

Planning & Development Department
Scanning Cover Sheet

Case No V-0076-76

APN 139-35-111-028

Location S of Linden btw 13th & 14th

Applicant Roger J. Soares, et ux

Subject

To allow the construction of an apartment building 40' high where the limit is 35'; allow 40 units where only 33 are allowed; allow 45 parking spaces where 60 are required; allow the east property line as the front property line; and to allow 12 parking spaces in the front yard where only two are permitted.



2 +

PROPERTY OWNERS

PROTESTS

APPROVALS

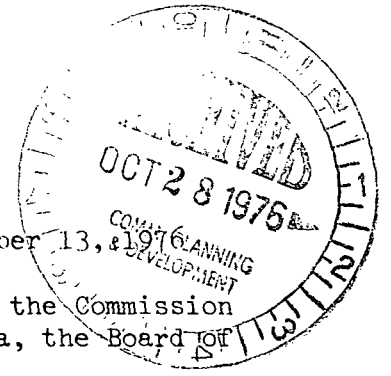
1. Jack G. Woods
2. B. Steven Hofgren
3. Petition with approx 20 signatures
4. William C. + Mary E. Eaton
5. Scotty Gladstone (BZA mtg)
6. Melvin Dawo (BZA mtg)
7. Gary Gladstone (BZA mtg)
8. Steve Hofgren (BZA mtg)
9. Dick Worthen (BZA mtg)
10. Frances Walcsak (BZA mtg)
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____

Virgil Denny

FILE NO. 1-76-76

NOTICE OF PUBLIC HEARING

OCTOBER 28, 1976



October 13, 1976
COMMUNITY PLANNING
AND DEVELOPMENT

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-76-76 ROGER J. SOARES ET UX FOR A VARIANCE TO ALLOW THE CONSTRUCTION OF AN APARTMENT BUILDING 40 FT. HIGH WHERE THE LIMIT IS 35 FT.; ALLOW 40 UNITS WHERE ONLY 33 ARE ALLOWED; ALLOW 45 PARKING SPACES WHERE 60 ARE REQUIRED; ALLOW THE EAST PROPERTY LINE AS THE FRONT PROPERTY LINE; AND TO ALLOW 12 PARKING SPACES IN THE FRONT YARD WHERE ONLY TWO ARE PERMITTED ON PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF LINDEN AVENUE BETWEEN NORTH 13TH STREET AND NORTH 14TH STREET EXTENDING SOUTH 240 FT. IN ZONING DISTRICT R-3 (LIMITED MULTIPLE RESIDENCE).

LEGALLY DESCRIBED AS LOTS 1 THRU 4, AND LOTS 17 THRU 20, BLOCK 6, 14TH STREET CITY ADDITION.

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:bjc

Oct. 26-1976

*Being unable to attend meet 28th at 7:30 PM
on account of illness. I am writing the
City, I have no objections what ever to the
number of buildings or what ever changes are made
in construction etc.*

*Virgil Denny
401-N-14th St*

Las Vegas, Nevada
October 27th, 1976

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

This letter is in reference to V-76-76, a variance application by Roger J. Soares to construct an apartment complex which is in excess of the present requirements of Zoning District R-3. The hearing for this VARIANCE is on the evening of October 28th, 1976.

We, as owners of Parcels 020-290-607 & 020-290-613 (Lots 7 & 8 and 17 & 18 of Block 14 of the Fourteenth Street Addition) STRONGLY OBJECT to this HIGH DENSITY type of development in our neighborhood. It will bring on excess pollution - both noise and air. Also, it would cause overcrowding of this areas streets as the curb to curb width is only 36 feet which is not adequate for this type of development.

Yours truly,

William C. Eaton

William C. Eaton

Mary E. Eaton

Mary E. Eaton

CP&D
rec'd
10-28-76

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V-76-76 ROGER J. SOARES ET UX FOR A VARIANCE TO ALLOW THE CONSTRUCTION OF AN APARTMENT BUILDING 40 FT. HIGH WHERE THE LIMIT IS 35 FT.; ALLOW 40 UNITS WHERE ONLY 33 ARE ALLOWED; ALLOW 45 PARKING SPACES WHERE 60 ARE REQUIRED; ALLOW THE EAST PROPERTY LINE AS THE FRONT PROPERTY LINE; AND TO ALLOW 12 PARKING SPACES IN THE FRONT YARD WHERE ONLY TWO ARE PERMITTED ON PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF LINDEN AVENUE BETWEEN NORTH 13TH STREET AND NORTH 14TH STREET EXTENDING SOUTH 240 FT. IN ZONING DISTRICT R-3 (LIMITED MULTIPLE RESIDENCE).

