

PLANNING AND DEVELOPMENT DEPARTMENT
SCANNING COVER SHEET

Case No: V-0047-87

APN: 162-04-210-082

Location: 1701 Silver Ave

Applicant: John R. Klai, II

Project Name:

To allow an attached garage to be built 30' from the front property line where a 50' setback is required and 3' from the east side property line where a 10' setback is required; to allow a room addition to be built 7' from the west side property line where a 10' setback is required; and to allow an 8' high block wall along the rear and side property lines where a maximum height of 6' is allowed.



INTERDEPARTMENT DISTRIBUTION LIST

	DATE SENT	DATE RETURNED	COMMENTS
	1987	1987	
BUILDING & SAFETY	4/16	4/21	no obj.
PUBLIC WORKS-R/W, ELEC.	"	5/4	see comments
FIRE SERVICES	"	4/20	no obj. - see memo
LAND DEVELOPMENT DIV.	"		
DOWNTOWN REDEVELOPMENT			
POLICE DEPARTMENT			
LICENSE DEPARTMENT			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. V-47-87

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-47-87

NOTICE OF PUBLIC HEARING

MAY 28, 1987

Notice is hereby given that on May 28, 1987, 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-47-87

Application of JOHN R. KLAI, II for a Variance to allow an attached garage to be built 30 feet from the front property line where a 50 foot setback is required and 3 feet from the east side property line where a 10 foot setback is required; to allow a room addition to be built 7 feet from the west side property line where a 10 foot setback is required; and to allow an 8 foot high block wall along the rear and side property lines where a maximum height of 6 feet is allowed, on property located at 1701 Silver Avenue, in Zoning District R-E.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION
OF BLOCK 12, SCOTCH EIGHTY SUBDIVISION.

