

**Planning & Development Department
Scanning Cover Sheet**

Case No V-0076-74

APN 139-35-312-061

Location 135 N BRUCE ST

Applicant SALVATORE A CARISTO

Subject

REQUEST FOR A VARIANCE TO ALLOW THE RETAIL
SALE TRADE & REPAIR OF NEW SPORTING GOODS
ITEMS INCLUDING ANTIQUES & TO ALLOW THE SALE
OF RELATED ITEMS SUCH AS CURIOS, RELICS &
COINS & ALLOW ADVERTISING OF THIS OPERATION
& TO CONTINUS THE SINGLE FAMILY RESIDENTIAL
US ON PROPERTY.



V-7674

FILE HISTORY

DATE	ACTION	INITIAL
9/22/77	BZA - Review - Allow a contractor's office - Approved - subject to conditions - see letter in file	bjl -



PROPERTY OWNERS

PROTESTS

APPROVALS

1.	_____	Geo. Rounthwaite - 200 No 17 th
2.	_____	W. Garrison - 3177 S. Hyatt St
3.	_____	MR. & MRS. Jeffers - 1510 Ogden
4.	_____	NETTI Diggs - 141 N. Bruce ?
5.	_____	MRS. Gagliano - Sahara Realty
6.	_____	_____
7.	_____	_____
8.	_____	_____
9.	_____	_____
10.	_____	_____
11.	_____	_____
12.	_____	_____
13.	_____	_____
14.	_____	_____
15.	_____	_____
16.	_____	_____
17.	_____	_____
18.	_____	_____
19.	_____	_____
20.	_____	_____

FILE NO. V-76-74

INTER-DEPARTMENT DISTRIBUTION LIST

	DATE SENT	DATE RETURNED	COMMENTS
<u>BUILDING DEPARTMENT</u>	1/2/75	1/10/75	See memo
<u>ENGINEERING DEPT.</u>	1/2/75	1/17/75	See memo
<u>FIRE DEPARTMENT</u>	1/2/75	1/10/75	See memo
<u>POLICE DEPARTMENT</u>			
<u>CHILD WELFARE</u>			
<u>HEALTH DEPARTMENT</u>			
<u>CITY ATTORNEY</u>			
<u>CITY MANAGER</u>			

FILE NO. V-76-74

January 16 - 1975

Dept. of Community Development
City of Las Vegas, Nevada
Gentlemen.

V-76-74

In reply to your letter of January 5th - 1975
Regarding zoning adjustment requested
by Salvatore A. Caristo on property located
on 135 N. Bruce Street - between Fremont
& Ogden St.

I feel that living quarters in conjunction
with a small business has a better
chance of survival, however I realize
there are conditions to be met as
to Building Codes etc. - -

The improvements made to the above
mentioned property to-date - retaining
wall has been removed, front levelled
off and concreted thus eliminating
an "Eye Sore" and obstruction.

Now there is a "Clear View" from Fremont
to Ogden St. this improving the Safety
and Appearance of the Entire Block
Both Residential as well as Business
Property.

Sincerely,
Nettie M. Kiger,
141 N. Bruce St
Las Vegas, Nev. 89101

1510 Ogden Ave.
Las Vegas, Nevada 89101
January 18, 1975

V-76-74

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

Dear Sirs:

You have a hearing scheduled for January 23, 1975 on an application for zone variance by Salvatore A. Caristo at 135 North Bruce.

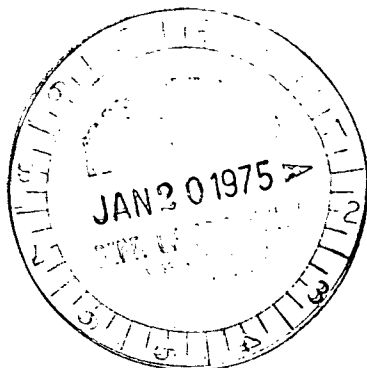
As a property owner in the immediate neighborhood, I would request that this variance be granted. Mr. Caristo has taken a run-down home, which was an eyesore to the neighborhood, and has renovated and is improving it so that it makes the street much more attractive.

We feel that this type of business (antiques and sporting goods) would fit in with the neighborhood, and would be an asset to increase property values.

Sincerely yours,

Jane Jeffers

Mr. & Mrs. Jay W. Jeffers



January 8, 1975

NOTICE OF PUBLIC HEARING

JANUARY 23, 1975

Notice is hereby given that on January 23, 1975, 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-76-74 SALVATORE A. CARISTO FOR A VARIANCE TO ALLOW THE RETAIL SALE, TRADE AND REPAIR OF NEW SPORTING GOOD ITEMS INCLUDING ANTIQUES, AND TO ALLOW THE SALE OF RELATED ITEMS SUCH AS CURIOS, RELICS AND COINS: AND TO ALLOW ADVERTISING OF THIS OPERATION, AND TO CONTINUE THE SINGLE FAMILY RESIDENTIAL USE ON PROPERTY LEGALLY DESCRIBED AS LOT 20, BLOCK 4, MAYFAIR TRACT NO. 3.

LOCATED AT 135 NORTH BRUCE STREET, BETWEEN
FREMONT STREET AND OGDEN IN LAND USE ZONE R-1.

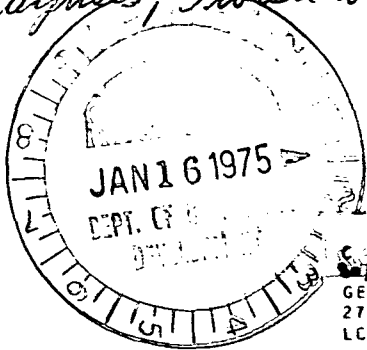
Any and all interested persons may appear before the Board of Zoning Adjustment either in person or by representative and object to or express approval of the proposed Variance; or may, prior to this hearing, file with the Director of Community Development written objections thereto or approval thereof.

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

BY: 
HAROLD P. FOSTER, DEPUTY DIRECTOR

DJS:HPF:kt

*FIRST ENDORSEMENT - 14 Jan 75
Thank you for above notification
Since this street (and especially this portion of the street) is close to commercial
enterprises, I wish to express approval of the proposed variance.*



*George H. Rounthwaite
200 N 17th (Corner of Ogden + 17th)
Mayfair Tract.*

42 JAN 25 1975
GEORGE H ROUNTHWAITE
275 N ANCONA DR
LCNG BEACH CA 90803

January 8, 1975

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DON J. SAYLOR, AIP, DIRECTOR

BY: 
HAROLD P. FOSTER, DEPUTY DIRECTOR

DJS:HPF:kt

January 8, 1975

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

BY: 
HAROLD P. FOSTER, DEPUTY DIRECTOR

DJS:HPF:kt

MR. MILLER made a Motion to hold this item, U-89-77, in ABEYANCE due to the absence of the applicant.

Voting was as follows:

"AYES" Mr. Miller, Vice Chairman Segretti,
Mrs. Emmett and Mr. Canul
"NOES" None

Motion for ABEYANCE carried unanimously.

