

PLANNING AND DEVELOPMENT DEPARTMENT  
SCANNING COVER SHEET

Case No: V-0009-87

APN: 139-26-410-002

Location: 736-748 N 9th St

Applicant: Marianne Carpenter

Project Name:

To allow a convalescent/care facility for the care of 13 ambulatory, elderly persons with two resident managers within an existing apartment complex which is not located on a designated collector street as required; and is less than 20' from the property lines where 20' minimum setbacks are required.





INTERDEPARTMENT DISTRIBUTION LIST

	DATE SENT	DATE RETURNED	COMMENTS
	1987	1987	
BUILDING & SAFETY	2/3	2/9	no objection
PUBLIC WORKS-R/W, ELEC.	2/3		
FIRE SERVICES	2/3		
LAND DEVELOPMENT DIV.	2/3		
DOWNTOWN REDEVELOPMENT	2/3	2/10	No comment
<i>State/Res. Dept. Form Fed.</i>	2/3		
POLICE DEPARTMENT			
LICENSE DEPARTMENT			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. V-9-87

PROPERTY OWNERS

PROTESTS

APPROVALS

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_
- 4. \_\_\_\_\_
- 5. \_\_\_\_\_
- 6. \_\_\_\_\_
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- 14. \_\_\_\_\_
- 15. \_\_\_\_\_
- 16. \_\_\_\_\_
- 17. \_\_\_\_\_
- 18. \_\_\_\_\_
- 19. \_\_\_\_\_
- 20. \_\_\_\_\_

*Helene Porticorou - 711 No. 9<sup>th</sup>*

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FILE NO. V-9-87

NOTICE OF PUBLIC HEARING

FEBRUARY 26, 1987

Notice is hereby given that on February 26, 1987, 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-9-87            APPLICATION OF MARIANNE CARPENTER FOR A VARIANCE TO ALLOW A CONVALESCENT/CARE FACILITY FOR THE CARE OF 13 AMBULATORY, ELDERLY PERSONS WITH TWO RESIDENT MANAGERS WITHIN AN EXISTING APARTMENT COMPLEX WHICH IS NOT LOCATED ON A DESIGNATED COLLECTOR STREET AS REQUIRED; AND IS LESS THAN 20' FROM THE PROPERTY LINES WHERE 20' MINIMUM SETBACKS ARE REQUIRED, ON PROPERTY LOCATED AT 736-748 NORTH NINTH STREET IN ZONING DISTRICT R-3.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOTS ONE (1) AND TWO (2) IN BLOCK ONE (1) OF STEWART ADDITION.

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 this application, 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:gm

(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

CITY  
ATHELETIC  
FIELD

AUDITORIUM

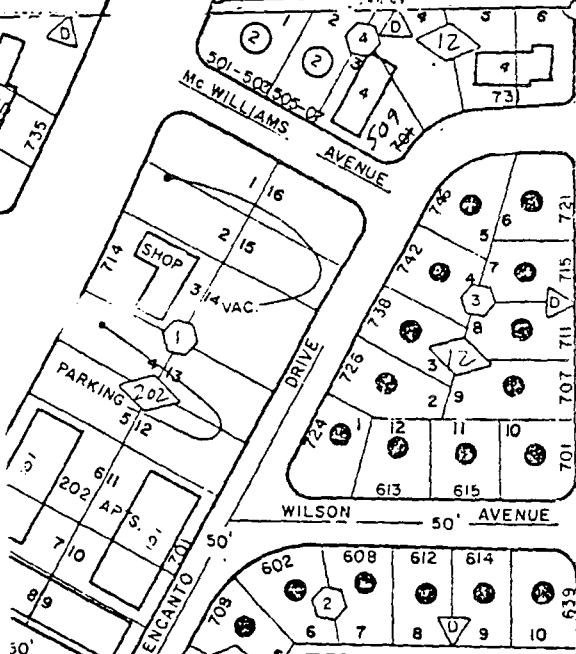
CASHMAN  
FIELD  
CENTER  
PARKING

UPPER  
PARKING  
LOT

LAS VEGAS BLVD

REED WHIPPLE  
CULTURAL  
ARTS CENTER

HARRIS AVE



NINTH STREET

740 4	5 741
737 1	5 737
732 3	735
728 5	733
722 7	729
720 7	727
716 7	725
712 7	713
710 2 2	709
708 10	708
700 7	701

740 4	4 741
736 10	4 737
732 4	4 733
728 4	4 729
724 4	4 725
720 4	721
716-18 2	2 717
712 4	2 715
708-10 2	4 709
704-06 2	A 705
702 4	A 70

740 4	740 4
736 4	736 4
732 4	732 4
728 4	728 4
726 4	726 4
722 4	722 4
716 4	716 4
712 4	712 4
708 4	708 4
704 4	704 4
700 4	700 4

