

**Planning & Development Department
Scanning Cover Sheet**

Case No V-0045-73

APN 140-29-810-006

Location 4795 Irene Ave

Applicant Louis & Mary G. Occhipinti

Subject

To allow the construction of a single family residence on a lot 7,915 sq ft in area where 20,000 sq ft in area is required and to allow a 25' front and rear yard setback where 50' setbacks are required and to allow 7' side yards where 10' side yards are required.



NOTICE OF PUBLIC HEARING

OCTOBER 25, 1973

October 10, 1973

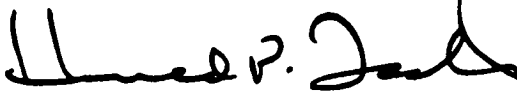
Notice is hereby given that on October 25, 1973, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-45-73 LOUIS & MARY G. OCCHIPINTI FOR A VARIANCE TO ALLOW THE CONSTRUCTION OF A SINGLE FAMILY RESIDENCE ON A LOT 7,915 SQ. FT. IN AREA WHERE 20,000 SQ. FT. IN AREA IS REQUIRED AND TO ALLOW A 25' FRONT AND REAR YARD SETBACK WHERE 50' SETBACKS ARE REQUIRED AND TO ALLOW 7' SIDE YARDS WHERE 10' SIDE YARDS ARE REQUIRED ON PROPERTY LEGALLY DESCRIBED AS LOT 1, BLOCK 4, SUNLAND VILLAGE AND LOCATED AT 4795 IRENE AVENUE ON THE SOUTH-WEST CORNER OF MARCO STREET AND IRENE AVENUE IN LAND USE ZONE R-E.

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 Director of Community Development written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY DEVELOPMENT
DON J. SAYLOR, AIP, DIRECTOR

by:



HAROLD P. FOSTER, DEPUTY DIRECTOR

DJS:HPF:kt

D R A F T

NOTICE OF PUBLIC HEARING

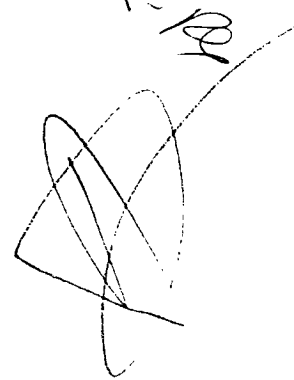
D R A F T

October 25, 1973

October 10, 1973

Notice is hereby given that on 10-25-73, at 7:30 P.M. in the Commission Chambers of the Reed Whipple Center, 821 Las Vegas Boulevard North, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-45-73 LOUIS & MARY G. OCCHIPINTI FOR A VARIANCE TO ALLOW THE CONSTRUCTION OF A SINGLE FAMILY RESIDENCE ON A LOT ~~CONTAINING~~ 7,915 SQ. FT. IN AREA WHERE 20,000 SQ. FT. IN AREA IS REQUIRED AND TO ALLOW A 25' FRONT AND REAR YARD SETBACK WHERE 50' SETBACKS ARE REQUIRED AND TO ALLOW 7' SIDE YARDS WHERE 10' SIDE YARDS ARE REQUIRED ON PROPERTY LEGALLY DESCRIBED AS LOT 1, BLOCK 4, SUNLAND VILLAGE AND LOCATED AT 4795 IRENE AVENUE ON THE SOUTHWEST CORNER OF MARCO STREET AND IRENE AVENUE IN LAND USE ZONE R-E. ^m 3

OK


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 _____, or may, prior to this hearing, file with the City Planning Director written objections thereto or approval thereof.

DON J. SAYLOR, AIP
Director of Planning
Coordinator of Urban Renewal

MAYOR ORAN K. GRAGSON

COMMISSIONERS
PAUL J. CHRISTENSEN
GEORGE E. FRANKLIN
RON LURIE
HAL F. MORELLI

CITY ATTORNEY
CARL E. LOVELL

CITY MANAGER
A. R. TRELEASE

CITY OF LAS VEGAS



Foster

September 19, 1973

Louis & Mary G. Occhipinti
1772 Kirkmont Drive
San Jose, California 95124

Re: Z-76-73

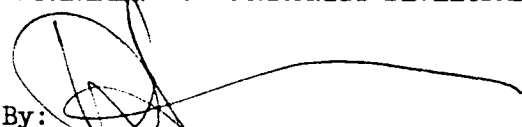
Dear Mr. and Mrs. Occhipinti:

Your request for reclassification of property generally located on the southwest corner of Marco Street and Irene Avenue at 4795 Irene Avenue, from R-E to R-1, was considered by the City Planning Commission on September 13, 1973. The Commission voted to TABLE this application pending submittal of an application for a variance. It has been determined a variance action would be a more appropriate procedure to allow a single family residence to be constructed on this property.