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

N

1920 1918 1910 1420

1800 1720 1710 1700

AVENUE

1921 1502

1501 1515 1801 1725 1721 1701

1920 1900

1533 1620 1800 1720 1700

SILVER AVE

1900 1925 1901

1621 1811 1801

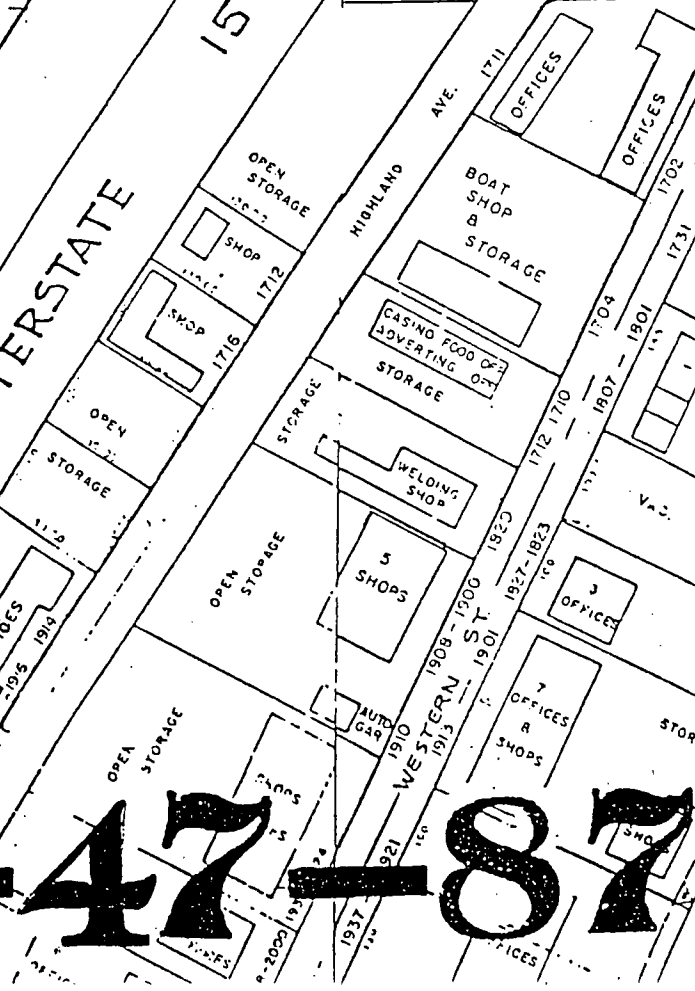
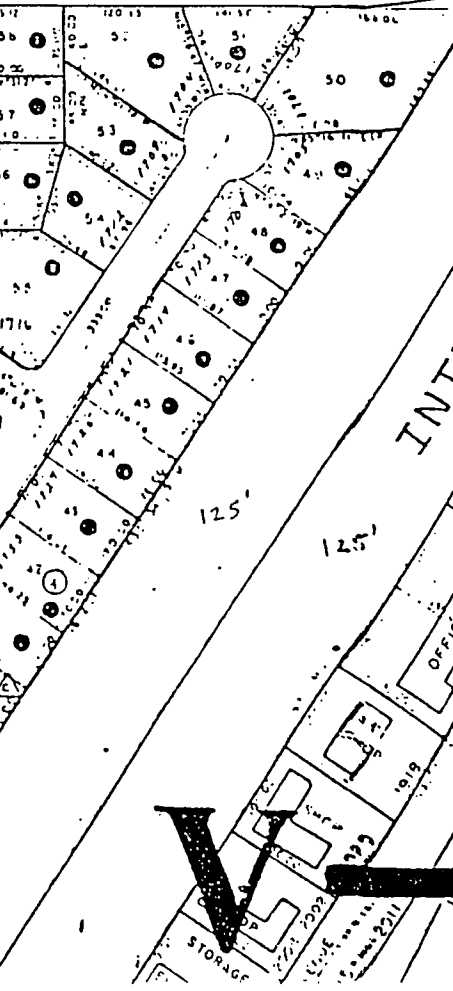
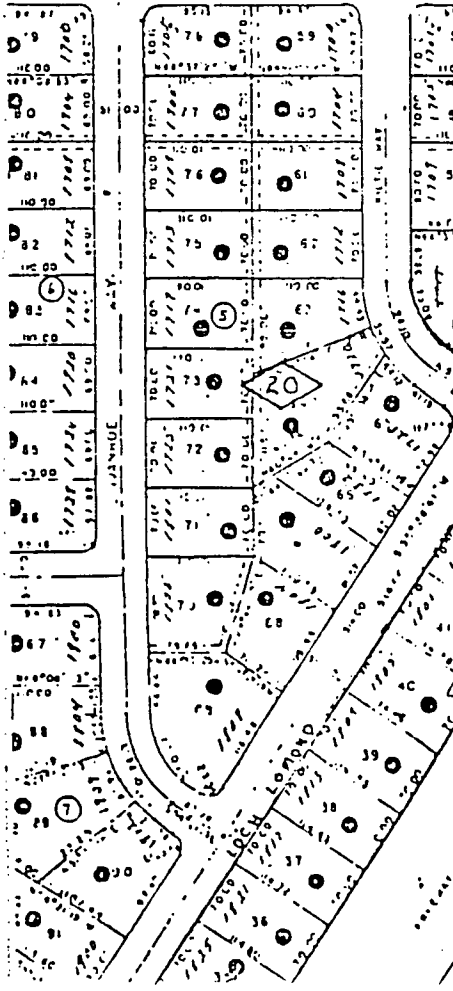
1920 1916 1910

1625 1810

DAKEY

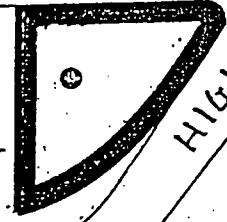
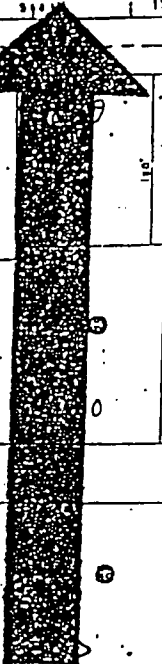
HIGHLAND DRIVE

FREEWAY BLVD



INTERSTATE 15

V-47-187



8

9

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125

125

15

VAC.

VAC.

BLVD

VAC.

OFFICES

BOAT SHOP

B STORAGE

CASINO FOOD OFF

ADVERTISING OFF

STORAGE

WELDING SHOP

5 SHOPS

AUTO GAR

OFFICES

STOR

OFFICES

1711

1704

1801

1702

1731

VAC.

OFFICES

3 OFFICES

OFFICES

STOR

VAC.

