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A G E N D A

BOARD OF ZONING ADJUSTMENT

March 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 February 24, 1983

OLD BUSINESS:

1. 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.

NEW BUSINESS:

1. U-14-83 (HO) Application of TERRY L. FROSINI on behalf of AUBREY MILLER  
for a home occupation permit to assemble stained glass  
windows in the garage on property located at 5712 Churchill  
Avenue in Zoning District R-1.

2. U-13-83 Application of HILDA WEST for a special use permit to  
allow a Quasi-Public Flying Club (Association) including  
the storage and flying of Ultra-Light Aircraft on  
property located at 5500 Grand Teton Drive in Zoning  
District R-E.

3. U-15-83 Application of WILLIAM T. & BETTY JO PAPAGNA, ET AL, for  
a special use permit to allow a Class III Secondhand  
Dealer (to buy and sell used jewelry, maximum sales 25%)  
on property located at 111 East Ogden Avenue in Zoning  
District C-2.

4. V-10-83 Application of LUBEN STOVANOV for a variance to allow the  
construction of 4 single family dwellings having a front  
setback of 20' where 50' is required, a 5 foot side yard  
setback where 10' is required and a 15 foot rear yard set-  
back where 50 feet is required and reorientation of Lots 8  
and 9 to front on Gay Street on property located on the  
north side of Gay Street between Effinger Street and Shelby  
Street in Zoning District R-E.

5. V-11-83 Application of WESTERN HOLDING CORPORATION for a variance  
as follows:  
Parcel I: To allow a duplex where one single family dwelling is  
permitted on property located at 1151 South 15th Street in  
Zoning District R-1;  
Parcel II: To allow a 3 unit building where one single  
family dwelling is permitted on property located at  
1147 South 15th Street in Zoning District R-1.

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6. V-12-83                    Application of the CALIFORNIA STATE AUTOMOBILE ASSOCIATION for a variance to allow modification of an existing structure to enclose a 23' x 24' portion to accommodate an auto diagnosis facility where such use is not permitted on property located at 3312 West Charleston Boulevard in Zoning District C-D.
  
7. V-13-83                    Application of ALAN KERNER for a variance to allow a laundry & dry cleaning establishment which is not permitted on property located at 3202 West Charleston Boulevard in Zoning District C-D.
  
8. V-14-83                    Application of LESLIE EWING for a variance to allow a professional office in an R-1 Zone where such use is not permitted, and to allow 3 off-street parking spaces where 6 are required on property located at 615 South 7th Street in Zoning District R-1.
  
9. V-15-83                    Application of LEONARD VON DUSSELDORP for a variance to allow a commercial child care center on property generally located on the south side of Owens Avenue between Gateway Road and Lamb Boulevard in Zoning District R-E.
  
10. V-18-82                   Request of EMPIRE WEST BUILDERS INCORPORATED for an extension of time on an approved variance which allowed several apartment buildings to a height of three stories or forty five feet (45') where a maximum building height of two stories or thirty-five (35') is allowed on property generally located southwest of Charleston Boulevard and Mohave Road in Zoning District R-2 (under Resolution of Intent to R-4).  
EXTENSION  
OF TIME

RECEIVED

MAR 16 10 40 AM '83

CITY CLERK

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

BOARD OF ZONING ADJUSTMENT

March 24, 1983

1. U-16-83 (HO)

Application of JILL MOONEY for a Home Occupation permit to make and sell small wood childrens toys on property located at 301 Vandalia Street in Zoning District R-1.

2. U-17-83 (HO)

Application of BETTY SUE JENKINS for a Home Occupation permit to conduct a small business consulting firm through the exclusive use of the telephone on property located at 1205 Smith Street in Zoning District R-1.

3. U-18-83(HO)

Application of MELBA I. MORRISON for a Home Occupation permit to assemble silk and dried flowers on property located at 1505 Laurelhurst Drive in Zoning District R-1.

A N N O T A T E D

A G E N D A

BOARD OF ZONING ADJUSTMENT MEETING

MARCH 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, BUGBEE.  
ABSENT NONE

ANNOUNCEMENT: Satisfaction of Open Meeting Law  
and reading of the standard conditions.

MINUTES: Approval of Minutes for the Board of Zoning  
Adjustment Meeting held February 24, 1983.

