

Scd

A G E N D A

BOARD OF ZONING ADJUSTMENT

JANUARY 27, 1983

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

MINUTES:

Approval of Minutes for the Board of Zoning Adjustment meeting held December 16, 1982.

NEW BUSINESS:

1. U-95-82(HO)

Application of EARL N. JENKINS for a home occupation permit to allow the mail order sale of boot racks on property located at 3010 El Camino Avenue in Zoning District R-3.

2. U-96-82(HO)

Application of CONRAD AND DEBORAH SORENSEN for a home occupation permit to allow a video photography service on property located at 6317 Don Zarembo Avenue in Zoning District RPD-9.

3. U-97-82(HO)

Application of ELIZABETH J. TOY for a home occupation permit to allow the making of draperies on property located at 6300 Stonegate Way in Zoning District RPD-5.

4. V-110-82

Application of BECKER INVESTMENT CORP., INC. for a variance to allow one 14 x 48 ft. and three 12 x 24 ft. off-premise advertising signs where no off-premise advertising signs are allowed on property generally located northeast of Decatur Boulevard and Oakey Boulevard in Zoning Districts R-1 and R-3.

5. V-111-82

Application of GEORGI SAVOV for a variance to allow an existing room addition nine feet six inches (9'6") from the rear property line where fifteen feet (15') is required on property located at 4312 Las Lomas in Zoning District R-1.

6. V-112-82

Application of BOARDWALK INVESTMENT COMPANY for a variance to allow an on-premise display sign 1'8" from the curb where three feet (3') is required on property located at 2301 Las Vegas Boulevard South in Zoning District C-2.

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7. V-113-82

Application of MILT BOZANIC for a variance to allow two dwelling units where only one is permitted on property located at 210 South Spencer St. in Zoning District R-1.

8. V-114-82

Application of DON F. AND MARGARET A. McCONNELL for a variance to allow eighteen (18) group care residents to be housed in the existing senior citizens residential facility where a previous variance allowed sixteen (16) residents on property located at 720 South Ninth Street in Zoning District R-1.

9. V-115-82

Application of FIRST SOUTHERN BAPTIST CHURCH for a variance to allow a proposed chapel building to a height of thirty-eight feet (38') where the maximum building height allowed is thirty-five feet (35') on property located at 700 East St. Louis Avenue in Zoning District R-1.

10. V-116-82

Application of METROPOLITAN DEVELOPMENT CORPORATION for a variance to allow tandem parking spaces where two individually accessible spaces are required on property generally located on the south side of Bonanza Road between Marion Drive and Nellis Boulevard in Zoning District R-CL.

11. U-1-83

Application of KAYELAND, INC. for a use permit to allow a major automotive parts exchange on property located at 1080 North Rancho Road in Zoning District C-2.

12. V-1-83

Application of RICHARD AND MICHELE Y. ANZALONE for a variance to allow a room addition seven feet (7') from the rear property line where fifteen feet (15') is required on property located at 6209 Miraloma Street in Zoning District R-1.

13. V-2-83

Application of CHARLES R. McHAFFIE, ET UX for a variance to allow a three story apartment building where the maximum building height allowed is two story on property generally located at the southeast corner of Cedar Avenue and 28th Street in Zoning District R-E, (proposed R-4 zone).

14. V-95-81

Review

Review of an approved variance for BASIL AND ETTA MAE WATSON which allowed a preschool facility for 50 3-5 yr. old children from 9:00 A.M. to 5:00 P.M. on weekdays only on property located at 1201 Arville Street in Zoning District R-E.

15. V-77-82

Review of
Conditions

Request of CROWN MOTORS for a review of con-
ditions on property located at 1801 East Fremont
Street in Zoning District C-2.

DIRECTOR'S BUSINESS:

1. 1983 Election
of Officers

1983 Board of Zoning Adjustment Election of
Officers

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

BOARD OF ZONING ADJUSTMENT

JANUARY 27, 1983

1. U-85-75

Application of CHRIST LUTHERAN CHURCH to allow a trailer to be used as a temporary classroom on property located at 111 N. Torrey Pines Blvd. in an R-1 zone (Single Family Residence)

A N N O T A T E D
A G E N D A
BOARD OF ZONING ADJUSTMENT

JANUARY 27, 1983

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 December 16, 1982.

