

**Planning & Development Department
Scanning Cover Sheet**

Case No V-0069-72

APN 162-02-210-061

Location 1315 SWEENEY AVE

Applicant RICHARD C & AUDREY M CLARK

Subject

ALLOW AN EXISTING CARPORT TO THE FRONT PROPERTY
LINE WHERE A 20FT FRONT SETBACK IS REQUIRED AND
ALLOW A EXISTING CARPORT TO WITHIN 5IN OF SIDE
PROPERTY WHERE 5FT IS REQUIRED AND ALLOW AN
EXISTING PATIO COVER TO WITHIN 1FT 3IN OF SIDE
PROPERTY LINE ON OPPISITE SIDE OF PROPERTY
WHERE 7FT SETBACK IS REQUIRED.



INTER-DEPARTMENT DISTRIBUTION LIST

	Date Sent	Date Returned	Comments
BUILDING DEPARTMENT	11/30/72	12/7/72	See Memo
ENGINEERING DEPARTMENT	"	12/14/72	OK
FIRE DEPARTMENT	"	12/4/72	See memo
POLICE DEPARTMENT			
CHILD WELFARE			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

PROPERTY OWNERS

PROTESTS

APPROVALS

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

Mr & Mrs. Nicholas
B. Corinby - 1301 Sweeney
MR & MRS. TRUMBULL - 1311 Sweeney
MR & MRS. LAMON
MR. LA MUNYON

FILE NO. _____

NOTICE OF PUBLIC HEARING

DECEMBER 21, 1972

December 6, 1972

Notice is hereby given that on December 21, 1972, at 7:30 P.M. in the Commission Chambers of the Reed Whipple Center, 821 Las Vegas Boulevard North, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-69-72 RICHARD C. & AUDREY M. CLARK FOR A VARIANCE TO ALLOW AN EXISTING CARPORT TO THE FRONT PROPERTY LINE WHERE A 20 FT. FRONT SETBACK IS REQUIRED AND TO ALLOW THE EXISTING CARPORT TO WITHIN 5 INCHES OF THE SIDE PROPERTY LINE WHERE 5 FT. IS REQUIRED AND TO ALLOW AN EXISTING PATIO COVER TO WITHIN 1 FT. 3 INCHES OF THE SIDE PROPERTY LINE ON THE OPPOSITE SIDE OF THE PROPERTY WHERE A 7 FT. SETBACK IS REQUIRED ON PROPERTY LEGALLY DESCRIBED AS LOT 10, BLOCK 14, HUNTRIDGE SUBDIVISION TRACT #4 AND LOCATED AT 1315 SWEENEY AVENUE, ON THE NORTH SIDE OF SWEENEY AVENUE, BETWEEN SOUTH 13TH STREET AND SOUTH 15TH STREET IN LAND USE ZONE R-1.

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



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

by: 
HAROLD P. FOSTER
Deputy Director of Planning

DJS:HPF:kt

*To whom it may concern,
I think it is an improvement
to the neighborhood and I approve
of it very much,
Margaret LaMunyon*

NOTICE OF PUBLIC HEARING

DECEMBER 21, 1972

December 6, 1972

Notice is hereby given that on December 21, 1972, at 7:30 P.M. in the Commission Chambers of the Reed Whipple Center, 821 Las Vegas Boulevard North, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

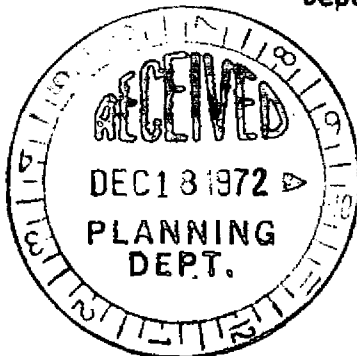
V-69-72 RICHARD C. & AUDREY M. CLARK FOR A VARIANCE TO ALLOW AN EXISTING CARPORT TO THE FRONT PROPERTY LINE WHERE A 20 FT. FRONT SETBACK IS REQUIRED AND TO ALLOW THE EXISTING CARPORT TO WITHIN 5 INCHES OF THE SIDE PROPERTY LINE WHERE 5 FT. IS REQUIRED AND TO ALLOW AN EXISTING PATIO COVER TO WITHIN 1 FT. 3 INCHES OF THE SIDE PROPERTY LINE ON THE OPPOSITE SIDE OF THE PROPERTY WHERE A 7 FT. SETBACK IS REQUIRED ON PROPERTY LEGALLY DESCRIBED AS LOT 10, BLOCK 14, HUNTRIDGE SUBDIVISION TRACT #4 AND LOCATED AT 1315 SWEENEY AVENUE, ON THE NORTH SIDE OF SWEENEY AVENUE, BETWEEN SOUTH 13TH STREET AND SOUTH 15TH STREET IN LAND USE ZONE R-1.

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

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

by: 
HAROLD P. FOSTER
Deputy Director of Planning

We approve
James Lashan
Thomas Landon
DJS:HPF:kt



NOTICE OF PUBLIC HEARING

DECEMBER 21, 1972

December 6, 1972

Notice is hereby given that on December 21, 1972, at 7:30 P.M. in the Commission Chambers of the Reed Whipple Center, 821 Las Vegas Boulevard North, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-69-72 RICHARD C. & AUDREY M. CLARK FOR A VARIANCE TO ALLOW AN EXISTING CARPORT TO THE FRONT PROPERTY LINE WHERE A 20 FT. FRONT SETBACK IS REQUIRED AND TO ALLOW THE EXISTING CARPORT TO WITHIN 5 INCHES OF THE SIDE PROPERTY LINE WHERE 5 FT. IS REQUIRED AND TO ALLOW AN EXISTING PATIO COVER TO WITHIN 1 FT. 3 INCHES OF THE SIDE PROPERTY LINE ON THE OPPOSITE SIDE OF THE PROPERTY WHERE A 7 FT. SETBACK IS REQUIRED ON PROPERTY LEGALLY DESCRIBED AS LOT 10, BLOCK 14, HUNTRIDGE SUBDIVISION TRACT #4 AND LOCATED AT 1315 SWEENEY AVENUE, ON THE NORTH SIDE OF SWEENEY AVENUE, BETWEEN SOUTH 13TH STREET AND SOUTH 15TH STREET IN LAND USE ZONE R-1.