APPROVED  
MYERS/UNANIMOUS

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OLD BUSINESS:

1. U-12-83(HO) Application of CHARLES F. PERRI for a special  
use permit to allow an upholstery operation  
on property located at 4036 LaBrea Court in  
Zoning District R-CL.  
(Abeyance Item  
from 2/24/83)

DENIED  
BUGBEE/UNANIMOUS

STAFF RECOMMENDATION: DENIAL

PROTESTS: 1

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NEW BUSINESS:

1. U-14-83(HO) Application of TERRY L. FROSINI on behalf  
of AUBREY MILLER for a home occupation permit  
to assemble stained glass windows in the  
garage on property located at 5712 Churchill  
Avenue in Zoning District R-1.

APPROVED  
BUGBEE/UNANIMOUS

CONDITIONS:

1. All operations shall conform to the criteria for Home Occupation permits.
2. No vehicle larger than a pick-up truck shall be used to transport stained glass windows to and from this property.

STAFF RECOMMENDATION: APPROVAL

2. U-13-83

Application of HILDA WEST for a special use permit to allow a Quasi-Public Flying Club (Association) including the storage and flying of Ultra-Light Aircraft on property located at 5500 Grand Teton Drive in Zoning District R-E.

WITHDRAWN  
BY APPLICANT

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3. U-15-83

Application of WILLIAM T. & BETTY JO PAPAGNA, ET AL for a special use permit to allow a Class III Secondhand Dealer (to buy and sell used jewelry, maximum sales 25%) on property located at 111 East Ogden Avenue in Zoning District C-2.

APPROVED  
MYERS/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: NONE

CITY COMMISSION WILL SET A DATE FOR PUBLIC HEARING AT ITS 4-6-83 MEETING

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4. V-10-83

Application of LUBEN STOVANOV for a variance to allow the construction of 4 single family dwellings having a front setback of 20 feet where 50 feet is required, a 5 foot sideyard setback where 10 feet is required and a 15 foot rearyard setback where 50 feet is required and reorientation of Lots 8 and 9 to front on Gay Street on property located on the north side of Gay Street between Effinger Street and Shelby Street in Zoning District R-E.

APPROVED  
BUGBEE/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan.
2. Dedication of the radius corners at the intersections of Shelby Street and Gay Street and Effinger and Gay Street as required by the Department of Public Services.
3. Install street improvements on Gay and Effinger Streets as required by the Department of Public Services.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: NONE

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5. V-11-83

Application of WESTERN HOLDING CORPORATION for a variance as follows:  
Parcel I: To allow a duplex where one single family dwelling is permitted on property located at 1151 South 15th Street in Zoning District R-1.

5. V-11-83  
Continued  
ABEYANCE at the  
request of applicant.

Parcel II: To allow a 3 unit building where  
one single family dwelling is permitted on  
property located at 1147 South 15th Street in  
Zoning District R-1.

BUGBEE/UNANIMOUS  
to 4/28/83.

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6. V-12-83

Application of THE CALIFORNIA STATE AUTOMOBILE  
ASSOCIATION for a variance to allow modifica-  
tion of an existing structure to enclose a  
23' x 24' portion to accomodate an auto  
diagnosis facility where such use is not  
permitted on property located at 3312 West  
Charleston Boulevard in Zoning District C-D.

APPROVED  
BUGBEE/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. This is authorized as incidental to the insurance company operation only  
and shall not be expanded.
3. All diagnostic work shall be done within the inspection bay structure.
4. This diagnostic service is for members only.

STAFF RECOMMENDATION: DENIAL

PROTESTS: NONE

TO BE CONSIDERED BY CITY COMMISSION AT ITS 4-20-83 MEETING

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7. V-13-83

Application of ALAN KERNER for a variance  
to allow a laundry and dry cleaning  
establishment which is not permitted on  
property located at 3202 West Charleston  
Boulevard in Zoning C-D.

DENIED  
MYERS/UNANIMOUS

STAFF RECOMMENDATION: DENIAL

PROTESTS: NONE

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8. V-14-83

Application of CARON LESLIE EQING for a  
variance to allow a professional office in  
an R-1 Zone where such use is not permitted,  
and to allow 3 off street parking spaces  
where 6 are required on property located at  
615 South 7th Street in Zoning District R-1.

APPROVED:  
BUGBEE/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations.

8. V-14-83  
Continued

2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
5. Satisfaction of City Code requirements and design standards of all City departments.
6. Limited to one office only.
7. Approval of the parking plan by the Traffic Engineer.
8. Enter into an Assessment District Agreement for alley paving and street lighting.
9. No exterior change to the buildings or property without prior approval from the Board of Zoning Adjustment.

