

PLANNING AND DEVELOPMENT DEPARTMENT  
SCANNING COVER SHEET

Case No: V-0073-80

APN: 162-03-210-046

Location: SWC of Casino Center Blvd and Imperial Ave

Applicant: 1300 Casino Center LTD., A Nevada LTD. Partnership

Project Name:

To allow 24 apartment units where only 16 are permitted; 24 parking spaces where 36 are required; a front setback of 3' where 10' is required; a side (south) setback of 2' where 6' is required; a rear setback of 1' where 20' is required; and a detached accessory building not located entirely in the rear yard which is not permitted.



LICENSE INSPECTION LOG

LOCATION 1400 Casino Center

CASE NO. V-7380

TENTATIVE LICENSE ISSUED ON \_\_\_\_\_

FIELD INSPECTION LOG

DATE/BY

8/24/81 BAR L/S not in conformance to Plot Plan. No L/S along Imperial

9/25/81 BAR same as previous inspection

11/19/81 BAR - L/S incomplete

1/6/82 BAR - L/S incomplete - no assessment district, no R.O.W dedication

3/5/82 - Assessment district signed, no R.O.W dedication

3/26/82 - R.O.W dedication finally signed,

On 30 Mar 82, the conditions of approval have been met.

APPROVED BY 



PROPERTY OWNERS

PROTESTS

APPROVALS

1. Mr. & Mrs. Joseph Demeth
2. Steep Hotel (by Seymour Grush)
3. Second & Utah Apts. (by Sam Shipper)
4. Atkin & Proter, Inc.
5. Edward I. Brown (Avalon Apts)
6. Harold Wagner (Tally Ho Apts)
7. Mr. & Mrs. Robert M. Evans
8. Charles W. & Adele M. Gronbach

10-15  
cc

9. MARILYN WENLETH
10. \_\_\_\_\_
11. \_\_\_\_\_
12. \_\_\_\_\_
13. \_\_\_\_\_
14. \_\_\_\_\_
15. \_\_\_\_\_
16. \_\_\_\_\_
17. \_\_\_\_\_
18. \_\_\_\_\_
19. \_\_\_\_\_
20. \_\_\_\_\_

FILE NO. V-7380

Protect

cc Board of Commissioners  
Backup Material for Agenda  
Harold Foster Books

5392 EASTERN AVENUE  
LAS VEGAS, NEVADA 89119  
OCTOBER 3, 1980

RECEIVED  
OCT 9 1980  
PLANNING AND  
DEVELOPMENT

CAROL ANN HAWLEY, CITY CLERK  
CITY HALL  
400 E. STEWART AVE.  
LAS VEGAS, NEVADA 89101

DEAR MS. HAWLEY;

TODAY I RECEIVED NOTICE OF PUBLIC HEARING REGARDING THE APPEAL FILED BY AVALON ARMS APARTMENTS ON THE APPLICATION OF 1300 CASINO CENTER LTD., A NEVADA LTD. PARTNERSHIP (CASE (-73-80)) TO THE ACTION OF THE BOARD OF ZONING ADJUSTMENT ON THE APPROVAL OF HIS REQUEST FOR VARIANCES, ETC. THIS HEARING IS TO COME UP OCTOBER 15, 1980 AT 2:00 P.M.

MY HUSBAND, JOSEPH NEMETH, AND I ARE THE OWNERS OF HARRIGOLD GARDEN APARTMENTS, WHICH IS LOCATED OPPOSITE THE PROPOSED BUILDINGS OF 1300 CASINO CENTER LTD. AND ALSO OPPOSITE THE AVALON ARMS APARTMENTS. WE STRONGLY SUPPORT THE AVALON ARMS IN THEIR APPEAL OF THE BOARD OF ZONINGS' APPROVAL OF THE APPLICATION FOR THE VARIANCES. WE WROTE TO THE BOARD PRIOR TO THE NOTICE OF HEARING AND EXPRESSED OUR STRONG OBJECTIONS IN WRITING, AS WE WERE UNABLE TO BE THERE IN PERSON. AGAIN, WE ARE UNABLE TO ATTEND THIS HEARING, SO I AM WRITING TO YOU TO URGE YOU TO LOOK AT THIS APPLICATION FOR VARIANCES ONCE MORE. THERE IS NO WAY THAT RESPONSIBLE MEMBERS OF THE BOARD OF ZONING COULD EVER APPROVE SUCH VARIANCES.

AS IT IS NOW, THE PARKING PROBLEM IS ONE OF CONSTANT COMPLAINTS BY MY TENANTS...AND THE TENANTS FROM THE NEIGHBORING APARTMENT HOUSES, ALSO. SO TO ALLOW A VARIANCE TO OVERBUILD ON THE EXISTING LOT OPPOSITE US AND TO ALLOW A VARIANCE THAT WOULD NOT PROVIDE SUFFICIENT PARKING SPACES WOULD NOT BE IN THE BEST INTEREST OF THE NEIGHBORHOOD COMMUNITY OR THE APARTMENT AND PROPERTY OWNERS CONCERNED.

AS I EXPRESSED IN MY LAST LETTER TO THE ZONING COMMISSIONERS, THEY HAVE A CERTAIN RESPONSIBILITY TO UPHOLD THE PRESENTLY ACCEPTABLE BUILDING CODES AND LAWS AND ABOVE ALL, THE BUILDING ETHICS THAT ARE SET UP FOR OUR COMMUNITY AND ITS' GROWTH. PLEASE TELL ME...WHAT WOULD THIS TOWN END UP LOOKING LIKE IF WE ALLOWED SUCH PROPOSED VARIANCES AS THE ONES SUGGESTED BY THE 1300 CASINO CENTER LTD. GROUP?

AGAIN, WE ARE STRONGLY OPPOSED TO THE VARIANCES SUGGESTED AND WE SUPPORT THE APPEAL OF AVALON ARMS APARTMENTS. WE WERE TRULY SHOCKED TO LEARN THAT THE VARIANCES HAD BEEN ACCEPTED AND PASSED BY THE ZONING BOARD...SO WE ARE HAPPY TO HAVE A SECOND CHANCE TO EXPRESS OUR WRITTEN OBJECTIONS AND TRUST THAT THE APPEAL WILL BE ACCEPTED AND APPROVED.

SINCERELY,

*Dorilyn Nemeth*

Product

RECEIVED  
SEP 24 1980  
CITY OF LAS VEGAS  
COMMUNITY PLANNING AND DEVELOPMENT

September 22, 1980

Mr. Harold P. Foster, Director  
Department of Community Planning and Development  
City of Las Vegas  
400 East Stewart Avenue  
Las Vegas, Nevada 89101

SUBJECT: Variance V-73-80  
Lots 9 and 10, Block 10, Boulder Addition

Dear Mr. Foster:

We will be out of town on September 25, 1980 and will not be able to participate in the Board of Zoning's public hearing. Since we would like to have our comments considered by the board, we are writing this letter to you. We are owners of the small commercial units located at the Southwest corner of Fourth and Imperial.

Mr Foster, we strongly urge that the Zoning Adjustment Board reject the variance #V-73-80 to build additional apartment units as described in your September 10, 1980 letter. It is our opinion that surrounding areas have already been overbuilt with these type of apartment units most of which required variances. The City of Las Vegas has a master zoning plan which should be followed.

The above mentioned variance would permit the developer to build an increased number of units while sacrificing parking spaces and "green belt areas". This geographic area already has a severe parking problem. Our tenants who own and operate small businesses at the corner of Fourth and Imperial have complained frequently about the lack of parking for their customers. In fact, we have lost tenants to outlying facilities with better parking conditions.

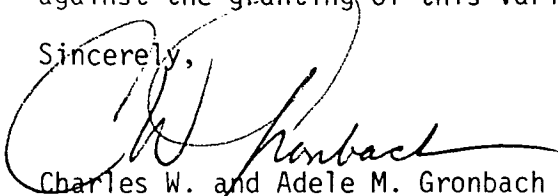
However, even more important is the fact that this area is becoming over populated with highly transient people. The vandalism and crime in the neighborhood grows daily. At least once every month our building or tenants suffer from some form of vandalism. Our trash bin is continually being set afire, even though the trash is picked up daily. Our block wall has been repaired on several occasions and theft is commonplace. On Sunday, September 21, two of the businesses were forcibly broken into. The laundromat's coke machine, coin changer and laundry machine coin boxes were robbed.

Mr. Harold P. Foster  
September 22, 1980  
Page 2

The continued overbuilding of property allows the apartment owners to charge lower rents which has the tendency to attract an irresponsible element of society. Not only are we driving the responsible businesses and residents away, but this area is near all of the casinos. The crime against visiting tourists has been growing rapidly and by allowing this potentially irresponsible element to be closer to affecting the city's main source of revenue does not help Las Vegas' reputation and its ability to attract visitors.

We fully believe, Mr. Foster, it's time to begin adhering to the established zoning plan. There are now too many of these low cost apartment units springing up most of which are non-conforming. Parking is becoming a big problem and crime is on a dramatic upswing. We, therefore, are firmly against the granting of this Variance V-73-80.

