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A G E N D A

BOARD OF ZONING ADJUSTMENT

SEPTEMBER 23, 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-68-82(HO) Application of CAROLYN JOYCE MORRIS ON BEHALF OF SCOTT OBNEY for a home occupation permit to allow the making of toys and small wood projects on property located at 3316 Avalon Avenue in Zoning District R-1.

- 2. V-72-82 Application of PHILIP G. AND YOLANDA R. BULLIS for a variance to allow a corral to the side and rear property lines where twenty five feet (25') is required on property located at 3820 Thom Boulevard in Zoning District R-E, (under Resolution of Intent to R-PD2).

- 3. U-59-82 Application of VERL AND VIRGINIA JENSEN for a use permit to allow child care for twelve (12) children on property located at 6544 Alta Drive in Zoning District R-1.

- 4. V-73-82 Application of GERALD W. McMULLIN for a variance to allow office use in a residential district on property located at 520 South Ninth Street in Zoning District R-1.

- 5. U-64-82 Application of WATKINS DEVELOPMENT COMPANY for a use permit to allow an 88 unit apartment complex on property generally located southwest of Silverstream Avenue and east of Lorenzi Boulevard in Zoning District C-1.

6. V-74-82 Application of GUS RAMADANIS for a variance to allow four apartment units where only three units are permitted on property located at 371-375 North 15th Street in Zoning District R-3.

7. V-75-82 Application of FRANK MARTIN for a variance to allow a mobile home as a caretaker's residence in addition to the existing single family dwelling on property which does not allow two dwelling units or allow a mobile home on property located at 5018 East Monroe Avenue in Zoning District R-E.

8. V-76-82 Application of JOSE E. ESPIRITU for a variance to allow general business offices where such use is not permitted on property located at 1809-1811 Weldon Place in Zoning District R-4.

9. U-65-82 Application of RICHARD A. DAVIS, ET AL for a use permit to allow a Class III secondhand dealer for the sale of used records and books on property located at 1225 East Sahara Avenue in Zoning District C-1.

10. U-66-82 Application of SOUTHERN NEVADA INSURANCE EXCHANGE for a use permit to allow a Class III secondhand dealer for the sale of used books, and to allow the reading of astrological charts and cards on property located at 1431 East Charleston Boulevard in Zoning District C-1.

11. V-77-82 Application of BEN G. SACCENTI for a variance to allow a major automotive repair garage on property located at 1801 East Fremont Street in Zoning District C-2.

12. V-78-82 Application of THOMAS E. AND VICKEY E. PATRICK for a variance to allow a Class III secondhand dealer for the selling of secondhand auto tires and to allow outside display and installation of tires where no outside use is permitted on property located at 1517 Laurelhurst in Zoning District C-1.

13. V-79-82 Application of WILFRED HALLIWELL for a variance to allow an attached canopy to the side property line where a five ft. (5') setback is required on property located at 6433 Hartman Street in Zoning District R-MH.
14. V-80-82 Application of BENJAMIN F. AND CORENE F. CASSELLE for a variance to allow a carport eleven ft. (11') from the front property line where twenty feet (20') is required on property located at 4917 Cannon Avenue in Zoning District R-1.
15. V-81-82 Application of LEWIS HOMES OF NEVADA for a variance to allow an eight ft. (8') high block wall along the south perimeter of the Lewis Homes-Sahara No. 11 subdivision where a six ft. height maximum is allowed on property located at Torrey Pines Drive and Peppermill Drive in Zoning District R-1.
16. V-82-82 Application of FIRST INTERSTATE BANK OF NEVADA ON BEHALF OF BURGER KING, INC. for a variance to allow a 6 x 6 ft. double-faced sign to a height of eighteen feet (18') in conjunction with an existing forty-five ft. (45') high double-faced sign where only one freestanding sign is permitted on property located at 1736 Las Vegas Boulevard South in Zoning District C-2.
17. U-67-82 Application of BINGO PALACE CASINO, INC. for a use permit to allow a patron and employee parking lot on property located at the north-east corner of Teddy Drive and Kings Way in Zoning District R-4.
18. V-83-82 Application of JOSEPH F. SANSON for a variance to allow a six ft. (6') high block wall in the front yard area where a wall four feet (4') high with the top two feet (2') fifty percent (50%) open is only allowed on property generally located on the southwest corner of McWilliams Avenue and "H" Street in Zoning District R-3.

DIRECTOR'S BUSINESS:

1. CHANGE OF MEETING DATES Rescheduling the November 25, 1982 (Thanksgiving) and December 23, 1982 Board of Zoning Adjustment meetings.

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

BOARD OF ZONING ADJUSTMENT

SEPTEMBER 23, 1982

1. U-69-82 (HO) Application of KAYLEEN WOODS ON BEHALF OF CINDY THOMAS for a home occupation permit to allow a graphic design production service on property located at 901 North 22nd Street in Zoning District R-1.

2. V-18-82 Request of EMPIRE WEST BUILDERS INCORPORATED for an extension of time on an approved variance which allowed several apartment buildings to a height of three stories or forty five feet (45') where a maximum building height of two stories or thirty-five feet (35') is allowed on property generally located southwest of Charleston Boulevard and Mojave Road in Zoning District R-2, (under Resolution of Intent to R-4).
Extension
of Time

A N N O T A T E D

A G E N D A

BOARD OF ZONING ADJUSTMENT

SEPTEMBER 23, 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, EMMETT, GILES.
EXCUSED: BUGBEE, CANUL

ANNOUNCEMENT: Satisfaction of Open Meeting Law

NEW BUSINESS:

1. U-68-82(HO) Application of CAROLYN JOYCE MORRIS ON BEHALF OF SCOTT OBNEY for a home occupation permit to allow the making of toys and small wood projects on property located at 3316 Avalon Avenue in Zoning District R-1.
- APPROVED
GILES/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

-
2. V-72-82 Application of PHILIP G. AND YOLANDA R. BULLIS for a variance to allow a corral to the side and rear property lines where twenty-five feet (25') is required on property located at 3820 Thom Boulevard in Zoning District R-E, (under Resolution of Intent to R-PD2).
- DENIED
GILES/2-1 VOTE/
EMMETT VOTED "NO"

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 2

-
3. U-59-82 Application of VERL AND VIRGINIA JENSEN for a use permit to allow child care for twelve (12) children on property located at 6544 Alta Drive in Zoning District R-1.
- APPROVED
EMMETT/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 2

4. V-73-82

APPROVED
GILES/UNANIMOUS

Application of GERALD W. McMULLIN for a variance to allow office use in a residential district on property located at 520 South Ninth Street in Zoning District R-1.