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



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

by: 
HAROLD P. FOSTER
Deputy Director of Planning

DJS:HPF:kt

I think that this is an improvement to their property. I wonder where the inspector was when this was being built. After so many months they have become interested.
Harold P. Foster
1311 Sweeney, Las Vegas, Nev

NOTICE OF PUBLIC HEARING

DECEMBER 21, 1972

December 6, 1972

Notice is hereby given that on December 21, 1972, at 7:30 P.M. in the Commission Chambers of the Reed Whipple Center, 821 Las Vegas Boulevard North, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-69-72 RICHARD C. & AUDREY M. CLARK FOR A VARIANCE TO ALLOW AN EXISTING CARPORT TO THE FRONT PROPERTY LINE WHERE A 20 FT. FRONT SETBACK IS REQUIRED AND TO ALLOW THE EXISTING CARPORT TO WITHIN 5 INCHES OF THE SIDE PROPERTY LINE WHERE 5 FT. IS REQUIRED AND TO ALLOW AN EXISTING PATIO COVER TO WITHIN 1 FT. 3 INCHES OF THE SIDE PROPERTY LINE ON THE OPPOSITE SIDE OF THE PROPERTY WHERE A 7 FT. SETBACK IS REQUIRED ON PROPERTY LEGALLY DESCRIBED AS LOT 10, BLOCK 14, HUNTRIDGE SUBDIVISION TRACT #4 AND LOCATED AT 1315 SWEENEY AVENUE, ON THE NORTH SIDE OF SWEENEY AVENUE, BETWEEN SOUTH 13TH STREET AND SOUTH 15TH STREET IN LAND USE ZONE R-1.

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

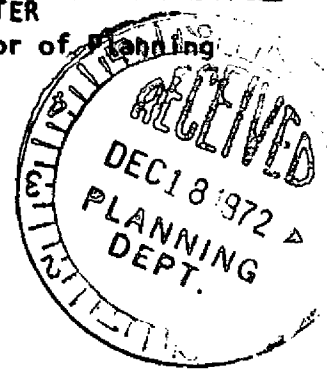
DON J. SAYLOR, AIP
Director of Planning
Coordinator of Urban Renewal

by: *[Signature]*
HAROLD P. FOSTER
Deputy Director of Planning

I have absolutely no objection in allowing this existing carport to continue its function - that is to cover a car. It seems indeed strange that the furor over this car port should occur now since it has been there

DJS:HPF:kt

for quite a long time and no one complained or offered any objections to it before. Someone like sees grapes from perhaps a neighbor that is using the car port as a means to vent his anger against another neighbor. It is not unightly, does not detract from appearance of street and is neat.
B. Corumby - 1301 Sweeney Ave.



NOTICE OF PUBLIC HEARING

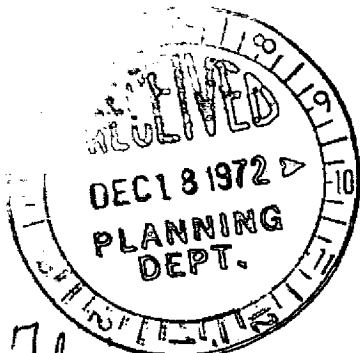
DECEMBER 21, 1972

December 6, 1972

Notice is hereby given that on December 21, 1972, at 7:30 P.M. in the Commission Chambers of the Reed Whipple Center, 821 Las Vegas Boulevard North, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-69-72 RICHARD C. & AUDREY M. CLARK FOR A VARIANCE TO ALLOW AN EXISTING CARPORT TO THE FRONT PROPERTY LINE WHERE A 20 FT. FRONT SETBACK IS REQUIRED AND TO ALLOW THE EXISTING CARPORT TO WITHIN 5 INCHES OF THE SIDE PROPERTY LINE WHERE 5 FT. IS REQUIRED AND TO ALLOW AN EXISTING PATIO COVER TO WITHIN 1 FT. 3 INCHES OF THE SIDE PROPERTY LINE ON THE OPPOSITE SIDE OF THE PROPERTY WHERE A 7 FT. SETBACK IS REQUIRED ON PROPERTY LEGALLY DESCRIBED AS LOT 10, BLOCK 14, HUNTRIDGE SUBDIVISION TRACT #4 AND LOCATED AT 1315 SWEENEY AVENUE, ON THE NORTH SIDE OF SWEENEY AVENUE, BETWEEN SOUTH 13TH STREET AND SOUTH 15TH STREET IN LAND USE ZONE R-1.

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



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

by: 
HAROLD P. FOSTER
Deputy Director of Planning

DJS:HPF:kt

This is a wonderful Improvement to the Property and Neighborhood, as is, Elizabeth Nichols Harry Nichols

NOTICE OF PUBLIC HEARING

DECEMBER 21, 1972

December 6, 1972

Notice is hereby given that on December 21, 1972, at 7:30 P.M. in the Commission Chambers of the Reed Whipple Center, 821 Las Vegas Boulevard North, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-69-72 RICHARD C. & AUDREY M. CLARK FOR A VARIANCE TO ALLOW AN EXISTING CARPORT TO THE FRONT PROPERTY LINE WHERE A 20 FT. FRONT SETBACK IS REQUIRED AND TO ALLOW THE EXISTING CARPORT TO WITHIN 5 INCHES OF THE SIDE PROPERTY LINE WHERE 5 FT. IS REQUIRED AND TO ALLOW AN EXISTING PATIO COVER TO WITHIN 1 FT. 3 INCHES OF THE SIDE PROPERTY LINE ON THE OPPOSITE SIDE OF THE PROPERTY WHERE A 7 FT. SETBACK IS REQUIRED ON PROPERTY LEGALLY DESCRIBED AS LOT 10, BLOCK 14, HUNTRIDGE SUBDIVISION TRACT #4 AND LOCATED AT 1315 SWEENEY AVENUE, ON THE NORTH SIDE OF SWEENEY AVENUE, BETWEEN SOUTH 13TH STREET AND SOUTH 15TH STREET IN LAND USE ZONE R-1.

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

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

by: 
HAROLD P. FOSTER
Deputy Director of Planning

DJS:HPF:kt

NOTICE OF PUBLIC HEARING

DECEMBER 21, 1972

December 6, 1972

Notice is hereby given that on December 21, 1972, at 7:30 P.M. in the Commission Chambers of the Reed Whipple Center, 821 Las Vegas Boulevard North, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-69-72 RICHARD C. & AUDREY M. CLARK FOR A VARIANCE TO ALLOW AN EXISTING CARPORT TO THE FRONT PROPERTY LINE WHERE A 20 FT. FRONT SETBACK IS REQUIRED AND TO ALLOW THE EXISTING CARPORT TO WITHIN 5 INCHES OF THE SIDE PROPERTY LINE WHERE 5 FT. IS REQUIRED AND TO ALLOW AN EXISTING PATIO COVER TO WITHIN 1 FT. 3 INCHES OF THE SIDE PROPERTY LINE ON THE OPPOSITE SIDE OF THE PROPERTY WHERE A 7 FT. SETBACK IS REQUIRED ON PROPERTY LEGALLY DESCRIBED AS LOT 10, BLOCK 14, HUNTRIDGE SUBDIVISION TRACT #4 AND LOCATED AT 1315 SWEENEY AVENUE, ON THE NORTH SIDE OF SWEENEY AVENUE, BETWEEN SOUTH 13TH STREET AND SOUTH 15TH STREET IN LAND USE ZONE R-1.

