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AGENDA
BOARD OF ZONING ADJUSTMENT
DEC 18 1980
DECEMBER 15, 1980

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

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law

MINUTES: Approval of the Minutes for the Board of Zoning Adjustment meeting held October 23, 1980.

OLD BUSINESS:

- 1. U-59-80
(Abeyance Item from 10/23/80)
Application of FIRST PRESBYTERIAN CHURCH for a use permit to allow expansion of the existing church facilities consisting of a new sanctuary building, a rectory and parking facilities on property located at 1515 West Charleston Boulevard in Zoning District R-E.
- 2. V-88-80
(Abeyance Item from 11/17/80)
Application of LONGLEY CONSTRUCTION CO., INC. for a variance to allow thirty-four (34) parking spaces for a proposed apartment complex where forty-two (42) are required on property generally located at the northeast corner of Orland Street and Reba Avenue in Zoning District R-4.
- 3. U-71-80(HO)
(Abeyance Item from 11/17/80)
Application of A. M. REA for a home occupation permit to allow in-home tax service on property located at 2912 Gilmary Avenue in Zoning District R-1.

NEW BUSINESS:

- 1. U-70-80
Application of DENNIS DILLON, ET AL for a use permit to allow a motorhome rental business on property located at 1775 North Rancho Drive in Zoning District C-2.
- 2. V-94-80
Application of EXBER, INC. ON BEHALF OF THE LAS VEGAS CLUB for a variance to allow a free standing double faced illuminated on-premise sign one ft. from the curb where three feet is required on property generally located at the southeast corner of Main Street and Ogden Avenue in Zoning District C-2.
- 3. V-95-80
Application of E. S. HOLMAN for a variance to allow an addition that will attach to an existing garage which is three feet (3') from the rear property line where twenty-five feet (25') is required on property located at 3515 West Charleston Boulevard in Zoning District C-D.

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4. U-72-80
Application of ST. JAMES BAPTIST CHURCH for a use permit to allow religious services and related activities on property located at 314 Madison Avenue and to allow a parking lot for the church on a parcel of land on the south side of Madison Avenue between "C" Street and "D" Street in Zoning District R-4.
5. V-96-80
Application of TOY R. GREGORY, TRUSTEE for a variance to allow a Class II secondhand dealership which is not permitted on property located at 1829 East Charleston Boulevard in Zoning District C-1.
6. V-97-80
Application of MICHAEL P. AND CONNIE JANE HALL for a variance to allow an apartment with kitchen facilities in addition to the existing single family dwelling where only a single family dwelling is permitted on property located at 206 North 17th Street in Zoning District R-1.
7. V-98-80
Application of JAMES P. SAGE for a variance to allow a 17'4" front yard setback where twenty feet (20') is required on property located at 4016 Rubidoux Drive in Zoning District R-1.
8. V-99-80
Application of MORRIE E. BEAL for a variance to allow the expansion of an existing non-conforming glass fabrication operation on property located at 1601 South Main Street in Zoning District C-2.
9. V-100-80
Application of WESTERN TITLE BUILDING, A NEVADA GENERAL PARTNERSHIP for a variance to allow a Class II secondhand dealership on property generally located on the north side of East Sahara Avenue between 6th Street and Maryland Parkway in Zoning District C-1.
10. V-101-80
Application of JOHN M. AND MAE R. PALMISANO for a variance to allow operation of a 24 hour commercial child care facility for thirty-six (36) children where a maximum of six (6) children is permitted on property located at 1513 East Bonanza Road in Zoning District R-1.
11. V-102-80
Application of CARMEN GARCIA for a variance to allow an existing sign 79 sq. ft. in area where a maximum of 15 sq. ft. is permitted and to allow the sign to be twelve feet (12') high where a maximum height of five feet (5') is permitted on property located at 4532 West Charleston Boulevard in Zoning District P-R.

12. V-103-80 Application of JOHN E. AND CAROL L. ERB, ET AL for a variance to allow fourplex units on R-2 lots which are not permitted and to allow the four units on 8,840 sq. ft. lots where 13,000 sq. ft. is required on property generally located on the south side of Owens Avenue east of Sandhill Road in Zoning District R-E.
13. V-104-80 Application of BECKER-BUTLER COMPANY for a variance to allow a 13.2 ft. side yard setback where fifteen feet (15') is required for Lot 46; and to allow an 18 ft. front yard setback where twenty feet (20') is required for Lot 40, all located in Block 2, Charleston Heights Tract No. 58A, generally located on the west side of Neptune Drive in Zoning District R-1.
14. U-73-80 Application of FREMONT WEST SHOPPING CENTER for a use permit to allow a gasoline service station on property generally located at the northeast corner of Torrey Pines Drive and Charleston Boulevard in Zoning District C-1.
15. U-74-80 Application of RAINBOW-EXPRESSWAY, LTD. for a use permit to allow a self-service gasoline station on property generally located at the southwest corner of Rainbow Boulevard and Westcliff Drive in Zoning District R-E, (under Resolution of Intent to C-1).
16. U-75-80 Application of DENNIS PULSIPHER for a use permit to allow a Clark County Juvenile Court Instructional Counseling Center on property located at 2020 West Bonanza Road in Zoning District R-E.
17. V-105-80 Application of SIGEL & CO., LTD. for a variance to allow a Class III secondhand license on property located at 4318 West Charleston Boulevard in Zoning District P-R.
18. U-78-80 Application of CHARLES A. CHRISTIE ON BEHALF OF LINDA GRAZIANO for a use permit to allow an astrology business on property located at 4119 West Sahara Avenue in Zoning District C-1.
19. U-76-80(HO) Application of POLLY ANN MORGER for a home occupation permit to allow the sewing of baby quilts and related items in the home on property located at 1313 Bonita Avenue in Zoning District R-1.
20. U-77-80(HO) Application of JOSE M. AND GLENDA MORTENO for a home occupation permit to allow a mail order business from the home on property located at 2616 Las Verdes Street in Zoning District R-1.