11. V-76-74
REVIEW
APPROVED

Request of SHIRLEE CARISTO for a Review of the approved Variance request of SALVATORE A. CARISTO to allow a contractor's office on property located at 135 North Bruce Street in Zoning District R-1.

MR. BROWN presented the staff report and indicated the location by means of visual aids. He said the lot in question was located on Bruce, north of Fremont. This is a compatible use and staff would recommend approval.

SHIRLEE CARISTO, 3479 Garden Drive, was present.

MR. MILLER made a Motion for APPROVAL of the Review of V-76-74, subject to the following conditions:

1. Conformance to the plot plan.
2. Conformance to code requirements and design standards of City departments.

Voting was as follows:

"AYES" Mr. Miller, Vice Chairman Segretti,
Mrs. Emmett and Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

12. U-64-63
PLOT PLAN
REVIEW
APPROVED

Request of CHARLESTON HEIGHTS CHURCH OF THE NAZARENE for a Plot Plan Review on an approved Use Permit to allow an addition to the existing building on property located at 6219 West Washington in Zoning District R-3.

MR. BROWN presented the staff report and stated this is in the middle of an R-1 District. It is a large lot. The addition is on the east side of the existing building, there is sufficient parking and staff recommends approval.

LARRY COHEN, 813 North Wallace, Minister of the Church, was present.

MR. MILLER made a Motion for APPROVAL of the Plot Plan Review under U-64-63, subject to the following conditions:

1. Conformance to the plot plan.
2. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Mr. Miller, Vice Chairman Segretti,
Mrs. Emmett and Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

V-76-74

INTER-OFFICE MEMORANDUM

Date

December 23, 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:

RECEIVED
CITY CLERK
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

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

File No. V-76-74

Applicant: Shirlee Caristo

Appeal by applicant or any other aggrieved person: Yes

No

Review requested by the City Commission: Yes

No

1-5-78
DATE

Edmund J. O'Connell
CITY CLERK

COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:

Date of Board of Zoning Adjustment Action: December 22, 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.) January 3, 1978

Last day for a review being requested by the City Commission. (Review period is 14 days after date of BZA action.) January 5, 1978

bjc

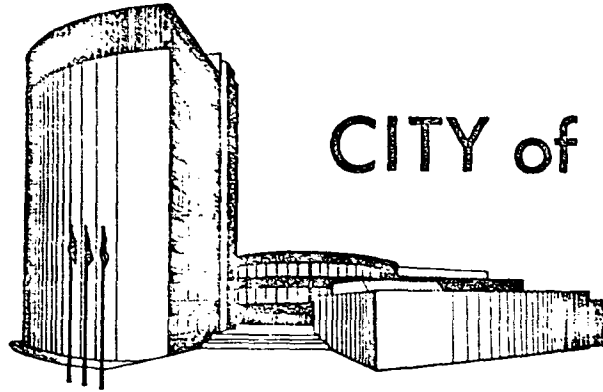
RECEIVED
JAN 5 1978
COMMUNITY PLANNING AND DEVELOPMENT

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

December 23, 1977

Mrs. Shirlee Caristo
3479 Garden Drive
Las Vegas, Nevada 89101

Re: V-76-74
Review

Dear Mrs. Caristo:

Your request for a Review of the approved Variance request of Salvatore A. Caristo to allow a contractor's office on property located at 135 N. Bruce Street in Zoning District R-1, was considered by the Board of Zoning Adjustment at their regular meeting held December 22, 1977.

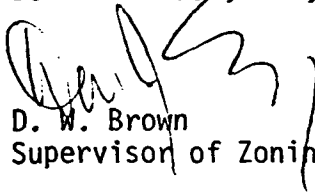
It was voted by the Board of Zoning Adjustment to APPROVE your request to allow the contractor's office, as being in accord with the general spirit and purpose of the Ordinance, subject to the following conditions:

1. Conformance to the plot plan.
2. Conformance to code requirements and design standards of City departments.

This action by the Board of Zoning Adjustment on December 22, 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.

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

December 23, 1977

TO: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FROM: CITY CLERK

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COPIES TO:

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File No. V-76-74

Applicant: Shirlee Caristo

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:

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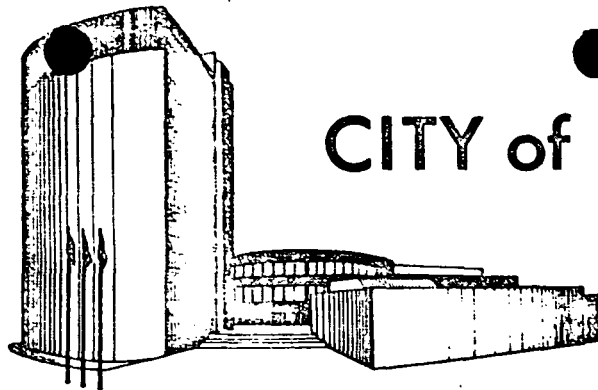
bjc

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

December 15, 1977

Shirlee Caristo
3479 Garden Drive
Las Vegas, Nevada 89101

Re: V-76-74
Review

Dear Applicant:

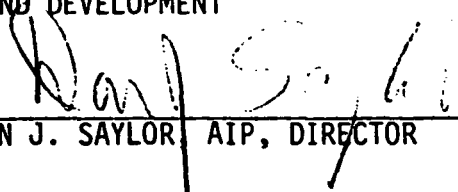
This is to advise that your request as referred to above will be considered by the Board of Zoning Adjustment at their regular meeting on December 22, 1977.

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

CITY OF LAS VEGAS, NEVADA
INTER-OFFICE MEMORANDUM

DATE July 9, 1975

TO: DIRECTOR OF LICENSE & REVENUE
FROM: DEPARTMENT OF COMMUNITY DEVELOPMENT
SUBJECT: LICENSE APPLICATION NO. S14-4253

NAME OF BUSINESS CARISTO SPORTING GOODS
TYPE OF BUSINESS sale, trade & repair of new sporting goods, antiques, etc.
ADDRESS 135 N. Bruce St. ZONE R-1, V-76-74

	YES	NO
THIS IS A CHANGE OF NAME	<input type="checkbox"/>	<input type="checkbox"/>
THIS IS A CHANGE OF OWNERSHIP	<input type="checkbox"/>	<input type="checkbox"/>
THIS IS A CHANGE OF LOCATION	<input type="checkbox"/>	<input type="checkbox"/>

APPLICATION IS	Approved <input checked="" type="checkbox"/>	Denied <input type="checkbox"/>	and forwarded to	Bldg. <input type="checkbox"/>	License <input checked="" type="checkbox"/>
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COMMENTS:

Logged by Jp

Approved/Denied by J. Herbert

INTER-OFFICE MEMORANDUM

7/8/75

TO:

ROBERT C. CLEMMER
PRINCIPAL PLANNER

FROM:


PLANNING ASSISTANT

SUBJECT:

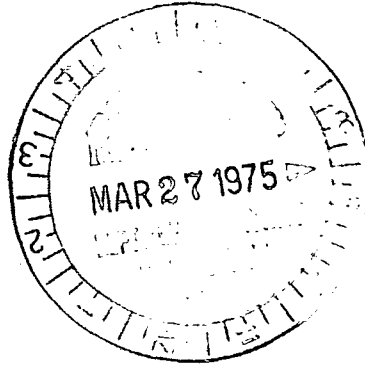
FINAL FIELD INSPECTION

COPIES TO:

On 7/8/75 a field inspection was
made at 135 No. BRUCE

revealed that the conditions of V-76-74 have ~~not~~ been met.

