

PLANNING AND DEVELOPMENT DEPARTMENT
SCANNING COVER SHEET

Case No: V-0061-80

APN: 139-33-210-096

Location: 410 Vandalia

Applicant: Dorothy Anderson

Project Name:

To allow two existing non-conforming dwelling units where only one dwelling unit is allowed; to allow an addition to the first non-conforming dwelling which is 3.75' from the side property line where 5' is required; and to allow the rear non-conforming dwelling 10' from the rear property line where 15' is required.



PROPERTY OWNERS

PROTESTS

APPROVALS

1. _____
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20. _____

Thomas Newman (9/29/80 mtg.)

FILE NO. V-601-80

INTERDEPARTMENT DISTRIBUTION LIST

	DATE SENT	DATE RETURNED	COMMENTS
BUILDING DEPARTMENT	8/6		
FIRE SERVICES	8/6	9/13/80	OK
PUBLIC SERVICES	8/6	8/18/80	OK
POLICE DEPARTMENT			
LICENSE DEPARTMENT			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. Y-61-80

August 13, 1980

NOTICE OF PUBLIC HEARING

AUGUST 28, 1980


Notice is hereby given that on August 28, 1980, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-61-80 DOROTHY ANDERSON FOR A VARIANCE TO ALLOW TWO EXISTING NON-CONFORMING DWELLING UNITS WHERE ONLY ONE DWELLING UNIT IS ALLOWED; TO ALLOW AN ADDITION TO THE FIRST NON-CONFORMING DWELLING WHICH IS 3.75 FT. FROM THE SIDE PROPERTY LINE WHERE FIVE FEET (5') IS REQUIRED; AND TO ALLOW THE REAR NON-CONFORMING DWELLING TEN FEET (10') FROM THE REAR PROPERTY LINE WHERE FIFTEEN FEET (15') IS REQUIRED ON PROPERTY LOCATED AT 410 VANDALIA IN ZONING DISTRICT R-1 (SINGLE FAMILY RESIDENCE).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
LOTS 24, 25, AND 26, BLOCK 5, AMENDED HIGHLAND
PARK.

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.

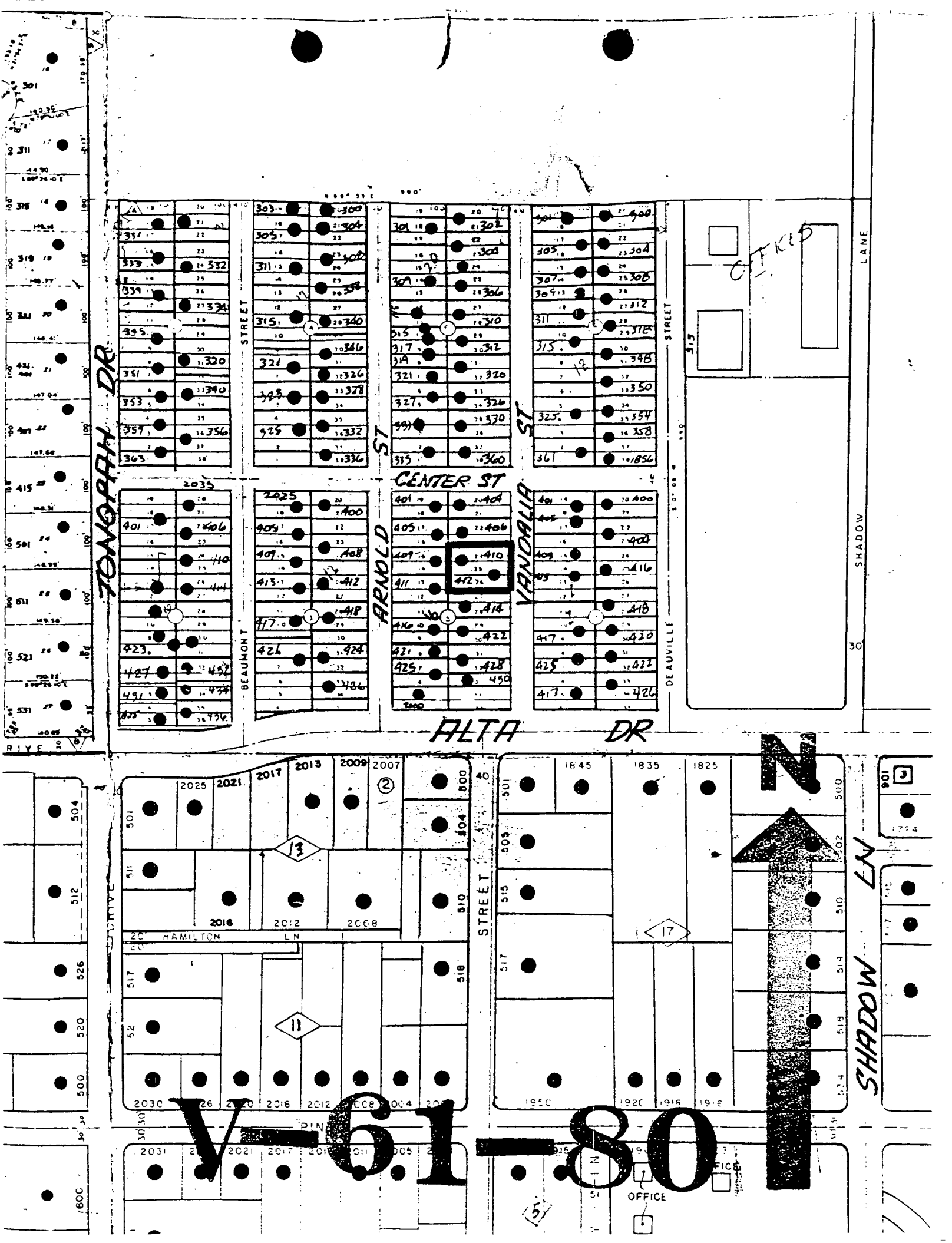
COMMUNITY PLANNING AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:bjl

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

(SEE LOCATION MAP ON REVERSE SIDE.)



