

S.V.

A G E N D A

BOARD OF ZONING ADJUSTMENT

APRIL 22, 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 February 25, 1982.

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.
(Abeyance Item from 3/25/82)

2. U-12-82(HO) 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.
(Abeyance Item from 3/25/82)

3. V-23-82 Application of MARK W. CORRIGAN for a variance to allow a garage addition five feet (5') from the side property line where ten feet (10') is required, and five feet (5') from the rear property line where a previous variance allowed a twenty ft. setback where fifty feet (50') is required; and to allow a twenty ft. (20') setback from the front property line where the previous variance allowed a thirty ft. (30') setback where a fifty ft. (50') setback is required; and to allow the corner of the roof eave two feet (2') from the side property line where three feet (3') is required on property located at 1540 South Pine Street in Zoning District R-E.
(Abeyance Item from 3/25/82)

4. 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).
(Abeyance Item from 3/25/82)

NEW BUSINESS:

1. U-22-82(HO) Application of BETTY L. ELLYSON ON BEHALF OF DELLA MORRILL for a home occupation permit to allow bookkeeping on property located at 633 North 23rd Street in Zoning District R-1.

2. U-25-82(HO) Application of REBECCA D. HERON for a home occupation permit to allow the making and selling of custom glass work on property located at 700 Princeton Street in Zoning District R-1.
3. U-26-82(HO) Application of PAUL W. FREEMAN for a home occupation permit to allow a taxidermy operation on property located at 220 Mallard Street in Zoning District R-1.
4. V-27-82 Application of GAIL AND WILL BALELO for a variance to allow an addition (covered courtyard) forty-one feet (41') from the front property line where fifty feet (50') is required on property located at 3109 Connors Drive in Zoning District R-E.
5. V-28-82 Application of COUNTY OF CLARK for a variance to allow parking for County owned passenger vehicles on an unpaved parcel of land where paving is required and to allow a seven and a half ft. (7 $\frac{1}{2}$ ') high security fence where a six ft. (6') maximum height is allowed in the rear and side yard area and a four ft. (4') height maximum is allowed in the front yard area on property generally located on the north side of Pinto Lane between Shadow Lane and Desert Lane in Zoning District R-1.
6. V-29-82 Application of EVENTS, A NEVADA CORPORATION for a variance to allow a garage for the repair of automobiles where such use is not permitted on property located at 4077 West Charleston Boulevard in Zoning District C-1.
7. V-30-82 Application of MILAN R. AND KAREN A. MLAKAR for a variance to allow a garage addition eleven feet (11') from the side property line where fifteen feet (15') is required; and to allow an eave eight feet (8') from the side property line where twelve feet (12') is required on property located at 1808 Loch Lomond Way in Zoning District R-1.
8. V-31-82 Application of LOUIS AND FLORENCE FIORILLO for a variance to allow a guest home in the front and side yard area which is not permitted and to allow a kitchen in the guest house where no kitchen is allowed on property located at 1701 Silver Avenue in Zoning District R-E.
9. V-32-82 Application of JOANNE MIRABELLI for a variance to allow a carport seven feet (7') from the front property line where twenty feet (20') is required; and one ft. (1') from the side property line where five feet (5') is required on property located at 420 South 14th Street in Zoning District R-2.

10. V-33-82

Application of WATANA AND TIPAWAN PONGPAN for a variance to allow a sign to a total height of fifty-five feet (55') where a maximum height of forty feet (40') is permitted on property generally located on the north side of East Sahara Avenue, 420 feet east of Sixth Street in Zoning District C-1.

11. V-34-82

Application of JOE E. STABILE for a variance to allow an eight ft. (8') side yard setback where ten feet (10') is required for a proposed addition and to allow a thirty-seven ft. (37') rear yard setback for the existing residence where fifty feet (50') is required on property located at 1200 Shadow Lane in Zoning District R-E.

12. U-23-82

Application of FRIENDSHIP CHURCH OF GOD IN CHRIST for a use permit to allow church services and related church activities on property located at 2249 West Washington Avenue in Zoning District R-3.

13. U-24-82

Application of CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS for a use permit to allow a church on property generally located on West Bonanza Road between Valley View Boulevard and Decatur Boulevard in Zoning District R-1.

14. V-35-82

Application of HELEN S. LEE for a variance to allow an automobile repair garage, an auto body shop and a machine shop with more than two employees in an existing auto parts store on property located at 1715 East Fremont Street in Zoning District C-2.

15. V-36-82

Application of JERALD D. MALONE for a variance to allow a nineteen (19) sq. ft. ground sign to a height of seven feet (7') and a seventy-seven (77) sq. ft. ground sign to a height of 10.5 feet where fifteen (15) sq. ft. and a height of five feet (5') is the maximum allowed; and to allow a eighteen (18) sq. ft. wall sign to a height of thirteen feet (13') where fifteen (15) sq. ft. and a height of six feet (6') is maximum allowed on property located at 4000 East Charleston Boulevard in Zoning District R-1, (under Resolution of Intent to P-R).

16. V-37-82

Application of JOE GUSKI for a variance to allow a residential use in a commercial zone where such use is not permitted on property located at 2626 Russell Avenue in Zoning District C-2.

17. V-65-74
Plot Plan Review

Request of PLANCO ARCHITECTS for a plot plan review to allow an addition to the existing Reddy Ice Plant on property located at 1010 North Main Street in Zoning District C-M.

18. UC-108-77
Plot Plan Review

Request of LEO F. BORNS, A.I.A., ARCHITECT ON BEHALF OF WEST CHARLESTON BAPTIST CHURCH for a plot plan review to allow an addition on property generally located on the south side of Charleston Boulevard and the west side of Redwood Street in Zoning District N-U.

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

BOARD OF ZONING ADJUSTMENT

APRIL 22, 1982

1. V-67-81
Extension
of Time

Request of LEAVITT REALTY ON BEHALF OF CLAIR HAYCOCK, ET AL for a one year extension of time on an approved variance which allowed a single family residential development consisting of dwellings to be constructed to the side property line on one side of the property where a five ft. (5') setback is required on property generally located at Lamb Boulevard and Halbert Avenue in Zoning District R-1.

2. V-68-81
Extension
of Time

Request of BONANZA LAMB LTD. for a one year extension of time on an approved variance which allowed a single family residential development consisting of dwellings to be constructed to the side property line on one side of the property where a five ft. (5') setback is required on property generally located at the northeast corner of Lamb Boulevard and Bonanza Road in Zoning District R-1.

3. U-27-82(HO)

Application of DALE L. MILES for a home occupation permit to allow woodcarving on property located at 5521 Reiter 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

APRIL 22, 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, EMMETT, CANUL

MINUTES: Approval of the Minutes for the Board of Zoning Adjustment meeting held February 25, 1982.

APPROVED
GILES/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.
(Abeyance Item from 3/25/82)

STRICKEN FROM AGENDA
CANUL/UNANIMOUS

STAFF RECOMMENDATION: TO BE STRICKEN

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2. U-12-82(HO) 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.
(Abeyance Item from 3/25/82)

DENIED
BUGBEE/UNANIMOUS

STAFF RECOMMENDATION: DENIAL

PROTESTS: Approx. 150

3. V-23-82

(Abeyance Item
from 3/25/82)

APPROVED
BUGBEE/UNANIMOUS

Application of MARK W. CORRIGAN for a variance to allow a garage addition five feet (5') from the side property line where ten feet (10') is required, and five feet (5') from the rear property line where a previous variance allowed a twenty ft. setback where fifty feet (50') is required; and to allow a twenty ft. (20') setback from the front property line where the previous variance allowed a thirty ft. (30') setback where a fifty ft. (50') setback is required; and to allow the corner of the roof eave two feet (2') from the side property line where three feet (3') is required on property located at 1540 South Pine Street in Zoning District R-E.