Please sign the enclosed variance application forms and have your signature notarized and we will fill in the rest of the information.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT

By: 
DON J. SAYLOR, AIP, DIRECTOR

9/21/73

DJS:bjw
Att.

*Please, Notify us when we are granted
a Variance on this property, thank you*

*Sincerely
Louis R. Occhipinti*



BOARD OF ZONING ADJUSTMENT -- CITY HALL -- LAS VEGAS, NEVADA

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 of 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 \$ N/A.

The undersigned, Louis & Mary G. Occhipinti, the owner, respectfully petitions for a special Variance to allow The construction of
A Single Family Dwelling on a lot containing 7915 sq. ft. where, 20000 sq. ft. is required;
To allow 25' front & rear yard setbacks where 50' setbacks are required;
& To allow 7' side yards where 10' side yards are required.

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS AND REASONS ARE HEREWITH SUBMITTED: The property is situated at SW corner of Marco Street &
between Irene Ave and in Zoning District R.E.. Said property is legally described as follows, to wit:

That Portion of Lot 1, Block 4, Sunland Village Lying Easterly of
The Las Vegas Wash Drainage Channel

LEGALLY DESCRIBED AS LOT 1, BLOCK 4 OF SUNLAND VILLAGE AND
LOCATED ON THE SOUTHWEST CORNER OF MARCO STREET AND IRENE
AVENUE AT 4795 IRENE AVENUE.

CALIFORNIA
STATE OF ~~NEVADA~~
SANTA CLARA
COUNTY OF ~~CLARK~~

(I, We) the undersigned, being duly sworn, depose and say that (we are, I am) the (owner, owners) 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 knowledge and belief.
(SIGNED IN INK)

Louis R. Occhipinti - Mary G. Occhipinti 1772 KIRK MONT DR.
SIGNATURE OF OWNER SAN JOSE, CALI. 95124
MAILING ADDRESS TELEPHONE NUMBER

Subscribed and sworn to before me this 21st day of September, 1973

Lynn D. Thompson
Notary Public in and for said County and State



OFFICIAL SEAL
LYNN D. THOMPSON
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY

SEE REVERSE SIDE FOR PLOT PLAN SPECIFICATIONS AND FURTHER INFORMATIONAL REQUIREMENTS INCLUDING THE ENVIRONMENTAL INFORMATION STATEMENT.

FOR PLANNING 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 Subsection A, Section 24, Chapter 1, Title XI, of the Las Vegas City Code.

Filing Fee \$ N/A
Receipt No.: N/A
Case No.: V-45-73

Received by: [Signature]
Date: 9/25/73

For fee information see Z-76-73

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. Five (5) copies of a plot plan of the applicant's property drawn to scale and fully dimensioned showing the location of existing and proposed buildings and structures and the location of any other improvements such as drives, walks, paved areas, planting.
2. A sketch, drawing, or photographs showing clearly the front and side elevations of any proposed buildings or structures, when requested.
3. Any other pertinent information which may be requested.

PLOT PLAN SPECIFICATIONS FOR VARIANCES:

1. Five (5) copies.
2. Minimum size - 17 x 11 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.

BOARD OF ZONING ADJUSTMENT -- CITY HALL -- LAS VEGAS, NEVADA

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 of 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 \$_____.

