00	
	Garbage Disposal (comm.)	3.00	
	Clothes Dryer (gas)	1.00	
	Clothes Washer	1.00	
	Clothes Washer (comm.)	5.00	
	Dishwasher	1.00	
	Dishwasher (commercial)	5.00	
	Dental Unit	10.00	
	Drinking Fountain	1.00	
	Any Water using Equipment	1.00	
	Water Heater (gas) (elect.)	1.00	
/	Sewer System—New, Replacement, or any Drainage System	4.00	4
	Grease or Sand Trap	2.00	
	Trailer Trap	2.00	
	Septic Disposal System	4.00	
WATER SOFTENERS			
	Nonpermanent Type	4.00	
	Permanent Type (connected to Drainage)	5.00	
SWIMMING POOLS			
	Private or Wading Pool	10.00	
	Public or Semi-public	20.00	

UNITS	DESCRIPTION	FEE	TOTAL
WATER DISTRIBUTION SYSTEM			
	Single Family Dwelling	4.00	
	Multiple Family Dwelling plus each unit	4.00 2.00	
	Bldg. Group "A" thru "G" per each floor	6.00	
	Hotel or Motel plus each bath	4.00 1.50	
	Trailer Park plus each space	20.00 1.00	
	Irrigation	4.00	
GAS PIPING SYSTEM			
	Single Family Dwelling	3.00	
	Multiple Family Dwelling plus each unit	6.00 1.00	
	Commercial Bldg. per floor plus each unit	3.00 3.00	
	Gas Appliance (any type)	1.00	
AUTOMATIC FIRE EXTINGUISHING SYSTEM			
	Underground Piping	10.00	
	Distribution Piping ea. ft.	.01	
	Sprinkler Head each	.10	
	In Range Hood and Vent	5.00	
DRY STANDPIPE SYSTEM			
	Piping	50.00	
	Each Outlet	1.00	
WET STANDPIPE SYSTEM			
	Piping	5.00	
	Fire Hose Cabinet	1.00	
MINIMUM PERMIT FEE 4.00			
PIPELINE CONTRACTOR; SECT. 14-B.P.F. S			
TOTAL PERMIT FEE S 7.00			

I hereby certify that I have carefully examined and read the above application; that the same is true and correct; and that the work herein specified is to be done in accordance with all the provisions of the applicable Ordinances of the City of Las Vegas, Nevada and the State Laws, whether specified or not.

Approval for the work under this permit will be given only after refuse and debris have been removed from job site and public right of way.

id: C. Benjamen Date: _____
 Registered Master Plumber, Spec. Contr. or Owner
 ing Department: _____ Date: 6/19/76
 Permit No. 2045 Permit Fee \$ 7.00

RECEIPT

3251 \$007.00 - 7

CITY OF LAS VEGAS
 DEPT. OF BUILDING & SAFETY

MUST BE MACHINE VALIDATED

10 JUN 76

INTER-OFFICE MEMORANDUM

Date

October 5, 1976

<p>TO:</p> <p>DON J. SAYLOR, AIP, DIRECTOR DEPARTMENT OF COMMUNITY DEVELOPMENT</p>	<p>FROM: <i>George Judd</i> GEORGE JUDD, ASSISTANT FIRE MARSHAL FIRE PREVENTION DIVISION</p>
<p>SUBJECT: V-79-76 CHAUNCEY BINGHAM</p>	<p>COPIES TO:</p>

Allow an existing patio cover 10 feet from back property line where 15 ft. is required; allow existing room addition 24 ft. from the rear property line where 25 ft. is required; and allow existing room addition 3 ft. from an accessory building where 6 ft is required. 809 BONITA AVENUE.

- 1 - To be inspected and approved by the Las Vegas Building Department, in accordance with applicable codes. (Provide Fire Detection, Sec. 1310, U.B.C.)