APPROVED
BUGBEE/UNANIMOUS

NEW BUSINESS:

1. U-95-82 (HO) Application of EARL N. JENKINS for a home occupation permit to allow the mail order sale of boot racks on property located at 3010 El Camino Avenue in Zoning District R-3.

APPROVED
BUGBEE/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

2. U-96-82 (HO) Application of CONRAD AND DEBORAH SORENSEN for a home occupation permit to allow a video photography service on property located at 6317 Don Zarembo Avenue in Zoning District RPD-9.

APPROVED
BUGBEE/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: DENIAL

3. U-97-82 (HO) Application of ELIZABETH J. TOY for a home occupation permit to allow the making of draperies on property located at 6300 Stonegate Way in Zoning District RPD-5.

APPROVED
BUGBEE/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

4. V-110-82

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

Application of BECKER INVESTMENT CORP., INC. for a variance to allow one 14 x 48 ft. and three 12 x 24 ft. off premise advertising signs where no off-premise advertising signs are allowed on property generally located northeast of Decatur Boulevard and Oakley Boulevard in Zoning Districts R-1 and R-3.

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Approval for a three (3) year period.

STAFF RECOMMENDATION: DENIAL

PROTESTS: NONE

5. V-111-82

APPROVED
BUGBEE/UNANIMOUS

Application of GEORGE SAVOV for a variance to allow an existing room addition nine feet six inches (9'6") from the rear property line where fifteen feet (15') is required on property located at 4312 Las Lomas in Zoning District R-1.

CONDITIONS:

1. Conformance to the plot plan and elevations.

STAFF RECOMMENDATION: DENIAL

PROTESTS: NONE

6. V-112-82

APPROVED
BUGBEE/UNANIMOUS

Application of BOARDWALK INVESTMENT COMPANY for a variance to allow an on-premise display sign 1'8" from the curb where three feet (3') is required on property located at 2301 Las Vegas Boulevard South in Zoning District C-2.

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Review in three (3) years to determine if the sign should be set back 3' from the curb.

STAFF RECOMMENDATION: DENIAL

PROTESTS: NONE

7. V-113-82

APPROVED
JUNIEL/UNANIMOUS

Application of MILT BOZANIC for a variance to allow two dwelling units where only one is permitted on property located at 210 South Spencer Street in Zoning District R-1.

CONDITIONS:

1. Conformance to the plot plan and elevations.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: FOURTEEN

8. V-114-82

Application of DON F. AND MARGARET A. McCONNELL for a variance to allow eighteen (18) group care residents to be housed in the existing senior citizens residential facility where a previous variance allowed sixteen (16) residents on property located at 720 South Ninth Street in Zoning District R-1.

APPROVED
BUGBEE/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: NONE

9. V-115-82

Application of FIRST SOUTHERN BAPTIST CHURCH for a variance to allow a proposed chapel building to a height of thirty-eight feet (38') where the maximum building height allowed is thirty-five feet (35') on property located at 700 East St. Louis Avenue in Zoning District R-1.

APPROVED
GILES/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

PROTESTS: NONE

10. V-116-82

Application of METROPOLITAN DEVELOPMENT CORPORATION for a variance to allow tandem parking spaces where two individually accessible spaces are required on property generally located on the south side of Bonanza Road between Marion Drive and Nellis Boulevard in Zoning District R-CL.

ABEYANCE AT THE
REQUEST OF THE
APPLICANT

11. U-1-83

Application of KAYELAND, INC. for a use permit to allow a major automotive parts exchange on property located at 1080 North Rancho Road in Zoning District R-CL

APPROVED
BUGBEE/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan amended to provide landscaping along Rancho Drive.
2. All work shall be done in a completely enclosed building.
3. No advertising shall be provided on the northwall of the north addition.
4. Approval of the parking and driveway plan by the Traffic Engineer.
5. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Services.

