

PLANNING AND DEVELOPMENT DEPARTMENT
SCANNING COVER SHEET

Case No: V-0069-86

APN: 138-35-113-002

Location: 6608 Pickford Ln

Applicant: Kendall L. & Nola N. Mulkey

Project Name:

To allow two existing patio covers (one on each side of the existing home) to extend to the side property lines where a 7' setback is required on each side; to allow an existing arbor to the rear property line where a 5' setback is required; and to allow an existing metal storage shed to the side and rear property lines where 5' setbacks are required.



INTERDEPARTMENT DISTRIBUTION LIST

	DATE SENT	DATE RETURNED	COMMENTS
	1986	1986	
BUILDING & SAFETY	7/7	7/10	Denied
PUBLIC WORKS-R/W,SURVEY	7/7	7/16	No obj
FIRE SERVICES	7/7		
POLICE DEPARTMENT			
LICENSE DEPARTMENT			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. V-6986

PROPERTY OWNERS

PROTESTS

APPROVALS

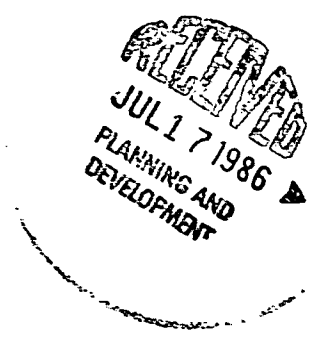
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Pat + Mike Hickey - letter

FILE NO. V-69-86

Approval

July 16, 1986



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

Dear Mr. Foster:

I am in receipt of your Public Hearing Notice for a July 24, 1986, Reference No. V-69-86, the application of Kendal and Nola Mulkey for a variance to allow two existing patio covers on each side of the home, and an existing metal storage shed, all within five feet of the fence line.

Please be advised as a neighbor of the Mulkeys I have observed these structures and deem them to be appropriate and within visually acceptable guidelines for this neighborhood. Because of the nature of homes having to be built on such small lots because of the cost of property in Las Vegas, it certainly is wasteful square footage for a five foot setback as required by code.

In conclusion, I am in approval of all of the items under consideration.

Cordially,

A handwritten signature in cursive script that reads "Pat Hickey".

Pat & Mike Hickey
6628 Pickford Lane
Las Vegas, Nevada 89107

ph

NOTICE OF PUBLIC HEARING

July 24, 1986

Notice is hereby given that on July 24, 1986, at 7:30 p.m. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will consider the following:

V-69-86

APPLICATION OF KENDALL L. AND NOLA N. MULKEY FOR
A VARIANCE TO ALLOW TWO EXISTING PATIO COVERS (ONE
ON EACH SIDE OF THE EXISTING HOME) TO EXTEND TO THE
SIDE PROPERTY LINES WHERE A 7 FOOT SETBACK IS REQUIRED
ON EACH SIDE; TO ALLOW AN EXISTING ARBOR TO THE REAR
PROPERTY LINE WHERE A 5 FOOT SETBACK IS REQUIRED;
AND TO ALLOW AN EXISTING METAL STORAGE SHED TO THE
SIDE AND REAR PROPERTY LINES WHERE 5 FOOT SETBACKS
ARE REQUIRED, ON PROPERTY LOCATED AT 6608 PICKFORD
LANE, IN ZONING DISTRICT R-1.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT 28
IN BLOCK 12 OF LEWIS HOMES CHARLESTON UNIT NO. 10A.

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 objections thereto or approval thereof.

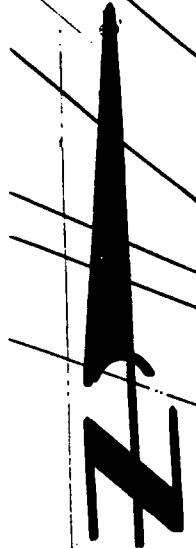
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

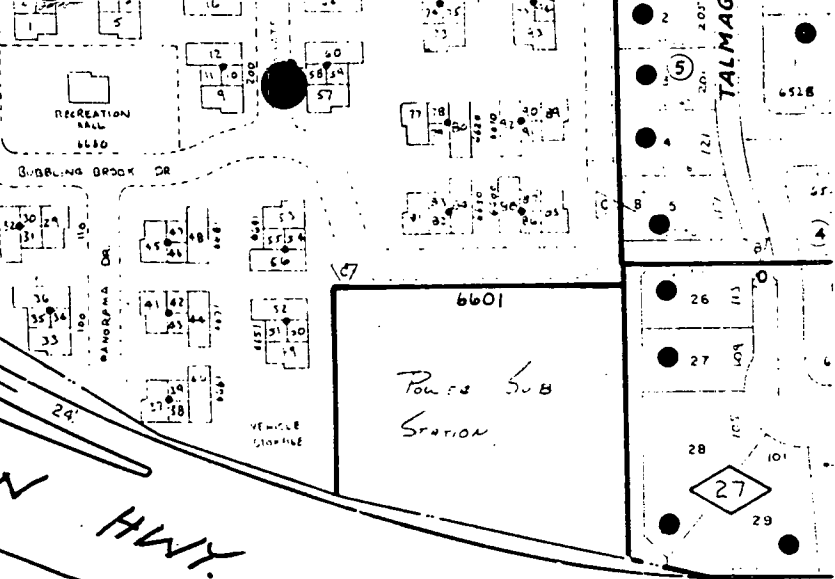
HPF:jrm

(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.)

