



6. V-105-82

Application of WALLIS INVESTMENTS LTD. for a variance to allow living quarters within an existing office in a professional zone which does not permit such use on property located at 2408 Chapman Drive in Zoning District P-R.

7. V-106-82

Application of JIM McCORMICK AND ELAINE McCORMICK for a variance to allow a single face billboard sign to a height of fifty-five feet (55') where a maximum height of forty feet (40') is permitted on property generally located on the northwest corner of Aledo Street and Fremont Street in Zoning District C-2.

8. U-84-82

Application of R. J. COLLET for a use permit to allow a Class III secondhand dealer for the sale of used jewelry (maximum 25% used) on property located at 1111 Las Vegas Boulevard South in Zoning District C-2.

9. U-92-82

Application of LINDA SCOTT for a use permit to allow a group child care home (maximum 12 children) on property located at 1801 Euclid Avenue in Zoning District R-1.

10. V-107-82

Application of MARY BARTSAS for a variance to allow a six ft. (6') high wrought iron fence in the front yard area where the maximum height of four feet (4') is permitted on property located at 2121 Santa Rita Drive in Zoning District R-1.

11. V-108-82

Application of NUCLEUS PLAZA, INC. ON BEHALF OF UNIVOX CALIFORNIA, INC. for a variance to allow the manufacturing and wholesale of small high technology engineering equipment on property located at 900 West Owens Avenue in Zoning District C-1.

12. V-109-82

Application of TENTH STREET CORPORATION for a variance to allow a commercial clinical laboratory where such use is not permitted on property located at 530 South 10th Street in Zoning District P-R.

13. V-77-81

Review

Review of parking requirements for CHUCK 'E CHEESE'S on property located at 4750 Vegas Drive in Zoning District C-1. (Previous review permitted 163 parking spaces where 277 are required for a restaurant, cocktail lounge, and arcade subject to a six month review.)

S U P P L E M E N T A L   A G E N D A

BOARD OF ZONING ADJUSTMENT

DECEMBER 16, 1982

1. U-94-82(HO)

Application of ELSIE LAVONNE LEWIS for a home occupation permit to allow a bookkeeping and tax preparation business on property located at 4224 Snead Drive in Zoning District R-1.

A N N O T A T E D

A G E N D A

BOARD OF ZONING ADJUSTMENT

DECEMBER 16, 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, JUNIEL  
EXCUSED: EMMETT

ANNOUNCEMENT: Satisfaction of Open Meeting Law

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

APPROVED  
BUGBEE/UNANIMOUS

OLD BUSINESS:

1. U-87-82(HO)

(Abeyance Item  
from 11/18/82)

Application of GERALDINE BRUNELL AND SHIRLEY BROWNING for a home occupation permit to allow the making of purses on property located at 6936 Singing Dunes Lane in Zoning District R-1.

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

CONDITIONS:

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

STAFF RECOMMENDATION: DENIAL

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NEW BUSINESS:

1. U-93-82(HO)

APPROVED  
BUGBEE/UNANIMOUS

Application of RICHARD TENG for a home occupation permit to allow a bookkeeping operation on property located at 329 Page Street in Zoning District R-1.

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

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2. U-88-82

APPROVED  
GILES/UNANIMOUS

Application of PHYLLIS JANSSEN for a use permit to allow child care for twelve (12) children on property located at 101 Sacramento Drive in Zoning District R-1.

CONDITIONS:

1. Conformance to the plot plan.
2. Conformance to the requirements of the Department of Fire Services.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: NONE

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3. U-90-82

APPROVED  
GILES/UNANIMOUS

Application of BROWN & CO., ON BEHALF OF NEVADA AUTO TRADERS for a use permit to allow a used car sales lot operation on property located at 1943 East Fremont Street in Zoning District C-2.

CONDITIONS:

1. Conformance to the plot plan amended to provide landscaping in an irrigated planter along Fremont Street.
2. Upgrade the office as required by the Department of Community Planning and Development.
3. Remove all debris from the site.
4. Remove the excess advertising banners which exceed the 398 sq. ft. of sign area.
5. Paint the vehicle detailing building and remove the sign with the "garage" reference.
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

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4. U-91-82

APPROVED  
JUNIEL/UNANIMOUS

Application of CAROL E. GLADIEUX for a use permit to allow a group care home for twelve (12) children on property located at 3216 Mary Ann Avenue in Zoning District R-1.