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Enter into an Assessment District Agreement 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.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: NONE

4. V-26-82

(Abeyance Item
from 3/25/82)

APPROVED
BUGBEE/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).

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Conformance to the conditions of approval of Z-3-82.
3. The applicant shall be liable for any damage done to the adjoining property located at 313 North 15th Street during the construction of this project.

STAFF RECOMMENDATION: DENIAL

PROTESTS: 3

NEW BUSINESS:

1. U-22-82(HO)

APPROVED
EMMETT/UNANIMOUS

Application of BETTY L. ELLYSON ON BEHALF OF DELLA MORRILL for a home occupation permit to allow bookkeeping on property located at 633 North 23rd Street 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

2. U-25-82(HO)

APPROVED
EMMETT/UNANIMOUS

Application of REBECCA D. HERON for a home occupation permit to allow the making and selling of custom glass work on property located at 700 Princeton Street 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

3. U-26-82(HO)

APPROVED
EMMETT/UNANIMOUS

Application of PAUL W. FREEMAN for a home occupation permit to allow a taxidermy operation on property located at 220 Mallard Street 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

4. V-27-82

APPROVED
EMMETT/UNANIMOUS

Application of GAIL AND WILL BALELO for a variance to allow an addition (covered courtyard) forty-one feet (41') from the front property line where fifty feet (50') is required on property located at 3109 Connors Drive in Zoning District R-E.

CONDITIONS:

1. Conformance to the plot plan and elevations.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: NONE

5. V-28-82

APPROVED
BUGBEE/UNANIMOUS

Application of COUNTY OF CLARK for a variance to allow parking for County owned passenger vehicles on an unpaved parcel of land where paving is required and to allow a seven and a half ft. (7 $\frac{1}{2}$ ') high security fence where a six ft. (6') maximum height is allowed in the rear and side yard area and a four ft. (4') height maximum is allowed in the front yard area on property generally located on the north side of Pinto Lane between Shadow Lane and Desert Lane in Zoning District R-1.

CONDITIONS:

1. Conformance to the plot plan.
2. The fence shall be set back 20' from Kenyon Place and landscaping be installed in the 20' setback area.
3. Slats be installed in the chain link fence.
4. The entire parking area be paved with a two inch minimum asphalt.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 5

6. V-29-82

APPROVED
GILES/UNANIMOUS

Application of EVENTS, A NEVADA CORPORATION for a variance to allow a garage for the repair of automobiles where such use is not permitted on property located at 4077 West Charleston Boulevard in Zoning District C-1.

CONDITIONS:

1. Conformance to the plot plan.
2. Repair operation cease at 6:00 P.M.
3. Approval of the parking and driveway plan by the Traffic Engineer.
4. Install sidewalks and curb and gutter on Hinson Street as required by the Department of Public Services.
5. Repair any damage done to existing street improvements during the construction as required by the Department of Public Services.
6. All repair work shall be done inside a completely enclosed building and there shall be no exterior storage of junk, parts or equipment.
7. No auto body work be allowed.

STAFF RECOMMENDATION: DENIAL

PROTESTS: NONE

7. V-30-82

APPROVED
CANUL/UNANIMOUS

Application of MILAN R. AND KAREN A. MLAKAR for a variance to allow a garage addition eleven feet (11') from the side property line where fifteen feet (15') is required; and to allow an eave eight feet (8') from the side property line where twelve feet (12') is required on property located at 1808 Loch Lomond Way in Zoning District R-1.

CONDITIONS:

1. Conformance to the plot plan and elevations.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: NONE

8. V-31-82

APPROVED
EMMETT/UNANIMOUS

Application of LOUIS AND FLORENCE FIORILLO for a variance to allow a guest home in the front and side yard area which is not permitted and to allow a kitchen in the guest house where no kitchen is allowed on property located at 1701 Silver Avenue in Zoning District R-E.

CONDITIONS:

1. Conformance to the plot plan amended to provide a minimum of 40' setback from Silver Avenue and 5' setback from Highland Drive.
2. Enter into an Assessment District Agreement for sidewalk installation 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

9. V-32-82

APPROVED
BUGBEE/UNANIMOUS

Application of JOANNE MIRABELLI for a variance to allow a carport seven feet (7') from the front property line where twenty feet (20') is required; and one ft. (1') from the side property line where five feet (5') is required on property located at 420 South 14th Street in Zoning District R-2.

CONDITIONS:

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

STAFF RECOMMENDATION: DENIAL

PROTESTS: NONE

10. V-33-82

ABEYANCE TO 5-27-82
CANUL/UNANIMOUS

Application of WATANA AND TIPAWAN PONGPAN for a variance to allow a sign to a total height of fifty-five feet (55') where a maximum height of forty feet (40') is permitted on property generally located on the north side of East Sahara Avenue, 420 feet east of Sixth Street in Zoning District C-1.

STAFF RECOMMENDATION: ABEYANCE

PROTESTS: 1

11. V-34-82

APPROVED
BUGBEE/UNANIMOUS

Application of JOE E. STABILE for a variance to allow an eight ft. (8') side yard setback where ten feet (10') is required for a proposed addition and to allow a thirty-seven ft. (37') rear yard setback for the existing residence where fifty feet (50') is required on property located at 1200 Shadow Lane in Zoning District R-E.

CONDITIONS: NONE

STAFF RECOMMENDATION: DENIAL

PROTESTS: NONE

12. U-23-82

APPROVED
CANUL/UNANIMOUS

Application of FRIENDSHIP CHURCH OF GOD IN CHRIST for a use permit to allow church services and related church activities on property located at 2249 West Washington Avenue in Zoning District R-3.

CONDITIONS:

1. Conformance to the plot plan.
2. Conformance to the elevations amended to provide a uniform facia and finish the addition as required by the Department of Community Planning and Development.
3. Provide fire hydrants and water flow as required by the Department of Fire Services.
4. Dedicate the necessary property to terminate Dike Lane in a cul-de-sac.
5. Install full off-site improvements conforming to the City of Las Vegas standards and specifications at the end of Dike Lane at the time the adjacent property is developed.
6. At the time of development, any damage done to the existing off-site improvements abutting this property will have to be repaired or replaced to current City of Las Vegas standards as required by the Department of Public Services.
7. Paving for parking to be installed within one year.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: NONE

13. U-24-82

APPROVED
BUGBEE/UNANIMOUS

Application of CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS for a use permit to allow a church on property generally located on West Bonanza Road between Valley View Boulevard and Decatur Boulevard in Zoning District R-1.

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Install fire hydrants as required by the Department of Fire Services.
3. Install full half-street off-site improvements conforming to City of Las Vegas standards and specifications on Bonanza Road.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: TWO

14. V-35-82

APPROVED
GILES/UNANIMOUS

Application of HELEN S. LEE for a variance to allow an automobile repair garage, an auto body shop and a machine shop with more than two employees in an existing auto parts store on property located at 1715 East Fremont Street in Zoning District C-2.

