

S.V

A G E N D A

BOARD OF ZONING ADJUSTMENT

MAY 28, 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 April 14, 1981.
- NEW BUSINESS:
1. U-23-81 Application of LAULE-BECKER for a use permit to allow a truck and trailer rental operation on property located at 405 South Decatur Boulevard in Zoning District C-2.
 2. U-24-81 Application of ALL STATE THRIFT for a use permit to allow professional offices on property located at 1116 and 1122 Carson Avenue in Zoning District R-4.
 3. V-23-81 Application of FLOYD AND ELEANOR WAITE for a variance to allow a law office on property located at 612 South Seventh Street in Zoning District R-1.
 4. V-24-81 Application of ROBERT JONES for a variance to allow a truss across a 14' wide gate for a remote control device which is eight feet six inches (8'6") high where a maximum fence height of six feet (6') is permitted on property located at 921 East St. Louis Avenue in Zoning District R-1.
 5. U-25-81 Application of ISABEL FLEISHER for a use permit to allow a professional office on property located at 529 South 10th Street in Zoning District R-4.
 6. V-25-81 Application of ALBERT J. TARR for a variance to allow an existing 6'8" block wall on the west side property line and to allow an addition to an existing block wall to an overall height of 6'8" on the rear property line where a maximum fence height of six feet is allowed on property located at 5316 Westleigh Avenue in Zoning District R-1.

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7. V-26-81 Application of GERALD L. AND NANCY L. ERWIN for a variance to allow a side yard setback of five feet (5') where ten feet (10') is required on property located at 1920 West Oakey Boulevard in Zoning District R-E.
8. V-27-81 Application of GEOFFREY B. SHAW for a variance to allow the construction of a bay window 47'6" from the front property line where fifty feet (50') is required on property located at 4200 West Oakey Boulevard in Zoning District R-E.
9. U-26-81 Application of GREATER NEW JERUSALEM BAPTIST CHURCH for a use permit to allow a recreation room and a sunday school in conjunction with the existing church on property located at 1122 North "D" Street in Zoning District R-4.
10. V-28-81 Application of JOSEPH P. FERBER for a variance to allow a night watchman's trailer on property located at 2700 Russell Avenue in Zoning District C-2.
11. V-29-81 Application of RAYMOND C. RILEY for a variance to allow the construction of three (3) billboard structures to an overall height of fifty-five feet (55') where a maximum height of forty feet (40') is allowed on property located at 1300 East Sahara, 1380 East Sahara and 1500 East Sahara in Zoning District C-1.
12. U-29-81 Application of THOMAS AND RACHEL TODOROVICH for a use permit to allow a Class III second-hand dealer (Jewelry) on property located at 1501 Las Vegas Boulevard South in Zoning District C-2.
13. U-90-75 (HO)
COMPLAINT Review of the approved home occupation permit for JOHN AND MAE PALMISANO which allowed a babysitting employment agency (telephone service only) on property located at 705 North 17th Street in Zoning District R-1.
14. U-16-75
Plot Plan Review Request of AL VINSON AND ASSOCIATES for a plot plan review to allow a forklift equipment sales and rental business operation on property located at 1911 W. Bonanza Road in Zoning District C-2.

15. V-1-73
Plot Plan Review
Request of P.L. JEFFERSON for a plot plan review to allow an addition to the existing residence on property located at 1318 "C" Street in Zoning District C-2.
16. U-62-79
Plot Plan Review
Request of HELEN BAUCUM for a plot plan review to enclose the existing car port for additional office space on property located at 1833 West Charleston in Zoning District R-4.
17. U-27-81(HO)
Application of MAUREEN A CAVARETTA for a home occupation permit to allow the compiling of receipe books on property located at 6924 Singing Dunes Lane in Zoning District R-1.

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

BOARD OF ZONING ADJUSTMENT

MAY 28, 1981

1. U-30-81(HO) Application of FRANK VALERI for a home occupation permit to allow a photography business on property located at 5108 Forest Hills Lane in Zoning District R-1.

2. U-31-81(HO) Application of E.A. (DONI) STEWART for a home occupation permit to allow the production and sale of artwork (Paintings) on property located at 4609 Lilliput Lane in Zoning District R-1.

