

PLANNING AND DEVELOPMENT DEPARTMENT  
SCANNING COVER SHEET

Case No: V-0054-89

APN: 138-34-113-028

Location: 209 Bahama Rd

Applicant: Hugh J. & Barbara A. Tadlock

Project Name:

To allow an existing carport 7.5' from the front property line where a 20' minimum setback is required; to allow an existing patio cover to the side property line where a 15' minimum setback is required; and to allow a detached tool shed in the side yard area where detached accessory structures are not permitted.





INTERDEPARTMENT DISTRIBUTION LIST

	DATE SENT 1989	DATE RETURNED 1989	COMMENTS
BUILDING & SAFETY	5/5	5/11	<del>ready</del> See memo for valuation, etc
FIRE SERVICES	"	5/17	obj - limited to rear yard access
PUBLIC WORKS - R/W, ELEC.	"	5/22	cannot approve front yard; no obj to side yard setbacks
LAND DEVELOPMENT DIV.	"		
DOWNTOWN REDEVELOPMENT			
POLICE DEPARTMENT			
LICENSE DEPARTMENT			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. V-54-89

PROPERTY OWNERS

PROTESTS

APPROVALS

1.	_____	<i>Petition w/ 9 signatures</i>
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____
6.	_____	_____
7.	_____	_____
8.	_____	_____
9.	_____	_____
10.	_____	_____
11.	_____	_____
12.	_____	_____
13.	_____	_____
14.	_____	_____
15.	_____	_____
16.	_____	_____
17.	_____	_____
18.	_____	_____
19.	_____	_____
20.	_____	_____

FILE NO. V-54-89

(a)

V-54-89

We, the undersigned, have not found the carport or storage shed additions to the home located at 209 S. Bahama Rd to be offensive or distracting in anyway.

We also see no need to remove all or any portion of these additions.

NAME	ADDRESS
Asonya Morris	208 Bahama
Steve G. Uppris	208 Bahama
Joseph Seppert	201 Bahama
Rudolf Antala	204 Bahama
Nancy A. Benton	202 Bahama
Charon Davidson	109 Bahama
Billy D. Atkin	100 Bahama
Vel R. Hassen	104 Bahama
Richard Brito	202 Bahama

9 signatures

NOTICE OF PUBLIC HEARING

MAY 25, 1989

Notice is hereby given that on **May 25, 1989**, 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-54-89                      Application of HUGH J. AND BARBARA A. TADLOCK for a Variance to allow an existing carport seven and one-half feet (7.5') from the front property line where a twenty foot (20') minimum setback is required; to allow an existing patio cover to the side property line where a fifteen foot (15') minimum setback is required; and to allow a detached tool shed in the side yard area where detached accessory structures are not permitted, on property located at 209 Bahama Road, in Zoning District R-1.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT SEVEN (7) IN BLOCK NINE (9) OF AMENDED PLAT OF CHARLESTON RAINBOW UNIT NO. 14-B.

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 this application, 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:gm

(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





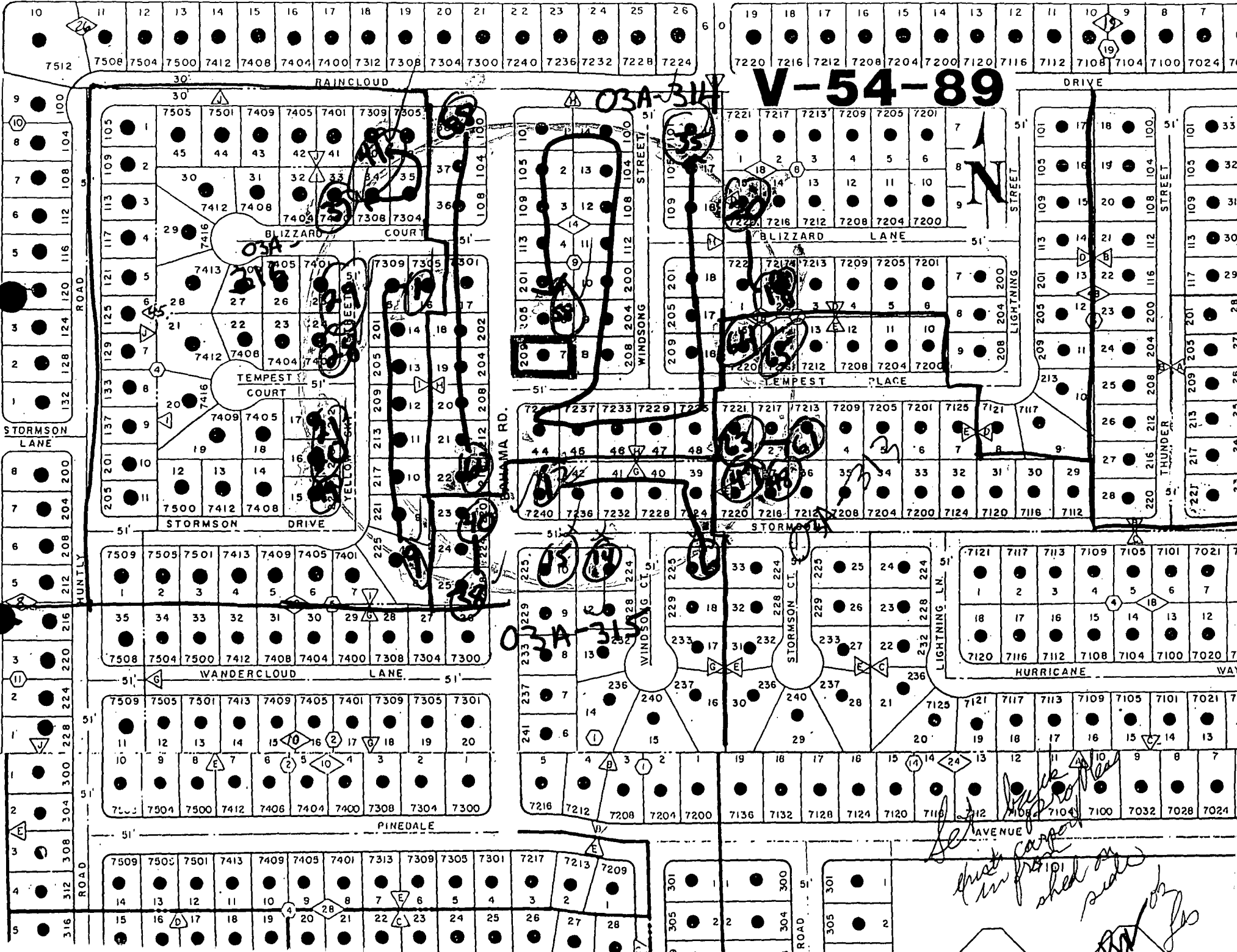
WESTCLIFF DR.