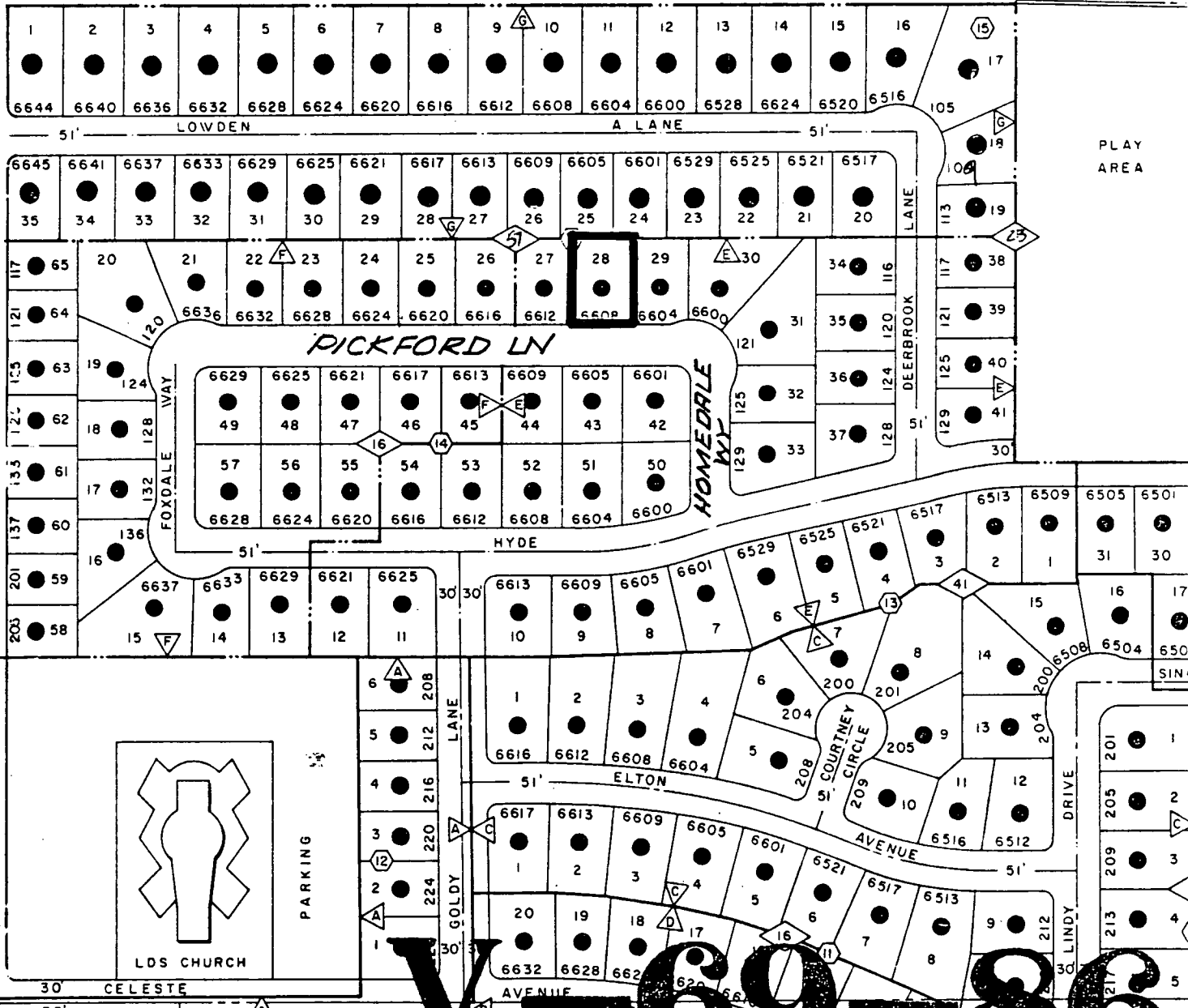
SEE LOCATION MAP ON REVERSE SIDE



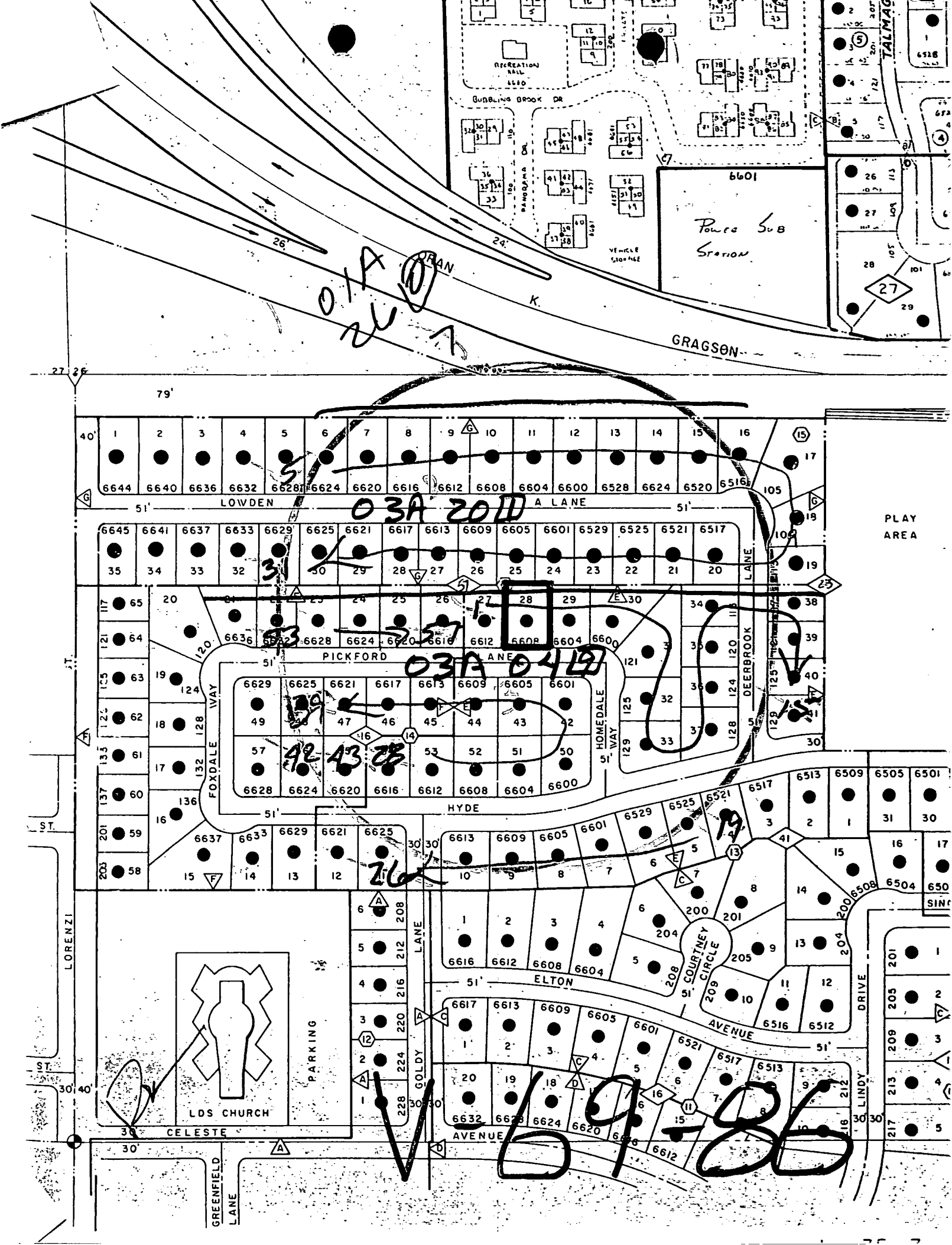
ORAN K. GRAGSON HWY.



