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A G E N D A

BOARD OF ZONING ADJUSTMENT

DECEMBER 22, 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:

NEW BUSINESS:

1. V-101-77 Application of MOBILE HOME COMMUNITIES, INC. for a Variance to allow the in-park sale of mobile homes on property located at 3700 E. Stewart Avenue in Zoning District R-T. The sale of mobile homes in a mobile home park is not permitted.
2. V-102-77 Application of EDWARD E. MANN for a Variance to allow a detached guest house where a guest house is not a permitted use, and to allow a six ft. (6') wrought iron fence in the front yard, where a maximum height of four feet (4'), top two feet (2') fifty percent (50%) open is allowed on property located at 1301 South 6th Street in Zoning District R-1.
3. V-103-77 Application of FRANK J. SALA REALTY for a Variance to allow eight apartments on a parcel of land containing 13,000 square feet where 14,000 square feet is required on property generally located on the northeast corner of 14th Street and Mesquite Avenue in Zoning District R-3.
4. V-104-77 Application of BILLY J. SLOAT for a Variance to allow fourplex dwelling units where fourplexes are not permitted and to allow sixty five (65) units where fifty one (51) units are now permitted on property generally located on the east side of Dike Lane between Bonanza Road and Warren Drive in Zoning District R-1. (Under Resolution of Intent to R-2.)
5. V-105-77 Application of JAMES EUGENE MESEREY for a Variance to allow residential use in conjunction with office facilities on property located at 3703 Vegas Drive in Zoning District R-1. (Under Resolution of Intent to P-R.) A residential use is not permitted in conjunction with an office use in a P-R District.
6. V-106-77 Application of ROBERT L. SMITH AND CAROL LYNN SMITH for a Variance to allow construction of a single family residence on a 37,000 sq. ft. lot where 40,000 square feet is required on property generally located on the south side of Pinto Lane 200 ft. east of Campbell Drive in Zoning District R-A.
7. U-86-77 Application of TEXACO, INC. for a Use Permit to allow operation of a used car lot on property located at 2035 E. Charleston Boulevard in Zoning District C-2.
8. U-87-77(HO) Application of HAROLD WYLIE for a Home Occupation Permit to allow the selling of pet supplies on property located at 5900 Evergreen Avenue in Zoning District R-1.
9. U-88-77 Application of ROSEMARY KING for a Use Permit to allow a non-profit Christian residential facility to provide temporary shelter and counseling for women on property located at 1100 Virginia City Avenue in Zoning District R-E. Such a use is permitted in the R-E District subject to receiving a Special Use Permit.

10. U-89-77 Application of ELDA CRANE for a Use Permit to allow a used imported car lot on property located at 1765 East Charleston Boulevard in Zoning District C-1. (Under Resolution of Intent to C-2.) Such a use is permitted in the C-2 District subject to receiving a Special Use Permit.
11. V-76-74
REVIEW Request of SHIRLEE CARISTO for a Review of the approved Variance request of SALVATORE A. CARISTO to allow a contractor's office on property located at 135 N. Bruce Street in Zoning District R-1.
12. U-64-63
Plot Plan
Review Request of CHARLESTON HEIGHTS CHURCH OF THE NAZARENE for a Plot Plan Review on an approved Use Permit to allow an addition to the existing building on property located at 6219 West Washington in Zoning District R-3.
13. U-90-77(HO) Application of BETTY YANNONE at 5816 Alta in Zoning District R-1 for a Home Occupation Permit - Allow a floral arrangement and delivery service operation.

DIRECTOR'S BUSINESS:

1. Resolution Adoption of the Resolution of the Housing Advisory Board setting forth certain housing conditions which shall not be considered substandard.

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

BOARD OF ZONING ADJUSTMENT

DECEMBER 22, 1977

1. U-91-77(HO) Application of JAY AND ROBERTA SNAPE at 4329 West Bonanza in Zoning District R-1 for a Home Occupation Permit - Allow operation of a music arranging and copying business.
2. U-93-77(HO) Application of LULA L. HORN at 3708 San Bernardino Avenue in Zoning District R-1 for a Home Occupation Permit - Allow general accounting and bookkeeping services.
3. U-94-77(HO) Application of WINSTON S. AND ROSALIE R. DEPEW at 2200 E. Jansen Avenue in Zoning District R-1 for a Home Occupation Permit - Allow a realty sign service operation.