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Repair operations shall be in an enclosed building.
3. Auto repair and auto body work shall cease at 6:00 P.M. and not resume until 7:00 A.M. on the following day.
4. Dedication of 5' of right-of-way for Fremont Street as required by the Department of Public Services.
5. Replace all deteriorated sidewalk as required by the Department of Public Services.
6. Conformance to the requirements of the Department of Fire Services.
7. There shall be no outside storage of junk vehicles or parts.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 1

15. V-36-82

APPROVED
CANUL/UNANIMOUS

Application of JERALD D. MALONE for a variance to allow a nineteen (19) sq. ft. ground sign to a height of seven feet (7') and a seventy-seven (77) sq. ft. ground sign to a height of 10.5 feet where fifteen (15) sq. ft. and a height of five feet (5') is the maximum allowed; and to allow a eighteen (18) sq. ft. wall sign to a height of thirteen feet (13') where fifteen (15) sq. ft. and a height of six feet (6') is maximum allowed on property located at 4000 East Charleston Boulevard in Zoning District R-1, (under Resolution of Intent to P-R).

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. No other ground signs shall be permitted on this site.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: NONE

16. V-37-82

APPROVED
GILES/UNANIMOUS

Application of JOE GUSKI for a variance to allow a residential use in a commercial zone where such use is not permitted on property located at 2626 Russell Avenue in Zoning District C-2.

CONDITIONS:

1. Conformance to the plot plan.
2. Enter into an Assessment District Agreement for street improvements on Euclid Avenue, Russell Avenue and Olive Street as required by the Department of Public Services.
3. Reopen the drainage from Euclid Avenue to Russell Avenue across the northern portion of the property and grant the city the south half of a permanent drainage easement along the northerly property line as required by the Department of Public Services.
4. Provide a fire hydrant as required by the Department of Fire Services.

STAFF RECOMMENDATION: NO OBJECTION

PROTESTS: 2

17. V-65-74

Plot Plan Review

APPROVED
CANUL/UNANIMOUS

Request of PLANCO ARCHITECTS for a plot plan review to allow an addition to the existing Reddy Ice Plant on property located at 1010 North Main Street in Zoning District C-M.

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Dedicate four feet of property for right-of-way on Main Street.
3. At the time of development, any damage done to the existing off-site improvements adjacent to this property will have to be repaired or replaced to current standards as required by the Department of Public Services and/or the State of Nevada Department of Transportation.

STAFF RECOMMENDATION: APPROVAL

18. UC-108-77
Plot Plan Review
APPROVED
GILES/UNANIMOUS

Request of LEO F. BORNS, A.I.A., ARCHITECT ON BEHALF OF WEST CHARLESTON BAPTIST CHURCH for a plot plan review to allow an addition on property generally located on the south side of Charleston Boulevard and the west side of Redwood Street in Zoning District N-U.

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Install improvements on Redwood Street as required by the Department of Public Services.
3. Repair any damage caused to existing street improvements by this development as required by the Department of Public Services.

STAFF RECOMMENDATION: APPROVAL

19. V-67-81
Extension of Time
APPROVED
GILES/UNANIMOUS

Request of LEAVITT REALTY ON BEHALF OF CLAIR HAYCOCK, ET AL for a one year extension of time on an approved variance which allowed a single family residential development consisting of dwellings to be constructed to the side property line on one side of the property where a five ft. (5') setback is required on property generally located at Lamb Boulevard and Halbert Avenue in Zoning District R-1.

CONDITIONS:

1. The variance shall be extended to April 22, 1983.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

STAFF RECOMMENDATION: APPROVAL

20. V-68-81
Extension of Time
APPROVED
GILES/UNANIMOUS

Request of BONANZA LAMB LTD. for a one year extension of time on an approved variance which allowed a single family residential development consisting of dwellings to be constructed to the side property line on one side of the property where a five ft. (5') setback is required on property generally located at the northeast corner of Lamb Boulevard and Bonanza Road in Zoning District R-1.

CONDITIONS:

1. The variance shall be extended to April 22, 1983.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

STAFF RECOMMENDATION: APPROVAL

21. U-27-82(HO)

APPROVED
EMMETT/UNANIMOUS

Application of DALE L. MILES for a home occupation permit to allow woodcarving on property located at 5521 Reiter 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

MINUTES

BOARD OF ZONING ADJUSTMENT MEETING

APRIL 22, 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, Robert Giles, Frank Canul.

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 Development.

MINUTES: Mr. Giles made a motion to APPROVE the Minutes for the Board of Zoning Adjustment meeting held on February 25, 1982. Motion carried unanimously.

STAFF PRESENT: Harold P. Foster, Director, Community Planning & Development
Robert C. Clemmer, Acting Chief of Zoning
John Roethel, Deputy City Attorney
Sandra R. Davis, Deputy City Clerk

OLD BUSINESS

1. HC-1-81
(Abeyance Item from 3/25/82)

STRICKEN FROM AGENDA

Appeal of JAMES L. BUCHANAN, II on housing code provisions relative to his property at 1721, 1723, 1801, and 1803 Linden Avenue.

Mr. Foster stated that the Planning Department had received correspondence from the Housing Code Division of the City stating that the applicant had satisfied all of the conditions under the Housing Code on this property. Staff recommended this item be STRICKEN from the agenda.

Mr. Canul made a motion to STRIKE this item from the agenda. Motion carried unanimously.

2. U-12-82(HO)
(Abeyance Item from 3/25/82)

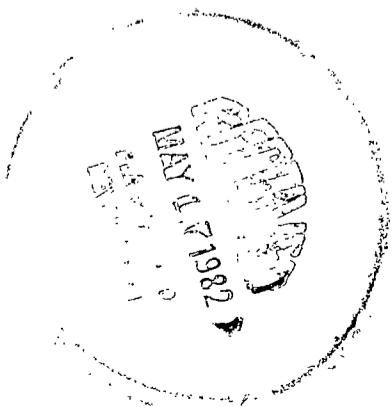
DENIED

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. Foster said that this item had been held in abeyance in order for the applicants to explain to their neighbors what they were requesting. Staff, in reviewing this request, felt that it was contrary to the criteria of a home occupation and was not compatible to the area. There are 75 protests on file. Staff recommended DENIAL.

Chairman Myers asked for a show of hands in favor and against this application. About 25 people in audience were in opposition.

Larry Read appeared on behalf of the application. He stated that he is unable to get a loan for his business at this time to move into a commercial area. He also stated that no one has come around to inquire about his business since the last meeting.



2. U-12-82(HO)

(Continued)

He stated that the banks are requesting that he establish a track record of at least six months in business before they will grant him a loan.

Arne Wagley appeared in opposition. He stated that he was not contacted by the applicant. He was concerned that this request is not compatible with the neighborhood.

Jeanne Dasher appeared in opposition. She was concerned about the safety of the children in the neighborhood in regards to the increase in traffic.

Steve McGinty appeared in opposition. He was concerned about the fact that the applicant did not come to talk to him about the application. He was concerned about crime in the area increasing in the last two and half months. He was also concerned about the safety of the children and the traffic.

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

Mr. Foster stated that this was a final decision unless appealed within eleven days to the City Commission.

3. V-23-82

(Abeyance Item
from 35/25/82)

APPROVED

Application of MARK W. CORRIGAN for a variance to allow a garage addition five feet (5') from the side property line where ten feet (10') is required, and five feet (5') from the rear property line where a previous variance allowed a twenty ft. setback where fifty feet (50') is required; and to allow a twenty ft. (20') setback from the front property line where the previous variance allowed a thirty ft. (30') setback where a fifty ft. (50') setback is required; and to allow the corner of the roof eave two feet (2') from the side property line where three feet (3') is required on property located at 1540 South Pine Street in Zoning District R-E.