GJ:sd
Attachment



permit

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OCTOBER 28, 1976

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PROPERTY LEGALLY DESCRIBED AS LOT 3, BLOCK 2, ALTA VISTA
ADDITION TRACT #3.

Initial and date:

SMITH *Not here* 10-5-76
WILLIAMS _____
BROWN *db* 10-5-76
CLEMMER *B* 10/6/76
NULL *AO* 10/6/76
SAYLOR *OK* 10-7-76

THIS FILE MUST BE RETURNED TO

Barbara *BY* October 7, 1976

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.

R-3

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: OCTOBER 5, 1976

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

FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

SUBJECT: FILE NO. V-79-76, BOARD OF ZONING ADJUSTMENT MEETING 10-28-76

APPLICATION SUBMITTED BY: **CHAUCEY BINGHAM**

FOR A ~~USE PERMIT~~/VARIANCE TO: ALLOW AN EXISTING PATIO COVER 10 FT. FROM BACK PROPERTY LINE WHERE 15 FT. IS REQUIRED; ALLOW EXISTING ROOM ADDITION 24 FT. FROM THE REAR PROPERTY LINE WHERE 25 FT. IS REQUIRED; AND, ALLOW EXISTING ROOM ADDITION 3 FT. FROM AN ACCESSORY BUILDING WHERE 6 FT. IS REQUIRED.

PROPERTY LOCATED AT: 809 BONITA AVENUE ON THE NORTH SIDE OF BONITA AVENUE BETWEEN SOUTH 8TH STREET AND SOUTH 10TH STREET

LAND USE ZONE: R-1(SINGLE FAMILY RESIDENCE)

LEGALLY DESCRIBED AS: LOT 3, BLOCK 2, ALTA VISTA ADDITION TRACT #3

Your remarks regarding this application prior to October 15, 1976 will be greatly appreciated.

Plot Plan Attached: Yes XX
No _____

Building: Existing XX
Proposed _____

Fire Zone: #3

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

DJS:kt:pdm

BOARD OF ZONING ADJUSTMENT -- CITY HALL -- LAS VEGAS, NEVADA

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.

The undersigned, Chauncey Bingham, the owner, respectfully petitions for a special variance to allow existing patio

Cover 10' from back property line where 15' is required.
EXISTING ROOM ADDITION 24' from THE REAR PROPERTY LINE WHERE 25'
IS REQUIRED AND EXISTING ROOM ADDITION 3' from AN ACCESSORY BOULDER, WHERE 6' IS

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS AND REASONS ARE HEREWITH SUBMITTED: The property is situated at 809 Bonita Ave between St. Louis Ave and Canosa Ave. in Zoning District R-1. Said property is legally described as follows, to wit:

lot 3 - Block 2 - Alta Vista Add. Tr. #3.

G.L. ON THE NORTH SIDE OF BONITA AVE, BETWEEN S. 8TH ST
AND SOUTH 10TH ST,

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)
COUNTY OF CLARK)

ss:

(I, ~~we~~) the undersigned, being duly sworn, depose and say that (~~we~~, are, I am) 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 knowledge and belief.

(SIGNED IN INK)

Chauncey Bingham 809 Bonita Ave. 89104 735-3664
SIGNATURE OF OWNER(S) OF RECORD MAILING ADDRESS (ZIP CODE) PHONE NO.

Subscribed and sworn to before me this 4 day of October, 1976

Deborah E. Lund
Notary Public, State of Nevada
COUNTY OF CLARK
Notary Public in and for said County and State

(Seal)

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 \$ 100
Receipt No.: 259311
Case No. V-14-76

Received by: [Signature]
Date: 10/4/76

R-3-6,8

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.

MR. NULL gave the staff report indicating the house to the north has an existing driveway. Since they have such a small yard privacy is the reason for the six ft. wall. Staff does not feel that this wall is a sight problem but there might be some problem backing out of the adjacent driveway; therefore, staff suggests that the six ft. wall be setback six feet each way from the corner. This would still maintain the privacy of the yard for the owners. Staff would recommend normal requirements; there is one protest at 3000 King Midas, which is two doors down.

