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A G E N D A

BOARD OF ZONING ADJUSTMENT

JANUARY 28, 1982

CALL TO ORDER:

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

ROLL CALL:

MINUTES:

Approval of the Minutes for the Board of Zoning Adjustment meeting held November 23, 1981.

ANNOUNCEMENT:

Satisfaction of Open Meeting Law

OLD BUSINESS:

1. U-76-81

(Abeyance item from 12/21/81)

Application of RAINBOW WEST, A PARTNERSHIP for a use permit to allow a 300 unit apartment complex in a C-1 zone on property generally located at the southwest corner of Silverstream Avenue and Misty Isle Lane (private road) in Zoning District C-1.

NEW BUSINESS:

1. U-81-81(HO)

Application of ROBERT E. AND SANDRA C. BONNEVILLE ON BEHALF OF SHARON K. LYDIC for a home occupation permit to allow bookkeeping on property located at 4637 Metpark Drive in Zoning District R-1.

2. U-3-82(HO)

Application of RONALD AND ANNETTE BARNARD for a home occupation permit to allow the making of ceramic products and wax candles on property located at 305 South Wallace Drive in Zoning District R-1.

3. U-80-81

Application of ROMAN CATHOLIC BISHOP OF RENO, A CORPORATION for a use permit to allow existing and proposed church facilities on property located at 220 North 14th Street in Zoning District R-3.

4. V-92-81

Application of DR. HERBERT ROWE for a variance to allow a dental laboratory on property located at 518 East St. Louis Avenue in Zoning District P-R.

5. V-93-81

Application of RED ROCK SQUARE, A NEVADA PARTNERSHIP for a variance to allow the omission of a 6' high wall along the south boundary where such wall is required on property located at 5701 West Charleston Boulevard in Zoning District P-R.

6. V-94-81

Application of CHARLES L. THE for a variance to allow eight free-standing ground signs (2' x 8') which are closer than fifty feet (50') from each other where a fifty ft. (50') separation is required on property located at 1336 South Decatur Boulevard in Zoning District R-3 (under Resolution of Intent to C-1).

7. V-95-81

Application of BASIL AND ETTA MAE WATSON for a variance to allow a preschool facility for fifty (50) 3-5 year old children from 9:00 A.M. to 5:00 P.M. on weekdays only on property located at 1201 Arville Street in Zoning District R-E.

8. V-96-81

Application of NEVADA ESCROW SERVICES, INC. for a variance to allow four dwelling units on fifty-three lots 6,325 sq. ft. in size where 7,000 sq. ft. lots are required on property generally located on the north side of Washington Avenue between Sandhill Road and Lamb Boulevard in Zoning District R-MHP, (under Resolution of Intent to R-3).

9. V-1-82

Application of MICHAEL S. GIFFORD for a variance to allow construction of two metal sheds 5' from the side property line where 10' is required on property located at 6413 Bamboo Place in Zoning District R-MH1.

10. V-2-82

Application of JOHN AND MAE PALMISANO for a variance to allow a child care center for 21 children and to conduct a babysitting service where such uses are not allowed on property located at 1513 East Bonanza in Zoning District R-1.

11. V-3-82

Application of PAUL TERRACINA for a variance to allow construction of a carport fifteen feet (15') from the front property line where twenty feet (20') is required on property located at 2620 Mason Avenue in Zoning District R-1.

12. V-4-82

Application of M. J. SCHIFF (R. C. MUSTANG, INC.) for a variance to allow an auto paint and body shop on property located at 1901 Industrial Road in Zoning District C-M.

13. V-5-82

Application of JOYCE BANANTO for a variance to allow eight apartments where seven are permitted and to allow a three story building where only two stories are allowed on property located at 126 Baltimore Avenue in Zoning District R-4.

14. V-6-82

Application of GEORGE AND ROSSLYNNE LOPER for a variance to operate a residential facility for emotionally disturbed people on property located at 611 and 621 Desert Lane in Zoning District R-3.

15. U-2-82

Application of CHHOTUBHAI GOKALBHAI PATEL, ET AL for a use permit to allow used car sales on property located at 2217 East Fremont Street in Zoning District C-2.

16. V-7-79

Extension  
of Time

Request of REHABILITATION MENTAL HEALTH SERVICES for a ten day extension of time on an approved variance which allowed a transitional housing program for sixteen adults on property located at 720 South 9th Street in Zoning District R-1.

17. V-47-81

Extension  
of Time

Request of PARK MANAGEMENT & DEVELOPMENT, LIMITED for an extension of time on an approved variance which allowed four-plexes on ten 6,000 sq. ft. lots where 7,000 sq. ft. lots are required and allowed common driveways on property generally located on the south side of Linden Avenue between 13th and 14th Streets in Zoning Districts R-3.

DIRECTOR'S BUSINESS:

1. Election of  
Officers

1982 Board of Zoning Adjustment Election of  
Officers.

" A M E N D E D "

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

BOARD OF ZONING ADJUSTMENT

JANUARY 28, 1982

1. V-91-79  
Plot Plan Review  
and Extension of  
Time  
Request of MVM CHILD CARE, INC. DBA: "LITTLE WRANGLERS" for a plot plan review and six months extension of time on an approved variance which permitted a commercial child care facility on property generally located at the northeast corner of Page Street and Diamond Head Drive in Zoning District R-E.
  
2. U-47-80  
Review  
Request of THE KIWANIS CLUB OF LAS VEGAS, NEVADA for a review of the proposed sign on property generally located on the south side of Alta Drive between Lacy Lane and Valley View Boulevard in Zoning District R-1.
  
3. U-4-82(HO)  
Application of RICHARD G. HEPWORTH for a home occupation permit to allow office operations for Air Juliet, Inc. on property located at 6600 Lowden Lane in Zoning District R-1.
  
4. U-5-82(HO)  
Application of TARJA ROSE for a home occupation permit to allow a mail order business on property located at 315 North 15th Street in Zoning District R-3.

A N N O T A T E D

A G E N D A

BOARD OF ZONING ADJUSTMENT

JANUARY 28, 1982

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

ROLL CALL: PRESENT: BUGBEE, MYERS, EMMETT  
EXCUSED: GILES, CANUL

MINUTES: Approval of the Minutes for the Board of Zoning Adjustment meeting held November 23, 1981.

APPROVED  
MYERS/UNANIMOUS

ANNOUNCEMENT: Satisfaction of Open Meeting Law

OLD BUSINESS:

1. U-76-81  
(Abeyance Item from 12/21/81)
- Application of RAINBOW WEST, A PARTNERSHIP for a use permit to allow a 300 unit apartment complex in a C-1 zone on property generally located at the southwest corner of Silverstream Avenue and Misty Isle Lane (private road) in Zoning District C-1.

APPROVED  
EMMETT/UNANIMOUS

CONDITIONS:

1. Conformance to the elevations.
2. Construction of a 6' block wall on the south and northwesterly property lines and a 30" decorative block wall set back 5' along Silverstream Avenue.
3. Approval of the curb return type driveways by the Traffic and Parking Commission.
4. Redesign the central entry driveway as required by the Traffic Engineer.
5. Install a sidewalk on Silverstream Avenue as required by the Department of Public Services.
6. Provide fire hydrants and water flow as required by the Department of Fire Services.
7. 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.
8. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

10. Conformance to the plot plan.

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

STAFF RECOMMENDATION: APPROVAL

PROTESTS: Approx. 122

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NEW BUSINESS:

1. U-81-81(H0)  
APPROVED  
MYERS/UNANIMOUS

Application of ROBERT E. AND SANDRA C. BONNEVILLE ON BEHALF OF SHARON K. LYDIC for a home occupation permit to allow bookkeeping on property located at 4637 Metpark Drive in Zoning District R-1.

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.

STAFF RECOMMENDATION: APPROVAL

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2. U-3-82(H0)  
APPROVED  
MYERS/UNANIMOUS

Application of RONALD AND ANNETTE BARNARD for a home occupation permit to allow the making of ceramic products and wax candles on property located at 305 South Wallace Drive in Zoning District R-1.

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.

STAFF RECOMMENDATION: APPROVAL

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3. U-80-81  
APPROVED  
MYERS/UNANIMOUS

Application of ROMAN CATHOLIC BISHOP OF RENO, A CORPORATION for a use permit to allow existing and proposed church facilities on property located at 220 North 14th Street in Zoning District R-3.

CONDITIONS:

1. Conformance to the plot plan and elevations amended to provide additional landscaping on Stewart Avenue.
2. Dedication of a radius corner at the intersection of Stewart Avenue and 14th Street as required by the Department of Public Services.
3. Approval of the parking and driveway plans by the Traffic Engineer.

4. Repair of any damage done to the existing street improvements as required by the Department of Public Services.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: NONE

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4. V-92-81

APPROVED  
MYERS/UNANIMOUS

Application of DR. HERBERT ROWE for a variance to allow a dental laboratory on property located at 518 East St. Louis Avenue in Zoning District P-R.

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Revise the parking and driveway plans as required by the Traffic Engineer.
3. Replace the existing curb cut on Santa Clara Drive with curb, gutter and sidewalk as required by the Department of Public Services.
4. Repair any damage to the existing street improvements as required by the Department of Public Services.
5. Maximum height of landscaping at the intersection of Santa Clara Drive and St. Louis Avenue is 30" to eliminate any sight restriction.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
8. 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.
9. Securing all necessary permits and licenses, and satisfaction of City code requirements and design standards of all City departments.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: NONE

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5. V-93-81

DENIED  
MYERS/2-1/BUGBEE  
VOTED "NO"

Application of RED ROCK SQUARE, A NEVADA PARTNERSHIP for a variance to allow the omission of a 6' high wall along the south boundary where such wall is required on property located at 5701 West Charleston Boulevard in Zoning District P-R.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 1

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6. V-94-81

APPROVED  
EMMETT/UNANIMOUS

Application of CHARLES L. RUTHE for a variance to allow eight free-standing ground signs (2' x 8') which are closer than fifty feet (50') from each other where a fifty ft. (50') separation is required on property located at 1336 South Decatur Boulevard in Zoning District R-3 (under Resolution of Intent to C-1).

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. No additional freestanding advertising signs will be permitted on this property.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: NONE

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7. V-95-81

APPROVED  
MYERS/UNANIMOUS

Application of BASIL AND ETTA MAE WATSON for a variance to allow a preschool facility for fifty (50) 3-5 year old children from 9:00 A.M. to 5:00 P.M. on weekdays only on property located at 1201 Arville Street in Zoning District R-E.