Sincerely,



Charles W. and Adele M. Gronbach  
821 E. Bonita  
Las Vegas, Nevada 89104

b

Protest  
4-73-80

SEP 15 1980  
PLANNING AND  
DEVELOPMENT

by  
rec'd  
9-23-80

515 North Elm Drive  
Beverly Hills, Ca. 90210

September 15, 1980

Mr. Harold P. Foster, Director  
Department of Community Planning  
and Development  
City Hall  
400 East Steward Avenue  
Las Vegas, Nevada

RE: LOTS 9 AND 10, BLOCK 10  
BOULDER ADDITION

Dear Sir:

I have today received the Notice that you will hear the application on the variance requested on the above property.

I am one of the owners of the property directly to the south of this location, known as the Avalon Arms.

I am against the granting of this variance.

First, there is a legal issue here. A variance is granted for a hardship; there is no hardship here. They are asking for something in a zone that no one else enjoys, and certainly not on Casino Center Boulevard. Therefore, what they are asking does not legally meet the test of a variance. If, for reasons of a particular peculiarity of the shape of the lot which is different than any other lot in the area, you might waive a setback, but certainly you do not increase the density by 50% and reduce the parking by 50% and substantially increase the amount of building that is permitted on the lot.

Has the legality of such a variance been determined?

Second, by granting this variance you are establishing a character in the area on a parcel by parcel basis, which is inconsistent with the intention of the zoning ordinance.

By granting this variance you, in effect, are spot zoning, and this is out of context of what planning is all about.

If it makes sense for this parcel, then it makes sense for all of the parcels .... so, rezone the entire area.

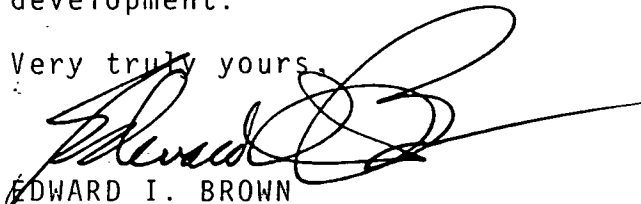
Harold P. Foster, Director  
September 15, 1980  
Page 2

If it doesn't make sense for the total area, then don't play special favors and spot zone.

Third, has the impact of such a variance been environmentally assessed? What is the impact to the area as far as increasing the density, reducing the availability of parking, and reducing the light and air available to my property, by reducing front, side and rear setbacks?

Please deny this application for it doesn't make for good planning, and if it is passed, we will be forced to take legal action against the development.

Very truly yours,



EDWARD I. BROWN

EIB:rf

cc: Mr. Paul Carelli

*Prolet*

ATKIN & FRATER, INC.

1320 S CASINO CTR BLVD-LAS VEGAS NV 89104  
Phone: 702-385-3453

September 17, 1980

Harold P Foster  
400 E Stewart Ave  
Director Comm Plan  
Las Vegas Nevada

RE: V-73-80 APARTMENT COMPLEX  
1300 CASINO CENTER

DEAR MR. FOSTER:

WE HEREBY OBJECT TO ALLOWING A VARIANCE TO BUILD 24  
APARTMENT UNITS WHERE ONLY 16 ARE PERMITTED. THE REASON FOR  
THIS OBJECTION IS TH PARKING. WITH THE APARTMENTS ALREADY  
IN THE VICINITY PARKING IS AT A PREMIUM NOW.

Sincerely yours,

*Lee Atkins*  
Atkin & Frater, Inc.

L/pe

RECEIVED  
SEP 19 1980  
PLANNING AND  
DEVELOPMENT

*by  
ref id  
9-23-80*

1-23-80

TALLY HO APARTMENTS

1503 Casino Center Boulevard  
Las Vegas, Nevada

Community Planning and Development  
Commission Chambers of City Hall  
400 East Stuart Avenue  
Las Vegas, Nevada

Attn: Harold Foster, Director

RE: Case #V-73-80  
Located at NW corner of  
CasinoCenter Boulevard  
and Imperial Street

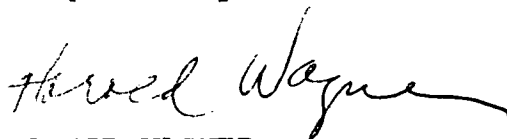
Dear Mr. Foster:

The writer is one of the owners of the property located on the NE corner of Casino Center Boulevard and Utah Street. We are protesting the granting of this proposed variance.

The substantial reduction of the set backs on the front, rear and side yards does not conform to the required set backs on Casino Center Boulevard, and we feel any variance of these required set backs would be detrimental and change the character of the boulevard.

The detached accessory building that is not being located in the rear of the yard would not adhere to the other properties on the boulevard.

Respectfully,



HAROLD WAGNER

HW/eh

RECEIVED  
SEP 23 1980  
PLANNING AND  
DEVELOPMENT

*Project  
V-73-80*

SECOND AND UTAH APARTMENTS  
1428 SOUTH CASINO CENTER BOULEVARD  
LAS VEGAS, NEVADA 89104

September 17, 1980

Community Planning and Development  
Commission Chambers of City Hall  
400 East Stewart Avenue  
Las Vegas, Nevada

Attn: Harold Foster, Director

Dear Mr. Foster:

Please be advised that we have received notice of a public hearing on Case Number V-73-80 on an application for a variance at Lots 9 and 10, Block 10, Boulder addition.

We are the owners of the property at 1428 South Casino Center Boulevard, Las Vegas. We are against granting this variance as this property does not incur any hardship. They are asking for increased density and lot coverage which no other property on Casino Center Boulevard in our area has. Therefore, it does not qualify for this variance.

To grant this variance will change the character and the quality of life on Casino Center Boulevard and will certainly change the neighborhood which would be a detriment to the adjoining Las Vegas Boulevard.

Please deny this variance.

Very truly yours,

SECOND AND UTAH APARTMENTS

Sam Shipper

*Sam Shipper*

SS:mw

RECEIVED  
SEP 22 1980  
PLANNING AND  
DEVELOPMENT

*Protect*

*V-73-80*

STRIP HOTEL  
201 EAST UTAH  
LAS VEGAS, NEVADA 89104

September 17, 1980

Community Planning and Development  
Commission Chambers of City Hall  
400 East Stewart Avenue  
Las Vegas, Nevada

Attn: Harold Foster, Director

Dear Mr. Foster:

Please be advised that we have received notice of a public hearing on Case Number V-73-80 on an application for a variance at Lots 9 and 10, Block 10, Boulder addition.

We are the owners of the property at 201-205 East Utah Avenue, Las Vegas. We are against granting this variance as this property does not incur any hardship. They are asking for increased density and lot coverage which no other property on Casino Center Boulevard in our area has. Therefore, it does not qualify for this variance.

To grant this variance will change the character and the quality of life on Casino Center Boulevard and will certainly change the neighborhood which would be a detriment to the adjoining Las Vegas Boulevard.

Please deny this variance.

Very truly yours,

STRIP HOTEL

*[Handwritten signature of Seymour Grush]*

Seymour Grush

SG:mw

RECEIVED  
SEP 22 1980  
PLANNING AND  
DEVELOPMENT

*Protect*

RECEIVED  
SEP 16 1980  
PLANNING AND  
DEVELOPMENT

5392 EASTERN AVENUE  
LAS VEGAS, NEVADA  
SEPTEMBER 14, 1980

DEPT. OF COMMUNITY DEVELOPMENT  
400 EAST STEWART  
LAS VEGAS, NEVADA 89101

DEAR SIR:

I AM WRITING TO YOU IN RESPONSE TO THE NOTICE OF PUBLIC HEARING IN REGARD TO APPLICATION NUMBER V-73-80, WHICH WILL COME BEFORE YOU ON SEPTEMBER 25TH. MY HUSBAND AND I WILL NOT BE ABLE TO ATTEND THE MEETING TO STATE OUR OBJECTIONS VERBALLY, SO WE SHOULD LIKE TO DO SO IN WRITING.

MY HUSBAND AND I OWN THE BUILDINGS OPPOSITE THE PROPOSED BUILDING ON CASINO CENTER BLVD. AND WE STRONGLY OBJECT TO ALL OF THE VARIANCES STATED IN THE APPLICATION AND DO NOT WANT TO SEE IT PASSED.

WE ALL HAVE A RESPONSIBILITY TO HOLD TO CORRECT CODES AND SPECIFICATIONS OF BUILDING AND COMMUNITY DEVELOPMENT AND TO ALLOW THESE VARIANCES WOULD NOT BE IN THE BEST INTEREST OF THE PROPERTY OWNERS CONCERNED.