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20, BLOCK 6, 14TH STREET CITY ADDITION.

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DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT


DON J. SAYLOR, AIP, DIRECTOR

DJS:bjc

October 27, 1976

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

Many of us, the people living in the area of LOTS 1 THRU 4, and LOTS 17 THRU 20, BLOCK 6, 14th Street City Addition, realize that it is often easier to try to prevent urban problems rather than trying to clear up the problem after it has developed. We feel that this is the case here. Therefore, I formally object to the proposal of Roger J. Soares, to change the present zoning on the above stated property. Presently, in the concerned neighborhood, there is not enough grass and play area for the children growing up here. We believe that if the proposal to change the zoning in this neighborhood is approved it will greatly complex this problem. Included with this letter are some photographs of the neighborhood, illustrating the problem and a list of names and addresses of people living in the neighborhood whom object to the zoning proposal.

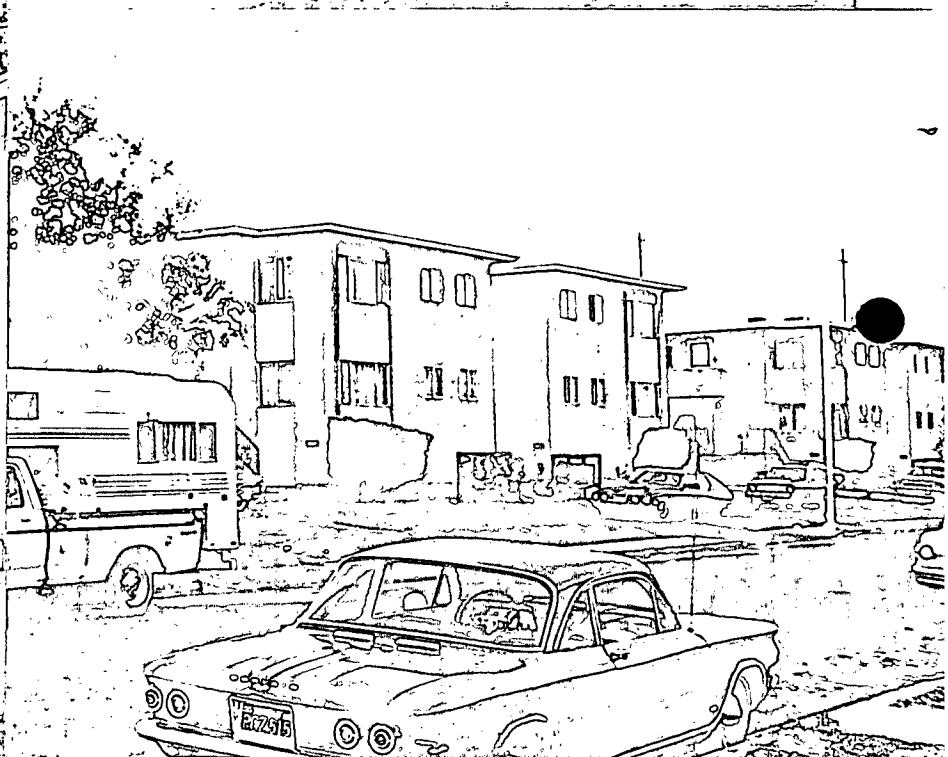
Sincerely,

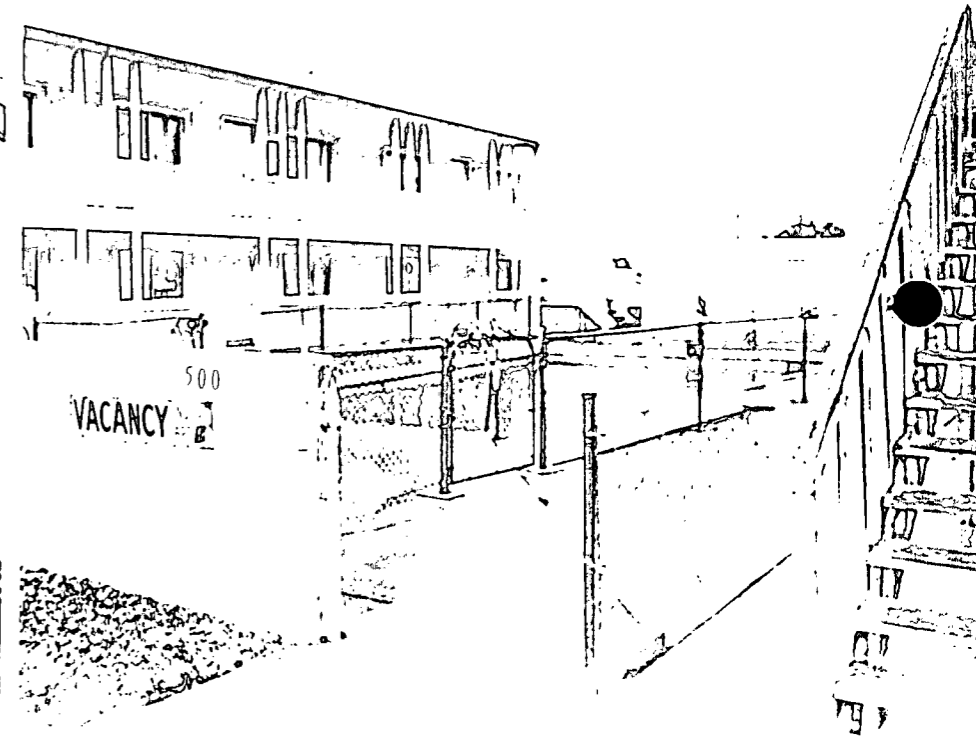
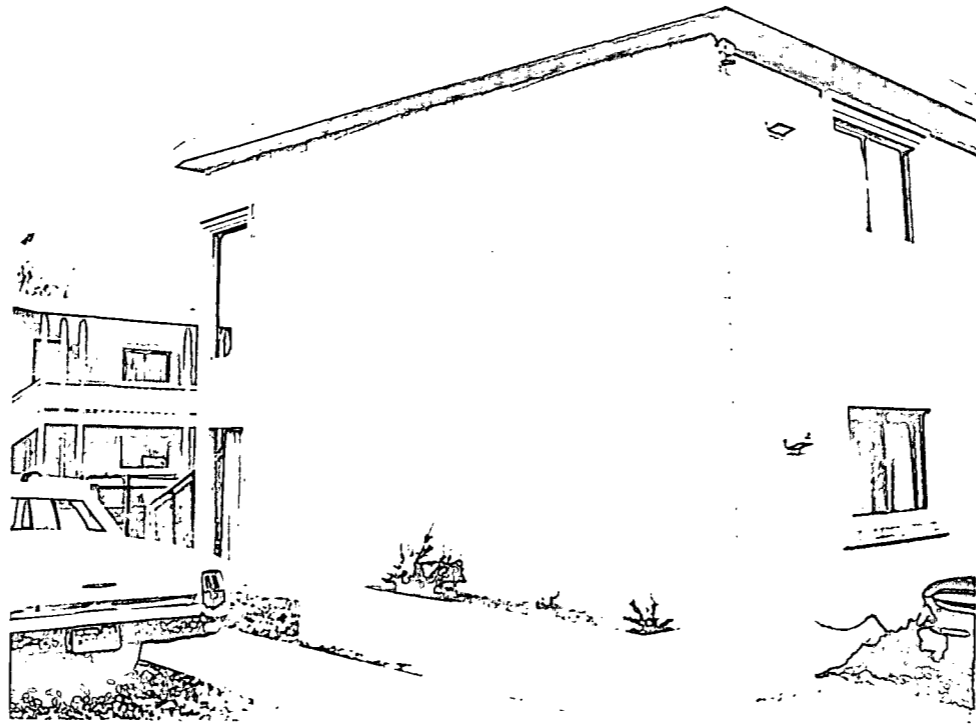
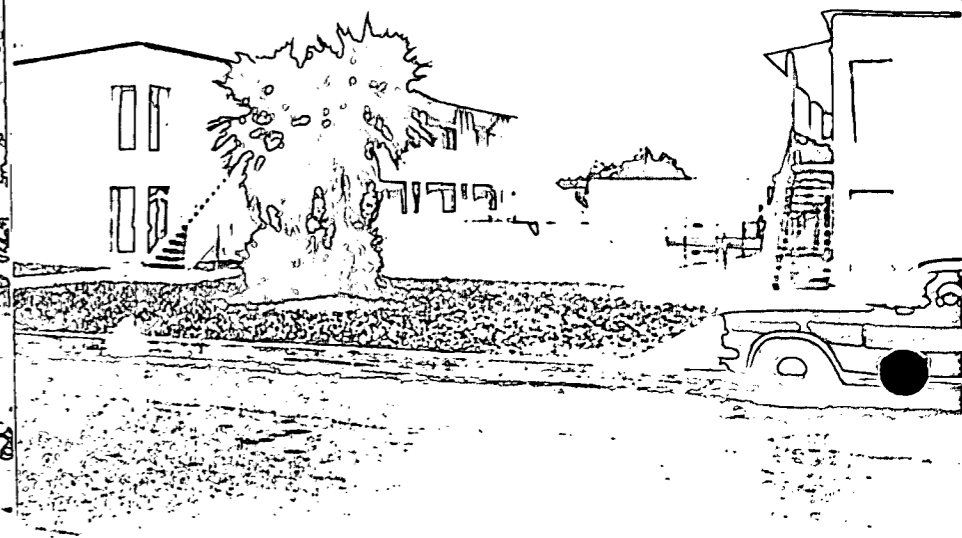
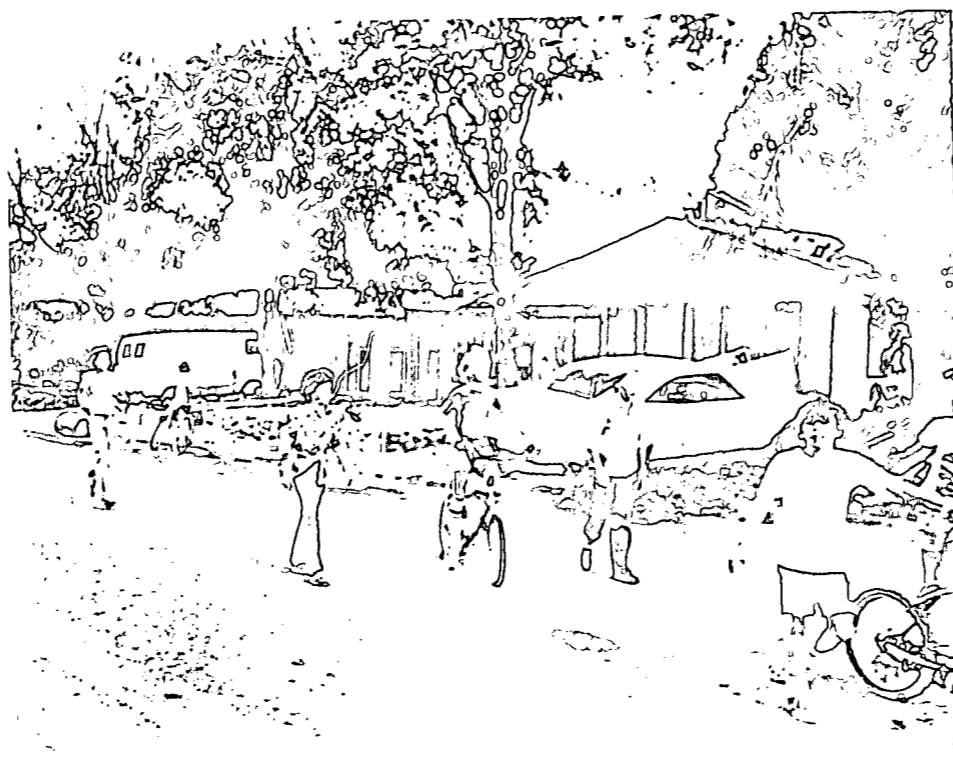
B. Steven Lofgren