CONDITIONS:

1. Conformance to the plot plan amended to eliminate the additional parking in front and provision of five spaces in the rear yard area.
2. Conformance to the elevations.
3. Approval of the parking and driveway plan by the Traffic Engineer.
4. Install sidewalk on 9th Street as required by the Department of Public Services.
5. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Services.
6. Enter into an Assessment District Agreement for street lighting and alley paving as required by the Department of Public Services.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 23

5. U-64-82

APPROVED
MYERS/UNANIMOUS

Application of WATKINS DEVELOPMENT COMPANY for a use permit to allow an 88 unit apartment complex on property generally located southwest of Silverstream Avenue and east of Lorenzi Boulevard in Zoning District C-1.

CONDITIONS:

1. Conformance to the plot plan amended to redesign the curb cuts by closing the northerly three and providing joint access with the commercial development to the north; provision of a 6' block wall along the north and west property lines; provision of a 4' (top 2' 50% open) decorative block wall set back 5' for landscaping along the Silverstream Avenue and provision of additional parking spaces in the area where the curb cut changes are made. Further, the south driveway shall be provided with a crash gate.
2. Installation of sidewalks on Silverstream Avenue as required by the Department of Public Services.
3. Repair any damage to the existing street improvements resulting from this construction as required by the Department of Public Services.
4. Provision of fire hydrants and water flow as required by the Department of Fire Services.
5. This approval shall be limited to a one year period of time.
6. Density of 26 units per net acre.
7. Landscaping and a permanent underground-sprinkler system shall be provided as required by the Department of Community Planning and Development and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
8. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.

9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
10. Securing all necessary permits and licenses, and satisfaction of City code requirements and design standards of all City departments.

STAFF RECOMMENDATION: APPROVAL WITH APPLICATION BEING AMENDED TO A MAXIMUM OF 26 UNITS PER ACRE AND ALL ACCESS THROUGH THE COMMERCIAL AREA TO THE NORTH TO SILVERSTREAM.

PROTESTS: 5

6. V-74-82 Application of GUS RAMADANIS for a variance to allow four apartment units where only three units are permitted on property located at 371-375 North 15th Street in Zoning District R-3.
- APPROVED
EMMETT/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Approval of the parking and driveway plan by the Traffic Engineer.
3. Install sidewalk on 15th Street as required by the Department of Public Services.
4. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Services.
5. Provide fire hydrants and water flow as required by the Department of Fire 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: NONE

7. V-75-82

APPROVED
GILES/UNANIMOUS

Application of FRANK MARTIN for a variance to allow a mobile home as a caretaker's residence in addition to the existing single family dwelling on property which does not allow two dwelling units or allow a mobile home on property located at 5018 East Monroe Avenue in Zoning District R-E.

CONDITIONS:

1. Conformance to the plot plan.
2. Conformance to the requirements of the Flood Hazard Reduction Ordinance.
3. Allowed for a maximum period of two years.

STAFF RECOMMENDATION: DENIAL

PROTESTS: 1

8. V-76-82

APPROVED
EMMETT/UNANIMOUS

Application of JOSE E. ESPIRITU for a variance to allow general business offices where such use is not permitted on property located at 1809-1811 Weldon Place in Zoning District R-4.

CONDITIONS:

1. Conformance to the plot plan amended to provide 20' wide curb cuts and paving of the rear area for two additional parking spaces.
2. Approval limited to two general offices or one medical office.
3. Approval of the parking and driveway plan by the Traffic Engineer.
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. U-65-82

APPROVED
EMMETT/UNANIMOUS

Application of RICHARD A. DAVIS, ET AL for a use permit to allow a Class III secondhand dealer for the sale of used records and books on property located at 1225 East Sahara Avenue in Zoning District C-1.

CONDITIONS:

1. Conformance to the plot plan.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: NONE

CITY COMMISSION WILL SET A DATE FOR PUBLIC HEARING AT ITS OCTOBER 6, 1982 MEETING.

10. U-66-82

APPROVED
GILES/UNANIMOUS

Application of SOUTHERN NEVADA INSURANCE EXCHANGE for a use permit to allow a Class III secondhand dealer for the sale of used books, and to allow the reading of astrological charts and cards on property located at 1431 East Charleston Boulevard in Zoning District C-1.

CONDITIONS:

1. Conformance to the plot plan.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: NONE

THE CLASS III SECONDHAND DEALER FOR THE SALE OF USED BOOKS REQUIRES CITY COMMISSION ACTION. CITY COMMISSION WILL SET A DATE FOR PUBLIC HEARING AT ITS OCTOBER 6, 1982 MEETING.

11. V-77-82

APPROVED
GILES/UNANIMOUS

Application of BEN G. SACCENTI for a variance to allow a major automotive repair garage on property located at 1801 East Fremont Street in Zoning District C-2.

CONDITIONS:

1. Conformance to the plot plan and elevations amended to provide additional landscaping.
2. All repair operations shall cease at 6:00 P.M. and shall be in an enclosed building with no exterior storage of material or parts.
3. Install sidewalk and street lighting on Sunrise Avenue as required by the Department of Public Services.
4. Approval of the parking and driveway plan by the Traffic Engineer.
5. Remove all encroachments on the City right-of-way or obtain an encroachment approval 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: DENIAL

PROTESTS: 1

12. V-78-82

APPROVED
GILES/UNANIMOUS

Application of THOMAS E. AND VICKEY E. PATRICK for a variance to allow a Class III secondhand dealer for the selling of secondhand auto tires and to allow outside display and installation of tires where no outside use is permitted on property located at 1517 Laurelhurst in Zoning District C-1.

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Approval of the parking and driveway plan by the Traffic Engineer.
3. A maximum of two roll-type tire racks shall be permitted and ~~all installation work shall be conducted indoors.~~

STAFF RECOMMENDATION: DENIAL

PROTESTS: 4

13. V-79-82

APPROVED
EMMETT/UNANIMOUS

Application of WILFRED HALLIWELL for a variance to allow an attached canopy to the side property line where a five ft. (5') setback is required on property located at 6433 Hartman Street in Zoning District R-MH.