V-54-89

OSA-314

OSA-314

Set back property  
front corner  
shed on  
side  
[Signature]



BUFFALO DR.

DRIVE

RAINCLOUD

BLIZZARD COURT

BLIZZARD LANE

TEMPEST COURT

TEMPEST PLACE

STORMSON DRIVE

WANDERCLOUD LANE

PINEDALE

HURRICANE WAY

AVENUE

BANAMA RD.

WINDSONG STREET

WINDSONG CT.

STORMSON CT.

LIGHTNING LN.

STREET

STREET

THUNDER

ROAD

HUNTLY

ROAD

ROAD

ISSUED BY: 1304  
DEPARTMENT OF BUILDING & SAFETY

CONST. VAL. \$ 38250

8-09

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

ADDRESS OF CONSTRUCTION: 209 Bahama Road OWNER: SPOUL HOMES OF NEVADA

LOT# 7 BLOCK 9 SUBDIVISION Charleston Rainbow Unit No. 14-B ZONE: R-1

Existing structures on lot: Dwelling  Accessory bldg.  Vacant lot  Other

PROPOSED CONSTRUCTION: Single Family Dwelling W/FP USE: Same

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

SQ. FEET OF FLOOR AREAS: 1st 1632 2nd 484 3rd 484 Other 484 TOTAL SQ. FT. 2416

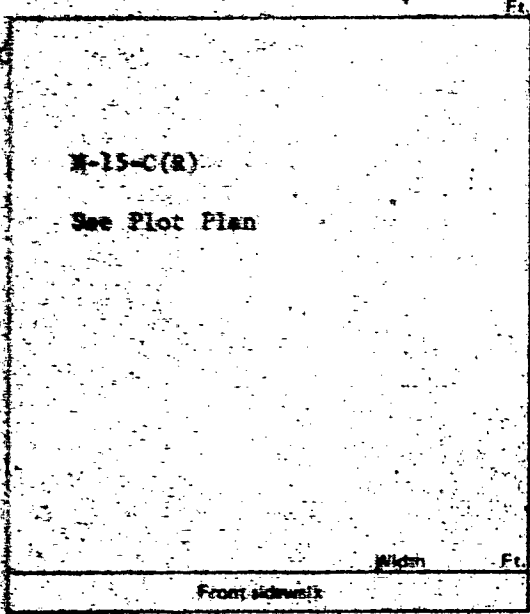
FIRE ZONE: 1 Occupancy Group: 1 - 2 CONST. TYPE: I II III IV V

ARCHITECT: \_\_\_\_\_ ENGINEER: \_\_\_\_\_ NO. of UNITS: \_\_\_\_\_ NO. of STORIES: 1

Plan Submittal: Yes  No  Calculations Submitted: Yes  No  Sewer Fee Req'd: Yes  No

CONTRACTOR: SPOUL HOMES OF NEVADA STATE LICENSE # 6011R CITY LICENSE # 6427

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



M-15-C(2)  
See Plot Plan

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.

Approval for the work under this permit will be given only after refuse and debris have been removed from job site and public right of way

SIGNED: SPOUL HOMES OF NEVADA Contractor

BY: [Signature] Agent or Owner

CLARK COUNTY HEALTH DEPT. Date \_\_\_\_\_

LAS VEGAS FIRE DEPARTMENT Date \_\_\_\_\_

PLANNING DEPT. [Signature] Date: 11-10-76

PUBLIC WORKS DEPT. ORV Date: 11-10-76

BUILDING DEPT. WR7 Date: 11/10/76

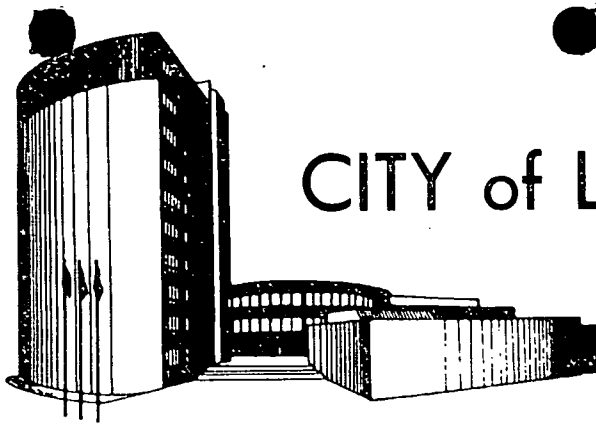
# 2380 PERMIT NO.: 5575 5576 PERMIT FEE \$ 140.00

RECEIPT  
707 \$140.00 - 8  
CITY OF LAS VEGAS  
BUILDING & SAFETY  
MUST BE MACHINE VALIDATED  
11-10-76

MAYOR RON LURIE

COUNCILMEN  
BOB NOLEN  
STEVE MILLER  
ARNIE ADAMSEN  
SCOTT HIGGINSON

CITY MANAGER  
ASHLEY HALL



# CITY of LAS VEGAS

July 6, 1989

Hugh J. and Barbara A. Tadlock  
209 Bahama Road  
Las Vegas, Nevada 89128

RE: V-54-89 - VARIANCE

Dear Mr. and Mrs. Tadlock:

The City Council at a regular meeting held June 21, 1989 APPROVED the application of Hugh J. and Barbara A. Tadlock for a Variance to allow an existing carport seven and one-half feet (7.5') from the front property line where a twenty foot (20') minimum setback is required; to allow an existing patio cover to the side property line where a fifteen foot (15') minimum setback is required; and to allow a detached tool shed in the side yard area where detached accessory structures are not permitted, on property located at 209 Bahama Road, in Zoning District R-1, subject to:

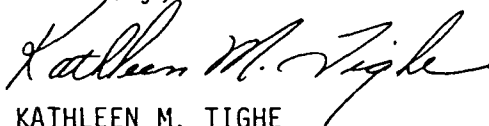
1. Approval of this request does not constitute a waiver from the Building Code requirements or other construction standards of the Department of Building and Safety.
2. The applicant obtain building permits from the Department of Building and Safety.
3. Conformance to the plot plan and elevations.



