

**Planning & Development Department  
Scanning Cover Sheet**

Case No           V-0028-72

APN               139-35-310-046

Location         1316 E CARSON AVE

Applicant        EDWARD WEINSTEIN

Subject

REQUEST FOR A VARIANCE TO ALLOW A 12 UNIT  
APARTMENT COMPLEX WHERE 4 UNITS ARE PERMITTED  
AND TO ALLOW 6 OFF STREET PARKING SPACES  
WHERE 18 OFF STREET PARKING SPACES ARE  
REQUIRED AND TO ALLOW A 3' SIDE YARD AND A 5'  
SIDE YARD WHERE 6' SIDE YARDS ARE REQUIRED.



PROPERTY OWNERS

PROTESTS

APPROVALS

1. MRS. OLIVER - 1401 BRIDGER \_\_\_\_\_
2. PETITION - 9 \_\_\_\_\_
3. PETITION - 8 \_\_\_\_\_
4. PETITION - 7 \_\_\_\_\_
5. \_\_\_\_\_
6. Rex Terry - 214 So 15<sup>th</sup> \_\_\_\_\_
7. MR. RONALD ? - 1404 CARSON \_\_\_\_\_
8. MR. P. ABBOTT - 1408 CARSON \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_
11. \_\_\_\_\_
12. \_\_\_\_\_
13. \_\_\_\_\_
14. \_\_\_\_\_
15. \_\_\_\_\_
16. \_\_\_\_\_
17. \_\_\_\_\_
18. \_\_\_\_\_
19. \_\_\_\_\_
20. \_\_\_\_\_

FILE NO. V-28-72

INTER-DEPARTMENT DISTRIBUTION LIST

	Date Sent	Date Returned	Comments
BUILDING DEPARTMENT	6/6/72	6/7/72	OK
ENGINEERING DEPARTMENT	6/6/72	6/19/72	See Memo
FIRE DEPARTMENT	6/6/72	6/9/72	See Memo
POLICE DEPARTMENT			
CHILD WELFARE			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

V-28-72

June 11, 1972



7 Properties  
V-28-72

CITY OF LAS VEGAS  
Planning Department  
821 Las Vegas Blvd. North  
Las Vegas, Nevada 89101

Dear Sirs:

In regards to a variance to allow a 12 unit apartment complex where 4 units are permitted and to allow 6 off-street parking spaces where 18 off-street parking spaces are required and to allow a 3 ft. side yard and a five foot side yard where 6 foot side yards are required on property legally described as lot 9, Block 11, Ladd Addition at 1316 East Carson Avenue on the Southwest corner of East Carson and South 14th Street in land use zone R-3 by Edward Weinstein does not meet with my approval at all.

In the first place there is not room for such to be done. Parking would become a drastic situation in the area and would lead to problems. There simply is not that much space on the street for that much parking. We are required to furnish off-street parking and so should anyone wishing to build.

I personally disapprove of the differences on the side yard as well and insist the six foot side yard be observed, for the best interest of all concerned.

I do hope you will consider ~~these~~ these objections in your decision.

Sincerely,

- Rex D. Terry 214 So 14th St
- Hazel A. Terry 214 So 14th St
- Robert R. Boyle 1319 Bridger ave
- Alicia Boyle 1319 Bridger Ave.
- M. D. Oliver 1401 Bridger
- Elaine E. Oliver 1401 Bridger
- Patricia E. Peterson 1405 Bridger
- Peter E. Peterson 1405 Bridger
- Frances B. McDaniel 1400 Manzanita Way
- Fred Burkland 1412 Manzanita
- Nancy Riley 1412 Manzanita Way
- Jimmy Riley 1412 Manzanita way

June 11, 1972

CITY OF LAS VEGAS  
Planning Department  
821 Las Vegas Blvd. North  
Las Vegas, Nevada 89101

8 PROPERTIES  
V-28-72

Dear Sirs:

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In the first place, there is not room for it to be done. Parking would become a drastic situation in the area and would lead to area problems. I object because there simply is not that much space on the street for ~~fit~~ that much parking. We are required to furnish off-street parking and so should anyone wishing to build.

I personally disapprove of the differences on the side yards as well, and insist the six foot side yard be observed, for the best interest of all concerned.

Hoping you will consider these objections in your decision.