SINCERELY,  
*Joseph Nemeth*  
*Dorothy Nemeth*  
MR. AND MRS. JOSEPH NEMETH

INTERDEPARTMENT DISTRIBUTION LIST

	DATE SENT	DATE RETURNED	COMMENTS
BUILDING DEPARTMENT	9/3	9/8/80	No unprotected opening on the side yard as per U.B.C. Table 5A
FIRE SERVICES	9/3	9/10/80	Alarm system conforming to N.F.P.A. #72A
PUBLIC SERVICES	9/3	9/15/80	see memo in file for various conditions
POLICE DEPARTMENT			
LICENSE DEPARTMENT			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. V-73-80

September 10, 1980

NOTICE OF PUBLIC HEARING

SEPTEMBER 25, 1980

Notice is hereby given that on September 25, 1980, 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-73-80      1300 CASINO CENTER LTD., A NEVADA LTD. PARTNERSHIP FOR  
A VARIANCE TO ALLOW TWENTY-FOUR (24) APARTMENT UNITS  
WHERE ONLY SIXTEEN (16) ARE PERMITTED; TWENTY-FOUR PARKING  
SPACES WHERE THIRTY-SIX (36) ARE REQUIRED; A FRONT SET-  
BACK OF THREE FEET (3') WHERE TEN FEET (10') IS REQUIRED;  
A SIDE (SOUTH) SETBACK OF TWO FEET (2') WHERE SIX FEET  
(6') IS REQUIRED; A REAR SETBACK OF ONE FT. (1') WHERE  
TWENTY FEET (20') IS REQUIRED; AND A DETACHED ACCESSORY  
BUILDING NOT LOCATED ENTIRELY IN THE REAR YARD WHICH IS  
NOT PERMITTED ON PROPERTY GENERALLY LOCATED ON THE SOUTH-  
WEST CORNER OF CASINO CENTER BOULEVARD AND IMPERIAL  
AVENUE IN ZONING DISTRICT R-4 (APARTMENT RESIDENCE).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOTS  
9 AND 10, BLOCK 10, BOULDER 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.

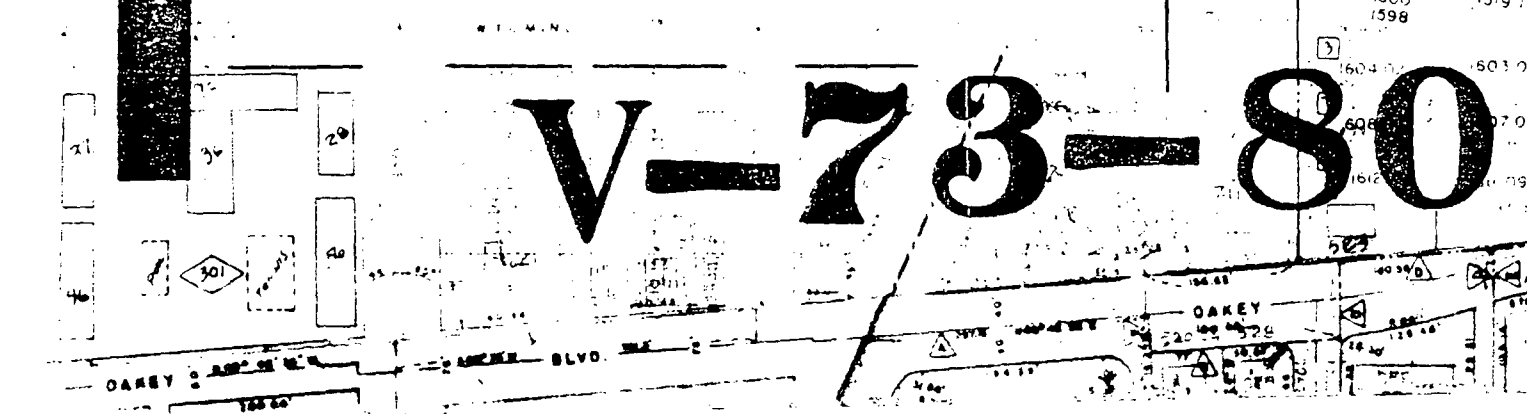
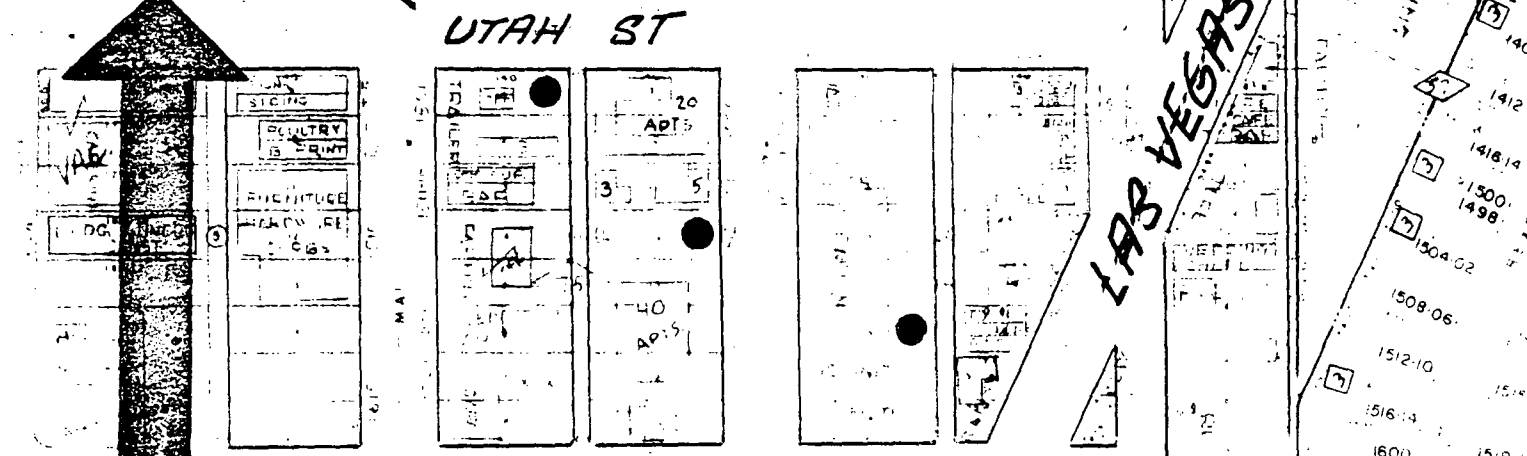
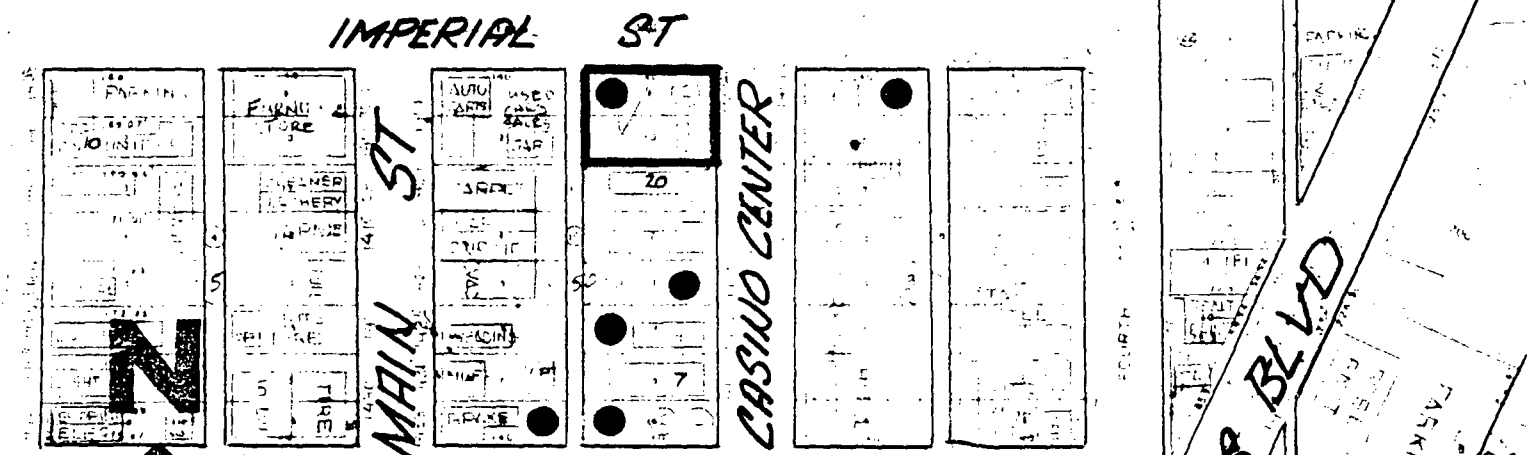
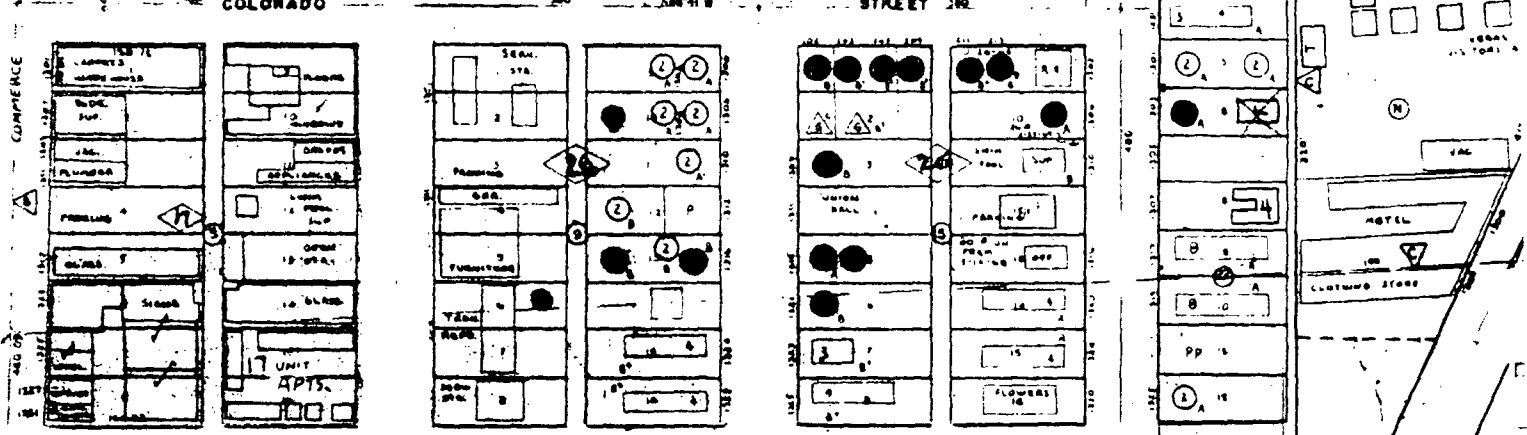
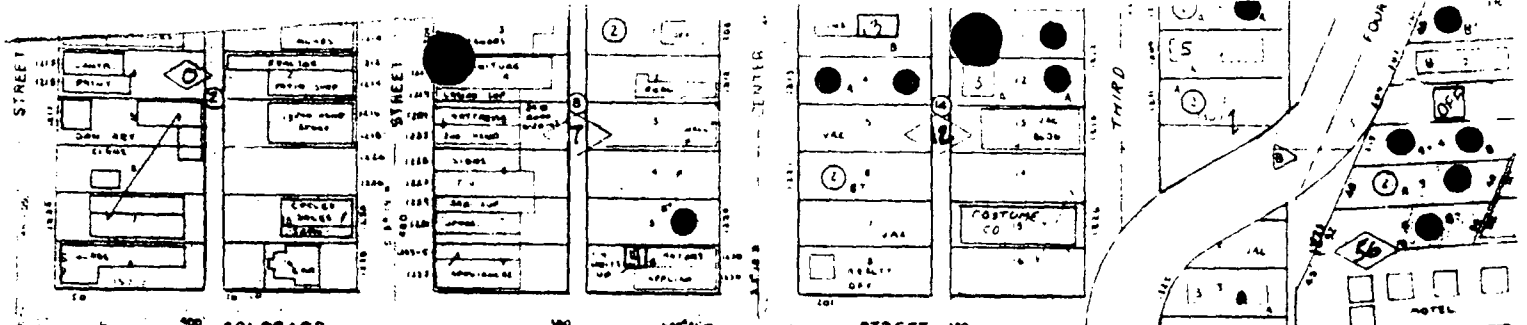
COMMUNITY PLANNING AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