Hugh J. and Barbara A. Tadlock  
July 6, 1989  
RE: V-54-89 - VARIANCE  
Page 2.

4. Satisfaction of City Code requirements and design standards of all City departments.

Sincerely,



KATHLEEN M. TIGHE  
City Clerk

KMT:cmp

cc: Dept. of Community Planning and Development  
Dept. of Public Works  
Dept. of Building and Safety  
Dept. of Fire Services  
Land Development Services

Mr. William R. Smith  
First American Title Co. of Nevada  
1800 East Desert Inn Road  
Las Vegas, Nevada 89109

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

July 5, 1989

<b>TO:</b>  JOHN TUCKER, DIRECTOR DEPARTMENT OF BUILDING AND SAFETY	<b>FROM:</b> <i>HPF</i> HAROLD P. FOSTER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
<b>SUBJECT:</b>  APPROVED VARIANCE APPLICATIONS - V-54-89 and V-55-89	<b>COPIES TO:</b>

At the June 21, 1989 City Council meeting, the Council approved the subject Variance applications to allow existing construction subject to the conditions listed on the attached annotated agenda pages. If you need any additional information, please let me know.

HPF:lm

Attachments

CITY COUNCIL MINUTES

MEETING OF  
JUNE 21, 1989

**AGENDA**

*City of Las Vegas*

CITY COUNCIL  
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE  
PHONE 386-6011

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT  
(CONTINUED)

O. VARIANCE - PUBLIC HEARING

1. V-54-89 - Hugh J. and Barbara A. Tadlock

Application of HUGH J. AND BARBARA A. TADLOCK for a Variance to allow an existing carport seven and one-half feet (7.5') from the front property line where a twenty foot (20') minimum setback is required; to allow an existing patio cover to the side property line where a fifteen foot (15') minimum setback is required; and to allow a detached tool shed in the side yard area where detached accessory structures are not permitted, on property located at 209 Bahama Road, in Zoning District R-1.

Board of Zoning Adjustment unanimously recommended APPROVAL, subject to:

1. Approval of this request does not constitute a waiver from the Building Code requirements or other construction standards of the Department of Building and Safety.
2. The applicant obtain building permits from the Department of Building and Safety.
3. Standard conditions 1 and 5.

Staff Recommendation: DENIAL

PROTESTS: 0

ADAMSEN - APPROVED, subject to conditions  
Motion carried with Nolen voting "NO"

Petition with 9 signatures submitted in favor.

Clerk to notify & Planning to proceed

William Smith & Hugh Tadlock appeared

1532  
to  
1540

APPROVED AGENDA ITEM

*Larry H. Burton*

CITY COUNCIL MINUTES

MEETING OF  
JUNE 21, 1989

**AGENDA**

*City of Las Vegas*

CITY COUNCIL  
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE  
PHONE 386-6011

Page 59

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT  
(CONTINUED)

O. VARIANCE - PUBLIC HEARING

2. V-55-89 - Mark G. and Catherine M. Lakis

Application of MARK G. AND CATHERINE M. LAKIS for a Variance to allow existing block walls ranging in height up to seven feet two inches (7'2") along the side yard area where six feet (6') is the maximum height permitted; and to allow existing walls ranging in height up to three feet eight inches (3'8") in the front yard area where four feet (4') with the top two feet (2') fifty-percent (50%) open is the maximum height permitted, on property located at 2829 Merritt Avenue, in Zoning District R-1.

Board of Zoning Adjustment unanimously recommended APPROVAL, subject to:

1. Approval of this request does not constitute a waiver from the Building Code requirements or other construction standards of the Department of Building and Safety.
2. The applicant obtain building permits from the Department of Building and Safety.
3. Standard conditions 1 and 5.

Staff Recommendation: DENIAL

PROTESTS: 1 (letter)

MILLER -  
APPROVED, subject to conditions and to pay a fine equal to 10% (\$110.00) of the value of the west wall payable in 30 days.  
Unanimous

Clerk to notify & Planning to proceed  
  
Mark & Catherine Lakis appeared

APPROVED AGENDA ITEM

*Larry H. Barton*

1540  
to  
1545

CITY COUNCIL MINUTES  
MEETING OF  
JUNE 21, 1989

X.

0. VARIANCE - PUBLIC HEARING

1. V-54-89 - Hugh J. and Barbara A. Tadlock

This is a request to allow an existing carport 7.5 feet from the front property line where a 20 foot minimum setback is required; and to allow an existing patio cover to the side property line where a 15 foot minimum setback is required; and to allow a detached tool shed in the side yard area where detached accessory structures are not permitted on a 7,200 square foot corner subdivision lot in an R-1 zone.

The applicants purchased the residence in March, 1989 and discovered the violations when a correction notice was issued by a building inspector. The applicants contacted their title company that is assisting them on this application.

The patio cover, tool shed and carport cover were constructed by a previous owner a number of years ago. The owner prior to the applicant purchasing this property indicated these structures were on the property at the time he acquired the property. According to the Department of Building and Safety, the permit valuation is \$2,400 and it does not appear a fine would be appropriate since this owner was not responsible for constructing these structures. The structures can be seen from the street frontages because it is a corner lot and the patio cover is 7½ feet from the front property line. Also, along the side street, the patio cover extends to the side property line adjacent to the fence and under the cover is the tool shed. According to the Department of Fire Services, there is only a four foot walkway between the house and the tool shed and it is felt this restricts access for firefighting purposes to the rear yard.

Staff indicated that while these structures have existed for some time, there appears to be no justification to allow them and they should be removed. The Board of Zoning Adjustment felt the applicants would suffer an undue hardship due to the circumstances and recommended approval. A petition of approval with 9 signatures was submitted in support of this Variance.

