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A G E N D A

BOARD OF ZONING ADJUSTMENT

APRIL 23, 1981

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 March 26, 1981.

OLD BUSINESS:

1. V-11-81
(Abeyance Item from 3/26/81)
Application of GLEN ANDERSON for a variance to allow a patio cover 7'2" from the rear property line where fifteen feet (15') is required on property located at 5313 Doe Avenue in Zoning District R-1.

2. V-91-80
(Abeyance Item from 3/26/81)
Review
Request of SKUPA AND MAINOR for a review relative to parking on an approved variance which allowed a professional law office, and allowed the existing structure 3' from the south side property line where 5' is required on property located at 600 South 7th Street in Zoning District R-1.

NEW BUSINESS:

1. V-13-81
Application of ALBERT FACCINTO, JR. for a variance to allow an addition to an existing block wall to a height of six feet eight inches (6'8") on the rear and west side property lines and to allow an existing six foot eight inch (6'8") high wall on the east property line where a maximum fence height of six feet (6') is allowed on property located at 1337 Canosa Avenue in Zoning District R-1.

2. V-14-81
Application of WILLIAM AND JANET PHILLIPS for a variance to allow a law office where such use is not permitted on property located at 626 South 7th Street in Zoning District R-1.

3. U-17-81
Application of CHI TSENG WANG AND JUI HSIANG WANG for a use permit to allow a Class III secondhand dealership for buying and selling of gold, silver, and jewelry from property located at 526 Las Vegas Boulevard South in Zoning District C-2.

4. V-15-81 Application of GEORGE HEYER for a variance to allow a major brake repair operation on property located at 4201 West Charleston Boulevard in Zoning District C-2.
5. V-16-81 Application of JOHN K. MAHLEIN, ET AL for a variance to allow a watchman's trailer on property located at 3201 Meade Avenue in Zoning District "M".
6. V-17-81 Application of RICHARD A. DAVIS, ET AL for a variance to allow a Class II secondhand dealership on property located at 1217 East Sahara Avenue in Zoning District C-1.
7. U-18-81 Application of MARSHA LANGVAD for a use permit to allow a child care facility for twelve (12) children on property located at 1045 Yucca Avenue in Zoning District R-1.
8. V-18-81 Application of TOM S. AND WILMA A. PANOS for a variance to allow the construction of an additional dwelling unit for servants quarters making a total of two dwelling units where only one dwelling unit is permitted and to allow the rear dwelling to have a five ft. setback from the rear property line where fifteen feet is required on property located at 1212 South Rancho Drive in Zoning District R-1.
9. U-20-81(HO) Application of MILTON P. KASSIN for a home occupation permit to allow part-time individual counseling of persons on coping with stress on property located at 1321 Pauline Way in Zoning District R-1.
10. V-19-81 Application of MICHAEL J. ZAGORSKI for a variance to allow an addition twelve feet (12') from the rear property line where fifteen feet (15') is required on property located at 3912 Alameda Avenue in Zoning District R-1.
11. U-21-81 Application of ROBERT BROOKS for a use permit to allow a Class III secondhand dealership (used records) on property located at 1600 Las Vegas Boulevard South in Zoning District C-2.
12. V-20-81 Application of VIRGIL W. SLADE ON BEHALF OF SOUTHERN HARDWARE DISTRIBUTORS for a variance to allow twenty-six (26) parking spaces where thirty-eight (38) are required on property located at 800 South Commerce in Zoning Districts C-M and "M".

13. U-22-81 Application of WILLIAM AND MARY BETH REID, ET AL for a use permit to allow a professional office on property located at 418 South Maryland Parkway in Zoning District R-4.
14. V-21-81 Application of MARY BARTSAS for a variance to allow a parking cover two feet (2') from the side property line where a five ft. (5') setback is required on property located at 528 East Oakey Boulevard in Zoning District R-4.
15. V-22-81 Application of ALVIN D. BLUMBERG, M.D. for a variance to allow two free standing signs where one is permitted; two wall signs each at thirty square feet where one fifteen sq. ft. wall sign is permitted; a thirty sq. ft. roof sign where roof signs are not permitted; and to allow an advertised pharmacy where only a non-advertised pharmacy is permitted on property located at 2000-2006 Hastings Avenue and 2001 Goldring Avenue in Zoning District R-E, (under Resolution of Intent to P-R).
16. U-75-78 Request of THOMASINA ARNOLD for a use review to allow a Class III secondhand dealership for the sale of antiques, collectibles, and used items (furniture, cookware, books, dishes, and jewelry) on property located at 1441 Nellis Boulevard North in Zoning District C-2.
Use Review
17. V-5-80 Request of BERNARD B. ROTH, P.E., for a six months extension of time on an approved variance which allowed a commercial building consisting of offices and retail sales in a residential zone where such use is not permitted on property generally located on the north side of Owens Avenue between Comstock Drive and Tonopah Drive in Zoning District R-E.
Six Months Extension of Time

S U P P L E M E N T A L A G E N D A

BOARD OF ZONING ADJUSTMENT

APRIL 23, 1981

1. U-29-70
 Plot Plan
 Review

Request of the CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS for a plot plan review to allow the construction of a detached storage building on the chapel and stake center complex located at 1101 Pecos Road in Zoning District R-1.

2. V-53-74
 Plot Plan
 Review

Request of MRS. MURTON BOWMAN for a plot plan review to allow an addition to the existing house on property located at 718 Campbell Drive in Zoning District R-E.

