

PLANNING AND DEVELOPMENT DEPARTMENT SCANNING COVER SHEET

Case No: V-0043-87

APN: 162-02-210-015

Location: 1515 S Maryland Pkwy

Applicant: Judith A. Dawson, Trustee

Project Name:

To allow two existing wall signs where only one is permitted with the signs being 8' and 9' above the ground where 6' is the maximum height allowed; and to allow the wall signs to be 31.5 sq ft and 20 sq ft where a maximum of 15 sq ft is allowed for a wall sign.



FILE HISTORY

DATE	MEETING	ACTION	INITIAL
4/23/87	BZA	Approved	g
6/25/87	BZA	Denied	g
8/5		Approved	

FILE NUMBER:

V-43-87

INTERDEPARTMENT DISTRIBUTION LIST

	DATE SENT	DATE RETURNED	C O M M E N T S
	1987	1987	
BUILDING & SAFETY	4/1	4/7	no objections
PUBLIC WORKS-R/W, ELEC.	"	4/13	no comment
FIRE SERVICES	"	4/7	no objections
LAND DEVELOPMENT DIV.	"		
DOWNTOWN REDEVELOPMENT			
POLICE DEPARTMENT			
LICENSE DEPARTMENT			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. V-43-87

PROPERTY OWNERS

PROTESTS

APPROVALS

- | | |
|---|----------------------------------|
| 1. <u>(Steve Burris)</u>
<u>Burris & Hower, Atty - 1601 S. Foreman</u> | <u>Petition w/ 36 signatures</u> |
| 2. <u>" 1605 S. "</u> | |
| 3. _____ | |
| 4. _____ | |
| 5. _____ | |
| 6. _____ | |
| 7. _____ | |
| 8. _____ | |
| 9. _____ | |
| 10. _____ | |
| 11. _____ | |
| 12. _____ | |
| 13. _____ | |
| 14. _____ | |
| 15. _____ | |
| 16. _____ | |
| 17. _____ | |
| 18. _____ | |
| 19. _____ | |
| 20. _____ | |

FILE NO. V-43-87

Protect

BURRIS & THOMAS

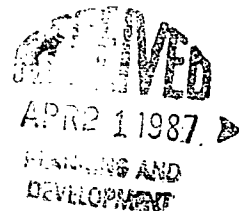
ATTORNEYS AT LAW

STEVEN M. BURRIS
ANDREW J. THOMAS

1605 SOUTH MARYLAND PARKWAY
LAS VEGAS, NEVADA 89104

AREA CODE 702
TELEPHONE 385-1200

April 21, 1987



Department of Community Planning
and Development
City of Las Vegas
400 East Stewart Avenue
Las Vegas, Nevada 89101

HAND DELIVERED

Attention: Harold Foster

Re: Zoning adjustment application No. V-43-87 ✓

Dear Mr. Foster,

I want to voice my strenuous objection to the application for zoning adjustment number V-43-87.

I own the buildings at 1605 South Maryland Parkway, and 1601 South Maryland Parkway, which are used as offices for my legal practice. The building for which the application is made, 1515 South Maryland Parkway, is nextdoor to my office. It is occupied by a chiropractor, practicing under the name "Sahara Health Care."

Currently, the building at 1515 Maryland Parkway has huge gold shiny letters saying the word "Chiropractor" across the front. There is also a smaller sign, with gold shiny letters, on the street. In addition, there are usually two to three cars parked in front of the building during the daylight hours which have license plates with names such as "DR SPINE," "BONE DR," etc. Believe me, no one has any trouble discerning which building is occupied by a chiropractor.

Our portion of Maryland Parkway is turning into a nice, professional street. There are some lawyers, physicians, architects, and insurance agents on this street, most of whom are trying to keep up the buildings in a tasteful way.

An example of what can happen when controls are not enforced can be seen at the florist down my street. She has painted her building bright yellow, and has most of the building painted with advertisements that look like something from Tijuana. She also frequently has old cars parked on the street bearing placard signs pointing to her flower shop.

Page 2
April 20, 1987

I think that, if you allow billboard-type signs on the buildings next to my legal offices, it is going to detract considerably from the professional look of this street. I just spent \$25,000.00 "fixing up" the building nextdoor to the chiropractor office, and I spent this money in reliance upon the zoning.

I think that it is inconsistent with a professional use to allow large billboard-type signs. A professional office is not a circus or used car lot. People don't come in from "street traffic."

It is my opinion that, if these signs are allowed to be put up, it will cheapen the value of my adjacent properties considerably, and I shall consider taking legal action to recoup any losses I might have.

Right now, I am peacefully co-existing with my neighbor. My business is doing well, and I assume that his is, also. Our portion of the street looks nice, and dignified, and well, professional. Since it is not "broke," then why "fix it?"

Yours truly,

BURRIS & THOMAS


Steven Burris

SMB:vs

WE, THE UNDERSIGNED, AGREE WITH THE PETITION TO ALLOW

DR. ALLAN P. LONG TO KEEP THE EXISTING TWO WALL SIGNS

AT HIS OFFICE AT 1515 S. MARYLAND PKWY.

43
✓ 134-87
JUN 25 1987

NAME	ADDRESS	PHONE NUMBER
Steve Bunn	1605 S. Maryland	385 1206
Joseph Balcher - Mark Children	1611 S. MARYLAND	366-0680
Gene Haskins	1615 S. Maryland Pkwy	386-4996
Deborah Santa	1615 S. Maryland /	386-4996-647-2219
Linda Lope	1615 S. Maryland	386-4996
Georgia Boddie	1615 S. Maryland	386-4996
Ramdeen	1615 S. Maryland	386-4996
Paul Allen	1511 MARYLAND	385 2723
Leptude Teskey	1505 S. Maryland Pkwy	385-7234
Jan Walter Realty	1335 S. Maryland Pkwy	384-7117
Nick Williams Realty	1335 S. Maryland Pkwy	384-7521
Paula Whisker	1314 So. Maryland Pkwy	385-6474
Helen Fennel	1324 S. Maryland Pkwy	384-3606
Jeanne Lydenis	1330 Maryland Pkwy	384-3514
Earl Preston	1400 Maryland Pkwy	386-0407
Margaret Preston	" " "	" " "
Kurt Vogel	1404 Maryland Pkwy	385-1977
Nancy Stewart	1819 So. Maryland	383-0008
Amber Apple	1504 " " "	383-8181
Carolyn M. Whelan	1604 So. Maryland Pkwy	382-6336
Donna Bairly	4449 Eureka Circle	388-973-9388

IT'S A REAL PLEASURE TO SERVE YOU AND TO HELP YOU. WE CARE!

WE, THE UNDERSIGNED, AGREE WITH THE PETITION TO ALLOW

DR. ALLAN P. LONG TO KEEP THE EXISTING TWO WALL SIGNS

AT HIS OFFICE AT 1515 S. MARYLAND PARKWAY.

JUN 25 1987

NAME	ADDRESS	PHONE NUMBER
Debbie Meason	1750 E. Karen #54	796-6677
May Maschri	5268 Manassas	458-5685
Rosa Chaffee	920 Spring Harbor #	438-2171
Shila Brumfield	904 W. Monroe #5	646-2486
Sonia Cathcart	2574 San Marcos	438-5780
Iratta Argumanian		733-7222
Kathy Hamelton	4112 Ridgewood	456-6847
Thomas A. Galt	1330 Myra Pk...	384-3514
Jose M. Lima	1007 Woodside Ct	564-1917
Wilfredo E. Lima	1007 Woodside Ct	564-1917
Wilfredo D. Lima	1007 Woodside Ct	564-1917
Agustín Ferreras	2 Magnolia	564 1513
Robert Ferreras	2835 Woodson Hwy	649-0146
Jane Hawbaker	1012 Graystone Dr	648-9971
Ralph Hawbaker	1012 Graystone Dr	648-9971

IT'S A REAL PLEASURE TO SERVE YOU AND TO HELP YOU. WE CARE!

