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A G E N D A

BOARD OF ZONING ADJUSTMENT

JULY 28, 1977

CALL TO ORDER: 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

ROLL CALL:

PLEDGE OF ALLEGIANCE:

MINUTES: Approval of the Minutes for the Board of Zoning Adjustment meetings held May 26, 1977, and June 23, 1977.

OLD BUSINESS:

1. V-44-77
(Abeyance Item from 6/23/77)
Application of AL P. BRENDE, JR. for a Variance to allow a six ft. (6') high wall consisting of two ft. (2') masonry and four ft. (4') wrought iron in the front yard area where a four ft. (4') high, top two ft. (2'), fifty percent (50%) open fence is allowed on property generally located on the northeast corner of Dalmatian Lane and Albacore Drive in Zoning District R-1.

NEW BUSINESS:

1. U-43-77(HO)
Application of CHARLES W. DOUGHTY for a Home Occupation Permit to allow the mail order sale of firearms, ammunition, and reloading equipment and supplies from property located at 6916 Prairie Way in Zoning District R-1.
2. V-51-77
Application of DONALD W. DICKINSON for a Variance to allow an eight ft. (8') high fence in the rear yard area where a maximum of six feet (6') is allowed on property located at 5105 and 5109 Evergreen Avenue in Zoning District R-1.
3. V-52-77
Application of ATLANTIC RICHFIELD COMPANY for a Variance to allow the renting of U-Haul equipment on property located at 6020 West Charleston Boulevard in Zoning District C-1.
4. V-53-77
Application of ALVIN P. AND MILDRED E. BRENDE for a Variance to allow a temporary storage yard for lumber and materials for the construction of 18 homes in McNeil Manor #3, on property located at 3200 West Oakey in Zoning District R-1.
5. V-54-77
Application of JIMMIE J. HANLEY for a Variance to allow an existing addition to the rear of the house to within eight feet (8') of the rear property line where fifteen feet (15') is required and to allow an existing detached accessory structure in the side yard area where no accessory structures are permitted on property located at 1920 Embrey in Zoning District R-1.
6. V-55-77
Application of LELAND O. WHITMORE for a Variance to allow the commercial storage of equipment and building materials and to park a small travel trailer for a watchman on property located at 5001 West Gilmore Avenue in Zoning District R-E.
7. V-56-77
Application of MARTIN A. MLECZKO for a Variance to allow a room addition to within nine feet (9') of the rear property line where fifteen feet (15') is required on property located at 425 Lehman Street in Zoning District R-1.
8. V-57-77
Application of RICHARD TAM for a Variance to allow Nevada Power Company to construct, make additions, and maintain an electrical substation with an eight foot (8') block wall surrounding the substation on property generally located 345 ft. south of Sahara Avenue on the east side of Tamrich Drive between El Conlon Avenue and Sahara Avenue in Zoning District R-1. (Resolution of Intent to P-R)

9. V-58-77 Application of BETTY HOLYFIELD for a Variance to allow a beehive in an R-1 zone where beehives are not allowed on property located at 232 Candlelight Street.
10. V-59-77 Application of CHARLES L. HILL for a Variance to allow an existing patio cover to the side property line where five feet (5') is required on property located at 3109 Austin in Zoning District R-1.
11. V-60-77 Application of RANDY KNOLLER for a Variance to allow ten (10) units on a 7,000 sq. ft. lot where only eight (8) are allowed, and to allow a stairway to the side property line where seven feet (7') is required on property located at 317 South 9th Street in Zoning District R-4.
12. U-48-77 Application of JOHN DAVIS, Ph.D. AKA: JOHN DAVIS BAILKE, Ph.D. for a Use Permit to allow a crisis shelter for women and their children on property located at 1298 Virginia City Avenue in Zoning District R-E.
13. V-61-77 Application of DANCO ATANASOV for a Variance to allow construction of a child day care facility (13 or more children) where such a facility is not a permitted use and to allow a five ft. (5') fence in the front yard where a maximum height of four feet (4') with the top two feet (2') fifty percent (50%) open is permitted on property generally located on the northwest corner of Maryland Parkway and Wilson Avenue in Zoning District R-3.
14. U-47-77(HO) Application of ROBERT F. LAMAN at 820 Hogan Drive in Zoning District R-1 for a Home Occupation Permit - Allow an office for a wholesale candy distributorship.
15. U-49-77(HO) Application of PAUL PARKER at 1415 Francis Avenue in Zoning District R-1 for a Home Occupation Permit - Allow the assembling and distribution of hobby kits.
16. U-50-77(HO) Application of ELSIE F. KRUSE at 4400 E. Van Buren in Zoning District R-E for a Home Occupation Permit - Allow Danny Rousquet to operate a furniture repair and refinishing business.

S U P P L E M E N T A L A G E N D A

BOARD OF ZONING ADJUSTMENT

JULY 28, 1977

1. U-51-77(HO) Application of ROBERT DIPPNER at 500 N. 28th Street in Zoning District R-E for a Home Occupation Permit - Allow a research consultation office operation.

2. U-52-77(HO) Application of JAMES A. McDANIEL at 1009 Indian Lane in Zoning District R-1 for a Home Occupation Permit - Allow an off-premise furniture upholstery business and to allow an off-premise auto windshield repair operation.

3. U-28-73 Request of LAS VEGAS VALLEY WATER DISTRICT for a Plot Plan Review on an approved Use Permit to allow the installation of equipment and facilities for wells on property located on the west side of Jones Boulevard between Charleston Boulevard and Evergreen Avenue, 350 feet south of Evergreen Avenue in Zoning District R-1.
Plot Plan Review

MINUTES

BOARD OF ZONING ADJUSTMENT

JULY 28, 1977

CALL TO ORDER: A regular meeting of the Board of Zoning Adjustment was called to order by Vice Chairman Segretti at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

PLEDGE OF ALLEGIANCE:

PRESENT: Vice Chairman Segretti, Mr. Miller and Mrs. Emmett.

EXCUSED: Chairman Duncan and Mr. Canul.