21. V-37-80
Extension
of Time
Request of RICHARD H. AND JEAN W. PENKO for a six months extension of time on an approved variance which allowed the construction of an attached greenhouse 2'6" from the north side property line where five feet (5') is required; and twelve feet (12') from the rear property line where fifteen feet (15') is required on property located at 1017 Sproul Court in Zoning District R-1.
22. V-48-80
Extension
of Time
Request of VEGAS PLAZA CORP. for an extension of time on an approved variance which allowed the legal frontage to be changed from Bannie Lane to Westwood Drive; allowed a tennis court fence to extend into the new proposed side and front yard area where not permitted; and allowed a 42 ft. setback for the proposed residence from the new rear (west) property line where fifty feet (50') is required on property located at 1602 Westwood Drive in Zoning District R-E.
23. U-86-75
Request to
defer construction
Request of BETHANY PRE-SCHOOL AND DAY CARE CENTER to defer construction on the proposed church building for approximately five years on property generally located on the north side of Gold Avenue between "J" and "N" Streets in Zoning District R-1.

MINUTES

BOARD OF ZONING ADJUSTMENT

DECEMBER 15, 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. Myers, Mr. Giles, Mr. Bugbee

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

MINUTES: MRS. MYERS made a Motion for APPROVAL of the Minutes of the Board of Zoning Adjustment meeting held October 23, 1980. Motion for APPROVAL carried unanimously.

ANNOUNCEMENT: MR. BROWN announced 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 Department of Community Planning and Development.

OLD BUSINESS:

1. U-59-80

(Abeyance Item
from 10/23/80)

APPROVED

Application of FIRST PRESBYTERIAN CHURCH for a use permit to allow expansion of the existing church facilities consisting of a new sanctuary building, a rectory and parking facilities on property located at 1515 West Charleston Boulevard in Zoning District R-E (Residence Estates). The above property is legally described as all of Lot 7 and a portion of Lots 5 and 6, Ellis Estates.

MR. BROWN stated the ordinance does not require a specified number of parking spaces for a church in an R-E district and the policy has been to apply the C-1 standard for parking which requires 210 parking spaces. The proposed use permit provides for 141 parking spaces. Staff has studied the parking situation and feels that parking is adequate on the basis that both the old and new church buildings will be used at different times. Staff recommended approval.

CHAIRMAN SWESSEL opened the hearing and asked to hear from the applicant.

LEO BORNES, Architect, 1009 South Casino Center Boulevard; JOHN KAISER, Clerk of the Session and JIM STUHMER for the Chairman of the Board of Trustees, were present representing the application.

MR. BORNES indicated the new sanctuary building will be used principally on Sundays and only a portion of the old building will be used for Sunday School. The remainder of the older building will be used as office space during the week.

MARVIN ROGGE, 2809 Kingsway, appeared and asked all Presbyterians, those in favor and against the proposed application, to stand. Approximately 30 persons appeared at the hearing. He indicated they would support the Commission in its decision.

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

MRS. MYERS made a Motion for APPROVAL of U-59-80, subject to the following conditions:

1. A six ft. (6') strip of landscaping be installed along the south property line as required by the Department of Community Planning and Development.
2. No access to Ellis Avenue.
3. Conformance to the plot plan.
4. 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. Myers, Mr. Bugbee, Mrs. Emmett, Mr. Giles.

"NOES" Chairman Swessel.

Motion for APPROVAL carried by a 4-1 vote.

2. V-88-80
(Abeyance Item
from 11/17/80)

APPROVED

Application of LONGLEY CONSTRUCTION CO., INC. for a variance to allow thirty-four (34) parking spaces for a proposed apartment complex where forty-two (42) are required on property generally located at the northeast corner of Orland Street and Reba Avenue in Zoning District R-4 (Apartment Residence). The above property is legally described as Lots 21 through 24, inclusive, Block 3, Northridge Unit No. 1-A.

MR. BROWN presented the plot plan and stated this item was held in abeyance because of a tie vote. He pointed out the number of parking spaces is inadequate under the present ordinance but will comply should a new parking ordinance which is presently before the City Commission to be approved. He noted there were 7 letters of protest and a petition with 22 signatures in protest. Staff recommended denial.

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

TED LONGLEY, 1513 South 9th Street, was present representing the application. He said they are requesting a reduction from 42 to 34 parking spaces on a 28-unit apartment project to allow for landscaping. He said redesigning the parking to add more spaces could be done but would result in an "asphalt jungle". He said he conducted an independent study of the parking situation which showed that many of the available parking spaces are not utilized. He said the proposal is for 12 two-bedroom units with 1½ parking spaces per unit and 16 one-bedroom units with 1 parking space per unit based on the ordinance which is before the City Commission for approval.

LEE HOLMES, 208 Orland #9, Parkridge Condominiums, appeared in protest. She said the parking would run the length of the condominium at 204 Orland and would be directly beneath bedroom windows disturbing the residents at all hours. She said limited parking will create overflow traffic into the Parkridge Condominiums and the alley to the rear. She stated that the Manager of the Orland Apartments has indicated his concern that the added units will create an overload on the sewer hookups and if this does occur and it is proven to be a result of the new development, the residents of Parkridge Condominiums will seek recourse. She submitted a petition of protest with 53 signatures.

BILL DIXON, 5617 Reba Avenue, appeared in protest of the parking plan and the potential overflow of traffic onto Reba Avenue.

MR. M. BARNEY, 5605 Reba Avenue, appeared in protest and stated the area has been overbuilt with apartments and this should not be allowed to continue.

MR. LONGLEY stated if the variance is approved several driveways would be eliminated creating more parking along the curb. He pointed out the area is zoned for apartments which will be built regardless. He is promoting a design which will allow for high-quality apartment design.

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

MR. BUGBEE said he sympathized with those residents of the condominiums, but felt their limited parking was a result of poor planning on the part of the developer. He said he has noted many available parking spaces at night in this area. He said the mix is good and he favored the application.

MR. BUGBEE made a Motion for APPROVAL of V-88-80, subject to the following conditions:

1. Landscaping and a permanent underground sprinkler system shall be provided as required by the Department of Community Planning and Development and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
2. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
3. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
4. Conformance to the plot plan.
5. Securing all necessary permits and licenses, and satisfaction of City code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Mr. Bugbee, Chairman Swessel, Mr. Giles, Mrs. Myers.