CONDITIONS:

1. Conformance to the plot plan.
2. Conformance to the requirements of the Department of Fire Services.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: NONE

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5. V-104-82

APPROVED  
BUGBEE/UNANIMOUS

Application of V. A. AND GIRIJAMMA RAM for a variance to allow a room addition fifteen feet (15') from the rear property line where a previous variance permitted a thirty-one ft. (31') setback on property located at 2812 Brown Circle in Zoning District R-E.

CONDITIONS:

1. Conformance to the plot plan.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: NONE

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6. V-105-82

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

Application of WALLIS INVESTMENTS LTD. for a variance to allow living quarters within an existing office in a professional zone which does not permit such use on property located at 2408 Chapman Drive in Zoning District P-R.

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Provide five unobstructed parking spaces.

STAFF RECOMMENDATION: DENIAL

PROTESTS: 2

TO BE CONSIDERED BY CITY COMMISSION AT ITS 1-19-83 MEETING

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7. V-106-82

APPROVED  
GILES/UNANIMOUS

Application of JIM McCORMICK AND ELAINE McCORMICK for a variance to allow a single face billboard sign to a height of fifty-five feet (55') where a maximum height of forty feet (40') is permitted on property generally located on the northwest corner of Aledo Street and Fremont Street in Zoning District C-2.

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Aesthetically furnish the back of the sign as required by the Department of Community Planning and Development.

STAFF RECOMMENDATION: DENIAL

PROTESTS: NONE

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8. U-84-82

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

Application of R. J. COLLET for a use permit to allow a Class III secondhand dealer for the sale of used jewelry (maximum 25% used) on property located at 1111 Las Vegas Boulevard South in Zoning District C-2.

CONDITIONS:

1. Conformance to the plot plan.
2. Conformance to the requirements of V-102-82.

STAFF RECOMMENDATION: DENIAL

PROTESTS: NONE

CITY COMMISSION WILL SET A DATE FOR PUBLIC HEARING AT ITS 1-5-83 MEETING

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9. U-92-82

APPROVED  
JUNIEL/UNANIMOUS

Application of LINDA SCOTT for a use permit to allow a group child care home (maximum 12 children) on property located at 1801 Euclid Avenue in Zoning District R-1.

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. A maximum of nine children shall be permitted.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 3

10. V-107-82

APPROVED  
BUGBEE/UNANIMOUS

Application of MARY BARTSAS for a variance to allow a six ft. (6') high wrought iron fence in the front yard area where the maximum height of four feet (4') is permitted on property located at 2121 Santa Rita Drive in Zoning District R-1.

CONDITIONS:

1. Conformance to the plot plan and elevations.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: NONE *three*

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11. V-108-82

APPROVED  
BUGBEE/UNANIMOUS

Application of NUCLEUS PLAZA, INC. ON BEHALF OF UNIVOX CALIFORNIA, INC. for a variance to allow the manufacturing and wholesale of small high technology engineering equipment on property located at 900 West Owens Avenue in Zoning District C-1.

CONDITIONS:

1. The maximum number of employees allowed will be dependent on the amount of off-street parking which can be permitted.
2. There shall be no odor, noise, or smoke emissions.
3. A review shall be conducted in three years.
4. Conformance to the plot plan.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 2

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12. V-109-82

APPROVED  
GILES/UNANIMOUS

Application of TENTH STREET CORPORATION for a variance to allow a commercial clinical laboratory where such use is not permitted on property located at 530 South 10th Street in Zoning District P-R.

CONDITIONS:

1. Conformance to the conditions of approval of Z-21-81.
2. No street oriented signs shall be permitted.
3. Only the existing second floor of the main building shall be used for this purpose.