WILSON

AVENUE

NINTH STREET

640 4	4 641
638 2	4 637
632-34 2	4 635
628-30 2	4 631
624-26 2	6 625
620 2	6 623
616 4	4 619
612 5	2 613
608-10 2	609
604 4	605
600 4	2 601

640 3	4 641
636 2	4 637
632 4 4	4 633
628 2	4 629
626 3 4	4 627
620 4	4 621
614 2	6 617
612 2	6 615
610 4	609
30 29 28 27 25	2 25
1003 1007 1015 1018 1021	

642 2	4 641
640 3	640 3
634 5	634 5
630 5	630 5
624 2	6 621
616 4	6 617
614 2	6 615
610 4	610 4
604 7-11	604 7-11
PARKING 1101 140	

CLARK COUNTY  
SCHOOL DISTRICT  
OFFICES

BONANZA RD

TENTH

ELEVENTH

V-9-87

\*\*\*\*\* THE FOLLOWING PARCEL OR PARTIAL PARCELS COULD NOT \*\*\*\*\*  
\*\*\*\*\* BE FOUND ON THE ASSESSOR MASTER FILE. \*\*\*\*\*

PARCEL NUMBER ID CODE

020-161-003 *no - three* V-9-87

020-161-019 *2021* V-9-87

~~CARPENTER MARIANNE  
P.O. BOX 71721  
LV NV 89170~~

FIELDS

ELKS LODGE PARKING

AUDITORIUM

CITY ATHLETIC FIELD

CASHMAN FIELD CENTER PARKING

UPPER PARKING LOT

PARKING

REC WHIPPLE CULTURAL ARTS CENTER

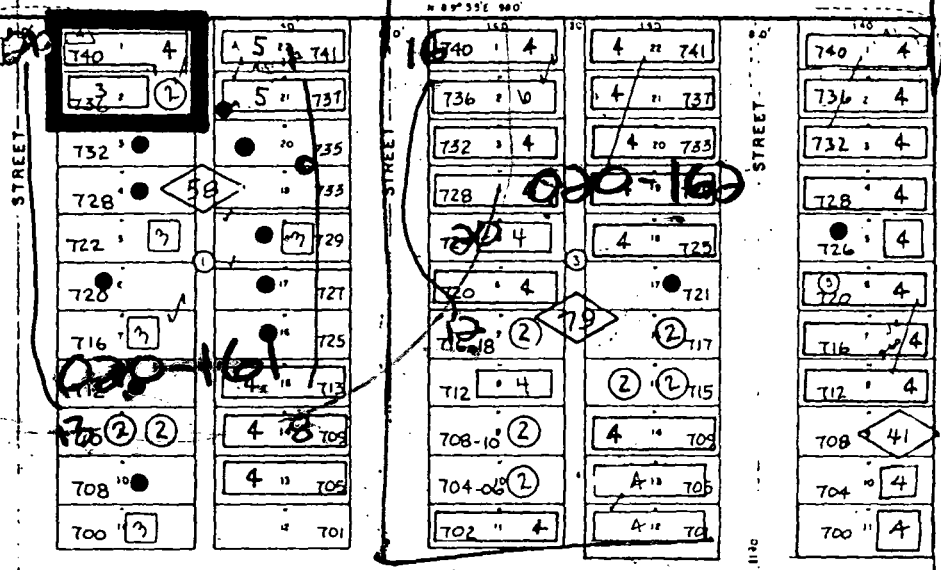
NORTH

01-20-10

020-120  
10

HARRIS AVENUE

AVENUE

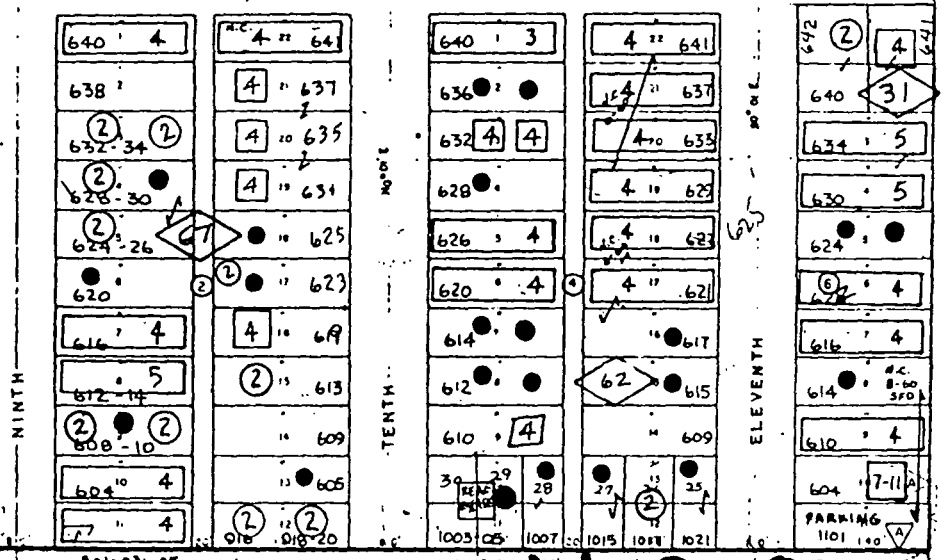


WILSON AVENUE

WILSON AVENUE

AVENUE - 60'