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. A one year review be conducted on this use.
3. This variance shall not be transferred to another owner or operator.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: Approx. 33

TO BE CONSIDERED BY THE CITY COMMISSION ON 2-17-82.

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8. V-96-81

APPROVED  
EMMETT/UNANIMOUS

Application of NEVADA ESCROW SERVICES, INC. for a variance to allow four dwelling units on fifty-three lots 6,325 sq. ft. in size where 7,000 sq. ft. lots are required on property generally located on the north side of Washington Avenue between Sandhill Road and Lamb Boulevard in Zoning District R-MHP, (under Resolution of Intent to R-3).

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Conformance to the conditions of approval of Z-26-81 as they pertain to this project.
3. The plot plan on the remaining R-3 portion to the east of this proposed subdivision is invalidated.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: NONE

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9. V-1-82

APPROVED  
MYERS/UNANIMOUS

Application of MICHAEL S. GIFFORD for a variance to allow construction of two metal sheds 5' from the side property line where 10' is required on property located at 6413 Bamboo Place in Zoning District R-MH.

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Conformance to the requirements of the Department of Fire Services.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: NONE

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10. V-2-82

APPROVED  
BUGBEE/UNANIMOUS

Application of JOHN AND MAE PALMISANO for a variance to allow a child care center for 21 children and to conduct a babysitting service where such uses are not allowed on property located at 1513 East Bonanza in Zoning District R-1.

CONDITIONS:

1. Conformance to the plot plan and elevations amended to provide landscaping along Bonanza Road.
2. Construction of a 6' block wall around the entire rear yard.
3. Conformance to the requirements of the Child Welfare Ordinance.
4. Elimination of the parking space encroachment on public right-of-way.
5. A review shall be conducted in one year.
6. The hours that the children could be outside shall be from 8:00 A.M. to 9:00 P.M.

STAFF RECOMMENDATION: DENIAL

PROTESTS: NONE

TO BE CONSIDERED BY THE CITY COMMISSION ON 2-17-82

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11. V-3-82

APPROVED  
MYERS/UNANIMOUS

Application of PAUL TERRACINA for a variance to allow construction of a carport fifteen feet (15') from the front property line where twenty feet (20') is required on property located at 2620 Mason Avenue in Zoning District R-1.

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Close the existing driveway as required by the Department of Public Services.

STAFF RECOMMENDATION: DENIAL

PROTESTS: NONE

12. V-4-82

APPROVED  
MYERS/UNANIMOUS

Application of M. J. SCHIFF (R. C. MUSTANG, INC.) for a variance to allow an auto paint and body shop on property located at 1901 Industrial Road in Zoning District C-M.

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. No openings in the east side of the building.
3. All work shall be done in a completely enclosed building.
4. All fumes shall be filtered from the paint spray booth.
5. Approval of the parking and driveway plans by the Traffic Engineer.
6. Provision of fire hydrants and water flow as required by the Department of Fire Services.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 2

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13. V-5-82

APPROVED  
EMMETT/UNANIMOUS

Application of JOYCE BANANTO for a variance to allow eight apartments where seven are permitted and to allow a three story building where only two stories are allowed on property located at 126 Baltimore Avenue in Zoning District R-4.

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Install sidewalk on Baltimore Avenue as required by the Department of Public Services.
3. Repair any damage to the existing street improvements as required by the Department of Public Services.
4. Provide fire hydrants and water flow as required by the Department of Fire 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.
8. 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.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 1

14. V-6-82

DENIED  
BUGBEE/UNANIMOUS

Application of GEORGE AND ROSSLYNNE LOPER for a variance to operate a residential facility for emotionally disturbed people on property located at 611 and 621 Desert Lane in Zoning District R-3.

STAFF RECOMMENDATION: DENIAL

PROTESTS: Approx. 87

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15. U-2-82

APPROVED  
MYERS/UNANIMOUS

Application of CHHOTUBHAI GOKALBHAI PATEL, ET AL for a use permit to allow used car sales on property located at 2217 East Fremont Street in Zoning District C-2.

CONDITIONS:

1. Conformance to the plot plan amended to provide landscaping along Eastern Avenue & Fremont Street.
2. Approval of the parking and driveway plans by the Traffic Engineer.
3. Repair any damage done to the existing street improvements as required by the Department of Public Services.
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. Securing all necessary permits and licenses, and satisfaction of City code requirements and design standards of all City departments.
7. 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.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: NONE

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16. V-7-79

Extension of Time

APPROVED - 2 MONTHS  
BUGBEE/UNANIMOUS

Request of REHABILITATION MENTAL HEALTH SERVICES for a ten day extension of time on an approved variance which allowed a transitional housing program for sixteen adults on property located at 720 South 9th Street in Zoning District R-1.

CONDITIONS:

1. This extension shall expire on March 28, 1982.

STAFF RECOMMENDATION: APPROVAL

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17. V-47-81

Extension of Time

APPROVED - 6 MONTHS  
BUGBEE/UNANIMOUS

Request of PARK MANAGEMENT & DEVELOPMENT, LIMITED for an extension of time on an approved variance which allowed fourplexes on ten 6,000 sq. ft. lots where 7,000 sq. ft. lots are required and allowed common driveways on property generally located on the south side of Linden Avenue between 13th and 14th Streets in Zoning Districts R-3.

CONDITIONS:

1. This extension shall expire on July 28, 1982.
2. Conformance to the original conditions of approval.

STAFF RECOMMENDATION: APPROVAL

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18. V-91-79

Plot Plan Review  
and Extension of  
Time

APPROVED  
MYERS/UNANIMOUS

Request of MVM CHILD CARE, INC. DBA: "LITTLE WRANGLERS" for a plot plan review and six months extension of time on an approved variance which permitted a commercial child care facility on property generally located at the northeast corner of Page Street and Diamond Head Drive in Zoning District R-E.

CONDITIONS:

1. This extension will expire September 26, 1982.
2. Conformance to the amended plot plan and elevations.
3. Conformance to the original conditions of approval.

STAFF RECOMMENDATION: APPROVAL

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19. U-47-80

Review

APPROVED  
EMMETT/UNANIMOUS

Request of THE KIWANIS CLUB OF LAS VEGAS, NEVADA for a review of the proposed sign on property generally located on the south side of Alta Drive between Lacy Lane and Valley View Boulevard in Zoning District R-1.

CONDITIONS:

1. Conformance to the plot plan and elevations as amended to construct a wall surface between the base planter and the sign.

STAFF RECOMMENDATION: APPROVAL

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20. U-4-82(HO)

APPROVED  
EMMETT/UNANIMOUS

Application of RICHARD G. HEPWORTH for a home occupation permit to allow office operations for Air Juliet, Inc. on property located at 6600 Lowden Lane in Zoning District R-1.

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.

STAFF RECOMMENDATION: APPROVAL

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21. U-5-82(HO)

APPROVED  
MYERS/UNANIMOUS

Application of TARJA ROSE for a home occupation permit to allow a mail order business on property located at 315 North 15th Street in Zoning District R-3.

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.

STAFF RECOMMENDATION: APPROVAL

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DIRECTOR'S BUSINESS:

1. Election of  
Officers

EMMETT/UNANIMOUS  
MYERS/UNANIMOUS

1982 Board of Zoning Adjustment Election of  
Officers.

1982 BZA CHAIRPERSON: HELEN MYERS  
1982 BZA VICE-CHAIRMAN: ROBERT GILES

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MINUTES

BOARD OF ZONING ADJUSTMENT

JANUARY 28, 1982

CALL TO ORDER:

A regular meeting of the Board of Zoning Adjustment was called to order at 7:30 P.M. by Chairman Robert W. Bugbee in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

PRESENT:

Chairman Robert W. Bugbee, Helen Myers and Jessie Emmett.

EXCUSED:

Robert G. Giles and Frank Canul

MINUTES:

Helen Myers made a motion to APPROVE the minutes for the Board of Zoning Adjustment meeting held on November 23, 1981. Motion carried unanimously. (Giles and Canul excused)

ANNOUNCEMENT RE  
COMPLIANCE OF OPEN  
MEETING LAW

Mr. Foster announced that the agenda for this regular meeting of the Board of Zoning Adjustment had been posted in accordance with NRS Chapter 241 and affidavits are on file in the Department of Community Planning and Development.

STAFF PRESENT:

Harold P. Foster, Director, Community Planning & Development  
Robert C. Clemmer, Acting Chief of Zoning  
Sandra R. Davis, Deputy City Clerk

OLD BUSINESS:

1. U-76-81

(Abeyance item  
from 12/21/81)

Application of RAINBOW WEST, A PARTNERSHIP for a use permit to allow a 300 unit apartment complex in a C-1 zone on property generally located at the southwest corner of Silverstream Avenue and Misty Isle Lane (private road) in Zoning District C-1.

APPROVED

MR. FOSTER presented the plot plan for this application. Staff in evaluating the general area has taken into consideration the amount of increased density in this particular neighborhood. In that general area, there is not that much increased density and with this particular development, it still would be within the recommendations of the general plan. On that basis, staff recommended APPROVAL of this application subject to:

1. Conformance to the plot plan and elevations.
2. Construction of six foot block wall on the south and northwesterly property lines.
3. 30" decorative block wall set back 5' along Silverstream Avenue.
4. Approval of the curb cut, curb return type driveways by the Traffic and Parking Commission.
5. Redesign the central entry driveway and guardhouse location as required by the Traffic Engineer.
6. Install a sidewalk on Silverstream as required by Public Services.
7. Provide fire hydrants and water flow as required by the Department of Fire Services.

There were 125 protests at the last meeting.

RECEIVED  
PLANNING AND  
DEVELOPMENT  
FEB 12 1982

(Continued)

George Dickerson, 630 South Third Street, appeared on behalf of the developers of the property. He stated that a meeting was held with the residents in the area to show that they were interested in preserving the integrity of the neighborhood. General Taylor and George Wallace met with the group to present them the proposals. They wanted to assure the neighbors that they would be protected by the perimeter wall, that the entry would be off of Silverstream and that there would be adequate arterial parking. He stated that the group was still concerned about parking. He claimed a concession was made to set back two of the buildings, resulting in a reduction of the green area and increasing the number of parking spaces to 410 spaces. He stated that they had 28 units per acre where 50 are actually allowed, so that the density is not a problem. Mr. Dickerson provided a plan that showed what it would be like if the property were to be developed as commercial. He stated that Mr. Wallace hired someone to do research on what the traffic would be like if the property were developed commercial. The survey showed that there would be 7500 vehicles per day for commercial and 1700 to 2100 vehicles per day for the apartment complex.

Scott C. Wallace stated that they wanted to start constructing immediately after approval.