OFFICES

BOAT SHOP

B STORAGE

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ADVERTISING OFF

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ADVERTISING OFF

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5 SHOPS

AUTO GAR

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VAC.

OPEN STORAGE

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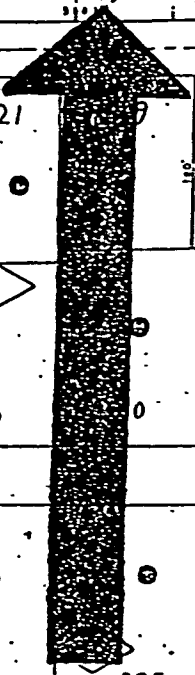
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1920 1918 1910 1420



1921 1502

1920 1900

1925 1901

1920 1916 1910

1407 1415 1800 1720 1710 1700

AVENUE

1501 1801 1725 1721 1701

1533 1620 1800 1720 1700

1625 1811 1801

1625 1810

VAC.

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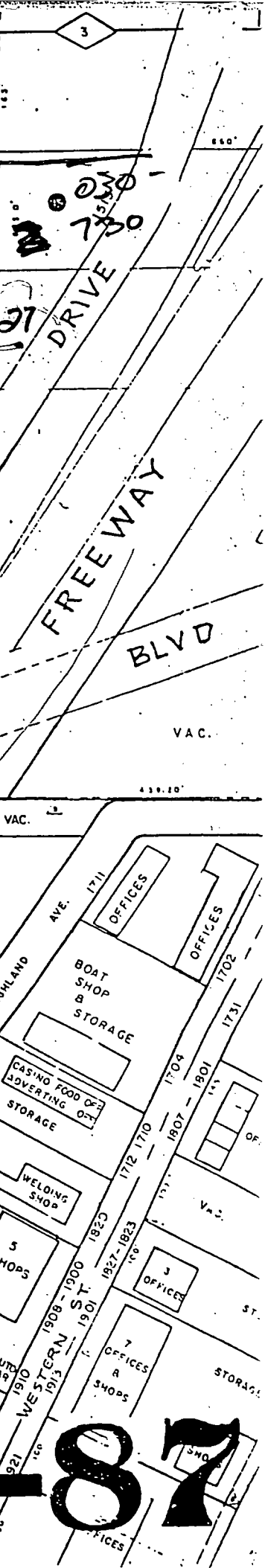
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V-47-187

INTER-OFFICE MEMORANDUM

6-16-87

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-47-87

Applicant: JOHN R. KLAI, II

Appeal by applicant or any other agrieved person: Yes No

Review requested by the City Council Yes No

6-16-87
DATE

James P. LeBray
CITY CLERK, Deputy

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT INFORMATION:

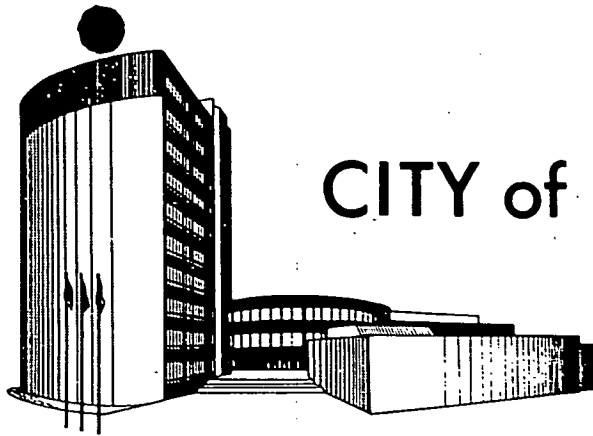
Date of Board of Zoning Adjustment Action: May 28, 1987

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, 1987

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 16, 1987

MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

June 2, 1987

John R. Klai, II
1701 Silver Avenue
Las Vegas, Nevada 89102

RE: V-47-87

Dear Applicant:

Your request for a Variance to allow an attached garage to be built 30 feet from the front property line where a 50 foot setback is required and 3 feet from the east side property line where a 10 foot setback is required; to allow a room addition to be built 7 feet from the west property line where a 10 foot setback is required; and to allow an 8 foot high block wall along the rear and side property lines where a maximum height of 6 feet is allowed, on property located at 1701 Silver Avenue, in Zoning District R-E, was considered by the Board of Zoning Adjustment on May 28, 1987.