CONDITIONS:

1. Conformance to the plot plan.

STAFF RECOMMENDATION: DENIAL

PROTESTS: 2

14. V-80-82

APPROVED
EMMETT/UNANIMOUS

Application of BENJAMIN F. AND CORENE F. CASSELLE for a variance to allow a carport eleven ft. (11') from the front property line where twenty feet (20') is required on property located at 4917 Cannon Avenue in Zoning District R-1.

CONDITIONS:

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

STAFF RECOMMENDATION: DENIAL

PROTESTS: NONE

15. V-81-82

APPROVED
MYERS/UNANIMOUS

Application of LEWIS HOMES OF NEVADA for a variance to allow an eight ft. (8') high block wall along the south perimeter of the Lewis Homes-Sahara No. 11 subdivision where a six ft. height maximum is allowed on property located at Torrey Pines Drive and Peppermill Drive in Zoning District R-1.

CONDITIONS:

1. Conformance to the plot plan.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: NONE

16. V-82-82

DENIED
MYERS/2-1 VOTE ON A
MOTION FOR DENIAL/
GILES VOTED "NO"

Application of FIRST INTERSTATE BANK OF NEVADA ON BEHALF OF BURGER KING, INC. for a variance to allow a 6 x 6 ft. double-faced sign to a height of eighteen feet (18') in conjunction with an existing forty-five ft. (45') high double-faced sign where only one freestanding sign is permitted on property located at 1736 Las Vegas Boulevard South in Zoning District C-2.

STAFF RECOMMENDATION: DENIAL

PROTESTS: 1

17. U-67-82

APPROVED
EMMETT/UNANIMOUS

Application of BINGO PALACE CASINO, INC. for a use permit to allow a patron and employee parking lot on property located at the northeast corner of Teddy Drive and Kings Way in Zoning District R-4.

CONDITIONS:

1. Conformance to the plot plan.
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.
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

18. V-83-82

APPROVED
EMMETT/UNANIMOUS

Application of JOSEPH F. SANSON for a variance to allow a six ft. (6') high block wall in the front yard area where a wall four feet (4') high with the top two feet (2') fifty percent (50%) open is only allowed on property generally located on the southwest corner of McWilliams Avenue and "H" Street in Zoning District R-3.

CONDITIONS:

1. Conformance to the plot plan.
2. The top two feet of the six ft. block wall shall be decorative, with this top two feet being fifty percent (50%) open as required by the Department of Community Planning and Development.

STAFF RECOMMENDATION: DENIAL

PROTESTS: NONE

19. U-69-82(HO)

APPROVED
EMMETT/UNANIMOUS

Application of KAYLEEN WOODS ON BEHALF OF CINDY THOMAS for a home occupation permit to allow a graphic design production service on property located at 901 North 22nd Street in Zoning District R-1.

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

20. V-18-82

Extension of Time
APPROVED
EMMETT/UNANIMOUS

Request of EMPIRE WEST BUILDERS INCORPORATED for an extension of time on an approved variance which allowed several apartment buildings to a height of three stories or forty-five feet (45') where a maximum building height of two stories or thirty-five feet (35') is allowed on property generally located southwest of Charleston Boulevard and Mojave Road in Zoning District R-2, (under Resolution of Intent to R-4).

CONDITIONS:

1. Conformance to all ordinance amendments enacted subsequent to the original approval.
2. The variance shall expire March 25, 1983.

STAFF RECOMMENDATION: APPROVAL

DIRECTOR'S BUSINESS:

1. CHANGE OF MEETING DATES

APPROVED MTG. DATE
CHANGES AS FOLLOWS:
EMMETT/UNANIMOUS

Rescheduling the November 25, 1982 (Thanksgiving) and December 23, 1982 Board of Zoning Adjustment meetings.

NEW MEETING DATES WILL BE NOVEMBER 18, 1982 AND DECEMBER 16, 1982, AT 7:30 P.M.

BEHOLD

MINUTES

BOARD OF ZONING ADJUSTMENT MEETING

SEPTEMBER 23, 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, and Robert Giles.

EXCUSED: Robert Bugbee and Frank Canul.

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

NEW BUSINESS:

1. U-68-82(HO)

APPROVED

Application of CAROLYN JOYCE MORRIS ON BEHALF OF SCOTT OBNEY for a home occupation permit to allow the making of toys and small wood projects on property located at 3316 Avalon Avenue in Zoning District R-1.

Mr. Clemmer stated the application was in order and staff recommended APPROVAL, subject to:

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

Mr. Giles made a motion for APPROVAL. Motion carried unanimously. (Bugbee and Canul excused)

Mr. Clemmer stated he had some questions to ask the applicant as to what kind of items would be made.

Mr. Giles made a motion to reconsider the item. Motion carried unanimously. (Bugbee and Canul excused)

Scott Obney stated that he would be making small wooden trains, ducks, etc.

Mr. Clemmer stated that he was satisfied with this and staff recommended APPROVAL.

Mr. Giles made a motion for APPROVAL. Motion carried unanimously. (Bugbee and Canul excused)

2. V-72-82

DENIED

Application of PHILIP G. AND YOLANDA R. BULLIS for a variance to allow a corral to the side and rear property lines where twenty five feet (25') is required on property located at 3820 Thom Boulevard in Zoning District R-E, (under Resolution of Intent to R-PD2).

Mr. Clemmer presented the plot plan. Staff recommended APPROVAL on the basis that there were no objections from the immediate neighbors, subject to:

2. V-72-82

(Continued)

○ Conformance to the plot plan and elevations.

There are no protests on file.

Philip Bullis appeared on behalf of the application.

Mr. & Mrs. Wasilevich appeared in opposition. They objected to the smell it would cause and that it would be unsightly as they intended to build on their property, which is the second parcel next to Mr. Bullis's property.

Mr. Giles made a motion for DENIAL. Motion carried 2 - 1 with Emmett voting "no". (Bugbee and Canul excused)

3. U-59-82

APPROVED

Application of VERL AND VIRGINIA JENSEN for a use permit to allow child care for twelve (12) children on property located at 6544 Alta Drive in Zoning District R-1.

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

1. Conformance to the plot plan.

There are two protests on file.

