

A G E N D A

BOARD OF ZONING ADJUSTMENT

MAY 27, 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 March 25, 1982.
- ANNOUNCEMENT: Satisfaction of Open Meeting Law
- OLD BUSINESS:
1. V-33-82
(Abeyance Item from 4/22/82) 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.
- NEW BUSINESS:
1. U-28-82(HO) Application of CRAIG AND WENDY LOVATO for a home occupation permit to allow the sale of custom made alpaca rugs on property located at 6417 Hyde Avenue in Zoning District R-1.
 2. U-31-82(HO) Application of VIOLA ANDERSON for a home occupation permit to allow a remailing service on property located at 605 South 7th Street in Zoning District R-1.
 3. U-32-82(HO) Application of DOROTHEA ALLRED ON BEHALF OF RICHARD GUMINA for a home occupation permit to allow mail order sales on property located at 716 Delta Street in Zoning District R-1.
 4. U-33-82(HO) Application of BARBARA LOWDEN for a home occupation permit to allow a bookkeeping service on property located at 2904 West Oakey Boulevard in Zoning District R-1.
 5. U-34-82(HO) Application of GRETTA MARSHALL for a home occupation permit to allow a mail order operation on property located at 1305 South 16th Street in Zoning District R-1.

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6. V-38-82
PUBLIC HEARING
Application of ELBERT AND RUTH LYLES for a variance to allow an upholstery shop in a professional office zone where such use is not permitted on property located at 600 North First Street in Zoning District P-R.
7. U-29-82(HO)
PUBLIC HEARING
Application of RANDY G. AND CYNTHIA L. LEYPOLDT for a home occupation permit to allow the sale of firearms, ammunition and sporting goods on property located at 1804 East St. Louis Avenue in Zoning District R-1.
8. U-30-82
PUBLIC HEARING
Application of TRANSWORLD EQUITIES, INC. for a use permit to allow a child day care center for approximately forty-nine (49) children on property located at 227 West St. Louis Avenue in Zoning District R-4.
9. V-39-82
PUBLIC HEARING
Application of DON EDWARD AND BARBARA BAXTER for a variance to allow a seven ft. (7') rear yard setback where fifteen feet (15') is required on property located at 1408 Hiawatha Road in Zoning District R-1.
10. V-40-82
PUBLIC HEARING
Application of JAMES B. GIBSON AND KEITH E. GALLIHER, JR. for a variance to allow a professional office in a residential district on property located at 502 South 9th Street in Zoning District R-1.
11. V-41-82
PUBLIC HEARING
Application of JERALD D. MALONE for a variance to allow the addition of medical group practice facilities including surgical rooms and birthing areas on a 24 hr. basis where this use is not permitted and is required to close at 9:00 P.M. each day on property located at 4000 East Charleston Boulevard in Zoning District R-1, (under Resolution of Intent to P-R).
12. V-42-82
PUBLIC HEARING
Application of WAYMAN O. AND LORETTA G. WILKES for a variance to allow a sixty (60) sq. ft. on-premise sign to a height of twenty feet (20') where the maximum size permitted is fifteen square feet and the maximum height permitted is six feet, on property located at 2201 Paradise Road in Zoning District P-R.
13. V-43-82
PUBLIC HEARING
Application of SISTERS OF THE HOLY FAMILY ON BEHALF OF BEVERLY & IDELL HARRISON for a variance to allow a boarding facility for twenty-two (22) behaviorially disturbed persons and to allow two parking spaces where seven parking spaces are required on property located at 333 North 7th Street in Zoning District R-4.

14. V-44-82

PUBLIC HEARING

Application of G. SHELDON AND CELINE P. GREEN for a variance to allow corrals to the rear property line where a twenty-five ft. (25') setback is required; allow twenty (20) horses where a maximum of twelve (12) horses are permitted; and to allow the corrals seventy-eight ft. (78') from the front property line where a one hundred ft. (100') setback is required on property located at 5700 Mello Avenue in Zoning District R-E.

15. V-45-82

PUBLIC HEARING

Application of PHILIP A. WUCINICH for a variance to allow the existing dwelling to be converted to a day care center where such use is not permitted on property located at 1616 Houssels Avenue in Zoning District R-1.