Board of Zoning Adjustment Recommendation: APPROVAL

Staff Recommendation: DENIAL

PROTESTS: 0

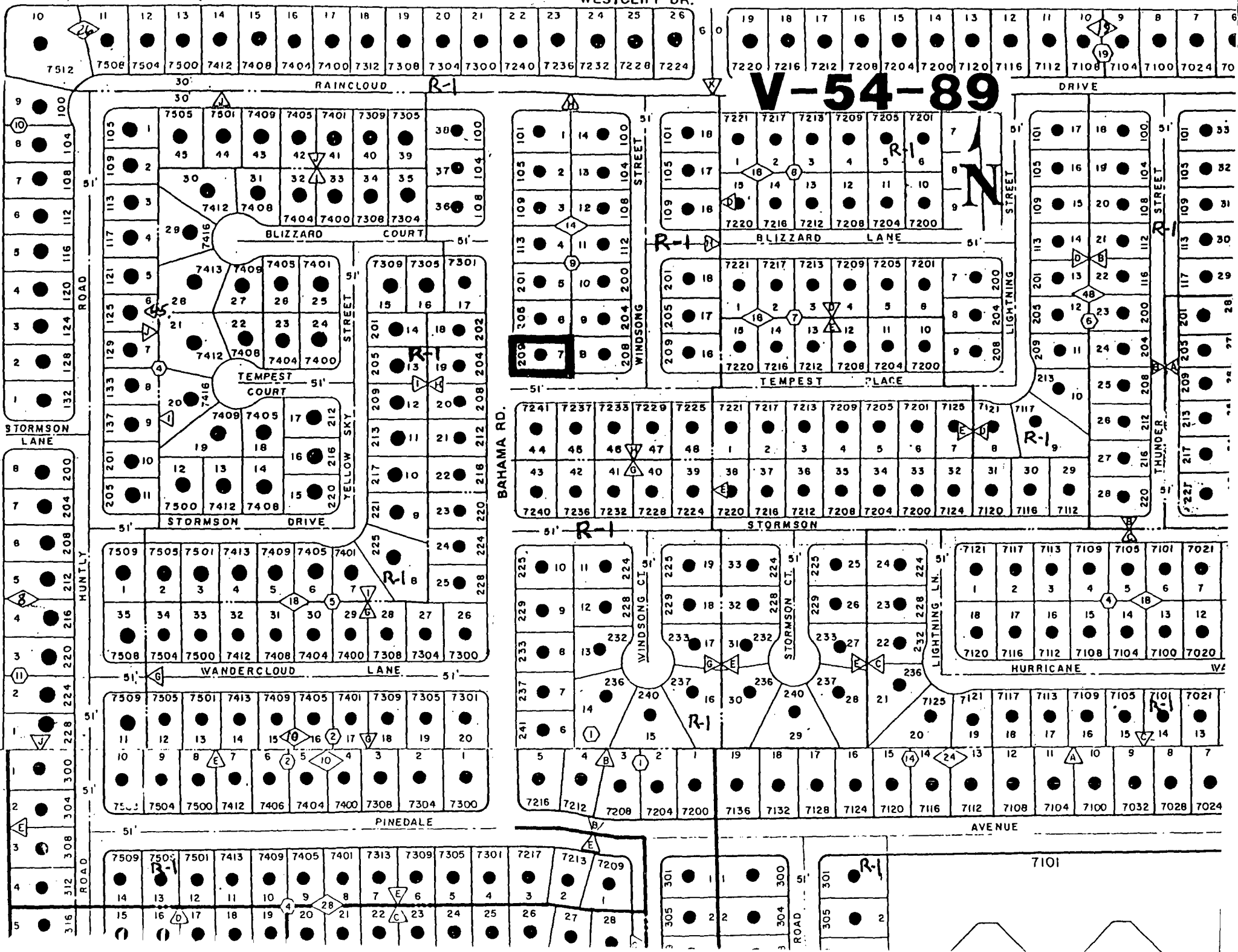
SEE ATTACHED LOCATION MAP



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

WESTCLIFF DR.

V-54-89



LOCATION MAP - ITEM X.O.1. - V-54-89 - Hugh J. and Barbara A. Tadlock

CITY COUNCIL MINUTES  
MEETING OF  
JUNE 21, 1989

INTER-OFFICE MEMORANDUM

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 that the following action relative to the Board of Zoning Adjustment decision on the application of:

File No. V-54-89

Applicant: Hugh J. and Barbara A. Tadlock

Appeal by applicant or any other aggrieved person: Yes  No

Review requested by City Council Yes  No

6-13-89  
DATE

[Signature]  
CITY CLERK

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT INFORMATION:

Date of Board of Zoning Adjustment Action: MAY 25, 1989

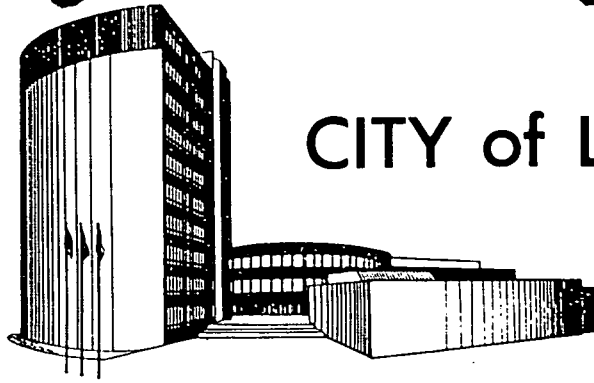
Last day for filing an appeal by applicant or any other aggrieved person. (Appeal period is 11 days after the notice of BZA action is mailed to applicant.) JUNE 12, 1989

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.) JUNE 13, 1989

MAYOR RON LURIE

COUNCILMEN  
BOB NOLEN  
W. WAYNE BUNKER  
STEVE MILLER  
ARNIE ADAMSEN

CITY MANAGER  
ASHLEY HALL



# CITY of LAS VEGAS

May 30, 1989

Hugh J. and Barbara A. Tadlock  
209 Bahama Road  
Las Vegas, Nevada 89128

Re: V-54-89

Dear Applicant:

Your request for a Variance to allow an existing carport seven and one-half feet (7.5') from the front property line where a twenty foot (20') minimum setback is required; to allow an existing patio cover to the side property line where a fifteen foot (15') minimum setback is required; and to allow a detached tool shed in the side yard area where detached accessory structures are not permitted, on property located at 209 Bahama Road, in Zoning District R-1, was considered by the Board of Zoning Adjustment on May 25, 1989.

