

50

A G E N D A  
BOARD OF ZONING ADJUSTMENT  
JULY 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:

ANNOUNCEMENT: Satisfaction of Open Meeting Law

NEW BUSINESS:

1. U-41-82 Application of LESLIE AND HELEN BAUCUM for a use permit to allow a church and church related activities in addition to the existing professional office on the premises that is located at 1833 West Charleston Boulevard in Zoning District R-4.
  
2. V-55-82 Application of JOEL D. AND ANNE M. KAZAR for a variance to allow a sixty-five (65) sq. ft. freestanding sign to an overall height of twenty feet (20') where fifteen (15) square feet and a five ft. (5') height is the maximum permitted on property located at 1149 South Maryland Parkway in Zoning District C-D.
  
3. V-56-82 Application of NICK PANDELIS for a variance to allow a four story professional building with a design which is not residential in character where only a two-story building is permitted on property located at 814 and 820 Shadow Lane, and 811, 813, and 817 Willow Street in Zoning District R-E.
  
4. V-57-82 Application of S. E. OR DORA J. BUTLER for a variance to allow an existing carport canopy two feet (2') from the front property line where twenty feet (20') is required on property located at 221 Upland Boulevard in Zoning District R-1.
  
5. U-44-82 Application of DONALD DENZEL for a use permit to allow an automobile salvage business on property located at 3019 Meade Avenue in Zoning District "M".

6. U-45-82 Application of LIED MOTOR CAR COMPANY ON BEHALF OF THE CHARWILL CORPORATION for a use permit to allow a Class III dealership for guns on property located at 3979 West Charleston Boulevard in Zoning District C-1.
7. V-58-82 Application of GEORGE WHITNEY for a variance to allow an attached patio canopy to the east side property line where a five ft. (5') setback is required and a detached carport canopy in the rear yard to the east side property line where a five ft. (5') setback is required and to allow a total lot coverage of 53.8% where 50% is maximum allowed and a rear yard coverage of 53.5% where 50% is the maximum allowed, and to allow the detached carport canopy to exceed the height of the main building where not allowed on property located at 2422 Walnut Avenue in Zoning District R-1.
8. U-46-82 Application of SHAUNA EDWARDS for a use permit to allow a child care facility for twelve (12) children on property located at 1200 Darmak Drive in Zoning District R-1.
9. V-59-82 Application of JIM AND JUDY McLAIN for a variance to allow one additional trailer space in an existing trailer park for a total of seventeen spaces where a previous variance allowed a maximum of sixteen spaces in a district where trailer parks are not permitted on property located at 1340 Hassell Street in Zoning District R-2.
10. V-60-82 Application of KENNETH J. WALKER for a variance to allow a mobile home as an additional residence where such use is not permitted on property located at 5290 Jay Avenue in Zoning District R-E.
11. V-61-82 Application of TIMOTHY McKENNA, ET AL for a variance to allow a three ft. block wall in lieu of a required six ft. block wall on the east property line and no block wall where a six ft. block wall is required on the north property line on property located at 2500 Jansen Avenue in Zoning District R-1, (under Resolution of Intent to P-R).

12. U-47-82

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

13. U-6-60

Plot Plan Review

Request of STOP N GO MARKETS, NATIONAL CONVENIENCE STORES INCORPORATED for a plot plan review to allow self-service gasoline pumps in conjunction with a convenience store on property located at 1201 East Sahara Avenue in Zoning District C-1.

14. V-76-81

Plot Plan Review

Request of DAVIS FUNERAL HOME for a plot plan review to allow an addition to the caretaker's residence on property located at 2127 West Charleston Boulevard in Zoning District C-1.

S U P P L E M E N T A L   A G E N D A

BOARD OF ZONING ADJUSTMENT

JULY 22, 1982

1. U-48-82(HO)

Application of ROY L. DYER for a home occupation permit to allow mail order sales on property located at 6913 "B" Round Tree Drive in Zoning District R-PD4.

