

PLANNING AND DEVELOPMENT DEPARTMENT  
SCANNING COVER SHEET

Case No: V-0010-78

APN: 139-32-403-001

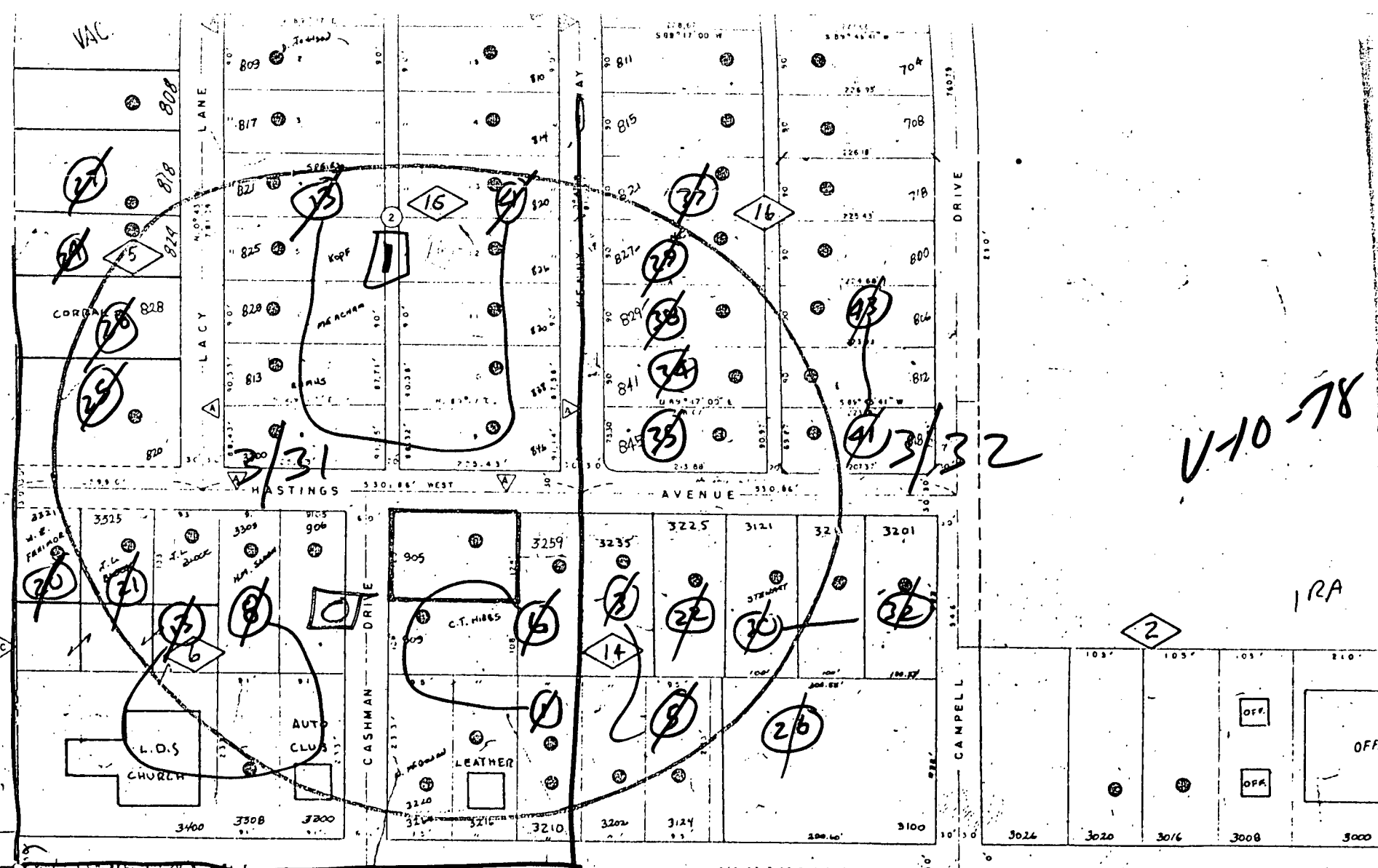
Location: 905 Cashman Dr

Applicant: Dell R. Nielson

**Project Name:**

To allow Parcel I: a 9,792 sq ft lot where 20,000 sq ft is required and 76'6" in width where 100' is required; and to allow a front yard setback of 30' and a rear yard setback of 35' where 50' is required, and to allow an 8' sideyard setback on each side where 10' is required; Parcel II: to allow a 14,528 sq ft lot where 20,000 sq ft is required and a front yard setback of 14' and a rear yard setback of 36' where 50' is required.



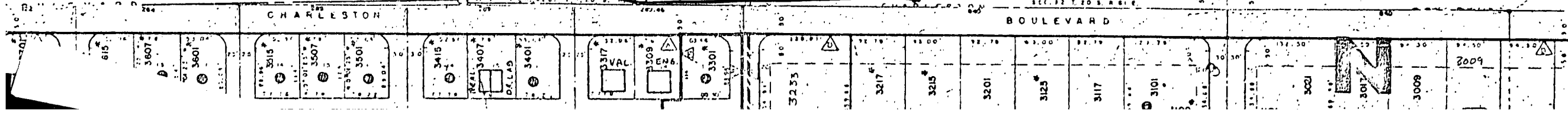


V-10-78

1 RA

CHARLESTON

BOULEVARD





PROPERTY OWNERS

PROTESTS

APPROVALS

1. Norman Venger
2. Joseph B. Mikulich (BZA mtg also)
3. Petition containing approx.
4. 38 signatures
5. John McFadden (BZA mtg.)
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_
11. \_\_\_\_\_
12. \_\_\_\_\_
13. \_\_\_\_\_
14. \_\_\_\_\_
15. \_\_\_\_\_
16. \_\_\_\_\_
17. \_\_\_\_\_
18. \_\_\_\_\_
19. \_\_\_\_\_
20. \_\_\_\_\_

FILE NO. V-10-78

Board of Zoning Adjustment  
c/o City Hall  
400 East Stewart Street  
Las Vegas, Nevada 89101

Re: DELL R. NIELSON  