TANOPPAH DR

BEAUMONT STREET

ARNOLD ST

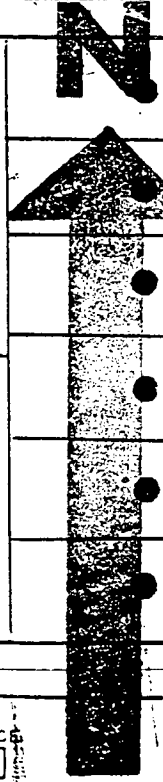
VANOBALLA ST

CENTER ST

ALTA DR

DEADVILLE STREET

SHADOW LANE



V-61-80

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OFFICE

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OFFICE

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OFFICE

OFFICE

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20 HAMILTON LN

STREET

SHADOW LN

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2030 2026 2020 2016 2012 2008 2004 2000

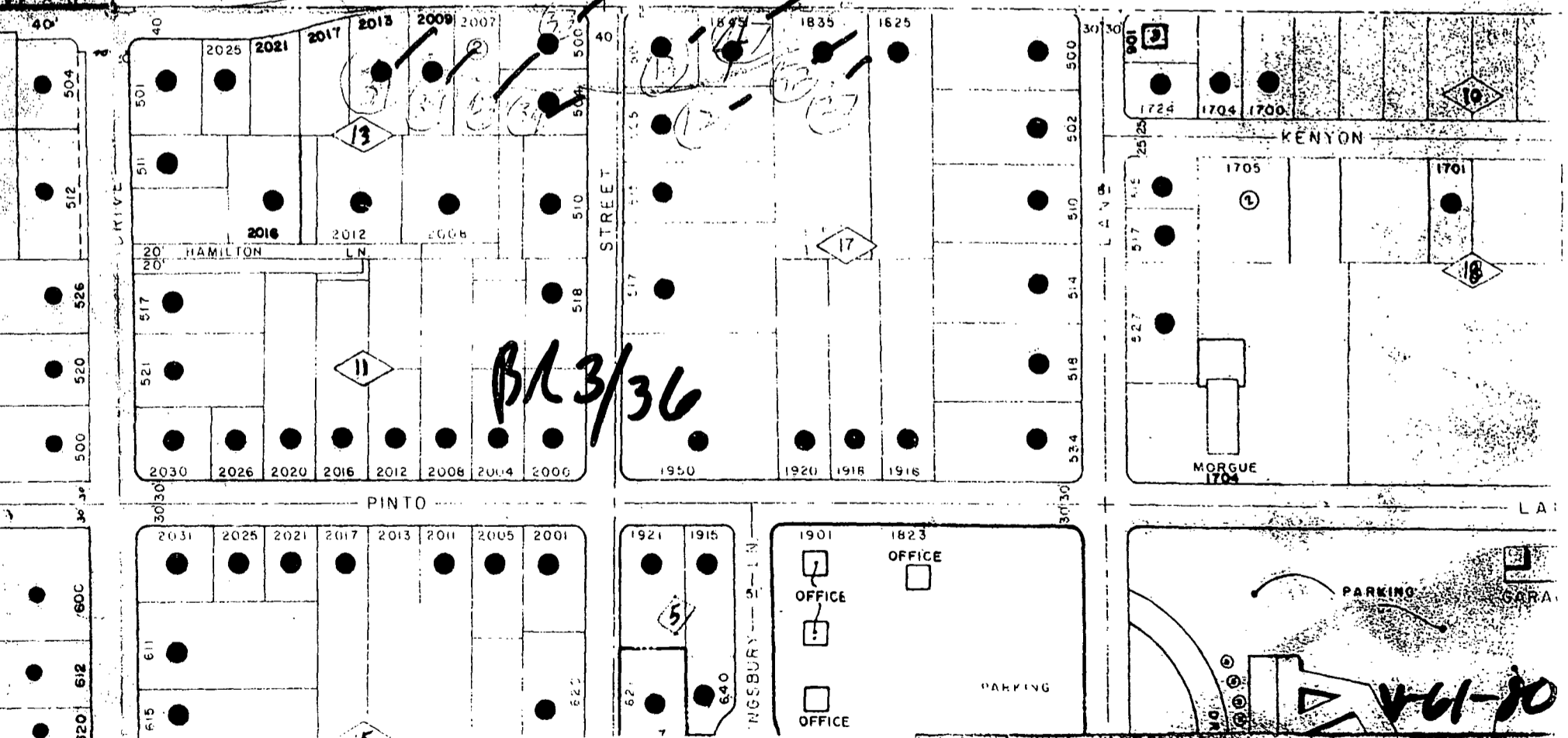