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

PERRY AND MICHELE ALLEN, 3008 King Midas Way, appeared.

CHAIRMAN DUNCAN asked the reason for this fence.

MR. ALLEN stated we have no privacy at all unless we have this wall. We are planning on putting in a pool. My neighbor will be concerned with vision on the other side. King Midas is not a through street. He then submitted pictures to the Board of his property.

MRS. ALLEN stated that their back yard is on the side of the house so we want the other area enclosed for our children to play.

After general discussion, it was decided that the block wall would be placed six feet back from the northeast property corner, and it was suggested that a planter could be placed in this open space.

MRS. SEGRETTI made a Motion for APPROVAL of V-78-76, subject to the following conditions:

1. The height of the block wall along the front property line to be six feet (6') measured from the sidewalk grade and the height of the block wall along the side property line to be six feet (6') high measured from the finished lot grade with the connecting wall placed six feet (6') back from the northeast property corner.
2. Conformance to the plot plan as amended to reflect the above condition.
3. Conformance to the code requirements and design standards of City departments.

Voting was as follows:

Mrs. Segretti - yes
Mr. Miller - yes
Chairman Duncan - yes
Mrs. Emmett - yes

Motion for APPROVAL carried unanimously.

17. (V-79-76)
APPROVED

Application of CHAUNCEY BINGHAM for a Variance to allow an existing patio cover 10 ft. from the rear property line where 15 ft. is required; allow an existing room addition 24 ft. from the rear property line where 25 ft. is required; and to allow an existing room addition 3 ft. from an accessory building where 6 ft. is required on property located at 809 Bonita Avenue on the north side of Bonita Avenue between 8th Street and 10th Street in Zoning District R-1 (Single Family Residence), property legally described as Lot 3, Block 2, Alta Vista Addition Tract #3.

MR. NULL gave the staff report indicating there is an office use specified on the plan. Staff would like to specify that it be used only for the occupants and not for commercial purposes. It should be for home use only as a condition. Staff cannot find a permit for the patio cover. If he has not taken one out, he should do so.

CHAIRMAN DUNCAN asked if this was a recent patio structure?

MR. NULL stated it looked new. The other normal requirements would apply. We have one protest.

MRS. SEGRETTI asked if there was a permit in existence for the existing room addition 24 ft. from the rear property line?

MR. NULL replied he believed there was a permit for the interior portion. There is nothing wrong with this construction as long as he meets the normal fire requirements.

CHAIRMAN DUNCAN asked if the Fire Department made an inspection?

MR. NULL stated we have a letter from them and they say as long as they meet all codes and ordinances, they have no objection.

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

MR. CHAUNCEY BINGHAM, 809 Bonita, appeared. At the time the building was built in the back, it required a fire wall. They required me to put in a special wall.

CHAIRMAN DUNCAN asked if he had all the construction done?

MR. BINGHAM replied yes, I arranged for all of the construction. At the time it was built the middle part was a patio area. The permit was not taken out for the additional patio cover because of a misunderstanding on my part.

CHAIRMAN DUNCAN asked, you didn't have a permit for the additional patio?

MR. BINGHAM replied no, but I indicated to them that I built the patio cover and they indicated that I could apply for the permit. The misunderstanding was on the poles; they should have been placed 15 ft. and they were placed 10 ft. However, there is a concrete 6 ft. block wall that goes all the way around the side and back of the house. The back will have shrubbery.

MRS. SEGRETTI what the office is used for?

MR. BINGHAM stated he had rentals, and it will be used strictly for that. It is not a business office and no one is coming and going. It is for my personal use in my home. The idea of the addition was to build another bathroom.

MRS. SEGRETTI asked if he had any objection if we specify that this be used for your own personal use and you would take out the permit for the patio?