"NOES" Mrs. Emmett.

Motion for APPROVAL carried by a 4-1 vote.

3. U-71-80(HO)
(Abeyance Item
from 11/17/80)

APPROVED

Application of A. M. REA for a home occupation permit to allow in-home tax service on property located at 2912 Gilmary Avenue in Zoning District R-1 (Single Family Residence).

MR. BROWN presented the plot plan and stated staff feels approval of this use permit would set a precedent for real estate, insurance salesmen, etc., operating businesses from their homes which is a violation of the intent of a home occupation permit. Staff recommended denial.

CHAIRMAN SWESSEL asked to hear from the applicant.

ART REA, 2912 Gilmary Avenue, the applicant, was present. He said his business would be seasonal between mid-January and mid-April and he could not see the necessity of obtaining an office for a few months each year. All of the actual work is done within the home. He explained he goes to the homes of his customers only to pick up their returns which are prepared in his own home and returned through the mail. There are no visits by his customers to his home, no advertising from the home and the phone is not listed as a business phone.

MR. GILES said he is familiar with Mr. Rea's situation and there is no traffic into the home which would indicate a business there.

MR. GILES made a Motion for APPROVAL of U-71-80(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" Mr. Giles, Chairman Swessel, Mrs. Myers, Mr. Bugbee.

"NOES" Mrs. Emmett.

Motion for APPROVAL carried by a 4-1 vote.

NEW BUSINESS:

1. U-70-80

DENIED

Application of DENNIS DILLON, ET AL, for a use permit to allow a motorhome rental business on property located at 1775 North Rancho Drive in Zoning District C-2 (General Commercial). The above property is legally described as Lot 1, and a portion of Lot 8, Block 14, Amended Plat No. 1, Eastland Heights.

MR. BROWN presented the plot plan. He indicated there are four motorhomes presently at this location. He said former requests to permit used auto sales on Rancho Drive have been denied by this Board and by the City Commission and staff feels this proposed use is similar. Staff recommended denial.

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

The applicant was not present.

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

MR. GILES made a Motion for DENIAL of U-70-80.

Voting was as follows:

"AYES" Mr. Giles, Chairman Swessel, Mr. Bugbee, Mrs. Myers, Mrs. Emmett.

"NOES" None.

Motion for DENIAL carried unanimously.

2. V-94-80

APPROVED

Application of EXBER, INC. on behalf of THE LAS VEGAS CLUB for a variance to allow a free standing double faced illuminated on-premise sign one ft. from the curb where three feet is required on property generally located at the southeast corner of Main Street and Ogden Avenue in Zoning District C-2 (General Commercial). The above property is legally described as Lots 1 through 16, and 24 through 31, Block 2, Clark's Las Vegas Townsite.

MR. BROWN presented the plot plan. He said the height of the sign is 14 ft. above grade. Staff recommended approval.

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

VAUGHN CANNON, 6752 West Ledgewood, was present representing the application. He said this sign was formerly in the old parking lot of the Las Vegas Club where a new parking garage has been built. The projection of the sign is requested so the applicant can utilize the sign and not lose any parking spaces provided for by the new garage.

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

MRS. MYERS made a Motion for APPROVAL of V-94-80, 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. Myers, Chairman Swessel, Mr. Giles, Mr. Bugbee, Mrs. Emmett.

"NOES" None.

Motion for APPROVAL carried unanimously.

3. V-95-80

APPROVED

Application of E. S. HOLMAN for a variance to allow an addition that will attach to an existing garage which is three feet (3') from the rear property line where twenty-five feet (25') is required on property located at 3515 West Charleston Boulevard in Zoning District C-D (Designed Commercial). The above property is legally described as Lot 14, Block 3, Westleigh Tract No. 1.

MR. BROWN presented the plot plan and stated that were the addition to be placed one ft. from the garage it would be legal. He said the applicant wishes to attach the two structures. Staff recommended approval.

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

DERRICK HILL, Vice President and General Manager, E. S. Holman Co., was present representing the application.

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

MRS. MYERS made a Motion for APPROVAL of V-95-80, 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. Myers, Chairman Swessel, Mr. Giles, Mr. Bugbee, Mrs. Emmett.

"NOES" None.

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item will be considered by the Board of City Commissioners January 7, 1981.

4. U-72-80

APPROVED

Application of ST. JAMES BAPTIST CHURCH for a use permit to allow religious services and related activities on property located at 314 Madison Avenue and to allow a parking lot for the church on a parcel of land on the south side of Madison Avenue between "C" Street and "D" Street in Zoning District R-4 (Apartment Residence). The above property is legally described as Lots 4 and 5, Block 12, Valley View Addition, and Lot 10, Block 13, Valley View Addition.

MR. BROWN presented the plot plan and stated the church is located on the south side of Madison Avenue between "D" and "C" Streets. Staff recommended approval.

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

CAL HOWARD, 905 Mezpah Street, was present representing the application. He stated church membership has grown from 50 to 450 within two years and additional space is needed.

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

MR. GILES made a Motion for APPROVAL of U-72-80, subject to the following conditions:

1. Landscaping and a permanent underground sprinkler system shall be provided as required by the Department of Community Planning and Development and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
2. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
3. Conformance to the plot plan.
4. Securing all necessary permits and licenses, and satisfaction of City code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Mr. Giles, Chairman Swessel, Mrs. Myers, Mr. Bugbee, Mrs. Emmett.

"NOES" None.

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item will be considered by the Board of City Commissioners January 7, 1981.

5. V-96-80

APPROVED

Application of TOY R. GREGORY, TRUSTEE, for a variance to allow a Class II secondhand dealership which is not permitted on property located at 1829 East Charleston Boulevard in Zoning District C-1 (Limited Commercial). The above property is legally described as Lots 13 and 14, Lawrence Love Tract.

MR. BROWN presented the plot plan and stated the property is located on the north side of Charleston Boulevard east of Bruce Street. He stated the City Licensing Department requires an industrial district for Class II dealerships. Staff feels this is a reasonable request and recommends approval. He noted there was one petition with 12 signatures in protest.