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. Satisfaction of City Code requirements and design standards of all City departments.
3. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.

This action by the Board of Zoning Adjustment on May 28, 1987 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.

continued



V-47-87
John R. Klai, II
June 2, 1987
Page 2

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. ROSTER, DIRECTOR



RICHARD L. WILLIAMS, CHIEF
CURRENT PLANNING DIVISION

HPF:RLW:gm

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

BOARD ACTION

ITEM

6. U-36-87 - LAS VEGAS MORTGAGE COMPANY, A NEVADA CORPORATION

APPLICATION: Special Use Permit to allow construction of a 14 foot x 48 foot double-faced off-premise (billboard) sign with a height of 40 feet

LOCATION: 1999 North Rancho Drive

ZONE: C-2

Staff recommends APPROVAL, subject to:

1. The sign be located to the northerly portion of the property as required by the Department of Community Planning and Development.
2. A five-year review to be conducted with the sign being subject to removal at that time.
3. Standard conditions 1 and 5.

PROTESTS: 0

BUGBEE
APPROVED, subject to staff's conditions.
Unanimous
(Ashworth excused)

Rick Williams presented the plot plan. Staff recommended approval, subject to relocating the sign to the north.

Bill Spillman, Young Electric Co., appeared on behalf of the application.

No one appeared in opposition.

Note: A date for a public hearing will be set at the 6/3/87 City Council meeting and the public hearing will be held at the 6/17/87 City Council meeting.

NOTE: A verbatim transcript will be provided the Council for that public hearing.

(20:14 - 20:23)

7. V-47-87 - JOHN R. KLAI, II

APPLICATION: Variance to allow an attached garage to be built 30 feet from the front property line where a 50 foot setback is required and 3 feet from the east property line where a 10 foot setback is required; to allow a room addition to be built 7 feet from the west property line where a 10 foot setback is required; and to allow an 8 foot high block wall along the rear and side property lines where a maximum height of 6 feet is allowed

LOCATION: 1701 Silver Avenue

ZONE: R-E

Staff recommends APPROVAL, subject to:

1. Standard conditions 1, 5 and 7.

PROTESTS: 0

BUGBEE
APPROVED, subject to staff's conditions.
Unanimous
(Ashworth excused)

Rick Williams presented the plot plan. He stated due to the unusual shape of the property, staff recommended approval.

John Klai appeared on behalf of the application.

No one appeared in opposition.

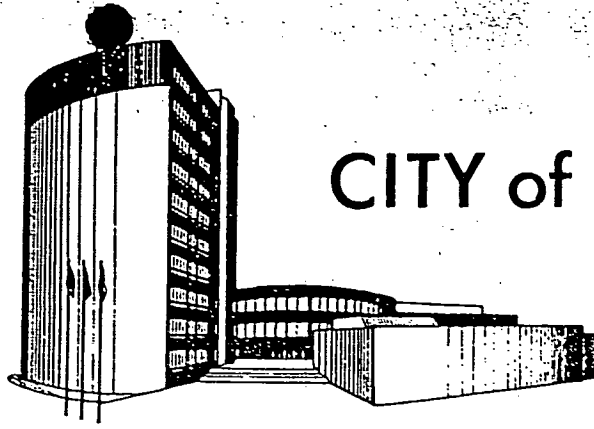
(20:23 - 20:26)

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

May 18, 1987

John R. Klai, II
1701 Silver Avenue
Las Vegas, Nevada 89102

RE: V-47-87

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 28, 1987.