STAFF PRESENT: Don J. Saylor, AIP, Director of the Department of Community Planning and Development
Don W. Brown, Supervisor of Zoning
Ira John Gardner, Planning Assistant
Barbara J. Lindsey, Recording Secretary
Linda A. McIntosh, Recording Secretary

MINUTES: MRS. EMMETT made a Motion for APPROVAL of the Minutes of the Board of Zoning Adjustment meetings held May 26, 1977 and June 23, 1977. Motion unanimously carried.

OLD BUSINESS:

1. V-44-77 Application of AL P. BRENDE, JR., for a Variance to allow a six ft. (6') high wall consisting of two ft. (2') masonry and four ft. (4') wrought iron in the front yard area where a four ft. (4') high, top two ft. (2'), fifty percent (50%) open fence is allowed on property legally described as a portion of the North Half (N $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 32, Township 20 South, Range 61 East, M.D.M. located on the northeast corner of Dalmatian Lane and Albacore Drive in Zoning District R-1.

(Abeyance from 6/23/77)

APPROVED

MR. BROWN presented the staff report, stating that most of the area is R-1. It is on a large lot on which the application was made. The wall in question is on the west side of the property. In view of the fact that the lot is so large, staff feels the request is not incompatible with the nature of the location and recommends approval.

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

AL P. BRENDE, JR., 1325 Cahlan, Las Vegas, Nevada, appeared.

MR. MILLER asked why this matter was held in abeyance from the last meeting.

MR. BROWN stated that the applicant was not present.

MR. BRENDE explained that he was in Los Angeles and the engineer was supposed to be present to present the application and he had overlooked the date.

VICE CHAIRMAN SEGRETTI asked if he had any additional comments.

V-44-77 Con't.

MR. BRENDE replied that this particular subdivision does not have sidewalks; there is an additional five feet between the curb and where the wall is, so he does have a total of 20 feet. It is basically the same thing as you would see in any other neighborhood.

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

MR. MILLER made a Motion for APPROVAL of V-44-77, subject to the following conditions:

1. Conformance to the plot plan.
2. Conformance to code requirements and design standards of City departments.

Voting was as follows:

Mr. Miller: Yes
Vice Chairman Segretti: Yes
Mrs. Emmett: Yes

Motion for APPROVAL carried unanimously.

NEW BUSINESS:

1. U-43-77 (HO)

DENIED

Application of CHARLES W. DOUGHTY for a Home Occupation Permit to allow the mail order sale of firearms, ammunition and reloading equipment and supplies from property legally described as Lot 5, Block 6, Charleston Rainbow Unit #2, located at 6916 Prairie Way in Zoning District R-1.

MR. BROWN presented the staff report. There are four protests on record. The lot directly north is protesting. The two lots south on Prairie Way and another person up on Vincent Way. Staff concurs with the protests and recommends this request be denied.

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

MRS. JEANETTE DOUGHTY, 6916 Prairie Way, Las Vegas, Nevada, appeared.

VICE CHAIRMAN SEGRETTE inquired if the business was currently in operation.

MRS. DOUGHTY informed the Board that it was not. She further explained that her husband was the applicant and wished to start the business. He had, however, been sent overseas and will be there for a year and she did not feel that she could properly provide safety for her family with him gone by having this type of business in her home. She did not wish the application approved.

VICE CHAIRMAN SEGRETTE asked if this was her husband's request for a home occupation permit?

MRS. DOUGHTY replied that it was. She stated that her husband would like to have a gunshop and that when he returned if he wanted one in a regular shopping center, then it would be alright. She further stated she did not feel it would be safe in her home.

U-43-77(HO) Con't.

MR. MILLER asked who was going to operate the gunshop.

MRS. DOUGHTY stated again that her husband was overseas and he expected her to run it while he was gone. Since the notices have gone out, several things, uncommon and unnerving have occurred at her house. She reiterated she did not wish the application approved.

MRS. EMMETT asked Mr. Brown that inasmuch as Mrs. Doughty was speaking for the applicant, could she have the application withdrawn.

MR. BROWN stated that since she was appearing as a protestant and her husband is the applicant, the Board could make their decision on the basis of staff recommendation and the evidence presented by the protestants.

MRS. EMMETT stated she did not wish to put Mrs. Doughty in a position of being challenged by her husband. She wanted to proceed in a legal manner.

VICE CHAIRMAN SEGRETTE called for additional persons wishing to be heard.

MRS. WILLIAM HILLYARD, 612 Biljac, Las Vegas, Nevada, appeared in protest. She did not feel this was a proper location for such an operation.

MR. FRANKLIN BLEDSOE, 620 Biljac, Las Vegas, Nevada, appeared in protest stating this was not a proper location for a gunshop. He also stated a majority of the neighbors were in opposition to the application.

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

MR. MILLER made a Motion for DENIAL of U-43-77(HO) because the requirements of the Zoning Ordinance to allow the granting of a Home Occupation Permit were not met.

Voting was as follows:

Mr. Miller: Yes
Vice Chairman Segretti: Yes
Mrs. Emmett: Yes

Motion for DENIAL carried unanimously.

2. V-51-77
APPROVED

Application of DONALD W. DICKINSON for a Variance to allow an eight ft. (8') high fence in the rear yard area where a maximum of six ft. (6') is allowed on property legally described as Lot 70 and the East six feet (6') of Lot 69, Block 2, Charleston Heights Tract 2; and the West 54 ft. of Lot 69 and the East 16 feet of Lot 68, Block 2, Charleston Heights Tract 2, located at 5105 and 5109 Evergreen Avenue in Zoning District R-1.

MR. BROWN presented the staff report, and stated in viewing the property from Brush, from the rear of the properties, there are fences along there, wooden and otherwise, in more or less a delapidated condition. Staff sees no reason why this should not be viewed favorably and therefore recommends approval.

V-51-77 Con't.

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

MR. BROWN stated the applicant had said during the week he was going to be out of town and would not be able to be present. He then read a letter submitted by the applicant explaining his absence and requesting approval of the application.

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

MRS. EMMETT made a Motion for APPROVAL of V-51-77, subject to the following conditions:

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

Voting was as follows:

Mrs. Emmett: Yes
Vice Chairman Segretti: Yes
Mr. Miller: Yes

Motion for APPROVAL carried unanimously.

