

PLANNING AND DEVELOPMENT DEPARTMENT
SCANNING COVER SHEET

Case No: V-0058-82

APN: 139-35-513-010

Location: 2422 Walnut Ave

Applicant: George Whitney

Project Name:

To allow an attached patio canopy to the east side property line where a 5' setback is required and a detached carport canopy in the rear yard to the east side property line where a 5' setback is required and to allow a total lot coverage of 53.8% where 50% is maximum allowed and a rear yard coverage of 53.5% where 50% is the maximum allowed, and to allow the detached carport canopy to exceed the height of the main building where not allowed.



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. V5882

INTERDEPARTMENT DISTRIBUTION LIST

	DATE SENT	DATE RETURNED	COMMENTS
BUILDING DEPARTMENT	4/30	7/13/82	1) construction to be of 1 hr. fire resistive material 2) no windows or door opening on property line side
FIRE SERVICES	6/30	7/2/82	no objections
PUBLIC SERVICES	4/30		
POLICE DEPARTMENT			
LICENSE DEPARTMENT			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. V-58-82

July 7, 1982

NOTICE OF PUBLIC HEARING

JULY 22, 1982

Notice is hereby given that on July 22, 1982, 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-58-82 GEORGE WHITNEY FOR A VARIANCE TO ALLOW AN ATTACHED PATIO CANOPY TO THE EAST SIDE PROPERTY LINE WHERE A FIVE FT. (5') SETBACK IS REQUIRED AND A DETACHED CARPORT CANOPY IN THE REAR YARD TO THE EAST SIDE PROPERTY LINE WHERE A FIVE FT. (5') SETBACK IS REQUIRED AND TO ALLOW A TOTAL LOT COVERAGE OF 53.8% WHERE 50% IS MAXIMUM ALLOWED AND A REAR YARD COVERAGE OF 53.5% WHERE 50% IS THE MAXIMUM ALLOWED, AND TO ALLOW THE DETACHED CARPORT CANOPY TO EXCEED THE HEIGHT OF THE MAIN BUILDING WHERE NOT ALLOWED ON PROPERTY LOCATED AT 2422 WALNUT AVENUE IN ZONING DISTRICT R-1 (SINGLE FAMILY RESIDENCE).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOTS 20
AND 21, BLOCK 1, BOULDER DAM HOMESITE ADDITION TRACT 4.

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

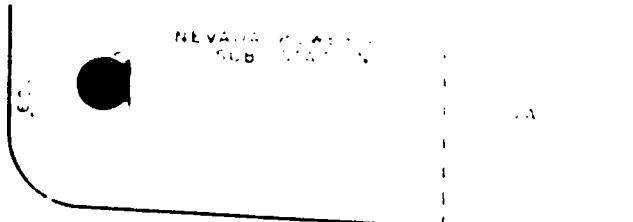
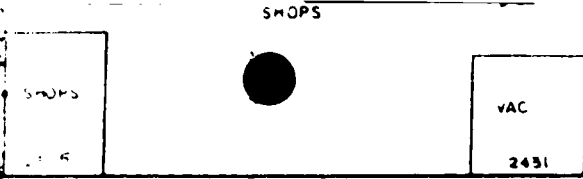


HAROLD P. FOSTER, DIRECTOR

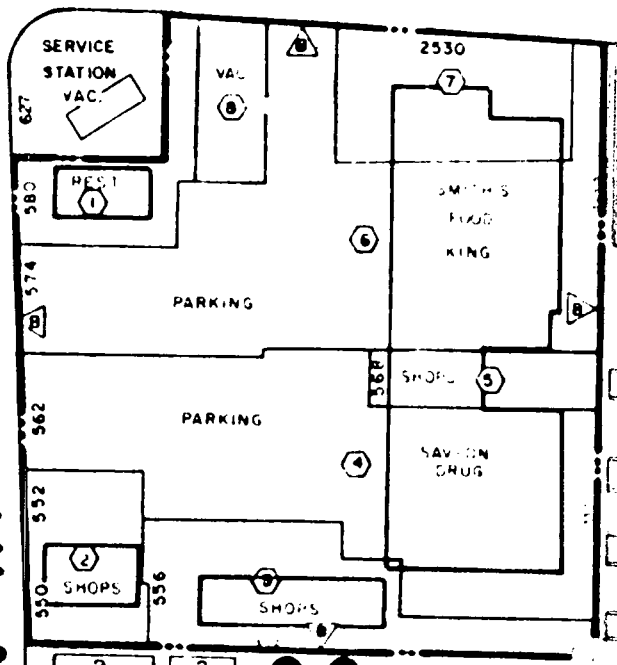
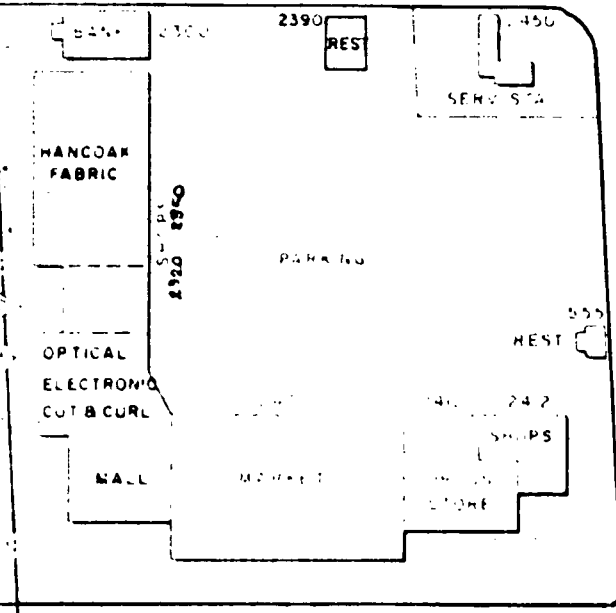
HPF:bjl

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

(SEE LOCATION MAP ON REVERSE SIDE.)