3. U-32-81(HO) Application of ROSEMARY DEMARCO for a home occupation permit to allow the operation of a publishing office on property located at 4116 El Camino Avenue in Zoning District R-1.

MINUTES

BOARD OF ZONING ADJUSTMENT

MAY 28, 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: Chairman Bugbee, Mrs. Emmett, Mr. Giles

EXCUSED: Mr. Swessel, Mrs. Myers

STAFF PRESENT: Harold P. Foster, Director, Department of Community Planning and Development
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. EMMETT made a Motion for APPROVAL of the Minutes of the Special Board of Zoning Adjustment meeting held April 14, 1981. Motion for APPROVAL carried unanimously.

NEW BUSINESS:

1. U-23-81

APPROVED

Application of LAULE-BECKER for a use permit to allow a truck and trailer rental operation on property located at 405 South Decatur Boulevard in Zoning District C-2 (General Commercial). The above property is legally described as a portion of the Northwest Quarter (NW $\frac{1}{4}$) of Section 31, Township 20 South, Range 61 East, M.D.B. & M.

MR. FOSTER presented the plot plan and stated the property is located east of Decatur Boulevard, south of Mayflower Lane. There are existing storage buildings on the rear portion of the property and an oleander shrub extending 6 to 8 ft. above the existing block wall. Staff recommended approval subject to conformance to the plot plan. He noted there were no protests.

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

The applicant was not present.

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-23-81, subject to the following condition:

1. Conformance to the plot plan.

Voting was as follows:
"AYES" Mr. Giles, Chairman Bugbee, Mrs. Emmett
"NOES" None

Motion for APPROVAL carried unanimously.

2. U-24-81

APPROVED

Application of ALL STATE THRIFT for a use permit to allow professional offices on property located at 1116 and 1122 Carson Avenue in Zoning District R-4 (Apartment Residence). The above property is legally described as Lot 9, Block 3, Ladd Addition, together with a portion of Lot 17, Block 8, Pioneer Heights Addition.

MR. FOSTER presented the plot plan and stated this property is located at the southwest corner of Carson and Maryland Parkway. There is basically apartment developments in the area on the south end of Carson with commercial zoning on the north extending to Fremont Street. There are two existing buildings located on the property and there is adequate off-street parking and landscaping. Staff recommended approval subject to conformance to the plot plan and landscaping plan, dedication of radius corners at Carson and Maryland Parkway, installation of sidewalks and street lighting on Carson and Maryland Parkway, entering into an Assessment District Agreement for alley paving and approval of the parking and driveway plan by the Traffic Engineer. He noted there were no protests.

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

WILLIAM GLICKFIELD, 4110 South Maryland Parkway, was present representing the application. He stated off-site improvements are under construction and he agreed to staff's recommendations.

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-24-81, subject to the following conditions:

1. Conformance to the plot plan.
2. Conformance to the landscaping plan.
3. Dedication of radius corners at Carson and Maryland Parkway.
4. Installation of sidewalks and street lighting on Carson and Maryland Parkway.
5. Enter into an Assessment District Agreement for alley paving.
6. Approval of the parking and driveway plan by the Traffic Engineer.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
8. 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 Bugbee, Mrs. Emmett

"NOES" None

Motion for APPROVAL carried unanimously.

APPROVED

Application of FLOYD AND ELEANOR WAITE for a variance to allow a law office on property located at 612 South Seventh Street in Zoning District R-1 (Single Family Residence). The above property is legally described as Lots 7 and 8, Block 3, Wardie Addition; and Lots 25 and 26, Block 29, South Addition.

MR. FOSTER presented the plot plan and stated the property is located on the west side of Seventh Street in a block that is transitioning to office uses. The single family residence on the center portion of the property would be converted to a law office. There are two off-street parking spaces, one in a garage and one off the rear alley. Staff recommended approval subject to entering into an Assessment District Agreement for street lighting and alley paving and that there be no alterations to the exterior of the building without approval of this Board. He also noted that staff recommends the character of the property remain as residential as possible in keeping with the residential pattern in the area.

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

FLOYD WAITE, the applicant was present and agreed to staff's conditions.

DON SMITH, 300 South Fourth Street, also appeared for the application and said it is their intent to retain the residential character of the property.

