



INTERDEPARTMENT DISTRIBUTION LIST

	DATE SENT 1990	DATE RETURNED 1990	COMMENTS
BUILDING & SAFETY	10-5	10/15	see memo
FIRE SERVICES	"	10/16	no obj
PUBLIC WORKS - R/W, ELEC.	"	10/22	no obj
LAND DEVELOPMENT DIV.	"		
DOWNTOWN REDEVELOPMENT			
POLICE DEPARTMENT			
LICENSE DEPARTMENT			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. V-120-90

PROPERTY OWNERS

PROTESTS

APPROVALS

1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____
6.	_____	_____
7.	_____	_____
8.	_____	_____
9.	_____	_____
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11.	_____	_____
12.	_____	_____
13.	_____	_____
14.	_____	_____
15.	_____	_____
16.	_____	_____
17.	_____	_____
18.	_____	_____
19.	_____	_____
20.	_____	_____

FILE NO. V-120-90



# NOTICE OF PUBLIC HEARING

## VARIANCE REQUEST

**MEETING:** BOARD OF ZONING ADJUSTMENT  
**DATE:** OCTOBER 25, 1990  
**TIME:** 7:00 p.m.  
**LOCATION:** Council Chambers, City Hall  
400 East Stewart Avenue, Las Vegas, Nevada

**APPLICANT:** NEVADA ASSOCIATION FOR THE HANDICAPPED

**CASE NO:** V-120-90

**REQUEST:** TO ALLOW AN EXISTING PLANT NURSERY AND GARDEN  
SUPPLY CENTER, WHERE COMMERCIAL USES ARE NOT  
PERMITTED

**PROPERTY LOCATION:** SOUTH SIDE OF CHARLESTON BOULEVARD, WEST OF  
JONES BOULEVARD

**ZONING:** R-E

**LEGAL DESCRIPTION:** A PORTION OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF  
THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF SECTION 2,  
TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B. & M.

Any and all interested persons may appear before the Board of Zoning Adjustment either in person or by representative and object to or express approval of this request; 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

A handwritten signature in black ink, appearing to read "Norman R. Standerfer".

NORMAN R. STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

CLARK COUNTY ASSESSOR'S OFFICE  
TAX ROLL EXTRACTION REQUEST

511-50

Date 10/9/90  
Page 1 of 1

Requested by:

Organization CITY OF LAS VEGAS Name ANDY REED

Department COMMUNITY DEVELOPMENT Phone 386-6301 Ext. \_\_\_\_\_

I. D. Code V-120-90 Date to Be Completed \_\_\_\_\_

Remarks \_\_\_\_\_

Information Needed:

1. Labels  XXX No. of Sets  2 Label Tape

2. Print Format: No Print (A)  Valuation (F)

Name, Address, Legal Description (G)  XXX

3. Selection by Tax District (List Tax Districts Needed):

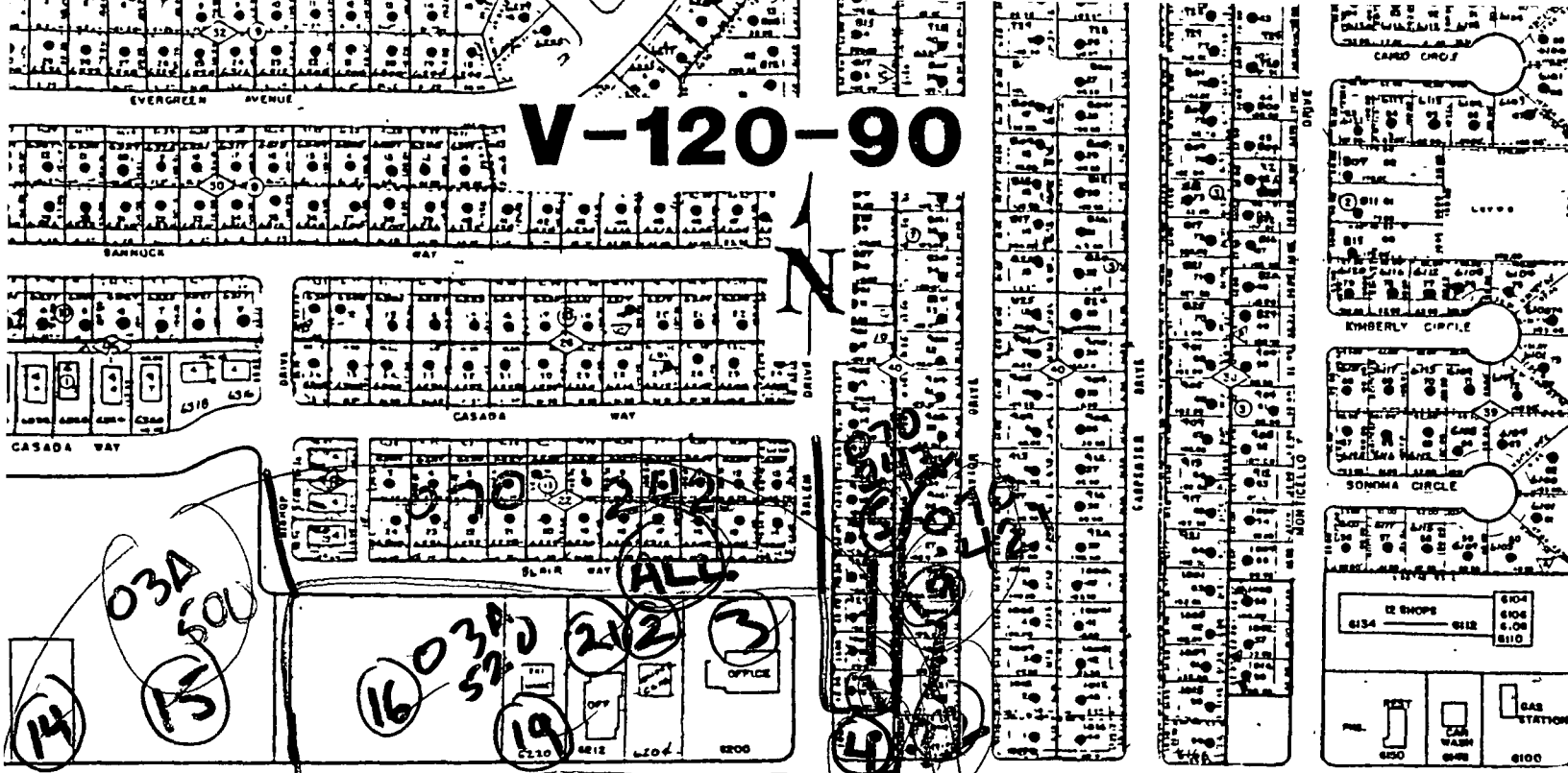

4. Selection by Partial Parcel Number; Parcel Bk (3 char.) Page (5 char.),  
Partial Page (6 char.), Individual Parcel No. (9 char.)