Mr. Foster stated that this item was held in abeyance from the last meeting in that the complete request was not included in this public hearing notice. Mr. Foster presented the plot plan. Staff recommended APPROVAL, subject to:

1. Conformance to the plot plan and elevations that were submitted.
2. Enter into 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.

No protests on file.

Applicant was present.

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

4. V-26-82

(Abeyance Item
from 3/25/82)

APPROVED

Application of HERB LAUTERN 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. Foster presented the plot plan. Staff felt that because of the slope of the property the height limitation should stand and recommended DENIAL. There are 3 protests on file. If approved, subject to:

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

Dennis Rusk appeared on behalf of the applicant. He stated that he met with the other residents and indicated to them that a block wall would be erected and a screen of trees all along the back that would protect the privacy.

Lois Johnson appeared in opposition. She was concerned that their parking lot would back up to her home and that when construction starts they would damage her retaining wall.

Mr. Bugbee asked if the applicant would be willing to give Mrs. Johnson a warranty to maintain the integrity of her wall. The applicant agreed.

Mr. Roethel stated that from the legal standpoint, imposing a condition of indemnity on the applicant, we might be going a little farther than this Board wants to go. Without getting involved in a legal dispute between the applicant and the protestor, there's certainly nothing to stop the applicant from offering to indemnify the protestor against any harm that might come. He probably has that legal duty anyway. I hesitate to recommend to this Board to get into the insurance business.

Dennis Rusk said that all he could guarantee was that he would personally put in his working drawing specifications that the contractor does nothing whatsoever to damage anyone's personal property adjoining this property and if he does, he would be responsible for repairing the same.

Mr. Bugbee made a motion for APPROVAL, subject to staff's conditions and the agreement of the applicant. Motion carried unanimously.

NEW BUSINESS:

1. U-22-82(HO)

APPROVED

Application of BETTY L. ELLYSON ON BEHALF OF DELLA MORRILL for a home occupation permit to allow book-keeping on property located at 633 North 23rd Street in Zoning District R-1.

Mr. Foster 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.

1. U-22-82(HO)
(Continued)

Mrs. Emmett made a motion for APPROVAL. (This item was included with Items 2, 3 and Item 3 on the Supplemental Agenda.) Motion carried unanimously.

2. U-25-82(HO)
APPROVED

Application of REBECCA D. HERON for a home occupation permit to allow the making and selling of custom glass work on property located at 700 Princeton Street in Zoning District R-1.

Mr. Foster 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.

Mrs. Emmett made a motion for APPROVAL. (This item was included with Items 1, 3 and Item 3 on the Supplemental Agenda.) Motion carried unanimously.

3. U-26-82(HO)
APPROVED

Application of PAUL W. FREEMAN for a home occupation permit to allow a taxidermy operation on property located at 220 Mallard Street in Zoning District R-1.

Mr. Foster 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.

Mrs. Emmett made a motion for APPROVAL. (This item was included with Items 1, 2 and Item 3 on the Supplemental Agenda.) Motion carried unanimously.

4. V-27-82
APPROVED

Application of GAIL AND WILL BALELO for a variance to allow an addition (covered courtyard) forty-one feet (41') from the front property line where fifty feet (50') is required on property located at 3109 Connors Drive in Zoning District R-E.

Mr. Foster presented the plot plan. Staff had no objection to the variance and if approved, subject to:

1. Conformance to the plot plan and elevations.

No protests on file.

Applicant was present.

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

5. V-28-82

APPROVED

Application of COUNTY OF CLARK for a variance to allow parking for County owned passenger vehicles on an unpaved parcel of land where paving is required and to allow a seven and a half ft. (7½') high security fence where a six ft. (6') maximum height is allowed in the rear and side yard area and a four ft. (4') height maximum is allowed in the front yard area on property generally located on the north side of Pinto Lane between Shadow Lane and Desert Lane in Zoning District R-1.

Mr. Foster presented the plot plan. The County is proposing to use this property without it being paved and to have a six foot chain linked fence with barbed wire on top around it. Staff felt that if this were to be APPROVED, it should be subject to:

1. Conformance to the plot plan.
2. Provision of Type II gravel with an oil coat and additional oil added as necessary.
3. Setback of 20' along Kenyon Place with landscaping installed in the 20' yard area.
4. Provision of five gallon oleanders at 5' on center along the properties which are not in public ownership.
5. Review in two years to determine if paving of the parking area is necessary.

No protests on file.

Robert Stewart, Director of Automotive Services, for Clark County appeared on behalf of the applicant. He stated that this property would be used primarily for their new police vehicle deliveries which would be occurring within the next 45 days. The County would be willing to go along with the staff's conditions.

Howard Greenberg appeared in opposition. He was concerned about the County using it on a daily basis without it being paved as this would create a dust problem.

Abraham Spikilis appeared in opposition. He questioned that the parking lot next to the morgue was not being fully utilized and wondered why they couldn't use that. He was also opposed to the chain linked fence and wanted the County to erect a block wall. He also felt that the County should be made to pave the lot.

Mrs. Benson appeared in opposition. She was concerned about the dust problem. She objected to the seven foot fence.

Ernest Atchley appeared in opposition. He was concerned about the dust problem and was opposed to a chain link fence.

Darrel Bommer appeared in opposition. He was concerned about the dust problem and the fact that the County does not want to pave the lot.

Mr. Bugbee made a motion for APPROVAL, subject to staff's conditions except the land should be paved with a two inch blacktop and that slats are to be put into the fence. Motion carried unanimously.

6. V-29-82

APPROVED

Application of EVENTS, A NEVADA CORPORATION, for a variance to allow a garage for the repair of automobiles where such use is not permitted on property located at 4077 West Charleston Boulevard in Zoning District C-1.

Mr. Foster presented the plot plan. Most of the Charleston frontage is C-1. There is a vacant service station on the property which the applicant wishes to utilize and also to construct a building on the southeast corner to operate a garage. Staff felt that this variance would not be compatible to the area and recommended DENIAL.

Elwin Leavitt appeared on behalf of the applicant. He stated that all repair work would be done indoors.

There are no protests on file and no one appeared in opposition.

Mr. Foster stated that if APPROVED, subject to:

1. Conformance to the plot plan.
2. Repair operation cease at 6:00 P.M.
3. Approval of the parking and driveway plan by the Traffic Engineer.
4. Install sidewalks and curb and gutter on Hinson Street as required by the Department of Public Services.
5. Repair any damage done to existing street improvements during the construction as required by the Department of Public Services.
6. All repair work to be done inside a completely enclosed building and there shall be no exterior storage of junk, parts or equipment.
7. No type of auto body work shall be allowed on the premises.

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

7. V-30-82

APPROVED

Application of MILAN R. AND KAREN A. MLAKAR for a variance to allow a garage addition eleven feet (11') from the side property line where fifteen feet (15') is required; and to allow an eave eight feet (8') from the side property line where twelve feet (12') is required on property located at 1808 Loch Lomond Way in Zoning District R-1.

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

1. Conformance to the plot plan and elevations.

No protests on file.

Applicant was present.