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-23-81, subject to the following conditions:

1. Enter into an Assessment District Agreement for street lighting and alley paving.
2. No exterior alteration to the property without approval of the Board of Zoning Adjustment.
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. Giles, Chairman Bugbee, Mrs. Emmett

"NOES" None

Motion for APPROVAL carried unanimously.

4. V-24-81

APPROVED

Application of ROBERT JONES for a variance to allow a truss across a 14' wide gate for a remote control device which is eight feet six inches (8'6") high where a maximum fence height of six feet (6') is permitted on property located at 921 East St. Louis Avenue in Zoning District R-1 (Single Family Residence). The above property is legally described as Lot 12, Block 2, Alta Vista Addition Tract No. 4.

MR. FOSTER presented the plot plan. Staff recommended approval subject to conformance to the plot plan and elevations. He noted there were no protests on record.

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

ROBERT JONES, the applicant, was present and agreed to staff's recommendations.

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 V-24-81, subject to the following condition:

1. Conformance to the plot plan and elevations.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

5. U-25-81

APPROVED

Application of ISABEL FLEISHER for a use permit to allow a professional office on property located at 529 South 10th Street in Zoning District R-4 (Apartment Residence). The above property is legally described as Lots 12 and 13, Block 22, Pioneer Heights Addition.

MR. FOSTER presented the plot plan and stated this property is on the fringe of a residential area south of Las Vegas High School. The outlying parcel to the west was recently approved for P-R (Professional Offices & Parking) and immediately south of the property is a mortgage office. The use is in keeping with the transitioning pattern of zoning in this area. Staff recommended approval subject to two additional parking spaces being provided off the alley, entering into an Assessment District Agreement for street lighting on 10th Street, paving the alley as required by Public Services and installing sidewalk on 10th Street. He noted there were three protests on file from residents who feel the property should remain residential.

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

ISABEL FLEISHER, the applicant, Attorney at Law, was present and agreed to staff's conditions.

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-25-81, subject to the following conditions:

1. Conformance to the plot plan amended to provide a minimum of two off-street parking spaces off the alley.
2. Install sidewalk on 10th Street.
3. Enter into an Assessment District Agreement for street lighting on 10th Street.
4. Paving of the alley as required by the Department of Public Services.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
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. Giles, Chairman Bugbee, Mrs. Emmett

"NOES" None

Motion for APPROVAL carried unanimously.

6. V-25-81

ABEYANCE
to 6/25/81

Application of ALBERT J. TARR for a variance to allow an existing 6'8" block wall on the west side property line and to allow an addition to an existing block wall to an overall height of 6'8" on the rear property line where a maximum fence height of six feet is allowed on property located at 5316 Westleigh Avenue in Zoning District R-1 (Single Family Residence). The above property is legally described as Lot 10, Block 3, Charleston Hills Unit No. 4.

MR. FOSTER presented the plot plan and stated the property is located in the southwesterly part of the City in the vicinity of Oakey Boulevard. The request is for the expansion of a 6'8" block wall on the westerly portion of the property. The applicant wishes to extend one more course of block wall along the rear property line. Staff feels there is not sufficient justification for this request and recommends approval of allowing the 6'8" block wall to remain, but denial of the block wall along the north side of the property. He noted there were no protests.

CHAIRMAN BUGBEE inquired about the grade of the properties.

MR. FOSTER indicated the lot is higher than the lot to the north. The lot to the west is also higher. There is no alley. The property adjoins single family residences to the rear.

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

ALBERT J. TARR, the applicant, was present. He said the west wall is a legal wall and the properties are graded downward. He is attempting to balance the west wall with a rear wall across the back. He noted his neighbor has trees along his back wall and he would like to place the wall there to cut down the amount of leaves in his pool.

MRS. EMMETT asked if his neighbor objected to the wall.

MR. TARR said his neighbor did object. The wall is partially built.

MIKE MARKHOFF, 5317 Doe Avenue, was present in protest. He said his property is contiguous to the subject property and he cited several sections of the City Building Code which he alleged Mr. Tarr had violated and said he objected to the additional wall height and the lack of re-enforcement. He said Mr. Tarr had cut his vines and tree branches next to the wall and had littered his yard. He added that the additional wall height restricts light and ventilation to his property and that Mr. Tarr had not exhibited sufficient justification for the additional wall. He requested the Board hold this item in abeyance until he can meet to discuss his concerns with Mr. Tarr to determine if an agreement can be reached regarding these complaints. He said if an agreement cannot be reached his charges still stand.