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V-69-86



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DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APPLICATION FOR VARIANCE

Pursuant to Chapter 19.88, Title 19, of the Las Vegas City Code, as amended, the undersigned owner(s) of record of the property hereinafter described, hereby present(s) this 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, KENDALL L. & NOLA N. MULKEY, the Owner(s), respectfully petition(s) for a special Variance to allow ~~Patio covers to the side property lines where 7' is required on each side; to allow an arbor to the rear property line without protection where such protection is requires; and to allow a metal storage shed to the side and rear property lines without a fire resistant wall where such protection is required.~~

Assessor's Parcel No.: _____

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS ARE HEREWITH SUBMITTED:

The property is situated at 6608 Pickford Lane, (street name and number) between Homedale Way and Foxdale, (street name) (street name) in Zoning District R-1. Said property is legally described as follows, to wit:

Lot Twenty-eight (28) in Block Twelve (12) of Lewis Homes - Charleston Unit No. 10A, as shown by Map thereof on file in Book 18 of Plats, Page 54, in the Office of the County Recorder of Clark County, Nevada.

OWNER'S AFFIDAVIT

(owner shall mean owner(s) of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

26-7
L-35-1

(~~x~~ We), Kendall L. & Nola N. Mulkey, (please print or type)

the undersigned, being duly sworn, depose and say that (I am, we are) 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, our) knowledge and belief. (SIGN IN INK)

(1) Kendall L. Mulkey 6608 Pickford Lane
SIGNATURE OF OWNER OF RECORD MAILING ADDRESS

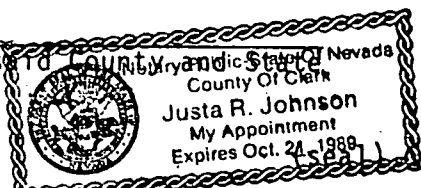
870-4112 Las Vegas, Nevada 89107
PHONE NUMBER CITY STATE ZIP

(2) Nola N. Mulkey 6608 Pickford Lane
SIGNATURE OF OWNER OF RECORD MAILING ADDRESS

870-4112 - home Las Vegas, Nevada 89107
386-4721 - work 8 to 5
PHONE NUMBER CITY STATE ZIP

Subscribed and sworn to before me this 1st day of July, 1986,

Justa R. Johnson
Notary Public in and for said County of Clark, Nevada
10/21/89
My Commission Expires



FOR DEPARTMENT 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 Chapter 19.88, Title 19, of the Las Vegas City Code.

Filing Fee: \$ 100.00 Case No.: V-69-86 Received by: JMA

Receipt No.: 91243 Meeting Date: 7-29-86 Date: 7-2-86

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APPLICATION SUBMITTAL REQUIREMENTS

Compliance with the items listed below shall be required to provide adequate submittal information for review. Staff shall determine if additional information is needed based on the nature and complexity of the proposal. An appointment for submittal of this information is highly recommended.

ITEMS
COMPLETED

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I. Plot plans, architectural elevations, floor plans, and landscape plans shall be prepared on 24 x 36 inch sheets in a professional manner displaying reasonable clarity in detail and shall contain all of the following:

- A. Date of preparation and all dates of revision.
- B. North arrow and scale (the scale chosen should utilize the full size of the sheet).
- C. Name, address and phone number of owner, developer and person who prepared the map.
- D. Statement of the present use and the proposed use of the property.
- E. A precise legal description of the property involved in this application and the number and street name.
- F. A general vicinity map of the area to be developed showing its relationship to existing streets and/or main thoroughfares (to be included on the plot plan sheet or on an individual sheet 8½ x 14 inches).
- G. Property Boundaries:
 - (1) Define property boundaries with heavy broken line.
 - (2) Indicate distance to nearest cross street(\$).
 - (3) Identify and label adjoining land uses.
- H. Total acreage (or square footage, if less than two (2) acres).
- I. Building Footprints:
 - (1) Show location and outline to scale of each proposed building or structure above ground.
 - (2) Clearly dimension, indicating setback lines to adjacent structures, property lines, parking areas, etc.
- J. Parking: All parking, roads and drive areas to be clearly dimensioned and to indicate number of parking spaces, covered and uncovered parking, and points of ingress and egress.
- K. Easements: The width and approximate location of all existing or proposed easements or rights-of-way, whether for public or private roads, drainage, sewers, or flood control purposes.
- L. Existing Structures:
 - (1) Indicate all locations of structures not to be removed and show all dimensions to proposed lot lines.
 - (2) Show location and size of any existing or proposed fences, walls, etc.
- M. Size and location of all existing and proposed on-premises signage.

NA

--OVER--

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT'S: NAME K.L. & NOVA MULKEY
ADDRESS 6608 PICKFORD LANE
PHONE 870-4112

AGENT'S: NAME _____
ADDRESS _____
PHONE _____

TYPE OF APPLICATION:

- ZONING RECLASSIFICATION
- VARIANCE
- USE PERMIT
- PLOT PLAN REVIEW
- OTHER: _____

ZONING: EXISTING R-1 PROPOSED _____
LAND USE: EXISTING SFD
PROPOSED SAMP

PAST ACTIONS:

CASE NO.	ACTION	DATE
_____	_____	_____
CASE NO.	ACTION	DATE
_____	_____	_____
CASE NO.	ACTION	DATE
_____	_____	_____

DISTRICT MAP NO. L-35-1

FLOOD ZONE "A": YES _____ NO X

GENERAL LOCATION: ON THE NORTH SIDE OF PICKFORD LANE
BETWEEN HOMEDALE WAY AND FOXDALE WAY AT
6608 PICKFORD LANE

SPECIAL NOTICE REQUIRED: YES _____ NO X

IF YES: _____

CHECKED BY: [Signature] DATE 7-2-86

** THE FOLLOWING PARCEL OR PARTIAL PARCELS COULD NOT **
** BE FOUND ON THE ASSESSOR MASTER FILE. **

PARCEL NUMBER ID CODE
020-544-C12 U-50-86 21W 2 BUTERA SAM & VERA
205 FLOWER AVE
LV, NV 89101

020-544-C13 U-50-86 21W

~~02C-560-C08 U-50-86 5- FUNDAMENTAL INCOME PPTY INVEST~~
~~4B SHIMMHOUSE~~
~~302 E CARSON AVE #620~~
~~LV, NV 89101~~

020-591-C15 21W U-50-86

01C-080-011 U-58-86 8 HART WM E & SHIRLEY H
1729 E OAKLEY BLVD
LV, NV 89104

040-411-040 U-59-86

040-411-412 U-59-86

03A-201-017 V-69-86 11 -> 33 THOMPSON DAVID & SHERYL
6280 TROPICAL PKWY
LV, NV 89103

03A-201-017 V-69-86

34,35 SAULSON DOYLE
4173 E SEATTLE
LV, NV 89121

~~411 1, 3, 6, 12, 15, 14, 15~~

412 1, 3, 4, 5, 6, 7, 9, 10, 11, 12, 14, 17

17 -> 36 STOKER KENNETH R & JOYCE RAE
105 DEERBROOK LN
LV, NV 89107

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CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUEST

511-50

Date _____
Page _____ of _____

Requested by:

Organization CITY OF LAS VEGAS Name MIKE CLARK

Department COMMUNITY DEVELOPMENT Phone 386-6301 Ext. _____

I. D. Code V-69-86 Date to Be Completed _____

Remarks _____

Information Needed:

1. Labels No. of Sets Label Tape

2. Print Format: No Print (A) Valuation (F)

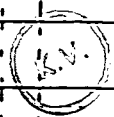
Name, Address, Legal Description (G)

3. Selection by Tax District (List Tax Districts Needed):

4. Selection by Partial Parcel Number: Parcel Bk (3 char.) Page (5 char.),
Partial Page (6 char.), Individual Parcel No. (9 char.)

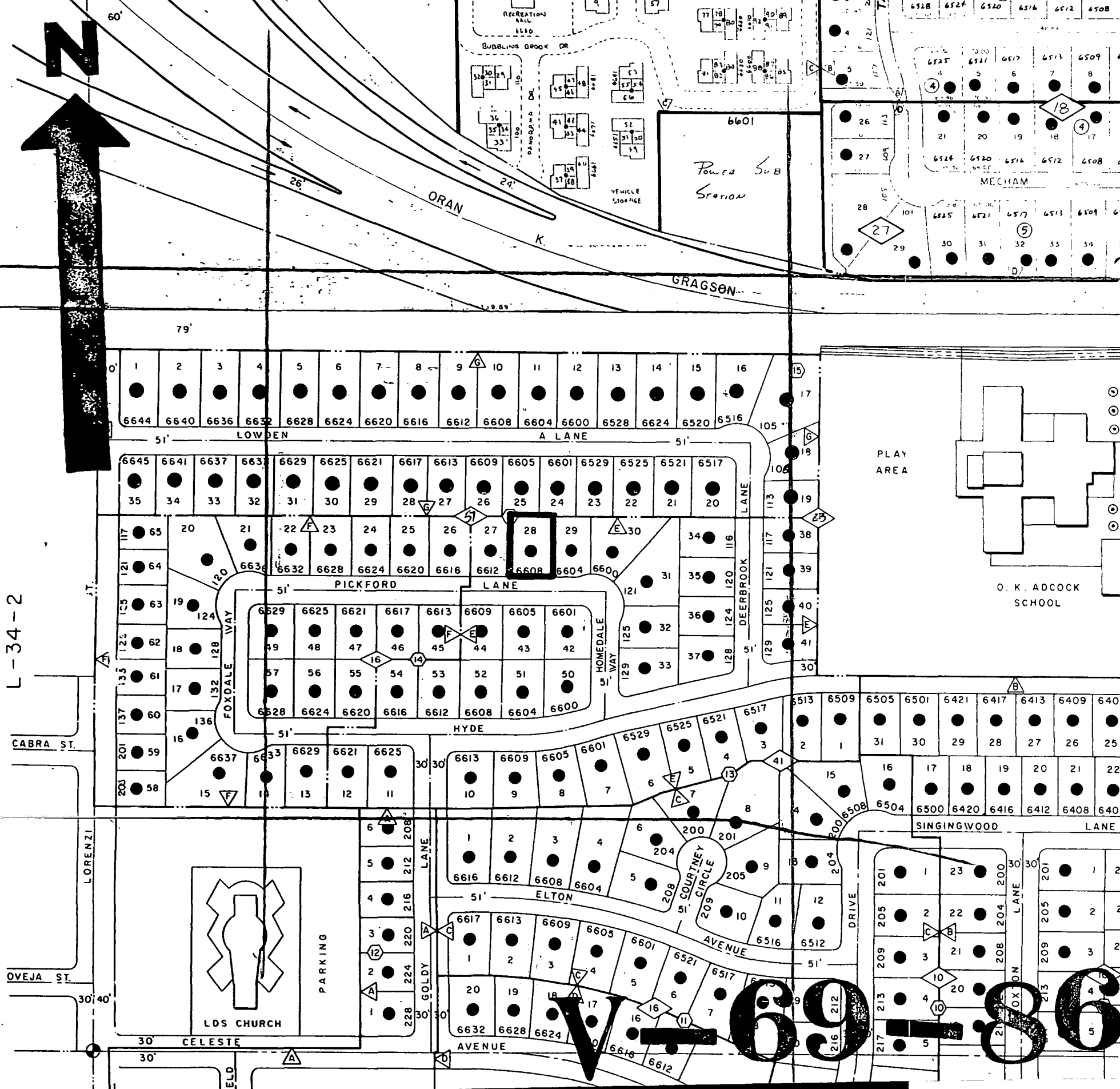
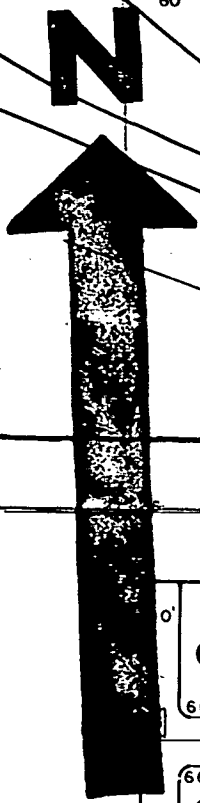
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Assessor Approval _____ Billing No. _____