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

TOY GREGORY, the applicant was present. He stated he is the owner of the property and prospective landlord for the tenant who desires to operate a gold and silver business at this location. He explained that this item was before the Planning Commission earlier for a zone change. He was advised at that time that the use was compatible but a variance would be required.

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 APPROVAL of V-96-80, 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" Mr. Bugbee, Chairman Swessel, Mrs. Myers, Mrs. Emmett, Mr. Giles.

"NOES" None.

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item will be considered by the Board of City Commissioners December 17, 1980.

6. V-97-80

APPROVED

Application of MICHAEL P. AND CONNIE JANE HALL for a variance to allow an apartment with kitchen facilities in addition to the existing single family dwelling where only a single family dwelling is permitted on property located at 206 North 17th Street in Zoning District R-1 (Single Family Residence). The above property is legally described as Lot 13, Block 3, Mayfair Tract #3.

MR. BROWN presented the plot plan and stated the property is located in the midst of an R-1 district. Staff feels there is nothing unique or unusual about this lot which would grant the applicant an advantage not accorded others in this district. Staff recommended denial.

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

MIKE HALL, the applicant, 206 North 17th Street, was present. He said the apartment would be used for his grandmother who has come to stay with them because of ill health. He submitted 8 letters of approval signed by neighbors.

MR. BUGBEE asked if the neighbors on all sides of the applicant favored approval.

MR. HALL indicated that they do.

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 APPROVAL of V-97-80, 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" Mr. Bugbee, Mr. Giles, Mrs. Myers.

"NOES" Chairman Swessel, Mrs. Emmett.

Motion for APPROVAL carried by a 3-2 vote.

7. V-98-80

APPROVED

Application of JAMES P. SAGE for a variance to allow a 17' 4" front yard setback where twenty feet (20') is required on property located at 4016 Rubidoux Drive in Zoning District R-1 (Single Family Residence). The above property is legally described as Lot 111, Block C, Miramonte Estates North, Unit No. 1.

MR. BROWN presented the plot plan and stated the property is located in a subdivision on the west side of Rubidoux, at the northeast corner of Torrey Pines Drive and Alexander Road. Staff feels there is nothing unique or unusual about the lot which would grant the applicant an advantage not accorded others in the area. Staff recommended denial.

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

JAMES P. SAGE, the applicant, 4016 Rubidoux Drive, was present. He stated that the garage had been enclosed and has a bay window with a brick planter on the outside and a window seat the length of the planter on the inside.

MRS. EMMETT stated 2' 6" in excess of the required setback is not a major concern.

MRS. EMMETT made a Motion for APPROVAL of V-98-80, 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, Mrs. Myers, Chairman Swessel, Mr. Bugbee, Mr. Giles.

"NOES" None.

Motion for APPROVAL carried unanimously.

8. V-99-80

APPROVED

Application of MORRIE E. BEAL for a variance to allow the expansion of an existing non-conforming glass fabrication operation on property located at 1601 South Main Street in Zoning District C-2 (General Commercial). The above property is legally described as Lots 1 and 2, Block 12, Boulder Addition.

MR. BROWN presented the plot plan. He stated the property is located at the southeast corner of Wyoming and Main Street. Staff recommended approval.

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

JIM BEAL, the applicant, 2735 Industrial Road, was present.

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 APPROVAL of V-99-80, 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" Mr. Bugbee, Mrs. Emmett, Chairman Swessel, Mr. Giles, Mrs. Myers.

"NOES" None.

Motion for APPROVAL carried unanimously.

9. V-100-80

APPROVED

Application of WESTERN TITLE BUILDING, A NEVADA PARTNERSHIP, for a variance to allow a class II secondhand dealership on property generally located on the north side of East Sahara Avenue between 6th Street and Maryland Parkway in Zoning District C-1 (Limited Commercial). The above property is legally described as a portion of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 3, Township 21 South, Range 61 East, M.D.B. & M.

MR. BROWN presented the plot plan and stated the property must be rezoned to industrial in order to allow a Class II secondhand dealership. Staff recommended approval.

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

FRANK PORTER, 3501 Maryland Parkway, was present representing the application. He stated the dealership will be operated to sell jewelry and coins.

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 APPROVAL of V-100-80, 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" Mr. Bugbee, Mrs. Emmett, Chairman Swessel, Mr. Giles, Mrs. Myers.

"NOES" None.

Motion for APPROVAL carried unanimously.

10. V-101-80

DENIED

Application of JOHN M. AND MAE R. PALMISANO for a variance to allow operation of a 24-hour commercial child care facility for thirty-six (36) children where a maximum of six (6) children is permitted on property located at 1513 East Bonanza Road in Zoning District R-1 (Single Family Residence). The above property is legally described as Lot 56, Block 9, Greater Las Vegas Addition No. 2.

MR. BROWN presented the plot plan and stated the property is located in the midst of an R-1 district on the northwest corner of Bruce Street and Bonanza. In 1974 a similar application was denied for 11 children by the Board of City Commissioners. Staff feels the policy of retaining this area for residential use should be maintained and recommends denial. He added there is a petition of protest with 39 signatures.

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

MAE R. PALMISANO, the applicant, residing at 705 North 17th Street, was present. She said she disagrees that the area is suited for residential use because of several thoroughfares and a high traffic count and stated other child care facilities are located where there is a high traffic count. She mentioned that many who opposed the former application for 11 children mentioned by Mr. Brown now regret their decision because the area where it was proposed is now an eyesore. She submitted a petition with 6 signatures of approval.

MR. LES EVELINGHAM, 1605 East Bonanza Road, appeared in protest. She said the area is a well-established residential neighborhood and the traffic flow makes it a high-risk area for children.

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

MRS. MYERS made a Motion for DENIAL of V-101-80.

Voting was as follows:

"AYES" Mrs. Myers, Mr. Giles, Chairman Swessel,
Mrs. Emmett, Mr. Bugbee.

"NOES" None.

Motion for DENIAL carried unanimously.