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

HAROLD P. FOSTER, DIRECTOR

HPF: gm

Attachment: Agenda



AGENDA

MAY 28, 1987

City of Las Vegas

BOARD OF ZONING ADJUSTMENT

Page 2

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6301

3. U-32-74
V-77-82
REVIEW OF
CONDITIONS
- Applicant: BEN G. SACCENTI
Application: Review of Conditions to waive streetlights, sidewalk and landscaping and removing any restrictions regarding hours of operation for the garage
Location: 1801 East Fremont Street
Zone: C-2
4. U-43-68
EXTENSION OF TIME
- Applicant: CALVARY FOURSQUARE CHURCH
Application: One year Extension of Time on an approved Variance for the continued use of a mobile home as a church office
Location: 2929 Cedar Avenue
Zone: R-E
5. V-26-87
REVIEW OF
CONDITION
- Applicant: DAVID AND KELLY ANN MANN
Application: Review of Condition for construction of half street improvements
Location: 4995 Irene Avenue
Zone: R-E
6. U-36-87
- Applicant: LAS VEGAS MORTGAGE COMPANY, A NEVADA CORPORATION
Application: Special Use Permit to allow construction of a 14 foot X 48 foot double-faced off-premise (billboard) sign with a height of 40 feet
Location: 1999 North Rancho Drive
Zone: C-2
7. V-47-87
- Applicant: JOHN R. KLAI, II
Application: Variance to allow an attached garage to be built 30 feet from the front property line where a 50 foot setback is required and 3 feet from the east property line where a 10 foot setback is required; to allow a room addition to be built 7 feet from the west property line where a 10 foot setback is required; and to allow an 8 foot high block wall along the rear and side property lines where a maximum height of 6 feet is allowed
Location: 1701 Silver Avenue
Zone: R-E

INTER-OFFICE MEMORANDUM

Date

May 1, 1987

<p>TO:</p> <p>Harold P. Foster, Director Department of Community Planning and Development</p>	<p>FROM:</p> <p>Charles Kajkowski, P.E. City Planning Engineer Department of Public Works</p> <p><i>Charles Kajkowski</i></p>
<p>SUBJECT:</p> <p>Comment Re: V-47-87 John R. Klai, II</p>	<p>COPIES TO:</p> <p>C. E. Gilpin</p> <p>RECEIVED MAY 4 1987 PLANNING AND DEVELOPMENT</p>

Finished floor of new structures are to be built at, or above, an elevation of 2050.4 feet to insure future exemption from flood insurance requirements.

MAY 28, 1987

(Date)

Notice is hereby given that on May 28, 1987 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-47-87

Application of John R. ^{capo}Klai, II for a Variance to allow an attached garage to be built 30 feet from the front property line where a 50 foot setback is required and 3 feet from the east ^{side} property line where a 10 foot setback is required; to allow a room addition to be built 7 feet from the west ^{side} property line where a 10 foot setback is required; and to allow an 8 foot ^{high} block wall along the rear and side property lines where a maximum height of 6 feet is allowed, on property located at 1701 Silver Avenue, in Zoning District R-E.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF BLOCK 12, SCOTCH EIGHTY SUBDIVISION.

	(Initial)	(Date)
K. CRANE	<u>KC</u>	<u>4-21-87</u>
R. GENZER	<u>SG</u>	<u>4/28/87</u>
R. WILLIAMS	<u>RW</u>	<u>5/11</u>
H. FOSTER	<u>HPF</u>	
D. PARTIN	<u>DP</u>	

PLEASE RETURN THIS FILE TO GRETA

BY: 4/23/87

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.)

INTER-OFFICE MEMORANDUM

Date

May 1, 1987

TO:

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

FROM:

Charles Kajkowski, P.E.
 City Planning Engineer
 Department of Public Works

Charles Kajkowski

SUBJECT:

Comment Re:
 V-47-87
 John R. Klai, II

COPIES TO:

C. E. Gilpin

FILED
 MAY 04 1987
 PLANNING AND
 DEVELOPMENT

Finished floor of new structures are to be built at, or above, an elevation of 2050.4 feet to insure future exemption from flood insurance requirements.

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: V-47-87

APR 20 1987
PLANNING AND DEVELOPMENT

- 1. No objections
- 2. Fire hydrants to be installed within 500/500 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:

R. Pugh
4-20-87

INTER-OFFICE MEMORANDUM

April 16, 1987

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-47-87
JOHN R. KLAI, II

COPIES TO:

PARCEL NO.: 030-752-009

Subject item will be heard at the May 28, 1987 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 April 23, 1987 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

variance to allow an attached garage to be built 30' from the front property line where a 50' setback is required and 3' from the East property line where a 10' setback is required, and to allow a room addition to be built 7' from the West property line where a 10' setback is required, and to allow an 8' block wall along the rear and side property lines where a maximum height of 6' is allowed. J. V. Ford

OWNER'S AFFIDAVIT

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

STATE OF NEVADA)

SS:

COUNTY OF CLARK)

(I, We), JOHN R. KLAI, II

(please print or type)