A N N O T A T E D

A G E N D A

BOARD OF ZONING ADJUSTMENT

JULY 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, CANUL  
EXCUSED: EMMETT

ANNOUNCEMENT: Satisfaction of Open Meeting Law

NEW BUSINESS:

1. U-41-82 Application of LESLIE AND HELEN BAUCUM for a use permit to allow a church and church related activities in addition to the existing professional office on the premises that is located at 1833 West Charleston Boulevard in Zoning District R-4.
- APPROVED  
CANUL/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Only one 600 sq. ft. room will be used for church purposes.
3. The use of the room will not extend beyond 9:00 P.M. nor resume before 8:00 A.M.
4. Remove or replace the damaged sidewalk on Westwood Drive as required by the Department of Public Services.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 13

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2. V-55-82 Application of JOEL D. AND ANNE M. KAZAR for a variance to allow a sixty-five (65) sq. ft. freestanding sign to an overall height of twenty feet (20') where fifteen (15) square feet and a five ft. (5') height is the maximum permitted on property located at 1149 South Maryland Parkway in Zoning District C-D.
- APPROVED  
BUGBEE/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Shift the sign location 8 ft. south and 8 ft. east or 20 ft. north.
3. Approval of the revised location by the Traffic Engineer.
4. Approval by the City Commission.

STAFF RECOMMENDATION: DENIAL

PROTESTS: 3

TO BE CONSIDERED BY THE CITY COMMISSION ON AUGUST 18, 1982

3. V-56-82

APPROVED  
BUGBEE/UNANIMOUS

Application of NICK PANDELIS for a variance to allow a four story professional building with a design which is not residential in character where only a two-story building is permitted on property located at 814 and 820 Shadow Lane, and 811, 813, and 817 Willow Street in Zoning District R-E.

CONDITIONS:

1. Approval of and conformance to the conditions of approval of Z-29-82.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: NONE

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4. V-57-82

APPROVED  
GILES/UNANIMOUS

Application of S. E. OR DORA J. BUTLER for a variance to allow an existing carport canopy two feet (2') from the front property line where twenty feet (20') is required on property located at 221 Upland Boulevard in Zoning District R-1.

CONDITIONS:

1. Conformance to the plot plan and elevations.

STAFF RECOMMENDATION: DENIAL

PROTESTS: NONE

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5. U-44-82

APPROVED  
CANUL/UNANIMOUS

Application of DONALD DENZEL for a use permit to allow an automobile salvage business on property located at 3019 Meade Avenue in Zoning District "M".

CONDITIONS:

1. Conformance to the plot plan and elevations amended to provide a 3 ft. planter along Meade Avenue with five gallon evergreens at 3' on center.
2. Approval of the parking and driveway plan by the Traffic Engineer.
3. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Services.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: APPROX. 60

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6. U-45-82

APPROVED  
BUGBEE/UNANIMOUS

Application of LIED MOTOR CAR COMPANY ON  
BEHALF OF THE CHARWILL CORPORATION for a use  
permit to allow a Class III dealership for  
guns on property located at 3979 West  
Charleston Boulevard in Zoning District C-1.

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Approval by the City Commission.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: NONE

A DATE FOR PUBLIC HEARING WILL BE SET BY THE CITY COMMISSION AT ITS AUGUST  
4, 1982 MEETING

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7. V-58-82

APPROVED  
BUGBEE/UNANIMOUS

Application of GEORGE WHITNEY for a variance  
to allow an attached patio canopy to the east  
side property line where a five ft. (5') set-  
back is required and a detached carport canopy  
in the rear yard to the east side property  
line where a five ft. (5') setback is required  
and to allow a total lot coverage of 53.8%  
where 50% is maximum allowed and a rear yard  
coverage of 53.5% where 50% is the maximum  
allowed, and to allow the detached carport  
canopy to exceed the height of the main  
building where not allowed on property located  
at 2422 Walnut Avenue in Zoning District R-1.

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. The construction shall be of one hour fire resistant construction as required by the Department of Building and Safety.
3. Repair any damage to existing street improvements resulting from this construction as required by the Department of Public Services.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: NONE

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8. U-46-82

APPROVED  
BUGBEE/3-1 VOTE/  
GILES VOTED "NO"

Application of SHAUNA EDWARDS for a use permit to allow a child care facility for twelve (12) children on property located at 1200 Darmak Drive in Zoning District R-1.

