

A G E N D A

BOARD OF ZONING ADJUSTMENT

MARCH 25, 1982

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

ROLL CALL:

MINUTES: Approval of the Minutes for the Board of Zoning Adjustment meeting held January 28, 1982.

ANNOUNCEMENT: Satisfaction of Open Meeting Law

OLD BUSINESS:

1. HC-1-81  
(From 2/25/82) Appeal of JAMES L. BUCHANAN, II on housing code provisions relative to his property at 1721, 1723, 1801, and 1803 Linden Avenue.
2. V-36-80  
Review of Condition  
(Abeyance Item from 2/25/82) Request of GARLIN G. HAHN for a review of condition #2 as it relates to the dedication of right-of-way and radius corner imposed on the approved variance for property located at 5500 Grand Teton Drive in Zoning District R-E.

NEW BUSINESS:

1. U-19-82 (HO) Application of DIANA J. SHELBURNE for a home occupation permit to allow the making of dried and silk floral arrangements and arts and crafts on property located at 904 North 20th Street in Zoning District R-1.
2. V-16-82 Application of DR. SEBASTIAN BALLE for a variance to allow an addition to the Liberty Baptist Church that will extend to within twenty ft. (20') of the rear property line where a twenty-five ft. (25') setback is required on property located at 3016 West Charleston Boulevard in Zoning District C-D.
3. V-17-82 Application of BILLY B. MILAM for a variance to allow a carport 25'8" from the front property line where thirty feet (30') is required (The 30' setback was established through approval of a previous variance) on property located at 2100 Waldman Avenue in Zoning District R-E.

4. V-18-82                      Application of SAMUEL S. LIONEL, ET AL for a variance to allow several apartment buildings to a height of three stories or 45' where a maximum building height of two stories or 35' is allowed on property generally located southwest of Charleston Boulevard and Mojave Road in Zoning District R-2.
  
5. V-19-82                      Application of KENT W. KING for a variance to allow eight parking spaces for a proposed restaurant and other commercial uses where twenty-two parking spaces are required on property located at 220 East Charleston Boulevard in Zoning District C-2.
  
6. V-20-82                      Application of BERNADINE C. SCHNEIDER for a variance to allow an addition that will connect two existing dwelling units on the property for a proposed senior citizens residential facility which will be located to the rear property line where a fifteen ft. (15') setback is required, and one ft. (1') from the north side property line where a seven ft. (7') setback is required; and to allow one parking space where six (6) are required on property located at 720 South 9th Street in Zoning District R-1. (NOTE: A senior citizens home for sixteen people has been approved by a previous variance.)
  
7. U-12-82 (HO)  
     PUBLIC HEARING              Application of JEANNETTE L. READ for a home occupation permit to allow a recording studio on property located at 6156 Carl Avenue in Zoning District R-1.
  
8. U-13-82                      Application of PAUL ROBARTS, ET AL for a use permit to allow a Class III secondhand dealership (precious metals and coins) on property located at 3909 West Sahara Avenue in Zoning District C-1.
  
9. V-21-82                      Application of HART WEGNER, ET AL for a variance to allow an eight ft. wall along the westerly boundary of the property and for a length of five ft. (5') along the northerly and southerly boundaries on property located at 1238 South 5th Place in Zoning District R-1.
  
10. V-22-82                     Application of FRANK KIM, ET AL for a variance to allow a six ft. (6') wall enclosure in the front yard area for an 11,000 gallon water tank and well where the maximum height allowed is four feet (4') with the top two feet (2') fifty percent (50%) open, on property located at 7901 Washburn Road in Zoning District R-E.

11. V-23-82 Application of MARK W. CORRIGAN for a variance to allow a garage five feet (5') from the side property line where ten feet (10') is required on property located at 1540 South Pine Street in Zoning District R-E.
12. U-14-82 Application of RANCHO ASSOCIATES for a use permit to allow the selling of antique and estate jewelry on property located at 850 South Rancho Drive in Zoning District C-1.
13. V-24-82 Application of DEEANNE STETTS FULTZ for a variance to allow corrals to the side and rear property lines where a twenty-five ft. (25') setback is required, and ten feet (10') from a future dwelling on an adjacent lot where a fifty ft. (50') setback is required on property located at 3800 Thom Boulevard in Zoning District R-E.
14. U-15-82 Application of CHRISTINA THOMPSON for a use permit to allow child care for twelve (12) children on property located at 609 Alexander Avenue in Zoning District R-1.
15. V-25-82 Application of JOYCE BONANTO for a variance to allow a three story building where only two stories are permitted on property generally located on the west side of 14th Street, fifty feet (50') north of Ogden Avenue in Zoning District R-3 (under Resolution of Intent to R-4).
16. V-26-82 Application of HERB LAUTEREN for a variance to allow a three story building where only two stories are permitted and to allow a ten ft. (10') rear setback where twenty feet (20') is required on property located at 316-322 North 14th Street in Zoning District R-3 (under Resolution of Intent to R-4).
17. U-16-82 Application of ROBERT H. PARKER TRUSTEE for a use permit to allow a residential facility for parolees and persons on probation on property located at 1116 Ogden Avenue in Zoning District C-2.
18. U-17-82 Application of WATKINS DEVELOPMENT COMPANY for a use permit to allow a 100 unit apartment complex on property generally located on the south side of Silverstream Avenue east of Lorenzi Boulevard in Zoning District C-1.

19. U-18-82

Application of WATKINS DEVELOPMENT COMPANY  
for a use permit to allow the sale of  
gasoline in conjunction with a convenience  
store on property generally located on the  
southeast corner of Silverstream Avenue  
and Lorenzi Boulevard in Zoning District  
C-1.

S U P P L E M E N T A L   A G E N D A

BOARD OF ZONING ADJUSTMENT

MARCH 25, 1982

1. U-20-82(HO)                      Application of ALICE E. NOLTE for a home occupation permit to allow bookkeeping on property located at 100 Huntly Road in Zoning District R-1.
  
2. U-21-82(HO)                      Application of CAROL M. ABBOTT (DAVIES) for a home occupation permit to allow a photographic slide preparation operation on property located at 1704 Brady Avenue in Zoning District R-1.