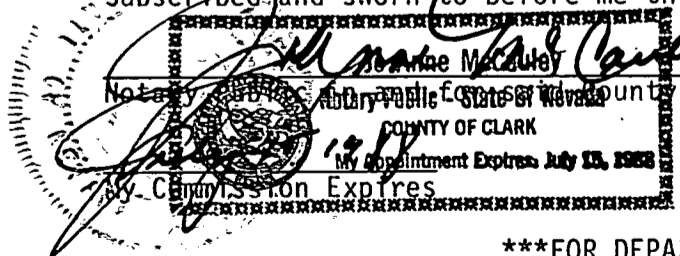
the undersigned, being duly sworn, depose and say that (I am, we are) the (owner, owners) of record of the property involved in this application, that the information on the attached map and all plans, drawings, and sketches attached hereto and all statements and answers contained herein are in all respects true and correct to the best of (my, our) knowledge and belief.

(SIGN IN INK)

(1) [Signature] 1701 SILVER AVENUE
SIGNATURE OF OWNER OF RECORD MAILING ADDRESS
(702) 739-9413 Las Vegas, Nevada 89102
PHONE NUMBER CITY STATE ZIP

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

Subscribed and sworn to before me this 6th day of April, 1987



(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: \$ 147.30 Case No.: V-47-87 Received by: [Signature]
Receipt No.: 100 Meeting Date: 26 APR 87 Date: 6 APR 87

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME JOHN R KLAI II
 REPRESENTATIVE'S NAME _____
 ADDRESS 1701 SILVER AV
 PHONE (W) 739-9413 (H) 384-5186

AGENT: NAME _____
 REPRESENTATIVE'S NAME _____
 ADDRESS _____
 PHONE _____

TYPE OF APPLICATION:

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

ZONING: EXISTING RE PROPOSED no change
 LAND USE: EXISTING _____
 PROPOSED Variance

PAST ACTIONS:

CASE NO. V-31-82? ACTION _____ DATE _____
 CASE NO. _____ ACTION _____ DATE _____
 CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. R-4-3 ASSESSOR'S PARCEL NO. 030-752-009

FLOOD ZONE "A": YES _____ NO X

GENERAL LOCATION: 1701 Silver Ave

SPECIAL NOTICE REQUIRED: YES _____ NO _____

IF YES: _____

IN DOWNTOWN REDEVELOPMENT AREA: YES _____ NO X

CHECKED BY: [Signature] DATE 6 APR 87

GENERAL RECEIPT NO. 14730 CASE NO. _____

\$100

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

May 4 - Submission
May 28. Mtg
7:30 p.m.
Council Chambers

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.

I. Eight (8) copies of the plot plan, two (2) ^{pictures} ~~copies of architectural elevations, two (2) copies of floor plans,~~ and two (2) copies of the 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: *show where*

- ITEMS COMPLETED
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- E
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- R
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- 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.
- H. Total acreage (or square footage, if less than two (2) acres).
- 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.
- 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--

N. Architectural information:

(1) For new structures, elevations for each side of all proposed buildings without landscaping (additional elevations including landscaping may be submitted but are not required). Where only existing structures are involved, and no exterior modifications are proposed, one set of photographs, clearly depicting the entire property, may be substituted for the elevation drawings.

(2) Typical floor plans for each floor.

O. Landscape Layout:

(1) Indicate areas to be landscaped, fully dimensioned.

P. Anticipated number of Employees.

II. An application form and/or other required documents are to be submitted to:

City of Las Vegas
Department of Community Planning and Development
400 East Stewart Avenue
Las Vegas, Nevada 89101 Phone: (702) 386-6301

and shall include the following:

A. A copy of deed submitted for verification of ownership.

B. Required fees. ^{\$}100

C. Any other information as may be required by the Department of Community Planning and Development to allow appropriate review of this request.

D. Drawing Submittals:

(1) Plot Plan: Folded to approximately 8½" x 14" (7 copies),
Rolled (1 copy).

(2) Elevations: Folded to approximately 8½" x 14" (1 copy),
Rolled (1 copy).

(3) Floor Plans: Folded to approximately 8½" x 14" (2 copies).
Required for all apartments, condominiums, townhouses, commercial uses, and all other projects as required by the Department of Community Planning and Development.