CLARK COUNTY SCHOOL DISTRICT OFFICES



NINTH STREET

TENTH STREET

ELEVENTH STREET

901-03-09

BONANZA

V-9-87

D.K.V

MARYLAND



MAYOR RON LURIE

COUNCILMEN  
BOB NOLEN  
W. WAYNE BUNKER  
STEVE MILLER  
ARNIE ADAMSEN

CITY MANAGER  
ASHLEY HALL



# CITY of LAS VEGAS

March 31, 1988

Marianne Carpenter  
P. O. Box 71721  
Las Vegas, Nevada 89170

RE: V-9-87

Dear Ms. Carpenter:

Your above referenced Variance to allow a convalescent/care facility for the care of 13 ambulatory elderly persons with two resident managers, within an existing apartment complex which is not located on a designated collector street where such is required, and is less than 20' from the property lines where 20' setbacks are required, on property located at 736-748 North Ninth Street, in Zoning District R-3 which was approved on March 3, 1987 expired this month.

If you wish to request a Reinstatement and Extension of Time, the following items must be submitted to this department:

1. A letter requesting the Reinstatement and 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 call this department at 386-6301 to discuss this matter with one of our planning assistants.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:gm



INTER-OFFICE MEMORANDUM

3-20-87

<p>TO: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT</p>	<p>FROM: CITY CLERK</p>
<p>SUBJECT: APPEAL OR CITY COUNCIL REVIEW INFORMATION ON BOARD OF ZONING ADJUSTMENT ACTIONS</p>	<p>COPIES TO:</p>

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

File No. V-9-87

Applicant: MARIANNE CARPENTER

Appeal by applicant or any other aggrieved person: Yes  No

Review requested by the City Council Yes  No

3-20-87  
DATE

Carl A. Hawley  
CITY CLERK

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT INFORMATION:

Date of Board of Zoning Adjustment Action: March 3, 1987

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.) March 17, 1987

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.) March 20, 1987

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

BOARD ACTION

ITEM

18. V-9-87 - MARIANNE CARPENTER

APPLICATION: Variance to allow a convalescent/care facility for the care of 13 ambulatory, elderly persons with two resident managers within an existing apartment complex which is not located on a designated collector street as required; and is less than 20' from the property lines where 20' minimum setbacks are required.

LOCATION: 736-748 North Ninth Street

ZONE: R-3

Staff recommends APPROVAL, subject to:

- 1. Standard conditions 1 and 5.

PROTESTS: 2 appeared for information at 2/26 meeting.

APPROVALS: 1

19. U-12-87 - DONALD S. DRAPER, DPM, CHARTERED

APPLICATION: Special Use Permit to allow a 13 unit apartment/motel

LOCATION: 2116 Paradise Road

ZONE: C-1

Staff recommends APPROVAL, subject to:

- 1. Aesthetically enhance the building elevations as required by the Department of Community Planning and Development.
- 2. Remove existing sidewalk, curb and gutter; and replace with new sidewalk, curb and gutter as required by the Department of Public Works.
- 3. Install street lighting on Paradise Road as required by the Department of Public Works.
- 4. The bar and meeting room shall be used by the occupants and their guests only.
- 5. Standard conditions 1 through 8.

PROTESTS: 0

SORENSEN APPROVED, subject to staff's conditions. Unanimous (Bugbee & Ashworth excused)

Rick Williams presented the plot plan. The apartments are currently being used as rentals. The changes proposed will not substantially alter the character of the property. Staff recommended approval.

Marianne Carpenter appeared on behalf of the application.

No one appeared in opposition.

(21:29 - 21:34)

JUNIEL APPROVED, subject to staff's conditions. Unanimous (Bugbee & Ashworth excused)

Rick Williams presented the plot plan. This same request had been approved in 1984 but the Use Permit expired. Staff recommended approval.

Steve Disiere appeared on behalf of the application.