STAFF RECOMMENDATION APPROVAL

PROTESTS: NONE

12. V-1-83

APPROVED
GILES/UNANIMOUS

Application of RICHARD AND MICHELE Y. ANZALONE for a variance to allow a room addition seven feet (7') from the rear property line where fifteen feet (15') is required on property located at 6209 Miraloma Street in Zoning District R-1.

CONDITIONS:

1. Conformance to the plot plan.

STAFF RECOMMENDATION: DENIAL

PROTESTS: NONE

13. V-2-83

APPROVED
BUGBEE/UNANIMOUS

Application of CHARLES R. MCHAFFIE, ET UX for a variance to allow a three story apartment building where the maximum building height allowed is two story on property generally located at the southeast corner of Cedar Avenue and 28th Street in Zoning District R-E, (Proposed R-4 zone)

CONDITIONS:

1. Approval of zoning application Z-3-83.
2. Conformance to the conditions of approval of Z-3-83.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: NONE

14. V-95-82

STRICKEN
FROM AGENDA

Review of an approved variance for BASIL AND ETTA MAE WATSON which allowed a preschool facility for 50 3-5 yr. old children from 9:00 A.M. to 5:00 P.M. on weekdays only on property located at 1201 Arville Street in Zoning District R-E.

15. V-77-82

REVIEW OF CONDITIONS

ABEYANCE TO 2/24/83
BUGBEE/UNANIMOUS

Request of CROWN MOTORS for a review of conditions on property located at 1801 East Fremont Street in Zoning District C-2

STAFF RECOMMENDATION: DENIAL

DIRECTOR'S BUSINESS:

1. Election of Officers 1983 Board of Zoning Adjustment Election of Officers.

BUGBEE/UNANIMOUS
GILES/UNANIMOUS

1983 BZA CHAIRPERSON: ROBERT GILES
1983 BZA VICE-CHAIRMAN: BONNIE JUNIEL

SUPPLEMENTAL AGENDA:

1. U-85-75

APPROVED
BUGBEE/UNANIMOUS

Application of Christ Lutheran Church to allow a trailer to be used as a temporary classroom on property located at 111 N. Torrey Pines Blvd. in an R-1 zone (Single Family Residence).

CONDITIONS:

1. The trailer use shall be limited to three (3) years at which time the application is subject to review as to the existing conditions.
2. The maximum occupancy is limited to 38 persons as determined by the Department of Building and Safety.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: NONE

12-20-82
12-22

hp job for your review A.S.A.P.

minutes
- bjl -
- to Graphics 12/27/82

returned from
hp + 12/27/82

Attacks
with
1-27-83

ANNOTATED

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

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

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

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

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

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

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 5 off street parking spaces. (See clubs washing)*
~~Obtain a variance to allow three parking spaces where five are required.~~

STAFF RECOMMENDATION: DENIAL

PROTESTS: 2

ec 4/19/83

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

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

*Jim
R. J. Collet
1-19-83*

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

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

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

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

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 3 month extension.*

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

MINUTES

BOARD OF ZONING ADJUSTMENT MEETING

JANUARY 27, 1983

- 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
George Ogilive, City Attorney
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 December 16, 1982. Motion carried unanimously. (Emmett excused)
- NEW BUSINESS:
1. U-95-82(HO)
APPROVED
Application of EARL N. JENKINS for a home occupation permit to allow the mail order sale of boot racks on property located at 3010 El Camino Avenue in Zoning District R-3.
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 3.) Motion carried unanimously. (Emmett excused)
2. U-96-82(HO)
APPROVED
Application of CONRAD AND DEBORAH SORENSEN for a home occupation permit to allow a video photography service on property located at 6317 Don Zarembo Avenue in Zoning District RPD-9.
Mr. Foster stated that this business was contrary to the home occupation criteria because most of the time spent operating this business would be outside the home and therefore, staff recommended DENIAL. If approved, subject to:
1. The operation shall conform to the criteria for a home occupation permit.
Conrad Sorensen appeared on behalf of the application. He stated that he only wanted to store his equipment for his business in his home.