A N N O T A T E D

A G E N D A

BOARD OF ZONING ADJUSTMENT

MARCH 25, 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: MYERS, GILES, BUGBEE, CANUL, EMMETT

MINUTES: Approval of the Minutes for the Board of Zoning Adjustment meeting held January 28, 1982.

APPROVED  
BUGBEE/UNANIMOUS

ANNOUNCEMENT: Satisfaction of Open Meeting Law

OLD BUSINESS:

1. HC-1-81 Appeal of JAMES L. BUCHANAN, II on housing code provisions relative to his property at 1721, 1723, 1801, and 1803 Linden Avenue.  
(From 2/25/82)

ABEYANCE TO 4-22-82  
BUGBEE/UNANIMOUS

STAFF RECOMMENDATION: FUNDS COORDINATION STAFF RECOMMENDED THAT THE REPAIRS BE REQUIRED TO BE MADE AT THE EARLIEST POSSIBLE TIME.

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2. V-36-80 Request of GARLIN G. HAHN for a review of condition #2 as it relates to the dedication of right-of-way and radius corner imposed on the approved variance for property located at 5500 Grand Teton Drive in Zoning District R-E.

(Abeyance Item  
from 2/25/82)

APPROVED THE WAIVING OF CONDITION #2 IN ITS ENTIRETY  
BUGBEE/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL OF THE MODIFICATION RECOMMENDED BY PUBLIC SERVICES.

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NEW BUSINESS:

1. U-19-82(HO) Application of DIANA J. SHELBURNE for a home occupation permit to allow the making of dried and silk floral arrangements and arts and crafts on property located at 904 North 20th Street in Zoning District R-1.

APPROVED  
GILES/UNANIMOUS

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

2. V-16-82

APPROVED - 2 YRS.  
BUGBEE/UNANIMOUS

Application of DR. SEBASTIAN BALLE for a variance to allow an addition to the Liberty Baptist Church that will extend to within twenty ft. (20') of the rear property line where a twenty-five ft. (25') setback is required on property located at 3016 West Charleston Boulevard in Zoning District C-D.

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Repair any damage done to the existing street improvements during this construction as required by the Department of Public Services.
3. Approval of the City Commission.
4. This variance shall be approved for a two year time period and will expire on March 25, 1984.

STAFF RECOMMENDATION: DENIAL

PROTESTS: NONE

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3. V-17-82

APPROVED  
CANUL/UNANIMOUS

Application of BILLY B. MILAM for a variance to allow a carport 25'8" from the front property line where thirty feet (30') is required (The 30' setback was established through approval of a previous variance) on property located at 2100 Waldman Avenue in Zoning District R-E.

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Entering into an Assessment District Agreement for sidewalk and street lighting as required by the Department of Public Services.
3. Repair any damage done to existing street improvements during the construction as required by the Department of Public Services.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: NONE

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4. V-18-82

APPROVED  
MYERS/UNANIMOUS

Application of SAMUEL S. LIONEL, ET AL for a variance to allow several apartment buildings to a height of three stories or 45' where a maximum building height of two stories or 35' is allowed on property generally located southwest of Charleston Boulevard and Mojave Road in Zoning District R-2.

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Approval of and conformance to the conditions of approval of Z-8-82.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: NONE

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5. V-19-82

APPROVED  
BUGBEE/UNANIMOUS

Application of KENT W. KING for a variance to allow eight parking spaces for a proposed restaurant and other commercial uses where twenty-two parking spaces are required on property located at 220 East Charleston Boulevard in Zoning District C-2.

CONDITIONS:

1. Conformance to the plot plan and elevations.

STAFF RECOMMENDATION: DENIAL

PROTESTS: 2

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6. V-20-82

APPROVED WITH 4  
PARKING SPACES  
BUGBEE/UNANIMOUS

Application of BERNADINE C. SCHNEIDER for a variance to allow an addition that will connect two existing dwelling units on the property for a proposed senior citizens residential facility which will be located to the rear property line where a fifteen ft. (15') setback is required, and one ft. (1') from the north side property line where a seven ft. (7') setback is required; and to allow one parking space where six (6) are required on property located at 720 South 9th Street in Zoning District R-1. (NOTE: A senior citizens home for sixteen people has been approved by a previous variance.)

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Repair any damage to the existing street improvements caused by this development as required by the Department of Public Services.
3. Conformance to all conditions imposed by the Department of Public Services on V-7-79.
4. A total of four parking spaces shall be provided.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 2

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7. U-12-82(HO)

PUBLIC HEARING

ABEYANCE TO 4-22-82  
GILES/UNANIMOUS

Application of JEANNETTE L. READ for a home occupation permit to allow a recording studio on property located at 6156 Carl Avenue in Zoning District R-1.

STAFF RECOMMENDATION: DENIAL

PROTESTS: Approx. 150

8. U-13-82

APPROVED  
BUGBEE/UNANIMOUS

Application of PAUL ROBARTS, ET AL for a use permit to allow a Class III secondhand dealership (precious metals and coins) on property located at 3909 West Sahara Avenue in Zoning District C-1.

CONDITIONS:

1. Conformance to the plot plan.
2. Approval of the City Commission.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: NONE

CITY COMMISSION WILL SET A DATE FOR PUBLIC HEARING AT ITS MEETING ON 4-7-82.

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9. V-21-82

APPROVED  
EMMETT/UNANIMOUS

Application of HART WEGNER, ET AL for a variance to allow an eight ft. wall along the westerly boundary of the property and for a length of five ft. (5') along the northerly and southerly boundaries on property located at 1238 South 5th Place in Zoning District R-1.

CONDITIONS:

1. Conformance to the plot plan.
2. Enter into an Assessment District Agreement for sidewalks and street lighting on Fifth Place.
3. Repair any damage caused to the street improvements by the development as required by the Department of Public Services.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: NONE

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10. V-22-82

APPROVED  
CANUL/UNANIMOUS

Application of FRANK KIM, ET AL for a variance to allow a six ft. (6') wall enclosure in the front yard area for an 11,000 gallon water tank and well where the maximum height allowed is four feet (4') with the top two feet (2') fifty percent (50%) open, on property located at 7901 Washburn Road in Zoning District R-E.