3. U-4-63
 Plot Plan
 Review

Request of KEEFER, CLARK, O'REILLY & HAIGHT for a plot plan review to allow an addition to the existing building on property located at 325 South Maryland Parkway in Zoning District R-4.

MINUTES

BOARD OF ZONING ADJUSTMENT

APRIL 23, 1981

- CALL TO ORDER: A regular meeting of the Board of Zoning Adjustment was called to order at 7:30 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. Myers
- EXCUSED: Mrs. Emmett
- STAFF PRESENT: Harold P. Foster, Director, Department of Community Planning and Development
Robert C. Clemmer, Acting Chief of Zoning
Richard L. Williams, Senior Planner
Shell Kizerian, Recording Secretary
- ANNOUNCEMENT: MR. FOSTER announced 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 Department of Community Planning and Development.
- MINUTES: MRS. MYERS made a Motion for APPROVAL of the Minutes of the Board of Zoning Adjustment meeting held March 26, 1981. Motion for APPROVAL carried unanimously.
- OLD BUSINESS:
1. V-11-81
(Abeyance Item from 3/26/81)
- APPROVED
- Application of GLEN ANDERSON for a variance to allow a patio cover 7'2" from the rear property line where fifteen feet (15') is required on property located at 5313 Doe Avenue in Zoning District R-1 (Single Family Residence). The above property is legally described as Lot 4, Block 3, Charleston Hills Unit #4.
- MR. FOSTER presented the plot plan and stated the property is generally located northwest of Oakey Boulevard and Decatur Boulevard. There was a former addition to the house and the applicant is now proposing a patio that would come within 7'2" from the rear property line where a 15' setback is required. The lot is a typical rectangular-shaped lot and there is nothing unique or unusual about the lot. Staff recommended denial. He noted there were no protests on record. If approved, staff recommended conformance to the plot plan.
- CHAIRMAN BUGBEE declared the public hearing open and asked to hear from the applicant.
- GLEN ANDERSON, the applicant, 5313 Doe Avenue, was present. He stated when the former addition was attached to the house there was not enough room for a patio cover within the required 15 feet. He noted this is the south wall.
- CHAIRMAN BUGBEE asked why this item was held in abeyance.
- MR. FOSTER said because there was a time constraint at the former meeting.
- CHAIRMAN BUGBEE asked Mr. Anderson if he had discussed his proposal with his neighbors.
- MR. ANDERSON replied that he had and as far as he was aware there were no objections.

CHAIRMAN BUGBEE 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-11-81, subject to staff's recommendation as follows:

1. Conformance to the plot plan.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

2. V-91-80

Review

(Abeyance Item
from 3/26/81)

Request of SKUPA AND MAINOR for a review relative to parking on an approved variance which allowed a professional law office, and allowed the existing structure 3 ft. from the side property line (south) where 5 ft. is required on property located at 600 South 7th Street in Zoning District R-1 (Single Family Residence).

APPROVED

MR. FOSTER presented the plot plan and stated a variance was previously approved on the southwest corner of Bonneville and 7th Street for a law office. The applicant has maintained all existing landscaping on the property and the plan shows two parking spaces off the alley and two spaces in a garage off Bonneville. After moving onto the property the applicant found the garage could not be altered to provide two spaces and it would have to be removed; however, they feel the parking space is not needed and they would like to keep the garage on the property and retain the property in its present form as much as possible. There are no specific parking requirements for this use in an R-1 zone and a decision would be at the discretion of the Board. He noted this is a corner lot with substantial street frontages on both sides. Staff had no objection to this request.

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

RANDY MAINOR, Attorney at Law, 600 South 7th Street, was present representing the application.

BILL PHILLIPS, 626 South 7th Street, also appeared for the application. He said he spoke with several of the neighboring residents and assured them it was not the intent to alter the landscaping and the integrity of the neighborhood. He said they chose not to alter the landscaping when they discovered that a 30 ft. high City tree would have to be removed.

CHAIRMAN BUGBEE 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-91-80.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

NEW BUSINESS:

1. V-13-81

APPROVED

Application of ALBERT FACCINTO, JR., for a variance to allow an addition to an existing block wall to a height of six feet eight inches (6'8") on the rear and west side property lines and to allow an existing six foot eight inch (6'8") high wall on the east property line where a maximum fence height of six feet (6') is allowed on property located at 1337 Canosa Avenue in Zoning District R-1 (Single Family Residence). The above property is legally described as Lot 12 and a portion of Lots 11, 13 and 14, Block D, Marycrest Estates.

MR. FOSTER presented the plot plan and stated the property is located east of Bishop Gorman High School. There is an existing 6'8" fence along the easterly side of the property and the applicant is requesting that he retain that as well as constructing the fence to 6'8" in the rear and on the opposite side. He said there is nothing unique or unusual about the property that would warrant granting the application. Staff recommended approval of retaining the existing fence and denial of constructing the additional fencing to a height of 6'8". He noted there were no protests. If approved, staff recommended conformance to the plot plan.

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

CHERYL FACCINTO, 1337 Canosa Way, was present representing the application. She stated they are requesting that the fence be uniform around the entire property. She also noted they had installed a swimming pool and the increased fence height would give them privacy.

CHRIS COOMBS, CHRIS'S POOLS & SUPPLIES, appeared in favor of the application. He said the neighbor's property directly to the north is elevated and he agreed that the fence would provide privacy for the applicant.