STAFF RECOMMENDATION: DENIAL

PROTESTS: NONE

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13. V-77-81

Review

APPROVED 3 MO.  
EXTENSION  
BUGBEE/UNANIMOUS

Review of parking requirements for CHUCK 'E CHEESE'S on property located at 4750 Vegas Drive in Zoning District C-1. (Previous review permitted 163 parking spaces where 277 are required for a restaurant, cocktail lounge, and arcade subject to a six month review.)

STAFF RECOMMENDATION: RESTRIPIING TO PROVIDE 226 PARKING SPACES BUT WAS RECEPTIVE TO A THREE MONTH EXTENSION

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14. U-94-82(HO)

APPROVED  
BUGBEE/UNANIMOUS

Application of ELSIE LAVONNE LEWIS for a home occupation permit to allow a bookkeeping and tax preparation business on property located at 4224 Snead Drive in Zoning District R-1.

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

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S U P P L E M E N T A L   A G E N D A

BOARD OF ZONING ADJUSTMENT

DECEMBER 16, 1982

1. U-94-82(HO)

Application of ELSIE LAVONNE LEWIS for a home occupation permit to allow a bookkeeping and tax preparation business on property located at 4224 Snead Drive in Zoning District R-1.

MINUTES

BOARD OF ZONING ADJUSTMENT MEETING

DECEMBER 16, 1982

CALL TO ORDER: A regular meeting of the Board of Zoning Adjustment was called to order at 7:30 P.M. by the Chairman Helen Myers in the City Commission Chambers of the City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

PRESENT: Chairman Helen Myers, Robert Bugbee, Robert Giles and Bonnie Juniel.

EXCUSED: Jessie Emmett.

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

ANNOUNCEMENT RE COMPLIANCE OF OPEN MEETING LAW Mr. Foster announced that the agenda for this regular meeting of the Board of Zoning Adjustment had been posted in accordance with NRS Chapter 241 and affidavits are on file in the Department of Community Planning & Development. Mr. Foster read the standard conditions into the record.

MINUTES: Mr. Bugbee made a motion for the APPROVAL of the Minutes for the Board of Zoning Adjustment meeting held on October 28, 1982. Motion carried unanimously. (Emmett excused)

OLD BUSINESS:

1. U-87-82(HO)  
(Abeyance Item from 11/18/82)

APPROVED

Application of GERALDINE BRUNELL AND SHIRLEY BROWNING for a home occupation permit to allow the making of purses on property located at 6936 Singing Dunes Lanes in Zoning District R-1.

Mr. Foster stated that this application had been held in abeyance due to the fact that the applicants were not present. Since the applicant indicated another person might be involved with this operation and that is contrary to the criteria of a home occupation, staff recommended DENIAL. If approved, subject to:

1. The operation shall conform to the criteria for a home occupation permit.
2. The applicant shall apply for a home occupation permit approval through the public hearing process if anyone outside the immediate family becomes engaged in the purse making process.

The applicants were not present.

Mr. Bugbee made a motion for APPROVAL, subject only to the condition that the operation shall conform to the criteria for a home occupation permit. Motion carried 3 - 1 with Juniel voting "No." (Emmett excused)

NEW BUSINESS:

1. U-93-82(HO)

APPROVED

Application of RICHARD TENG for a home occupation permit to allow a bookkeeping operation on property located at 329 Page Street in Zoning District R-1.

Mr. Foster 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.

1. U-93-82(HO)  
(Continued)

Mr. Bugbee made a motion for APPROVAL, subject to staff's condition. (This Item was included with Item 1 on the Supplemental Agenda.) Motion carried unanimously. (Emmett excused)

2. U-88-82  
APPROVED

Application of PHYLLIS JANSSEN for a use permit to allow child care for twelve (12) children on property located at 101 Sacramento Drive in zoning District R-1.

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

1. Conformance to the plot plan.
2. Conformance to the requirements of the Department of Fire Services.

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 conditions. Motion carried unanimously. (Emmett excused)

3. U-90-82  
APPROVED

Application of BROWN & CO., ON BEHALF OF NEVADA AUTO TRADERS for a use permit to allow a used car sales lot operation on property located at 1943 East Fremont Street in Zoning District C-2.

