

Planning & Development Department  
Scanning Cover Sheet

Case No V-0021-75

APN 162-03-710-019

Location 700 E OAKLEY BLVD

Applicant BILLY D. WILLIAMS

Subject

REQUEST FOR A VARIANCE TO ALLOW THE OAKLEY BOULEVARD SIDE OF THE PROPERTY TO BE THE LEGAL FRONT OF THE PROPERTY WHICH WILL THEN ALLOW THE CONSTRUCTION OF A 6' HIGH MASONRY WALL ALONG THE 7TH STREET SIDE OF THE PROPERTY AND ALL FUTURE CONSTRUCTION AND USES ON THE PROPERTY SHALL THEN CONFORM TO THE SET BACKS REQUIRED FROM THE NEW LEGAL FRONT OF THE PROPERTY.



PROPERTY OWNERS

PROTESTS

APPROVALS

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*Jos. DiBenedetto - 617 E. Oakley*

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FILE NO. \_\_\_\_\_

**INTER-DEPARTMENT DISTRIBUTION LIST**

	DATE SENT	DATE RETURNED	COMMENTS
<u>BUILDING DEPARTMENT</u>	5/6/75	5/12/75	See memo
<u>ENGINEERING DEPT.</u>	"	5/21/75	See memo
<u>FIRE DEPARTMENT</u>	"	5/8/75	OK
<u>POLICE DEPARTMENT</u>			
<u>CHILD WELFARE</u>			
<u>HEALTH DEPARTMENT</u>			
<u>CITY ATTORNEY</u>			
<u>CITY MANAGER</u>			

FILE NO. \_\_\_\_\_

7, 1975

NOTICE OF PUBLIC HEARING

MAY 22, 1975

Notice is hereby given that on May 22, 1975, 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-21-75 BILLY D. WILLIAMS FOR A VARIANCE TO ALLOW THE OAKLEY BOULEVARD SIDE OF THE PROPERTY TO BE THE LEGAL FRONT OF THE PROPERTY WHICH WILL THEN ALLOW THE CONSTRUCTION OF A 6 FT. HIGH MASONRY WALL ALONG THE 7TH STREET SIDE OF THE PROPERTY AND ALL FUTURE CONSTRUCTION AND USES ON THE PROPERTY SHALL THEN CONFORM TO THE SETBACKS REQUIRED FROM THE NEW LEGAL FRONT ON PROPERTY LEGALLY DESCRIBED AS LOT 1, BLOCK 2, ALTA VISTA TRACT #1.

LOCATED AT 700 EAST OAKLEY BOULEVARD, ON THE  
SOUTHEAST CORNER OF EAST OAKLEY BOULEVARD AND  
SOUTH 7TH STREET IN LAND USE ZONE R-1.

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 objection thereto or approval thereof.

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

BY: Harold P. Foster  
HAROLD P. FOSTER, DEPUTY DIRECTOR

DJS:HPF:kt

*Apr May 8, 1975*

J. DI BENEDETTO

Sir: Please note that I approve  
of the ~~above~~ variance at 700  
East Oakley Blvd.

Thank you  
Joseph Di Benedetto  
617 E. Oakley

MAY 7, 1975

NOTICE OF PUBLIC HEARING

MAY 22, 1975

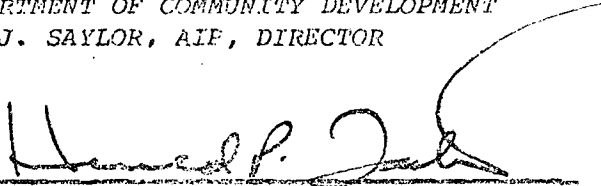
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DEPARTMENT OF COMMUNITY DEVELOPMENT  
DON J. SAYLOR, AIC, DIRECTOR

BY:   
HAROLD P. FOSTER, DEPUTY DIRECTOR

DJS:HPF:kt

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

BY:   
HAROLD P. FOSTER, DEPUTY DIRECTOR

DJS:HPF:kt

MAY 7, 1975

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

BY:   
HAROLD P. FOSTER, DEPUTY DIRECTOR

DJS:HPF:kt

Mr. Jenkins - yes.  
Mrs. Segretti - yes.  
Vice-Chairman Duncan - yes.

