

PLANNING AND DEVELOPMENT DEPARTMENT
SCANNING COVER SHEET

Case No: V-0038-86

APN: 163-02-110-000

Location: 6751 W Charleston Blvd

Applicant: Donald T. Romano

Project Name:

To allow two 25 sq ft single face ground signs 5'3" in height, for project identification; and to allow eleven 12 sq ft ground signs 4'4" in height on the interior of the office development for tenant identification, where only one 15 sq ft ground sign 5' in height is permitted.



INTERDEPARTMENT DISTRIBUTION LIST

	DATE SENT	DATE RETURNED	COMMENTS
	1986	1986	
BUILDING & SAFETY-	4/1	4/3	No obj
PUBLIC WORKS-R/W,SURVEY	4/1	4/10	No obj
FIRE SERVICES	4/1	4/7	No obj
POLICE DEPARTMENT			
LICENSE DEPARTMENT			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. V-38-86

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-38-86

NOTICE OF PUBLIC HEARING

April 24, 1986

Notice is hereby given that on April 24, 1986, 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-38-86

APPLICATION OF DONALD T. ROMANO FOR A VARIANCE TO ALLOW TWO 25 SQUARE FOOT SINGLE FACE GROUND SIGNS 5'3" IN HEIGHT, FOR PROJECT IDENTIFICATION; AND TO ALLOW ELEVEN 12 SQUARE FOOT GROUND SIGNS 4'4" IN HEIGHT ON THE INTERIOR OF THE OFFICE DEVELOPMENT FOR TENANT IDENTIFICATION, WHERE ONLY ONE 15 SQUARE FOOT GROUND SIGN 5 FEET IN HEIGHT IS PERMITTED, ON PROPERTY LOCATED AT 6751 WEST CHARLESTON BOULEVARD, IN ZONING DISTRICT N-U (UNDER RESOLUTION OF INTENT TO P-R).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B.&M.

Any and all interested persons may appear before the Board of Zoning Adjustment, either in person or by representative, and object to or express approval of the proposed VARIANCE, or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

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.)

SEE LOCATION MAP ON REVERSE SIDE

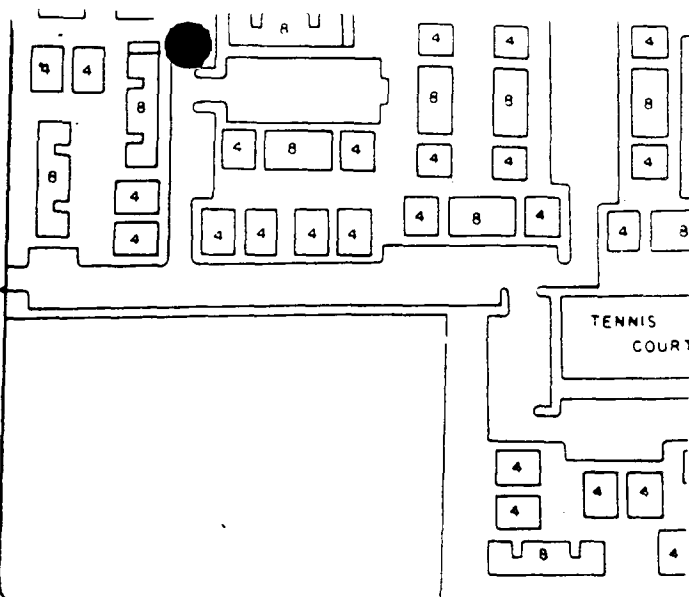
N



RAINBOW BLVD

RAINBOW BLVD

CHARLESTON BLVD



TENNIS COURT

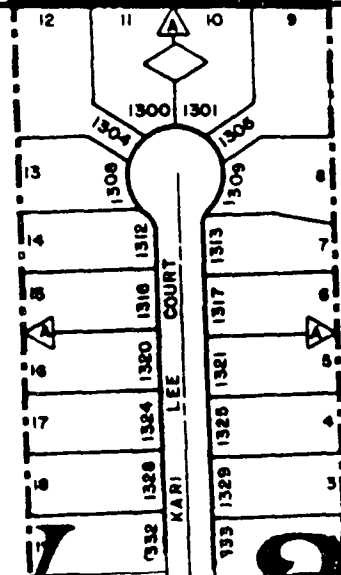
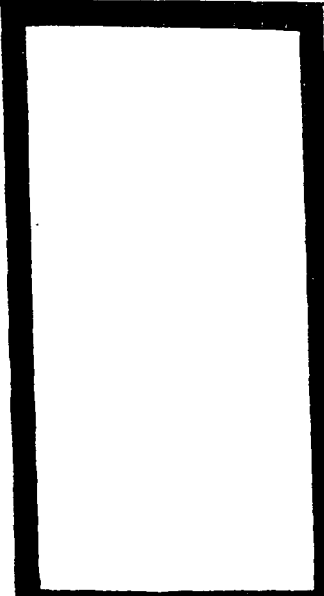
6701



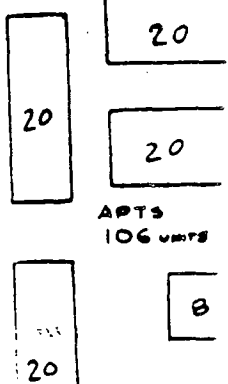
W.C. BAPTIST CHURCH

VAC.

