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BOARD OF ZONING ADJUSTMENT

FEBRUARY 24, 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 November 18, 1982.

Approval of Minutes for the Board of Zoning  
Adjustment meeting held January 27, 1983

OLD BUSINESS

1. V-77-82

(Abeyance Item  
from 1/27/83)

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

2. V-116-82

(Abeyance Item  
from 1/27/83)

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.

NEW BUSINESS:

1. U-2-83 (HO)

Application of TERESA R. PATERNITY MORIN for  
a home occupation permit to allow the  
publishing of Local Music Life magazine on  
property located at 1108 Orange Avenue in  
Zoning District R-1.

2. U-6-83 (HO)

Application of ROBERT G. CALHOUN for a home  
occupation permit to conduct Telephone Sales of  
sundry items on property located at  
4601 Evergreen Place in Zoning District R-1.

3. U-8-83 (HO)

Application of GARY R. AND BARBARA L. LOWDEN  
for a home occupation permit to allow a marketing  
computer software operation on property located at  
2904 West Oakey Boulevard in Zoning District R-1.

4. U-9-83 (HO) Application of CONRAD & SHARON KNUTSON for a home occupation permit to allow the selling of handcrafted items and oil paintings on property located at 7609 Parakeet Avenue in Zoning District R-1.
5. U-10-83 (HO) Application of ROBERT L SJOGREN for a home occupation permit to conduct a limited gun-smithing operation on property located at 6313 West Carl Avenue in Zoning District R-1.
6. V-3-83 Application of PETE BERTELSON for a variance to allow a detached garage 1' from the rear property line where 5' is required and 1' from the south side property line where 5' is required on property located at 621 North 4th Street in Zoning District R-1.
7. V-4-83 Application of GRACE C. CREASY for a variance to allow an existing patio cover to the side property line where a 5' setback is required on property located at 1721 Gingertree Lane in Zoning District R-1.
8. V-5-83 Application of JOYCE J. BANANTO for a variance to allow a three story apartment building where a maximum height of two stories is allowed on property located at 126 Baltimore Street in Zoning District of R-4.
9. V-6-83 Application of KCB DEVELOPMENT #3 on behalf of OLE'S HOME CENTER, for a variance to allow a fenced outside storage area where no outside storage is allowed on property located at 4480 East Charleston Boulevard in Zoning District C-1.
10. V-7-83 Application of JOYCE J. BANANTO for a variance to allow a three story apartment building where a maximum height of two stories is allowed on property located at 217 & 221 Baltimore Avenue in Zoning District R-4.
11. V-8-83 Application of JOYCE J. BANANTO for a variance to allow a three story apartment building where a maximum height of two stories is allowed on property located at 207 North 14th Street in Zoning District R-3.
12. U-3-83 Application of DAVE LOEVNER for a use permit to allow a group child care home for 12 children on property located at 7036 Oakhurst Avenue in Zoning District R-1.
13. U-4-83 Application of MADELYN B. SCHMIDT for a use permit to allow a professional office on property located at 629 South Casino Center Blyd. in Zoning District R-4.

14. U-5-83

Application of the HOUSING AUTHORITY OF THE CITY OF LAS VEGAS to construct and maintain a group home for twelve socially and emotionally disadvantaged adults on property located on the North side of Vegas Drive approximately 200' West of Tonopah Drive in Zoning District N-U.

15. V-9-83

Application of THE BOARDWALK INVESTMENT CO. for a variance to allow a Class III Second-hand dealership (jewelry) to be permitted, upon securing a special use permit, where such use is not allowed on property located at 2301 Las Vegas Blvd. South in Zoning District C-2.

16. U-7-83

Application of THE BOARDWALK INVESTMENT CO. for a use permit to allow a Class III Secondhand Dealership (jewelry) at property located at 2301 Las Vegas Boulevard South in Zoning District C-2.

17. V-47-82

Review of approved variance application of MR. SAMMIE R. ARMSTRONG which allowed a bus parking and maintenance facility to operate from the property located at 300 W. Owens Avenue in Zoning District C-2.

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

BOARD OF ZONING ADJUSTMENT

FEBRUARY 24, 1983

1. U-11-83(HO)

Application of SHARON L. WILLIAMS for a home occupation permit to allow a drafting (architectural) operation on property located at 4232 Fox Point Drive in Zoning District R-1.

2. U-12-83 (HO)

Application of CHARLES F. PERRI for a home occupation permit to allow an upholstery operation on property located at 4036 LaBrea Court in Zoning District R-CL.

FILED  
FEB 24 1983  
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A N N O T A T E D

A G E N D A

BOARD OF ZONING ADJUSTMENT MEETING

FEBRUARY 24, 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: GILES, JUNIEL, MYERS, EMMETT.  
EXCUSED: BUGBEE

ANNOUNCEMENT: Satisfaction of Open Meeting Law

MINUTES: Approval of Minutes for the Board of Zoning Adjustment meeting's held November 18, 1982 and January 27, 1983.

APPROVED  
MYERS/UNANIMOUS

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OLD BUSINESS:

1. V-77-82 Request of CROWN MOTORS for a review of conditions on property located at 1801 East Fremont Street in Zoning District C-2  
(Abeyance Item from 1/27/83)

APPROVED  
MYERS/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Standard Conditions 2 - 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. Remove all encroachments on the City right-of-way or obtain an encroachment approval as required by the Department of Public Services.
8. Review in two years.

STAFF RECOMMENDATION: DENIAL

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2. 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.  
  
WITHDRAWN BY APPLICANT

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NEW BUSINESS:

1. U-2-83(HO) Application of TERESA R. PATERNITY MORIN for a home occupation permit to allow the publishing of Local Music Life magazine on property located at 1108 Orange Avenue in Zoning District R-1.

Item 1. U-2-83 (HO) Continued.

APPROVED  
MYERS/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

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2. U-6-83 (HO)

Application of ROBERT G. CALHOUN for a home occupation permit to conduct Telephone Sales of sundry items on property located at 4601 Evergreen Place in Zoning District R-1.

APPROVED  
MYERS/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

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3. U-8-83 (HO)

Application of GARY R. AND BARBARA L. LOWDEN for a home occupation permit to allow a marketing computer software operation on property located at 2904 West Oakey Boulevard in Zoning District R-1.

APPROVED  
MYERS/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

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4. U-9-83 (HO)

Application of CONRAD & SHARON KNUTSON for a home occupation permit to allow the selling of hand-crafted items and oil paintings on property located at 7609 Parakeet Avenue in Zoning District R-1.

APPROVED  
JUNIEL/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

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5. U-10-83 (HO)

Application of ROBERT L. SJOGREN for a home occupation permit to conduct a limited gun-smithing operation on property located at 6313 West Carl Avenue in Zoning District R-1.

APPROVED  
MYERS/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

6. V-3-83

Application of PETE BERTELSON for a variance to allow a detached garage 1' from the rear property line where 5' is required and 1' from the south side property line where 5' is required on property located at 621 North 4th Street in Zoning District R-1.

APPROVED  
JUNIEL/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan.

STAFF RECOMMENDATION: NO OBJECTION.

PROTESTS: 0

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7. V-4-83

Application of GRACE C. CREASY for a variance to allow an existing patio cover to the side property line where a 5' setback is required on property located at 1721 Gingertree Lane in Zoning District R-1.

APPROVED  
EMMETT/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan.

STAFF RECOMMENDATION: DENIAL

PROTESTS: 1

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8. V-5-83

Application of JOYCE J. BANANIO for a variance to allow a three story apartment building where a maximum height of two stories is allowed on property located at 126 Baltimore Avenue in Zoning District R-4.

APPROVED  
MYERS/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Standard Conditions 2 - 5.
6. Install sidewalk and street lighting on Baltimore Avenue and pave the alley as required by the Department of Public Services.
7. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Services.
8. Provide fire hydrants and water flow as required by the Department of Fire Services.

STAFF RECOMMENDATION: DENIAL

PROTESTS: 1

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9. V-6-83

Application of KCB DEVELOPMENT #3 on behalf of OLE'S HOME CENTER, for a variance to allow a fenced outside storage area where no outside storage is allowed on property located at 4480 East Charleston Boulevard in Zoning District C-1.

APPROVED  
MYERS/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan.
2. Elimination of all parking spaces within 12' of the proposed storage area as required by the Department of Fire Services.

STAFF RECOMMENDATION: DENIAL

PROTESTS: 0

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10. V-7-83

Application of JOYCE J. BANANTO for a variance to allow a three story apartment building where a maximum height of two stories is allowed on property located at 217 and 221 Baltimore Avenue in Zoning District R-4.

APPROVED  
MYERS/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Standard conditions 2 - 5.
6. Install sidewalk on Baltimore Avenue and pave the alley as required by the Department of Public Services.
7. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Services.
8. Provide fire hydrants and water flow as required by the Department of Fire Services.

STAFF RECOMMENDATION: DENIAL

PROTESTS: 1

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11. V-8-83

Application of JOYCE J. BANANTO for a variance to allow a three story apartment building where a maximum height of two stories is allowed on property located at 207 North 14th Street in Zoning District R-3.

APPROVED  
JUNIEL/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Standard Conditions 2 - 5.
6. Conformance to the requirements of Z-2-82.

STAFF RECOMMENDATION: DENIAL

PROTESTS: 0

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12. U-3-83

Application of DAVE LOEVNER for a use permit to allow a group child care home for 12 children on property located at 7036 Oakhurst Avenue in Zoning District R-1.

APPROVED  
JUNIEL/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0

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13. U-4-83

Application of MADELYN B. SCHMIDT for a use permit to allow a professional office on property located at 629 South Casino Center Boulevard in Zoning District R-4.

APPROVED  
MYERS/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Provide paving for three required parking spaces.
3. Standard conditions 2 - 5 .
7. Approval of the parking and driveway plan by the Traffic Engineer.
8. Install paving in the alley as required by the Department of Public Services.
9. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Services.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0

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14. U-5-83

Application of the HOUSING AUTHORITY OF THE CITY OF LAS VEGAS to construct and maintain a group home for twelve socially and emotionally disadvantaged adults on property located on the North side of Vegas Drive approximately 200' West of Tonopah Drive in Zoning District N-U.