ALL CONDITIONS MET.



March 13, 1975

Mr. Salvatore A. Caristo
1905 Maxwell Street
North Las Vegas, Nevada ~~89015~~ 89030

Re: V-76-74

At the regular meeting of the Board of City Commissioners on March 5, 1975, your Appeal filed under V-76-74 for a Variance for property located at 135 North Bruce Street was APPROVED and the Variance granted, subject to the following conditions:

1. Conformance to the plot plan.
2. The structure shall conform to the requirements of the Fire and Building Departments.
3. The off-street parking layout shall be delineated on the site, meeting the requirements of the Department of Community Development.
4. Conformance with the design standards and code requirements of City departments.

EDWINA M. COLE, CMC
CITY CLERK

EMC:dmk
cc: Dept. of Community Development

cc: B2A

3-11-75

CITY CLERK

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

BY: HAROLD P. FOSTER, DEPUTY DIRECTOR

CONDITIONS OF APPROVAL
(V-76-74)

City Manager

Conditions of Approval on V-76-74 are as follows:

1. Conformance to the plot plan.
2. The structure shall conform to the requirements of Fire and Building Departments.
3. The offstreet parking layout shall be delineated on the site meeting the requirements of the Department of Community Development.
4. Conformance with the design standards and code requirements of City Departments.

HPF:kt

CITY OF LAS VEGAS, NEVADA

DEPARTMENT OF BUILDING & SAFETY – ELECTRICAL APPLICATION & PERMIT

ADDRESS OF CONSTRUCTION: 13570 Bruce OWNER'S NAME: Salvador Acosta

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

CONTRACTOR'S NAME: Acosta STATE LICENSE # _____ CITY LICENSE # _____

NUMBER	FIXTURE OR INSTALLATION	UNIT PRICE	TOTAL
	Rm addition, carport or garage enclosure	4.00	
	Temporary power	4.00	
10	Light, receptacle or switch outlet	.20	2.00
	Wall or ceiling space heater	.35	
	Garbage grinder outlet	.35	
	Dishwasher outlet	.35	
	Clothes dryer outlet	.35	
	Automatic clothes washer	.35	
	Electric range outlet	.35	
	Electric water heater outlet	.35	
	Special purpose outlet	.35	
	X-ray unit and its appurtenances	5.00	
	Watts of festoon lighting (Watts) First 3,000 watts for each additional thousand watts	4.00 1.50	
	Horsepower-each motor first horsepower or less for each additional horsepower	1.75 .35	
/	Electric service (including any single meter socket) for each additional socket	3.00 .35	3.00
	Air conditioning service	1.50	
	Each KW(KVA) Generator (Transformer, Welder) First 100 KVA for each additional KW(KVA)	2.00 .01	
	Speaker, signal or alarm outlet	.15	
	Amplifiers	.50	
	Control panels	.25	
	Main control racks	1.00	
	T.V. and radio antennas-master system only	.75	
	Minimum fee for any permit	4.00	
	TOTAL FEE		<u>5.00</u>

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.

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 described is to be done in accordance with all the provisions of the applicable Ordinances of the City of Las Vegas, Nevada and State laws whether herein specified or not.

SIGNED [Signature] DATE _____
MASTER (ELECTRICIAN) (TECHNICIAN) (OWNER)

BUILDING DEPARTMENT [Signature] DATE 12/17/74

#12860 PERMIT NO. 10680 PERMIT FEE: \$ 5.00

RECEIPT

9466 \$005.00 - 6

CITY OF LAS VEGAS
 DEPT. OF
 BUILDING & SAFETY

MUST BE MACHINE VALIDATED

1 DEC 74

K.O. KNUDSON
SCHOOL

Mayor Pro Tem Morelli: It is now time for the Public Hearings. Before that, however, I would like to acknowledge the Seventh Grade of K. O. Knudson School, accompanied by Linda White - would you please stand up, Linda, with the entire Class? We want to thank you for coming today - on this rainy day. The Mayor is in Washington, D. C. today - however, the City Commission functions as usual in its proper manner and we're glad to see you here to witness this Municipal Government in action.

9:30 A.M.
PUBLIC
HEARINGS

This is the time, date and place for Public Hearing on the following matters:

APPEAL FILED BY SALVATORE A. CARISTO - V-76-74

to action of the Board of Zoning Adjustment in denying his application for a VARIANCE to allow the retail sale, trade and repair of new Sporting Doods items, including antiques, and to allow the sale of related items such as curios, relics and coins; and to allow advertising of this operation and to continue the single family residential use on property located at 135 North Bruce Street, between Fremont Street and Ogden Avenue, in Land Use Zone R-1.

V-76-74
Appeal
Granted

(BZA Vote for Denial - 4 ayes, 1 abstain)

Commissioner Franklin: Before someone comes up from the audience, wasn't there a misunderstanding on this before the Board of Zoning Adjustment before their vote? Wasn't there a misunderstanding when the Chairman indicated the law to be other than what the law really is?

Director of the Department of Community Development, Donald J. Saylor: I believe that the Chairman, in error, ruled that the Board could not approve it. Obviously the Variance is a procedure under which action can be allowed on functions expressly prohibited by the Ordinance. That is the role of a Variance -

Commissioner Franklin: And is intended to be pursued in hardship cases such as this one. This is one of the reasons for a Variance.

Mr. Saylor: One of the qualifications is a situation of unique circumstances. As I say, this was denied by the BZA and is now before you on an appeal basis. The vote was four (4) for the denial action and one (1) abstention.

It involves property on Bruce Street that logically should be zoned Commercial. It's this lot (wall map) - it's Commercial across the street and on both sides and the position was taken some time ago that this whole strip could go Commercial. Had they applied for the Commercial zoning, however, they still would not have been allowed to the residential use, so they would have had to go for a Variance that way - first the Commercial action and then the Variance action. Instead, it was done this way for the Variance to allow the mixed use.

Mayor Pro Tem Morelli: At the time the applicant applied to the Building Department, were they told what they had to do in order to obtain the Variance for the Commercial end of it? At that time did they indicate to Staff that there would be a residence there?