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. Approval of this request does not constitute a waiver from the Building Code requirements or other construction standards of the Department of Building and Safety.
2. The applicant obtain building permits from the Department of Building and Safety.
3. Conformance to the plot plan and elevations.
4. Satisfaction of City Code requirements and design standards of all City departments.

continued



V-54-89 - Page 2  
Hugh J. and Barbara A. Tadlock  
May 30, 1989

This item will be considered by the City Council at its meeting scheduled for June 21, 1989 at 2:00 p.m. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requests you or your representative be present to answer any pertinent questions which may arise regarding this request.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:dr

cc: William R. Smith  
First American Title Co. of Nevada  
1800 East Desert Inn Road  
Las Vegas, Nevada 89109

**BOARD OF ZONING ADJUSTMENT**

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

24. V-54-89 - HUGH J. AND BARBARA A. TADLOCK

APPLICATION: Variance to allow an existing carport seven and one-half feet (7½') from the front property line where a twenty foot (20') minimum setback is required; to allow an existing patio cover to the side property line where a fifteen foot (15') minimum setback is required; and to allow a detached tool shed in the side yard area where detached accessory structures are not permitted

LOCATION: 209 Bahama Road

ZONE: R-1

STAFF RECOMMENDATION: DENIAL; if approved, subject to:

1. Approval of this request does not constitute a waiver from the Building Code requirements or other construction standards of the Department of Building and Safety.
2. The applicant obtain permits from the Department of Building and Safety.
3. Standard conditions 1 and 5.
4. Tool shed should be removed to provide sufficient fire access as required by the Department of Fire Services.

PROTESTS: 0

APPROVALS: Petition with 9 signatures representing 9 property owners

ASHWORTH APPROVED, subject to staff's conditions, deleting Condition No. 4  
Unanimous  
(Dixon excused)

Harold Foster stated the applicant recently purchased this property and found the existing carport was built without a permit and violates the setbacks. The applicants were issued a correction notice for this violation. The Title Company is assisting the purchasers because it was unaware of the violations when it sold the home. Staff recommended denial.

Applicants were present. Also, William R. Smith of First American Title Company spoke for the applicants.

No one appeared in opposition.

NOTE: A date will be set at the 6/7/89 City Council meeting for a public hearing to be held at the 6/21/89 City Council meeting.

(21:11 - 21:20)

V-54-89            Application of HUGH J. AND BARBARA A. TADLOCK for a Variance to allow an existing carport seven and one-half feet (7.5') from the front property line where a twenty foot (20') minimum setback is required; to allow an existing patio cover to the side property line where a fifteen foot (15') minimum setback is required; and to allow a detached tool shed in the side yard area where detached accessory structures are not permitted, on property located at 209 Bahama Road, in Zoning District R-1.

The Board of Zoning Adjustment unanimously recommends APPROVAL, subject to:

1. Approval of this request does not constitute a waiver from the Building code requirements or other construction standards of the Department of Building and Safety.
2. The applicant obtain building permits from the Department of Building and Safety.
3. Standard conditions 1 and 5.

STAFF RECOMMENDATION: DENIAL

PROTESTS: 0

V-55-89            Application of MARK G. AND CATHERINE M. LAKIS for a Variance to allow existing block walls ranging in height up to seven feet two inches (7'2") along the side yard area where six feet (6') is the maximum height permitted; and to allow existing walls ranging in height up to three feet eight inches (3'8") in the front yard area where four feet (4') with the top two feet (2') fifty-percent (50%) open is the maximum height permitted, on property located at 2829 Merritt Avenue, in Zoning District R-1.

The Board of Zoning Adjustment unanimously recommends approved, subject to:

1. Approval of this request does not constitute a waiver from the Building code requirements or other construction standards of the Department of Building and Safety.
2. The applicant obtain building permits from the Department of Building and Safety.
3. Standard conditions 1 and 5.

STAFF RECOMMENDATION: DENIAL

PROTESTS: 1

continued

INTER-OFFICE MEMORANDUM

May 22, 1989

TO:

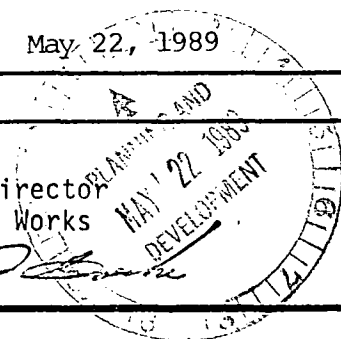
Harold P. Foster, Director  
Department of Community Planning  
and Development

FROM:

Richard D. Goecke, Director  
Department of Public Works

CK

*Richard D. Goecke*



SUBJECT:

COMMENTS RE:

V-54-89  
Hugh and Barb Tadlock

COPIES TO:

Charles Kajkowski, Engineering Planning  
John McNellis, Engineering Planning  
Chuck Turk, Land Development  
Nancy Miller, Right-of-Way  
Doug Peterson, Survey (FM, PM & A's only)

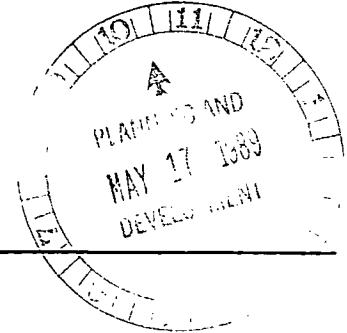
1. As a general policy we do not approve of encroachments into the frontyard setback if visual obstructions result for vehicles exiting from this property or for vehicles traveling past this property.
2. We have no objection to the variance request for a reduction in the sideyard setback to allow an existing tool shed.