Partial Page				Partial Page				Partial Page				Partial Page			
Book	Pge	↓	Nmbr	Book	Pge	↓	Nmbr	Book	Pge	↓	Nmbr	Book	Pge	↓	Nmbr
03A	44	0	001	070	24	3	001								
	50	0	014			↓	005								
		↓	015		42	1	019								
	52	0	002			↓	022								
			004	310	36	0	001								
			016												
			019												
		↓	021												
070	24	2													

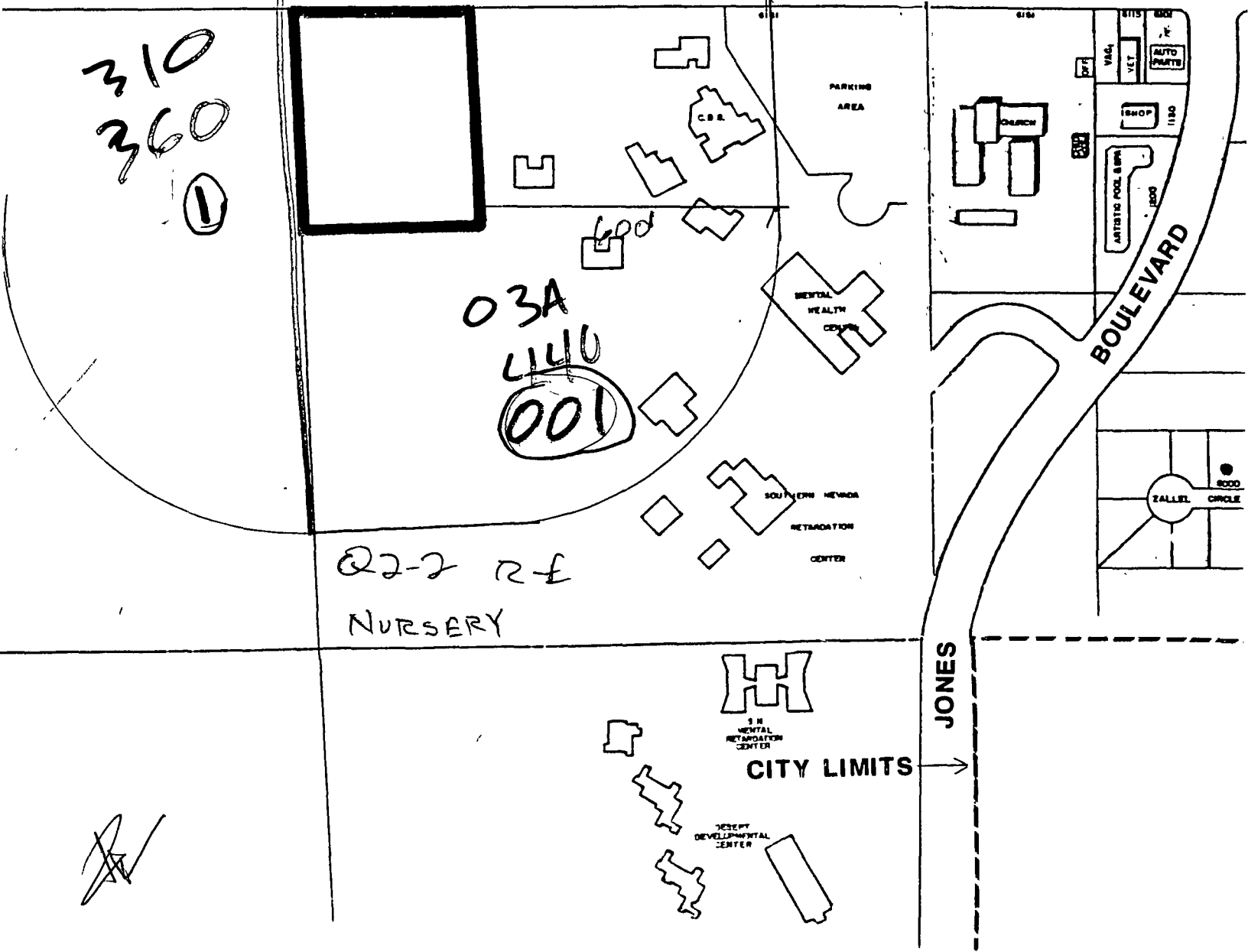
Assessor Approval \_\_\_\_\_ Billing No. \_\_\_\_\_

40  
*Andy Reed*

# V-120-90



CHARLESTON BOULEVARD



Q2-2 R & NURSERY

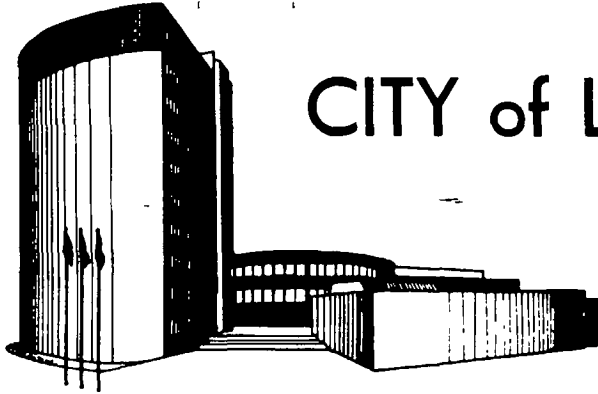


CITY LIMITS

JONES

MAYOR RON LURIE

COUNCILMEN  
BOB NOLEN  
STEVE MILLER  
ARNIE ADAMSEN  
SCOTT HIGGINSON



# CITY of LAS VEGAS

December 18, 1990

Nevada Association for the Handicapped  
6200 West Oakey Boulevard  
Las Vegas, Nevada 89102

Attention: Mr. Vince Triggs, Executive Director

RE: V-120-90 - VARIANCE

Gentlemen:

The City Council at a regular meeting held November 21, 1990 APPROVED the application of Nevada Association for the Handicapped for a Variance to allow an existing plant nursery and garden supply center, where commercial uses are not permitted on property located on the south side of Charleston Boulevard, west of Jones Boulevard, in Zoning District R-E, subject to:

1. This use be limited to the sale of live plants and related garden items only.
2. Signage shall be limited to one freestanding on-premise sign not exceeding 100 square feet in size along Charleston Boulevard and wall mounted signs on the building itself.
3. Conformance to the plot plan and elevations.
4. Satisfaction of City Code requirements and design standards of all City departments.

Sincerely,

KATHLEEN M. TIGHE  
City Clerk

RECEIVED AND  
DEC 2 1990  
CITY CLERK

KMT:cmp

cc: Dept. of Community Planning & Development  
Dept. of Public Works  
Dept. of Fire Services  
Dept. of Building & Safety  
Land Development Services



CITY COUNCIL MINUTES

MEETING OF

NOVEMBER 21, 1990

**AGENDA**

*City of Las Vegas*

CITY COUNCIL

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT (CONTINUED)

1441

J. VARIANCE - PUBLIC HEARING

1. V-120-90 - Nevada Association for the Handicapped

Application of Nevada Association for the Handicapped for a Variance to allow an existing plant nursery and garden supply center, where commercial uses are not permitted on property located on the south side of Charleston Boulevard, west of Jones Boulevard, in Zoning District R-E.

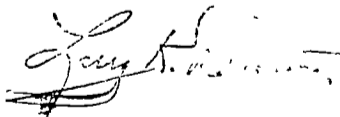
Board of Zoning Adjustment unanimously (5-0 vote) recommended APPROVAL, subject to:

- 1. This use be limited to the sale of live plants and related garden items only.
- 2. Signage shall be limited to one freestanding on-premise sign not exceeding 100 square feet in size along Charleston Boulevard and wall mounted signs on the building itself.
- 3. Standard conditions 1 and 5.

Staff Recommendation: APPROVAL

PROTESTS: 0

APPROVED AND FORWARDED:



LURIE - APPROVED as recommended subject to the conditions.  
UNANIMOUS (Nolen excused)

Clerk to Notify and Planning to Proceed.

\*\*\*\*\*

Applicant was present.

MAYOR LURIE noted he felt this was a great opportunity for the handicapped and made the approval motion.

No one appeared in opposition.

There was no discussion.