CHAIRMAN BUGBEE 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 of V-13-81, subject to staff's recommendation as follows:

1. Conformance to the plot plan.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

2. V-14-81

APPROVED

Application of WILLIAM AND JANET PHILLIPS for a variance to allow a law office where such use is not permitted on property located at 626 South 7th Street in Zoning District R-1 (Single Family Residence). The above property is legally described as Lots 19 and 20, Block 29, South Addition, and the northerly fifty feet of Lot 2, Block 3, Wardie Addition.

MR. FOSTER presented the plot plan and stated this property is located toward the south end of the block in an area that is transitioning to this type of use. There is a law office at the north end of the block and an advertising agency on the east side. There are two parking spaces in front of the lot but none proposed in the back. Staff recommended approval subject to the applicant providing two additional parking spaces to the rear off the alley, conformance to the plot plan and elevations and retention of the existing landscaping. He noted there were no protests.

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

BILL PHILLIPS, 626 South 7th Street, was present representing the application.

MARK DENTON, Attorney at Law, 886 East Sahara Avenue, was also present for the application. He stated he is the prospective purchaser of the property. He agreed to staff's stipulations.

RANDY MAINOR, Attorney at Law, appeared in favor of the application.

MRS. MYERS asked if any major architectural changes were anticipated to the exterior of the building.

MR. DENTON said none are anticipated. The only changes will be to the interior of the building to accommodate the law office.

MR. GILES made a Motion for APPROVAL of V-14-81, subject to staff's recommendations as follows:

1. Conformance to the plot plan.
2. Conformance to the elevations.
3. Retention of existing landscaping.
4. Provision of two parking spaces off the alley.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

3. U-17-81
APPROVED

Application of CHI TSENG WANG and JUI HSIANG WANG for a use permit to allow a Class III secondhand dealership for buying and selling of gold, silver, and jewelry on property located at 526 Las Vegas Boulevard South in Zoning District C-2 (General Commercial). The above property is legally described as Lots 17 through 20 inclusive, Block 39, Clark's Las Vegas Townsite.

MR. FOSTER presented the plot plan and stated the property is located on the northwest corner of Bonneville and Las Vegas Boulevard South. There is an existing motel on the property with a portion that has been used for commercial retail use. Staff recommended approval subject to conformance to the plot plan and installation of portable landscape planters in front of the building.

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

PATRICK GAURA, Attorney at Law, 818 East Charleston Boulevard, was present representing the application.

CHAIRMAN BUGBEE 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 U-17-81, subject to staff's recommendations as follows:

1. Conformance to the plot plan.
2. Portable landscaping shall be installed in front of the building as required by the Department of Community Planning and Development.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

4. V-15-81

APPROVED

Application of GEORGE HEYER for a variance to allow a major brake repair operation on property located at 4201 West Charleston Boulevard in Zoning District C-2 (General Commercial). The above property is legally described as the North 150 feet of the East 100 feet of Lot 1, Block 2, Hinson Heights.

MR. FOSTER presented the plot plan and stated the applicant is proposing to do major automobile brake work where only minor brake repair is permitted. Staff feels there would be an insignificant change with this use and recommended approval subject to conformance to the plot plan, the parking and driveway plan be in accordance with the requirements of the Traffic Engineer and construction of half-street improvements on Vista Drive. He noted there were no protests on record.

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

WILLIAM KUCHNER, 312 Antelope Way, was present representing the application. He asked for clarification of staff's stipulations which were explained by Mr. Foster.

CHAIRMAN BUGBEE 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-15-81, subject to staff's recommendations as follows:

1. Conformance to the plot plan.
2. The parking and driveway plan be in accordance with the requirements of the Traffic Engineer.
3. Construction of half-street improvements on Vista Drive.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

5. V-16-81

APPROVED

Application of JOHN K. MAHLEIN, ET AL for a variance to allow a watchman's trailer on property located at 3201 Meade Avenue in Zoning District "M" (Industrial). The above property is legally described as a portion of the Southwest Quarter (SW $\frac{1}{4}$) of Section 8, Township 21 South, Range 61 East, M.D.B.&M.

MR. FOSTER presented the plot plan and stated the property is located on Meade Avenue east of Valley View Boulevard in an industrial area. There are existing warehouse facilities on the property and the applicant is requesting that he be allowed to place a trailer on the south portion of the property for security purposes. Staff recommended approval subject to the applicant signing an Assessment District Agreement for installation of sidewalks and driveways and conformance to the plot plan. He noted there were no protests on file.

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

DAN DE CAROLIS, 1118 June Avenue, was present representing the applicant. He stated the applicant is bedridden and his health is deteriorating due to Multiple Sclerosis. He said for this reason the applicant would like a watchman's trailer for security purposes. Mr. De Carolis said he would agree to staff's stipulations on behalf of the applicant.

MR. GILES said he would not like to see a precedent set in this area for caretaker trailers. He said a time limit should be considered if approved.

MR. SWESSEL concurred stating that this would create an eyesore in this area. He said there are other security systems such as alarm systems that could be used.

MR. DE CAROLIS said the request would be on a temporary basis for as long as the applicant owns the property. There are three light manufacturing shops on the property and there have been some thefts. He pointed out that most of the other properties in the area are fully developed with offices and stores and they lack the space to place a trailer on the property and he does not feel a precedent would be set.

MR. FOSTER stated a two-year time limit and subsequent review could be a condition of approval.

STEVEN PORTNOFF, 3209 Meade Avenue, appeared in protest. He said a trailer had already been moved onto the property with water and sewage connection. He said there was talk of rezoning Meade Avenue for commercial apartment complexes. He said if this area is zoned for residential use it would jeopardize his manufacturing business in the future which is now zoned for industrial.