11. V-102-80
DENIED

Application of CARMEN GARCIA for a variance to allow an existing sign 79 sq. ft. in area where a maximum of 15 sq. ft. is permitted and to allow the sign to be twelve feet (12') where a maximum height of five feet (5') is permitted on property located at 4532 West Charleston Boulevard in Zoning District P-R (Professional Offices & Parking). The above property is legally described as Lot 349, Block 17, Hyde Park Subdivision #3.

MR. BROWN presented the plot plan and stated the property is on the north side of Charleston Boulevard. Staff feels there is nothing unique or unusual about the lot which would grant it an advantage not accorded others in this district and recommends denial. He noted there was one letter of protest from the Las Vegas Metropolitan Beautification Committee.

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

The applicant was not present.

JAMES C. SMITH, 4646 West Charleston Boulevard, was present representing the tenants of Hyde Park Plaza. He stated the sign blocks the view of his tenants. He submitted photographs showing the obstruction.

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

MRS. MYERS made a Motion for DENIAL of V-102-80.

Voting was as follows:

"AYES" Mrs. Myers, Chairman Swessel, Mrs. Emmett, Mr. Giles,
Mr. Bugbee.

"NOES" None.

Motion for DENIAL carried unanimously.

CHAIRMAN SWESSEL indicated the applicant should be notified by staff to immediately remove the sign.

12. V-103-80

APPROVED

Application of JOHN E. AND CAROL L. ERB, ET AL, for a variance to allow fourplex units on R-2 lots which are not permitted and to allow the four units on 8,840 sq. ft. lots where 13,000 sq. ft. is required on property generally located on the south side of Owens Avenue east of Sandhill Road in Zoning District R-E (Residence Estates). The above property is legally described as a portion of the Northeast Quarter (NE $\frac{1}{4}$) of Section 30, Township 20 South, Range 62 East, M.D.B. & M.

MR. BROWN presented the plot plan and stated the property is located one lot east of Sandhill Road. He said the Planning Commission would favor the proposal with R-2 density. The applicant has indicated he wants fourplexes rather than duplexes. Staff recommended approval.

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

DAVID CAUSEY was present representing the applicant. He said the property is between trailer zoned property in the City to the south and trailer zoned property in the County to the north. The County wants higher density in the general area, but he indicated that the applicant wants light density.

CHAIRMAN SWESSEL asked if the applicant is requesting a maximum of 16 total units of four units per lot.

MR. CAUSEY replied that is the request.

CHAIRMAN SWESSEL asked if anyone else wished to be heard; there being on one, he declared the public hearing closed.

MR. BUGBEE made a Motion for APPROVAL of V-103-80, 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" Mr. Bugbee, Chairman Swessel, Mrs. Emmett, Mr. Giles, Mrs. Myers.

"NOES" None.

Motion for APPROVAL carried unanimously.

13. V-104-80

APPROVED

Application of BECKER-BUTLER COMPANY for a variance to allow a 13.2 ft. side yard setback where fifteen feet (15') is required for Lot 46; and to allow an 18 ft. front yard setback where twenty feet (20') is required for Lot 40, all located in Block 2, Charleston Heights Tract No. 58A, generally located on the west side of Neptune Drive in Zoning District R-1. (Single Family Residence). The above property is legally described as Lots 40 and 46, Block 2, Charleston Heights Tract No. 58A.

MR. BROWN presented the plot plan. Staff recommended approval.

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

GREGORY B. STEIN, representing Butler Housing, was present.

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

MR. GILES made a Motion for APPROVAL of V-104-80, 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" Mr. Giles, Mrs. Myers, Chairman Swessel, Mrs. Emmett, Mr. Bugbee.

"NOES" None.

Motion for APPROVAL carried unanimously.

14. U-73-80

APPROVED

Application of FREMONT WEST SHOPPING CENTER for a use permit to allow a gasoline service station on property generally located at the northeast corner of Torrey Pines Drive and Charleston Boulevard in Zoning District C-1 (Limited Commercial). The above property is legally described as a portion of Section 25, Township 20 South, Range 60 East, M.D.B. & M.

MR. BROWN presented the plot plan. Staff recommended approval.

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

LYNN MERRICK, was present representing Terrible Herbst service stations on behalf of the application.

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 APPROVAL of U-73-80, subject to the following conditions:

1. Landscaping and a permanent underground sprinkler system shall be provided as required by the Department of Community Planning and Development and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
2. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
3. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
4. Conformance to the plot plan.

5. Securing all necessary permits and licenses, and satisfaction of City code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Mr. Bugbee, Mrs. Emmett, Chairman Swessel, Mr. Giles, Mrs. Myers.

"NOES" None.

Motion for APPROVAL carried unanimously.

15. U-74-B0.

APPROVED

Application of RAINBOW EXPRESSWAY, LTD., for a use permit to allow a self-service gasoline station on property generally located at the southwest corner of Rainbow Boulevard and Westcliff Drive in Zoning District R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial). The above property is legally described as a portion of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 34, Township 20 South, Range 60 East, M.D.B. & M.

MR. BROWN presented the plot plan. Staff recommended approval.

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

LYNN MERRICK, was present representing Terrible Herbst service stations on behalf of the applicant.

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 U-74-B0, subject to the following conditions:

1. Landscaping and a permanent underground sprinkler system shall be provided as required by the Department of Community Planning and Development and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
2. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
3. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
4. Conformance to the plot plan.
5. 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, Mr. Bugbee, Chairman Swessel, Mr. Giles, Mrs. Myers.

"NOES" None.

Motion for APPROVAL carried unanimously.

16. U-75-80

APPROVED

Application of DENNIS PULSIPHER for a use permit to allow a Clark County Juvenile Court Instructional Counseling Center on property located at 2020 West Bonanza Road in Zoning District R-E (Residence Estates). The above property is legally described as Lot 2 of File #25, Clark County records.

MR. BROWN presented the plot plan and stated the property is located on the north side of Bonanza Road. The guest house is to the rear of the residence. Staff feels the requested use is compatible and recommends approval subject to the applicant providing five additional parking spaces and no residential use being permitted on the property.