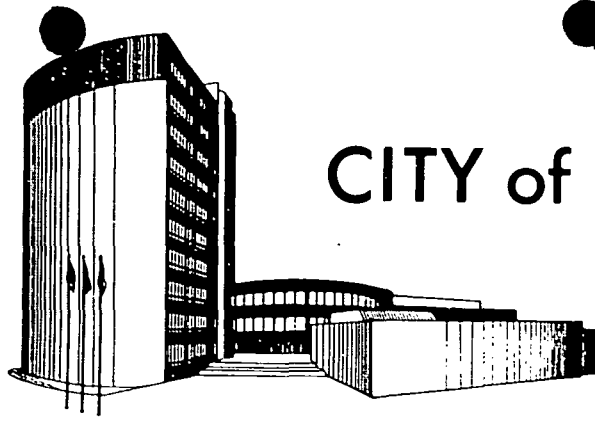
No one appeared in opposition.

(21:34 - 20:38)

MAYOR BILL BRIARE

COUNCILMEN  
RON LURIE  
AL LEVY  
BOB NOLEN  
W. WAYNE BUNKER

CITY MANAGER  
ASHLEY HALL



# CITY of LAS VEGAS

March 6, 1987

Marianne Carpenter  
P. O. Box 71721  
Las Vegas, Nevada 89170

RE: V-9-87

Dear Ms. Carpenter:

Your request for a Variance to allow a convalescent/care facility for the care of 13 ambulatory, elderly persons and two resident managers, within an existing apartment complex which is not located on a designated collector street where such is required, and is less than 20' from the property lines where minimum 20' setbacks are required, on property located at 736-748 North Ninth Street, in Zoning District R-3, was considered by the Board of Zoning Adjustment on March 3, 1987.

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 conditions:

1. Conformance to the plot plan and elevations.
2. Satisfaction of City Code requirements and design standards of all City departments.

This action by the Board of Zoning Adjustment on March 3, 1987 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.

continued



V-9-87

Marianne Carpenter

March 6, 1987

Page 2

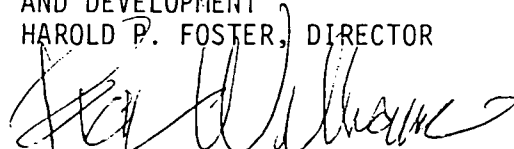
Building permits or business licenses cannot be acted upon until after the fourteen day review period has elapsed or after the required hearing on any appeal or review.

An approved Variance must be exercised within one year 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 one year time limit.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

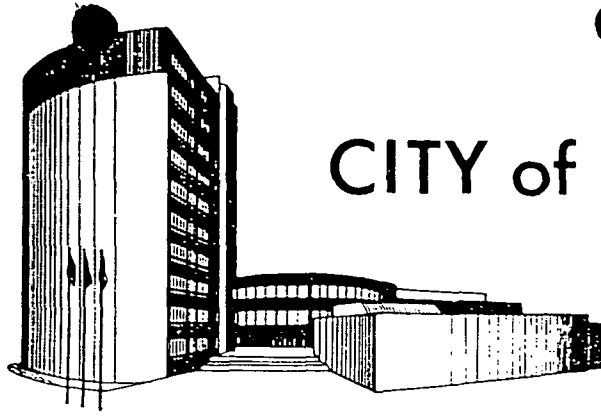
A handwritten signature in black ink, appearing to read "Richard L. Williams", written over the typed name below.

RICHARD L. WILLIAMS, CHIEF  
CURRENT PLANNING DIVISION

HPF:RLW:gm



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



# CITY of LAS VEGAS

February 25, 1987

Marianne Carpenter  
P. O. Box 71721  
Las Vegas, Nevada 89170

RE: RESCHEDULED BOARD OF ZONING ADJUSTMENT MEETING

Dear Applicant:

This is to confirm our telephone contact with you that the February 26, 1987 Board of Zoning Adjustment meeting has been rescheduled to March 3, 1987. It was necessary to reschedule the meeting due to the lack of a quorum.

Enclosed is a copy of your page of the March 3, 1987 agenda for your convenience. It is requested that you or a representative be in attendance at this meeting to answer any questions the Board may have regarding the application.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:gm

Enclosure

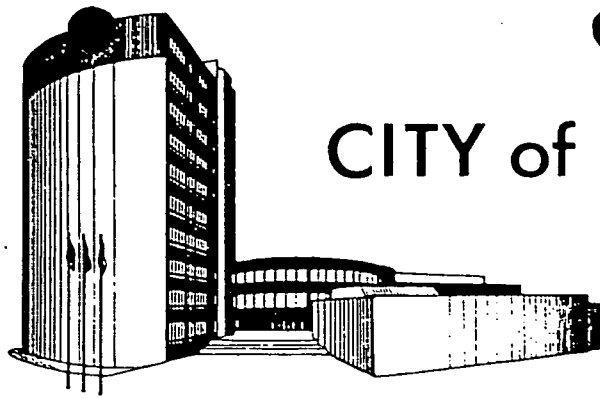


MAYOR BILL BRIARE

COUNCILMEN  
RON LURIE  
AL LEVY  
BOB NOLEN  
W. WAYNE BUNKER

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
ASHLEY HALL



# CITY of LAS VEGAS

February 13, 1987

Marianne Carpenter  
P. O. Box 71721  
Las Vegas, Nevada 89170

RE: V-9-87

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 February 26, 1987.