INTER-OFFICE MEMORANDUM

Date 11-14-90

TO: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FROM: CITY CLERK

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

COPIES TO:

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

File No. V-120-90

Applicant: NEVADA ASSOCIATION FOR THE HANDICAPPED

Appeal by applicant or any other aggrieved person: Yes  No

Review requested by City Council Yes  No

11-14-90  
DATE

*Andrew J. LeBou*  
CITY CLERK, Chief Deputy

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT INFORMATION:

Date of Board of Zoning Adjustment Action: OCTOBER 25, 1990

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.) NOVEMBER 13, 1990

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.) NOVEMBER 13, 1990

**NOTICE TO PUBLISH**

Las Vegas, Nevada

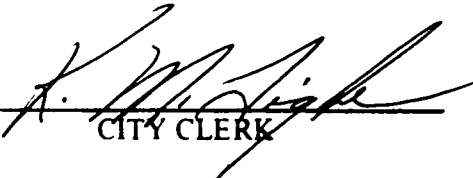
Date: NOVEMBER 7, 1990

TO: LAS VEGAS REVIEW-JOURNAL  
FROM: CITY CLERK  
SUBJECT: PUBLICATION OF NOTICE OF PUBLIC HEARINGS - V-116-90, V-120-90, V-126-90

Please publish the attached Legal Notice

ON THE FOLLOWING DATES Friday, November 9, 1990 (one time only)

and send me three copies of the Affidavit of Publication at your earliest convenience. (No later than seven (7) days following final publication.)

  
CITY CLERK

cc Finance Department - Accounts Payable  
City Attorney - (on Ordinances only)  
Community Planning & Development

**NOTICE OF PUBLIC HEARINGS**  
**NOVEMBER 21, 1990**

NOTICE IS HEREBY GIVEN THAT on **Wednesday, November 21, 1990**, at the hour of **2:00 P.M.** in the Council Chambers, City Hall Complex, 400 East Stewart Avenue, Las Vegas, Nevada, the City Council will consider the following:

V-116-90

Application of TAYLOR WOODROW HOMES NEVADA LIMITED, A NEVADA CORPORATION, for a Variance to allow existing block walls varying in height from six feet (6') up to eleven feet (11') where six feet (6') is the maximum height permitted on property located north of Breakwater Drive, between Harbor Island Drive and Mariner Cove Drive, in Zoning District N-U (under Resolution of Intent to R-PD5).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE WEST HALF (W $\frac{1}{2}$ ) OF SECTION 16, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M.

V-120-90

Application of NEVADA ASSOCIATION FOR THE HANDICAPPED for a Variance to allow an existing plant nursery and garden supply center, where commercial uses are not permitted on property located on the south side of Charleston Boulevard, west of Jones Boulevard, in Zoning District R-E.

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

V-126-90

Application of BERNARD KLEIN for a Variance to allow an existing gazebo and spa three feet seven inches (3'7") from the main dwelling where six feet (6') is the minimum setback required; and three feet (3') from the rear property line where five feet (5') is the minimum setback required on property located at 7625 Cruz Bay Court, in Zoning District N-U (under Resolution of Intent to R-PD5).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT SIXTEEN (16) IN BLOCK TWO (2) OF MOONLIGHT BAY UNIT 2.

ANY AND ALL INTERESTED PERSONS may appear and be heard at said meeting or, prior thereto, may file written objections thereto or approvals thereof with the City Clerk, 10th Floor, City Hall

KATHLEEN M. TIGHE  
CITY CLERK

# NOTICE OF PUBLIC HEARING

## VARIANCE REQUEST

**MEETING:** BOARD OF ZONING ADJUSTMENT  
**DATE:** OCTOBER 25, 1990  
**TIME:** 7:00 p.m.  
**LOCATION:** Council Chambers, City Hall  
400 East Stewart Avenue, Las Vegas, Nevada

**APPLICANT:** NEVADA ASSOCIATION FOR THE HANDICAPPED

**CASE NO:** V-120-90

**REQUEST:** TO ALLOW AN EXISTING PLANT NURSERY AND GARDEN SUPPLY CENTER, WHERE COMMERCIAL USES ARE NOT PERMITTED

**PROPERTY LOCATION:** SOUTH SIDE OF CHARLESTON BOULEVARD, WEST OF JONES BOULEVARD

**ZONING:** R-E

**LEGAL DESCRIPTION:** A PORTION OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B.&M.

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



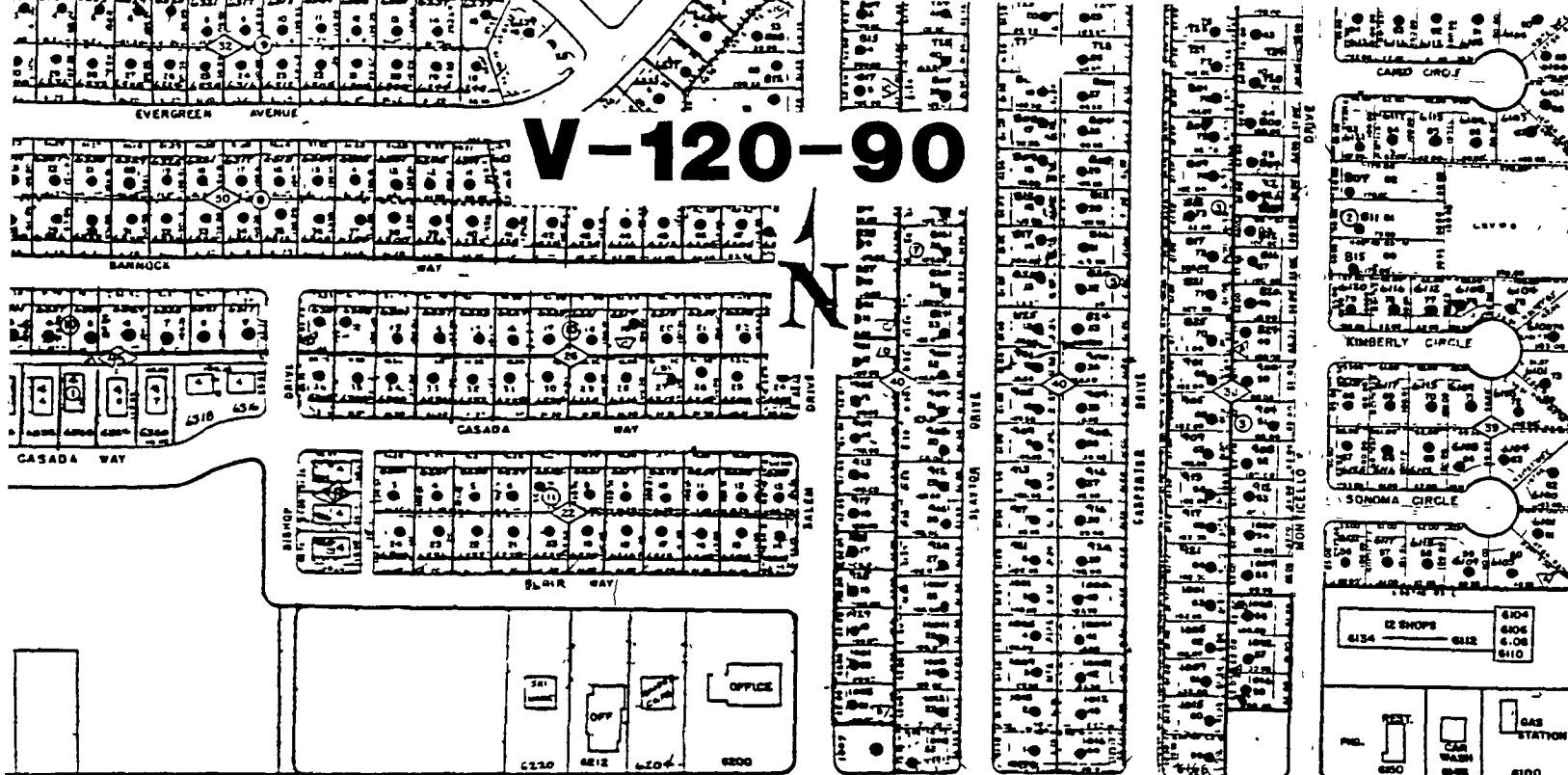
DEPARTMENT OF COMMUNITY  
PLANNING AND DEVELOPMENT

A handwritten signature in cursive script, reading "Norman R. Standerfer".