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

CONDITIONS:

1. Standard conditions 1 - 5.
6. Provision of 6' block wall along the north property line.
7. Installation of off-site improvements on the westerly 197.10' of the site as required by the Department of Public Services.
8. Conformance to the requirements of the Flood Hazard Reduction Ordinance #2119 as required by the Department of Public Services.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 22

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15. V-9-83

Application of THE BOARDWALK INVESTMENT COMPANY for a variance to allow a Class III Secondhand dealership (jewelry) to be permitted, upon securing a special use permit, where such use is not allowed on property located at 2301 Las Vegas Boulevard South in Zoning District C-2.

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

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Approval of U-7-83.

STAFF RECOMMENDATION: DENIAL

PROTESTS: 0

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16. U-7-83

Application of THE BOARDWALK INVESTMENT COMPANY for a use permit to allow a Class III Secondhand Dealership at property located at 2301 Las Vegas Boulevard South in Zoning District C-2

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

CONDITIONS:

1. Conformance to the plot plan and elevations.

STAFF RECOMMENDATION: DENIAL

PROTESTS: 0

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17. V-47-82

Review of approved variance application of MR. SAMMIE R. ARMSTRONG which allowed a bus parking and maintenance facility to operate from the property located at 300 W. Owens Avenue in Zoning District C-2.

APPROVED  
JUNIEL/UNANIMOUS

CONDITIONS:

1. Landscaping installation shall be completed prior to occupancy of the new additions or before January 1, 1984, whichever occurs first.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0

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SUPPLEMENTAL AGENDA

1. U-11-83 (HO)

Application of SHARON L. WILLIAMS for a home occupation permit to allow a drafting (architectural) operation on property located at 4232 Fox Point Drive in Zoning District R-1.

APPROVED  
MYERS/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations.

STAFF RECOMMENDATION: APPROVAL

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2. U-12-83 (HO)

Application of CHARLES F. PERRI for a home occupation permit to allow an upholstery operation on property located at 4036 LaBrea Court in Zoning District R-CL.

ABEYANCE

TO 3/24/83

MYERS /UNANIMOUS

STAFF RECOMMENDATION: Abeyance for a Public Hearing.

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MINUTES

BOARD OF ZONING ADJUSTMENT MEETING

FEBRUARY 24, 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 Robert Giles in the City Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

PRESENT: Chairman Robert Giles, Mrs. Emmett, Mrs. Juniel, and Mrs. Myers.

EXCUSED: Mr. Bugbee

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

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. Mr. Clemmer read the standard conditions into the record.

MINUTES: Mrs. Myers made a motion for APPROVAL of the Minutes for the Board of Zoning Adjustment meetings held on November 18, 1982 and January 27, 1983. Motion carried unanimously. (Bugbee excused)

OLD BUSINESS:

1. V-77-82

(Abeyance Item  
from 1/27/83)

APPROVED

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

Mr. Clemmer presented the plot plan. This item was held in abeyance to determine information relative to the sidewalk and lighting situation along Sunrise Avenue. Staff recommended the DENIAL of the recision and that the original conditions be complied with, which are to:

1. Install sidewalk and street lighting on Sunrise Avenue as required by the Department of Public Services.
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. Conformance to the plot plan and elevations amended to provide additional landscaping.
4. Remove all encroachments on the City right-of-way or obtain an encroachment approval as required by the Department of Public Services.
5. Standard conditions 2 - 5.

Ben Saccenti appeared on behalf of the application. He felt that it would create a hardship for him to install sidewalks and street lighting when nobody else up to this time had to do it.

Mrs. Myers made a motion for a two-year EXTENSION OF TIME on doing the street lights and sidewalks, and all the other conditions must be complied with within the next 60 days. Motion carried unanimously. (Bugbee excused)

2. V-116-82  
(Abeyance Item  
from 1/27/83)  
  
WITHDRAWN BY  
APPLICANT

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.

Mr. Clemmer announced that the applicant had withdrawn the application.

NEW BUSINESS:

1. U-2-83(HO)  
  
APPROVED

Application of TERESA R. PATERNITY MORIN for a home occupation permit to allow the publishing of Local Music Life magazine on property located at 1108 Orange Avenue in Zoning District R-1.

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

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

Mrs. Myers made a motion for APPROVAL. (This Item was included with Item 3 and Item 1 on the Supplemental Agenda.) Motion carried unanimously. (Bugbee excused)

2. U-6-83(HO)  
  
APPROVED

Application of ROBERT G. CALHOUN for a home occupation permit to conduct Telephone Sales of sundry items on property located at 4601 Evergreen Place in Zoning District R-1.

Mr. Clemmer stated that staff would like to hear from the applicant as to whether they could operate without advertising their telephone number. Staff recommended APPROVAL.

Robert G. Calhoun stated that there would be no advertising of his telephone number and that the business was a telephone marketing service.

Mrs. Myers made a motion for APPROVAL. Motion carried unanimously. (Bugbee excused)

3. U-8-83(HO)  
  
APPROVED

Application of GARY R. AND BARBARA L. LOWDEN for a home occupation permit to allow a marketing computer software operation on property located at 2904 West Oakey Boulevard in Zoning District R-1.

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

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

Mrs. Myers made a motion for APPROVAL. (This Item was included with Item 1 and Item 1 on the Supplemental Agenda.) Motion carried unanimously. (Bugbee excused)

4. U-9-83(HO)  
  
APPROVED

Application of CONRAD & SHARON KNUTSON for a home occupation permit to allow the selling of handcrafted items and oil paintings on property located at 7609 Parakeet Avenue in Zoning District R-1.

4. U-9-83(HO)  
(Continued)

Mr. Clemmer stated the application was in order and staff recommended APPROVAL.

Mrs. Juniel made a motion for APPROVAL. Motion carried unanimously. (Bugbee excused)

5. U-10-83(HO)  
APPROVED

Application of ROBERT L. SJOGREN for a home occupation permit to conduct a limited gunsmithing operation on property located at 6313 West Carl Avenue in Zoning District R-1.

Mr. Clemmer presented the application. He stated that normally a public hearing would be requested for this type of application, but that in this case, the applicant had canvassed the neighborhood and there were no objections. Staff recommended APPROVAL, subject to:

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

Robert Sjogren appeared on behalf of the application.

Mrs. Myers made a motion for APPROVAL. Motion carried unanimously. (Bugbee excused)

6. V-3-83  
APPROVED

Application of PETE BERTLESON for a variance to allow a detached garage 1' from the rear property line where 5' is required and 1' from the south side property line where 5' is required on property located at 621 North 4th Street in Zoning District R-1.

Mr. Clemmer presented the plot plan. Staff had no objections to this variance and if APPROVED, subject to:

1. Conformance to the plot plan.

Pete Bertelson appeared on behalf of the application.

No one appeared in opposition.

There are no protests on record.

Mrs. Juniel made a motion for APPROVAL. Motion carried unanimously. (Bugbee excused)

7. V-4-83  
APPROVED

Application of GRACE C. CREASY for a variance to allow an existing patio cover to the side property line where a 5' setback is required on property located at 1721 Gingertree Lane in Zoning District R-1.

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

There is one protest on file.

There is one letter of approval on file.

7. V-4-83

(Continued)

Grace Creasy appeared on behalf of the application. She stated that she needed the patio cover for shade as there was not enough room in the backyard for a tree.

No one appeared in opposition.

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

8. V-5-83

APPROVED

Application of JOYCE J. BANANTO for a variance to allow a three story apartment building where a maximum height of two stories is allowed on property located at 126 Baltimore Street in Zoning District R-4.

Mr. Clemmer presented the plot plan. He stated that this had come up before and was approved and the time limit had run out. At that time, staff had recommended denial and recommended DENIAL now. If approved, subject to:

1. Conformance to the plot plan and elevations.
2. Standard conditions 2 - 5.
6. Install sidewalk and street lighting on Baltimore Avenue and pave the alley as required by the Department of Public Services.
7. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Services.
8. Provide fire hydrants and water flow as required by the Department of Fire Services.

Joyce Bananto appeared on behalf of the application. She stated that she was unaware that the variance was only for six months.

Joe Cornelius appeared in opposition. He was concerned about this creating a parking problem. He stated three stories wasn't compatible with the area.

John Roethel advised that the applicant has two other items on the agenda requesting the same thing and that the Board should be aware of this.

Dawn Mossman appeared in favor. She wanted to know why the staff was not in favor of this application.

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

9. V-6-83

APPROVED

Application of KCB DEVELOPMENT DEVELOPMENT #3 on behalf of OLE'S HOME CENTER for a variance to allow a fenced outside storage area where no outside storage is allowed on property located at 4480 East Charleston Boulevard in Zoning District C-1.

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

9. V-6-83

(Continued)

1. Conformance to the plot plan.
2. Elimination of all parking spaces within 12' of the proposed storage area as required by the Department of Fire Services.

There are no protests on file.

Ted Crey appeared on behalf of the applicant.

No one appeared in opposition.

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

10. V-7-83

APPROVED

Application of JOYCE J. BANANTO for a variance to allow a three story apartment building where a maximum height of two stories is allowed on property located at 217 & 221 Baltimore Avenue in Zoning District R-4.

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

1. Conformance to the plot plan and elevations.
2. Standard conditions 2 - 5.
6. Install sidewalk on Baltimore Avenue and pave the alley as required by the Department of Public Services.
7. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Services.
8. Provide fire hydrants and water flow as required by the Department of Fire Services.

Joyce Bananto appeared on behalf of the application.

Joe Cornelius wanted to know if the alley would be paved.

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

11. V-8-83

APPROVED

Application of JOYCE J. BANANTO for a variance to allow a three story apartment building where a maximum height of two stories is allowed on property located at 207 North 14th Street in Zoning District R-3.

Mr. Clemmer presented the plot plan. He stated that this had been approved once before under V-25-82. Staff recommended DENIAL. If approved subject to:

1. Conformance to the plot plan and elevations.
2. Provide paving for three required parking spaces.
3. Standard conditions 2 - 5.
6. Approval of the parking and driveway plan by the Traffic Engineer.

