

PLANNING AND DEVELOPMENT DEPARTMENT
SCANNING COVER SHEET

Case No: V-0063-86

APN: 138-36-110-007

Location: 216 Upland Blvd

Applicant: Harold D. Anderson

Project Name:

To allow an existing carport 16'10" from the front property line where 20' is required, and 2' from the north side property line where 5' is required; also to construct a storage shed 3' from the south side property line where 15' is required; also to allow an existing wall (facade) 8'9" high where 6' is the maximum allowed.



INTERDEPARTMENT DISTRIBUTION LIST

	DATE SENT	DATE RETURNED	COMMENTS
	1986	1986	
BUILDING & SAFETY	6/27	7/2	No obj
PUBLIC WORKS-R/W,SURVEY	6/27	7/16	No obj
FIRE SERVICES	6/27	7/17	No obj
POLICE DEPARTMENT			
LICENSE DEPARTMENT			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. V-63-86

PROPERTY OWNERS

PROTESTS

APPROVALS

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

FILE NO. V-63-86

FREMONT PLAZA

PARKING

ARCADE & CARWASH

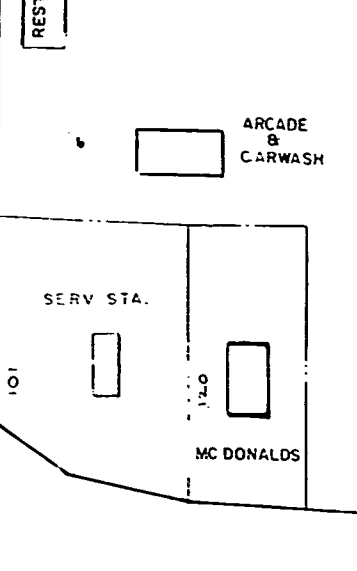
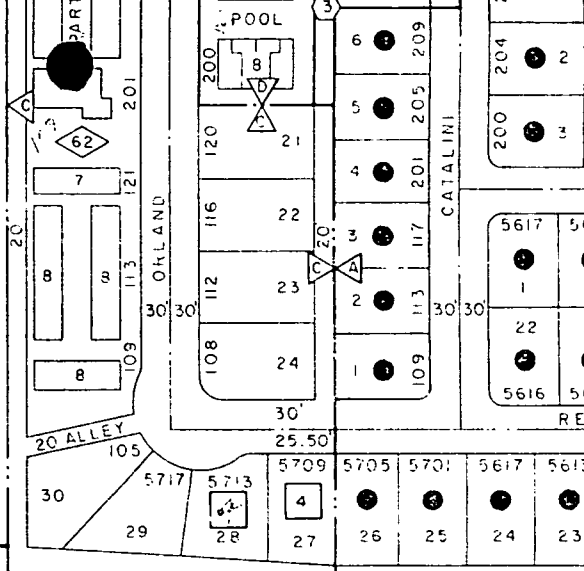
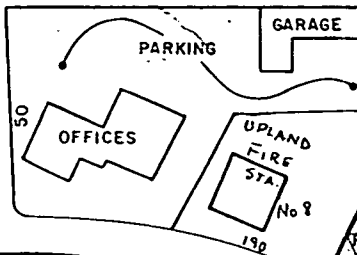
SERV STA.

MC DONALDS

ORAN K. GRAGSON

HARMONY STREET

STREET



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, HAROLD D. ANDERSON, the Owner(s), respectfully petition(s) for a special Variance to allow AN EXISTING CARPORT - 16' 10" FROM FRONT PROPERTY LINE WHERE 20' IS REQUIRED - AND 2' FROM SIDE PROPERTY LINE WHERE 5' IS REQUIRED & ALSO TO ERECT A STORAGE SHED 3' FROM OTHER SIDE PROPERTY LINE WHERE 15' IS REQUIRED & ALSO TO ALLOW AN EXISTING WALL (FACADE) TO BE 8' 9" AT ONE END AND 5' AT THE OTHER WHERE 6' MAX IS ALLOWED.

Assessor's Parcel No.: 030-971-022

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

The property is situated at 216 UPLAND BLVD (street name and number), between TEMPLE DR (street name) and JONES BLVD (street name), in Zoning District R1. Said property is legally described as follows, to wit:

CHARLESTON HEIGHTS TRACT NO. 31A - LOT # 22
APN 3-971-22 - POR NW 4 SEC 36 T.20S R60E

OWNER'S AFFIDAVIT

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

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

L-25-7
L-36-1
36-3

(I, We), HAROLD D. ANDERSON, (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) Harold D. Anderson - SIGNATURE OF OWNER OF RECORD
216 UPLAND - MAILING ADDRESS
878-6431 - PHONE NUMBER
LAS VEGAS NEV. - CITY STATE
89107 - ZIP

(2) SIGNATURE OF OWNER OF RECORD
MAILING ADDRESS
PHONE NUMBER
CITY STATE ZIP

Subscribed and sworn to before me this 23 day of JUNE, 1986,

Mary Ann Pierce
Notary Public in and for said County and State

FEB. 13, 1990
My Commission Expires

(seal)



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-63-86 Received by: Leo
Receipt No.: 91211 Meeting Date: 7/24/86 Date: 6/25/86

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(s).
- × (3) Identify and label adjoining land uses. *SEE PLOT PLAN*

H. Total acreage (or square footage, if less than two (2) acres). *7242⁵⁹ sq. ft.*

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. *SHOWN ON PLOT PLAN (NONE)*

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.

--OVER--

*** FOR DEPARTMENT USE ONLY ***

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT'S: NAME HAROLD D. ANDERSON, SR.
ADDRESS 216 S. UPLAND BLVD L.V. NV 89107
PHONE 878-6431

AGENT'S: NAME _____
ADDRESS _____
PHONE _____

TYPE OF APPLICATION:

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

ZONING: EXISTING R-1 PROPOSED Same
LAND USE: EXISTING S.F.D.
PROPOSED Same

PAST ACTIONS: NONE
CASE NO. _____ ACTION _____ DATE _____
CASE NO. _____ ACTION _____ DATE _____
CASE NO. _____ ACTION _____ DATE _____