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: gm

Attachment: Agenda



TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: \_\_\_\_\_

- subject ? ?  
Case  
1-9-87*
- \_\_\_\_\_ 1. No objections
  - \_\_\_\_\_ 2. Fire hydrants to be installed or existing hydrant. \_\_\_\_\_ of the building
  - \_\_\_\_\_ 3. Fire hydrants to be installed, adopting ordinance. \_\_\_\_\_ with current fire code
  - \_\_\_\_\_ 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 not be 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.

COMMENTS:

*The State Fire Marshal Regulations also apply.*  
*Richard A. Brennan*  
*2-12-87*

# BZA 2/26

NAME	ADDRESS	TEL. #	AGENDA ITEM	APPLICANT, IN PROTEST, OR APPROVAL
1. Don Jameson	737-741 10th St	457-0944	ZONING <del>ADJUSTMENT</del> ADJUSTMENT V-9-87	UNDECIDED
2. Richard Wall	2829 WYANDOTTE	876-3909	V-1-87	PROTEST
3. V. Sawyer	7109 M. Collins	363-2615	U-4-87	Protest
4 M. Tomassetti	7105 M. Collins Dr.	363-3741	U-4-87	Protest
5 FRED LOHSE	1500 BANNER CIR	877-1708	U-11-87	Protest & Information
6 MARCIA STEWART	1501 METROPOLITAN	878-8032	U-11-87	PROTEST
7 Ron Tomassetti	7105 Michael Collins	363-3741	U-4-87	PROTEST
8 HARRY STEWART	1501 METROPOLITAN	878-8032	U-11-87	PROTEST
9 THE CLUB INC	329 N. 11th St		V-10-87	
TERRY BROWN	5829 PENCEWAY	795-7113	VARIANCE -	APPLICANT
Crossroads Condos				
2 Norma Kinkade	425 N. Lamb #4	452-0120	U-7-87	Comment
1 William Ruff	425 N. Lamb #A	"	U-7-87	"
2 WALTER C. ZUCKER	531 PARKWAY WEST	385-7957	V-5-87	PROTEST
3 JOAN S. ZUCKER	531 PARKWAY WEST	385-7957	V-5-87	PROTEST
4 Irene Wilkerson			V-9-87	Interested
5 Phil Mirabelli	1500 Metropolitan	363-3606	U-11-87	Protestant*
6 Kenneth Sawyer	7109 Michael Collins Dr	363-2615	U-4-87	PROTESTANT
7 Kent Utley	1501 Flag Circle	870-3020	U-11-87	Protestant

INTER-OFFICE MEMORANDUM

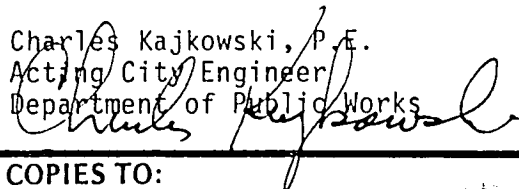
February 19, 1987

TO:

Harold P. Foster, Director  
Department of Community Planning  
and Development

FROM:

Charles Kajkowski, P.E.  
Acting City Engineer  
Department of Public Works

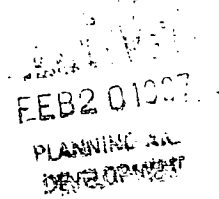


SUBJECT:

Comment Re:  
  
V-9-87  
Marianne Carpenter

COPIES TO:

C. E. Gilpin



Sign an SID agreement for street lights on 9th Street and improvements on Harris.

MAYOR BILL BRIARE

COUNCILMEN  
RON LURIE  
AL LEVY  
BOB NOLEN  
W. WAYNE BUNKER

CITY MANAGER  
ASHLEY HALL



# CITY of LAS VEGAS

February 4, 1987

State of Nevada  
Department of Human Resources  
628 Belrose Street  
Las Vegas, Nevada 89106

RE: V-9-87  
MARIANNE CARPENTER

Gentlemen:

The above referenced person has requested a Variance to allow a convalescent/care facility for the care of 13 ambulatory, elderly persons and two resident managers within an existing apartment complex which is not located on a designated collector street, where such is required, and is less than 20' from the property lines where minimum 20' setbacks are required, on property located at 736-748 North Ninth Street, in Zoning District R-3.