BOARD OF ZONING ADJUSTMENT MEETING
DECEMBER 22, 1977
V-101-77

- CHAIRMAN SEGRETTI: Under New Business V-101-77, Application of Mobile Home Communities, Inc. for a Variance to allow the in-park sale of mobile homes on property located at 3700 East Stewart Avenue in Zoning District R-T. The sale of mobile homes in a mobile home park is not permitted. Mr. Brown.
- DON W. BROWN: As you can see on the screen, the location of the mobile home park, the orange with the dots around it are circling it. On the -- the street on the left is Vegas Drive and on the south is Stewart Avenue. R-1 on the north, east and south with the mobile home park across the street south and a C-1 southwest kitty-corner. I think probably the applicant can explain what the proposition is. As I understand it, the applicant wishes to simply list the mobile homes that are already on the lots and for sale without bringing any mobile homes in to sell, but not set off any area in the mobile home park specifically for the sale of mobile homes. If this be the case, staff recommends approval.
- CHAIRMAN SEGRETTI: Is there anyone here representing the Mobile Home Communities? Give your name and address to the secretary, please.
- GREGORY L. JOHNLOZ: My name is Gregory L. Johnloz, I'm the regional manager for Mobile Home Communities. My address is 2942 North 24th, Phoenix, Arizona. Basically, as was explained, Mobile Home Communities would like to be granted a variance to permit the licensing of Care Free Sales, Inc., a wholly owned subsidiary of Mobile Home Communities to act as a broker for the sale of used mobile homes in the mentioned park. We do have this used mobile home brokerage service in all of our other mobile home parks. We have 32 from Florida to California and in fact, the two here are the only ones that we do not have this particular service at, at the moment. As it was stated, there would be no displays and we would bring no homes in (inaudible) -- at no time will Care Free Sales take title to any mobile homes. Care Free Sales acts only as a broker in putting the buyer and seller together in exchange for a commission, very much like a real estate broker does with site-built homes.
- CHAIRMAN SEGRETTI: Is this located within the park?
- GREGORY L. JOHNLOZ: Yes. Essentially we add no personnel, we operate with the manager that is there and it's essentially the same operation that we have right now. It's just an additional service and we need the variance in order to be licensed by the State. The service is greatly appreciated by both the buyer and the seller, as they're dealing with a representative of a company

GREGORY L. JOHNLOZ: that they know is going to be there tomorrow and we have a selfish motive for that because we have to live with that person after they buy the home. We're not a fly-by-night broker outfit who comes in today, lists the home, sells it and tomorrow will go on with the commission and the buyer is stuck with whatever he has purchased. We have to live with that person for many years after the purchase.

CHAIRMAN SEGRETTE: Are there any questions? Mr. Brown, was there a recommendation from staff on this?

DON W. BROWN: Yes, Madame Chairwoman. As a matter of fact, if the Board will see fit to grant this, a letter pretty much in detail explaining what the applicants have set forth dated November 11, 1977, has been submitted to us and we would recommend that if you do approve it, that it be according to the terms of the letter as submitted.

CHAIRMAN SEGRETTE: Any further questions? Is there anyone else here who would like to speak in favor of this application? Anyone here in protest? There being none, I declare the hearing closed.

MR. MILLER: I'll move for approval.

CHAIRMAN SEGRETTE: With stipulation of the letter, Tom?

MR. MILLER: Yes, stipulations as staff has outlined.

(APPROVED by unanimous vote.)

MINUTES

BOARD OF ZONING ADJUSTMENT

DECEMBER 22, 1977

CALL TO ORDER:

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

PRESENT:

Vice Chairman Segretti, Mr. Miller, Mrs. Emmett and Mr. Canul.

EXCUSED:

Mr. Duncan.