111. V-8-83

(Continued)

There are no protests on file.

Joyce Bananto appeared on behalf of the application.

No one appeared in opposition.

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

12. U-3-83

APPROVED

Application of DAVE LOEVNER for a use permit to allow a group child care home for 12 children on property located at 7036 Oakhurst Avenue in Zoning District R-1.

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

1. Conformance to the plot plan and elevations.

Dave Loevner appeared on behalf of the application. He presented six letters in favor.

No one appeared in opposition.

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

13. U-4-83

APPROVED

Application of MADELYN B. SCHMIDT for a use permit to allow a professional office on property located at 629 South Casino Center Blvd. in Zoning District R-4.

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

1. Conformance to the plot plan and elevations.

2. Provide paving for three required parking spaces.

3. Standard conditions 2 - 5.

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

7. Install paving in the alley as required by the Department of Public Services.

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

The applicant was not present.

No one appeared in opposition.

Mrs. Myers made a motion for APPROVAL, subject to staff's conditions. Motion carried unanimously.

14. U-5-83

APPROVED

Application of the HOUSING AUTHORITY OF THE CITY OF LAS VEGAS to construct and maintain a group home for twelve socially and emotionally disadvantaged adults on property located on the North side of Vegas Drive approximately 200' West of Tonopah Drive in Zoning District N-U.

14. U-5-83

(Continued)

Mr. Clemmer presented the plot plan. This development was approved once before in the County and by the City which is identical to this one. The property was annexed and a new use permit had to be obtained. Staff recommended APPROVAL, subject to:

1. Standard conditions 1 - 5.
6. Provision of a 6' block wall along the north property line.
7. Installation of off-site improvements on the westerly 197.10' of the site as required by the Department of Public Services.
8. Conformance to the requirements of the Flood Hazard Reduction Ordinance #2119 as required by the Department of Public Services.

There is a protest from the Bonanza Homeowner's Association.

Harris Sharp, Architect, appeared on behalf of the applicant.

George Peddephatt appeared on behalf of the application. He stated that the organization that would be operating this facility was called Camanar out of California. He stated that most of the programming would be in-house programming. The residents are there to learn the necessary living skills that will enable them to live independently in the community at a later date. These are people who have been in hospitals or who have lived with parents for a significant length of time and are in a transition period from getting back out into the community. They have been passed by physicians to live in this kind of care.

Mrs. Juniel wanted to know if the organization would take full responsibility for anything their residents might do.

George Peddephatt stated that Camanar would be responsible for any liability done by the residents. He stated that the residents are not classified as dangerous.

John Roethel stated that when the use permit was first applied for, the property itself was in the County. The County referred it to the City Commission who approved it and referred it back to the County. In the meantime, an annexation petition came into being and became effective a week or two before the County finally acted on the use permit. So the County's action on the use permit was invalid. This is the reason for the new application for a use permit.

Glen Alexander, President of the Bonanza Homeowner's Association, appeared in opposition. He stated that the Association was strongly opposed to this application and that they felt it was incompatible in this area. They also were concerned about the safety of the children in the area.

Stepkane Planchett appeared in opposition. She objected to this use in the neighborhood.

Ray Majers appeared in opposition. He presented a petition with 13 names and another one with 5 against this use. He did not feel that this was the area for this application. He was concerned about the safety of the children in the area.

Margaret Hollenbeck appeared in opposition. She claimed that she had never received an invitation to the open house for this facility.

14. U-5-83

(Continued)

George Peddephatt extended an invitation to anyone who wanted to tour Tonopah House which is the other facility operated by Camanar.

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

15. V-9-83

APPROVED

Application of THE BOARDWALK INVESTMENT CO. for a variance to allow a Class III Secondhand dealership (jewelry) to be permitted, upon securing a special use permit, where such use is not allowed on property located at 2301 Las Vegas Boulevard South in Zoning District C-2.

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

1. Conformance to the plot plan and elevations.
2. Approval of U-7-83.

Frank Cook, Attorney, appeared on behalf of the applicant. He stated that the owner wanted to close the existing store at 1507 Las Vegas Boulevard and transfer the secondhand dealership license to his other jewelry store at 2301 Las Vegas Boulevard.

John Roethel advised the Board that when the Commission passed the ordinance against this, the purpose was to permit the casino industry to expand into that area. The City's reason was to get rid of these types of businesses in this area.

Shakin Duat explained that his business was not a pawn shop and that what he wanted to do was buy gold and diamonds and secondhand goods for recycling, for recasting, and for reusing in new jewelry. He did not intend to sell anything used in his store. He stated that he sells coins. He stated that he wanted to consolidate two stores into one.

John Roethel made a suggestion that perhaps the applicant should go to the Commissioners and request that this type of business be deleted from the secondhand dealership ordinance.

No one appeared in opposition.

Mrs. Emmett made a motion for APPROVAL. Motion carried with Myers voting "no." (Bugbee excused)

16. U-7-83

APPROVED

Application of THE BOARDWALK INVESTMENT CO. for a use permit to allow a Class III Secondhand Dealership (jewelry) at property located at 2301 Las Vegas Boulevard South in Zoning District C-2.

Staff recommended DENIAL.

Frank Cook, Attorney, appeared on behalf of the applicant.

Shakin Duat appeared on behalf of the application.

No one appeared in opposition.

Mrs. Emmett made a motion for APPROVAL. Motion carried with Myers voting "no." (Bugbee excused)

APPROVED

Review of approved variance application of MR. SAMMIE R. ARMSTRONG which allowed a bus parking and maintenance facility to operate from the property located at 300 W. Owens Avenue in Zoning District C-2.

Mr. Clemmer presented the application. He stated that the request involved an intention to modify the plot plan and delay the installation of sidewalks till late 1983. Staff recommended APPROVAL of the delay of landscaping, subject to:

1. Landscaping installation shall be completed prior to occupancy of the new additions or before January 1, 1984, whichever comes first.
2. Plot plan review in January 1, 1984.

Sammie Armstrong appeared on behalf of the application. He requested that he be allowed to delay installation of the shubbery until the sidewalks are installed.

Susan Pence appeared on behalf of the applicant.

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

SUPPLEMENTAL AGENDA

1. U-11-83(HO)

APPROVED

Application of SHARON L. WILLIAMS for a home occupation permit to allow a drafting (architectural) operation on property located at 4232 Fox Drive in Zoning District R-1.

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

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

Mrs. Myers made a motion for APPROVAL. (This Item was included with Items 1 and 3 under New Business.) Motion carried unanimously. (Bugbee excused)

2. U-12-83(HO)

ABEYANCE

Application of CHARLES F. PERRI for a home occupation permit to allow an upholstery operation on property located at 4036 LaBrea Court in Zoning District R-CL.

Mr. Clemmer stated that this item requires a public hearing; therefore, staff recommended this item be held in ABEYANCE until notices can be sent out.

Charles F. Perri appeared on behalf of the application.

Mrs. Myers made a motion to hold this item in ABEYANCE until the notices are sent out. Motion carried unanimously. (Bugbee excused)

THE MEETING WAS ADJOURNED AT 9:40 P.M.

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

February 23, 1983

## TO:

HAROLD P. FOSTER, DIRECTOR

## FROM:

ROBERT C. CLEMMER, ACTING CHIEF  
ZONING DIVISION

## SUBJECT:

B. Z. A. MEETING OF FEBRUARY 24, 1983

## COPIES TO:

CITY CLERK'S OFFICE ✓  
CINDY  
JOHN ROETHELOLD BUSINESS:

## 1. V-77-82

This item was held in abeyance to determine information relative to the sidewalk and lighting situation along Sunrise Avenue. There is a light at Fremont and one at 18th Street and they need one in the middle of this site. There is oil and a concrete apron on this site.

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:

- ③ 1. Conformance to the plot plan and elevations amended ✓
2. Standard conditions 2 - 5.
- ① ⑥ 6. Install sidewalk and street lighting on Sunrise Avenue as required by the Department of Public Services. ✓
7. Approval of the parking and driveway plan by the Traffic Engineer.
- ② 8. 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. ✓

9. 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.

Public Services stance is that 7, 8, and 9 should be retained. If Board waives sidewalks on Sunrise encroachment, approval is required as the bumper blocks allow over-hang to the curb.

Conditions 1 - 6 are standard for this Department.

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

1. Approval of the encroachment through the Department of Public Services.

**PROTESTS:**

This is not a Public Hearing. Set for B.Z.A. FINAL ACTION.

2. V-116-82

WITHDRAWN BY  
APPLICANT

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.

This item is being withdrawn and I'll have a letter 2/22.

**PROTESTS: N/A**

This is a continued Public Hearing. B.Z.A. FINAL ACTION.

NEW BUSINESS:

1. U-2-83(HO)

This is a proposal to write stories and prepare layouts for a magazine with the printing and distribution done by a local printer. 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-6-83(HO)

This proposal is to have a telephone solicitation sales operation out of the home. The questionnaire has been answered favorably.

There is a potential problem of advertising of the home phone which is not permitted except on business cards distributed by "personal contact."

(Discuss this aspect at meeting).

Staff would recommend APPROVAL subject to:

1. All operations shall conform to the criteria for Home Occupation Permits.
2. No advertising of the home telephone number shall be permitted except on business cards distributed on a personal contact basis.

PROTESTS: N/A

This is not a Public Hearing. Set for B.Z.A. FINAL ACTION.

3. U-8-83(HO)

This proposal is to sell computer software via "floppy disks," etc. . 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. U-9-83(HO)

This proposal is to sell small handcrafted items and oil paintings. The questionnaire has been answered favorably. Consignment to gift shops and flea markets.

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.

5. U-10-83(HO)

This proposal is to repair and make modifications to guns. The questionnaire has been answered favorably. Several past applications have been denied. Neighbors usually react negatively when notified. We usually request notification in these gun requests. This applicant has provided a signed statement of a majority of neighbors that are in

U-10-83(HO) (continued)

favor. 6321 Carl is not on the list. Years ago the attorney allowed waiver of notification on a Public Hearing item when the neighbors signed a statement to the effect.