Judy Miller appeared on behalf of the applicant.

No one appeared in opposition.

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

4. V-73-82

APPROVED

Application of GERALD W. McMULLIN for a variance to allow office use in a residential district on property located at 520 South Ninth Street in Zoning District R-1.

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

1. Conformance to the plot plan amended to eliminate the additional parking in front and provision of five spaces in the rear yard area.

2. Conformance to the elevations.

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

4. Install sidewalk on 9th Street as required by the Department of Public Services.

5. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Services.

6. Enter into an Assessment District Agreement for street lighting and alley paving as required by the Department of Public Services.

There are two protests on file.

Ms. Gretchen Hall appeared on behalf of the applicant.

Bernice Reynolds appeared in opposition. She objected to the noise that it would create.

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

5. U-64-82

APPROVED

Application of WATKINS DEVELOPMENT COMPANY for a use permit to allow an 88 unit apartment complex on property generally located southwest of Silverstream Avenue and east of Lorenzi 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 redesign the curb cuts by closing the northerly 3 and providing joint access with the commercial development to the north; provision of a 6' block wall along the north and west property lines; provision of a 4' (top 2' 50% open) decorative block wall set back 5' for landscaping along the Silverstream Avenue and provision of additional parking spaces in the area where the curb cut changes are made. Further, the south driveway shall be provided with a crash gate.
- 2-5. Standard conditions 2-5.
6. Installation of sidewalks on Silverstream Avenue as required by the Department of Public Services.
7. Repair any damage to the existing street improvements resulting from this construction as required by the Department of Public Services.
8. Provision of fire hydrants and water flow as required by the Department of Fire Services.
9. This approval shall be limited to a one year period of time.
10. Density of 26 units per net acre.

There are four protests on file.

Mr. Wallace appeared on behalf of the applicant. He objected to the two conditions concerning the access on to Silverstream and the number of units be reduced.

Steven Halderman appeared in opposition. He stated that he wasn't against the apartment complex per se but he was concerned about the traffic and parking. He stated that he was happy with the conditions that staff had recommended.

Mrs. Myers made a motion for APPROVAL, subject to all of the conditions. Motion carried unanimously. (Bugbee and Canul excused). This item will be heard at the 10/6/82 City Commission Meeting at 2:00 P.M.

6. V-74-82

APPROVED

Application of GUS RAMADANIS for a variance to allow four apartment units where only three units are permitted on property located at 371-375 North 15th Street in Zoning District R-3.

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

1. Conformance to the plot plan and elevations.
- 2-5. Standard conditions 2-5.
6. Approval of the parking and driveway plan by the Traffic Engineer.
7. Install sidewalk on 15th Street as required by the Department of Public Services.

6. V-74-82
Continued)

Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Services.

9. Provide fire hydrants and water flow as required by the Department of Fire Services.

There are no protests on file.

Gus Ramadanis appeared on behalf of the application.

No one appeared in opposition.

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

7. V-75-82
APPROVED

Application of FRANK MARTIN for a variance to allow a mobile home as a caretaker's residence in addition to the existing single family dwelling on property which does not allow two dwelling units or allow a mobile home on property located at 5018 East Monroe Avenue in Zoning District R-E.

Mr. Clemmer presented the plot plan. Staff could not find any justification for a variance and recommended DENIAL. If approved, subject to:

1. Conformance to the plot plan.
2. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Services.
3. Conformance to the requirements of the Flood Hazard Reduction Ordinance.
4. Allow for a maximum period of two years.

There is one protest on file.

Frank Martin appeared on behalf of the application. He stated that he wanted his son to occupy the mobile home and act as caretaker.

Tim Martin appeared on behalf of the applicant. He stated that he only wanted to live there for a period of two years.

No one appeared in opposition.

Mr. Giles made a motion for APPROVAL with a two-year time limit and staff's conditions. Motion carried unanimously. (Bugbee and Canul excused)

8. V-76-82
APPROVED

Application of JOSE E. ESPIRITU for a variance to allow general business offices where such use is not permitted on property located at 1809-1811 Weldon Place in Zoning District R-4.

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

1. Conformance to the plot plan amended to provide 20' wide curb cuts and paving of the rear area for two additional parking spaces.
2. Approval limited to two general offices or one medical office.

8. V-76-82

(Continued)

6. Standard conditions 2-5.

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

There are no protests on file.

Jose Espiritu appeared on behalf of the application.

No one appeared in opposition.

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

9. U-65-82

APPROVED

Application of RICHARD A. DAVIS, ET AL for a use permit to allow a Class III secondhand dealer for the sale of used records and books on property located at 1225 East Sahara Avenue in Zoning District C-2.

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

1. Conformance to the plot plan.

There are no protests on file.

The applicant was present.

No one appeared in opposition.

Mrs. Emmett made a motion for APPROVAL. Motion carried unanimously. (Bugbee and Canul excused) Date will be set for public hearing at the 10/6/82 City Commission meeting.

10. U-66-82

APPROVED

Application of SOUTHERN NEVADA INSURANCE EXCHANGE for a use permit to allow a Class III secondhand dealer for the sale of used books, and to allow the reading of astrological charts and cards on property located at 1431 East Charleston Boulevard in Zoning District C-1.

Mr. Clemmer presented the plot plan. Mr. Clemmer advised that the action of the Board on the astrology aspect is final, but the Class III portion of this application would have to be heard by the City Commission. Staff recommended APPROVAL, subject to:

1. Conformance to the plot plan.

There are no protests on file.

The applicant was present.

No one appeared in opposition.

Mr. Giles made a motion for APPROVAL, subject to staff's condition. Motion carried unanimously. (Bugbee and Canul excused). Date for public hearing will be set at the 10/6/82 City Commission meeting.

11. V-77-82

APPROVED

Application of BEN G. SACCENTI for a variance to allow a major automotive repair garage on property located at 1801 East Fremont Street in Zoning District C-2.

11. V-77-82

(Continued)

Mr. Clemmer presented the plot plan. Due to the fact that this is a new garage operation on Fremont Street, where the direction is to eliminate these operations from that area, staff recommended DENIAL. If approved, subject to:

1. Conformance to the plot plan and elevations amended to provide additional landscaping.
- 2-5. Standard conditions 2 thru 5.
6. All repair operations shall cease at 6:00 P.M. and shall be in an enclosed building with no exterior storage of material or parts.
7. Install sidewalk and street lighting on Sunrise Avenue as required by the Department of Public Services.
8. Approval of the parking and driveway plan by the Traffic Engineer.
9. Remove all encroachments on the City right-of-way or obtain an encroachment approval as required by the Department of Public Services.