DATE: 5-15-89

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: V 54-89



NO OBJECTIONS

NO OBJECTIONS, SUBJECT TO CONDITIONS LISTED

OBJECTIONS

UNIFORM FIRE CODE VIOLATIONS: \_\_\_\_\_

FIRE DEPARTMENT ACCESS: IS Limited by Tool Shed  
RESTRICTING Access TO REAR OF house

EXPOSURES: \_\_\_\_\_

RECOMMENDATIONS/SUGG \_\_\_\_\_

*V-54-89  
need to add that  
the exist. improvement  
restricts fire dept. access  
to rear yard area.  
Important to include in report*

Donald L. James  
FIRE DEPARTMENT REPRESENTATIVE SIGNATURE

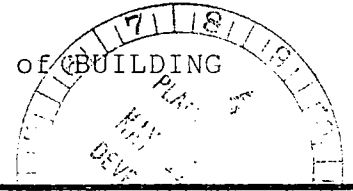
INTER-OFFICE MEMORANDUM

5.8.89

DEPARTMENT of COMMUNITY  
PLANNING and DEVELOPMENT

FROM:

DEPARTMENT of BUILDING  
SAFETY



SUBJECT:

V- 54.89 VARIANCE  
HUGH TADLOCK ZONE; R1  
PARCEL NO 03A-314-059

COPIES TO:

CARPORT 7 1/2 FT WHERE 20' ALLOW  
TOOL SHED 0 FT WHERE 15' #

In answer to your memorandum, Dated \_\_\_\_\_  
on the above Variance request at, Loc. 209 BANANA ROAD  
N.E. OF BUFFALO DR. & ALTA DRIVE.

This department (has or has no) objections, provided that all  
required permits and inspections are obtained through Building  
Safety.

(CARPORT)  
VALUE \$2240.00 PERMIT FEE \$9240  
DOUBLED

FINE TO BE  
DETERMINED BY  
CITY COUNCIL

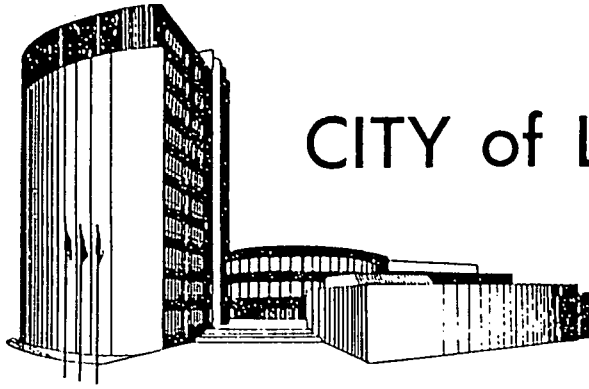
(TOOL SHED)  
VALUE \$1732.00 PERMIT FEE \$7100  
DOUBLED

FINE TO BE  
DETERMINED BY  
CITY COUNCIL

IF TOOL SHED IS ALLOWED,  
WALL AT MASONRY WALL TO  
BE 1 HR CONSTR. W/PARAPET  
How

Thom

MAYOR RON LURIE  
COUNCILMEN  
BOB NOLEN  
W. WAYNE BUNKER  
STEVE MILLER  
ARNIE ADAMSEN  
CITY MANAGER  
ASHLEY HALL



# CITY of LAS VEGAS

May 15, 1989

Hugh J. and Barbara A. Tadlock  
209 Bahama Road  
Las Vegas, Nevada 89128

Re: V-54-89

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 May 25, 1989.

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,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:gm

Attachment: Agenda

cc: William R. Smith  
First American Title Co. of Nevada  
1800 East Desert Inn Road  
Las Vegas, Nevada 89109



MAY 25, 1989

# AGENDA

*City of Las Vegas*

## BOARD OF ZONING ADJUSTMENT

Page 7

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE  
PHONE 386-6301

23. V-53-89

Applicant: VETERANS OF FOREIGN WARS OF  
THE UNITED STATES, INCORPORATED  
Application: Variance to allow 122 parking  
spaces where 182 parking spaces  
are required for a proposed  
Veterans of Foreign Wars  
building (VFW Post #1753)  
and 40 apartment units for  
its members  
Location: Northeast corner of Bonanza  
Road and McKnight Street  
Zone: R-E (proposed R-3)

24. V-54-89

Applicant: HUGH J. AND BARBARA A. TADLOCK  
Application: Variance to allow an existing  
carport seven and one-half  
feet (7.5') from the front  
property line where a twenty  
foot (20') minimum setback  
is required; to allow an  
existing patio cover to the  
side property line where a  
fifteen foot (15') minimum  
setback is required; and to  
allow a detached tool shed  
in the side yard area where  
detached accessory structures  
are not permitted  
Location: 209 Bahama Road  
Zone: R-1

25. V-55-89

Applicant: MARK G. AND CATHERINE M. LAKIS  
Application: Variance to allow existing  
block walls ranging in height  
up to seven feet two inches  
(7'2") along the side yard  
area where six feet (6') is  
the maximum height permitted;  
and to allow existing walls  
ranging in height up to three  
feet eight inches (3'8") in  
the front yard area where  
four feet (4') with the top  
two feet (2') fifty-percent  
(50%) open is the maximum  
height permitted  
Location: 2829 Merritt Avenue  
Zone: R-1

NOTICE OF PUBLIC HEARING

MAY 25, 1989  
(Date)

Notice is hereby given that on May 25, 1989 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-54-89

Application of HUGH J. AND BARBARA <sup>A.</sup> TADLOCK for a Variance to allow an existing carport seven and one-half feet (7.5') from the front property line where a twenty foot (20') minimum setback is required; ~~and~~ to allow ~~an existing tool shed to the side property line where a fifteen foot (15') minimum setback is required,~~ <sup>attached accessory structures</sup> on property located at 209 Bahama Road, in Zoning District R-1.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT SEVEN (7) IN BLOCK NINE (9) OF AMENDED PLAT OF CHARLESTON RAINBOW UNIT NO. 14-B.