Staff feels this is similar and, therefore, a Public Hearing would not be advocated.

Staff recommends APPROVAL subject to:

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

PROTESTS:

This is a limited Public Hearing. Set for B.Z.A. FINAL ACTION.

6. V-3-83

This proposed garage is 1' from the rear property line, (Commercial zone to the east) and one foot from the south property line (neighbors storage building is one foot, as well) therefore, there should be no problem. There are extenuating circumstances.

Staff would not be opposed. If approved. subject to:

1. Conformance to the plot plan. ✓

PROTESTS:

This is a Public Hearing. Set for B.Z.A. FINAL ACTION.

7. V-4-83

This patio addition exists. The immediate neighbor supports this variance. The lot is regular. There is no basis.

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 ACTION.

8. V-5-83

Ordinance 652 allows the eighth unit as a matter of right so this is not in question. The three story construction is and staff opposed three stories in this area in the V-5-82 case, however, the B.Z.A. approved three stories but it expired.

Staff recommends DENIAL. If approved subject to:

1. Conformance to the plot plan and elevations. ✓
2. Standard conditions 2 - 5. ✓
6. Install sidewalk and street lighting on Baltimore Avenue and pave the alley as required by the Department of Public Services. ✓

V-5-83(continued)

7. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Services. ✓
8. Provide fire hydrants and water flow as required by the Department of Fire Services. ✓

## PROTESTS:

This is a Public Hearing. Set for B.Z.A. FINAL ACTION.

9. V-6-83

This proposal is for exterior storage of overflow retail items. They propose an 8' chain link fence with interwoven slats which will appropriately screen the stored items. The area will be 375' north of Charleston and 750' west of Marion Drive. Exterior storage is not permitted in C-1, but the B.Z.A. has approved several in the past. (Parking not diminished below Code). There is no basis or hardship.

Staff recommends DENIAL. If approved subject to:

1. Conformance to the plot plan. ✓
2. Elimination of all parking spaces within 12' of the proposed storage area as required by the Department of Fire Services. ✓

## PROTESTS:

This is a Public Hearing. Set for B.Z.A. FINAL ACTION.

10. V-7-83

Ordinance 652 allows an eightplex so this aspect is not a part. The three story construction is, and staff has taken a position that three story construction would not be appropriate. There is no hardship shown and therefore, no basis for approval. Two bedroom units, 10 spaces okay.

Staff recommends DENIAL. If approved subject to:

1. Conformance to the plot plan and elevations. ✓
2. Standard conditions 2-5. ✓
6. Install sidewalk on Baltimore Avenue and pave the alley as required by the Department of Public Services. ✓
7. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Services. ✓
8. Provide fire hydrants and water flow as required by the Department of Fire Services. ✓

## PROTESTS:

This is a Public Hearing. Set for B.Z.A. FINAL ACTION.

11. V-8-83

This is a request for three story construction which had been approved under V-25-82, but expired.

Staff took a negative position but the B.Z.A. approved it. This is no basis of hardship.

Staff recommends DENIAL. If approved subject to:

1. Conformance to the plot plan and elevations. ✓
2. Standard conditions 2 - 5. ✓
6. Conformance to the requirements of Z-2-82. ✓

PROTESTS: *A record of intent R-4*

This is a Public Hearing. Set for B.Z.A. FINAL ACTION.

12. U-3-83

A twelve child care facility is provided for in R-1 districts. The feelings of the neighborhood are usually considered by the Board.

Staff would recommend APPROVAL subject to:

1. Conformance to the plot plan and elevations. ✓

PROTESTS:

This is a Public Hearing. Set for B.Z.A. FINAL ACTION.

13. U-4-83

This area is under Resolution to C-2 which would allow this professional office use through a review process. However, this approach is being taken to eliminate the divergent building code requirements based on zones. This is an appropriate use for the area. The parking area is shown in gravel and must be paved to provide three spaces.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan and elevations. ✓
2. Provide paving for three required parking spaces. ✓
3. Standard conditions 2 - 5. ✓
6. Approval of the parking and driveway plan by the Traffic Engineer. ✓
7. Install paving in the alley as required by the Department of Public Services. ✓
8. 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.

14. U-5-83

This amounts to the selection of the new use permit option by the applicant in dealing with a hypertechnicality through the annexation process. The County had approved the group care facility for 12 socially and emotionally disadvantaged persons under UC-173-81 and we conducted a review to allow the building on the westerly portion at Ludwig for this purpose and that past approval is identical to this proposal. The eastern portion was approved to an R-PD12 density, i.e. a 24 unit project on the easterly two acre site (Z-54-82).

A notice went to the Bonanza Village Homeowners' Association representative at your direction on this item. (They are objecting).

This is a one story nicely designed. There are 12 usable parking spaces and the Code requires 4 spaces for the 12 patients, 3 for doctors, and 5 for employees (10), which is 12. Vegas Drive is a major primary and this is an appropriate location for such a facility.

Staff recommends APPROVAL subject to:

1. Standard conditions 1 - 5. ✓
6. Provision of a 6' block wall along the north property line. ✓
7. Installation of off-site improvements on the westerly 197.10' of the site as required by the Department of Public Services. ✓
8. Conformance to the requirements of the Flood Hazard Reduction Ordinance #2119 as required by the Department of Public Services. ✓

PROTESTS: 1

This is a Public Hearing. Set for B.Z.A. FINAL ACTION.

15. V-9-83

This proposal is in the restricted location between Charleston Boulevard and Sahara on Las Vegas Boulevard South. Recall we had the sign variance last meeting. This is unique in that the operation was at 1507 Las Vegas Boulevard South so this is a shift within the restricted area, further, Nevada Coin Mart had been in the general area before their move to Sahara. (Use exists at this location). The nonconforming aspects are fairly debatable. (Next item, a companion case).

Staff recommends DENIAL. If approved subject to:

1. Conformance to the plot plan and elevations.
2. Approval of U-7-83.

PROTESTS:

This is a Public Hearing. Set for B.Z.A. FINAL ACTION.

16. U-7-83

○ This is a permitted use in a ○<sub>2</sub> Zone.

(See above for further comments).

Staff recommends DENIAL. If approved subject to:

1. Conformance to the plot plan and elevations.
2. Approval of V-9-83.

PROTESTS:

This is a Public Hearing. Set for C.C. MARCH 16, 1983.

17. V-47-82

This request, although the letter states a Review of Condition #7 relative to landscaping installation also reflects an intention to modify the plot plan and delay the installation of sidewalks till late 1983.

The landscaping is proposed to be completed in conjunction with an addition that is not even entirely approved so it must be approved here or we are in a box.

Staff would recommend APPROVAL subject to:

1. Landscaping installation shall be completed prior to occupancy of the new additions or before January 1, 1984 whichever occurs first.
2. Conformance to the amended plot plan submitted with this request.
3. The sidewalks shall be installed prior to occupancy of the new addition or before January 1, 1984, whichever occurs first.

PROTESTS:

This is not a Public Hearing. Set for B.Z.A. FINAL ACTION.

SUPPLEMENTAL:

1. U-11-83(HO)

The proposal is to do drafting in the home. 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-12-83(HO)

This proposal is to allow an upholstery business in the home. A case of this nature was denied many years ago as it was felt that this would be to evident a commercial type use, i.e. larger couches being transported, etc.. Should be a Public Hearing, if Board is inclined to allow it.

Staff would recommend DENIAL. If approved subject to:

U-12-83(HO) (continued)

1. All operations shall conform to the criteria for Home Occupation Permits.
2. No vehicle longer than a pick-up truck shall be used for transporting the furniture to and from the residence.

PROTESTS: N/A

This is not a Public Hearing. Set for B.Z.A.FINAL ACTION.

RCC:hb

NAME

2-24-83

ADDRESS

Robert T. Jagan

6313 W. Carib.

P. Britton

621 No 4<sup>th</sup> ST

David Lundy

1791 Highland Ave

Joe Corneley

1905 E. 6<sup>th</sup> St. L.V.

JES CREY

3395 E. BOOTHILL, PASADENA, CAL.

Dina Wilson

7036 Oakhurst Ave.

George E. Reddick Jr.

3265-C Dayflower

Walter A. Grand

1440 Opheia St. L.V.

Mystacee Plonkett

1027 Comstock Ave. LA.

Margaret Hollenbeck

1940 Miller Circle La Brea

Shahin Zoub

2301 S. LAS VEGAS BLVD

Jimm O'Pence

300 W. Owens

NAME

ADDRESS

Robert B. Palmer

2-24-83

Chuck Perri

James J. Benoit

Dennis P. Sharp

Paul Wheat

R. E. Martin

FRANK COOK

~~Sam ...~~

2756 S. Brown

2915 W. Chas. Blvd

15561 Oakdale Ln Kenton, Ky

1211 Virginia City Av.

52050 9th

2712 Road

NOTICE OF HEARING

FEBRUARY 24, 1983

Notice is hereby given that on February 24, 1983 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-3-83

PETE BERTELSON FOR A VARIANCE TO ALLOW  
A DETACHED GARAGE ONE FOOT FROM THE REAR  
PROPERTY LINE WHERE FIVE FOOT IS REQUIRED  
ON PROPERTY LOCATED AT 621 NORTH 4TH  
STREET, IN ZONING DISTRICT R-1 (SINGLE  
FAMILY RESIDENCE.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED

AS LOT 5, BLOCK 6, BILIMORE ADDITION ANNEX #2.

Any and all interested persons may appear before the Board of Zoning Adjustment either in person or by representative and object to or express approval of the proposed Variance Permit; or may, prior to this hearing file with the Department of Community Planning and Development written objection thereto or approval thereof.