*** FOR DEPARTMENT USE ONLY ***

THE ABOVE PLOT PLAN HAS BEEN REVIEWED AND HAS BEEN FOUND:

COMPLETE

NOT COMPLETE

ADDITIONAL COMMENTS BY STAFF (Note incomplete items):

2 copies elevations of Bath & Garage area.

THE APPLICANT IS AWARE OF DEFICIENCIES AND/OR OTHER REQUIRED ACTIONS NEEDED TO COMPLETE THIS SUBMITTAL WHICH COULD RESULT IN HOLDING THIS ITEM IN ABEYANCE.

APPLICANT WILL CORRECT DEFICIENCIES AND SUBMIT ADDITIONAL DATA AND/OR DOCUMENTS BY 10 APR 87 (date)

[Signature]
(Applicant's Signature)

(Date)

(Owner Record)

(Date)

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ATTACHMENT

Application for Variance: JOHN R. KLAI, II

Owner does hereby petition for a special Variance to allow a two (2) foot high perimeter wall extension to an existing six (6) foot high wall along Highland Drive to remain 'as is' and also to allow for the construction of a new garage to be built within thirty (30) feet of the frontyard property line parallel to Silver Avenue where a fifty (50) foot set-back is required. A three (3) foot set-back from the Highland Drive property line on the East side of the property is requested for the one (1) very Southeast corner of the garage building which is actually oriented in a North/South/East/West direction while the property line runs generally at a 45 degree diagonal line. A seven (7) foot set-back from the West property line adjacent to a vacant lot is also requested for a bath addition to the residence.

'EXHIBIT 'A'

LEGAL DESCRIPTION FOR THAT REAL PROPERTY KNOWN AS:

1701 Silver Avenue
Las Vegas, Nevada

Situate in the County of Clark, State of Nevada, described as follows:

A portion of Block 12, SCOTCH EIGHTY SUBDIVISION situated in the City of Las Vegas, County of Clark, State of Nevada, as recorded on Page 44-A, Book 4, Records of said Clark County and more particularly described as follows:

COMMENCING at the center of section 4, Township 21 South, Range 61 East, M.D.B. & M., said center of Section being on the centerline of Oakey Avenue produced and 785.40 feet Easterly of the centerline of Westwood Drive as shown on the aforementioned map; thence North $02^{\circ}42'52''$ East a distance of 30.00 feet; thence North $88^{\circ}35'13''$ West a distance of 493.22 feet along the North line of Oakey Avenue; thence North $01^{\circ}24'47''$ East a distance of 10.00 feet to a point on the future North line of Oakey Avenue; thence North $467^{\circ}57'52''$ East a distance of 221.92 feet to the beginning of a tangent curve, concave to the Southeast and having a radius 110.00 feet; thence continuing along said curve an arc distance of 22.15 feet and subtending an angle of $11^{\circ}32'08''$; thence tangent to said curve North $58^{\circ}30'00''$ East a distance of 51.43 feet to the true point of beginning; thence North $00^{\circ}55'23''$ East a distance of 202.57 feet; thence South $89^{\circ}04'37''$ East a distance of 211.89 feet; thence South $35^{\circ}33'23''$ West a distance of 53.71 feet to the beginning of a tangent curve, concave to the Northwest and having a radius of 460.00 feet; thence continuing along said curve an arc distance of 184.20 feet and subtending an angle of $22^{\circ}56'37''$; thence tangent to said curve South $58^{\circ}30'00''$ West a distance of 58.78 feet to the true point of beginning.



Surety of Contract

STEWART TITLE OF NEVADA

MAIN OFFICE

1701 West Charleston Boulevard, Suite 201
Las Vegas, Nevada 89102
702/386-0303
FAX # 386-2816

BRANCH OFFICES

2235 E. Flamingo, Suite 108
Las Vegas, Nevada 89119
702/369-7300
FAX # 369-8570

1800 E. Sahara, Suite 106
Las Vegas, Nevada 89104
702/732-2366
FAX # 732-3368

Date Jan. 7, 1987

• John R. Klai, II
1701 Silver Ave
Las Vegas, Nevada 89102

Re: ST 86-11-015FQ

Dear Customers:

In connection with the above referenced escrow, we enclose the following:

- Our Check No. _____, in the amount of \$ _____.
- Our Check No. _____, in the amount of \$ _____.
- Closing Statement.
- Copy of Escrow Instructions.
- Copy of Commission Agreement.
- Grant Bargain Sale Deed recorded as Doc. No. 00579.
- ~~Owners Policy of Title Insurance~~
- (Copy Original) Note Executed by _____
in the amount of \$ _____.
- Deed of Trust recorded as Doc. No. _____.
- Check of _____ in the amount
of \$ _____.
- Insurance Policy No. _____.
- _____.
- _____.
- _____.
- _____.