NOTICE OF PUBLIC HEARING

APRIL 23, 1987

Notice is hereby given that on April 23, 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-43-87 APPLICATION OF JUDITH A. DAWSON, TRUSTEE, FOR A VARIANCE TO ALLOW TWO EXISTING WALL SIGNS WHERE ONLY ONE IS PERMITTED WITH THE SIGNS BEING 8' AND 9' ABOVE THE GROUND WHERE 6' IS THE MAXIMUM HEIGHT ALLOWED; AND TO ALLOW THE WALL SIGNS TO BE 31.5 SQ. FT. AND 20 SQ. FT. WHERE A MAXIMUM OF 15 SQ. FT. IS ALLOWED FOR A WALL SIGN, ON PROPERTY LOCATED AT 1515 SOUTH MARYLAND PARKWAY, IN ZONING DISTRICT P-R.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT FIFTEEN (15) IN BLOCK TWENTY (20) OF HUNTRIDGE SUBDIVISION TRACT NO. 4.

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

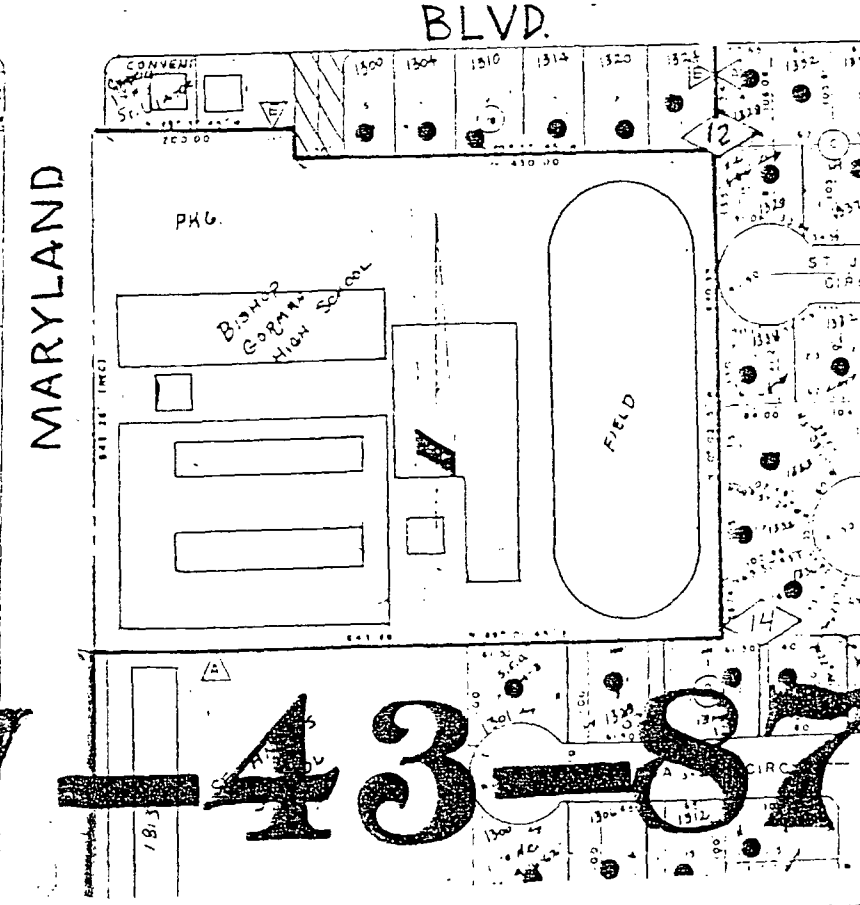
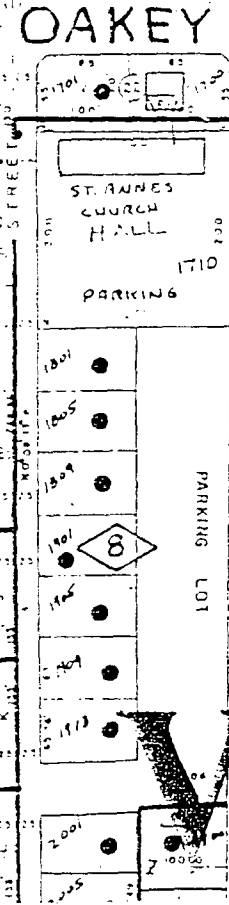
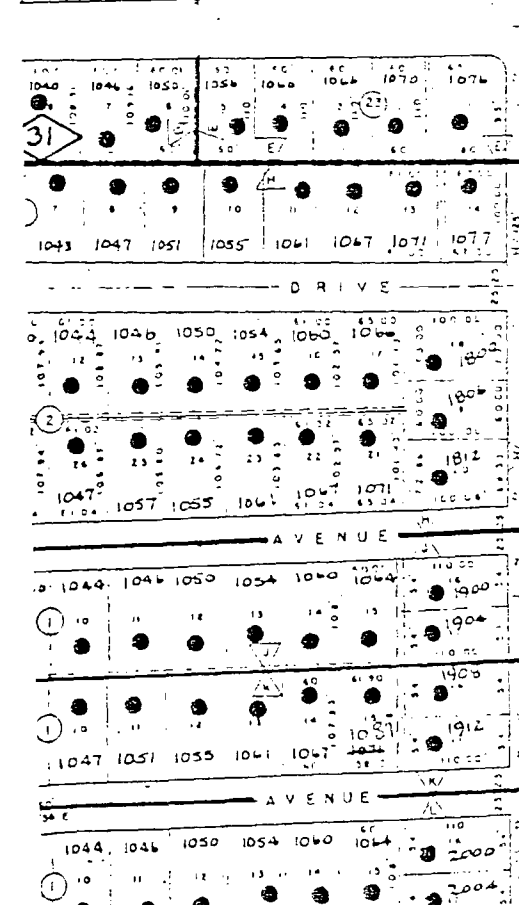
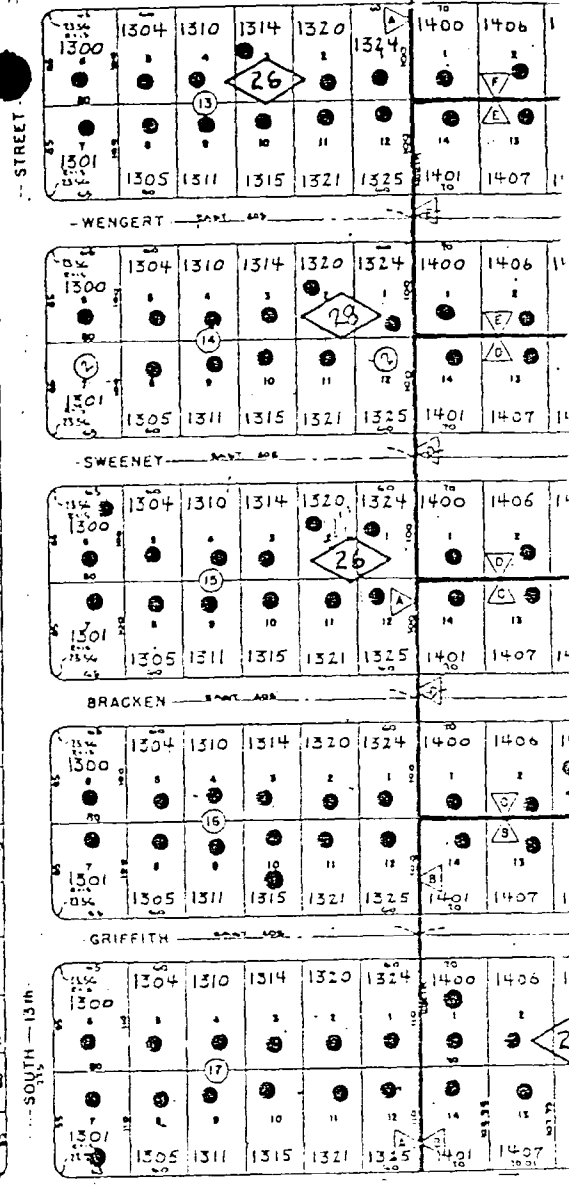
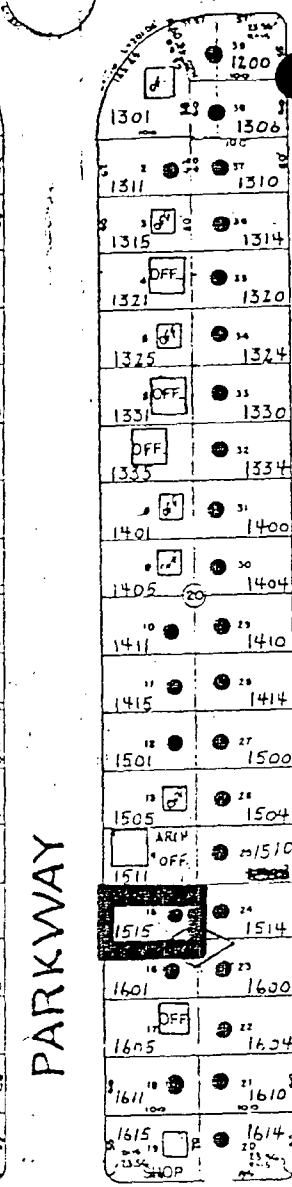
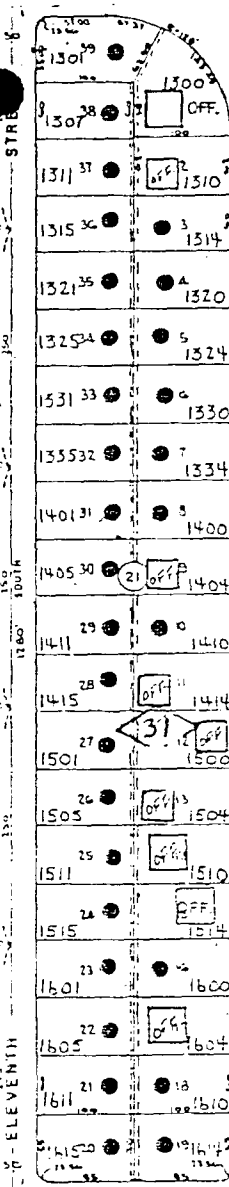
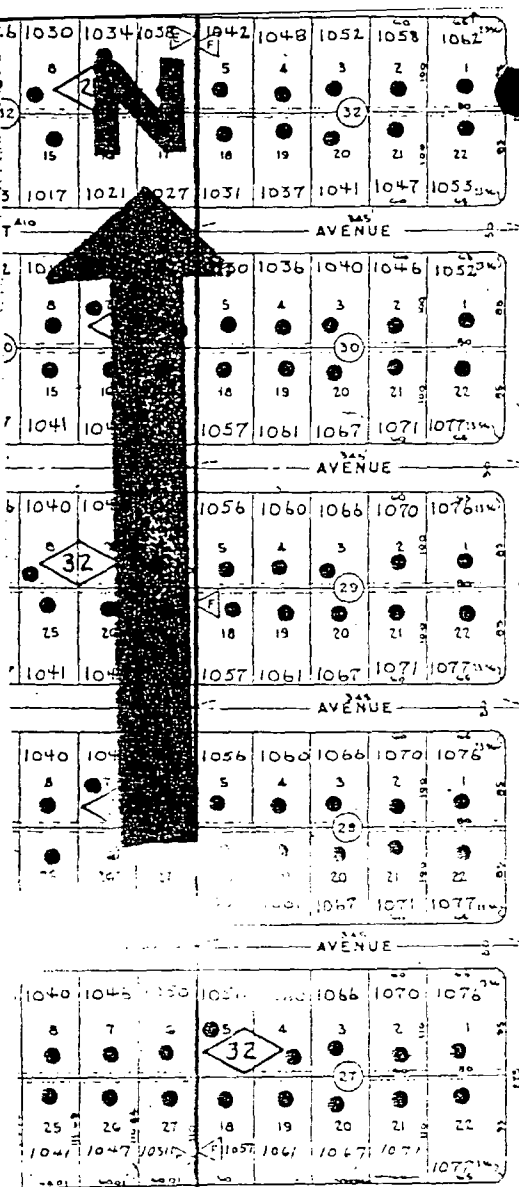