COMMUNITY PLANNING AND DEVELOPMENT



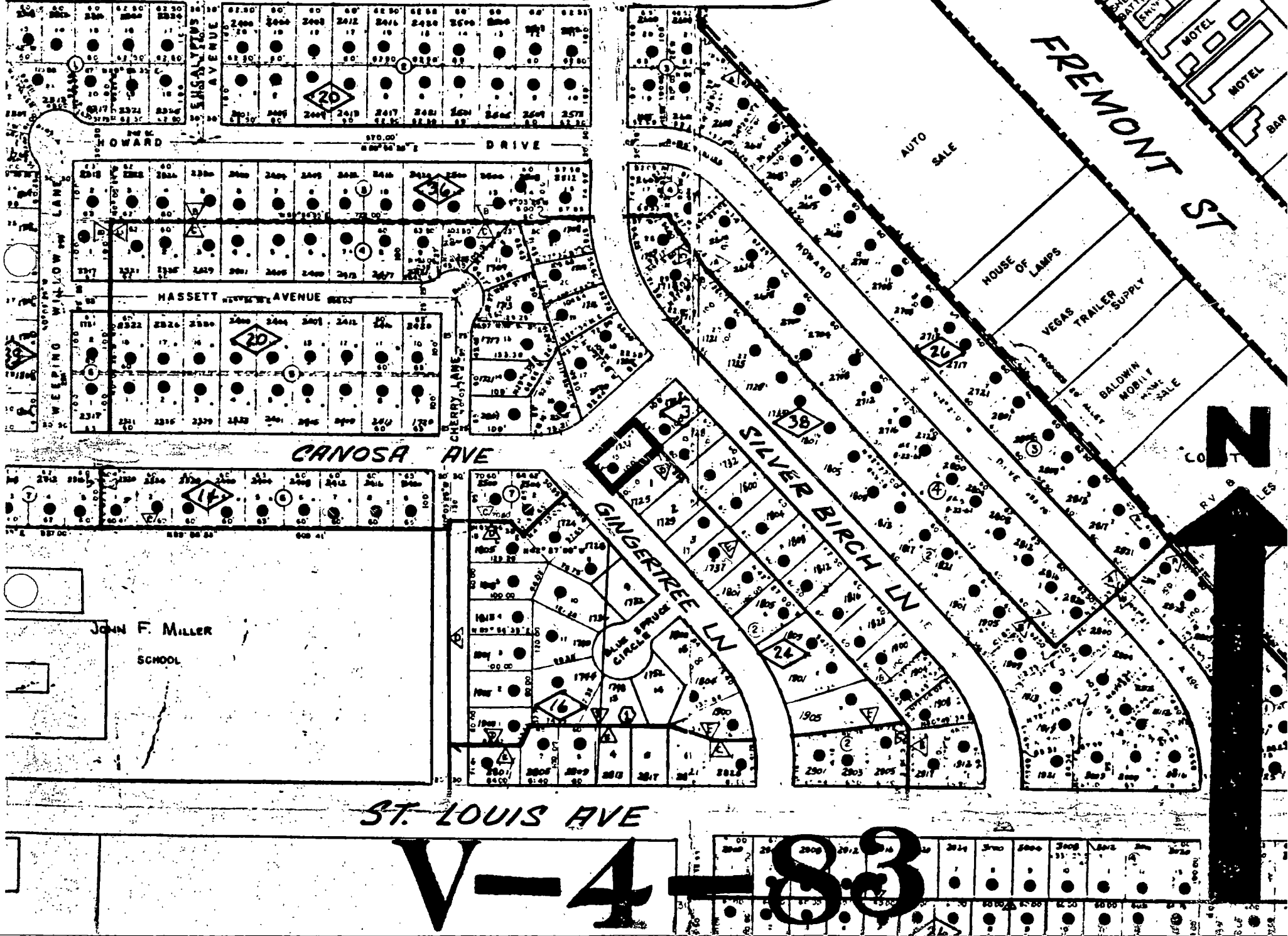
HAROLD P. FOSTER, DIRECTOR

HPF:jk

(The information contained above is considered to be accurate; however, there may be minor variations involved. A complete detailed legal description is on file in the Department of Community Planning and Development.)

(SEE LOCATION MAP ON REVERSE SIDE.)

OAKLEY BLVD



ST. LOUIS AVE

V-4-83

NOTICE OF HEARING

FEBRUARY 24, 1983

Notice is hereby given that on February 24, 1983, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

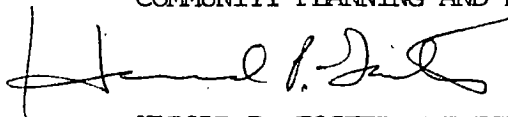
V-4-83 GRACE C. CREASY FOR A VARIANCE TO ALLOW AN EXISTING PATIO COVER TO THE SIDE PROPERTY LINE WHERE FIVE FEET IS REQUIRED ON PROPERTY LOCATED AT 1721 GINGERTREE LANE, IN ZONING DISTRICT R-1 (SINGLE FAMILY RESIDENCE)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS

LOT 15, BLOCK 3, DAWSON PARK TRACT #2.

Any and all interested persons may appear before the Board of Zoning Adjustment either in person or by representative and object to or express approval of the proposed Variance Permit; or may, prior to this hearing file with the Department of Community Planning and Development written objection thereto or approval thereof.

COMMUNITY PLANNING AND DEVELOPMENT

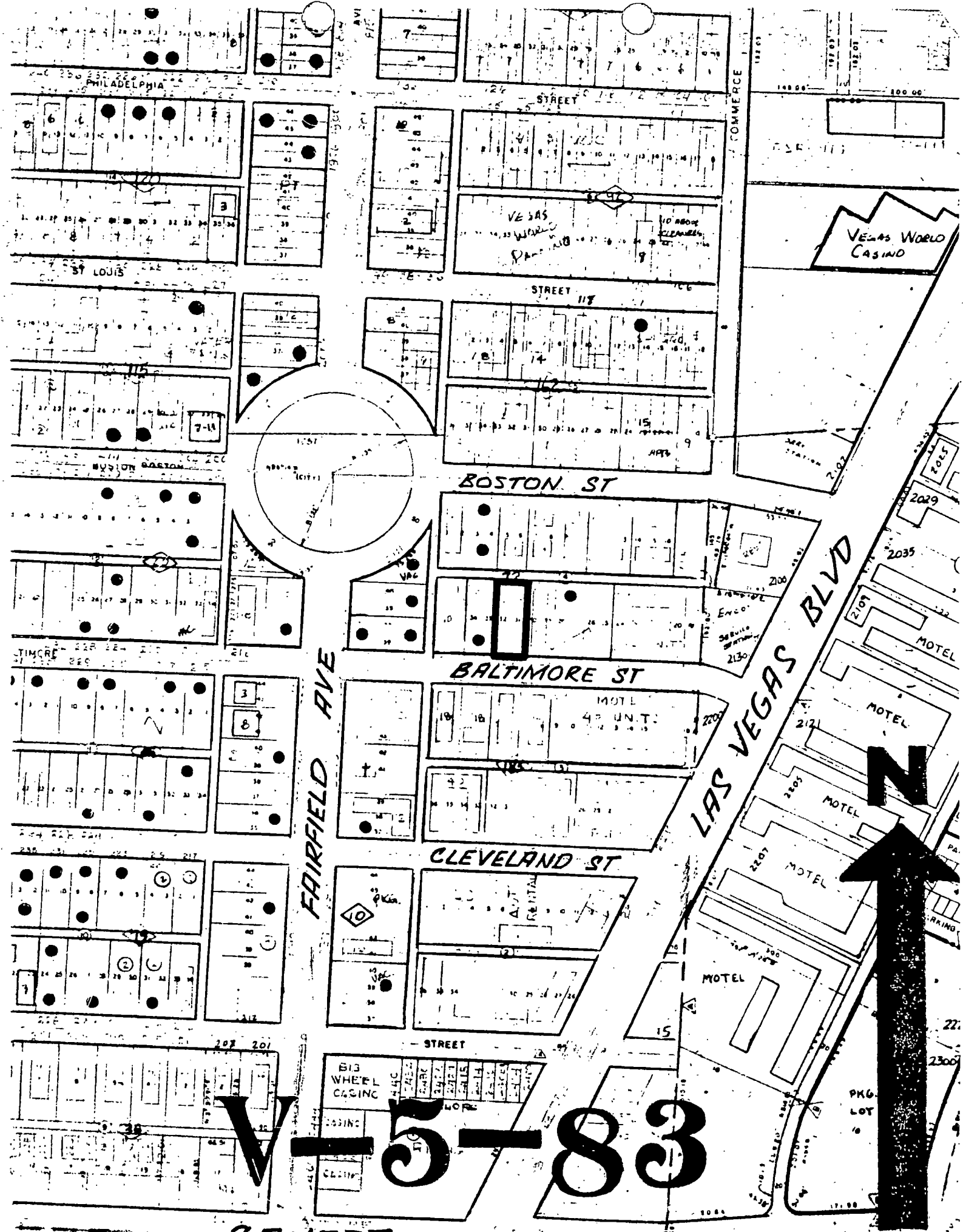


HAROLD P. FOSTER, DIRECTOR

HPF:jk

(Any information contained above is considered to be accurate; however, there may be minor variations involved. A complete detailed legal description is on file in the Department of Community Planning and Development.)

(SEE LOCATION MAP ON REVERSE SIDE.)



PHILADELPHIA

ST LOUIS

BOSTON ST

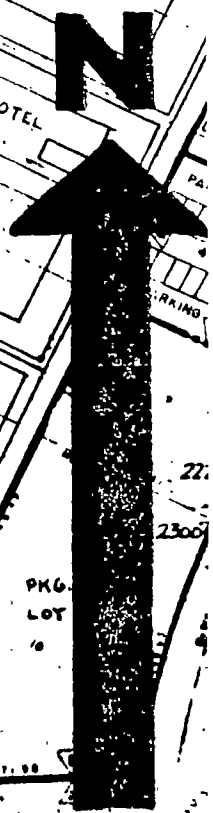
BOSTON ST

BALTIMORE ST

CLEVELAND ST

LAS VEGAS BLVD

VEGAS WORLD CASINO



V-5-83

B3 WHEEL CASINO

SAHARA

NOTICE OF PUBLIC HEARING

FEBRUARY 24, 1983

Notice is hereby given that on February 24, 1983 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-5-83

JOYCE J. BANANTO FOR A VARIANCE TO ALLOW A  
THREE STORY APARTMENT BUILDING WHERE A MAXIMUM  
HEIGHT OF TWO STORIES IS ALLOWED ON PROPERTY  
LOCATED AT 126 BALTIMORE STREET IN THE ZONING DISTRICT OF  
R-4 (APARTMENT RESIDENCE).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS  
LOTS THIRTY ONE (31) AND THIRTY TWO (32) IN  
BLOCK FOUR (4) OF THE MEADOWS ADDITION TO LAS  
VEGAS.