NORMAN R. STANDERFER, DIRECTOR

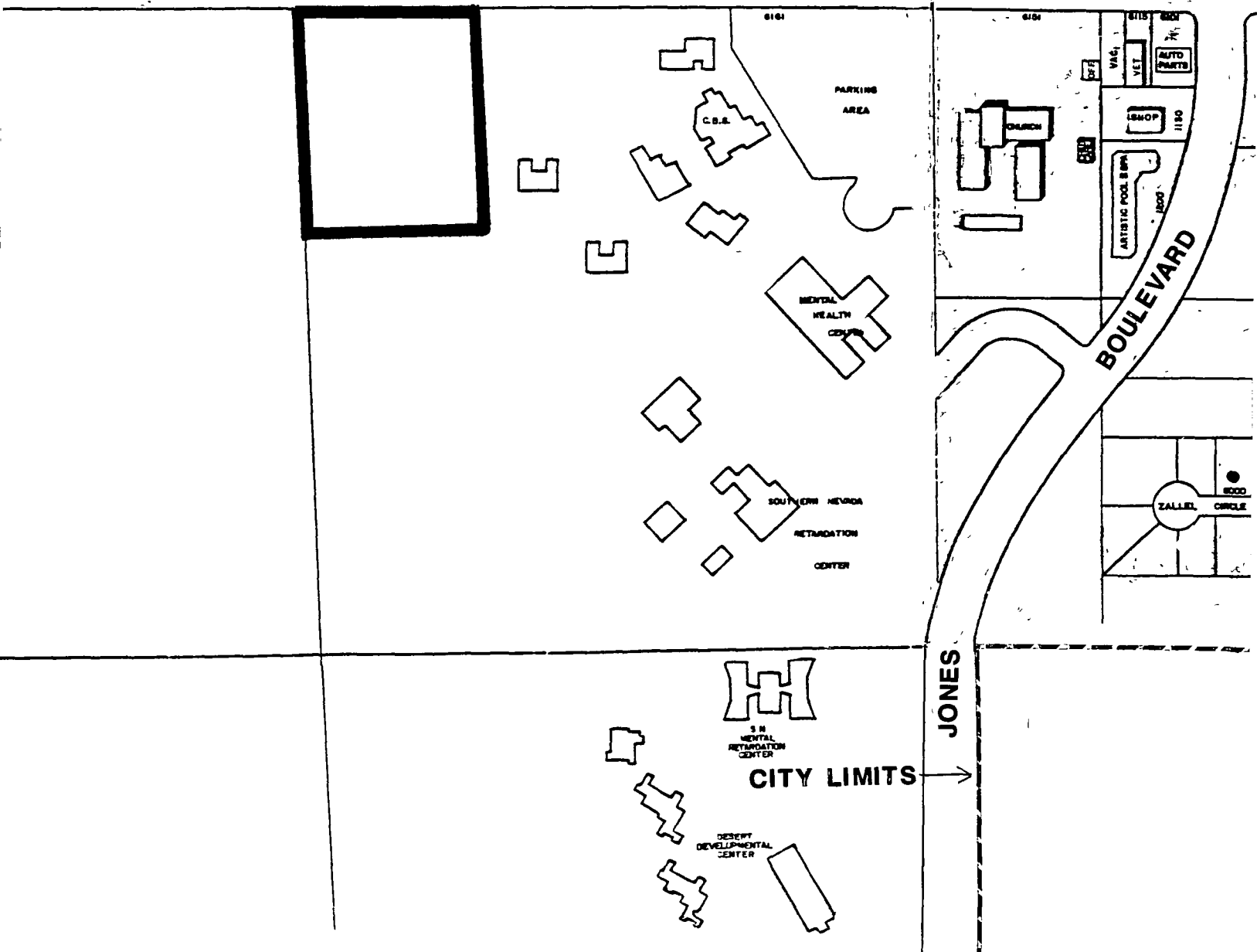
SEE LOCATION MAP ON REVERSE SIDE

# V-120-90



CHARLESTON

BOULEVARD



CITY COUNCIL MINUTES

MEETING OF

NOVEMBER 21, 1990

**AGENDA**

*City of Las Vegas*

CITY COUNCIL

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

Page

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT  
(CONTINUED)

J. VARIANCE - PUBLIC HEARING

1. V-120-90 - Nevada Association  
for the Handicapped

Application of Nevada Association for the Handicapped for a Variance to allow an existing plant nursery and garden supply center, where commercial uses are not permitted on property located on the south side of Charleston Boulevard, west of Jones Boulevard, in Zoning District R-E.


Board of Zoning Adjustment unanimously (5-0 vote) recommended APPROVAL, subject to:

1. This use be limited to the sale of live plants and related garden items only.
2. Signage shall be limited to one freestanding on-premise sign not exceeding 100 square feet in size along Charleston Boulevard and wall mounted signs on the building itself.
3. Standard conditions 1 and 5.

Staff Recommendation: APPROVAL

PROTESTS: 0

TO: The City Council

FROM:  NORMAN R. STANDERFER, DIRECTOR  
DEPARTMENT OF COMMUNITY  
PLANNING AND DEVELOPMENT

SUBJECT: ITEM X.J.1. - VARIANCE - V-120-90 - Nevada Association for the Handicapped

PURPOSE/BACKGROUND

This is a request for a Variance to allow an existing plant nursery and garden supply center in an R-E zone. The site is located on the grounds of the Mental Health Center and the business is sponsored by Star Nursery.

To the north is an office use and a child care center in a C-1 zone. The State Mental Health Center is to the east and south in an R-E zone. To the west is vacant C-V zoning.

The use includes a 1,088 square foot building, a greenhouse and open growing areas where plants and flowers are raised by patients of the Mental Health Facility. The products are then sold to the general public in the sales building.

At the Board of Zoning Adjustment meeting, the applicant indicated that the nursery is a benefit to the patients and is considered to be therapeutic. Also, the products are sold on a retail basis and the profits benefit the mental health facility. Staff felt the use was appropriate and recommended approval. The Board of Zoning Adjustment concurred.

Board of Zoning Adjustment Recommendation: APPROVAL (5-0 vote)

Staff Recommendation: APPROVAL

PROTESTS: 0

SEE ATTACHED LOCATION MAP

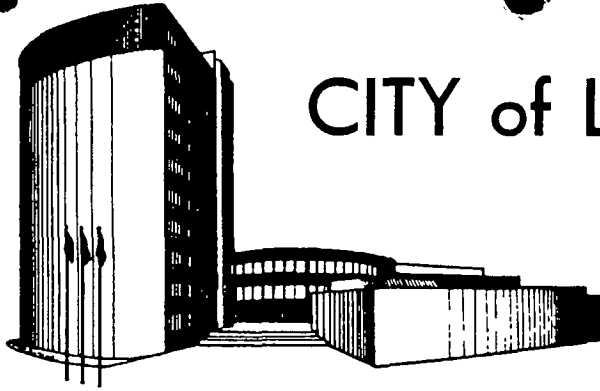


MAYOR RON LURIE

COUNCILMEN  
BOB NOLEN  
STEVE MILLER  
ARNIE ADAMSEN  
SCOTT HIGGINSON

ACTING CITY MANAGER  
RANDALL H. WALKER

# CITY of LAS VEGAS



October 30, 1990

Nevada Association for the Handicapped  
6200 West Oakey Boulevard  
Las Vegas, NV 89102

Attn: Vince Triggs  
Executive Director

Re: V-120-90

Dear Applicant:

Your request for a Variance to allow an existing plant nursery and garden supply center, where commercial uses are not permitted, on property located on the south side of Charleston Boulevard, west of Jones Boulevard, in Zoning District R-E, was considered by the Board of Zoning Adjustment on October 25, 1990.