HAROLD P. FOSTER, DIRECTOR

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



511-50

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUESTDate 4/6/87Page 1 of 1

Requested by:

Organization CITY OF LAS VEGAS Name Scott WoodburyDepartment COMMUNITY DEVELOPMENT Phone 386-6301 Ext. I. D. Code V-43-87 Date to Be Completed Remarks

Information Needed:

1. Labels ☒ No. of Sets 2 Label Type ☐2. Print Format No Print (A) ☐ Valuation (F) ☐Name, Address, Legal Description (G) ☒

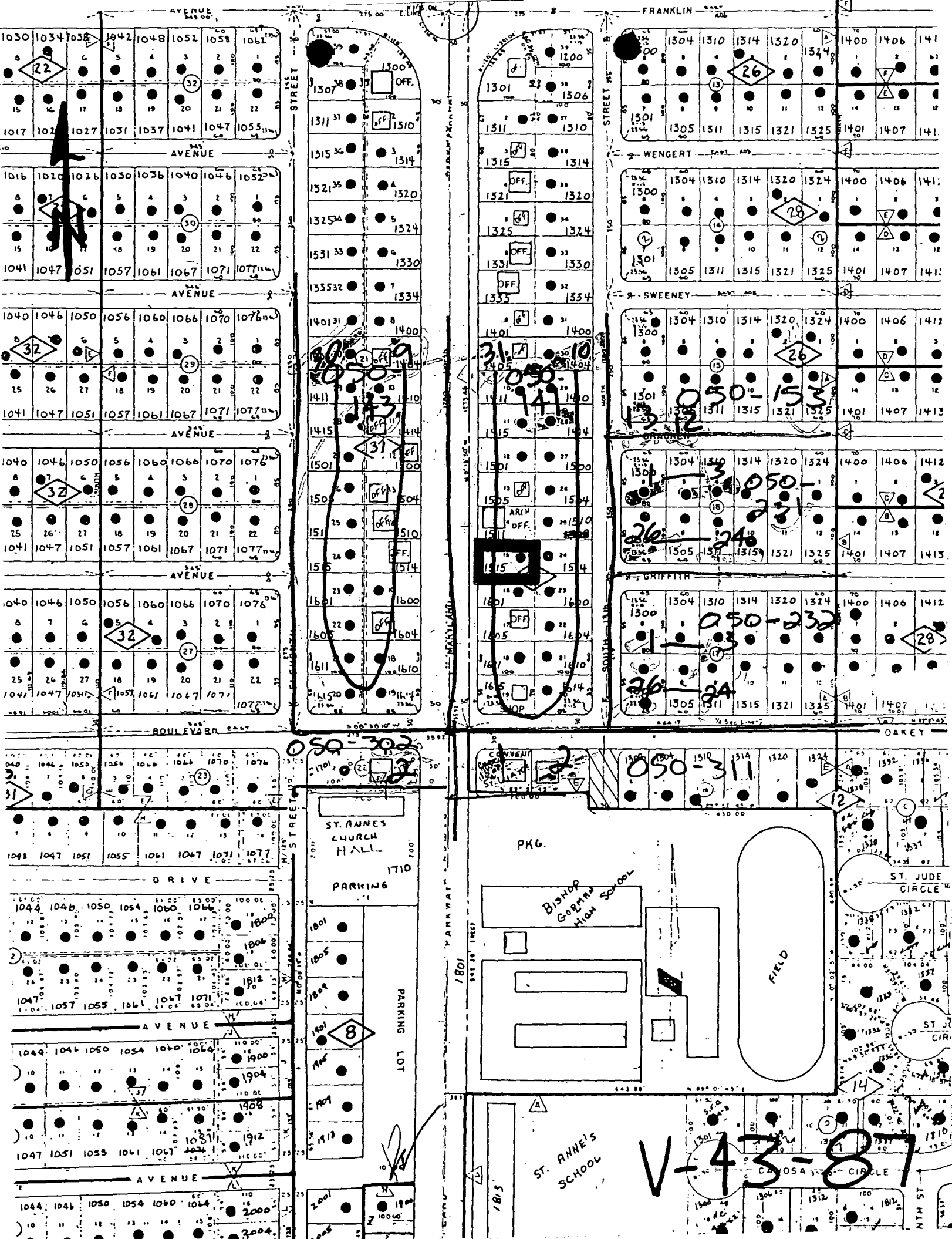
3. Selection by Tax District (List Tax Districts Needed):