We appreciate the opportunity to serve you and hope you will specify Stewart Title of Nevada in any future transactions.

Sincerely,

Faith Quick/ps
FAITH QUICK

Escrow Officer

**GRANT, BARGAIN,
SALE DEED**

TO

DATED _____

STEWART TITLE OF NEVADA

(702) 386-0303

1701 West Charleston Boulevard, Suite 201
Las Vegas, Nevada 89102

2235 East Flamingo, Suite 108
Las Vegas, Nevada 89119

1800 East Sahara, Suite 106
Las Vegas, Nevada 89104

GRANT, BARGAIN, SALE DEED

RETT
\$ 160.60

2

THIS INDENTURE WITNESSETH: That LOUIS FIORILLO, a widower

in consideration of \$ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
JOHN R. KLAI, II, a single man

all that real property situate in the _____ County of CLARK

State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF FOR LEGAL DESCRIPTION.

- SUBJECT TO: 1. Taxes for the fiscal year 19 86 - 19 87
 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 anywise appertaining.

Witness my hand this 11th day of December, 19 86

Louis Fiorillo
LOUIS FIORILLO

STATE OF NEVADA }
County of CLARK } ss.
On 12/11/86 }
Louis Fiorillo personally appeared before
me, a Notary Public.
Louis Fiorillo

ESCROW NO.)
ORDER NO.) ST-86-11-015FQ
WHEN RECORDED MAIL TO: Mr. John R. Klai, II,
1701 Silver Ave., Las Vegas, Nev. 89102

SPACE BELOW FOR RECORDER'S USE ONLY

known (or proved) to me to be the person _____ who executed
the foregoing instrument and who acknowledged that _____ he
executed the above instrument.

WITNESS my hand and official seal.
[Signature]
Notary Public in and for said County and State



NOTARY PUBLIC
STATE OF NEVADA
County of Clark
FAITH QUICK

My Appointment Expires May 7, 1990

DESCRIPTION:

Situate in the County of Clark, State of Nevada, described as follows:

A portion of Block 12, SCOTCH EIGHTY SUBDIVISION situated in the City of Las Vegas, County of Clark, State of Nevada, as recorded on Page 44-A, Book 4, Records of said Clark County and more particularly described as follows:

COMMENCING at the center of Section 4, Township 21 South, Range 61 East, M.D.B. & M., said center of Section being on the centerline of Oakey Avenue produced and 785.40 feet Easterly of the centerline of Westwood Drive as shown on the aforementioned map; thence North 02°42'52" East a distance of 30.00 feet; thence North 88°35'13" West a distance of 493.22 feet along the North line of Oakey Avenue; thence North 01°24'47" East a distance of 10.00 feet to a point on the future North line of Oakey Avenue; thence North 467°57'52" East a distance of 221.92 feet to the beginning of a tangent curve, concave to the Southeast and having a radius 110.00 feet; thence continuing along said curve an arc distance of 22.15 feet and subtending an angle of 11°32'08"; thence tangent to said curve North 58°30'00" East a distance of 51.43 feet to the true point of beginning; thence North 00°55'23" East a distance of 202.57 feet; thence South 89°04'37" East a distance of 211.89 feet; thence South 35°33'23" West a distance of 53.71 feet to the beginning of a tangent curve, concave to the Northwest and having a radius of 460.00 feet; thence continuing along said curve an arc distance of 184.20 feet and subtending an angle of 22°56'37"; thence tangent to said curve South 58°30'00" West a distance of 58.78 feet to the true point of beginning.

CLARK COUNTY NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF

STEWART TITLE OF NEVADA

DEC 12 8 00 AM '86

FEE 6 DEPUTY [Signature]
OFFICIAL RECORDS
BOOK INSTRUMENT

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ca