HPF:bjl

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

(SEE LOCATION MAP ON REVERSE SIDE.)

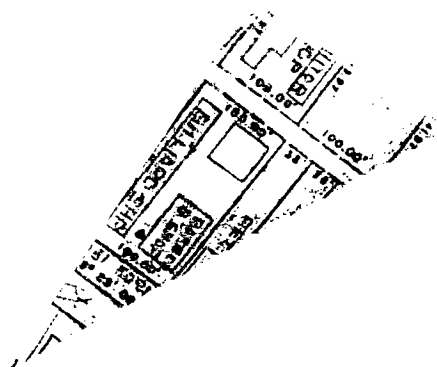


**V-73-80**





V-73-80





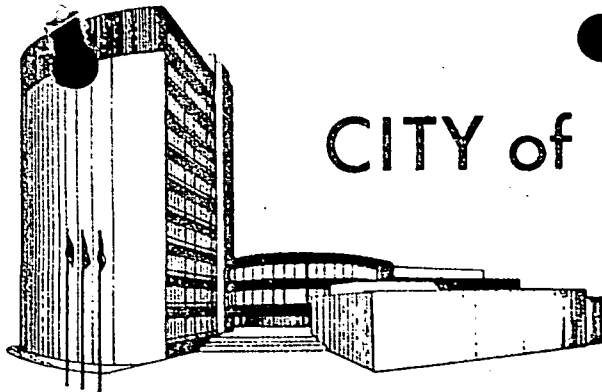
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MAYOR BILL BRIARE

COMMISSIONERS  
RON LURIE  
PAUL J. CHRISTENSEN  
ROY WOOFER  
AL LEVY

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL DORN



# CITY of LAS VEGAS

November 24, 1980

Paul V. Carelli, III  
Bilbray, Carelli & Miller  
302 East Carson, Suite 830  
Las Vegas, Nevada 89101

Attn: Paul V. Carelli:

Re: V-73-80 APPEAL  
CORRECTED LETTER

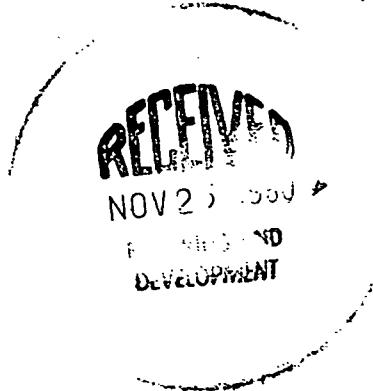
The Board of City Commissioners at a regular meeting held October 15, 1980, DENIED the appeal filed by Avalon Arms Apartment on the application of 1300 Casino Center Ltd. a Nevada Ltd., for a variance to allow 24 apartment units where only 16 are permitted; 24 parking spaces where 36 are required; a front setback of 2' where 6' is required; a rear set back of 1' where 20' is required; and a detached accessory building not located entirely in the rear yard which is not permitted on property generally located on the southwest corner of Casino Center Boulevard and Imperial Avenue in Zoning District R-4 (Apartment Residence), and approved the application.

Sincerely,

CAROL ANN HAWLEY  
City Clerk

CAH:mpk

cc: Mr. George Swarts, 770 E. Sahara Ave. #301, Las Vegas, Nv. 89104  
Dept. of Planning & Development



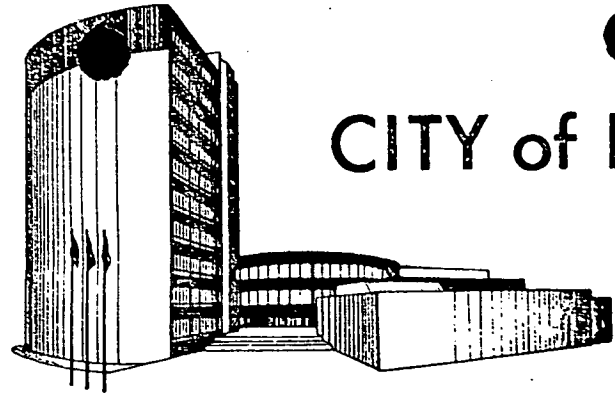
FILE V-7380

MAYOR BILL BRIARE

COMMISSIONERS  
RON LURIE  
PAUL J. CHRISTENSEN  
ROY WOOFER  
AL LEVY

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL DORN



# CITY of LAS VEGAS

November 7, 1980

Mr. George Swarts  
770 E. Sahara Ave. #301  
Las Vegas, Nevada 89104



Dear Mr. Swarts:

Re: V-73-80  
APPEAL

The Board of City Commissioners at a regular meeting held October 15, 1980, DENIED your appeal for a variance to allow 24 apartment units where only 16 are permitted; 24 parking spaces where 36 are required; a front setback of 2' where 6' is required; a rear set back of 1' where 20' is required; and a detached accessory building not located entirely in the rear yard which is not permitted on property generally located on the southwest corner of Casino Center Boulevard and Imperial Avenue in Zoning District R-4 (Apartment Residence).

Sincerely,

CAROL ANN HAWLEY  
City Clerk

CAH:mpk

cc: Paul V. Carelli, III  
302 E. Carson, Suite #830, Las Vegas, Nv. 89101  
Dept. of Community Planning & Development



Voting was as follows:

"AYES" Chairman Swessel, Mr. Giles, Mrs. Myers,  
Mr. Bugbee, Mrs. Emmett.

"NOES" None.

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item will be considered  
by the Board of City Commissioners on October 15, 1980.

8. U-55-80

APPROVED

Application of FOXY'S JACKPOT CITY, INC. for a  
use permit to allow a secondhand jewelry store on  
property located at 2417 Las Vegas Boulevard South  
in Zoning District C-2 (General Commercial). The  
above property is legally described as Lots 12 through  
28, Block 1, Meadows Addition.

MR. BROWN presented the plot plan. Staff recommends  
approval.

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

GEORGE STURMAN, the applicant, 3111 Bel Air Drive,  
was present.

CHAIRMAN SWESSEL asked if anyone else wished to be  
heard; there being none, he declared the public hearing  
closed.

MR. BUGBEE made a Motion for APPROVAL of U-55-80  
subject to the following conditions:

1. Conformance to the plot plan.
2. Securing all necessary permits and licenses, and  
satisfaction of City code requirements and  
design standards of all City departments.

Voting was as follows:

"AYES" Chairman Swessel, Mrs. Myers, Mr. Giles,  
Mr. Bugbee, Mrs. Emmett.

"NOES" None.

Motion for APPROVAL carried unanimously.