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

1. Conformance to the plot plan amended to provide an irrigated planter along Fremont Street.
2. Upgrade the office as required by the Department of Community Planning and Development.
3. Standard conditions 2-5.
4. Clear the debris from the site.
5. Remove the excess advertising banners which exceed the requirements.
6. Remove the sign which refers to "garage".

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 conditions. Motion carried unanimously. (Emmett excused)

4. U-91-82  
APPROVED

Application of CAROL E. GLADIEUX for a use permit to allow a group care home for twelve (12) children on property located at 3216 Mary Ann Avenue in Zoning District R-1.

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

4. U-91-82

(Continued)

1. Conformance to the plot plan.

2. Conformance to the requirements of the Department of Fire Services.

There are no protests on file.

The applicant appeared.

No one appeared in opposition.

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

5. V-104-82

APPROVED

Application of V. A. AND GIRIJAMMA RAM for variance to allow a room addition fifteen (15') from the rear property line where a previous variance permitted a thirty-one ft. (31') setback on property located at 2812 Brown Circle in Zoning District R-E.

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

1. Conformance to the plot plan.

There are no protests on file.

The applicant appeared.

No one appeared in opposition.

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

6. V-105-82

APPROVED

Application of WALLIS INVESTMENTS LTD. for a variance to allow living quarters within an existing office in a professional zone which does not permit such use on property located at 2408 Chapman Drive in Zoning District P-R.

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

1. Conformance to the plot plan and elevations.

2. Provide five unobstructed parking spaces.

There are two protests and two letters of approval on file.

Jay Downey represented the applicant. He stated that this request was being made for security purposes and one of the tenants and his wife would be the only people that would live there. He presented the Board with a letter in favor from an adjoining property owner H. Wallis Hack.

No one appeared in opposition.

Mr. Bugbee made a motion for APPROVAL, subject to staff's conditions. Motion carried 3 - 1 with Myers voting "No." (Emmett excused) This item will be heard at the January 19, 1983 City Commission meeting.

7. V-106-82

APPROVED

Application of JIM McCORMICK AND LAINE McCORMICK for a variance to allow a single face billboard sign to a height of fifty-five feet (55') where a maximum height of forty feet (40') is permitted on property generally located on the northwest corner of Aledo Street and Fremont Street in Zoning District C-2.

Mr. Foster presented the plot plan. Since the obstruction of the billboard is not sufficient, staff recommended DENIAL. If approved, subject to:

1. Conformance to the plot plan and elevations.
2. Provide a solid back for the side in which advertising will not be provided.

There are no protests on file.

Mike Young represented the applicant. He stated that as you approach the sign its visibility becomes less.

No one appeared in opposition.

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

8. U-84-82

APPROVED

Application of R. J. COLLET for a use permit to allow a Class III secondhand dealer for the sale of used jewelry (maximum 25% used) on property located at 1111 Las Vegas Boulevard South in Zoning District C-2.

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

1. Conformance to the plot plan.
2. Conformance to the requirements of V-102-82.

There are no protests on file.

The applicant appeared.

Mr. Bugbee made a motion for APPROVAL, subject to staff's conditions. Motion carried 3 - 1 with Myers voting "No.". (Emmett excused) Date for a public hearing will be set at the January 5, 1983 City Commission meeting.

9. U-92-82

APPROVED

Application of LINDA SCOTT for a use permit to allow a group child care home (maximum 12 children) on property located at 1801 Euclid Avenue in Zoning District R-1.

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

1. Conformance to the plot plan and elevations.
2. A maximum of nine children shall be permitted.

There is one protest on file.

The applicant appeared.

Bill Menge appeared in opposition. He stated that this type of operation should not be allowed in this neighborhood.

Bill Hutfilv appeared in opposition. He stated he didn't want the area to go any more commercial than it already is.

9. U-92-82

(Continued)

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

10. V-107-82

APPROVED

Application of MARY BARTSAS for a variance to allow a six ft. (6') high wrought iron fence in the front yard area where the maximum height of four feet (4') is permitted on property located at 2121 Santa Rita Drive in Zoning District R-1.

Mr. Foster presented the plot plan and indicated that a variance for an identical fence had been granted for the applicant's property immediately north of this site. Staff recommended APPROVAL, subject to:

1. Conformance to the plot plan and elevations.

There are three protests on file.