MR. DE CAROLIS said the trailer has been moved onto the property and electricity and sewer has been applied for but no one has been living in the trailer. When they obtained the connection permits they were advised to seek this variance.

MR. BUGBEE 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-16-81, subject to staff's recommendations as follows:

1. Conformance to the plot plan.
2. Sign a Special Assessment District Agreement for installation of sidewalks and driveways.
3. This use shall be limited to a period of two years and will expire on April 23, 1983.

Voting was as follows:

"AYES" Mr. Swessel, Mr. Giles, Chairman Bugbee, Mrs. Myers
"NOES" None

Motion for APPROVAL carried unanimously.

6. V-17-81

APPROVED

Application of RICHARD A. DAVIS, ET AL, for a variance to allow a Class II secondhand dealership on property located at 1217 East Sahara Avenue 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 Southwest Quarter (SW $\frac{1}{4}$) of Section 2, Township 21 South, Range 61 East, M.D.B. & M.

MR. FOSTER presented the plot plan and stated the facility is located in an existing shopping center at the corner of Maryland Parkway and Sahara Avenue. Staff recommended approval subject to conformance to the plot plan.

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

JIM LOONEY, 5921 South Eastern Avenue, was present representing the application as lessee. He noted the business will be compatible with other existing businesses in the shopping center. The use will be for purchase and sale of gold and silver.

CHAIRMAN BUGBEE 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-17-81, subject to staff's recommendation as follows:

1. Conformance to the plot plan.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

7. U-18-81

APPROVED

Application of MARSHA LANGVAD for a use permit to allow a child care facility for twelve (12) children on property located at 1045 Yucca Avenue in Zoning District R-1 (Single Family Residence). The above property is legally described as Lot 20, Block 2, Huntridge Subdivision, Tracts 1 and 2.

MR. FOSTER presented the plot plan and stated the property is located in the Huntridge Addition fronting on Charleston Boulevard. There is a child care operation for six children at the present time and the applicant is requesting this be increased to 12 children. The lot is wide at the front and narrow at the rear. Most of the operation will be conducted in the house on the front portion of the property. All pickup of the children will be from Yucca Drive unless there are extenuating circumstances. Yucca Drive is a 50 ft. right-of-way but there is only a 27 ft. street section where cars park on each side reducing the street to one lane limiting the access to the property. He also noted that in 1977 a variance was granted for a second unit on the property and another family lives in that unit. Staff has no objection to the request but if approved recommended a turnaround or circular driveway be constructed on the front portion of the property to prevent backing out onto the street, that only one family be allowed to reside on the property, parking and driveway plans conform to the requirements of the Traffic Engineer and that the parking area west of the alley be paved from the alley. He noted there was one protest on file.

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

MARSHA LANGVAD, the applicant, was present. She stated that her present child care facility is operated on a 24-hour basis. She would like to increase the number of children but reduce the hours and operate 8 a.m. to 5 p.m., Monday through Friday. She said she specializes in infants to three-year olds and, therefore, there would not be much outside activity. She noted that the back yard is fenced. She submitted five letters of approval and one petition with eight signatures of approval. She noted that her brother lives in a residence at the rear of the property and she pointed out that there is a double wide fence at the rear of the property where the children would be delivered which would eliminate some of the traffic that the neighbors voiced concern about.

EDITH VAN TASSLE, 1019 Yucca Avenue, appeared in protest and submitted a petition with 29 signatures of protest. She stated the neighborhood is residential and the streets are inadequate for the additional traffic this operation would generate. She also said the home itself was inadequate to accommodate 12 children.

BRYAN HARLESS, 1022 Francis Avenue, appeared in protest.

MR. AND MRS. ARTHUR PATTON, 1100 Francis Avenue, also appeared in protest. Mrs. Patton said she had observed children playing in the front yard close to the street. They also expressed concern about the proper care of the children. Approximately 12 persons were present in protest.

CHAIRMAN BUGBEE stated some of the complaints raised should be investigated by the City Welfare officer and not this Board.

MRS. LANGVAD said she has been properly inspected by the City and Health officials. The only additional request made by the Health Department was that the back gate be closed each time it is used.

CHAIRMAN BUGBEE stated after reviewing her letters of approval that the Board was impressed by those who had signed the letters.

MR. GILES asked for a clarification concerning access from the commercial property to the rear.

MR. FOSTER said access could be from the alley. There are some parking spaces there and the applicant indicated she wished to make this available for secondary access. Public Works recommended the parking be paved off the alley.

MR. SWESSEL asked Mrs. Langvad if she would abide by staff's recommendations and she agreed to do so.

MR. GILES stated in view of the recommendations for approval, the change from a 24-hour facility to an 8-5, five day a week facility, approval from the various City departments and the applicant's willingness to accept staff's recommendations, he would recommend approval.

MR. GILES made a Motion for APPROVAL of U-18-81, subject to staff's recommendations as follows:

1. Parking and driveway plans to conform to the requirements of the Traffic Engineer.
2. That a circular or turnaround driveway be constructed to the City of Las Vegas standards from Yucca Street.
3. That the parking area west of the alley be paved from the alley.
4. That the main building be occupied by one family only.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

8. V-18-81

DENIED

Application of TOM S. AND WILMA A. PANOS for a variance to allow the construction of an additional dwelling unit for servants quarters making a total of two dwelling units where only one dwelling unit is permitted and to allow the rear dwelling to have a five ft. setback from the rear property line where fifteen feet is required on property located at 1212 South Rancho Drive in Zoning District R-1 (Single Family Residence). The above property is legally described as Lot 12, and the North 20 feet of Lot 11, Block 3, McNeil Tract #3.