FILE: V-73-80

9. V-73-80

APPROVED

Application of 1300 CASINO CENTER LTD., A NEVADA  
LTD. PARTNERSHIP for a variance to allow twenty-four  
(24) apartment units where only sixteen (16) are  
permitted; twenty-four (24) parking spaces where  
thirty-six (36) are required; a front setback of  
three feet (3') where ten feet (10') is required;  
a side (south) setback of two feet (2') where six  
feet (6') is required; a rear setback of one ft. (1')  
where twenty feet (20') is required; and a detached  
accessory building not located entirely in the rear  
yard which is not permitted on property generally  
located on the southwest corner of Casino Center  
Boulevard and Imperial Avenue in Zoning District  
R-1 (Apartment Residence). The above property is  
legally described as Lots 9 and 10, Block 10,  
Boulder Addition.

V-73-80 (cont.)

MR. BROWN presented the plot plan. He stated there is industrial zoning west of this property, R-4 to the north and south, and north of Imperial Avenue is commercial zoning one lot deep on the east. He said the issue is whether an additional number of apartment units should be permitted where it is limited to 16 units and whether the number of parking spaces should be reduced. He noted 1½ parking spaces per unit are required. Staff recommended denial.

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

ROBERT CONN, representing the application, 2228 West Bonanza Road, was present. He indicated he is not one of the partners. He said he does not feel there is a major parking problem as he conducted a recent survey over the weekend which showed only 50 percent utilization of the parking area, 5 percent of which was taken up by junk automobiles. He said the project would be aesthetic to the community, profitable, and would create more open space in this area.

MRS. MYERS asked what the attached building would be used for.

MR. CONN indicated it would be used primarily for storage, but there is also an enclosed trash area and this portion of the property would be adequately landscaped.

PAUL CARELLI, representing the owners of the Avalon Arms apartments, 1410 South Casino Center Boulevard, appeared in protest. He said he did not believe profit is a legitimate reason to grant a variance and that a proper setback should be adhered to along Casino Center Boulevard.

MR. CONN noted the setbacks apply to the building itself which takes up a small portion of the land area in order to make that building servicable for that type of land space.

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

MR. BROWN noted there are eight letters of protest.

MRS. MYERS made a motion for DENIAL of V-73-80.

Voting was as follows:

"AYES" Mrs. Myers.

"NOES" Chairman Swessel, Mr. Giles, Mrs. Emmett, Mr. Bugbee.

Motion for DENIAL failed to carry.

V-73 80(cont)

MR. BUGBEE made a motion for APPROVAL of V-73-80, subject to the following conditions:

1. Dedication of the radius corner at the intersection of Imperial Avenue and Casino Center Drive as required by the Department of Public Services.
2. Redesign of the parking area as required by the Department of Public Services.
3. Install sidewalk on Imperial Avenue and Casino Center Drive as required by the Department of Public Services.
4. Install street lighting on Imperial Avenue and Casino Center Drive as required by the Department of Public Services.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Department of Community Planning and Development and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
8. Conformance to the plot plan.
9. Securing all necessary permits and licenses, and satisfaction of City code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Chairman Swessel, Mr. Giles, Mr. Bugbee  
Mrs. Emmett.

"NOES" Mrs. Myers.

Motion for APPROVAL carried by a 4/1 vote.

10. U-56-80  
APPROVED

Application of EARL E. RUSSELL, JR., TRUSTEE, for a use permit to allow a professional office use in an R-4 zone on property located at 531 South 10th Street in Zoning District R-4 (Apartment Residence). The above property is legally described as Lots 14, 15, and 16, Block 22, Pioneer Heights Addition and Block "E" of Wardie Addition.

MR. BROWN presented the plot plan. The property is located at the northeast corner of Bonneville and 10th Street with R-1 residential zoning across the street to the south and west. He said in view of the fact that this is an established residential neighborhood with single family detached abutting on the west, southwest and the south, the neighborhood should remain stabilized and staff recommends denial.

Voting was as follows:

"AYES" Chairman Swessel, Mr. Giles, Mrs. Myers, Mr. Bugbee, Mrs. Emmett.

"NOES" None.

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item will be considered by the Board of City Commissioners on October 15, 1960.

8. U-55-80

APPROVED

Application of FOXY'S JACKPOT CITY, INC. for a use permit to allow a secondhand jewelry store on property located at 2417 Las Vegas Boulevard South in Zoning District C-2 (General Commercial). The above property is legally described as Lots 12 through 28, Block 1, Meadows Addition.

MR. BROWN presented the plot plan. Staff recommends approval.

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

GEORGE STURMAN, the applicant, 3111 Bel Air Drive, was present.

CHAIRMAN SWESSEL asked if anyone else wished to be heard; there being none, he declared the public hearing closed.

MR. BUGBEE made a Motion for APPROVAL of U-55-80 subject to the following conditions:

1. Conformance to the plot plan.
2. Securing all necessary permits and licenses, and satisfaction of City code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Chairman Swessel, Mrs. Myers, Mr. Giles, Mr. Bugbee, Mrs. Emmett.

"NOES" None.

Motion for APPROVAL carried unanimously.

9. V-73-80

APPROVED

Application of 1300 CASINO CENTER LTD., A NEVADA LTD. PARTNERSHIP for a variance to allow twenty-four (24) apartment units where only sixteen (16) are permitted; twenty-four (24) parking spaces where thirty-six (36) are required; a front setback of three feet (3') where ten feet (10') is required; a side (south) setback of two feet (2') where six feet (6') is required; a rear setback of one ft. (1') where twenty feet (20') is required; and a detached accessory building not located entirely in the rear yard which is not permitted on property generally located on the southwest corner of Casino Center Boulevard and Imperial Avenue in Zoning District R-1 (Apartment Residence). The above property is legally described as Lots 9 and 10, Block 10, Boulder Addition.

MR. BROWN presented the plot plan. He stated there is industrial zoning west of this property, R-4 to the north and south, and north of Imperial Avenue is commercial zoning one lot deep on the east. He said the issue is whether an additional number of apartment units should be permitted where it is limited to 16 units and whether the number of parking spaces should be reduced. He noted 1 1/2 parking spaces per unit are required. Staff recommended denial.

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

ROBERT CONN, representing the application, 2228 West Bonanza Road, was present. He indicated he is not one of the partners. He said he does not feel there is a major parking problem as he conducted a recent survey over the weekend which showed only 50 percent utilization of the parking area, 5 percent of which was taken up by junk automobiles. He said the project would be aesthetic to the community, profitable, and would create more open space in this area.

MRS. MYERS asked what the attached building would be used for.

MR. CONN indicated it would be used primarily for storage, but there is also an enclosed trash area and this portion of the property would be adequately landscaped.

PAUL CARELLI, representing the owners of the Avaion Arms apartments, 1410 South Casino Center Boulevard, appeared in protest. He said he did not believe profit is a legitimate reason to grant a variance and that a proper setback should be adhered to along Casino Center Boulevard.

MR. CONN noted the setbacks apply to the building itself which takes up a small portion of the land area in order to make that building servicable for that type of land space.

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

MR. BROWN noted there are eight letters of protest.

MRS. MYERS made a motion for DENIAL of V-73-80.

Voting was as follows:

"AYES" Mrs. Myers.

"NOES" Chairman Swessel, Mr. Giles, Mrs. Emmett,  
Mr. Bugbee.

Motion for DENIAL failed to carry.

MR. BUGBEE made a motion for APPROVAL of V-73-80, subject to the following conditions:

1. Dedication of the radius corner at the intersection of Imperial Avenue and Casino Center Drive as required by the Department of Public Services.
2. Redesign of the parking area as required by the Department of Public Services.
3. Install sidewalk on Imperial Avenue and Casino Center Drive as required by the Department of Public Services.
4. Install street lighting on Imperial Avenue and Casino Center Drive as required by the Department of Public Services.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Department of Community Planning and Development and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
8. Conformance to the plot plan.
9. Securing all necessary permits and licenses, and satisfaction of City code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Chairman Swessel, Mr. Giles, Mr. Bugbee  
Mrs. Emmett.

"NOES" Mrs. Myers.

Motion for APPROVAL carried by a 4/1 vote.

10. U-56-80

APPROVED

Application of EARL E. RUSSELL, JR., TRUSTEE, for a use permit to allow a professional office use in an R-4 zone on property located at 531 South 10th Street in Zoning District R-4 (Apartment Residence). The above property is legally described as Lots 14, 15, and 16, Block 22, Pioneer Heights Addition and Block "E" of Wardie Addition.

MR. BROWN presented the plot plan. The property is located at the northeast corner of Bonneville and 10th Street with R-1 residential zoning across the street to the south and west. He said in view of the fact that this is an established residential neighborhood with single family detached abutting on the west, southwest and the south, the neighborhood should remain stabilized and staff recommends denial.

# AGENDA

## City of Las Vegas

October 15, 1980

Page 32

BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

V-73-80

Commission Action

Department Action

IX. 2:00 P.M. - PUBLIC HEARINGS

A. V-68-80 - Appeal filed by Bob Stupak on his application V-68-80 to the action of the BZA in denying his request for a variance to allow a commercial single faced neon pole sign which is not permitted and is 288 sq. ft. in size and to an overall height of 72 ft. on property generally located on the north side of St. Louis Avenue between Commerce Street and Fairfield Avenue in Zoning District R-6 (High-Rise Apartment).