Mr. Saylor: Generally speaking the applicant is advised that if the Variance is approved, there are certain changes that would have to be made to the building to conform to the new Fire Zone requirement and I believe in this case it involved doing something to the roof and the eaves and whatever it would be to meet the requirements. However, as far as we know the applicant has not done any of this work as yet or, if he did do it, it was without benefit of a Permit. He did take out a Permit to close in his rear patio for use as a den. So all I'm saying to you is that if - and I've been advised there has been some discussion to the fact that the applicant was supposedly instructed by the City to go ahead and do certain things and that he did do them in anticipation of getting the Variance. That is not quite the case.

Page 21
Minutes
Regular Meeting
City
Commission
March 5, 1975

V-76-74
(continued)

The only Permit issued for any work was to close in the rear patio for use as a den and, as I say, it is my understanding that work necessary to bring it up to the Fire Zong requirements has not been done. It will have to be done, of course, if the Variance is approved.

Mayor Pro Tem Morelli: Is there anyone here in opposition? As a matter of fact, do I understand that they had some approvals -

Mr. Saylor: Yes, there were several indications of approval. There were no protests.

Mayor Pro Tem Morelli: That area is going Commercial - the only thing is the residential use of the property in conjunction with the Commercial end of it - right? Is there anyone in the audience who would like to protest?

(No response)

Mr. Saylor: If you do approve it, I would suggest that it be just for this particular occupancy -

Commissioner Lurie: And also that it will have to be brought up to meet the Code -

Mr. Saylor: Right - that would be standard procedure.

Mayor Pro Tem Morelli: At this time if there is no further discussion and no protest, I will declare the Public Hearing on V-76-74 Closed and entertain a motion.

M o t i o n

Commissioner Franklin: I move that the Appeal be granted - I believe the denial was based on a misunderstanding in the first place. I move the Variance be granted subject to the normal requirements.

Motion carried by the following vote: Commissioners Christensen, Lurie, Franklin and Mayor Pro Tem Morelli voting aye; noes, none.

V-79-74
Appeal
Granted

APPEAL FILED BY LEASTOR ON BEHALF OF LEAVELL PROPERTIES, INC.
V-79-74

to action of the Board of Zoning Adjustment in denying their request for a VARIANCE to allow a residential occupancy in one of the commercial storage units where no residential use is permitted, on property located at 1915 West Bonanza Road, between Rancho Road and Highland Drive, in Land Use Zones C-2 and C-M.

(BZA vote for denial: Unanimous)

Mr. Saylor: This is the location of the property - this being Bonanza (wall map) - Rancho to the west - Highland Drive to the east - and the request is to allow one of these units as an office/apartment combination occupancy and, again, it involves a mixed use situation. Generally speaking, we do allow a watchman type of occupancy, but this was designed, and I believe it was indicated, that it would be a completely residential, permanent residential occupancy, to be lived in by the people that would run the operation. Again, I believe the Chairman ruled that the Board could not approve it. I can't say to you that is the reason they denied it, but I was at the meeting and he did make that ruling. I don't believe there were any protests on this application either.

Page 22
Minutes

Ed Hutchins, 4782 West Montero; I am representing the Leavell Properties. Here are some photographs of the existing property in question - also of two others that are located in the County. I have the approval of the three (3) immediately adjoining neighbors.

r
egular Meeting
City Commission
March 5, 1975

MINUTES

BOARD OF ZONING ADJUSTMENT

JANUARY 23, 1975

CALL TO ORDER:

A regular meeting of the Board of Zoning Adjustment was called to order by Chairman Pyes at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

PLEDGE OF ALLEGIANCE:

PRESENT:

Chairman Pyes, Vice-Chairman Reinhardt, Messrs. Jenkins, Duncan and Sloan.

STAFF PRESENT:

Harold P. Foster, Deputy Director of Community Development.
Jan Stewart, Deputy City Attorney.
John Herbert, Planning Assistant.
Kathleen M. Tighe, Recording Secretary.

MINUTES:

MR. DUNCAN made a Motion the Minutes of the Board of Zoning Adjustment meeting held December 19, 1974, be approved. Motion carried unanimously.

OLD BUSINESS:

1. U-65-74 (HO)

STRICKEN

Application of BETTY L. WOLF for VIRGINIA PHELAN at 5225 Del Rey Avenue, on the south side of Del Rey Avenue, between Wilshire Street and Montclair, for a Home Occupation Permit to allow a mail-order business for personal numerology analysis in land use zone R-1.

MR. FOSTER indicated no action need be taken by the Board concerning this item and it should be stricken from the agenda.

CHAIRMAN PYES stated the item would be stricken from the agenda as requested by Staff.

NEW BUSINESS:

1. V-75-74

STRICKEN

Application of DARWIN LAMB for a Variance to allow a private horse riding club on a ten-acre parcel of land that includes a club house with bar and restaurant, an arena, stables, corrals, and an area for trailer and recreational vehicle campers (not in compliance with the Trailer Park Ordinance) and to have an unpaved parking area for this facility with no main residential dwelling unit on property located on the north side of Ann Road, 5/8 mile west of Rancho Drive in land use zone R-E.

MR. FOSTER pointed out this item also should be stricken from the agenda.

CHAIRMAN PYES stated the item would be stricken from the agenda as requested by staff.

2. ✓ V-76-74

DENIED

Application of SALVATORE A. CARISTO for a Variance to allow the retail sale, trade and repair of new sporting good items including antiques, and to allow the sale of related items such as curios, relics and coins; and to allow advertising of this operation, and to continue the single family residential use on property legally described as Lot 20, Block 4, Mayfair Tract No. 3, and located at 135 North Bruce Street, between Fremont Street and Ogden in land use zone R-1.

MR. FOSTER pointed out the area in question on the screen and indicated the surrounding uses. He stated the reason for the Variance was that the applicant wished to conduct

a commercial operation on this property and also be able to live in the building at the same time. He pointed out, commercial zoning precludes the mixture of commercial and residential uses and the applicant has requested the Variance for the commercial use in addition to his present residential use on the property. He indicated there was landscaping around the residence with 4 parking spaces which are required. He stated one-half of the residence would be used for the commercial venture with the other half remaining residential. Mr. Foster stated a pattern has been established in the area since the property is transitioning to commercial and staff felt if this use were permitted, it should be a commercial use entirely and not have a mixed use on the property. Staff could find no unusual circumstances involved and felt approving it on this basis could only lead to other requests of the same nature. Consequently, staff recommended denial. He stated there were no protests and 3 approvals on record.

CHAIRMAN PYES stated essentially they were asking for two items, a residential use and a commercial use with both of them being in the same building.

MR. FOSTER said that was essentially correct, but stated they should not be treated separately. He said he felt the applicant should proceed under a rezoning application and felt possibly the Board could hold action on this request until such time as the applicant could pursue the rezoning application. He pointed out since the area was transitioning, he could see no problem in requesting a zone change.