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. This use be limited to the sale of live plants and related garden items only.
2. Signage shall be limited to one free-standing on-premise sign not exceeding 100 square feet in size along Charleston Boulevard and wall mounted signs on the building itself.
3. Conformance to the plot plan and elevations.
4. Satisfaction of City Code requirements and design standards of all City departments.

continued

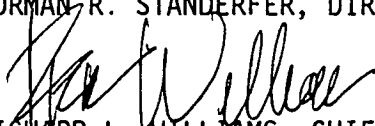


Nevada Association for the Handicapped  
V-120-90 - Page 2  
October 30, 1990

The item will be considered by the City Council at its meeting scheduled for November 21, 1990 at 2:00 p.m. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requests you or your representative be present to answer any pertinent questions which may arise regarding this request.

Sincerely,

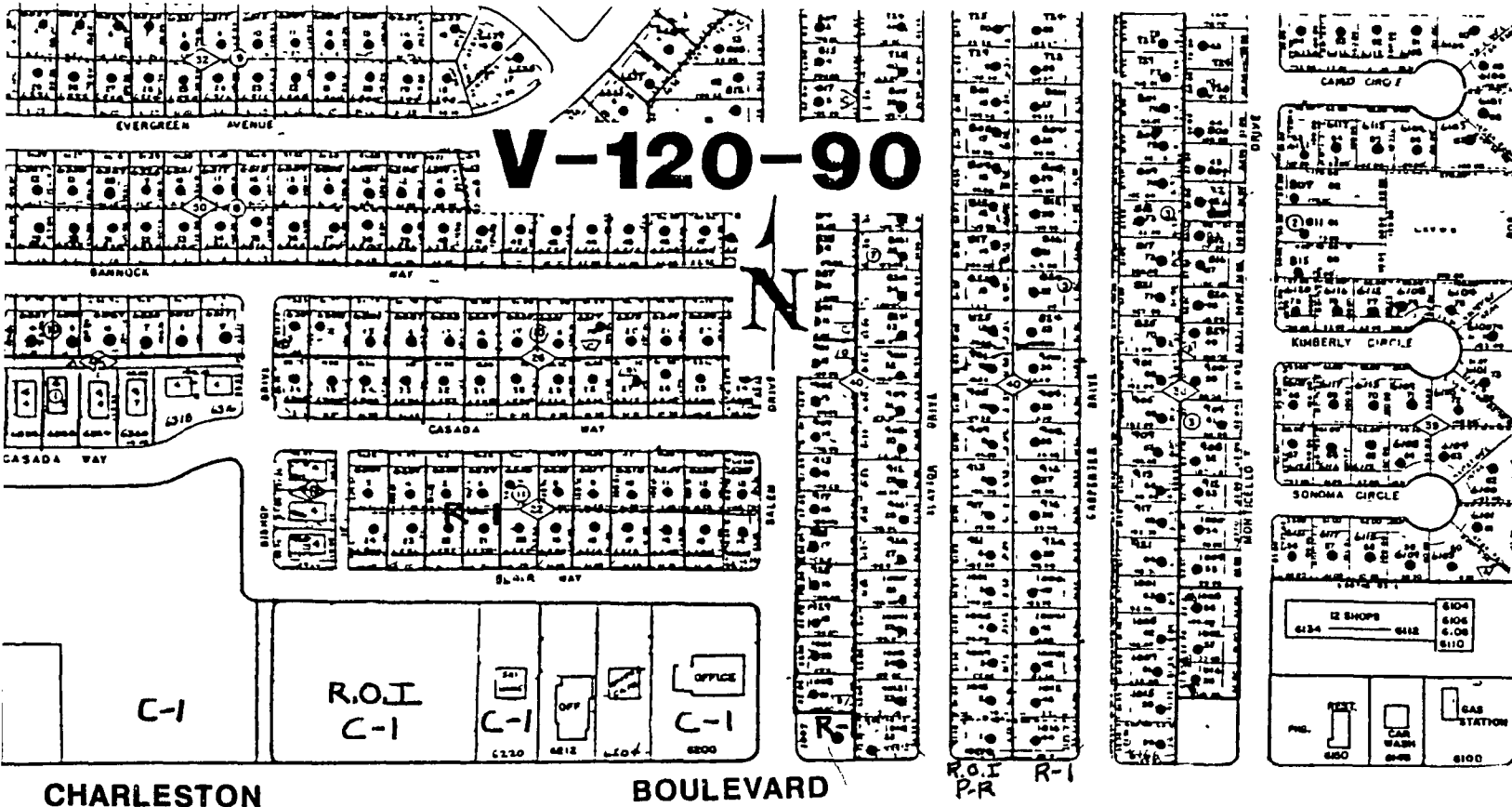
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT  
NORMAN R. STANDERFER, DIRECTOR