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

8. V-31-82

APPROVED

Application of LOUIS AND FLORENCE FIORILLO for a variance to allow a guest home in the front and side yard area which is not permitted and to allow a kitchen in the guest house where no kitchen is allowed on property located at 1701 Silver Avenue in Zoning District R-E.

Mr. Foster presented the plot plan. No protests on file. Staff recommended APPROVAL, subject to:

1. Conformance to the plot plan amended to provide a minimum of a 40' setback from Silver Avenue and a 5' setback from Highland Drive.
2. Enter into an Assessment District for sidewalk installation 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.

Louis Fiorillo appeared on behalf of the application.

No one appeared in protest.

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

9. V-32-82

APPROVED

Application of JOANNE MIRABELLI for a variance to allow a carport seven feet (7') from the front property line where twenty feet (20') is required; and one ft. (1') from the side property line where five feet (5') is required on property located at 420 South 14th Street in Zoning District R-2.

Mr. Foster presented the plot plan. Staff is particularly concerned about encroachments in the front yard areas because they are noticeable and if one is approved, it can create a pattern. Staff recommended DENIAL. There are no protests on file.

Joanne Mirabelli appeared on behalf of the application. She presented five letters in favor to the Board. She stated that if the carport were to be put in the side yard area, she would not be able to open her car doors.

Mrs. Sharp appeared in favor of the applicant.

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

10. V-33-82

ABEYANCE

Application of WATANA AND TIPAWAN PONGPAN for a variance to allow a sign to a total height of fifty-five feet (55') where a maximum height of forty feet (40') is permitted on property generally located on the north side of East Sahara Avenue, 420 feet east of Sixth Street in Zoning District C-1.

Mr. Foster presented the plot plan. There was a variance approved for a sign just to the west of this to a height of some fifty-five feet but has not yet been constructed. The six month time limit for this sign construction will be up next month, and if this application were allowed than it would mean that the other sign couldn't go up because it would be within the 200 feet required between billboards. Staff recommended this item be held in ABEYANCE until the May 27th meeting.

10. V-33-82

(Continued)

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

11. V-34-82

APPROVED

Application of JOE E. STABILE for a variance to allow an eight ft. (8') side yard setback where ten feet (10') is required for a proposed addition and to allow a thirty-seven ft. (37') rear yard setback for the existing residence where fifty feet (50') is required on property located at 1200 Shadow Lane in Zoning District R-E.

Mr. Foster presented the plot plan. Staff felt that there should be at least a minimum of 40' for a street that will be proposed which cuts two feet into this addition and therefore recommended DENIAL.

Joe Stabile appeared on behalf of the application.

Joe Buckley appeared in favor of the application.

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

Chairman Myers called a ten minute recess.

12. U-23-82

APPROVED

Application of FRIENDSHIP CHURCH OF GOD IN CHRIST for a use permit to allow church services and related church activities on property located at 2249 West Washington Avenue in Zoning District R-3.

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

1. Conformance to the plot plan.
2. Conformance to the elevations amended to provide a uniform facia and finish the addition as required by the Department of Community Planning Development.
3. Provide fire hydrants and water flow as required by the Department of Fire Services.
4. Dedicate the necessary right-of-way for Dike Lane for a cul-de-sac along the south portion of the property.
5. Submit plans for the cul-de-sac on Dike Lane.
6. Install the improvements on Dike Lane as required by Public Services.
7. Repair any damage done to the existing off-site improvements.
8. Pave the minimum 17 parking spaces with a paved driveway to them.

Billy Gilmore appeared on behalf of the applicant. He stated that he agreed with the conditions but that the church would not be able to do the paving for a year and that the portion of land would be dedicated at this time for the cul-de-sac on Dike Lane but that the improvements would not be done until that area is developed at a later date.

12. U-23-82

No one appeared in protest.

(Continued)

Mr. Canul made a motion for APPROVAL, subject to staff's conditions with the inclusion of a one year time extension on the paving of the parking area; and the condition of the dedication of the cul-de-sac to be waived until the other party is ready to develop his property. Motion carried unanimously.

13. U-24-82

APPROVED

Application of CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS for a use permit to allow a church on property generally located on West Bonanza Road between Valley View Boulevard and Decatur Boulevard in Zoning District R-1.

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

1. Conformance to the plot plan and elevations.
2. Install fire hydrants as required by the Department of Fire Services.
3. Install full half-street off-site improvements conforming to the City of Las Vegas standards and specifications on Bonanza Road.
4. Shift project to 40' east.

Fred Kennedy appeared on behalf of the applicant. He was opposed to shifting the project forty feet to the east.

Lila Boyle appeared in opposition. She was concerned about the area that will be vacant on the property and what they intend to do in the future.

Ronald Klein appeared in opposition. He was also concerned about the vacant area and the long driveway running to the back of the property.

Frank Bingham appeared on behalf of the applicant. He stated that the proposed building is to be a chapel and will house a seminary for students. The vacant property will be sold for residences.

Mr. Bugbee made a motion for APPROVAL, subject to staff's condition with the exception of shifting the project 40' to the east. Motion carried unanimously.

14. V-35-82

APPROVED

Application of HELEN S. LEE for a variance to allow an automobile repair garage, an auto body shop and a machine shop with more than two employees in an existing auto parts store on property located at 1715 East Fremont Street in Zoning District C-2.

Mr. Foster presented the plot plan. This operation has operated for five years because it was thought it was part of a franchised auto dealer operation of Jim Marsh. Staff recommended APPROVAL, subject to:

1. Conformance to the plot plan and elevations.
2. Repair operations shall be in an enclosed building.

14. V-35-82

(Continued)

3. Auto repair and auto body work shall cease at 6:00 P.M. and not resume until 7:00 A.M.
4. Dedication of 5' of right-of-way for Fremont Street as required by the Department of Public Services.
5. Replace all deteriorated sidewalk as required by the Department of Public Services.
6. Conformance to the requirements of the Department of Fire Services.
7. There shall be no outside storage of junk vehicles or parts.

There is one protest on file.

Don Miller appeared on behalf of the applicant.

No one appeared in opposition.

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

15. V-36-82

APPROVED

Application of JERALD D. MALONE for a variance to allow a nineteen (19) sq. ft. ground sign to a height of seven feet (7') and a seventy-seven (77) sq. ft. ground sign to a height of 10.5 feet where fifteen (15) sq. ft. and a height of five feet (5') is the maximum allowed; and to allow an eighteen (18) sq. ft. wall sign to a height of thirteen feet (13') where fifteen (15) sq. ft. and a height of six feet (6') is maximum allowed on property located at 4000 East Charleston Boulevard in Zoning District R-1, (under Resolution of Intent to P-R).

Mr. Foster presented the plot plan. Because of the size of the property and the types of signs that they propose, staff recommended APPROVAL, subject to:

1. Conformance to the plot plan and elevations.
2. No other ground signs shall be permitted on this site.

There are no protests on file.

Jerald Malone appeared on behalf of the application.

No one appeared in opposition.

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

16. V-37-82

APPROVED

Application of JOE GUSKI for a variance to allow a residential use in a commercial zone where such use is not permitted on property located at 2626 Russell Avenue in Zoning District C-2.

Mr. Foster presented the plot plan. Staff felt that this should be used only as a caretaker's facility. If APPROVED, subject to:

16. V-37-82

(Continued)

1. Conformance to the plot plan.
2. The residence be used for caretaker's purposes only.
3. Enter into an Assessment District for street improvements on Euclid Avenue, Russell Avenue and Olive Street as required by the Department of Public Services.
4. Reopen the drainage from Euclid Avenue to Russell Avenue across the Northern portion of the property and grant the City a permanent drainage easement along the Northerly property line as required by the Department of Public Services.
5. Provide a fire hydrant as required by the Department of Fire Services.