Sincerely,

E. J. Perry - 1315 E. Boulder  
Muriel Perry - 1315 E. Boulder  
Mr. C. A. Renke 1401 Margarita  
Mrs. E. Renke 1401 Margarita  
Ida B. Jaggar 506 So 4th St  
Donald R. Dawson for Lee Ann AP's et  
1317 Carson.

James Hunter 1416 W. 20th St  
Harold J. Stocker. 1201 Fremont St.  
Geraldine M. Stocker - 1201 Fremont St.  
John J. & Emma J. Carson  
Ray Leavitt 219 So. 13th

June 11, 1972

9 PROPERTIES  
V-28-72

CITY OF LAS VEGAS  
Planning Department  
821 Las Vegas Blvd. North  
Las Vegas, Nevada 89101

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In the first place, there is not room for it to be done. Parking would become a drastic situation in the area and would lead to area problems. I object because there simply is not that much space on the street for ~~the~~ that much parking. We are required to furnish off-street parking and so should anyone wishing to build.

I personally disapprove of the differences on the side yards as well, and insist the six foot side yard be observed, for the best interest of all concerned.

Hoping you will consider these objections in your decision.

Sincerely,

Harvey J. Young	1420	Manganita
Mary J. Young	1420	Manganita Way
Margaret W. Shupe	1405	Manganita Way
Lee Banning	1408	Manganita
Donald K. Martin	1404	CARSON
Laurie L. Oles + Michael M. Oles	1422	CARSON
Edell J. Hubbard	1417	Bridger
Rachel Hubbard	1417	Bridger
Paul J. Abbott	1408 E.	Carson Ave.
Cheryl Y. Abbott	1408 E.	Carson Av.
Sharon Fullmer	207 S	13 <sup>th</sup>
Roy W. Fullmer	207 S	13 <sup>th</sup>
Richard M. Sims	1308 E.	Fremont

June 12, 1972  
1401 Bridger  
Las Vegas, Nev.

Don J. Taylor, AEP  
Director of Planning  
Coord. of Urban Renewal

Dear Sir;

In response to your notice dated  
June 7, 1972 - RE variance for Ed-  
ward Weinstein - lot 9, Block 11, Lodd  
addition and located at 1316 East  
Corson. The are registering writ-  
ten objections to variance as stated.

Sincerely,  
Eloise E. Olivier  
M. D. Olivier  
1401 Bridger  
Las Vegas, Nevada

V-28-72



NOTICE OF PUBLIC HEARING

JUNE 22, 1972

June 7, 1972

Notice is hereby given that on June 22, 1972, 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-28-72 EDWARD WEINSTEIN FOR A VARIANCE TO ALLOW A 12 UNIT APARTMENT COMPLEX WHERE 4 UNITS ARE PERMITTED AND TO ALLOW 6 OFF-STREET PARKING SPACES WHERE 18 OFF-STREET PARKING SPACES ARE REQUIRED AND TO ALLOW A 3 FT. SIDE YARD AND A 5 FT. SIDE YARD WHERE 6 FT. SIDE YARDS ARE REQUIRED ON PROPERTY LEGALLY DESCRIBED AS LOT 9, BLOCK 11, LADD ADDITION AND LOCATED AT 1316 EAST CARSON AVENUE ON THE SOUTHWEST CORNER OF EAST CARSON AND SOUTH 14TH STREET IN LAND USE ZONE R-3.

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 City Planning Director written objections thereto or approval thereof.

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

by:

  
HAROLD P. FOSTER  
Administrative Assistant

DJS:HPF:kt

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

by:

  
HAROLD P. FOSTER  
Administrative Assistant

DJS:HPF:kt

MRS. GONZOLAS, 3624 Chevy Chase appeared in protest. She indicated she agreed with everything which has been said and wished to go on record as protesting.

MRS. EDITH PEREZ, 1200 Warwick appeared in protest. She indicated she was against this request and wanted to go on record as such.

CHAIRMAN PYES stated he would like to ask the Board to make a Motion for abeyance for a re-hearing so that all of the people may come back and see exactly what the builder is going to put in.

CHAIRMAN PYES declared the public hearing closed.

MR. HOGGARD stated he would like to make a Motion but did not feel it would be what the Chairman wanted to hear. He stated this was an advertised public hearing and the applicant knew about it and felt he should have been here and made a Motion for DENIAL of V-27-72.

CHAIRMAN PYES stated it had been the policy of the Board to hold these items in abeyance when the applicant was not present.