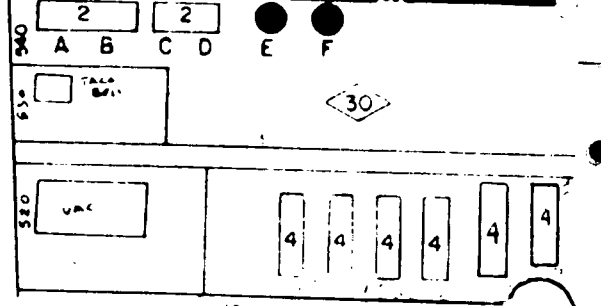
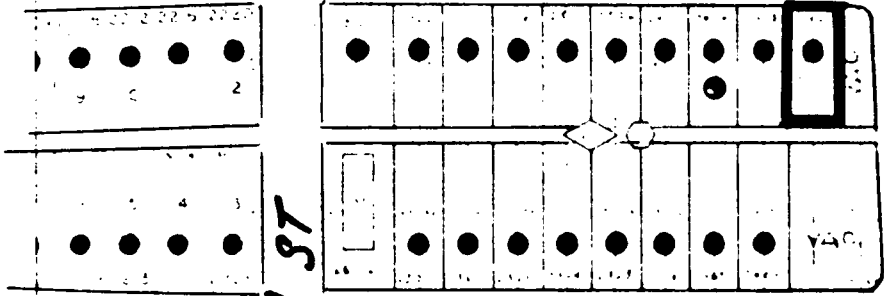


BONANZA RD



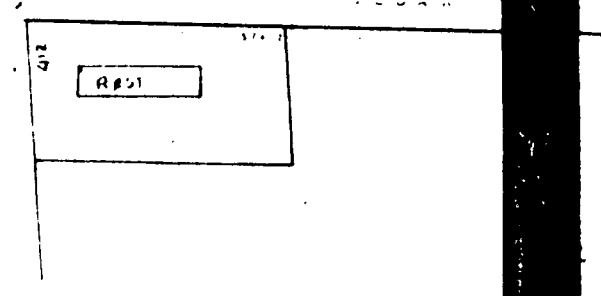
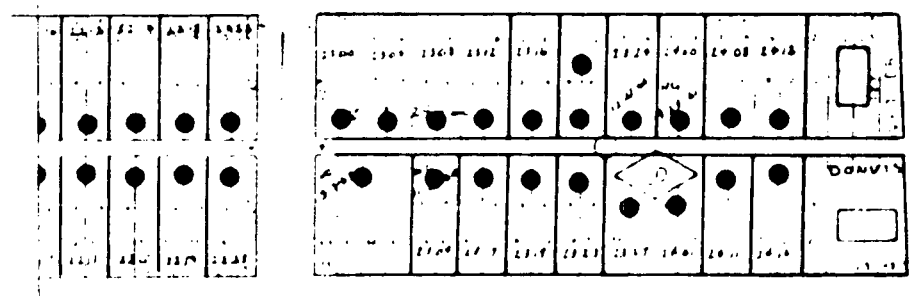
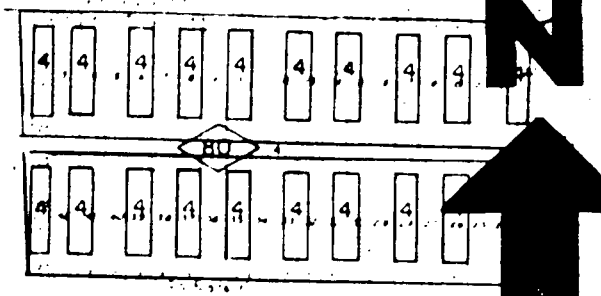
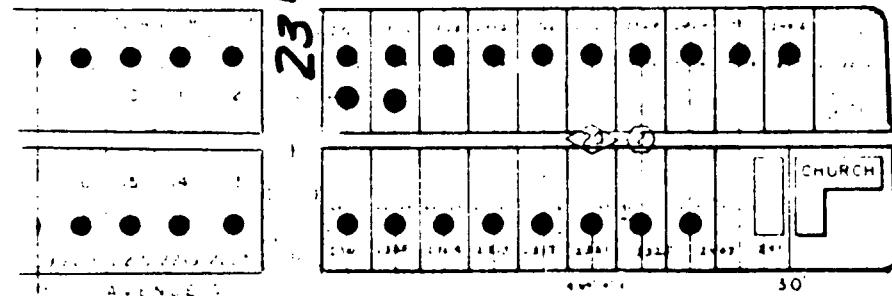
WALNUT AVE

EASTERN AVE

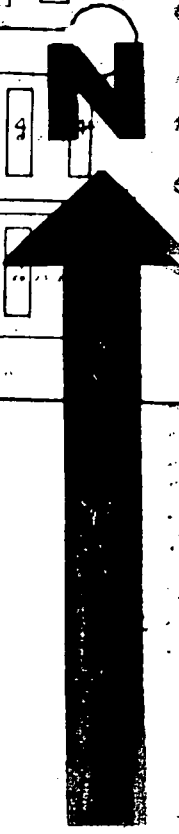


MESQUITE AVE

23rd ST



V-58-82



CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUEST

511-50

Date _____
Page _____ of _____

Requested by:

Organization CITY OF LAS VEGAS Name John Herbert
 Department Community Development Phone 386-6301 Ext. _____
 I. D. Code V-58-82 Date to Be Completed _____
 Remarks _____

Information Needed:

1. Labels No. of Sets 1 Label Tape
 2. Print Format: No Print (A) Valuation (F)
 Name, Address, Legal Description (G)

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

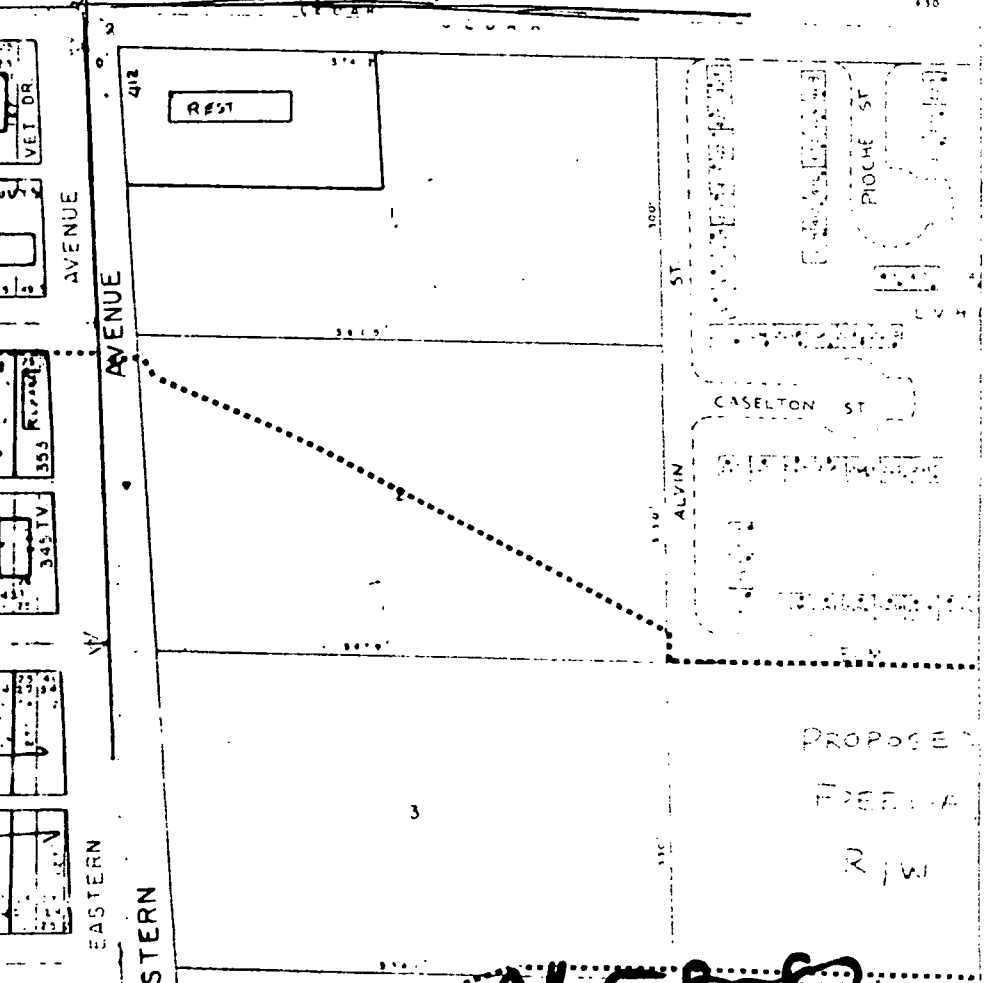