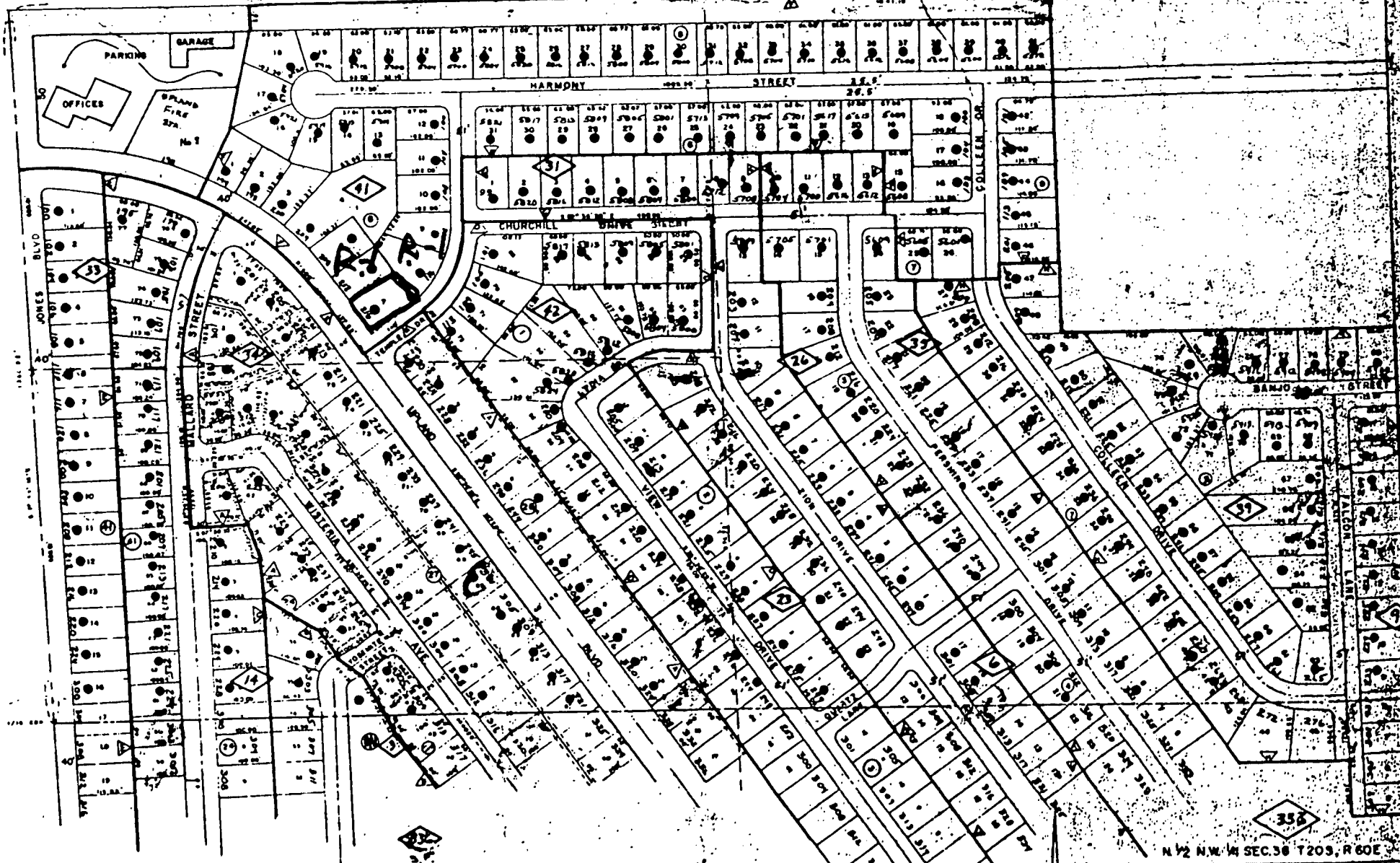
DISTRICT MAP NO. L-36-1
FLOOD ZONE "A": YES _____ NO

GENERAL LOCATION: NE corner of Upland Blvd
and Temple Dr.

SPECIAL NOTICE REQUIRED: YES _____ NO
IF YES: _____

CHECKED BY: Les DATE 6/25/82

L-36-2



REVISED
OCT 73 JG

- ▲ CHARLESTON HEIGHTS TRACT NO 4 --- 473
- ▲ CHARLESTON HEIGHTS TRACT NO 6 --- 474
- ▲ CHARLESTON HEIGHTS TRACT NO 8 --- 475
- ▲ CHARLESTON HEIGHTS TRACT NO 10 --- 476

- ▲ CHARLESTON HTS. NO. 17 --- 477
- ▲ NO. 21 --- 478
- ▲ NO. 18 --- 479
- ▲ NO. 34 --- 480
- ▲ NO. 10 --- 481

NOTE UNLESS OTHERWISE NOTED, ALL LOTS ARE 60' x 100'

N 1/2 N.W. 1/4 SEC. 36 T20S, R60E

CITY OF LAS VEGAS, NEVADA
PLANNING DEPT.

DISTRICT MAP SHEET NO.

L-36-1

Affix XRS. SRPTT: \$32.45

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That CHARLES THOMAS GULLO AND LOIS R. GULLO, husband and wife

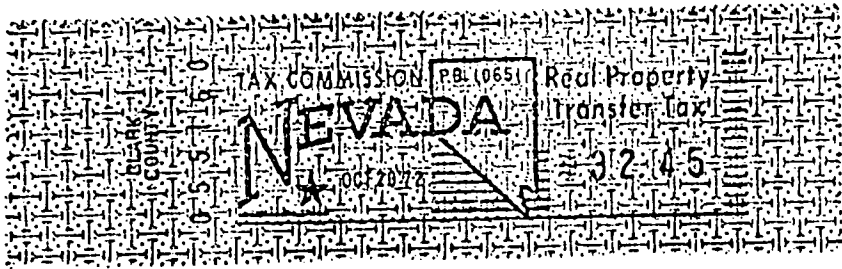
in consideration of \$ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to HAROLD D. ANDERSON, SR., and PATTY J. ANDERSON, husband and wife as joint tenants

of Las Vegas all that real property situate in the Las Vegas Valley Water District, City/County of Clark State of Nevada, bounded and described as follows:

Lot Seven (7) in Block Eight (8) of CHARLESTON HEIGHTS TRACT NO. 31-A, as shown by map thereof on file in Book 6 of Plats, Page 49, in the Office of the County Recorder of Clark County, Nevada.

EXCEPTING THEREFROM all oil, gas, hydrocarbon and minerals in and under the real property in the City of Las Vegas, County of Clark, State of Nevada, (without the right, however, of surface entry upon said land for the purpose of mining, drilling and/or exploring for said oil, gas, hydrocarbons, and minerals) by Deed dated May 26, 1954, and recorded June 4, 1954, as Document No. 11778 of Official Records, Clark County, Nevada.

SUBJECT TO: 1. Taxes for the Fiscal Year 1972-1973.
2. Reservations, restrictions and conditions if any; rights of way and easements either of record or actually existing on said premises.



Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Witness my hand on this 5th day of October, 1972

Charles Thomas Gullo
CHARLES THOMAS GULLO

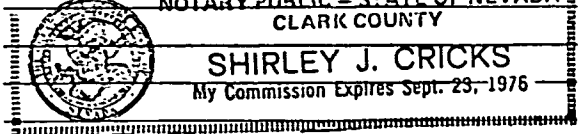
Lois R. Gullo
LOIS R. GULLO

STATE OF NEVADA

County of Clark

On this 18th day of October, 1972

personally appeared before me, a Notary Public, CHARLES THOMAS GULLO AND LOIS R. GULLO who acknowledged that they executed the above instrument.



Signed Shirley J. Cricks
Notary Public

Order No.,...LV-40991.KS

When Recorded, mail to Mr. and Mrs. Harold D. Anderson, Sr
216 Upland Blvd.
Las Vegas, Nev. 89107

INST. NO 231903
OFFICIAL RECORD BOOK NO. 272
RECORDED AT REQUEST OF

CHICAGO TITLE INSURANCE CO.
OCT 20 10 01 AM '72

CLARK COUNTY, NEVADA
PAULE HORN, RECORDER
FEE 3.00 DEPUTY ma Recorder's Stamp.

Handwritten notes: 46, 370, 201

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-63-86 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):

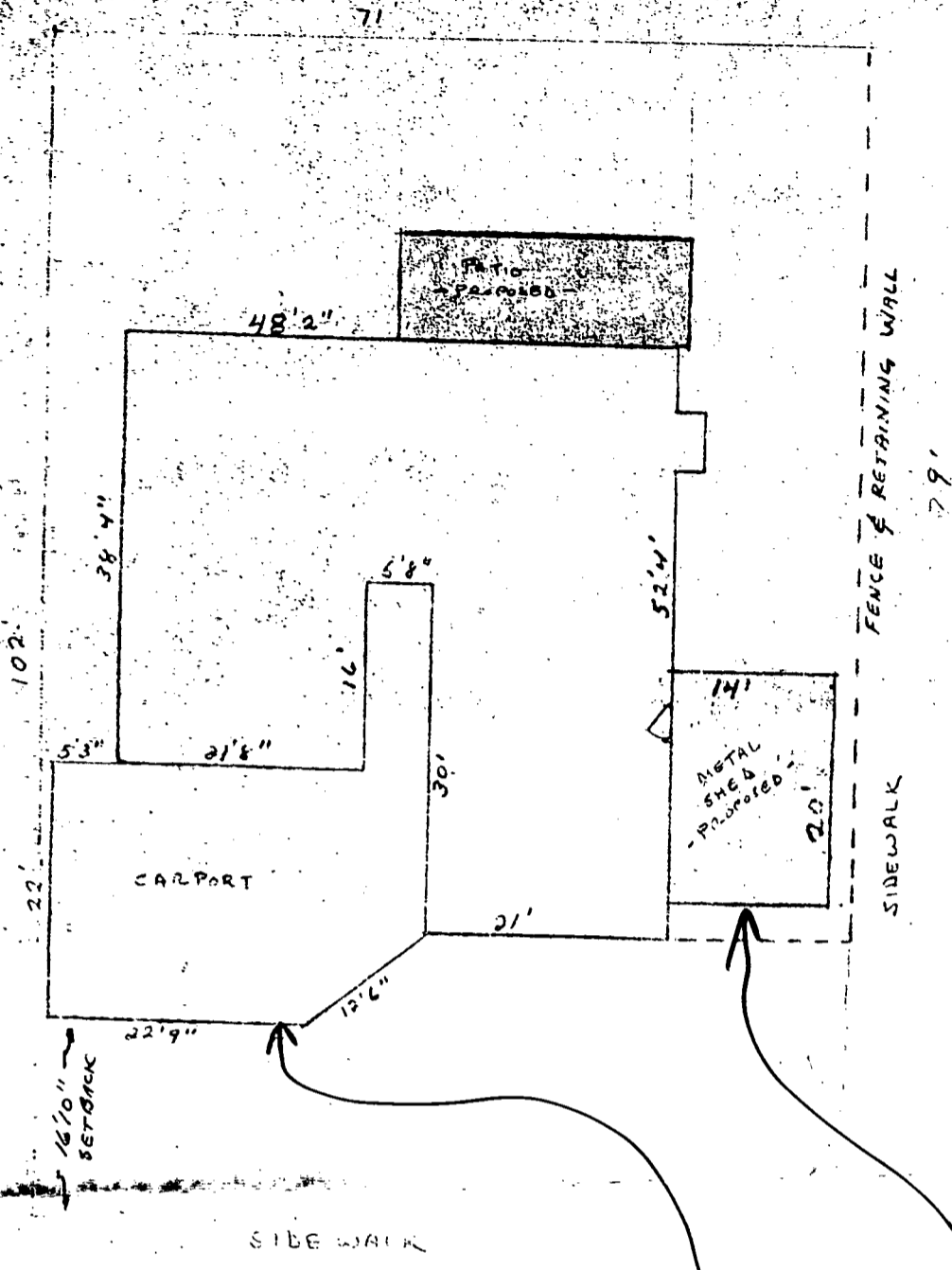
4. Selection by Partial Parcel Number: Parcel Bk (3 char.) Page (5 char.),
Partial Page (6 char.), Individual Parcel No. (9 char.)

Partial Page			Partial Page			Partial Page			Partial Page		
Book	Pge	Nmbr	Book	Pge	Nmbr	Book	Pge	Nmbr	Book	Pge	Nmbr
030	03	013	030	03	017	- ENDS -					
		025			050						
		030			002						
		036			006						
		014			007						
		034			009						
		002			013						
		003			028						
					001						

K.V.

Assessor Approval _____ Billing No. _____

1/16" = ONE FOOT



VARIANCE COVERS CARPORT & SHED

216 UPLAND BLVD.
PARCEL NO. 030-971-002
LOT SIZE: 21,700 S.F.
(SUBJECT TO L.I.C.)

Harold B. Anderson
216 Upland Boulevard
Las Vegas, Nevada 89107

RE: V-63-85

Dear Mr. Anderson:

Your request for a Variance to allow an existing carport 16'10" from front property line where 20' is required, and 2' from the north side property line where 5' is required; also to construct a storage shed 3' from the south side property line where 15' is required; also to allow an existing wall (fence) 8'9" high where 6' is the maximum allowed, on property located at 216 Upland Boulevard, in Zoning District R-1, was considered by the Board of Zoning Adjustment on July 24, 1985.