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

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

by:


HAROLD P. FOSTER
Deputy Director of Planning

DJS:HPF:kt

NOTICE OF PUBLIC HEARING

DECEMBER 21, 1972

December 6, 1972

Notice is hereby given that on December 21, 1972, at 7:30 P.M. in the Commission Chambers of the Reed Whipple Center, 821 Las Vegas Boulevard North, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-69-72 RICHARD C. & AUDREY M. CLARK FOR A VARIANCE TO ALLOW AN EXISTING CARPORT TO THE FRONT PROPERTY LINE WHERE A 20 FT. FRONT SETBACK IS REQUIRED AND TO ALLOW THE EXISTING CARPORT TO WITHIN 5 INCHES OF THE SIDE PROPERTY LINE WHERE 5 FT. IS REQUIRED AND TO ALLOW AN EXISTING PATIO COVER TO WITHIN 1 FT. 3 INCHES OF THE SIDE PROPERTY LINE ON THE OPPOSITE SIDE OF THE PROPERTY WHERE A 7 FT. SETBACK IS REQUIRED ON PROPERTY LEGALLY DESCRIBED AS LOT 10, BLOCK 14, HUNTRIDGE SUBDIVISION TRACT #4 AND LOCATED AT 1315 SWEENEY AVENUE, ON THE NORTH SIDE OF SWEENEY AVENUE, BETWEEN SOUTH 13TH STREET AND SOUTH 15TH STREET IN LAND USE ZONE R-1.

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

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

by: 
HAROLD P. FOSTER
Deputy Director of Planning

DJS:HPF:kt

NOTICE OF PUBLIC HEARING

DECEMBER 21, 1972

December 6, 1972

Notice is hereby given that on December 21, 1972, at 7:30 P.M. in the Commission Chambers of the Reed Whipple Center, 821 Las Vegas Boulevard North, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-69-72 RICHARD C. & AUDREY M. CLARK FOR A VARIANCE TO ALLOW AN EXISTING CARPORT TO THE FRONT PROPERTY LINE WHERE A 20 FT. FRONT SETBACK IS REQUIRED AND TO ALLOW THE EXISTING CARPORT TO WITHIN 5 INCHES OF THE SIDE PROPERTY LINE WHERE 5 FT. IS REQUIRED AND TO ALLOW AN EXISTING PATIO COVER TO WITHIN 1 FT. 3 INCHES OF THE SIDE PROPERTY LINE ON THE OPPOSITE SIDE OF THE PROPERTY WHERE A 7 FT. SETBACK IS REQUIRED ON PROPERTY LEGALLY DESCRIBED AS LOT 10, BLOCK 14, HUNTRIDGE SUBDIVISION TRACT #4 AND LOCATED AT 1315 SWEENEY AVENUE, ON THE NORTH SIDE OF SWEENEY AVENUE, BETWEEN SOUTH 13TH STREET AND SOUTH 15TH STREET IN LAND USE ZONE R-1.

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

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

by:


HAROLD P. FOSTER
Deputy Director of Planning

DJS:HPF:kt

MINUTES

BOARD OF ZONING ADJUSTMENT

FEBRUARY 22, 1973

CALL TO ORDER:

A regular meeting of the Board of Zoning Adjustment was called to order by Chairman Pyes at 7:30 P.M. in the Commission Chambers of the Reed Whipple Center, 821 Las Vegas Boulevard North, Las Vegas, Nevada.

PRESENT:

Chairman Pyes, Messrs. Reinhardt, Hanes and McGarry.

ABSENT:

Mr. Hoggard.

STAFF PRESENT:

Harold P. Foster, Deputy Director of Planning.
Kathleen M. Tighe, Recording Secretary.

MINUTES:

MR. HANES made a Motion for APPROVAL of the Minutes of the Board of Zoning Adjustment meetings held November 30, 1972 and December 21, 1972. Motion for approval was seconded by Mr. McGarry and carried unanimously.

OLD BUSINESS:

1. V-69-72 (Abeyance Item)

APPROVED

Application of RICHARD C. & AUDREY M. CLARK for a Variance to allow an existing carport to the front property line where a 20 ft. setback is required and to allow the existing carport to within 5 inches of the side property line where 5 feet is required and to allow an existing patio cover to within 1 ft. 3 in. of the side property line on the opposite side of the property where a 7 ft. setback is required on property legally described as Lot 10, Block 14, Huntridge Subdivision Tract #4 and located at 1315 Sweeney Avenue, on the north side of Sweeney Avenue between South 13th Street and South 15th Street in land use zone R-1.

MR. FOSTER pointed out the surrounding area and its uses. He indicated there had been a carport constructed on the front portion of the residence with the overhang being 5 inches from the right-of-way where 5 ft. is required. He indicated the carport was constructed to the front property line where 20 ft. is required and was within the 5 inches of the side property line where 5 ft. is required. He stated the applicant is also requesting an existing patio cover be allowed to within 1 ft. 3 inches of the opposite side property line where 7 ft. is required. He stated the carport is about 1 ft. or so overhanging into the public right-of-way. It was pointed out the Building Department objects to the approval of the request since no permits were issued. Staff was advised the construction was put up by a contractor and this information could be obtained from the applicant. Staff found no unusual circumstances involved on the property to qualify the variance. There were no protests and were 5 letters of approval from people in the surrounding area. Mr. Foster then presented some photographs to the Board of the property.

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

MR. RICHARD CLARK appeared and stated he was the applicant. He indicated if these were put up without a permit, it was without his knowledge because he had a contractor do the work. He stated the contractor got a permit for the awning across the back and stated the contractor was Duralum.

CHAIRMAN PYES told Mr. Foster to have them cited.

MR. FOSTER stated he would refer the matter to the Building Department.

MR. CLARK stated the contractor did all of the work and indicated he was under the impression they had all of the necessary permits. He stated he thought it was alright as long as they were within 12 ft. of the curb and did not know he had to have a side yard. He indicated he constructed the cover for his German shepherd dogs.

MRS. CLARK appeared and stated Duralum on West Meade did the work. She stated they gave them a bid and thought they would get the necessary permits. She stated they had always obtained permits and would have this time had they known the contractor did not do it. She stated the construction took place two years ago and was 15 months until they red-tagged it.