CONDITIONS:

1. Conformance to the plot plan and elevations amended to separate the play area from the parking space.
2. Approval of the parking and driveway plan by the Traffic Engineer.
3. Exit doors shall be modified as required by the Department of Building and Safety.
4. Conformance to the requirements of the Department of Fire Services.
5. Conformance to the requirements of the Child Welfare Regulations.

STAFF RECOMMENDATION: DENIAL

PROTESTS: APPROX. 79

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9. V-59-82

APPROVED  
GILES/UNANIMOUS

Application of JIM AND JUDY McLAIN for a variance to allow one additional trailer space in an existing trailer park for a total of seventeen spaces where a previous variance allowed a maximum of sixteen spaces in a district where trailer parks are not permitted on property located at 1340 Hassell Street in Zoning District R-2.

CONDITIONS:

1. Conformance to the plot plan.

STAFF RECOMMENDATION: DENIAL

PROTESTS: 1

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10. V-60-82

APPROVED  
BUGBEE/UNANIMOUS

Application of KENNETH J. WALKER for a variance to allow a mobile home as an additional residence where such use is not permitted on property located at 5290 Jay Avenue in Zoning District R-E.

CONDITIONS:

1. Conformance to the plot plan.
2. The occupancy of the mobile home shall be limited to the mother of the applicant.

STAFF RECOMMENDATION: DENIAL

PROTESTS: 1

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11. V-61-82

APPROVED  
BUGBEE/UNANIMOUS

Application of TIMOTHY MCKENNA, ET AL for a variance to allow a three ft. block wall in lieu of a required six ft. block wall on the east property line and no block wall where a six ft. block wall is required on the north property line on property located at 2500 Jansen Avenue in Zoning District R-1, (under Resolution of Intent to P-R).

CONDITIONS:

1. Conformance to the plot plan amended to eliminate two parking spaces on 26th Street side and two spaces at Eastern Avenue and provision of a wall along 26th Street two ft. high with a second three ft. high wall set back three feet (3') with four Italian Cypress planted in the area between said walls and provision of a five ft. (5') planter along Eastern Avenue.
2. Approval by the City Commission.
3. Conformance to the Flood Hazard Reduction Ordinance #2115 as required by the Department of Public Services.
4. Conformance to all other conditions of approval of Z-6-82.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: NONE

TO BE CONSIDERED BY THE CITY COMMISSION ON AUGUST 18, 1982

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12. U-47-82

APPROVED  
BUGBEE/UNANIMOUS

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

CONDITIONS:

1. Conformance to the conditions of approval of Z-20-76.
2. Approval of the development by the City Commission.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 1

TO BE CONSIDERED BY THE CITY COMMISSION ON AUGUST 4, 1982

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13. U-6-60 Request of STOP N GO MARKETS, NATIONAL  
CONVENIENCE STORES INCORPORATED for a plot plan  
Plot Plan Review review to allow self-service gasoline pumps in  
conjunction with a convenience store on pro-  
property located at 1201 East Sahara Avenue in  
Zoning District C-1.  
APPROVED  
CANUL/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan amended to provide landscaping along the street frontages.
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Department of Community Planning and Development and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
5. Securing all necessary permits and licenses, and satisfaction of City code requirements and design standards of all City departments.

STAFF RECOMMENDATION: APPROVAL

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14. V-76-81 Request of DAVIS FUNERAL HOME for a plot plan  
review to allow an addition to the caretaker's  
Plot Plan Review residence on property located at 2127 West  
Charleston Boulevard in Zoning District C-1.  
APPROVED  
GILES/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan amended to exclude the second floor and adding the 25 x 25 ft. accessory building and a carport.

STAFF RECOMMENDATION: APPROVAL

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15. U-48-82(H0) Application of ROY L. DYER for a home occupa-  
tion permit to allow mail order sales on  
property located at 6913 "B" Round Tree Drive  
in Zoning District R-PD4.  
APPROVED  
GILES/UNANIMOUS

CONDITIONS:

1. The operation shall conform to the criteria for a home occupation permit.

STAFF RECOMMENDATION: APPROVAL

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MINUTES

BOARD OF ZONING ADJUSTMENT MEETING

JULY 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, 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 Development.