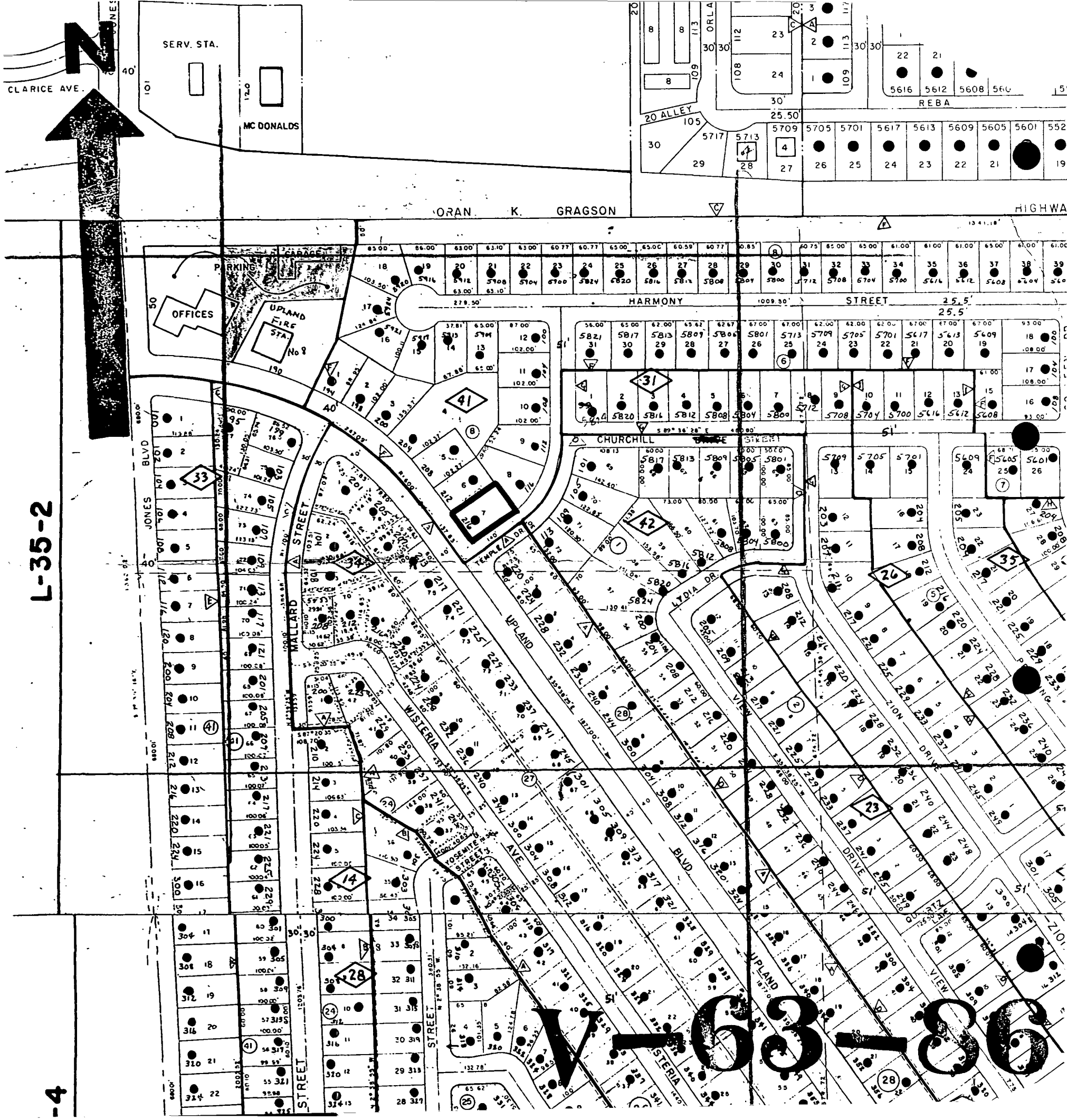
It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following conditions:

1. Conformance to the plot plan.
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.
5. Repair any damage to the existing street improvements resulting from this development as required by the Division of Land Development of the Department of Community Planning and Development.

PLOT PLAN APPROVED

By: *[Signature]* 26 MAR 87
COMMUNITY PLANNING & DEVELOPMENT
City of Las Vegas





SERV. STA.

MC DONALDS

ORAN. K. GRAGSON

HIGHWAY

PARKING

OFFICES

UPLAND FIRE STA. No 8

HARMONY STREET

STREET

CHURCHILL STREET

L-35-2

JONES BLVD

MALLARD STREET

UPLAND

WISERIA

YOSEMITE STREET

UPLAND AVE

BLVD

UPLAND

VIEW DRIVE

-4

V-63-86

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-63-86 APPLICATION OF HAROLD D. ANDERSON FOR A VARIANCE
TO ALLOW AN EXISTING CARPORT 16'10" FROM THE FRONT
PROPERTY LINE WHERE 20' IS REQUIRED, AND 2' FROM THE
NORTH SIDE PROPERTY LINE WHERE 5' IS REQUIRED; ALSO
TO CONSTRUCT A STORAGE SHED 3' FROM THE SOUTH SIDE
PROPERTY LINE WHERE 15' IS REQUIRED; ALSO TO ALLOW
AN EXISTING WALL (FACADE) 8'9" HIGH WHERE 6' IS THE
MAXIMUM ALLOWED, ON PROPERTY LOCATED AT 216 UPLAND
BOULEVARD, IN ZONING DISTRICT R-1.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT 7,
IN BLOCK 8 OF CHARLESTON HEIGHTS TRACT NO. 31-A.

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.