CONDITIONS:

1. Conformance to the plot plan.
2. Review by the Board of Zoning Adjustment in ten years with the understanding that it be removed if water is available or a limited extension would be considered by the Board, if water is not available.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: NONE

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11. V-23-82

ABEYANCE TO 4-22-82  
BUGBEE/UNANIMOUS

Application of MARK W. CORRIGAN for a variance to allow a garage five feet (5') from the side property line where ten feet (10') is required on property located at 1540 South Pine Street in Zoning District R-E.

STAFF RECOMMENDATION: ABEYANCE FOR RENOTIFICATION

PROTESTS:

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12. U-14-82

APPROVED  
GILES/UNANIMOUS

Application of RANCHO ASSOCIATES for a use permit to allow the selling of antique and estate jewelry on property located at 850 South Rancho Drive in Zoning District C-1.

CONDITIONS:

1. Conformance to the plot plan and elevations.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: NONE

CITY COMMISSION WILL SET A DATE FOR PUBLIC HEARING AT ITS MEETING ON 4-7-82.

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13. V-24-82

APPROVED  
BUGBEE/UNANIMOUS

Application of DEEANNE STETTS FULTZ for a variance to allow corrals to the side and rear property lines where a twenty-five ft. (25') setback is required, and ten feet (10') from a future dwelling on an adjacent lot where a fifty ft. (50') setback is required on property located at 3800 Thom Boulevard in Zoning District R-E.

CONDITIONS:

1. Conformance to the plot plan.

STAFF RECOMMENDATION: DENIAL

PROTESTS: 5

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14. U-15-82

APPROVED  
GILES/UNANIMOUS

Application of CHRISTINA THOMPSON for a use permit to allow child care for twelve (12) children on property located at 609 Alexander Avenue in Zoning District R-1.

CONDITIONS:

1. Conformance to the plot plan.

2. Approval of the parking and driveway plan by the Traffic Engineer.

STAFF RECOMMENDATION: NO OBJECTION

PROTESTS: 1

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15. V-25-82

APPROVED  
CANUL/UNANIMOUS

Application of JOYCE BONANTO for a variance to allow a three story building where only two stories are permitted on property generally located on the west side of 14th Street, fifty feet (50') north of Ogden Avenue in Zoning District R-3 (under Resolution of Intent to R-4).

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Conformance to the requirements of Z-2-82.

STAFF RECOMMENDATION: DENIAL

PROTESTS: 2

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16. V-26-82

ABEYANCE TO 4-22-82  
CANUL/UNANIMOUS

Application of HERB LAUTEREN for a variance to allow a three story building where only two stories are permitted and to allow a ten ft. (10') rear setback where twenty feet (20') is required on property located at 316-322 North 14th Street in Zoning District R-3 (under Resolution of Intent to R-4).

STAFF RECOMMENDATION: DENIAL

PROTESTS: 3

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17. U-16-82

APPROVED  
GILES/4-1 VOTE/  
BUGBEE VOTED "NO"

Application of ROBERT H. PARKER TRUSTEE for a use permit to allow a residential facility for parolees and persons on probation on property located at 1116 Ogden Avenue in Zoning District C-2.

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Pave the alley as required by the Department of Public Services.
3. Approval by the City Commission.
4. Use be limited to a maximum of 35 persons on probation only.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: Approx. 93

CITY COMMISSION WILL SET A DATE FOR PUBLIC HEARING AT ITS MEETING ON 4-7-82.

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18. U-17-82

WITHDRAWN

Application of WATKINS DEVELOPMENT COMPANY for a use permit to allow a 100 unit apartment complex on property generally located on the south side of Silverstream Avenue east of Lorenzi Boulevard in Zoning District C-1.

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19. U-18-82

WITHDRAWN.

Application of WATKINS DEVELOPMENT COMPANY for a use permit to allow the sale of gasoline in conjunction with a convenience store on property generally located on the southeast corner of Silverstream Avenue and Lorenzi Boulevard in Zoning District C-1.

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20. U-20-82(HO)

APPROVED  
GILES/UNANIMOUS

Application of ALICE E. NOLTE for a home occupation permit to allow bookkeeping on property located at 100 Huntly Road 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-21-82(HO)

APPROVED  
GILES/UNANIMOUS

Application of CAROL M. ABBOTT (DAVIES) for a home occupation permit to allow a photographic slide preparation operation on property located at 1704 Brady Avenue 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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MINUTES

BOARD OF ZONING ADJUSTMENT MEETING

MARCH 25, 1982

- CALL TO ORDER: A regular meeting of the Board of Zoning Adjustment was called to order at 7:30 P.M. by Chairman Helen Myers in the City Commission Chambers of City Hall, 400 E. Stewart Avenue, Las Vegas, Nevada.
- PRESENT: Chairman Helen Myers, Jessie Emmett, Robert Bugbee, Frank Canul, Robert Giles
- ANNOUNCEMENT RE COMPLIANCE OF OPEN MEETING LAW Mr. Clemmer 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.
- MINUTES: Mr. Bugbee made a motion to APPROVE the minutes for the Board of Zoning Adjustment meeting held on January 28, 1982. Motion carried unanimously.
- STAFF PRESENT: Robert C. Clemmer, Acting Chief of Zoning  
George Ogilvie, City Attorney  
Sandra R. Davis, Deputy City Clerk
- ANNOUNCEMENT: Mr. Clemmer read the following standard conditions that would apply to most of the variances and use permits heard tonight.
1. Conformance to the plot plan.
  2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Department of Community Planning and Development and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
  3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
  4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
  5. Securing all necessary permits and licenses, and satisfaction of City code requirements and design standards of all City departments.

OLD BUSINESS:

1. HC-1-81  
(Abeyance Item from 2/25/82)  
ABEYANCE  
Appeal of JAMES L. BUCHANAN, II on housing code provisions relative to his property at 1721, 1723, 1801 and 1803 Linden Avenue.  
Mr. Clemmer related the fact that this item has been held in abeyance several times at the request of the applicant. The last time he requested a 60 day extension to make the necessary repairs. Gene Amberg with Funds Coordination is here tonight asking that the housing code provisions be complied with and he will explain the deficiencies.