2. U-96-82(HO)
(Continued)

Mr. Bugbee felt the use would not be noticeable in the neighborhood and that it meets the criteria. He made a motion for APPROVAL, subject to staff's condition. Motion carried unanimously. (Emmett excused)

3. U-97-82(HO)
APPROVED

Application of ELIZABETH J. TOY for a home occupation permit to allow the making of draperies on property located at 6300 Stonegate Way in Zoning District RPD-5.

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.) Motion carried unanimously. (Emmett excused)

4. V-110-82
APPROVED

Application of BECKER INVESTMENT CORP., INC. for a variance to allow one 14 x 48 ft. and three 12 x 24 ft. off-premise advertising signs where no off-premise advertising signs are allowed on property generally located northeast of Decatur Boulevard and Oakley Boulevard in Zoning Districts R-1 and R-3.

Mr. Foster presented the plot plan. Staff felt that the property should be zoned commercial and developed before any billboards are constructed on it. On that basis, staff recommended DENIAL.

Brett Reale, Donrey Outdoor Advertising, represented the applicant. He stated that there is an existing sign at this location and there is commercial to the west, north and south. He stated that Mr. Becker had indicated that in the future he will be applying for commercial zoning for this property.

Mr. Bugbee made a motion for APPROVAL, subject to a three-year time limit. Motion carried 3-1, with Myers voting "NO". (Emmett excused)

5. V-111-82
APPROVED

Application of GEORGE SAVOV for a variance to allow an existing room addition nine feet six inches (9'6") from the rear property line where fifteen feet (15') is required on property located at 4312 Las Lomas in Zoning District R-1.

Mr. Foster stated that staff views this property as a typical rectangular shaped lot and since there were no unusual circumstances recommended DENIAL.

George Savov appeared on behalf of the application. He stated that he purchased the home with the addition already built. He stated that he was in the process of trying to repair the house.

No one appeared in opposition.

5. V-111-82
(Continued)

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

6. V-112-82
APPROVED

Application of BOARDWALK INVESTMENT COMPANY for a variance to allow an on-premise display sign 1'8" from the curb where three feet (3') is required on property located at 2301 Las Vegas Boulevard South in Zoning District C-2.

Mr. Foster presented the plot plan. He stated that staff felt the sign should be modified to conform to the sign regulations. Staff was concerned about the location of signs along Las Vegas Boulevard, and on that basis recommended DENIAL. He stated that the Beautification Committee had reviewed this application and also recommended denial.

There are no protests on file.

Mel Peterson, Ad-Art Sign Company, represented the applicant. He stated that one of his salesman had turned in the paperwork to them as having the three foot setback and that the sign was being moved from another location that met the requirements and also to modify the sign would cost the client a substantial amount of money.

The applicant appeared.

No one appeared in opposition.

Mr. Bugbee made a motion for APPROVAL, subject to a three-year time limit. Motion carried unanimously. (Emmett excused)

7. V-113-82
APPROVED

Application of MILT BOZANIC for a variance to allow two dwelling units where only one is permitted on property located at 210 South Spencer Street in Zoning District R-1.

Mr. Foster presented the plot plan. He stated that the second unit had been in existence since 1962 and staff had no objections to the request and if APPROVED, subject to:

1. Conformance to the plot plan and elevations.

There are no protests on file.

Milt Bozanic appeared on behalf of the application.

Jane Anne Dolcater appeared in opposition. She objected on the basis that the area was losing its residential status. She presented a petition against this application.

Joyce de Grood appeared in opposition. She wanted the area to remain a single-family area.

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

8. V-114-82

APPROVED

Application of DON F. AND MARGARET A. McCONNELL for a variance to allow eighteen (18) group care residents to be housed in the existing senior citizens residential facility where a previous variance allowed sixteen (16) residents on property located at 720 South Ninth Street in Zoning District R-1.

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

1. Conformance to the plot plan and elevations.

There are no protests on file.

Maragaret McConnell appeared on behalf of the application.

No one appeared in opposition.

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

9. V-115-82

APPROVED

Application of FIRST SOUTHERN BAPTIST CHURCH for a variance to allow a proposed chapel building to a height of thirty-eight feet (38') where the maximum building height allowed is thirty-five feet (35') on property located at 700 East St. Louis Avenue in Zoning District R-1.