MR. TARR agreed to meet with Mr. Markhoff.

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

MR. BUGBEE made a Motion for ABEYANCE of V-25-81 to 6/25/81.

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

7. V-26-81

APPROVED

Application of GERALD L. AND NANCY L. ERWIN for a variance to allow a side yard setback of five feet (5') where ten feet (10') is required on property located at 1920 West Oakey Boulevard in Zoning District R-E (Residence Estates). The above property is legally described as a portion of Block 11, Scotch Eighty Addition (Resubdivision).

MR. FOSTER presented the plot plan and stated the applicant's house extends to within 10 ft. of the side property line. She has a building permit which allows the 10 ft. setback but is constructing a bedroom closet addition which comes within 5 ft. of the side property line. A complaint from a neighbor prompted the application. He noted that an R-E zone requires substantial setbacks and staff sees no justification for the request. Staff recommended denial.

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

NANCY L. ERWIN, the applicant, was present. She said her former contractor changed the plans from the allowable 10 feet to 5 ft. without their knowledge and when the complaint was made by her neighbor she made application in an attempt to correct the problem. She said her neighbor asked her if she would agree to constructing a 10 ft. fence between the properties and later her neighbor indicated that she did not wish to pursue her original complaint. The applicant intends to construct a 10 ft. fence on her property.

MR. FOSTER advised her that a separate variance application will have to be filed in the future if a 10' fence is proposed.

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 V-26-81, subject to the following conditions:

1. Enter into an Assessment District Agreement for half-street improvements on Oakey Boulevard.
2. Conformance to the plot plan.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

8. V-27-81

APPROVED

Application of GEOFFREY B. SHAW for a variance to allow the construction of a bay window 47'6" from the front property line where fifty feet (50') is required on property located at 4200 West Oakey Boulevard in Zoning District R-E (Residence Estates). The above property is legally described as a portion of the South Half (S $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 6, Township 21 South, Range 61 East, M.D.B. & M.

MR. FOSTER presented the plot plan and stated that although this request does not conform to the ordinance it would be a very insignificant change and staff did not object. He noted there were no protests on record. Staff recommended the applicant enter into an Assessment District Agreement for half-street improvements on Oakey Boulevard and conformance to the plot plan if approved.

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

The applicant was not present.

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-27-81, subject to the following conditions:

1. Enter into an Assessment District Agreement for half-street improvements on Oakey Boulevard.
2. Conformance to the plot plan.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

9. U-26-81

APPROVED

Application of GREATER NEW JERUSALEM BAPTIST CHURCH for a use permit to allow a recreation room and a Sunday School in conjunction with the existing church on property located at 1122 North "D" Street in Zoning District R-4 (Apartment Residence). The above property is legally described as Lot 7, Block 13, Valley View Addition.

MR. FOSTER presented the plot plan and indicated the church owns property to the south across the alley and desires to convert a single family residence for use as a recreation room in connection with the existing church. An addition would be constructed on the north side. Staff recommended approval subject to installation of off-street parking, submittal of a landscaping plan, and conformance to the Flood Hazard Reduction Ordinance. He noted there were no protests on record.

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

FRED PERRAZO, Architect, 3112 West Washington Avenue, was present representing the application and agreed to staff's stipulations.

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-26-81, subject to the following conditions:

1. Conformance to the Flood Hazard Reduction Ordinance.
2. Redesign the on-site parking as required by the Traffic Engineer.
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. Giles, Chairman Bugbee, Mrs. Emmett

"NOES" None

Motion for APPROVAL carried unanimously.

10. V-28-81

DENIED

Application of JOSEPH P. FERBER for a variance to allow a night watchman's trailer on property located at 2700 Russell Avenue in Zoning District C-2 (General Commercial). The above property is legally described as Lots 8, 9, and 10, Block 4, Fisher's Fremont Street Boulder Dam Highway Subdivision.

MR. FOSTER presented the plot plan and stated this property is zoned commercial. Apartments are to the south in an R-4 zone. There is a tree trimming operation immediately to the west and north and C-2 zoning across the street. There was a small building along the north property line which has been removed and the area cleaned up. Staff felt there was insufficient justification for the request and recommended denial.