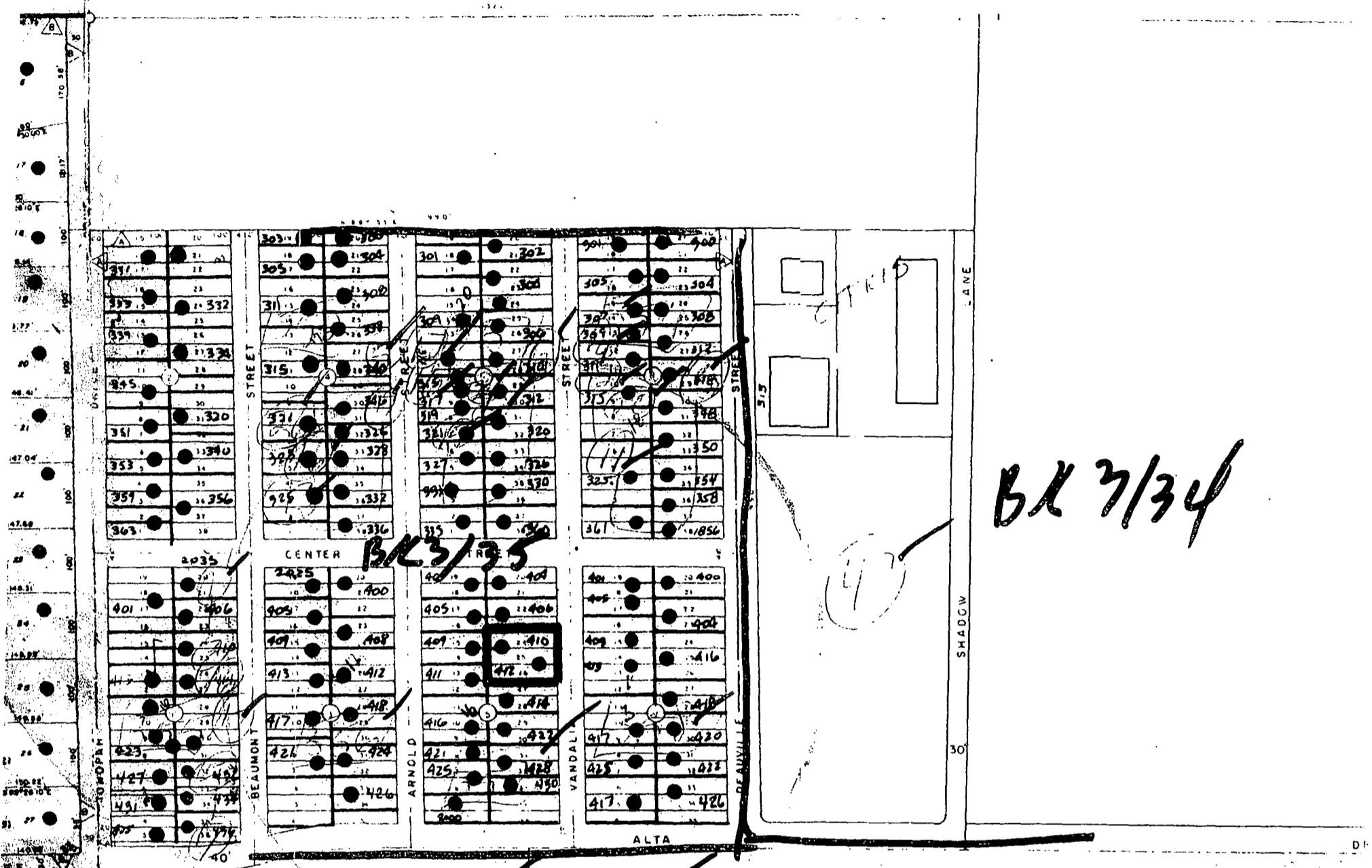
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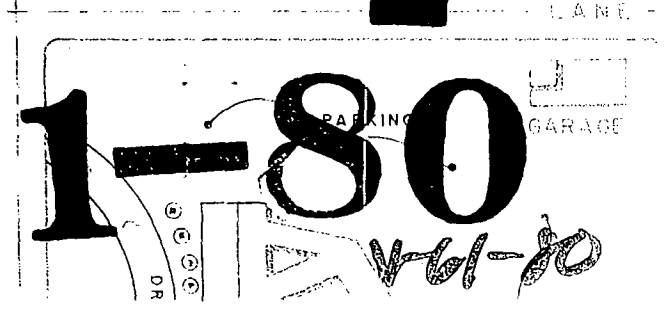
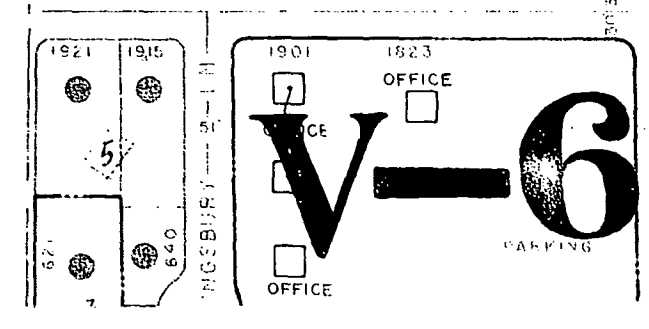
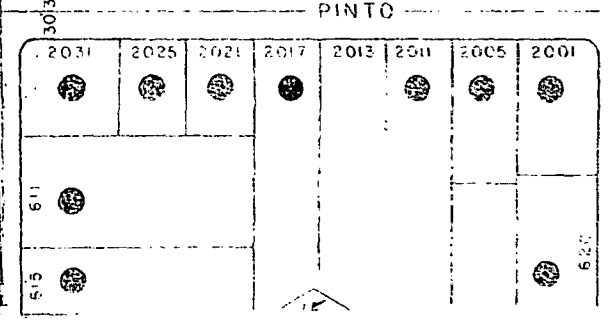
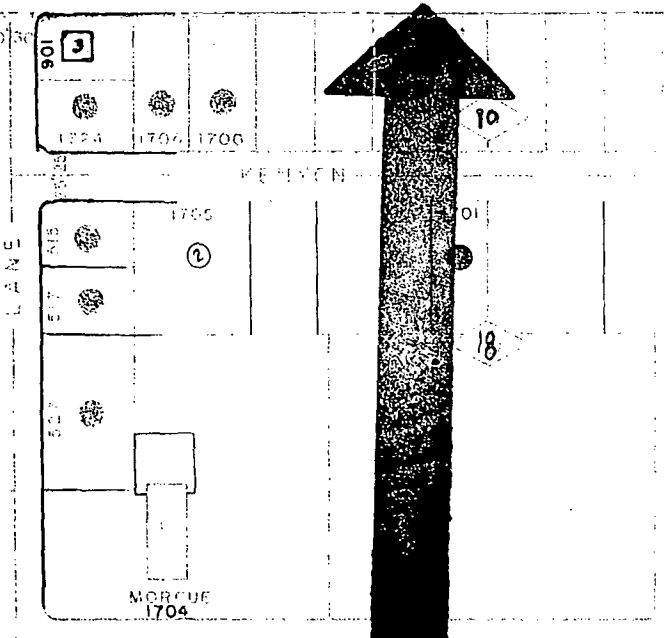