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

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS AND REASONS ARE HEREWITH SUBMITTED: The property is situated at _____ between _____ and _____ in Zoning District _____. Said property is legally described as follows, to wit:

OWNER'S AFFIDAVIT

CALIFORNIA
STATE OF ~~NEVADA~~
SANTA CLARA SS:
COUNTY OF ~~CLARK~~

(I, We) the undersigned, being duly sworn, depose and say that (we are, I am) the (owner, owners) 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 knowledge and belief.
(SIGNED IN INK)

Louis R. Occhipinti - Mary G. Occhipinti
SIGNATURE OF OWNER

MAILING ADDRESS

TELEPHONE NUMBER

Subscribed and sworn to before me this 21st day of September, 1973

Lynn D. Thompson
Notary Public in and for said County and State



OFFICIAL SEAL
LYNN D. THOMPSON
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY

SEE REVERSE SIDE FOR PLOT PLAN SPECIFICATIONS AND FURTHER INFORMATIONAL REQUIREMENTS INCLUDING THE ENVIRONMENTAL INFORMATION STATEMENT.

FOR PLANNING 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 Subsection A, Section 24, Chapter 1, Title XI, of the Las Vegas City Code.

Filing Fee \$ _____
Receipt No.: _____
Case No.: _____

Received by: _____
Date: _____

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. Five (5) copies of a plot plan of the applicant's property drawn to scale and fully dimensioned showing the location of existing and proposed buildings and structures and the location of any other improvements such as drives, walks, paved areas, planting.
2. A sketch, drawing, or photographs showing clearly the front and side elevations of any proposed buildings or structures, when requested.
3. Any other pertinent information which may be requested.

PLOT PLAN SPECIFICATIONS FOR VARIANCES:

1. Five (5) copies.
2. Minimum size - 17 x 11 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.

P R O P E R T Y O W N E R S

PROTESTS

APPROVALS

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

FILE NO. _____

INTER-DEPARTMENT DISTRIBUTION LIST

	Date Sent	Date Returned	Comments
ENGINEERING DEPARTMENT	10/14/73		
FIRE DEPARTMENT	"	10/15/73	OK
POLICE DEPARTMENT	"	10/15/73	OK
CITY ATTORNEY			
POWER COMPANY			
TELEPHONE COMPANY			
GAS COMPANY			
WATER DISTRICT			
F.H.A.			
SCHOOL DISTRICT			
CITY MANAGER			

DJS/ml

November 6, 1973

Louis Occhipinti
1772 Kirkmont Drive
San Jose, California 95124

Re: V-45-73

Dear Mr. Occhipinti:

This letter is to advise the City Manager has approved your request to be reimbursed for your costs while attending the recent Board of Zoning Adjustment meeting. A check for \$90.00 will be forwarded to you in the immediate future.

Thank you for your participation in this matter.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
DON J. SAYLOR, A.I.P., DIRECTOR

By:

Harold P. Foster, Deputy Director

HPF:pdp

3. V-45-73

APPROVED

Application of LOUIS & MARY G. OCCHIPINTI for a Variance to allow the construction of a single family residence on a lot 7,915 sq. ft. in area where 20,000 sq. ft. in area is required and to allow a 25' front yard and rear yard setback where 50' setbacks are required and to allow 7' side yards where 10' side yards are required on property legally described as Lot 1, Block 4, Sunland Village and located at 4795 Irene Avenue on the southwest corner of Marco Street and Irene Avenue in land use zone R-E.

MR. FOSTER stated this application was initiated by the City as a result of acquiring about 2/3 of this lot for the Vegas Wash Flood Control Channel. Mr. Foster pointed out the area in question and stated the lot is zoned R-E which required a 20,000 sq. ft. minimum building area; however, the applicant is left with only 7,915 sq. ft. in area due to the acquisition by the City. He said the applicant was concerned since the City did not want all of the land whether he would be able to construct a home on this portion. He stated there is ~~125~~ 125' on Irene and 160' on Marco. He further stated an R-1 lot only requires 6,500 sq. ft. and the applicant has almost 8,000 sq. ft. He stated there were no protests or approvals on record.

CHAIRMAN PYES asked about the liability of the City in regards to the drainage channel.

MR. FOSTER stated this would be engineered and constructed to City specifications.

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

MR. LOUIS OCCHIPINTI, 1772 Kirkmont, San Jose, California, appeared and said he was the applicant. He stated he purchased the property 12 years ago and does have intentions of building on the property when he retires in about 4 years. He stated he would like to know since the City took part of this land for the drainage channel if he would still be allowed to construct a home.