STAFF PRESENT:

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

PLEDGE OF ALLEGIANCE:

NEW BUSINESS:

1. V-101-77

APPROVED

Application of MOBILE HOME COMMUNITIES, INC. for a Variance to allow the in-park sale of mobile homes on property located at 3700 East Stewart Avenue in Zoning District R-T (Trailer Residence). The sale of mobile homes in a mobile home park is not permitted. The above property is legally described as a portion of the Northwest Quarter (NW¼) of Section 31, Township 20 South, Range 62 East, MDB&M.

MR. BROWN presented the staff report and stated the applicant could explain what the proposal is. It was staff's understanding the applicant simply wishes to list the mobile homes that are on the lots for sale. They would not bring any mobile homes into the park for sale and would not set off any area specifically to sell mobile homes, and if this is the case, staff would recommend approval.

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

GREGORY L. JOHNLOZ, 2942 North 24th, Phoenix, Arizona stated the plan was basically as explained by staff. Mobile Home Communities would like a variance granted for Care Free Sales, a wholly owned subsidiary of Mobile Home Communities for the sale of used mobile homes in the mentioned parks. They do have this service in 32 parks throughout the Country. This is simply a service to those persons living in the parks. No personnel is added. It is operated with the manager.

VICE CHAIRMAN SEGRETTI asked for staff recommendation.

MR. BROWN said if the Board saw fit to approve the variance, there was a detailed letter dated November 11, 1977, and would recommend it be approved according to the terms of the letter.

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-101-77, subject to the following conditions:

1. Conformance to conditions of applicant's letter dated November 11, 1977.
2. Conformance to code requirements and design standards of City departments.

Voting was as follows:

"AYES" Mr. Miller, Vice Chairman Segretti,
Mrs. Emmett and Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

2. V-102-77

APPROVED

Application of EDWARD E. MANN for a Variance to allow a detached guest house where a guest house is not a permitted use, and to allow a six ft. (6') wrought iron fence in the front yard, where a maximum height of four feet (4'), top two feet (2') fifty percent (50%) open is allowed on property located at 1301 South 6th Street in Zoning District R-1 (Single Family Residence). The above property is legally described as Lots 1 and 2, Block 2, Desert Park Tract.

MR. BROWN presented the staff report and stated the property encompasses two lots. Staff sees no reason to permit the intrusion of a guest house in this type of neighborhood and would recommend denial. There are three letters of protest on file.

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

ED MANN, 1108 South 6th Street, stated the fence was on 6th Street, not on Franklin. He added they did the same thing to their house at 1108 South 6th Street three years ago, and wanted to do the same thing at this location.

VICE CHAIRMAN SEGRETTI said that had nothing to do with the application before the Board.

MR. MILLER asked how large the guest house would be.

MR. MANN replied 800 sq. ft. He said the lot was almost an acre in size.

MR. MILLER asked if the protest factor was against the fence or the guest house.

MR. BROWN replied it was against both.

LEONARD FAYLE, 1301 South 7th Street, stated he was concerned with the guest house, that it would become income property.

MR. MANN said they had no intention of selling the property and that they planned to live there and it would be maintained as a private residence.

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-102-77, subject to the following conditions:

1. Signing of an Assessment District Agreement for future street lighting 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:

"AYES" Mr. Miller, Vice Chairman Segretti,
Mrs. Emmett and Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

3. V-103-77
APPROVED

Application of FRANK J. SALA REALTY for a Variance to allow eight apartments on a parcel of land containing 13,000 square feet where 14,000 square feet is required on property generally located on the northeast corner of 14th Street and Mesquite Avenue in Zoning District R-3 (Limited Multiple Residence). The above property is legally described as Lots 11 and 12, Block 14, 14th Street City Addition.

MR. BROWN presented the staff report and stated the property in question was in the heart of an R-3 District. He added that the Board, approximately three months ago, had approved a like request and had set a precedent and a policy. Staff would recommend consistency in the decision making which translates into approval.

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

GEORGE KALB stated he was the purchaser of the property. He said that building the two four-plexes would be the most economical for the property.

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-103-77, subject to the following conditions:

1. Construction of a concrete sidewalk on 14th Street and Mesquite Avenue frontages 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 systems 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.
6. Conformance to code requirements and design standards of City departments.