STAFF PRESENT: Robert C. Clemmer, Acting Chief of Zoning  
John Roethel, Deputy City Attorney  
Sandra LeBoeuf, Deputy City Clerk

NEW BUSINESS:

1. U-41-82 Application of LESLIE AND HELEN BAUCUM for a use permit to allow a church and church related activities in addition to the existing professional office on the premises that is located at 1833 West Charleston Boulevard in Zoning District R-4.

APPROVED

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

1. Conformance to the plot plan and elevations.
2. Only one 600 sq. ft. room will be used for church purposes.
3. The use of the room will not extend beyond 9:00 P.M. nor resume before 8:00 A.M.
4. Remove and replace the damaged sidewalk on Westwood Drive as required by the Department of Public Services.

There are 12 protests on file.

Helen Baucum appeared on behalf of the application.

Harriet DalCanton appeared in favor.

Paul Lampel appeared in opposition. His concern was parking and traffic.

Chairman Myers asked how many people were in the audience for or against this. Three people in audience in opposition.

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

2. V-55-82

APPROVED

Application of JOEL D. AND ANNE M. KAZAR for a variance to allow a sixty-five (65) sq. ft. freestanding sign to an overall height of twenty feet (20') where fifteen (15) square feet and a five ft. (5') height is the maximum permitted on property located at 1149 South Maryland Parkway in Zoning District C-D.

Mr. Clemmer presented the plot plan. Staff felt that if a larger sign would be permitted there would be increased competition and recommended DENIAL. If approved, subject to:

1. Conformance to the plot plan and elevations.
2. Shift the sign location 8 ft. south and 8 ft. east or 20 ft. north.
3. Approval of the revised location by the Traffic Engineer.

There are 3 protests on file.

Joel Kazar appeared on behalf of the application.

Roland Tissier, Nevada Sign Co., appeared for applicant.

No one appeared in opposition.

Mr. Bugbee made a motion for APPROVAL, subject to staff's conditions and moving the sign to the southeasterly corner of the driveway. Motion carried unanimously. (Emmett excused) This will be heard at the 8/18/82 City Commission Meeting.

3. V-56-82

APPROVED

Application of NICK PANDELIS for a variance to allow a four story professional building with a design which is not residential in character where only a two-story building is permitted on property located at 814 and 820 Shadow Lane, and 811, 813, and 817 Willow Street in Zoning District R-E.

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

1. Approval and conformance to the conditions of approval of Z-29-82.

There are no protests on file.

Nick Pandelis appeared on behalf of the application.

No one appeared in opposition.

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

4. V-57-82

APPROVED

Application of S. E. OR DORA J. BUTLER for a variance to allow an existing carport canopy two feet (2') from the front property line where twenty feet (20') is required on property located at 221 Upland Boulevard in Zoning District R-1.

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

1. Conformance to the plot plan and elevations.

There are no protests on file. There are 2 letters of approval on file.

4. V-57-82

(Continued)

Mr. Butler appeared on behalf of the application.

Molly Romo appeared in favor.

No one appeared in opposition.

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

5. U-44-82

APPROVED

Application of DONALD DENZEL for a use permit to allow an automobile salvage business on property located at 3019 Meade Avenue in Zoning District "M".

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

1. Conformance to the plot plan and elevations amended to provide a 3 ft. planter along Meade Avenue with five gallon evergreens at 3' on center.
2. Approval of the parking and driveway plan by the Traffic Engineer.
3. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Services.

There are 59 protests.

Jessie Spradlin appeared on behalf of the applicant.

John Kreuger appeared in favor.

Irving Holiday appeared in opposition.

There were two people in the audience in opposition.

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

6. U-45-82

APPROVED

Application of LIED MOTOR CAR COMPANY ON BEHALF OF THE CHARWILL CORPORATION for a use permit to allow a Class III dealership for guns on property located at 3979 West Charleston Boulevard in Zoning District C-1.

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

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

There are no protests on file.

Donald Charley appeared on behalf of the application.

No one appeared in opposition.

Mr. Bugbee made a motion for APPROVAL, subject to staff's conditions. Motion carried unanimously. (Emmett excused) Date for public hearing will be set at the 8/4/82 City Commission meeting.