Motion for APPROVAL carried unanimously.

7. ✓ V-21-75

APPROVED

Application of BILLY D. WILLIAMS for a Variance to allow the Oakey Boulevard side of the property to be the legal front of the property which will then allow the construction of a 6 ft. high masonry wall along the 7th Street side of the property and all future construction and uses on the property shall then conform to the setbacks required from the new legal front on property legally described as Lot 1, Block 2, Alta Vista Tract #1, located at 700 East Oakey Boulevard, on the southeast corner of East Oakey Boulevard and South 7th Street in land use zone R-1.

MR. FOSTER pointed out the area in question on the screen and stated the lot in question was almost square. He indicated the narrow portion of the property is declared as the legal front and the setbacks are applied accordingly. He stated the lot is 113' on the Oakey side and 105' along 7th Street. He indicated 7th Street is the legal front, however, the house and required setbacks are oriented toward the Oakey side of the property. He stated there was a 30' setback from Oakey and there is 31' in the side yard. He said the application is a request to make Oakey the legal front so the applicant can construct a 6' high wall on the 7th Street side of the property and from then on have all setbacks, etc. conform to those setbacks. He stated 7th Street would then be the side yard. Mr. Foster pointed out there was a variance approved for the property on the southwest corner of Oakey and 7th Street and that property was within 18 inches of being square. He stated in this case, the owner constructed a swimming pool in the front yard area and constructed a 4' high fence which met the Ordinance, but wanted the variance for the 6' high fence which would change the yard to a side yard. He indicated this was approved about a year ago and this application is for essentially the same thing. Staff felt because the house is oriented toward Oakey and the property is almost square, staff would have no objection and felt this was a good example of where a variance could be approved to correct a situation which exists which would result in the best utilization of the property. He stated a portion of the fence is under construction and the pilasters are about 6' in height which is not permitted without variance approval. He indicated the Building Department became aware of this situation and put a stop-work order on the job. Mr. Foster read a memo from the Building Department which indicated this situation and presented photographs of the property in question. He said there were no protests on record, however, there was one letter of approval.

MR. JENKINS asked if this was a new house.

MR. FOSTER said "no". He stated there is a steel frame for a gate which seems to exceed the 6' height limitation and if approval is granted, staff would recommend it be conditioned that no portion of the fence exceed the 6' height limitation which means that the door frame would have to be changed. He stated the master plan calls for an addition ten feet of right-of-way on Oakey, but indicated the applicant would still conform. He said there would still be a 30' setback to the rear after the dedication.

VICE-CHAIRMAN DUNCAN declared the public hearing open and asked to hear from the applicant.

MR. BILLY D. WILLIAMS appeared and stated he was the applicant.

VICE-CHAIRMAN DUNCAN asked the applicant if he started construction without a permit.

MR. WILLIAMS stated he had a permit, but did not have a variance for the 6' in height. He said he took out the permit for a wall 4' in height on 7th Street and at the same time requested a variance for the 6' in height on Oakey. He said they red-tagged the work because of the 6' high columns. He said construction started on the Oakey side of the property first, which is nearly completed. He indicated he only used the door jamb so it would not fall over, but pointed out this would be cut off to the right height when the fence was completed. He said the columns will be 6' high but will have a slump to 5' in the center of the columns.

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

MRS. SEGRETTI made a Motion for APPROVAL of V-21-75, subject to the following conditions:

1. No portion of the fence may exceed six feet (6') in height.
2. Conformance to the plot plan.
3. Conformance to the code requirements and design standards of City Departments.

Voting was as follows:

Mrs. Segretti - yes.  
Mr. Jenkins - yes.  
Vice-Chairman Duncan - yes.

Motion for APPROVAL carried unanimously.

8. U-29-75 (HO)

APPROVED

Application of JOHN & JOYCE LEOTA at 1304 Houssels Avenue, between Las Vegas Boulevard South and 5th Place in land use zone R-1, for a Home Occupation Permit - Consultant for convention association managers and directors.