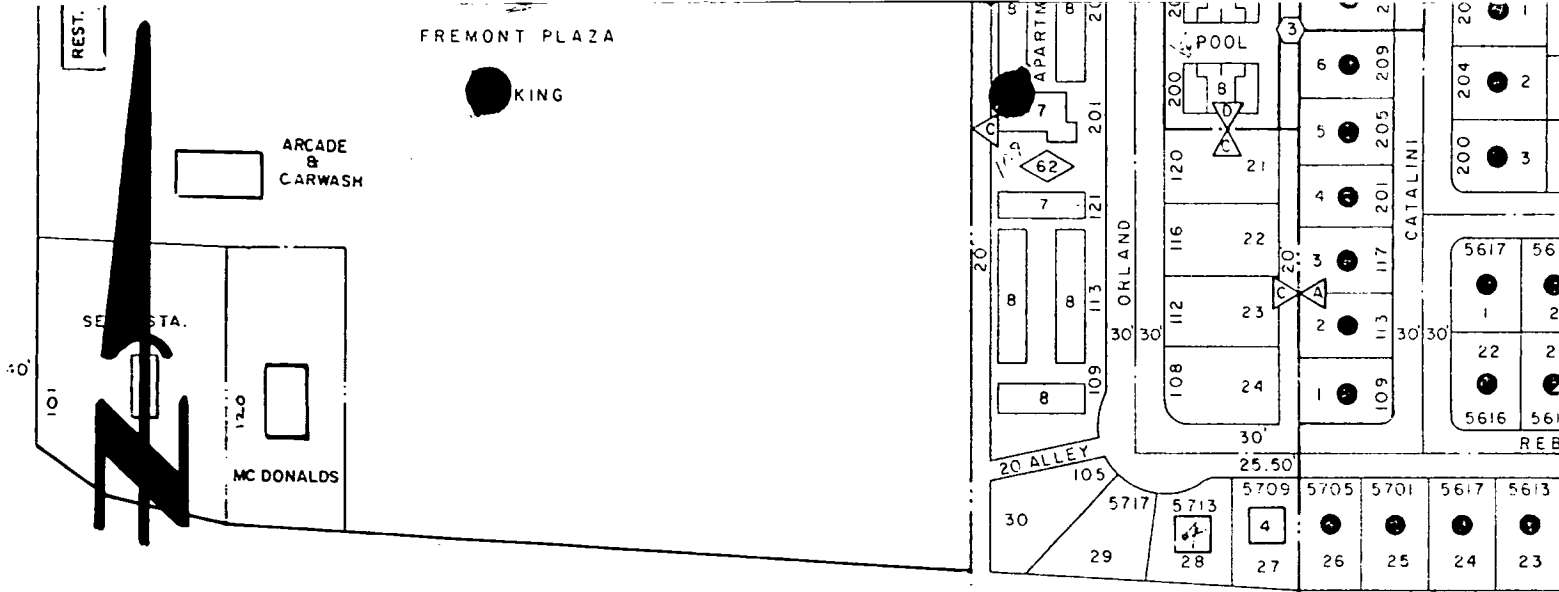
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


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.

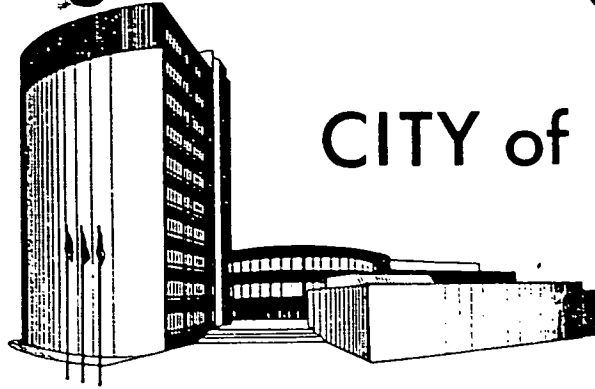


V-63-86

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

July 29, 1986

Harold D. Anderson
216 Upland Boulevard
Las Vegas, Nevada 89107

RE: V-63-86

Dear Mr. Anderson:

Your request for a Variance to allow an existing carport 16'10" from front property line where 20' is required, and 2' from the north side property line where 5' is required; also to construct a storage shed 3' from the south side property line where 15' is required; also to allow an existing wall (facade) 8'9" high where 6' is the maximum allowed, on property located at 216 Upland Boulevard, 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.
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.
5. Repair any damage to the existing street improvements resulting from this development as required by the Division of Land Development of the Department of Community Planning and Development.



Harold D. Anderson
RE: V-63-86
July 29, 1986
Page 2

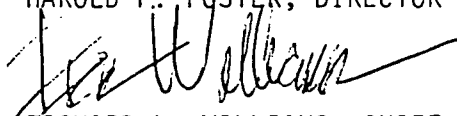
This action by the Board of Zoning Adjustment on July 24, 1986 is final unless an appeal, in writing, is filed with the City Clerk within eleven days of the date of this letter or there is a review action filed by the City Council within fourteen days of the date of the letter.

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

INTER-OFFICE MEMORANDUM

July 29, 1986

TO: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	FROM: CITY CLERK
SUBJECT: APPEAL OR CITY COUNCIL 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-63-86

Applicant: Harold D. Anderson

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
CITY CLERK

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

11. V-63-86 - HAROLD D. ANDERSON

APPLICATION: Variance to allow an existing carport 16'10" from the front property line where 20' is required, and 2' from the north side property line where 5' is required; also to construct a storage shed 3' from the south side property line where 15' is required; also to allow an existing wall (facade) 8'9" high where 6' is the maximum allowed.

LOCATION: 216 Upland Boulevard

ZONE: R-1

Staff recommends DENIAL; if approved, subject to:

- 1. Conformance to the plot plan.
2. This Variance does not constitute a waiver from the Department of Building and Safety.
3. Obtain a building permit from the Department of Building and Safety.
4. Standard conditions 5 and 7.

PROTESTS: 0

12. U-57-86 - RICHARD D. WIEST

APPLICATION: Special Use Permit to allow a double-faced single pole 14'x48' off-premise (billboard) advertising sign, 40 feet in height.

LOCATION: 4301 West Sahara Avenue

ZONE: C-1

Staff recommends APPROVAL, subject to:

- 1. Conformance to the plot plan.
2. Limited to a maximum size of 12'x24' with the overall height not to exceed 30 feet.

PROTESTS: 0

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

Rick Williams presented the plot plan. He stated the existing carport appears to have been constructed some time ago and is in keeping with the architectural style of the original house. The wall is an extension of the existing roof line and slopes from the house towards the side yard property line. The proposed storage shed is to be located behind the existing wall and extend from the house to within 3' of the south property line. There were no unusual circumstances to warrant a variance. Staff recommended denial.

Harold Anderson appeared on behalf of the application. He stated that he didn't know that he needed a permit to upgrade his fence or to build an open carport.

Bob Riggs appeared in favor.

No one appeared in opposition.

(20:30 - 20:37)

DIXON APPROVED Motion carried with Sorensen voting "no" and Bugbee & Ashworth excused.

Rick Williams presented the plot plan. He stated staff was not objecting to the sign except that it should be reduced in height and size. Staff recommended approval.

Shelby Seiler appeared on behalf of the application. He stated they needed the extra height because of the roof of the building.

Michael Perrah appeared. He stated that if he had to adhere to the smaller size sign then the applicant should have to also.

NOTE: Date will be set at the 8/6/86 City Council meeting for a public hearing to be held at the 8/20/86 City Council meeting.