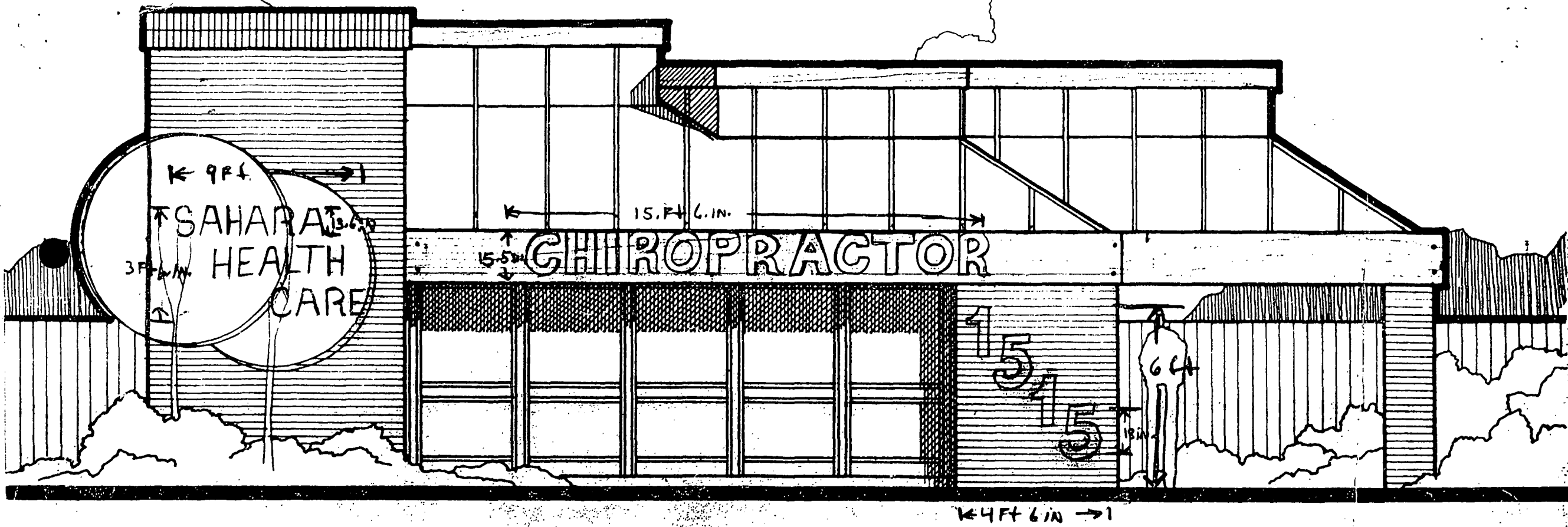
4. Selection by Partial Parcel Number: Parcel Bk (3 char.) Page (5 char.),
Partial Page (6 char.), Individual Parcel No. (9 char.)

Partial Page Partial Page Partial Page Partial Page

Book	Pge	Nmbr	Book	Pge	Nmbr	Book	Pge	Nmbr	Book	Pge	Nmbr
050	14	1010	050	23	1024	— END —					
		↓ 031			↓ 026						
		3009			2001						
		↓ 030			003						
15	3	012			024						
		↓ 013			↓ 026						
		23 1 001			30 2 002						
		↓ 003			31 1 001						
					↓ 002						

Assessor Approval Billing No





1
ELEVATION

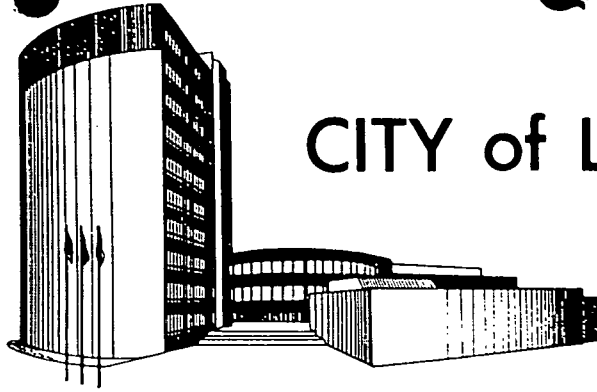


CC 8/9/87 APPD
 BZA 6/29/87 DEN
 BZA 4/23/87 ABE

V-43-87

MAYOR RON LURIE
COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN
CITY MANAGER
ASHLEY HALL

CITY of LAS VEGAS



August 18, 1987

Ms. Judith A. Dawson, Trustee
830 E. Sahara Avenue - #1
Las Vegas, Nevada 89104

RE: VARIANCE
V-43-87

Dear Ms. Dawson:

The City Council at a regular meeting held August 5, 1987, APPROVED the Appeal filed by Dr. Allan P. Long, D.C. on the action of the Board of Zoning Adjustment, thereby GRANTING the Variance to allow two existing wall signs where only one is permitted with the signs being 8' and 9' above the ground where 6' is the maximum height allowed; and to allow the wall signs to be 31.5 sq. ft. and 20 sq. ft. where a maximum of 15 sq. ft. is allowed for a wall sign, on property located at 1515 South Maryland Parkway, in Zoning District P-R, subject to the following conditions:

1. The applicant obtain building permits for the signs from the Department of Building and Safety.
2. Conformance to the plot plan and elevations.
3. Satisfaction of City Code requirements and design standards of all City departments.

Sincerely,

KATHLEEN M. TIGHE
City Clerk

KMT:jp

cc: Dept. of Community Planning and Development
Dept. of Fire Services
Dept. of Public Works
Dept. of Building and Safety
Land Development Services
Allan P. Long, D. C., 1515 S. Maryland Pkwy.,
Las Vegas, Nevada 89104



ITEM

Council Action

Department Action

IX. 2:00 P.M. - PUBLIC HEARINGS

H. V-43-87 - APPEAL filed by DR. ALLAN P. LONG, D.C. on behalf of JUDITH A. DAWSON, TRUSTEE, on the action of the Board of Zoning Adjustment in DENYING their application for a Variance to allow two existing wall signs where only one is permitted with the signs being 8' and 9' above the ground where 6' is the maximum height allowed; and to allow the wall signs to be 31.5 sq. ft. and 20 sq. ft. where a maximum of 15 sq. ft. is allowed for a wall sign, on property located at 1515 South Maryland Parkway, in Zoning District P-R.

Board of Zoning Adjustment unanimously recommended DENIAL.

If approved, subject to:

1. The applicant obtain building permits for the signs from the Department of Building and Safety.
2. Standard conditions 1 and 5.