3. V-52-77

APPROVED

Application of ATLANTIC RICHFIELD COMPANY for a Variance to allow the renting of U-Haul Equipment on property legally described as the West 190 feet of the South 200 Feet of the Southwest Quarter (SW $\frac{1}{4}$) of Section 36, T20 S, R60E, M.D.B. & M., located at 6020 West Charleston Boulevard in Zoning District C-1.

MR. BROWN gave the staff report, stating the request is to legalize the U-Haul use he has there at the present time. Inasmuch as such a use is not permitted, staff would recommend denial, however, he stated he would hastily add the Board has, in the past, allowed two or three U-Haul operations in conjunction with service stations in the area of West Sahara and Arville, and should the Board decide to approve the request, staff would recommend that the total amount of the parking area be paved as the northeast corner of the lot is not paved.

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

LESLIE A. YOUNG, 2635 Arrowhead, North Las Vegas, Nevada, appeared. Mr. Young stated he was the lessor of the Arco Station at 6020 West Charleston.

MR. MILLER asked if there would be trucks as well as trailers?

MR. YOUNG stated there would be trucks and about seven trailers, for local and one way. He further stated there was plenty of room in the lot and they would only be parking about two trucks and seven trailers. He stated that with regard to the unblacktopped area, this was the location of the septic tank for the station and they could not blacktop that area. Nothing is parked there and the rental vehicles are on the side.

VICE CHAIRMAN SEGRETTE asked what was on the property at the present time.

MR. YOUNG stated it was asphalt and a service station.

VICE CHAIRMAN SEGRETTE then wanted to know where he would be parking the trailers and trucks.

MR. YOUNG said right behind the station on the asphalt.

MR. BROWN stated that if the Board chose to recommend approval on this, that it be made subject to the approval of the Health Department as far as covering the septic tank is concerned.

MR. YOUNG then described to the Board using visual aids exactly where the trucks would be parked.

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

MR. MILLER made a Motion for APPROVAL of V-52-77, subject to the following conditions:

1. Conformance to requirements of the Health Department.
2. Paving of the entire area.
3. Dedication of 22.5 ft. radius corner of right-of-way at Jones Boulevard and West Charleston Boulevard as required by the Department of Public Services.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Department of Community Planning & Development and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Conformance to the plot plan as amended to reflect the above conditions.
8. Conformance to code requirements and design standards of City departments.

Voting was as follows:

Mr. Miller: Yes
Vice Chairman Segretti: Yes
Mrs. Emmett: Yes

Motion for APPROVAL carried unanimously.

4. V-53-77
APPROVED

Application of ALVIN P. AND MILDRED E. BRENDE for a Variance to allow a temporary storage yard for lumber and materials for the construction of 18 homes in McNeil Manor #3, on property legally described as Lot 19, Block 2, McNeil Manor #3, located at 3200 West Oakey in Zoning District R-1.

MR. BROWN gave the staff report and further stated there was a protestor, a neighbor, who talked some-time ago with us and he was asked to get in touch with Mr. Brende and to the best of our knowledge he did, because there are now no protestors on record and inasmuch as this is a temporary situation, staff would recommend that it be approved until the construction of the eighteen homes is completed.

VICE CHAIRMAN SEGRETTE asked if staff recommended stipulation of any time element?

MR. BROWN said staff did not.

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

MR. AL BRENDE, JR., 1325 Cahlan. Las Vegas, Nevada, appeared and stated he was representing his parents. They own that particular lot.

VICE CHAIRMAN SEGRETTE asked if he had heard the recommendations of staff.

MR. BRENDE said yes and that he agreed.

MR. MILLER asked if they were under construction.

MR. BRENDE stated he was actually doing the construction. The lot in question is owned by his parents and is not part of the construction project. He further stated that as long as he had been building he had always enclosed the lumber for security on all of his job sites. Further in this particular case there was a gentleman living at the northerly wall of the lot that lumber was being stored on and he was concerned that there would be twenty feet of lumber against his wall for months. He did visit him personally and agreed to make the lumber no higher than one or two lifts and to keep it about twenty feet away from his wall and that did seem to satisfy the situation. He stated they had been doing that and as soon as the project is completed, most likely in the next 90 days or four months at the most, the yard will be empty.

VICE CHAIRMAN SEGRETTE asked if it would all be cleared up in six months time.

MR. BRENDE replied that it would. The purpose of doing this was strictly for security.

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

MRS. EMMETT made a Motion for APPROVAL of V-53-77, subject to the following conditions:

1. This Variance shall be limited for a period of six months, and will expire on January 28, 1978.

2. Conformance to the plot plan.
3. Conformance to Code requirements and design standards of City departments.

Voting was as follows:

Mrs. Emmett: Yes
Vice Chairman Segretti: Yes
Mr. Miller: Yes

Motion for APPROVAL carried unanimously.

5. V-54-77.

APPROVED

Application of JIMMIE J. HANLEY for a Variance to allow an existing addition to the rear of the house to within eight feet (8') of the rear property line where fifteen feet (15') is required and to allow an existing detached accessory structure in the side yard area where no accessory structures are permitted on property legally described as Lot 4, Block 8, Rancho Manor Unit No. 1, located at 1920 Embrey in Zoning District R-1.

MR. BROWN gave the staff report stating the applicant built this addition to the house sometime ago without benefit of a building permit, and then built a swimming pool, for which he had a building permit, and the inspector at that time suggested he should get a variance to honor the building of this addition and moreover, he has almost completed the structure on the Monte Rosa side. Therefore, he has built one addition without a permit, the pool with a permit and the second addition without a permit.

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

JIMMIE J. HANLEY, 1920 Embrey, Las Vegas, Nevada, appeared.

VICE CHAIRMAN SEGRETTI asked the applicant if he did not have a building permit on the one portion of the building.

MR. HANLEY stated on the one in the rear, he did not have a permit. He stated he was going to make a screened in porch originally, but had ended up making a room out of it. He stated he did fail to get a permit.

VICE CHAIRMAN SEGRETTI stated she thought a permit would be needed for a screened in porch.