Variance No. V-10-78

Gentlemen:

The below listed property owners are against the Variance and Zoning of  
DELL R. NIELSON of the property located at 905 Cashman Drive, Las Vegas, Nevada 89101:

NAME:	ADDRESS:
Joseph B. Ambulick	845 KENNY WAY
Betty Mikulich	845 KENNY WAY
Jack G. Perry	812 Campbell Drive
Julius E. Ruge	839 KENNY WAY
K.P. Thomas	827 KENNY WAY
Carle Thomas	827 KENNY WAY
W.B. Weather	821 KENNY WAY
Susan Ogilvie	815 KENNY WAY
Jay Selgoy	801 KENNY WAY
Sam Guanello	704 Campbell Dr
Maria G. De Luca	708 Campbell Dr.
Joseph B.	718 Campbell Dr
Peggy Bell	800 Campbell Dr.
Paul Polk	800 Campbell Dr
WALTER FELIAR	806 CAMPBELL DR
Anna Selgar	806 Campbell Dr
Robert Miller	846 KENNY WAY
Suzanne Hillman	838 Bessie Way
Ed M. Dubrava	3121 Hastings
Conrad Frikman	3125 Hastings Ave
Frances Rickwartz	3125 Hastings Ave
Peggy Sloan	3309 Hastings Ave
Barbara Jones	818 Campbell Dr.
Louise Watson	3101 Hastings Ave

Board of Zoning Adjustment  
c/o City Hall  
400 East Stewart Street  
Las Vegas, Nevada 89101

Re: DELL R. NIELSON  
Variance No. V-10-78

Gentlemen:

The below listed property owners are against the Variance and Zoning of  
DELL R. NIELSON of the property located at 905 Cashman Drive, Las Vegas, Nevada 89101:

NAME:	ADDRESS:
John P. & Lee H. H. Fadden	906 Cashman Drive, Las Vegas, Nev. 89107
Kenneth F. Pagan	616 Lacy Ln., Las Vegas, Nev 89107
Willard Elmer	3309 Hastings & L.V. Ave.
Dolores M. Stregmann	3300 Hastings 89107
Mr. & Mrs. Jerome Block	3317 Hastings Ave. 89107
Arnold Lyman	829 Lacy Lane. 89107
Robert Scott Hopper	825 Lacy Lane 89107
John H. Hopper	700 Lacy Lane 89107
Maureen E. Kerch	826 Kenny Way 89107

Board of Zoning Adjustment  
c/o City Hall  
400 East Stewart Street  
Las Vegas, Nevada 89101

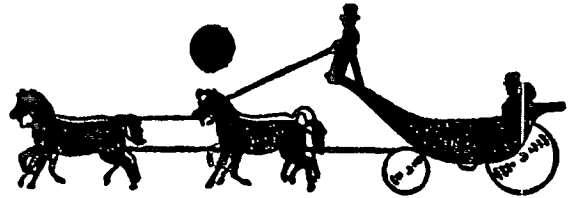
Re: DELL R. NIELSON  
Variance No. V-10-78

Gentlemen:

The below listed property owners are against the Variance and Zoning of  
DELL R. NIELSON of the property located at 905 Cashman Drive, Las Vegas, Nevada 89101:

NAME:	ADDRESS:
Michael Braun	3111 Hastings
Marnetta Braunstein	3111 Hastings Ave.
John A Taylor	3253 Hastings Ave
Quita B Taylor	3253 Hastings Ave
Ruth Minn	3259 Hastings Ave.

# Ambassador Motel



902 EAST FREMONT

LAS VEGAS, NEVADA 89101

PHONE 384-8281

February 16, 1978

V-10-78

Mr. Don J. Saylor  
Department of Community Planning  
City of Las Vegas  
City Hall  
400 East Stewart  
Las Vegas, Nevada 89101

*Protest*

Dear Mr. Saylor:

I am writing this note to protest, Mr. Del R. Nielson's Application for a Zone variances to create a new building lot in a RE (Ranch Estates) Zone; that not in one way would meet the requirements of a RE zoning.

My home is located on the Northeast corner of Kenny and Hastings.

Sincerely,

*Joseph B. Mikulich*

Joseph B. Mikulich  
845 Kenny Way  
Las Vegas, Nevada 89107



Telegram

LGB051(1113)(4-020459E041)PD 02/10/78 1113

ICS 1PMMTZZ CSP

7027358734 TDMT LAS VEGAS NV 93 02-10 1113A EST

FMS DON J SAYLOR DIRECTOR DEPT OF COMMUNITY DEVELOPMENT, REPORT  
DELIVERY BY MAILGRAM, DLR

CITY HALL 400 EAST STEWART ST

LAS VEGAS NV 89101

SIR, THIS TELEGRAM SERVES AS MY OBJECTION TO THE PROPOSED VARIANCE  
FOR DELLE R NIELSON TO SPLIT UP THE PROPERTY AT 905 CASHMAN DRIVE.

PLEASE ALSO REGARD THIS TELEGRAM AS FILING A COMPLAINT AGAINST MR  
NIELSON FOR USING THE REAR PORTION OF THIS PROPERTY AS A DUMP IN AN  
AREA WHERE DUMPING IS NOT ALLOWED. FURTHERMORE, THE REAR OF THIS  
PROPERTY IS PRESENTLY A HEALTH HAZARD AND A SAFETY HAZARD FOR  
CHILDREN IN ITS NUISANCE, ATTRACTION AND I REQUEST THAT MR NIELSON BE  
FORCED TO CLEAN IT UP AT THIS TIME.