7. V-58-82

APPROVED

Application of GEORGE WHITNEY for a variance to allow an attached patio canopy to the east side property line where a five ft. (5') setback is required and a detached carport canopy in the rear yard to the east side property line where a five ft. (5') setback is required and to allow a total lot coverage of 53.8% where 50% is maximum allowed and a rear yard coverage of 53.5% where 50% is the maximum allowed, and to allow the detached carport canopy to exceed the height of the main building where not allowed on property located at 2422 Walnut Avenue in Zoning District R-1.

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

1. Conformance to the plot plan and elevations.
2. The construction shall be of one hour fire resistant construction as required by the Department of Building and Safety.
3. Repair any damage to existing street improvements resulting from this construction as required by the Department of Public Services.

There are no protests on file.

Shirley Whitney appeared on behalf of the application.

No one appeared in opposition.

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

8. U-46-82

APPROVED

Application of SHAUNA EDWARDS for a use permit to allow a child care facility for twelve (12) children on property located at 1200 Darmak Drive 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 separate the play area from the parking space.
2. Approval of the parking and driveway plan by the Traffic Engineer.
3. Exit doors shall be modified as required by the Department of Building & Safety.
4. Conformance to the requirements of the Department of Fire Services.
5. Conformance to the requirements of the Child Welfare Regulations.

There are 9 protests on file.

Shauna Edwards appeared on behalf of the application.

Marjory Petersen appeared in favor.

Tom Lioubas appeared in favor.

Vernon Jackson appeared in favor.

Ginger Rice appeared in opposition. She presented the Board with a petition with 72 names.

8. U-46-82

Robert Steeves appeared in opposition.

(Continued)

Adelena Bravin appeared in opposition.

Mr. Bugbee made a motion for APPROVAL, subject to staff's conditions. Motion carried 3 to 1 with Giles voting "no". (Emmett excused)

9. V-59-82

APPROVED

Application of JIM AND JUDY McLAIN for a variance to allow one additional trailer space in an existing trailer park for a total of seventeen spaces where a previous variance allowed a maximum of sixteen spaces in a district where trailer parks are not permitted on property located at 1340 Hassell Street in Zoning District R-2.

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

1. Conformance to the plot plan.

There is 1 protest on file.

Jim McLain appeared on behalf of the application.

No one appeared in opposition.

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

10. V-60-82

APPROVED

Application of KENNETH J. WALKER for a variance to allow a mobile home as an additional residence where such use is not permitted on property located at 5290 Jay 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.

There is 1 protest on file.

Michael Hines, Attorney, appeared on behalf of the applicants. He presented the Board with a petition with 41 names in favor of the request.

Mr. & Mrs. Walker were present.

Mr. Bugbee made a motion for APPROVAL, with staff's condition and variance to remain only as long as the Walkers live there. Motion carried unanimously. (Emmett excused)

11. V-61-82

APPROVED

Application of TIMOTHY McKENNA, ET AL for a variance to allow a three ft. block wall in lieu of a required six ft. block wall on the east property line and no block wall where a six ft. block wall is required on the north property line on property located at 2500 Jansen Avenue in Zoning District R-1, (under Resolution of Intent to P-R).

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

11. V-61-82

(Continued)

Conformance to the plot plan amended to eliminate the two parking spaces on the 26th Street side and two spaces at Eastern Avenue, and a wall along 26th Street four feet (4') high with the top two feet (2') fifty per cent (50%) open set back three feet (3') from the sidewalk for landscaping and provision of a five ft. planter along Eastern Avenue.

2. Approval by the City Commission.
3. Conformance to the Flood Hazard Reduction Ordinance #2115 as required by the Department of Public Services.
4. Conformance to all other conditions of approval of Z-6-82.

Timothy McKenna appeared on behalf of the application.

No one appeared in opposition.

Mr. Bugbee made a motion for APPROVAL, subject to a 3 foot wall and 4 Italian Cypress trees evenly spaced along 26th Street. Motion carried unanimously. This item will be heard at the 8/18/82 City Commission meeting.

12. U-47-82

APPROVED

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

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

1. Conformance to the conditions of approval of Z-20-76.
2. Approval of the developmental plan slated for the City Commission review 8/4/82.

Bill Watkins appeared on behalf of the application.

Steve Halderman appeared in opposition.