1. HC-1-81  
(Continued)

Mr. Amberg presented a list of violations that have not been corrected. Only four out of thirty-four violations have been corrected to date and staff is requesting that this Board order the owner to make these repairs.

James Buchanan appeared on behalf of the application and requested that an inspector meet him and walk through as none of these items the City has listed are sub-standard or dangerous.

Mr. Bugbee made a motion to EXTEND another 30 days and in the interim the inspector and Mr. Buchanan and at least one member of the Board have a walk through. Motion carried unanimously.

2. V-36-80  
APPROVED

Request of GARLIN G. HAHN for a review of condition #2 as it relates to the dedication of right-of-way and radius corner imposed on the approved variance for property located at 5500 Grand Teton Drive in Zoning District R-E.

Mr. Clemmer presented Condition #2. Staff recommended APPROVAL subject to:

1. Applicant shall enter into a Quiet-Title Action to determine his Westerly property line and upon final determination dedicate the required right-of-way and radius corner required by the Department of Public Services.

Garlin Hahn appeared on behalf of the application.

Mr. Bugbee made a motion to waive the right-of-way and radius corner condition. Motion carried unanimously.

NEW BUSINESS:

1. U-19-82(HO)  
APPROVED

Application of DIANA J. SHELBURNE for a home occupation permit to allow the making of dried and silk floral arrangements and arts and crafts on property located at 904 North 20th Street in Zoning District R-1.

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

1. If a complaint is received regarding the operation, the surrounding property owners shall be notified and the Board will conduct a review and the approval may be rescinded.
2. All operations shall conform to the criteria for Home Occupation Permits.

Mr. Giles made a Motion to APPROVE. Motion carried unanimously.

2. V-16-82  
APPROVED

Application of DR. SEBASTIAN BALLE for a variance to allow an addition to the Liberty Baptist Church that will extend to within twenty ft. (20') of the rear property line where a twenty-five ft. (25') setback is required on property located at 3016 West Charleston Boulevard in Zoning District C-D.

2. V-16-82

APPROVED

Mr. Clemmer presented the plot plan. Staff recommended DENIAL due to the fact that there is R-A zoning on the north and C-D zoning on the other sides and eventually there will be residential development to the north. If approved subject to:

1. Conformance to the plot plan and elevations.
2. Repair any damage done to the existing street improvements during this construction as required by the Department of Public Services.
3. Approval of the City Commission.

David Teis appeared on behalf of the application and explained that this would only be used temporarily for two years.

No one appeared in protest.

Mr. Bugbee made a motion to APPROVE with a two year time limit. Motion carried and will be heard by the City Commission on April 21, 1982.

3. V-17-82

APPROVED

Application of BILLY B. MILAM for a variance to allow a carport 25'8" from the front property line where thirty feet (30') is required (The 30' setback was established through approval of a previous variance) on property located at 2100 Waldman Avenue in Zoning District R-E.

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

1. Conformance to the plot plan and elevations.
2. Entering an Assessment District for sidewalk and street lighting as required by the Department of Public Services.
3. Repair any damage done to existing street improvements during the construction as required by the Department of Public Services.

Billy Milam appeared on behalf of the application.

No one appeared in protest.

Mr. Canul made a Motion for APPROVAL with staff's conditions. Motion carried unanimously.

4. V-18-82

APPROVED

Application of SAMUEL S. LIONEL, ET AL for a variance to allow several apartment buildings to a height of three stories or 45' where a maximum building height of two stories or 35' is allowed on property generally located southwest of Charleston Boulevard and Mojave Road in Zoning District R-2.

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

1. Conformance to the plot plan and elevations.
2. Approval of and conformance to the conditions of approval of Z-8-82.

Kevin Buckley and Cary Marmis appeared on behalf of the applicant.

4. V-18-82

No one appeared in protest.

(Continued)

Chairman Myers made a motion to APPROVE with staff's conditions. Motion carried unanimously.

5. V-19-82

APPROVED

Application of KENT W. KING for a variance to allow eight parking spaces for a proposed restaurant and other commercial uses where twenty-two parking spaces are required on property located at 220 East Charleston Boulevard in Zoning District C-2.

Mr. Clemmer presented the plot plan. Due to the City's recent enactment of a new parking regulation which provides that when any existing non-conforming development puts in a use that calls for more parking than that use should conform or not be allowed. Staff recommended DENIAL.

Kent King appeared on behalf of the application. There are 8 parking spaces on the site and courtesy parking for 8 additional spaces next door and there is courtesy parking across the street. There is a parking problem on this street. The parking is shared by the businesses on this street.

Calixto Leclere appeared on behalf of the application.

No one appeared in protest.

Mr. Bugbee made a motion for APPROVAL. Motion carried unanimously.

6. V-20-82

APPROVED

Application of BERNADINE C. SCHNEIDER for a variance to allow an addition that will connect two existing dwelling units on the property for an existing senior citizens residential facility which will be located to the rear property line where a fifteen ft. (15') setback is required, and one ft. (1') from the north side property line where a seven ft. (7') setback is required; and to allow one parking space where six (6) are required on property located at 720 South 9th Street in Zoning District R-1. (NOTE: A senior citizens home for sixteen people has been approved by a previous variance.)

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

1. Conformance to the plot plan and elevations.
2. Repair any damage to the existing street improvements caused by this development as required by the Department of Public Services.
3. Conformance to all conditions imposed by the Department of Public Services on V-7-77.

Bernadine Schneider appeared on behalf of the application.

Kent Templeton appeared in protest. He was concerned about the inadequate amount of parking in the area and suggested that they should be made to use part of their frontage for parking.

Hugh Templeton appeared in protest. He was also concerned about the parking problem.

6. V-20-82  
(Continued)

Mr. Bugbee made a motion for APPROVAL, subject to a total of four parking spaces being provided. Motion carried unanimously.