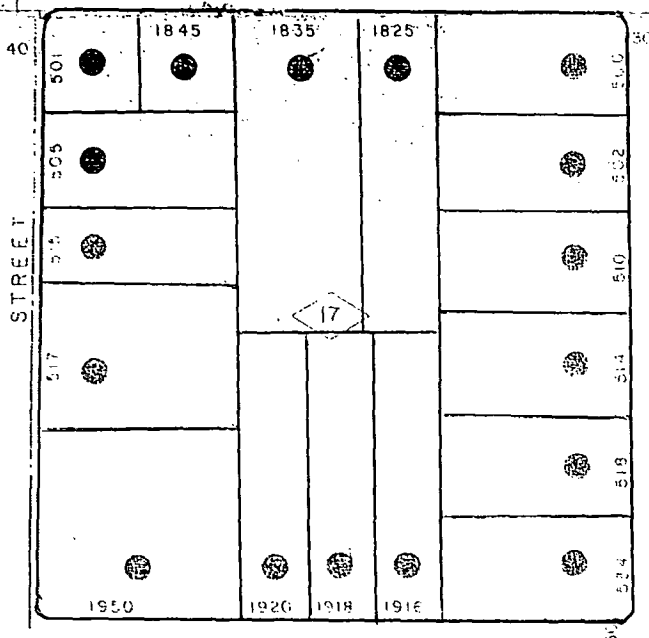
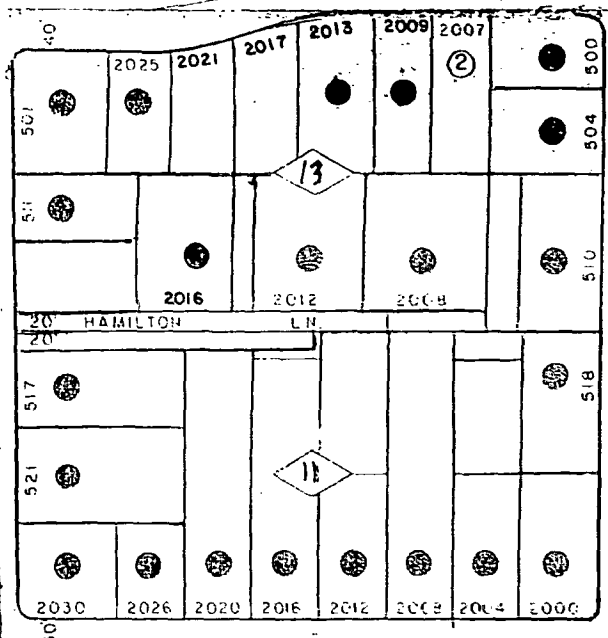
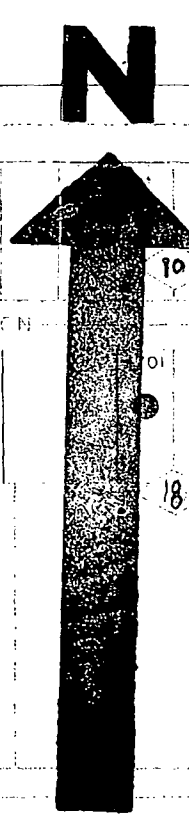
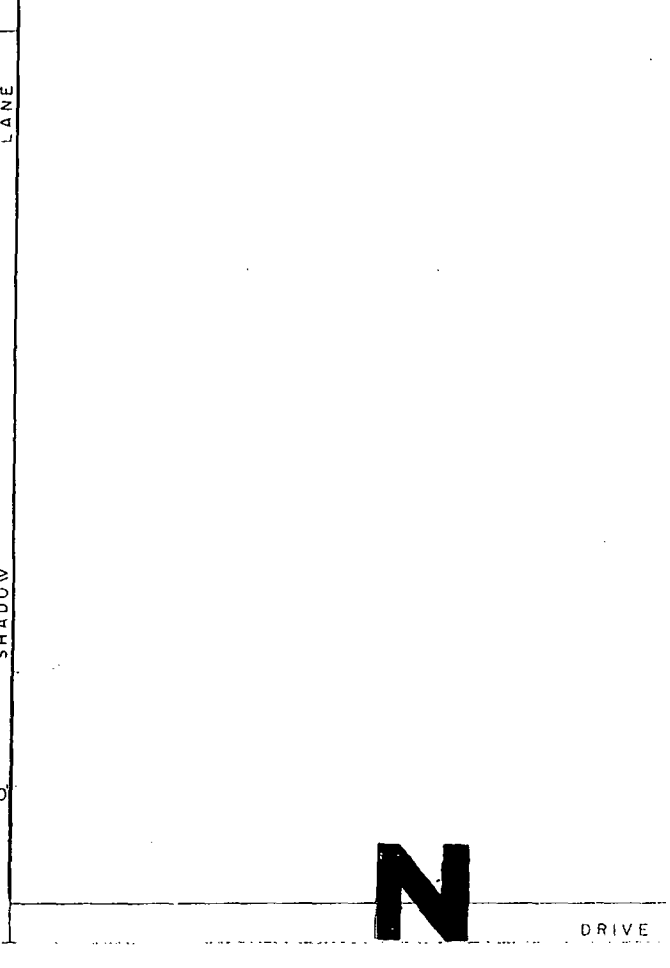
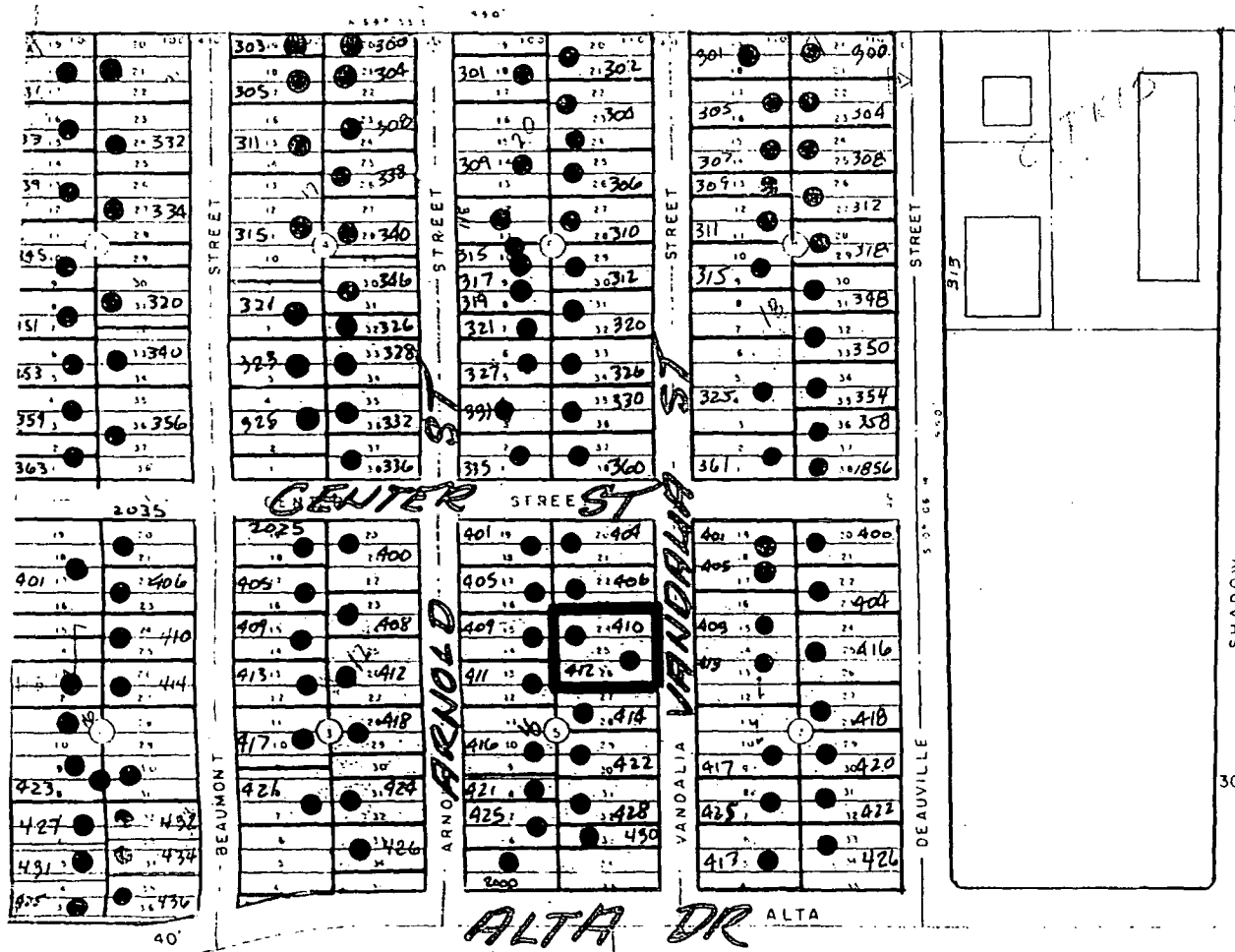
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INTER-OFFICE MEMORANDUM

