

AGENDA

BOARD OF ZONING ADJUSTMENT

APRIL 26, 1979

RECEIVED  
APR 27 3 45 PM '79  
CITY CLERK

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: Satisfaction of the Open Meeting Law

OLD BUSINESS:

1. V-65-75 Request of CLARENCE M. AND EDITH K. HEDGES for a Plot Plan Review on an approved Variance to construct a thirty-two foot (32') by fifty foot (50') storage building on the southeast corner of property located at 5345 Jay Avenue in Zoning District C-2.  
(Applicant unaware of 3/22/79 meeting)  
DENIED

NEW BUSINESS:

1. V-22-79 Application of ZOLIN G. AND SHIRLEY M. BURSON for a Variance to allow a guest house with kitchen facilities where no kitchen facilities are allowed on property located at 5398 North Lorenzi Boulevard in Zoning District R-E.  
DENIED
2. V-23-79 Application of MORRIS AND PHYLLIS MINTZ for a Variance to allow the construction of three (3) detached carports in the front yard area where detached accessory buildings are not permitted; to allow said carports to be located at the front property line where a ten foot (10') setback is required; and to allow nine (9) existing parking spaces in the front yard area where only two (2) cars may be parked; and to allow nine (9) parking spaces where twelve (12) spaces are required on property located at 221 and 225 South 10th Street in Zoning District R-4.  
APPROVED
3. V-24-79 Application of G. & M. PROPERTIES for a Variance to allow the installation of three (3) wall signs where one (1) is permitted; and to allow two of the wall signs to a height of thirteen feet (13') where a maximum height of six feet (6') is permitted on property located at 917 South Decatur Boulevard in Zoning District P-R.  
APPROVED
4. V-25-79 Application of ALEX TURANO for a Variance to allow two (2) existing kitchens in a single family residence where only one (1) kitchen is permitted on property located at 2116 Franklin Avenue in Zoning District R-1.  
DENIED
5. V-26-79 Application of BECKY B. BEHNEN for a Variance to allow a six foot (6') high wrought iron fence with brick columns in the front yard area where a maximum of four feet (4') is allowed on property located at 1900 Silver Avenue in Zoning District R-E.  
ABEYANCE
6. V-27-79 Application of DORIS RENTSCHLER for a Variance to allow a group care home for sixteen (16) people where, where twelve (12) were allowed by a previous Variance, on property located at 700 South 10th Street in Zoning District R-4.  
APPROVED

154

7. V-29-79  
APPROVED  
Application of JAMES L. POLLIN for a Variance to allow an existing 43.5 foot front yard setback for a dwelling where 50 feet is required and to allow the construction of a carport 25 feet from the front property line where 50 feet is required on property located at 1330 Virginia City Avenue in Zoning District R-E.
8. V-30-79  
ABEYANCE  
Application of LESLIE AND JOANNE SOPER for a Variance to allow a room addition eight feet (8') from the side property line where ten feet (10') is required; and fifteen feet (15') from the rear property line where fifty feet (50') is required on property located at 217 Canyon Drive in Zoning District R-E.
9. V-31-79  
APPROVED  
Application of J. W. J. LAND COMPANY for a Variance to allow an automobile rental, leasing and used car sales facility and to allow an existing use of an auto body shop to continue on property located at 1730 South Main Street where auto body shops are not permitted (the other requested uses are permitted by the granting of a Use Permit in the C-2 District) in Zoning District C-2 and C-M.
10. U-36-79  
APPROVED  
Application of M. J. CHRISTENSEN JEWELERS for a Use Permit to buy and sell used jewelry (Class III Secondhand Dealer) on property located at 4300 Meadows Lane, Suite #2072 (The Meadows Mall) in Zoning District C-1.
11. U-37-79(HO)  
APPROVED  
Application of GARY AND MELOUISE M. DODD at 4016 Rhonda Drive in Zoning District R-E for a Home Occupation Permit - Allow the off-premise sale of macrame items.
12. U-38-79(HO)  
APPROVED  
Application of RONALD J. ASTARITA at 204 Bahama Road in Zoning District R-1 for a Home Occupation Permit - Allow a maintenance business.
13. U-39-79(HO)  
APPROVED  
Application of JEAN R. WITTMANN at 3904 El Parque in Zoning District R-1 for a Home Occupation Permit - Allow a bookkeeping service.
14. U-40-79(HO)  
APPROVED  
Application of VERNA M. HENSON at 2222 Poplar Avenue in Zoning District R-1 for a Home Occupation Permit - Allow a janitorial business.
15. U-41-79(HO)  
APPROVED  
Application of HAZEL CRAEMER at 1300 Atlantic Street in Zoning District R-1 for a Home Occupation Permit - Allow a mail order business.
16. U-42-79(HO)  
ABEYANCE  
Application of GEORGE D. FRAME at 4350 Mountain View Boulevard in Zoning District R-E for a Home Occupation Permit - Allow an office for an off-premise law firm.
17. U-43-79(HO)  
APPROVED  
Application of JANIE JONES at 509 Anatolia Avenue in Zoning District R-1 for a Home Occupation Permit - Allow an office for a jewelry company.
18. U-44-79(HO)  
APPROVED  
Application of SHIRL DIACO at 709 East Park Paseo in Zoning District R-1 for a Home Occupation Permit - Allow an advertising business.
19. U-45-79(HO)  
APPROVED  
Application of FREDERIC W. WEST at 6325 Factor Avenue in Zoning District R-1 for a Home Occupation Permit - Allow the importing and exporting of goods to and from other countries.