7. U-12-82 (HO)  
PUBLIC HEARING  
ABEYANCE

Application of JEANNETTE L. READ for a home occupation permit to allow a recording studio on property located at 6156 Carl Avenue in Zoning District R-1.

Mr. Clemmer presented the application. Staff has received 75 protests. Staff felt that this home occupation would interfere with the normal lifestyle in an R-1 district and recommended DENIAL.

Jeannette Read appeared on behalf of the application. She stated that the recording studio is already in her garage but is only used for her own use. She felt that the people who signed the petition didn't understand what she was trying to do.

Larry Read appeared on behalf of the applicant. He stated that this would only be used commercially temporarily.

Joseph Gagliani appeared in favor of the applicant.

Maryana Warczak appeared in favor of the applicant.

Kevin Christensen appeared in protest. He was opposed to the neighborhood changing at all.

Larry Buckley appeared in protest. His concern was that this would be a step toward the area going commercial.

John DeBono as a representative for 26 people in the area appeared in protest. Their concern is the traffic and the safety of the children.

Mr. Giles made a motion for ABEYANCE for 30 days. Motion carried unanimously.

8. U-13-82  
APPROVED

Application of PAUL ROBARTS, ET AL for a use permit to allow a Class III secondhand dealership (precious metals and coins) on property located at 3909 West Sahara Avenue in Zoning District C-1.

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

1. Conformance to the plot plan.
2. Approval of the City Commission.

David Dash appeared on behalf of the applicant.

No one appeared in protest.

Mr. Bugbee made a motion to APPROVE. Motion carried unanimously and will be heard by the City Commission on April 7, 1982 to set a date for a public hearing.

9. V-21-82

APPROVED

Application of HART WEGNER, ET AL for a variance to allow an eight ft. wall along the westerly boundary of the property and for a length of five ft. (5') along the northerly and southerly boundaries on property located at 1238 South 5th Place in Zoning District R-1.

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

1. Conformance to the plot plan.
2. Enter an Assessment District for sidewalks and street lighting on Fifth Place.
3. Repair any damage caused to the street improvements by the development as required by the Department of Public Services.

Hart Wegner appeared on behalf of the application.

No one appeared in protest.

Mrs. Emmett made a motion for APPROVAL. Motion carried unanimously.

10. V-22-82

APPROVED

Application of FRANK KIM, ET AL for a variance to allow a six ft. (6') wall enclosure in the front yard area for an 11,000 gallon water tank and well where the maximum height allowed is four feet (4') with the top two feet (2') fifty percent (50%) open, on property located at 7901 Washburn Road in Zoning District R-E.

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

1. Conformance to the plot plan.
2. Review by the Board of Zoning Adjustment in 10 years with understanding that it be removed if water is available or a limited extension would be considered by the Board, if water is not available.

Ned Barker, L.V. Fire Department, appeared in favor.

No one spoke in opposition.

Mr. Canul made a motion for APPROVAL, subject to staff's conditions. Motion carried unanimously.

11. V-23-82

ABEYANCE

Application of MARK W. CORRIGAN for a variance to allow a garage five feet (5') from the side property line where ten feet (10') is required on property located at 1540 South Pine Street in Zoning District R-E.

Mr. Clemmer stated that this item will have to be held in abeyance for re-notification because this garage extends into the rear area and into the front yard area of this site. Staff recommended this item be in ABEYANCE until the next regular meeting.

Bill Jurvis appeared on behalf of the applicant.

Mr. Bugbee made a motion to hold this item in ABEYANCE for 30 days. Motion carried unanimously.

12. U-14-82

APPROVED

Application of RANCHO ASSOCIATES for a use permit to allow the selling of antique and estate jewelry on property located at 850 South Rancho Drive in Zoning District C-1.

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

1. Conformance to the plot plan and elevations.

Lamar Bennett appeared on behalf of the application.

No one appeared in protest.

Mr. Giles made a motion to APPROVE, subject to staff's conditions. Motion carried unanimously and will be heard by the City Commission on April 7, 1982 to set a date for a public hearing.

13. V-24-82

APPROVED

Application of DEEANNE STETTS FULTZ for a variance to allow corrals to the side and rear property lines where a twenty-five (25') setback is required, and ten feet (10') from a future dwelling on an adjacent lot where a fifty ft. (50') setback is required on property located at 3800 Thom Boulevard in Zoning District R-E.

Mr. Clemmer presented the plot plan. This is a reverse corner lot and the rear abuts the front of the lot to the east. There are four protests. Staff recommended DENIAL.

Deeanne Fultz appeared on behalf of the application. She stated that the realtor didn't tell her about the city codes regarding setbacks.

Dan Fultz appeared on behalf of the applicant. He stated that there was only going to be three corrals.

No one appeared in protest.

Mrs. Emmett made a suggestion that City Staff send a directive to the local Board of Realtors and let them in turn notify their members that this could be a problem.

Mr. Bugbee made a motion to APPROVE. Motion carried unanimously.

14. U-15-82

APPROVED

Application of CHRISTINA THOMPSON for a use permit to allow child care for twelve (12) children on property located at 609 Alexander Avenue in Zoning District R-1.

Mr. Clemmer presented the plot plan. One protest on file. Staff recommended APPROVAL, subject to:

1. Conformance to the plot plan.
2. Approval of the parking and driveway plan by the Traffic Engineer.

Christina Thompson appeared on behalf of the application.

No one appeared in protest.

Mr. Giles made a motion for APPROVAL, subject to staff's condition. Motion carried unanimously.

15. V-25-82

APPROVED

Application of JOYCE BONANTO for a variance to allow a three story building where only two stories are permitted on property generally located on the west side of 14th Street, fifty feet (50') north of Ogden Avenue in Zoning District R-3 (under Resolution of Intent to R-4).

Mr. Clemmer presented the plot plan. Staff felt that a three story building would not be compatible and therefore recommended DENIAL.

Dennis Rusk appeared on behalf of the applicant. He stated that there would be parking on the lower level and this would be open.

Francis Bakken appeared in protest. His concern was that it wouldn't be in keeping with the rest of the area.

Clarence Pyles appeared in protest.

Mr. Canul made a motion for APPROVAL. Motion carried unanimously.