MR. HOGGARD stated he had served as Chairman for quite some time and did not want to disagree but stated they have acted on matters without the applicant being present and felt in this case the Ordinance should be upheld since this 40 acres was taken out of the tentative map and not developed prior to the passing of the Ordinance.

MR. REINHARDT stated he felt the 222 lots should maintain the 6,500 sq. ft. area requirement.

CHAIRMAN PYES asked how many lots the applicant would lose because of the two drainage channels, one going through the property.

MR. FOSTER stated it would be about 4 or 5 for each channel and indicated by the reduction he would gain 12 to 15 lots.

CHAIRMAN PYES indicated the difference would be a gain of probably 7 or 8 lots.

Motion for DENIAL was seconded by Mr. Hanes and voting was as follows:

Mr. Hoggard, Mr. Hanes & Mr. Reinhardt - Yes.  
Mr. O'Brien - No.  
Chairman Pyes - Abstained.

Motion for DENIAL carried.

Application of EDWARD WEINSTEIN for a Variance to allow a 12 unit apartment complex where 4 units are permitted and to allow 6 off-street parking spaces where 18 off-street parking spaces are required and to allow a 3 ft. side yard and a 5 ft. side yard where 6 ft. side yards are required on property legally described

3 V-28-72  
DENIED

as Lot 9, Block 11, Ladd Addition and located at 1316 East Carson Avenue on the Southwest corner of East Carson and South 14th Street in land use zone R-3.

MR. FOSTER stated this was located on East Carson in an R-3 zone with R-4 zoning to the west. He indicated there were some duplexes to the east but mostly single family homes with a 4-plex to the south of the property in question. Mr. Foster stated this request was for several things as stated on the agenda. Mr. Foster indicated it would be a two-story building with 5 parking spaces off the alley and one in the rear for the 12 units. He stated they had a 7' side yard; however, the stairways come to within 3' of the north side property line. He indicated this area is still developed predominantly with single family homes and lower density and felt this property should be developed in the same manner. Staff feels if they are permitted to put in 12 units it would result in mostly asphalt and little landscaping on the property. Staff feels it would be overcrowding this particular property and recommends denial.

MR. FOSTER indicated petitions of protest had been received with a total of 25 properties and no approvals.

CHAIRMAN PYES asked if the apartment will face across the alley.

MR. FOSTER stated it would front on Carson.

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

CHAIRMAN PYES indicated he would not be voting on this matter since he was acquainted with the applicant.

MR. WIESBERG, 3625 McLeod appeared and stated he was representing the applicant in this matter. He indicated they would like to construct a 12 unit apartment since there are two old houses existing and the new building would be a great improvement. He felt this is where there is commercial zoning and there should not be any objection to having an apartment house across the street. He indicated he would like to get the maximum number of units on the property.

MR. O'BRIEN stated under the Ordinance, the maximum would be four units.

MR. WIESBERT stated four units would not be feasible.

MR. O'BRIEN stated under the existing Ordinance only four units are permitted and if he wished to increase the density he should come in for a zone change.

MR. FOSTER stated all requests under this Variance could not be satisfied under a zone change in terms of the setbacks and off-street parking, etc.

MR. WIESBERG stated they probably could alleviate the setback problem by moving the stairs.

MR. REINHARDT stated he would never approve the proposed number of parking spaces since this would be a reduction of 2/3 of the required parking and was very much against it.

CHAIRMAN PYES asked if anyone else wished to be heard.

MR. R. TERRY, 214 South 14th Street appeared in protest. He indicated on 14th Street there are so many cars parked south of Fremont it is very dangerous. He indicated by not having enough parking everyone living there suffers from it. He stated it is like trying to park on Fremont Street. He indicated he has ample parking and did not intend to loan it to the applicant. He indicated his apartment joins this property to the south. He stated there were more names on the petition of protest than 25 also.

MR. FOSTER indicated there were probably two names for every property and he only mentioned the number of property owners.

MR. ANTHENIEN, 472 W. Stewart appeared in protest. He stated he hoped this was not allowed because there was not sufficient room for these cars to park on the street and they would be in everyone's driveway.

CHAIRMAN PYES asked if he would have any objection to a four unit apartment complex.

MR. TERRY stated no.