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

BOARD OF ZONING ADJUSTMENT MEETING

MAY 27, 1982

1. V-82-81
EXTENSION
OF TIME
Request of STANLEY M. ZURAWSKI, ET AL for an Extension of Time on property located at 750 East Sahara Avenue in Zoning District C-1.
2. U-35-82 (HO)
Application of LEON & JOANN ISOM for a home occupation permit to allow the designing of logos and the painting of portraits from photographs on property located at 905 Ironwood Drive in Zoning District R-1.
3. U-36-82 (HO)
Application of JOHN C. GULLESSERIAN, on behalf of RANDOLPH R. WERFER, the owner, for a home occupation permit to allow the making of 14K gold jewelry and to monogram crystal on property located at 108 Scherer Street in Zoning District R-1.
4. U-37-82 (HO)
Application of JEANNE WIGHTMAN for a home occupation permit to allow her to purchase flowers wholesale and sell on consignment to small shops on property located at 5708 Columbine Way in Zoning District R-1.

MINUTES

BOARD OF ZONING ADJUSTMENT MEETING

MAY 27, 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, Robert Bugbee, Robert Giles, and Frank Canul.

EXCUSED:

Jessie Emmett

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 March 25, 1982. Motion carried unanimously. (Emmett excused)

STAFF PRESENT:

Harold P. Foster, Director, Community Planning & Development
Robert C. Clemmer, Acting Chief of Zoning
Cynthia Eade, Recording Secretary

OLD BUSINESS:

1. V-33-82

(Abeyance item from 4/22/82)

WITHDRAWN

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. Clemmer announced this item had been withdrawn by the applicant.

NEW BUSINESS:

1. U-28-82(HO)

APPROVED

Application of CRAIG AND WENDY LOVATO for a home occupation permit to allow the sale of custom made alpaca rugs on property located at 6417 Hyde 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 for APPROVAL. (This Item was included with Items 2 thru 5 and Items 3 and 4 on the Supplemental Agenda.) Motion carried unanimously. (Emmett excused)

2. U-31-82(HO)

APPROVED

Application of VIOLA ANDERSON for a home occupation permit to allow a remailing service on property located at 605 South 7th 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 for APPROVAL. (This Item was included with Items 1, 3, 4, 5 and Items 3 and 4 on the Supplemental Agenda.) Motion carried unanimously. (Emmett excused)

3. U-32-82(HO)

APPROVED

Application of DOROTHEA ALLRED ON BEHALF OF RICHARD GUMINA for a home occupation permit to allow mail order sales on property located at 716 Delta 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 for APPROVAL. (This Item was included with Items 1, 2, 4, 5 and Items 3 and 4 on the Supplemental Agenda.) Motion carried unanimously. (Emmett excused)

4. U-33-82(HO)

APPROVED

Application of BARBARA LOWDEN for a home occupation permit to allow a bookkeeping service on property located at 2904 West Oakey Boulevard 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 for APPROVAL. (This Item was included with Items 1, 2, 3, 5 and Items 3 and 4 on the Supplemental Agenda.) Motion carried unanimously. (Emmett excused)

5. U-34-82(HO)

APPROVED

Application of GRETTA MARSHALL for a home occupation permit to allow a mail order operation on property located at 1305 South 16th Street in Zoning District R-1.

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

5. U-34-82(HO)

(Continued)

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 for APPROVAL. (This Item was included with Items 1 thru 4 and Items 3 and 4 on the Supplemental Agenda.) Motion carried unanimously. (Emmett excused)

6. V-38-82

DENIED

Application of ELBERT AND RUTH LYLES for a variance to allow an upholstery shop in a professional office zone where such use is not permitted on property located at 600 North First Street in Zoning District P-R.

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

One protest on file.

Robert Archie, Attorney, appeared on behalf of the applicant.

Joseph Provonsha appeared in protest. He was concerned about the parking problem. He also presented a letter from Bonanza Main Investment Company signed by Mr. Holland in protest. The letter represented the tenants from 601 through 701 North First Street. The letter stated the tenants concern over the noise that this business would create.

Mr. Canul made a motion for DENIAL. Motion carried with Mr. Bugbee abstaining. (Emmett excused)

7. U-29-82(HO)

PUBLIC HEARING

DENIED

Application of RANDY G. AND CYNTHIA L. LEYPOLDT for a home occupation permit to allow the sale of firearms, ammunition and sporting goods on property located at 1804 East St. Louis Avenue in Zoning District R-1.