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

JOSEPH P. FERBER, the applicant, residing at 213 South 11th Street, was present. He stated Guski's Tree Service is located to the north and west of his property and a watchman's trailer would protect both properties. He noted there had been vandalism, theft and fire on both properties.

CHAIRMAN BUGBEE asked how long he would require the trailer on his property.

MR. FERBER said when Mr. Guski sells his property he will most likely sell his also. He said Mr. Guski's property is currently on the market. He said he has a garage on his property that would be protected as well.

MR. FOSTER pointed out that there is a residence on the property to the north which would provide security. He said Mr. Guski's property is somewhat screened from this property. There are wood sheds stacked along the western boundary 10 to 20 feet high and there is no access from one property to the other.

CHAIRMAN BUGBEE said inasmuch as this request involves a second party who is not represented he would concur with staff's recommendation and ask the Board to move for denial of the request. He 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 V-28-81. He said he may be sensitive to reconsidering a new application for this request in the future if the situation changes and there is sufficient justification and something on the property to be protected.

Voting was as follows:

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

"NOES" None

Motion for DENIAL carried unanimously.

11. V-29-81

APPROVED - SUBJECT
TO CONDITIONS

Application of RAYMOND C. RILEY for a variance to allow the construction of three (3) billboard structures to an overall height of fifty-five feet (55') where a maximum height of forty feet (40') is allowed on property located at 1300 East Sahara, 1380 East Sahara, and 1500 East Sahara in Zoning District C-1 (Limited Commercial). The above property is legally described as Lot 6, Block 5 of Francisco Park; Lot 12, Block 6 of Francisco Park; Lot 11, Block 8 of Francisco Park.

MR. FOSTER presented the plot plan and stated the request involves exceeding the height limitation of 40 feet on three signs. All three signs are the required 200 ft. distance apart. He presented three separate maps showing the locations of signs on each site. He said at the 1300 East Sahara location is a commercial shopping center and an on-premise sign extending to about 32 ft. At the 40 ft. level the sign would be totally obstructed. This is a two-sided sign visible from both directions on Sahara Avenue. Staff felt the request was justified because of the blockage of the sign and recommended approval of the 55 ft. sign height at this location. He indicated the sign at 1380 East Sahara Avenue is along the easterly side of the property and

there are trees on a residential lot immediately to the east which obscures the visibility of the sign at the 40 ft. level. Staff did not feel 55 ft. was justified, however, and recommended approval of 45 ft. at this location. Mr. Foster said the sign located at 1500 East Sahara is of sufficient height. Staff recommended it stay within the 40 ft. height limitation and the request to exceed that requirement be denied. He noted there was a letter on file from the Beautification Committee recommending the signs remain at the 40 ft. level unless staff recommended they exceed the requirement because of obstructions such as trees or existing on-premise signs. If approved, the Department of Public Services recommended dedication of radius corners at East Sahara and Maroney, and East Sahara and Pardee.

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

MIKE YOUNG, YOUNG ELECTRIC SIGN COMPANY, was present representing the application. He said the request was made for the purpose of avoiding existing on-premise signs and trees in the area which obstruct the visibility of the signs. He said they would agree with staff's recommendations.

RAYMOND C. RILEY, 1300 East Sahara Avenue, was also present representing the application and agreed with staff's recommendations.

DONALD FAIR, 3100 West Sahara Avenue, was present in protest of the request at the 1300 East Sahara location. He submitted a petition of protest signed by 17 tenants of the shopping center. He said the sign would be unsightly, confusing and clutter up the area.

CHAIRMAN BUGBEE noted that the property is zoned to allow signs. It is the height that is in question.

MR. FAIR requested that the 55 ft. sign height not be allowed and the Board hold this item in abeyance to give the tenants an opportunity to discuss this with Mr. Riley and Young Electric.

CHAIRMAN BUGBEE said he did not feel the item should be held in abeyance. He 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-29-81, subject to staff's recommendations as follows:

1. A maximum height of fifty-five feet (55') shall be permitted on the billboard structure at 1300 East Sahara Avenue; a maximum height of forty-five feet (45') shall be permitted on the billboard structure at 1380 East Sahara Avenue; and denial to any height increase above forty feet (40') on the billboard structure at 1500 East Sahara Avenue.
2. Dedication of radius corners at East Sahara Avenue and Maroney and East Sahara Avenue and Pardee.