There are two protests on file.

Joe Guski appeared on behalf of the application. He stated that he wants to live on his property in order to protect his business.

Mary Grover appeared in opposition. She was concerned that this would change her property to residential.

Rita Stickler appeared in opposition. She was also concerned that this would turn the area into residential.

Mr. Giles made a motion for APPROVAL, subject to staff's conditions amended to require only $\frac{1}{2}$ of the drainage assessment. Motion carried unanimously.

17. V-65-74

PLOT PLAN REVIEW

APPROVED

Request of PLANCO ARCHITECTS for a plot plan review to allow an addition to the existing Reddy Ice Plant on property located at 1010 North Main Street in Zoning District C-M.

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

1. Conformance to the plot plan and elevations.
2. Dedicate four feet of property for right-of-way on Main Street.
3. At the time of development, any damage done to the existing off-site improvements adjacent to this property will have to be repaired or replaced to current standards as required by the Department of Public Services and/or the State of Nevada Department of Transportation.

There are no protests on file.

Ray Ballew appeared on behalf of the applicant.

Mr. Canul made a motion for APPROVAL. Motion carried unanimously with applicant agreeing to staff's conditions.

18. UC-108-77

PLOT PLAN REVIEW

APPROVED

Request of LEO F. BORNS, A.I.A., ARCHITECT ON BEHALF OF WEST CHARLESTON BAPTIST CHURCH for a plot plan review to allow an addition on property generally located on the south side of Charleston Boulevard and the west side of Redwood Street in Zoning District N-U.

18. UC-108-77

(Continued)

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

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

Applicant was present.

Mr. Giles made a motion for APPROVAL. Motion carried unanimously with applicant agreeing to staff's conditions.

SUPPLEMENTAL AGENDA

1. V-67-81

EXTENSION OF TIME

APPROVED

Request of LEAVITT REALTY ON BEHALF OF CLAIR HAYCOCK, ET AL for a one year extension of time on an approved variance which allowed a single family residential development consisting of dwellings to be constructed to the side property line on one side of the property where a five ft. (5') setback is required on property generally located at Lamb Boulevard and Halbert Avenue in Zoning District R-1.

Mr. Foster presented the plot plan. Staff recommended APPROVAL:

Mr. Giles made a motion for APPROVAL. (This item was included with Item 2 on the Supplemental Agenda.) Motion carried unanimously.

2. V-68-81

EXTENSION OF TIME

APPROVED

Request of BONANZA LAMB LTD. for a one year extension of time on an approved variance which allowed a single family residential development consisting of dwellings to be constructed to the side property line on one side of the property where a five ft. (5') setback is required on property generally located at the northeast corner of Lamb Boulevard and Bonanza Road in Zoning District R-1.

Mr. Foster presented the plot plan. Staff recommended APPROVAL.

Mr. Giles made a motion for APPROVAL. (This item was included with Item 1 on the Supplemental Agenda.) Motion carried unanimously.

3. U-27-82(HO)

APPROVED

Application of DALE L. MILES for a home occupation permit to allow woodcarving on property located at 5521 Reiter Avenue in Zoning District R-1.

Mr. Foster 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.

3. U-27-82(H0)
(Continued)

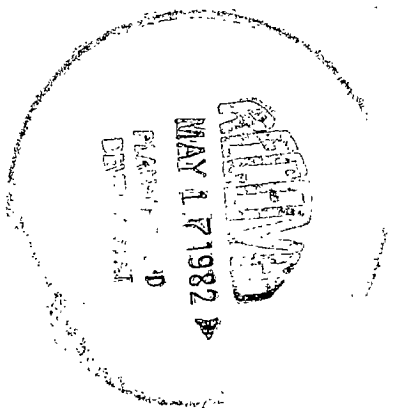
Mrs. Emmett made a motion for APPROVAL. (This item was included with Items 1, 2 and 3 under New Business.) Motion carried unanimously.

THE MEETING WAS ADJOURNED AT 10:15 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

/sd



INTER-OFFICE MEMORANDUM

Date

April 22, 1982

TO:

HAROLD P. FOSTER, DIRECTOR

FROM:

ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

SUBJECT:

B.Z.A. MEETING OF APRIL 22, 1982

COPIES TO:

OLD BUSINESS:

1. HC-1-81

Stricken

This item has been held in abeyance several times and at the last meeting several Board members wanted to individually review the building conditions. Milt Norman came by several days ago and advised that many of the violations had been corrected and I see a letter in the file confirms this. Therefore, no further action is necessary and this item should be stricken from the agenda. I would not allow an approval of the appeal or a denial as they would establish erroneous impressions of precedent.

2. U-12-82 (HO)

*Forly
read?*

This item was held in abeyance in order for the applicants to explain to their neighbors the merits of their proposal. 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 or vibration proof. Twenty protestors at hearing.

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 five (5) persons.
4. Rehearing and review in one year.
5. Conformance to all other criteria established for home occupation.

3: V-23-82

Forster This item was held in abeyance due to an error on the Notice which could have rendered the action invalid.

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.

4. V-26-82

Forster This item was held in abeyance to allow the proponents to explain the proposal to the neighbors and at least one of the Board members wanted to view the area.

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.

NEW BUSINESS:

1. U-22-82(HO)

This is a typical bookkeeping home occupation 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.

2. U-25-82(HO)

This is a leaded glass processing operations by phone order or going to the prospective client's home. There have been others similar. 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.

3. U-26-82(HO)

This Taxidermy operation will be conducted according to the criteria. Carcasses are left at the customers and minor bits of tissue are removed at this residence are frozen and disposed through normal trash pickup.

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.

4. V-27-82

This is a regular lot. The proposal is for an open courtyard roofed with stone arches. This individual's proposal will probably have a beneficial effect in the neighborhood and although these are super lots with super setbacks, staff cannot recommend approval but would not be strongly opposed. Sidewalks were originally waived in this tract. Public Services comments are inappropriate.

If approved subject to:

1. Conformance to the plot plan and elevations.

5. V-28-82

Foster

In the study around the hospitals, the area involved in this application was considered public use along with several lots adjacent on Kenyon Place. I believe these were thought to be for expansion of County ownership and development. R-3 Zoning was granted at the South side of Kenyon Place East of this site and there are several single family residences. Staff feels that this is a unique situation requiring some treatment for compatibility of the developments along Kenyon. Regardless of whether they evolve medium density or offices, a 20' landscaped front yard along Kenyon will be provided by other developments and should be provided here.

The proposal of a 6' chain link fence with 3 strands of security wire on top is authorized under the building code for public facilities. Type II gravel-oiled will probably keep dust down sufficiently and the environmentalists will probably be parking there so some self-policing is possible. Staff does not feel that paving should be delayed indefinitely, but in deference to the current budgetary constraints of public agencies would recommend approval subject to:

1. Conformance to the plot plan.
2. Provision of Type II gravel with an oil coat and

additional oil added as necessary.

3. Setback of 20' along Kenyon Place with landscaping installed in the 20' yard area.
4. Provision of five gallon oleanders at 5' on center along the properties which are not in public ownership.
5. Review in two years to determine if paving of the parking area is necessary.