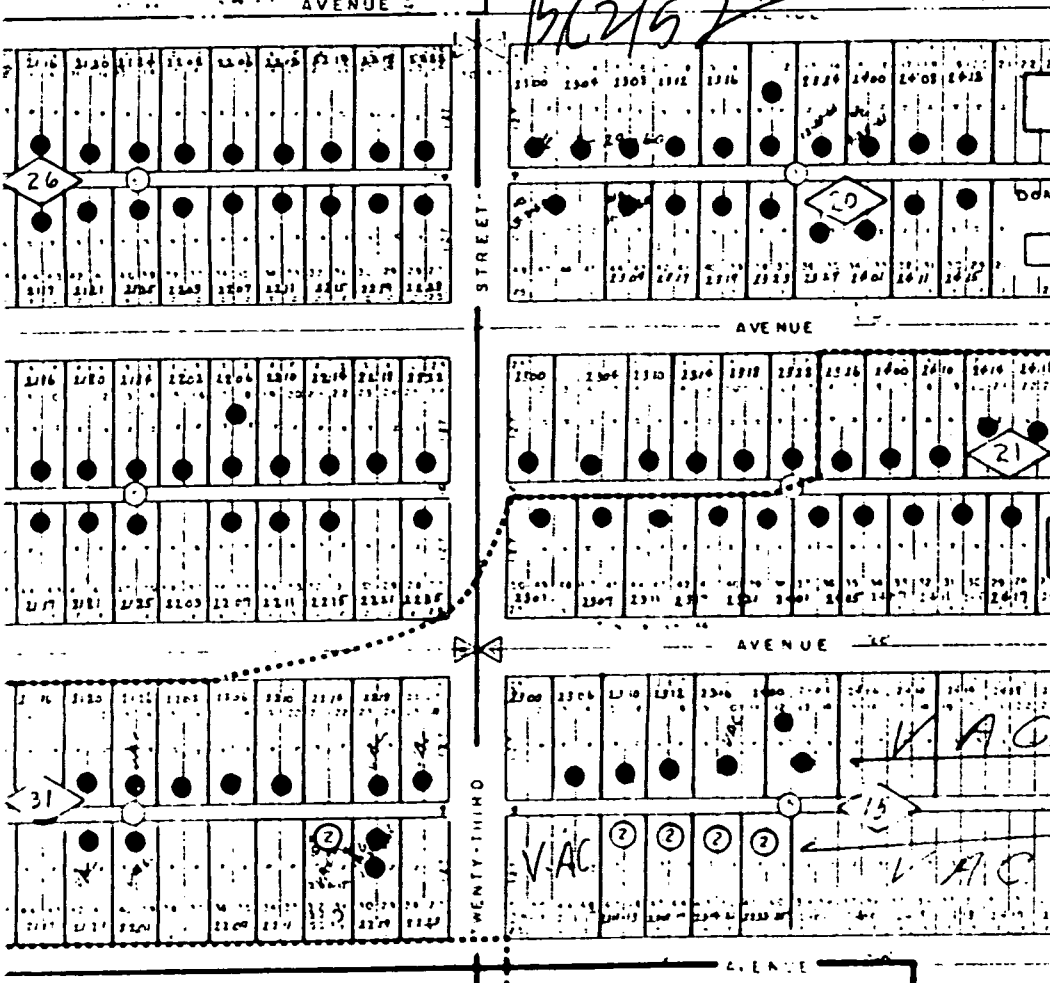
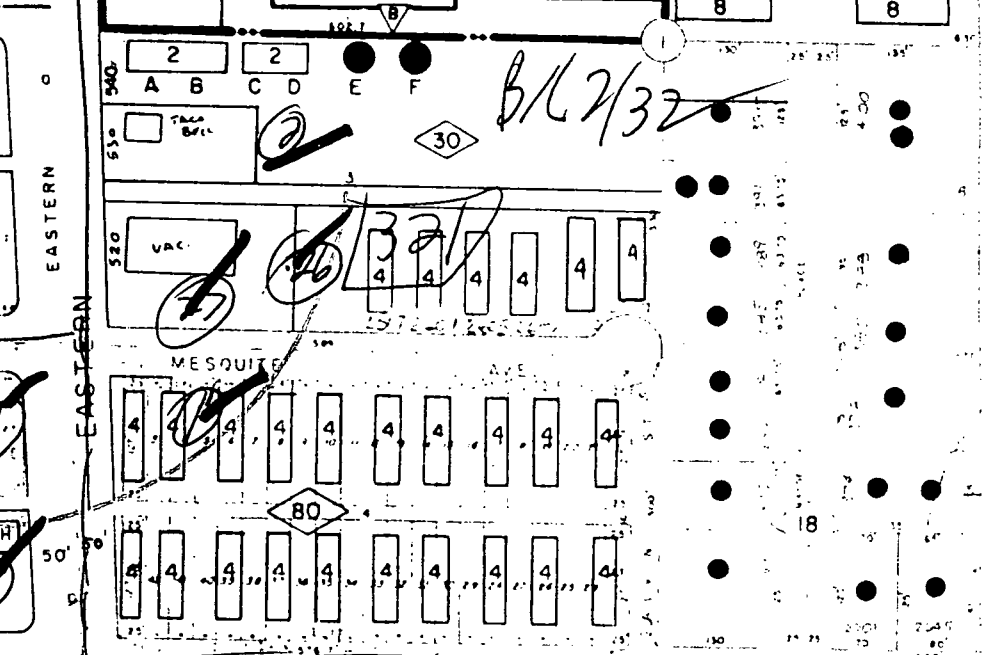
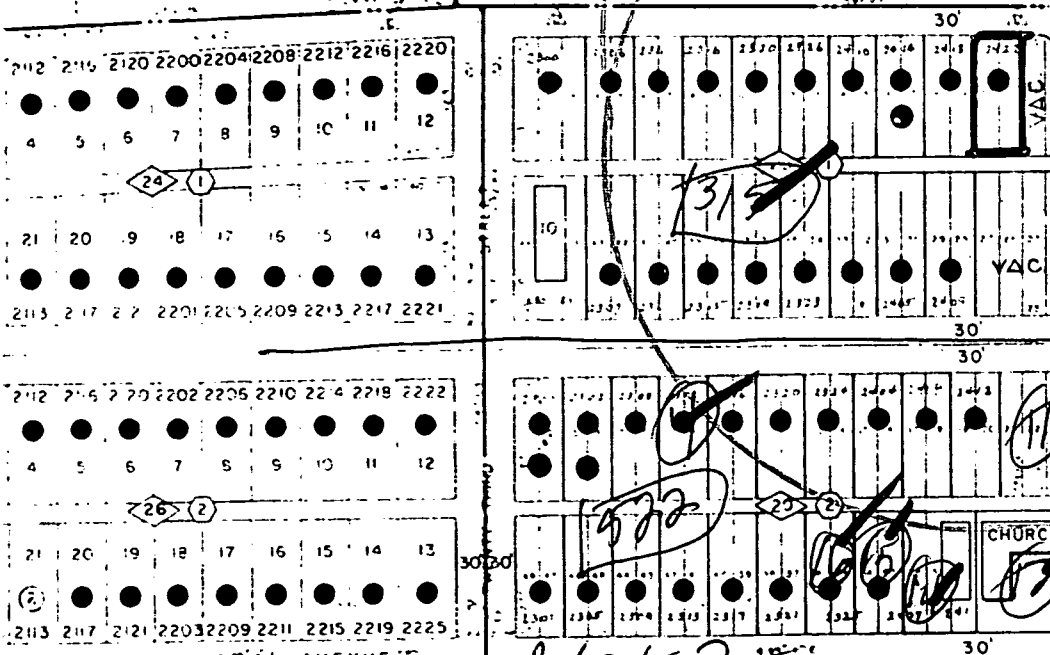
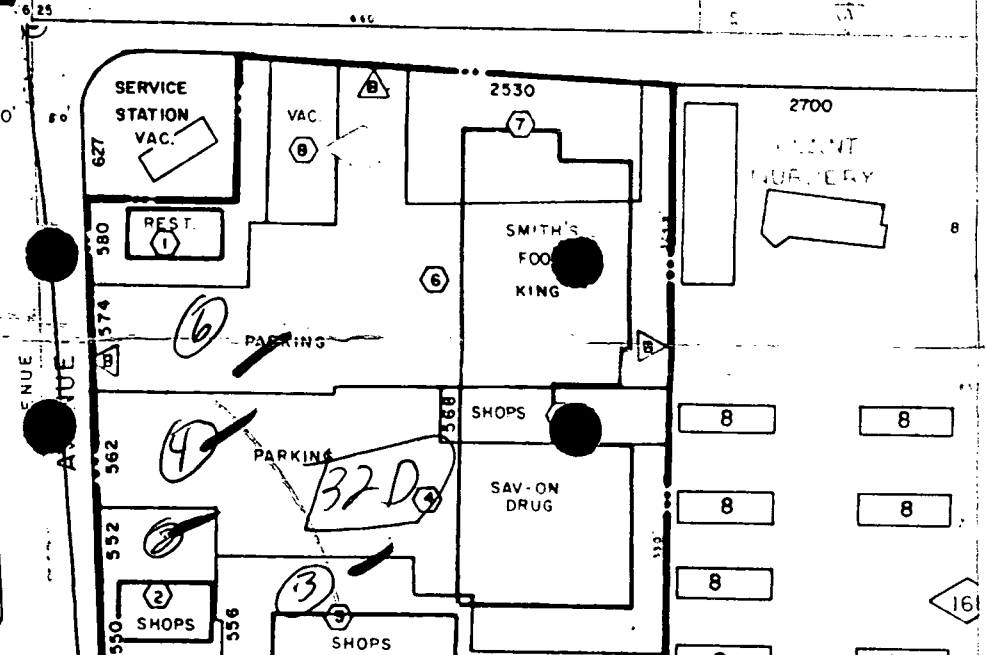
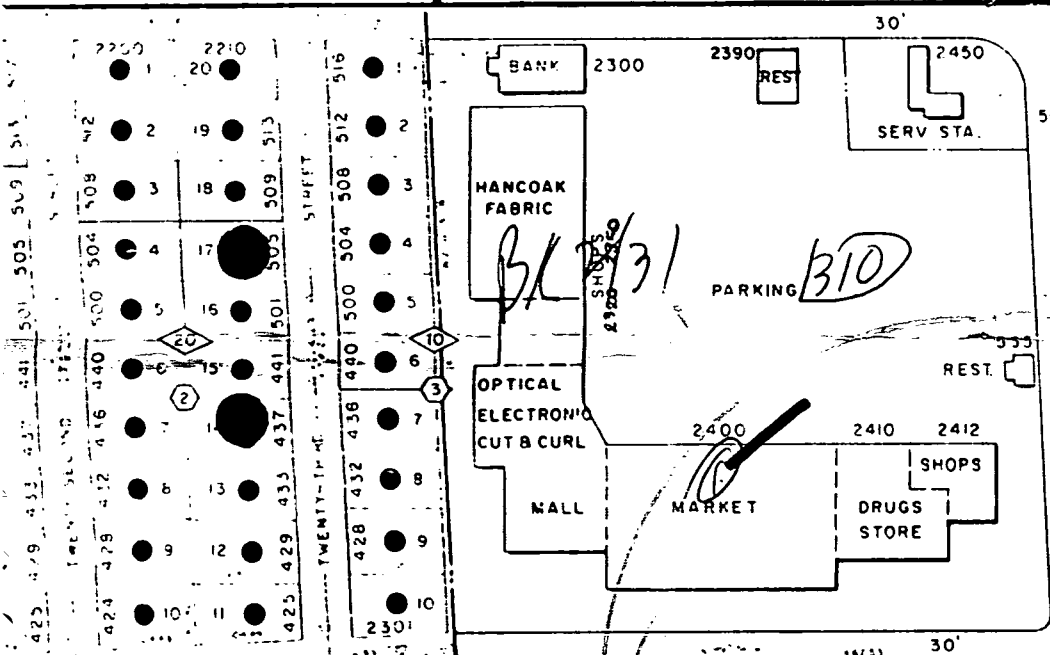