October 27, 1976

We the undersigned do hereby acknowledge our objection to the proposed zoning change on the LOTS 1 THRU 4, and LOTS 17 THRU 20, BLOCK 6, 14th Street City Addition.

NAME	ADDRESS
Steven Hofger	443 N 15th St
Linda Hofger	443 N 15th St
Richard Shelton	504 N 15, 501 N 15, 508 N 15, 1501, 8, 5 Linden (4 Lots)
Henry P. Petcher - Lot 5-6-78	425 No 15th + lots
Steven M. Velt	513 N. 15th 507 N. 15th
Margaret Terry	513 N. 15th 507 N. 15th
Richard S. Wotke	515 N. 15th St.
Stephany W. Wotke	515 N. 15th St.
Gilley W. Harlow	1505 N 15th 382-1577
Lambert Dick	437 N. 15th St 384-9150
Ruby Dick	437 No 15th St 384-9150
Don H. Younger	430 N. 15 St. 382-7029
Kippen Hansen	425 N. 15. 384-9460
Wm. C. Eaton	419 No. 15th & 420 No. 14th
Mrs. W. C. Eaton	" " " " " "
Leon Walozak	501 N. 13 St 382-5940
Trancer M. Walozak	501 N. 13 St " "
Richard Shelton	447 N. 13th 441 N 13th
Rhonda Shelton	447 N. 13th 441 N. 13th
Virgil Jarbaum	444 N 14th St.