We would appreciate any comments or recommendations you may have by February 11, 1987.

Sincerely,

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

RICHARD L. WILLIAMS, CHIEF  
CURRENT PLANNING DIVISION

RLW: gm

*2/24/87 Spoke w/ Helois Dow. Subject has applied  
for survey - notify them if there's any problem  
w/ denial.*



RECEIVED

12305 1987

VOCATIONAL  
REHABILITATION



## INTER-OFFICE MEMORANDUM

Date


February 10, 1987

GKW:CARPENTER

## TO:

HAROLD P. FOSTER, DIRECTOR  
COMMUNITY PLANNING AND DEVELOPMENT

## FROM:

  
JACK THOMASON, DIRECTOR  
DEPARTMENT OF ECONOMIC  
AND URBAN DEVELOPMENT

## SUBJECT:

USE PERMIT/VARIANCE APPLICATION  
NO. U-9-87 - MARIANNE CARPENTER

## COPIES TO:

ASHLEY HALL  
RANDALL H. WALKER  
LARRY K. BARTON

The staff of the Downtown Redevelopment Agency has reviewed the above referenced Use Permit/Variance Application. The Redevelopment Agency staff has no comment with regard to this matter.

If you have any questions, please feel free to call Britt Ferguson at Extension 6854.

Thank you.

JT:GKW:cmp

NOTICE OF PUBLIC HEARING

FEBRUARY 26, 1987

Notice is hereby given that on February 26, 1987, 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-9-87            APPLICATION OF MARIANNE CARPENTER FOR A VARIANCE TO ALLOW A CONVALESCENT/CARE FACILITY FOR THE CARE OF 13 AMBULATORY, ELDERLY PERSONS WITH TWO RESIDENT MANAGERS WITHIN AN EXISTING APARTMENT COMPLEX WHICH IS NOT LOCATED ON A DESIGNATED COLLECTOR STREET AND IS LESS THAN 20' FROM THE PROPERTY LINES WHERE 20' MINIMUM SETBACKS ARE REQUIRED, ON PROPERTY LOCATED AT 736-748 NORTH NINTH STREET IN ZONING DISTRICT R-3.

AS REQUIRED

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOTS ONE (1) AND TWO (2) IN BLOCK ONE (1) OF STEWART ADDITION.

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 this application, 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:gm

(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

NOTICE OF PUBLIC HEARING

FEBRUARY 26, 1987

(Date)

Notice is hereby given that on **February 26, 1987** 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-9-87

APPLICATION OF MARIANNE CARPENTER FOR A VARIANCE TO ALLOW A CONVALESCENT/CARE FACILITY FOR THE CARE OF 13 AMBULATORY, ELDERLY PERSONS ~~AND~~ <sup>WITH</sup> TWO RESIDENT MANAGERS WITHIN AN EXISTING APARTMENT COMPLEX WHICH IS NOT LOCATED ON A DESIGNATED COLLECTOR STREET ~~WHERE~~ <sup>AND</sup> **AS** ~~SETBACK~~ IS REQUIRED, AND IS LESS THAN 20' FROM THE PROPERTY LINES WHERE MINIMUM 20' SETBACKS ARE REQUIRED, ON PROPERTY LOCATED AT 736-748 NORTH NINTH STREET IN ZONING DISTRICT R-3.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOTS ONE (1) AND TWO (2) IN BLOCK ONE (1) OF STEWART ADDITION.

*4 Feb. 1987*

	(Initial)	(Date)
R. HEITKEMPER	<u>REH</u>	<u>2/9</u>
R. GENZER	<u>[Signature]</u>	<u>2/15/87</u>
R. WILLIAMS	<u>[Signature]</u>	<u>2/4/87</u>
H. FOSTER	<u>[Signature]</u>	_____
D. PARTIN	<u>[Signature]</u>	_____

PLEASE RETURN THIS FILE TO GRETA BY: ~~JANUARY~~, 1987  
**FEB. 9,**

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.)

INTER-OFFICE MEMORANDUM

Date

February 6, 1987

<b>TO:</b>  COMMUNITY PLANNING AND DEVELOPMENT	<b>FROM:</b>  DEPARTMENT OF BUILDING AND SAFETY
<b>SUBJECT:</b>  V-9-87 Carpenter	<b>COPIES TO:</b>  

In answer to your memorandum of February 3, 1987,  
 on the above variance request at 736-748 N. Ninth Street

This department has no objections provided all required permits  
 and inspections are obtained.