MR. FOSTER stated this was the first time it was brought to the attention of the City.

MRS. CLARK stated it was on their tax rolls last year.

MR. FOSTER stated the patio cover to the rear was probably on the tax roll.

CHAIRMAN PYES asked if this was two transactions.

MRS. CLARK said it was one. She stated they even cut down their elm trees to allow for the awning.

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

MR. McGARRY made a Motion for APPROVAL of the request of MR. & MRS. RICHARD CLARK for a Variance to allow an existing carport to the front property line where 20 ft. is required and to allow the existing carport to within 5 inches of the side property line where 5 ft. is required and to allow an existing patio cover to within 1 ft. 3 in. of the side property line on the opposite side of the property where 7 ft. is required on property located at 1315 Sweeney Avenue in land use zone R-1, subject to the following conditions:

1. Conformance to the plot plan.
2. Conformance to the requirements of the Building, Fire and Public Works Departments.

Motion for APPROVAL was seconded by Mr. Hanes and voting was as follows:

Mr. McGarry, Mr. Hanes & Mr. Reinhardt - Yes.
Chairman Pyes - No.

Motion for APPROVAL carried.

NEW BUSINESS:

1. U-62-72

APPROVED

Application of the HOUSING AUTHORITY OF THE CITY OF LAS VEGAS on behalf of the HEADSTART PROGRAM for a Use Permit to allow the operation of a day-care center on property legally described as the North 160 feet of the south 420 feet of the East 80 feet of the West 380 feet

February 26, 1973

HANK ELDER, DIRECTOR
BUILDING AND SAFETY

HAROLD P. FOSTER
DEPUTY DIRECTOR OF PLANNING

DURALUM, INC. - CONSTRUCTING
AWNINGS WITHOUT A PERMIT

V-69-72

At the February 22, 1973, Board of Zoning Adjustment meeting a discussion was held on a variance application at 1315 Sweeney Avenue to allow an encroachment into the front and side yards. During the discussion it was indicated by the applicant that the work had been done by a contractor and he assumed the proper permits were obtained from the City. The records in your Department do not indicate permits to construct a carport and a patio cover were ever obtained by Duralum, Inc., the contractor, or the owner. According to the owner, construction took place approximately fifteen months ago.

This is the second instance where Duralum, Inc., was directly or indirectly involved in the construction of a carport or patio cover which was erected in violation of required setbacks. In 1971 at 1604 South Tenth Street the same awning company sold a carport to the owner and furnished a man to install it on his property which resulted in it being located on the front property line and to within one foot of the side property line, that is similar to the encroachment of this carport in this application.

Due to the circumstances of the owner relying on the contractor to meet the requirements of the City Code, the Board approved the variance application since the owner was not at fault, however, directed Staff to contact your office for proper action against Duralum, Inc., for doing construction work without the necessary permits and constructing the carport and patio cover in the required setback areas. Further, the Board requested that a copy of the action against the contractor be submitted to them for review. A copy of any actions taken by your office can be submitted to this Department and it will be referred to each Board member.

HPF:pdm

INTER-OFFICE MEMORANDUM

February 23, 1973

TO:

PLANNING DEPARTMENT

FROM:

CITY CLERK

SUBJECT:

APPEAL INFORMATION

COPIES TO:

This is to certify that no appeal has been filed with this office on the following action, as of the date stated below:

V-69-72 (RICHARD CLARK)

Elaine M. Allen
CITY CLERK

3/5/73

Planning Department information:

Date Notice sent to applicant:

February 23, 1973

Last day for filing an appeal as per the City Code. (Appeal period is 10 days after the notice was mailed to the applicant.)

March 5, 1973

Planning Department
February 23, 1973

Mr. & Mrs. Richard Clark
1315 Sweeney Avenue
Las Vegas, Nevada 89104

Re: V-69-72 - APPROVED ✓

Dear Mr. & Mrs. Clark:

At a regular meeting of the Board of Zoning Adjustment held February 22, 1973, consideration was given to your request for a Variance to allow an existing carport to the front property line where 20 ft. is required and to allow the existing carport to within 5 inches of the side property line where 5 ft. is required and to allow an existing patio cover to within 1 ft. 3 in. of the side property line on the opposite side of the property where 7 ft. is required on property located at 1315 Sweeney Avenue in land use zone R-1.

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

1. Conformance to the plot plan.
2. Conformance to the requirements of the Fire, Building and Public Works Departments.

This action by the Board of Zoning Adjustment becomes effective ten days after the date stamped below unless an appeal in writing is filed with the City Clerk within this ten-day period. After this ten-day period you will be required to obtain a building permit for the carport and the patio cover from the Department of Building and Safety and a final inspection shall be required of the structure to determine whether it structurally satisfies the provisions of the Uniform Building Code.

Sincerely yours,

DON J. SAYLOR, AIP
Director of Planning

DJS:HFF:kt FEB 23 1973

cc: City Clerk

by
~~_____~~
HAROLD P. FOSTER
Deputy Director of Planning

INTER-OFFICE MEMORANDUM

February 23, 1973

TO:

PLANNING DEPARTMENT

FROM:

CITY CLERK

SUBJECT:

APPEAL INFORMATION

COPIES TO:

This is to certify that no appeal has been filed with this office on the following action, as of the date stated below:

V-69-72 (RICHARD CLARK)

CITY CLERK

Planning Department information:

Notice sent to applicant:

February 23, 1973

day for filing an appeal
in the City Code. (Appeal
period is 10 days after the
notice was mailed to the
applicant.)

March 5, 1973

Planning Department
January 26, 1973

Mr. & Mrs. Richard Clark
1315 Sweeney Avenue
Las Vegas, Nevada 89104

Re: V-69-72

Dear Mr. & Mrs. Clark:

This letter is to confirm the telephone call from this office on January 24, 1973, that your item as referred to above and scheduled for the January 25, 1973, meeting of the Board of Zoning Adjustment was not heard due to the meeting being cancelled. The meeting was cancelled as a result of January 25, 1973, being declared an official day of observance due to the death of former President Lyndon B. Johnson. The City Attorney has advised this office all items on the agenda shall be carried over to the next regular meeting of the Board and this office must readvertise for the new public hearings.

Please be advised your item will be heard at the next regularly scheduled meeting of the Board on February 22, 1973, at 7:30 P.M. in the Commission Chambers of the Reed Whipple Center, 821 Las Vegas Boulevard North, Las Vegas, Nevada.

It is requested by the Board that you or your representative be present at this meeting to answer any pertinent questions which may arise regarding this request.