6. V-29-82

Foster
In 1963, we took garages out of the C-2 Zone and allowed them only in C-M and M Districts. It was known then that we would not have C-M in neighborhood shopping areas and that for major repairs, people would have to take their cars to industrial areas. We seem to be having an erosion of zoning in this area. C-2 spot zoning was approved at Vista and Charleston for outside display and storage of tires which was later reused for a franchised dealership? (Citron)

These kinds of variations are eventually going to be a problem to good development in this area.

Staff recommends denial.

If approved subject to:

1. Conformance to the plot plan.
2. Repair operation cease at 6:00 P.M..
3. Approval of the parking and driveway plan by the Traffic Engineer.
4. Install sidewalks and curb and gutter on Hinson Street as required by the Department of Public Services.
5. Repair any damage done to existing street improvements during the construction as required by the Department of Public Services.
6. All repair work shall be done inside a completely enclosed building and there shall be no exterior storage of junk, parts or equipment.

7. V-30-82

Foster
This proposal is on one of the typical Glen Heather corner lots which are irregular and the houses were mostly set askew. This encroachment amounts to 11 sq. ft. and creates no visual obstruction.

Staff recommends approval subject to:

1. Conformance to the plot plan and elevations.

①
*no typed
auto body
work should be
allowed for
on the premises*

8. V-31-82

Foster
This is an irregular lot at the end of a residential area at Highland Drive which carries commercial traffic. Staff feels that the building can be set back further than the 26' proposed. However, it is probably being done for screening and noise baffling purposes.

Staff recommends approval subject to:

- ✓ 1. Conformance to the plot plan amended to provide a minimum of 40' setback from Silver Avenue and 5' setback from Highland Drive.
2. Enter an Assessment District for sidewalk installation 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.

9. V-32-82

Foster
This application is to allow a carport 7' from the front property line on a regular lot. There was a 5' right-of-way Vacation making the lot 145' deep. There will be 12' to the sidewalk according to the applicant.

Staff recommends denial.

If approved subject to:

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

10. V-33-82

Foster
May 23
This is a case similar to Ronco at Sahara and Las Verdes which the City Commission reheard and approved. A small on-premise sign panel will obscure the off-premise sign at a distance of 459' to 150' when the car is laterally south of the obstruction. Staff feels that signs obstructing signs are not a basis for varying the 40' maximum height, but must realize that if this is approved, we may reverse our position and recommend approval when there is any obstruction. This is tantamount to allowing off-premise signs to be installed or raised to 55', through the Planning Commission and City Commission approach. This was taken as a Variance due to City Commission action on Ronco, but future cases will be based on Planning Commission and City Commission approval. To change the approach now would be time consuming to the applicant.

Staff recommends denial.

If approved subject to:

1. Conformance to the plot plan and elevations.

Any damage done to the existing street improvements during the construction must be repaired as required by the Department of Public Services.

11. V-34-82

Porter
The main house in this case already exists 37' from the rear property line so that is no problem. However, this is a corner lot subdivided so that 10' from the street is all that is required, whereas our current requirement is 15'. Staff feels that this addition could be elongated to achieve the area desired and not encroach further toward the street, however, there will not be sight restriction.

Staff
Staff recommends approval of the 37' rear setback, but denial of the 8' side setback.

If approved subject to:

1. Conformance to the plot plan amended to provide a 10' side yard setback from Ellis Avenue.
2. Enter an Assessment District for the installation of sidewalk and street lighting on Shadow Lane and improvements on Ellis Avenue.
3. Dedicate a minimum of twenty-one (21) feet of right-of-way for Ellis Avenue and the radius corner at the intersection of Shadow Lane and Ellis Avenue.
4. At the time of development, any damage done to the existing off-site improvements will have to be repaired or replaced to current City of Las Vegas standards as required by the Department of Public Services.

12. U-23-82

Porter
This is a proposed conversion of a house to a church. The house could stand some painting and facia additions, but is not bad enough to mandate. The area is 1,512 sq. ft. which at one space per 90 sq. ft. would require 17 spaces. They show 27, but I would rather see 17 paved now. The site is 3/4 acre plus. The existing lawn is okay. Staff would recommend approval subject to:

1. Conformance to the plot plan.
2. Conformance to the elevations amended to provide a uniform facia and finish the addition as required by the Department of Community Planning and Development.
3. Provide fire hydrants and water flow as required by the Department of Fire Services.
4. Dedicate the necessary property to terminate Dike Lane in a cul-de-sac.
5. Submit plans conforming to the City of Las Vegas standards for the installation of a cul-de-sac at the end of Dike Lane.
6. Install full off-site improvements conforming to the City of Las Vegas standards and specifications at the end of Dike Lane.

At the time of development, any damage done to the existing off-site improvements abutting this property will have to be repaired or replaced to current City of Las Vegas standards as required by the Department of Public Services.

13. U-24-82

Foster

This proposed L.D.S. Church has all the R-1 setbacks and is a very attractive building. The parking is proper. Staff recommends approval subject to:

1. Conformance to the plot plan and elevations.
2. Install fire hydrants as required by the Department of Fire Services.
3. Install full half-street off-site improvements conforming to City of Las Vegas standards and specifications on Bonanza Road.
4. Shift project 40' East.

14. V-35-82

Foster

The proposed garage and Auto Body Shop has operated for five years. This was part of a franchised auto dealer operation of Jim Marsh. There is a Variance for a garage to the West and to the East of this site.

Staff has supported the conversion of operations like these in the past as the building design and value lends itself to these operations only.

Staff recommends approval subject to:

1. Conformance to the plot plan and elevations.
2. Repair operations shall be in an enclosed building.
3. Auto repair and auto body work shall cease at 6:00 P.M. and not resume until 7:00 A.M..
4. Dedication of 5' of right-of-way for Fremont Street as required by the Department of Public Services.
5. Replace all deteriorated sidewalk as required by the Department of Public Services.
6. Conformance to the requirements of the Department of Fire Services.
7. There shall be no outside storage of junk vehicles or parts.

15. V-36-82

Foster

This proposed sign variance is on a site with 500' of frontage on Charleston Blvd. and 200' of frontage along Sacramento Drive. The Code provides for several free-standing signs when frontages are 200'. The Code provides for 40 sq. ft. signs on sites containing one acre and a 10,000 sq. ft. building at a 10' height. This site contains three acres and a 60,000 sq. ft. of buildings and proposes a 77 sq. ft. sign, 10.5 feet high including the 3 1/2' earth fill berm. It is West centrally located. Staff feels that the spirit and purpose of the Code are being fulfilled in recommending approval of these signs subject to:

○ Conformance to the plot plan ○ elevations.

2. No other ground signs shall be permitted on this site.

16. V-37-82

Porter Twelve months ago a Variance for a trailer at the corner of Russell and Olive was denied and he expressed the need for a caretaker on the Guski property. Building Department has red tagged this development as a permit for commercial remodeling has resulted in partial conversion to residential.

Staff is not opposed to a caretaker's facility on this wood-cutting lot.

If approved subject to:

1. Conformance to the plot plan.
2. The residence be used for Caretaker's purposes only.
3. Enter an Assessment District for street improvements on Euclid Avenue, Russell Avenue and Olive Street as required by the Department of Public Services.
4. Reopen the drainage from Euclid Avenue to Russell Avenue across the Northern portion of the property and grant the City a permanent drainage easement along the Northerly property line as required by the Department of Public Services.
5. Provide a fire hydrant as required by the Department of Fire Services.