MR. FOSTER presented the plot plan and stated the property is located on the west side of Rancho Road with R-1 zoning to the west and R-E zoning to the east. The applicant is proposing construction of an accessory building on the rear property that will come to within 5 ft. where a 15 ft. setback is required and where servants quarters are not permitted. Staff finds nothing unique or unusual about the property to justify the request and recommended denial. He noted there was one letter of protest on record.

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

WILMA A. PANOS, the applicant, 1212 South Rancho Drive, was present. She said because of the existing landscaping in the rear yard which they would like to preserve they could not meet the rear yard setback requirements if a second dwelling is constructed. She said the purpose for a servants quarters is to have someone there to assist her husband who is ill. She said she spoke with some of the neighbors who did not object.

MRS. MYERS asked how much square footage the addition would contain.

MRS. PANOS replied approximately 500 ft. with a living room, bedroom and kitchen facilities; however, she would agree to dispense with the kitchen facilities if necessary.

DAVID WARREN, 1207 Westlund Avenue, appeared in protest and stated he felt the integrity of the neighborhood should be maintained. He said the lot is large enough that the quarters could be attached to the existing house.

RALPH CLAY, 1219 Westlund Drive, appeared in protest. He also noted that the integrity of the neighborhood may be injured by placing the quarters to the rear of the property close to other neighboring properties. He said they may later sell the property and the next owner would be tempted to rent the second dwelling unit.

GRACE FRANKLIN, 1213 Westlund Drive, appeared in protest and stated she lives directly behind the subject property and she feels the new structure would be practically against her wall. She said the neighbors should not have to suffer because the applicant does not wish to change their own landscaping to provide for the servants quarters.

MRS. PANOS said they have been residents for 45 years and they do not desire to destroy the integrity of the neighborhood either. She said the quarters would not distract from any neighboring properties and would not be elevated.

MR. SWESSEL made a Motion for DENIAL of V-18-81.

Voting was as follows:

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

"NOES" None

Motion for DENIAL carried unanimously.

9. U-20-81(HO)

DENIED

Application of MILTON P. KASSIN for a home occupation permit to allow part-time individual counseling of persons on coping with stress on property located at 1321 Pauline Way in Zoning District R-1 (Single Family Residence). The above property is legally described as Lot 2, Block 2, Sunnyside Addition Tract #1.

MR. FOSTER presented the plot plan and stated this operation would involve persons coming to the house which violates the conditions for a home occupation permit. Staff recommended denial. He noted there were no protests on record.

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

MILTON P. KASSIN, the applicant, was present. He said traffic would be minimal and limited to two clients per week maximum. He said he has a BA degree in Psychology and a Masters in Psychiatric Counseling and wishes to provide the service on a professional basis.

MR. SWESSEL stated this request constitutes a commercial use and rental of a commercial office.

MR. SWESSEL made a Motion for DENIAL of U-20-81(HO).

Voting was as follows:

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

"NOES" None

Motion for DENIAL carried unanimously.

10. V-19-81

APPROVED

Application of MICHAEL J. ZAGORSKI for a variance to allow an addition twelve feet (12') from the rear property line where fifteen feet (15') is required on property located at 3912 Alameda Avenue in Zoning District R-1 (Single Family Residence). The above property is legally described as Lot 14, Block 6, Park Bonanza East No. 2.

MR. FOSTER presented the plot plan and stated the property is located northeast of Stewart Avenue and Sandhill Road. The proposed addition would be to the rear of the house. Staff feels there is nothing unique or unusual about the property that would justify granting the request and recommended denial.

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

MICHAEL J. ZAGORSKI, the applicant, was present and stated the room addition will be a recreation room approximately 40 ft. wide and 15 ft. deep. He noted the exterior of the addition will be structured to conform to the exterior of the house.

CHAIRMAN BUGBEE 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-19-81, subject to the following condition:

1. Conformance to the plot plan.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

11. U-21-81

APPROVED

Application of ROBERT BROOKS for a use permit to allow a Class III secondhand dealership (used records) on property located at 1600 Las Vegas Boulevard South in Zoning District C-2 (General Commercial). The above property is legally described as Lots 1 through 5 inclusive, Block 18, Boulder Addition.

MR. FOSTER presented the plot plan and stated the property is on the same site as Odyssey Records at Oakey Boulevard and Las Vegas Boulevard South. Odyssey Records desires to use the property for the sale of used records and other used items. Staff recommended approval.

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

STEVE WILCHINSKI, 4601 Shoen Avenue, was present representing the application. He noted Odyssey Records has been at this location for ten years and this request would provide an additional service to the public.

CHAIRMAN BUGBEE 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-21-81, subject to the following condition:

1. Conformance to the plot plan.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

12. V-20-81

APPROVED

Application of VIRGIL W. SLADE on behalf of SOUTHERN HARDWARE DISTRIBUTORS for a variance to allow twenty-six (26) parking spaces where thirty-eight (38) are required on property located at 800 South Commerce in Zoning Districts C-M (Commercial Industrial) and "M" (Industrial). The above property is legally described as a portion of the Southeast Quarter (SE $\frac{1}{4}$) of Section 33 and a portion of the Southwest Quarter (SE $\frac{1}{4}$) of Section 34, Township 20 South, Range 61 East, M.D.B. & M.