MAYOR BILL BRIARE

COUNCILMEN  
RON LURIE  
AL LEVY  
BOB NOLEN  
W. WAYNE BUNKER

CITY MANAGER  
ASHLEY HALL



# CITY of LAS VEGAS

February 4, 1987

State of Nevada  
Department of Human Resources  
628 Belrose Street  
Las Vegas, Nevada 89106

RE: V-9-87  
MARIANNE CARPENTER

Gentlemen:

The above referenced person has requested a Variance to allow a convalescent/care facility for the care of 13 ambulatory, elderly persons and two resident mangagers within an existing apartment complex which is not located on a designated collector street, where such is required, and is less than 20' from the property lines where minimum 20' setbacks are required, on property located at 736-748 North Ninth Street, in Zoning District R-3.

We would appreciate any comments or recommendations you may have by February 11, 1987.

Sincerely,

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

RICHARD L. WILLIAMS, CHIEF  
CURRENT PLANNING DIVISION

RLW:gm



INTER-OFFICE MEMORANDUM

February 3, 1987

DEPARTMENT OF BUILDING & SAFETY  
DEPARTMENT OF FIRE SERVICES  
DEPARTMENT OF PUBLIC WORKS (R/W & ELEC.)  
DIVISION OF LAND DEVELOPMENT

FROM:

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

ECT:

REQUEST FOR COMMENTS RE: V-9-87  
MARIANNE CARPENTER

COPIES TO:

PARCEL NO.: 020-161-019

Subject item will be heard at the February 26, 1987 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 February 9, 1987 will be greatly appreciated.

Thank you.

HPF: gm

Attachments:

- 1. Info. Sheet
- 2. Plot Plan

## INTER-OFFICE MEMORANDUM

Date

February 3, 1987

TO:

BRUCE COLEMAN  
DOWNTOWN REDEVELOPMENT AGENCY

FROM:

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

SUBJECT:

USE PERMIT/VARIANCE APPLICATION  
NO.: V-9-87  
MARIANNE CARPENTER

COPIES TO:

Please review and provide this department with comments on the subject application which is in the Downtown Redevelopment Area. A copy of the application is attached for your reference. If you wish to review the plot plan and other particulars relating to the application, this information is available in this department.

Please submit your comments by **February 9, 1987.**

HPF:gm

Enclosure

HARRY 386-6301

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APPLICATION FOR VARIANCE

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 \$ 100.

The undersigned, MARIANNE CARPENTER, the Owner(s), respectfully petition(s) for a special Variance to allow A RESIDENTIAL FACILITY FOR ADULT CARE FOR 13 PEOPLE (WITH TWO RESIDENT MANAGERS) WHERE SUCH A FACILITY CAN HAVE A MAXIMUM OF 5 PEOPLE. Assessor's Parcel No.: 020-161-019

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS ARE HEREWITH SUBMITTED: The property is situated at 736-748 N. NINTH ST, between HARRIS and WILSON, in Zoning District R-3. Said property is legally described as follows, to wit:

SEE QUITCLAIM DEED ATTACHED.

OWNER'S AFFIDAVIT

(owner shall mean owner(s) of record only)

STATE OF NEVADA) COUNTY OF CLARK)

ss:

(I, We), MARIANNE CARPENTER, (please print or type)

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.

(SIGN IN INK)

(1) Marianne Carpenter Box 71721 SIGNATURE OF OWNER OF RECORD MAILING ADDRESS  
798-2168 PHONE NUMBER L.V. CITY NV STATE 89170 ZIP

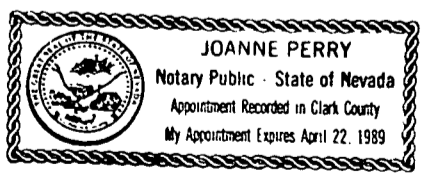
(2) SIGNATURE OF OWNER OF RECORD MAILING ADDRESS  
PHONE NUMBER CITY STATE ZIP

Subscribed and sworn to before me this 2nd day of February, 1987,

Joanne Perry Notary Public in and for said County and State

April 22, 1989 My Commission Expires

(seal)



\*\*\*FOR DEPARTMENT USE ONLY\*\*\*

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

Filing Fee: \$ 100 Case No.: V-9-87 Received by: [Signature]

Receipt No.: 10359 Meeting Date: 26 FEB 87 Date: 2 FEB 87

Rec on log

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: X NAME MARIANNE CARPENTER  
 REPRESENTATIVE'S NAME \_\_\_\_\_  
 ADDRESS Box 71221, LV, NV 89170  
 PHONE 798-2168

AGENT: NAME \_\_\_\_\_  
 REPRESENTATIVE'S NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 PHONE \_\_\_\_\_

TYPE OF APPLICATION:

- ZONING RECLASSIFICATION
- VARIANCE
- USE PERMIT
- PLOT PLAN REVIEW
- OTHER: \_\_\_\_\_

ZONING: EXISTING R-3 PROPOSED NO change

LAND USE: EXISTING 7 DWELLING UNITS  
 PROPOSED Residential Facility for adult care for 13 people

PAST ACTIONS:

CASE NO.	ACTION	DATE

DISTRICT MAP NO. M-26-7 ASSESSOR'S PARCEL NO. 020-161-019

FLOOD ZONE "A": YES \_\_\_\_\_ NO X

GENERAL LOCATION: 736-748 N. 97th St.