SF-1201 (RS-E9)

V-10-78



Telegram

NORMAN VENGER, OCCUPANT 841 KENNY WAY LAS VEGAS NV 89107

NNNN

*DWB*

SF-1201 (RS-69)

INTERDEPARTMENT DISTRIBUTION LIST

	DATE SENT	DATE RETURNED	COMMENTS
BUILDING DEPARTMENT	1/31		
FIRE SERVICES	1/31	2/3/78	okay
PUBLIC SERVICES	1/31	2/23/78	(1) dedicate radius corner at Hastings & Cashman
POLICE DEPARTMENT			(2) install half-street improvements along Hastings & Cashman frontage
LICENSE DEPARTMENT			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. V-10-78

NOTICE OF PUBLIC HEARING

FEBRUARY 23, 1978

February 8, 1978

Notice is hereby given that on February 23, 1978, 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:

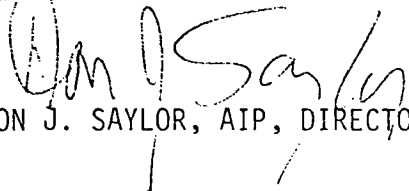
V-10-78      DELL R. NIELSON FOR A VARIANCE TO ALLOW PARCEL I: A  
9,792 SQ. FT. LOT WHERE 20,000 SQUARE FEET IS REQUIRED  
AND 76'6" IN WIDTH WHERE 100 FT. IS REQUIRED; AND TO  
ALLOW A FRONT YARD SETBACK OF 30 FEET AND A REAR YARD  
SETBACK OF 35 FEET WHERE FIFTY FEET (50') IS REQUIRED,  
AND TO ALLOW AN EIGHT FT. (8') SIDEYARD SETBACK ON  
EACH SIDE WHERE TEN FEET (10') IS REQUIRED; PARCEL II:  
TO ALLOW A 14,528 SQ. FT. LOT WHERE 20,000 SQUARE FEET  
IS REQUIRED AND A FRONT YARD SETBACK OF FOURTEEN FEET  
(14') AND A REAR YARD SETBACK OF 36 FT. WHERE FIFTY  
FEET (50') IS REQUIRED, ON PROPERTY LOCATED AT 905  
CASHMAN DRIVE IN ZONING DISTRICT R-E (RESIDENCE ESTATES).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS  
A PORTION OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF  
THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF SECTION 32,  
TOWNSHIP 20 SOUTH, RANGE 61 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 objection thereto or approval thereof.

(SEE ATTACHED  
LOCATION MAP.)

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

  
DON J. SAYLOR, AIP, DIRECTOR

DJS:bj1

(The information contained above is considered to be accurate; however, there may be minor variations involved. A complete, detailed legal description is on file in the Department of Community Planning and Development.)



INTER-OFFICE MEMORANDUM

Date

February 24, 1978

TO: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FROM: CITY CLERK

SUBJECT: APPEAL OR CITY COMMISSION REVIEW INFORMATION ON BOARD OF ZONING ADJUSTMENT ACTIONS

COPIES TO:

RECEIVED  
FEB 24 3 53 PM '78  
CITY CLERK

This is to certify the following action relative to the Board of Zoning Adjustment decision on the application of:

File No. V-10-78

Applicant: Dell R. Nielson

Appeal by applicant or any other aggrieved person: Yes

No

Review requested by the City Commission: Yes

No

March 9, 1978  
DATE

[Signature]  
CITY CLERK

COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:

Date of Board of Zoning Adjustment Action: February 23, 1978

Last day for filing an appeal by applicant or any other aggrieved person. (Appeal period is 11 days after the date of BZA action.) March 6, 1978

Last day for a review being requested by the City Commission. (Review period is 14 days after date of BZA action.) March 9, 1978

bjc

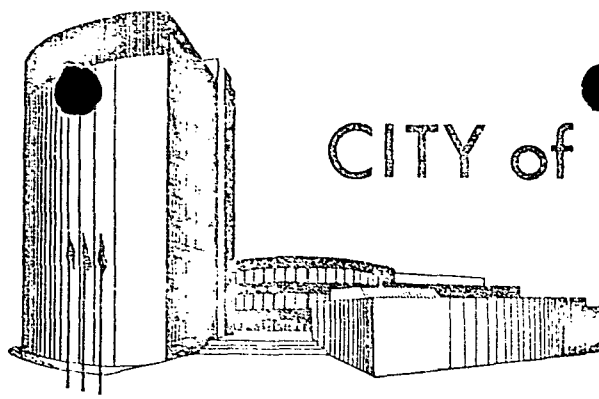
RECEIVED  
MAR 9 1978  
PLANNING AND DEVELOPMENT