Sincerely yours,

DON JL SAYLOR, AIP
Director of Planning
Coordinator of Urban Renewal

DJS:HPF:kt

by:

HAROLD P. FOSTER
Deputy Director of Planning

MINUTES

BOARD OF ZONING ADJUSTMENT

DECEMBER 21, 1972

CALL TO ORDER:

A regular meeting of the Board of Zoning Adjustment was called to order by Chairman Pyes at 7:30 P.M. in the Commission Chambers of the Reed Whipple Center, 821 Las Vegas Boulevard North, Las Vegas, Nevada.

PRESENT:

Chairman Pyes, Messrs. Hanes, McGarry, Reinhardt and Hoggard.

STAFF PRESENT:

Robert C. Clemmer, Senior Planner.
Kathleen M. Tighe, Recording Secretary.

PLEDGE OF ALLEGIANCE:

BUSINESS:

1. V-69-72

ABEYANCE

CHAIRMAN PYES announced the application of RICHARD C. AND AUDREY M. CLARK (V-69-72) would be held in abeyance until the next meeting of the Board on January 25, 1973, as per the applicant's request.

2. U-48-72

NO ACTION

Application of the CLARK COUNTY SCHOOL DISTRICT BOARD OF TRUSTEES for a Use Permit to allow the construction of a junior high school on property legally described as the South Half (S $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 29, Township 20 South, Range 62 East, MDB&M and located on the northeast corner of Harris Avenue extended and Marion Drive extended in land use zone R-E.

MR. CLEMMER stated this was a request by the Clark County School District for a junior high school on the east side of Marion Drive (extended) north of Harris and 1/8 mile south of Washington. This item was held in abeyance from previous meetings and we have the City Attorney, Ian Ross, here to explain the differences between the School District proposal and the Public Works requirements.

MR. IAN ROSS, Assistant City Attorney, appeared. He stated he felt it would be proper for the Board to consider the request for a junior high school at this location and approve it if they felt it would be proper at this location. He indicated they could make it conditional upon meeting the requirements of the Public Works Department. If there is a problem then between the School District and the Public Works Department, the School District would have the option to appeal the decision and take it to the City Commission. I think this might be more useful to all concerned, and not try to solve the issues at this point. Mr. Petroni, Attorney for the School District, indicated this course of action would have merit and the School District would then be willing to take it to the City Commission to solve any differences.

CHAIRMAN PYES stated he did not feel this Board should be the arbitrary judge between the School District and the City on a legal matter and if it will meet with the approval of the School District,

363

Planning Department
December 22, 1972

Mr. & Mrs. Richard Clark
1315 Sweeney Avenue
Las Vegas, Nevada 89104

Re: V-69-72

Dear Mr. & Mrs. Clark:

At a regular meeting of the Board of Zoning Adjustment held December 21, 1972, consideration was given to your request for a Variance on property located at 1315 Sweeney Avenue in land use zone R-1.

As per your request, the Board voted to hold this item in abeyance until the next regularly scheduled meeting of the Board of Zoning Adjustment.

The Board requests that you or your representative be present at their next meeting to answer any questions which may arise regarding this request. The next meeting of the Board of Zoning Adjustment will be held January 25, 1973, at 7:30 P.M. in the Commission Chambers of the Reed Whipple Center, 821 Las Vegas Boulevard North, Las Vegas, Nevada.

Sincerely yours,

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

by:

ROBERT C. CLEMMER
Senior Planner

DJS:RCC:kt

cc: City Clerk

INTER-OFFICE MEMORANDUM

December 13, 1972

TO:

Planning Department

FROM:

Deputy Director of Public Works

SUBJECT:

V-69-72

COPIES TO:

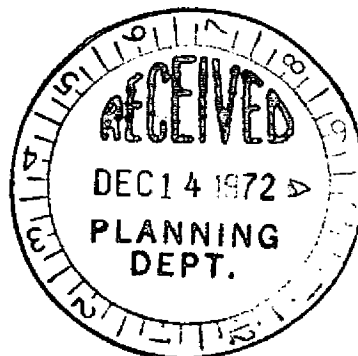
Your memorandum of November 30, 1972 requested comments from the Engineering Department on the application for a Variance to reduce the front and side yard setbacks on property located at 1315 Sweeney Ave.

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



V. B. Uehling

VBU/DEN/s



INTER-OFFICE MEMORANDUM

December 4, 1972

TO:

DON J. SAYLOR, AIP
DIRECTOR OF PLANNING

FROM:

George Judd
GEORGE JUDD
ASSISTANT FIRE MARSHAL

SUBJECT:

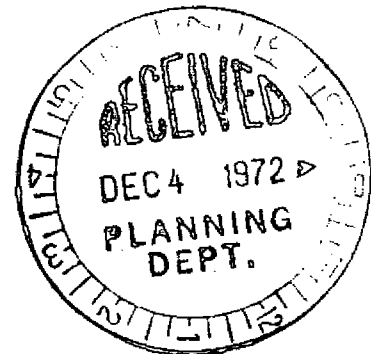
V-69-72
RICHARD C. & SUDREY M. CLARK
1315 Sweeney Avenue

COPIES TO:

For a Variance to: Allow an existing carport to the front property line where a 20 ft. front setback is required and to allow the existing carport within 5 inches of the side property line where 5 ft. is required and to allow an existing patio cover within 1'3" of the side property line on the opposite side of the property where a 7 ft. setback is required.

1. To be inspected and approved in accordance with the Las Vegas Building Department under permit in accordance with 1970 U.B.C.

GJ/vh



INTER-OFFICE MEMORANDUM

DECEMBER 4, 1972

TO: PLANNING DEPARTMENT

FROM: SR. BUILDING INSPECTOR
DEPARTMENT BUILDING & SAFETY

SUBJECT: V-69-72

COPIES TO:

This Department objects to the granting of the subject variance for the following reasons:

Richard C & Sudrey H. Clark living at 1315 Sweeney Avenue have constructed without obtaining building permits an illegal carport and patio cover. It is the opinion of this Department they should be required to remove the illegal structures and obtain the required permits to build them in accordance to existing Codes and Ordinances.

ES
E. S. STUBBS



INTER-OFFICE COMMUNICATION

DATE: ~~11-30-72~~

TO: BUILDING DEPARTMENT
FIRE DEPARTMENT
ENGINEERING DEPARTMENT

FROM: PLANNING DEPARTMENT

SUBJECT: File No. 7-69-72, Board of Zoning Adjustment meeting 12-21-72

Application submitted by: **RICHARD G. & SUREY M. CLARK**

For a ~~variance~~/Variance to:

Allow an existing carport to the front property line where a 20 ft. front setback is required and to allow the existing carport within 5 inches of the side property line where 5 ft. is required and to allow an existing patio cover within 1'5" of the side property line on the opposite side of the property where a 7 ft. setback is required.