Staff Recommendation: DENIAL

PROTESTS: 1 (letter)

Miller -
APPROVED APPEAL
thereby granting
the Variance.
Unanimous

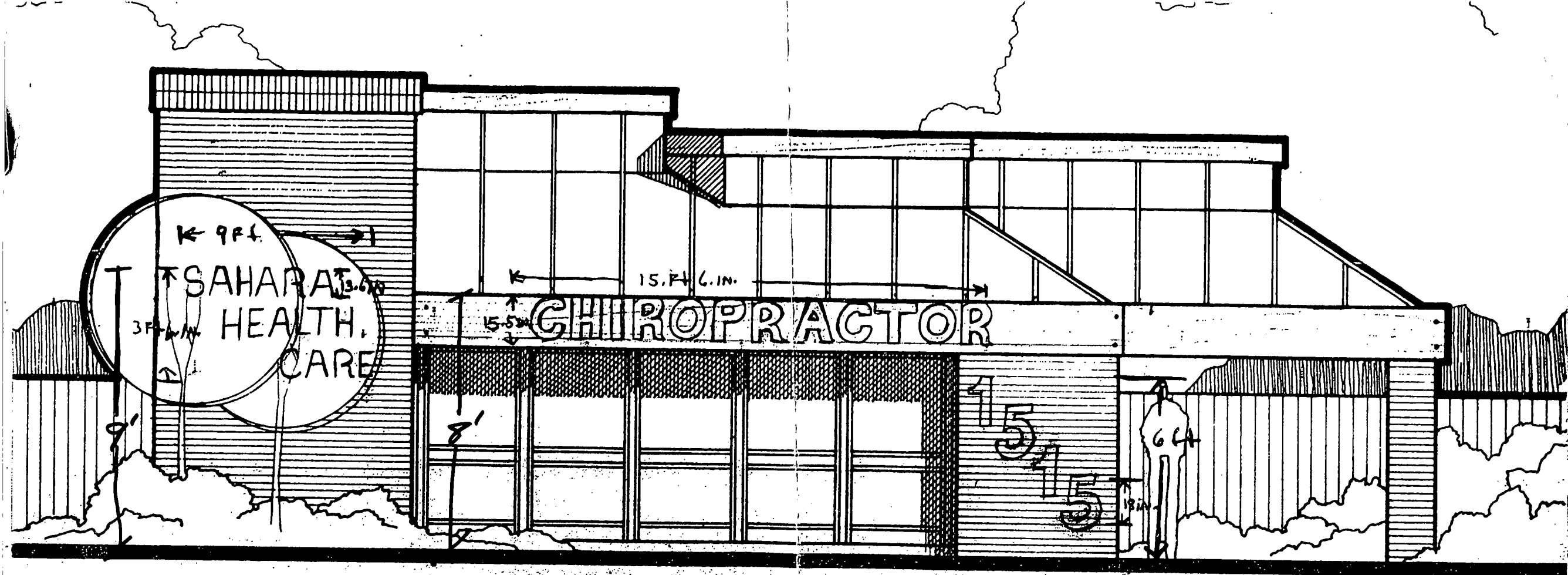
Clerk to notify
& Planning to
proceed

Dr. Alan Long
appeared

No one appeared
in opposition

APPROVED AGENDA ITEM

Larry R. Burton



ELEVATION



1-43-87
4/23/87 B2A STAFF

To: The City Council
Re: Public Hearing Agenda Item
August 5, 1987 City Council Agenda

IX.

H. V-43-87 - Judith A. Dawson, Trustee

This is an appeal to the denial action of the Board of Zoning Adjustment for a Variance to allow two existing wall signs where only one is permitted. The signs are 8 and 9 feet above the ground where 6 feet is the maximum height permitted. The signs are 31.5 and 20 square feet in area where a maximum of 15 square feet is allowed per sign. A chiropractor's business is on the property and has been in operation for some time. These sign violations were noted in a recent inspection along this segment of Maryland Parkway from complaints by residents. There were seven violations found on properties on Maryland Parkway and most of them have been removed or Variances requested.

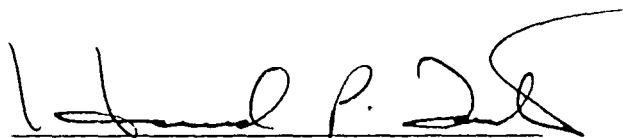
The Board of Zoning Adjustment felt the signs were attractive but it was indicated there was no justification for deviating from the Sign Regulations and it would be unfair to those businessmen who have already removed their illegal signs.

Board of Zoning Adjustment Recommendation: Denial

Staff Recommendation: DENIAL

PROTESTS: 1 (letter)

SEE ATTACHED LOCATION MAP



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

LOCATION MAP - ITEM IX.H. - V-43-87 - JUDITH A. DAWSON, TRUSTEE



INTER-OFFICE MEMORANDUM

7-9-87DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENTFROM:
CITY CLERK

JECT:

APPEAL OR CITY COUNCIL 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-43-87Applicant: JUDITH A. DAWSON, TRUSTEEAppeal by applicant or any other aggrieved person: Yes ☒ No ☐Review requested by the City Council Yes ☐ No ☒7-9-87
DATELinda M. Owens
CITY CLERKDEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT INFORMATION:Date of Board of Zoning Adjustment Action: June 25, 1987Last 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.)July 10, 1987Last 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.)July 14, 1987Set date 7/15/87
Public Hearing 8/5/87



SAHARA HEALTH CARE

1515 S. Maryland Parkway • Las Vegas, Nevada 89104 • (702) 382-0211

DR. ALLAN P. LONG
CHIROPRACTIC PHYSICIAN

July 9, 1987

City of Las Vegas
Department of Community Planning
& Development
Harold P. Foster
Director
Richard L. Williams
Chief

RE: V-43-87

Dear Mr. Williams:

I want to appeal the decision of the Board of Zoning Adjustment on June 25, 1987 which denied the allowance of two existing wall signs on the property located at 1515 S. Maryland Parkwy.

These signs are not offensive and were professionally designed to enhance the character of the building. This is evident from the signed petition from the local residents and business's who agreed that they feel the signs should remain.

I will be happy to discuss this matter in further detail at your next council meeting.

Respectfully yours,

Dr. Allan P. Long, D.C.
on behalf of Judith A. Dawson,
Trustee for said property

CITY CLERK

JUL 9 1 53 PM '87

RECEIVED

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

PHONE 386-6301

BOARD ACTION

2. U-57-87(HO) - CHRISTOPHER JAMES HABOUSH

APPLICATION: Home Occupation Use Permit
to allow a real estate consulting business

LOCATION: 8904 Coast Walk Circle

ZONE: R-CL

Staff recommends DENIAL.

SORENSEN
DENIED
Unanimous
(Juniel & Ashworth excused)

Rick Williams stated the business operated similar to a real estate broker. This proposed use was not in keeping with the intent of the home occupation provisions. Staff recommended denial.

Christopher Haboush appeared on behalf of the application. He stated he was not a broker and clients did not come to his home.

(19:35 - 19:41)

3. V-43-87 - JUDITH A. DAWSON, TRUSTEE

APPLICATION: Variance to allow two existing wall signs where only one is permitted with the signs being 8' and 9' above the ground where 6' is the maximum height allowed; and to allow the wall signs to be 31.5 sq. ft. and 20 sq. ft., where a maximum of 15 sq. ft. is allowed for a wall sign.

LOCATION: 1515 S. Maryland Parkway

ZONE: P-R

Staff recommends DENIAL.

PROTESTS: 1 (owner of 2 properties)

APPROVALS: Petition w/36 signatures

RUBIDOUX
DENIED
Unanimous
(Juniel & Ashworth excused)

Rick Williams presented the plot plan. He stated that a number of sign violations in the area had been brought to the City's attention and that most of them have been removed. He stated that there did not appear to be any unusual circumstances to warrant the granting of a Variance. Staff recommended denial.

Dr. Long appeared on behalf of the application. He presented the Board with a petition containing 36 signatures in favor of the application. He stated the signs had been in existence for three years and no one seemed to object to it.

Judith Dawson was also present.

No one appeared in opposition.

(19:41 - 19:50)

NOTICE TO PUBLISH

Las Vegas, Nevada

Date: July 15, 1987

TO: LAS VEGAS SUN

FROM: CITY CLERK

SUBJECT: PUBLICATION OF NOTICE OF PUBLIC HEARING V-43-87

Please publish the attached Legal Notice

ON THE FOLLOWING DATES: Saturday, July 18, 1987 (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.)