L-34-2



V-69-86

INTER-OFFICE MEMORANDUM

July 29, 1986

<p>TO:</p> <p>DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT</p>	<p>FROM:</p> <p>CITY CLERK</p>
<p>SUBJECT:</p> <p>APPEAL OR CITY COUNCIL REVIEW INFORMATION ON BOARD OF ZONING ADJUSTMENT ACTIONS</p>	<p>COPIES TO:</p>

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

File No. V-69-86

Applicant: Kendall L. and Nola N. Mulkey

Appeal by applicant or any other aggrieved person: Yes No

Review requested by the City Council Yes No

8-12-86
DATE

Carl A. Hawley
CITY CLERK

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT INFORMATION:

Date of Board of Zoning Adjustment Action: July 24, 1986

Last day for filing an appeal by applicant or any other aggrieved person. (Appeal period is 11 days after the notice of BZA action is mailed to applicant.) August 8, 1986

Last day for a review being requested by the City Council. (Review period is 14 days after the notice of BZA action is mailed to applicant.) August 12, 1986

RECEIVED
AUG 13 1986
PLANNING AND DEVELOPMENT

MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

July 29, 1986

Kendall L. and Nola N. Mulkey
6608 Pickford Lane
Las Vegas, Nevada 89107

RE: V-69-86

Dear Mr. and Mrs. Mulkey:

Your request for a Variance to allow two existing patio covers (one on each side of the existing home) to extend to the side property lines where a 7' setback is required on each side; to allow an existing arbor to the rear property line where a 5' setback is required; and to allow an existing metal storage shed to the side and rear property lines where 5' setbacks are required, on property located at 6608 Pickford Lane, in Zoning District R-1, was considered by the Board of Zoning Adjustment on July 24, 1986.

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. Conformance to the plot plan and elevations.
2. This Variance does not constitute a waiver from the Building Code requirements or other construction standards of the Department of Building and Safety.
3. Obtain a building permit from the Department of Building and Safety.
4. Satisfaction of City Code requirements and design standards of all City departments.



Kendall L. and Nola N. Mulkey

RE: V-69-86

July 29, 1986

Page 2


This action by the Board of Zoning Adjustment on July 24, 1986 is final unless an appeal, in writing, is filed with the City Clerk within eleven days of the date of this letter or there is a review action filed by the City Council within fourteen days of the date of the letter.

Building permits or business licenses cannot be acted upon until after the fourteen day review period has elapsed or after the required hearing on any appeal or review.

An approved Variance must be exercised within one year or it becomes null and void, unless a request for an Extension of Time is duly filed and approved by the Board of Zoning Adjustment within the one year time limit.

Sincerely,

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



RICHARD L. WILLIAMS, CHIEF
CURRENT PLANNING DIVISION

HPF:RLW:jrm

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

18. V-69-86 - KENDALL L. AND NOLA N. MULKEY

APPLICATION: Variance to allow two existing patio covers (one on each side of the existing home) to extend to the side property lines where a 7' setback is required on each side; to allow an existing arbor to the rear property line where a 5' setback is required; and to allow an existing metal storage shed to the side and rear property lines where 5' setbacks are required.

LOCATION: 6608 Pickford Lane

ZONE: R-1

Staff recommends DENIAL; if approved, subject to:

- 1. Conformance to the plot plan and elevations.
- 2. This Variance does not constitute a waiver from the Building Code requirements or other construction standards of the Department of Building and Safety.
- 3. Obtain a building permit from the Department of Building and Safety.
- 4. Standard condition No. 5.

PROTESTS: 0

APPROVALS: 1

DIXON

APPROVED, with staff's conditions. Unanimous (Bugbee & Ashworth excused)

Rick Williams presented the plot plan. He stated the applicant was cited for the violation and is seeking relief through a variance. Staff could not find any unusual circumstances to warrant a variance and recommended denial.

Kendall Mulkey appeared on behalf of the application. He stated that they needed the arbor for shade and the shed is for garden tools.

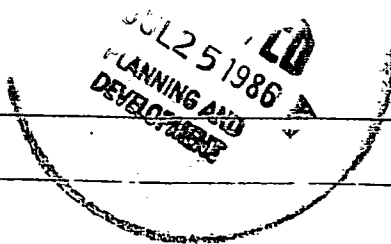
No one appeared in opposition.

(22:01 - 22:08)

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: V-69-86



- 1. No objections
- 2. Fire hydrants to be installed within 500/600 feet of the building or existing hydrant.
- 3. Fire hydrants to be installed in accordance with current fire code adopting ordinance.
- 4. Fire flow requirements to be determined when construction plans are submitted.
- 5. Hydrants are to be installed and charged with water before construction begins.
- 6. Must meet requirements of Uniform Fire Code.
- 7. Dead end fire lanes not to exceed 150'.
- 8. Minimum turning radius of 45' 6".
- 9. Crash gate(s) shall be approved by the Fire Department prior to installation. Said gates shall be a minimum of 15 feet in width. Gates shall be over an all weather road surface. Any chain or locks used to secure such gates shall no be no larger than 3/8 of an inch in diameter.
- 10. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER:

- 1. Provide this department with information on the available water in the immediate area of building project (water analysis).
- 2. Provide information on: Height of buildings; type of construction; type of roof covering; and ground floor square footage so that we may determine your exact fire flow needs.
- 3. The required fire flow shall be available at the most remote hydrant(s).
- 4. Peak demands of domestic and irrigation water must be considered in the water analysis.