30' HOLMBY AVENUE



KARI LEE COURT



APTS 106 UNITS

V-38-86



Rainbow Blvd

CHARLESTON BLVD

03A
56 @ 11
2

03A-49 @
1

310
35 @
3 ALL

310
35 @

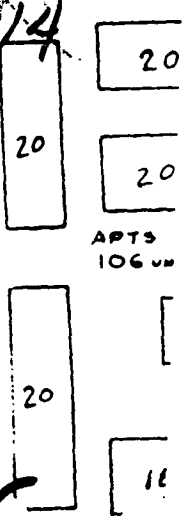
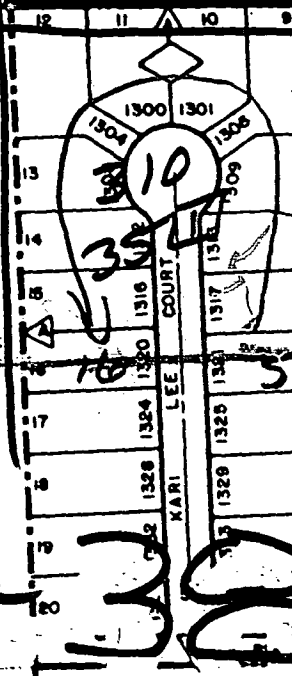
6701

W.C. BAPTIST CHURCH

4

VAC.

30 HOLMBY AVE



V 300-86

De

APPLICATION FOR VARIANCE

TO THE BOARD OF ZONING ADJUSTMENT:

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 \$ 100⁰⁰.

The undersigned, _____, the Owner(s), respectfully petition(s) for a special Variance to allow Two (2) 25' Single face signs, 5'3" tall. Also, to allow eleven (11) 12 tenant marker signs (free-standing) 4'4" tall.

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS ARE HEREWITH SUBMITTED:

The property is situated at 67⁵¹ W. Charleston, between Rainbow and Torrey Pines, in Zoning District NV RD 1. Said property is legally described as follows, to wit:

SEE ATTACHED

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

Handwritten notes:
L-34-8
Q-3-2 Q-2-1
Q-3-4 Q-2-3
2-101-84

(I, We), 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.
(SIGNED IN INK)

[Signature]
SIGNATURE(S) OF OWNER(S) OF RECORD

MAILING ADDRESS

ZIP CODE

PHONE NO.

Subscribed and sworn to before me this 25th day of MARCH, 1986.

M. Margaret Benton
Notary Public in and for said County and State



NOTARY PUBLIC
STATE OF NEVADA
County of Clark
M. Margaret Benton

My Appointment Expires April 28, 1988

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

FOR DEPARTMENT OF COMMUNITY DEVELOPMENT USE ONLY

This is to certify that the foregoing has been inspected by me and was filed with the office of the Secretary of the Board of Zoning Adjustment in accordance with the provisions of Chapter 19.88, Title 19, of the Las Vegas City Code,

Filing Fee: \$ 100⁰⁰

Received by: [Signature]

Receipt No.: 086857

CASE NO: V38.86

Date: 3/28/86

4/24 BZA

APPLICATION FORM

CASE NUMBER

REZONING APPLICATION

USE PERMIT APPLICATION

VARIANCE APPLICATION

OTHER APPLICATIONS

FEE PAID

LEGAL DESCRIPTION AND DEED PROVIDED

LEGAL DESCRIPTION CHECKED

ZONING: EXISTING NU, PROPOSED P-R, FLOOD ZONE? YES NO

PROPOSED USE SIGN

APPLICATION SIGNED AND NOTARIZED
DONALD ROMANO (OWNER) 2031 PARADISE 89104

NAME KEN MULTRY ADDRESS _____ PHONE 739 9466

APPLICATION FORM ACCEPTABLE

PLOT PLAN

PLOT PLAN SUBMITTED, NUMBER 7

PLOT PLAN SIZE (24 x 36)

NORTH ARROW AND SCALE SHOWN

STREETS, ALLEYS AND PUBLIC ACCESS SHOWN

LOT LINES, BUILDINGS, STRUCTURES AND SETBACKS DIMENSIONED

EXISTING OR PROPOSED BUILDINGS; USES SHOWN, HOURS OF OPERATION

FLOOR PLANS SUBMITTED AS REQUIRED

SIGN
BUILDING ELEVATION PROVIDED

PARKING: NUMBER REQUIRED _____ NUMBER PROVIDED _____

CURB CUTS AND WIDTHS SHOWN

LANDSCAPED AREAS SHOWN

TRASH, UTILITIES AND MECHANICAL EQUIPMENT SCREENED

FENCES AND WALLS WITH HEIGHT AND LOCATION SHOWN

PLOT PLAN ACCEPTABLE

PRIOR ACTION ON PROPERTY

CASE NO.	ACTION	DATE
<u>2-101-84</u>		
_____	_____	_____
_____	_____	_____

DISTRICT MAP NUMBER

PHOTOS or

ELEVATIONS

DRAWINGS

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That LLOYD G. TUPPER, a single man, TRUSTEE