Herb Jones represented the applicant.

No one appeared in opposition.

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

11: V-108-82

APPROVED

Application of NUCLEUS PLAZA, INC. ON BEHALF OF UNIVOX CALIFORNIA, INC. for a variance to allow the manufacturing and wholesale of small high technology engineering equipment on property located at 900 West Owens Avenue in Zoning District C-1.

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

1. Maximum of three years and subject to review.
2. Maximum of 28 employees or up to 110 employees if approved by the Planning Commission.
3. There shall be no odor, noise or smoke emissions.
4. Conformance to the plot plan.

There are no protests on file.

Chairman Myers asked for a show of hands in favor and in opposition. (24 in favor, 2 in opposition)

John Grayson, President, Univox California, Inc. appeared on behalf of the application. He stated that the operation was for assembling components for military and commercial aircraft.

Mrs. Bell appeared in opposition. She was concerned with the noise this business might create.

Albert Dunn wanted clarification of what the variance meant. He wanted to make sure that it didn't change the zoning across the street.

Carl Trantham appeared in opposition. He was concerned about harmful fumes that might result from this operation.

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

City Manager Russ Dorn, on behalf of the City staff, thanked the Board on their decision. He stated the City staff was in full support of Univox locating in Las Vegas.

12. V-109-82

APPROVED

Application of TENTH STREET CORPORATION for a variance to allow a commercial clinical laboratory where such use is not permitted on property located at 530 South 10th Street in Zoning District P-R.

Mr. Foster presented the plot plan. Since it is a deviation from what is normally allowed, staff recommended DENIAL. If approved, subject to:

1. Conformance to the conditions of approval of Z-21-81.
2. No street oriented signs shall be permitted.
3. Only the existing second floor of the main building shall be used for this purpose.

Ted Johnson appeared on behalf of the applicant.

No one appeared in opposition.

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

13. V-77-81

REVIEW

THREE-MONTH  
EXTENSION  
APPROVED

Review of parking requirements for CHUCK 'E CHEESE'S on property located at 4750 Vegas Drive in Zoning District C-1. (Previous review permitted 163 parking spaces where 277 are required for a restaurant, cocktail lounge, and arcade subject to a six-month review.)

Mr. Foster presented the plot plan. Staff recommended that restriping to 226 spaces based on the traffic engineers' approved plan should be required.

Klaus Tabar appeared on behalf of the application. He requested a three-month extension. He stated that in the event the parking was still a problem, he would restripe the lot.

Mr. Foster had no objection to this.

Mr. Bugbee made a motion for a THREE-MONTH EXTENSION. Motion carried unanimously. (Emmett excused)

SUPPLEMENTAL AGENDA

1. U-94-82(HO)

APPROVED

Application of ELSIE LAVONNE LEWIS for a home occupation permit to allow a bookkeeping and tax preparation business on property located at 4224 Snead Drive in Zoning District R-1.

Mr. Foster 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. Bugbee made a motion for APPROVAL, subject to staff's condition. (This Item was included with Item 1 under New Business.) Motion carried unanimously. (Emmett excused)

THE MEETING WAS ADJOURNED AT 8:45 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

/s/

## TO:

HAROLD P. FOSTER, DIRECTOR

## FROM:

ROBERT C. CLEMMER, ACTING CHIEF  
ZONING DIVISION

## SUBJECT:

B.Z.A. MEETING OF DECEMBER 16, 1982

## COPIES TO:

John Roethel  
Barbara  
City Clerk's OfficeOLD BUSINESS:

1. U-87-82(HO)

This item was held in abeyance from the November 18, 1982  meeting as there was no representative present.

This proposal of making purses in the home for sale at Swap Meets or on consignment in shops is typical and the questionnaire has been answered favorably. However, Doc indicated that one of the ladies involved does not currently live at this home but intends to move in, if necessary.

A Public Hearing is required for employers and persons outside the immediate family are not permitted otherwise.

Staff does not feel that this would be appropriate even if she moved in as "family" is defined as people customarily living together and this would be an artificially induced situation at this point in time. Further, the Code allows this process for "persons within the confines of his own home and solely by members of the family residing therein." On the other hand, if this lady currently lived there, we would recognize her as part of the family, so the line is fine.

