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A G E N D A

BOARD OF ZONING ADJUSTMENT

APRIL 14, 1981

CALL TO ORDER:

3:00 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 February 26, 1981.

NEW BUSINESS:

1. U-19-81

Application of THE CITY OF LAS VEGAS for a use permit to allow a rehabilitation demonstration model house and tool lending facility in connection with the City's Housing Rehabilitation Program on property located at 1115 North "H" Street in Zoning District R-1.

2. U-8-64

Use Review

Request of SAVE WAY SERVICE, INC. for a use review to allow a customer operated car wash facility in addition to the previously approved service station on property generally located at the southeast corner of West Sahara Avenue and Arville Street in Zoning District C-1.

MINUTES
BOARD OF ZONING ADJUSTMENT
SPECIAL MEETING

APRIL 14, 1981

CALL TO ORDER: A special meeting of the Board of Zoning Adjustment was called to order at 3:00 P.M. by Chairman Bugbee in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

PRESENT: Mr. Swessel, Mr. Giles, Chairman Bugbee, Mrs. Emmett

EXCUSED: Mrs. Myers

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

MINUTES: MR. GILES made a Motion for APPROVAL of the Minutes of the meeting held February 26, 1981. Motion for APPROVAL carried unanimously.

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

NEW BUSINESS:

1. U-19-81

APPROVED

Application of the CITY OF LAS VEGAS for a use permit to allow a rehabilitation demonstration model house and tool lending facility in connection with the City's housing rehabilitation program on property located at 1115 North "H" Street in Zoning District R-1 (Single Family Residence). The above property is legally described as a portion of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 28, Township 20 South, Range 61 East, M.D.B. & M.

MR. FOSTER presented the plot plan and stated the project will involve a model home on the property that will depict how a single family home can be upgraded and a tool loan operation for those persons who wish to use the tools to upgrade their property. This will be a temporary operation for one year. Staff recommended approval subject to the plot plan which has been submitted. He said there were no protests on record.

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

RICHARD BLUE, DIRECTOR, DEPARTMENT OF FUNDS COORDINATION, was present representing the application. He explained that part of the City's community block grant program requires a housing rehabilitation program. All rehabilitation work is submitted for bid. He said there will be one full-time employee at the model home and the hours will be late afternoon and early evenings for four hours and Saturdays from 10 A.M. to 2:00 P.M. There will be a staff of four housing counselors to show the house and to assist persons who wish to borrow the tools to do their own home rehabilitation but their office is at another location. There will also be some convenience classes for instruction on minor household repairs.

LOUISE DORSEY, appeared in protest and asked for clarification of the tool operation. She asked why the home could not be used as a residence rather than a business.

MR. BLUE said this project is in conjunction with the Neighborhood Rehabilitation Materials Program where materials are provided to qualified homeowners free of charge. This is not a business and only one room of the house will be used to store a variety of hand tools.

CHAIRMAN BUGBEE inquired about the provisions for off-site parking and recommended a section be set aside for parking if needed in the future.

MR. BLUE said this operation is in the neighborhood strategy area where there will be walk-ins from residents in the immediate area and minimal vehicular traffic. They are requesting 14 months of operation from May 1, 1981 to July 1, 1982. According to the conditions under which the property was acquired, the first right of purchase will go to the previous owners.

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

MR. SWESSEL made a Motion for APPROVAL, subject to the following conditions:

1. Provision of off-street parking in the rear yard if parking is needed in the future.
2. This use shall expire on 7-1-82.
3. 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.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Conformance to the plot plan.
7. 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. Swessel, Mr. Giles, Chairman Bugbee, Mrs. Emmett

"NOES" None

Motion for APPROVAL carried unanimously.

2. U-8-64

Use Review

APPROVED

Request of SAVE WAY SERVICE, INC. for a use review to allow a customer operated car wash facility in addition to the previously approved service station on property generally located at the southeast corner of West Sahara Avenue and Arville Street in Zoning District C-1 (Limited Commercial).

MR. FOSTER presented the plot plan and stated this item was approved by the Board on March 26, 1981. Staff reviewed the ordinance the following day and found that a public hearing is required for a customer operated car wash which is proposed along the south portion of the property. Staff notified the surrounding property owners but no protests were received. He said staff recommended construction of a block wall immediately south of the car wash but the applicant indicated this would not be workable because he needs the drive-through situation. Staff recommended approval, subject to the elevations and normal conditions.

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

JACK CASON, the applicant, 2424 South Highland Drive, was present.

CHAIRMAN BUGBEE 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-8-64, subject to the following conditions:

1. Conformance to the elevations.
2. 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.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
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.

Voting was as follows:

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

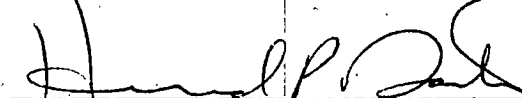
"NOES" None

Motion for APPROVAL carried unanimously.

ADJOURNMENT:

There being no further business to come before the Board of Zoning Adjustment, the meeting was adjourned at 3:20 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

/sk

INTER-OFFICE MEMORANDUM

APRIL 14, 1981

TO:

MEMO TO FILE

FROM:

FOSTER

SUBJECT:

CITY OF LAS VEGAS
U-19-81

COPIES TO:

RICHARD BLUE, FUNDS COORDINATION
CITY CLERK

The request for a use permit to allow a rehabilitation demonstration model house and tool lending facility in connection with the City's Housing Rehabilitation Program on property located at 1115 North "H" Street in Zoning District R-1, was considered by the Board of Zoning Adjustment at their special meeting held April 14, 1981.

The Board of Zoning Adjustment voted to APPROVE the request, subject to the following conditions:

1. This use shall expire on 7-1-82.
2. Provision of off-street parking in the rear yard if parking is needed in the future.
3. 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.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
5. All mechanical equipment, air conditioners, and trash areas shall be screened from view from the abutting streets.
6. Conformance to the plot plan.
7. Securing all necessary permits and licenses, and satisfaction of City code requirements and design standards of all City departments.

This action by the Board of Zoning Adjustment on April 14, 1981, is final unless an appeal, in writing, is filed with the City Clerk within eleven days, or there is a review action filed by the City Commission within fourteen days.

HPF:bjl

April 15, 1981

Mr. Jack E. Cason
Save Way Service, Inc.
2424 South Highland
Las Vegas, Nevada 89102

Re: U-8-64
Use Review

Dear Mr. Cason:

Your request for a use review to allow a customer operated car wash facility in addition to the previously approved service station on property generally located at the southeast corner of West Sahara Avenue and Arville Street in Zoning District C-1, was considered by the Board of Zoning Adjustment at its special meeting held April 14, 1981.

It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following conditions:

1. Conformance to the elevations.
2. 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.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
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.

Mr. Jack E. Cal
Re: U-8-64

April 15, 1981
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This action by the Board of Zoning Adjustment on April 14, 1981, is final unless an appeal, in writing, is filed with the City Clerk within eleven days, or there is a review action filed by the City Commission within fourteen days.

Sincerely,
COMMUNITY PLANNING AND DEVELOPMENT

Harold P. Foster, Director

HPF:bjl

cc: City Clerk

NAME

ADDRESS

April 14, 1981

Jack Cason

2424 S. Highland