Property located at:

1315 Sweeney Avenue.

Land Use Zone:

R-1.

Legally Described as:

Lot 10, Block 14, Hantridge Subdivision #4.

Your remarks regarding this application prior to Dec. 11, 1972 will be greatly appreciated.

Plot Plan Attached Yes XX
No _____

Building - Existing _____
Proposed _____

Fire Zone B

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

DJS:kt

NOTICE OF PUBLIC HEARING

DECEMBER 21, 1972

December 6, 1972

Notice is hereby given that on December 21, 1972, at 7:30 P.M. in the Commission Chambers of the Reed Whipple Center, 821 Las Vegas Boulevard North, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-69-72 RICHARD C. & AUDREY M. CLARK FOR A VARIANCE TO ALLOW AN EXISTING CARPORT TO THE FRONT PROPERTY LINE WHERE A 20 FT. FRONT SETBACK IS REQUIRED AND TO ALLOW THE EXISTING CARPORT TO WITHIN 5 INCHES OF THE SIDE PROPERTY LINE WHERE 5 FT. IS REQUIRED AND TO ALLOW AN EXISTING PATIO COVER TO WITHIN 1 FT. 3 INCHES OF THE SIDE PROPERTY LINE ON THE OPPOSITE SIDE OF THE PROPERTY WHERE A 7 FT. SETBACK IS REQUIRED ON PROPERTY LEGALLY DESCRIBED AS LOT 10, BLOCK 14, HUNTRIDGE SUBDIVISION TRACT #4 AND LOCATED AT 1315 SWEENEY AVENUE, ON THE NORTH SIDE OF SWEENEY AVENUE, BETWEEN SOUTH 13TH STREET AND SOUTH 15TH STREET IN LAND USE ZONE R-1.

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

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

by: 
HAROLD P. FOSTER
Deputy Director of Planning

DJS:HPF:kt

December 21, 1972

12-6-72

Notice is hereby given that on 12-21-72, at 7:30 P.M. in the Commission Chambers of the Reed Whipple Center, 821 Las Vegas Boulevard North, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-69-72 RICHARD C. & AUDREY M. CLARK FOR A VARIANCE TO ALLOW NO FRONT YARD SETBACK WHERE 20' IS REQUIRED AND TO ALLOW A 5" SIDE YARD SETBACK WHERE 5' IS REQUIRED AND TO ALLOW A 1'3" SIDE YARD SETBACK WHERE 7' IS REQUIRED ON PROPERTY LEGALLY DESCRIBED AS LOT 10, BLOCK 14, HUNTRIDGE SUBDIVISION TRACT #4 AND LOCATED AT 1315 SWEENEY AVENUE, ON THE NORTH SIDE OF SWEENEY ~~AVENUE~~ AVENUE, BETWEEN SOUTH 13TH STREET AND SOUTH 15TH STREET IN LAND USE ZONE R-1.

OK
[Signature]

*20' 2" of ...
5" ...
1'3" ...
7' ...*

1-2-3

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

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

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

APPLICATION FOR VARIANCE

TO THE BOARD OF ZONING ADJUSTMENT:

Pursuant to Subsection A, Section 24, Chapter 1, Title XI, of the Las Vegas City Code, as amended, the undersigned owner of 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 \$ 75.00 .

The undersigned, RICHARD C. & AUDREY M. CLARK, The owner, respectfully petitions for a special Variance to allow

NO FRONT YARD SET BACK WHERE 20' IS REQUIRED ALSO 5" SIDE YARD SET BACK WHERE 5' IS REQUIRED AND 1'3" WHERE 7' IS REQUIRED.

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS AND REASONS ARE HEREBY WITH SUBMITTED: The property is situated at 1315 SWEENEY AVENUE between 13TH STREET and 15TH STREET in Zoning District R-1. Said property is legally described as follows, to wit:

HUNTRIDGE SUB-DIVISION, TRACT #4, LOT 10, BLOCK 14

located on the north side of Sweeney Ave. between South 13th St & South 15th St, at 1315 Sweeney

OWNER'S AFFIDAVIT

STATE OF NEVADA

ss:

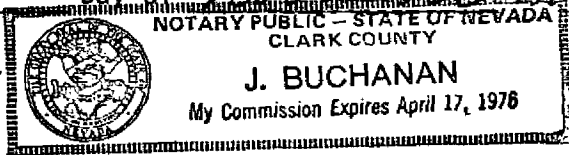
COUNTY OF CLARK

(I, We) the undersigned, being duly sworn, depose and say that (we are, I am) the (owner, owners) of 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)

Richard C. Clark & Audrey M. Clark 315 SWEENEY AVENUE 89104 (702) 384-4071 SIGNATURE OF OWNER MAILING ADDRESS TELEPHONE NUMBER

Subscribed and sworn to before me this 24 Day of November 1972

Notary Public in and for said County & State



SEE REVERSE SIDE FOR PLOT PLAN SPECIFICATIONS & FURTHER INFORMATIONAL REQUIREMENTS.

FOR PLANNING 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 Subsection A, Section 24, Chapter 1, Title XI, of the Las Vegas City Code.

Filing Fee \$ 75.00 Receipt No: 117528 Case No: V-69-72

Received by: [Signature] Date: 11/27/72

Can remove and overlying R/C. if required by Code - 7'

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION

1. Five (5) Copies of a plot plan of the applicant's property drawn to scale and fully dimensioned showing the location of all 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 photograph showing clearly the front and side elevations of any proposed buildings or structures, when requested.
3. Any other pertinent information which may be requested.

PLOT PLAN SPECIFICATIONS FOR VARIANCES

1. Five (5) copies.
2. Minimum size - 17 x 11 inches.
3. Legible.
4. Completely dimensioned, including boundary dimensions, dimensions of building, distances from buildings to the property lines.
5. Address and street name of property.
6. Off-Street parking lay-out showing spaces, driveways, turn-around areas, etc., fully dimensioned.
7. Must be drawn to scale, with scale indicated.
8. Show north-point.

INTER-OFFICE MEMORANDUM

MARCH 6, 1973

TO: HAROLD P. FOSTER DEPUTY DIRECTOR PLANNING DEPARTMENT	FROM: DIRECTOR DEPARTMENT BUILDING & SAFETY
SUBJECT: DURALUM, INC. LEGAL ACTION V-69-72	COPIES TO:

In accordance with the request of Board of Zoning Adjustment as stipulated in your memo of February 26, 1973, please be informed that the following action has been taken and the documents are attached:

1. One complaint was filed against the subject for violation of Ordinance 1489, Chapter 3, Section 301, paragraph A. Said complaint was served upon a Corporate Officer Lydia Anderson. Summons and complaint attachments 1 & 2 respectively.
2. One complaint was filed against the subject for violation of Title II, Chapter 1, Section 6, paragraphs D & E. Said complaint was also served upon Corporate Officer Lydia Anderson. Summons and complaint attachments 3 & 4 respectively.
3. An arraignment has been set in Municipal Court, Department #1 on March 15, 1973 for plea.