Voting was as follows:

"AYES" Mrs. Emmett, Mr. Miller, Vice
Chairman Segretti and Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

4. V-104-77

APPROVED

Application of BILLY J. SLOAT for a Variance to allow four-plex dwelling units where four-plexes are not permitted and to allow sixty-five (65) units where fifty-one (51) units are now permitted on property generally located on the east side of Dike Lane between Bonanza Road and Warren Drive in Zoning District R-1 (Single Family Residence). (Under Resolution of Intent to R-2 - Two Family Residence). The above property is legally described as a portion of the Southeast Quarter (SE $\frac{1}{4}$) of Section 29, Township 20 South, Range 61 East, MDB&M.

MR. BROWN presented the staff report and indicated the location of the property in question by means of visual aids. Sometime ago the applicant applied for R-3 zoning. Due to the dense development in the area, staff suggested he go with R-2 instead of the R-3. He agreed and the City Commission did approve it with a resolution of intent to R-2. The applicant wanted to have more units than the R-2 would allow and staff suggested he go before the BZA, thinking at that time in view of the dense development to the east that certainly four-plexes would not be unacceptable to staff. Now he wants 65 units instead of 51. Staff would recommend that the 65 units instead of 51 be granted, but the plot plan not be granted and should come back to staff.

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

BILLY J. SLOAT, 617 Mayfield, stated his plot plan was not acceptable because he did not know if the variance would be granted. He said he would come back for the plot plan review at a later time.

TERRY VALOR, Dike Lane, stated he had no objections and wanted to know how many units had been applied for.

MR. BROWN said there would be a total of 65 units.

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

MR. CANUL made a Motion for APPROVAL of V-104-77, subject to the following conditions:

1. Fire lane and access to be compatible to fire equipment as required by the Department of Fire Services. Approved fire main and fire hydrants to be provided. (Two approved plans will be required for District mapping and I.S.O.).
2. Parking plan to be redesigned to conform to the Traffic Engineer's standards.
3. 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 systems shall be cause for revocation of a business license.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.

5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Submittal of a revised plot plan to be approved by staff and the Board of Zoning Adjustment.
7. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Mr. Canul, Mr. Miller, Vice
Chairman Segretti and Mrs. Emmett
"NOES" None

Motion for APPROVAL carried unanimously.

5. V-105-77
APPROVED

Application of JAMES EUGENE MESEREY for a Variance to allow residential use in conjunction with office facilities on property located at 3703 Vegas Drive in Zoning District R-1 (Single Family Residence). (Under Resolution of Intent to P-R - Professional Offices and Parking.) A residential use is not permitted in conjunction with an office use in a P-R District. The above property is legally described as Lot 58, Block 19, Twin Lakes Village Unit 4.

MR. BROWN presented the staff report and stated the property in question was recently zoned P-R and the applicant now wants to use it residentially in conjunction with the office. He added the Board had been pretty consistent in not permitting this. The ordinance is quite specific regarding the use in a P-R District and staff would hope that consistency would prevail and would recommend denial.

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

JAMES MESEREY, 3703 Vegas Drive, stated the request was made for time until he could financially rent an office. He said his occupation would be a very good service to the community. He said he would like a period of a year.

VICE CHAIRMAN SEGRETTI asked if he was a medical doctor.

MR. MESEREY said he was a naturopath and a homeopath.

MR. CANUL asked if he only wanted a one year period of time.

MR. MESEREY said that was correct and that there was only himself and his wife.

VICE CHAIRMAN SEGRETTI asked if people would be coming to his office.

MR. MESEREY replied that they would.

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

MR. CANUL made a Motion for APPROVAL of V-105-77, subject to the following conditions:

1. This Variance shall be limited to a one year time period, and will expire on December 22, 1978.

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

Voting was as follows:

"AYES" Mr. Canul, Mr. Miller, Vice
Chairman Segretti and Mrs. Emmett
"NOES" None

Motion for APPROVAL carried unanimously.

