

S.V

A G E N D A

BOARD OF ZONING ADJUSTMENT

FEBRUARY 22, 1979

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:

ANNOUNCEMENT:

MINUTES: Approval of the Minutes for the Board of Zoning
Adjustment meetings held January 9, 1979 and
January 25, 1979.

OLD BUSINESS:

1. V-113-78 Application of RICHARD P. EDWARDS for a Variance
(Abeyance Item to allow the construction of a building six feet
from 1/25/79) (6') from the rear property line where fifteen
feet (15') is required on property located at
3512 Venice Drive in Zoning District R-1.

NEW BUSINESS:

1. V-1-79 Application of ROBERT J. AND LORRAINE HIRE for a
Variance to allow an existing carport and storage
room to extend to the north side property line
where a six foot (6') setback is required on
property located at 2305 Santa Paula Drive in
Zoning District R-1.
2. V-2-79 Application of JACK K. LEAVITT for a Variance to
allow an off-premise sign to a maximum height of
fifty-five feet (55') where a maximum height of
forty feet (40') is allowed on property located
at 536 East Sahara Avenue in Zoning District C-1.
3. V-4-79 Application of BETTY M. ROBERTSON for a Variance
to allow an existing porch addition twelve feet
six inches (12' 6") from the front property line
where twenty feet (20') is required and to allow
a four foot (4') side yard setback where five
feet (5') is required on property located at
1643 Stewart Avenue in Zoning District R-3.
4. V-5-79 Application of OLD WEST CONSTRUCTION COMPANY,
ET AL for a Variance to allow a fifteen foot six
inch (15' 6") front yard setback where thirty
feet (30') is required and a five foot (5') side
yard setback where ten feet (10') is required
on property located at 4312 Lindsey Circle; and to
allow a fourteen foot six inch (14' 6") front yard
setback where thirty feet (30') is required and
a five foot (5') side yard setback where ten
feet (10') is required on property located at
4313 Lindsey Circle in Zoning District R-E. A
previous Variance approval reduced the front set-
back from fifty feet (50') to thirty feet (30')
on these two properties.
5. V-6-79 Application of FRANK AND JOSEPHINE PROCOPIO for
a Variance to allow an eight foot (8') block wall
fence on the sides and rear property lines where
a maximum height of six feet (6') is permitted on
property located at 2601 Austin Avenue in Zoning
District R-1.

6. V-7-79 Application of SY AND SHERRI SUSSMAN for a Variance to allow a women's residence facility for sixteen (16) women where twelve (12) are authorized on property located at 720 South 9th Street in Zoning District R-1.
7. V-8-79 Application of T. E. MITTON for a Variance to allow an existing detached third dwelling unit where two dwelling units are permitted; and to permit the third dwelling unit to be located five feet (5') from the rear property line where twenty-five feet (25') is required, and one foot (1') from the side property line where five feet (5') is required on property located at 1306 - 1308 Rexford Place in Zoning District R-2.
8. V-9-79 Application of RICHARD B. LYBBERT for a Variance to allow a building addition two feet (2') from the rear property line where twenty feet (20') is required; and to allow four (4) parking spaces where eight (8) spaces are required on property located at 1111 Desert Lane in Zoning District P-R.
9. V-10-79 Application of JACK H. HOOPER, TRUSTEE, for a Variance to allow an eighteen foot (18') rear yard setback where fifty feet (50') is required on property located at 1100 Campbell Drive in Zoning District R-E.
10. V-11-79 Application of ALVIN AND ROSE MARIE BOWES for a Variance to allow a rear dwelling unit four feet four inches (4' 4") from the side property line where five feet (5') is required, and located five feet three inches (5' 3") from the rear property line where twenty feet (20') is required on property located at 400 North 7th Street in Zoning District R-4.
11. V-12-79 Application of FRANK S. MIKULICH, SR., ET AL for a Variance to allow an automotive repair garage, which is not permitted, on property located at 918 East Stewart Avenue in Zoning District C-2.
12. U-11-79 Application of THE HOME OF THE GOOD SHEPHERD for a Use Permit to allow a quasi-public use (thrift shop) on property located at 208 North 15th Street in Zoning District R-1.
13. U-12-79 Application of BECKER INVESTMENT COMPANY for a Use Permit to allow the retail sale of gasoline on property generally located on the southeast corner of Jones Boulevard and Vegas Drive in Zoning District C-1.
14. U-15-79 Application of REVEREND E. N. WEBB for a Use Permit to allow a parking lot for a church on property located at 604 Jefferson Avenue in Zoning District R-3.
15. U-16-79 Application of CHRISTENSEN BROTHERS, A PARTNERSHIP, for a Use Permit to allow a Class III Second Hand dealership (jewelry) on property located at 856 East Sahara Avenue in Zoning District C-1.
16. U-13-79(HO) Application of FRANK AND BARBARA ZEMEL at 116 Sam Jonas Drive in Zoning District R-1 for a Home Occupation Permit - Manufacture letters and figures.
17. U-14-79(HO) Application of HOWARD JOHNSON at 4218 Baxter Road in Zoning District R-1 for a Home Occupation Permit - Keep records for a metal casting company.

18. U-17-79(HO) Application of KAREN NELSON CAVIOLA, on behalf of GERALD A LITTLEJOHNS at 329 Huntly Road in Zoning District R-1 for a Home Occupation Permit - Allow the import and off-premise sale of diamonds.
19. U-18-79(HO) Application of ROBERT BUTLER at 6432 Hill View Avenue in Zoning District R-1 for a Home Occupation Permit - Allow a tile setting and repair service.
20. U-19-79(HO) Application of RHONDA RAE PETERSON at 1225 Fay Boulevard in Zoning District R-1 for a Home Occupation Permit - Allow a bookkeeping and payroll office for a custom stucco/plastering business.
21. U-20-79(HO) Application of JAMES D. WILSON at 900 Indian Lane in Zoning District R-1 for a Home Occupation Permit - Operate a janitorial business.
22. U-21-79(HO) Application of NANCY L. BOCKMAN at 6404 Shawnee Place in Zoning District R-1 for a Home Occupation Permit - Allow a house cleaning service.

DIRECTOR'S BUSINESS:

AMENDMENT TO RULES
AND REGULATIONS FOR
VOTING

Discussion on the proposed amendment to the rules and regulations relative to voting.