H. T. ELDER

ATT: (4)

- 4- Defendant plea of guilty was presented to the court
- 5- Judge Mullin fined the defendant the sum of twenty five dollars on each complaint for a total of fifty dollars (\$50.00)

WES

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

CASE NO. _____

IN THE MUNICIPAL COURT OF THE CITY OF LAS VEGAS
IN THE COUNTY OF CLARK, STATE OF NEVADA

CITY OF LAS VEGAS, NEVADA,)
)
) Plaintiff,)
)
) vs.)
)
) Edwin S. ...)
) ...)
) Defendant.)

COMPLAINT

Personally appeared before me this 3rd day of March,
1973, who first being duly sworn, deposes and says: That within his
knowledge, information and belief, on or about the 15th day of
Dec., 1972, and before the filing of this complaint and within
the City of Las Vegas, in the County of Clark, State of Nevada, a mis-
demeanor was allegedly committed by said defendant, who did wilfully and
unlawfully violate the ordinances of the City of Las Vegas, County of
Clark, to wit: the defendant erected a canopy and patio cover at 131
Sweet Ave. in the City of Las Vegas without the required permits or in-
spections.

all of which is contrary to the form, force and effect of Ordinance No.
1489 Chapter 3, Sect. 301 Part A, and against the peace
(Title)
and dignity of the City of Las Vegas.

William F. Breitbart
(Complainant)
William F. Breitbart
City of Las Vegas
(Address)
(Phone number)

SUBSCRIBED and SWORN to before me
this 2nd day of March, 1973.

Earl P. Gripentrog
Notary Public for Nevada
My Commission Expires Dec. 8, 1978

EARL P. GRIPENTROG
CITY ATTORNEY

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

CASE NO. _____

IN THE MUNICIPAL COURT OF THE CITY OF LAS VEGAS
IN THE COUNTY OF CLARK, STATE OF NEVADA

CITY OF LAS VEGAS, NEVADA,)
)
) Plaintiff,)
)
) vs.)
)
) William Loverson, Inc.)
) 3321 Meade Ave., Las Vegas, Nev.)
) Defendant.)

SUMMONS

THE STATE OF NEVADA AND CITY OF LAS VEGAS TO THE ABOVE NAMED DEFENDANT:

You are hereby summoned to appear before the Judge of the above entitled Court at the Courtroom thereof at 400 North First Street, Las Vegas on Monday the 15th day of April, 1973, at the hour of 9:00 A.M. to answer a charge of violation of Ordinance No. 1100

in violation of Ordinance No. 1100
Section No. 301 Part 1 of the Municipal Code of the City of Las Vegas, Title _____, Chapter _____, Section No. _____. Date of Offense 12/15/71. Details of Offense: The Defendant constructed a covered and public cover of 1315 Square in the City of Las Vegas without the required zoning and permits.

CITY OF LAS VEGAS
By William Loverson
William Loverson
City Attorney

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

CASE NO. _____

IN THE MUNICIPAL COURT OF THE CITY OF LAS VEGAS
IN THE COUNTY OF CLARK, STATE OF NEVADA

CITY OF LAS VEGAS, NEVADA,)
)
) Plaintiff,)
)
) vs.)
)
) Edgar Samoylov, aka, Defendant in)
) 3301 Maple Ave, Las Vegas, Nev)
) Defendant.)

SUMMONS

THE STATE OF NEVADA AND CITY OF LAS VEGAS TO THE ABOVE NAMED DEFENDANT:

You are hereby summoned to appear before the Judge of the above entitled Court at the Courtroom thereof at 400 North First Street, Las Vegas on Thursday the 15th day of March, 1973, at the hour of 9 AM to answer a charge of violating the set back requirements of the City of Las Vegas in violation of Ordinance No. _____ Section No. _____ of the Municipal Code of the City of Las Vegas, Title 11, Chapter 1, Section No. 3, 2. Date of Offense 12/15/71. Details of Offense: The defendant did construct a driveway and driveway at 3301 Street, Ave. 1, the City of Las Vegas which encroached into the side and rear yard setbacks.

CITY OF LAS VEGAS
By William E. Sweet
William E. Sweet
City Clerk

DEPARTMENT OF BUILDING & SAFETY

APPLICATION & BUILDING PERMIT - for: Dwellings, Duplexes, Misc. Residential Const.

ADDRESS OF CONSTRUCTION: 1315 Sweeney Ave

OWNER: Richard Clark

LOT(s) 10 BLOCK 14 SUBDIVISION HUNTRIDGE SUB No 4 ZONE: R-1

Existing structure on lot: Dwelling [] Accessory bldgs. [] Vacant lot [] Other []

PROPOSED CONSTRUCTION: Patio cover USE: Same

MATERIALS OF CONSTRUCTION: Wood Frame [] Concrete Block [] Reinforced Concrete [] Steel Frame []

SQUARE FEET OF FLOOR AREAS: 1st 2nd 3rd Other TOTAL SQ. FT. 300

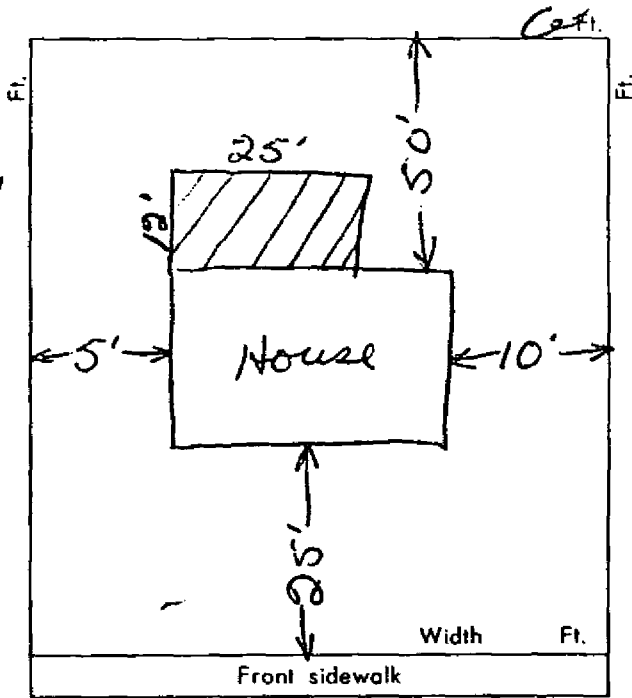
FIRE ZONE: 1 2 3 Occupancy Group A B C D E F G H I J-F-2-3-4-5 CONST. TYPE: I II III IV V