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DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT


DON J. SAYLOR, AIP, DIRECTOR

DJS:bjc

10-23-76

I object to this variance as it would allow more people than the zoning permits, and it would cause more cars to be parked on the streets than there should be.

*Jack G. Woods
1206 So. 10th St 89104*

INTER-DEPARTMENT DISTRIBUTION LIST

	DATE SENT	DATE RETURNED	COMMENTS
BUILDING DEPARTMENT	10-4-76	10-13-76	OK
PUBLIC SERVICES DEPT.	10-4-76	10-12-76	install driveways + SW along frontage of 13th + Linden Ave.
FIRE DEPARTMENT	10-4-76	10-6-76	PROVIDE APPROVED WATER MAIN + FIRE HYDRANT @ DN 13TH STREET
POLICE DEPARTMENT			
LICENSE DEPARTMENT			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. V-76-76

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DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



DON J. SAYLOR, AIP, DIRECTOR

DJS:bjc

INTER-OFFICE MEMORANDUM

October 5, 1976

<p>TO:</p> <p>DON J. SAYLOR, AIP, DIRECTOR DEPARTMENT OF COMMUNITY DEVELOPMENT</p>	<p>FROM: <i>George Judd</i></p> <p>- GEORGE JUDD, ASSISTANT FIRE MARSHAL FIRE PREVENTION DIVISION</p>
<p>SUBJECT: V-76-76 ROGER J. SOARES ETUX</p> <p>Allow construction of an Apartment building 40 feet high where the limit is 35 feet, and to allow 40 units where only 33 are allowed. THE SOUTH SIDE OF LINDEN STREET, BETWEEN NORTH 13TH AND 14TH STREET.</p>	<p>COPIES TO:</p>

- 1 - Provide an approved water main and fire hydrant on 13th Street. (Two (2) copies of water plan required).
- 2 - Building to be constructed under permit from the Las Vegas Building Department, in accordance with applicable codes.

GJ:sd
Attachment



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ONLY 33 ARE ALLOWED ON PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF LINDEN AVENUE ^{45 PARKING SPACES WHERE 60 ARE REQUIRED} ~~STREET~~ BETWEEN NORTH 13TH STREET AND NORTH 14TH STREET EXTENDING SOUTH 240 FT. IN ZONING DISTRICT R-3 (LIMITED MULTIPLE RESIDENCE).

LEGALLY DESCRIBED AS LOTS 1 THRU 4, AND LOTS 17 THRU 20,

BLOCK 6, 14TH STREET ^{CITY} ~~ADDITION TO THE CITY OF LAS VEGAS.~~

To allow ~~the~~ the EAST property line as the front property line & to allow 12 parking spaces in the front yd where only two are permitted.

Note: Use of Front Yard Area for ~~Parking Area~~
~~FRONT SETBACK of 15' WHERE 20' IS REQUIRED.~~
~~REAR SETBACK of 18' WHERE 20' IS REQUIRED.~~

Initial and date:

THIS FILE MUST BE RETURNED TO

SMITH ~~not here~~ 10-4-76
WILLIAMS ~~Tex~~ 10-9-76
BROWN do 10-5-76
CLEMMER ~~R~~ 10/6/76
NULL ~~W~~ 10/6/76
SAYLOR ~~OK~~ 10-7-76

BARBARA BY OCTOBER 7, 1976

m-35-1

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

11-1-6 (H) 1, (d) 2 spaces in pld.

2.295-04 Symonee TECHNER DON J. SAYLOR, AIP, DIRECTOR
8 HERMAN MOSER et al. Tes.

DJS

INTER-OFFICE COMMUNICATION

DATE: October 4, 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-76-76, BOARD OF ZONING ADJUSTMENT MEETING 10-28-76.

APPLICATION SUBMITTED BY: ROGER J. SOARES ET UX

FOR A ~~USE PERMIT~~/VARIANCE TO: ALLOW CONSTRUCTION OF AN APARTMENT BUILDING 40 FT. HIGH WHERE THE LIMIT IS 35 FT.; AND TO ALLOW 40 UNITS WHERE ONLY 33 ARE ALLOWED.