17. V-65-74

This is a proposed 7,000 sq. ft. freezer addition to 17,000 sq. ft. Ice Processing building which was granted a Variance as it was a wholesale manufacturing operation not permitted in the C-M Zone and they needed to expand it in 1974. It was originally limited to ten years but that was rescinded to allow it as long as the wholesale ice business continued. This addition will give further longevity to that operation but due to past actions should be okay.

Staff recommends approval subject to:

1. Conformance to the plot plan and elevations.
2. Dedicate four feet of property for right-of-way on Main Street.
3. At the time of development, any damage done to the existing off-site improvements adjacent to this property will have to be repaired or replaced to current standards as required by the Department of Public Services and/or the State of Nevada Department of Transportation.

18. UC-108-77

This classroom addition will be used for an existing licensed program of caring for 135 preschool children. It will be used at different hours than the Church. Parking is no problem. Staff recommends approval subject to:

1. Conformance to the plot plan and elevations.

SUPPLEMENTAL:

1. V-67-81

Same as below, only slightly different location.

2. V-68-81

These are both in the Bonanza Heights tract. The former fronting Harris Avenue (one block). This is the essential balance except the two blocks fronting Bonanza Rd.. Development appears certain. This is the first request for an Extension of Time.

Staff recommends approval subject to:

1. The Variance shall be extended to April 22, 1983.
2. Conformance to all Ordinance amendments enacted subsequent to the original approval.

3. U-27-82(HO)

This is a woodcarving operation. 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.

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4/22/82

Larry Reed

(U-12-82)

Bill Jones

(U-12-82)

Paul Johnson

(V-26-82)

Abraham Epikilis

(V-28-82)

John Benson

(V-28-82)

Ernest E. Atchley

(V-28-82)

Lenel D. Gorman

(V-28-82)

Frank Kennedy

(U-24-82)

1205 Cahlan Drive

Frank Binjun

(U-24-82)

412 Estella ave.

4/22/82

ARNE WAGLER (U-12-82)
1805 HERMITAGE DR.

Jeanne Dashev (U-12-82)
1229 Stonebrook Dr.

STEVE MCGINTY (U-12-82)
1720 STONEY BROOK DR.
L.V. No. 89108

Mark W. Canyon applicant (U-23-82)
1540 S. PINE ST.
L.V. 89102

ROBERT STEWART applicant (U-28-82)
DIL AUTO C/CO
285 S. WILKINSON

Rita Lay Boyle (U-24-82)
4428 W. Adams Dr.
L.V. No. 89107

RONALD C. KLEIN (U-24-82)
631 HOGAN DR
L.V. 89107

Mary Gruner
Capt. Stebler

(V-37-82)

(V-37-82)

AGENDA

City of Las Vegas

April 21, 1982

BOARD OF CITY COMMISSIONERS
COMMISSION CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

Page 36

ITEM

Commission Action

Department Action

IX. 2:00 P.M. - PUBLIC HEARINGS (Continued)

- I. U-16-82 - Application of ROBERT H. PARKER TRUSTEE for a Use Permit to allow a residential facility for persons on probation on property located at 1116 Ogden Avenue in Zoning District C-2.

Board of Zoning Adjustment recommends APPROVAL (4-1) vote), subject to the following conditions:

~~Pay the fee as required by the Department of Public Services.~~

2. Approval by the City Commission.
3. Use be limited to a maximum of 35 persons on probation only.

Staff Recommendation: APPROVAL

PROTESTS: 93

APPROVED AGENDA ITEM

Ashley Hall

ITEM

Commission Action

Department Action

IX. 2:00 P.M. - PUBLIC HEARINGS (Continued)

- J. (Abeyance from March 3, 1982 meeting.)
U-76-81 - APPEAL filed by STEVEN G. HALDEMAN to the action of the Board of Zoning Adjustment in APPROVING 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.

Board of Zoning Adjustment recommends APPROVAL, 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 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.

(CONTINUED ON NEXT PAGE)

APPROVED AGENDA ITEM

Ashley Hall

| ITEM | Commission Action | Department Action |
|---|-------------------|-------------------|
| <p>IX. 2:00 P.M. - PUBLIC HEARINGS (Continued)</p> | | |
| <p>J. 8. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.</p> | | |
| <p>9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.</p> | | |
| <p>Staff Recommendation: APPROVAL</p> | | |
| <p>PROTESTS: 162</p> | | |
| <p>K. Request of the CITY OF LAS VEGAS for consideration of a GENERALIZED LAND USE PLAN for the area bounded by Las Vegas Boulevard North, the east leg of the Freeway, Maryland Parkway, and Stewart Avenue.</p> | | |
| <p>Planning Commission recommends ADOPTION of the Plan (5-0-1 Vote), subject to the following condition:</p> | | |
| <p>1. The medium high density residential area shall not be extended east of 8th Street.</p> | | |
| <p>Staff Recommendation: ADOPTION OF THE PLAN</p> | | |
| <p>PROTESTS: 10</p> | | |
| <p>APPROVED AGENDA ITEM <i>Ashley Hall</i></p> | | |

ITEM**Commission Action****Department Action**

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

H. VARIANCE - V-16-82 - DR. SEBASTIAN BALLE

To allow an addition to the Liberty Baptist Church that will extend to within twenty feet (20') of the rear property line where a twenty-five foot (25') setback is required on property located at 3016 W. Charleston Boulevard in Zoning District C-D.

Board of Zoning Adjustment unanimously recommends APPROVAL, subject to the following conditions:

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

2. Approval of the City Commission.
3. This variance shall be approved for a two-year period and will expire on March 25, 1984.

Staff Recommendation: DENIAL

PROTESTS: 0

APPROVED AGENDA ITEM

PLEASE PRINT

4/21/82

NAME

ADDRESS

David M T-15

6443 Placer

CARY MARMIS

TUCSON

Kent King

L.R.

Jeannette Read

6156 Carl LU 89108

Joe Gagliardi ✓

6156 CARL LU 89108

Fred Barber

LU Fire Dept.

Dan Fultz

3800 Thom Blvd.

DENNIS RUSK AIA

1208 S. EASTMAN

Ronald Patton

213 N Maryland Pkwy

Bill LASTANIK

216 No 12th

Joe Gagliardi

PLEASE PRINT

4/2/82

| NAME | ADDRESS |
|------------------------------------|--------------------------|
| Winn Buckley | 300 S. 4th Street |
| Calisto Lester ✓ | 4024 No. DECATUR |
| Ken [unclear] | 3705 BRITTLEWOOD |
| Maryann Warczak WARCZAK | 6151 Candlerwood Ct |
| Kevra Christensen | 6209 Sanning |
| Larry Buckley | 6153 Sanning Dr |
| Herb [unclear] | 549 Canora Ave. |
| Mark W. Cowan ^{COCA 8/84} | 1540 PINE ST |
| Willard Sultz | 3800 Irving Blvd. |
| Charles Thompson | 609 Ahfander |
| L.C. Bakken ✓ | 1633 Chapman Drive |
| Charm Fyler | 1255 Tenesck. |
| Laura Rose | 315 N 15th L.V. NEW. |
| Lisa M. Johnson | 313 N. 15th |
| Tom Connelly | 1748 Jupiter Ct. A 89109 |
| Peter Fleming | 320 S. FIRST AVE. 89101 |
| Francis Bakken | 1633 Chapman Dr. |