Mr. Foster presented the plot plan. He stated that because of the single-family residences to the north and the fact that the building is relatively close to the Sixth Street side of the property and would look larger. Staff is generally opposed to these types of applications. 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. 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.

Kenneth Scott appeared on behalf of the application. He stated that if they were required to reduce the height it would reduce the aesthetic value of the church.

No one appeared in opposition.

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

10. V-116-82

ABEYANCE

Application of METROPOLITAN DEVELOPMENT CORPORATION for a variance to allow tandem parking spaces where two individually accessible spaces are required on property generally located on the south side of Bonanza Road between Marion Drive and Nellis Boulevard in Zoning District R-CL.

10. V-116-82

(Continued)

Mrs. Myers announced that the applicant had requested this item be held in abeyance.

Mr. Giles made a motion to hold this item in ABEYANCE. Motion carried unanimously. (Emmett excused)

11. U-1-83

APPROVED

Application of KAYELAND, INC. for a use permit to allow a major automotive parts exchange on property located at 1080 North Rancho Road 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 a 15' building setback from Dune Drive with the area between the addition and Dune Drive landscaped.
2. The additions shall be of the same architecture as the existing building, i.e. mansard roof detail and stone facing especially along the north side.
3. No advertising shall be provided on the north wall of the north addition.
4. Approval of the parking and driveway plan by the Traffic Engineer.
5. 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.

Tom Miller appeared on behalf of the application. He objected to the building having to be set back and the landscaping on Dune Drive. He stated that the buildings in the shopping center back right up to the property line on Dunes.

No one appeared in opposition.

Mr. Bugbee made a motion for APPROVAL, subject to staff's condition with the exception that the building not be set back and landscaping to be on the Rancho side only. Motion carried unanimously. (Emmett excused)

12. V-1-83

APPROVED

Application of RICHARD AND MICHELE Y. ANZALONE for a variance to allow a room addition seven feet (7') from the rear property line where fifteen feet (15') is required on property located at 6209 Miraloma Street in Zoning District R-1.

Mr. Foster presented the plot plan. He stated that if the addition were to be turned around there would be no need for a variance. Staff could find no unusual circumstances and therefore recommended DENIAL.

Richard Anzalone appeared on behalf of the application. He stated that if he were to turn the room around, he would be looking at a wall when he looked out of the window.

12. V-1-83

(Continued)

No one appeared in opposition.

Mr. Giles made a motion for APPROVAL, subject to conformance to the plot plan. Motion carried unanimously. (Emmett excused)

13. V-2-83

APPROVED

Application of CHARLES R. McHAFFIE, ET UX for a variance to allow a three story apartment building where the maximum building height allowed is two story on property generally located at the southeast corner of Cedar Avenue and 28th Street in Zoning District R-E, (proposed R-4 zone).

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

1. Approval of and conformance to the conditions of approval of Z-3-83.

No one appeared in opposition.

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

14. V-95-82

STRICKEN
FROM AGENDA

Review of an approved variance for BASIL AND ETTA MAE WATSON which allowed a preschool facility for 50 3-5 yr. old children from 9:00 A.M. to 5:00 P.M. on weekdays only on property located at 1201 Arville Street in Zoning District R-E.

15. V-77-82

REVIEW OF
CONDITIONS

ABEYANCE

Request of CROWN MOTORS for a review of conditions on property located at 1801 East Fremont Street in Zoning District C-2.

Mr. Foster presented the plot plan. Staff recommended DENIAL due to the fact that the conditions were the normal type of conditions for this type of variance. The conditions are:

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.
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.

15. V-77-82

(Continued)

Ben Saccenti appeared on behalf of the application. He objected to the additional landscaping along Sunrise and the sidewalks and street lighting.