Mr. Clemmer presented the application. Staff felt that this use would be inappropriate in a residential neighborhood and recommended DENIAL.

There are 11 protests on file.

Randy Leypoldt appeared on behalf of the application.

Ruth Kline appeared in protest. She was concerned that it might create violence in the area.

George Mapes appeared in protest. He was concerned about the traffic and parking problems this would create.

Mr. Bugbee made a motion for DENIAL. Motion carried unanimously. (Emmett excused)

8. U-30-82

APPROVED

Application of TRANSWORLD EQUITIES, INC. for a use permit to allow a child day care center for approximately forty-nine (49) children on property located at 227 West St. Louis Avenue in Zoning District R-4

8. U-30-82

(Continued)

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

1. Conformance to the plot plan and elevations.
- 2.- 5. Standard conditions.
6. Approval of the parking and driveway plans by the Traffic Engineer.
7. Repair any damage done to the existing street improvements during this construction as required by the Department of Public Services.

There is 1 protest on file.

Barbara Holland appeared on behalf of the applicant.

Dave Hobensack, Director of the day care center appeared on behalf of the application.

Mr. Bugbee made a motion for APPROVAL. Motion carried unanimously. (Emmett excused)

9. V-39-82

APPROVED

Application for DON EDWARD AND BARBARA BAXTER for a variance to allow a seven ft. (7') rear yard setback where fifteen feet (15') is required on property located at 1408 Hiawatha Road in Zoning District R-1.

Mr. Clemmer presented the plot plan. Due to the irregular shape of the lot, staff recommended DENIAL.

There are no protests on file.

Don Baxter appeared on behalf of the application.

No one appeared in opposition.

Mr. Bugbee made a motion for APPROVAL. Motion carried unanimously. (Emmett excused)

10. V-40-82

APPROVED

Application of JAMES B. GIBSON AND KEITH E. GALLIHER, JR. for a variance to allow a professional office in a residential district on property located at 502 South 9th Street in Zoning District R-1.

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

1. Conformance to the plot plan and elevations amended to redesign the parking layout as required by the Department of Community Planning and Development and retention of existing architectural characteristics of the area.
2. - 5. Standard conditions.
6. Approval of the parking and driveway plans by the Traffic Engineer.
7. Approval of an encroachment permit through the Department of Public Services.
8. Paving of the alley as required by the Department of Public Services.
9. Repair any damage done to the existing street improvements resulting from this development as required by the Department of Public Services.

10. V-40-82

(Continued)

George Carter, Attorney, appeared on behalf of the applicant.

Mark Tratos, Attorney, appeared on behalf of the applicant.

Dona Harvey appeared in protest. She was concerned about the rise in crime.

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

11. V-41-82

APPROVED

Application of JERALD D. MALONE for a variance to allow the addition of medical group practice facilities including surgical rooms and birthing areas on a 24 hr. basis where this use is not permitted and is required to close at 9:00 P.M. each day on property located at 4000 East Charleston Boulevard in Zoning District R-1, (under Resolution of Intent to P-R).

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

1. Conformance to the plot plan and elevations.
2. Out-patient operations only shall be accommodated in the surgical and birthing procedures.
3. Treatment at this facility shall only include minor emergency cases.
4. The surgical rooms and birthing rooms shall only be developed on the second floor of the southeasterly building and no future expansion of such facilities shall be permitted.

There are no protests on file.

Bryce Rose appeared on behalf of the applicant.

Jerald D. Malone, M.D. appeared on on behalf of the application.

Eugene Badame appeared in protest. His concern was that this has been mis-represented to the people in the area.

Ralph Crone appeared in protest. His concern that there was damage done to the street when the building was built. He was also concerned about the mis-representation by the applicant.

David Ford appeared in opposition. He was concerned about them being open 24 hrs. He also had a concern as to where the trash containers would be located.

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

12. V-42-82

APPROVED

Application of WAYMAN O. AND LORETTA G. WILKES for a variance to allow a sixty (60) sq. ft. on-premise sign to a height of twenty feet (20') where the maximum size permitted is fifteen square feet and the maximum height permitted is six feet, on property located at 2201 Paradise Road in Zoning District P-R.

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

12. V-42-82

(Continued)

1. Conformance to the plot plan as amended to shift the sign to the north and conformance to the elevations.

There are no protests on file.