6. V-106-77

APPROVED

Application of ROBERT L. SMITH and CAROL LYNN SMITH for a Variance to allow construction of a single family residence on a 37,000 sq. ft. lot where 40,000 square feet is required on property generally located on the south side of Pinto Lane 200 ft. east of Campbell Drive in Zoning District R-A (Ranch Acres). The above property is legally described as a portion of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 32, Township 20 South, Range 61 East, MDB&M.

MR. BROWN presented the staff report and indicated the location by means of visual aids and stated staff did not feel the request would be incompatible with development in the area.

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

RICHARD BRYAN, 225 East Bridger, was present representing the applicants. He said he had letters of approval from the surrounding property owners and that the property was surrounded by a block wall except for one side. He added the development would be compatible with the surrounding neighborhood.

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-106-77, subject to the following conditions:

1. Signing of an Assessment District Agreement for future street paving, sidewalks and street lighting 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:

"AYES" Mrs. Emmett, Mr. Miller, Vice
Chairman Segretti and Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

7. U-86-77

APPROVED

Application of TEXACO, INC. for a Use Permit to allow operation of a used car lot on property located at 2035 East Charleston Boulevard in Zoning District C-2 (General Commercial). The above property is legally described as a portion of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 35, Township 20 South,

Range 61 East, MDB&M.

MR. BROWN presented the staff report and stated the lot in question was in the center of a C-2 area. A used car lot is permitted subject to a Use Permit being granted. Staff noted that the location of most used cars sales lots seems to be on the Boulder Highway and staff would like them to continue to be located there and would recommend denial.

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

CHARLES CLARK, 5409 Sloan, presented an additional plot plan to the Board. He said there was a service station with the property that has not been profitable in the past and they would like to see it profitable. He said it is not too far to the Boulder Highway, it is only about 1/8th mile away to the east. Additionally, there are other used car lots on Fremont. He said this would be a joint venture and would be developed by Mr. Bazzone and it would bring in business and upgrade the area.

MR. MILLER asked how many cars would be on the property.

MR. BAZZONE replied there would be 20 to 30 cars.

MR. MILLER asked if they would be late model cars.

MR. BAZZONE replied that they would. He said the area in question was used for truck rentals in the past. He added the station would not survive by itself. With the used car sales lot, business would be built up and would grow. He said he had obtained letters of approval from businesses in the area.

MR. BROWN said there was room for 16 cars on the plot plan.

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

MR. CANUL made a Motion for APPROVAL of U-86-77, subject to the following conditions:

1. Underground flammable liquid storage tanks are to conform to the requirements of the Uniform Fire Code as required by the Department of Fire 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 systems 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:

"AYES" Mr. Canul, Mr. Miller, Vice
Chairman Segretti and Mrs. Emmett
"NOES" None

Motion for APPROVAL carried unanimously.

8. U-87-77 (HO)

APPROVED

Application of HAROLD WYLIE for a Home Occupation Permit to allow the selling of pet supplies on property located at 5900 Evergreen Avenue in Zoning District R-1 (Single Family Residence). The above property is legally described as Lot 7, Block 18, Charleston Heights No. 5.

MR. BROWN presented the staff report and stated there are three protests on record. In the protest letter, there is a comment relative to the number of cats being kept at the residence far in excess of the number allowed by ordinance. If the applicant does what he says, he is within the intent of the zoning ordinance.

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

HAROLD WYLIE, 5900 Evergreen, said what he had in mind was a very small business. He said that he and his wife had discovered there are certain pet supplies not available in Las Vegas. He added they would not be selling the supplies from their property and that there would be no more traffic than normal.

MR. MILLER asked how they would get business.

MR. WYLIE said they have contacted some of the dog groups and that they would make appointments and go out and talk to these groups. He added everything would be done at the meetings. He said the supplies would be delivered to a pet store and they in turn would pick them up.

MR. MILLER said he would not like to see commercial vehicles delivering the supplies to the property in question.

MR. WYLIE said no deliveries would be made to the house.

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 U-87-77 (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.
3. There shall be no deliveries made by commercial vehicles to the residence.
4. Conformance to the conditions of the applicant's letter dated December 17, 1977.