MR. HANLEY stated he did not think so at the time and that it was about 10 years ago it was constructed.

VICE CHAIRMAN SEGRETTI inquired if he had a permit for the other building under construction.

MR. HANLEY stated he had a lot of permits, that he had a permit where he put his fence completely out to the sidewalk, where prior it ran from his house to his neighbor's house. He does have permits for all the block work around his house. The building Mrs. Segretti referred to is a storehouse for pool supplies and a part-time playhouse for children. He did not have a permit for this.

V-54-77 Con't.

MR. MILLER asked how close the small building was to the property line?

MR. BROWN stated it was right on the property line.

MR. HANLEY stated it was built down underneath a block wall and that it could not be seen from the street. The structure is 11' x 15'. Mr. Hanley then presented a petition from 7 neighbors that are directly around him that have no opposition. One directly behind, three across the street and the one to the east have all signed the petition.

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

MR. MILLER made a Motion for APPROVAL of V-54-77, subject to the following conditions:

1. All necessary permits and inspections shall be obtained as required by the Department of Public Services.
2. Conformance to the plot plan.
3. Conformance to code requirements and design standards of City departments.

Voting was as follows:

Mr. Miller: Yes
Vice Chairman Segretti: Yes
Mrs. Emmett: Yes

Motion for APPROVAL was carried unanimously.

6. V-55-77

DENIED

Application of LELAND O. WHITMORE for a Variance to allow the commercial storage of equipment and building materials and to park a small travel trailer for a watchman on property legally described as a portion of the East Half (E½) of the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) of the Northeast (NE¼) of Section 12, Township 20 South, Range 60 East, M.D.B. & M., located at 5001 West Gilmore Avenue in Zoning District R-E.

MR. BROWN gave the staff report on the subject application, noting that a number of protests had been received including a petition containing 18 signatures plus 3 other protests. He added that staff recommended denial of this request, as it sees no reason to permit such a use in this location.

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

LEE WALKER, Attorney at Law, 309 South Third Street, appeared representing the applicant. He stated that the applicant was also present. He said they were simply requesting a Variance for a continuation of an activity and for continuation of facilities that have been on the site for a long period of time. The lot in question is not owned by Leland Whitmore but by his brother John, who lived there until a few months ago. The two brothers operated Las Vegas Building Materials for a long period of time from that location. Then Leland bought Sam's Trucking Company, the two businesses were severed and operated separately. Both businesses are being

operated from that location. Sam's Trucking Company then acquired an additional location on Wynn Road and relocated most of its activities to that address. Wallboard has always been stored there. The horse corral has been there since they acquired the property. The travel trailer is one which is used for traveling. The request is that it simply be connected. Due to the materials and equipment located there, someone is needed to take care of them for security purposes as Mr. Whitmore is seldom there. Trucks would not be moved in and out at night. Trucks are left there simply because it is closer than the other location. Mr. Whitmore is a trucker, hauling supplies from out near the lake to various subcontractors around town.

VICE CHAIRMAN SEGRETTI asked if in fact Mr. Whitmore was conducting a business from a ranch estates location.

MR. WALKER replied that he was not. On occasion, trucks and material are stored there. He conducts his business from the other location.

MR. MILLER asked if the material and trucks were located at this site now.

MR. WALKER replied that they are. He then pointed out the various uses for the 2½ acre site on the plot plan. The entire area is fenced with cyclone material 6' in height.

RICHARD MCKNIGHT, Attorney at Law, representing Mr. Curtis, appeared in protest. He stated Mr. Curtis owns a parcel of property consisting of one acre which is contiguous with the Whitmore property and also owns 2½ acres across Gilmore Avenue. In addition, he stated, Mr. Francis is present, and his property is catercorner from the Whitmore property and he is also in opposition to the application. He then presented photos of the subject property to the Board. The trucks parked at this location are quite large, tractor-trailer types. In addition there is a tank which appears to contain gas. On the property Mr. Curtis owns, he proposes to build 4 houses. It is felt the gas tank poses a great danger and could cause a fire in the area. These trucks travel up and down Gilmore Avenue and must pass directly in front of Mr. Curtis's house. The trucks are operated at all hours of the day and night, including weekends. There is a great deal of building supplies on the property. There is no great deal of opposition to the travel trailer being parked on the property, however, there is more than one travel trailer. There are, in fact, three. The horse corral is not 25' from the property line. Due to his concern, Mr. Curtis had a real estate appraisal prepared with the idea of this variance being granted in mind, by Shelly Lowe. She feels there would be a decrease in the property value. That is not, strictly, evidence before this Board. If someone's property value is being protected, it should be taken into consideration. The use has existed for a couple of years and Mr. Curtis and his neighbors got around to protesting after the use became more intensive. That's when the cease and desist order was ordered.

V-55-77 Con't.

VICE CHAIRMAN SEGRETTI asked how long the use had existed?

MR. MCKNIGHT replied it had been in existence a couple of years, but had continually gotten worse. When the cease and desist order was granted, it did slow down, but it is now picking up again.

MR. JIM McCANN, 501 Gilmore, appeared in favor of the application. He stated he was located across the street and north of the subject property and that the activities did not bother him at all.

MR. LEONARD FRANCIS, 3710 Thom Boulevard, appeared in protest. He stated he had a home in the area which he had been working on for some time. He said there were trucks hauling materials in and out at two and three in the morning and that he is definitely opposed to the application.

MR. LEE WALKER appeared in rebuttal. He stated the activity had been going on for longer than a couple of years.

MR. MILLER asked if he thought it was going on illegally.

MR. WALKER replied it was his understanding it was going on before the ordinance was passed, before the City expanded to include that area.

MR. BROWN said, should the Board determine to not grant the variance, the Board may be assured staff will check it out to see if it is a nonconforming use.

MR. MCKNIGHT stated he had been informed by Mr. Curtis that the City had annexed this area in 1961 and it has been ranch estates since that time..

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

MR. MILLER made a Motion for DENIAL of V-55-77 because the requirements of the Zoning Ordinance to allow the granting of the Variance were not met.