CHAIRMAN PYES asked staff how long the Variance would be valid.

MR. FOSTER said normally a Variance is only valid for six months and would expire unless it is put into effect; however, indicated in this case the Board could put a longer time limit on the variance because of the circumstances.

CHAIRMAN PYES told the applicant he could be given five years on this approval.

MR. OCCHIPINTI indicated this would be sufficient.

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

MR. REINHARDT made a Motion for APPROVAL of V-45-73, subject to the following conditions:

1. Conformance to the plot plan.
2. Conformance to the code requirements and design standards of City Departments.

3. The Variance shall not expire for a period of five years (expires on October 25, 1978).

Motion was voted upon as follows:

Mr. Reinhardt - yes.
Mr. Jenkins - yes.
Chairman Pyes - yes.

Motion for APPROVAL carried unanimously.

4. V-46-73

APPROVED

Application of CLARENCE E. & JANET E. BOSTIC for a Variance to allow the addition of a recreation room to within 11'6" of the rear property line where 25' is required on property legally described as Lot 6, Block 4, College Park #31-B and located at 1329 Arthur Avenue on the West side of Arthur Avenue between Owens Avenue and Searles Avenue in land use zone R-1.

MR. FOSTER indicated this was located in a single family development and backs up to a vacant parcel of land which is zoned R-E. He stated there is commercial to the north-east and to the southwest is a vacant parcel of land zoned R-4. Mr. Foster stated there is an existing residence on the property and the applicant is proposing a room addition within 11'6" of the rear property line where 25' is required. He stated the lot is rectangular in shape and staff could see no unusual circumstances and felt the Ordinance should be followed and recommended denial. There were no protests or approvals on record.

CHAIRMAN PYES asked if there was a north/south street which backed up to the property.

MR. FOSTER stated there is a vacant parcel to the rear and no streets were proposed at this time.

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

MR. JOHN O'REILLY, Attorney at Law, 225 Bridger, appeared and stated he was representing the applicant, and is also an adjoining property owner at 1333 Arthur. He stated he felt the property behind their properties would have to develop commercial or at best high density residential because of the surroundings and the adjacent 25' half-street. He stated there is a block wall to the rear of theirs and other properties which was constructed by the developer. He stated the block wall is 6' in height. He stated he was in favor of this since he was an adjoining property owner. He further indicated the applicant had five children and would like this addition as a family room and felt this was an unusual circumstance.

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

MR. REINHARDT made a Motion for APPROVAL of V-46-73, subject to the following conditions:

1. Conformance to the plot plan.
2. Conformance with the code requirements and design standards of City Departments.

INTER-OFFICE MEMORANDUM

October 18, 1973

TO: Community Development	FROM: Deputy Director of Public Works
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SUBJECT: V-45-73	COPIES TO:
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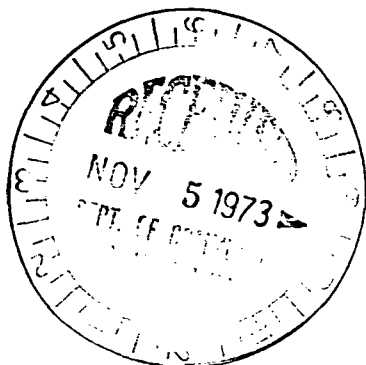
Your memorandum of October 11, 1973 requested comments from the Engineering Department on the application for a Variance to construct a residence on property located at 4795 Irene Ave.

Would there be a need for a Variance if Marco St. is vacated south of Irene Ave.? There would be no objections from this department in connection with vacation of this section of Marco St.

It will be required that the applicant sign an Assessment District Agreement for "half street" improvements along Irene Ave.