Mr. Bugbee requested that some input be given by Public Services as to what they are requesting and made a motion to hold this item in ABEYANCE until the next meeting. Motion carried unanimously. (Emmett excused)

DIRECTOR'S BUSINESS:

1. 1983 ELECTION OF OFFICERS

1983 Board of Zoning Adjustment Election of Officers.

Mr. Bugbee nominated Robert Giles for Chairman. Motion carried unanimously. (Emmett excused)

Mr. Giles nominated Bonnie Juniel for Vice-Chairman. Motion carried unanimously. (Emmett excused)

SUPPLEMENTAL AGENDA

1. U-85-75

APPROVED

Application of Christ Lutheran Church to allow a trailer to be used as a temporary classroom on property located at 111 N. Torrey Pines Blvd. in an R-1 zone (Single Family Residence)

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

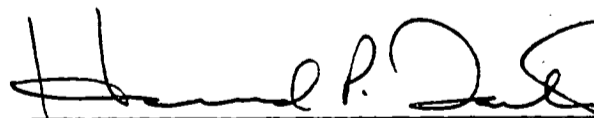
1. The trailer use shall be limited to three (3) years at which time the application is subject to review as to the existing conditions.
2. The maximum occupancy is limited to 38 persons as determined by the Department of Building and Safety.

Carl Wade, Pastor, appeared on behalf of the application.

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

THE MEETING WAS ADJOURNED AT 8:50 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

/s/

NAME

ADDR

01/27/83

JANE ANNE DOLCATER Jane Anne Dolcater 204 So. SPENCER ST.

Joyce De Hood

209 Spencer


ROYAL

TRANSMISSION

3088 SO. HIGHLAND DR.
LAS VEGAS, NEVADA
• 735-0853 •

2/25

1/27/83

To Whom It May Concern:

We the undersigned are fully aware and approve of Royal Transmission, a business being operated at the corner of Rancho and Pune, also known as 1080 N. Rancho Road.

- 1 Donald L. Hughes 1101 Arrowhead Ave Las Vegas Nev
- 2 Ralph L Child 1078 N. Rancho Las Vegas NV
- 3 Steve L. Buttinger 1066 N Rancho Las Vegas N.V.
- 4 John S. Ross 1074 Rancho Dr. L.V.
- 5 Dory 1072 N Rancho LV NV
- 6 Ruby P. Bauldi 1076 N. Rancho Dr
- 7 Suzanne R. Wynn 1062 N. Rancho Dr. L.V. M.D.
- 8 Linda Daily, NSB 1060 N. Rancho Dr. LV 89106
- 9 Nan & Annette Rhodes 1100 Tumbleweed Ave 648-3619 89106
- 10 Melissa J. Lister 1017 Artesia Way 646-4162
- 11 Archie J. Gambrell 1000 Artesia Way 648-4335
- 12 Donna Harris 920 Oasis 648-7055
- 13 Luong Tran 1100 Arrowhead Ave 646 3939
- 14 Pat Summerlin 1102 Arrowhead Ave. 646-3941
- 15 Robert A. Gordon 1105 Arrowhead Ave 648-4314

January 25, 1983

TO:

HAROLD P. FOSTER, DIRECTOR

FROM:

ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

SUBJECT:

B.Z.A. MEETING OF JANUARY 27, 1983

COPIES TO:

John Roethel
Joan
Linda - City Clerk's OfficeNEW BUSINESS:

1. U-95-82(HO)

This applicant will be mail order selling boot racks. He will advertise a post office box in a fishing journal which is permitted. He will store and ship from a commercial location.

The questionnaire has been answered favorably as he explained the advertising as a P. O. Box which actually qualifies as a no on (e).

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-96-82(HO)

This proposal is for video tape photography of events like weddings, birthdays, etc. The provisions of 19.80.070 require that a significant part of the business not be done at off-premise locations. A commercial photographer was allowed and this is identical in that respect. 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.

3. U-97-82 (HO)

This will be the making of curtains in the home which is a typical type of use. 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.

4. V-110-82

We consider off-premise signs a commercial land use. The General Plan does not support strip commercial zoning in this area. Past thinking has been that the parcel might be a slightly higher density residential planned unit development. There is considerable commercial zoning in the neighborhood and even if several more acres were allowed it would not encompass these signs.