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to DONALD T. ROMANO and BARBARA E. ROMANO,
husband and wife as Joint Tenants

all that real property situated in the _____ County of Clark
State of Nevada, bounded and described as follows:

The East Half (E $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 2, Township 21 South, Range 60 East, M.D.B. & M.

~~ALSO KNOWN AS Government Lot 11 of said Section, Township and Range.~~

- SUBJECT TO:
- (1) Taxes for the fiscal year 1976-77.
 - (2) Restrictions, conditions, reservations, rights, rights of way and easements now of record.



Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my hand this 13th day of November, 1975

STATE OF NEVADA }
COUNTY OF CLARK } SS.

[Signature]

 Lloyd G. Tupper, Trustee

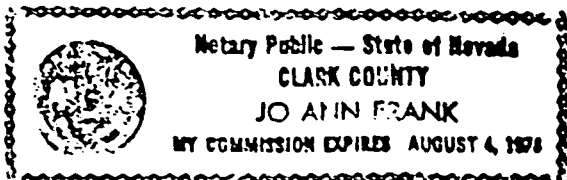
On November 30, 1976
personally appeared before me, a Notary Public, Lloyd G. Tupper

who acknowledged that he executed the above instrument.

[Signature]

 (Notary Public)
 (Notarial Seal)

ESCROW NO.)
 ORDER NO.) 75-1612-JF
 WHEN RECORDED MAIL TO: Mr. & Mrs. D.T. Romano,
2031 Paradise Rd., Las Vegas, Nev. 89104



INST. NO. 548640
 OFFICIAL RECORD BOOK NO. 589
 RECORDED AT REQUEST OF

WESTERN TITLE CO.
 JAN 26 4 45 PM '76
 CLARK COUNTY NEVADA
 JOAN L. SWIFT RECORDER

FEE 3.00 DEPUTY *[Signature]*

[Handwritten mark]

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That DONALD M. WESTON

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to DONALD T. ROMANO and BARBARA E. ROMANO,
husband and wife as Joint Tenants

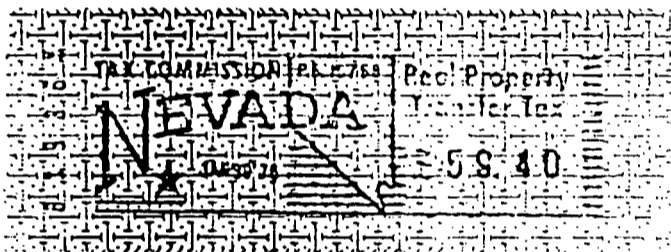
all that real property situated in the _____ County of Clark

State of Nevada, bounded and described as follows:

The East Half (E½) of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section 2, Township 21 South, Range 60 East, M.D.B. & M.

ALSO KNOWN AS Government Lot 11 in said Section, Township and Range.

- SUBJECT TO:
- (1) Taxes for the fiscal year 1976-77.
 - (2) Restrictions, conditions, reservations, rights, rights of way and easements now of record.



Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my hand this 13th day of November, 1975

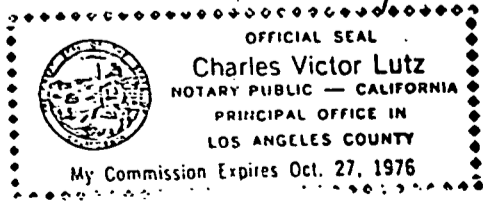
CALIFORNIA
STATE OF ~~NEVADA~~
COUNTY OF Los Angeles } SS.

Donald M. Weston
Donald M. Weston

On 22 DECEMBER 1975
personally appeared before me, a Notary Public, Donald M. Weston

who acknowledged that he executed the above instrument.
Signature Charles Victor Lutz
(Notary Public)

(Notarial Seal)



ESCROW NO.) 75-1612-JF
ORDER NO.)
WHEN RECORDED MAIL TO: Mr. & Mrs. D.T. Romano,
2031 Paradise Rd., Las Vegas, Nev. 89104