Any and all interested persons may appear before the Board of Zoning Adjustment either in person or by representative and object to or express approval of the proposed Variance, or may, prior to this hearing file with the Department of Community Planning and Development written objection thereto or approval thereof.

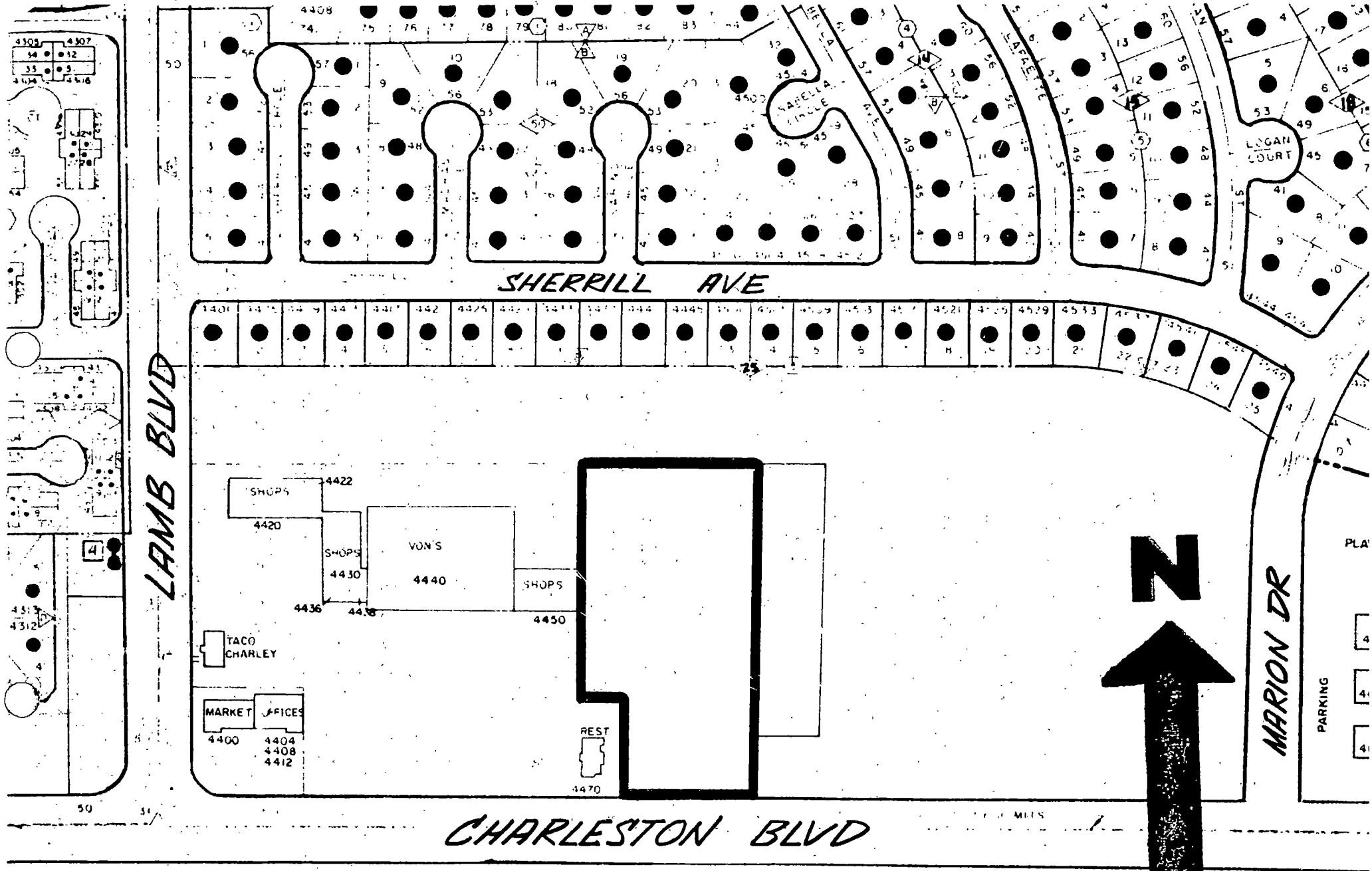
COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

(The information contained above is considered to be accurate; however, there may be variations involved. A complete detailed legal description is on file in the Department of Community Planning and Development.)

(SEE LOCATION MAP ON REVERSE SIDE)



V-6-83

NOTICE OF PUBLIC HEARING

FEBRUARY 24, 1983

Notice is hereby given that on February 24, 1983, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-6-83            KCB DEVELOPMENT #3 ON BEHALF OF OLE'S HOME  
CENTER, FOR A VARIANCE TO ALLOW A FENCED  
OUTSIDE STORAGE AREA WHERE NO OUTSIDE STORAGE  
IS ALLOWED IN ZONING DISTRICT C-1 (LIMITED  
COMMERCIAL) ON PROPERTY LOCATED AT 4480 EAST  
CHARLESTON.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS  
LOT 1B OF PARCEL MAP FILED IN FILE 31,  
PAGE 18 OF PARCEL MAPS (PM 24-80).

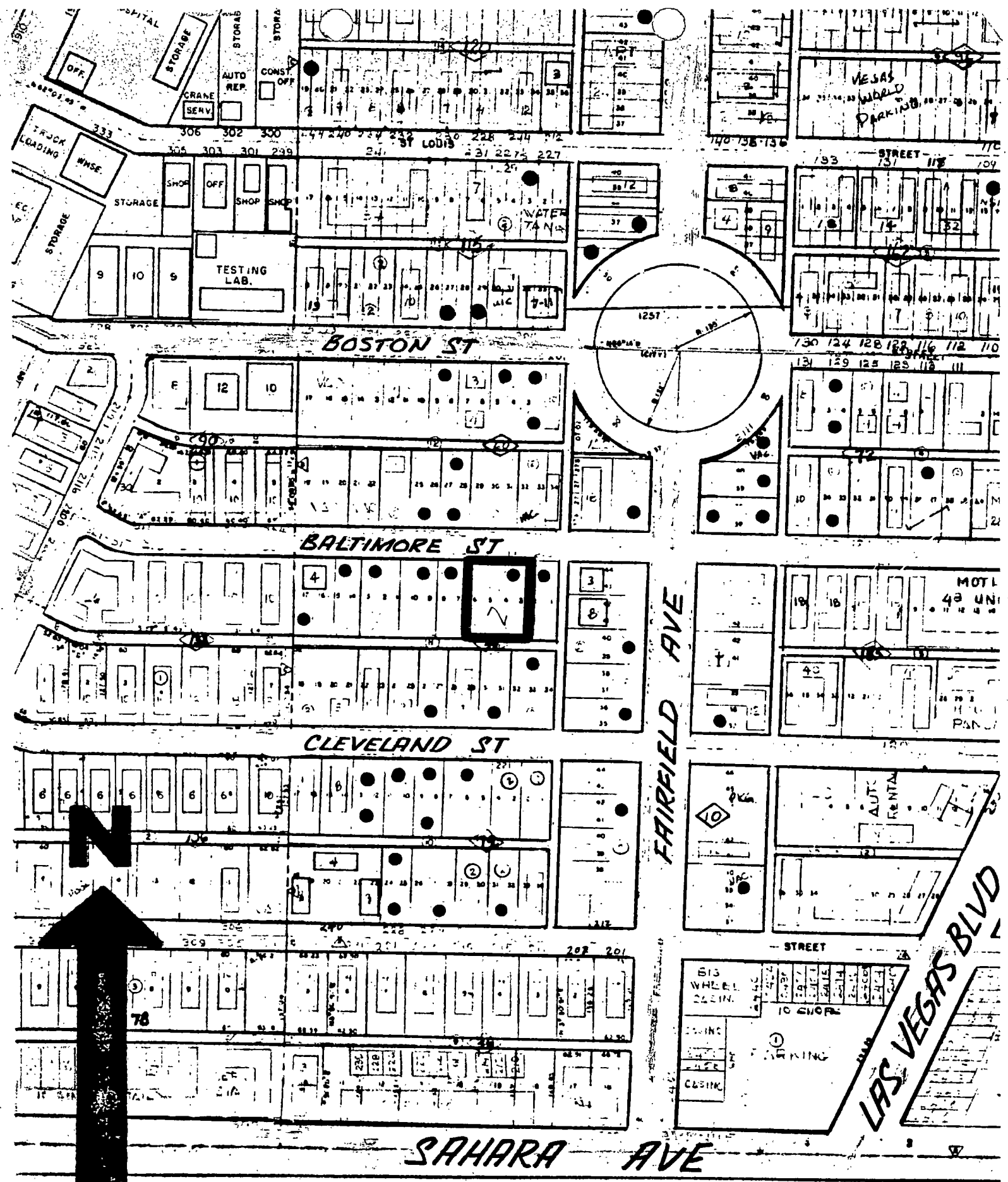
Any and all interested persons may appear before the Board of Zoning Adjustment either in person or by representative and object to or express approval of the proposed Variance; or may, prior to this hearing file with the Department of Community Planning and Development written objection thereto or approval thereof.

COMMUNITY PLANNING AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

(The information contained above is considered to be accurate; however, there may be minor variations involved. A complete detailed legal description is on file in the Department of Community Planning and Development.

