

S.V

ANNOTATED

A G E N D A

BOARD OF ZONING ADJUSTMENT

JANUARY 24, 1980

CALL TO ORDER:

7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

ROLL CALL: PRESENT:

Chairman Swessel, Mr. Bugbee, Mrs. Myers, Mrs. Emmett

ABSENT:

Mrs. Segretti (excused)

MINUTES:

Approval of the Minutes for the Board of Zoning Adjustment held July 26, 1979, August 23, 1979 and September 27, 1979.

ANNOUNCEMENT:

Satisfaction of Open Meeting Law

NEW BUSINESS:

1. V-101-79
WITHDRAWN AT
REQUEST OF APPLICANT
Application of LESLIE THOMPSON for a Variance to allow a mobile home on a lot in an R-4 Zone where mobile homes are not permitted; and to allow a three-inch (3") front yard setback where ten feet (10') is required; and to allow three-inch (3") side yard setbacks from both side property lines where five ft. (5') setbacks are required; and to allow a lot 1370 sq. ft. in size where a minimum of 6500 sq. ft. is required on property located at 511 McWilliams Avenue in Zoning District R-4.
2. U-111-79
DENIED
BUGBEE/Unanimous
Application of BYRON O. THORNTON, ET AL, for a Use Permit to allow the operation of a used car lot for the retail sale of impounded repossessed vehicles on property located at 931 Las Vegas Boulevard North in Zoning District C-2.
3. U-1-80(H0)
APPROVED
EMMETT/Unanimous
Application of CORA GASLAWSKI for a Home Occupation Permit to allow a Nurse Registry Service on property located at 1806 Weldon Place in Zoning District R-3.
4. U-2-80(H0)
APPROVED
EMMETT/Unanimous
Application of ANDREW L. SANCHEZ for a Home Occupation Permit to allow a Nurse Registry Service on property located at 209 Falcon Lane in Zoning District R-1.
5. U-11-79
APPROVED
MYERS/Unanimous
Application of HOME OF THE GOOD SHEPHERD AUXILIARY for a Plot Plan Review on property located at 208 North 15th Street in Zoning District R-1.

Approved
2-28-80

MINUTES

BOARD OF ZONING ADJUSTMENT

JANUARY 24, 1980

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. Emmett, Mrs. Meyers and Mr. Bugbee

EXCUSED: Mrs. Segretti

STAFF PRESENT: Harold P. Foster, Director, Department of Community Planning and Development
Brett Reale, Planning Assistant
Linda McIntosh, Recording Secretary

MINUTES: MRS. MEYERS made a Motion for APPROVAL of the Minutes of the Board of Zoning Adjustment meetings held July 26, 1979, August 23, 1979 and September 27, 1979. Motion for APPROVAL carried unanimously.

ANNOUNCEMENT: MR. FOSTER 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.

NEW BUSINESS:

1. V-101-79

WITHDRAWN

Application of LESLIE THOMPSON for a Variance to allow a mobile home on a lot in an R-4 zone where mobile homes are not permitted; and to allow a three-inch (3") front yard setback where ten feet (10') is required; and to allow three-inch (3") side yard setbacks from both side property lines where five ft. (5') setbacks are required; and to allow a lot 1370 sq. ft. in size where a minimum of 6500 sq. ft. is required on property located at 511 McWilliams Avenue in Zoning District R-4 (Apartment Residence). The above property is legally described as a portion of Lots 19 and 20 in Block 10 of the Amended Original Plat of Las Vegas Townsite.

MR. FOSTER presented the staff report and stated the property in question was recently sold by the State as excess right-of-way and is an undersized parcel. Staff is very concerned about this request and also the State selling off parcels of this size with the buyers being of the opinion they can put something on the parcels. Staff would like to keep mobile homes in mobile home parks. Staff further feels that a mobile home would be out of character with the area and would recommend denial.

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

LESLIE THOMPSON, 28741 Chiquita Canyon Road, Vesper, California, represented the application. He stated he had bought the property sight unseen and that he had thought it was larger than it is. He added he did not pay a lot of money for the parcel and that he had spoken to the State Engineers with regard to the parcel twice. He said he meant to put a trailer on the property and if his request was granted, he would make it into a nice place.

ESTELLA WALKER JAMES, 520 West McWilliams, appeared in protest to the application. She stated this is not the proper place for a mobile home to be located and that it is not zoned for a mobile home.

CHAIRMAN SWESSEL asked those present in protest to stand. Six persons were present in opposition.

DENOTRIUS JOHNSON, 510 West McWilliams, appeared in protest.

MR. THOMPSON appeared in rebuttal and stated he did not wish to create any problems for anyone or the neighbors and added that he wished to WITHDRAW the application.

CHAIRMAN SWESSEL stated that inasmuch as the applicant was withdrawing the application, no action was needed by the Board of Zoning Adjustment.