Staff recommends DENIAL. If approved subject to:

1. All operations shall conform to the criteria for Home Occupation Permits.
2. The applicant shall apply for a Home Occupation Permit approval through the Public Hearing process if anyone becomes engaged in the purse making process outside the immediate family.

PROTESTS: N/A

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

NEW BUSINESS:

1. U-93-82(HO)

This is for bookkeeping in the home which is a typical home occupation. The questionnaire has been answered favorably.

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 Action.

2. U-88-82

They are presently approved for six (6) children and are requesting twelve (12). This is the type of use that is provided by Use Permit to determine if it will fit in each particular neighborhood.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan.
2. Conformance to the requirements of the Department of Fire Services.

PROTESTS: 0

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

3. U-90-82

This had been a used car lot and possibly garage when C-2 allowed garages and used car lots as a matter of right. The use discontinued August 1981 and the nonconforming provisions stipulate that after one year of nonuse even the buildings have to thereafter contain conforming uses. Further, the minor buildings involved, in this case and trailer (office) are part of the open use provisions which had 90 days only to be revised for the nonconforming purpose.

Further, the banners or flags are "attention gaining devices" which are included under the sign regulations as advertisement and subject to the sign area limitations. The maximum sign area for this site is 398 sq. ft.. This may necessitate removal of the banners. The mobile office has deteriorating skirting which is unsightly.

The "garage" to be used for his own maintenance which is okay is of rusty corrugated metal and is unsightly. There are barrels and wood blocks which should be removed in a general clean-up. Landscaping should be mandated along Fremont Street with irrigation as this is a new use.

U-90-82 (continued)

Since used car lots have been approved at 1700 and 1800 blocks and since this was a used car lot at one time;

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan amended to provide an irrigated planter along Fremont Street.
2. Standard conditions 2 - 5.
3. Upgrade the office as required by the Department of Community Planning & Development.
4. Clear the debris from the site.
5. Remove the excess advertising banners which exceed the 398 sq. ft. of sign area.
6. Paint the vehicle detailing building and remove the sign with the "garage" reference.

PROTESTS: 0

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

4. U-91-82

This applicant currently operates a family care home and wishes to increase to twelve (12) children. This is the type of use that is provided by Use Permit to determine that it will fit in each particular neighborhood.

One car drop-off spot, but curb space is clear.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan.
2. Conformance to the requirements of the Department of Fire Services.

PROTESTS: 0

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

5. V-104-82

This is an irregular shaped lot with a depth of 118' (200' normal) where R-E setbacks were varied to allow a rear 31' set-back in the original construction. They are now asking to come to within 15' of the rear property which ordinarily in an R-E District would be too close, but in this case, the Church site is next door.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan.

PROTESTS: 0

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

6. V-105-82

This was denied once for P-R use as an encroachment to single family area and lack of Sahara frontage. Parking was also a problem. City Commission action approved it on a Planning Commission and staff denial recommendation.

The maximum parking available on this site is three (3) spaces without disrupting the landscaping. The new parking ordinance requires six (6) spaces per office and two (2) spaces for a single family dwelling.

The ordinance rezoning this to P-R requires the elimination of the residential occupancy which require City Commission dispensation. Possibly, they should rezone back to R-1.

Staff recommends DENIAL. If approved subject to:

1. Conformance to the plot plan and elevations.
2. Obtain a Variance to allow three (3) parking spaces when ~~five~~ (5) are required.

PROTESTS: 2

*Approval: 2*

This is a Public Hearing. Set for C. C. January 19, 1983, if approved.

7. V-106-82

This is a request for 55' where there is no obstruction and a 40' maximum height provision. There is no basis for a Variance. Single face signs do not hide the ugly superstructure of the back of the signs.

Staff recommends DENIAL. If approved subject to:

1. Conformance to the plot plan and elevations.
2. Provide a solid back for the side in which advertising will not be provided.

PROTESTS: 0

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

8. U-84-82

A Variance V-102-82 has been granted to allow an exception to the restriction of location on Las Vegas Blvd. South between Charleston Blvd. and Sahara Avenue, and this was not appealed to the City Commission.