Voting was as follows:

Mr. Miller: Yes
Vice Chairman Segretti: Yes
Mrs. Emmett: Yes

Motion for DENIAL carried unanimously.

7. V-56-77

APPROVED

Application of MARTIN A. MLECZKO for a Variance to allow a room addition to within nine feet (9') of the rear property line where fifteen feet (15') is required on property legally described as Lot 23, Block 7, Sandhill Estates 3C, located at 425 Lehman Street in Zoning District R-1.

MR. BROWN presented staff's report and reported that in viewing the house from the field the problem seems to be the house was set too far back to begin with and has now worked a hardship on the applicant to

add the addition to the patio slab he has in the rear right now. Staff feels that the intent and purpose of the ordinance would not be thwarted if such a request was granted. He stated there were no protests of record.

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

MARTIN A MLECZKO, 425 Lehman Street, appeared and stated the main reason it does create a hardship is that the carport is set back from the street at the required distance of 20' which moves the entire house 40' from the street, so that he has a large front yard, but very little back yard.

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

MRS. EMMETT made a Motion for APPROVAL of V-56-77, subject to the following conditions:

1. Conformance to the plot plan.
2. Conformance to code requirements and design standards of City departments.

Voting was as follows:

Mrs. Emmett: Yes
Vice Chairman Segretti: Yes
Mr. Miller: Yes

Motion for APPROVAL carried unanimously.

8. V-57-77
APPROVED

Application of RICHARD TAM for a Variance to allow NEVADA POWER COMPANY to construct, make additions, and maintain an electrical substation with an eight foot (8') block wall surrounding the substation on property legally described as a portion of the North Half (N $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 8, Township 21 South, Range 61 East, M.D.B. & M. and generally located 345 ft. south of Sahara Avenue on the east side of Tamrich Drive between El Conlon Avenue and Sahara Avenue in Zoning District R-1 (Resolution of Intent to P-R).

MR. BROWN presented staff's report and described the proposed location. Staff has no objection to the request, there is only one question. They are putting a wall on the east side ten feet from the property line and staff would like to know why. Except for this question, staff would recommend approval.

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

MR. JAMES DOWN, DeSure Corporation, appeared and stated he was sure Mr. Grant could answer any questions.

MR. KEITH GRANT, 700 Kenny Way, appeared, representing Nevada Power Company. He displayed a drawing showing in detail the area surrounding the proposed substation. As indicated there are four substations serving the area in question. Due to

the tremendous load growth in this area, it will be necessary for NPC to construct a new substation by the summer of 1978. The four shown are near their capacity at the present time. It is not practical to keep adding transformers at each of the substations and it is not practical to keep adding distribution lines. There are limitations on both from one substation. The actual site shown is very adaptable to NPC use. The property itself is five or six feet below the actual finish grade of Tamrich and El Conlon Drive. The equipment will be set down approximately 5½ feet below the grade of Tamrich Drive. This allows NPC to utilize the natural grade and to keep the equipment low with less of it showing behind the 8' block wall on a normal substation. Desert landscaping will be used. When they first looked at the location NPC was concerned about the neighbors to the east and with this drop-off, the wall on NPC's side is only three or four feet tall and NPC was concerned if it was to put an 8' block wall along their walls, it would really block their view. So it is the proposal of NPC to move the wall in 10' and at the property owner's request, NPC's contractor would take down their block wall and they could use the extra ten feet for their yard. It was felt this was one way of solving this problem.

VICE CHAIRMAN SEGRETTI asked if there would be a time when NPC would want the 10' back.

MR. GRANT replied there would not.

MR. BROWN stated that should the Board allow this, it is Public Services recommendation that the applicant install curb, gutter, sidewalk and street paving on Tamrich.

MR. GRANT said NPC understood the recommendations and would stipulate to all conditions.

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

MR. MILLER made a Motion for APPROVAL of V-57-77, subject to the following conditions:

1. Installation of curb and gutter, sidewalk and street paving on Tamrich frontage as required by the Department of Public Services.
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Department of Community Planning and Development and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

5. Conformance to the plot plan as amended to reflect the above conditions.
6. Conformance to code requirements and design standards of City departments.

Voting was as follows:

Mr. Miller: Yes
Vice Chairman Segretti: Yes
Mrs. Emmett: Yes

Motion for APPROVAL carried unanimously.

RECESS:

VICE CHAIRMAN SEGRETTI declared a ten minute recess at 8:50 P.M. and reconvened the meeting at 9:00 P.M.

9. V-58-77

DENIED

Application of BETTY HOLYFIELD for a Variance to allow a beehive in an R-1 (Single Family Residence) Zone where beehives are not allowed on property legally described as Lot 9, Block 3, Charleston Rainbow 7E, located at 232 Candlelight Street.

MR. BROWN presented staff's report and described the location of the property. There is one protest. Staff doesn't feel a beehive in an R-1 District should be a permitted use and recommends denial.

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

The applicant, Betty Holyfield or a representative, was not present.

MR. MILLER asked Mr. Brown why staff did not feel a beehive a proper use for a R-1 District?

MR. BROWN replied that due to their wide circulation and the fact that many persons are allergic to the sting of a bee. There is a letter in the file from Harold Morehead who is quite susceptible to bee stings.

CLAUDETTE LE MAY, 6952 Cobblestone, Las Vegas, Nevada, appeared in protest. She presented to the Board a letter of protest from a neighbor, Andrew J. Macklberg, who was on vacation and unable to attend.

MRS. EMMETT asked if the beehives were in existence?

MRS. LE MAY stated there are two beehives; described the location and stated bees were constantly at their swimming pool. She further stated Mrs. Holyfield has been asked to move the bees from next to the block wall. Mrs. Holyfield said she would move them, but did not.

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

VICE CHAIRMAN SEGRETTI made a Motion for DENIAL of V-58-77 because the requirements of the Zoning Ordinance to allow the granting of a Variance were not met.

Voting was as follows:

Vice Chairman Segretti: Yes
Mrs. Emmett: Yes
Mr. Miller: Yes

Motion for DENIAL carried unanimously.