There is one protest on file.

Ben Saccenti appeared on behalf of the application. He stated that the work would be done on cars from his Used Car Dealership.

No one appeared in opposition.

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

12. V-78-82

APPROVED

Application of THOMAS E. AND VICKEY E. PATRICK for a variance to allow a Class III secondhand dealer for the selling of secondhand auto tires and to allow outside display and installation of tires where no outside use is permitted on property located at 1517 Laurelhurst in Zoning District C-1.

Mr. Clemmer presented the plot plan. Staff felt that the outside storage and display of used tires would not be compatible with the area and, therefore, recommended DENIAL. If approved, subject to:

1. Conformance to the plot plan and elevations.
2. Approval of the parking and driveway plan by the Traffic Engineer.
3. No more than two rollout tire racks outside during business hours.

There are four protests on file.

Ron Mendicino, from Realty Holding Group, appeared on behalf of the applicant. He stated that there would be no outside storage of tires except for 2 rollout racks.

No one appeared in opposition.

Mr. Giles made a motion for APPROVAL, subject to staff's conditions. Motion carried unanimously. (Bugbee and Canul excused). Date for public hearing will be set at 10/6/82 City Commission meeting.

13. V-79-82

APPROVED

Application of WILFRED HALLIWELL for a variance to allow an attached canopy to the side property line where a five ft. (5') setback is required on property located at 6433 Hartman Street in Zoning District R-MH.

Mr. Clemmer presented the plot plan. He stated that there is an existing canopy to the side property line at this point, and needs to be covered by this variance also. Due to the fact that this is a regular shaped lot, staff recommended DENIAL. If approved, subject to:

1. Conformance to the plot plan.

There are two protests on file.

Guy Horton appeared on behalf of the applicant. He stated that there was a canopy there when the property was purchased and all he wanted to do was replace it. The owner has already put the canopy up.

No one appeared in opposition.

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

14. V-80-82

APPROVED

Application of BENJAMIN F. AND CORENE F. CASSELLE for a variance to allow a carport eleven ft. (11') from the front property line where twenty feet (20') is required on property located at 4917 Cannon Avenue in Zoning District R-1.

Mr. Clemmer presented the plot plan. Due to the fact that this is a regular shaped lot and there is a 20' setback minimum, staff recommended DENIAL. If approved, subject to:

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

There are no protests on file.

Benjamin Casselle appeared on behalf of the application. He stated that his mother-in-law, who lived with him, was in a wheelchair and needed to be carried from the car to the house.

No one appeared in opposition.

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

15. V-81-82

APPROVED

Application of LEWIS HOMES OF NEVADA for a variance to allow an eight ft. (8') high block wall along the south perimeter of the Lewis Homes-Sahara No. 11 subdivision where a six ft. height maximum is allowed on property located at Torrey Pines Drive and Peppermill Drive in Zoning District R-1.

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

1. Conformance to the plot plan.

15. V-81-82

There are no protests on file.

(Continued)

Janet Hill appeared on behalf of the applicant.

No one appeared in opposition.

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

16. V-82-82

DENIED

Application of FIRST INTERSTATE BANK OF NEVADA ON BEHALF OF BURGER KING, INC. for a variance to allow a 6 x 6 ft. double-faced sign to a height of eighteen feet (18') in conjunction with an existing forty-five ft. (45') high double-faced sign where only one free-standing sign is permitted on property located at 1736 Las Vegas Boulevard South in Zoning District C-2.

Mr. Clemmer presented the plot plan. Staff felt that there was no justification for another sign and that there is enough sign competition on that street. Staff, along with the Beautification Committee, recommended DENIAL.

There is one protest on file.

Skip Swedlow appeared on behalf of the application.

Wendy Ramos, from Heath & Company, appeared on behalf of the applicant.

No one appeared in opposition.

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

17. U-67-82

APPROVED

Application of BINGO PALACE CASINO, INC. for a use permit to allow a patron and employee parking lot on property located at the northeast corner of Teddy Drive and Kings Way in Zoning District R-4.

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

1. Conformance to the plot plan.
- 2-5. Standard conditions 2 thru 5.
6. Approval of the parking and driveway plan by the Traffic Engineer.
7. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Services.

There are no protests on file.

Jack Walter appeared on behalf of the applicant.

No one appeared in opposition.

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

18. V-83-82

APPROVED

Application of JOSEPH F. SANSON for a variance to allow a six ft. (6') high block wall in the front yard area where a wall four feet (4') high with the top two feet (2') fifty percent (50%) open is only allowed on property generally located on the southwest corner of McWilliams Avenue and "H" Street in Zoning District R-3.

Mr. Clemmer presented the plot plan. Staff felt that the wall should be setback to provide landscaping between the wall and the sidewalk area and recommended DENIAL. If approved, subject to:

1. Conformance to the plot plan.
2. The top two feet (2') on the fence be 50% open.

There are no protests on file.

Steve Schmitt appeared on behalf of the applicant. He stated the six foot wall was needed for security purposes and would like it to surround the entire project.

Mr. Clemmer stated that the wall surrounding the whole project could be considered along with this variance.

No one appeared in opposition.

Mrs. Emmett made a motion for APPROVAL subject to staff's conditions except there was no need for a setback for landscaping.

DIRECTOR'S BUSINESS:

1. CHANGE OF MEETING DATES

APPROVED

Rescheduling the November 25, 1982 (Thanksgiving) and December 23, 1982 Board of Zoning Adjustment meetings.

Mr. Clemmer stated that staff recommended November 18th and December 16th as the dates for the November and December meetings.

Mrs. Emmett made a motion for APPROVAL of November 18th and December 16th as the rescheduled meeting dates. Motion carried unanimously. (Bugbee and Canul excused)

SUPPLEMENTAL AGENDA

1. U-69-82(HO)

APPROVED

Application of KAYLEEN WOOD ON BEHALF OF CINDY THOMAS for a home occupation permit to allow a graphic design production service on property located at 901 North 22nd Street in Zoning District R-1.