AUGUST 29, 1980

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

FROM: CITY CLERK

TO: APPEAL OR CITY COMMISSION REVIEW
INFORMATION ON BOARD OF ZONING
ADJUSTMENT ACTIONS

COPIES TO:

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

File No. V-61-80

Applicant: Dorothy Anderson

Appeal by applicant or any other aggrieved person: Yes No

Review requested by the City Commission: Yes No

9-9-80
DATE

Carol Ann Hawley
CITY CLERK

COMMUNITY PLANNING AND DEVELOPMENT
DEPARTMENT INFORMATION:

Date of Board of Zoning Adjustment Action: August 28, 1980

Last day for filing an appeal by applicant or any other aggrieved person. (Appeal period is 11 days after the date of BZA action.) September 8, 1980

Last day for a review being requested by the City Commission. (Review period is 11 days after date of BZA action.) September 11, 1980

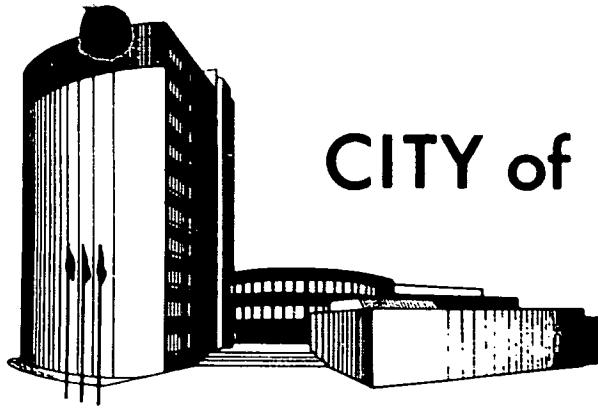
RECEIVED
SEP 10 1980
PLANNING AND DEVELOPMENT

MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

September 2, 1980

Ms. Dorothy Anderson
410 Vandalia
Las Vegas, Nevada 89106

•Re: V-61-80

Dear Ms. Anderson:

Your request for a variance to allow two existing non-conforming dwelling units where only one dwelling unit is allowed; to allow an addition to the front non-conforming dwelling which is 3.75 ft. from the side property line where five feet (5') is required; and to allow the rear non-conforming dwelling ten feet (10') from the rear property line where fifteen feet (15') is required on property located at 410 Vandalia Street in Zoning District R-1, was considered by the Board of Zoning Adjustment at its regular meeting held August 28, 1980.

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

1. No occupancy shall be permitted in the proposed addition until the existing kitchen has been removed as required by the Department of Community Planning and Development.
2. Conformance to the plot plan.
3. Securing all necessary permits and licenses, and satisfaction of City code requirements and design standards of all City departments.

This action by the Board of Zoning Adjustment on August 28, 1980, is final unless an appeal, in writing, is filed with the City Clerk within eleven days, or there is a review action filed by the City Commission within fourteen days.



Ms. Dorothy Anderson
Re: V-61-80

September 2, 1980
Page 2

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

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



D. W. Brown
Supervisor of Zoning

DWB:bjl

cc: City Clerk
Public Services

JAMES A. HAMPTON, the applicant, 1651 Stephen Burnett, was present.

JEFFERY SHAW, a partner with Sun City Subdivision, was also present with the applicant.

MR. HAMPTON stated they did get a ten ft. setback variance for the houses but not for the patio covers because the patios were built at the same time the houses were built and they were surprised the initial permits did not allow for the patio covers. He noted that Clay Hymer, Las Vegas City Building and Safety Department, suggested a resurvey at which time the discrepancies were found on four of the houses on Arville Street. He said four of the houses were finalized and the remaining six were built relying upon the layout.

JAMES QUISSENBERRY, 4115 Del Monte Avenue, appeared in protest.

ELEANOR BOSSART, 4200 Bossart Court, voiced her objections stating that the acreage is too small for the number of houses. She also reported that one of her walls had been damaged and her private road as well due to the heavy construction equipment.

MR. HAMPTON said any damage inflicted on her property will be repaired. He noted that Stranton Electric damaged the wall and Mr. Stranton has contacted Mrs. Bossart to discuss repair of the wall. He further stated that they intend to construct a decorative block wall down Oakey Boulevard, dropping it down and curbing it into the cul-de-sac.

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

CHAIRMAN SWESSEL made a Motion for DENIAL of V-60-80.

Voting was as follows:

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

"NOES" None.

Motion for DENIAL carried unanimously.

V-61-80

8. V-61-80

APPROVED

Application of DOROTHY ANDERSON for a variance to allow two existing non-conforming dwelling units where only one dwelling unit is allowed; to allow an addition to the first non-conforming dwelling which is 3.75 ft. from the side property line where five feet (5') is required; and to allow the rear non-conforming dwelling ten feet (10') from the rear property line where fifteen feet (15') is required on property located at 410 Vandalia in Zoning District R-1 (Single Family Residence). The above property is legally described as Lots 24, 25, and 26, Block 5, Amended Highland Park.

MR. BROWN presented the plot plan. He said staff has no objection to the addition to the front of the house, but is apprehensive that this may be used as a duplex and would recommend approval subject to the applicant removing the kitchen in the present structure before occupying the addition.

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

DOROTHY ANDERSON, the applicant, was present and agreed to staff's stipulation.

THOMAS NEWTON, 414 Vandalia, spoke in favor of the application.