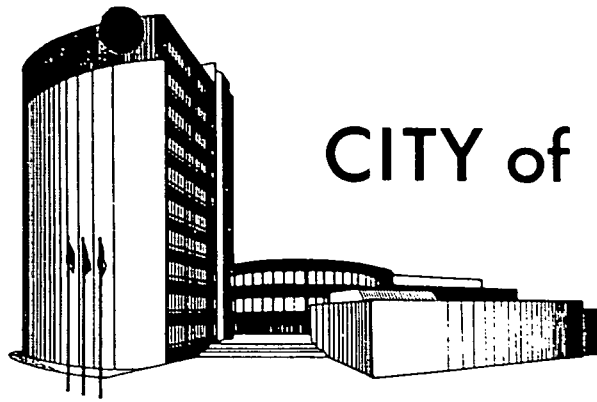
[Signature]
CITY CLERK

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

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

NOTICE OF PUBLIC HEARING

AUGUST 5, 1987

NOTICE IS HEREBY GIVEN THAT on Wednesday, August 5, 1987, 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-43-87 APPEAL filed by DR. ALLAN P. LONG, D.C. on behalf of JUDITH A. DAWSON, TRUSTEE, on the action of the Board of Zoning Adjustment in DENYING their application for a Variance to allow two existing wall signs where only one is permitted with the signs being 8' and 9' above the ground where 6' is the maximum height allowed; and to allow the wall signs to be 31.5 sq. ft. and 20 sq. ft. where a maximum of 15 sq. ft. is allowed for a wall sign, on property located at 1515 South Maryland Parkway, in Zoning District P-R.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT FIFTEEN (15)
IN BLOCK TWENTY (20) OF HUNTRIDGE SUBDIVISION TRACT NO. 4.

ANY ANY 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



MAYOR BILL BRIARE

COUNCILMEN

RON LURIE

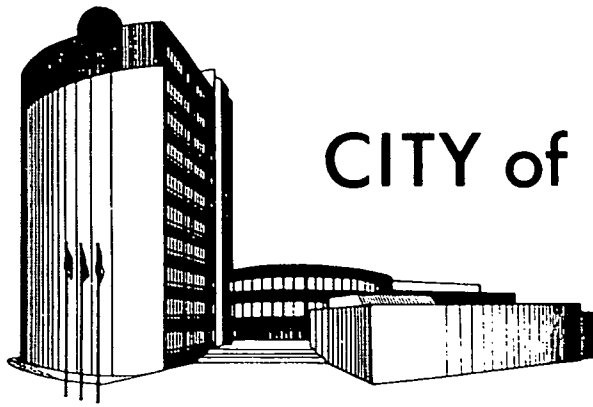
AL LEVY

BOB NOLEN

W. WAYNE BUNKER

CITY MANAGER

ASHLEY HALL



CITY of LAS VEGAS

June 30, 1987

Judith A. Dawson, Trustee
830 East Sahara Avenue #1
Las Vegas, Nevada 89104

RE: V-43-87

Dear Applicant:

Your request for a Variance to allow two existing wall signs where only one is permitted with the signs being 8' and 9' above the ground where 6' is the maximum height allowed; and to allow the wall signs to be 31.5 sq. ft. and 20 sq. ft. where a maximum of 15 sq. ft. is allowed for a wall sign, on property located at 1515 South Maryland Parkway, in Zoning District P-R, was considered by the Board of Zoning Adjustment on June 25, 1987.

It was voted by the Board of Zoning Adjustment to DENY your request because there was insufficient justification presented to warrant a deviation of the City Code.

This action by the Board of Zoning Adjustment on June 25, 1987 is final unless an appeal, in writing, is filed with the City Clerk within eleven days of this letter or there is a review action filed by the City Council within fourteen days of the date of the letter.

Sincerely,

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

RICHARD L. WILLIAMS, CHIEF
CURRENT PLANNING DEPARTMENT

HPF:RLW:gm

cc: Allan P. Long, D. C.
1515 South Maryland Parkway
Las Vegas, Nevada 89104



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

June 15, 1987

Judith A. Dawson, Tr.
830 East Sahara Ave. #1
Las Vegas, Nevada 89104

RE: V-43-87
ABEYANCE ITEM

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 June 25, 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

cc: Alan P. Long, D. C.
1515 South Maryland Parkway
Las Vegas, Nevada 89104



AGENDA

JUNE 25, 1987

City of Las Vegas

BOARD OF ZONING ADJUSTMENT

Page 2

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

- | | | |
|--------------------------------------|--|---|
| 3. V-43-87

ABEYANCE ITEM | Applicant:
Application:

Location:
Zone: | JUDITH A. DAWSON, TRUSTEE
Variance to allow two existing wall signs where only one is permitted with the signs being 8' and 9' above the ground where 6' is the maximum height allowed; and to allow the wall signs to be 31.5 sq. ft. and 20 sq. ft., where a maximum of 15 sq. ft. is allowed for a wall sign
1515 South Maryland Parkway
P-R |
| 4. V-55-87

ABEYANCE ITEM | Applicant:
Application:

Location:
Zone: | CHAROLETTE RICHARDS
Variance to allow an existing fence with an overall height of seven feet (7') consisting of a 2' high slumpstone wall with up to 5' of wrought iron above, and 6' high slumpstone pilasters with 1' tall lights on top), along the front and side property lines where a four foot (4') high wall with the top two feet (2') fifty percent (50%) open is the maximum permitted
1330 South Seventh Street
R-1 |
| 5. V-102-84

EXTENSION OF TIME | Applicant:
Application:

Location:
Zone: | RAYMOND L. RENN
Extension of Time on an approved Variance which allowed the existing mobile home be relocated to the rear yard area, and that the mobile home be removed within one year
6161 Donald Nelson Avenue
R-E |
| 6. U-26-81

PLOT PLAN REVIEW | Applicant:
Application:

Location:
Zone: | GREATER NEW JERUSALEM BAPTIST CHURCH
Plot Plan Review to construct an addition to the existing church
1122 North "D" Street
R-4 |
| 7. V-51-87 | Applicant:

Application:

Location:
Zone: | YOUNG MEN'S CHRISTIAN ASSOCIATION (YMCA) OF LAS VEGAS, NEVADA, ON BEHALF OF SUNWORLD RETIREMENT CENTERS, INC.
Variance for a 137 unit residential retirement complex (together with an outpatient medical clinic); and to allow 66 parking spaces where 147 parking spaces are required
4141 Meadows Lane
C-1 |

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

BOARD ACTION

ITEM

14. V-42-87 - BAILEY AND MCGAH, A GENERAL PARTNERSHIP

APPLICATION: Variance to change the legal designated front of a corner lot.

LOCATION: Southwest corner of Orvieto Drive and Cremona Drive.

ZONE: N-U (under Resolution of Intent to R-1)

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.

2. Standard condition 5.

PROTESTS: 0

BUGBEE
APPROVED, subject to staff's conditions.
Unanimous
(Dixon & Sorensen excused)

Frank Reynolds presented the plot plan. He stated the proposal was a reasonable solution to allow the best utilization of a proposed subdivision lot that is provided suitable street frontage and lot size, but is irregular due to the curvilinear street pattern that is designed to enhance the subdivision aesthetics. Staff recommended APPROVAL.

Sam Dunream, VTN Nevada, appeared on behalf of the application.

No one appeared in opposition.

(21:47 - 21:51)

15. V-43-87 - JUDITH A DAWSON, TRUSTEE

APPLICATION: Variance to allow two existing wall signs where only one is permitted with the signs being 8' and 9' above the ground where 6' is the maximum height allowed; and to allow the wall signs to be 31.5 sq. ft. and 20 sq. ft., where a maximum of 15 sq. ft. is allowed for a wall sign.

LOCATION: 1515 South Maryland Parkway

ZONE: P-R

Staff recommends DENIAL.

PROTESTS: 1 (owner of 2 properties)

APPROVALS: 3 appeared

BUGBEE
ABEYANCE for 60 days in order that staff can inspect the other properties in the area for sign violations. Motion carried with Ashworth voting "no" and Dixon & Sorensen excused.