Jane Lodewyck appeared on behalf of the applicant.

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

13. V-43-82

ABEYANCE TO
6/24/82 (AS A
RESULT OF A
TIE VOTE)

Application of SISTERS OF THE HOLY FAMILY ON BEHALF OF BEVERLY & IDELL HARRISON for a variance to allow a boarding facility for twenty-two (22) behaviorally disturbed persons and to allow two parking spaces where seven parking spaces are required on property located at 333 North 7th Street in Zoning District R-4.

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

1. Conformance to the plot plan and elevations.
2. Repair the deteriorated sidewalk as required by the Department of Public Services.
3. Enter into an Assessment District for alley paving as required by the Department of Public Services.

Bernadine Schneider appeared on behalf of the applicant.

Ben Harrison appeared on behalf of the applicant.

Paul Wulkan appeared on behalf of the applicant.

Kenneth Moon appeared in opposition. He objected to the parking problem it would create and the safety of the residents.

Aida Brents appeared in opposition. Her objection was the safety of her tenants.

Don Emerson appeared in opposition. His objection was that of safety.

Mr. Bugbee made a motion for DENIAL. Motion resulted in a tie vote with Bugbee and Myers voting "yes" and Giles and Canul voting "no". (Emmett excused) This item will be held in ABEYANCE until the 6/24/82 meeting.

14. V-44-82

APPROVED

Application of G. SHELDON AND CELINE P. GREEN for a variance to allow corrals to the rear property line where a twenty-five ft. (25') setback is required; allow twenty (20) horses where a maximum of twelve (12) horses are permitted; and to allow the corrals seventy-eight ft. (78') from the front property line where a one hundred ft. (100') setback is required on property located at 5700 Mello Avenue in Zoning District R-E.

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

1. Conformance to the plot plan.
2. Dedication of thirty feet of Right-Of-Way for Leon Avenue and the radius corner of the intersection of Leon Avenue and Mello Avenue as required by the Department of Public Services.

14. V-44-82

(Continued)

3. Enter into an Assessment District Agreement for installation of street improvements on Mello Avenue and Leon Avenue as required by the Department of Public Services.
4. The group activities involving persons outside the immediate family be limited to no more than 6 persons and be non-commercial and limited to 4-H type quasi-public agencies.
5. No boarding of horses permitted.

There are 3 protests on file.

Sheldon Green appeared on behalf of the application.

Steve Work appeared in favor of the application.

Marjory Becker appeared in favor of the application.

Mitzi Becker appeared in favor of the application.

Randolph Williford appeared in favor of the application.

Edward Brown appeared in favor of the application.

Kennett Wylski appeared in opposition. He objected to the number of horses.

Mike Gannon appeared in opposition. He objected to the number of horses.

Celia Gannon appeared in opposition. She objected to the number of horses.

Gary Bunting appeared in opposition. He objected to the number of horses.

Mr. Bugbee made a motion to APPROVE, subject to staff's conditions with the limitation of 12 children instead of six. Motion carried with Canul voting "no".
(Emmett excused)

15. V-45-82

DENIED.

Application of PHILIP A. WUCINICH for a variance to allow the existing dwelling to be converted to a day care center where such use is not permitted on property located at 1616 Houssels Avenue in Zoning District R-1.

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

1. Conformance to the plot plan and elevations amended to provide four offstreet parking facilities.
2. Approval of the pool fencing by the Department of Building and Safety and Child Welfare Offices.
3. Approval of the parking and driveway plan by the Traffic Engineer.
4. Repair any damage done to the existing street improvements resulting from this development as required by the Department of Fire Services.
5. Standard conditions 2 thru 5.

There are 48 protests on file.

15. V-45-82

(Continued)

Paul Wucinich appeared on behalf of the application.

Lee Parson appeared in opposition. He objected to the parking problem.

Danny Stein appeared in opposition. He objected to the traffic and parking problems.

Irene Hansen appeared in opposition. She objected to the traffic and parking problems.

Mr. Giles made a motion to APPROVE, subject to staff's conditions. Motion failed with Giles voting "yes", Bugbee, Myers, and Canul voting "no". (Emmett excused)

SUPPLEMENTAL AGENDA

1. V-82-81

EXTENSION OF
TIME

APPROVED

Request of STANLEY M. ZURAWSKI, ET AL for an extension of time on property located at 750 East Sahara Avenue in Zoning District C-1.