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

MRS. MYERS made a Motion for APPROVAL of V-61-80, subject to the following conditions:

1. No occupancy shall be permitted in the proposed addition until the existing kitchen has been removed as required by the Department of Community Planning and Development.
2. Conformance to the plot plan.
3. Securing all necessary permits and licenses, and satisfaction of City code requirements and design standards of all City departments.

Voting was as follows:

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

"NOES" None.

Motion for APPROVAL carried unanimously.

9. U-49-80

APPROVED

Application of COLUMBIA INTERNATIONAL, INC., for a use permit to allow a coin operated car wash on property located at 200 North Jones Boulevard in Zoning District C-1 (Limited Commercial). The above property is legally described as Parcel 2, File 25 of Parcel Maps, Page 59 (PM-57-78).

MR. BROWN presented the plot plan. He said staff has no objections to this request provided opaque landscaping be provided on the freeway off-ramp.

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

STEVE STUHMER, representing Columbia International, Inc., the applicant, was present.

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

MRS. MYERS made a Motion for APPROVAL of U-49-80, subject to the following conditions:

1. Landscaping shall be provided along the south side of the property as required by the Department of Community Planning and Development.
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Department of Community Planning and Development and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.

MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

August 21, 1980

Dorothy Anderson
410 Vandalia
Las Vegas, Nevada 89106

Re: V-61-80

Dear Applicant:

This is to advise that your request as referred to above will be considered by the Board of Zoning Adjustment at their regular meeting on August 28, 1980.

This meeting will be held at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

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

Sincerely yours,

COMMUNITY PLANNING AND DEVELOPMENT-

HAROLD P. FOSTER, DIRECTOR

HPF:rw

Attachment

INTER-OFFICE MEMORANDUM

August 14, 1980

<p>TO:</p> <p>Community Planning and Development</p>	<p>FROM:</p> <p>Public Services</p>
<p>SUBJECT:</p> <p>Dorothy Anderson V-61-80</p>	<p>COPIES TO:</p> <p>Quality Control Subdivisions and Permits Building and Safety</p>

Your memorandum dated August 6, 1980 requested comments from this Department prior to August 18, 1980 concerning the application of Dorothy Anderson for a variance to allow an addition to an existing non-conforming dwelling which is 3.75 feet from the side property line where five (5) feet is required; and to allow two (2) existing non-conforming dwelling units where only one (1) dwelling unit is allowed ten (10) feet from the rear property line where fifteen (15) feet is required on property located at 410 Vandalia Street in a R-1 (Single Family Residence) zone.

This Department has no objections to the granting of this application provided that all permits and inspections required by the various Divisions of the Department of Public Services are obtained.

[Handwritten Signature]
 8/14/80
 Gary W. Hellen, P.E.
 City Engineer
 GWH:CDP:mjn

RECEIVED
 AUG 18 1980
 PLANNING AND
 DEVELOPMENT

DATE 8/7/80

TO : COMMUNITY PLANNING & DEVELOPMENT

FROM : FIRE PREVENTION DIVISION

SUBJECT : V-61-80
Rosotby Anderson

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

OTHER: _____

REC'D
8/13-80

M. Byrne
FIRE PREVENTION OFFICER

NOTICE OF PUBLIC HEARING

AUGUST 28, 1980

August 13, 1980

Notice is hereby given that on August 28, 1980, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-61-80 DOROTHY ANDERSON FOR A VARIANCE TO ALLOW TWO EXISTING NON-CONFORMING DWELLING UNITS WHERE ONLY ONE DWELLING UNIT IS ALLOWED; TO ALLOW AN ADDITION TO ~~ONE OF THE~~ ^{unit} EXISTING NON-CONFORMING DWELLING WHICH IS 3.75 FT. FROM THE SIDE PROPERTY LINE WHERE FIVE FEET (5') IS REQUIRED; AND TO ALLOW THE ~~OTHER~~ ^{rear} EXISTING NON-CONFORMING DWELLING TEN FEET (10') FROM THE REAR PROPERTY LINE WHERE FIFTEEN FEET (15') IS REQUIRED ON PROPERTY LOCATED AT 410 VANDALIA IN ZONING DISTRICT R-1 (SINGLE FAMILY RESIDENCE).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOTS 24, 25, AND 26, BLOCK 5, AMENDED HIGHLAND PARK.

Initial and date:

HERBERT
WILLIAMS
CLEMMER *[Signature]*
DW BROWN
FOSTER *[Signature]*

BARBARA
THIS FILE MUST BE RETURNED TO ~~HERB~~
BY AUGUST 8, 1980

Any and all interested persons may appear before the Board of Zoning Adjustment either in person or by representative and object to or express approval of the proposed Variance/Use Permit/Home Occupation Permit; or may, prior to this hearing, file with the Department of Community Planning and Development written objection thereto or approval thereof.

COMMUNITY PLANNING AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

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

(SEE LOCATION MAP ON REVERSE SIDE.)