MAYOR BILL BRIARE

COMMISSIONERS  
PAUL J. CHRISTENSEN  
RON LURIE  
MYRON E. LEAVITT  
ROY WOOFER

CITY ATTORNEY  
MIKE SLOAN

CITY MANAGER  
RUSSELL DORN



# CITY of LAS VEGAS

February 24, 1978

Mr. Dell R. Nielson  
800 Lacy Lane  
Las Vegas, Nevada 89107

Re: V-10-78  
Variance Application

Dear Mr. Nielson:

Your request for a Variance to permit two substandard parcels as follows:  
Parcel I - to allow a 9,792 sq. ft. lot where 20,000 square feet is required and 76'6" in width where 100 ft. is required; and to allow a front yard setback of 30 feet and a rear yard setback of 35 feet where fifty feet (50') is required, and to allow an eight ft. (8') sideyard setback on each side where ten feet (10') is required; Parcel II - to allow a 14,528 sq. ft. lot where 20,000 square feet is required and a front yard setback of fourteen feet (14') and a rear yard setback of 36 ft. where fifty feet (50') is required, on property located at 905 Cashman Drive in Zoning District R-E, was considered by the Board of Zoning Adjustment at their regular meeting held February 23, 1978.

It was voted by the Board of Zoning Adjustment to DENY your request because to grant such a lot split would provide for the applicant an advantage not accorded others in this neighborhood.

This action by the Board of Zoning Adjustment on February 23, 1978, is final unless an appeal, in writing, is filed with the City Clerk within eleven days, or there is a review action filed by the City Commission within fourteen days.

Sincerely,

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

D. W. Brown  
Supervisor of Zoning

DWB:bjl

cc: City Clerk

CLV-6218

400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101 • (702) 386-6011

Dept. of Public Services

✓ V-10-78  
10. V-10-78

DENIED

Application of DELL R. NIELSON for a Variance to allow Parcel I: A 9,792 sq. ft. lot where 20,000 square feet is required and 76'6" in width where 100 ft. is required; and to allow a front yard setback of 30 feet and a rear yard setback of 35 feet where fifty feet (50') is required, and to allow an eight ft. (8') side-yard setback on each side where ten feet (10') is required; Parcel II: To allow a 14,528 sq. ft. lot where 20,000 square feet is required and a front yard setback of fourteen feet (14') and a rear yard setback of 36 ft. where fifty feet (50') is required on property located at 905 Cashman Drive in Zoning District R-E (Residence Estates). The above property is legally described as a portion of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 32, Township 20 South, Range 61 East, MDB&M.

MR. BROWN presented the staff report and stated that the plot plan as submitted shows the existing house which occupies 14,825' and the other parcel of 9,792 sq. ft. This is an area where no lots are smaller than 20,000 sq. ft. The applicant is attempting to split his lot into two substandard lots. This has been before the Board previously and was denied. There is nothing unique about this lot to permit such a separation and staff would again recommend denial.

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

DOUG KENNEDY stated he was interested in Parcel I. He said he was under the impression that a \$75,000 house would be better than a vacant lot.

MR. DUNCAN asked if the property in the area was divided into half-acre lots.

MR. BROWN replied it is.

DENNIS RUSK, architect, presented a rendering of the proposed house. He said there is now a handball court which was built 20 years ago in poor condition. The house will improve the area.

MR. BROWN stated there are two letters of protest on file.

J.B. MICKILICH, 845 Kenny Way, stated this is an R-E area and they would like to keep it that way. He submitted names of property owners in protest.