Herman Ruden, 6681A Bubbling Brook, President of the Las Brisas Homeowners Association, appeared in protest. He stated that he was a little disturbed by the promises that were made. He said that a guardhouse was mentioned and there is no guardhouse on the drawing. He was concerned as to where the exits were located. He felt that the density of that area is going to be too high with an apartment complex built on that site and would favor a commercial business.

Steve Haldeman, 6656 Silverstream, appeared in protest. He asked for all those that were there in protest to stand. A number of people stood in the audience. He stated that they were told at the meeting with the developers that a guardhouse would not be constructed. He stated that before going into this meeting, with the developers, they were to look into parking, traffic and the density. The only thing we got back was a copy of a traffic report. He was concerned that if the apartments are built that right next door there will be 3 acres that Mr. Watkins is planning to build commercial. This would result in the residents being across from apartments and commercial. He suggested that the developers make a trade on a piece of property to move the entry to open on Delores Street and it would leave a strip on Lorenzi Street to be developed commercial.

Scott Wallace, 1100 E. Sahara Ave., appeared on behalf of the owners. He stated that the State is responsible for the design of Silverstream not Mr. Watkins. He stated that it is a 60' collector street.

Mr. Foster stated that the guardhouse was shown on the plot plan.

Scott Wallace said that the drawing did show a structure at the entrance. He stated that when they did meet with the residents, they were told that there would not be a guardhouse. He showed them the sketches of the elevations and of the buildings, floorplans and entrance ways.

MRS. EMMETT made a Motion to APPROVE. The motion carried unanimously. (Giles and Canul excused)

NEW BUSINESS:

1. U-81-81(HO)

APPROVED

Application of ROBERT E. AND SANDRA C. BONNEVILLE ON BEHALF OF SHARON K. LYDIC for a home occupation permit to allow bookkeeping on property located at 4637 Metpark Drive in Zoning District R-1.

Mr. Foster presented the application. Staff recommended APPROVAL, subject to the normal conditions.

No protests on file.

Mrs. Myers made a Motion for APPROVAL, subject to staff's conditions. (This item was included with item 2 and item 4 on the Supplemental Agenda) Motion carried unanimously. (Giles and Canul excused)

2. U-3-82(HO)

APPROVED

Application of RONALD AND ANNETTE BARNARD for a home occupation permit to allow the making of ceramic products and wax candles on property located at 305 South Wallace Drive in Zoning District R-1.

Mr. Foster presented the application. Staff recommended APPROVAL, subject to the normal conditions.

No protests on file.

Ronald and Annette Barnard appeared on behalf of the application.

Mrs. Myers made a Motion for APPROVAL, subject to staff's conditions. Motion carried unanimously. (Giles and Canul excused)

3. U-80-81

APPROVED

Application of ROMAN CATHOLIC BISHOP OF RENO, A CORPORATION, for a use permit to allow existing and proposed church facilities on property located at 220 North 14th Street in Zoning District R-3.

Mr. Foster presented the plot plan. Staff felt that there should be some additional landscaping along the Stewart side of the property in front of the Parish. Staff recommended APPROVAL, subject to:

1. Conformance to the plot plan and elevations and to provide additional landscaping along Stewart Avenue.
2. Dedication of a radius corner at the intersection of Stewart and 14th as required by Public Services.
3. Approval of the parking and driveway plans by the Traffic Engineer.
4. Repairing damage done to the existing street improvements as required by the Department of Public Services.

No protests on record.

Don Lauder, architect for the project, appeared on behalf of the applicant.

Mrs. Myers made a Motion for APPROVAL, subject to staff's conditions. Motion carried unanimously. (Giles and Canul excused)

4. V-92-81  
APPROVED

Application of DR. HERBERT ROWE for a variance to allow a dental laboratory on property located at 518 East St. Louis Avenue in Zoning District P-R.

Mr. Foster presented the plot plan. Staff recommended APPROVAL, subject to:

1. Conformance to the plot plan and elevations.
2. Revise the parking and driveway plans as required by the Traffic Engineer.
3. Replace the existing curb cut on Santa Clara Drive with curb and gutter and sidewalk as required by Public Services.
4. Repair any damage to the existing street improvements during the construction as required by Public Services.
5. The maximum height of the landscaping at the intersection of Santa Clara and St. Louis to be 30".

No protests on record.

Irv Waller appeared on behalf of the applicant.

Mrs. Myers made a Motion to APPROVE, subject to staff's conditions. Motion carried unanimously. (Giles and Canul excused)

5. V-93-81  
DENIED

Application of RED ROCK SQUARE, A NEVADA PARTNERSHIP for a variance to allow the omission of a 6' high wall along the south boundary where such wall is required on property located at 5701 West Charleston Boulevard in Zoning District P-R.

Mr. Foster presented the plot plan. Staff felt that if this block wall is deleted that there would be more of a tendency to have overflow parking go on to this property and give them more opportunity to request additional applications for an expansion of their parking lot in the future. Staff recommended DENIAL.

There is one protest on record.

Frank Silver appeared on behalf of the application. He stated that he did not want to build the wall at this particular time. He stated that there were several homes on Holmby Street that were applying for P-R zoning and he couldn't see putting up a wall where if their applications were approved, he wouldn't be required to have one.

Mr. Foster said that there had been inquiries from residents in that area for P-R zoning but not for several months.

Mrs. Myers made a Motion for DENIAL. Motion carried 2 to 1 with Chairman Bugbee voting no. (Giles and Canul excused)

6. V-94-81  
APPROVED

Application of CHARLES L. RUTHE for a variance to allow eight free-standing ground signs (2'x8') which are closer than fifty feet (50') from each other where a fifty ft. (50') separation is required on property located at 1336 South Decatur Boulevard in Zoning District R-3 (under Resolution on Intent to C-1).

6. V-94-81  
(Continued)

Mr. Foster presented the plot plan. He stated that the Ordinance would allow substantially more sign area. They would be allowed to have about 868 sq. ft. of sign area on this property. However, on this proposal, the size of the signs are relatively small and with all 8 signs, there would just be a total of 128 sq. ft. Staff recommended APPROVAL, along with the Beautification Committee, subject to:

1. There would be no additional free-standing advertising signs permitted on the site.
2. Conformance to the plot plan and elevations.

Norman Marsh appeared on behalf of the applicant.

No one appeared in protest.

Mrs. Emmett made a Motion for APPROVAL. Motion carried unanimously. (Giles and Canul excused)

7. V-95-81  
APPROVED

Application of BASIL AND ETTA MAE WATSON for a variance to allow a preschool facility for fifty (50) 3-5 year old children from 9:00 A.M. to 5:00 P.M. on weekdays only on property located at 1201 Arville Street in Zoning R-E.

Mr. Foster presented the plot plan. Staff recommended APPROVAL, subject to:

1. No more than 1/3 of the children be outdoors at one time.
2. Review in one year.

There are 33 protests on file.

Ken Gragson, 4411 Marlene Circle, appeared on behalf of the applicant. He indicated that about 1/3 of the children will be deaf.

Lois Tarkanian, founder of the school, 2905 Justice Lane, stated that the noise level would be lower than if all the children could hear.

Connie Mormom said she would like to know about the school and what they plan to do.

Shirley Arnold, 1254 Vista Drive, appeared in protest. She was concerned about the noise factor. She was also concerned that the map only showed one row of shrubs in the back when she was under the impression that there would be more.

John Arnold, 1254 Vista Drive, appeared in protest. He's against having two schools on the same block.

Mrs. Myers made a Motion for APPROVAL, subject to a one-year review and that the variance be non-transferable after this ownership and staff stipulations. Motion carried unanimously. This will be heard at the City Commission meeting to be held on 2/17/82 at 2:00 P.M. (Giles and Canul excused)

8. V-96-81  
APPROVED

Application of NEVADA ESCROW SERVICES, INC. for a variance to allow four dwelling units on fifty-three lots 6,325 sq.ft. in size where 7,000 sq.ft. lots are required on property generally located on the north side of Washington Avenue between Sandhill Road and Lamb Boulevard in Zoning District R-MHP, (under Resolution of Intent to R-3).

Mr. Foster presented the plot plan. Staff recommended APPROVAL, subject to:

1. Conformance to plot plan and elevations.
2. Conformance to the conditions of approval for Z-26-81 as they pertain to this project.
3. The plot plan for the R-3 portion remaining to the east is invalidated.

There are no protests on record.

Bob Sharpe, 1701 W. Charleston, appeared on behalf of the applicant.

Mrs. Emmett made a Motion for APPROVAL. Motion carried unanimously. (Giles and Canul excused)

9. V-1-82  
APPROVED

Application of MICHAEL S. GIFFORD for a variance to allow construction of two metal sheds 5' from the side property line where 10' is required on property located at 6413 Bamboo Place in Zoning District R-MH.

Mr. Foster presented the plot plan. Staff recommended APPROVAL, subject to:

1. Conformance to the plot plan and elevations.
2. Conformance to the requirements of the Department of Fire Services.

There are no protests on record.

Michael Gifford, 2148 Valley Drive, appeared on behalf of the application.

Mrs. Myers made a Motion for APPROVAL with staff's conditions. Motion carried unanimously. (Giles and Canul excused)

10. V-2-82  
APPROVED

Application of JOHN AND MAE PALMISANO for a variance to allow a child care center for 21 children and to conduct a babysitting service where such uses are not allowed on property located at 1513 East Bonanza in Zoning District R-1.

Mr. Foster presented the plot plan. He stated that the City Commission wishes this segment of Bonanza Road to remain residential and therefore, recommended DENIAL.

Mae Palmisano appeared on behalf of the application. She presented a petition with 100 signatures of approval. The hours would be from 6:00 A.M. to 12:00 P.M.

Anna Cordova, 2001 E. McWilliams, appeared in favor of the application. She was concerned that there are not enough day care centers in that area and working mothers do need a place to send their children that is close to where they live.

10. V-2-82

(Continued)

George Mladenka, 608 North 16th Street, appeared in protest. He felt that it was too premature to start re-zoning this area.

Joe Helton, 621 North 16th Street, appeared in protest. He felt that it would be dangerous for the children because of Bonanza being such a busy street.

Wendell Webster, 612 North 16th Street, appeared in protest. He claimed that he was not contacted in regard to the petition. He felt that a business of this type would be a disruption for everyone in that area.

Reed Miller, 616 North 16th Street, appeared in protest. He was also concerned about the children's safety and the noise level.

Connie Mormom stated that children can be controlled as far as the noise level was concerned and she was in favor of this application.

Marjorie Hennesey appeared in favor of the application. She stated that she was an operator of a day care center and there are strict rules to follow.