V. B. Uehling

VBV/DEN/s



INTER-OFFICE MEMORANDUM

October 29, 1973

TO:

Ron Warren
Deputy City Attorney

FROM:

DEPARTMENT OF COMMUNITY DEVELOPMENT
Harold P. Foster, Deputy Director

SUBJECT:

~~1772~~ Kirkmont Dr.
1772 San Jose
Travel Costs - Louis Occhipinti 95124
Variance Application - V-45-73

COPIES TO:

City Manager
V-45-73

The City has acquired approximately two-thirds of a lot zoned R-E, Residence Estates, from the above mentioned person for needed right-of-way for the Las Vegas Wash Flood Control Channel. The acquisition by the City has left the property owner with a parcel of land which is less than the minimum size required to construct a single family residence. During the negotiations on his land, representatives from the Public Works Department advised Mr. Occhipinti that the City would initiate action on a variance application to request that permission be granted to construct a residence on the property with setbacks similar to those in an R-1 zone and there would be no costs to him for application fees or for other related matters. The variance application was filed under Mr. Occhipinti's signature and it was agreed the City would pursue it without him being involved.

This office has a standard procedure that all applicants on variance or other applications presented to the Board of Zoning Adjustment shall be notified by a form letter to appear at the meeting to answer any questions. This procedure was recently requested by the Board. In this case, it was intended that staff would act on behalf of Mr. Occhipinti's variance application. However, inadvertently through clerical procedure, a form letter was sent to Mr. Occhipinti requesting that he appear at the October 25, 1973 meeting. The following day, he approached this office and requested that he be reimbursed for his airplane fare and one night's hotel lodging. The total costs incurred were \$90.00 and he is requesting to be reimbursed for this amount because he was advised, per verbal agreement, he was to encumber no further costs relative to this matter.

In view of the above circumstances, would it be your opinion the request is justifiable and, if so, would you so inform the City Manager, in writing, so he may proceed on this matter. If you are in need of additional information, please advise.

HPF:pdp

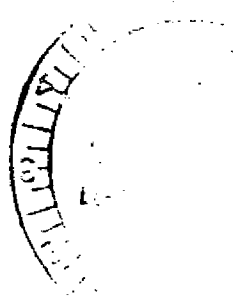
ART

Under these particular circumstances, a refund in the above amount to Occhipinti would be equitable in order.

*R.L. Warren
Deputy City Attorney*

*OK for Payment
R. L. Warren 11/1/73*

CL 1



November 6, 1973

Louis Occhipinti
1772 Kirkmont Drive
San Jose, California 95124

Re: V-45-73

Dear Mr. Occhipinti:

This letter is to advise the City Manager has approved your request to be reimbursed for your costs while attending the recent Board of Zoning Adjustment meeting. A check for \$90.00 will be forwarded to you in the immediate future.

Thank you for your participation in this matter.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
DON J. SAYLOR, A.I.P., DIRECTOR

By:

Harold P. Foster, Deputy Director

HPF:pdp

INTER-OFFICE MEMORANDUM

October 26, 1973

TO:

COMMUNITY DEVELOPMENT DEPARTMENT

FROM:

CITY CLERK

SUBJECT:

APPEAL INFORMATION

COPIES TO:

This is to certify that no appeal has been filed with this office
on the following action, as of the date stated below:

V-45-73 - LOUIS & MARY OCCHIPINTI

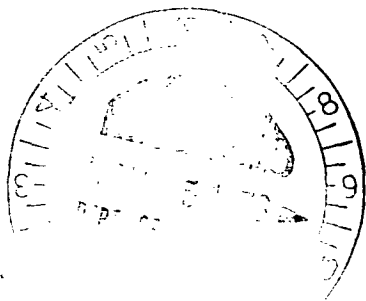
Edmund J. DeLoe 11/5/73
CITY CLERK

COMMUNITY DEVELOPMENT DEPARTMENT
INFORMATION:

Date Notice sent to applicant:

October 26, 1973

Last day for filing an appeal
as per the City Code. (Appeal
period is 10 days after the
notice was mailed to the applicant).

November 5, 1973

October 29, 1973

Ron Warren
Deputy City Attorney

DEPARTMENT OF COMMUNITY DEVELOPMENT
Harold P. Foster, Deputy Director

Travel Costs - Louis Occhipinti
Variance Application - V-45-73

City Manager
V-45-73

The City has acquired approximately two-thirds of a lot zoned R-E, Residence Estates, from the above mentioned person for needed right-of-way for the Las Vegas Wash Flood Control Channel. The acquisition by the City has left the property owner with a parcel of land which is less than the minimum size required to construct a single family residence. During the negotiations on his land, representatives from the Public Works Department advised Mr. Occhipinti that the City would initiate action on a variance application to request that permission be granted to construct a residence on the property with setbacks similar to those in an R-1 zone and there would be no costs to him for application fees or for other related matters. The variance application was filed under Mr. Occhipinti's signature and it was agreed the City would pursue it without him being involved.