MR. BINGHAM replied yes, I will take out the permit and it is okay to specify that it be for my personal use only.

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

MRS. SEGRETTI made a Motion for APPROVAL of V-79-76, subject to the following conditions:

1. All necessary permits and inspections shall be obtained as required by the Department of Public Services.
2. The indicated office is to be used for personal and home purposes only.
3. Conformance to the plot plan.
4. Conformance to the code requirements and design standards of City departments.

Voting was as follows:

Mrs. Segretti - yes
Mr. Miller - yes
Chairman Duncan - yes
Mrs. Emmett - yes

Motion for APPROVAL carried unanimously.

18. V-80-76
APPROVED

Application of DONN G. D. AND JANET C. BALIOTIS for a Variance to allow a mobile home for a period of five years where mobile homes are not allowed and without the provision of additional off street parking facilities where 32 spaces are required on property located at 716 North "C" Street on the southeast corner of "C" Street and West McWilliams Avenue in Zoning District R-4 (Apartment Residence), legally described as Lots 13 thru 18, Block 13, Original Plat of Las Vegas Townsite.

MR. NULL gave the staff report indicating along the freeway there has been a change to industrial. The Master Plan indicates staff feels this area will transition to industrial use, and this is why we feel that putting a mobile home in here is not such a bad idea. The entire parcel consists of three lots. The site is big enough for the 21 units and meets lot requirements for this additional unit. There is a provision whereby areas that didn't have the necessary parking area initially provide required parking when a new unit is added. They do have parking in the front. There are two 16 ft. alleys. There are some requirements from Public Works. They would like the applicant to sign an Assessment District Agreement for sidewalks, alley paving and street lights. There is one protest and no approvals.

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

MR. DONN BALIOTIS AND JANET BALIOTIS, 716 North "C" Street, appeared and asked about the requirements from Public Works.

MR. NULL explained those conditions to them.

MR. BALIOTIS stated that with the area eventually going into industrial it would not be advisable to place a permanent structure on the property. We would remove the wheels and tongue and place it underneath the home and skirt it. In approximately four years and four months, we will be free of our first mortgage. We want to live here as residents. We would like you to allow the mobile home for approximately five years at which time we would have no objection to moving it. We would like to stay on top of the property in order to manage it and maintain it.

CHAIRMAN DUNCAN asked the size of the parcel?

MR. BALIOTIS stated it is about 140 by 150 feet.

MRS. SEGRETTE asked if there was any possibility in the near future that you would want to put another mobile home here?

MRS. BALIOTIS replied, "no". We want to live here. We are now using two quarters to live in, and would have no need for an additional mobile home.

MR. MILLER asked if this was creating a parking problem?

MR. NULL replied no and explained the parking situation.

MRS. BALIOTIS stated that most of their tenants do not own vehicles, and there is no parking problem.

INTER-OFFICE MEMORANDUM

October 29, 1976

TO:

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FROM:

CITY CLERK

RECEIVED
OCT 29 1 25 PM '76
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-79-76

Applicant: Chauncey Bingham

Appeal by applicant or any other aggrieved person: Yes No

Review requested by the City Commission: Yes No

Carmini M. Osler
CITY CLERK 11/12/76

COMMUNITY DEVELOPMENT DEPARTMENT INFORMATION:

Date of Board of Zoning Adjustment Action: October 28, 1976

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 8, 1976

Last day for a review being requested by the City Commission. (Review period is 14 days after date of BZA action.) November 12, 1976

kt

October 29, 1966

Mr. Chauncey Bingham
809 Bonita Avenue
Las Vegas, Nevada 89104

RE: V-79-76
Variance Application

Dear Mr. Bingham:

Your request for a Variance to allow an existing patio cover 10 ft. from the rear property line where 15 ft. is required; allow an existing room addition 24 ft. from the rear property line where 25 ft. is required; and to allow an existing room addition 3 ft. from an accessory building where 6 ft. is required on property located at 809 Bonita Avenue on the north side of Bonita Avenue between 8th Street and 10th Street in Zoning District R-1, was considered by the Board of Zoning Adjustment at their regular meeting held October 28, 1976.