Chairman Bugbee made a Motion for APPROVAL, subject to a one-year review, limitation of children to be outside between the hours of 8:00 A.M. and 9:00 P.M., and that a 6' block wall surround the backyard. Motion carried unanimously. This will be heard at the City Commission meeting to be held on 2/17/82 at 2:00 P.M. (Giles and Canul excused)

11. V-3-82

APPROVED

Application of PAUL TERRACINA for a variance to allow construction of a carport fifteen feet (15') from the front property line where twenty feet (20') is required on property located at 2620 Mason Avenue in Zoning District R-1.

Mr. Clemmer presented the plot plan. Staff recommended DENIAL.

Harry Denman, 6540 Burgundy Way, appeared on behalf of the applicant. He presented a letter from the neighbors for approval.

No one appeared in protest.

Mrs. Myers made a Motion for APPROVAL with staff's stipulations. Motion carried unanimously. (Giles and Canul excused)

12. V-4-82

APPROVED

Application of M. J. Schiff (R. C. Mustang, Inc.) for a variance to allow an auto paint and body shop on property located at 1901 Industrial Road in Zoning District C-M.

Mr. Clemmer presented the plot plan. Staff recommended APPROVAL, subject to:

1. Conformance to the plot plan and elevations.
2. Provision of landscaping along St. Louis Avenue.
3. No openings on the east side of the building.
4. All work should be done in a completely closed building.

12. V-4-82

(Continued)

5. Use of paint spray booth with a filtering system.
6. Approval of the parking and driveway plans by the Traffic Engineer.
7. Entering into an Assessment District for street lights on Industrial Road and St. Louis Avenue as required by the Department of Public Services.
8. Provision of fire hydrants and water flow as required by the Department of Fire Services.

Richard Baines, 216 Spanish Drive, appeared on behalf of the application. He stated that he could not go along with some of the conditions. He stated that this was rental property and the owner would not go along with some of the conditions proposed. The building is about 2' from the sidewalk and concrete would have to be torn up to do any landscaping. He stated he already has a parking lot and does not plan to widen any curb cuts or cutting of curbs.

No one appeared in protest.

Mrs. Myers made a Motion for APPROVAL, subject to staff's conditions excluding the Assessment District and if at all possible put the landscaping in, but there's no sense in tearing out whatever's there. Motion carried unanimously. (Giles and Canu] excused)

13. V-5-82

APPROVED

Application of JOYCE BANANTO for a variance to allow eight apartments where seven are permitted and to allow a three story building where only two stories are allowed on property located at 126 Baltimore Avenue in Zoning District R-4.

Mr. Clemmer presented the plot plan. Staff would be in favor of allowing the one extra unit but is opposed to the three story construction. Staff recommended DENIAL. If APPROVED subject to:

1. Conformance to the plot plan and elevations.
2. Standard conditions 2 through 5.
6. Install sidewalk on Baltimore Avenue as required by the Department of Public Services.
7. Repair any damage to the existing street improvements as required by the Department of Public Services.
8. Supply fire hydrants and water flow as required by the Department of Fire Services.

Dennis Rusk, 2800 W. Sahara, appeared on behalf of the applicant. He stated that there would be parking underneath the building and that the two stories above would be the apartments.

No one appeared in protest.

Mrs. Emmett made a Motion for APPROVAL. Motion carried unanimously. (Giles and Canu] excused)

14. V-6-82

DENIED

Application of GEORGE AND ROSSLYNNE LOPER for a variance to operate a residential facility for emotionally disturbed people on property located at 611 and 621 Desert Lane in Zoning District R-3.

14. V-6-82

(Continued)

Mr. Clemmer presented the plot plan. Staff recommended DENIAL. If APPROVED, subject to:

1. Conformance to the plot plan and elevations.
2. Standard conditions 2 through 5.
6. Retention of kitchen facilities in each unit as required by the Department of Building and Safety.
7. Provision of Fire Hydrants and water flow as required by the Department of Fire Services.
8. Review in six months for the possibility of revocation if found to be incompatible.

There are 86 protests on record.

Rosslynne Loper, 809 E. St. Louis, appeared on behalf of the application. She introduced Mr. Harrison to speak for her.

Bev Harrison, 1407 E. Greenview Dr., Orange, California, appeared on behalf of the applicant. He stated that they would house 29 people with 4 people to a bedroom. There would not be any security guards, but there would be staff on duty 24 hours.

Edward Weinstein, 2305 Las Vegas Blvd., South, appeared in protest. He presented a letter of opposition from Beverly Manor. They were concerned of the safety of their patients who are elderly and walk along that street. He also presented a letter with 88 signatures in opposition of this application. He was also concerned about the parking.

Gary Menkel, owner of 671 and 681 Desert Lane, appeared in protest. His concern was the safety of living with emotionally disturbed people in the neighborhood.

Hiroshi Suzuki, owner of 630 and 640 South Highland, appeared in protest. She was concerned about the safety factor and the parking.

Mr. Acuri, owner of 661 Desert Lane, appeared in protest. His concern was for the safety of his tenants.

Robert Barnes, 630 South Highland, appeared in protest. He also was concerned about the safety factor.

Gary Lieberman, 401 Endora Court, appeared in protest. He was concerned about the parking and safety factors.

Lucille Loeb, 641 Desert Lane, appeared in protest. She was concerned about the safety factor.

Martin Bienstock, 641 Desert Lane, appeared in protest. He also was concerned about the safety factor.

Dr. Patricia Armstrong, 5400 So. Maryland Parkway, appeared in favor of the application. She stated that there was a great need for places such as this and no matter where it would be put, there would be objection. The people that would be in this facility would be individuals who had no where else to stay and were emotionally disturbed but did not need hospitalization.

Chairman Bugbee made a Motion for DENIAL. Motion carried unanimously. (Giles and Canul excused)

15. U-2-82  
APPROVED

Application of CHHOTUBHAI GOKALBHAI PATEL, ET AL for a use permit to allow used car sales on property located at 2217 East Fremont Street in Zoning District C-2.

Mr. Clemmer presented the plot plan. Staff recommended DENIAL.

Mr. Leavitt, Overton, Nevada, appeared on behalf of the applicant.

No one appeared in protest.

Mrs. Myers made a Motion to APPROVE, subject to staff's conditions. Motion carried unanimously. (Giles and Canul excused)

16. V-7-79  
EXTENSION  
OF TIME  
APPROVED  
TWO MONTHS

Request of REHABILITATION MENTAL HEALTH SERVICES for a ten day extension of time on an approved variance which allowed a transitional housing program for sixteen adults on property located at 720 South 9th Street in Zoning District R-1.

Mr. Clemmer presented the application. Staff recommended APPROVAL of a 30 day extension.

Virginia Hardman, 720 South 9th Street, appeared on behalf of the applicant.

No one appeared in protest.

Chairman Bugbee made a Motion for APPROVAL for a Two Month Extension Of Time. Motion carried unanimously. (Giles and Canul excused)

17. V-47-81  
EXTENSION  
OF TIME  
SIX MONTHS

Request of PARK MANAGEMENT & DEVELOPMENT LIMITED for an extension of time on an approved variance which allowed four-plexes on ten 6,000 sq.ft. lots where 7,000 sq.ft. lots are required and allowed common driveways on property generally located on the south side of Linden Avenue between 13th and 14th Streets in Zoning Districts R-3.

Mr. Clemmer presented the application. Staff recommended APPROVAL.

Applicant's representative was present in the audience.

No one appeared in protest.

Chairman Bugbee made a Motion for APPROVAL for a Six Month Extension of Time. Motion carried unanimously. (Giles and Canul excused)

DIRECTOR'S BUSINESS:

1. Election of Officers

1982 Board of Zoning Adjustment Election of Officers.

Mrs. Emmett nominated Helen Myers for Chairman. Motion carried unanimously. (Giles and Canul excused)

Mrs. Myers nominated Robert Giles for Vice-Chairman. Motion carried unanimously. (Giles and Canul excused)

SUPPLEMENTAL AGENDA

1. V-91-79

APPROVED  
PLOT PLAN REVIEW  
AND SIX MONTH  
EXTENSION

Request of MVM CHILD CARE, INC. DBA: "LITTLE WRANGLERS" for a plot plan review and six months extension of time on an approved variance which permitted a commercial child care facility on property generally located at the northeast corner of Page Street and Diamond Head Drive in Zoning District R-E.

Mr. Clemmer presented the plot plan. Staff recommended APPROVAL of the revised development plan and the extension of time, subject to:

1. Extension to expire September 26, 1982.
2. Conformance to the amended plot plan and elevations.
3. Conformance to the original conditions of approval.

George Tate appeared on behalf of the applicant.

No one appeared in protest.

Mrs. Myers made a Motion for APPROVAL. Motion carried unanimously. (Giles and Canul excused)

2. U-47-80

REVIEW  
APPROVED

Request of the KIWANIS CLUB OF LAS VEGAS, NEVADA for a review of the proposed sign on property generally located on the south side of Alta Drive between Lacy Lane and Valley View Boulevard in Zoning District R-1.

Mr. Clemmer presented the plot plan. Staff recommended APPROVAL, subject to extending the wall up to the base of the sign.

George Basconi, 18 Dunn Circle, appeared on behalf of the applicant.

Mrs. Emmett made a Motion for APPROVAL, subject to staff's conditions. Motion carried unanimously. (Giles and Canul excused)

3. U-4-82(HO)

APPROVED

Application of RICHARD G. HEPWORTH for a home occupation permit to allow office operations for Air Juliet, Inc. on property located at 6600 Lowden Lane in Zoning District R-1.

Mr. Foster presented the application. Staff still had reservations about this application.

Richard Hepworth, 6600 Lowden Lane appeared on behalf of the application.

Mrs. Emmett made a Motion for APPROVAL. Motion carried unanimously. (Giles and Canul excused)

4. U-5-82(HO)

APPROVED

Application of TARJA ROSE for a home occupation permit to allow a mail order business on property located at 315 North 15th Street in Zoning District R-3.


Mr. Foster presented the application. Staff recommended APPROVAL, subject to the normal conditions.

No protests on file.

Mrs. Myers made a Motion for APPROVAL, subject to staff's conditions. Motion carried unanimously. (Giles and Canul excused)

THE MEETING WAS ADJOURNED AT 10:30 P.M.

DEPT. OF COMMUNITY PLANNING & DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

/sd

CHAIRMAN BUGBEE: Item 14, the application of George and Rossslynne Loper for a variance to operate a residential facility for emotionally disturbed people on property located at 611 and 621 Desert Lane in Zoning District R-3.