RICHARD L. WILLIAMS, CHIEF  
CURRENT PLANNING DIVISION

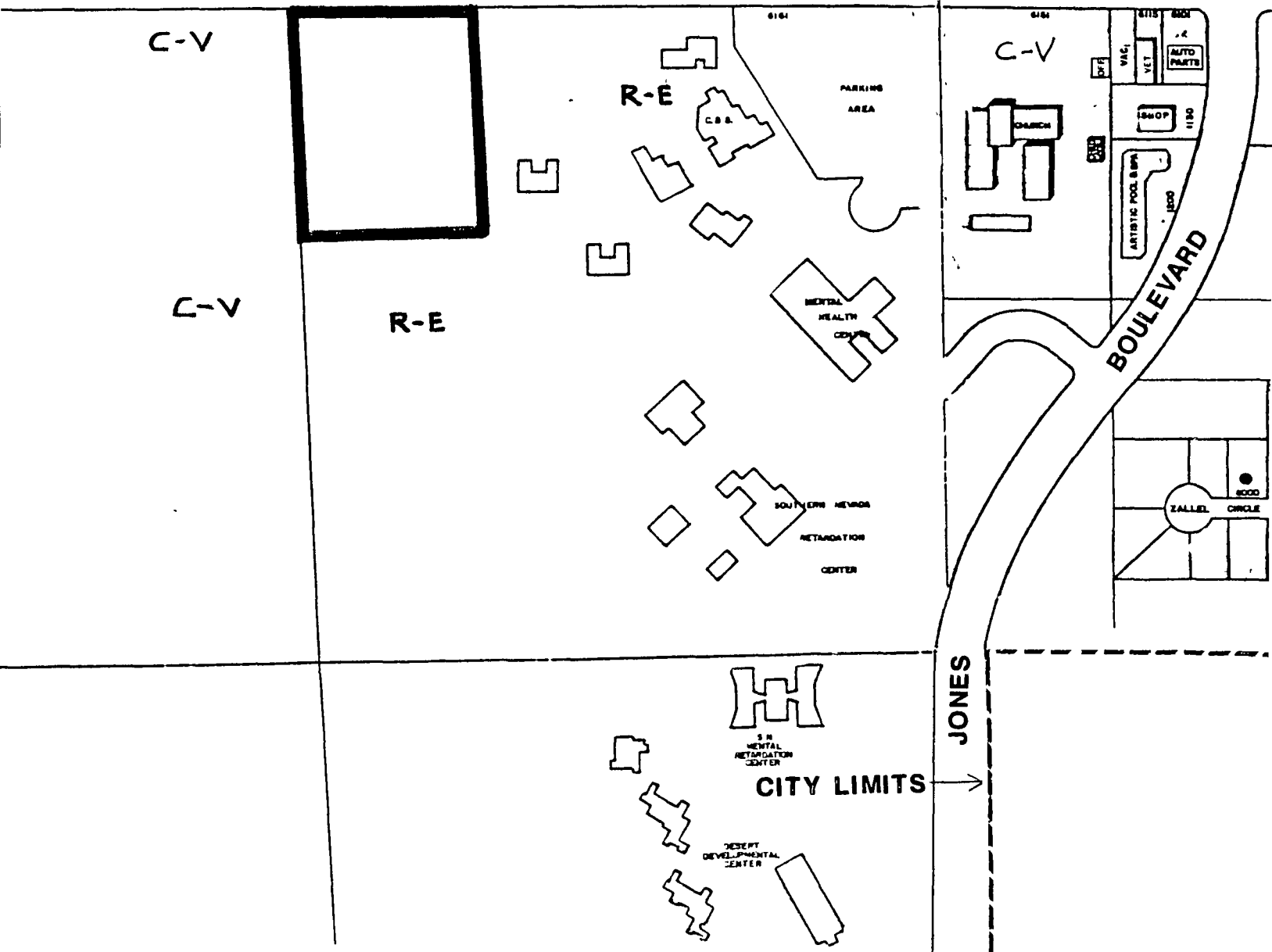
NRS:RLW:gm

# V-120-90



CHARLESTON

BOULEVARD



**BOARD OF ZONING ADJUSTMENT**

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

17. V-120-90 - NEVADA ASSOCIATION FOR THE HANDICAPPED

APPLICATION: Variance to allow an existing plant nursery and garden supply center, where commercial uses are not permitted

LOCATION: South side of Charleston Boulevard, west of Jones Boulevard

ZONE: R-E

STAFF RECOMMENDATION: APPROVAL, subject to:

1. This use be limited to the sale of live plants and related garden items only.
2. The use be operated only in conjunction with the State Mental Health facility use of the property.
3. Signage shall be limited to one free-standing on-premises sign not exceeding 100 square feet in size along Charleston Boulevard and wall mounted signs on the building itself.
4. Standard conditions 1 and 5.

PROTESTS: 0

SORENSEN

APPROVED, subject to staff's conditions, deleting condition #2

Unanimous

Mr. Williams informed the Board this is a Variance to operate a commercial nursery on the grounds of the State Mental Health Facility and conduct retail sales by way of the Charleston Blvd access. Staff feels this to be an appropriate use of the property and recommended approval.

Vincent Triggs appeared for applicant and indicated that this was a type of employment and therapeutic rehabilitation operated in conjunction with Star Nursery and available to various groups but supervised by employees of the Nevada Association for the Handicapped and all training would be performed by the Association. Emphasis would be placed on drought resistant plants.

Ms. Sorensen expressed concern that only individuals with the Association would have access to the program and moved that the second condition be removed as a contingency for approval.

No one appeared in opposition.

NOTE: A date will be set at the 11/7/90 City Council meeting for a public hearing to be held at the 11/21/90 City Council meeting.

(20:21 - 20:28)

## INTER-OFFICE MEMORANDUM

October 29, 1990

<b>TO:</b> KATHLEEN TIGHE, CITY CLERK	<b>FROM:</b> RICHARD L. WILLIAMS, CHIEF DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT CURRENT PLANNING DIVISION
<b>SUBJECT:</b> SET DATE FOR PUBLIC HEARING NOVEMBER 1, 1990 CITY COUNCIL MEETING	<b>COPIES TO:</b> LINDSEY MILLS

At the November 1, 1990 City Council meeting, please set date for the following items:

V-116-90 TAYLOR WOODROW HOMES NEVADA LIMITED, A NEVADA CORPORATION  
 V-120-90 NEVADA ASSOCIATION FOR THE HANDICAPPED  
 U-217-90 CARDIVAN COMPANY  
 V-126-90 BERNARD KLEIN  
 U-218-90 CATHOLIC COMMUNITY SERVICES OF NEVADA

The following Special Use Permits which will involve a related liquor license were also approved by the Board; however, a set date cannot be scheduled until Business Activity has completed their license investigation.

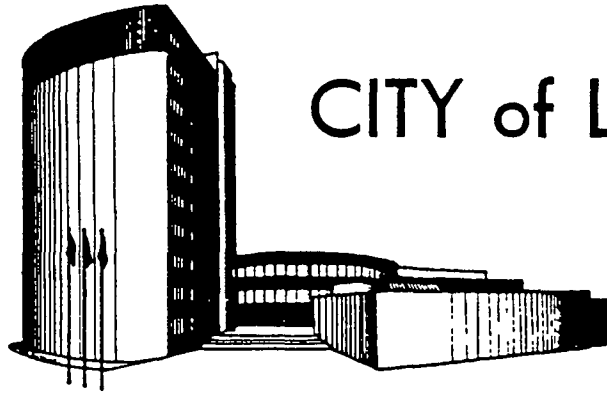
U-212-90 1988 Decatur Associates, Ltd., a California Limited Partnership  
 U-214-90 The Four Amigos, a California Limited Partnership

RLW:gm

MAYOR RON LURIE

COUNCILMEN  
BOB NOLEN  
STEVE MILLER  
ARNIE ADAMSEN  
SCOTT HIGGINSON

ACTING CITY MANAGER  
RANDALL H. WALKER



# CITY of LAS VEGAS

October 15, 1990

Nevada Association for the Handicapped  
6200 West Oakey Boulevard  
Las Vegas, Nevada 89102

Attn: Vince Triggs  
Executive Director

Re: V-120-90

Dear Applicant:

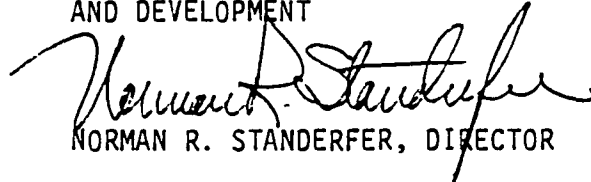
This is to advise that your request as referred to above will be considered by the Board of Zoning Adjustment at its regular meeting on October 25, 1990.

This meeting will be held at 7:00 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,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT



NORMAN R. STANDERFER, DIRECTOR

NRS:gm

Attachment: Agenda





INTER-OFFICE MEMORANDUM

October 5, 1990

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

FROM: DEPARTMENT OF COMMUNITY  
 PLANNING AND DEVELOPMENT  
 NORMAN R. STANDERFER, DIRECTOR  
 RICHARD L. WILLIAMS, CHIEF  
 CURRENT PLANNING

SUBJECT: REQUEST FOR COMMENTS RE: V-120-90  
 NEVADA ASSOCIATION FOR THE HANDICAPPED

PARCEL NO.: N/A

COPIES TO:

The subject application is to allow: an existing plant nursery & garden supply center where commercial uses are not permitted

This structure/use is: PROPOSED \_\_\_\_\_  
 EXISTING  X

NOTE: Building & Safety - If this structure is existing, please furnish valuation.  
 Fire Services - If this structure is existing, please evaluate fire accessibility.

This item will be heard at the October 25, 1990 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 October 15, 1990 will be greatly appreciated.

Thank you.