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 Bugbee, Mrs. Emmett

"NOES" None

Motion for APPROVAL carried unanimously.

12. U-29-81

APPROVED

Application of THOMAS AND RACHEL TODOROVICH for a use permit to allow a Class III secondhand dealer (jewelry) on property located at 1501 Las Vegas Boulevard South in Zoning District C-2 (General Commercial). The above property is legally described as part of Lot One (1) in Block Twenty-Three (23) of Boulder Addition.

MR. FOSTER presented the plot plan and stated that the applicant is operating a jewelry sales business and in order to have 25 percent used items, this permit is required. Staff recommended approval. He noted there was one letter of protest from a neighboring resident to the east objecting to trash on the property which will be cleared off.

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

RACHEL TODOROVICH, the applicant, 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-29-81, 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, Chairman Bugbee, Mrs. Emmett

"NOES" None

Motion for APPROVAL carried unanimously.

13. U-90-75(HO)

COMPLAINT

ABEYANCE
to 6/25/81

Review of the approved home occupation permit for JOHN AND MAE PALMISANO which allowed a babysitting employment agency (telephone service only) on property located at 705 North 17th Street in Zoning District R-1 (Single Family Residence).

MR. FOSTER presented the plot plan and stated this is the second complaint in connection with this operation. He said apparently some of the babysitters come to the property to be interviewed and possibly dispatched which is in violation of the home occupation permit. A condition of approval is that a hearing be held to consider revocation of the permit if a complaint is received. Another stipulation is that there be no advertising of the telephone number except on business cards and there is an ad for this service and a maid service in the yellow pages of the telephone directory. The ad was presented to the Board for review. Mr. Foster said due to the complaints and violations this item is before the Board to determine if the applicants are in agreement to bringing this operation into compliance and if they do not wish to or feel they can't comply, the Board can require staff to advertise this for a public hearing to consider revocation of the permit for the babysitting service, and removal of the maid service operation.

CHAIRMAN BUGBEE asked to hear from the applicant.

KENNETH J. BELL, Attorney at Law, 319 South 3rd Street, was present with MAE PALMISANO, the applicant. He submitted a copy of the order to change the telephone ad in the yellow pages deleting the applicant's home address. He said neither phone number listed in the ad is the applicant's home phone number.

MR. FOSTER contended there was to be no advertising of the phone number whatsoever for the business except on business cars or a post office box could be advertised.

CHAIRMAN BUGBEE made a Motion for ABEYANCE of U-90-75(HO) to 6/25/81, subject to staff's review to determine what violations presently exist in connection with this home occupation permit.

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

14. U-16-75

Plot Plan
Review

APPROVED

Request of AL VINSON AND ASSOCIATES for a plot plan review to allow a forklift equipment sales and rental business operation on property located at 1911 West Bonanza Road in Zoning District C-2 (General Commercial).

MR. FOSTER presented the plot plan and stated this is a U-Haul operation and the applicant desires to add the rental and sale of forklifts to his business. Staff recommended approval subject to limiting the forklifts to 6,000 pound capacity.

CHAIRMAN BUGBEE asked to hear from the applicant.

AL VINSON, the applicant, was present.

MRS. EMMETT made a Motion for APPROVAL of U-16-75, subject to the following condition:

1. Limited to forklifts up to 6000 lb. capacity.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

15. V-1-73

Plot Plan
Review

APPROVED

Request of P. L. JEFFERSON for a plot plan review to allow an addition to the existing residence on property located at 1318 "C" Street in Zoning District C-2 (General Commercial).

MR. FOSTER presented the plot plan and stated this request is for the expansion of the rear portion of a duplex to within 3 ft. of the alley. There are not setbacks in a C-2 zone but staff feels this is a minor change and recommended approval.

CHAIRMAN BUGBEE asked to hear from the applicant.

LEON CARTER, 521 Bowman Avenue, was present representing the applicant.

MR. FOSTER noted that Public Services recommended an Assessment District Agreement be entered into for driveways and sidewalks.

