

CITY OF LAS VEGAS

Date

S.V.

INTER-OFFICE MEMORANDUM

December 26, 1973

TO:

Mayor Oran K. Gragson
Commissioner Christensen
Commissioner Franklin
Commissioner Lurie
Commissioner Morelli

FROM:

Don J. Saylor, A.I.P., Director
Department of Community Development

SUBJECT:

Board of Zoning Adjustment Meeting
November 20, 1973

COPIES TO:

City Manager

RECEIVED

CITY MANAGER

DEC 28 1973

PM
7, 8, 9, 10, 11, 12, 1, 2, 3, 4, 5, 6

The items below reflect the actions taken by the Board of Zoning Adjustment at their meeting on November 20, 1973 which means that your review period will expire on January 3, 1974. Any action of the Board of Zoning Adjustment may be reviewed by the City Commission if indicated within this 14-day period.

1. U-51-73 (H0) - Application of Mary Ann Ritchie, 4801 Hot Springs Avenue and located between Sandy Cove Street and Stoney Birch Street in land use zone R-1 for a Home Occupation Permit to allow the maintenance and management of properties for rental purposes at off-premise locations. At the initial hearing the Board questioned the applicant whether a contractor's license and a real estate license would be necessary for this operation. Consequently, the applicant was advised to obtain letters from the State Contractor's Board and the State Real Estate Commission which would indicate the proposed operation would not require a license. After several meetings passed and the applicant did not provide the required information nor attempted to contact staff or the Board that she was still pursuing this matter, the Board felt she was no longer interested in obtaining this Home Occupation Permit.

Decision: DENIED

2. U-64-72 (H0) - Status Review on the approved Home Occupation Permit of Carol Sue Friedrichs, 6625 West Evergreen Avenue and located on the south side of Evergree Avenue between Sanford Court and Connie Court in land use zone R-1 for an alteration and dressmaking operation. The permit was approved on February 22, 1973 with one condition being that the action be reviewed within six months. At the time of the six-month review, contact with the applicant indicated she had not put the use into operation and the Board subsequently requested a review in another 90 days. At the meeting after this 90-day period, the applicant was not present nor had she made any contact with the Board after several requests. The Board felt she had no further interest in this matter.

Decision: REVOKE APPROVED PERMIT

3. U-5-70 (H0) - Complaint on the approved Home Occupation Permit of Donald P. Burroughs, 1609 Mayfair Place in land use zone R-1, to allow the sale of two-way radios and accessories from his residence. A complaint was

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received on the basis the applicant was using his home address on certain sign advertisements which was not permitted on the original approval. A public hearing was held by the Board and as a result two protests were received and one letter indicating problems on television interference from a short wave radio from this residence but it was not related to the complaint before the Board. The applicant indicated the advertising of the home address on several signs, one being at a display in the Convention Center and another on the side of his dune buggy that is parked on his property, was an oversight on his part since the condition of approval only indicated there was to be no use of the home address in newspapers and telephone directory advertisements. However, it was pointed out to him that the questionnaire which was submitted with the original application indicated the telephone number would only be used for all advertisements. The Board permitted the operation to continue on the basis that he would eliminate the home address from his current advertisements and not use them in the future, that the original conditions of approval be adhered to, and that a review would be conducted by the Board within six months. The applicant was in agreement with the Board's action.

Decision: APPROVED

Protest: 2

4. V-57-73 - Application of Charles L. Garner, 2600 Bryant Avenue and located on the northwest corner of Bryant Avenue and Strong Drive in land use zone R-1, for a Variance to allow an addition to within 14 ft. of the rear property line where 25 ft. is required.

Decision: APPROVED

5. U-60-73 - Application of Dr. Frank Krist, 1810 and 1812 Weldon Place and located on the west side of Weldon Place between Santa Paula Drive and St. Louis Avenue in land use zone R-4, for a Use Permit to allow a professional office in an R-4 zone. Due to the amount of off-site parking, the Board limited the approval to two offices only and the applicant was in agreement. The R-4 zone was approved with a stipulation that an application be submitted for a professional office.

Decision: APPROVED

6. V-58-73 - Application of Gerald Moffitt, 2316 Palomino Drive and located on the southwest corner of Palomino Drive and Shetland Road in land use zone R-E, for a Variance to allow a kitchen in a guest house where no kitchen facilities are permitted and to allow horse corrals to the rear property line where a 25 ft. setback is required. There were two additional accessory buildings indicated on the plot plan to be used for maids' quarters and a caretaker's residence. It was indicated by the applicant they would be removed from the property or converted to storage use. The Board amended the application accordingly. The corrals had existed for several years.

Decision: APPROVED

Protest: 1

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7. V-59-73 - Application of Gary L. and Teri Press, 4 Crescent Drive and located on the southeast corner of Rancho Road and Crescent Drive in land use zone R-E, for a Variance to allow a 6' high block wall in the front yard where a maximum of 4 ft. is permitted. The Traffic Engineer recommended the fence be reduced to 4 ft. with the top 2 ft. 50% open for a distance of 25 ft. south of Crescent Drive to eliminate any sight restriction for traffic on this corner lot. The applicant indicated the wall would be converted to a 2 ft. high planter in this 25 ft. setback area and the shrubs would not exceed 4 ft. in height from finished grade.

Decision: APPROVED

Protest: 1

8. V-60-73 - Application of Carolyn Mae MacMullen, 714 Upland Boulevard and located on the east side of Upland Boulevard between Evergreen Avenue and Idle Avenue in land use zone R-1, for a Variance to allow a room addition to within 21 ft. 7 in. of the rear property line where 25 ft. is required.

Decision: APPROVED

9. U-61-73 (H0) - Application of Rossie Blackburn, 3141 Demetrius Avenue and located between Palmer and Sattes in land use zone R-1, for a Home Occupation Permit to allow the off-premise installations of security devices for doors at motels, hotels, etc.

Decision: APPROVED

10. U-62-73 (H0) - Application of Joseph P. Palmieri, 2012 Cedar Avenue and located between 19th Street and 21st Street in land use zone R-1, for a Home Occupation Permit to allow a phone contact operation for the purpose of selling life insurance. The applicant indicated he was a representative for John Hancock Life Insurance Company and that it would be necessary for him to advertise this operation but not using the home address. The Board felt the applicant represented a very large insurance company which should possibly be in a commercial location because of the anticipated volume of business and that advertising is not normally permitted with a Home Occupation.

Decision: DENIED

11. U-63-73 (H0) - Application of Earl Plucknett, 4325 Baxter Place and located between Essex Drive and Cory Place in land use zone R-1, to allow miscellaneous appliance repair operation at off-premise locations. All work will be done on the premises where the appliances are located.

Decision: APPROVED

12. U-64-73 (H0) - Application of Gloria F. Herring, 401 Falcon Lane and located between Mayflower Lane and Alta Drive in land use zone R-1, to allow the sale of food supplements and cosmetics for customers at off-premise location. All merchandise will be delivered to the customer and no sales will be conducted on this property.

Decision: APPROVED

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13. U-66-73 (H0) - Application of Frank Cincotto, 35 Zircon Circle on the north-west corner of Granite Avenue and Zircon Circle in land use zone R-1, to allow a maintenance and building office. The office work will be minimal with all work to be done on off-premise location and no-one will be coming to the residence.

Decision: APPROVED

DJS:hpf:pdp