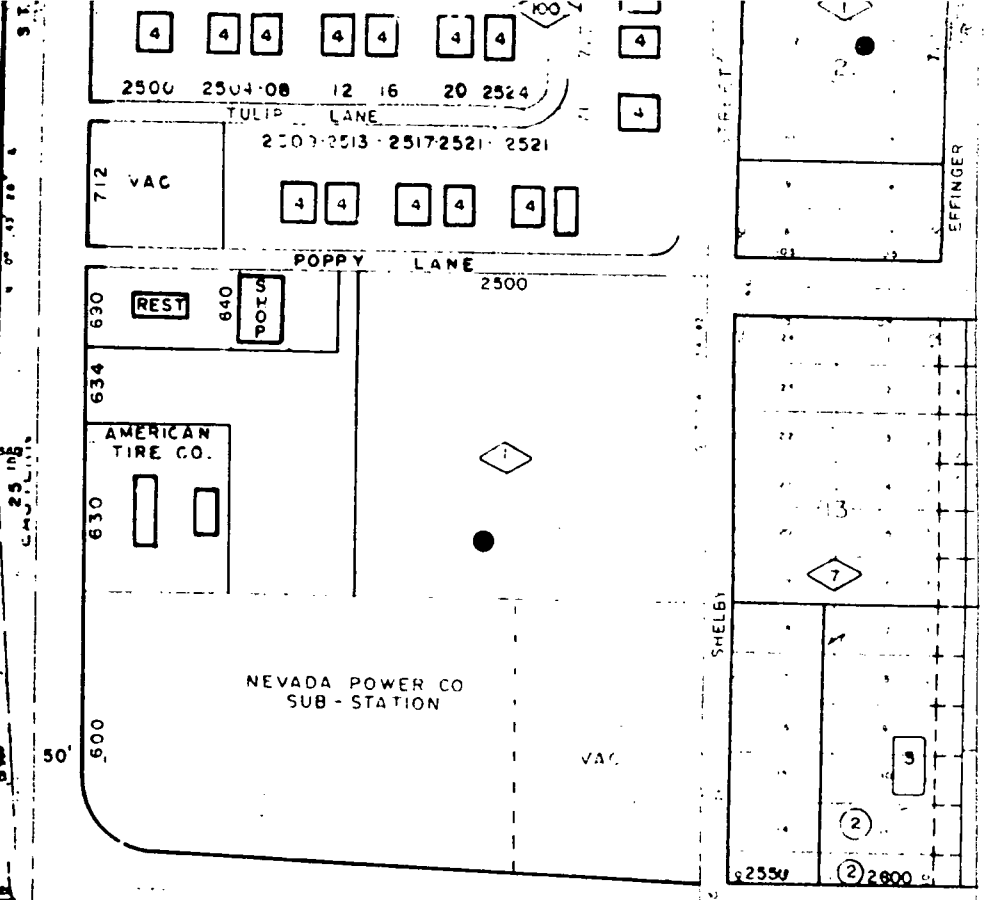
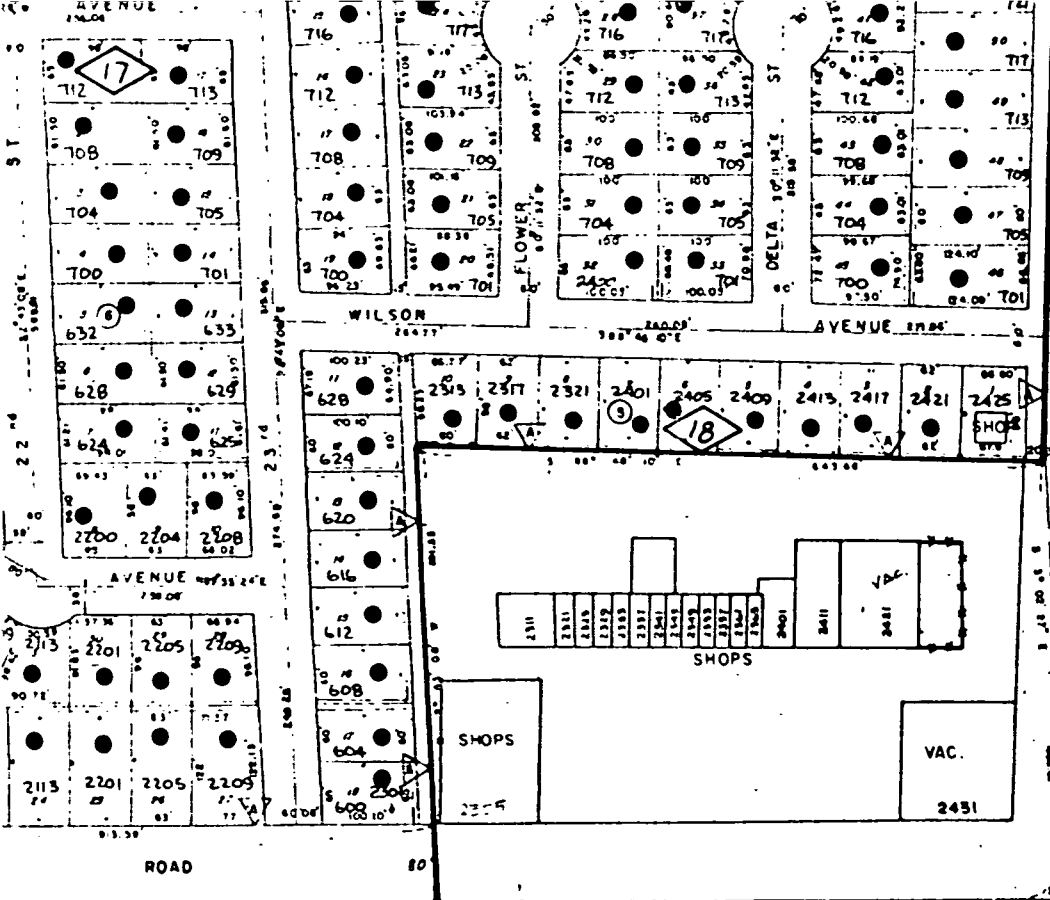
4. Selection by Partial Parcel Number: Parcel Bk (3 char.) Page (5 char.),
 Partial Page (6 char.), Individual Parcel No. (9 char.)