(SEE LOCATION MAP ON REVERSE SIDE)



V-7-83

NOTICE OF PUBLIC HEARING

FEBRUARY 24, 1983

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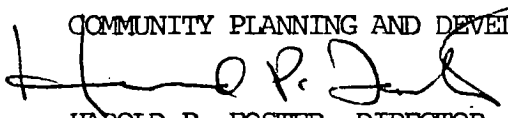
V-7-83

JOYCE J. BANANIO FOR A VARIANCE TO ALLOW A  
THREE STORY APARTMENT BUILDING WHERE A  
MAXIMUM HEIGHT OF TWO STORIES IS ALLOWED  
ON PROPERTY LOCATED AT 217 & 221 BALTIMORE  
AVENUE IN ZONING DISTRICT R-4 (APARTMENT  
RESIDENCE).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS  
LOTS 3, 4, 5, 6, BLOCK 11, OF THE MEADOWS  
ADDITION TO LAS VEGAS.

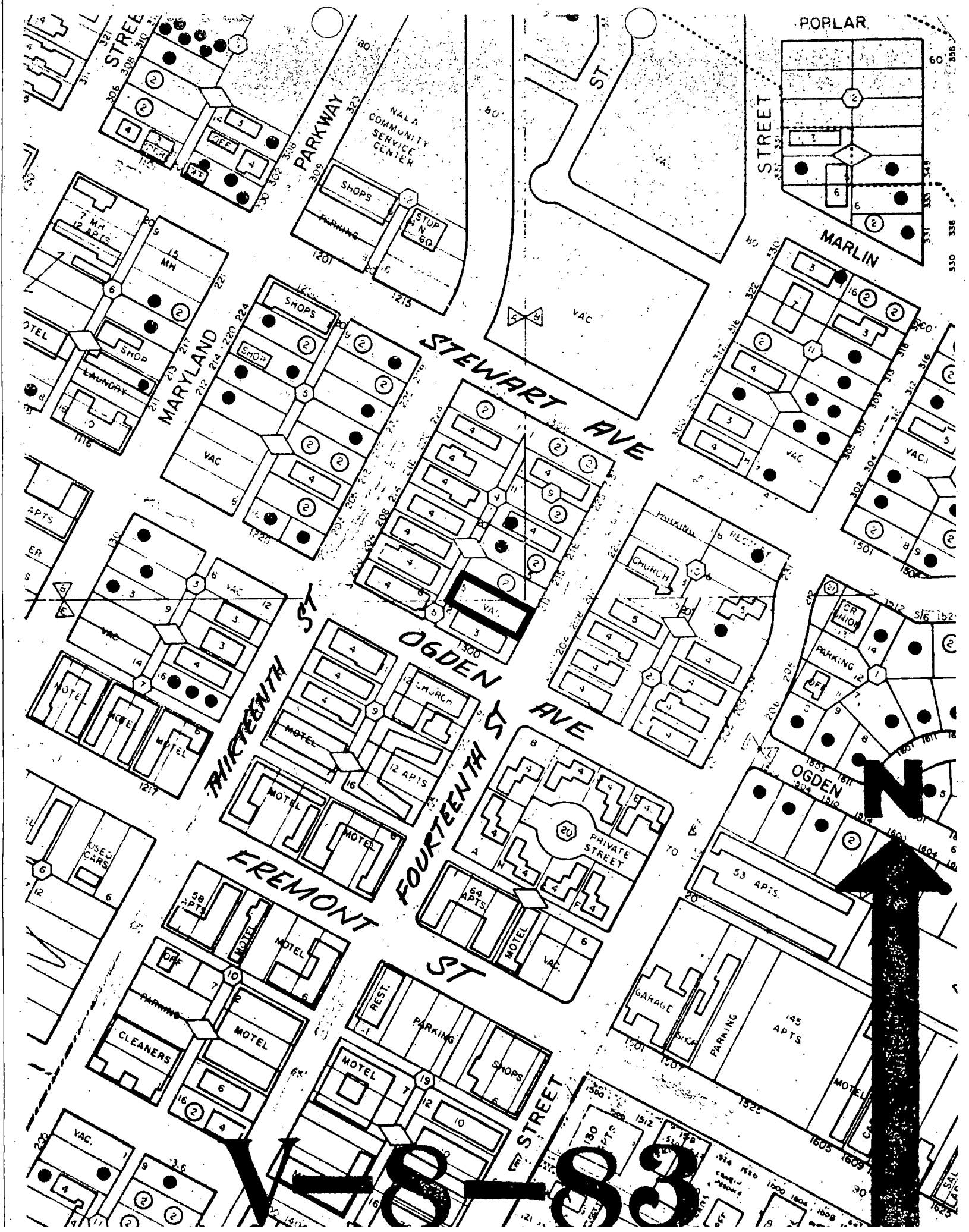
Any and all interested persons may appear before the Board of Zoning Adjustment either in person or by representative and object to or express approval of the proposed Variance; or may, prior to this hearing file with the Department of Community Planning and Development written objection thereto or approval thereof.

COMMUNITY PLANNING AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

(The information contained above is considered to be accurate; however, there may be minor variations involved. A complete detailed legal description is on file in the Department of Community Planning and Development.)

(SEE LOCATION MAP ON REVERSE SIDE)



NOTICE OF PUBLIC HEARING

FEBRUARY 24, 1983

Notice is hereby given that on February 24, 1983, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-8-83

JOYCE J. BANAMIO FOR A VARIANCE TO ALLOW A  
THREE STORY APARTMENT BUILDING WHERE A MAXIMUM  
HEIGHT OF TWO STORIES IS ALLOWED ON PROPERTY  
LOCATED AT 207 NORTH 14TH STREET IN ZONING  
DISTRICT R-3 (LIMITED MULTIPLE RESIDENCE ).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS  
LOT THREE (3) OF BLOCK EIGHT (8) OF LADD'S  
ADDITION AND LOT (15) FIFTEEN OF BLOCK FOUR  
(4) OF FAIRVIEW TRACT.

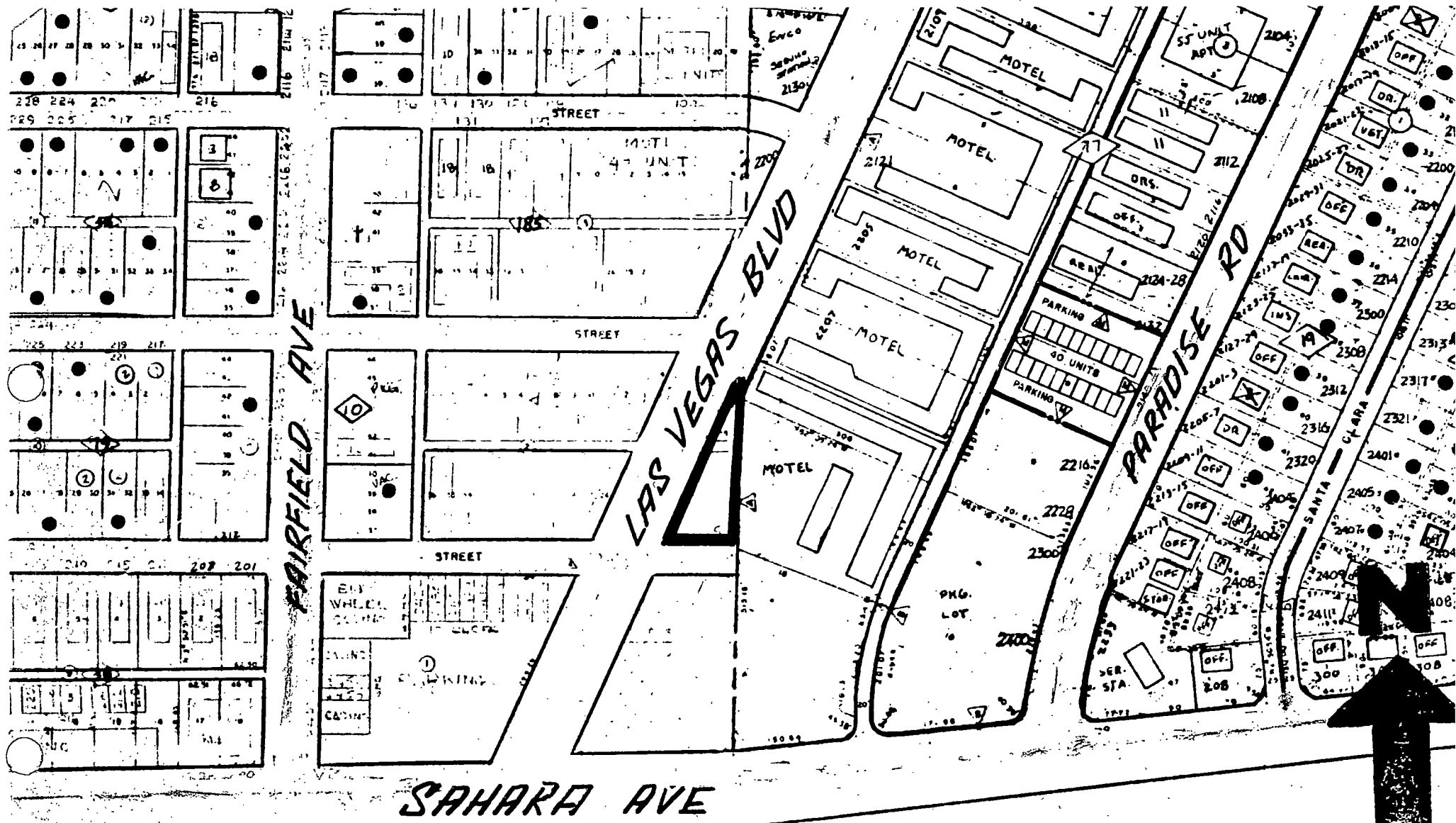
Any and all interested persons may appear before the Board of Zoning Adjustment either in person or by representative and object to or express approval of the proposed Variance, or may, prior to this hearing file with the Department of Community Planning and Development written objection thereto or approval thereof.