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

MR. SALVATORE CARISTO appeared and stated he was the applicant. He pointed out two years ago he was diagnosed as having emphysema and has to go for medical examinations all the time. He stated he purchased the property with the intention of living there with his wife. He said shortly after he purchased this property he received a letter from his doctor indicating his condition is getting worse and may affect his working ability. He pointed out his children are grown and it is only himself and his wife. He stated he would like to do work on antiques, etc. and felt by doing this he could then make a living for himself and his wife without relying on anyone. He stated there was a letter from his doctor which he submitted with his application. He felt this property would be suitable for this use since it was in a transitioning area.

CHAIRMAN PYES pointed out he did not feel the commercial and residential use should be mixed and told the applicant if he would submit a rezoning application, in all probability it would be approved, however, this would not allow the residential use on the property. He stated the applicant's decision should be whether he wanted to use the property for a residential purpose or have his business there and stated there was no way he could bend the Ordinance to allow both uses on the property.

MRS. A. GAGLIANO, Sahara Realty, 953 E. Sahara Avenue, appeared on behalf of the applicant. She stated she felt the point the applicant was trying to make is that his health is deteriorating and there may come a time when he will not be able to work anywhere but in his home, and felt this property because of the transitioning situation would be suitable for this use. She pointed out at a later time, the applicant may not be able to travel to a place of business from his home, but would like to establish a source of income for he and his wife.

CHAIRMAN PYES stated he did not feel it was possible to have both a residential and commercial use on the property.

MRS. GAGLIANO asked Chairman Pyles if he had already reached a decision.

CHAIRMAN PYES stated it was not his decision - the Board decides.

MRS. GAGLIANO stated staff did not lead them to believe that this was not possible and was suprised that staff recommended against it since they had checked with staff on what course of action to pursue.

MR. JENKINS asked Mrs. Gagliano her association with the applicant.

MRS. GAGLIANO stated she was the agent in the sale of the property but stated the sale was complete.

MR. JENKINS asked the applicant if it would be possible for him to operate his business without advertising.

MR. CARISTO said "yes".

MR. JENKINS asked if this could be pursued under a Home Occupation Permit.

MR. FOSTER stated it did not meet the criteria since people would be coming to the property and because of the retail sale of items on the property. He stated staff would not like to see this operation permitted under the Home Occupation Permit but felt if the Board was inclined to look favorably on this request, the Variance action was the proper way to proceed on it and certain restrictions could be placed on the approval.

CHAIRMAN PYES asked the applicant if he could sell his items elsewhere.

MR. CARISTO stated all he restores are antiques and only American antiques. He stated he was presently employed at Ceasar's Palace as a dealer.

MR. JENKINS stated if he could display his items elsewhere, this would eliminate traffic to his home.

MR. CARISTO stated he did not feel there would be much traffic anyway. He stated he was presently employed, but did not know how long his health would allow this and he would like to make a living for himself and his wife.

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

After discussion by the Board, MR. DUNCAN made a Motion for DENIAL of V-76-74 because he felt there were no unusual circumstances which would warrant deviation from the regulations of the Zoning Ordinance.

Voting was as follows:

Mr. Duncan - yes.

Mr. Jenkins - yes.

Mr. Reinhardt - abstained because he was acquainted with the applicant.

Mr. Sloan - yes.

Chairman Pyles - yes.

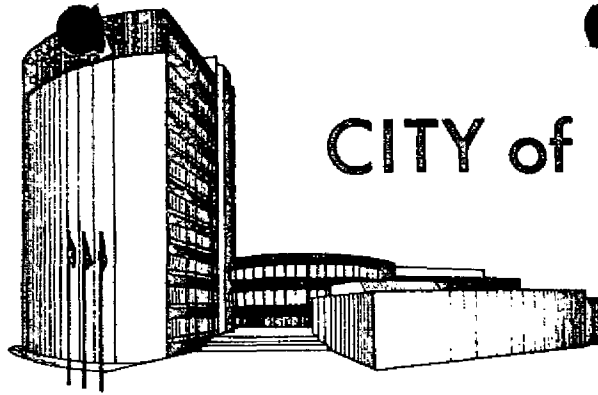
Motion for DENIAL carried.

MAYOR ORAN K. GRAGSON

COMMISSIONERS
HAL F. MORELLI
GEORGE E. FRANKLIN
PAUL J. CHRISTENSEN
RON LURIE

CITY ATTORNEY
CARL E. LOVELL, JR.

CITY MANAGER
A. R. TRELEASE



CITY of LAS VEGAS

February 12, 1975

NOTICE OF PUBLIC HEARING

MARCH 5, 1975 -- 9:30 A.M.

Re: APPEAL FILED BY SALVATORE A. CARISTO -- V-76-74
to action of the Board of Zoning Adjustment in denying his application for a Variance to allow the retail sale, trade and repair of new sporting goods items including antiques, and to allow the sale of related items such as curios, relics and coins; and to allow advertising of this operation; and to continue the single family residential use on property located at 135 North Bruce Street, between Fremont Street and Ogden Avenue in land use zone R-1.

NOTICE IS HEREBY GIVEN that a Public Hearing before the Board of Commissioners of the City of Las Vegas on the above matter has been scheduled at the hour of 9:30 A.M. on March 5, 1975, in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

ANY AND ALL INTERESTED PERSONS may appear and be heard or, prior to said Hearing, may file written objections or approval with the City Clerk.

V-76-74


EDWINA M. COLE, CMC
CITY CLERK

EMC:dmk

RECEIVED

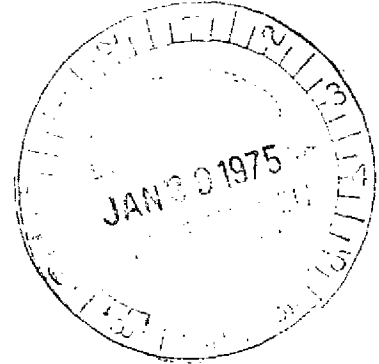
January 28, 1975

JAN 29 11 43 AM '75

1905 Maxwell
North Las Vegas, Nevada 89015

CITY CLERK

Ms. Edwina Cole, City Clerk
City of Las Vegas
400 Stewart
Las Vegas, Nevada



Re: Zoning Case No. V-76-74
Salvatore Caristo

Denied January 23, 1975 - Board of Zoning Adjustment

Dear Ms. Cole:

Please accept this letter as an appeal to the City Commission of the decision rendered by the Board of Zoning Adjustment in regard to my Application for Variance noted above.

We feel that there was not proper consideration either by Staff or the Board of my reason for requesting the variance; i.e., my physical condition which may make it impossible for me to support my wife and myself if I am not able to conduct business at my place of residence. We feel that the denial was based on some erroneous conclusions which should be corrected.

We respectfully request the opportunity to present our application to the Commissioners, who, we feel, will consider all aspects of the petition before rendering a decision.

Very truly yours,

Salvatore Caristo

A handwritten signature in cursive script that reads "Salvatore Caristo".