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

1. All necessary permits and inspections shall be obtained as required by the Department of Public Services.
2. The indicated office is to be used for personal and home purposes only.
3. Conformance to the plot plan.
4. Conformance to the code requirements and design standards of City departments.

This action by the Board of Zoning Adjustment on October 28, 1976, 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.

-continued-

Mr. Chauncey Bingham
RE: V-79-76
Variance Application

October 29, 1976

Page 2

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

DJS:bjc

cc: City Clerk

INTER-OFFICE MEMORANDUM

October 29, 1976

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-79-76

Applicant: Chauncey Bingham

Appeal by applicant or any other aggrieved person: Yes No

Review requested by the City Commission: Yes No

CITY CLERK

COMMUNITY DEVELOPMENT DEPARTMENT INFORMATION:

Date of Board of Zoning Adjustment Action: October 28, 1976

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 8, 1976

Last day for a review being requested by the City Commission. (Review period is 14 days after date of BZA action.) November 12, 1976

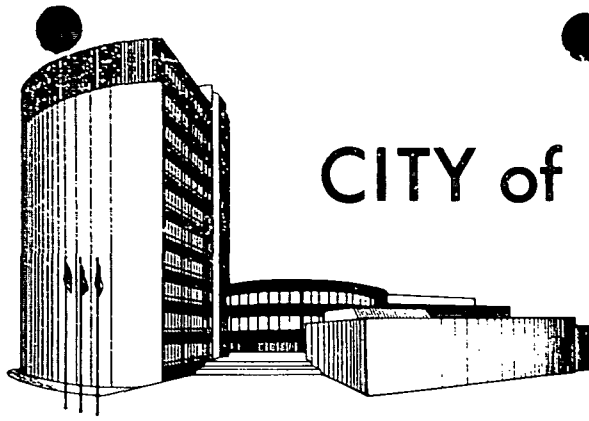
kt

MAYOR BILL 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 21, 1976

Mr. Chauncey Bingham
809 Bonita Avenue
Las Vegas, Nevada 89104

RE: V-79-76
Variance Application

Dear Applicant:

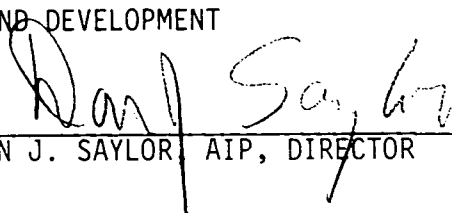
This is to advise that your request as referred to above will be considered by the Board of Zoning Adjustment at their regular meeting on October 28, 1976.

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

Oct. 7, 1976

TO:

Community Development

FROM:

City Engineer

SUBJECT:

V-79-76
Chauncey Bingham
809 Bonita Avenue

COPIES TO:

Your memorandum of October 5, 1976 requested comments from the Public Services Department on the application for a Variance to reduce the setbacks on property located at 809 Bonita Avenue.

All of the required offsite improvements have been installed adjacent to this property, therefore there are no further requirements from this office.

William J. Purvis
WILLIAM J. PURVIS, P.E.

WJP/ACW/s



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

October 12, 1976

Date

TO: Community Development

FROM: Building and Safety

SUBJECT:
V-79-76 809 Bonita Ave
V-82-76 3744 Meade Avenue
V-83-76 1800 Cedar Avenue

COPIES TO:
L. Hampton, Director H. Elder
J. C. Hymer File
W. Fitzgerald

We have no objections to the above variances being issued provided they obtain all the required permits and that all inspections are made as they are needed.

Lee Lemmon
Lee Lemmon

Senior Building Inspector