INST. NO. 548641
OFFICIAL RECORD BOOK NO. 589
RECORDED AT REQUEST OF

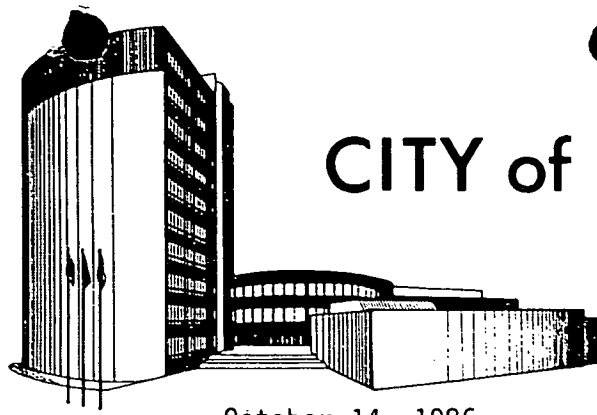
WESTERN TITLE CO.
JAN 26 4 46 PM '76

CLARK COUNTY NEVADA
JOAN L. SWIFT RECORDER

FEE 700 DEPUTY NA

300

MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

October 14, 1986

NOTICE OF EXPIRATION

TO: Donald T. Romano
2031 Paradise Road
Las Vegas, Nevada 89104

Your VARIANCE application will be expiring on the date shown below.

Application No.: V-38-86

To Allow: Two 25 square foot single face ground signs 5'3" in height for project identification; and to allow eleven 12 square foot ground signs 4'4" in height, on the interior of the office development for tenant identification, where only one 15 square foot ground sign 5 feet in height is permitted, on property located at 6751 West Charleston Boulevard, in Zoning District N-U (under Resolution of Intent to P-R)

Expiration Date: **OCTOBER 24, 1986**

If you wish to request an Extension of Time, the following items must be submitted to this Department.

1. A letter requesting an Extension of Time, including the reasons why construction has not been started on this property and when construction is proposed to commence. Your request should also include the period of time the extension is being requested (generally for a minimum of one year).
2. A fee payable to the City of Las Vegas in the amount of \$25.00.

If you have any questions or need additional information, please contact Harry VonBusch at 386-6301.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:gm



INTER-OFFICE MEMORANDUM

5-13-86

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-38-86

Applicant: DONALD T. ROMANO

Appeal by applicant or any other aggrieved person: Yes No

Review requested by the City Council Yes No

5-13-86
DATE

Carol A. Hawley
CITY CLERK

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT INFORMATION:

Date of Board of Zoning Adjustment Action: April 22, 1986

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.) May 9, 1986

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.) May 13, 1986

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

April 29, 1986

Donald T. Romano
2031 Paradise Road
Las Vegas, Nevada 89104

RE: V-38-86

Dear Mr. Romano:

Your request for a Variance to allow two 25 square foot single face ground signs 5'3" in height for project identification; and to allow eleven 12 square foot ground signs 4'4" in height, on the interior of the office development for tenant identification, where only one 15 square foot ground sign 5 feet in height is permitted, on property located at 6751 West Charleston Boulevard, in Zoning District N-U (under Resolution of Intent to P-R), was considered by the Board of Zoning Adjustment on April 24, 1986.

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 condition:

1. Conformance to plot plan and elevations.

This action by the Board of Zoning Adjustment on April 24, 1986 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.

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 six months 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 six month time limit.

Sincerely,

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


RICHARD L. WILLIAMS, CHIEF
CURRENT PLANNING DIVISION

HPF:RLW:jrm



BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

12. V-37-86 - R. C. COMPANY

Application of R. C. COMPANY for a Variance to allow a restaurant in a shopping center without providing the additional 48 required parking spaces, on property located at 5300 and 5310 West Sahara Avenue, in Zoning District N-U (under Resolution of Intent to C-1)

Staff recommends DENIAL; if approved, subject to:

1. Conformance to the plot plan and elevations.
2. Standard conditions 2 through 8.

PROTESTS: 1

BUGBEE

APPROVED, subject to staff's conditions.

Unanimous

(Sorensen and Juniel Excused)

Rick Williams stated the site is small and the applicant does not have sufficient room to provide additional parking required to accommodate a restaurant. Staff recommends denial.

John Vornsand appeared on behalf of the application. He presented the Board with two letters in favor. He stated the property had been annexed into the City and if it had remained in the County, they would have sufficient parking. The County requires one parking space per 100 square feet and the City requires one parking space for every 50 square feet. They would be providing one parking space for every 75 square feet.

No one appeared in opposition.

(20:47 - 20:54)

13. V-38-86 - DONALD T. ROMANO

Application of DONALD T. ROMANO for a Variance to allow two 25 square foot single face ground signs 5'3" in height for project identification; and to allow eleven 12 square foot ground signs 4'4" in height, on the interior of the office development for tenant identification, where only one 15 square foot ground sign 5 feet in height is permitted, on property located at 6751 West Charleston Boulevard, in Zoning District N-U (under Resolution of Intent to P-R).

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and elevations.

PROTESTS: 0

DIXON

APPROVED, subject to staff's condition.

Unanimous

(Sorensen excused)

Rick Williams stated this proposal would not adversely impact adjacent properties. The Las Vegas Metropolitan Beautification Committee reviewed the request and recommend it be approved. Staff recommends approval.