NOTICE OF PUBLIC HEARING
AUGUST 28, 1980

August 13, 1980

Notice is hereby given that on August 28, 1980, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-61-80 DOROTHY ANDERSON FOR A VARIANCE TO ALLOW AN ADDITION TO ~~ONE~~ ^{OF THE} EXISTING NON-CONFORMING DWELLINGS WHICH IS 3.75 FT. FROM THE SIDE PROPERTY LINE WHERE FIVE FEET (5') IS REQUIRED; ALLOW TWO EXISTING NON-CONFORMING DWELLING UNITS WHERE ONLY ONE DWELLING UNIT IS ALLOWED ^{TO ALLOW THE OTHER NON-CONFORMING DWELLING} ~~EXISTING~~ TEN FEET (10') FROM THE REAR PROPERTY LINE WHERE FIFTEEN FEET (15') IS REQUIRED ON PROPERTY LOCATED AT 410 VANDALIA IN ZONING DISTRICT R-1 (SINGLE FAMILY RESIDENCE).
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOTS 24, 25, AND 26, BLOCK 5, AMENDED HIGHLAND PARK.

Initial and date:

HERBERT MA 8-6-80
WILLIAMS _____
CLEMMER _____
DW BROWN _____
FOSTER _____

BARBARA
THIS FILE MUST BE RETURNED TO BARBARA
BY AUGUST 8, 1980

Any and all interested persons may appear before the Board of Zoning Adjustment either in person or by representative and object to or express approval of the proposed Variance/Use Permit/ Home Occupation Permit; or may, prior to this hearing, file with the Department of Community Planning and Development written objection thereto or approval thereof.

COMMUNITY PLANNING AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

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

(SEE LOCATION MAP ON REVERSE SIDE.)

INTER-OFFICE COMMUNICATION

DATE: August 6, 1980

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

FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

SUBJECT: FILE NO. V-61-80, BOARD OF ZONING ADJUSTMENT MEETING 8-28-80

APPLICATION SUBMITTED BY: Dorothy Anderson

FOR A ~~USE CHANGE~~/VARIANCE TO: Allow an addition to an existing non-conforming dwelling which is 3.75 ft. from the side property line where five feet is required; allow two existing non-conforming dwelling units where only one dwelling unit is allowed ten feet from the rear property line where fifteen feet is required

PROPERTY LOCATED AT: 410 Vandalia

LAND USE ZONE: R-1 (Single Family Residence)

LEGALLY DESCRIBED AS: Lots 24, 25, and 26, Block 5, Amended Highland Park

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

Plot Plan Attached: Yes xxxx
No

Building: Existing xxx
Proposed

Fire Zone: # 3

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

HPF:rw

MENTS INCLUDING THE ENVIRONMENTAL INFORMATION STATEMENT.

FOR DEPARTMENT OF COMMUNITY DEVELOPMENT USE ONLY

This is to certify that the foregoing has been inspected by me and was filed with the office of the Secretary of the Board of Zoning Adjustment in accordance with the provisions of Subsection A, Section 24, Chapter 1, Title XI, of the Las Vegas City Code.

Filing Fee \$ 100-
Receipt No.: 400935
Case No. V-61-80

Received by: [Signature]
Date: 8/4/80

M-33-3 M-32-4
5 6

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. Six (6) copies of a plot plan of the applicant's property drawn to scale and fully dimensioned showing the location of existing and proposed buildings and structures and the location of any other improvements such as drives, walks, paved areas, planting.
2. A sketch, drawing, or photographs showing clearly the front and side elevations of any proposed buildings or structures, when requested.
3. Any other pertinent information which may be requested.
4. Copy of Deed submitted for verification of ownership.

PLOT PLAN SPECIFICATIONS FOR VARIANCES:

1. Six (6) copies.
2. Minimum size - 24 x 36 inches
3. Legible.
4. Completely dimensioned, including boundary dimensions, dimensions of building, distances from buildings to the property lines.
5. Address and street name of property.
6. Off-street parking layout showing spaces, driveways, turn-around areas, etc., fully dimensioned.
7. Must be drawn to scale, with scale indicated.
8. Show north-point.

VISUAL ENVIRONMENTAL STATEMENT:

I, as owner(s), representative(s), developer(s), feel that this proposed development will improve , have an adverse effect on , not alter , the visual environment of the City of Las Vegas.

AND to allow the other
existing non-conforming
dwelling unit 10 ft. from
the REAR property line
where 15 ft. is required

001253

AM:LR:SS

205414

QUITCLAIM DEED

In consideration of \$ 10.00 receipt of which is acknowledged
Dorothy E Carlile

do ss hereby quitclaim to Dorothy E. Anderson and
George T. Anderson as joint tenants

the real property in the
County of Clark State of Nevada, described as:

*Lots Seventy four (24), Twenty five (25)
and Twenty six (26) in Block Five (5)
of Amended Plot of Highland Park, as
shown by map filed in Book 2 of State
Page 14, Clark County, Nevada Records*

Dated July 22 1960
Dorothy E Carlile

STATE OF NEVADA }
COUNTY OF Clark } ss
On July 22 1960
before me, the undersigned, a Notary Public in and for said
County and State, personally appeared
Dorothy E Carlile

known to me to be the person described in and who executed
the foregoing instrument, who acknowledged to me that she
executed the same freely and voluntarily and for the purposes
expressed therein mentioned.
WITNESSES my hand and official seal.
[Signature]
my commission expires Oct 8 1960



ESCROW NO. _____
ORDER NO. _____
RECORDERS INSTRUMENT NO. _____
WHEN RECORDED MAIL TO: Dorothy Anderson
412 Vandalia, City

205414
RECORDED AT THE REQUEST OF
Dorothy Anderson
Jun 22 11 22 AM '60
OFFICIAL RECORDS BOOK NO 253
CLARK COUNTY, NEVADA
PAUL C. BRALLER, RECORDER
FEE \$ 3.50 DEPUTY