This office has a standard procedure that all applicants on variance or other applications presented to the Board of Zoning Adjustment shall be notified by a form letter to appear at the meeting to answer any questions. This procedure was recently requested by the Board. In this case, it was intended that staff would act on behalf of Mr. Occhipinti's variance application. However, inadvertently through clerical procedure, a form letter was sent to Mr. Occhipinti requesting that he appear at the October 25, 1973 meeting. The following day, he approached this office and requested that he be reimbursed for his airplane fare and one night's hotel lodging. The total costs incurred were \$90.00 and he is requesting to be reimbursed for this amount because he was advised, per verbal agreement, he was to encumber no further costs relative to this matter.

In view of the above circumstances, would it be your opinion the request is justifiable and, if so, would you so inform the City Manager, in writing, so he may proceed on this matter. If you are in need of additional information, please advise.

HPF:pdp

October 26, 1973

Mr. & Mrs. Louis Occhipinti
1772 Kirkmont Drive
San Jose, California 95124

Re: V-45-73

Dear Mr. & Mrs. Occhipinti:

At a regular meeting of the Board of Zoning Adjustment held October 25, 1973, consideration was given to your request for a Variance to allow the construction of a single family residence on a lot 7,915 sq. ft. in area where 20,000 sq. ft. in area is required and to allow a 25' front and rear yard setback where 50' setbacks are required and to allow 7' side yards where 10' side yards are required on property located at 4795 Irone Avenue on the southwest corner of Marco Street and Irone Avenue in land use zone R-E.

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

1. Conformance to the plot plan.
2. Conformance to the code requirements and design standards of City Departments.
3. The Variance shall not expire for a period of five years (expires on October 25, 1978).

This action by the Board of Zoning Adjustment becomes effective ten days after the date stamped below unless an appeal in writing is filed with the City Clerk within this ten-day period.

Sincerely yours,

DEPARTMENT OF COMMUNITY DEVELOPMENT
DON J. SAYLOR, AIP, DIRECTOR

DJS:HPFikt

cc: City Clerk

BY:

HAROLD P. FOSTER, DEPUTY DIRECTOR

INTER-OFFICE MEMORANDUM

October 26, 1973

TO:

COMMUNITY DEVELOPMENT DEPARTMENT

FROM:

CITY CLERK

SUBJECT:

APPEAL INFORMATION

COPIES TO:

This is to certify that no appeal has been filed with this office
on the following action, as of the date stated below:

V-45-73 - LOUIS & MARY OCCHIPINTOCITY CLERKCOMMUNITY DEVELOPMENT DEPARTMENT
INFORMATION:

Date Notice sent to applicant:

October 26, 1973

Last day for filing an appeal
as per the City Code. (Appeal
period is 10 days after the
notice was mailed to the applicant).

November 5, 1973

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

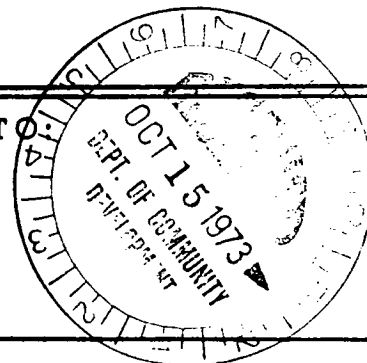
OCTOBER 15, 1973

TO: COMMUNITY DEVELOPMENT DEPARTMENT

FROM: SR. BUILDING INSPECTOR
DEPARTMENT BUILDING & SAFETY

SUBJECT: V-45-73

COPIES TO



The Department of Building and Safety has no objection to the subject variance provided all required permits are obtained along with proper inspections to ensure that building codes and ordinances are adhered to.