Frank Reynolds presented the plot plan. He stated the proposal was not consistent with the intent of the P-R Zoning designation. The signs were observed during a recent inspection of properties in the area and the applicant was informed they did not comply with the Zoning Ordinance. Staff recommended DENIAL.

Dr. Long appeared on behalf of the application. He stated that he had a professional sign company construct the signs and did not know they were not in compliance.

Mrs. Paine appeared in favor.

Hilda Schur appeared in favor.

Steve Burris appeared in favor.

No one appeared in opposition.

(21:51 - 22:10)

MAYOR BILL BRIARE

COUNCILMEN

RON LURIE

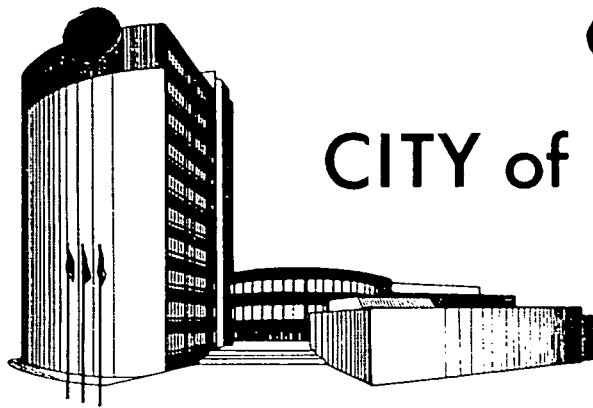
AL LEVY

BOB NOLEN

W. WAYNE BUNKER

CITY MANAGER

ASHLEY HALL



CITY of LAS VEGAS

April 28, 1987

Judith A. Dawson, Trustee
830 East Sahara Avenue #1
Las Vegas, Nevada 89104

RE: V-43-87

Dear Applicant:

Your request for a Variance to allow two existing wall signs where only one is permitted with the signs being 8' and 9' above the ground where 6' is the maximum height allowed; and to allow the wall signs to be 31.5 sq. ft. and 20 sq. ft. where a maximum of 15 sq. ft. is allowed for a wall sign, on property located at 1515 South Maryland Parkway, in Zoning District P-R, was considered by the Board of Zoning Adjustment on April 23, 1987.

It was voted by the Board of Zoning Adjustment to hold this item in ABEYANCE to allow staff to study existing sign conditions on similar properties along Maryland Parkway.

This item will again be considered by the Board of Zoning Adjustment at its next regular meeting scheduled for June 25, 1987 at 7:30 p.m. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Board 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
HAROLD P. FOSTER, DIRECTOR

FRANK E. REYNOLDS
DEPUTY DIRECTOR

HPF:FER:gm

cc: Allan P. Long, D. C.
1515 South Maryland Parkway
Las Vegas, Nevada 89104

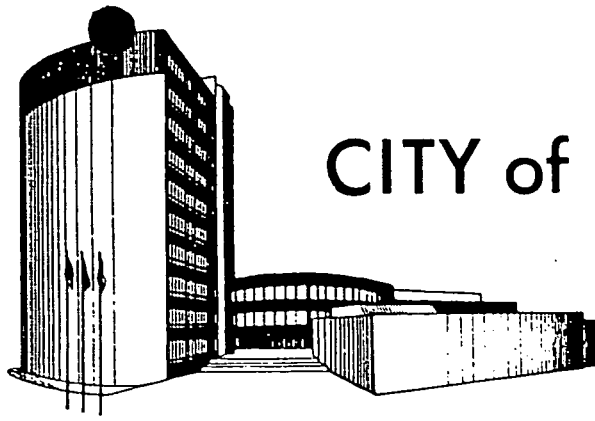


MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

April 13, 1987

Judith A. Dawson, Trustee
830 East Sahara Avenue #1
Las Vegas, Nevada 89104

RE: V-43-87

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 April 23, 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

cc: Allan P. Long, D. C.
1515 South Maryland Parkway
Las Vegas, Nevada 89104



AGENDA

APRIL 23, 1987

City of Las Vegas

BOARD OF ZONING ADJUSTMENT

Page 4

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6301

- | | | |
|-------------|--------------|---|
| 11. V-39-87 | Applicant: | LISA MARIE JESKE |
| | Application: | Variance to allow a professional office where such use is not allowed |
| | Location: | 626 South 9th Street |
| | Zone: | R-1 |
| | | |
| 12. V-40-87 | Applicant: | LYNORA R.M. BAYLESS AND ORA A. MCDOWELL |
| | Application: | Variance to allow a separate existing studio apartment (attached to the existing dwelling), where only one single family dwelling is permitted; and to allow an existing carport 2-1/2' from the side property line where 5' is required |
| | Location: | 1805 South 10th Street |
| | Zone: | R-1 |
| | | |
| 13. V-41-87 | Applicant: | LAMAR WILSON AND FRANK BURKE |
| | Application: | Variance to allow the permanent occupancy of mobile homes on lots within a proposed 88 lot subdivision where only permanent single family dwellings are permitted |
| | Location: | Southwest corner of El Capitan Road and Iron Mountain Road |
| | Zone: | R-E |
| | | |
| 14. V-42-87 | Applicant: | BAILEY AND MCGAH, A GENERAL PARTNERSHIP |
| | Application: | Variance to change the legal designated front of a corner lot |
| | Location: | Southwest corner of Orvieto Drive and Cremona Drive |
| | Zone: | N-U (Under Resolution of Intent to R-1) |
| | | |
| 15. V-43-87 | Applicant: | JUDITH A. DAWSON, TRUSTEE |
| | Application: | Variance to allow two existing wall signs where only one is permitted with the signs being 8' and 9' above the ground where 6' is the maximum height allowed; and to allow the wall signs to be 31.5 sq. ft. and 20 sq. ft., where a maximum of 15 sq. ft. is allowed for a wall sign |
| | Location: | 1515 South Maryland Parkway |
| | Zone: | P-R |

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

April 10, 1987

TO:

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

FROM:

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

SUBJECT:

Comment Re:
V-43-87
Judith Dawson

COPIES TO:

C. E. Gilpin

No comment.

RECEIVED
APR 13 1987

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: V-43-87

RECEIVED
APR 7 1987
PLANNING AND
DEVELOPMENT

- ☒ 1. No objections
- ☐ 2. Fire hydrants to be installed within 500/600 feet of the building or existing hydrant.
- ☐ 3. Fire hydrants to be installed in accordance with current fire code adopting ordinance.
- ☐ 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 no be no 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:

R. Pugh
4/7/87

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

April 2, 1987

TO:

COMMUNITY PLANNING AND DEVELOPMENT

FROM:

DEPARTMENT OF BUILDING AND SAFETY

SUBJECT:

V-43-87
Dawson

COPIES TO:

RECEIVED
APR 7 1987
PLANNING AND
DEVELOPMENT

In answer to your memorandum of April 1, 1987,
on the above variance request at 1515 S. Maryland Parkway

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

APRIL 23, 1987

(Date)

Notice is hereby given that on **April 23, 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-43-87

APPLICATION OF JUDITH A DAWSON, TRUSTEE, FOR A VARIANCE

TO ALLOW TWO EXISTING WALL SIGNS WHERE ONLY ONE IS ~~PERMITTED~~~~ALLOWED~~ WITH THE SIGNS BEING 8' AND 9' ABOVE THEGROUND WHERE ^{6' is} THE MAXIMUM HEIGHT ALLOWED ~~IS 6'~~; AND ^{to allow}^{THE WALL SIGNS TO BE} ~~WITH SQUARE AREAS OF~~ 31.5 SQ. FT. AND 20 SQ. FT. ^{for each wall sign}

WHERE A MAXIMUM OF 15 SQ. FT. IS ALLOWED, ON PROPERTY

LOCATED AT 1515 SOUTH MARYLAND PARKWAY, IN ZONING

DISTRICT P-R.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT FIFTEEN(15) IN BLOCK TWENTY (20) OF HUNTRIDGE SUBDIVISIONTRACT NO. 4.