AN EXISTING ATTACHED PATIO COVER TO THE SIDE PROP. LINE WHERE A FIFTEEN FOOT MINIMUM SETBACK IS REQUIRED AND TO ALLOW A DETACHED TOOL SHED IN THE SIDE YARD AREA WHERE DETACHED ACCESSORY STRUCTURES ARE NOT PERMITTED

	(Initial)	(Date)
K. CRANE	<u>KC</u>	<u>5/5/89</u>
R. GENZER		
R. WILLIAMS	<u>RW</u>	<u>5/8</u>
H. FOSTER	<u>[Signature]</u>	
D. PARTIN	<u>[Signature]</u>	

PLEASE RETURN THIS FILE TO GRETA  
BY: 5/8/89

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

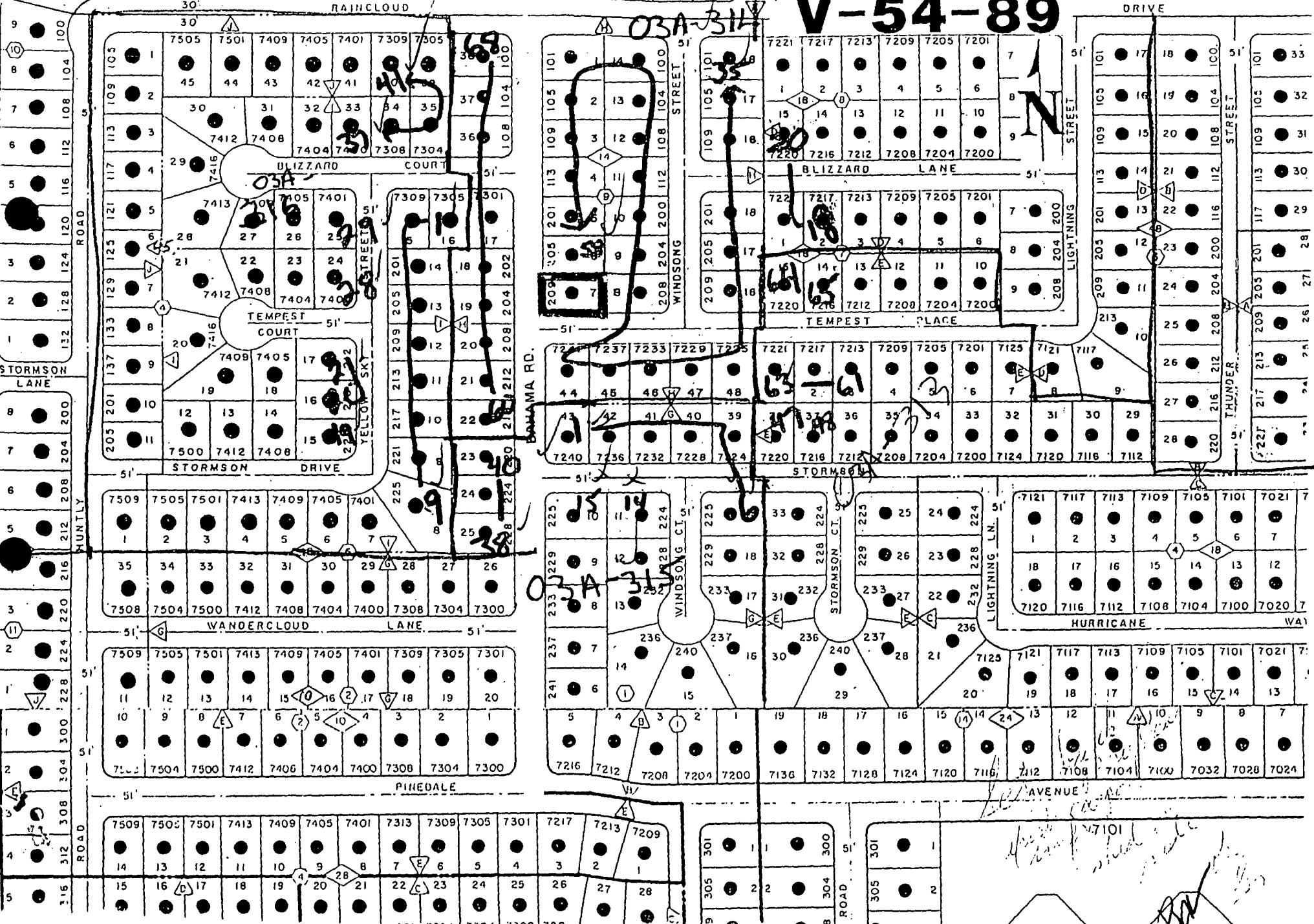
(The information contained above is considered to be accurate; however, there may be minor variations involved. A complete, detailed legal description is on file in the Department of Community Planning and Development.)

WESTCLIFF DR.

19	18	17	16	15	14	13	12	11	10	9	8	7	6
7220	7216	7212	7208	7204	7200	7120	7116	7112	7108	7104	7100	7024	70

10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26
7512	7508	7504	7500	7412	7408	7404	7400	7312	7308	7304	7300	7240	7236	7232	7228	7224

# V-54-89



BUFFALO DR.

BUFFALO DR.

## INTER-OFFICE MEMORANDUM

MAY 5, 1989

## TO:

DEPARTMENT OF BUILDING & SAFETY  
DEPARTMENT OF FIRE SERVICES  
DEPARTMENT OF PUBLIC WORKS (R/W & ELEC.)  
DIVISION OF LAND DEVELOPMENT

## FROM:

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

## SUBJECT:

REQUEST FOR COMMENTS RE: V-54-89  
HUGH J. & BARBARA A. TADLOCK

## COPIES TO:

PARCEL NO.: 03A-314-059

Subject item will be heard at the MAY 25, 1989 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 MAY 16, 1989 will be greatly appreciated.

Thank you.

HPF:gm

## 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, Hugh J. Tadlock and Barbara A. Tadlock, the Owner(s), respectfully petition(s) for a special Variance to allow ~~to~~

<sup>ALLOW</sup> EXISTING CURB <sup>7.5'</sup> FROM FRONT PROPERTY LINE WHERE 20' IS REQUIRED, AND <sup>ALLOW</sup> EXISTING TOOL SHED ON SIDE PROPERTY TO ZERO FEET WHERE 15' IS REQUIRED

Assessor's Parcel No.: 03A-314-059

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS ARE HERewith SUBMITTED: The property is situated at 209 Bahama Road, (street name and number) between Raincloud and Tempest Place, (street name) (street name) in Zoning District R-1. Said property is legally described as follows, to wit:

Lot Seven (7) in Block Nine (9) of Amended Plat of Charleston Rainbow Unit No. 14-B, as shown by Map thereof on file in Book 19 of Plats, page 48, in the office of the County Recorder of Clark County, Nevada.