Staff recommended APPROVAL, subject to:

1. The variance shall expire November 27, 1982.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

Mr. Bugbee made a motion to APPROVE. Motion carried unanimously. (Emmett excused)

2. U-35-82(HO)

ABEYANCE TO
6/24/82 (AS A
RESULT OF A
TIE VOTE)

Application of LEON AND JOANN ISOM for a home occupation permit to allow the designing of logos and the painting of portraits from photographs on property located at 905 Ironwood Drive in Zoning District R-1.

Staff made no recommendation and asked to hear from the applicant.

Applicant was not present.

Mr. Giles made a motion for DENIAL. Motion resulted in a tie vote with Giles and Canul voting "yes" and Bugbee and Myers voting "no". (Emmett excused)
This item will be held in ABEYANCE until the 6/24/82 meeting.

3. U-36-82(HO)

APPROVED

Application of JOHN C. GULLESSERIAN, ON BEHALF OF RANDOLPH R. WERNER, the owner, for a home occupation permit to allow the making of 14 karat gold jewelry and to monogram crystal on property located at 108 Scherer 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 for APPROVAL. (This item was included with Items 1 thru 5, and Item 4 on the Supplemental Agenda.) Motion carried unanimously. (Emmett excused)

4. U-37-82(HO)

APPROVED

Application of JEANNE WIGHTMAN for a home occupation permit to allow the wholesale purchase of flowers and sale on consignment to small shops on property located at 5708 Columbine Way in Zoning District R-1.

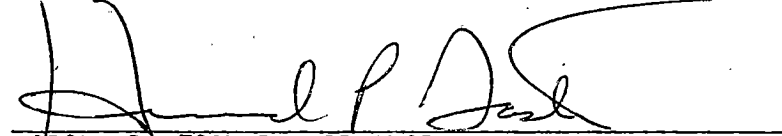
Mr. Clemmer presented the application. Staff recommended APPROVAL, subject to:

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 for APPROVAL. (This Item was included with Items 1 thru 5, and Item 3 on the Supplemental Agenda.) Motion carried unanimously. (Emmett excused)

THE MEETING WAS ADJOURNED

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

/s/

RECEIVED
AUG 4 1982
PLANNING AND
DEVELOPMENT

A N N O T A T E D

A G E N D A

BOARD OF ZONING ADJUSTMENT

MAY 27, 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
EXCUSED: EMMETT

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

APPROVED
BUGBEE/UNANIMOUS

ANNOUNCEMENT: Satisfaction of Open Meeting Law

OLD BUSINESS:

1. 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.
(Abeyance Item from 4/22/82)
WITHDRAWN

STAFF RECOMMENDATION: ACCEPT LETTER OF WITHDRAWAL

NEW BUSINESS:

1. U-28-82(HO) Application of CRAIG AND WENDY LOVATO for a home occupation permit to allow the sale of custom made alpaca rugs on property located at 6417 Hyde Avenue 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. U-31-82(HO)
APPROVED
GILES/UNANIMOUS

Application of VIOLA ANDERSON for a home occupation permit to allow a remailing service on property located at 605 South 7th 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-32-82(HO)
APPROVED
GILES/UNANIMOUS

Application of DOROTHEA ALLRED ON BEHALF OF RICHARD GUMINA for a home occupation permit to allow mail order sales on property located at 716 Delta 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. U-33-82(HO)
APPROVED
GILES/UNANIMOUS

Application of BARBARA LOWDEN for a home occupation permit to allow a bookkeeping service on property located at 2904 West Oakey Boulevard 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

5. U-34-82(HO)
APPROVED
GILES/UNANIMOUS

Application of GRETTA MARSHALL for a home occupation permit to allow a mail order operation on property located at 1305 South 16th 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

6. V-38-82

DENIED
CANUL/UNANIMOUS WITH
BUGBEE ABSTAINING

Application of ELBERT AND RUTH LYLES for a variance to allow an upholstery shop in a professional office zone where such use is not permitted on property located at 600 North First Street in Zoning District P-R.