PROPERTY LOCATED AT: THE SOUTH SIDE OF LINDEN STREET BETWEEN NORTH 13TH STREET AND NORTH 14TH STREET EXTENDING SOUTH 240 FT.

LAND USE ZONE: R-3 (LIMITED MULTIPLE RESIDENCE)

LEGALLY DESCRIBED AS: LOTS 1 THRU 4, AND LOTS 17 THRU 20, BLOCK 6, 14TH STREET ADDITION

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

Plot Plan Attached: Yes XX
No _____

Building: Existing _____
Proposed XX

Fire Zone: #3

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

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, Roger J. Soares et ux, the owner, respectfully petitions for a special Variance to allow The construction of
an apartment building 40' high where the limit is 35'; also, to allow
40 units when the limit is 33. AND TO ALLOW 14TH ST TO BE LEGAL FRONT,
AND TO ALLOW 12 PKB SP. FRONT YARD WHERE ONLY 2 ARE ALLOWED *On 10/11/76*

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS AND REASONS ARE HEREWITH SUBMITTED: The property is situated at Linden Ave.
between 13th. Street and 14th. Street in Zoning District R-3. Said property is legally described as follows, to wit:
Lots 1-4 & Lots 17-20. in block 6 of the 14th Street addition to the city
of Las Vegas. (book one of plats, page 82, Clark County records Nevada).

6.61 ON THE S. SIDE OF LINDEN ST. BETWEEN N. 13TH ST & N. 14TH ST.
EXTENDING SOUTH ~~FOR~~ 240'.

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(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)

Roger J. Soares c/o Consolidated Realty & Mngmt, Co.
1700 E. Desert Inn Road, Las Vegas, Nevada 89109
SIGNATURE OF OWNER(S) OF RECORD MAILING ADDRESS (ZIP CODE) PHONE NO.

Subscribed and sworn to before me this 27th day of Sept, 1976

Carolyn A. Bullis
Notary Public in and for said County and State

Notary Public - State of Nevada
Clark County
CAROLYN A. BULLIS
My Commission Expires May 11, 1977

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.: _____
Case No. V-76-76

Received by: *[Signature]*
Date: 10/1/76

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.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

14. V-76-76
DENIED

Application of ROGER J. SOARES ET UX for a Variance to allow the construction of an apartment building 40 ft. high where the limit is 35 ft.; allow 40 units where only 33 are allowed; allow 45 parking spaces where 60 are required; allow the east property line as the front property line; and to allow 12 parking spaces in the front yard where only two are permitted on property generally located on the south side of Linden Avenue between North 13th Street and North 14th Street extending south 240 ft. in Zoning District R-3 (Limited Multiple Residence), legally described as Lots 1 thru 4, and Lots 17 thru 20, Block 6, 14th Street City Addition.

MR. NULL gave the staff report indicating the surrounding dwellings consist of two, three and four family units and all are in a multiple family district. From 13th to 14th Street, there is a tremendous elevation drop in the lot itself. For that reason, staff would go along with providing the extra units. The application mentions a need for future parking. That is not correct. When we originally received the plot plan, it showed 45 parking places but there is room for about twenty more which would then meet requirements. The front would be 14th Street rather than Linden; they want to park in the designated front yard. This would be an asset to the area. It will be one large building. There are some conditions staff would like to place on this request. The Fire Department wants an approved water main on 13th Street. Public Works wants a sidewalk on 13th and 14th and driveway aprons, plus the normal requirements would apply.

MR. MILLER asked Mr. Null to explain the Fire Department's conditions.

MR. NULL stated they want an approved water main and fire hydrant on 13th Street. In a multiple family development, they usually want protection of this nature.

MR. MILLER asked if they would have to bear the cost for putting this main and hydrant here?

MR. NULL replied, yes, but it is for their protection. There are three signatures in protest plus a petition with twenty signatures and one approval. The letter seems to indicate opposition to this request as a zoning problem. Staff recommends approval considering the uniqueness of the lot.

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

MR. MANUEL MUNOZ, appeared representing the applicant. He indicated that he was the architect for Mr. Soares. From 13th to 14th Street the lot falls almost forty feet. We are asking for seven more units because of this. The parking is satisfactory. We are supposed to be fronting on Linden but there is a ten ft. rise here so we couldn't front here. They will have to put out a considerable amount of money for this building and it would be an asset to the community.

MR. MILLER asked if there would be parking under the building?

MR. MUNOZ stated, "yes".

MR. NULL indicated where the parking would be coming in from 13th Street.