10. V-59-77

APPROVED

Application of CHARLES L. HILL for a Variance to allow an existing patio cover to the side property line where five feet (5') is required on property legally described as Lot 47, Block 2, Twin Lakes Village Unit #9, and located at 3109 Austin in Zoning District R-1.

MR. BROWN gave the staff report and described the location of the subject property. Staff has received letters from the neighbors on each side of him and across the street in favor of the existing patio cover. In spite of that, it is a violation of the ordinance and staff sees no reason why such a variance should be granted.

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

LYNN HILL, 3109 Austin, Las Vegas, Nevada, appeared and stated he had purchased the property in May of 1975. The awning in question was in existence at that time. He further stated he was not aware of any violation. The neighbors adjacent to the awning put in a pool and when the inspector checked out their pool, he called attention to the fact that the awning was in violation. He then applied for a Variance. After checking, it was discovered the awning was probably built around 1968. There have been four property owners of this house since then and no one was aware of the violation. The awning is in good shape and sets back from the front of the house about 6'. It is not visible from the front of the street, only in one particular spot.

MR. PAUL BROOKS, 3105 Austin, appeared in favor of the application. He stated he lived in the residence directly to the east and has lived at this address almost seven years. When they originally moved in, the property had the awning on it and has caused no problems for him. He further asked that the variance be granted.

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

MR. MILLER made Motion for APPROVAL of V-59-77, subject to the following conditions:

1. All necessary permits and inspections shall be obtained as required by the Department of Public Services.
2. Conformance to the plot plan.
3. Conformance to code requirements and design standards of City departments.

Voting was as follows:

Mr. Miller: Yes
Vice Chairman Segretti: Yes
Mrs. Emmett: Yes

Motion for APPROVAL carried unanimously.

11. V-60-77

WITHDRAWN

Application of RANDY KNOLLER for a Variance to allow ten (10) units on a 7,000 sq. ft. lot where only eight (8) are allowed, and to allow a stairway to the side property line where seven feet (7') is required on property legally described as Lots 10 and 11, Block 12, Pioneer Heights Addition and located at 317 South 9th Street in Zoning District R-4.

MR. BROWN stated staff had a request from Mr. Knoller in writing to withdraw the application and staff would recommend the Board concur with his request.

MR. MILLER made a Motion for WITHDRAWAL of V-60-77.

Voting was as follows:

Mr. Miller: Yes
Vice Chairman Segretti: Yes
Mrs. Emmett: Yes

Motion for WITHDRAWAL carried unanimously.

12. U-48-77

WITHDRAWN

Application of JOHN DAVIS, PH.D. AKA: JOHN DAVIS BAILKE, PH.D. for a Use Permit to allow a Crisis Shelter for women and their children in property legally described as Lot 4, Block 5, Bonanza Village and located at 1298 Virginia City Avenue in Zoning District R-E.

MR. BROWN gave the staff report and indicated the location of the subject property. Six letters of protest have been received and a petition with 36 signatures also in protest has been received. The applicant is completely encircled with protestors and staff does concur with the protests.

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

JOHN DAVIS BAILKE, 1298 Virginia City Avenue, Las Vegas, Nevada, appeared. He stated the group which had offered to buy his house he believed to be a responsible group and was confident they would keep the house and grounds well-maintained. He believes there is a need for a shelter for women in the Clark County area. He further stated that by the time fees and closing costs were considered, he would not be making a profit on the sales.

BERNADINE SNYDER, Post Office Box 48, Star Route 89038, Las Vegas, Nevada, appeared. Mrs. Snyder stated she was on the board of directors of the Temporary Assistance for Women Incorporated and is the treasurer. She stated the group was organized in February 1977 and have been looking for a women's crisis shelter since. There is a great need for this kind of house. It is felt the subject property would be ideal for their purposes and there is no intention of changing the structure. It was chosen because of its quiet location and the neighborhood seemed ideal for women who would need this type of assistance. The group has been told by many agencies there is a great need for this type of center and the stay by the individuals would be temporary.

VICE CHAIRMAN SEGRETTI asked that when selecting a location, did it occur to check the zoning.

MRS. SNYDER said they had talked at great length with both city and county officials about the zoning. She said they had not anticipated such wide protest.

MR. MILLER asked how long a temporary stay would be.

MRS. SNYDER replied by describing the types of situations incurred by women who would have need of this assistance and further stated the average stay would be approximately two weeks or until a disposition could be made.

MR. MILLER asked how many people could be handled at one time.

MRS. SNYDER said approximately one dozen if there were not too many children involved. She said their intent would be to be as quiet and unobtrusive as possible.

MRS. EMMETT inquired as to how the group was funded.

MRS. SNYDER replied that so far with contributions and a membership drive was anticipated and eventually to perhaps seek federal aid or grant aid. She stated the house would be run by volunteers.

MR. MILLER asked Mr. Brown what type of zoning it would take for this group to just move into a facility.

MR. BROWN stated it is a public or quasi-public use and generally speaking in any residential district subject to a use permit.

MRS. EMMETT asked if there were other homes in the area being used for a similar operation?

MRS. SNYDER said she believed there was one other in the area.

VICE CHAIRMAN SEGRETTI asked if there were any others who wished to speak in favor of the application. No one appeared. She then asked for anyone who wished to speak in opposition, and asked for a show of hands of those in protest. Twenty-seven persons were in the audience in protest.

RANDALL VAN HOUTEN, 1209 Virginia City Avenue, Las Vegas, Nevada, appeared in protest. He stated he lived directly across the street and had been there for approximately 30 years. He stated he had no objection to any group trying to form a crisis shelter and felt it was a wonderful thing and probably needed. However, he does object to the location. This area is one of the last refuges of peace and quiet in the City. He felt if this were allowed to start, there would soon be alcoholic centers in big homes in the area and other similar situations. At the corner of Virginia City and Ophir Drive there was for a short time a place called the Light House which was operated on the principle of taking women in with a problem for a short time. He stated he narrowly missed killing a person there due to a fistfight between two men over one woman late one night at that location. This type of application, if approved, would allow many cars in the area. Not only traffic but also abandoned

vehicles. Irrate husbands showing up to claim their wives would create turmoil within the neighborhood. This is the type of thing they have not had and do not need.