SPECIAL NOTICE REQUIRED: YES \_\_\_\_\_ NO X

IF YES: \_\_\_\_\_

IN DOWNTOWN REDEVELOPMENT AREA: YES X NO \_\_\_\_\_

CHECKED BY: X/ [Signature] DATE 2 FEB 87

GENERAL RECEIPT NO. 10359 CASE NO. \_\_\_\_\_

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APPLICATION SUBMITTAL REQUIREMENTS

Compliance with the items listed below shall be required to provide adequate submittal information for review. Staff shall determine if additional information is needed based on the nature and complexity of the proposal. An appointment for submittal of this information is highly recommended.

ITEMS  
COMPLETED

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- I. Eight (8) copies of the plot plan, two (2) copies of architectural elevations, two (2) copies of floor plans, and two (2) copies of the landscape plans shall be prepared on 24 x 36 inch sheets in a professional manner displaying reasonable clarity in detail and shall contain all of the following:
  - A. Date of preparation and all dates of revision.
  - B. North arrow and scale (the scale chosen should utilize the full size of the sheet).
  - C. Name, address and phone number of owner, developer and person who prepared the map.
  - D. Statement of the present use and the proposed use of the property.
  - E. A precise legal description of the property involved in this application and the number and street name.
  - F. A general vicinity map of the area to be developed showing its relationship to existing streets and/or main thoroughfares (to be included on the plot plan sheet or on an individual sheet 8½ x 14 inches).
  - G. Property Boundaries:
    - (1) Define property boundaries with heavy broken line.
    - (2) Indicate distance to nearest cross street(s).
    - (3) Identify and label adjoining land uses.
  - H. Total acreage (or square footage, if less than two (2) acres).
  - I. Building Footprints:
    - (1) Show location and outline to scale of each proposed building or structure above ground.
    - (2) Clearly dimension, indicating setback lines to adjacent structures, property lines, parking areas, etc.
  - J. Parking: All parking, roads and drive areas to be clearly dimensioned and to indicate number of parking spaces, covered and uncovered parking, and points of ingress and egress.
  - K. Easements: The width and approximate location of all existing or proposed easements or rights-of-way, whether for public or private roads, drainage, sewers, or flood control purposes.
  - L. Existing Structures:
    - (1) Indicate all locations of structures not to be removed and show all dimensions to proposed lot lines.
    - (2) Show location and size of any existing or proposed fences, walls, etc.
  - M. Size and location of all existing and proposed on-premises signage.

--OVER--



# QUITCLAIM DEED

For a valuable consideration, receipt of which is acknowledged \_\_\_\_\_

WALTER J. CARPENTIER and MARIANNE CARPENTIER

husband and wife as Joint Tenants

do \_\_\_\_\_ hereby quitclaim to MARIANNE CARPENTIER

a married woman as her sole and separate property

\_\_\_\_\_ the real property in the

City of Las Vegas County of Clark, State of Nevada, described as:

Lots One (1) and Two (2) in Block One (1) of STEWART ADDITION TO THE CITY OF LAS VEGAS, as shown by map thereof on file in Book 1 of Plats, page 57, in the Office of the County Recorder of Clark County, Nevada.

Property being commonly known as: 736 North 9th Street, Las Vegas, Nevada

Witness our hands this 24th day of May, 1955

STATE OF NEVADA, Clark } ss.  
COUNTY OF \_\_\_\_\_

Walter J. Carpenter  
WALTER J. CARPENTIER

On 6/7/55 personally appeared before me, a Notary Public,

Marianne Carpenter  
MARIANNE CARPENTIER

Walter J. Carpenter and Marianne Carpenter

who acknowledged that they executed the above instrument.

Signature Lois O. Cheney  
(Notary Public)

NOTARY PUBLIC  
STATE OF NEVADA  
County of Clark  
LOIS O. CHENEY  
My Appointment Expires Aug. 7, 1958

Title Order No. \_\_\_\_\_

Escrow or Loan No. 85-05-601 BC

SPACE BELOW THIS LINE FOR RECORDER'S USE

Notarial Seal

NEVADA TITLE COMPANY

WHEN RECORDED MAIL TO

MARIANNE CARPENTIER  
742 North 9th Street  
Las Vegas, Nevada

THE ORIGINAL OF THIS DOCUMENT  
WAS RECORDED ON 6/10/55  
AS INSTRUMENT NO. 3086113  
LIBRARY 113