Mr. Clemmer stated the application was in order and staff recommended APPROVAL, subject to:

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

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

2. V-18-82
EXTENSION OF TIME

APPROVED

Request of EMPIRE WEST BUILDERS INCORPORATED for an extension of time on an approved variance which allowed several apartment buildings to a height of three stories or forty five feet (45') where a maximum building height of two stories or thirty-five feet (35') is allowed on property generally located southwest of Charleston Boulevard and Mojave Road in Zoning District R-2, (under Resolution of Intent to R-4).

2. V-18-82

(Continued)

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

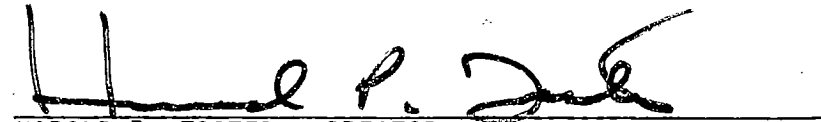
1. Conformance to all ordinance amendments enacted subsequent to the original approval.
2. The variance shall expire March 25, 1983.

Kevin Buckley appeared on behalf of the applicant.

Mrs. Emmett made a motion to APPROVE with staff's conditions. Motion carried unanimously. (Bugbee and Canul excused)

THE MEETING WAS ADJOURNED AT 9:00 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

/s/

CHAIRMAN MYERS: Item 4, V-73-82, application of Gerald W. McMullin for a variance to allow office use in a residential district on property located at 520 South Ninth Street in Zoning District R-1. Staff first.

ROBERT CLEMMER: This area is in transition. There have been variances granted -- three or four on Seventh Street -- one on the southwest corner of Ninth and Clark, and one at 606 South Ninth Street -- all for office purposes. This was applied for P-R Zoning and the Planning Commission held it in abeyance for the applicant to request a variance because all the other cases had gone by means of a variance. Staff would recommend approval, subject to:

1. Conformance to the plot plan amended to eliminate additional parking in the front and provision of the five spaces in the rear yard area.
2. Conformance to the elevations.
3. Approval of the parking and driveway plan by the Traffic Engineer.
4. Install sidewalk on 9th Street as required by the Department of Public Services.
5. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Services.
6. Enter into an Assessment District Agreement for street lighting and alley paving as required by the Department of Public Services.

There are two protests. The plot plan shows the parking off Ninth Street and this an attractive front lawn now with an attractive building. Staff feels that in all these conversion cases, the access to the parking and the parking itself should be off the alley.

CHAIRMAN MYERS: May we have your name, please?

GRETCHEN HALL: I'm Gretchen Hall, 3626 Tamal Court. I represent the owner.

CHAIRMAN MYERS: Did you understand all of the conditions?

GRETCHEN HALL: Yes, ma'am.

CHAIRMAN MYERS: What about the parking?

GRETCHEN HALL: We have agreed to do so.

CHAIRMAN MYERS: In the back?

GRETCHEN HALL: Yes, ma'am.

CHAIRMAN MYERS: Any questions, Commissioners? This is a public hearing is there anyone here to speak in favor or against this application?

BERNICE REYNOLDS: My name is Bernice Reynolds and I live at 501 South 8th Street and I oppose it because I bought the place so that it would be quiet and I'm blind, and I didn't want a whole lot of traffic. And, I paid dearly for that piece of property I got and I didn't know it would be for business. So, I oppose it. And, there's a lot of children around and I don't think it's the right thing to be in that area.

CHAIRMAN MYERS: What will the office use be?

GRETCHEN HALL: It'll be for an attorney use. There will be one attorney. He has a general practice. Injury -- personal injury and defense and prosecution.

CHAIRMAN MYERS: Is there anyone else here who would like to speak on this issue? Public Hearing is closed. Commissioners.

ROBERT GILES: I move to approve, subject to staff's recommendations.

CHAIRMAN MYERS: The application has been approved. Yes, he did make it subject to the staff's stipulations. (Motion carried unanimously with Bugbee and Canul excused.)

END OF EXCERPT

September 22, 1982

TO:

HAROLD P. FOSTER, DIRECTOR

FROM:

ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

SUBJECT:

B.Z.A. MEETING OF SEPTEMBER 23, 1982

COPIES TO:

NEW BUSINESS:

1. U-68-82 (HO)

This would be a typical home occupation and the questionnaire has been answered favorably except that Carolyn Morris indicates that it is her garage and Scott Obney signed the questionnaire as if it is his home and nobody signed the letter. I also do not know what small wood projects are. I could not reach the applicant by phone.

Determination that it is their home and explanation of small wood projects needed at the meeting, if they cannot be reached.

If it is determined that the projects are low key and they are the one family occupancy, staff would recommend approval subject to:

1. All operations shall conform to the criteria for Home Occupation Permits.

PROTESTS: N/A

Not a Public Hearing. Set for B.Z.A. Final Action.

2. V-72-82

This is an interior lot and there are no reverse lots to effect a house. If the adjacent property owners are horse oriented and would be placing their structures similarly, this would allow the most efficient development of corrals and stables. However, if the adjacent property owners propose pools or guest facilities in this area, there could be a conflict. This is, therefore, subjective and staff would recommend approval if there are no immediate neighbors objecting.

✓ If approved subject to:

- ✓ 1. Conformance to the plot plans and elevations.

✓ PROTESTS: 0

This is a Public Hearing. Set for B.Z.A Final unless appealed.

3. U-59-82

This proposed twelve child care facility has a driveway 20' wide for child drop-off from the major secondary.

Staff recommends approval subject to:

1. Conformance to the plot plan.

PROTESTS: 2

This is a Public Hearing. Set for B.Z.A. Final unless appealed.

4. V-73-82

A rezoning application on this item was held in abeyance to enable this variance to be applied for by the Planning Commission August 12, 1982. (Z-35-82)

This is in the area where the P-PR was rejected. Yet we have had Variances granted such as at 606 South 9th (V-44-81) and 500 South 9th for offices and many on 7th Street. The General Plan shows potential for change from R-1 to higher densities as it is included as part of an urban neighborhood. You will recall in the 606 case, the City Commission held P-R in abeyance for a Variance application and staff, although supportive of P-PR, felt the transition should occur on a rational basis from the fringes but the Variance was approved in that central area. Staff is inclined at this point to support office proposals in that area through zoning with the appropriate restrictions for architectural preservation. The City Commission is in accord with this procedure and type of use and even though they denied P-PR this matter may not have to be presented to them unless you feel it is necessary.