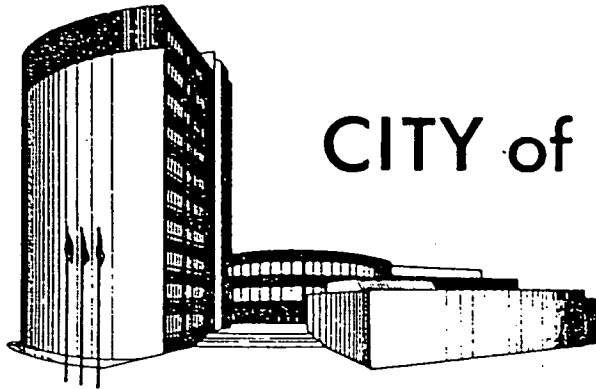
(20:37 - 20:48)

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

Harold D. Anderson
216 Upland Blvd.
Las Vegas NV 89107

RE: V-63-86

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, written over the typed name below.

HAROLD P. FOSTER, DIRECTOR

HPF:jrm

Attachment: Agenda



TO: COMMUNITY PLANNING & DEVELOPMENT
FROM: FIRE PREVENTION DIVISION
SUBJECT: U-63-86



- 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 G. Brown, + RP
7-16-86

INTER-OFFICE MEMORANDUM

Date

July 14, 1986

TO:

Department of Community Planning and Development

FROM:

Department of Public Works

SUBJECT:

APPLICATION NO. V-63-86

APPLICANT HAROLD D. ANDERSON

COPIES TO:

Land Development & Flood Control
Right-of-Way
Traffic Engineering



JUL 16 1986

Reference your memorandum dated 6-27-86 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:

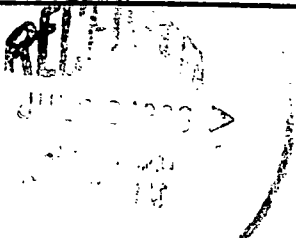
1. Obtain all permits and inspections required by the City of Las Vegas Municipal Code.

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

CDP/grc

INTER-OFFICE MEMORANDUM

July 1, 1986

TO: COMMUNITY PLANNING AND DEVELOPMENT	FROM: DEPARTMENT OF BUILDING AND SAFETY
SUBJECT: V-63-86 Anderson	COPIES TO: 

In answer to your memorandum of June 27, 1986,
on the above variance request at 216 Upland

this department has no objections provided all required

permits and inspections are obtained, and with the following exceptions. The Uniform Building Code require the fire resistance of exterior walls to be of 1 hour construction when it is located less than 3 feet from the property line. UBC Table No.5-A Page 61.

This department would also require that the existing fence meet design specifications of this department.

NOTICE OF PUBLIC HEARING

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-63-86

APPLICATION OF HAROLD D. ANDERSON FOR A VARIANCE TO ALLOW AN EXISTING CARPORT 16'10" FROM THE FRONT PROPERTY LINE WHERE 20' IS REQUIRED, AND 2' FROM THE ^{NORTH} SIDE PROPERTY LINE WHERE 5' IS REQUIRED; ALSO TO ^{CONSTRUCT} ~~the~~ a storage shed 3' FROM THE ^{SOUTH} ~~OTHER~~ SIDE PROPERTY LINE WHERE 15' IS REQUIRED; ALSO TO ALLOW AN EXISTING WALL (FACADE) ~~NO~~ 8'9" ^{HIGH} ~~BY ONE END~~ ~~AND~~ WHERE 6' ^{IS THE} MAXIMUM ~~IS~~ ALLOWED, ON PROPERTY LOCATED AT 216 UPLAND BOULEVARD, IN ZONING DISTRICT R-1.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT 7
BLOCK 8 OF
22 IN CHARLESTON HEIGHTS TRACT NO. 31-A.

	(Initial)	(Date)
R. HEITKEMPER	<u>RH</u>	<u>7/3</u>
R. GENZER	<u>[Signature]</u>	<u>7/7</u>
R. WILLIAMS	<u>[Signature]</u>	<u>7/8</u>
H. FOSTER	<u>[Signature]</u>	_____
D. PARTIN	_____	_____

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

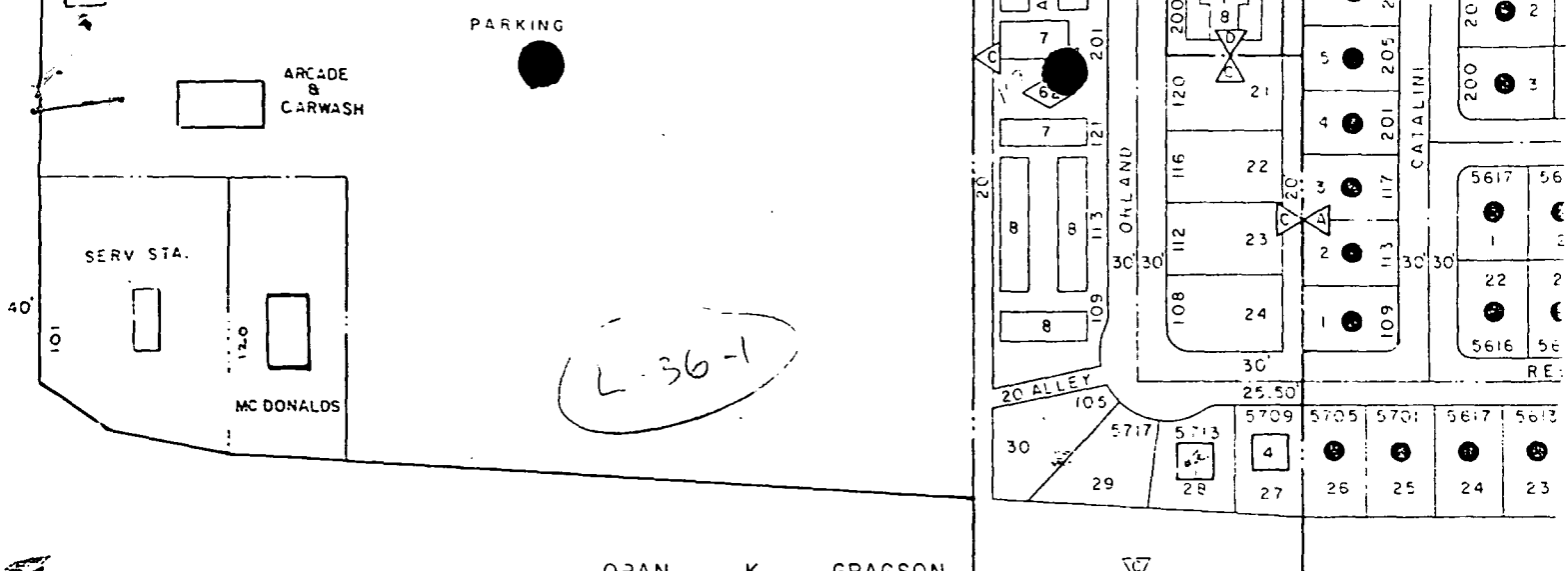
Any and all interested persons may appear before the Board of Zoning Adjustment, either in person or by representative, and object to or express approval of the proposed VARIANCE/USE PERMIT, or may, prior to this hearing, file with the Department of Community Planning and Development, written objections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