MR. ROLAND CHATMAN, 1130 Ralston Drive, Las Vegas, Nevada, appeared in protest.

MR. L.C. KENNEDY, 1940 Ophir Drive, Las Vegas, Nevada appeared as spokesman for the protestants.

MR. GARY BALDWIN, 1270 Virginia City Avenue, Las Vegas, Nevada, appeared in protest. He stated the neighborhood has no street lights, no sidewalks and there is a neighborhood school. Numerous children attend this school and walk to and from it on the side of the road. He did not believe the actual neighborhood was equipped to handle additional automobile and pedestrian traffic. There is also no offstreet parking which would present a public hazard.

MARGARET HOLLENBECK, 1940 Mills Circle, Las Vegas, Nevada, appeared in protest. She stated she lived directly across the street from 1298 Virginia City Avenue. She stated she had asked Mr. Davis what kind of people would be housed there and primarily what they would be. He stated they would be women who were unable to remain in their homes because of their husbands beating them. She believed this could be potentially dangerous due to the fact that perhaps an enraged husband looking for his wife could come to the wrong house, and an uncomfortable situation could occur. She believed the purpose of the group had merit, but did object to the proposed location.

VIRGINIA SNYDER, 3545 Pueblo Way, Las Vegas, Nevada, appeared in rebuttal. She stated she is chairman of the Temporary Assistance for Women Incorporated. The house they would eventually get would be run in a responsible manner by a responsible organization.

DR. JOHN DAVIS BAILKE, appeared. He stated he had no idea of the number of people in the neighborhood who would be in opposition to the project, nor did the committee in charge of the Shelter for Women know there would be such a protest. At this time, he and the committee would like to withdraw the application for a Use Permit.

MR. BROWN stated this was in order.

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

MR. MILLER made a Motion for WITHDRAWAL of U-48-77.

Voting was as follows:

Mr. Miller: Yes
Vice Chairman Segretti: Yes
Mrs. Emmett: Yes

Motion for WITHDRAWAL carried unanimously.

13. V-61-77

APPROVED

Application of DANCO ATANASOV for a Variance to allow construction of a child day care facility (13 or more children) where such a facility is not a permitted use and to allow a five ft. (5') fence in the front yard where a maximum height of four feet (4') with the top two feet (2') fifty percent (50%) open is permitted on property legally described as Lots 9, 10 and 11, Block 5, Stewart Addition, located on the northwest corner of Maryland Parkway and Wilson Avenue in Zoning District R-3.

MR. BROWN presented the staff report and indicated the location of the property in question. The applicant has requested a curb cut on Wilson Avenue and one on Maryland Parkway with parking on the north side and ingress/egress on the northwest corner of 11th Street. In talking with the Traffic Engineer, he said there is a median on Maryland Parkway abutting this property and when people come over the hill and see no cars coming south they swing over into a multiple family residence. He envisioned problems with the curb cut on the north-east corner. The Traffic Engineer has recommended and staff concurs, that the curb cut on the north-east corner be eliminated. Staff would recommend approval subject to the recommended conditions and subject to the curb cut closing on Maryland Parkway. He stated there was one protest on record.

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

DANCO ATANASOV, 6607 Casa Linda Drive, Las Vegas, Nevada, appeared.

VICE CHAIRMAN SEGRETTE asked Mr. Atanasov if he had heard and concurred with the recommendations of staff.

MR. ATANASOV replied that he did.

MR. ASSEN EVANOFF, 707 North 21st Street, Las Vegas, Nevada, appeared and stated he had designed the project. He said that for a long time the lots in question had been empty and was in favor of the proposed use.

MR. MILLER asked if there was a limit to the number of children that could be cared for at one time.

MR. BROWN replied this had been discussed with the proper agency of the City and had been approved. There was one opposition and it was located one block away on 10th Street.

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

MRS. EMMETT made a Motion for APPROVAL of V-61-77, subject to the following conditions:

1. Closing of the curb cut on Maryland Parkway as required by the Department of Public Services.
2. Installation of a concrete curb and gutter on Maryland Parkway frontage as required by the Department of Public Services.

V-61-77 Con't.

3. Installation of a concrete sidewalk on 11th Street, Wilson Street and Maryland Parkway frontages as required by the Department of Public Services.
4. Signing of an Assessment District Agreement for future street lighting as required by the Department of Public Services.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Department of Community Planning & Development and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
8. Conformance to the plot plan as amended to reflect the above conditions.
9. Conformance to code requirements and design standards of City departments.

Voting was as follows:

Mrs. Emmett: Yes
Vice Chairman Segretti: Yes
Mr. Miller: Yes

Motion for APPROVAL was carried unanimously.

14. U-47-77 (HO)
APPROVED
Application of ROBERT F. LAMAN at 820 Hogan Drive in Zoning District R-1 for a Home Occupation Permit - Allow an office for a wholesale candy distributorship.
15. U-49-77 (HO)
APPROVED
Application of PAUL PARKER at 1415 Francis Avenue in Zoning District R-1 for a Home Occupation Permit - Allow the assembling and distribution of hobby kits.

MR. BROWN stated that both items are recommended for approval as they satisfactorily meet all requirements of City departments.

MR. MILLER made a Motion for APPROVAL of Items 14 and 15, subject to the following conditions:

1. All advertising shall conform to the criteria for a Home Occupation Permit.
2. If a complaint is received regarding this operation, the surrounding property owners shall be notified and the Board will conduct a review and the approval may be rescinded.

Voting was as follows:

Mr. Miller: Yes
Vice Chairman Segretti: Yes
Mrs. Emmett: Yes

Motion for APPROVAL carried unanimously.

16. U-50-77 (HO)

DENIED

Application of ELSIE F. KRUSE at 4400 East Van Buren in Zoning District R-E for a Home Occupation Permit - Allow Danny Rousquet to operate a furniture repair and refinishing business.

MR. BROWN stated that in view of the comment of the applicant that he would be bringing articles of furniture into his home, staff feels that such a use gets into the definition of a commercial use and is not to be included under the Home Occupation Permit and recommends this be denied.