MEETING RESUMED AT 2 PM WITH MAYOR BRIARE EXCUSED FOR REMAINDER OF MEETING.\*

Christensen - Appeal DENIED Motion carried with Levy abstaining and Briare excused.

Clerk to notify and Planning to proceed.

B. V-73-80 - Appeal filed by Avalon Arms Apartments on the application of 1300 Casino Center Ltd., a Nevada Ltd. Partnership V-73-80 to the action of the BZA on the approval of their request for a variance to allow 24 apartment units where only 16 are permitted; 24 parking spaces where 36 are required; a front setback of 3' where 10' is required; a side (south) setback of 2' where 6' is required; a rear setback of 1' where 20' is required; and a detached accessory building not located entirely in the rear yard which is not permitted on property generally located on the southwest corner of Casino Center Boulevard and Imperial Avenue in Zoning District R-4 (Apartment Residence).

Levy - Appeal DENIED (Application approved). Motion carried with Christensen voting "no" and Briare excused.

Clerk to notify and Planning to proceed.

\*After Public Hearing items were considered, Agenda continued, picking up on Page 26, City Attorney, beginning with Item No. E. Item D to be concluded at end of Agenda. (Adjourned at 11:45 AM in order that Board could attend Baskin Park Dedication.)

APPROVED AGENDA ITEM

# AGENDA

## City of Las Vegas

October 15, 1980

BOARD OF CITY COMMISSIONERS  
COMMISSION CHAMBERS • 400 EAST STEWART AVENUE  
PHONE 386-6011

Page 32

ITEM

Commission Action

Department Action

IX. 2:00 P.M. - PUBLIC HEARINGS

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B. V-73-80 - Appeal filed by Avalon Arms Apartments on the application of 1300 Casino Center Ltd., a Nevada Ltd. Partnership V-73-80 to the action of the BZA on the approval of their request for a variance to allow 24 apartment units where only 16 are permitted; 24 parking spaces where 36 are required; a front setback of 3' where 10' is required; a side (south) setback of 2' where 6' is required; a rear setback of 1' where 20' is required; and a detached accessory building not located entirely in the rear yard which is not permitted on property generally located on the southwest corner of Casino Center Boulevard and Imperial Avenue in Zoning District R-4 (Apartment Residence).

MEETING RESUMED AT 2 PM WITH MAYOR BRIARE EXCUSED FOR REMAINDER OF MEETING.\*

Christensen - Appeal DENIED  
Motion carried with Levy abstaining and Briare excused.

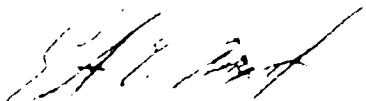
Clerk to notify and Planning to proceed.

Levy - Appeal DENIED (Application approved). Motion carried with Christensen voting "no" and Briare excused.

Clerk to notify and Planning to proceed.

\*After Public Hearing items were considered, Agenda continued, picking up on Page 26, City Attorney, beginning with Item No. E. Items to be concluded at end of Agenda. (Adjourned at 11:45 AM in order that Board could attend Baskin Park Dedication.)

APPROVED AGENDA ITEM



BILBRAY, CARELLI & MILLER

ATTORNEYS AT LAW

FIRST NATIONAL BANK BUILDING  
302 EAST CARSON, SUITE 830  
LAS VEGAS, NEVADA 89101

AREA CODE 702  
TELEPHONE 385-6843

JAMES H. BILBRAY  
PAUL V. CARELLI, III  
HOWARD M. MILLER  
IRVING A. CHAVIN  
MEMBER ILLINOIS STATE BAR EXCLUSIVELY  
PRACTICE LIMITED TO IMMIGRATION & NATIONALITY LAW

October 14, 1980

City Commission  
City Hall  
Fourth & Stewart Streets  
Las Vegas, Nevada

Re; Appeal Hearing on 73-80

Gentlemen:

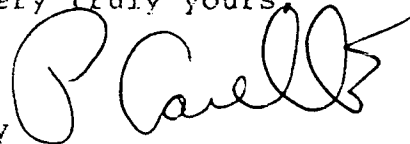
The Appeal which we filed on behalf of our client on the above matter has been set for hearing on Wednesday, October 15, 1980, at 2:30 o'clock P.M.

Please be advised that I will be unable to be present at that time and request that the Appeal be re-set for another date at the next regular Commission Hearing.

A case that had been removed for Oral Argument before the Supreme Court has now been placed back on calendar for argument on Wednesday, October 15, 1980, and I must be present at that time to represent the interests of the client.

Thank you for your cooperation.

Very truly yours,

By 

Paul V. Carelli, III

PVC/fec  
cc: Planning Commission  
City Hall

To: The Board of City Commissioners  
Re: Public Hearing Agenda Item  
October 15, 1980 City Commission Agenda

B. APPEAL FILED BY AVALON ARMS APARTMENTS ON THE APPLICATION OF 1300 CASINO CENTER LTD., A NEVADA LTD, PARTNERSHIP - V-73-80

The applicant is proposing to construct a three story 24-unit apartment building on the most southerly portion of the property with the remainder to be used for a 24 space parking area. The applicant is proposing a one-to-one parking ratio. The west half of this block is zoned C-M and the east half where this application is located is all zoned R-4. To the east is R-4 zoning. In the blocks to the north and south along Casino Center there is R-4, C-1, and C-2 zoning. The applicant feels the requested 24-apartments are necessary for an effective use of this property and feels it will be compatible with the zoning in the area. The detached accessory building that is requested will be a maintenance and storage building on one corner of the parking lot area.

BOARD OF ZONING ADJUSTMENT DECISION - APPROVAL - The requested number of units and parking spaces will be compatible with the surrounding zoning pattern and land uses.

STAFF RECOMMENDATION - DENIAL - Insufficient justification for the request.

PROTESTS: 8 - The protestants point out there is already a parking problem in the area.

(SEE ATTACHED LOCATION MAP)

NOTICE TO PUBLISH

Las Vegas, Nevada

Date: October 2, 1980

TO: LAS VEGAS SUN

FROM: CITY CLERK

SUBJECT: PUBLICATION OF NOTICE OF PUBLIC HEARING - V-73-80 APPEAL FILED BY AVALON  
ARMS APARTMENTS ON THE APPLICATION OF 1300 CASINO CENTER LTD., A NEVADA LTD.  
PARTNERSHIP

Please publish the attached NOTICE OF PUBLIC HEARING

ON THE FOLLOWING DATES: OCTOBER 3, 1980 FRIDAY (ONE TIME ONLY)

and send me five (5) copies of the Affidavit of Publication at your earliest convenience. (No later than seven (7) days following final publication.)

Maureen Farco  
DEPUTY CITY CLERK

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

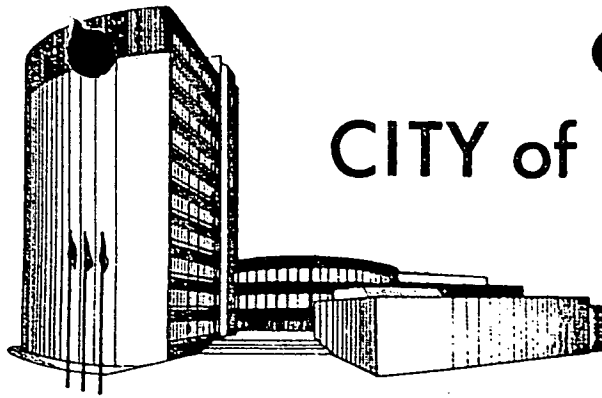
OCT 2 1980  
PLANNING AND DEVELOPMENT

MAYOR BILL BRIARE

COMMISSIONERS  
RON LURIE  
PAUL J. CHRISTENSEN  
ROY WOOFER  
AL LEVY

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL DORN



# CITY of LAS VEGAS

October 2, 1980

## NOTICE OF PUBLIC HEARING

OCTOBER 15, 1980 - 2:00 P.M.

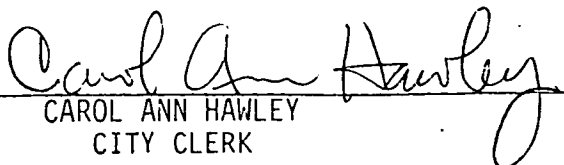
RE: APPEAL FILED BY AVALON ARMS APARTMENTS ON THE APPLICATION OF 1300 CASINO CENTER LTD., A NEVADA LTD. PARTNERSHIP - V-73-80 to the action of the Board of Zoning Adjustment on the approval of his request for a Variance to allow twenty-four (24) apartment units where only sixteen (16) are permitted; twenty-four (24) parking spaces where thirty-six (36) are required; a front setback of three feet (3') where ten feet (10') is required; a side (south) setback of two feet (2') where six feet (6') is required; a rear setback of one ft. (1') where twenty feet (20') is required; and a detached accessory building not located entirely in the rear yard which is not permitted on property generally located on the southwest corner of Casino Center Boulevard and Imperial Avenue in Zoning District R-4 (Apartment Residence).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOTS 9 AND 10, BLOCK 10, BOULDER ADDITION.

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 2:00 P.M. on Wednesday, October 15, 1980, 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 thereto or approval thereof with the City Clerk.