MR. FOSTER pointed out the area in question on the screen and stated the request was to allow a consulting operation for convention association managers and directors. He indicated the questionnaire had been answered favorably and met the criteria. He stated this was not a public hearing, and the Board could either deny, approve or hold the matter for a public hearing.

VICE-CHAIRMAN DUNCAN asked to hear from the applicant.

MR. ROBERT LARSEN, Attorney at Law, appeared representing the applicant, and indicated Mr. Leota was present if the Board had any questions. He stated the request was to allow him to function as a consultant for out-of-state convention people who would be holding conventions in Las Vegas. He stated Mr. Leota would be the liaison between the local businessman and the out-of-town people who would make arrangements for everything necessary for the convention. He said there would be no one coming to his residence and nothing would alter the nature of his residential area.

MR. JENKINS asked if there would be any storage of equipment.

MR. LARSEN said "no". He further said there would be no employees and he would be just the agent between the businessman here and the people wishing to hold a convention here. He said there would be no advertising connected with this operation.

MRS. SEGRETTI asked if the surrounding property owners were notified.

MR. FOSTER stated it conformed to the criteria completely, therefore, a public hearing was not necessary.

INTER-OFFICE MEMORANDUM

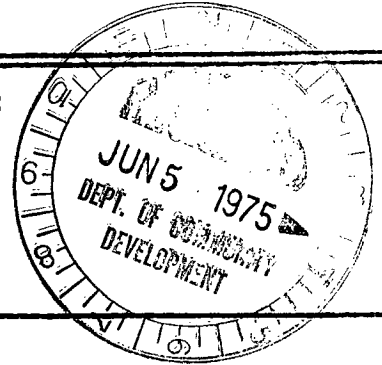
May 23, 1975

TO: DEPARTMENT OF COMMUNITY DEVELOPMENT

FROM: CITY CLERK

SUBJECT: APPEAL OR CITY COMMISSION 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-21-75

Applicant BILLY D. WILLIAMS

Appeal by applicant or any other aggrieved person: Yes  No

Review requested by the City Commission: Yes  No

*Emmie M. Olsen*  
CITY CLERK 6/5/75

COMMUNITY DEVELOPMENT DEPARTMENT INFORMATION:

Date of Board of Zoning Adjustment Action: May 22, 1975

Last day for filing an appeal by applicant or any other aggrieved person. (Appeal period is 11 days after the date of BZA action.) June 2, 1975

Last day for a review being requested by the City Commission. (Review period is 14 days after date of BZA action.) June 5, 1975

U-26-75 Continued . . . .

Housing Authority under the block grant program and it was felt this would be one means of attaining this objective. The proposed location is in an existing housing project which will be used for temporary quarters only and a future location will be directed toward attaining an office facility in the priority inspection areas.

The Board recommended approval subject to a one-year time limit with a review provision if some additional time is needed.

DECISION: APPROVED UNANIMOUSLY 3-0 PROTESTS: 0

5. U-27-75 - Application of JOHN C. HEATH for a Use Permit to allow the operation of a used car sales lot on property located at 1720 E. Fremont Street, between Bruce Street and 17th Street in land use zone C-2.

DECISION: APPROVED UNANIMOUSLY 3-0 PROTESTS: 0

6. V-20-75 - Application of JOSEPH A. ROJAS, M.D. & MONA ROJAS for a Variance to allow a room addition to an existing residence 38 ft. from the rear property line where 50 ft. is required on property located at 3108 Sonia Drive, on the north side of Sonia Drive between Campbell Drive and McArthur Way in land use zone R-E.

DECISION: APPROVED UNANIMOUSLY 3-0 PROTESTS: 0

7. U-28-75 (HO) - Application of EDWARD WEINSTEIN at 1111 Cahlan Drive, between Charleston Boulevard and Ashby in land use zone R-E, for a Home Occupation Permit - Allow the Assembly of Jewelry for sale at off-premise locations.

DECISION: APPROVED UNANIMOUSLY 3-0 PROTESTS: 0

8. V-21-75 - Application of BILLY D. WILLIAMS for a Variance to allow the Oakey Boulevard side of the property to be the legal front of the property which will then allow the construction of a 6 ft. high masonry wall along the 7th Street side of the property and all future construction and uses on the property shall then conform to the setbacks required from the new legal front on property located at 700 East Oakey Boulevard, on the south-east corner of East Oakey Boulevard and South 7th Street in land use zone R-1.