MR. FOSTER presented the plot plan and stated this property is located on the west side of Commerce Street where Main Street curves near Gass Avenue. There is an existing hardware facility and the applicant is proposing an addition on the rear portion. The off-street parking is based on the number of employees and with the addition they would not have sufficient parking. Staff felt they should increase the on-site parking and recommended denial. He noted there were no protests.

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

VIRGIL W. SLADE, the applicant, was present. He said most of the materials are shipped out and there are no more than three to four customers at one time which makes the available parking adequate for their needs. He added that there is also parking available next door if needed.

ROY STRICKLAND 2744 South La Canada, General Manager, Southern Hardware Distributors, was also present representing the application.

MR. GILES made a Motion for APPROVAL of V-20-81, subject to the following conditions:

1. Conformance to the plot plan.
2. Redesign of the parking and driveways as required by the Traffic Engineer.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

13. U-22-81

APPROVED

Application of WILLIAM AND MARY BETH REID, ET AL, for a use permit to allow a professional office on property located at 418 South Maryland Parkway in Zoning District R-4 (Apartment Residence). The above property is legally described as Lots 25 and 26, Block 16, Pioneer Heights Addition.

MR. FOSTER presented the plot plan and stated the property is located between Lewis and Clark and there is P-R zoning on a portion of this block. The applicant is proposing to convert the front building to an office. There is an existing apartment building in the rear and parking will be off the alley to the rear of the property. Staff recommended approval subject to conformance to the plot plan and that all residential use on the property cease. He noted there were no protests.

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

TAMI CAMPA, 4055 South Spencer, was present representing the application and agreed to staff's stipulations. She stated the building on the back portion of the property is not being rented out and they are willing to use it for storage only.

CHAIRMAN BUGBEE 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 U-22-81, subject to staff's recommendations as follows:

1. All residential use shall cease.
2. Conversion of the apartment to an office.
3. The parking design and curb cuts shall be in accordance with the requirements of the Traffic Engineer.
4. Conformance to the plot plan and elevations.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

14. V-21-81

APPROVED

Application of MARY BARTSAS for a variance to allow a parking cover two feet (2') from the side property line where a five ft. (5') setback is required on property located at 528 East Oakey Boulevard in Zoning District R-4 (Apartment Residence). The above property is legally described as Lot 1, Block 1, El Centro Addition Tract No. 1.

MR. FOSTER presented the plot plan and stated this property has been used as a real estate office and is located on the corner of Oakey Boulevard and Santa Paula Drive. The applicant is proposing a covered area for off-street parking. Staff was concerned that traffic would back from the driveway into the street. Staff recommended approval subject to provisions that would prohibit backing into the street and conformance to the plot plan. He noted there were no protests on record.

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

CLIFFORD A. JONES, Attorney at Law, 300 South 4th Street, was present representing the application.

CHAIRMAN BUGBEE 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-21-81, subject to staff's recommendations as follows:

1. Conformance to the plot plan.
2. Parking and driveway plan be redesigned to meet the requirements of the Traffic Engineer.
3. No back out parking spaces into the street shall be permitted from the covered parking area.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

15. V-22-81

APPROVED

Application of ALVIN D. BLUMBERG, M.D., for a variance to allow two free-standing signs where one is permitted; two wall signs each at thirty square feet where one fifteen sq. ft. wall sign is permitted; a thirty sq. ft. roof sign where roof signs are not permitted; and to allow an advertised pharmacy where only a non-advertised pharmacy is permitted on property located at 2000-2006 Hastings Avenue and 2001 Goldring Avenue in Zoning District R-E (Residence Estates), under Resolution of Intent to P-R (Professional Offices & Parking). The above property is legally described as Lots 1, 2, 27 and 28, Block 3, Woodland Park.

MR. FOSTER presented the plot plan and stated the property is located directly north of Southern Nevada Memorial Hospital. Primarily there are single family residences in the area with Valley Hospital located to the north in the P-R and C-1 zones. He said there was a special activity center land use plan developed for this area to determine what the land uses would be for this area which indicated it would be susceptible to transition for office uses. However, he said the transition would be slow and many of the elderly people living there would remain for quite some time with these mixed uses. Since the amount of signing requested would dominate the property and is very commercially oriented, staff felt this use was contrary to the provisions of the P-R zone and incompatible with the adjoining residential uses. Staff recommended denial. He noted there were two protests on file, one from the Beautification Committee.

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

JOHN MORAN, JR., Attorney at Law, 300 South 4th Street, was present representing the application. He said the applicant desires to modify the application as follows: strike the words "Las Vegas Emergency Clinic" from the roof sign and replace it with "Medical Pharmacy Building"; eliminate the two wall signs but retain the roof signs facing Hastings and Rose.

MRS. MYERS asked the size of the free-standing signs.

MR. MORAN replied 15 square feet pursuant to code regulations.

MR. GILES asked if the "Medical Pharmacy Building" sign would extend beyond the roof line.

MR. MORAN said there would be no supports and the signs would be built-in and compatible with the rest of the building.

MR. FOSTER said staff is still opposed and feels the P-R requirements should be adhered to as much as possible because of the amount of residential area around the facility. He said this would set a precedent for other similar uses in the area.

MR. MORAN said this is a transitional area that is moving toward medical-professional offices.

CHAIRMAN BUGBEE 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 of V-22-81, subject to the following conditions:

1. Approval of the City Commission.
2. Approval of the free-standing sign locations by the Traffic Engineer.
3. Conformance to the conditions of Z-21-80.
4. Roof signs on building shall read "Medical Pharmacy Building".
5. Elimination of all wall signs.