Ken Moultray appeared on behalf of the applicant.

No one appeared in opposition.

(20:54 - 20:58)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

14. V-39-86 - ROBERT V. JONES CORPORATION

Application of ROBERT V. JONES CORPORATION for a Variance to allow one 46 square foot ground sign 14'5" in height where one 32 square foot ground sign 5 feet in height is permitted, on property located at 4650 West Oakey Boulevard, in Zoning District R-1 (under Resolution of Intent to R-3).

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and elevations.

PROTESTS:

BUGBEE

APPROVED, subject to staff's condition.

Unanimous

(Sorensen excused)

Rick Williams stated the sign would be buffered from the east by the Water District reservoir and is almost surrounded by C-1 zoning. The Las Vegas Metropolitan Beautification Committee reviewed the request and recommended approval. Staff recommends approval.

Ken Moultray appeared on behalf of the application.

No one appeared in opposition.

(20:58 - 21:00)

15. V-40-86 - JOSEPH AND SUSAN GONZALES

Application of JOSEPH AND SUSAN GONZALES for a Variance to allow an office with a 5 foot rear yard setback where 15 feet is required on property located at 1501 South Eastern Avenue, in Zoning District R-1 (proposed P-R).

Staff recommends DENIAL: if approved, subject to:

1. Conformance to the plot plan amended to provide landscaping along the street frontage.
2. Approval and conformance to the conditions of zoning action Z-27-86.
3. Standard conditions 2 through 8.

PROTESTS: 0

BUGBEE

APPROVED, subject to staff's conditions.

Unanimous

(Sorensen excused)

Rick Williams stated the adjoining property to the south is zoned P-R and properties to the north and east are zoned R-1 and across Eastern Avenue to the west is P-R zoning. Eastern Avenue was widened which reduced the front setbacks of the homes on the east side of the street. However, the rear setbacks have been maintained to protect the single family dwellings to the east. Staff recommends denial.

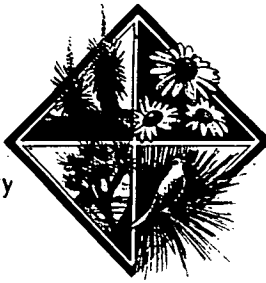
Trudy Bilbu appeared on behalf of the application. She stated that there were other properties that were close to the property line.

Foad Akhavan appeared on behalf of the application. He did not see the need of a 15 foot setback in this area. He stated they could eliminate any windows in the rear if it were desired.

No one appeared in opposition.

(21:00 - 21:14)

Las Vegas Metropolitan
An Advisory Board To The City & County



Beautification Committee

Commissioners on Area Beauty
CITY CLERKS OFFICE
400 E. Stewart Avenue
Las Vegas, Nevada 89101
386-6311

Chairperson: Tom Rubidoux

April 22, 1986

TO: HAROLD FOSTER, DIRECTOR, COMMUNITY PLANNING & DEVELOPMENT
FROM: LAS VEGAS METROPOLITAN BEAUTIFICATION COMMITTEE
SUBJECT: SIGN VARIANCES - V-38-86 & V-39-86

The Las Vegas Metropolitan Beautification Committee voted unanimously at their meeting held on April 22, 1986 to concur with staff's recommendation for APPROVAL on the following variances to be considered at the Board of Zoning Adjustment meeting to be held on March 24, 1986:

V-38-86 Application of DONALD T. ROMANO for a Variance to allow two 25 square foot single face ground signs 5'3" in height for project identification; and to allow eleven 12 square foot ground signs 4'4" in height, on the interior of the office development for tenant identification, where only one 15 square foot ground sign 5 feet in height is permitted on property located at 6751 West Charleston Boulevard, in Zoning District N-U (under Resolution of Intent to P-R).

V-39-86 Application of ROBERT V. JONES CORPORATION for a Variance to allow one 46 square foot ground sign 14'5" in height where one 32 square foot ground sign 5 feet in height is permitted, on property located at 4650 West Oakey Boulevard, in Zoning District R-1 (under Resolution of Intent to R-3).

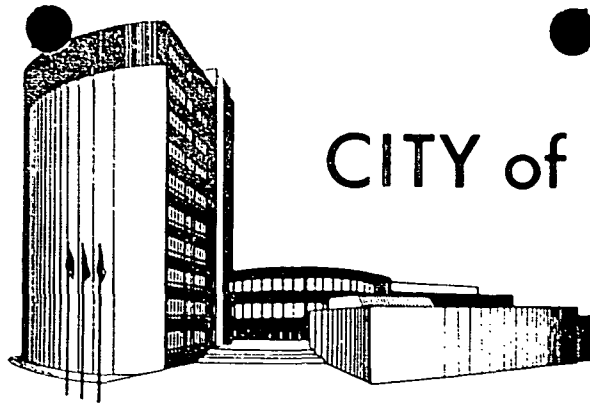
TR/s1

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

April 16, 1986

Mr. Donald T. Romano
6773 West Charleston Boulevard
Las Vegas, Nevada 89102

RE: V-38-86

Dear Mr. Romano:

I am enclosing herewith the original notice sent to you regarding your application for a Variance. It was addressed as per the only mailing address listed on the application, and was returned.