16. V-26-82

ABEYANCE

Application of HERB LAUTEREN for a variance to allow a three story building where only two stories are permitted and to allow a ten ft. (10') rear setback where twenty feet (20') is required on property located at 316-322 North 14th Street in Zoning District R-3 (under Resolution of Intent to R-4).

Mr. Clemmer presented the plot plan. Staff felt that this three story building would have an imposing effect on the adjacent properties and recommended DENIAL.

One protest on file.

Dennis Rusk appeared on behalf of the applicant. Due to a twenty foot fall from 14th street to 15th Street in that area, this building presented a problem and this is the reason for the variance.

Lois Johnson appeared in protest. Her concern was that the trash area would be too close to her property.

Taya Rose appeared in protest. She was concerned about people living in the apartments being able to look down into her back yard.

Mr. Canul made a motion to hold this item in ABEYANCE for 30 days. Motion carried unanimously.

17. U-16-82

APPROVED

Application of ROBERT H. PARKER TRUSTEE for a use permit to allow a residential facility for parolees and persons on probation on property located at 1116 Ogden Avenue in Zoning District C-2

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

1. Conformance to the plot plan and elevations.
2. Pave the alley as required by the Department of Public Services.

(Continued)

4. Use to be limited to persons on probation only and a maximum of 35.

There are 82 protests on file. Mr. Clemmer read one of the letters from the Moonlight Motel at the request of the protestant.

Tim Connelly represented the applicant. This would be a half-way house that would have probationers sent through the court. These people will be from the age of 18 through 25 and would not have served any time in jail. The facility will be staffed 24 hours and will be highly supervised. These people would be able to live anywhere if they were not in this program.

Peter Fleming appeared in favor of the applicant and stated that he was currently in Clark Center which is similiar to this program.

Gerald Dittman appeared in protest. He was concerned that this facility would be next door to his property where he has a business striping new cars and was afraid that he would lose his business.

Mr. Dittman's son-in-law spoke in opposition. He was concerned about crime rising in the area if this facility were to stay there.

Alex Foulenfont appeared in protest. His concern was the safety of the elderly in the neighborhood.

Bill Sastaunik appeared in protest. His concern was that the property value would decrease if this facility were allowed.

Lawrence Nichols appeared in protest. His concern was that there would be more violence in the area if this facility were allowed to remain.

Carl Ross representing Mary Sterling appeared in protest. He stated that Ms. Sterling's concern was that she will have trouble renting her property with these people across the street. Mr. Ross also presented a petition with 8 signatures on it.

Robert Calderone, State Director of Department of Probation Control appeared in favor of the applicant. He stated that judges can make it a condition that a person placed on this program would have to complete it or would be sent to prison. Not everyone would be selected for this program. They would be screened by Mr. Connelly's staff also. Mr. Calderone stated that right now there were 2700 people on probation in Las Vegas.

Mr. Bugbee made a motion to DENY. Motion failed to pass with a 2 to 3 vote.

Mr. Giles made a motion for APPROVAL. Motion carried with Mr. Bugbee voting "no". This item will be heard at the City Commission on April 7, 1982 to set a public hearing.

18. U-17-82

WITHDRAWN

Application of WATKINS DEVELOPMENT COMPANY for a use permit to allow a 100 unit apartment complex on property generally located on the south side of Silverstream Avenue east of Lorenzi Boulevard in Zoning District C-1.

Chairman Myers announced that the applicant withdrew the application.

19. U-18-82

WITHDRAWN

Application of WATKINS DEVELOPMENT COMPANY for a use permit to allow the sale of gasoline in conjunction with a convenience store on property generally located on the southeast corner of Silverstream Avenue and Lorenzi Boulevard in Zoning District C-1.

Chairman Myers announced that the applicant withdrew the application.

SUPPLEMENTAL AGENDA

1. U-20-82(HO)

APPROVED

Application of ALICE E. NOLTE for a home occupation permit to allow bookkeeping on property located at 100 Huntly Road in Zoning District R-1.

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

1. If a complaint is received regarding the operation, the surrounding property owners shall be notified and the Board will conduct a review and the approval may be rescinded.
2. All operations shall conform to the criteria for Home Occupation Permits.

Mr. Giles made a motion to APPROVE. Motion carried unanimously.

2. U-21-82(HO)

APPROVED

Application of CAROL M. ABBOTT (DAVIES) for a home occupation permit to allow a photographic slide preparation operation on property located at 1704 Brady Avenue in Zoning District R-1.

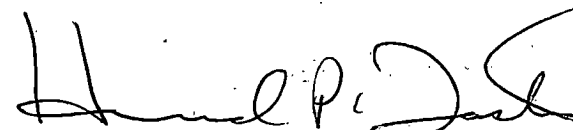
Mr. Clemmer presented the application. Staff recommended APPROVAL, subject to:

1. If a complaint is received regarding the operation, the surrounding property owners shall be notified and the Board will conduct a review and the approval may be rescinded.
2. All operations shall conform to the criteria for Home Occupation Permits.

Mr. Giles made a motion to APPROVE. Motion carried unanimously.

THE MEETING WAS ADJOURNED AT 11:15 P.M.

DEPT. OF COMMUNITY PLANNING & DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

/sd

## INTER-OFFICE MEMORANDUM

Date

Sandy  
March 24, 1982

## TO:

HAROLD P. FOSTER, DIRECTOR

## FROM:

ROBERT C. CLEMMER, ACTING CHIEF  
ZONING DIVISION

## SUBJECT:

B.Z.A. MEETING OF  
MARCH 25, 1982

## COPIES TO:

*Clemmer printed out all  
variances + use permit  
9/1/82*

OLD BUSINESS:

## 1. HC-1-81

This item has been held several times in the past, the last from the February 25th B.Z.A., but was approved subject to the repairs being done between that meeting and this one. Prior to that meeting, Richard Blue gave you the authority to act in his capacity . . . not me. . . so I am sure you'll want to take that meeting. I think the way the memo is worded you could pass the authority, if absolutely necessary.