E. S. Stubbs
E. S. STUBBS

INTER-OFFICE MEMORANDUM

October 12, 1973

TO:

DON J. SAYLOR, AIP
DIRECTOR OF PLANNING

FROM:

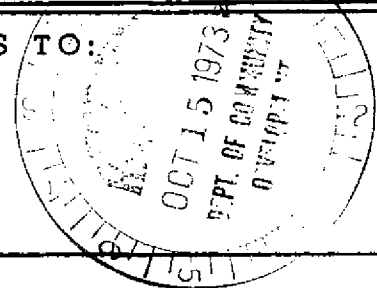
George Judd
GEORGE JUDD
ASSISTANT FIRE MARSHAL

SUBJECT: V-45-73

LOUIS & MARY G. OCCHIPINTI
Allow construction of single family residence on a lot 7,915 sq.ft. & allow a 25' front & rear yard setback where 50' required.

4795 irene Avenue

COPIES TO:



All construction shall be in accordance with Las Vegas Building Department code requirements.

GJ/vh
Attachment

INTER-OFFICE COMMUNICATION

DATE: 10-11-73

TO: BUILDING DEPARTMENT
FIRE DEPARTMENT
ENGINEERING DEPARTMENT

FROM: PLANNING DEPARTMENT

SUBJECT: File No. V-45-73, BOARD OF ZONING ADJUSTMENT MEETING 10-25-73

Application submitted by: **LOUIS & MARY G. OCCHIPINTI**

For a ~~Use Permit~~ **XXXXXXXX** Variance to: **Allow the construction of a single family residence on a lot 7,915 sq. ft. in area where 20,000 sq. ft. in area is required and to allow a 25' front & rear yard setback where 50' is required and to allow 7' side yards where 10' side yards are required.**

Property located at: **4795 Irene Avenue**

Land Use Zone: **R-E.**

Legally Described as: **Lot 1, Block 4, Sunland Village.**

Your remarks regarding this application prior to 10-15-73 will be greatly appreciated.

Plot Plan Attached Yes XX
No

Building - Existing
Proposed

Fire Zone 13

DON J. SAYLOR, AIP
Director of Planning
Coordinator of Urban Renewal

DJS:kt

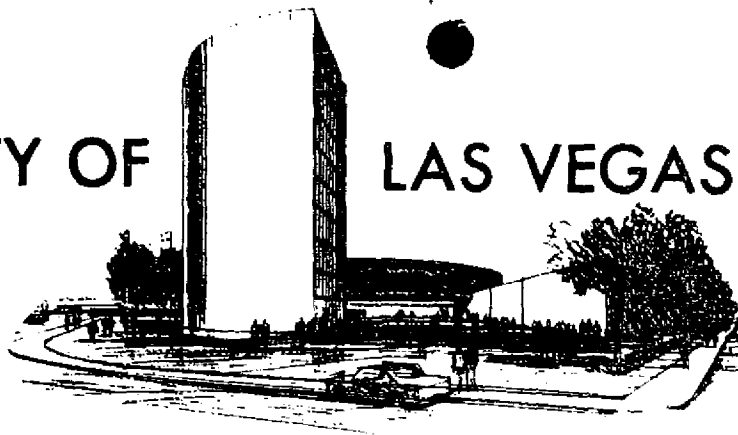
MAYOR ORAN K. GRAGSON

COMMISSIONERS
PAUL J. CHRISTENSEN
GEORGE E. FRANKLIN
RON LURIE
HAL F. MORELLI

CITY ATTORNEY
CARLE E. LOVELL

CITY MANAGER
A. R. TRELEASE

CITY OF LAS VEGAS



October 18, 1973

Louis & Mary Occhipinti
1772 Kirkmont Drive
San Jose, California 95124

Re: V-45-73
Variance application

Dear Applicant:

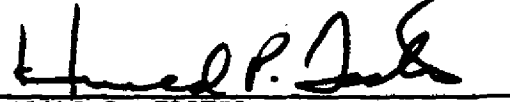
This is to advise you that your request as referred to above will be considered by the Board of Zoning Adjustment at their regular meeting on **October 25, 1973.**

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

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

Sincerely yours,

DEPARTMENT OF COMMUNITY DEVELOPMENT
DON J. SAYLOR, AIP, DIRECTOR

by: 
HAROLD P. FOSTER
DEPUTY DIRECTOR

DJS:HPF:kt