Sincerely,

A handwritten signature in cursive script that reads "Jean R. Meckley". The signature is fluid and somewhat stylized, with the first letters of the first and last names being larger and more prominent.

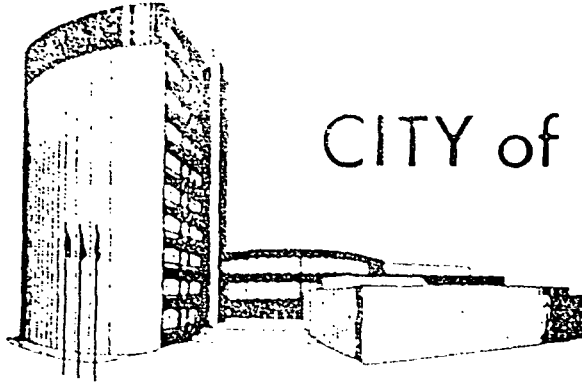
Jean R. Meckley
Secretary
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

jm

Enclosure



MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
AL LEVY
ROB NOLEN
W. WAYNE BUNKER
CITY ATTORNEY
GEORGE F. OGIUVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

April 14, 1986

Donald T. Romano
2031 Paradise Road
Las Vegas, Nevada 89104

RE: V-38-86

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 April 24, 1986.

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:jrm

Attachment: Agenda



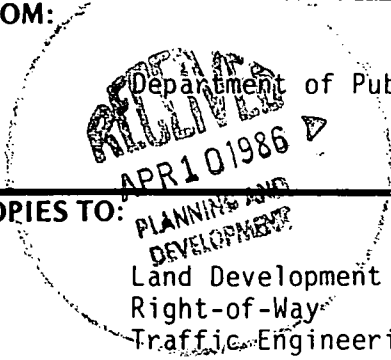
INTER-OFFICE MEMORANDUM

Date

April 9, 1986

TO: Department of Community Planning and Development

FROM: Department of Public Works



SUBJECT: APPLICATION NO. V-38-86 APPLICANT DONALD T. ROMANO

COPIES TO: PLANNING AND DEVELOPMENT Land Development & Flood Control Right-of-Way Traffic Engineering

Reference your memorandum dated 4-1-86 from this Department prior to 4-10-86 requesting comments concerning subject application:

XX This Department has no objections to the granting of this request. subject to

This Department requests that the following be made conditions of granting this request:

- 1. Obtain all permits and inspections required by the City of Las Vegas Municipal Code.

C. D. Peterson C. D. PETERSON, R.L.S.

CDP/grc

NOTICE OF PUBLIC HEARING

April 24, 1986

(Date)

Notice is hereby given that on **April 24, 1986** 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-38-86

APPLICATION OF DONALD T. ROMANO FOR A VARIANCE TO

ALLOW TWO 25 SQUARE FOOT SINGLE FACE ^{GROUND} SIGNS 5'3"

See PROJECT IDENTIFICATION

IN HEIGHT; ~~AND~~ ^{AND} ALSO TO ALLOW ELEVEN 12 SQUARE FOOT ^{GROUND} TENANT MARKER SIGNS ^{on the intersection} ~~STANDING~~ 4'4" IN HEIGHT, ^{WHERE ONLY} WHERE ONLY ONE 15 SQ FT GROUND SIGN 5'10" HEIGHT IS PERMITTED

ON PROPERTY LOCATED AT 6751 WEST CHARLESTON BOULEVARD

IN ZONING DISTRICT N-U (UNDER RESOLUTION OF INTENT TO P-R).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTHWEST QUARTER (NW¼) OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B.&M.

	(Initial)	(Date)
R. HEITKEMPER	<u>RH</u>	<u>4/1</u>
R. GENZER	<u>[Signature]</u>	<u>4/1</u>
R. WILLIAMS	<u>[Signature]</u>	<u>4/1</u>
H. FOSTER	<u>[Signature]</u>	<u> </u>
D. PARTIN	<u> </u>	<u> </u>

PLEASE RETURN THIS FILE TO JEAN
BY: April 9, 1986

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.

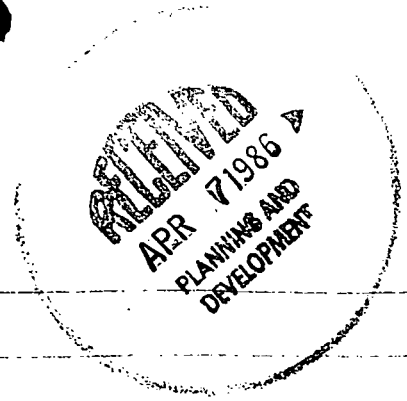
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

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.)