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

WALTER MACABEE, residing at 859 North 18th Street, was present representing the applicant and Clark County Juvenile Court. He agreed with staff's recommendations. He explained the main goal of the Counseling Center will be to rehabilitate youth while they are still within the community environment to prevent their having to be institutionalized. During the school year the Center will close at 7 P.M. and during the summer will operate from 10 A.M. to 2 P.M. The ages of the youth served will range from 12 to 17. The youth are referred to the Center through the courts as a condition of their probation. He added that an instructional care center has been operating for four years at 2021 West Bonanza Road.

MRS. DeMARCO, 1900 West Bonanza Road, appeared in protest and objected because of recent robberies in her home and the expense of placing bars on her windows. She stated her back yard is adjacent to the Center that is now in operation.

MR. MACABEE pointed out that each hour is structured for the youth and the environment is very controlled and supervised.

MRS. EMMETT commended the Center for the counseling program.

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 APPROVAL of U-75-80, subject to the following conditions:

1. A minimum of five parking spaces be provided as required by the Department of Community Planning and Development.
2. All residential use shall cease on the property.
3. Conformance to the plot plan.
4. Securing all necessary permits and licenses, and satisfaction of City code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Mr. Bugbee, Mrs. Emmett, Chairman Swessel, Mr. Giles, Mrs. Myers.

"NOES" None.

Motion for APPROVAL carried unanimously.

17. V-105-80

APPROVED

Application of SIGEL & CO., LTD., for a variance to allow a Class III secondhand license on property located at 4318 West Charleston Boulevard in Zoning District P-R (Professional Offices & Parking). The above property is legally described as Lot 12, Block 1, Hyde Park Subdivision No. 1.

MR. BROWN presented the plot plan and stated the property is located on the north side of Charleston Boulevard. He stated under a Class III license the applicant may have more than 25 percent secondhand or used items. He noted there were 3 letters of protest.

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

JOHN SERA, representing Sigel & Co., was present. He stated the hours of operation will be from 10 A.M. to 4:30 P.M. The applicant will be dealing mainly in coins.

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

MR. GILES made a Motion for APPROVAL of V-105-80, 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" Mr. Giles, Mrs. Myers, Chairman Swessel, Mrs. Emmett, Mr. Bugbee.

"NOES" None.

Motion for APPROVAL carried unanimously.

18. U-78-80

APPROVED

Application of CHARLES A. CHRISTIE on behalf of LINDA GRAZIANO for a use permit to allow an astrology business on property located at 4119 West Sahara Avenue in Zoning District C-1 (Limited Commercial). The above property is legally described as Lot 11, Block 12, Las Verdes Heights 6, Unit 4.

MR. BROWN presented the plot plan and stated staff feels the use is compatible in this area and recommends approval.

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

LINDA GRAZIANO, the applicant, was present.

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 APPROVAL of U-78-80, 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" Mr. Bugbee, Mrs. Emmett, Chairman Swessel, Mr. Giles, Mrs. Myers.

"NOES" None.

Motion for APPROVAL carried unanimously.

19. U-76-80(HO)

APPROVED

Application of POLLY ANN MORGER for a home occupation permit to allow the sewing of baby quilts and related items in the home on property located at 1313 Bonita Avenue in Zoning District R-1 (Single Family Residence).

MR. BROWN presented the plot plan. Staff recommended approval.

CHAIRMAN SWESSEL asked if the applicant was present.

The applicant was present in the audience.

MR. GILES made a Motion for APPROVAL of U-76-80(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" Mr. Giles, Mrs. Myers, Chairman Swessel, Mr. Bugbee, Mrs. Emmett.

"NOES" None.

Motion for APPROVAL carried unanimously.

20. U-77-80(HO)

APPROVED

Application of JOSE M. AND GLENDA MORENO for a home occupation permit to allow a mail order business from the home on property located at 2616 Las Verdes Street in Zoning District R-1 (Single Family Residence).

MR. BROWN presented the plot plan. Staff recommended approval.

CHAIRMAN SWESSEL asked to hear from the applicant.

MR. AND MRS. JOSE M. MORENO, the applicants, were present.

MR. GILES made a Motion for APPROVAL of U-77-80(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" Mr. Giles, Mrs. Myers, Chairman Swessel, Mrs. Emmett, Mr. Bugbee.

"NOES" None.

Motion for APPROVAL carried unanimously.

21. V-37-80
Extension
of Time
APPROVED - 6 Months

Request of RICHARD H. AND JEAN W. PENKO for a six--
months extension of time on an approved variance which
allowed the construction of an attached greenhouse 2' 6"
from the north side property line where five feet (5')
is required; and twelve feet (12') from the rear property
line where fifteen feet (15') is required on property
located at 1017 Sproul Court in Zoning District R-1
(Single Family Residence).

MR. BROWN presented the plot plan and stated this is
a first request for an extension of time. Staff recommended
approval.

CHAIRMAN SWESSEL asked to hear from the applicant.

MICHAEL PENKO, was present representing the applicant.

MR. BUGBEE made a Motion for APPROVAL of V-37-80, subject
to the following conditions:

1. This extension of time shall be permitted for a period
of six months and will expire on June 15, 1981.
2. Conformance to the previous conditions imposed at the
time of the approval of V-37-80.

Voting was as follows:

"AYES" Mr. Bugbee, Mrs. Emmett, Chairman Swessel, Mr. Giles,
Mrs. Myers.

"NOES" None.

Motion for APPROVAL carried unanimously.

22. V-48-80
Extension
of time
APPROVED - 6 months

Request of VEGAS PLAZA CORP. for an extension of time on
an approved variance which allowed the legal frontage
to be changed from Bannie Lane to Westwood Drive;
allowed a tennis court fence to extend into the new
proposed side and front yard area where not permitted;
and allowed a 42 ft. setback for the proposed residence
from the new rear (west) property line where fifty feet
(50') is required on property located at 1602 Westwood
Drive in Zoning District R-E (Residence Estates).

MR. BROWN presented the plot plan and stated this is
the first request for an extension on this property.
Staff recommended approval.

CHAIRMAN SWESSEL asked to hear from the applicant.