DECISION: APPROVED UNANIMOUSLY 3-0 PROTESTS: 0

9. U-29-75 (HO) - Application of JOHN & JOYCE LEOTA at 1304 Houssels Avenue between Las Vegas Boulevard South and 5th Place in land use zone R-1 for a Home Occupation Permit - Consultant for convention association managers and directors.

DECISION: APPROVED UNANIMOUSLY 3-0 PROTESTS: 0

Continued . . . .

May 23, 1975

Mr. Billy D. Williams  
700 East Oakey Boulevard  
Las Vegas, Nevada 89104

Re: V-21-75

Dear Mr. Williams:

Your request for a Variance to allow the Oakey Boulevard side of the property to be the legal front of the property which will then allow the construction of a 6 ft. high masonry wall along the 7th Street side of the property and all future construction and uses on the property shall then conform to the setbacks required from the new legal front on property located at 700 East Oakey Boulevard in land use zone R-1 was considered by the Board of Zoning Adjustment at their regular meeting on May 22, 1975.

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. No portion of the fence may exceed six feet (6') in height.
2. Conformance to the plot plan.
3. Conformance to the code requirements and design standards of City Departments.

This action by the Board of Zoning Adjustment on May 22, 1975, is final unless an appeal, in writing, is filed with the City Clerk within 11 days, or there is a review action filed by the City Commission within 14 days.

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 within the six-month time limit.

Sincerely yours,

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

BY:

HAROLD P. FOSTER, DEPUTY DIRECTOR

DJS:HPF:kt

cc: City Clerk

## INTER-OFFICE MEMORANDUM

May 23, 1975

TO:

DEPARTMENT OF COMMUNITY DEVELOPMENT

FROM:

CITY CLERK

SUBJECT:

APPEAL OR CITY COMMISSION 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-21-75Applicant BILLY D. WILLIAMSAppeal by applicant or any other aggrieved person: Yes  No Review requested by the City Commission: Yes  No CITY CLERKCOMMUNITY DEVELOPMENT  
DEPARTMENT INFORMATION:

Date of Board of Zoning Adjustment Action:

May 22, 1975

Last day for filing an appeal by applicant or any other aggrieved person. (Appeal period is 11 days after the date of BZA action.)

June 2, 1975

Last day for a review being requested by the City Commission. (Review period is 14 days after date of BZA action.)

June 5, 1975

## INTER-OFFICE MEMORANDUM

MAY 12, 1975

TO: DEPARTMENT COMMUNITY DEVELOPMENT

FROM: SR. BUILDING INSPECTOR  
DEPARTMENT BUILDING & SAFETYSUBJECT: V-21-75  
700 EAST OAKY BOULEVARD

COPIES TO:

After a permit was issued for a fence at the subject address, the owner called for a footing inspection. Altho the builder was unsure of the height restrictions, he started to build the fence too high on the Seventh Street side. Inspector Bailey stopped the work and the owner filed for a variance.

Please note the attached pictures. The owner states he wishes to build to a maximum of 6' feet high on the Seventh Street side. However, he presently has a steel door jamb installed which is 6' 8" in height. By the time brick is placed across the top of the jamb, the fence will be approximately seven feet in height at the gate area. The measurement of the brick pilasters by the gate area from the sidewalk to the top of the pilaster is now exactly six feet. However, the Building Department has no objections if the inspections are called for and made. An electrical permit must be obtained for the electrical lights which are to be placed on the fence.

*Clay Hymer*  
CLAY HYMER

ATT: (Pictures)

INSPECTION WAS MADE MONDAY MAY 12TH @ 10.A.M. FOUND THE WARREN WEBB MASONRY CO. HAD PLACED BLOCK IN BETWEEN THE BRICK PILASTERS ON THE 7TH ST. SIDE - I CALLED INSPECTOR BAILEY & HE INFORMED ME HE HAD INSTRUCTED THE OWNER MRS. WILLIAMS NOT TO PROCEED ANY FURTHER LAST THURSDAY - SHE DID NOT INSTRUCT BLOCK CO. I PLACED A RED STOP TAG ON THE JOB MONDAY FOR ALL WORK ON THE 7TH ST. SIDE TO STOP UNTIL VARIANCE HEARING - AND INFORMED MASONRY FORMAN JIM GORHAM TO STOP WORK.

