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ANNOTATED

A G E N D A

BOARD OF ZONING ADJUSTMENT

DECEMBER 11, 1979

CALL TO ORDER: 2:00 P.M. in the Commission Chambers of City Hall,  
400 East Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

PLEDGE OF ALLEGIANCE:

ANNOUNCEMENT: Satisfaction of Open Meeting Law

NEW BUSINESS:

1. U-108-79

APPROVED

Application of SPROUL HOMES OF NEVADA, INC. for a Use Permit to allow the installation of a temporary water booster pump station necessary to provide sufficient water pressure west of Cimarron Drive, while a permanent pumping facility is being built at the Underhill Reservoir by the Las Vegas Valley Water District, on property located at 7800 Ducharme Avenue in Zoning District R-1.

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MINUTES

BOARD OF ZONING ADJUSTMENT

DECEMBER 11, 1979

CALL TO ORDER: A special meeting of the Board of Zoning Adjustment was called to order at 2:00 P.M. by Chairman Swessel in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

PRESENT: Chairman Swessel, Mrs. Meyers, Mrs. Segretti and Mr. Bugbee

EXCUSED: Mrs. Emmett

STAFF PRESENT: Don W. Brown, Supervisor of Zoning, Department of Community Planning and Development  
Brett Reale, Planning Assistant  
Linda McIntosh, Recording Secretary

ANNOUNCEMENT: MR. BROWN stated that the agenda for this special 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.

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MR. BROWN presented the staff report and stated the plot plan is as shown. Staff would recommend approval with two or three opinions as far as the landscaping is concerned. One suggestion would be a block wall on the north, west and on the east 25'/30' with landscaping on the southeast corner. Another option would be oleanders and pyrocantha around a chain link fence. The third opinion would have grass on the north and east. There are all kinds of combinations. Staff would certainly recommend something be done with the balance of the lot for maintenance.

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

CHARLEY JOHNSON, VTN, represented the application.

MR. KINCANNON, Sproul Homes, represented the application and stated the block wall on the west and north would be agreeable. He then presented an explanation of the reason for the request. He added they would like to construct a wood fence between the blocks walls so that section would not have to be landscaped.

MR. BROWN then described the proposal that staff would accept.

MR. KINCANNON and MR. JOHNSON agreed to this staff stipulation

CHAIRMAN SWESSEL what length of time was needed.

MR. KINCANNON stated at least 2 years.

MR. BUGBEE suggested the permit expire six months after completion of the new pumping station.

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-108-70, subject to the following conditions:

1. Construction of a six-foot (6') block wall along the north property line, the north 70 feet of the east property line, and along the west property line with the south portion along said west property line to be stepped down to four feet (4') in the front yard area as required by the Department of Community Planning and Development.
2. Construction of a connecting wood fence between the block walls and the chain link fence enclosure as required by the Department of Community Planning and Development.
3. Landscaping in the front yard area and installation of a permanent underground sprinkler system shall be provided as required by the Department of Community Planning and Development and shall be maintained in a satisfactory manner.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
5. Conformance to the plot plan.
6. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.
7. The Use Permit shall expire six months after completion of Underhill Reservoir by the Las Vegas Valley Water District.

Voting was as follows:

"AYES" Mrs. Segretti, Mr. Bugbee, Mrs. Meyers and Chairman Swessel

"NOES" None

Motion for APPROVAL carried unanimously.

ADJOURNMENT:

There being no further business to come before the Board of Zoning Adjustment, the meeting was adjourned at 2:10 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

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