The applicant was present and indicated the extension
is needed for economic reasons.

MR. GILES made a Motion for APPROVAL of V-48-80, subject
to the following conditions:

1. This extension of time shall be permitted for a period
of six months and will expire on June 15, 1981.
2. Conformance to previous conditions imposed at the time
of approval of V-48-80.

Voting was as follows:

"AYES" Mr. Giles, Mrs. Myers, Chairman Swessel, Mrs. Emmett,
Mr. Bugbee.

"NOES" None.

Motion for APPROVAL carried unanimously.

23. U-86-75

Request for
deferral of
construction

APPROVED - 5 years

Request of BETHANY PRE-SCHOOL AND DAY CARE CENTER to defer construction on the proposed church building for approximately five years on property generally located on the north side of Gold Avenue between "J" Street and "N" Street in Zoning District R-1 (Single Family Residence).

MR. BROWN presented the plot plan and said initially the construction of the church was to be in conjunction with a school. The school has been built but due to monetary problems the applicant wishes to curtail the construction of the church. He noted a former extension was granted. Staff recommended approval.

CHAIRMAN SWESSEL asked to hear from the applicant.

GLENDA WHITE, 1229 West Owens Avenue, appeared on behalf of the applicant.

JERRI ATKINSON, Director, Bethany Baptist Church was also present and behalf of the application.

MS. WHITE stated it is hoped that the church can be completed long before the five years, but this would give some latitude in case of unexpected obstacles or liabilities.

MR. BUGBEE made a Motion for APPROVAL of U-86-75, subject to the following condition:

1. This extension shall be permitted for a period of five years and will expire on December 15, 1985.

Voting was as follows:

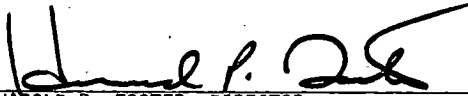
"AYES" Mr. Bugbee, Mrs. Emmett, Chairman Swessel, Mr. Giles, Mrs. Myers.

"NOES" None.

Motion for APPROVAL carried unanimously.

ADJOURNMENT:

There being no further business to be brought before the Board of Zoning Adjustment, the meeting was adjourned at 8:45 P.M.


HAROLD P. FOSTER, DIRECTOR
COMMUNITY PLANNING AND DEVELOPMENT

- CHAIRMAN SWESSEL: Old Business, U-59-80, application of FIRST PRESBYTERIAN CHURCH for a use permit to allow expansion of the existing church facilities consisting of a new sanctuary building, a rectory and parking facilities on property located at 1515 West Charleston Boulevard in Zoning District R-E.
- DON W. BROWN: I'm trying to find the --
- CHAIRMAN SWESSEL: While you're looking at it, whoever comes up to speak would you please sign the roster up here before or after you speak, okay?
- DON W. BROWN: Mr. Chairman, as you know, this has been held in abeyance for a couple of times and our -- actually what the applicant is wanting to do is to add this building down here and the comment previously was whether there would be enough parking spaces. We ran a check on what the old church building had in the way of parking spaces and what the new building would need and the old church building will need -- does need 141 spaces. The new building will need 69 which makes it a total of 210 and the total number of spaces provided is 141. Staff feels that the uses of the old building and the new will not be concurrent so, therefore, the 141 spaces will be adequate to serve the needs of that proposition. So we would recommend this be approved.
- CHAIRMAN SWESSEL: Is the applicant present?
- LEO BORNS: I'm Leo Borns, the architect for the project, and this is John Kaiser. John Kaiser is the Clerk of the Session and this is Jim Stuhmer who is representing the Chairman of the Board of Trustees.
- CHAIRMAN SWESSEL: I'm glad you're here, you know. For four months we've been trying to get you guys here and this has been held in abeyance so maybe we can get this cleared up tonight. Okay, who's the spokesman? Who's going to tell us about this?
- LEO BORNS: Well, it is a new sanctuary building and to replace the old one and, as I mentioned last time, the sanctuary building will be used principally on Sunday and the portion of the other building that will be used would be the two-story wing of the building which represents probably the major portion of the building and that's Sunday School. So the people attending the church who will, of course, bring the children and the same cars that bring the people bring the children and that's the only other portion of the building that is used simultaneously. There are a few offices that are occupied in the old building also but that's simply the use, just a new sanctuary building.
- CHAIRMAN SWESSEL: Are there any questions, Commissioners? Mr. Brown, did you say it called for 210 parking spaces and they had 141? Is that correct?

- DON W. BROWN: I don't think we can say legally it calls for 210.
- CHAIRMAN SWESSEL: Well, what did we use the numbers for then?
- DON W. BROWN: The ordinance does not require a specific number of parking spaces for a church in an R-1 district; however, in the past our policy has been to apply the C-1 standards in situations like this so the C-1 standards would call for that kind of a ratio.
- CHAIRMAN SWESSEL: Okay. Any other questions, Commissioners? This is a public hearing. Is there anyone here that would like to speak against this application?
- MARVIN ROGGE: (Speaking from audience) Yes, sir.
- CHAIRMAN SWESSEL: Okay, you guys will have a chance for rebuttal when they get up here.
- MARVIN ROGGE: My name is Marvin Rogge. I reside at 2809 Kingsway, Las Vegas, Nevada. I was here at the last hearing and, ladies and gentlemen of the panel, I would ask that if the zoning board is satisfied with the requirements that the parking facility is adequate and meets your standards then you have that to decide upon. I would like to have you ask all of the Presbyterians that are here tonight to please stand so that you know how big a crowd you have here. Would you do that now, please?
- CHAIRMAN SWESSEL: Okay, how many are here in regard to this -- ?
- MARVIN ROGGE: All of the Presbyterians -- pros and cons. My comments to you, Joe, is that I told you we Presbyterians would get together. Tonight we'll give you the job. Thank you very much.
- CHAIRMAN SWESSEL: Thanks a lot, Marv. Anyone else like to speak in opposition to this? Being none, do you want to say anything in rebuttal? Nothing?
- LEO BORNS: Not at all, Jim.
- CHAIRMAN SWESSEL: ~~With that we'll close the hearing and see what's the pleasure of this Commission.~~
- MRS. MYERS: I move for approval of the variance.
- CHAIRMAN SWESSEL: I might state for the people in the audience and Mr. Brown. Am I correct? ~~We talked to the City Attorney the other night and regardless if it's approved or denied any side of this group can appeal it.~~ Is that correct?
- DON W. BROWN: That's correct.
- CHAIRMAN SWESSEL: Okay.