Map by Van Buren

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

June 27, 1986

<p>TO:</p> <p>DEPARTMENT OF BUILDING & SAFETY DEPARTMENT OF FIRE SERVICES DEPARTMENT OF PUBLIC WORKS - R/W & SURVEY DIVISION OF LAND DEVELOPMENT</p>	<p>FROM:</p> <p>HAROLD P. FOSTER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT</p>
<p>SUBJECT:</p> <p>REQUEST FOR COMMENTS RE:</p> <p>V-63-86 HAROLD D. ANDERSON</p> <p>PARCEL NO.: 030-971-022</p>	<p>COPIES TO:</p>

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, HAROLD D. ANDERSON, the Owner(s), respectfully petition(s) for a special Variance to allow AN EXISTING CARPORT - 14' 10" FROM FRONT PROPERTY LINE WHERE 20' IS REQUIRED - AND 2' FROM SIDE PROPERTY LINE WHERE 5' IS REQUIRED & ALSO TO ERECT A STORAGE SHED 3' FROM OTHER SIDE PROPERTY LINE WHERE 15' IS REQUIRED & ALSO TO ALLOW AN EXISTING WALL (FACADE) TO BE 8' 9" AT ONE END AND 5' AT THE OTHER WHERE 6' MAX IS ALLOWED.
Assessor's Parcel No.: 030-971-022

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS ARE HEREWITH SUBMITTED:
The property is situated at 216 UPLAND BLVD, (street name and number)
between TEMPUE DR and JONES BLVD, (street name) (street name)
in Zoning District R1. Said property is legally described as follows, to wit:

CHARLESTON HEIGHTS TRACT NO. 31-A - LOT # ~~5~~ 7 BLK 8
APN 3-971-22 - POR NW 4 SEC 36 T.20S R60E

OWNER'S AFFIDAVIT

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

STATE OF NEVADA)

SS: ,

COUNTY OF CLARK)

(I, We), HAROLD D. ANDERSON, (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) Harold D. Anderson 216 UPLAND
SIGNATURE OF OWNER OF RECORD MAILING ADDRESS
878-6431 LAS VEGAS NEV. 89107
PHONE NUMBER CITY STATE ZIP

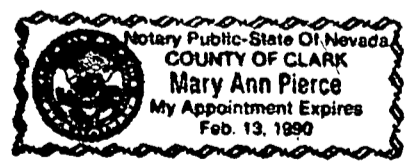
(2) _____ MAILING ADDRESS
SIGNATURE OF OWNER OF RECORD
PHONE NUMBER CITY STATE ZIP

Subscribed and sworn to before me this 23 day of JUNE, 1986,

Mary Ann Pierce
Notary Public in and for said County and State

FEB. 13, 1990
My Commission Expires

(seal)



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-63-86 Received by: Leo
Receipt No.: 91211 Meeting Date: 7/24/86 Date: 6/25/86

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

*

*

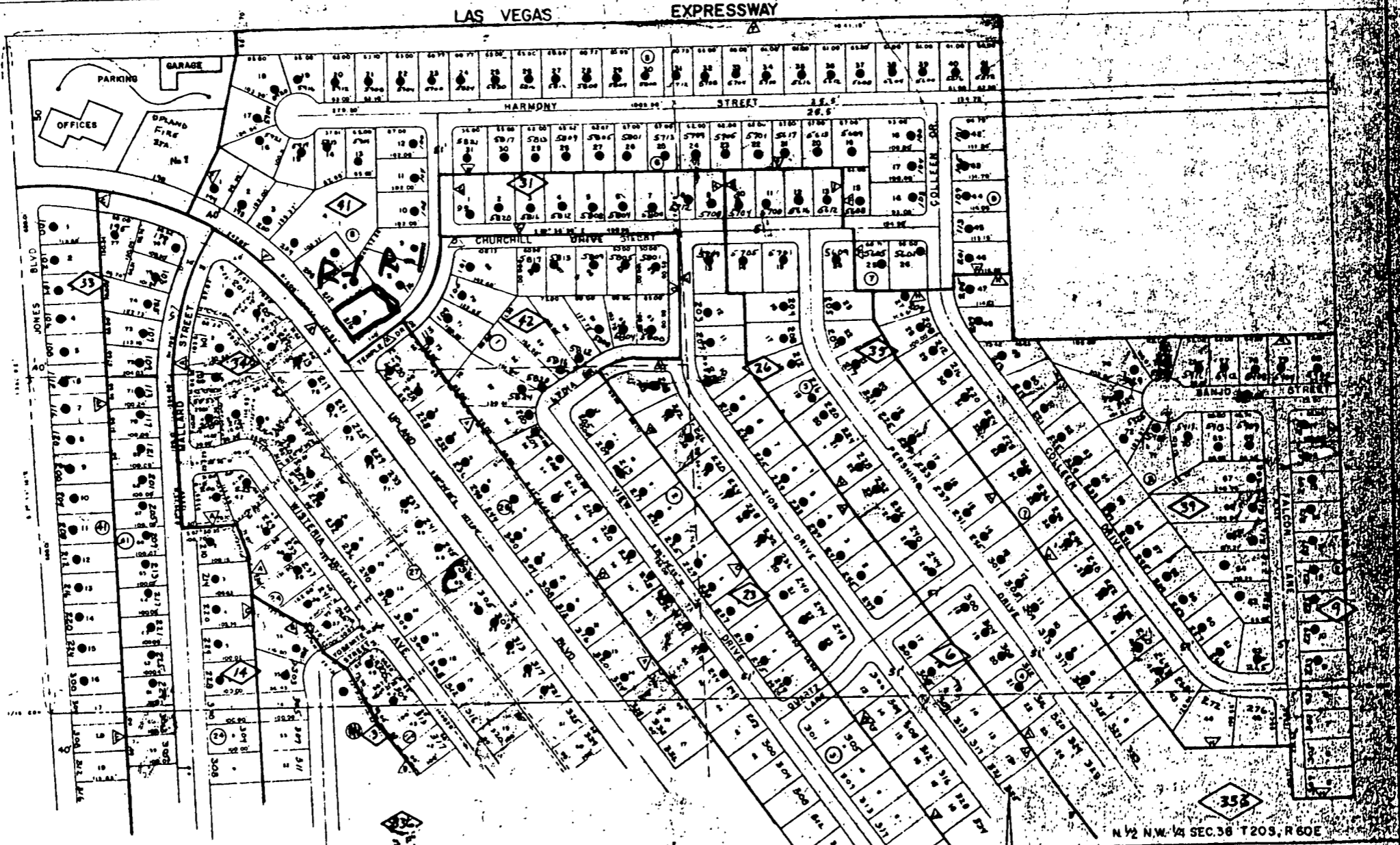
*

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(s).
 - (3) Identify and label adjoining land uses. *SEE PLOT PLAN*
- H. Total acreage (or square footage, if less than two (2) acres). *7242 sq ft.*
- 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. *SHOW ON PLOT PLAN (NONE)*
- 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.