INTER-OFFICE MEMORANDUM

January 24, 1975

TO:
DEPARTMENT OF COMMUNITY 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-76-74

Applicant SALVATORE A. CARISTO

Appeal by applicant or any other aggrieved person: Yes No

Review requested by the City Commission: Yes No

*Approved
1/24/75*

Edmund M. Oates
CITY CLERK *1/24/75*

COMMUNITY DEVELOPMENT
DEPARTMENT INFORMATION:

Date of Board of Zoning Adjustment Action: January 23, 1975

Last day for filing an appeal by applicant or any other aggrieved person. (Appeal period is 11 days after the date of BZA action.) February 3, 1975

Last day for a review being requested by the City Commission. (Review period is 14 days after date of BZA action.) February 6, 1975

January 29, 1975

INTER-OFFICE MEMORANDUM

TO: MAYOR ORAN K. GRAGSON
 COMMISSIONER PAUL CHRISTENSEN
 COMMISSIONER GEORGE FRANKLIN
 COMMISSIONER RON LURIE
 COMMISSIONER HAL MORELLI

FROM:

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

SUBJECT:

BOARD OF ZONING ADJUSTMENT ACTIONS -
 MEETING OF JANUARY 23, 1975

COPIES TO:

City Manager

The items listed below reflect the action taken by the Board of Zoning Adjustment at their meeting held January 23, 1975. Any action of the Board of Zoning Adjustment may be reviewed by the City Commission if indicated within 14 days. The review period will expire on February 6, 1975.

1. V-76-74 - Application of SALVATORE A. CARISTO for a Variance to allow the retail sale, trade and repair of new sporting good items including antiques, and to allow the sale of related items such as curios, relics and coins; and to allow advertising of this operation and to continue the single family residential use on property located at 135 North Bruce Street, between Fremont Street and Ogden in land use zone R-1.

The property is on the segment of Bruce immediately north of Fremont Street that is transitioning to C-1. The property immediately to the south and the second lot to the north are zoned commercial. The property immediately to the north is still used for single family purposes and zoned R-1 as well as the general area to the west. To the east is vacant land zoned commercial. The reason for the Variance was that the applicant wished to conduct a commercial operation out of his residence and still continue the residential occupancy. If the applicant applied for commercial zoning, it would no doubt be approved because of the commercial pattern; however, residential occupancy is not permitted with commercial in a C-1 zone. The applicant indicated the use would be somewhat limited at this time and was being proposed because of his deteriorating health condition and he did not know how long he would be able to continue working as a dealer on the "strip". He indicated most of the work to be done on the property would be restoring antiques. The Board did not feel that his health condition was a basis for granting of the variance and felt the property should either be used as a residence or that it should be used for a commercial operation and if it was to be used for commercial, a rezoning application be submitted for consideration..

DECISION: DENIED by 4-0 vote, with one abstention.

2. V-77-74 - Application of SPROUL HOMES OF NEVADA for a Variance to allow the fireplaces on four separate single family residences to extend 22 ft. 8 in. from the rear property lines where 25 ft. is required on properties located at 1000, 1016, and 1017 Ron Evans Street and 1017 Eugene Cernan Street in land use zone R-1.

Continued

January 24, 1975

Salvatore A. Caristo
1905 Maxwell Street
Las Vegas, Nevada

Re: V-76-74

Dear Mr. Caristo:

Your application for a Variance to allow the retail sale, trade and repair of new sporting good items including antiques, and to allow the sale of related items such as curios, relics and coins; and to allow advertising of this operation and to allow continuation of the single family residential use on property located at 135 North Bruce Street in land use zone R-1, was considered by the Board of Zoning Adjustment at their regular meeting on January 23, 1975.

It was voted by the Board of Zoning Adjustment to DENY your request because it was felt there were no unusual circumstances found on this property which would justify a variance from the regulations of the Zoning Ordinance.

This action by the Board of Zoning Adjustment on January 23, 1975, 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 yours,

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

BY:

HAROLD P. FOSTER, DEPUTY DIRECTOR

DJS:HPF:kt

cc: City Clerk

INTER-OFFICE MEMORANDUM

January 28, 1975

TO:

DEPARTMENT OF COMMUNITY 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-76-74

Applicant SALVATORE A. CARISTO

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: January 23, 1975

Last day for filing an appeal by applicant or any other aggrieved person. (Appeal period is 11 days after the date of BZA action.) February 3, 1975

Last day for a review being requested by the City Commission. (Review period is 14 days after date of BZA action.) February 6, 1975

INTER-OFFICE MEMORANDUM

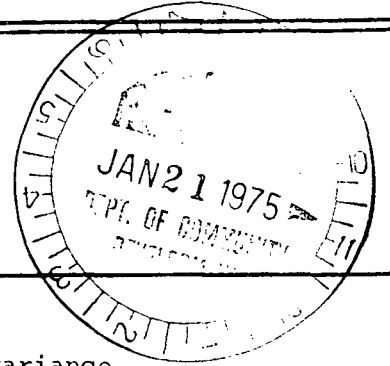
JANUARY 10, 1975

TO: DEPARTMENT COMMUNITY DEVELOPMENT

FROM: SR. BUILDING INSPECTOR
DEPARTMENT BUILDING & SAFETY

SUBJECT: V-76-74
135 No. Bruce

COPIES TO:



The Department of Building and Safety recommends denial of this variance which would allow a split occupancy classification. The existing building would need a major construction job to bring it to a 1-hour fire-resistive construction throughout.

Clay Hymer
CLAY HYMER

JANUARY 30, 1975

At a meeting with the owner we discussed the amount of construction repair that would be required to bring the building up to Code. The owner is willing to do all work necessary, therefore, our Department would have no objection to this variance based on this information.

Clay Hymer
CLAY HYMER

Foster

INTER-OFFICE MEMORANDUM

January 17, 1975

TO:
Community Development

FROM:
Deputy Director of Public Works

SUBJECT:
V-76-74

COPIES TO:

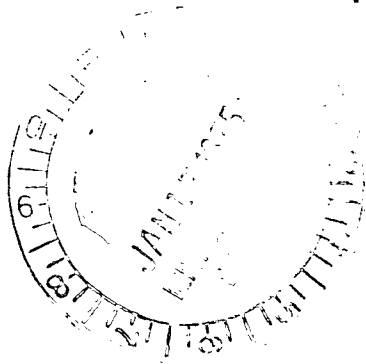
Your memorandum of January 7, 1975 requested comments from the Engineering Department on the application for a Variance to allow a retail sales operation on property located at 135 No. Bruce Street.

The parking layout should be revised to prohibit backing onto Bruce Street.