20. U-46-79(HO)

APPROVED

Application of WAYNE A. ANDERSON at 5016 Carmen Boulevard in Zoning District R-1 for a Home Occupation Permit - Allow a business telephone to take orders for firewood.

21. U-47-79(HO)

APPROVED

Application of DONALD R. PRICE at 209 Sam Jonas Drive in Zoning District R-1 for a Home Occupation Permit - Allow a mail order photography business.

22. V-94-76

EXTENSION OF TIME

ABEYANCE

Request of SOUTHERN NEVADA COMMUNICATION CORPORATION for an Extension of Time for completion of a parking lot and driveway on an approved Variance which allowed the construction of a building to be utilized as the KILA broadcasting station on property located at 2201 South 6th Street in Zoning District R-1.

23. U-48-79(HO)

APPROVED

Application of BILLY C. ELLISON at 2924 Black Forest Drive in Zoning District R-1 for a Home Occupation Permit - Paint numbers of street addresses on roofs of residences and/or businesses.

MINUTES

BOARD OF ZONING ADJUSTMENT

APRIL 26, 1979

CALL TO ORDER:

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

PRESENT:

Chairman Swessel, Mrs. Segretti and Mrs. Emmett

EXCUSED:

Mrs. Meyers, Mr. Duncan

PLEDGE OF ALLEGIANCE:

ANNOUNCEMENT:

MR. BROWN stated that the agenda for this regular meeting of the Board of Zoning Adjustment had been posted and mailed in accordance with NRS Chapter 241 and affidavits are on file in the office of the City Clerk.

OLD BUSINESS:

1. V-65-75

(Applicant unaware  
of 3/22/79 meeting)

Request of CLARENCE M. AND EDITH K. HEDGES for a Plot Plan Review on an approved Variance to construct a thirty-two foot (32') by fifty foot (50') storage building on the southeast corner of property located at 5345 Jay Avenue in Zoning District C-2.

DENIED

MR. BROWN presented the staff report and stated this item was held in abeyance because the applicant was not present at the last meeting. Although a vote had been taken the applicant alleged he was not aware of the meeting and asked that this matter again be discussed. The plot plan is as shown with the mobile home, garage and storage edifice. Staff recommends denial and does not know what is going into the storage building and would defer to the applicant for its intended use.

CLARENCE HEDGES, 5345 Jay Avenue, stated he wanted the storage building for storage and for a repair business later on.

CHAIRMAN SWESSEL asked what type of business.

MR. HEDGES stated for the repair of cars, etc. He added the storage facility would look better than the shacks that are in existence.

MR. BROWN stated such a use would be very limited that could be permitted in C-2. No body and fender work or anything of that magnitude would be permitted. Additionally, the applicant cannot live on the premises and have a repair facility. And a warehouse is not permitted.

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

MRS. SEGRETTI made a Motion for DENIAL of the Plot Plan Review under V-65-75 because there was insufficient justification presented to warrant a deviation from the City Code.

Voting was as follows:

"AYES" Mrs. Segretti, Mrs. Emmett and Chairman Swessel  
"NOES" None

Motion for DENIAL carried unanimously.