Voting was as follows:

"YES" Mr. Miller, Vice Chairman Segretti,
Mrs. Emmett and Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

RECESS:

VICE CHAIRMAN SEGRETTI declared a 10-minute recess at 8:35 P.M. and reconvened the meeting at 8:45 P.M.

9. U-88-77

APPROVED

Application of ROSEMARY KING for a Use Permit to allow a non-profit Christian Residential Facility providing temporary shelter and counseling for women on property located at 1100 Virginia City Avenue in Zoning District R-E (Residence Estates). Such a use is permitted in the R-E District subject to receiving a Special Use Permit. The above property is legally described as Lot 1, Block 6, Bonanza Village.

MR. BROWN presented the staff report and indicated the location of the property in question by means of visual aids. He stated this is a residential neighborhood and that the use is not a permitted use. There has been quite a bit of correspondence on this particular case. There are five letters of approval and two letters of opposition. There is also a petition bearing 41 signatures in protest. Staff would recommend denial.

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

ROSEMARY KING, 1100 Virginia City Avenue, said her purpose in opening the home was to young women over 18 needing counseling. She said she counseled outside the home as well. These women are referred to her by City, County and State agencies and that they have a 90% success rate.

LESLIE M. STOLL appeared in favor of the application.

MRS. KING stated the property was secluded from the neighbors. No one can see what they are doing. She added she is a disciplinarian and has rules and regulations that are followed by the clients.

VICE CHAIRMAN SEGRETTI asked what type of women she would be dealing with.

MRS. KING said people that need help, both emotionally and mentally. She said there would be none that are emotionally disturbed. She indicated there is sufficient parking on the property.

VICE CHAIRMAN SEGRETTI asked her what would happen if the application was denied.

MRS. KING said it would be a sad story. She said she would not know what to do with the people she has, that there is no other place for them.

MR. MILLER asked how long it would be before she could relocate.

MRS. KING said approximately a year and a half.

VICE CHAIRMAN SEGRETTI asked if thorough checking of police reports had been made.

MR. BROWN said he did not know, the Building Department would check that out.

ROY MILLER, 6300 West Tropicana, Pastor of the Western Fellowship Center, appeared in approval.

VICE CHAIRMAN SEGRETTI asked those present in approval to stand. Thirty-five persons were present in support of the application.

CHAPLAIN JOE PRON, 2565 Van Patten, appeared in support of the application.

L.C. KENNEDY, 1940 Ophir, appeared in protest, citing fighting in the street, excessive amount of cars parking in the area, transients, loiterers, etc., as reasons for his opposition. He added he lives next door to the property in question, on the east side.

MARGARET HOLLENBECK, 1940 Willow, appeared in protest.

O.J. SHEER, living directly across the street, appeared in protest.

JOE RUNDUS, 1311 Virginia City Avenue, appeared in protest.

MRS. KING appeared in rebuttal.

MS. GLADYS JACKSON, 4207 Garden Place, read a letter from her parents who reside at 1131 Comstock which supported the application.

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 U-88-77, subject to the following conditions:

1. Signing of an Assessment District Agreement for future street paving, street lighting, sidewalk and curb and gutter as required by the Department of Public Services.
2. This Use Permit shall be limited to a one year time period and will expire on December 22, 1978.
3. Conformance to the plot plan.
4. Conformance to code requirements and design standards of City departments.

Voting was as follows:

"AYES" Mrs. Emmett, Mr. Miller, Vice
Chairman Segretti and Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

10. U-89-77

ABEYANCE

Application of ELDA CRANE for a Use Permit to allow a used import car lot on property located at 1765 East Charleston Boulevard in Zoning District C-1 (Limited Commercial). (Under Resolution of Intent to C-2 - General Commercial). Such a Use is permitted in the C-2 District subject to receiving a Special Use Permit. The above property is legally described as Lots 11 and 12, Block 10, Mayfair Tract 2.

MR. BROWN presented the staff report and stated that as he previously had said, staff would like to see used car sales lots located on Boulder Highway and would recommend denial.

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

The applicant or a representative was not present.

MR. MILLER made a Motion to hold this item, U-89-77, in ABEYANCE due to the absence of the applicant.