TO: COMMUNITY PLANNING & DEVELOPMENT
FROM: FIRE PREVENTION DIVISION
SUBJECT: U-38-86



- 1. No objections
- 2. Fire hydrants to be installed within ~~500~~ 600 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.

R. Pugh
4/7/86

INTER-OFFICE MEMORANDUM

Date

April 1, 1986

TO: DEPARTMENT OF BUILDING & SAFETY DEPARTMENT OF FIRE SERVICES DEPARTMENT OF PUBLIC WORKS - R/W & SURVEY	FROM: HAROLD P. FOSTER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT
SUBJECT: REQUEST FOR COMMENTS RE: V-38-86 DONALD T. ROMANO	COPIES TO:

Subject item will be heard at the April 24, 1986 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 10, 1986 will be greatly appreciated.

Thank you.

HPF:jrm

- Attachments:
1. Info. Sheet
 2. Plot Plan

APPLICATION FOR VARIANCE

TO THE BOARD OF ZONING ADJUSTMENT:

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 \$ 100⁰⁰.

The undersigned, _____, the Owner(s), respectfully petition(s) for a special Variance to allow Two (2) 25' Single face signs, 5"3" tall. Also, to allow eleven (11) 12 tenant marker signs (free-standing) 4'4" tall.

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS ARE HEREWITH SUBMITTED:

The property is situated at 67⁵¹ W. Charleston, between Rainbow and Torrey Pines, in Zoning District NV RD1 P-R. Said property is legally described as follows, to wit:

SEE ATTACHED

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We), the undersigned, being duly sworn, depose and say that (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.

(SIGNED IN INK)

[Signature]
SIGNATURE(S) OF OWNER(S) OF RECORD MAILING ADDRESS ZIP CODE PHONE NO.

Subscribed and sworn to before me this 25TH day of MARCH, 1986.

M. Margaret Benton
Notary Public in and for said County and State



NOTARY PUBLIC
STATE OF NEVADA
County of Clark
M. Margaret Benton
My Appointment Expires April 28, 1986

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

FOR DEPARTMENT OF COMMUNITY DEVELOPMENT USE ONLY

This is to certify that the foregoing has been inspected by me and was filed with the office of the Secretary of the Board of Zoning Adjustment in accordance with the provisions of Chapter 19.88, Title 19, of the Las Vegas City Code.

Filing Fee: \$ 100⁰⁰

Received by: [Signature]

Receipt No.: 086857

CASE NO: V38.86

Date: 3/28/86

4/24 BZA

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. Seven (7) copies of a plot plan of the applicant's property, drawn to scale and fully dimensioned, showing the location of existing and proposed buildings and structures and the location of any other improvements such as drives, walks, paved areas, plantings.
2. A sketch, drawing, or photographs showing clearly the front and side elevations of any proposed and/or existing buildings or structures. Photographs may be used to show existing structures.
3. A Copy of Deed submitted for verification of ownership.
4. Any other pertinent information which may be requested.

PLOT PLAN SPECIFICATIONS:

1. Seven (7) copies.
2. Size: 24 x 36 inches, filled
3. Legible.
4. Completely dimensioned, including boundary dimensions, dimensions of building(s), distance(s) from building(s) to the property lines.
5. Number 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. Choose a scale which will allow the largest possible plot plan.
8. Show north-point.

VISUAL ENVIRONMENT STATEMENT:

(I, We), 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.

NOTE: All off-premise signs and signs projecting into the right-of-way must be shown on a plot plan and subsequently approved.

APPLICATION FORM

CASE NUMBER

REZONING APPLICATION

USE PERMIT APPLICATION

VARIANCE APPLICATION

OTHER APPLICATIONS

FEE PAID

LEGAL DESCRIPTION AND DEED PROVIDED

LEGAL DESCRIPTION CHECKED

ZONING: EXISTING NU, PROPOSED P-R ~~R-2~~, FLOOD ZONE? YES NO

PROPOSED USE SIGN

APPLICATION SIGNED AND NOTARIZED
DONALD ROMANO (OWNER) 2031 PARADISE 89104

NAME KEN MULTRY ADDRESS _____ PHONE 739 9466

APPLICATION FORM ACCEPTABLE

6773 W Chas Blvd.

PLOT PLAN

PLOT PLAN SUBMITTED, NUMBER 7

PLOT PLAN SIZE (24 x 36)

NORTH ARROW AND SCALE SHOWN

STREETS, ALLEYS AND PUBLIC ACCESS SHOWN

LOT LINES, BUILDINGS, STRUCTURES AND SETBACKS DIMENSIONED

EXISTING OR PROPOSED BUILDINGS; USES SHOWN, HOURS OF OPERATION

FLOOR PLANS SUBMITTED AS REQUIRED

SIGN
~~BUILDING~~ ELEVATION PROVIDED

PARKING: NUMBER REQUIRED _____ NUMBER PROVIDED _____

CURB CUTS AND WIDTHS SHOWN

LANDSCAPED AREAS SHOWN

TRASH, UTILITIES AND MECHANICAL EQUIPMENT SCREENED

FENCES AND WALLS WITH HEIGHT AND LOCATION SHOWN

PLOT PLAN ACCEPTABLE

PRIOR ACTION ON PROPERTY

<u>2-101-84</u>	CASE NO.	_____	ACTION	_____	DATE	_____
_____	CASE NO.	_____	ACTION	_____	DATE	_____
_____	CASE NO.	_____	ACTION	_____	DATE	_____