*Clay Hymer*

## INTER-OFFICE MEMORANDUM

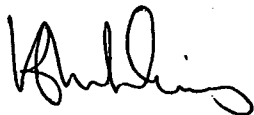
May 21, 1975

TO:  COMMUNITY DEVELOPMENT	FROM:  DEPUTY DIRECTOR OF PUBLIC WORKS
SUBJECT:  VARIANCE V-21-75, BILLY D. WILLIAMS	COPIES TO:  DON NELSON

Your memorandum of May 6, 1975 requested comments from the Public Works Department on the application for a variance by Billy D. Williams for property located at 700 E. Oakey Blvd.

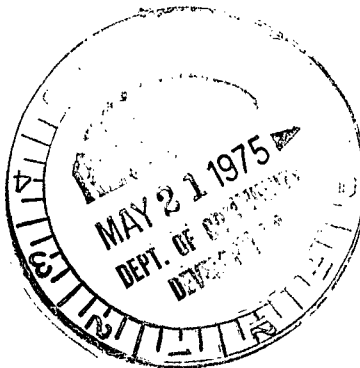
In accordance with the Master Plan of Streets and Highways, the applicant would be required to dedicate 10' of right of way along Oakey Blvd. and a 15' radius at the intersection of 7th St. and Oakey Blvd.

Installation of the block wall at the corner of the property should conform to the setback required under the dedication with proper height of wall and landscaping to provide sight clearance.



V. B. UEHLING

VBU/lm



MAYOR ORAN K. GRAGSON

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

CITY ATTORNEY  
CARL E. LOVELL, JR.

CITY MANAGER  
A. R. TRELEASE



# CITY of LAS VEGAS

May 15, 1975

Mr. Billy D. Williams  
700 E. Oakey Blvd.  
Las Vegas, Nevada 89104

Re: V-21-75  
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 May 22, 1975.

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

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

May 7, 1975

TO:

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

FROM:

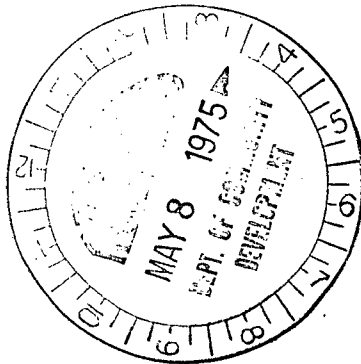
*George Judd*  
GEORGE JUDD  
ASSISTANT FIRE MARSHAL

SUBJECT: V-21-75  
BILLY D. WILLIAMS  
Allow the Oakey Blvd. side of the  
property to be the legal front of the  
property.  
700 E. Oakey Blvd.

COPIES TO:

To conform to the requirements of the Las Vegas Building Department,  
Uniform Building Code.

GJ/vh  
Attachment



INTER-OFFICE COMMUNICATION

Date: 5-6-75

TO: BUILDING DEPARTMENT  
FIRE DEPARTMENT  
ENGINEERING DEPARTMENT

FROM: DEPARTMENT OF COMMUNITY DEVELOPMENT

SUBJECT: FILE NO. V-21-75, BOARD OF ZONING ADJUSTMENT MEETING 5-22-75.

Application submitted by: BILLY D. WILLIAMS

For a ~~Use Permit~~/Variance to: Allow the Oakey Blvd. side of the property to be the legal front of the property which will then allow the construction of a 6' high block wall along the 7th St. side of the property and all future construction and uses on the property shall then conform to the setbacks required from the new legal front.

Property located at: 700 E. Oakey Blvd. on the SE corner of E. Oakey and South 7th in land use zone R-1.

Land Use Zone: R-1.

Legally described as: Lot 1, Block 2, Alta Vista Tract #1.

Your remarks regarding this application prior to May 12, 1975 will be greatly appreciated.