*B&S. - NO POSSIBLE WAY TO PROVIDE VALUATION.*

NRS:RLW:gm

- Attachments:  
 1. Application  
 2. Plot Plan

PLANNING AND  
 OCT 15 1990  
 DEVELOPMENT

*RLW. 10/11/90*



CITY OF LAS VEGAS  
INTER - OFFICE MEMORANDUM

DATE

October 22, 1990

**TO:**

Norman R. Standerfer, Director  
Department of Community Planning & Development

**FROM:**

Richard D. Goecke, Director  
Department of Public Works

CK *Richard D. Goecke*

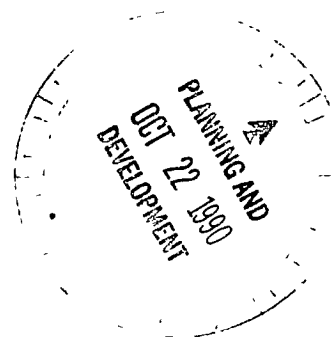
**SUBJECT:**

V-120-90  
Nevada Association for the Handicapped

**COPIES TO:**

Charles Kajkowski, Engineering Planning  
John McNellis, Engineering Planning  
Chuck Turk, Land Development  
Nancy Miller, Right-of-Way  
Rita Lumos, Survey (FM, PM, & A's only)

1. We have no objection to the variance to allow an existing plant nursery & garden supply center where commercial uses are not permitted.



# NOTICE OF PUBLIC HEARING

## VARIANCE REQUEST

**MEETING:** BOARD OF ZONING ADJUSTMENT  
**DATE:** OCTOBER 25, 1990  
**TIME:** 7:00 p m.  
**LOCATION:** Council Chambers, City Hall  
 400 East Stewart Avenue, Las Vegas, Nevada  
**APPLICANT:** NEVADA ASSOCIATION FOR THE HANDICAPPED

**REQUEST:** V-120-90  
 TO ALLOW AN EXISTING ~~GARDEN~~ <sup>PLANT</sup> NURSERY ~~WITH RETAIL~~ <sup>& GARDEN SUPPLY</sup>  
~~CENTRAL SALES~~, WHERE ~~RETAIL~~ <sup>COMMERCIAL</sup> USES ARE  
 NOT PERMITTED.

**PROPERTY LOCATION:** *WEST OF JONES BLVD*  
*SOUTH SIDE OF*  
 NEAR 6221 WEST CHARLESTON BOULEVARD *alternatively*  
**ZONING:** R-E *SOUTHWEST*  
*CORNER OF*  
*CHARLESTON BOULEVARD*  
*AND JONES BOULEVARD*

**LEGAL DESCRIPTION:** A PORTION OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF THE  
 NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF SECTION 2, TOWNSHIP 21  
 SOUTH, RANGE 60 EAST, M.D.B.&M.

Any and all interested persons may appear before the Board of Zoning Adjustment either in person or by representative and object to or express approval of this request; 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  
*Norman R. Standerfer*  
 NORMAN R. STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

	(Initial)	(Date)
K. Crane	<i>KC</i>	<i>10/5/90</i>
R. Genzer	<i>[Signature]</i>	<i>10/8</i>
R. Williams		
L. Comeau		

PLEASE RETURN THIS FILE TO GRETA  
 BY: 10-8-90

DRAFT





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 \$ 100.00.

The undersigned, NEVADA ASSOCIATION FOR THE HANDICAPPED the Owner(s), respectfully petition(s) for a special Variance to allow COMMERCIAL ON CURRENT RESIDENTIAL/INSTITUTIONAL

Assessors Parcel No.: N/A

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

The property is situated at W. CHARLESTON, ON OR ABOUT 6221 between JONES BLVD. and TORREY PINES

In Zoning District R-E. Said property is legally described as follows to wit: SE 1/4 SW 1/4 SE 1/4 NE 1/4 of Section 2 Township 21 South, Range 60 East, M.D.B.&M. Said Parcel containing two and one-half (2-1/2) acres.

OWNER'S AFFIDAVIT

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

STATE OF NEVADA ) COUNTY OF CLARK )

(I, We), NEVADA ASSOCIATION FOR THE HANDICAPPED 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.

(SIGNATURE) (702) 870-7050 PHONE NUMBER

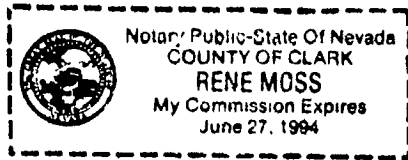
MAILING ADDRESS 6200 W. OAKLEY BLVD. Las Vegas, NV 89102 CITY STATE ZIP

SIGNATURE OF OWNER OF RECORD PHONE NUMBER

MAILING ADDRESS CITY STATE ZIP

Subscribed and sworn to before me this 30 day of August, 1990.

Clark County, Nevada Notary Public in and for said County and State RENE MOSS 6-27-94 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: \$ 100.00 Case No. V-120-90 Received by: KC Receipt No.: 096236 Meeting Date 10/25/90 Date: 9/19/90

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME NEVADA ASSOCIATION FOR THE HANDICAPPED  
 REP'S NAME VINCE TRIGGS, EXEC. DIRECTOR  
 ADDRESS 6200 W. OAKLEY BLVD.  
LAS VEGAS, NV 89102  
 PHONE 870-7050  
 ATTN: BUSINESS MANAGER

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

APPLICATION TYPE:

- REZONING       PLOT PLAN REVIEW       VARIANCE       USE PERMIT  
 QTA       OTHER \_\_\_\_\_  
 PUBLIC HEARING: IF YES, LEGAL P. OF SE 1/4, NE 1/4, SEC. 2, T21S R60E  
MOB&M

ZONING: EXISTING R-E PROPOSED R-E

LAND USE: EXISTING STATE MENTAL HEALTH FACILITY  
 PROPOSED NEVADA ASSOCIATION FOR THE HANDICAPPED NURSERY

PAST ACTIONS: CASE NO. UC-30-69 ACTION \_\_\_\_\_ DATE \_\_\_\_\_  
 CASE NO. \_\_\_\_\_ ACTION \_\_\_\_\_ DATE \_\_\_\_\_  
 CASE NO. \_\_\_\_\_ ACTION \_\_\_\_\_ DATE \_\_\_\_\_

DISTRICT MAP NO. Q-2-2 ASSESSOR'S PARCEL NO. N/A

GENERAL LOCATION: SW COR OF JONES BLVD. AND CHARLESTON  
BOULEVARD  
NEAR 6221 W. CHARLESTON BLVD.

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

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

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

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

CHECKED BY: KE DATE 9/19/90

GENERAL RECEIPT NO. 096236 CASE NO. V-120-90

PC DATE: \_\_\_\_\_ BZA DATE: 10/25/90

PURCHASE ORDER

ORDER NO

NEVADA ASSOCIATION FOR THE HANDICAPPED

No 6626

6200 W. OAKLEY BLVD.  
LAS VEGAS, NEVADA 89102  
(702) 870-7050

TO City of Las Vegas

SHIP TO \_\_\_\_\_

ADDRESS \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_

CITY \_\_\_\_\_

FOR	REQ NO	HOW SHIP	DATE REQUIRED	TERMS	DATE	
06-602-000	6278	Deliver	ASAP	COO	8-30-90	
QUANTITY		PLEASE SUPPLY ITEMS LISTED BELOW			PRICE	UNIT
ORDERED	RECEIVED					
1		Zoning Variance Fee			\$	100 <sup>00</sup>
2						
3						
4						
5						
6						
7						

IMPORTANT

OUR ORDER NUMBER MUST APPEAR ON ALL INVOICES, PACKAGES, ETC  
PLEASE NOTIFY US IMMEDIATELY IF YOU ARE UNABLE TO SHIP COMPLETE ORDER BY DATE SPECIFIED.