Partial Page Partial Page Partial Page Partial Page

Book	Pge	Nmbr	Book	Pge	Nmbr	Book	Pge	Nmbr	Book	Pge	Nmbr
020	31	0001	020	52	2004						
	↓	5			012						
	32	1001			014						
		002			016						
		026	— END —								
		027									
		002									
		004									
		006									

K.V.

Assessor Approval _____ Billing No. _____



V-5882

INTER-OFFICE MEMORANDUM

Date

JULY 23, 1982

TO: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FROM: CITY CLERK

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

COPIES TO:

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

File No. V=58=82

Applicant: George Whitney

Appeal by applicant or any other aggrieved person: Yes No

Review requested by the City Commission: Yes No

8-6-82
DATE

Carl G. Hanley
CITY CLERK

COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:

Date of Board of Zoning Adjustment Action: JULY 22, 1982

Last day for filing an appeal by applicant or any other aggrieved person. (Appeal period is 11 days after the date of BZA action.) AUGUST 2, 1982

Last day for a review being requested by the City Commission: (Review period is 14 days after date of BZA action.) AUGUST 5, 1982

bj1

7.

V-58-82

APPROVED

File:

✓ V-58-82

Application of GEORGE WHITNEY for a variance to allow an attached patio canopy to the east side property line where a five ft. (5') setback is required and a detached carport canopy in the rear yard to the east side property line where a five ft. (5') setback is required and to allow a total lot coverage of 53.8% where 50% is maximum allowed and a rear yard coverage of 53.5% where 50% is the maximum allowed, and to allow the detached carport canopy to exceed the height of the main building where not allowed on property located at 2422 Walnut Avenue in Zoning District R-1.

Mr. Clemmer presented the plot plan. Staff recommended APPROVAL, subject to:

1. Conformance to the plot plan and elevations.
2. The construction shall be of one hour fire resistant construction as required by the Department of Building and Safety.
3. Repair any damage to existing street improvements resulting from this construction as required by the Department of Public Services.

There are no protests on file.

Shirley Whitney appeared on behalf of the application.

No one appeared in opposition.

Mr. Bugbee made a motion for APPROVAL, subject to staff's conditions. Motion carried unanimously. (Emmett excused)

8. U-46-82

APPROVED

Application of SHAUNA EDWARDS for a use permit to allow a child care facility for twelve (12) children on property located at 1200 Darmak Drive in Zoning District R-1.

Mr. Clemmer presented the plot plan. Staff recommended DENIAL. If approved, subject to:

1. Conformance to the plot plan and elevations amended to separate the play area from the parking space.
2. Approval of the parking and driveway plan by the Traffic Engineer.
3. Exit doors shall be modified as required by the Department of Building & Safety.
4. Conformance to the requirements of the Department of Fire Services.
5. Conformance to the requirements of the Child Welfare Regulations.

There are 9 protests on file.

Shauna Edwards appeared on behalf of the application.

Marjory Petersen appeared in favor.

Tom Lioubas appeared in favor.

Vernon Jackson appeared in favor.

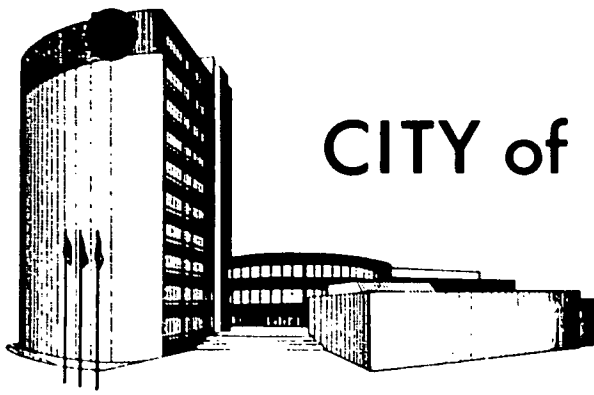
Ginger Rice appeared in opposition. She presented the Board with a petition with 72 names.

MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOPFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

July 26, 1982

Mr. George Whitney
2422 Walnut Avenue
Las Vegas, Nevada 89101

Re: ° V-58-82

Dear Mr. Whitney:

Your request for a variance to allow an attached patio canopy to the east side property line where a five ft. (5') setback is required and a detached carport canopy in the rear yard to the east side property line where a five ft. (5') setback is required and to allow a total lot coverage of 53.8% where 50% is maximum allowed and a rear yard coverage of 53.5% where 50% is the maximum allowed, and to allow the detached carport canopy to exceed the height of the main building where not allowed on property located at 2422 Walnut Avenue in Zoning District R-1, was considered by the Board of Zoning Adjustment at its regular meeting held July 22, 1982.

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

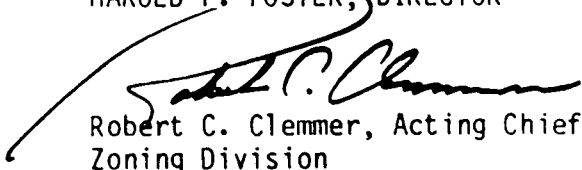
1. Conformance to the plot plan and elevations.
2. The construction shall be of one hour fire resistant construction as required by the Department of Building and Safety.
3. Repair any damage to existing street improvements resulting from this construction as required by the Department of Public Services.



This action by the Board of Zoning Adjustment on July 22, 1982, is final unless an appeal, in writing, is filed with the City Clerk within eleven days, or there is a review action filed by the City Commission within fourteen days.

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

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



Robert C. Clemmer, Acting Chief
Zoning Division

RCC:bjl

cc: City Clerk
Public Services

INTER-OFFICE MEMORANDUM

July 14, 1982

Community Planning & Development

FROM:

Public Services

George Whitney
7-58-82

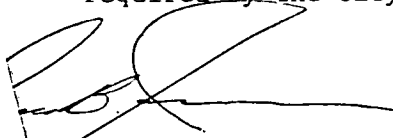
COPIES TO:

C. D. Peterson
Field Operations
Right-of-Way
Traffic Engineering

Your inter-office communication dated June 30, 1982 requested comments from this Department prior to July 15, 1982 concerning the application submitted by George Whitney for a Variance to allow a canopy to the side property line on property located at 2422 Walnut Avenue in a land use zone designated R-1 (Single Family Residence).