V. B. Uehling

VBU/DEN/s

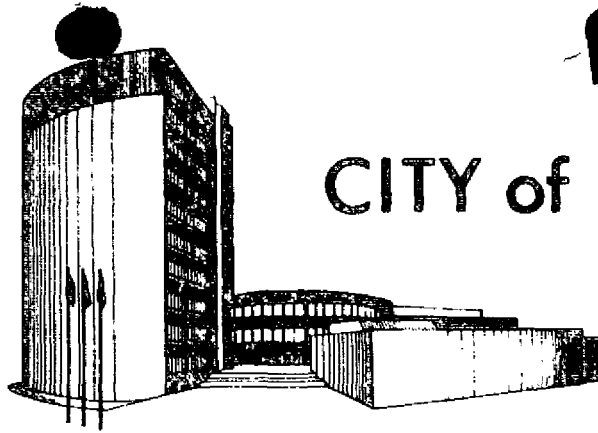


MAYOR ORAN K. GRAGSON

COMMISSIONERS
HAL F. MORELLI
GEORGE E. FRANKLIN
PAUL J. CHRISTENSEN
RON LURIE

CITY ATTORNEY
CARL E. LOVELL, JR.

CITY MANAGER
A. R. TRELEASE



CITY of LAS VEGAS

January 16, 1975

Salvatore A. Caristo
1905 Maxwell Street
Las Vegas, Nevada

Re: V-76-74
Variance Application

Dear Applicant:

This is to advise you that your request as referred to above will be considered by the Board of Zoning Adjustment at their regular meeting on **January 23, 1975.**

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 DEVELOPMENT
DON J. SAYLOR, AIP, DIRECTOR

by:


HAROLD P. FOSTER, DEPUTY DIRECTOR

DJS:HPF:kt

SANSUM MEDICAL CLINIC, INC.

317 WEST PUEBLO STREET
P.O. DRAWER LL
SANTA BARBARA, CALIFORNIA 93102
TELEPHONE (805) 963-3311

September 30, 1974

RE: Mr. Salvatore A. Caristo

INTERNAL MEDICINE

HIDAMLI I. BURTNESS, M.D.
CASIMIR A. DOMZ, M.D.
LEONARD S. GRABOWSKI, M.D.
JEROME S. GRIFFITH, M.D.
CLAYTON H. KLAKEG, M.D.
JAMES V. McNAMARA, M.D.
KENNETH J. McNEICE, M.D.
LARRY F. SMITH, M.D.
GILBERT L. WHITE, M.D.

NEPHROLOGY & HYPERTENSION

JAMES B. CONNER, M.D.

CLINICAL CARDIOLOGY

ROBERT I. COORD, M.D.

CARDIOLOGY

ROBERT C. HOWAR, M.D.

GASTROENTEROLOGY

VERNARD R. KINNEY, M.D.

GEORGE E. SCOTT, M.D.

ALBERT C. SVOBODA, M.D.

THYROID DISEASE

ROBERT G. LOGAN, M.D.

RHEUMATOLOGY

EDWARD J. MCGINN, M.D.

PULMONARY DISEASE

GEORGE T. NORTHROP, M.D.

HEMATOLOGY ONCOLOGY

ABRAHAM I. POTOLSKY, M.D.

ENDOCRINOLOGY

LOWELL L. SPARKS, JR., M.D.

ALLERGY AND IMMUNOLOGY

HAROLD R. STYLER, M.D.

ROENTGENOLOGY

MARSHALL W. OLSON, M.D.

SID F. VAUKIN, M.D.

NEUROLOGY

RAYMOND A. STEPHENSON, M.D.

DERMATOLOGY

JOHN A. CLARK, M.D.

ARNOLD MEDVED, M.D.

SURGERY

GENERAL SURGERY

WILLIAM H. STEPHENSON, M.D.

THORACIC AND CARDIOVASCULAR

RICHARD A. LIM, M.D.

EAR NOSE AND THROAT

VIRGIL E. HEPP, M.D.

DENNIS R. BUSBY, M.D.

OPHTHALMOLOGY

JOHN I. CROWDER, M.D.

RICHARD MAGENHEIMER, M.D.

ORTHOPEDICS

JOHN F. MERRITT, M.D.

BERNARD J. DRURY, M.D.

ROBERT J. VITT, M.D.

DONALD E. WEBB, M.D.

UROLOGY

FRED C. HEIDNER, II, M.D.

ERNEST A. BLAKEY, M.D.

COLON AND RECTAL

J. PEERMAN NISSELROD, M.D.

ELLIOT PRAGER, M.D.

GYNCOLOGY

LOWELL G. McLELLAN, M.D.

LARRY R. McGUIRE, M.D.

LABORATORY DIRECTOR

DONALD E. NEMELAN, M.D.

PSYCHOLOGY

JERRY H. CLARK, Ph.D.

DIETETICS

AUDREY GUNTERMANN, R.D.

RUTH W. NOTTO, R.D.

ADMINISTRATION

W. RICHARD ELLIS, USA

JAMES T. FALKUS

To Whom It May Concern:

Mr. Salvatore Caristo has been evaluated at the Sansum Medical Clinic in 1973 and again in 1974. It is our feeling that he has chronic, obstructive pulmonary disease with a picture of marked, chronic and subacute bronchitis and that this lung problem does cause physical symptoms and may affect his working.

If there are any questions as regards the above, please do not hesitate to contact me.

Sincerely yours,



Albert C. Svoboda, Jr., M.D.

ACS/em

INTER-OFFICE MEMORANDUM

JANUARY 10, 1975

TO:
DEPARTMENT COMMUNITY DEVELOPMENT

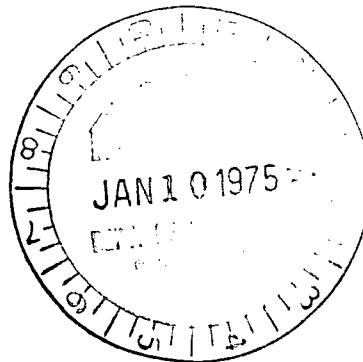
FROM:
SR. BUILDING INSPECTOR
DEPARTMENT BUILDING & SAFETY

SUBJECT: V-76-74

COPIES TO:

The Department of Building and Safety recommends denial of this variance which would allow a split occupancy classification. The existing building would need a major construction job to bring it to a 1-hour fire-resistive construction throughout.

Clay Hymer
CLAY HYMER



INTER-OFFICE MEMORANDUM

January 9, 1975

TO:

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

FROM:

George Judd
GEORGE JUDD
ASSISTANT FIRE MARSHAL

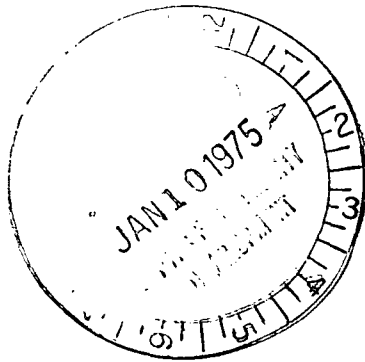
SUBJECT: V-76-74

SALVATORE A. CARISTO
Allow retail sale, trade & repair of
new sporting good items, antiques,
curios & continue single famil resi-
dential use on the property.
135 North Bruce Street

COPIES TO:

1. The building shall conform to the requirements of an F² occupancy in accordance with the U.B.C. and shall meet with the approval of the Las Vegas Building Department.
2. Shall conform to all requirements of Ordinance 1666, Las Vegas Fire Department.