Further, Saylor's memo sets the scene which links the B.Z.A.'s authority to mistakes in the order and timing. If there are not immediate life jeopardizing hazards, for example, the Board could set a reasonable period of time such as 60 days to complete repairs, if they have not been completed. I assume there are not great hazards due to the past delays. Bearing in mind that there are no repair and demolition funds available, if Buchanan does not complete in the 60 days, the B.Z.A. may request the City Commission to so provide if the problems are then considered abhorrent or that "teeth" must be exhibited.

Not being as versed on the Housing Code as I once was, the only mistake in the order may be the air conditioning requirement of "Repairing or Replacing." The Housing Code does not require that houses are provided with air conditioning units. Further, since Spring is here, the heating problem correction is not so important. Roof leaks are the most problematical, but if the electrical is shorted in a junction box a fire should be avoided and there is no citation of lack of junction boxes. A collection of water could drop or sheetrock ceiling seriously hurting someone, and if this happens while Buchanan is delaying repairs even though he is a lawyer, costs of liability may exceed his insurance so he should be encouraged to proceed with corrections posthaste.

Staff would recommend a maximum of 30 days to complete roof repairs and 180 days to provide heating and paint the building.

2. V-36-80

This item was held in abeyance from the February 25th meeting due to the applicant's indication that a recent survey had been made which reflected that the placement of Leon Avenue on the West property line would interfere with his existing development and that contrary to Public Service comments a Quiet-Title action would not achieve the desired results. I sent Public Service a memo requesting an alternative position and they resubmitted the same position. Public Service feels a North street will not work and that the Dedication of Leon is necessary and that there is still a title question.

Staff recommends approval subject to:

1. Applicant shall enter into a Quiet-Title Action to determine his Westerly property line and upon final determination dedicate the required right-of-way and radius corner so required by the Department of Public Services. ✓

NEW BUSINESS:

1. U-19-82 (HO)

This proposed flower arrangement home occupation is typical except that the applicant will sell them at Swap Meets. Staff feels that the effort will predominantly be in the home, as it takes much more time to prepare than sell. The questionnaire has been answered favorably.

Staff recommends approval subject to:

1. If a complaint is received regarding the operation, the surrounding property owners shall be notified and the Board will conduct a review and the approval may be rescinded. ✓
2. All operations shall conform to the criteria for Home Occupation Permits. ✓

2. V-16-82

This is a regular lot in a C-D Zone. There is R-A Zoning on the North and C-D Zoning on the other sides. This application will have to be approved by the City Commission as all Variances in the C-D Zone have to be.

Staff recommends denial. If approved subject to:

1. Conformance to the plot plan and elevations. ✓
2. Repair any damage done to the existing street improvements during this construction as required by the Department of Public Services. ✓
3. Approval of the City Commission. ✓

3. V-17-82

This lot is irregular in shape being of 220' frontage and only 100' of depth. They have been approved to within 30' of Waldman Avenue. They side the rear yards of R-1 Zoning to the East and this would be transitional to the large R-E

Staff feels that they have elongated the house in a good development manner and would recommend approval subject to:

1. Conformance to the plot plan and elevations. ✓
2. Entering an Assessment District for sidewalk and street lighting as required by the Department of Public Services. ✓
3. Repair any damage done to existing street improvements during the construction as required by the Department of Public Services. ✓

4. V-18-82

The Planning Commission has approved R-4 Zoning for this site recognizing this Variance was needed. Staff supports this Variance as there is a 3 story high density apartment project Northwest, C-1 and M Zoning where high rise buildings are permitted to the North, a Mobile Home Park and Warehousing to the South, and older developments of mixed Commercial, Trailer Parks, and housing to the East. (472 Units, 11.23 acres, 42.5 units per acre).

Staff recommends approval subject to:

1. Conformance to the plot plan and elevations. ✓
2. Approval of and conformance to the conditions of approval of Z-8-82. ✓

5. V-19-82

This is the proposed reuse of an existing building on this site containing two buildings for restaurant purposes. 4,350 sq. ft. will be of general type uses including the second floor of the front building where the restaurant will be located which will require 9 spaces under the existing code the restaurant will have 550 sq. ft. of service floor area and 44 seats with two employees which requires 13 spaces. This is the first case of this type under the new parking ordinance.

Staff recommends denial. If approved subject to:

1. Conformance to the plot plan and elevations.

6. V-20-82

The proposal is to provide additional area for the existing level of population of Senior Citizens authorized by past Zoning actions with parking facilities of one on site space. The attachment of the front unit to the rear unit will change the building to a hotel containing 6 guest rooms. This is the basis of the required parking of 6 spaces, one per guest room.

Staff does not feel that this expansion will have any further effect on the area than already exists and therefore, would recommend approval subject to:

1. Conformance to the plot plan and elevations. ✓
2. Repair any damage to the existing street improvements caused by this development as required by the Department of Public Services. ✓
3. Conformance to all conditions imposed by the Department of Public Services on V-7-77. ✓

7. U-12-82(HO)

This home occupation for a Recording Studio in an R-1 Zone is a Public Hearing due to the bringing of clients into a residential neighborhood. They indicate that the groups would have a maximum of 6 members and they would limit their hours to days and early evening. The operation will be in the converted garage and according to complaints is not sound proof.

Staff feels that this type of home occupation generating traffic into residential areas would have a deleterious affect and would recommend denial.

If approved subject to:

1. Conformance to the plot plan.
2. All operations shall cease at 6:00 P.M.
3. The groups shall not consist of more than 6 persons.

PROTESTS: 75 ✓

8. U-13-82

This is a typical buying and selling of precious metals operation which requires the City Commission approval.

Staff recommends approval subject to:

1. Conformance to the plot plan. ✓
2. Approval of the City Commission. ✓

9. V-21-82

Ten feet of this wall abuts commercial for which an Administrative Variance could be approved, the balance, i.e. the majority abuts residential. To have a 10' wide, 8' wall due to the commercial and 6' on the balance is inconsistent, so staff would not be opposed if the residential area inhabitants are not opposed, but if they are, the 6' maximum should be retained.