Staff recommends approval subject to:

1. Conformance to the plot plan amended to eliminate the additional parking in front and provision of five spaces in the rear yard area.
2. Conformance to the elevations.
3. Approval of the parking and driveway plan by the Traffic Engineer.
4. Install sidewalk on 9th Street as required by the Department of Public Services.
5. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Services.
6. Enter an Assessment District agreement for street lighting and alley paving as required by the Department of Public Services.

PROTESTS: 2

This is a Public Hearing. Set for B.Z.A. Final unless appealed.

*Sandy - replacement
pages*

5. U-64-82

At the time the apartment zoning to the South was considered (280 Units - U-76-81) an application for a Use Permit for 100 units was submitted which was withdrawn. A four month period has elapsed. This 88 unit project of 2.88 acres is 31 units per acre; consists of two - twenty unit, two story buildings and two - twenty four unit 2 story buildings. There are 8 studios, forty - one bedroom, and forty - two bedroom units requiring 98 parking spaces where 132 spaces are provided.

Approved

The site plan is appropriate except the driveway openings will need to be modified and additional parking could be added to achieve 1.75 spaces per unit. The building elevations and landscaping are adequate.

The City Commission has held several matters in abeyance for review of the proposal at the same time which is tantamount to an expressed appeal of the B.Z.A. Action.

The six acres between Lorenzi and Washington and the Expressway may be proposed for R-3 as the property north of Washington was approved. If that can be limited to P-R, the General Plan will not be greatly exceeded by this proposal. (See Table 3 of Jerry's report attached).

Traffic counts on Silverstream reflect currently 1900 trips per day occur. This and the 280 unit project to the south will contribute 2600 TPD, 7 per unit for a total of 4500 which does not exceed the design capacity of the collector street.

The General Plan indicates 10% of the neighborhood can be Medium High Density which is 35 acres. Currently, there are 35 acres and the contribution of 2.88 acres will not greatly exceed that.

Staff feels that the project should be reduced to the same density as the southerly project which is 26 units per acre (75 units maximum). This reduction with 132 parking spaces on site will provide 1.75 spaces per unit.

Staff recommends approval subject to:

1. Conformance to the plot plan amended to redesign the curb cuts by closing the northerly 3 and providing joint access with the commercial development to the North; provision of a 6' block wall along the North and West property lines; provision of a 4' (top 2' 50% open) decorative block wall set back 5' for landscaping along the Silverstream Avenue and provision of additional parking spaces in the area where the curb cut changes are made. Further, the south driveway shall be provided with a crash gate.

U-64-82(continued)

2. Standard conditions 2 - 5.
3. Installation of sidewalks on Silverstream Avenue as required by the Department of Public Services.
4. Repair any damage to the existing street improvements resulting from this construction as required by the Department of Public Services.
5. Provision of fire hydrants and water flow as required by the Department of Fire Services.
6. This approval shall be limited to a one year period of time.
7. Density of 26 units per net acre.

PROTESTS: 4

This is a Public Hearing. Set for City Commission Oct. 6, 1982.

6. V-74-82

This proposed Variance has been approved twice before and allowed to expire. This time, he has taken a permit for a fourplex on both lots so it probably will not expire again. These lots are deficient 150 sq. ft. each more than the 5% reduction (350 sq. ft.) allowed by Administrative Variance without a Public Hearing. Due to past approval position, staff recommends approval subject to:

1. Conformance to the plot plan and elevations.
2. Standard conditions 2 - 5.
3. Approval of the parking and driveway plan by the Traffic Engineer.
4. Install sidewalk on 15th Street as required by the Department of Public Services.
5. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Services.
6. Provide fire hydrants and water flow as required by the Department of Fire Services.

PROTESTS: 0

This is a Public Hearing. Set for B.Z.A. Final Action.

7. V-75-82

Plans show a proposed mobile home. The R-E district does not allow mobile homes or 2 units on a lot. (V-56-81: B.Z.A. approved similar- 5059 Van Buren, for relative only).

Staff recommends denial. If approved subject to:

V-75-82 (continued)

1. Conformance to the plot plan.
2. Enter an Assessment District for sidewalk and street lighting as required by the Department of Public Services.
3. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Services.
4. Conformance to the requirements of the Flood Hazard Reduction Ordinance.
5. Review in two years.

PROTESTS: 1

This is a Public Hearing. Set for B.Z.A. Final Action.

8. V-76-82

This is proposed to allow the applicant to lease to others than professional although he did not know the exact type of offices. The proposed parking layout will not work. The curb cuts should be widened to a minimum of 20'. Four spaces can be provided. Staff doubts that 1-1/2 spaces can be provided per employee and our proposal is one space per 400 sq. ft. to eliminate that problem which will require 5 spaces for this 1700 sq. ft. building which can't be achieved unless the rear is paved and drives around both sides of the building provided.

A Variance was granted at 1909 Weldon Place for Credit Union use. Landscaping minimal, but additional cannot be achieved. Increase parking or limit to one nonmedical office.

Staff recommends approval subject to:

1. Conformance to the plot plan amended to provide 20' wide curb cuts and paving of the rear area for two additional parking spaces.
2. Approval limited to two general offices or one medical office.
3. Standard conditions 2 - 5.
4. Approval of the parking and driveway plan by the Traffic Engineer.

PROTESTS: 0

This is a Public Hearing. Set for B.Z.A. Final Action.

9. U-65-82

This is classed as a single kind as they both are the recording of human expressions oral and written. No pornography according to the license application in the files. City Commission required.

Staff recommends approval subject to:

1. Conformance to the plot plan.

PROTESTS: 0

This is a Public Hearing. Set for C.C. 10/6 automatic inclusion
Set for C.C. 10/20/82.

10. U-66-82

This Use Permit serves two purposes, one the Class III required by our Code with final action residing with the City Commission, the other Astrologer types required by the License Department to have a Use Permit for which the B.Z.A. Action will be final. Neither of these would be a problem.

Staff recommends approval subject to:

1. Conformance to the plot plan.

PROTESTS: 0

This is a Public Hearing. Set for: A. Astrology -B.Z.A. Final
B. Class III -C.C.10/6/82
automatic.
C.C. - 10/20/82 Hearing.