Further, P-R does not allow off-premise signs even if this property were considered appropriate for an office complex. Staff has not supported commercial zoning of property to allow off-premise signs so if the General Plan provided for the ultimate commercial use of this property a Variance might be in order as a hardship would be present, but in this case, there is no hardship. One and two post construction is considered sufficiently aesthetic to forego landscaping. Beautification Committee recommended DENIAL. Staff recommends DENIAL. If approved subject to:

1. Conformance to the plot plan and elevations.

PROTESTS:

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

5. V-111-82

This room addition is existing. Building Department gave notice to either remove it or apply for a Variance.

There is an alley (20') along the rear property line. There is no hardship except one created by the applicant but the Building Department said "get a Variance or remove it," it is existing, there is an alley.

Staff recommends DENIAL. If approved subject to:

1. Conformance to the plot plan and elevations.

PROTESTS:

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

6. V-112-82

This same sign existed at 1507 Las Vegas Boulevard South on the old Coin Palace site and Ad Art has already shifted the sign. The attorney (Jan Stewart) allowed that this shift does not necessitate a new Use Permit for the Class III use.

Public Service recommends that the 3' distance from curb be maintained due to the better exposure of traffic control signs.

Staff feels that the setback requirements of the new location should be observed and therefore, recommends DENIAL. Beautification Committee recommended DENIAL. If approved subject to:

1. Conformance to the plot plan and elevations. *WLL*

PROTESTS:

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

7. V-113-82

This duplex has existed since 1962 and a letter is in file from the previous owner that reflects that we allowed the rooms to be rented and that the creation of the kitchen was inspected. Also, the General Plan reflects an urban density neighborhood in this area and further, recent A.S.P.O. reports are tauting facilitating the evolution of Mother-In-Law units.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan and elevations. *WLL* ✓
2. Provision of an additional ~~off-street~~ parking space as required by the Department of Public Services.

PROTESTS:

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

8. V-114-82

This site was originally approved for 8 Senior Citizens, raised to 12, changed to a facility for 16 abused women, then to 16 emotionally disturbed persons, 16 Senior Citizens and now, they are requesting an increase to 18 Senior Citizens which I still feel is in keeping with the General Plan as it reflects this area as an urban density neighborhood.

A parcel to the north is P-R, to the east there is a P-R Zone and to the south is P-R. The area is in transition. In the last action, the City Commission authorized the one parking space available on this site on the plan which encompassed these additional two bedrooms.

V-114-82(continued)

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan and elevations. ✓

PROTESTS:

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

9. V-115-82

The new worship center will have a ridge line 38' high which is 3 feet higher than the maximum height permitted in an R-1 Zone. The cross is 96' high, but that is okay. 202 spaces provided are ample for this facility (140 required) for the new building which allows 62 for overlap of use which is normally not necessary in church operations. They are adding a 110' parcel to the site for parking. Landscaping and aesthetics are adequate.

Staff has ambivalent feelings as churches are allowed as compatible in low density residential areas and are usually more dominant but to what degree. Attractive churches could be a focal point for neighborhood identification and be found acceptable by the neighborhood. This 8 1/2% increase in height is not significant, but staff would tend to a softly negative stance and allow the Board and neighborhood to decide.

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

PROTESTS:

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

10. V-116-82

This proposal to allow the one space only to be individually accessible will impact the curb use when a car is locked out. Staff feels that the plan can be modified by paving to the property lines and further toward the building to allow both to be able to come and go independently. If they work that out a Variance would not be required.

Staff recommends DENIAL. If approved subject to:

1. Conformance to the plot plan.

PROTESTS:

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

8 9
4 0 6 2 1

11. U-1-83

This is an ex-service station which was granted a Variance for boat repair limited to one repairman and all work being done in an enclosed building. That action was not appealed to the City Commission, but it has expired. Staff recommended DENIAL. Boat repair would be more of a problem than transmission exchanging. In this case, they are proposing an addition to within 8' of Dune Drive, i.e. 50' closer to the R-1 homes across the street.