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

13. U-6-60

PLOT PLAN REVIEW

APPROVED

Request of STOP N GO MARKETS, NATIONAL CONVENIENCE STORES INCORPORATED for a plot plan review to allow self-service gasoline pumps in conjunction with a convenience store on property located at 1201 East Sahara Avenue in Zoning District C-1.

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

1. Conformance to the plot plan amended to provide landscaping along the street frontages.
2. Standard conditions 2 thru 5 which apply to all cases.

Elsie Hillis appeared on behalf of the application. She agreed to the conditions.

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

14. V-76-81

PLOT PLAN REVIEW

APPROVED

Request of DAVIS FUNERAL HOME for a plot plan review to allow an addition to the caretaker's residence on property located at 2127 West Charleston Boulevard in Zoning District C-1.

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

1. Conformance to the plot plan amended to exclude the second floor and adding the 25 x 25 ft. accessory building.

Gary Davis appeared on behalf of the application. He presented to the Board a letter from a neighbor in favor. He also presented a revised plan reflecting the changes.

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

SUPPLEMENTAL AGENDA:

1. U-48-82(HO)

APPROVED

Application of ROY L. DYER for a home occupation permit to allow mail order sales on property located at 6913 "B" Round Tree Drive in Zoning District R-PD4.

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

1. All operations shall conform to the criteria for a home occupation permit.

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

THE MEETING WAS ADJOURNED AT 8:55 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

/s/

NAME

PLEASE

PRINT

ADDRESS

7/22/82

3257 E. SOUTHWIDGE AVE

LAS VEGAS, NEV

2127 W. CHARLSTON BLD LV NV

1833 W CHARLSTON BLVD

4750 50 PACE

2811 Island Blvd

2408 La Estrella Blvd

3350 Sierra Ave

2025 W. Charleston Blvd

2422 Walnut Ave

1501 Darnack Dr

1122 Douglas Dr

1202 Madeline Ave

1201 Madeline Ave

1704 Stockton Dr

1704 Stockton Dr

1852 S Shadol Ln LV

ESLIE M. HILLIS V-6608

GARY R. DAVIS V-7681

YELLEN BOURNEM V-4182

MICHAEL L. LAMBERT V-5682

ALICE B. BROWN V-5782

FRANK W. BROWN V-4482

DAVID H. D. CLAYTON V-4582

JENNIFER W. HENNING V-5882

MARGARET C. FETTERMAN V-4682

JOHN L. BROWN V-4682

ROBERT E. BROWN V-4682

ALVIN BROWN V-4682

J. SMITH V-5982

J. SMITH V-6082

J. SMITH V-4782

NAME

PLEASE

PRINT

ADDRESS

7/22/82

HARRIETTE DUNCANTON <sup>V-41-82 P</sup>Harriette Dale Carter <sup>V-41-82 P</sup> 1601 S SandhillMolly Brown <sup>V-57-82 P</sup> 217 Upland Blvd -IRVING HOLLICK <sup>V-44-82 C</sup> 2913 - MITO wayLijana Alire <sup>V-42-82 C</sup> 1854 Melville DrJohn <sup>V-42-82 P</sup> 1207 Dumb DrNita Walker <sup>V-60-82 P</sup> 5290 JAY AVE.Ken Walker <sup>V-60-82 P</sup> 5290 JAY AVE.Tim McKenna <sup>V-61-82 P</sup> 4535 CAROL CIR

CRUCK HARRINGTON 4045 S. EASTON AVE

## INTER-OFFICE MEMORANDUM

July 19, 1982

TO:

HAROLD P. FOSTER, DIRECTOR

FROM:

ROBERT C. CLEMMER, ACTING CHIEF  
ZONING DIVISION

SUBJECT:

BZA MEETING OF JULY 22, 1982

COPIES TO:

NEW BUSINESS:

1. U-41-82

The proposed Church use will involve only one room 20'x30' with a maximum Congregation of 14 persons. In that the building is 1,600 sq. ft., the remainder would be used for office purposes. Their experience is that families are involved and more than two persons per car arrive for Church, therefore, six spaces would be needed for that purpose and six would remain for the office function. This exceeds our minimum requirements. There usually is no overlap.