ROBERT CLEMMER: This property is located on the east side of Desert Lane. It involves two four-plexes -- apartment uses. In a precise plan done in this area, dealing with Valley, Southern Nevada Memorial Hospital and I see in all the Health type facilities, it was determined that this area would remain residential as a medium density apartment area. Staff feels that the proposal is commercial in nature and would recommend denial. If approved, the Building Department feels that on the plot plan the kitchen should not be removed. I believe that the applicants have agreed to not remove the kitchen. Yes, do not remove the kitchens. If approved, subject to:

Conformance to the plot plan and elevations.

Standard conditions 2 through 5.

Retention of kitchen facilities in each unit as required by the Department of Building and Safety.

Provision of Fire Hydrants and water flow as required by the Department of Fire Services.

There are 86 protests. Oh, and also, we'd like to have a review in six months with the possibility of revocation if found to be incompatible.

CHAIRMAN BUGBEE: Thank you. This is a public hearing, would you like to speak on the matter?

ROSSLYNNE LOPER: I'm Rossslynne Loper. I live at 809 E. St. Louis, Las Vegas, Nevada, 89104 and I own the property at 611 and 621 Desert Lane and I'd like to introduce to you Mrs. Harrison who will speak for me.

CHAIRMAN BUGBEE: Thank you. Mrs. Harrison, please state your name and address for the record.

BEV HARRISON: My name is Bev Harrison and I reside in Orange, California at 1407 E. Greenview Drive. My purpose for being here today is that if we are granted a variance on the property in question, we would propose to operate transitional housing facility. For the benefit of the panel, I'd like to go into a little bit of my background if you will please. For the past several years, six to be exact, my family and I have been operating two

BEV HARRISON:

residential care facilities in southern California. One located in the City of Garden Grove and the other one in the City of Santa Ana. We -- in each of these facilities we have had a license, a license from the State of California to accommodate 29 people, ages 18 through 65, with varying degrees of mental disorders. We also have a variance in our Garden Grove facility to accept 6 non-ambulatory people. Services that we provide there are somewhat the same, though not limited to, the ones that we are now providing. I'll name a few of those for you. We would provide a well balanced diet, consisting of three meals a day plus an evening snack. A clean bedroom with ample space for storage of clothing, bathing facilities and a living room for watching TV, entertaining friends, what have you. We would do daily counseling on hygiene, which is a very important thing with mentally disordered people. We would assist in the taking of medication as prescribed by a psychiatrist or a physician. Provide transportation and/or assist in obtaining transportation to and from appointments as necessary. Assist with appointment scheduling. In-house activities, we would have as allowed by the facility. Other activities as provided by the State and the County. The purpose of the residential care facility, or transitional housing as it's called in this area, is to try to rehab -- to try to rehabilitate those people who for one reason or another have been unable to cope with the responsibilities of everyday living. Maybe you know someone in this category. I know it's all too easy for people to become greatly alarmed when the word mental disorder is mentioned. I assure you in the six years that we've been operating and taking care of some 65 people, we've never had a vicious attack against anyone outside the facility or against anyone within the facility. I believe that, in the past, things that have been done with mentally disordered people have been done wrongly. They've either been hidden in a closet by a family or they've been relegated to an area down by the stockyards which really doesn't promote much interest on their part to get out into the mainstream of society. If we are -- if we are successful in starting a facility in this area, all the individuals that we house would be referred to us by the State or County agencies of Mental Health. Each individual would be assigned a Social Worker from the Mental Health Department who would assess the needs of each individual on a required -- on a regular basis and maintain the proper -- excuse me, and maintain -- and monitor the progress toward meeting those needs. I'm sorry my bifocals are a little off tonight. We have been searching for a place in Las Vegas for the past seven months. We have looked at many, many facilities, including some that have been mentioned here earlier this

- BEV HARRISON: evening. We felt that many of them that we looked at were not large enough to house the number of people that we wished to accommodate. We found that others that were available to us were in areas that we just felt were not in line with what we were seeking. We are not anxious to become slum landlords. So, for these reasons, I would hope that you would vote in favor of this variance. Thank you.
- CHAIRMAN BUGBEE: Thank you, sir. This is a public hearing, is there someone here to speak in favor or against this motion?
- EDWARD WEINSTEIN: Good evening, my name is Edward Weinsten, 2305 Las Vegas Boulevard, South. I own the property at 631, 641 and 651 Desert Lane which, if you'll note please, Your Honor, is next to the subject property. I would like to begin my remarks by stating that a letter of opposition exists from Beverly Manor --
- CHAIRMAN BUGBEE: Would you swing that mike over a little bit please so we can --
- EDWARD WEINSTEIN: -- I'd like to begin my remarks by saying that a letter of opposition exists from Beverly Manor which I've handed to the clerk -- could you show it to them -- here's another copy, if you'd like to give it to them. Mr. Bugbee, members of the Board, I think that the people that wanted to have this approved assumed that Beverly Manor would be in favor of it, but Beverly Manor is against it and strongly against it. I've owned the property for about 12 years, across the street, and I know that the people from Beverly Manor walk up and down the street. They're very much afraid that they will have trouble with emotionally disturbed people and as they say in the last paragraph, and I don't think the gentleman that preceded me has explained it, emotionally disturbed people covers a very broad range of people. There is definitely a danger. I presented a letter to the City and that letter was signed by Gary Menkel who's also here who'll speak after me. He owns 671 and 681 and Ms. Suzuki, the lady in the pink dress, owns the property in back of mine and she will also speak. There are also signatures on petitions and otherwise of about 85 other people, making a total of 88. There is nobody that I know who's in favor of this except the owner who's selling it. The man who preceded me is a decent gentleman but these people do not belong in this area. We're all in favor of better treatment for the mentally disabled people and I bow to no one in my concern for mentally disabled people; but to get to the point, the technical point,

EDWARD WEINSTEIN:

I understand that a variance is being applied for on the ground that four or more unrelated persons will occupy the units. I would oppose even a variance for that since the increased parking and police and fire services caused by such concentration of persons would be uncharacteristic of the area. Every resident has parking now. If there were four persons to an apartment, there would be insufficient parking. Now, you might say that these will be emotionally disturbed persons but they won't drive. But the best view of these emotionally disturbed persons is as put by the gentleman who wants to buy the property that they will be coming into the community. If that's so, they have to have cars. We have four people in one apartment who don't know each other, who are emotionally disturbed anyway. Now, the grounds as I understand it for granting a variance are in 11.1.24A2. They are that the purpose of the variance, the sole purpose, is to prevent discrimination and no variance shall be granted which shall have the effect of granting a special privilege not shared by other property in the same vicinity and zoning district. This is certainly a special privilege. It would be a special privilege to allow four unrelated persons, not a family, in a sense four families to live in one apartment. It is certainly a special privilege, I urge upon you, to allow four emotionally disturbed persons perhaps emotionally disturbed persons I should say who have been said to be emotionally disturbed, who will be sent to him by the State of Nevada as emotionally disturbed. I have other comments in my letter, I guess you have excess to that letter, so I won't repeat them and I -- if you have no questions, I'll defer to Gary Menkel who also signed the letter.

CHAIRMAN BUGBEE:

Any questions, Commissioners?

GARY MENKEL:

My name is Gary Menkel and I own the property down the street, 671 and 681 Desert Lane. The area we're talking about is a small area. I think there's about 14 four-plexes. It's been there for 25 years and it is a neighborhood. It involves carpools back and forth between four-plexes and in fact the people that live in the two four-plexes that the Lopers own many of them have been a very long time, some as long as 12 years, I talked to. They'll all be thrown into the street, if this variance is granted. Some of the people I talked to there wouldn't sign the petition, they feared some kind of retribution from the owners if their name appeared. My personal four-plexes -- my parents retired four years ago in California, they're in the audience here tonight. My dad will be 70 his

GARY MENKEL:

next birthday and my mother is 27, I think she said. The problem is I moved them up here -- they, they were concerned about safety, knowing the history of Las Vegas and whatever and I convinced them it'd be safe to move up here. Now, it turns out we're going to have and I'm told as high as 29 people living in six apartments, mentally disturbed. Everyone in the neighborhood is just in a panic. Many people I talked to said they would move, of course they're tenants and they're a little more mobile than I am. I own the place and my parents live in it, as well as my aunt lives there. Most of my tenants have been there six and seven years, some of them longer than I've owned the building and we haven't had a vacancy -- one vacancy in the last like two or three years. It's a very -- well, it's a neighborhood. Like I say, we all get together, we barbecue, we have a good time. Now, we're going to cut the heart out of this neighborhood by putting 29, count them 29, emotionally disturbed people in six rooms. That's amazing to me, I vote against it.

CHAIRMAN BUGBEE:

Thank you.

HIROSKI SUZUKI:

Hello, my name is Hiroshi Suzuki. I own 630 and 640 South Highland -- the two units which is eight units altogether. Excuse my english. I'll do my best to use big words much as possible but if I go round and round would you please stop me. Thank you. Now, I've been in America about 32 years and the reason I decide to settle down in Las Vegas because I used to do show business -- and then many people mis-understand about Las Vegas by other people. I don't gamble. In other words, this is a nice district place to settle down. So, like -- just like the gentleman before me said, nice neighborhood. All of us and tenants and my place as being owner -- it's a nice intimate place. And, then mental disturbed people -- I'm not qualified to criticize it but I understand what they're trying to do, I think I understand but this place I been making living, which I haven't been paid off yet -- I hope to be very soon then I could be relaxed and then make this place, shall I say, even I would like to find my place -- even grave over here. Do I make myself clear? So, anyway 29 people in two, I mean the place I cannot memorize that place but for eight rooms and that many people. First of all, they don't have no fence or seem like they have no -- nobody to control that place because just like we are next store and then like they were saying about the parking place -- quite a few people working very, very late -- like my manager coming home about 1:00 or 2:00 o'clock. I'm sure they might have a curfew but we don't know for sure. So many people

HIROSHI SUZUKI:

looking after 29 people. One or two or one person as one person looking after those people. So not just because our safety but I think they need a safety too. Also, four people in one room -- I mean one apartment -- the sanitary thing is also I think required. So my point is I could on and on to try to cover up my lack of vocabulary, seem like I can't get to the point, but this is my home and I'm naturalized citizen. I'm very proud of it and I would like to keep this nice apartment and nice neighborhood like it is and I'm against it and I'm very sorry to say it.

CHAIRMAN BUGBEE:

Thank you. Yes sir.