MR. MUNOZ stated we are here for the Variance on the height because of the ordinance. If we took a level from 13th Street and measured up to three stories, it doesn't measure up. If we separated the units and put one half on the top of the lot and one half on the bottom, we would not be here for a Variance.

MR. SCOTTY GLADSTONE, Attorney, 302 East Carson, Suite 900, appeared in protest representing owners of the surrounding area. My son is an owner immediately across the street and I have a mortgage on that property. The neighbors have very valid objections. I am representing Gary Gladstone, Frances Walcsak, Mariam Telly, and Helen Ritchie and Mr. and Mrs. Davis. Most of the people are here tonight also and wish to speak. I do protest the statement that the parking is adequate. The parking is not adequate even while the lot is vacant. The parking is based upon the early planning requirements of 1½ parking spaces per unit; that is not realistic any more. In my son's units, he has a total of 14 vehicles and 9 units; that is 2 1/3 vehicles per unit. This is more realistic. This crowds up and down the street. The way the notice came out it indicated that for 40 units there would be parking for 60. If there is 2 1/3 there would be 93 parking spaces. With 93 vehicles, this would be an excess of 48 and if the curb over the nearby blocks were marked, it would take five blocks to handle the additional vehicles. Recently, a parked car was demolished because of a car coming down 13th Street. This vacant lot serves this area as a playground, I am advised that it is not good for building upon. This will overcrowd the already densely crowded neighborhood. At the LeRoy Apartments the garbage cans are out at the street. This is not something that is readily taken care of. I do protest on behalf of these people against the height, the additional units and each and every aspect of the Variance.

MR. MELVIN DAVIS, 405 13th Street, appeared in protest. They are going to put a fire hydrant here but where are they going to get the water? There is no water on 13th Street. Our water comes in from Maryland Parkway. This land used to be the City's dumping ground until the people in the neighborhood put a stop to that. Why do they want to put it an extra five ft. high? The LeRoy Corporation owns apartments to the north. Will these be one, two, or three bedroom and how many floors will it be?

MR. MILLER stated the plan shows three floors.

CHAIRMAN DUNCAN asked Mr. Munoz to explain the terrain.

MR. MUNOZ explained the height, terrain and topography again.

MR. NULL stated that staff took the position on the height to cover all possible problems.

MR. MUNOZ stated this is just a technicality and the parking has been grossly misrepresented.

MR. MILLER asked about the parking as it states that they do not have adequate parking.

MR. NULL explained the parking situation stating the plans showed 45 spaces but the architect later showed us there was parking underneath the building for an additional twenty vehicles. So there is no problem with the parking.

MR. MILLER asked if there was any problem with the height?

MR. NULL stated, I don't think there is but it depends on how you determine the ordinance provisions.

MR. GARY GLADSTONE, 447 N. 13th Street, appeared in protest. This development at 35 ft. would eliminate any view that we would have of the City.

MR. DAVIS stated this neighborhood looks run down because of the elderly people in this neighborhood. We just don't want the neighborhood to go to pot. If they put a hydrant on 13th Street, it will probably help us too.

MRS. SEGRETTE asked, do you feel that you could live with these plans?

MR. DAVIS stated that a lot of the problems have been cleared up.

MR. STEVE LOFGREN, 443 N. 15th Street, appeared in protest. We came with a petition of twenty signatures and as can be seen, there are a lot of people concerned with this.

MR. DICK WORTHEN, 501, 508, 504, and 507 N. 15th Street, appeared in protest. The area does need improving. They keep referring to the cost of this lot. I don't know that this is an excuse. It has set there for twenty years and has not been used. He pointed out the pictures that were submitted with the petition to the Board. You can see that this is a box building. You will note there is no place for the youth to play. The lot is not that expensive. It should be reserved for R-3 zoning. We worry about urban problems; it is easier to prevent them than to correct them. Most of these units are single story about 12 to 15 ft. high.

MR. NULL stated this property is zoned R-3, and we are only talking about an additional seven units.

MR. SCOTTY GLADSTONE, reappeared. He stated he checked the property ownership himself and could not find Mr. Soares' name at the court house. So I would assume he would be a new owner. The additional spaces for the additional parking does not come near meeting our requirements.

FRANCES WALCSAK, 501 N. 13th Street, appeared in protest. I agree with everything that has been said in opposition. I have lived here about 14 years and my husband has owned this property about 24 years. I have seen the number of children and large trucks and I cannot see how the City can allow you to permit a building at a place where there is no place to play. I hate to see how this will be with this property.