V-73-80

  
CAROL ANN HAWLEY  
CITY CLERK

INTER-OFFICE MEMORANDUM

Date

SEPTEMBER 26, 1980

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-73-80

Applicant: 1300 Casino Center Ltd., a Nevada Ltd. Partnership

Appeal by applicant or any other aggrieved person: Yes  No

Review requested by the City Commission: Yes  No

September 29, 1980  
DATE

Carol G. Hruby  
CITY CLERK

COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:

Date of Board of Zoning Adjustment Action: September 25, 1980

Last day for filing an appeal by applicant or any other aggrieved person. (Appeal period is 11 days after the date of BZA action.) October 6, 1980

Last day for a review being requested by the City Commission. (Review period is 14 days after date of BZA action.) October 9, 1980

bjj

PUBLIC HEARING  
OCTOBER 15, 1980

BILBRAY, CARELLI & MILLER

ATTORNEYS AT LAW

FIRST NATIONAL BANK BUILDING  
302 EAST CARSON, SUITE 830  
LAS VEGAS, NEVADA 89101

AREA CODE 702  
TELEPHONE 385-6843

JAMES H. BILBRAY  
PAUL V. CARELLI, III  
HOWARD M. MILLER  
  
IRVING A. CHAVIN  
MEMBER ILLINOIS STATE BAR EXCLUSIVELY  
PRACTICE LIMITED TO IMMIGRATION & NATIONALITY LAW

September 26, 1980

Clerk  
City of Las Vegas  
City Hall  
400 E. Stewart Avenue  
Las Vegas, Nevada 89101

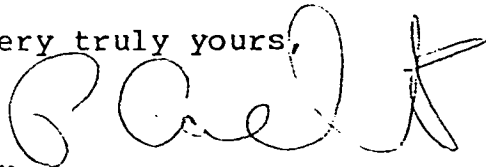
Re: Approval of Zoning Variance  
V-73-80

Dear Clerk:

Please be advised that this office requests an Appeal to the City Commission on the zone variance granted by the Board of Zoning Adjustment on September 25, 1980 in V-73-80 on property located on Casino Center Blvd. and Imperial.

Please advise this office of the date for the hearing on this Appeal.

Very truly yours,



By

Paul V. Carelli, III  
Attorney for Avalon Arms Apartments

PVC/fec

RECEIVED

SEP 29 10 20 AM '80

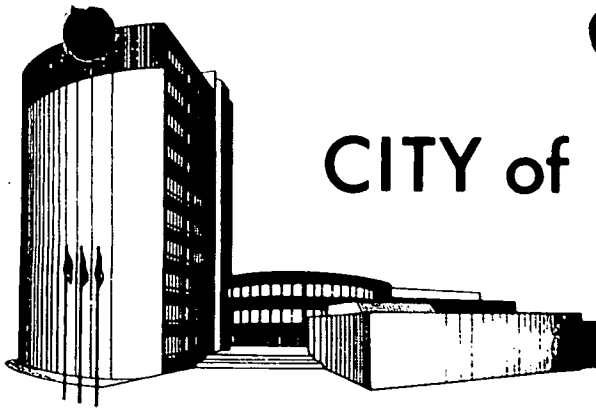
CITY CLERK

MAYOR BILL BRIARE

COMMISSIONERS  
RON LURIE  
PAUL J. CHRISTENSEN  
ROY WOOFER  
AL LEVY

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL DORN



# CITY of LAS VEGAS

September 29, 1980

Mr. George Swarts  
1300 Casino Center Ltd., a  
Nevada Ltd. Partnership  
770 East Sahara Avenue #301  
Las Vegas, Nevada 89104

• Re: V-73-80

Dear Mr. Swarts:

Your request for a variance to allow twenty-four (24) apartment units where only sixteen (16) are permitted; twenty-four parking spaces where thirty-six (36) are required; a front setback of three feet (3') where ten feet (10') is required; a side (south) setback of two feet (2') where six feet (6') is required; a rear setback of one ft. (1') where twenty feet (20') is required; and a detached accessory building not located entirely in the rear yard which is not permitted on property generally located on the southwest corner of Casino Center Boulevard and Imperial Avenue in Zoning District R-4, was considered by the Board of Zoning Adjustment at its regular meeting held September 25, 1980.

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. Dedication of the radius corner at the intersection of Imperial Avenue and Casino Center Drive as required by the Department of Public Services.
2. Redesign of the parking area as required by the Department of Public Services.
3. Install sidewalk on Imperial Avenue and Casino Center Drive as required by the Department of Public Services.
4. Install street lighting on Imperial Avenue and Casino Center Drive as required by the Department of Public Services.



5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Department of Community Planning and Development and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
3. Conformance to the plot plan.
9. Securing all necessary permits and licenses, and satisfaction of City code requirements and design standards of all City departments.

This action by the Board of Zoning Adjustment on September 25, 1980, is final unless an appeal, in writing, is filed with the City Clerk within eleven days, or there is a review action filed by the City Commission within fourteen days.

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

Sincerely,  
COMMUNITY PLANNING AND DEVELOPMENT  
HAROLD P. FOSTER, DIRECTOR

D. W. Brown  
Supervisor of Zoning

DWB:bjl

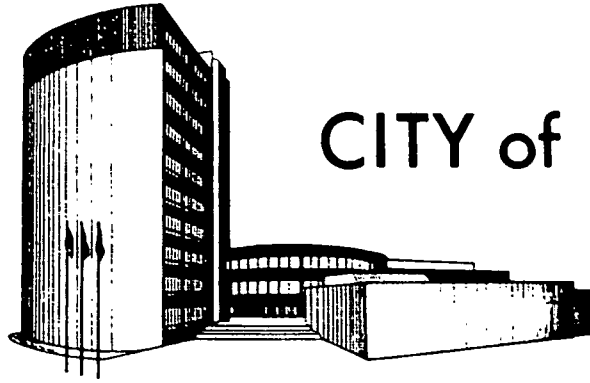
cc: City Clerk  
Public Services

MAYOR BILL BRIARE

COMMISSIONERS  
RON LURIE  
PAUL J. CHRISTENSEN  
ROY WOOFER  
AL LEVY

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL DORN



# CITY of LAS VEGAS

September 18, 1980

George Swarts  
1300 Casino Center Ltds., a  
Nevada Ltd. Partnership  
770 East Sahara Avenue #301  
Las Vegas, Nevada 89104

Re: V-73-80

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 September 25, 1980.

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,

COMMUNITY PLANNING AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:rw

Attachment

INTER-OFFICE MEMORANDUM

September 10, 1980

TO:

Community Planning and Development

FROM:

Public Services

SUBJECT:

1300 Casino Center Ltd.,  
a Nevada Ltd. Partnership  
V-73-80

COPIES TO:

Quality Control  
Subdivisions and Permits  
Right-of-Way  
Traffic Engineering

Your memorandum dated September 4, 1980 requested comments from this Department prior to September 18, 1980 concerning the application of 1300 Casino Center Ltd., a Nevada Limited Partnership for a Variance to allow twenty-four (24) apartment units where only sixteen (16) are permitted; twenty-four (24) parking spaces where thirty-six are required; a front setback of three (3) feet where ten (10) feet is required; a side (south) setback of two (2) feet where six (6) feet is required; a rear setback of one (1) foot where twenty (20) feet is required; and a detached accessory building not located entirely in the rear yard which is not permitted on property located on the southwest corner of Casino Center Boulevard and Imperial Avenue in a land use zone designated R-4 (Apartment Residence).

At the time this application is acted upon, this Department requests that the following be made conditions of approving this request for reclassification:

- (1) Dedication of the radius corner at the intersection of Imperial Avenue and Casino Center Drive.
- (2) Redesign of the parking spaces in conformance with City of Las Vegas standards and submissions of the parking and driveways plan to the Traffic Engineering Division for their review and approval.
- (3) Install sidewalk on Imperial Avenue and Casino Center Drive.
- (4) Install street lighting on Imperial Avenue and Casino Center Drive.
- (5) Obtain all permits and inspections required by the various Divisions of the Department of Public Services.

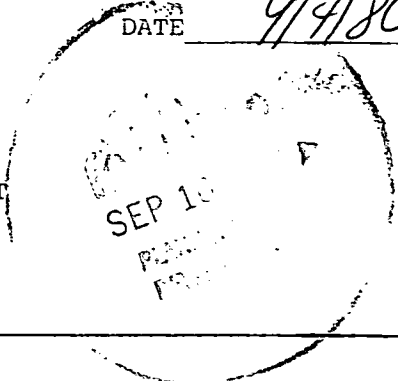
*[Signature]*  
Gary W. Holler, P.E.  
City Engineer

GWH:CDP:mjn

SEP 15 1980  
PLANNING AND  
DEVELOPMENT

DATE

9/4/80



TO : COMMUNITY PLANNING & DEVELOPMENT

FROM : FIRE PREVENTION DIVISION

SUBJECT : V-43-80

- 1. No objections
- 2. Fire hydrant(s) to be installed when water is available.
- 3. Fire hydrant to be installed within 300 feet of the ~~or~~ existing hydrant.
- 4. Fire hydrants to be installed in accordance with ~~Code~~ 2077.
- 5. Fire flow requirements to be determined when final ~~plan~~ plans are submitted.
- 6. Two (2) sets of as-builts to be provided this office.
- 7. Must meet requirements of Uniform Fire Code.
- 8. Must meet requirements of Uniform Building Code.
- 9. Building is to conform to the occupancy use require~~ment~~.
- 10. To be approved under permit from the Las Vegas Build~~ing~~ment.
- 11. If private streets are to be named, names are to be ~~by~~ Alarm Office to eliminate duplication.