MR. ACURI:

My name is Acuri. I own 661 Desert Lane and I oppose to that deal because I'm afraid for the safety of my tenant and I believe all these people. They said it all because the only thing is with these kind of people, they will be disturbed -- I mean they going to affect on the neighborhood and we're going to lose most of the tenant and besides all the older people are going to fear from that neighborhood period and we would like to keep that neighborhood in the same shape it is now.

CHAIRMAN BUGBEE:

Thank you sir. Yes sir, do you want to add something to that?

ROBERT BARNES:

My name is Robert Barnes. I live at 630 South Highland, adjacent to this place where these poor people are coming, suppose to come. We have nothing against these people. We realize they must go someplace but this is too nice of a community in there where we live. I lived there for seven years and we've had no trouble or anything that went on and it's a real nice neighborhood and we don't feel like the neighborhood should be jeopardized with these people. So, we're asking you folks to think it over and give us a break on it.

CHAIRMAN BUGBEE:

Thank you, sir. You have something to add, sir. You in opposition?

GARY LIEBERMAN:

Very briefly. I'm in opposition. My name is Gary Lieberman. I live at 401 Endora Ct. in Las Vegas. I know Mr. & Mrs. Weinstein and Mr. Menkel who signed the January 27th, 1982 letter on Mr. Weinstein's letterhead. I'm also a lawyer in Las Vegas and I think it's a good idea to have some type of place for these type of people but I don't think the location that the gentleman wants is a good location. It's going to cause tremendous traffic problems, tremendous parking problems and it's going to impinge on the rights of the people that

- GARY LIEBERMAN: already live there. There are plenty of places in town where located -- where place for emotionally disturbed people can be located. They could be closer to the Mental Health Center on West Charleston or some of the desert areas on West Charleston. They don't have to be out in the middle of nowhere like the man suggested. They can be close to the community but I don't think it's a good idea to put in right smack dab in the middle of an already established neighborhood where it's going to be overcrowded. I think there's a more appropriate place and I ask that the variance be denied.
- CHAIRMAN BUGBEE: Thank you. Yes ma'am.
- LUCILLE LOEB: My name is Lucille Loeb and I live at 631 -- 641 Desert Lane. 631 is facing our building and we -- I am a widow and I live alone. We have other elderly people living there or middle aged people, some are not too well and we don't feel that we have any protection there from any outsiders who might cause disturbances. I also feel these people need attention but I don't think they should be put in as close a populated residential section as this is. Thank you.
- CHAIRMAN BUGBEE: Thank you. Yes sir. I'll hear one more of an opposition than I'm going to stop.
- MARTIN BIENSTOCK: My name is Martin Bienstock and I live at 641 Desert Lane. Been there for about eight years now. What I did want to add is there's been so much said, which no use repeating that that but besides the Beverly Manor Home, we also have the NIC building there and we have these people walking around there because they're on exercising programs and also people from the Beverly Manor are aged people and they let them out on beautiful days. They're on wheelchairs and I don't think that that combination would work out with retarded people because these people are always exercising. Sometimes we have to bring them back because they lose their way -- these Beverly Manor people. That's all.
- CHAIRMAN BUGBEE: Thank you, sir. Yes ma'am.
- DR. PATRICIA ARMSTRONG: My name is Dr. Patricia Armstrong. I'd like to speak in favor of the facility if I may. --
- CHAIRMAN BUGBEE: Okay.
- DR. PATRICIA ARMSTRONG: I'm with the Nevada State Mental Health System and I would just like to to make a few comments with regard to the need for the facility as well as make a few comments with regard to who these people are and also provide the opportunity to answer any questions if there are some.

DR. PATRICIA ARMSTRONG: In the last session of the Nevada Legislature, the Mental Health System was given funds to contract for community based facilities for mentally disabled individuals in order to prevent and/or reduce hospitalization. Prior to the approval of that funding, the only alternative for individuals who because of the emotional stresses they were experiencing in their lives were not able to maintain themselves alone in the community or were creating stress in their families and so forth, the only alternative for these individuals was either a locked institution or a cheap hotel. The problem with a locked institution is that when your primary problem is an inability to cope with the stresses of day to day living, the inability to maintain consistently an employment which -- an employment which allows you to find housing and so forth is the major problem. We're not talking about dangerous individuals. We're not talking about -- with the -- as I think an earlier individual said, when you talk about mental illness, there's a wide range of mental illnesses. The -- one of the things -- people, I think, generally tend to think the worse with regard to a small segment of the population. For the most part, mentally ill individuals are victims rather than perpetrators. The -- okay so, we're talking about individuals who for -- because of their inability to either situationally -- something that may pass, so that you know in being provided a sheltered living situation for a period of time, they may then be able to go on and live in the community or for people who need supervised living for an indefinite period of time. This type of program provides a normal community based alternative with supervision. As I said the typical alternative is a cheap hotel where a person doesn't receive supervision, where there's not a homelike atmosphere and where there's a cycle of re-hospitalization. The need for this facility is very great. This is not the, as Mr. Harrison mentioned, these individuals have been looking at facilities for the last seven months. Not these particular individuals, but other providers have come before the various City and Planning Commissions in in -- always, always the intention has been to maintain a balance between putting individuals into a normal environment while at the same time being, being reasonable in terms of residences and so forth. After seven months of the search, it's the feeling of the staff of the Mental Health Center, it's the feeling of the local realtor that these individuals have been working with that this is a very reasonable location. There -- we we don't expect that anyone anywhere in the City is going to stand up and say, rah rah what a perfect place. That's not going to happen. This is a place that is accessible

DR. PATRICIA ARMSTRONG: to public transportation and to address the gentleman's issue with regard to parking, we're talking about individuals very often who are on disability and who are not going to be able to afford, you know, automobiles and so forth and are going to rely on public transportation, so I don't think that parking will be, will be much of an issue. The evening is late maybe I should to defer to whatever -- I'd be happy to answer any questions that anyone might have.

JESSIE EMMETT: Dr. Armstrong, I'm sure you're familiar with the facility down on 10th Street -- the 10th Street apartment?

DR. PATRICIA ARMSTRONG: 10 Street -- operated by the Desert Developmental Center, yes. Ahem.

JESSIE EMMETT: Would you say that's been successful?

DR. PATRICIA ARMSTRONG: I'm not with the Mental Retardation Division. I'm with the Mental Health Division.

JESSIE EMMETT: By they are handicapped people, mentally handicapped?

DR. PATRICIA ARMSTRONG: They are mentally retarded individuals and I would not feel -- to the best of my knowledge there have not been problems but I'm not really, you know

JESSIE EMMETT: I understand the problems aren't coming from the children. It's coming from the people in the neighborhood in respect of vandalism, drunkenness, one man threatening to kill his wife --

DR. PATRICIA ARMSTRONG: Ahem.

JESSIE EMMETT: -- this kind of thing. Not the children, not the young adults, but the people in the area. I found that interesting.

DR. PATRICIA ARMSTRONG: Yes. Yes.

HELEN MEYERS: One of the questions that has been bothering the people from the neighborhood is the matter of security. Could you address who'll be supervising these people? What kind of people will be on the premises? Will there will be people on the premises and that --

DR. PATRICIA ARMSTRONG: Yes. I would like to defer to Mr. Harrison to talk about the staffing because this will be a contracted facility but yes our -- the State does develop standards of care and there would be 24 hour supervision and there would always be qualified

- DR. PATRICIA ARMSTRONG: trained staff. Also, I might note that the Southern Nevada Mental Services operates a 24 hour crisis intervention service which is located at Southern Nevada Memorial Hospital. So backup staff, should there be any problem, is always available very readily. However, I want to emphasize that we're talking about placing individuals who need a place to stay to be integrated back into the community. This is not a treatment facility. This is a residential facility and I think that's important. We're talking about people who just need an alternative to the street.
- CHAIRMAN BUGBEE: Thank you, Dr.
- HELEN MEYERS: Mr. Harrison, first thing would you address, how many people will be there? Maximum?
- BEV HARRISON: You're talking about staff members?
- HELEN MEYERS: No, I mean, do you refer to them as patients or residents or --
- BEV HARRISON: 29.
- HELEN MEYERS: In how much space?
- BEV HARRISON: That's a little over 6000 -- excuse me a little over 6000 ft -- sq.ft. It's a -- it's a eight-plex. There are 14 bedrooms involved. With regard to staffing, I'll just reiterate and repeat what Dr. Armstrong has said. There will always be, during the daylight hours, there will always be at least 3 people on duty. At night there will always be 1 and I'm speaking about the hours between 11:00 and 7:00 in the morning, there would be at least 1 person on duty awake.
- CHAIRMAN BUGBEE: Thank you.
- HELEN MEYERS: Is this area going to be fenced?
- BEV HARRISON: It is presently fenced. We don't have -- plan to have security guards. The people that we will be dealing with are people that we're trying to rehabilitate and get them secure enough on their own initiative to join the mainstream of society. They're not criminals. They're people that have some emotional disturbance.
- DR. PATRICIA ARMSTRONG: I'd like to comment, if I may that with regard to the individuals in the facility being there 24 hours a day that will not occur. The State operates several day treatment facilities and also it's quite possible that individuals would be involved in pre-

DR. PATRICIA ARMSTRONG: vocational or vocational activities. So we're not talking about 29 people hanging around, you know, 24 hours a day. These people will be active in the community.

CHAIRMAN BUGBEE: Thank you. I don't think. Do you want to hear anymore arguments? I know what you other people are going to say, believe me.

MARY ANN PETERSON: My name is Mary Ann Peterson and I was sent by the Administrator of Beverly Manor to put this letter in the record.

CHAIRMAN BUGBEE: We have the letter in now, thank you very much.

MARY ANN PETERSON: Could I give this letter to the clerk.

CHAIRMAN BUGBEE: Yes, please.

FROM THE AUDIENCE: One more point, the man said there was 14 bedrooms. There are only 12 bedrooms.

CHAIRMAN BUGBEE: I know, there's only 12.

FROM THE AUDIENCE: What are they going to use for offices.

CHAIRMAN BUGBEE: Well, let's -- we'll consider this, I'm going to close this hearing and --

FROM THE AUDIENCE: There's only 8 bathrooms, sir.

CHAIRMAN BUGBEE: Don't get me upset. I'm trying to think what we're going to do. I feel that staff's given us a recommendation of Desert Inn Lane or Desert Lane to cut this thing off and I also feel that you people have put a lot of money in four-plexes are sort of pension plans for small investors and I really believe, and I feel very strongly about this other situation, but I don't think we can jeopardize the investments of 15 or 20 people on this situation. I'm going to have to recommend denial.

HELEN MEYERS: Unfortunately, where are we going to put them?