This Department requests that the following be made conditions of approving this request for a Variance:

- (1) Execution of a Special Improvement District Agreement for the installation of a portland cement concrete sidewalk on Walnut Avenue.
- (2) At the time of development, any damage done to the existing off-site improvements adjacent to this property will have to be repaired or replaced to current City of Las Vegas standards and specifications as required by the Department of Public Services.
- (3) At the time of development, obtain all permits and inspections required by the City of Las Vegas Municipal Code.



B. Jensen, P.E.
Flood Control and Land Development

P:bc

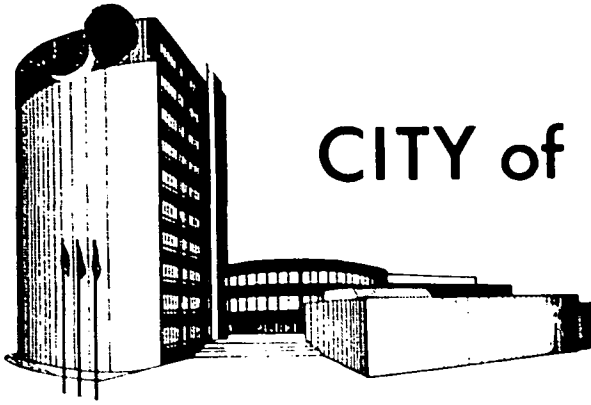
RECEIVED
JUL 15 1982
PLANNING AND
DEVELOPMENT

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

July 14, 1982

George Whitney
2422 Walnut Avenue
Las Vegas, Nevada 89101

Re: V-58-82

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 22, 1982.

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,
COMMUNITY PLANNING AND DEVELOPMENT

Harold P. Foster, Director

HPF:bjl
attachment



INTER-OFFICE MEMORANDUM

Date

July 12, 1982

TO: COMMUNITY PLANNING & DEVELOPMENT	FROM: DEPARTMENT OF BUILDING & SAFETY
SUBJECT: V-58-82	COPIES TO:

In answer to your memorandum of June 30, 1982, on the above variance request at 2422 Walnut, this Department has no objections provided all required permits and inspections are obtained, and the following conditions are met: (1) Construction be of one hour fire resistive material, (2) No window or door openings on property line side.

SC:dh

RECEIVED
JUL 13 1982
PLANNING AND
DEVELOPMENT

7/1/82

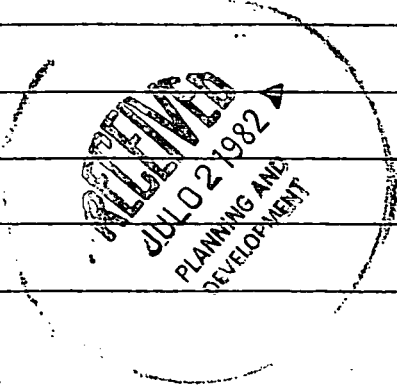
TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: V-58-82
2422 Walnut

- 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. Hydrants are to be installed and charged with water before construction begins.
- 7. Two (2) sets of as-builts to be provided this office.
- 8. Must meet requirements of Uniform Fire Code.
- 9. Must meet requirements of Uniform Building Code.
- 10. Building is to conform to the occupancy use requirements.
- 11. To be approved under permit from the Las Vegas Building Department.
- 12. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER: _____



M. Byrne

 FIRE PREVENTION OFFICER

NOTICE OF PUBLIC HEARING

JULY 22, 1982

July 7, 1982

Notice is hereby given that on July 22, 1982, 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-58-82 GEORGE WHITNEY FOR A VARIANCE, ~~TO ALLOW A CANOPY TO THE SIDE PROPERTY LINE WHERE 5 FEET IS REQUIRED~~ ^{AVENUE} ON PROPERTY LOCATED AT 2422 WALNUT, IN ZONING DISTRICT R-1 (SINGLE FAMILY RESIDENCE).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOTS 20 AND 21,

BLOCK 1, BOULDER DAM HOMESITE ADDITION TRACT 4.

TO ALLOW AN ATTACHED PATIO CANOPY TO THE EAST SIDE PROPERTY LINE WHERE A 5' SETBACK IS REQUIRED AND A DETACHED ^{canopy} CANOPY IN THE REAR YARD TO THE EAST SIDE PROPERTY LINE WHERE A 5' SETBACK IS REQUIRED AND TO ALLOW A TOTAL LOT COVERAGE OF 53.8% WHERE 50% IS MAXIMUM ALLOWED & A REAR YARD COVERAGE OF 53.5% WHERE 50% IS THE MAXIMUM. ALLOWED, & TO ALLOW THE DETACHED CANOPY TO EXCEED THE HEIGHT OF THE MAIN BUILDING WHERE NOT ALLOWED.

~~IS REAR YARD CANOPY GOING TO BE HIGHER THAN HOUSE?~~

Initial and date:

DONNA do 6/30/82
HERBERT herbert 6/30
WILLIAM william 7/2
CLENNER clenner 7/2/82
FOSTER fooster

THIS FILE MUST BE RETURNED TO BARBARA
BY 7/2/82

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.)

LOCATION MAP ON REVERSE SIDE.)

INTER-OFFICE COMMUNICATION

DATE: June 30, 1982

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

FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

SUBJECT: FILE NO. V-58-82, BOARD OF ZONING ADJUSTMENT MEETING 7-22-82.

APPLICATION SUBMITTED BY: George Whitney

FOR A ~~USE PERMIT~~/VARIANCE TO: Allow a canopy to the side property line

PROPERTY LOCATED AT: 2422 Walnut

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

LEGALLY DESCRIBED AS: Lots 20 and 21, Block 1, Boulder Dam Homesite Addition Tract 4

Your remarks regarding this application prior to July 15, 1982, will be greatly appreciated.

Plot Plan Attached: Yes XXX
No

Building: Existing
Proposed

Fire Zone: #3

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

/bjl

APPLICATION FOR VARIANCE

TO THE BOARD OF ZONING ADJUSTMENT:

Pursuant to Subsection A, Section 24, Chapter 1, Title XI, of the Las Vegas City Code, as amended, the undersigned owner(s) of record of the property hereinafter described, hereby presents his application requesting that certain property be allowed to deviate from the zoning requirements as herein described. Also accompanying this application is the prescribed fee of \$ 100.

The undersigned, George Whitney, the owner, respectfully petitions for a special Variance to allow

Zero lot line on the east side of property. Property adjoins C-1

zoned parcel. Commercial buildings now under constuction. To Allow us

To Build a Canopy to the side property line.