This Class III Use Permit must go to the City Commission.

Since the locational Variance was granted, staff has little alternative but to recommend approval on the Use Permit, as we do not oppose the Use Permit application. However, coupled with our feeling that the grounds for granting this was questionable and our denial recommendation in that case, when the item is presented to the C. C., I would tend to think our position should be reflected as negative, but we won't be dealing with the Variance from which the negative position came.

License Department memo reflects inconsistency between their department and ours and the necessity of a legal opinion,

U-84-82 (continued)

but I forward copies of two determinations previously rendered that say in essence, "that if a Variance is granted it would follow the license will issue." (Those opinions are in the V-102-82 file). Could the City Commission approve the Use Permit and deny the license?

Staff feels that if the Variance grant were challenged there would be little chance that a hardship could be shown and therefore, recommends DENIAL in this case without prejudicing itself in future Class III Use Permit recommendations:

If approved subject to:

1. Conformance to the plot plan.
2. Conformance to the requirements of V-102-82.

PROTESTS: 0

This is a Public Hearing. Set for C.C. 1/5/83 set date.  
" " " 1/19/83 hearing.

9. U-92-82

This is a request for nine (9) children which we advertised at the maximum of twelve (12) children. I don't think we should allow the twelve as the applicant specified nine on the application. Two car driveway.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan and elevations.
2. Maximum of nine (9) children.

PROTESTS: 1

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

10. V-107-82

A Variance was granted to the applicant for the 2117 property immediately north to have a 6' wrought iron fence and it has 50% opacity on the bottom 4'. That fence is existing (V-71-78). The applicant acquired this property and wants to continue that concept with the thought in mind, although not of record, of some day connecting the two buildings into a large single family residence. Staff's position in the original Variance was not negative as there were shrubs as high. Commissioner Levy expressed consternation and considered an appeal, but didn't appeal. The design will not problematically effect view from adjacent drives in the back-out situation.

Staff recommends APPROVAL due to the existing situation subject to:

1. Conformance to the plot plan and elevations.

PROTESTS: 3

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

11. V-108-82

This is a proposed manufacturing operation in the Golden West Shopping Center. It proposes to use 20,000 sq. ft. - 85% manufacturing area, employing 50 to 200 employees. At .8 spaces per employee, this would entail 40 to 160 nonturnover spaces where retail requires 40 turnover spaces for the same area. The use would have the loading and off-loading area to the rear. Impaction wise 50 employees maximum would balance with the retail.

In that the shopping center has 90,000 sq. ft. requiring 32 spaces for the grocery store at 1/250 sq. ft., 46 spaces for the Elks' Lodge at 1/90 sq. ft., 156 spaces for the remaining 78,000 sq. ft.. It is required by Code to provide 234 spaces for these uses and 236 have been provided. Further, the Code requires 1-1/2 spaces per employee and in that I've assigned 40 spaces to that 20,000 sq. ft. and there are two extra that would allow 28 employees. The Planning Commission could allow a reduction in the number of spaces to allow more employees, but beyond 53 employees it would, based on the .8 static spaces per employee start actually cutting into the required parking for the remainder of uses necessitating a Variance. Also, if it is determined that the Elks' Lodge is an after hours operation by the City Commission, these 46 spaces could be jointly used.

It has been determined that certain wholesale manufacturing operations can be allowed in C-1 Zones with up to seven (7) employees and control of storage volume, but this proposal far exceeds that position.

This large an industrial operation in a C-1 area is contrary to Code and could adversely impact the existing commercial development in the area. Trucking could be a major factor. According to Janet Brown, there will be little or no discernable smoke, odor, noise or vibration emissions outside the building. Owens, Highland, Bonanza and Main Street are truck routes. The volume of items produced will be handled by trucks at the rate of four shipments per day. There are potential industrial sites between I-15 and Main Street, Bonanza and Owens. Staff feels this expandable operation should start from an industrial area. Employment opportunity.