DISTRICT MAP NUMBER

PHOTOS OR

ELEVATIONS

DRAWINGS

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That LLOYD G. TUPPER, a single man, TRUSTEE

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to DONALD T. ROMANO and BARBARA E. ROMANO,
husband and wife as Joint Tenants

all that real property situated in the _____ County of Clark

State of Nevada, bounded and described as follows:

The East Half (E $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 2, Township 21 South, Range 60 East, M.D.B. & M.

~~ALSO KNOWN AS Government Lot II of said Section, Township and Range.~~

- SUBJECT TO:
- (1) Taxes for the fiscal year 1976-77.
 - (2) Restrictions, conditions, reservations, rights, rights of way and easements now of record.



Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my hand this 13th day of November, 1975

STATE OF NEVADA }
COUNTY OF CLARK } SS.

[Signature]

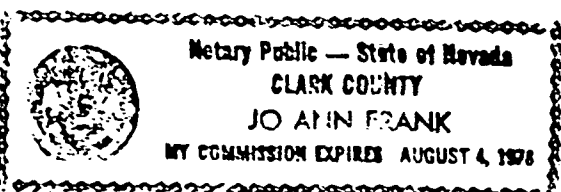
 Lloyd G. Tupper, Trustee

On November 30, 1976
personally appeared before me, a Notary Public, Lloyd G. Tupper

who acknowledged that he executed the above instrument.

Signature *[Signature]*
(Notary Public)

(Notarial Seal)



ESCROW NO.)
 ORDER NO.) 75-1612-JF
 WHEN RECORDED MAIL TO: Mr. & Mrs. D.T. Romano,
2031 Paradise Rd., Las Vegas, Nev. 89104

INST. NO. 548640
 OFFICIAL RECORD BOOK NO. 589
 RECORDED AT REQUEST OF

WESTERN TITLE CO.
 JAN 26 4 45 PM '76

CLARK COUNTY NEVADA
 JOAN L. SWIFT RECORDER

FEE 3.00 DEPUTY ma

[Handwritten initials]

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That DONALD M. WESTON

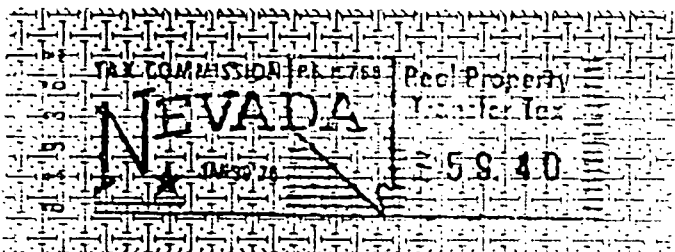
FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to DONALD T. ROMANO and BARBARA E. ROMANO,
husband and wife as Joint Tenants

all that real property situated in the _____ County of Clark
State of Nevada, bounded and described as follows:

The East Half (E $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 2, Township 21 South, Range 60 East, M.D.B. & M.

ALSO KNOWN AS Government Lot 11 in said Section, Township and Range.

- SUBJECT TO:
- (1) Taxes for the fiscal year 1976-77.
 - (2) Restrictions, conditions, reservations, rights, rights of way and easements now of record.



Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my hand this 13th day of November, 1975

CALIFORNIA
STATE OF ~~NEVADA~~
COUNTY OF Los Angeles } SS.

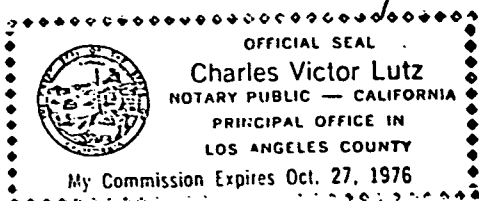
Donald M. Weston
Donald M. Weston

On 22 DECEMBER 1975
personally appeared before me, a Notary Public, Donald M. Weston

who acknowledged that he executed the above instrument.

Signature Charles Victor Lutz
(Notary Public)

(Notarial Seal)



ESCROW NO.) 75-1612-JF
ORDER NO.)
WHEN RECORDED MAIL TO: Mr. & Mrs. D.T. Romano,
2031 Paradise Rd., Las Vegas, Nev. 89104

INST. NO. **548641**
OFFICIAL RECORD BOOK NO. **589**
RECORDED AT REQUEST OF

WESTERN TITLE CO.
JAN 26 4 46 PM '76

CLARK COUNTY NEVADA
JOAN L. SWIFT RECORDER

FEE 200 DEPUTY na

300