	(Initial)	(Date)
R. HEITKEMPER	<u>REN</u>	<u>4/2</u>
R. GENZER	<u>CJ</u>	<u>4/3</u>
R. WILLIAMS	<u>WR</u>	<u>4/16</u>
H. FOSTER	<u>[Signature]</u>	
D. PARTIN		

PLEASE RETURN THIS FILE TO GRETA

BY: **4-6-87**

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

April 1, 1987

TO: 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

SUBJECT: REQUEST FOR COMMENTS RE: V-43-87
JUDITH A. DAWSON, TRUSTEE

COPIES TO:

PARCEL NO.: 050-141-025

Subject item will be heard at the April 23, 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 April 8, 1987 will be
greatly appreciated.

Thank you.

HPF:gm

Attachments:

1. Info. Sheet
2. Plot Plan

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, JUDITH A. DAWSON,
the Owner(s), respectfully petition(s) for a special Variance to allow the

*to allow 2 existing wall signs where only 1
such sign is allowed with the signs having
a height of being 8' and 9' above above
the ground where the maximum height
is 6' and with square areas of
31.5 and sq. ft and 20 sq ft where
a maximum of 15 sq ft is allowed.*

FACT
#4
#

STATE OF NEVADA)

SS:

COUNTY OF CLARK)

(I, We), JUDITH A. DAWSON, TRUSTEE,
(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) Judith A. Dawson, Trustee 830 E. Sahara ave #1
SIGNATURE OF OWNER OF RECORD MAILING ADDRESS
702-737-1115. Las Vegas, NV. 89104.
PHONE NUMBER CITY STATE ZIP

(2) _____
SIGNATURE OF OWNER OF RECORD MAILING ADDRESS

PHONE NUMBER CITY STATE ZIP

Subscribed and sworn to before me this 27th day of March, 1987.

ALLAN P. LONG
Notary Public in and for said County and State

June 11, 1989
My Commission Expires

(seal)



NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ALLAN P. LONG
My Appointment Expires June 11, 1989

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-43-87 Received by: [Signature]
Receipt No.: 14703 Meeting Date: 23 APR 87 Date: 30 MAR 87

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME JUDITH A. DAWSON, TRUSTEE
 REPRESENTATIVE'S NAME _____
 ADDRESS 830 E. SAHARA AVE #1 89104
 PHONE ~~737~~ 737-1115

AGENT: NAME DR. ALLAN P. LONG, A.C.
 REPRESENTATIVE'S NAME _____
 ADDRESS 1515 S. MARYLAND PKWY.
 PHONE 382-0211

TYPE OF APPLICATION:

- ☐ ZONING RECLASSIFICATION
☐ VARIANCE
☐ USE PERMIT
☐ PLOT PLAN REVIEW
☐ OTHER: _____

ZONING: EXISTING P-R PROPOSED no change
 LAND USE: EXISTING Office
 PROPOSED no change

PAST ACTIONS:

CASE NO. 2-31-73(15) ACTION _____ DATE _____
 CASE NO. _____ ACTION _____ DATE _____
 CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. R-2-3 ASSESSOR'S PARCEL NO. 050-141-025
 FLOOD ZONE "A": YES _____ NO X

GENERAL LOCATION: 1515 S. Md Pkwy

SPECIAL NOTICE REQUIRED: YES _____ NO X

IF YES: _____

IN DOWNTOWN REDEVELOPMENT AREA: YES _____ NO X

CHECKED BY: [Signature] DATE 31 MAR 87

GENERAL RECEIPT NO. 14703 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.

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--

H. Architectural information:

(1) For new structures, elevations for each side of all proposed buildings without landscaping (additional elevations including landscaping may be submitted but are not required). Where only existing structures are involved, and no exterior modifications are proposed, one set of photographs, clearly depicting the entire property, may be substituted for the elevation drawings.

(2) Typical floor plans for each floor.

O. Landscape Layout:

(1) Indicate areas to be landscaped, fully dimensioned.

P. Anticipated number of Employees.

II. An application form and/or other required documents are to be submitted to:

City of Las Vegas
Department of Community Planning and Development
400 East Stewart Avenue
Las Vegas, Nevada 89101 Phone: (702) 386-6301

and shall include the following:

A. A copy of deed submitted for verification of ownership.

B. Required fees.

C. Any other information as may be required by the Department of Community Planning and Development to allow appropriate review of this request.

D. Drawing Submittals:

(1) Plot Plan: Folded to approximately 8½" x 14" (7 copies),
Rolled (1 copy).

(2) Elevations: Folded to approximately 8½" x 14" (1 copy),
Rolled (1 copy).

(3) Floor Plans: Folded to approximately 8½" x 14" (2 copies).
Required for all apartments, condominiums, townhouses, commercial uses, and all other projects as required by the Department of Community Planning and Development.

*** FOR DEPARTMENT USE ONLY ***

THE ABOVE PLOT PLAN HAS BEEN REVIEWED AND HAS BEEN FOUND:

☐ COMPLETE

☒ NOT COMPLETE

ADDITIONAL COMMENTS BY STAFF (Note incomplete items):

NEED COPY OF DEED

THE APPLICANT IS AWARE OF DEFICIENCIES AND/OR OTHER REQUIRED ACTIONS NEEDED TO COMPLETE THIS SUBMITTAL WHICH COULD RESULT IN HOLDING THIS ITEM IN ABEYANCE.

APPLICANT WILL CORRECT DEFICIENCIES AND SUBMIT ADDITIONAL DATA AND/OR DOCUMENTS BY 31 MAR 87
(date)

[Signature]
(Applicant's Signature)

(Date)

(Owner or Record)

(Date)

RPTT
\$ 68.75

GRANT, BARGAIN, SALE DEED

2-1

THIS INDENTURE WITNESSETH: That JEROME SINGER, & WANETTA SINGER, husband and wife
FRANK SINGER, & NAOMI SINGER, husband & wife, MELVIN WOLZINGER, a married man
 in consideration of \$ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
JUDY DAWSON, TRUSTEE UNDER THAT CERTAIN TRUST AGREEMENT DATED JANUARY 18, 1977

all that real property situate in the _____ County of CLARK

State of Nevada, bounded and described as follows:

Lot Fifteen (15) in Block Twenty (20) of HUNTRIDGE SUBDIVISION TRACT NO. 4, as shown by map thereof on file in Book 2 of Plats, page 55, in the Office of the County Recorder of Clark County, Nevada

SUBJECT TO: 1. Taxes for the fiscal year 19 83 - 19 84
 2. Reservations, restrictions and conditions if any; rights of way and easements either of record or actually existing on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness OUR hand S this 26th day of August, 19 83

JEROME SINGER WANETTA SINGER FRANK SINGER NAOMI SINGER
MELVIN WOLZINGER

(SEE ATTACHED EXHIBIT "A" FOR OTHER NOTARY ACKNOWLEDGEMENTS)

STATE OF NEVADA

SS.

County of CLARK

On August 26, 1983 personally appeared before

me, a Notary Public,

MELVIN WOLZINGER

known (or proved) to me to be the person _____ who executed the foregoing instrument and who acknowledged that _____ he executed the above instrument.

WITNESS my hand and official seal.

Diana M. Steiner
 Notary Public in and for said County and State

ESCROW NO.) ST-60057-DS
 ORDER NO.)

WHEN RECORDED MAIL TO: Judith Dawson

C/O MX Realty 830 E. Sahara Avenue #1
Las Vegas, NV 89104

SPACE BELOW FOR RECORDER'S USE ONLY



March 25, 1987

To: City of Las Vegas

Re: 1515 S. Maryland Parkway

I, Judy Dawson, hereby authorize Dr. Allan P. Long, my tenant occupying 1515 Maryland Parkway, to apply for a zone variance in regard to the present sign on the building.

Judy Dawson, Owner