UNIDENTIFIED gentlemen, 1404 Carson appeared. He stated directly down the street from that is a single family house. He indicated he went down to the Fremont Arms apartments and counted the number of units and there were approximately 70 units and 37 parking spaces which presented a very heavy overflow. He stated there is a continuous problem of parking and they are parking in the driveways now. He stated his objection was the parking and also not having enough landscaping at least in the front.

MR. FOSTER stated in the R-5 zone which is the zoning for the Fremont Arms, the Ordinance permits one parking space for every two units.

MR. PAUL ABBOTT, 1408 Carson appeared. He indicated there is a parking problem in the area and cars now park in front of his house and at least on two occasions cars have been parked in his driveway. He indicated this is very dangerous and there have almost been accidents happen because of people not being able to see around the parked cars. He also felt the cutting back of the side yards would hurt the general appearance of the area and was against the approval of this request.

MR. WIESBERG stated the applicant intended to rent to senior citizens who usually do not

drive cars and did not feel he would need all of the parking required for this type of tenant.

CHAIRMAN PYES stated he did not feel this was a very valid argument.

CHAIRMAN PYES asked if he could come in with a revised plan for more parking spaces in relation to the number of apartments and adhere more closely to the required setbacks, and perhaps he could get the Board to go along with an abeyance.

MR. WIESBERG stated he could probably get one more parking space.

CHAIRMAN PYES stated the Board would like more than one parking space. He pointed out there are many ways to build a building to provide more parking space; however, indicated this would increase the cost of the building.

MR. WIESBERG indicated they could elongate the building and have 10 units and increase the parking possibly to eight spaces.

MR. O'BRIEN stated for 10 units the parking requirement would be 15 spaces.

CHAIRMAN PYES suggested they could raise the building one-half story and have diagonal parking under the building to provide extra parking.

MR. O'BRIEN stated it is not the function of this Board to tell a man how to build a building.

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 DENIAL of the application of EDWARD WEINSTEIN for a Variance to allow a 12 unit apartment complex where 4 units are permitted and to allow 6 off-street parking spaces where 18 off-street parking spaces are required and to allow a 3 ft. side yard and a 5 ft. side yard where 6 ft. side yards are required on property located at 1316 E. Carson on the southwest corner of East Carson and South 14th Street in land use zone R-3.

Motion for DENIAL was seconded by Mr. O'Brien and voting was as follows:

Mr. Reinhardt, Mr. O'Brien, Mr. Hoggard and Mr. Hanes - Yes.  
Mr. Pyes - Abstained.

Motion for DENIAL carried.

4. U-27-72

DENIED

Application of BAKER & HAZARD, INC. for a Use Permit to allow the sale of used cars on property legally described as Lots 1 and 2, Block 1, Hawkins Addition, and located at 228 Las Vegas Boulevard North, on the Southeast corner of Las Vegas Boulevard North and Stewart Avenue in land use zone C-2.

INTER-OFFICE MEMORANDUM

June 23, 1972

TO:

PLANNING 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-28-72 (EDWARD WEINSTEIN)  
FILE NUMBER

*Edward M. Crea*  
CITY CLERK *7/2/72*

Planning Department Information:

Date Notice sent to applicant:

June 23, 1972

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

July 3, 1972

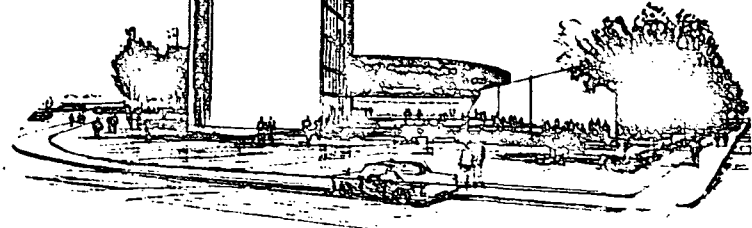
MAYOR ORAN K. GRAGSON

COMMISSIONERS  
HANK THORNLEY  
ALEXANDER COBLENTZ, M.D.  
GEORGE E. FRANKLIN, JR.  
MAL F. MORELLI

CITY ATTORNEY  
EARL P. GRIPENTROG

CITY MANAGER  
A. R. TRELEASE

# CITY OF LAS VEGAS



Planning Department  
June 23, 1972

Mr. Edward Weinstein  
2305 Las Vegas Boulevard South  
Las Vegas, Nevada

Re: File V-28-72 - DENIED

Dear Mr. Weinstein:

At a regular meeting of the Board of Zoning Adjustment held June 22, 1972, consideration was given to your request for a Variance to allow a 12 unit apartment complex where 4 units are permitted and to allow 6 off-street parking spaces where 18 are required and to allow a 3 ft. and a 5 ft. side yard where 6 ft. side yards are required on property located at 1316 East Carson Avenue, on the southwest corner of E. Carson Avenue and South 14th Street in land use zone R-3.