MR. GILES made a Motion for APPROVAL of V-1-73, subject to the following conditions:

1. Enter into an Assessment District Agreement for driveways and sidewalks.
2. Conformance to the Flood Hazard Reduction Ordinance.
3. Conformance to the plot plan.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

16. U-62-79

Plot Plan
Review

APPROVED

Request of HELEN BAUCUM for a plot plan review to enclose the existing carport for additional office space on property located at 1833 West Charleston Boulevard in Zoning District R-4 (Apartment Residence).

MR. FOSTER presented the plot plan and stated the property is located at Charleston and Westwood with Southern Nevada Memorial Hospital to the north. There is ample parking on the back property. Staff recommended approval.

CHAIRMAN BUGBEE asked to hear from the applicant.

HELEN BAUCUM, the applicant, was present.

MR. GILES made a Motion for APPROVAL of U-62-79, subject to the following condition:

1. Conformance to the plot plan.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

17. U-27-81(HO)

APPROVED

Application of MAUREEN A. CAVARETTA for a home occupation permit to allow the compiling of recipe books on property located at 6924 Singing Dunes Lane in Zoning District R-1 (Single Family Residence).

MR. FOSTER stated this application is in order and staff recommended approval subject to the normal conditions.

MRS. EMMETT made a Motion for APPROVAL of U-27-81(HO), subject to the following conditions:

1. The operation 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 Bugbee, Mrs. Emmett

"NOES" None

Motion for APPROVAL carried unanimously.

SUPPLEMENTAL AGENDA:

1. U-30-81(HO)

APPROVED

Application of FRANK VALERI for a home occupation permit to allow a photography business on property located at 5108 Forest Hills Lane in Zoning District R-1 (Single Family Residence).

MR. FOSTER stated this application is in order and staff recommended approval.

MRS. EMMETT made a Motion for APPROVAL of U-30-81(HO), subject to the following conditions:

1. The operation 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 Bugbee, Mrs. Emmett

"NOES" None

Motion for APPROVAL carried unanimously.

2. U-31-81(HO)

APPROVED

Application of E. A. (DONI) STEWART for a home occupation permit to allow the production and sale of artwork (paintings) on property located at 4609 Lilliput Lane in Zoning District R-1 (Single Family Residence).

MR. FOSTER stated this application is in order and staff recommended approval.

The applicant was present.

MRS. EMMETT made a Motion for APPROVAL of U-31-81(HO), subject to the following conditions:

1. The operation 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 Bugbee, Mrs. Emmett

"NOES" None

Motion for APPROVAL carried unanimously.

3. U-32-81(HO)

APPROVED

Application of ROSEMARY DEMARCO for a home occupation permit to allow the operation of a publishing office on property located at 4116 El Camino Avenue in Zoning District R-1 (Single Family Residence).

MR. FOSTER presented the plot plan and stated the application is in order with the exception that some of the shareholders are coming to the property. Staff recommended approval subject to there being no stockholders visiting the property for business purposes.

CHAIRMAN BUGBEE asked to hear from the applicant.

ROSEMARY DEMARCO, the applicant, was present and agreed with staff's stipulation.

MR. GILES made a Motion for APPROVAL of U-32-81(HO), subject to the following conditions:

1. No shareholders or other persons shall come to the property in connection with this permit.
2. The operation shall conform to the criteria for a home occupation permit.
3. 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 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 8:50 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

BZA

Please

Sign 1

5/28/81

NAME

ADDRESS

Losanny DeMarco

4116 El Camino LV 89102

Floyd White

112 SW 7th

Donald [unclear]

300 S 4th St #150

Robert [unclear]

529 S. 10th St. L.V. 89101

Mike Markoff

Box 4357 LV-89104

Nancy [unclear]

Joseph P. [unclear]

213 SOUTH 11TH ST #3

519 So. Camino

John [unclear]

3100 W. Sahara Blvd.

Kenneth [unclear]

319 S. Third St.

Al [unclear]

5851 ROCKBURY ST Cypress

LEON CARTER

521 [unclear]

John [unclear]

BZA

Please Sign

5/28/81

NAME

ADDRESS

~~James A. Leiby~~
James A. Leiby
Raymond C. Kelly

41100 Taylor Drive
Rescue Mission
1300 E. SAHARA AVE