VICE CHAIRMAN SEGRETTE asked if the applicant was present.

DANNY ROUSQUET, 4400 Van Buren, Las Vegas, Nevada, appeared. He said he believed things had been a little bit misunderstood in that he contracts his services as a furniture touchup, refinishing and repair person. He stated that he contracts his services to stores such as Garretts, National Mattress, Woolco., etc. He does not necessarily do the refinishing, but does make estimates as to the cost inasmuch as he is an expert on this.

VICE CHAIRMAN SEGRETTE asked if he was the one who filled out the application.

MR. ROUSQUET replied that he was. He stated that periodically he would go to a home and perhaps look at a chair which has a broken leg. This cannot be fixed at the residence and it is necessary for him to take it home to repair. This constitutes no traffic other than himself.

VICE CHAIRMAN SEGRETTE explained such an action would come under the classification of commercial.

MR. ROUSQUET explained this was a rare occasion. Normally his services are contracted to peoples homes and most of the time does not even include any work, just his knowledge.

MR. MILLER stated there was no problem with the consulting part of his requested Home Occupation Permit. But bringing furniture in and out, regardless of how seldom, he stated, did fall into a commercial classification. He suggested he come back with another application for his consulting services and not for bringing furniture in for repair. He further suggested he should get a warehouse or some other area where he could do repair work.

VICE CHAIRMAN SEGRETTE asked the applicant if the permit were approved for an office only, would he be able to operate without bringing any furniture into his home and working on it.

MR. ROUSQUET replied that in all honesty, he did not feel that he could.

MR. MILLER made a Motion for DENIAL of U-50-77 (HO) because the Board found that the requirements of the Zoning Ordinance to allow the granting of a Home Occupation Permit were not met and that this request was not in accord with the general spirit and purpose of the Ordinance.

U-50-77(H) Con't.

Voting was as follows:

Mr. Miller: Yes
Vice Chairman Segretti: Yes
Mrs. Emmett: Yes

Motion for DENIAL carried unanimously.

17. U-51-77(HO)

APPROVED

Application of ROBERT DIPPNER at 500 North 28th Street in Zoning District R-E for a Home Occupation Permit - Allow a research consultation office operation.

MR. BROWN stated that the applicant satisfied all the requirements of a Home Occupation Permit and staff recommended approval.

MR. MILLER made a Motion for APPROVAL of U-51-77(HO) subject to the following conditions:

1. All advertising shall conform to the criteria for a Home Occupation Permit.
2. If a complaint is received regarding this operation, the surrounding property owners shall be notified and the Board will conduct a review and the approval may be rescinded.

Voting was as follows:

Mr. Miller: Yes
Vice Chairman Segretti: Yes
Mrs. Emmett: Yes

Motion for APPROVAL carried unanimously.

18. U-52-77(HO)

APPROVED AS
AMENDED

Application of JAMES A. MCDANIEL at 1009 Indian Lane in Zoning District R-1 for a Home Occupation Permit - Allow an off-premise furniture upholstery business and an off-premise auto windshield repair operation.

MR. BROWN stated staff did not object to the off-premise windshield repair operation because that is done definitely off-premise, but the off-premise upholstery business is the same as the application heard previously. Staff feels, and the applicant does say, that all business will be conducted at the customer's home except for the actual refurbishing of furniture. The physical act of bringing furniture in some kind of conveyance to a home in a residential neighborhood is not a home occupation.

JAMES A. MCDANIEL, 1009 Indian Lane, Las Vegas, Nevada, appeared. He stated he understood the situation. He also said he had no objections from his neighbors, it was their idea to do this. He added maybe he would come back again with the off-premise windshield operation since it was the major part of the application.

MR. BROWN stated the Board could approve the windshield operation inasmuch as that is completely off-premise.

MR. MILLER made a Motion for APPROVAL of the off-premise auto windshield repair operation and also to DENY the off-premise furniture upholstery business, subject to the following conditions:

U-52-77(HO) Con't.

1. All advertising shall conform to the criteria for a Home Occupation Permit.
2. If a complaint is received regarding this operation, the surrounding property owners shall be notified and the Board will conduct a review and the approval may be rescinded.

Voting was as follows:

Mr. Miller: Yes
Vice Chairman Segretti: Yes
Mrs. Emmett: Yes

Motion for APPROVAL carried unanimously.

19. U-28-73

Request of LAS VEGAS VALLEY WATER DISTRICT for a Plot Plan Review on an approved Use Permit to allow the installation of equipment and facilities for wells on property located on the west side of Jones Boulevard between Charleston Boulevard and Evergreen Avenue, 350 ft. south of Evergreen Avenue in Zoning District R-1.

MR. BROWN indicated this item has been requested to be held in abeyance by the applicant until the next meeting.

MR. MILLER made a Motion to hold this item, U-28-73 in ABEYANCE until the next meeting.

Voting was as follows:

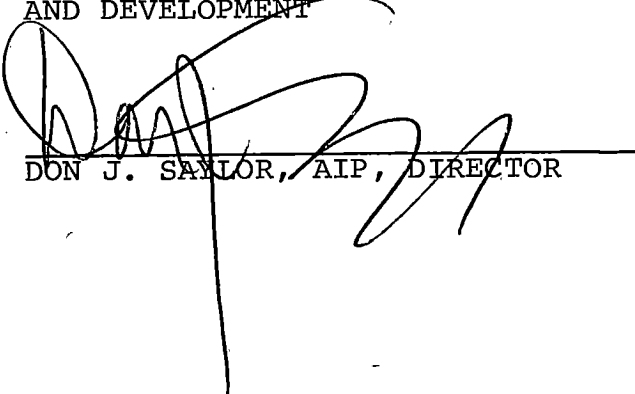
Mr. Miller: Yes
Vice Chairman Segretti: Yes
Mrs. Emmett: Yes

Motion to hold this item in ABEYANCE carried unanimously.

ADJOURNMENT:

There being no further business before the Board of Zoning Adjustment, Vice Chairman Segretti declared the meeting adjourned at 10:15 P.M.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


DON J. SAYLOR, AIP, DIRECTOR

DJS/lm