Staff recommends approval subject to:

1. Conformance to the plot plan and elevations.
2. Only one 600 sq. ft. room will be used for Church purposes.
3. The use of the room will not extend beyond 9:00 P.M. nor resume before 8:00 A.M..
4. Remove and replace the damaged sidewalk on Westwood Drive as required by the Department of Public Services.

PROTESTS: 0

2. V-55-82

This proposed sign variance is in an area where C-D has been resolved as well as P-R further south. Both zones allow only 15 sq. ft. freestanding signs. To allow larger signs will stimulate sign competition which is not desired. The Beautification Committee recommends denial. Interferes with approved parking layout.

Staff recommends denial. If approved subject to:

1. Conformance to the plot plan and elevations.
2. Shift the sign location 8' south and 8' east or 20' north.

V-55-82 (continued)

3. Approval of the revised location by the Traffic Engineer.

PROTESTS: 3

3. V-56-82

This proposal is for a four story Roman Style building in a P-R Zone on which the P-R question is scheduled for the August 4, 1982 City Commission meeting.

Staff took a position on the rezoning that a four story building would not be out of character due to Southern Nevada Memorial Hospital, Valley and Nevada Industrial Commission structures being more massive.

Staff recommends approval subject to:

1. Approval of and conformance to the conditions of approval of Z-29-82.

PROTESTS: 0

4. V-57-82

This carport exists. Allowing carports close to the front property line would be a very dangerous precedent as every lot in an R-1 District could use one. There is no building permit. The complaint inspector did not recall any action. Variance granted at 337 Upland for carport 5' from front property line (V-55-81). Possibly the area inspector cited.

Staff recommends denial. If approved subject to:

1. Conformance to the plot plan and elevations.

APPROVAL: 1 PROTESTS: 0

5. U-44-82

This proposed salvage yard is on the south side of Meade Avenue a good distance from residential areas. They should provide a planter along Meade Avenue. There will be screening slats along the north fence line and a planter at the building.

Staff recommends approval subject to:

1. Conformance to the plot plan and elevations amended to provide a 3' planter along Meade Avenue with five gallon evergreens at 3' on center.
2. Approval of the parking and driveway plan by the Traffic Engineer.
3. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Services.

PROTESTS: 0

6. U-45-82

This is an existing gun store in a shopping center requesting a Class III dealership approval. Several have previously been approved.

Staff recommends approval subject to:

1. Conformance to the plot plan and elevations.

PROTESTS: 0

7. V-58-82

This variance should be considered in light of the commercial development to the east side property line. The percent coverage is only slightly greater than code permits and the canopy height is only slightly higher than the ridge line of the house enough to cover the motor home and the canopy is on the alley masked by the commercial building. Both canopies are on the commercial side.

Staff recommends approval subject to:

1. Conformance to the plot plan and elevations.
2. The construction shall be of one hour fire resistant construction as required by the Department of Building and Safety.
3. Enter an Assessment District Agreement for sidewalks on Walnut Avenue as required by the Department of Public Services.
4. Repair any damage to existing street improvements resulting from this construction as required by the Department of Public Services.

PROTESTS: 0

8. U-46-82

This proposed 12 child care facility does not provide a drop off point for the children and the child play area eliminates the one parking space off the alley needed for residential occupancy. If a circular drive were proposed with two unobstructed parking spaces, staff would be inclined toward approval.

Without that modification this operation would unduly disrupt the neighborhood and violate the Code and staff would recommend denial.

If approved subject to:

1. Conformance to the plot plan and elevations amended to separate the play area from the parking space.
2. Approval of the parking and driveway plan by the Traffic Engineer.

U-46-82 (continued)

3. Exit doors shall be modified as required by the Department of Building & Safety.
4. Conformance to the requirements of the Department of Fire Services.
5. Conformance to the requirements of the Child Welfare Regulations.

PROTESTS: 6

9. V-59-82

When we annexed Vegas Heights, we found uses allowed by the County such as trailer parks in the than R-E District which we rezoned to R-2 to allow development and granted variances subject to minimal sanitary provisions for the trailer parks. These uses should be anticipated to be phased out as Law permits so we should not allow expansions and thus longer establishment. Also, the proposed space is 20'x59' (1180sq.ft.) and our current code requires 40' minimum front and 4,000 sq. ft. of area which may be waived by the City Commission. [See Ordinance 2119, 11-1-17, (E), 8, (K)]. Also the mobile home proposed is 8' x 45' (360 sq.ft.) whereas our current standards are wider than 8' and containing 480 sq. ft. which would also have to be waived by the City Commission. The original plan showed 30' spaces and this plan would average 24' spaces which would have to be waived by the City Commission.