Voting was as follows:

"AYES" Mr. Miller, Vice Chairman Segretti,
Mrs. Emmett and Mr. Canul
"NOES" None

Motion for ABEYANCE carried unanimously.

11. V-76-74
REVIEW
APPROVED

Request of SHIRLEE CARISTO for a Review of the approved Variance request of SALVATORE A. CARISTO to allow a contractor's office on property located at 135 North Bruce Street in Zoning District R-1.

MR. BROWN presented the staff report and indicated the location by means of visual aids. He said the lot in question was located on Bruce, north of Fremont. This is a compatible use and staff would recommend approval.

SHIRLEE CARISTO, 3479 Garden Drive, was present.

MR. MILLER made a Motion for APPROVAL of the Review of V-76-74, 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:

"AYES" Mr. Miller, Vice Chairman Segretti,
Mrs. Emmett and Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

12. U-64-63
PLOT PLAN
REVIEW
APPROVED

Request of CHARLESTON HEIGHTS CHURCH OF THE NAZARENE for a Plot Plan Review on an approved Use Permit to allow an addition to the existing building on property located at 6219 West Washington in Zoning District R-3.

MR. BROWN presented the staff report and stated this is in the middle of an R-1 District. It is a large lot. The addition is on the east side of the existing building, there is sufficient parking and staff recommends approval.

LARRY COHEN, 813 North Wallace, Minister of the Church, was present.

MR. MILLER made a Motion for APPROVAL of the Plot Plan Review under U-64-63, subject to the following conditions:

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

Voting was as follows:

"AYES" Mr. Miller, Vice Chairman Segretti,
Mrs. Emmett and Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

13. U-90-77 (HO) Application of BETTY YANNONE at 5816 Alta in Zoning District R-1 for a Home Occupation Permit - Allow a floral arrangement and delivery service operation.
14. U-91-77 (HO) Application of JAY AND ROBERTA SNAPE at 4329 West Bonanza in Zoning District R-1 for a Home Occupation Permit - Allow operation of a music arranging and copying business.
15. U-93-77 (HO) Application of LULA L. HORN at 3708 San Bernardino Avenue in Zoning District R-1 for a Home Occupation Permit - Allow general accounting and bookkeeping services.
16. U-94-77 (HO) Application of WINSTON S. AND ROSALIE R. DEPEW at 2200 East Jansen Avenue in Zoning District R-1 for a Home Occupation Permit - Allow a realty sign service operation.

ITEMS 13 THRU 16
APPROVED

MR. BROWN presented the staff report, indicated the applicants had satisfactorily completed the questionnaires and staff would recommend approval.

VICE CHAIRMAN SEGRETTI made a Motion for APPROVAL of Items 13 through 16, 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:

"AYES" Vice Chairman Segretti, Mr.
Miller, Mrs. Emmett and Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

DIRECTOR'S BUSINESS:

1. Resolution

Adoption of the Resolution of the Housing Advisory Board setting forth certain housing conditions which shall not be considered substandard.

MR. BROWN stated the Board had received a memo regarding a resolution on substandard conditions for housing. Staff would recommend this resolution be passed so there will be more efficient government in Las Vegas.

MR. CANUL made a Motion for APPROVAL of the Resolution.

Voting was as follows:

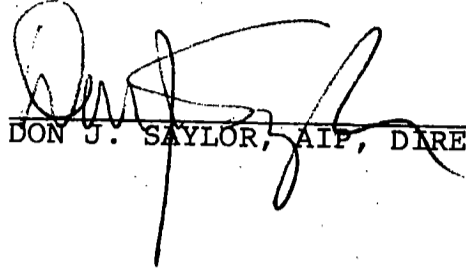
"AYES" Mr. Canul, Mr. Miller, Vice
Chairman Segretti and Mrs. Emmett
"NOES" None

Motion for APPROVAL carried unanimously.

ADJOURNMENT:

There being no further business before the Board of Zoning Adjustment, the meeting was adjourned at 10:00 P.M.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



DON J. SAYLOR, AIP, DIRECTOR

DJS/lm