ARCHITECT: ENGINEER: NO. of UNITS NO. of STORIES

Plans Submitted: Yes [] No [] Calculations Submitted Yes [] No [] Sewer Fee Req'd. Yes [] No []

CONTRACTOR: Roof mnt by Nevada Inc. DBA Duraleum STATE LICENSE # 10555 CITY LICENSE # 10254

ADD'L. PERMITS REQ'D: Air Cond. [] Elec. [] Plumbing [] Signs [] Paving [] Fence [] Public Walks [] Curb-gutters [] Incinerators [] Fire Sprinkling System []



CONDITIONS OF THE PERMIT:

1. I agree to call the City Building Department for inspections before concrete is poured, before rough wiring, electrical, plumbing, framing is covered. Also for Air conditioning, sheet-rock and sheathing inspection.
2. I agree that when the job is completed that I will call for final inspection before occupancy.
3. I agree to perform all construction in accordance with City Ordinances and Building Codes.
4. The Contractor's signature below denotes authority from the owner to sign in his behalf and that the owner is aware of all requirements of this application and permit. Separate permits must be taken out for work outlined above this agreement.
5. I have read and understand the contents of this application and permit; I hereby state that the information I have supplied on this application is true and correct.

SIGNED: Roof mnt by Nevada Inc. DBA Duraleum Contractor

BY: Donald Schaubrey Agent or Owner

CLARK COUNTY HEALTH DEPT. Date

LAS VEGAS FIRE DEPARTMENT Date

PLANNING DEPT: [Signature] Date: 7/28/71

PUBLIC WORKS DEPT: [Signature] Date:

BUILDING DEPT: [Signature] Date: 7-28-71

*12850 PERMIT NO: 386 PERMIT FEE \$ 6.00

RECEIPT 3232 \$006.00 - 8

CITY OF LAS VEGAS DEPT. OF BUILDING & SAFETY

MUST BE RE-VALIDATED 29 JUL 71

69

CITY OF LAS VEGAS, NEVADA

LOG NO. & AREA

1971

CONST. VAL. \$

200.00

DEPARTMENT OF BUILDING & SAFETY

APPLICATION & BUILDING PERMIT - for:

Dwellings, Duplexes, Misc. Residential Const.

ADDRESS OF CONSTRUCTION: 1315 Sweeney Ave.

OWNER: Richard C. Clark

LOT(s) 10 BLOCK 14 SUBDIVISION HILNTRIDGE SUB NO 4 ZONE R-1

Existing structure on lot: Dwelling [] Accessory bldgs. [] Vacant lot [] Other []

PROPOSED CONSTRUCTION: storage building metal USE: Same

MATERIALS OF CONSTRUCTION: Wood Frame [] Concrete Block [] Reinforced Concrete [] Steel Frame []

SQUARE FEET OF FLOOR AREAS: 1st 2nd 3rd Other TOTAL SQ. FT. 100

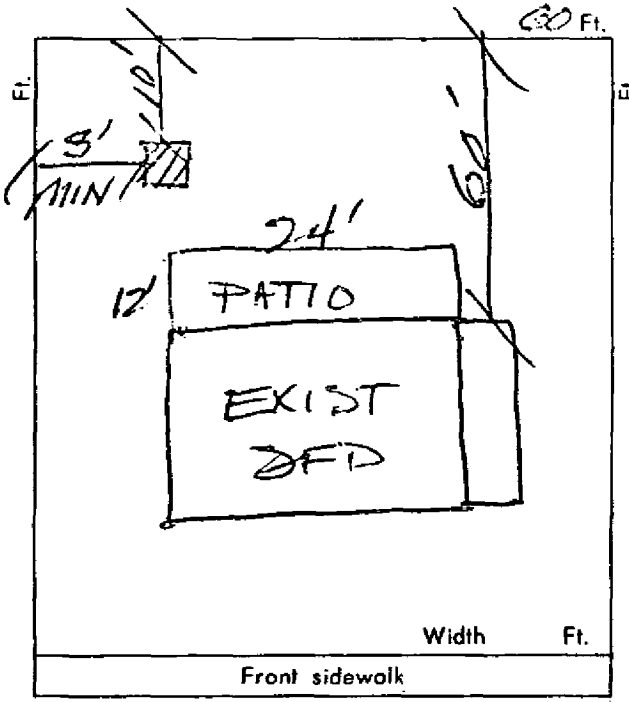
FIRE ZONE: 1 2 3 Occupancy Group A B C D E F G H I J-1-2-3-4-5 CONST. TYPE: I II III IV V

ARCHITECT: ENGINEER: NO. of UNITS NO. of STORIES

Plans Submitted: Yes [] No [] Calculations Submitted Yes [] No [] Sewer Fee Req'd. Yes [] No []

CONTRACTOR: Owner STATE LICENSE # CITY LICENSE #

ADD'L. PERMITS REQ'D: Air Cond. [] Elec. [] Plumbing [] Signs [] Paving [] Fence [] Public Walks [] Curb-gutters [] Incinerators [] Fire Sprinkling System []



CONDITIONS OF THE PERMIT:

1. I agree to call the City Building Department for inspections before concrete is poured, before rough wiring, electrical, plumbing, framing is covered. Also for Air conditioning, sheet-rock and sheathing inspection.
2. I agree that when the job is completed that I will call for final inspection before occupancy.
3. I agree to perform all construction in accordance with City Ordinances and Building Codes.
4. The Contractor's signature below denotes authority from the owner to sign in his behalf and that the owner is aware of all requirements of this application and permit. Separate permits must be taken out for work outlined above this agreement.
5. I have read and understand the contents of this application and permit; I hereby state that the information I have supplied on this application is true and correct.

SIGNED: Contractor

BY: Richard C. Clark Agent or Owner

CLARK COUNTY HEALTH DEPT. Date

LAS VEGAS FIRE DEPARTMENT Date

PLANNING DEPT. [Signature]

Date: 8/19/71

PUBLIC WORKS DEPT. [Signature]

Date: 8-19-71

BUILDING DEPT. [Signature]

Date: 500

*12850 PERMIT NO: 615 PERMIT FEE \$

RECEIPT 4011 \$005.00 - 8

CITY OF LAS VEGAS DEPT. OF BUILDING & SAFETY

MUST BE MACHINE VALIDATED 19 AUG 71

69