COMMENTS:

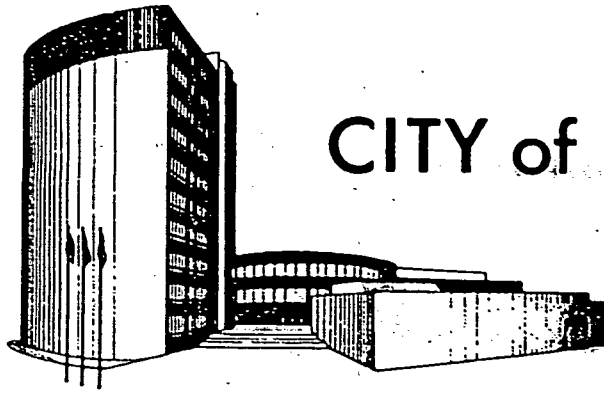
Richard Brenner
7/24/86

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

July 14, 1986

Kendall L. and Nola N. Mulkey
6608 Pickford Lane
Las Vegas NV 89107

RE: V-69-86

Dear Applicant:

This is to advise that your request as referred to above will be considered by the Board of Zoning Adjustment at its regular meeting on July 24, 1986.

This meeting will be held at 7:30 p.m. in the Council 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

A handwritten signature in black ink, appearing to read "Harold P. Foster". The signature is fluid and cursive.

HAROLD P. FOSTER, DIRECTOR

HPF:jrm

Attachment: Agenda



INTER-OFFICE MEMORANDUM

Date

July 14, 1986

TO: Department of Community Planning and Development

FROM: Department of Public Works
RECEIVED
JUL 16 1986

SUBJECT: APPLICATION NO. V-69-86
APPLICANT KENDALL L. & NOLA N. MULKEY

COPIES TO: PLANNING AND DEVELOPMENT
Land Development & Flood Control
Right-of-Way
Traffic Engineering

Reference your memorandum dated 7-7-86 requesting comments from this Department prior to 7-17-86 concerning subject application:

XX This Department has no objections to the granting of this request. subject to

This Department requests that the following be made conditions of granting this request:

- 1. Obtain all permits and inspections required by the City of Las Vegas Municipal Code.

C. D. Peterson
C. D. PETERSON, R.L.S.

CDP/grc

INTER-OFFICE MEMORANDUM

Date

July 9, 1986

<p>TO:</p> <p>COMMUNITY PLANNING AND DEVELOPMENT</p>	<p>FROM:</p> <p>DEPARTMENT OF BUILDING AND SAFETY</p>
<p>SUBJECT:</p> <p>V-69-86 MULKEY</p>	<p>COPIES TO:</p> <p>RECEIVED ALLIED JUL 10 1986 PLANNING AND DEVELOPMENT</p>

In answer to your memorandum of July 7, 1986,
 on the above variance request at 6608 Pickford Lane

this department ~~has provided all the information required~~
~~to process the request.~~ denies the request.

July 24, 1986

(Date)

Notice is hereby given that on July 24, 1986 at 7:30 p.m. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will consider the following:

V-69-86

APPLICATION OF KENDALL L. AND NOLA N. MULKEY FOR A VARIANCE TO ALLOW ^{TWO EXISTING (ONE ON EACH SIDE OF THE EXISTING HOME)} PATIO COVERS TO THE SIDE PROPERTY LINES WHERE ^{A SETBACK} 7' IS REQUIRED ON EACH SIDE; TO ALLOW AN EXISTING ARBOR TO THE REAR PROPERTY LINE ^{WHERE A 5' SETBACK} WITHOUT PROTECTION WHERE SUCH IS REQUIRED; AND TO ALLOW AN ^{EXISTING} METAL STORAGE SHED TO THE SIDE AND REAR PROPERTY LINES ^{WHERE} WITHOUT A ^{5' SETBACKS FROM EACH SIDE} FIRE RESISTANT WALL WHERE SUCH IS REQUIRED, ON PROPERTY LOCATED AT 6608 PICKFORD LANE, IN ZONING DISTRICT R-1.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT 28 IN
BLOCK 12 OF LEWIS HOMES CHARLESTON UNIT NO. 10A.

	(Initial)	(Date)
R. HEITKEMPER	_____	_____
R. GENZER	_____	_____
R. WILLIAMS	<i>[Signature]</i>	7/9/86
H. FOSTER	_____	_____
D. PARTIN	_____	_____