Staff recommends APPROVAL If approved subject to:

1. Standard conditions 1 - 5.
2. (a) Maximum of 28 employees. ✓  
(b) Maximum of 53 employees, if Planning Commission approves reduction of required parking.  
(c) Maximum of 110 employees, if Planning Commission ✓ approves reduction of required parking and City Commission authorizes utilization of Elks' Lodge allocation.  
(d) Maximum of 200 employees, if a Variance is granted allowing 42 spaces to satisfy parking needs for 200 employees where 300 spaces are required by Code.
3. There shall be no odor, noise or smoke emissions. ✓

V-108-82 (continued)

4. A maximum of ~~four~~ trucks per day on-loading. ✓
5. A review in three years. ✓

PROTESTS: 0

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

12. V-109-82

This is a proposed clinical laboratory which will do work for a doctor in the complex as well as outsiders and the Department of Parole and Probation. We have allowed laboratories if they are confined to use by doctors or dentists within P-R complexes as ancillary to the office operations and those were not allowed to advertise.

This user indicates there will be no roadside signs, but one small direction sign to allow them to be found within the complex. There is only 1,200 sq. ft. on the second floor.

Staff feels this further departure will aid challenges to the office concept of the P-R Zone. It could be argued that doctors perform the same tests and are allowed in a doctor's office.

Staff recommends DENIAL. If approved subject to:

1. Conformance to the conditions of approval of Z-21-81.
2. No street oriented signs shall be permitted.
3. Only the existing second floor of the main building shall be used for this purpose.

PROTESTS: 0

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

13. V-77-81

This was reviewed June 24, 1982 and they asked for additional time to let the novelty wear off to see the actual need, which was granted. Barbara had been there before that meeting and had to park on Decatur. I have been there twice since on Friday and Saturday nights and have found a similar situation, although, once I found a car backing out and the other an open space, but in both instances the parking demand was over capacity. They have opened a new site on East Lake Mead which may alter that situation.

(Staff feels that the restriping to 226 spaces based on the traffic engineers' approved plan should be required.)

PROTESTS: N/A

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

SUPPLEMENTAL:

1. U-94-82 (HO)

This is a typical home occupation of bookkeeping and tax preparation. The questionnaire has been answered favorably.

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 Action.

RCC:hb

**H. WALLIS HACK**

CERTIFIED PUBLIC ACCOUNTANT

2408 CHAPMAN RD., LAS VEGAS, NV 89104  
702/735-7805

December 15, 1982

2408 Chapman Drive  
Las Vegas, Nevada  
89104

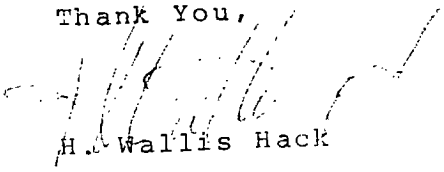
Commission Chambers of City Hall  
400 East Stewart Avenue  
Las Vegas, Nevada

Honorable Commissioners,

RE: V-105-82 Wallis Investments Ltd. For a variance to allow  
Living Quarters within an existing office. At 2408 Chapman  
Drive in Zoning District P-R (Professional Offices and  
Parking).

As a tenant in 2408 Chapman Drive in the past with the break-ins  
and vandalism, someone living on the property will help to secure  
the building. The variance will minimize the break-ins and  
vandalism to the property. And will greatly benefit the tenants.

Thank You,

  
H. Wallis Hack

NAME

ADDR

12/16/1982

E. J. Downey V-105-82 appl.

637 E. SAMARA

Bill Harty V-92-82 agent

1820 Eastwood Dr

Paul Jones V-107-82 appl

300 SO W 4th ST

Klaus TABAR V-77-81 appl.

10271 AQUEDUCT DR: CYPRESS

NAME

ADDR

12/16/1982

Adelma Bell V-108-82  
against

1631 7th St

Paul S. Thompson V-108-82  
against

1625 N. G St.

Thelma Jansen V-8882 appl.

101 Sacramento Dr.

David M. Moore V-90-82  
appl.

PO Box 12779 - L.O. 97112

Carol Manning V-91-82 appl.

3216 Marie Anne, L.V.

MICHAEL T. YOUNG V-106-82 appl.

5119 S. CAMERON

Linda Scott V-92-82 appl.

1801 Euclid Ave