NEW BUSINESS:

1. V-22-79

DENIED

Application of ZOLIN G. AND SHIRLEY M. BURSON for a Variance to allow a guest house with kitchen facilities where no kitchen facilities are allowed on property located at 5398 North Lorenzi Boulevard in Zoning District R-E (Residence Estates). The above property is legally described as a portion of the West Half ( $W\frac{1}{2}$ ) of the Southwest Quarter ( $SW\frac{1}{4}$ ) of the Northwest Quarter ( $NW\frac{1}{4}$ ) of Section 35, Township 19 South, Range 60 East, MDB&M.

MR. BROWN presented the staff report and stated the plot plan is as depicted. This is an R-E District and only one single family dwelling is permitted. Staff, in viewing the area, did not see more than one dwelling per lot. The Board has been consistent in limiting dwelling units to the number allowed. There is nothing unique or unusual about this lot and staff would recommend denial.

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

ZOLIN BURSON stated this is a very large lot and the area is sparsely populated. He stated he would like to construct this guest house for his wife's sister who has muscular dystrophy.

MRS. SEGRETTI asked if it wouldn't be better to have this person live in the house with them.

MR. BURSON stated that it is better this way.

GLENDIA MILLER, 6600 West Hammer, stated none of the neighbors had offered any objections or protests to this application.

MRS. SEGRETTI asked how many houses are in the area.

MR. BROWN stated there are 8 or 10, but this would be setting a precedent.

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

MRS. SEGRETTI made a Motion for DENIAL of V-22-79 as there was insufficient evidence presented to warrant a deviation from the City Code.

Voting was as follows:

"AYES" Mrs. Segretti, Mrs. Emmett and Chairman Swessel  
"NOES" None

Motion for DENIAL carried unanimously.

2. V-23-79

APPROVED

Application of MORRIS AND PHYLLIS MINTZ for a Variance to allow the construction of three (3) detached carports in the front yard area where detached accessory building are not permitted; to allow said carports to be located at the front property line where a ten foot (10') setback is required; to allow nine (9) existing parking spaces in the front yard area where only two (2) car parking is allowed; and to allow nine (9) parking spaces where twelve (12) spaces are required; on property located at 221 and 225 South 10th Street in Zoning District R-4 (Apartment Residence). The above property is legally described as Lots 11, 12, 13 and 14, Block 7, Pioneer Heights.

MR. BROWN presented the staff report and stated the lot is as shown with the two large apartment units and nine parking spaces. The applicant wants to put a cover over these nine spaces and also ~~wishes to legalize the nine spaces in the front yard. Staff would recommend that the non-conformance stature of this be made legal with approval of the fewer number of parking spaces.~~ However, in view of the fact that no one else has structures in the front yard to this extent, staff would recommend this part of the request be denied, and the other be approved. There are two letters of protest.

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

MORRIS MINTZ stated that the nine spaces has been cut down from eleven and they have been in existence for about thirty years. The main reason for the cover is for the senior citizens cars who live there.

PHYLLIS MINTZ stated they would like to accommodate the people who live in the apartments.

MRS. SEGRETTI asked how many units are at this location.

MR. MINTZ stated there are eight with two people to a unit.

FRANCIS GAGNON, 217 South 10th Street, appeared in favor of the application and stated this would be an improvements.

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

MRS. EMMETT made a Motion for APPROVAL of V-23-79, subject to the following conditions:

1. Conformance to the plot plan.
2. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Mrs. Emmett, Chairman Swessel and Mrs. Segretti  
"NOES" None

Motion for APPROVAL carried unanimously.

3. V-24-79

APPROVED AS  
AMENDED

Application of G. & M. PROPERTIES for a Variance to allow the installation of three (3) wall signs where one (1) is permitted: and to allow two of the wall signs to a height of thirteen feet (13') where a maximum height of six feet (6') is permitted on property located at 917 South Decatur Boulevard in Zoning District P-R (Professional Offices & Parking). The above property is legally described as Lot 397, Block 18, Hyde Park Subdivision #3.

MR. BROWN presented the staff report and stated the plot plan is as depicted. Staff sees nothing unique or unusual about this lot that would warrant a deviation from the sign ordinance and would recommend denial.

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

TOM BARRETT, 3814 Sirius, represented Title Insurance and Trust. He presented photographs to the Board. He stated there are other buildings in the area which have similar signs and this request would not be precedent setting. The additional height is requested because of the configuration of the building. The signs could be 6' in height.