PLEASE RETURN THIS FILE TO JEAN
 BY: July 9, 1986

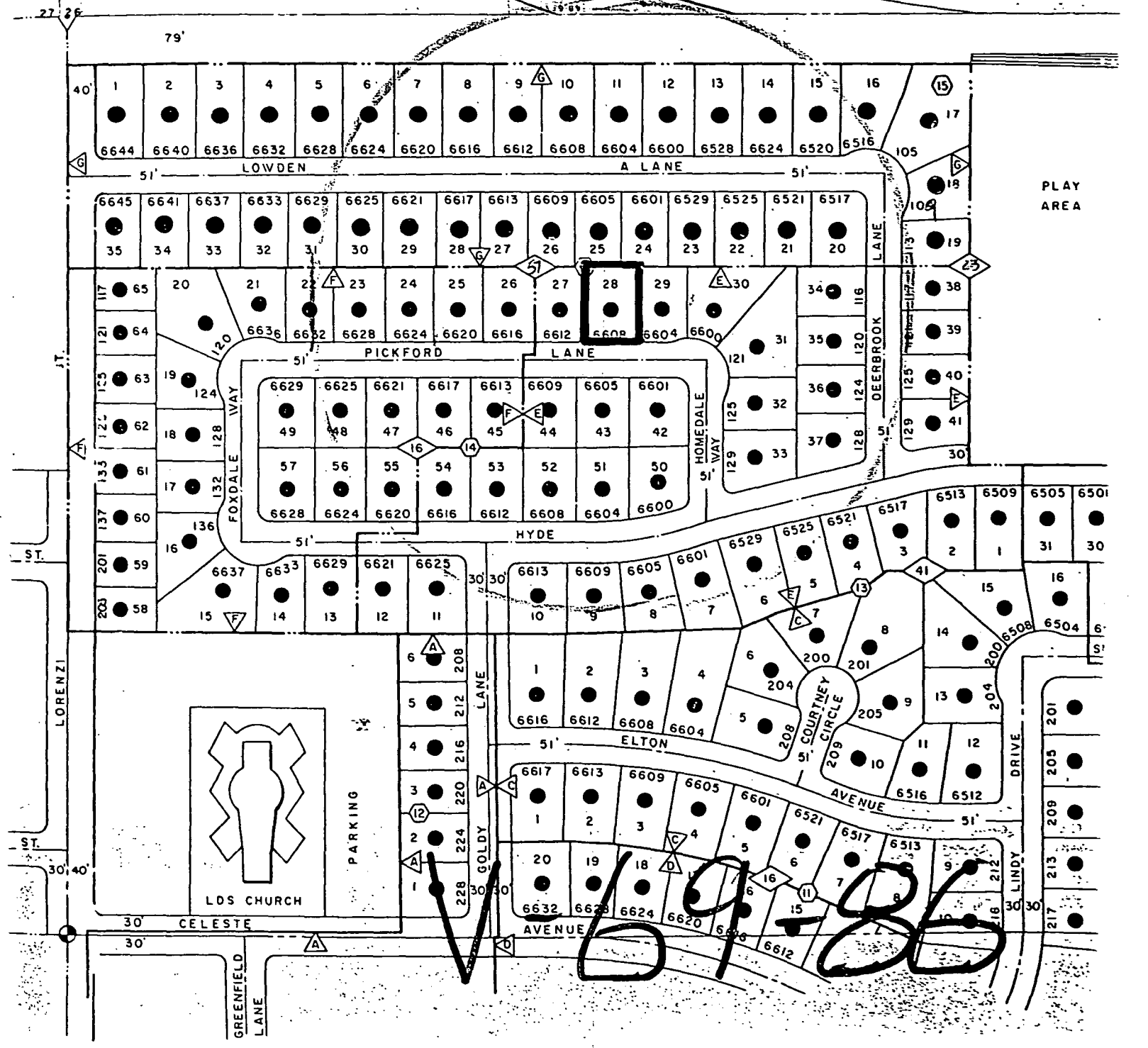
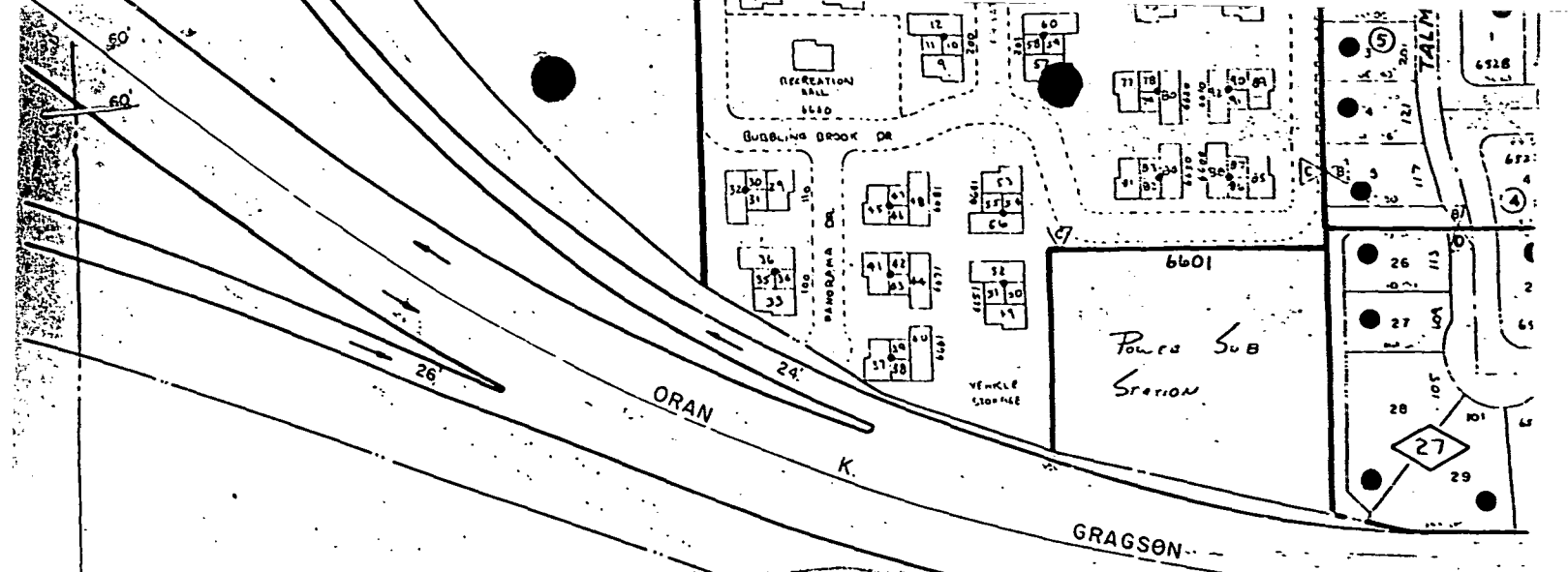
Any and all interested persons may appear before the Board of Zoning Adjustment, either in person or by representative, and object to or express approval of the proposed VARIANCE/USE PERMIT, or may, prior to this hearing, file with the Department of Community Planning and Development, written objections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

DEPARTMENT OF COMMUNITY PLANNING
 AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:jrm

(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.)



W 69-86

9 JUL 86

CALLED: MRS MULKEY AND
INFORMED HER OF BUILDING AND
SAFETY'S REQUIREMENTS. ~~WE~~
CORRECTED THE WORDING ON THE
VARIANCE AND SHE AGREED.

ALL STRUCTURES ARE EITHER
EXISTING OR UNDER CONSTRUCTION.
~~IT APPEARS~~ ^{HARRY YOU SAID} THE MULKEYS HAVE
BEEN CITED BY THE BUILDING
DEPARTMENT.

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

July 7, 1986

DEPARTMENT OF BUILDING & SAFETY
DEPARTMENT OF FIRE SERVICES
DEPARTMENT OF PUBLIC WORKS - R/W & SURVEY
DIVISION OF LAND DEVELOPMENT

FROM:

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

SUBJECT:
REQUEST FOR COMMENTS RE:
V-69-86 KENDALL L. & NOLA N. MULKEY

COPIES TO:

PARCEL NO.:

Subject item will be heard at the July 24, 1986 Board of
Zoning Adjustment Meeting (BZA)

We have attached all the pertinent information regarding this application,
including plot plans.

Your recommendations and comments prior to July 17, 1986
will be greatly appreciated.

Thank you.