Plot Plan Attached Yes XX  
No \_\_\_\_\_

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

Fire Zone #3

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

DJS:kt

MAY 7, 1975

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MAY 22, 1975


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LOCATED AT 700 EAST OAKLEY BOULEVARD, ON THE  
SOUTHEAST CORNER OF EAST OAKLEY BOULEVARD AND  
SOUTH 7TH STREET IN LAND USE ZONE R-1.

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 objection thereto or approval thereof.

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

BY:   
HAROLD P. FOSTER, DEPUTY DIRECTOR

DJS:HPF:kt

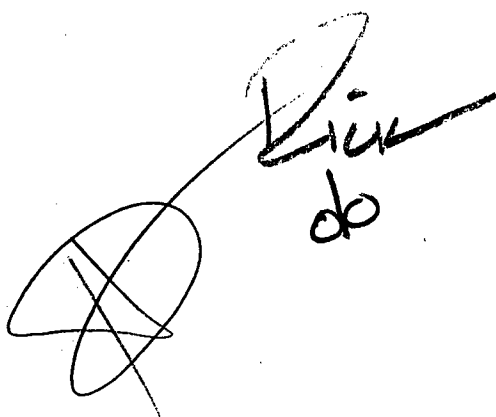
~~4x22x75xx~~ 5-22-75

5-7-75

Notice is hereby given that on 5-22-75 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-21-75 BILLY D. WILLIAMS FOR A VARIANCE TO ALLOW THE OAKLEY BOULEVARD SIDE OF THE PROPERTY TO BE THE LEGAL FRONT OF THE PROPERTY WHICH WILL THEN ALLOW THE CONSTRUCTION OF A 6 FT. HIGH ~~XXXX~~ MASONRY WALL ALONG THE 7TH STREET SIDE OF THE PROPERTY AND ALL FUTURE CONSTRUCTION AND USES ON THE PROPERTY SHALL <sup>then</sup> CONFORM TO THE SETBACKS REQUIRED FROM THE NEW LEGAL FRONT ON PROPERTY LEGALLY DESCRIBED AS LOT 1, BLOCK 2, ALTA VISTA TRACT #1. <sub>M</sub>

<sub>M</sub> LOCATED AT 700 EAST OAKLEY BOULEVARD ON THE SOUTHEAST CORNER OF EAST OAKLEY BOULEVARD AND SOUTH 7TH STREET IN LAND USE ZONE R-1. <sub>M</sub>

A large handwritten signature, possibly "Liu", with a large scribble below it.

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 Director of Community Development written objection thereto or approval thereof.

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

BY: \_\_\_\_\_  
HAROLD P. FOSTER, DEPUTY DIRECTOR

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(s) of record of the 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 \$ 100.00.

To allow the Oakey Boulevard side of the property to be the legal front of the property which will then allow the construction of a 6' high masonry wall along the 7th Street side of the property and all future construction and uses on the property shall conform to the setbacks required from the new legal front.

*Billy Williams*  
AW

LOCATED ON THE ~~SEE~~ SOUTHEAST CORNER OF EAST OAKLEY BLVD AND SOUTH 7TH ST AT 700 EAST OAKLEY

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 (we, are, I am) 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 knowledge and belief.  
(SIGNED IN INK)

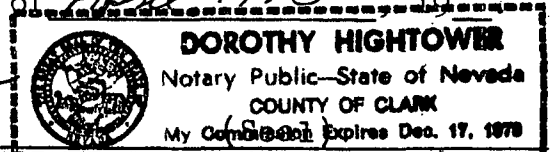
*Billy Williams*  
SIGNATURE OF OWNER(S) OF RECORD

700 E. Oakey  
MAILING ADDRESS

89104 734-6404  
TELEPHONE NUMBER

Subscribed and sworn to before me this 28th day of April 1975

*Dorothy Hightower* Clark County, Nevada  
Notary Public in and for said County and State



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

Filing Fee \$ 100.00  
Receipt No.: 204224  
Case No. V-21-75

Received by: *[Signature]*  
Date: 4-29-75

R-3-3,4,5,6

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.

RECEIVED  
CITY OF LAS VEGAS  
PLANNING DEPARTMENT  
MAY 11 1988