--OVER--

L-35-2



REVISED
OCT 73 JG

- CHARLESTON HEIGHTS TRACT NO 4 --- 473
- CHARLESTON HEIGHTS TRACT NO 6 --- 510
- CHARLESTON HEIGHTS TRACT NO 8 --- 547
- CHARLESTON HEIGHTS TRACT NO 10 --- 584

NOTE UNLESS OTHERWISE NOTED, ALL LOTS ARE 60' x 100'

- CHARLESTON HTS. NO. 17 --- 428
- NO. 31 --- 465
- NO. 10 --- 516
- NO. 31-B --- 463
- NO. 10-C --- 572

N 1/2 N.W. 1/4 SEC. 36 T20S, R60E
 CITY OF LAS VEGAS, NEVADA
 PLANNING DEPT.

DISTRICT MAP SHEET NO.

Prepared by	DATE	SCALE
Checked by	DATE	SCALE
Approved by	DATE	SCALE
City Engineer	DATE	SCALE

L-36-1

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT'S: NAME HAROLD D. ANDERSON, SR.
ADDRESS 216 S. UPLAND BLVD L.V. NY 89107
PHONE 878-6431

AGENT'S: NAME _____
ADDRESS _____
PHONE _____

TYPE OF APPLICATION:

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

ZONING: EXISTING R-1 PROPOSED Same
LAND USE: EXISTING S.F.D.
PROPOSED Same

PAST ACTIONS: NONE
CASE NO. _____ ACTION _____ DATE _____
CASE NO. _____ ACTION _____ DATE _____
CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. L-36-1
FLOOD ZONE "A": YES _____ NO

GENERAL LOCATION: NE corner of Upland Blvd and Temple Dr.

SPECIAL NOTICE REQUIRED: YES _____ NO
IF YES: _____

CHECKED BY: Les DATE 6/25/86

Affix TAX. RPTT: \$32.45

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That CHARLES THOMAS GULLO AND LOIS R. GULLO, husband and wife

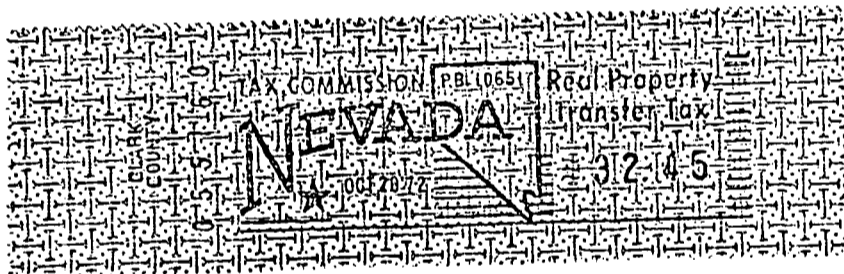
in consideration of \$ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to HAROLD D. ANDERSON, SR., and PATTY J. ANDERSON, husband and wife as joint tenants

of Las Vegas all that real property situate in the Las Vegas Valley Water District, City/County of Clark State of Nevada, bounded and described as follows:

Lot Seven (7) in Block Eight (8) of CHARLESTON HEIGHTS TRACT NO. 31-A, as shown by map thereof on file in Book 6 of Plats, Page 49, in the Office of the County Recorder of Clark County, Nevada.

EXCEPTING THEREFROM all oil, gas, hydrocarbon and minerals in and under the real property in the City of Las Vegas, County of Clark, State of Nevada, (without the right, however, of surface entry upon said land for the purpose of mining, drilling and/or exploring for said oil, gas, hydrocarbons, and minerals) by Deed dated May 26, 1954, and recorded June 4, 1954, as Document No. 11778 of Official Records, Clark County, Nevada.

- SUBJECT TO:
1. Taxes for the Fiscal Year 1972-1973.
 2. Reservations, restrictions and conditions if any; rights of way and easements either of record or actually existing on said premises.



Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Witness my hand on this 5th day of October, 1972

Charles Thomas Gullo
CHARLES THOMAS GULLO

Lois R. Gullo
LOIS R. GULLO

STATE OF NEVADA }
 County of Clark } ss.
 On this 18th day of October, 1972
 personally appeared before me, a Notary Public,
CHARLES THOMAS GULLO AND LOIS R. GULLO
 NOTARY PUBLIC - STATE OF NEVADA
 CLARK COUNTY


SHIRLEY J. CRICKS
 My Commission Expires Sept. 23, 1976

who acknowledged that they executed the above instrument.
Signed Shirley J. Cricks
Notary Public

Order No.,...LV-40991.KS
 When Recorded, mail to Mr. and Mrs. Harold D. Anderson, Sr.
216 Upland Blvd.
Las Vegas, Nev. 89107

INST. NO 231903
 OFFICIAL RECORD BOOK NO. 272
 RECORDED AT REQUEST OF
 CHICAGO TITLE INSURANCE CO.
 OCT 20 10 01 AM '72
 CLARK COUNTY, NEVADA
 PAULE HORN, RECORDER
 FEE 300 DEPUTY ma
 Recorder's Stamp.

COURTESY OF
 CHICAGO TITLE INSURANCE COMPANY
 NEVADA TITLE OFFICE
 118 SOUTH FOURTH STREET
 LAS VEGAS, NEVADA 89101

GRANT DEED

TO

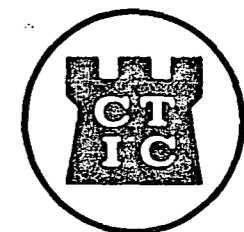
Dated _____



**CHICAGO TITLE
INSURANCE
COMPANY**

NEVADA TITLE OFFICE
118 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

GRANT DEED



**CHICAGO TITLE
INSURANCE
COMPANY**

NEVADA TITLE OFFICE
118 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101