It was voted by the Board of Zoning Adjustment to DENY this item as not being in accord with the general spirit and purpose of the Ordinance.

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,

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

by:   
HAROLD P. FOSTER  
Administrative Assistant

JUN 23 1972

DJS:HPF:kt

cc: City Clerk  
Mr. Weisberger



INTER-OFFICE MEMORANDUM

June 23, 1972

TO:

PLANNING 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-28-72 (EDWARD WEINSTEIN)  
FILE NUMBER

\_\_\_\_\_  
CITY CLERK

Planning Department Information:

Date Notice sent to applicant:

June 23, 1972

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

July 3, 1972

INTER-OFFICE MEMORANDUM

June 16, 1972

TO:  Planning Department	FROM:  Deputy Director of Public Works
--------------------------------	----------------------------------------------

SUBJECT:  Variance V-28-72	COPIES TO:
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Your memorandum of June 6, 1972 requested comments from the Engineering Department on the application for a Variance to a twelve (12) unit apartment complex on property located at 1316 Carson Avenue.

It will be required that the applicant install a sidewalk on 14th Street and on Carson Ave, pave the alley adjacent to the west line of the property and sign an Assessment District Agreement for street lighting on 14th and Carson.

The five parking spaces at the corner must be eliminated and a new plan submitted providing a parking area from which vehicles can head onto the street.

*V. B. Uehling*  
V. B. Uehling

VBU/DEN/s



*[Handwritten scribble]*

*[Handwritten scribble]*

INTER-OFFICE MEMORANDUM

June 6, 1972

TO:

DON J. SAYLOR, AIP  
DIRECTOR OF PLANNING

FROM:

*George Judd*  
CAPT. GEORGE JUDD  
ASSISTANT FIRE MARSHAL

SUBJECT:

V-28-72 Edward Weinstein  
Allow a 12 unit apartment complex where 4  
units are permitted. Allow 6 off-street  
parking spaces where 18 are required and  
allow 3 ft. side yard, 5 ft. side yard

COPIES TO:

where 6 ft. side yards are  
required.

1316 East Carson Ave.

1. All city codes to be met, UBC, Ord. 1258, National Electric Code.
2. Install approved fire hydrant adjacent to alley on Carson in accordance with city standards.



GJ/js

INTER-OFFICE MEMORANDUM

JUNE 7, 1972

TO: PLANNING DEPARTMENT

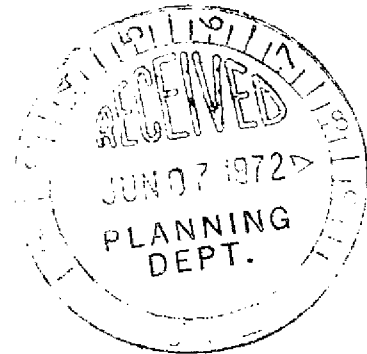
FROM: SR. BUILDING INSPECTOR  
BUILDING & SAFETY

SUBJECT: V-28-72  
1316 EAST CARSON

COPIES TO:

The Department of Building and Safety has no objections to this variance.

*E. S. Stubbs*  
E. S. STUBBS



INTER-OFFICE COMMUNICATION

DATE: June 6, 1962

TO: BUILDING DEPARTMENT  
FIRE DEPARTMENT  
ENGINEERING DEPARTMENT

FROM: PLANNING DEPARTMENT

SUBJECT: File No. V-20-72, Board of Zoning Adjustment meeting 6-22-72.

Application Submitted by: EDWARD WEINSTEIN

For a Use Permit/~~XXXXXXXX~~Variance to: Allow a 12 unit apartment complex where 4 units are permitted and to allow 6 off-street parking spaces where 10 are required and to allow a 3 ft. side yard and a 5 ft. side yard where 6 ft. side yards are required.

Property Located at: 1316 East Carson Avenue

Land Use Zone: R-3.

Legally described as: Lot 9, Block 11, Ladd Addition

Your remarks regarding this application prior to June 12, 1972 will be greatly appreciated.