OTHER: Alarm System conforming to N.F.P.A. #72A

Mr. Byrnes  
FIRE PREVENTION OFFICER

## INTER-OFFICE MEMORANDUM

Date

September 8, 1980

TO:

Community Planning &amp; Development

FROM:

Department of Building &amp; Safety

SUBJECT:

V-73-80

COPIES TO:

In answer to your memorandum of September 4, 1980, on the above variance request at 1300 Casino Center So. this department has no objections provided all required permits and inspections are obtained and the following conditions are met:

1. No unprotected openings on the side yard as per U.B.C. Table 5A.

SC:dh

INTER-OFFICE COMMUNICATION

DATE: September 4, 1980

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

FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

SUBJECT: FILE NO. V-73-80, BOARD OF ZONING ADJUSTMENT MEETING 9-25-80.

APPLICATION SUBMITTED BY: 1300 Casino Center Ltd., a Nevada Ltd. Partnership

FOR A ~~USE PERMIT~~/VARIANCE TO: Allow twenty-four apartment units where only sixteen are permitted; twenty-four parking spaces where thirty-six are required; a front setback of three feet where ten feet is required; a side (south) setback of two feet where six feet is required; a rear setback of one ft. where twenty feet is required; and a detached accessory building not located entirely in the rear yard which is not permitted

PROPERTY LOCATED AT: generally located on the southwest corner of Casino Center Boulevard and Imperial Avenue

LAND USE ZONE: R-4 (Apartment Residence)

LEGALLY DESCRIBED AS: Lots 9 and 10, Block 10, Boulder Addition

Your remarks regarding this application prior to September 18, 1980, will be greatly appreciated.

Plot Plan Attached: Yes xxx  
No       

Building: Existing         
Proposed       

Fire Zone: #3

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

HPF:rw

January 26, 1968

Chief Deputy City Attorney

Director of Planning

*Return to Planning*

Request For Ordinance  
Interpretation

During our conversation on January 25, 1968 relative to Title 11-1-14-B City Code "Building Height Limit: The maximum height of any building permitted shall be two (2) stories or thirty-five feet (35'), whichever is the greater," it was decided that this provision would allow three (3) story construction if said three (3) stories were contained within the thirty-five foot (35') height limit.

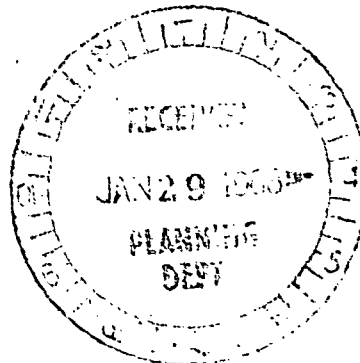
If you feel that above is essentially as we discussed the matter, would you initial the attached copy and return it for our records.

*D.J.O.*

Don J. Saylor

DJS:RCC:lm

Attachment



NOTICE OF PUBLIC HEARING

SEPTEMBER 25, 1980

September 10, 1980

Notice is hereby given that on Sept. 25, 1980, 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-73-80 1300 CASINO CENTER LTD., A NEVADA LTD. PARTNERSHIP FOR A VARIANCE TO ALLOW TWENTY-FOUR (24) APARTMENT UNITS WHERE ONLY SIXTEEN (16) ARE PERMITTED; <sup>(2A)</sup> AND TWENTY-FOUR PARKING SPACES WHERE THIRTY-SIX (36) ARE REQUIRED; ON PROPERTY LOCATED <sup>APPROX. SETBACK OF 3' WHERE 10' IS REQUIRED; A SIDE SETBACK</sup> ~~AT THE~~ CASINO CENTER <sup>GENERALLY ON THE SOUTHWEST CORNER OF</sup> (SOUTH) BOULEVARD IN ZONING DISTRICT R-4 (APARTMENT RESIDENCE).

<sup>AND IMPERIAL BOULEVARD</sup>  
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOTS 9 AND 10, BLOCK 10, BOULDER ADDITION.

*of 2' where 6' is required or 1' where 20' is required, and a detached accessory not located entirely in the rear yard which is not permitted. A rear setback req.*

*This is a C-2 Type use D.U. which is supported by the general plan but the variance seems to be the wrong approach.*

Initial and date:

THIS FILE MUST BE RETURNED TO BARBARA

HERBERT  
WILLIAMS 1/28/80 8-29  
CLEMMER 16/2/80  
DW BROWN [Signature]  
FOSTER [Signature]

BY September 1, 1980

*= COMMENTS/AFTER RECEIPT OF PLOT PLANS =*

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.

COMMUNITY PLANNING AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

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

(SEE LOCATION MAP ON REVERSE SIDE.)

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<sup>00</sup>. 1300 CASINO CENTER LTD, A NEVADA LTD PARTNERSHIP BY

The undersigned, GEORGE SWARTS, GENERAL PARTNER, the owner, respectfully petitions for a special variance to allow

24 APARTMENTS WHERE 16 ARE ALLOWED AND 24 PARKING SPACES WHERE 36 ARE REQUIRED

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS AND REASONS ARE HEREWITH SUBMITTED: The property is situated at 1300 CASINO CENTER (LAS VEGAS) between CASINO CENTER and FIRST STREET in Zoning District R-4. Said property is legally described as follows, to wit:

LOTS NINE (9) AND TEN (10) IN BLOCK TEN (10) OF THE BOULDER ADDITION TO THE CITY OF LAS VEGAS RECORDED IN BOOK ONE (1) OF PLATS, PAGE 52 AS PER MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY NEVADA

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)  
COUNTY OF CLARK)

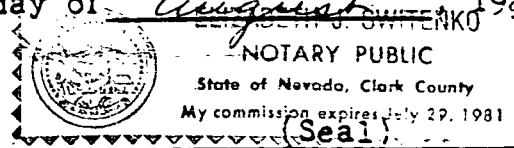
ss:

(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) 1300 CASINO CENTER LTD - A NEVADA LTD PARTNERSHIP BY GEORGE SWARTS, GENERAL PARTNER

George Swarts 770 E. SAHARA AVE #301, LAS VEGAS, NV 89104 7332901  
SIGNATURE OF OWNER(S) OF RECORD MAILING ADDRESS (ZIP CODE) PHONE NO.

Subscribed and sworn to before me this 27<sup>th</sup> day of August, 1980.

Elizabeth J. Switensko  
Notary Public in and for said County and State



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<sup>00</sup>  
Receipt No.: 400009  
Case No. V-73-80

Received by: [Signature]  
Date: 28 Aug 80

WILL DELIVER 3 more plans  
9/2/80 [Signature]

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. ~~Six~~ <sup>Seven (7)</sup> (6) 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.
4. Copy of Deed submitted for verification of ownership.  
\*\*\*\*\*

PLOT PLAN SPECIFICATIONS FOR VARIANCES:

1. ~~Six~~ <sup>Seven (7)</sup> (6) copies.
2. Minimum size - 24 x 36 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.

# GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That KENNETH A. SIMKINS AND DONLEE SIMKINS, husband and wife

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,

Sell and Convey to 1300 CASINO CENTER, LTD., A Nevada Limited Partnership

~~(REDACTED)~~, LV, NV

all that real property situated in the \_\_\_\_\_ County of Clark

State of Nevada, bounded and described as follows:

Lots Nine (9) and Ten (10) in Block Ten (10) of the Boulder Addition  
To The City Of Las Vegas as per map on file in the Office of the County  
Recorder of Clark County Nevada in Book 1 of Plate, page 52.

SUBJECT TO:

1. Taxes for the fiscal year 1979-80
2. Reservations, restrictions and conditions if any; rights of way and easements now of record.

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

Witness my hand on this 7th day of April, 1980

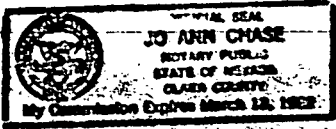
STATE OF NEVADA }  
COUNTY OF CLARK } SS.

Kenneth Simkins  
KENNETH SIMKINS  
Donlee Simkins  
DONLEE SIMKINS

On April 7, 1980  
personally appeared before me, a Notary Public, \_\_\_\_\_  
KENNETH SIMKINS AND  
DONLEE SIMKINS

who acknowledged that he, she, or it executed the above instrument.

Signature [Signature]  
(Notary Public)



RECROW NO. 80-15608-871.  
ORDER NO. \_\_\_\_\_  
WHICH RECORDED MAP TO: 1300 Casino Center Ltd  
770 E. Sahara Avenue, Las Vegas, Nevada  
Suite 301

CLARK COUNTY NEVADA  
JOAN L. SWIFT - RECORDER  
RECORDED AT REQUEST OF  
LAW OFFICE OF NEVADA  
APR 11 2 08 PM '80  
OFFICIAL RECORDS