OWNER'S AFFIDAVIT

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

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We), Hugh J. Tadlock and Barbara A. Tadlock, (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) Hugh J. Tadlock  
SIGNATURE OF OWNER OF RECORD

209 Bahama Road  
MAILING ADDRESS

254-5483  
PHONE NUMBER

Las Vegas Nevada 89128  
CITY STATE ZIP

(2) Barbara A. Tadlock  
SIGNATURE OF OWNER OF RECORD

209 Bahama Road  
MAILING ADDRESS

254-5483  
PHONE NUMBER

Las Vegas Nevada 89128  
CITY STATE ZIP

Subscribed and sworn to before me this 24th day of April, 1989,

Wm R. Smith  
Notary Public in and for said County and State



NOTARY PUBLIC  
STATE OF NEVADA  
County of Clark  
WM: R. SMITH  
My Appointment Expires Jan. 7, 1993

Jan 7, 1993  
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-54-89 Received by: Ben

Receipt No.: 057853 Meeting Date: 5/25/89 Date: 4/25/89

\*\*\* FOR DEPARTMENT USE ONLY \*\*\*

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME HUGH J + BARBARA A TADLOCK

REP'S NAME \_\_\_\_\_

ADDRESS 209 BAHAMA RD.

L. V. , NEV 89128

PHONE 254-5483

AGENT: NAME 1ST AMERICAN TITLE COMPANY OF NEVADA

REP'S NAME WILLIAM R. SMITH

ADDRESS 1800 E. DESERT INN RD.

LAS VEGAS, NEV

PHONE 731-4131

APPLICATION TYPE:

REZONING  PLOT PLAN REVIEW  VARIANCE  USE PERMIT

QTA  OTHER \_\_\_\_\_

PUBLIC HEARING: IF YES, LEGAL LOT 7, BLK 9 OF AMND CHARLESTON RAINBOW #14 B

ZONING: EXISTING R-1 PROPOSED SAME

LAND USE: EXISTING SFD

PROPOSED EXISTING 7.5' CARPORT WHERE 20' IS REQ'D + ZERO<sup>SIDE</sup> TOOL SHED WHERE 15' IS REQ'D

PAST ACTIONS: CASE NO. 2-8-75 ACTION APPROVED DATE 5/7/75

CASE NO. \_\_\_\_\_ ACTION \_\_\_\_\_ DATE \_\_\_\_\_

CASE NO. \_\_\_\_\_ ACTION \_\_\_\_\_ DATE \_\_\_\_\_

DISTRICT MAP NO. L-34-1 ASSESSOR'S PARCEL NO. 03A-314-059

GENERAL LOCATION: NE CORNER OF TEMPEST PLACE AND BAHAMA RD.

FLOOD ZONE "A": YES \_\_\_\_\_ NO X

IN DOWNTOWN REDEVELOPMENT AREA?: YES \_\_\_\_\_ NO X

SPECIAL NOTICE REQUIRED?: YES \_\_\_\_\_ NO X

IF YES: \_\_\_\_\_

CHECKED BY: Ben DATE 4/25/89

GENERAL RECEIPT NO. 05783

CASE NO. V-54-89

PC DATE: \_\_\_\_\_

BZA DATE: 5/25/89



# First American Title Company of Nevada

1800 E. DESERT INN RD., LAS VEGAS, NV 89109 □  
2501 N. GREEN VALLEY PKWY., #110, HENDERSON, NV 89015 □  
5300 W. SAHARA AVE., #100, LAS VEGAS, NV 89102 □

(702) 731-4131  
Ext. 222

May 4, 1989

Mr. Bill McGuire  
City of Las Vegas Planning Department  
401 E. Stewart Avenue, 2nd Floor  
Las Vegas, Nevada 89101

Re: Deed - Finley/Tadlock  
Property: Lot 7, Block 9, of AMENDED PLAT OF CHARLESTON  
RAINBOW UNIT NO. 14-B, Bk. 19, Pge. 48 of Plats

Dear Mr. McGuire:

Enclosed please find a copy of the Grant, Bargain and Sale Deed you  
needed on the above referenced property.

If I can be of any further assistance please call me at the above number.

Respectfully,

*Wm. R. Smith*  
Wm. R. Smith  
Vice President

Enc. one

Order No. 89033100659

Escrow No. LV-693307 KAS

WHEN RECORDED, MAIL TO:

HUGH J. TADLOCK  
BARBARA A. TADLOCK  
209 S. Bahama Road  
Las Vegas, NV 89128

R.P.T.T. \$116.60

Space above this line for recorder's use

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

DAVID H. FINLEY AND CONSTANCE FINLEY, Husband and Wife As Joint Tenants

do(es) hereby GRANT, BARGAIN and SELL to

HUGH J. TADLOCK AND BARBARA A. TADLOCK, Husband and Wife As Joint Tenants

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

Lot Seven (7), in Block Nine (9), of AMENDED PLAT OF CHARLESTON RAINBOW UNIT NO. 14-B, as shown by map thereof on file in Book 19, of Plats, Page 48, in the Office of the County Recorder, Clark County, Nevada.

SUBJECT TO:

- 1) All general and special taxes for fiscal year 1988-1989.
- 2) Covenants, conditions, restrictions, rights of way, easements and reservations of record, if any.
- 3) Deed of Trust to record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated March 7, 1989

*David H. Finley*  
 \_\_\_\_\_  
 DAVID H. FINLEY

*Constance Finley*  
 \_\_\_\_\_  
 CONSTANCE FINLEY

STATE OF NEVADA )  
 )  
 : ss.  
 County of Clark )

On March 30, 1989 personally appeared before me, a Notary Public  
DAVID H. FINLEY  
CONSTANCE FINLEY

who acknowledged that they executed the above instrument.

*[Signature]*  
 \_\_\_\_\_  
 Notary Public

NOTARY PUBLIC  
 STATE OF NEVADA  
 County of Clark  
 K. A. SAWYER  
 My Commission Expires Nov. 21, 1991

CLARK COUNTY, NEVADA  
 JOAN L. SWIFT, RECORDER  
 RECORDED AT REQUEST OF:  
 FIRST AMERICAN TITLE CO OF NV

03-31-89 08:00 GCF 1  
 OFFICIAL RECORDS  
 BOOK: 890331 INST: 00659  
 FEE: 5.00 RPT: 116.60