Plot Plan Attached Yes. XXX  
No. \_\_\_\_\_

Building Existing \_\_\_\_\_  
Proposed \_\_\_\_\_

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

DJS:kt

NOTICE OF PUBLIC HEARING

JUNE 22, 1972

June 7, 1972

Notice is hereby given that on June 22, 1972, 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-28-72 EDWARD WEINSTEIN FOR A VARIANCE TO ALLOW A 12 UNIT APARTMENT COMPLEX WHERE 4 UNITS ARE PERMITTED AND TO ALLOW 6 OFF-STREET PARKING SPACES WHERE 18 OFF-STREET PARKING SPACES ARE REQUIRED AND TO ALLOW A 3 FT. SIDE YARD AND A 5 FT. SIDE YARD WHERE 6 FT. SIDE YARDS ARE REQUIRED ON PROPERTY LEGALLY DESCRIBED AS LOT 9, BLOCK 11, LADD ADDITION AND LOCATED AT 1316 EAST CARSON AVENUE ON THE SOUTHWEST CORNER OF EAST CARSON AND SOUTH 14TH STREET IN LAND USE ZONE R-3.

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 City Planning Director written objections thereto or approval thereof.

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

by:

  
HAROLD P. FOSTER  
Administrative Assistant

DJS:HPF:kt

D R A F T

NOTICE OF PUBLIC HEARING

D R A F T

June 22, 1972

June 7, 1972

Notice is hereby given that on June 22, 1972, 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-28-72 EDWARD WEINSTEIN FOR A VARIANCE TO ALLOW A 12 UNIT APARTMENT COMPLEX WHERE ~~ONLY~~ 4 UNITS ARE PERMITTED AND TO ALLOW 6 OFF-STREET PARKING SPACES WHERE 18 ARE REQUIRED AND TO ALLOW a 3 ft. <sup>side yard</sup> and 5ft. SIDE YARD WHERE 6 <sup>m</sup> SIDE YARDS ARE REQUIRED ON PROPERTY LEGALLY DESCRIBED AS LOT 9, BLOCK 11, LADD ~~ADDITION~~ <sup>m</sup> ADDITION AND LOCATED AT 1316 E. CARSON AVENUE ON THE SOUTHWEST CORNER OF EAST CARSON AND SOUTH 14th STREET IN LAND USE ZONE R-3. <sup>m</sup>

A handwritten signature, possibly "D. Saylor", is written in ink. To the left of the signature is a large, scribbled-out mark that appears to be a crossed-out symbol or a stylized letter.

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

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 \$75.00.

The undersigned, Edward Weinstein, the owner, respectfully petitions for a special Variance to 1. Allow 12 units where a maximum of 4 units are permitted. 2. Allow 1/2 off-street parking spaces per unit where 1 1/2 off-street spaces per unit are required. 3. Allow 3' and 5' side yards where 6' each are required.

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS AND REASONS ARE HEREWITH SUBMITTED: The property is situated at 1316 E. Carson Ave. between Thirteenth St. and Fourteen St. in Zoning District R-3. Said property is legally described as follows, to wit; Lot 9, Block 11, Ladd Addition

GENERALLY LOCATED AT THE SOUTHWEST CORNER OF EAST CARSON AVE. AND SOUTH 14TH STREET.

OWNER'S AFFIDAVIT

STATE OF NEVADA
COUNTY OF CLARK ss:

(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)

2305 Las Vegas Boulevard, So., L.V. 735-1112

NATURE OF OWNER

Mailing Address

Phone No.

described and sworn to before me this

Notary Public State of Nevada 19 72

Gail Brand



My Public in and for said County &

My Commission Expires 6-19-72

REVERSE SIDE for Plot Plan Specifications & further informational requirements

FOR PLANNING DEPARTMENT USE ONLY

I do hereby 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 B, Section 24, Chapter 1, Title XI, of the Las Vegas City Code.

Fee \$ 75.00

No: 38980

Date: V-28-72

Received by: [Signature]

Date: 5/17/72

87A 6/22/72

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 all 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 photograph showing clearly the front and side elevations of any proposed buildings or structures, when requested.
3. Any other pertinent information which may be requested.

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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 buildings, distances from buildings to the property lines.
5. Address and street name of property.
6. Off-street parking lay-out showing spaces, driveways, turn-around areas, etc., fully dimensioned.
7. Must be drawn to scale, with scale indicated.
8. Show north-point.