CHAIRMAN EMMETT asked if he had the same size parcel.

MR. MICKILICH said it was exactly the same.

JOHN MCFADDEN stated he lives across the street from the property in question. He gave a brief history of the property and added he also was in protest.

CHAIRMAN EMMETT asked if anyone else wished to be heard; there being no one, she declared the public hearing closed.

MR. CANUL made a Motion for DENIAL of V-10-78 because to grant such a lot split would provide for the applicant an advantage not accorded others in this neighborhood.

Voting was as follows:

"AYES" Mr. Canul, Chairman Emmett and Mr. Duncan  
"NOES" None

Motion for DENIED carried unanimously.

INTER-OFFICE MEMORANDUM

February 24, 1978

TO: DEPARTMENT OF COMMUNITY PLANNING AND 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-10-78

Applicant: Dell R. Nielson

Appeal by applicant or any other aggrieved person: Yes [ ] No [ ]

Review requested by the City Commission: Yes [ ] No [ ]

DATE

CITY CLERK

COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:

Date of Board of Zoning Adjustment Action: February 23, 1978

Last day for filing an appeal by applicant or any other aggrieved person. (Appeal period is 11 days after the date of BZA action.) March 6, 1978

Last day for a review being requested by the City Commission. (Review period is 14 days after date of BZA action.) March 9, 1978

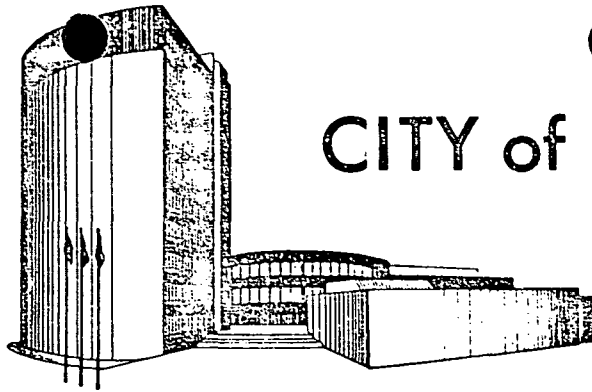
bjc

MAYOR WILLIAM H. BRIARE

COMMISSIONERS  
PAUL J. CHRISTENSEN  
RON LURIE  
MYRON E. LEAVITT  
ROY WOOFER

CITY ATTORNEY  
CARL E. LOVELL, JR.

CITY MANAGER  
WILLIAM E. ADAMS, P.E.



# CITY of LAS VEGAS

February 16, 1978

Dell R. Nielson  
800 Lacy Lane  
Las Vegas, Nevada 89107

Re: V-10-78  
Variance Application

Dear Applicant:


This is to advise that your request as referred to above will be considered by the Board of Zoning Adjustment at their regular meeting on February 23, 1978.

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 PLANNING  
AND DEVELOPMENT

  
DON J. SAYLOR, AIP, DIRECTOR

DJS:kt

## INTER-OFFICE MEMORANDUM

February 22, 1978

TO:

Community Development

FROM:

Field Operations Engineer

SUBJECT:

V-10-78  
Dell R. Nielson  
905 Cashman Dr.  
Zone: R-E

COPIES TO:

Building &amp; Safety


Your memorandum of January 31, 1978 requested comments from the Public Services Department on the application for a Variance for property located at 905 Cashman Drive.

It will be required that the applicant:

- 1) dedicate radius corner at Hastings and Cashman.
- 2) install half street improvements along Hastings and Cashman frontage.

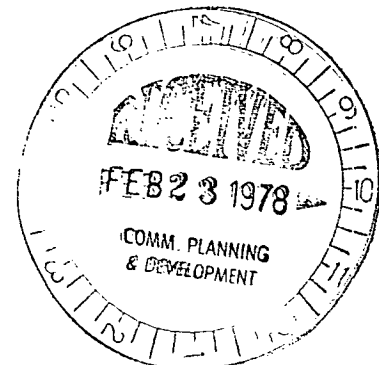
Building & Safety has no objection subject to obtaining all permits and inspections.