Voting was as follows:

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

"NOES" Mrs. Myers

Motion for APPROVAL carried by a 3-1 vote.

CHAIRMAN BUGBEE announced this item will be considered by the Board of City Commissioners on May 6, 1981.

16. U-75-78

Use Review

APPROVED

Request of THOMASINA ARNOLD for a use review to allow a Class III secondhand dealership for the sale of antiques, collectibles, and used items (furniture, cookware, books, dishes, and jewelry) on property located at 1441 Nellis Boulevard North in Zoning District C-2 (General Commercial).

MR. FOSTER presented the plot plan and stated this is a request for expansion of the existing use. The second-hand dealership operation is located on the front portion of the property. There are some mini-warehouses on the property. Staff recommended approval. He noted there were no protests.

CHAIRMAN BUGBEE asked to hear from the applicant.

COLLEEN HELFRIDGE, 724 Kimball Lane, was present representing the application. She noted the business is presently in escrow.

MR. SWESSEL made a Motion for APPROVAL of U-75-78.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

17. V-5-80

Six Months
Extension
of Time

APPROVED

Request of BERNARD B. ROTH, P.E., for a six months extension of time on an approved variance which allowed a commercial building consisting of offices and retail sales in a residential zone where such use is not permitted on property generally located on the north side of Owens Avenue between Comstock Drive and Tonopah Drive in Zoning District R-E (Residence Estates).

MR. FOSTER presented the plot plan and stated the property involves the San Tropez residential condominium development. An additional six months is needed to complete construction.

CHAIRMAN BUGBEE asked to hear from the applicant.

JERRY TRENBERTH, Attorney at Law, 300 South 4th Street, was present representing the application. He said the tentative map has been approved by the Board of City Commissioners and the applicant has entered into an agreement with neighboring property owners regarding the streets and how the area will be developed. They are awaiting signature of the final map.

MRS. MYERS made a Motion for APPROVAL of V-5-80, subject to the following conditions:

1. This use shall be limited to a six-month time limit, and will expire on October 23, 1981.
2. Conformance to ordinance requirements enacted subsequent to the original approval.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

SUPPLEMENTAL AGENDA:

1. U-29-70

Plot Plan
Review

Request of the CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS for a plot plan review to allow the construction of a detached storage building on the chapel and stake center complex located at 1101 Pecos Road in Zoning District R-1 (Single Family Residence).

APPROVED

MR. FOSTER presented the plot plan and stated the request is for a storage building on the southwest portion of the property. Staff recommended approval.

CHAIRMAN BUGBEE asked to hear from the applicant.

KEVIN THISTLE, 132 Marion Drive, was present representing the application. He said there were two items submitted for review, for the storage building and for the classroom on the corner. Both the classroom and the storage building will be constructed of stucco to match the existing chapel.

MR. GILES made a Motion for APPROVAL of U-29-70, subject to the following condition:

1. Conformance to the plot plan and elevations.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

2. V-53-74

Plot Plan
Review

Request of MRS. MURTON BOWMAN for a plot plan review to allow an addition to the existing house on property located at 718 Campbell Drive in Zoning District R-E (Residence Estates).

APPROVED

MR. FOSTER presented the plot plan and stated the proposal is for two additions onto the rear of the residence. Staff recommended approval.

CHAIRMAN BUGBEE asked to hear from the applicant.

CAROL BOWMAN, 718 Campbell Drive, was present representing the application.

MR. GILES made a Motion for APPROVAL of V-53-74, subject to the following condition:

1. Conformance to the plot plan.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

3. U-4-63

Plot Plan
Review

Request of KEEFER, CLARK, O'REILLY & HAIGHT for a plot plan review to allow an addition to the existing building on property located at 325 South Maryland Parkway in Zoning District R-4 (Apartment Residence).

APPROVED

MR. FOSTER presented the plot plan and stated there is a two-story structure on one portion of the property. The request is to construct a second story onto the existing structure on the remaining portion and the closure of a walkway on the first level. The initial approval of the use permit some years ago was for the Teacher's Credit Union. He said there is ample parking. Staff recommended approval subject to conformance to the plot plan and elevations.

CHAIRMAN BUGBEE asked to hear from the applicant.

JOHN O'REILLY, Attorney at Law, 325 South Maryland Parkway, was present representing the application. He said the building was originally constructed with footings and foundations to complete the second story. He said they are planning to make a future request for a sign on the southwest corner of the property once the reconstruction is completed.

MR. SWESSEL made a Motion for APPROVAL of U-4-63, subject to the following conditions:

1. Conformance to the plot plan.
2. Approval of building elevations by the Department of Community Planning and Development.

Voting was as follows:

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

"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 9:08 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

/sk

INTER-OFFICE MEMORANDUM

April 23, 1981

TO:

FOSTER

FROM:

CLEMMER

SUBJECT:

BOARD OF ZONING ADJUSTMENT
AGENDA ITEMS - APRIL 23,
1981 MEETING

COPIES TO:

*Shell*OLD BUSINESS:

1. V-11-81

This is a standard lot. No basis or hardship for a variance. Staff recommends denial. If approved, subject to:

1. Conformance to the plot plan.

No Protests.

2. V-91-80

Original approval was for four parking spaces on the site. The applicant feels that by providing four spaces, it would alter the appearance of the property contrary to the wishes of the neighbors. He is requesting to be allowed to provide three spaces. Even though the zone has no parking requirements, we've used the criteria from the C-1 and, therefore, staff has no recommendation on this application. If approved, there are no conditions necessary to be satisfied.