2. U-111-79

DENIED

Application of BYRON O. THORNTON, ET AL, for a Use Permit to allow the operation of a used car lot for the retail sale of impounded repossessed vehicles on property located at 931 Las Vegas Boulevard North in Zoning District C-2 (General Commercial). The above property is legally described as a portion of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 27, Township 20 South, Range 61 East, MDB&M.

MR. FOSTER presented the staff report and stated the plot plan does not show too much. It is basically a proposed storage and used car sales lot. The applicants do propose a chain link fence and some oleander plants between the fence and the property lines. In evaluating this request, staff feels the area has improved over the years and Cashman Field will be developed as a recreational area. There is a new motel, Bunker Brothers Mortuary and other new developments in this area. Staff is concerned where used car sales lots are located and is concerned more when it is this type of a request for the impound of repossessed vehicles and the appearance it would make in this area. Staff does not feel this would be esthetically compatible with the area as an impound lot or used cars sales lot and would recommend denial.

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

BYRON THORNTON, 810 Kenny Way, represented the application. He stated the entire lot would be fenced for the storage of 5 cars and that there would be no transaction of business.

CHAIRMAN SWESSEL asked the applicant if he owned the property.

MR. THORNTON replied that he did.

CHAIRMAN SWESSEL stated he thought the area would be developing and the applicant would be getting offers from people.

MR. THORNTON asked what necessary to put up a fence.

MR. FOSTER stated only a permit was needed.

GRANT THORNTON, 2688 Topaz Square, represented the application and stated the parcel is question was kind of a disaster area with weeds, etc., and looks very bad. He added it has been cleaned up and some trees removed. He said this may not be the best use for the property, but it is progress, and only 5 cars would be on the property and no work would be done on them.

MR. BUGBEE asked if the use permit was granted for a year for the 8 cars, would this be acceptable.

GRANT THORNTON stated he would go along with that if there were 30 vehicles on the large lot.

MR. BUGBEE asked if a year was acceptable.

BYRON THORNTON stated a year would be okay.

MR. FOSTER stated if the request is approved, staff would recommend certain stipulations such as the site being paved; some type of restrictions with regard to vehicle repair and some type of fencing.

BYRON THORNTON asked if the entire area would have to be fenced.

MR. FOSTER stated where the cars are parked and there would also have to be paving on the surface.

GRANT THORNTON stated they had planned on putting in Type II gravel and compacting it.

MR. FOSTER stated that would not be allowed.

CHAIRMAN SWESSEL stated if the request is approved, the applicant would have to live with all of the stipulations.

BYRON THORNTON stated he would not be willing to pave the area.

GRANT THORNTON stated they had not been informed of the paving requirement and asked if their \$50 could be refunded if the request is denied.

MR. FOSTER explained this was not possible and further explained how the \$50 is spent in advertising, staff time, etc.

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

MR. BUGBEE made a Motion for DENIAL of U-111-79 because such a use would not be compatible with the area.

Voting was as follows:

"AYES" Mr. Bugbee, Mrs. Emmett, Mrs. Meyers and Chairman Swessel
"NOES" None

Motion for DENIAL carried unanimously.

3. U-1-80(HO)

APPROVED

Application of CORA GASLAWSKI for a Home Occupation Permit to allow a Nurse Registry Service on property located at 1806 Weldon Place in Zoning District R-3.

4. U-2-80(HO)

APPROVED

Application of ANDREW L. SANCHEZ for a Home Occupation Permit to allow a Nurse Registry Service on property located at 209 Falcon Lane in Zoning District R-1.

MR. FOSTER presented the staff report and stated everything is in order, the requirements of the ordinance have been met and staff would recommend approval.

ANDREW SANCHEZ and CORA GASLAWSKI represented the applications. It was pointed out by Mr. Sanchez this would be strictly a telephone operation.

MRS. EMMETT made a Motion for APPROVAL of U-1-80(H) and U-2-80(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.

Voting was as follows:

"AYES" Mrs. Emmett, Mrs. Meyers, Chairman Swessel and Mr. Bugbee
"NOES" None

Motion for APPROVAL carried unanimously.

5. U-11-79

PLOT PLAN REVIEW

APPROVED

Application of HOME OF THE GOOD SHEPARD AUXILIARY for a Plot Plan Review on property located at 208 North 15th Street in Zoning District R-1.

MR. FOSTER presented the staff report and stated this is a thrift shop operation, operated by the Good Shepherd Auxiliary, and the request is a minor plot plan change. Originally, parking was

indicated in the rear and the front with landscaping near the street frontage. Due to the slope of the land in the rear, parking is not feasible. There are three spaces in front which have been resurfaced. The applicants would prefer not to put the street landscaping in due to the lack of space and there is quite a bit of shrubbery in front of the building. Staff has no objection to the change.

MR. & MRS. O.J. SHEARER, 1941 Ophir, represented the application.

MRS. MEYERS made a Motion for APPROVAL of the Plot Plan Review under U-11-79, 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. Meyers, Chairman Swessel, Mr. Bugbee and Mrs. Emmett
"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 8:08 P.M.

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT



Harold P. Foster, Director

/lm