STAFF RECOMMENDATION: DENIAL

PROTESTS: 3

7. U-29-82(HO)

DENIED
BUGBEE/UNANIMOUS

Application of RANDY G. AND CYNTHIA L. LEYPOLDT for a home occupation permit to allow the sale of firearms, ammunition and sporting goods on property located at 1804 East St. Louis Avenue in Zoning District R-1.

STAFF RECOMMENDATION: DENIAL

PROTESTS: 13

8. U-30-82

APPROVED
BUGBEE/UNANIMOUS

Application of TRANSWORLD EQUITIES, INC. for a use permit to allow a child day care center for approximately forty-nine (49) children on property located at 227 West St. Louis Avenue in Zoning District R-4.

CONDITIONS:

1. Approval of the parking and driveway plans by the Traffic Engineer.
2. Repair any damage done to the existing street improvements during this construction as required by the Department of Public Services.
3. Conformance to the plot plan and elevations.
4. 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.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Securing all necessary permits and licenses, and satisfaction of City code requirements and design standards of all City departments.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: NONE

9. V-39-82

APPROVED
BUGBEE/UNANIMOUS

Application of DON EDWARD AND BARBARA BAXTER for a variance to allow a seven ft. (7') rear yard setback where fifteen feet (15') is required on property located at 1408 Hiawatha Road in Zoning District R-1.

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Services.

STAFF RECOMMENDATION: DENIAL

PROTESTS: NONE

10. V-40-82

APPROVED
CANUL/UNANIMOUS

Application of JAMES B. GIBSON AND KEITH E. GALLIHER, JR. for a variance to allow a professional office in a residential district on property located at 502 South 9th Street in Zoning District R-1.

CONDITIONS:

1. Conformance to the plot plan as amended to redesign the parking layout and redesigning the building elevations to be compatible with the residential character of the area as required by the Department of Community Planning and Development.
2. Approval of the parking and driveway plans by the Traffic Engineer.
3. Approval of an encroachment permit for landscaping in the right-of-way.
4. Paving of the alley as required by the Department of Public Services.
5. Repair any damage done to the existing street improvements resulting from this development as required by the Department of Public Services.
6. 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.
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Securing all necessary permits and licenses, and satisfaction of City code requirements and design standards of all City departments.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 1

11. V-41-82

APPROVED
CANUL/UNANIMOUS

Application of JERALD D. MALONE for a variance to allow the addition of medical group practice facilities including surgical rooms and birthing areas on a 24 hr. basis where this use is not permitted and is required to close at 9:00 P.M. each day 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. Out-patient operations only shall be accommodated in the surgical and birthing procedures.
3. Treatment at this facility shall only include minor emergency cases.
4. The surgical rooms and birthing rooms shall be developed on the second floor of the southeasterly building and no future expansion of such facilities shall be permitted.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 3

12. V-42-82

APPROVED
BUGBEE/UNANIMOUS

Application of WAYMAN O. AND LORETTA G. WILKES for a variance to allow a sixty (60) sq. ft. on-premise sign to a height of twenty feet (20') where the maximum size permitted is fifteen square feet and the maximum height permitted is six feet, on property located at 2201 Paradise Road in Zoning District P-R.

CONDITIONS:

1. Conformance to the plot plan as amended to shift the sign to the north and conformance to the elevations.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: NONE

13. V-43-82

ABEYANCE TO 6-24-82
(AS A RESULT OF A
TIE VOTE)

Application of SISTERS OF THE HOLY FAMILY ON BEHALF OF BEVERLY & IDELL HARRISON for a variance to allow a boarding facility for twenty-two (22) behaviorially disturbed persons and to allow two parking spaces where seven parking spaces are required on property located at 333 North 7th Street in Zoning District R-4.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: APPROX. 33

14. V-44-82

APPROVED
BUGBEE/3-1/CANUL
VOTED "NO"

Application of G. SHELDON AND CELINE P. GREEN for a variance to allow corrals to the rear property line where a twenty-five ft. (25') setback is required; allow twenty (20) horses where a maximum of twelve (12) horses are permitted; and to allow the corrals seventy-eight ft. (78') from the front property line where a one hundred ft. (100') setback is required on property located at 5700 Mello Avenue in Zoning District R-E.