There is one protest.

NEW BUSINESS:

1. V-13-81

Staff recommends approval of the existing 6'8" wall, but denial of the other sections. If approved, subject to:

1. Conformance to the Plot Plan.

No Protests.

2. V-14-81 Staff recommends approval, subject to:
1. Conformance to the Plot Plan.
 2. Conformance to the elevations.
 3. Retention of existing landscaping.
 4. Provision of two parking spaces off the alley.
- No Protests.
3. U-17-81 Staff recommends approval, subject to:
1. Conformance to the Plot Plan.
 2. Provision of landscaping in tubs in front of the building.
- No Protests.
4. V-15-81 Staff recommends approval, subject to:
1. Conformance to the Plot Plan.
 2. The parking and driveway plan be in accordance with the requirements of the Traffic Engineer.
 3. Construction of half-street improvements on Vista Drive.
- No Protests.
5. V-16-81 Staff recommends approval, subject to:
1. Conformance to the Plot Plan.
 2. Sign a special Assessment District Agreement for installation of sidewalks and driveways.
- No Protests.

TO: FOSTER
RE: BZA AGENDA ITEMS - 4/23/81

April 23, 1981
PAGE 3

6. V-17-81 Staff recommends approval, subject to:
1. Conformance to the Plot Plan.
- No Protests.
7. U-18-81 Staff recommends approval, subject to:
1. Parking and driveway plans to conform to the requirements of the Traffic Engineer.
 2. That a circular or turnaround driveway be constructed to the City of Las Vegas standards from Yucca Street.
 3. That the parking area west of the alley be paved from the alley.
 4. That the main building ~~to~~ be occupied by one family only.
- There is one Protest.
8. V-18-81 Staff recommends approval, subject to:
1. Recommending a deed restriction reverting this use as a dwelling to a storage building if servants use is discontinued.
 2. No openings in the north or west walls of the proposed building.
 3. Conformance to the Plot Plan.
 4. Screen roof mechanics.
- There is one protest.
9. U-20-81(HO) Staff recommends denial. If approved, subject to:
1. No more than one person shall be counseled at one time.
 2. No more than one appointment per day.
- There is one protest.

10. V-19-81 Staff recommends denial. If approved, subject to:
1. Conformance to the Plot Plan.
- No Protests.
11. U-21-81 Staff recommends approval, subject to:
1. Conformance to the Plot Plan.
- No Protests.
12. V-20-81 Staff recommends denial. If approved, subject to:
1. Conformance to the Plot Plan.
 2. Redesign of the parking and driveways as required by the Traffic Engineer.
- No Protests.
13. U-22-81 Staff recommends approval, subject to:
1. Conversion of the apartment to an office.
 2. The parking design and curb cuts shall be in accordance with the requirements of the Traffic Engineer.
 3. Conformance to the Plot Plan and elevations.
- There are no protests.
14. V-21-81 Staff recommends approval, subject to:
1. Conformance to the Plot Plan.
 2. Parking and driveway plan be redesigned to meet the requirements of the Traffic Engineer.
 3. No back out parking spaces shall be permitted.
- No Protests.

15. V-22-81 Staff recommends denial. If approved, subject to:
1. City Commission approval is required.
 2. Approval of the sign locations by the Traffic Engineer.
 3. Conformance to the conditions of Z-21-80.

There are two protests.

16. U-75-78 Staff recommends approval, subject to:
1. Landscaping as required by the Department of Community Planning and Development.

No Protests.

17. V-5-80 Staff recommends approval, subject to:
1. Six months time limit.
 2. Conformance to ordinance requirements enacted subsequent to the original approval.

No Protests.

SUPPLEMENTAL AGENDA:

1. U-29-70 Staff recommends approval, subject to:
1. Conformance to the Plot Plan and elevations.
- No Protests.

2. V-53-74 Staff recommends approval, subject to:
1. Conformance to the Plot Plan.

3. U-4-63 Staff recommends approval, subject to:
1. Conformance to the Plot Plan.
 2. Approval of building elevations by the Department of Community Planning and Development.
- No Protests.

BZA - April 23, 1981

Please Sign

NAME

ADDRESS

4-23-1981

Glen D Anderson
 Dan De Carolis
 STEVEN PORTNOFF
 JAMES HOONEY
 Bryan Harless
 Shyllis Patton
 D. D. Patton
 Edith Van Land
 Dulma A. Santos
 David B. Jarry
 Ralph K. B. Clark
 Bruce F. Frankston
 Milton Kassim
 MICHAEL ZAGORSKI
 Steve Wilchowski
 Vignil W. Slade
 Royce C. Fuhler
 Jami Campa
 Cliff Jones
 Allan W. [unclear]
 J. [unclear]
 [unclear]
 Carol Bowman

1118 June Ave LV. Nev.
 3209 MEADE AVE 89102
 5921 EASTERN
 1022 Francis
 1100 FRANCIS
 " " "
 1019 Yucca Ave
 1212 El Rancho Dr.
 1207 WESTLUND DR.
 1219 WESTLUND DR
 1213 Westlund Dr.
 1321 Pauline Way
 3912 ALAMEDA
 4601 Shore
 1704 5017TH
 2744 SO LABANADA.
 4055 So. Spencer #112
 724 Emerald Ln. B.C.
 300 S 4th
 132 MARION DR.
 418 Campbell Dr.