HPF:jrm

Attachments:

1. Info. Sheet
2. Plot Plan

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APPLICATION FOR VARIANCE

Pursuant to Chapter 19.88, Title 19, of the Las Vegas City Code, as amended, the undersigned owner(s) of record of the property hereinafter described, hereby present(s) this 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, KENDALL L. & NOLA N. MULKEY, the Owner(s), respectfully petition(s) for a special Variance to allow ~~patio covers to the side property lines where 7' is required on each side; to allow an arbor to the rear property line without protection where such protection is requires; and to allow a metal storage shed to the side and rear property lines without a fire resistant wall where such protection is required.~~

Assessor's Parcel No.:

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS ARE HEREWITH SUBMITTED: The property is situated at 6608 Pickford Lane (street name and number) between Homedale Way and Foxdale (street name) and (street name) in Zoning District R-1. Said property is legally described as follows, to wit:

Lot Twenty-eight (28) in Block Twelve (12) of Lewis Homes - Charleston Unit No. 10A, as shown by Map thereof on file in Book 18 of Plats, Page 54, in the Office of the County Recorder of Clark County, Nevada.

OWNER'S AFFIDAVIT

(owner shall mean owner(s) of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(X We), Kendall L. & Nola N. Mulkey (please print or type)

the undersigned, being duly sworn, depose and say that (I am, we are) 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, our) knowledge and belief. (SIGN IN INK)

(1) Kendall L. Mulkey 6608 Pickford Lane SIGNATURE OF OWNER OF RECORD MAILING ADDRESS

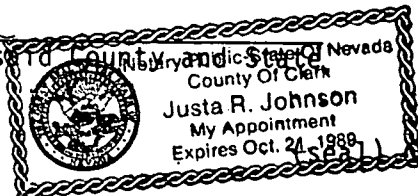
870-4112 700 Las Vegas, Nevada 89107 PHONE NUMBER CITY STATE ZIP

(2) Nola N. Mulkey 6608 Pickford Lane SIGNATURE OF OWNER OF RECORD MAILING ADDRESS

870-4112 - home 700 Las Vegas, Nevada 89107 386-4721 - work 8 to 5 PHONE NUMBER CITY STATE ZIP

Subscribed and sworn to before me this 1st day of July, 1986,

Notary Public in and for said County of Clark, State of Nevada 10/21/89 My Commission Expires



FOR DEPARTMENT 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 Chapter 19.88, Title 19, of the Las Vegas City Code.

Filing Fee: \$ 100.00 Case No.: V-69-86 Received by: JMA Receipt No.: 91243 Meeting Date: 7-29-86 Date: 7-2-86

BOOK 716
TO MAR 10 (4-72)

675173

AM: R. P. T. V. 6 68.55

Grant, Bargain, Sale Deed

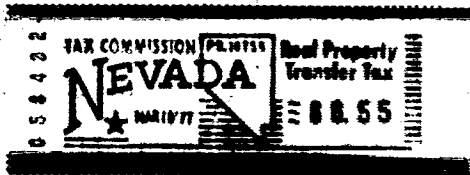
THIS INDENTURE WITNESSETH: That LEWIS HOMES OF NEVADA, a Partnership

In consideration of \$ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to KENDALL L. MULKEY AND NOLA N. MULKEY, husband and wife as joint tenants.

all that real property situate in the _____ County of Clark State of Nevada, bounded and described as follows:

Lot Twenty-Eight (28) in Block Twelve (12) of LEWIS HOMES - CHARLESTON UNIT NO. 10-A, as shown by Map thereof on file in Book 18 of Plats, Page 54, in the Office of the County Recorder of Clark County, Nevada.

SUBJECT TO: Taxes for the fiscal year 1976/77.
Covenants, conditions, restrictions, reservations, rights, 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 8th day of March 19 77

STATE OF NEVADA }
COUNTY OF CLARK } SS.

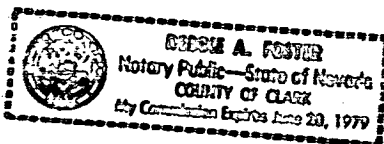
On March 8, 1977
personally appeared before me, a Notary Public,

RICHARD H. FINSTON
WILLIAM N. DANE

who acknowledged that I, Richard H. Finston, executed the above instrument.

Signature Richard H. Finston
(Notary Public)

(District Seal)



LEWIS HOMES OF NEVADA, a Partnership

BY: Richard H. Finston, Agent
BY: William N. Dane, Agent

ESCROW NO. _____
ORDER NO. _____
RECORDED MAIL TO: Mr. and Mrs. Kendall L. Mulkey - 6608 Pickford Lane - Las Vegas, Nevada 89167

RECORDER'S INSTRUMENT NO. LV-182564-BF
OFFICIAL RECORD BOOK NO. 716
RECORDED AT REQUEST OF

TITLE INSURANCE AND TRUST CO

Mar 10 2 48 PM '77

CLARK COUNTY NEVADA
JOAN L. SWIFT RECORDER

FEE 3.00 - SEVINTY and

370

STATE OF NEVADA) SS.
COUNTY OF CLARK)

I, JOAN L. SWIFT, the duly elected, qualified and acting Recorder of Clark County, in the State of Nevada, do hereby certify that this is a true, full and correct copy of the instrument now on record in this office. IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of my office, in Las Vegas, Nevada this

1st day of July, A.D. 19 36
JOAN L. SWIFT, County Recorder

By [Signature]
Deputy

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT'S: NAME K.L. & NOLA MULKEY
ADDRESS 6608 PICKFORD LANE
PHONE 870-4112

AGENT'S: NAME _____
ADDRESS _____
PHONE _____

TYPE OF APPLICATION:

- ZONING RECLASSIFICATION
- VARIANCE
- USE PERMIT
- PLOT PLAN REVIEW
- OTHER: _____

ZONING: EXISTING R-1 PROPOSED _____
LAND USE: EXISTING SFD
PROPOSED SAME

PAST ACTIONS:

CASE NO.	ACTION	DATE
_____	_____	_____
CASE NO.	ACTION	DATE
_____	_____	_____
CASE NO.	ACTION	DATE
_____	_____	_____

DISTRICT MAP NO. L-35-1

FLOOD ZONE "A": YES _____ NO X

GENERAL LOCATION: ON THE NORTH SIDE OF PICKFORD LANE
BETWEEN HOMEDALE WAY AND FOXDALE WAY AT
6608 PICKFORD LANE

SPECIAL NOTICE REQUIRED: YES _____ NO X

IF YES: _____

CHECKED BY: [Signature] DATE 7-2-86