CONDITIONS:

1. Conformance to the plot plan.
2. Dedication of thirty feet of right-of-way from Leon Avenue and the radius corner of the intersection of Leon Avenue and Mello Avenue as required by the Department of Public Services.
3. Enter into an Assessment District Agreement for installation of street improvements on Mello Avenue and Leon Avenue as required by the Department of Public Services.
4. The group activities involving persons outside the immediate family be limited to no more than twelve (12) persons and be non-commercial and limited to 4-H type quasi-public agencies.
5. No boarding of horses shall be permitted.

STAFF RECOMMENDATION: DENIAL

PROTESTS: 4

15. V-45-82

DENIED/MOTION FOR
APPROVAL BY GILES/
1-3 VOTE/MYERS,
BUGBEE, & CANUL
VOTED "NO"

Application of PHILIP A. WUCINICH for a variance to allow the existing dwelling to be converted to a day care center where such use is not permitted on property located at 1616 Houssels Avenue in Zoning District R-1.

STAFF RECOMMENDATION: DENIAL

PROTESTS: APPROX. 48

16. V-82-81

Extension of Time

APPROVED
BUGBEE/UNANIMOUS

Request of STANLEY M. ZURAWSKI, ET AL for an extension of time on property located at 750 East Sahara Avenue in Zoning District C-1.

CONDITIONS:

1. The variance shall expire November 27, 1982.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

STAFF RECOMMENDATION: APPROVAL

17. U-35-82(HO)

ABEYANCE TO 6-24-82
(AS A RESULT OF A
TIE VOTE)

Application of LEON AND JOANN ISOM for a home occupation permit to allow the designing of logos and the painting of portraits from photographs on property located at 905 Ironwood Drive in Zoning District R-1.

STAFF RECOMMENDATION: NONE UNTIL THE FULL EXTENT OF THE PROPOSED USE WAS DETERMINED DURING THE MEETING

18. U-36-82(HO)

APPROVED
GILES/UNANIMOUS

Application of JOHN C. GULLESSERIAN, ON BEHALF OF RANDOLPH R. WERNER, the owner, for a home occupation permit to allow the making of 14 karat gold jewelry and to monogram crystal on property located at 108 Scherer 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

19. U-37-82(HO)

APPROVED
GILES/UNANIMOUS

Application of JEANNE WIGHTMAN for a home occupation permit to allow the wholesale purchase of flowers and sale on consignment to small shops on property located at 5708 Columbine Way 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

NAME

ADDRESS

5/27/82

Randy Lepolot

V-29-82(H)
P

1404 E. St. Louis

Doc Bach

V-39-82 P

1408 Hiawatha

Dona Haring

V-40-82 C

525 So. 9th St.

W. Bruce Lee

V-41-82 P

4000 E. Charleston Rd.

Dennis Mason

V-43-82 C

2504 Collette Ct.

Don Emerson

V-43-82 C

323 No. 6th St.

Margaret J. Mitzel-Becker

V-44-82 P

4624 Nolan Ave, J.V. 89107

Dennis E. Wick

V-44-82 C

5724 Duraspings 89131

Paul A. W. Wain

V-45-82 P

1616 Householder Av.

Stan Zuluski

V-82-81 P

750 E. Sahara L.V.

PRINT

ADDRESS

5/27/82

George Mapeo U-29-82(H)C 17295 St. Louis Ave
DAVIN HOBIKSAK U-30-82P 4355 S DUNES
G.R. CARTER V-40-82P 316 E. Bridger Las Vega
MARK G TRATOS V-40-82P
Eugene A Buda V-41-82C 10 N. Sacramento
D. FORD V-41-82C 4824 BUTTE C 185E
M. Lohmeyer V-42-82P 3111 S Valley View
Bernadine Schneider V-43-82P Bx 45 SR 89038 LV 89101
Berg Larson V-43-82P 1407 E. Greenwood Dr. Orange, Ca.
~~Paul Walker~~ V-43-82P 6161 W. Charleston Blvd.
Aida Z Breuto V-43-82C 321, 321 1/2 317 317 1/2 B N7
Paul Nemcsenyik V-43-82C 316 No. 7th
L. Sheldon Green V-44-82P 5700 Meola Ave.
Rudolph Wulfsberg V-44-82P 6165 Westwood Rd So
Ken Tan V-54-82C 1608 S. HUSSES AVE
Gene Hansen V-54-82C 550 E Oakley Bl.

NAME

ADDRESS

PRINT
Robert Archin 1-38-82 P

5/27/82

Jerald D. Malone, MD 1-41-82 P