COMMUNITY PLANNING AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

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(SEE LOCATION MAP ON REVERSE SIDE)



COUNTY **V-9-83**

NOTICE OF PUBLIC HEARING

FEBRUARY 24, 1983

Notice is hereby given that on February 24, 1983, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-9-83  
(U-7-83)

THE BOARDWALK INVESTMENT CO. FOR A VARIANCE TO ALLOW  
A CLASS III SECONDHAND DEALERSHIP (JEWELRY) TO BE  
PERMITTED, UPON SECURING A SPECIAL USE PERMIT, WHERE  
SUCH USE IS NOT ALLOWED ON PROPERTY LOCATED AT  
2301 LAS VEGAS BLVD. SOUTH IN ZONING DISTRICT C-2  
(GENERAL COMMERCIAL.)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS  
PORTIONS OF LOTS 18, 19, 20, 21, AND 22,  
BLOCK 2, MEADOWS ADDITION.

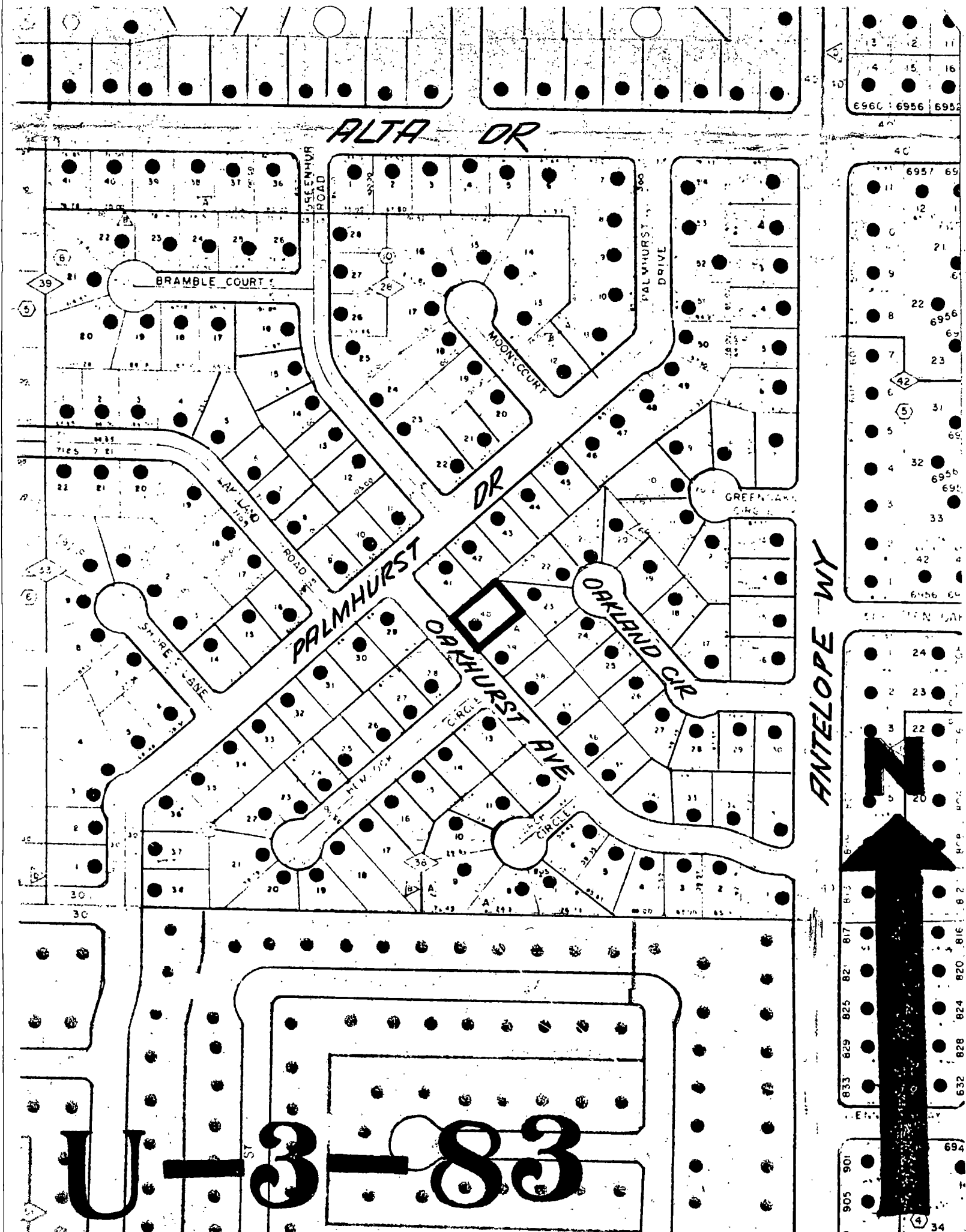
Any and all interested persons may appear before the Board of Zoning Adjustment either in person or by representative and object to or express approval of the proposed Variance; or may, prior to this hearing file with the Department of Community Planning and Development written objection thereto or approval thereof.

COMMUNITY PLANNING AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

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(SEE LOCATION MAP ON REVERSE SIDE)



U-3-83

6960 6956 6952

6957 6956  
 11 12 13  
 14 15 16  
 17 18 19  
 20 21 22  
 23 24 25  
 26 27 28  
 29 30 31  
 32 33 34  
 35 36 37  
 38 39 40  
 41 42 43  
 44 45 46  
 47 48 49  
 50 51 52  
 53 54 55  
 56 57 58  
 59 60 61  
 62 63 64  
 65 66 67  
 68 69 70

813 817 819  
 821 825 827  
 829 833 835  
 837 841 843  
 845 849 851  
 853 857 859  
 861 865 867  
 869 873 875  
 877 881 883  
 885 889 891  
 893 897 899  
 901 905 907

NOTICE OF HEARING

FEBRUARY 24, 1983

Notice is hereby given that on February 24, 1983, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

U-3-83

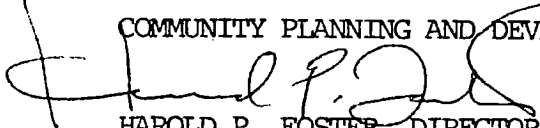
DAVE LOEVNER FOR A USE PERMIT TO ALLOW A GROUP  
CHILD CARE HOME FOR 12 CHILDREN ON PROPERTY  
LOCATED AT 7036 OAKHURST AVENUE IN ZONING  
DISTRICT R-1 (SINGLE FAMILY RESIDENCE).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS

LOT FORTY (40) IN BLOCK SIX (6) OF CHARLESTON

RAINBOW UNIT 9-F.

Any and all interested persons may appear before the Board of Zoning Adjustment either in person or by representative and object to or express approval of the proposed Use Permit; or may, prior to this hearing file with the Department of Community Planning and Development written objection thereto or approval thereof.

  
COMMUNITY PLANNING AND DEVELOPMENT  
HAROLD P. FOSTER, DIRECTOR

(The information contained above is considered to be accurate; however, there may be minor variations involved. A complete detailed legal description is on file in the Department of Community Planning and Development.)

(SEE LOCATION MAP ON REVERSE SIDE)

NOTICE OF HEARING

FEBRUARY 24, 1983

Notice is hereby given that on February 24, 1983, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

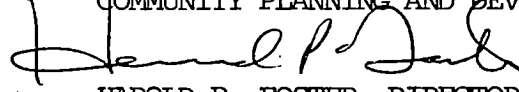
U-4-83

MADELYN B. SCHMIDT FOR A USE PERMIT TO ALLOW  
A PROFESSIONAL OFFICE ON PROPERTY LOCATED AT  
629 SOUTH CASINO CENTER BLVD. IN ZONING DISTRICT  
R-4 (APARTMENT RESIDENCE) (UNDER RESOLUTION OF  
INTENT TO C-2)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS  
LOTS FIFTEEN (15) AND SIXTEEN (16) IN BLOCK  
TWENTY FOUR (24) OF CLARK'S LAS VEGAS TOWNSITE.

Any and all interested persons may appear before the Board of Zoning Adjustment either in person or by representative and object to or express approval of the proposed Use Permit; or may, prior to this hearing file with the Department of Community Planning and Development written objection thereto or approval thereof.

COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

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(SEE LOCATION MAP ON REVERSE SIDE)



NOTICE OF HEARING

FEBRUARY 24, 1983

Notice is hereby given that on February 24, 1983, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

U-5-83

HOUSING AUTHORITY OF THE CITY OF LAS VEGAS

FOR A USE PERMIT TO CONSTRUCT AND MAINTAIN

A GROUP HOME FOR TWELVE SOCIALLY AND EMOTIONALLY

DISADVANTAGED ADULTS ON PROPERTY LOCATED ON

THE NORTH SIDE OF VEGAS DRIVE APPROXIMATELY

200' WEST OF TONOPAH DRIVE IN ZONING DISTRICT

N-U (NON-URBAN).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4)

OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTH-

EAST QUARTER (SE 1/4) OF SECTION 20, TOWNSHIP 20

SOUTH, RANGE 61 EAST, M.D.B. & M.

Any and all interested persons may appear before the Board of Zoning Adjustment either in person or by representative and object to or express approval of the proposed Use Permit; or may, prior to this hearing file with the Department of Community Planning and Development written objection thereto or approval thereof.

COMMUNITY PLANNING AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

HPF:jk

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(SEE LOCATION MAP ON REVERSE SIDE)



NOTICE OF PUBLIC HEARING

FEBRUARY 24, 1983

Notice is hereby given that on February 24, 1983, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

U-7-83  
(V-9-83)

THE BOARDWALK INVESTMENT CO. FOR A USE PERMIT  
TO ALLOW A CLASS III SECONDHAND DEALERSHIP (JEWELRY)  
AT PROPERTY LOCATED AT 2301 LAS VEGAS BOULEVARD  
SOUTH IN ZONING DISTRICT C-2 (GENERAL COMMERCIAL).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS  
PORTIONS OF LOTS 18, 19, 20, 21, AND 22,  
BLOCK 2, MEADOWS ADDITION.

CITY CLERK

FEB 14 10 28 AM '82

RECEIVED

Any and all interested persons may appear before the Board of Zoning Adjustment either in person or by representative and object to or express approval of the proposed Use Permit; or may, prior to this hearing file with the Department of Community Planning and Development written objection thereto or approval thereof.

COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

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(SEE LOCATION MAP ON REVERSE SIDE)