MRS. EMMETT stated she owned property in the area and as such, did the applicant wish to proceed.

MR. BARRETT replied that he did.

CHAIRMAN SWESSEL asked what was necessary if the applicant had the signs only 6' in height.

MR. BROWN stated a variance was necessary for three in lieu of the permitted one.

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

CHAIRMAN SWESSEL made a Motion for APPROVAL of V-24-79, subject to the following conditions:

1. Signs are to be no more than six feet (6') in height.
2. Conformance to the plot plan.
3. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Chairman Swessel, Mrs. Segretti and Mrs. Emmett  
"NOES" None

Motion for APPROVAL carried unanimously.

4. V-24-79

DENIED

Application of ALEX TURANO for a Variance to allow two (2) existing kitchens in a single family residence where only one (1) kitchen is permitted on property located at 2116 Franklin Avenue in Zoning District R-1 (Single Family Residence). The above property is legally described as Lot 5, Block 2, Eastwood Tract #1.

MR. BROWN presented the staff report and stated the plot plan is as shown. There is nothing unique and unusual to warrant two kitchens when none others are permitted in an R-1 District and staff would recommend denial.

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

ALEX TURANO stated the kitchen is already built and has been there for 3 years.

CHAIRMAN SWESSEL asked if a permit had been taken out.

MR. TURANO replied that was correct. He stated it had been approved by the Building Department.

MR. BROWN stated that a permit had been taken out but not for a kitchen.

MR. TURANO stated that was correct. The permit was for a wash room and then the total family moved in and he put in another kitchen.

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

MRS. SEGRETTI made a Motion for DENIAL of V-25-79 because there was insufficient justification presented to warrant a deviation from the City Code.

Voting was as follows:

"AYES" Mrs. Segretti, Mrs. Emmett and Chairman Swessel  
"NOES" None

Motion for DENIAL carried unanimously.

5. V-26-79  
ABEYANCE

Application of BECKY B. BEHNEN for a Variance to allow a six foot (6') high wrought iron fence with brick columns in the front yard area where a maximum of four feet (4') is allowed on property located at 1900 Silver Avenue in Zoning District R-E (Residence Estates). The above property is legally described as a portion of Block 10, Scotch Eight Resubdivision.

MR. BROWN presented the staff report and stated the lot next door has what the applicant is asking for and it is quite tasteful. With that, staff would defer to the decision of the BZA.

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

The applicant or a representative was not present.

MRS. EMMETT made a Motion for ABEYANCE of V-26-79 pending representation of the applicant at the meeting.

Voting was as follows:

"AYES" Mrs. Emmett, Chairman Swessel and Mrs. Segretti  
"NOES" None

Motion for ABEYANCE carried unanimously.

6. V-27-79  
APPROVED

Application of DORIS RENTSCHLER for a Variance to allow a group care home for sixteen (16) people on property located at 700 South 10th Street in Zoning District R-4 (Apartment Residence). The above property is legally described as Lots 31 and 32, Block 21, Wardie Addition.

MR. BROWN presented the staff report and stated the plot plan is as shown. The off street parking space is 27' x 22'. In 1972 10 people were permitted to live in this structure; however, the State allowed 11. Since the State approves the number of people to live there they then have to come before the BZA to get authorization for whatever the State would permit. Two or three meetings ago, a similar request was approved at 720 S. 9th. Perhaps the parking spaces shown would be acceptable.

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

MARY MOLNER, 2305 Van Patten, represented the application, and stated that most of the people who will be living at this location do not drive and that since 1972, the building

has been expanded and that all of the requirements of all governmental agencies have been met.

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

MRS. EMMETT made a Motion for APPROVAL of V-27-79, subject to the following conditions:

1. Sign an Assessment District Agreement for future street lighting as required by the Department of Public Services.
2. Conformance to the plot plan.
3. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Mrs. Emmett, Chairman Swessel and Mrs. Segretti  
"NOES" None

Motion for APPROVAL carried unanimously.

7. V-29-79

APPROVED

Application of JAMES L. POLLIN for a Variance to allow an existing 43.5 ft. front yard setback for a dwelling where 50 ft. is required and to allow the construction of a carport 25 ft. from the front property line where 50 ft. is required on property located at 1330 Virginia City Avenue in Zoning District R-E (Residence Estates). The above property is legally described as Lot 11, Block 5, Bonanza Village Tract.