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS AND REASONS ARE

HEREWITH SUBMITTED: The property is situated at 2422 Walnut between 23rd Street and Eastern Avenue in Zoning District R-1. Said property is legally described as follows, to wit:

Lots 20 and 21, Block 1, Boulder Dam Homesite Addition,

Tract 4, recorded in Book 1, Page 80 of Plats, Clark

County Records. we wish to apply for a zero lot line to enable

us to constuct a canopy from the fifteen foot rear wall of commercial bldgs

now under construction adjacent to our property. We are attempting to cut down

on the noise pollution that will surely affect our propertys value and privacy.

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

ss:

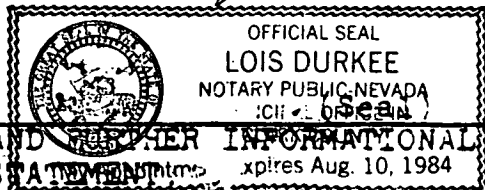
COUNTY OF CLARK)

(I, We) the undersigned, being duly sworn, depose and say that (we, are, I am) the (owner, owners) of record of the property involved in this appli- cation, 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) Shirley M Whitney 2422 Walnut Ave LV. Nev. 3821371. Duke Whitney 2422 Walnut Ave LV 89101 384-7489 SIGNATURE OF OWNER(S) OF RECORD MAILING ADDRESS (ZIP CODE) PHONE NO.

Subscribed and sworn to before me this 23rd day of June, 1982

Lois Durkee Notary Public in and for said County and State



SEE REVERSE SIDE FOR PLOT PLAN SPECIFICATIONS AND OTHER INFORMATIONAL REQUIRE- 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.: 21547 Case No. V-58-82

Received by: [Signature] Date: 6-23-82

ADDITIONAL PHOTOS to come 6/25/82

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

- ✓ 1. Seven (7) 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.
3. Any other pertinent information which may be requested.
4. Copy of Deed submitted for verification of ownership.

PLOT PLAN SPECIFICATIONS FOR VARIANCES:

1. Seven (7) 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.

Communit Belp
Under Construction



← Walnut St.

← Eastern Ave



Face N

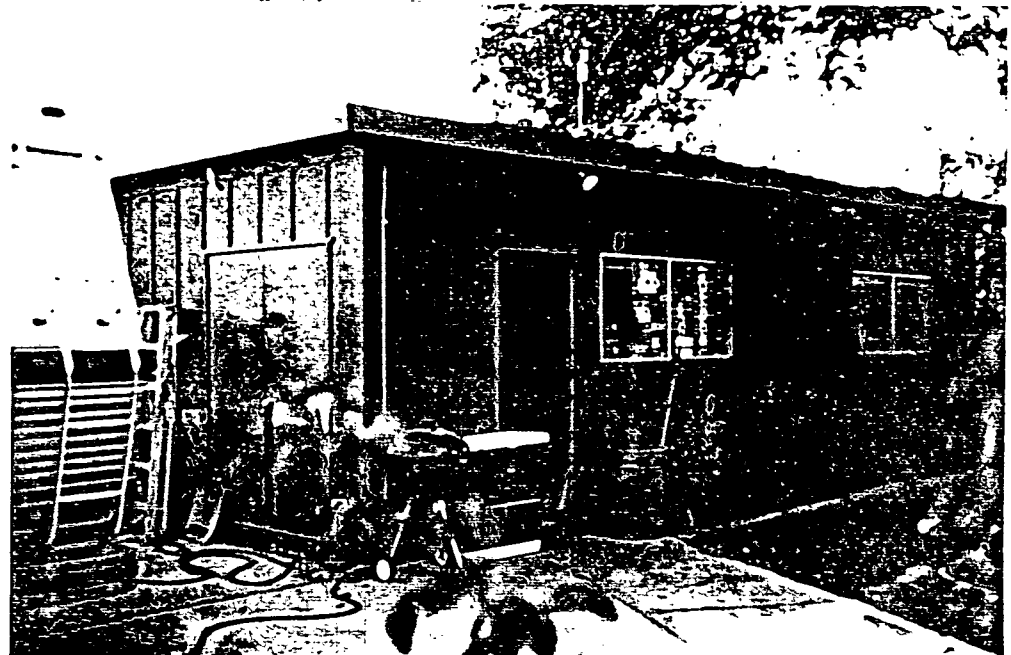




garage - alley
entrance faces S.



PROPOSED
COMMERCIAL
BUILDINGS NOW
UNDER
CONSTRUCTION



garage

Copy

In consideration of \$ 10.00 receipt of which is acknowledged HIRAM PLEASANT and ALTA PLEASANT, husband and wife,

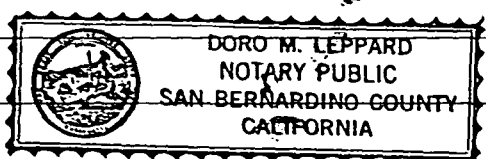
do hereby quitclaim to GEORGE WHITNEY and SHIRLEY WHITNEY, husband and wife, as joint tenants

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

Lots Twenty (20) and Twenty-one (21), Block One (1), Boulder Dam Homesite Addition Tract No. 4, as shown by map thereof on file in Book 1 of Plats, page 80, in the Office of the County Recorder, Clark County, Nevada.

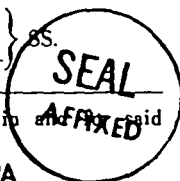
SUBJECT to rights of way, reservations, restrictions, easements and conditions of record.

Dated this 27th day of January, 1964



Hiram Pleasant
Alta Pleasant

STATE OF ~~NEW YORK~~ CALIFORNIA }
COUNTY OF San Bernardino } ss.
On January 27, 1964
before me, the undersigned, a Notary Public in and for said County and State, personally appeared HIRAM PLEASANT and ALTA PLEASANT



known to me to be the persons described in and who executed the foregoing instrument, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.
Doro M. Leppard
My Commission expires: Nov 17, 1964

ESCROW NO. }
ORDER NO. } RECORDER'S INSTRUMENT NO. _____
WHEN RECORDED MAIL TO: LIONEL & GUNDERSON,
109 South 3rd Street, Las Vegas, Nevada

NO 410291
RECORDED AT THE REQUEST OF
Lionel & Gunderson
JAN 28 4 08 PM 64

OFFICIAL RECORDS BOOK NO. 509
CLARK COUNTY, NEVADA
PAUL E. HORN, RECORDER
FEE \$ 3.00 DEPUTY