11. V-77-82

This area contains several remaining garage operators from when the C-2 allowed same and due to old building designs of franchised new car dealers, however, this proposal is to start a garage operation where one had not existed before.

Staff was negative on the used car lot on the northwest corner as we are trying to wean those uses from Fremont Street in that area. This site has been used for boat and car sales for many years and I think it was a service station before that. There are apartments and motels south and east.

Staff strongly recommends denial.

1. If approved subject to:

1. Conformance to the plot plan and elevations amended to provide additional landscaping.

2. Standard conditions 2 - 5.

3. All repair operations shall cease at 6:00 P.M. and shall be in an enclosed building with no exterior storage of material or parts.

V-77-82 (continued)

4. Install sidewalk and street lighting on Sunrise Avenue as required by the Department of Public Services.
5. Approval of the parking and driveway plan by the Traffic Engineer.
6. Remove all encroachments on the City right-of-way or obtain an encroachment approval as required by the Department of Public Services.

PROTESTS: 1

This is a Public Hearing. Set for B.Z.A. Final unless appealed.

12. V-78-82

This was originally set aside for a fire station site and when not needed given back to Miranti. In 1963 it was approved for a 7-11 Store as C-1. 7-11 has ceased using it. To allow open storage of used tires on this site surrounded on 3 sides by residential with C-1 to the east would be extremely detrimental to the neighborhood.

Staff strongly recommends denial. If approved subject to:

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

PROTESTS: 4

This is a Public Hearing. Set for C.C. 10/6 Automatic.
Set for C.C. 10/20 Hearing.

13. V-79-82

This is a regular lot. The rear portion of the canopy exists to the side property line.

Staff recommends denial. If approved subject to:

1. Conformance to the plot plan.

PROTESTS: 2

This is a Public Hearing. Set for B.Z.A. Final unless appealed.

14. V-80-82

This is a regular lot in which there are no unusual circumstances justifying a Variance.

Staff recommends denial. If approved subject to:

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

PROTESTS: 0

This is a Public Hearing. Set for B.Z.A. Final unless appealed.

15. V-81-82

This proposed 8' block wall would be allowed by Administrative Variance if the zoning to the south were commercial. The County zoning action for the Power Company offices, since annexed to the City allowed commercial to a similar depth. Staff feels that the Sahara frontage properties will be developed other than R-1 and therefore, recommends approval subject to:

1. Conformance to the plot plan.

PROTESTS: 0

This is a Public Hearing. Set for B.Z.A. Final unless appealed.

16. V-82-82

This C-2 district allows one free standing sign per street frontage. The C-1 district allows one every 50'. This sign is 60' from their other sign. Staff understands that the higher existing sign is obscured from some vantage points, but appears to be effective from others. Additional signs by Variance will further intensify sign competition which is already intense in this area. The photographic representations of the proposed 18' high sign is inaccurate. The Beautification Committee recommends denial.

Staff recommends denial. If approved subject to:

1. Conformance to the plot plan.

PROTESTS: 1

This is a Public Hearing. Set for B.Z.A. Final unless appealed.

17. U-67-82

This proposed parking lot has apartments to the west and an office building to the south. The bowling alley is not part of the proposal so required parking has not been computed for the whole, but this additional parking will probably be needed for the bowling alley, the displacement of parking from the bowling alley site and the proposed casino expansion.

Staff recommends approval subject to:

1. Conformance to the plot plan.

2. Standard conditions 2 - 5.

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

4. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Services.

PROTESTS: 0

This is a Public Hearing. Set for B.Z.A. Final unless appealed.

18. V-83-82

As you will recall this was approved for condominium conversion. We discussed the wall with the applicant and suggested setbacks with landscaping between the wall and the sidewalk. The applicant does not feel that landscaping can be properly maintained.

Staff feels the attempt should be made and therefore, recommends denial. If approved subject to:

V-83-82 (continued)

1. Conformance to the plot plan.

PROTESTS: 0

This is a Public Hearing. Set for B.Z.A. Final unless appealed.

SUPPLEMENTAL:

1. U-69-82 (HO)

This is a typical type of home occupation and the questionnaire has been answered favorably, however, she is currently licensed at a commercial location and this is sort of a reverse situation. Usually, we have small starts growing to the point they can afford an ideal commercial location to better their exposure. Due to the economy it is possible these points are crossing, i.e. gross sales diminishing to the point where the small starters could still not take off and existing operations not being able to afford the commercial site. She was just licensed in May at 1100 E. Sahara Avenue.

Staff recommends approval subject to:

1. All operations shall conform to the criteria for Home Occupation Permits.

PROTESTS: N/A

This is not a Public Hearing. Set for B.Z.A. Final unless appealed.

2. V-18-82

This is the first request for an Extension of Time. Variance expires September 25, 1982. Development imminent.

Staff recommends approval subject to:

1. Conformance to all Ordinance amendments enacted subsequent to the original approval.
2. The Varaince shall expire March 25, 1983.

9-23-82

NAME

ADDRESS

NAME	ADDRESS
apl Scott Jones U-68-82 (Ho)	3916 Avalon Ave.
anti P. No. Washburn V-72-82	5317 Longridge Ave
apl Casely Miller U-59-82	6544 Alta
anti J. Bernice Bernhardt V-73-82	501 S. 8th ST
apl Guy RAMADAN V-74-82	2012 Iddins Ave. L.V.
apl Frank L. G. G. V-75-82	5414 E. Mountain
apl Joyce Espinoza V-76-82	119 So. Hubart
apl Annie Phillips U-65-82	
apl R. Mendez V-78-82	RHA 300 S 4th #805
apl Mary Horton V-79-82	6001 Occasine
apl B. Casselle V-80-82	4917 Hill Canyon
apl Janet Hill V-81-82	1909 Cedarview Cir
apl Skip Sieder V-82-82	3111 So Valley View #7102
apl JACK WALTER U-67-82	300 No Main
apl Ken O'Buckley V-18-82	300 S 4th, Suite

9-23-82

NAME

ADDRESS

Mr. Philip B. Bull V-72-82
 Mrs. Gretchen Hau V-73-82
 Mr. G. C. Wallace V-64-82
 Mrs. Wendy Ramos V-82-82

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