

A G E N D A
BOARD OF ZONING ADJUSTMENT
JUNE 28, 1979

CITY CLERK

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RECEIVED

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.

MINUTES: Approval of the Minutes from the Board of Zoning Adjustment meetings of January 9, 1979, January 25, 1979, March 22, 1979 and April 26, 1979.

OLD BUSINESS:

1. V-26-79
(Abeyance Item from 5/24/79)
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.
2. V-65-74
REVIEW OF CONDITIONS
(Abeyance Item from 5/24/79)
Request of THE SOUTHLAND CORPORATION for a Review of Conditions to delete condition #2 "The Variance shall be limited to a time period of ten years and shall expire on October 3, 1984." on an approved Variance which allowed the continuation of an existing non-conforming retail and wholesale ice processing and distributing business for as long as this business is conducted on the premises and to allow additions to the non-conforming building on property located at 1010 North Main Street in Zoning District C-M.

NEW BUSINESS:

1. U-52-79
Application of BARBARA PRANDECKA for a Use Permit to operate an automobile leasing and used car sales agency on property located at 1414 East Fremont Avenue in Zoning District C-2.
2. U-62-79
Application of MARCELLE YANKE for a Use Permit to allow a professional office to practice hypnosis and medical relaxation on property located at 1101 Westwood Drive in Zoning District R-4.
3. U-63-79
Application of ELSE JOHNSON for a Use Permit to operate a group child care center for a maximum of twelve (12) children on property located at 400 Lakehurst Road in Zoning District R-1.
4. U-64-79
Application of VALLEY GROUP CONSTRUCTION for a Use Permit to operate a sixteen (16) bed rehabilitation residence for men and women on property located at 647 South Tonopah Drive in Zoning District P-R.
5. U-65-79
WITHDRAWN
Application of CLARK COUNTY HEALTH DISTRICT on behalf of THE COUNTY OF CLARK for a Use Permit to provide auxillary parking on property generally located on the north side of Pinto Lane between Shadow Lane and Desert Lane in Zoning District R-1.
6. U-66-79
Application of CALL-HOLT, A NEVADA LIMITED PARTNERSHIP, for a Use Permit to allow a Class III secondhand dealership for the sale of used firearms in conjunction with an existing retail gun shop on property located at 606½ East Sahara Avenue in Zoning District C-1.

7. U-67-79 Application of ECHOES OF FAITH MINISTRIES (REVEREND BERTIE McCOY) for a Use Permit to allow a church parsonage and the related church functions of consultation and bookkeeping on property located at 601 Tiffany Lane in Zoning District R-1.
8. V-41-79 Application of the NEVADA POWER COMPANY for a Variance to allow power substation structures thirty feet (30') from the front and rear property lines where a setback of fifty feet (50') is required; a five foot (5') setback from the side property line where a setback of ten feet (10') is required; an eight foot (8') block wall around the property where a maximum height of four feet (4') and six feet (6') is permitted; and to allow structures seventy-five feet (75') high where a maximum height of thirty-five feet (35') is permitted on property generally located on the east side of Lorenze Boulevard between Craig Road and Alexander Road in Zoning District R-E.
9. V-42-79 Application of JAMES AND TRUDY SHOUGHRO for a Variance to allow a covered carport thirty-eight feet (38') from the front property line where fifty feet (50') is required on property located at 3113 Connors Drive in Zoning District R-E.
10. V-43-79 Application of THOMAS EDGAR for a Variance to allow an office and warehouse to the rear property line where a fifty foot (50') setback is required on property located at 3300 Meade Avenue in Zoning District "M".
11. V-45-79 Application of ALDEN L. STEWART for a Variance to allow the construction of a single family dwelling with a twenty foot (20') front yard setback where fifty feet (50') is required on property located at 4240 Del Rey Avenue in Zoning District R-E.
12. V-46-79 Application of JOE A. JARNOVICH AND EILEEN BORSINI for a Variance to allow a room addition nine feet (9') from the rear property line where fifteen feet (15') is required on property located at 1051 Canosa Avenue in Zoning District R-1.
13. V-47-79 Application of EL JEN MEDICAL HOSPITAL, INC. (CONVALESCENT HOME) for a Variance to allow an addition to an existing convalescent home for a total of 255 beds where a maximum of 199 beds are permitted; to allow 122 off-parking spaces where a minimum of 128 parking spaces are required; and to allow the proposed addition two (2) stories where a maximum height of one (1) story is permitted on property located at 5538 West Duncan Drive in Zoning District R-E.
14. U-68-79(HO) Application of CALVIN M. KEMPF at 504 Anatolia Lane in Zoning District R-1 for a Home Occupation Permit - Keep records and files in the home in connection with C.M.K. Construction, Inc.
15. U-69-79(HO) Application of THOMAS J. MOHAN at 5820 Balzar Avenue in Zoning District R-1 for a Home Occupation Permit - Allow a lawn maintenance service.
16. U-70-79(HO) Application of RUSSELL JOYNER at 2112 Fuller Road in Zoning District R-1 for a Home Occupation Permit - Operate a masonry business.
17. U-71-79(HO) Application of JOHN S. WAMPLER, III at 49 Page Street in Zoning District R-1 for a Home Occupation Permit - Allow a home maintenance and repair business.
18. U-73-79(HO) Application of ROBERT GUY SAWDEUS at 6512 Painted Desert Drive in Zoning District R-1 for a Home Occupation Permit - Allow a lawn service business.
19. V-96-78 Request of VICKY KALLAS REALTY for a six (6) month Extension of Time on an approved Variance which allowed eight (8) dwelling units where seven (7) are permitted on property generally located on the west side of North 15th Street, 150 feet north of Poplar Avenue in Zoning District R-3.
- EXTENSION OF TIME

DIRECTOR'S BUSINESS:

BYLAW AMENDMENT

Discussion on the proposed amendment to the Bylaws relative to voting.