GJ/vh
Attachment



SANSUM MEDICAL CLINIC, INC.

317 WEST PUEBLO STREET
P.O. DRAWER LL
SANTA BARBARA, CALIFORNIA 93102
TELEPHONE (805) 963-3311

August 5, 1974

INTERNAL MEDICINE

HILDAHL I BURNESS, M.D.
JAMES B. CONNER, M.D.
NEPHROLOGY & HYPERTENSION
ROBERT I. CORO, M.D.
CLINICAL CARDIOLOGY
CASIMIR A. DOMZ, M.D.
LEONARD S. GRABOWSKI, M.D.
JEROME S. GRIFFITH, M.D.
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SURGERY
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COLON AND RECTAL
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LOWELL G. McLELLAN, M.D.
LARRY R. MONCUR, M.D.
LABORATORY DIRECTOR
DONALD E. McMILLAN, M.D.
PSYCHOLOGY
JERRY H. CLARK, Ph.D.
DIETETICS
AUDREY GUNTERMANN, R.D.
RUTH MINOTTO, R.D.
ADMINISTRATION
W. RICHARD ELLS, MBA

Mr. Salvatore Caristo
1905 Maxwell Street
N. Las Vegas, Nevada 89030

Dear Mr. Caristo:

The Alpha 1 antitrypsin level obtained on July 23rd has been returned. The level of this enzyme which correlates to the susceptibility to develop chronic lung disease, particularly in smokers, is in an intermediate range. By this I mean that the person who receives this enzyme defect from both parents generally has a very low level. When he receives it from only one parent, he is intermediate, and, if he receives it from neither parent, then the enzyme level is normal. As stated, you are in the intermediate range and this does increase your susceptibility to smoking damage to the lungs or to damage to the lungs by other irritants. I hope the medications for your breathing have been of benefit. Please let me know if you have further problems.

With best regards,

Sincerely yours,

Albert C. Svoboda (Em)

Albert C. Svoboda, Jr., M.D.

ACS/em

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 \$ 100.00.

The undersigned, SALVATORE A. CARISTO, the owner, respectfully petitions for a special Variance to allow THE SALE, TRADE AND

REPAIR OF SPORTING GOODS ITEMS, MODERN AND ANTIQUE AND ANY RELATED ITEMS, INCLUDING CURIOS, RELICS AND COINS. AND THE PRIVILEGE TO ADVERTISE, WITH THE CONTINUED USE OF THE PROPERTY AS A SINGLE RESIDENCE

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS AND REASONS ARE HEREWITH SUBMITTED: The property is situated at 135 N. BRUCE ST. between PREMONT and OGDEN in Zoning District RI. Said property is legally described as follows, to wit:

LOT 20 BLK 4 MAYFAIR #3

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)

Salvatore A. Caristo 1905 Maxwell St. 642-2075
SIGNATURE OF OWNER(S) OF RECORD MAILING ADDRESS TELEPHONE NUMBER

Subscribed and sworn to before me this 26TH day of November, State of Nevada, 1974.

Daryl B. Garner
Notary Public in and for said County and State
CLARK COUNTY
DARYL B. GARNER
MY COMMISSION EXPIRES SEPTEMBER 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 \$100.00
Receipt No.: 182890
Case No. V-76-74

Received by: [Signature]
Date: 12/26/74

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 - 17 x 11 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.

INTER-OFFICE COMMUNICATION

Date: January 7, 1975

TO: BUILDING DEPARTMENT
FIRE DEPARTMENT
ENGINEERING DEPARTMENT

FROM: DEPARTMENT OF COMMUNITY DEVELOPMENT

SUBJECT: FILE NO. V-76-74, BOARD OF ZONING ADJUSTMENT MEETING 1-23-75.

Application submitted by: Salvatore A. Corisco

For a ~~Use Permit~~ Variance to: Allow the retail sale, trade and repair of new sporting good items including antiques, and to allow the sale of related items such as curios, rallies and coins; and to allow advertising of this operation and to continue the single family residential use on the property.

Property located at: 135 North Bruce Street, between Fremont St. and Ogden.

Land Use Zone: R-1.

Legally described as: Lot 20, Block 4, Mayfair Tract No. 3.

Your remarks regarding this application prior to January 13, 1975 will be greatly appreciated.

Plot Plan Attached Yes XX
No _____

Building - Existing _____
Proposed _____

Fire Zone 03

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

DJS:kt

January 8, 1975

NOTICE OF PUBLIC HEARING

JANUARY 23, 1975

Notice is hereby given that on January 23, 1975, 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-76-74 SALVATORE A. CARISTO FOR A VARIANCE TO ALLOW THE RETAIL SALE, TRADE AND REPAIR OF NEW SPORTING GOOD ITEMS INCLUDING ANTIQUES, AND TO ALLOW THE SALE OF RELATED ITEMS SUCH AS CURIOS, RELICS AND COINS: AND TO ALLOW ADVERTISING OF THIS OPERATION, AND TO CONTINUE THE SINGLE FAMILY RESIDENTIAL USE ON PROPERTY LEGALLY DESCRIBED AS LOT 20, BLOCK 4, MAYFAIR TRACT NO. 3.

LOCATED AT 135 NORTH BRUCE STREET, BETWEEN
FREMONT STREET AND OGDEN IN LAND USE ZONE R-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; or may, prior to this hearing, file with the Director of Community Development written objections thereto or approval thereof.

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

BY: 
HAROLD P. FOSTER, DEPUTY DIRECTOR

DJS:HPF:kt

JANUARY 23, 1975

JANUARY 8, 1975

Notice is hereby given that on 1-23-75, at 7:30 P.M. in the Commission Chambers of the Reed Whipple Center, 821 Las Vegas Boulevard North, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-76-74 SALVATORE A. CARISTO FOR A VARIANCE TO ALLOW THE SALE, TRADE AND REPAIR OF ^{new} SPORTING GOOD ITEMS, ~~MODERN AND~~ ANTIQUES, AND ^{to allow the sale of} ~~AND~~ RELATED ITEMS ^{such as} INCLUDING CURIOS, RELICS AND COINS; AND TO ALLOW ADVERTISING ~~WITH THE~~ CONTINUED ^{use of} ~~USE OF~~ THE PROPERTY ~~AS A~~ SINGLE ^{family} RESIDENTIAL USE ON PROPERTY LEGALLY DESCRIBED AS LOT 20, BLOCK 4, MAYFAIR TRACT #3.

LOCATED AT 135 NORTH BRUCE STREET, BETWEEN
FREMONT STREET AND OGDEN IN LAND USE ZONE R-1.

Handwritten initials and signature: "ML" and "OK. B"

Handwritten scribble or signature

Handwritten initials: "ML"

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 _____, or may, prior to this hearing, file with the City Planning Director written objections thereto or approval thereof.

DON J. SAYLOR, AIP
Director of Planning
Coordinator of Urban Renewal