In that these uses are allowed in a C-2 Zone by means of a Use Permit and even though this location is poor due to the homes to the north, considering the boat repair Variance (V-81-81), staff would not be opposed if some design considerations were given to the R-1 to the north.

yes Staff recommends ~~APPROVAL~~ subject to: *yes*

1. Conformance to the plot plan amended to provide a 15' 20' building setback from Dune Drive with the area between the addition and Dune Drive landscaped. ✓
2. The additions shall be of the same architecture as the existing building, i.e. mansard roof detail and stone facing especially along the north side. ✓
3. All work shall be done in a completely enclosed building. ✓
4. No advertising shall be provided on the north wall of the north addition. ✓
5. Approval of the parking and driveway plan by the Traffic Engineer. ✓
6. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Services. ✓

PROTESTS:

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

(This is a regular lot. If the addition was elongated east/west there would be no need for a Variance. There is no particular hardship.)

Staff recommends DENIAL. If approved subject to:

1. Conformance to the plot plan.

PROTESTS:

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

There is a rezoning case pending on this. The third story allows good setbacks and landscaping. The 40 unit per acre density has been allowed by rezoning and that dense a project more often than not will probably need a third story to achieve the aesthetic standards we try to achieve.

This site is surrounded by R-3 for a depth of 600' for the most part.

12. V-1-83

13. V-2-83

V-2-83 (continued)

Staff recommends APPROVAL subject to: ✓

1. Approval of and conformance to the conditions of approval of Z-3-83. ✓

PROTESTS:

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

14. V-95-81

This is a required one year review which was a condition of approval by the B.Z.A. and City Commission. There have been no complaints.

Staff recommends that:

1. No further reviews are required.

PROTESTS:

This is not a Public Hearing. Set for C. C. 2/16/83.

15. V-77-82

The applicant may claim nonconforming status of repair operation, but our research to 1969 indicates no authorization and if the service station had the repair rights prior to 10/8/62 it was lost during boat-sales operations and used car lot operations. Further, the application itself is evidence that he could not claim nonconforming rights or he would not have applied for the Variance. Also, Herbert indicated that the business license on the boat sales operation has been destroyed by the License Department, but in the era that was approved (1969 - 1974), garage operations were not permitted. Rick indicates that Crown Motors is licensed for auto sales now.

The conditions of approval are:

1. Conformance to the plot plan and elevations amended to provide additional landscaping along Sunrise *obstructing*
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.
4. *Asst.* 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. *Asst.* Remove all encroachments on the City right-of-way or obtain an encroachment approval as required by the Department of Public Services. ✓

According to Herbert, he wants to be relieved of all of the conditions imposed on V-77-82. Joel Harris indicated he

apply encroachment permit

V-77-82 (continued)

would check with Jensen, but that so far Public Services stance is that 7, 8 & 9 should be retained. If Board waives sidewalks on Sunrise encroachment approval is required as the bumper blocks are to the curb.

Conditions 1 - 6 are standard for this Department, in fact, the replacement of the dead landscaping is enforceable under past actions.

I understand Saylor discussed this with the applicant so you may wish to get additional information from him.

Staff recommends DENIAL of the rescission of conditions. If approved subject to:

1. Obtain a Variance to delete landscaping where it is required by Code.
2. Approval of the encroachment through the Department of Public Services.

PROTESTS:

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

SUPPLEMENTAL:

1. U-85-75

The church was covered by an earlier Use Permit (U-43-63) and this case covers the day care and educational use which the trailer will be used for. It is currently on the site. They have evidently been using the trailer as a surge unit so it was authorized on this site January 1968 for two years and then in 1975 they built the classroom building. The letter indicates it will be skirted and paint blended with the buildings. It will be visible from the Expressway, but 183' north. This is approximately the same location it was permitted in 1968.

Staff recommends APPROVAL subject to: ✓

1. The trailer use shall be limited to three (3) ✓
years at which time the application is subject to review as to the existing conditions.
2. The maximum occupancy is limited to 38 persons ✓
as determined by the Department of Building and Safety.

PROTESTS:

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

COLLA MEHR
 TWN 11 1983
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RECEIVED
JAN 27 11 17 AM '82
CITY CLERK