(Refer to V-35-77 comments made on May 18, 1977)



ROBERT D. WEBER, PE &amp; RLS

RDW/JSH/s



INTER-OFFICE MEMORANDUM

February 2, 1978

TO: DON J. SAYLOR, A.I.P., DIRECTOR  
 COMMUNITY PLANNING & DEVELOPMENT

FROM: *George Judd*  
 GEORGE JUDD, FIRE MARSHAL  
 DEPARTMENT OF FIRE SERVICES

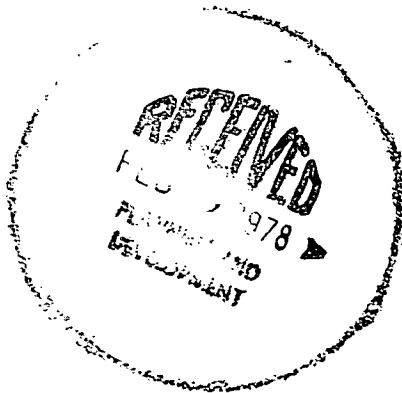
SUBJECT: V-10-78  
 DELL R. NIELSON  
 905 CASHMAN DRIVE

COPIES TO:

Allow Parcel I: 9,792 sq. ft. where 20,000 sq. ft. is required and 76'6" wide where 100' is required; and to allow a front yard setback of 30 ft. and a rear yard setback of 35 ft. where 50 ft. is required, and to allow an 8 ft. sideyard setback on each side where 10' is required; Parcel II: to allow 14,528 sq. ft. where 20,000 sq. ft. is required and an existing front yard setback of 14 ft. and an existing rear yard setback of 36 ft. where 50 ft. is required.

To be constructed in accordance with applicable building codes, as required by the Las Vegas Building Department.

GJ/nc



1/31/78

NOTICE OF PUBLIC HEARING

FEBRUARY 23, 1978

February 8, 1978

Notice is hereby given that on February 23, 1978, 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-10-78 DELL R. NIELSON FOR A VARIANCE TO ALLOW PARCEL I: <sup>Sq. Ft. Lot</sup> 9,792 ~~SQUARE FEET~~ WHERE 20,000 SQUARE FEET IS REQUIRED AND 76'6" <sup>IN WIDTH</sup> ~~WIDE~~ WHERE 100 FT. IS REQUIRED; AND TO ALLOW A FRONT YARD SETBACK OF 30 FEET AND A REAR YARD SETBACK OF 35 FEET WHERE FIFTY FEET (50') IS REQUIRED, AND TO ALLOW AN EIGHT FT. (8') SIDEYARD SETBACK ON EACH SIDE WHERE TEN FEET (10') IS REQUIRED;

PARCEL II: <sup>Sq. Ft. Lot</sup> TO ALLOW 14,528 ~~SQUARE FEET~~ WHERE 20,000 SQUARE FEET IS REQUIRED AND ~~AN EXISTING~~ FRONT YARD SETBACK OF FOURTEEN FEET (14') AND ~~AN EXISTING~~ REAR YARD SETBACK OF 36 FT. WHERE FIFTY FEET (50') IS REQUIRED, ~~AT~~ ON PROPERTY LOCATED AT 905 CASHMAN DRIVE IN ZONING DISTRICT R-E (RESIDENCE ESTATES).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE  
SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF  
SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B.&M.

Initial and date:

THIS FILE MUST BE RETURNED TO BARBARA BY: February 2, 1978

XXXXX  
 D.J. BROWN 02-1-78  
 CLEMMER 2/3/78  
 D.W. BROWN 2/3/78  
 SAYLOR OK 23-78

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, Home Occupation Permit; or may, prior to this hearing, file with the Department of Community Planning and Development written objection thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR

DJS:bjc

(The information contained above is considered to be accurate; however, there may be minor variations involved.)