PLEASE SEND COPIES OF YOUR INVOICE WITH ORIGINAL BILL OF LADING,

*Bruce Thalman*

PURCHASING AGENT

RECEIVED  
AUG 31 1990  
DEPUTY ADMINISTRATOR'S OFFICE

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A CONTRACT BETWEEN THE  
DIVISION OF MENTAL HYGIENE and MENTAL RETARDATION  
and  
NEVADA ASSOCIATION FOR THE HANDICAPPED

This contract is made and entered into by and between the  
Division of Mental Hygiene and Mental Retardation (Division)  
and the Nevada Association for the Handicapped (NAH).

WHEREAS, the Division is one of the divisions of the  
State of Nevada Department of Human Resources, and it  
provides, among other things, therapy and vocational training  
for its mentally ill and mentally retarded clients; and

WHEREAS, NAH is a not-for-profit corporation that  
provides services including therapy and vocational training  
for its handicapped clients, among whom many are mentally ill  
or mentally retarded; and

WHEREAS, the purpose of this contract is to reduce to  
writing the agreement of the parties, which is to develop a  
program which will provide therapy and training to the  
handicapped people of Southern Nevada who could be or are  
eligible for service and treatment through the Department of  
Human Resources by means of a horticultural business project.  
The project will use the facilities of the Division on its Las  
Vegas, Nevada Charleston & Jones property which consists of  
two greenhouses, retail sales office, farm area and parking  
lot, and

WHEREAS, NAH will develop a program which will provide  
therapeutic and vocational benefits to clients by involving  
them in cultivating the nursery stock and selling it and  
related items to the nursery industry and the public, and

1           WHEREAS, it is intended this contract will be renewed so  
2 long as the program fulfills the purpose intended and the need  
3 for it exists,

4           NOW, THEREFORE the following is agreed:

5           1.    a.  NAH and its subcontractors, and their agents,  
6 employees, servants and clients will have access to the  
7 area of Division property on the Charleston & Jones  
8 campus in Las Vegas, Nevada which contain the greenhouse,  
9 retail sales and farm area, which premises they may use  
10 for the purpose of furthering the goals of the program.

11           b.  No rent shall be charged for the use of this  
12 property by NAH, but NAH will pay for all utilities and  
13 maintenance attributable to the project.  These costs may  
14 be either pro-rated or directly metered.  NAH will make  
15 all repairs to the property it uses caused by or  
16 resulting from the program and/or its participants.

17           c.  The premises described will be used for purposes  
18 of this project only.  The contract shall be terminable  
19 by either party in writing if the primary goal of  
20 providing therapy and vocational services to the  
21 handicapped is no longer being met by the program and its  
22 use of the premises.

23           d.  In the event an issue arises as to whether the  
24 primary goal of this contract is being met by the  
25 program, the parties will set up a meeting between NAH  
26 and the Division.  Representatives with authority from  
27 each party will meet in person at least three times in a  
28 six week period, with the meeting being held two weeks

1 apart. These meetings will be good faith attempts to  
2 resol the problems identified, to promote continuation  
3 of the program. Notice of termination will be in  
4 writing, delivered to the other party.

5 e. The Division may refer clients it deems  
6 appropriate for enrollment in the program.

7 2. The program shall be run in a business-like fashion  
8 by NAH.

9 a. NAH will observe the rules and requirements of  
10 the United States, the State of Nevada, and any  
11 applicable county and city ordinances, and expressly  
12 agrees to hold the Division harmless and indemnify it  
13 from any and all liability for its alleged or proven  
14 failure to meet those laws.

15 b. NAH will provide an accounting to the Division  
16 annually within three (3) months of the close of its  
17 fiscal year, which will detail the income, costs and  
18 allocation of revenues and receipts of the program.

19 c. The program will be self-supporting and will not  
20 receive any direct financial support from the Division.  
21 It is contemplated that the revenues and receipts from  
22 this program will be reinvested in the program to enhance  
23 its growth, to the point it meets the need for services  
24 of this type with the stated population. No more than  
25 25% of the net proceeds from the program may be used for  
26 purposes other than this program, without the express  
27 written consent of all signatories hereto. The costs  
28 incurred in subcontracting with nurseries is part of the

1 cost ( doing business in this pr ram. Violation of  
2 this term will be grounds for termination of this  
3 contract, subject to the dispute resolution provisions of  
4 this contract in paragraph 1(d) above.

5 3. NAH may subcontract with local nurseries to provide  
6 the service and expertise in the horticultural aspects of this  
7 business. The responsibility to report annually (paragraph  
8 2(b) above) is non-delegable to any subcontractor. The  
9 Division must consent in writing to any subcontractor who  
10 works for NAH on this project. This consent will not be  
11 withheld unreasonably.

12 4. The terms and provisions of this contract are not  
13 assignable.

14 5. The rights and confidentiality of Division clients  
15 and Department clients, if any, shall be maintained in  
16 accordance with the law.

17 6. Subject to its other provisions, this contract shall  
18 be effective September 1, 1990, through June 30, 1993, and may  
19 be renewed so long as the parties desire to continue its  
20 purposes.

21 7. This contract may be canceled by NAH at any time,  
22 with or without cause, upon 90 day's notice, in writing, and  
23 delivered by mail or in person to the Division.

24 8. In the event of the substantiated abuse or neglect of  
25 program participants by NAH, its agents, employees or its  
26 subcontractor or its agents or employees, the Division may  
27 elect to cancel this contract upon written notice to NAH.

28

1           9. T's contract may be amended the mutual agreement  
2 of the parties, signed by all signatories hereto.

3           10. NAH agrees to indemnify and hold harmless the  
4 Division, Department and State of Nevada, its agents and  
5 employees from any and all claims, causes of action or  
6 liability arising from the performance of this contract by NAH  
7 or its agents or employees.

8           11. NAH will provide evidence of liability insurance in  
9 an amount agreed to by the parties which will inure to the  
10 benefit of the Division and its property in the event of loss  
11 or casualty and provide for workers compensation benefits for  
12 applicable participants in the program.

13           12. In no event will NAH, its employees, agents,  
14 servants, contractors or participants become employees of the  
15 State of Nevada by virtue of this contract.

16           13. This contract shall be construed and interpreted  
17 according to the laws of the State of Nevada.

18           14. This contract represents the complete and total  
19 understanding of the parties and no other understandings or

20 . . .

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1 representations, oral or written, regarding the subject matter  
2 of this contract shall be deemed to exist or bind the parties  
3 hereto.

4 NEVADA ASSOCIATION FOR  
5 THE HANDICAPPED

DEPARTMENT OF HUMAN  
RESOURCES  
DIVISION OF MENTAL HYGIENE  
AND MENTAL RETARDATION

6  
7 By: W. Mark Stewart  
8 PRESIDENT  
9 Board of Directors

Charlotte Crawford  
10 CHARLOTTE CRAWFORD  
11 Deputy Administrator

12 Attest: \_\_\_\_\_

13 By: Brian Lahren  
14 BRIAN LAHREN  
15 Administrator

16 By: Jerry Griepentrog  
17 JERRY GRIESENTROG  
18 Director

19 Approved as to form:  
20 BRIAN MCKAY  
21 Attorney General

22 By: Cynthia A. Pyzel  
23 CYNTHIA A. PYZEL  
24 Deputy Attorney General



SUBMITTAL REQUIREMENTS FOR APPLICATIONS REQUIRING SITE PLANS

- Rezoning
- Plot Plan/Evaluation/Aesthetic Review
- Variances/Special Use Permits

ITEMS COMPLETED

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. If the application requires more than one type of land use (commercial, single family, multi-family, etc.) each must be clearly identified and all applicable data (uses, parking, acreage, etc) must be separately delineated for each use. **An appointment for submittal of this information is highly recommended.**

I. **Eight (8) copies of the plot plan, two (2) copies of architectural elevations and two (2) copies of floor 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 8 1/2 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 net and gross 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 dimensioned, 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.**

FOR DEPARTMENT USE ONLY

—OVER—