If approved subject to:

1. Conformance to the plot plan. ✓
2. Enter an Assessment District for sidewalks and street lighting on Fifth Place. ✓
3. Repair any damage caused to the street improvements by the development as required by the Department of Public Services. ✓

10. V-22-82

This proposed Variance for a 11,000 gallon water tank which needs to be enclosed by a 6' wall for protection of the electrical apparatus in the front yard areas of four one acre lots is needed in this newly developing area by not only the applicant, but the Fire Department as well, which the applicant has authorized to use for fire fighting purposes. This is designed to be removed when water is made available to this area, but that is probably many years away. If these four lot owners are in accord, Staff would recommend approval subject to:

1. Conformance to the plot plan. ✓
2. Review by the Board of Zoning Adjustment in 10 years with understanding that it be removed if water is available or a limited extension would be considered by the Board, if water is not available. ✓

11. V-23-82

This side yard is the rear yard of an adjacent reverse corner through lot and would not create a problem if reduced to 5'. This lot is irregular. This will vary the rear yard and front yard as well and the eave will be 2' from the property line. Staff recommends approval subject to:

1. Conformance to the plot plan and elevations.
2. Enter an Assessment District for street lighting and sidewalks on Pine Street as required by the Department of Public Services.
3. Repair any damage caused to existing street improvements by this development.

12. U-14-82

This is a Class III used jewelry sales operation which is so normal a use permit should not be required, but is. Staff recommends approval subject to:

1. Conformance to the plot plan and elevations. ✓

13. V-24-82

This is a reverse corner lot where the rear will abut within 10' of a possible future house location. The lot is regular and there is ample rear yard area. It would cause a problem to allow this. Staff recommends denial.

If approved subject to:

1. Conformance to the plot plan.

PROTESTS: 4 ✓

14. U-15-82

This proposed Child Care facility for a maximum of 12 children has raised a protest. Staff is not opposed. ✓

If approved subject to:

1. Conformance to the plot plan. ✓
2. Approval of the parking and driveway plan by the Traffic Engineer. ✓

*1 protest*

15. V-25-82

Staff in the Zoning discussions indicated that the 3 story construction would not necessarily be supported and the architect offered that he had a 2 story plan for efficiency units, but would like to see 2 bedroom units on the site. Staff recommends denial.

If approved subject to:

1. Conformance to the plot plan and elevations.
2. Conformance to the requirements of Z-2-82.

16. V-26-82

Staff during the Zoning discussions indicated that the 3 story construction would not be supported. In this case, the property to the East is 7' or 8' lower than the site and the building is proposed to be 10' from the property line and three (3) stories which will have an imposing effect on the adjacent properties. Staff recommends denial.

If approved subject to:

1. Conformance to the plot plan and elevations.
2. Conformance to the conditions of approval of Z-3-82.

U-16-82

This is a proposal for Talbert House in a C-2 District. Talbert House indicated that we should not have included Parolees on our Notice and Doc recalled the person filing, a girl, acknowledging the Code required and expressed citation. They intend 30 - 39 inhabitants and have checked Building and Housing Code to see that there will not be over-occupancy. There are 12 units at 3 persons per unit and additional commercial floor area to be converted to Recreation spaces, offices and dining facilities. They are under Contract with the State to take persons on probation only and not Parolees or persons who have ever been Parolees. These persons will be nonviolent and not psychotic. The area surrounding this site is all C-2, but contains mixed uses of Commercial, High Density Residential, Low Density, Trailer Parks, etc.. It is transitional toward Commercial.

The Code was amended February 6, 1982 at midnight to first require a Use Permit for this type of facility. Our Department denied a business license for this use February 9, 1982 due to Use Permit requirement. License Department notified the applicants February 22, 1982 by Certified Mail of the Use Permit requirement and they filed the application on a timely basis March 1, 1982.

An allegation was made that the buildings are currently being occupied, which the news people put to me and I advised that if occupancy were taken Feb. 6, 1982 in the afternoon, it would have been legal under Zoning, but on Feb. 7th it would not have been. They would have to get a license which we cannot approve until after the hearings. On a question of whether we would stop them from operating before the hearings are over, I explained to them our policy of waiting until the hearings were over so that we don't cause them unnecessary hardship as in the case of approval, a double move. He understood.

I planned that if their representative or Realtor called before the Ordinance was enacted we would have advised that the Ordinance did not require a special hearing and after, of course, we would.

Anyway, this use is on a major street, bus transportation facilities are available, the occupants will have fewer cars than regular apartment dwellers. These people will be programmatically controlled by experts in the field, advised, helped, motivated with the hope of less repeat offenders. True, they are being concentrated at one location, but the program requires this. These people are nonviolent, nonpsychotic.

These proposals will be resisted anywhere they are proposed in the City except maybe in the middle of a huge industrial area, yet everybody will know they have merit and will benefit the community as long as they are in someone else's back yard. City Commission approval is required. This location is appropriate.

Staff recommends approval subject to:

1. Conformance to the plot plan and elevations.
2. Pave the alley as required by the Department of Public Services.

U-16-82 (continued)

3. Approval by the City Commission.

4. Use be limited to persons on probation only and a maximum of 35. ✓

PROTESTS: 3 82

18. U-17-82

Withdrawn - Watkins Development - 100 Unit Apts.

19. U-18-82

Watkins Development Gas Sales  
Withdrawn

20. U-20-82(HO)

This is a typical bookkeeping operation and the questionnaire has been answered favorably.

Staff recommends approval subject to:

1. If a complaint is received regarding the operation, the surrounding property owners shall be notified and the Board will conduct a review and the approval may be rescinded.
2. All operations shall conform to the criteria for Home Occupation Permits.

21. U-21-82(HO)

This is a photographic slide preparation which can be conducted predominantly in the home as they photograph pictures for books.

Staff recommends approval subject to:

1. If a complaint is received regarding the operation, the surrounding property owners shall be notified and the Board will conduct a review and the approval may be rescinded.
2. All operations shall conform to the criteria for Home Occupation Permits.

RCC:hj

HC-1-81

Time exten 30 days

✓ by ✓ on ✓ of Buchanan

V-16-82

2 yr time extension

City Com 4/21

V-12-82 (#0)

abeyance for 30 days

V-13-82

City Com 4/7 to set date for P.H.