(Voting was as follows:

"AYES" Mrs. Myers, Mr. Giles, Mrs. Emmett, Mr. Bugbee.

"NOES" Chairman Swessel.)

CHAIRMAN SWESSEL:

It has been approved and, like I say, you do have ten days to appeal to the City Commission.

LEO BORNS:

Thank you very much.

/sk

PRESENT: Myers, Giles, Swessel, Bugbee & Emmett

MINUTES: MRS. MYERS made a Motion for APPROVAL of the Minutes of the Board of Zoning Adjustment meeting held October 23, 1980. Motion carried unanimously.

OLD BUSINESS:

1. U-59-80 - APPROVED - MYERS/4-1 vote/ Swessel voted "no"

~~PROTESTANTS:~~ Marvin Rogge
2809 Kingsway
Approximately
30 persons appeared
at meeting.

2. V-88-80 - APPROVED - BUGBEE/4-1 vote/Emmett voted "no"

PROTESTANTS: Lee Holmes *Melloyd Barner*
208 Orland #9

Bill Dixon
5617 Reba Way

Petition with 22 signatures
Petition with 53 signatures

3. U-71-80(HO) - APPROVED - GILES/4-1 vote/Emmett voted "no"

NEW BUSINESS:

1. U-70-80 - DENIED - GILES/unanimous

2. V-94-80 - APPROVED - MYERS/unanimous

3. V-95-80 - APPROVED - MYERS/unanimous - to be heard by City Commission January 7, 1981

4. U-72-80 - APPROVED - GILES/unanimous - to be heard by City Commission January 7, 1981

5. V-96-80 - APPROVED - BUGBEE/unanimous - to be heard by City Commission December 17, 1980

PROTESTANTS: 1 petition w/12 signatures

6. V-97-80 - APPROVED - BUGBEE/3-2 vote/ Swessel, Emmett voted "no"

Letters of
APPROVALS:
Beverly Hall
200 N. 17th St.

Beatrice Green
1711 Ogden Ave.

Ann D. Van Patten
1619 Harley Way

Mr. & Mrs. C. E. Stark
1611 Ogden Ave.

Mr. and Mrs. Alpine Thornton
207 No. 7th Street

Mr. and Mrs. Edgar Wellman
1623 E. Harley Way

Ruth Fyfe

Marian Bridger

7. V-98-80 - APPROVED - EMMETT/unanimous

8. V-99-80 - APPROVED - BUGBEE/unanimous

9. V-100-80 - APPROVED - BUGBEE/unanimous

10. V-101-80 - DENIED - MYERS/unanimous

APPROVAL: Petition w/6 signatures

PROTESTANTS: Mrs. L. Cunningham
(did not sign register)
Petition w/39 signatures
1 letter

11. V-102-80 - DENIED - MYERS/unanimous

PROTESTANTS: James C. Smith
Hyde Park Plaza
4646 W. Charleston Blvd.

1 letter - Las Vegas Metro-
politan Beautification Comm.

12. V-103-80 - APPROVED - BUGBEE/unanimous

CONDITION: maximum of 16 units
(light density)

13. V-104-80 - APPROVED - GILES/unanimous

14. U-73-80 - APPROVED - BUGBEE/unanimous

15. U-74-80 - EMMETT/unanimous - APPROVED -

16. U-75-80 - APPROVED - BUGBEE/unanimous

CONDITIONS: 1. Applicant to provide
five (5) additional
parking spaces.
2. No residential use
permitted on the
property.

PROTESTANT: Mrs. DeMarco
1900 West Bonanza Rd.

17. V-105-80 - APPROVED - GILES/unanimous

PROTESTS: 3 letters

18. U-78-80 - APPROVED - BUGBEE/unanimous

19. U-76-80(HO) - APPROVED - GILES/unanimous

20. U-77-80(HO) - APPROVED - GILES/unanimous

21. V-37-80 - APPROVED 6 month extension of time - BUGBEE/unanimous

22. V-48-80 - APPROVED 6 month extension of time - GILES/unanimous

23. U-86-75 - APPROVED construction deferral 5 years - BUGBEE/unanimous

PLEASE!
Sign!

ZA - Dec 15, 1900

NAME

ADDRESS

John Flavin

Wm Stubermer

Wm Foye

F. E. Foye

Bill Foye

Tom Cannon Jr

Cal Hamer

Leon Carter

Tom McEwen

V. Johnson

John H. Simpson

Michael A. Ebel

Bill

Tom Palmisano

Paul F. Coughlin

Umanoff

Bill Loop

John

Jose M. Moreno

Glenn M. Maen

Michael Foye

Glynn White

5409 Broadway Las Vegas Nv

1535 DUNEVILLE LAS VEGAS

2809 Kingsway Las Vegas

421 W. Bonanza Rd. L.V.

5617 Reta Ave L.V.

5119 S. CAMDEN CV.

905 Merz St.

521 Bowman

708 Marcella Ave

1312 - N. CENT

1829 E. Charleston

206 No. 17th St.

2775 So. Independence

705 N. 17th

3325 W. Desert Inn

333 S. Main

5986 York St.

1318 W. Charlot

2616 Las Verdes L.V.N.

2616 La Verde

1017 Spruce Ct. CVU

1229 N. OWENS

PLEASE SIGN!

NAME

ADDRESS

LEO BURNS, ARCHITECT

Lee Holmes

M. Barney

~~Walter Kessler~~

Linda Graziano

Ann Kuylen

Jarri Johnson

1009 CASINO CENTER BLVD. SO.

208 Oxford #9

5605 Reha

4016 Rubidoux Rd

459 W. 18TH ST.

4119 W. Sahara L.V. 89102

1200 Doolittle

1300 Wyatt Ave