MR. BROWN presented the staff report and stated the plot plan is as shown.

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

JAMES POLLIN stated he wished to extend the driveway for a patio in front.

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

MRS. SEGRETTI made a Motion for APPROVAL of V-29-79, subject to the following conditions:

1. Conformance to the plot plan.
2. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Mrs. Segretti, Mrs. Emmett and Chairman Swessel  
"NOES" None

Motion for APPROVAL carried unanimously.

8. V-30-79  
ABEYANCE

Application of LESLIE AND JOANNE SOPER for a Variance to allow a room addition eight feet (8') from the side property line where ten feet (10') is required; and fifteen feet (15') from the rear property line where fifty feet (50') is required on property located at 217 Canyon Drive in Zoning District R-E (Residence Estates). The above property is legally described as Lot 7, Block 3, Rancho Nevada Estates Unit #2.

MR. BROWN presented the staff report and stated the plot plan is as shown. It would be difficult to see this from the street. There are no protests or approval on record.

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

LESLIE SOPER represented the application.

MRS. SEGRETTI asked what the addition would be.

MR. SOPER stated it would be an additional bedroom and a family room.

MRS. SEGRETTI asked if it would have kitchen facilities.

MR. SOPER replied that it would not.

MRS. SEGRETTI asked if there was any reason for going back so far.

DARYL FRANKLIN, designer, 1716 Lochloman said this design would fit into the existing structure and gives the proper size of bedroom and a good size family room.

CHAIRMAN SWESSEL asked if they were aware of ordinance requirements prior to the design.

MR. FRANKLIN stated they were and that the neighbors had said they would rather have this than a second story addition.

CHAIRMAN SWESSEL asked if it could not be made shorter.

MR. FRANKLIN replied that it could be, but they felt this was a good design for the property.

CHAIRMAN SWESSEL said this would be precedent setting and that perhaps it should be redesigned.

MR. SOPER stated they would redesign the application.

CHAIRMAN SWESSEL made a Motion for ABEYANCE of V-30-79 so the applicant could redesign the plans to lessen the encroachment into the rear yard.

Voting was as follows:

"AYES" Chairman Swessel, Mrs. Segretti and Mrs. Emmett  
"NOES" None

Motion for ABEYANCE carried unanimously.

CHAIRMAN SWESSEL stated this item would be reconsidered at the regular meeting May 24, 1979, at 7:30 P.M.

9. V-31-79

APPROVED

Application of J.W.J. LAND COMPANY for a Variance to allow an automobile rental, leasing and used car facility and to allow an existing use of an auto body shop on property located at 1730 South Main Street where auto body shops are not permitted, and the other requested uses are permitted by the granting of a Use Permit in the C-2 District, in Zoning District C-2 (General Commercial) and C-M (Commercial Industrial). 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 Section 3, Township 21 South, Range 61 East, MDB&M.

MR. BROWN presented the staff report and stated the staff would recommend approval subject to landscaping on the west lot line plus the normal stipulations for screening.

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

NORM JENKINS, 2505 Llewellyn and agreed to staff stipulations.

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

MRS. SEGRETTI made a Motion for APPROVAL of V-31-79, subject to the following conditions:

1. Landscaping be installed along the west property line as required by the Department of Community Planning & Development.
2. Conformance to the plot plan.
3. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Mrs. Segretti, Mrs. Emmett and Chairman Swessel  
"NOES" None

Motion for APPROVAL carried unanimously.

10. U-36-79  
APPROVED

Application of M.J. CHRISTENSEN JEWELERS for a Use Permit to buy and sell used jewelry (Class III Secondhand Dealer) on property located at 4300 Meadows Lane, Suite #2072 (The Meadows Mall) in Zoning District C-1 (Limited Commercial). The above property is legally described as a portion of the North Half (N $\frac{1}{2}$ ) of the North Half (N $\frac{1}{2}$ ) of Section 31, Township 20 South, Range 61 East, MDB&M.

MR. BROWN presented the staff report and stated the purpose of this application is to buy estate jewelry and sell it. It is a compatible use and staff would recommend approval.

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

WAYNE CHRISTENSEN, 229 Sam Jonas Drive, represented the application.