Staff recommends denial. If approved subject to:

1. Conformance to the plot plan.
2. Approval of waivers of the space sizes and trailer size by the City Commission.

PROTESTS: 0

10. V-60-82

There is C-2 Zoning 50' to the west of this site and there are trailers in the C-2 Zone several lots (200') west both on the north and south sides, however, this R-E area is clear of mobile homes and additional units.

Staff recommends denial. If approved subject to:

1. Conformance to the plot plan.
2. Enter an Assessment District Agreement for the installation of street improvements on Jay Avenue as required by the Department of Public Services.

PROTESTS: 0

11. V-61-82

This was involved in a recent zoning action to P-R. The Code requires a 6' block wall to the rear and north adjacent to residential uses. The applicant indicated that the neighbors would prefer to see a low (3') wall. There have been several cases where a low wall was allowed. On Santa Clara, Lewis and Desert Lane where they retained the old front landscaping and elevations this has been effective, but this case he proposes full utilization of the front yard with parking and driveway.

Staff would advocate that a 4' wall with the top 2' 50% open be provided and set back 3' for landscaping between the wall and 26th Street and elimination of the two parking spaces to provide a 25' turning radius and not have cars parked along the wall as in a commercial setting. Also, the westerly parking spaces allows only a 16' backout area which is not workable.

Staff is inclined to recommend approval, if the modifications are made and the adjacent property owners are in accord.

If approved subject to:

1. Conformance to the plot plan amended to eliminate the two parking spaces on the 26th Street side and two spaces at Eastern and a wall along 26th Street four feet (4') high with the top two feet fifty percent (50%) open set back three feet (3') from the sidewalk for landscaping and provision of a 5' planter on Eastern Avenue.
2. Approval by the City Commission.
3. Conformance to the Flood Hazard Reduction Ordinance #2115 as required by the Department of Public Services.
4. Conformance to all other conditions of approval of Z-6-82.

PROTESTS: 0

12. U-47-82

A Use Permit was previously submitted and withdrawn due to the apartment flap to the south. A plot plan review was approved by the Planning Commission July 8th and is scheduled for the City Commission August 4th subject to this approval.

You don't need to take this to the City Commission, if they okay this Plan Review.

Staff recommends approval subject to:

1. Conformance to the conditions of approval of Z-20-76.
2. Approval of the Development Plan slated for the City Commission review August 4, 1982.

PROTESTS: 0

13. U-6-60

This is a slight modification from the original service station plan and addition of a convenience market to the site. No landscaping on street frontages.

Staff recommends approval subject to:

1. Conformance to the plot plan amended to provide landscaping along the street frontages.
2. Standard conditions 2 - 5.

14. V-76-81

This was originally proposed as a two story addition. The applicant has reduced it to one story by elimination of the living room and utilizing the ground floor for the two bedroom addition essentially as shown on the plan. They have constructed a 25' x 25' accessory building. The applicant has indicated that he discussed both the accessory and bedroom addition with the residential P.O. to the west and will have a letter of concurrence at the meeting.

This is the only P.O. affected by the change and therefore, a new hearing is unnecessary. According to Doc, the accessory building is there.

Staff recommends approval subject to:

1. Conformance to the plot plan amended to exclude the second floor and adding the 25' x 25' accessory building.

SUPPLEMENTAL:

1. U-48-82 (HO)

This proposed home occupation is for mail order selling of essays. The questionnaire has been answered favorably. The conditions, covenants and restrictions in condominium developments normally preclude businesses. Administratively, we required Home Owners Association okays on permits, but the City Commission in the Wright case disallowed and just called for conformance to C. C. & R's, thereby, staying at arms length in any litigation.

Staff recommends approval subject to:

1. All operations shall conform to the criteria for Home Occupation Permits.
2. Conformance to the Conditions, Covenants and Restrictions.