CHAIRMAN BUGBEE: That's right.

JESSIE EMMETT: The hour is late and I don't agree with you although I'll vote with you. I think the time has come when we have to meet this problem. I think the point was made we can't take these people and shove them out some place and forget about them.

CHAIRMAN BUGBEE: I agree with you too but I don't think we can jeopardize the investments of a lot of people --

JESSIE EMMETT: You're going to jeopardize them ultimately in one way or another. These people --

CHAIRMAN BUGBEE: Maybe this type of thing the State -- the State can do why - why should we put it on the citizens.

JESSIE EMMETT: I do, however, feel that the space allocated, again I'm back at the one on one thing, these apartments that I spoke of that I'm -- I happen to have a daughter involved in this so I'm quite familiar with it but there are only two -- two young people to an apartment and it's been very successful. I feel that as many as you're trying to put into this project it -- it doesn't appear to me that it could be quite as successful as it could be if it were a little bit less and easing into an area rather than jamming into an area, I think, might help a bit; but I am very much in sympathy with the program.

CHAIRMAN BUGBEE: I don't think there's any argument on that.

HELEN MEYERS: No.

CHAIRMAN BUGBEE: Cast your votes, please. Motion denied. Unanimous.  
(Giles and Canul excused)

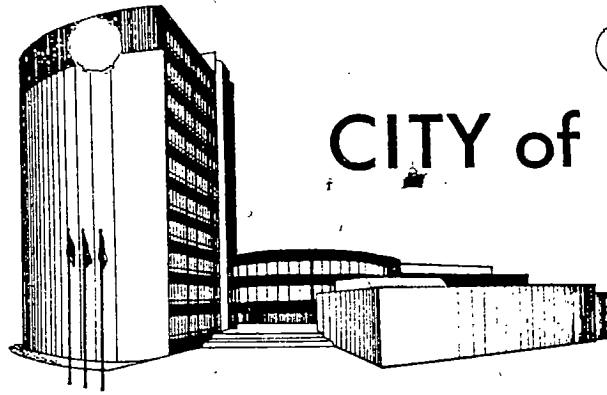
END OF EXCERPT

MAYOR BILL BRIARE

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RON LURIE  
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ROY WOOFER  
AL LEVY

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL DORN



# CITY of LAS VEGAS

January 29, 1982

Chhotubhai Patel  
2217 East Fremont Street  
Las Vegas, Nevada 89101

Re: U-2-82

Dear Mr. Patel:

Your request for a use permit to allow used car sales on property located at 2217 East Fremont Street in Zoning District C-2, was considered by the Board of Zoning Adjustment at its regular meeting held January 28, 1982.

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

1. Conformance to the plot plan ~~attached to provide landscaping along Eastern Avenue & Fremont Street.~~
2. Approval of the parking and driveway plans by the Traffic Engineer.
3. Repair any damage done to the existing street improvements as required by the Department of Public Services.
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. Securing all necessary permits and licenses, and satisfaction of City code requirements and design standards of all City departments.

*motion made  
w/ staff's approval  
Russell Dorn*



7. 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.

This action by the Board of Zoning Adjustment on January 28, 1982, is final unless an appeal, in writing, is filed with the City Clerk within eleven days, or there is a review action filed by the City Commission within fourteen days.

Sincerely,  
COMMUNITY PLANNING AND DEVELOPMENT



Harold P. Foster, Director

HPF:bjl

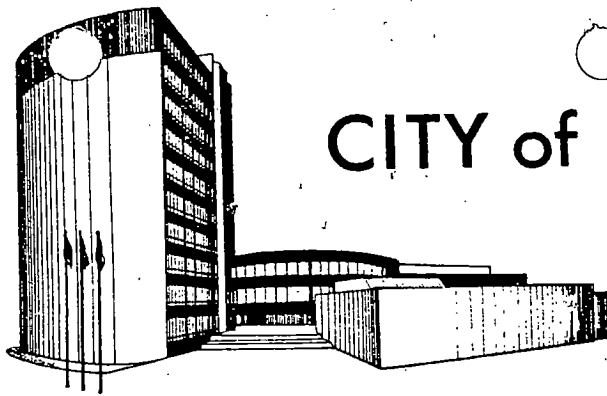
cc: City Clerk  
Public Services

MAYOR BILL BRIARE

COMMISSIONERS  
RON LURIE  
PAUL J. CHRISTENSEN  
ROY WOOFER  
AL LEVY

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL DORN



# CITY of LAS VEGAS

January 29, 1982.

Rainbow West, a Partnership  
c/o G. C. Wallace Consulting Engineers  
1100 East Sahara Avenue  
Las Vegas, Nevada 89104

Re: U-76-81  
(Abeyance Item)

Gentlemen:

Your request for a use permit to allow a 300 unit apartment complex in a C-1 zone on property generally located at the southwest corner of Silverstream Avenue and Misty Isle Lane (private road) in Zoning District C-1, was considered by the Board of Zoning Adjustment at its meeting held January 28, 1982.

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

1. Conformance to the elevations.
2. Construction of a 6' block wall on the south and northwesterly property lines and a 30" decorative block wall set back 5' along Silverstream Avenue.
3. Approval of the curb return type driveways by the Traffic and Parking Commission.
4. Redesign the central entry driveway as required by the Traffic Engineer.
5. Install a sidewalk on Silverstream Avenue as required by the Department of Public Services.

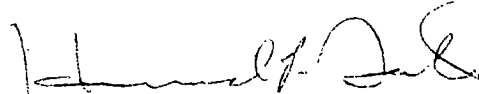
*Motion was made with no credit.*



6. Provide fire hydrants and water flow as required by the Department of Fire Services.
7. 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.
8. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
10. Conformance to the plot plan.
11. Securing all necessary permits and licenses, and satisfaction of City code requirements and design standards of all City departments.

This action by the Board of Zoning Adjustment on January 28, 1982, is final unless an appeal, in writing, is filed with the City Clerk within eleven days, or there is a review action filed by the City Commission within fourteen days.

Sincerely,  
COMMUNITY PLANNING AND DEVELOPMENT



Harold P. Foster, Director

HPF:bjl

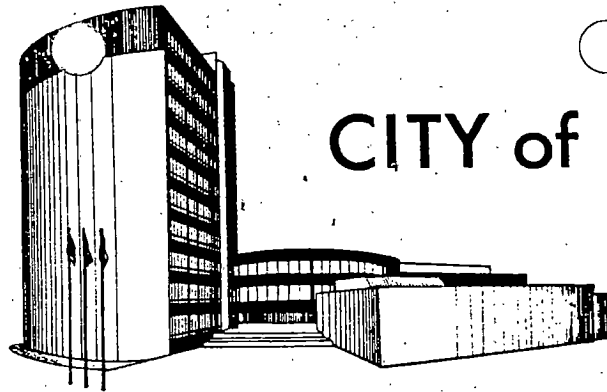
cc: City Clerk  
Public Services

MAYOR BILL BRIARE

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PAUL J. CHRISTENSEN  
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AL LEVY

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL DORN



# CITY of LAS VEGAS

January 29, 1982

Dr. Herbert Rowe  
518 E. St. Louis Avenue  
Las Vegas, Nevada 89104

Re: V-92-81

Dear Dr. Rowe:

Your request for a variance to allow a dental laboratory on property located at 518 East St. Louis Avenue in Zoning District P-R, was considered by the Board of Zoning Adjustment at its regular meeting held January 28, 1982.

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

1. Conformance to the plot plan and elevations.
2. Revise the parking and driveway plans as required by the Traffic Engineer.
3. Replace the existing curb cut on Santa Clara Drive with curb, gutter and sidewalk as required by the Department of Public Services.
4. Repair any damage to the existing street improvements as required by the Department of Public Services.
5. Maximum height of landscaping at the intersection of Santa Clara Drive and St. Louis Avenue is 30" to eliminate any sight restriction.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
8. Landscaping and a permanent underground sprinkler system shall be provided as required by the Department of Community Planning and Development and

*6-8 not a part of  
motion.*




(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.)

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

This action by the Board of Zoning Adjustment on January 28, 1982, is final unless an appeal, in writing, is filed with the City Clerk within eleven days, or there is a review action filed by the City Commission within fourteen days.

An approved variance must be exercised within six months or it becomes null and void, unless a request for an extension of time is duly filed and approved by the Board within the six month time limit.

Sincerely,  
COMMUNITY PLANNING AND DEVELOPMENT



Harold P. Foster, Director

HPF:bjl

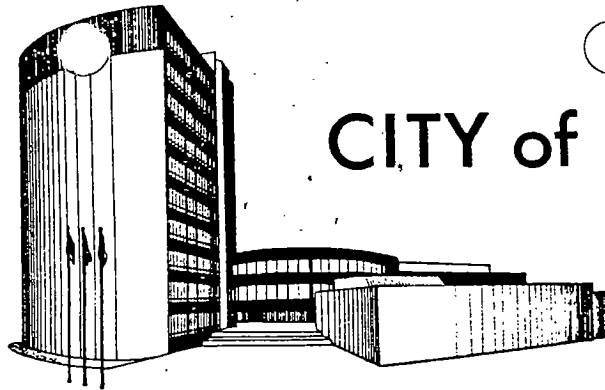
cc: City Clerk  
Public Services

MAYOR BILL BRIARE

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AL LEVY

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL DORN



# CITY of LAS VEGAS

January 29, 1982

Mr. Charles L. Ruthe  
801 South Rancho Drive, Suite C-1  
Las Vegas, Nevada 89106

Re: V-94-81

Dear Mr. Ruthe:

Your request for a variance to allow eight free-standing ground signs (2' x 8') which are closer than fifty feet (50') from each other where a fifty ft. (50') separation is required on property located at 1336 South Decatur Boulevard in Zoning District R-3 (under Resolution of Intent to C-1), was considered by the Board of Zoning Adjustment at its regular meeting held January 28, 1982.

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

1. Conformance to the plot plan and elevations.
2. No additional freestanding advertising signs will be permitted on this property.

This action by the Board of Zoning Adjustment on January 28, 1982, is final unless an appeal, in writing, is filed with the City Clerk within eleven days, or there is a review action filed by the City Commission within fourteen days.

An approved variance must be exercised within six months or it becomes null and void, unless a request for an extension of time is duly filed and approved by the Board within the six month time limit.