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

MRS. SEGRETTI made a Motion for APPROVAL of U-36-79, subject to the following conditions:

1. Conformance to the plot plan.
2. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Mrs. Segretti, Mrs. Emmett and Chairman Swessel  
"NOES" None

Motion for APPROVAL carried unanimously.

11. U-37-79(HO)  
APPROVED

Application of GARY AND MELOUISE M. DODD at 4016 Rhonda Drive in Zoning District R-E for a Home Occupation Permit - Allow the off-premise sale of macrame items.

12. U-38-79(HO)  
APPROVED

Application of RONALD J. ASTARITA at 204 Bahama Road in Zoning District R-1 for a Home Occupation Permit - Allow a maintenance business.

13. U-39-79(HO)  
APPROVED

Application of JEAN R. WITTMANN at 3904 El Parque in Zoning District R-1 for a Home Occupation Permit - Allow a bookkeeping service.

14. U-40-79(HO)  
APPROVED

Application of VERNA M. HENSON at 2222 Polar Avenue in Zoning District R-1 for a Home Occupation Permit - Allow a janitorial business.

15. U-41-79(HO)  
APPROVED

Application of HAZEL CRAEMER at 1300 Atlantic Street in Zoning District R-1 for a Home Occupation Permit - Allow a mail order business.

16. U-43-79(HO)  
APPROVED  
Application of JANIE JONES at 509 Anatolia Avenue in Zoning District R-1 for a Home Occupation Permit - Allow an office for a jewelry company.
17. U-44-79(HO)  
APPROVED  
Application of SHIRL DIACO at 709 East Park Paseo in Zoning District R-1 for a Home Occupation Permit - Allow an advertising business.
18. U-45-79(HO)  
APPROVED  
Application of FREDERIC W. WEST at 6325 Factor Avenue in Zoning District R-1 for a Home Occupation Permit - Allow the importing and exporting of goods to and from other countries.
19. U-46-79(HO)  
APPROVED  
Application of WAYNE A. ANDERSON at 5016 Carmen Boulevard in Zoning District R-1 for a Home Occupation Permit - Allow a business telephone to take orders for firewood.
20. U-47-79(HO)  
APPROVED  
Application of DONALD R. PRICE at 209 Sam Jonas Drive in Zoning District R-1 for a Home Occupation Permit - Allow a mail order photography business.
21. U-48-79(HO)  
APPROVED  
Application of BILLY C. ELLISON at 2924 Black Forest Drive in Zoning District R-1 for a Home Occupation Permit - Paint numbers of street addresses on roofs of residences and/or businesses.

MR. BROWN presented the staff report, stated the applicants have satisfactorily answered the questionnaires, and staff would recommend approval.

MRS. SEGRETTI made a Motion for APPROVAL of Items 11 thru 21, 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" Mrs. Segretti, Mrs. Emmett and Chairman Swessel  
"NOES" None

Motion for APPROVAL carried unanimously.

22. U-42-79(HO)  
ABEYANCE  
Application of GEORGE D. FRAME at 4350 Mountain View Boulevard in Zoning District R-E for a Home Occupation Permit - Allow an office for an off-premise law firm.

CHAIRMAN SWESSEL made a Motion for ABEYANCE of U-42-79(HO) pending representation of the applicant at the next meeting.

Voting was as follows:

"AYES" Chairman Swessel, Mrs. Segretti and Mrs. Emmett  
"NOES" None

Motion for ABEYANCE carried unanimously.

23. V-94-76

EXTENSION OF TIME

ABEYANCE

Request of SOUTHERN NEVADA COMMUNICATION CORPORATION for an Extension of Time for completion of a parking lot and driveway on an approved Variance which allowed the construction of a building to be utilized as the KILA broadcasting station on property located at 2201 South 6th Street in Zoning District R-1.

MR. BROWN presented the staff report, read a letter of request from the applicants, and stated the applicants or a representative was not present.

MRS. SEGRETTI made a Motion for ABEYANCE for the Request for an Extension of Time under V-94-76 pending representation of the applicant at the next meeting.

Voting was as follows:

"AYES" Mrs. Segretti, Mrs. Emmett and Chairman Swessel  
"NOES" None

Motion for ABEYANCE carried unanimously.

ADJOURNMENT:

There being no further business to come before the Board of Zoning Adjustment, the meeting was adjourned at 8:20 P.M.

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

/lm