INTER-OFFICE COMMUNICATION

DATE: January 31, 1978

TO: DEPARTMENT OF PUBLIC SERVICES  
DIVISION OF BUILDING & SAFETY  
DEPARTMENT OF FIRE SERVICES

FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

SUBJECT: FILE NO. V-10-78, BOARD OF ZONING ADJUSTMENT MEETING 2-23-78.

APPLICATION SUBMITTED BY: Dell R. Nielson

FOR A ~~NEW PERMIT~~ VARIANCE TO: Allow Parcel I: 9,792 sq. ft. where 20,000 sq. ft. is required and 76'6" wide where 100' is required; and to allow a front yard setback of 30 ft. and a rear yard setback of 35 ft. where 50 ft. is required, and to allow an 8 ft. sideyard setback on each side where ten ft. is required; Parcel II: to allow 14,528 sq. ft. where 20,000 sq. ft. is required and an existing front yard setback of 14 ft. and an existing rear yard setback of 36 ft. where 50 ft. is required.

PROPERTY LOCATED AT: 905 Cashman Drive

LAND USE ZONE: R-E (Residence Estates)

LEGALLY DESCRIBED AS: a portion of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 32, Township 20 South, Range 61 East, M.D.B.&M.

Your remarks regarding this application prior to February 10, 1978 will be greatly appreciated.

Plot Plan Attached: Yes xxx  
No       

Building: Existing         
Proposed       

Fire Zone: #3

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

DJS:bjc

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~~

*Orin R. Herson*

PARCEL I

To allow 9,792 Square feet parcel where 20,000 square feet is required and 76 feet 6 inches wide where 100 feet is required and to allow a front yard setback of 30 feet and a rear yard setback of 35 feet where 50 feet is required, and an eight foot sideyard setback on each side where 10 feet is required.

PARCEL II

To allow a 14,528 square foot parcel where 20,000 square feet is required and an existing front yard setback of 14 feet and an existing rear yard setback of 36 feet where 50 feet is required.

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)

*Orin R. Herson* 800 Lucy Lane 89107 870-6441  
SIGNATURE OF OWNER(S) OF RECORD MAILING ADDRESS (ZIP CODE) PHONE NO.

Subscribed and sworn to before me this 30<sup>th</sup> day of January, 1978

*Darlene Cadrin*  
Notary Public in and for said County and State



OFFICIAL SEAL  
DARLENE CADRIN  
NOTARY PUBLIC  
STATE OF NEVADA  
CLARK COUNTY

SEE REVERSE SIDE FOR PLOT PLAN SPECIFICATIONS AND FURTHER INFORMATION RE 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.: 311861  
Case No. V-10-78

Received by: *[Signature]*  
Date: 1/30/78

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 - 18 X 24 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.

BOOK 808

767146

2-2

EXHIBIT "A"

That portion of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 32, Township 20 South, Range 61 East, M.D.B. & M., described as follows:

COMMENCING at a point in the South line of the Southwest Quarter (SW 1/4) of said Section 32, distant thereon 515 feet Easterly from the Southwest corner thereof; thence North 0°56' West and parallel with the West line of the said Southwest Quarter (SW 1/4) a distance of 391 feet to the true point of beginning; thence East and parallel with the South line of the said Southwest Quarter (SW 1/4) a distance of 190 feet to a point; thence North 0°56' West and parallel with the West line of the said Southwest Quarter (SW 1/4) a distance of 125 feet to a point; thence West and parallel with the South line of the said Southwest Quarter (SW 1/4) a distance of 190 feet to a point; thence South and parallel with the West line of the said Southwest Quarter (SW 1/4) a distance of 125 feet to the true point of beginning.

767146  
OFFICIAL RECORD BOOK NO. 808  
RECORDED AT REQUEST OF  
LAWYERS TITLE OF LAS VEGAS, INC.

NOV 7 12 09 PM '77

CLARK COUNTY NEVADA  
JOAN L. SWIFT RECORDER

FEE 4.00 DEPUTY *ms*

*100*  
*1/8*