Sincerely,  
COMMUNITY PLANNING AND DEVELOPMENT

*Mr. Ruthe  
made  
without  
mention of  
conditions*

*Harold P. Foster*  
Harold P. Foster, Director

HPF:bjl

cc: City Clerk  
Public Services

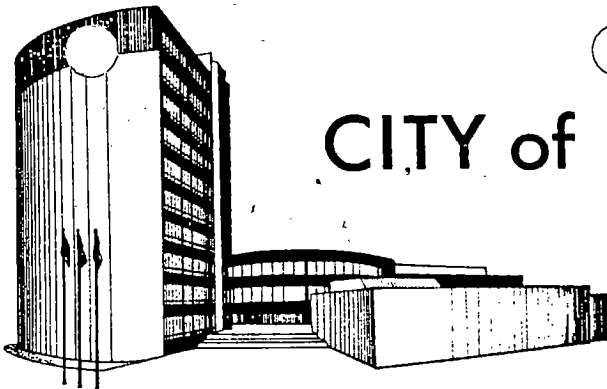


MAYOR BILL BRIARE

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CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL DORN



# CITY of LAS VEGAS

January 29, 1982

C. H. Bouchard, Vice President  
Nevada Escrow Services, Inc.  
333 South Third Street  
Las Vegas, Nevada 89101

Re: V-96-81

Dear Mr. Bouchard:

Your request for a variance to allow four dwelling units on fifty-three lots 6,325 sq. ft. in size where 7,000 sq. ft. lots are required on property generally located on the north side of Washington Avenue between Sandhill Road and Lamb Boulevard in Zoning District R-MHP (under Resolution of Intent to R-3), was considered by the Board of Zoning Adjustment at its regular meeting held January 28, 1982.

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

1. Conformance to the plot plan and elevations.
2. Conformance to the conditions of approval of Z-26-81 as they pertain to this project.
3. The plot plan on the remaining R-3 portion to the east of this proposed subdivision is invalidated.

This action by the Board of Zoning Adjustment on January 28, 1982, is final unless an appeal, in writing, is filed with the City Clerk within eleven days, or there is a review action filed by the City Commission within fourteen days.

*Motion made  
with no  
mention of  
conditions*



An approved variance must be exercised within six months or it becomes null and void, unless a request for an extension of time is duly filed and approved by the Board within the six month time limit.

Sincerely,  
COMMUNITY PLANNING AND DEVELOPMENT



Harold P. Foster, Director

HPF:bjl

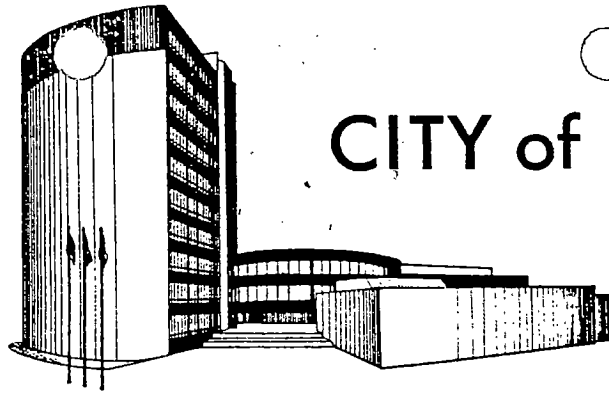
cc: City Clerk  
Public Services

MAYOR BILL BRIARE

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CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL DORN



# CITY of LAS VEGAS

January 29, 1982

John M. and Mae R. Palmisano  
705 North 17th Street  
Las Vegas, Nevada 89101

Re: V-2-82

Dear Mr. and Mrs. Palmisano:

Your request for a variance to allow a child care center for 21 children and to conduct a babysitting service where such uses are not allowed on property located at 1513 East Bonanza Road in Zoning District R-1, was considered by the Board of Zoning Adjustment at its regular meeting held January 28, 1982.

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

1. Conformance to the plot plan and elevations ~~and to provide landscaping~~
2. Construction of a 6' block wall around the entire rear yard.
3. Conformance to the requirements of the Child Welfare Ordinance.
4. ~~Elimination of the parking space encroachment on public right-of-way~~
5. A review shall be conducted in one year.
6. The hours that the children could be outside shall be from 8:00 A.M. to 9:00 P.M.

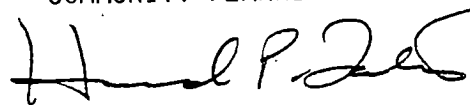
This item will be considered by the Board of City Commissioners on February 17, 1982, at 2:00 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requests that you or your representative be present at this meeting.

*Notion made  
no mention  
of 1 & 4*



An approved variance must be exercised within six months or it becomes null and void, unless a request for an extension of time is duly filed and approved by the Board within the six month time limit.

Sincerely,  
COMMUNITY PLANNING AND DEVELOPMENT



Harold P. Foster, Director

HPF:bj1

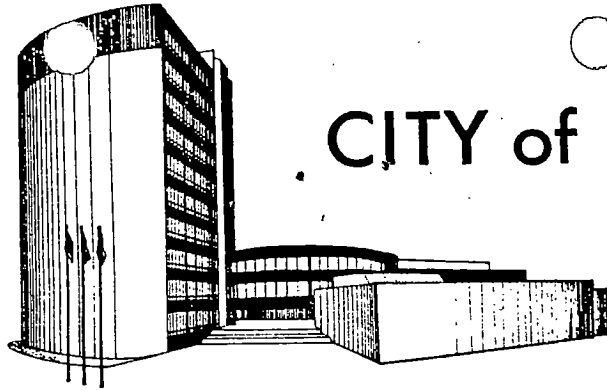
cc: City Clerk  
Public Services

MAYOR BILL BRIARE

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CITY MANAGER  
RUSSELL DORN



# CITY of LAS VEGAS

January 29, 1982

Mr. Paul Terracina  
2620 Mason Avenue  
Las Vegas, Nevada 89102

Re: V-3-82

Dear Mr. Terracina:

Your request for a variance to allow construction of a carport fifteen feet (15') from the front property line where twenty feet (20') is required on property located at 2620 Mason Avenue in Zoning District R-1, was considered by the Board of Zoning Adjustment at its regular meeting held January 28, 1982.

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

1. Conformance to the plot plan and elevations.
2. Close the existing driveway as required by the Department of Public Services.

This action by the Board of Zoning Adjustment on January 28, 1982, is final unless an appeal, in writing, is filed with the City Clerk within eleven days, or there is a review action filed by the City Commission within fourteen days.

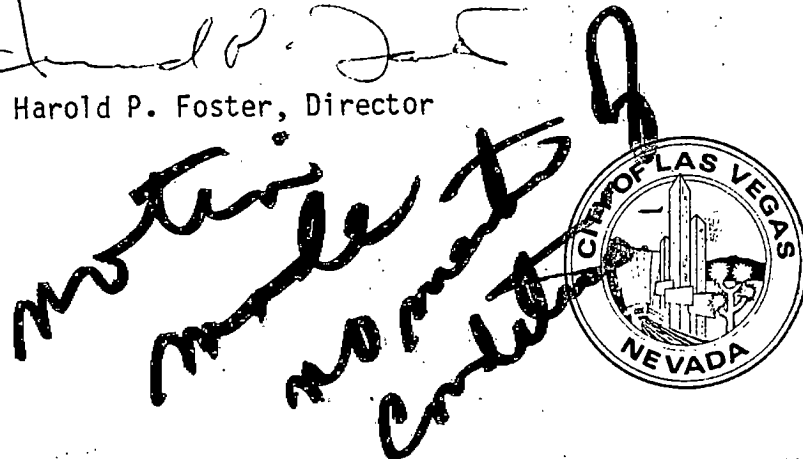
An approved variance must be exercised within six months or it becomes null and void, unless a request for an extension of time is duly filed and approved by the Board within the six month time limit.

Sincerely,  
COMMUNITY PLANNING AND DEVELOPMENT

Harold P. Foster, Director

HPF:bjl

cc: City Clerk  
Public Services

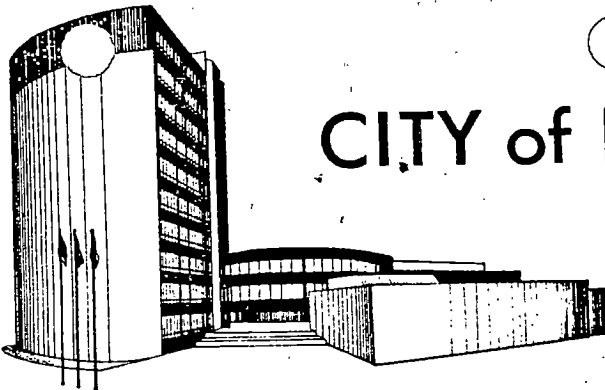


MAYOR BILL BRIARE

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CITY MANAGER  
RUSSELL DORN



# CITY of LAS VEGAS

January 29, 1982

Ms. Joyce Bananto  
1515 Western Avenue  
Las Vegas, Nevada 89102

Re: V-5-82

Dear Ms. Bananto:

Your request for a variance to allow eight apartments where seven are permitted and to allow a three story building where only two stories are allowed on property located at 126 Baltimore Avenue in Zoning District R-4, was considered by the Board of Zoning Adjustment at its regular meeting held January 28, 1982.

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

1. Conformance to the plot plan and elevations.
2. Install sidewalk on Baltimore Avenue as required by the Department of Public Services.
3. Repair any damage to the existing street improvements as required by the Department of Public Services.
4. Provide fire hydrants and water flow as required by the Department of Fire 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.

*motion made  
with no mention  
of conditions*

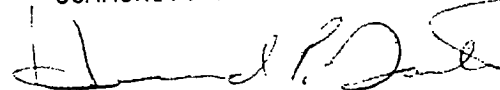


8. Landscaping and a permanent underground sprinkler system shall be provided as required by the Department of Community Planning and Development and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.

This action by the Board of Zoning Adjustment on January 28, 1982, is final unless an appeal, in writing, is filed with the City Clerk within eleven days, or there is a review action filed by the City Commission within fourteen days.

An approved variance must be exercised within six months or it becomes null and void, unless a request for an extension of time is duly filed and approved by the Board within the six month time limit.

Sincerely,  
COMMUNITY PLANNING AND DEVELOPMENT



Harold P. Foster, Director

HPF:bjl

cc: City Clerk  
Public Services

NAME

ADDRESS

01/29/1982

Sarge M. Jackson

G. C. Wallace

Joe Walker

Dr. Herbert Rome

John Arnold

DENNIS E. Ruck

Joyce Brumato

Dr. Pat Armstrong

Virginia M. Hedman

630 So. 3rd St.

1100 E. Sahara Ave.

2475 Swan Lane

518 E. St. Louis Av

1254 VISTA DR, L.V.

2800 W. SAHARA

2756 S Bronco L.V.

5400 S. Maryland Pkwy

1720 S. 9th St.