MR. MUNOZ reappeared and stated the area is R-3 zoned. Our building will cover less than 1/3 of the lot. There are now weeds and debris and we are trying to improve the area. We are here on the technicality. These are 30 one-bedroom units and ten two-bedroom units so there shouldn't be too many children.

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 DENIAL of V-76-76 because it was felt that the increased density of this development would not be compatible with the neighborhood.

Voting was as follows:

Mr. Miller - yes
Mrs. Segretti - yes
Chairman Duncan - yes
Mrs. Emmett - no

Motion for DENIAL carried by a 3-1 vote.

INTER-OFFICE MEMORANDUM

October 29, 1976

TO:

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FROM:

CITY CLERK

RECEIVED
OCT 29 1 26 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-76-76

Applicant: Roger J. Soares et ux

Appeal by applicant or any other aggrieved person: Yes No

Review requested by the City Commission: Yes No

Emilia M. Olsen
CITY CLERK
11/10/76

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, 1976

Mr. Roger J. Soares
c/o Consolidated Realty & Management Co.
1700 East Desert Inn Road
Las Vegas, Nevada 89109

RE: V-76-76
Variance Application

Dear Mr. Soares:

Your request for a Variance to allow the construction of an apartment building 40 ft. high where the limit is 35 ft.; allow 40 units where only 33 are allowed; allow 45 parking spaces where 60 are required; allow the east property line as the front property line; and to allow 12 parking spaces in the front yard where only two are permitted on property generally located on the south side of Linden Avenue between North 13th Street and North 14th Street extending south 240 ft. in Zoning District R-3 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 DENY your request because it was felt that the increased density of this development would not be compatible with the neighborhood.

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.

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-76-76

Applicant: Roger J. Soares et ux

Appeal by applicant or any other aggrieved person: Yes No

Review requested by the City Commission: Yes No

CITY CLERK

COMMUNITY DEVELOPMENT
DEPARTMENT INFORMATION:

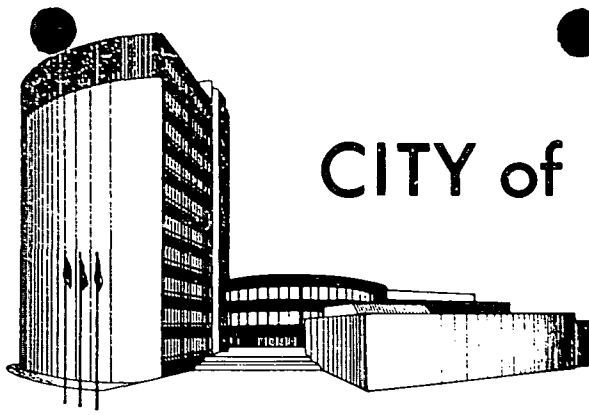
Date of Board of Zoning Adjustment Action: October 28, 1976

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. Roger J. Soares
c/o Consolidated Realty & Management Co.
1700 E. Desert Inn Road
Las Vegas, Nevada 89109

RE: Variance Application
V-76-76

Dear Applicant:

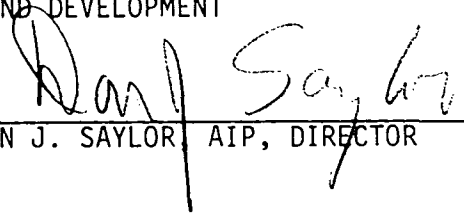
This is to advise that your request as referred to above will be considered by the Board of Zoning Adjustment at their regular meeting on October 28, 1976.

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

October 12, 1976

TO:

Community Development

FROM:

Building and Safety

SUBJECT: V-70-76 E.S.So. Lorenzi/Ex.Way & Celeste
V-72-76 3112 Brady
V-74-76 2905 Pinto Lane
V-75-76 2325 Llewellyn
V-76-76 So.S Linden between No. 13th
and No. 14th

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

We have no objections to the above variances being issued provided that all permits are taken out as required and that all required inspections are made



Lee Lemmon
Senior Building Inspector



INTER-OFFICE MEMORANDUM

October 8, 1976

TO:

Community Development

FROM:

City Engineer

SUBJECT:

V-76-76
Roger J. Soares et ux
Linden between 13th & 14th

COPIES TO:

Your memorandum of October 4, 1976 requested comments from the Public Services Department on the application for a Variance to allow an apartment complex on property located on the south side of Linden St. between N. 13th and N. 14th Streets extending south 240'.

It will be required that the applicant install driveways and sidewalk along frontage of 13th Street, 14th Street and Linden Ave.

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

WJP/ACW/s