STAFF RECOMMENDATION: APPROVAL - with 6 parking spaces to be provided.

PROTESTS: 2

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9. V-15-83

Application of LEONARD VON DUSSELDORP for a variance to allow a commercial child care center on property generally located on the south side of Owens Avenue between Gateway Road and Lamb Boulevard in Zoning District R-E.

APPROVED  
BUGBEE/UNANIMOUS

CONDITIONS:

1. Conformance to the conditions of approval of Z-15-83.
2. Development of the units prior to licensing of child care facility.
3. Maximum number of children shall not exceed 50.

STAFF RECOMMENDATION: APPROVAL - limited to children within this development.

PROTESTS NONE

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10. V-18-82

EXTENSION  
OF TIME

APPROVED  
BUGBEE/UNANIMOUS

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

CONDITIONS:

- 1 The variance shall expire on March 25, 1984.
2. Approval of the Extension of Time on Z-8-82.

STAFF RECOMMENDATION: APPROVAL

SUPPLEMENTAL AGENDA

1. U-16-83 (HO)

Application of JILL MOONEY for a Home Occupation permit to make and sell small wood childrens toys on property located at 301 Vandalia Street in Zoning District R-1.

APPROVED  
BUGBEE/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

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2. U-17-83 (HO)

Application of BETTY SUE JENKINS for a Home Occupation permit to conduct a small business consulting firm through the exclusive use of the telephone on property located at 1205 Smith Street in Zoning District R-1.

APPROVED  
BUGBEE/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

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3. U-18-83 (HO)

Application of MELBA I. MORRISON for a Home Occupation permit to assemble silk and dried flowers on property located at 1505 Laurelhurst Drive in Zoning District R-3.

APPROVED  
BUGBEE/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

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CITY CLERK

MINUTES

BOARD OF ZONING ADJUSTMENT MEETING

MARCH 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, Mrs. Myers, and Mr. Bugbee.

STAFF PRESENT: Harold P. Foster, Director of Community Planning & Development  
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. 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: Mrs. Myers made a motion for APPROVAL of the Minutes for the Board of Zoning Adjustment meeting held on February 24, 1983. Motion carried unanimously.

OLD BUSINESS:

1. U-12-83(HO)  
(Abeyance item from 2/24/83)  
DENIED  
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. Foster stated that the hauling of furniture would be evident in the neighborhood and therefore, staff recommended DENIAL.  
There was one protest on file.  
The applicant was not present.  
Mr. Bugbee made a motion for DENIAL. Motion carried unanimously.

NEW BUSINESS:

1. U-14-83(HO)  
APPROVED  
Application of TERRY L. FROSINI on behalf of AUBREY MILLER for a home occupation permit to assemble stained glass windows in the garage on property located at 5712 Churchill Avenue in Zoning District R-1.  
Mr. Foster stated the application was in order and staff recommended APPROVAL, subject to:
  1. All operations shall conform to the criteria for Home Occupation Permits.
  2. All items created shall be transported by passenger car or pickup truck only.Mr. Bugbee made a motion for APPROVAL, subject to staff's conditions. (This Item was included with Items 1 thru 3 on the Supplemental Agenda.) Motion carried unanimously.

2. U-13-83  
WITHDRAWN

Application of HILDA WEST for a special use permit to allow a Quasi-Public Flying Club (Association) including the storage and flying of Ultra-Light Aircraft on property located at 5500 Grand Teton Drive in Zoning District R-E.

Mr. Foster stated that the applicant had withdrawn his application and that the property owners in the area had been notified of this.

3. U-15-83  
APPROVED

Application of WILLIAM T. & BETTY JO PAPAGNA, ET AL, for a special use permit to allow a Class III Secondhand Dealer (to buy and sell used jewelry, maximum sales 25%) on property located at 111 East Ogden Avenue in Zoning District C-2.

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

1. Conformance to the plot plan.

There are no protests on file.

No one appeared in opposition.

The applicant was present.

Mrs. Myers made a motion for APPROVAL, subject to staff's condition. Motion carried unanimously. This item will go before the City Commission meeting held on 4/6/83 to set a date for a public hearing.

4. V-10-83  
APPROVED

Application of LUBEN STOVANOV for a variance to allow the construction of 4 single family dwellings having a front setback of 20' where 50' is required, a 5 foot side yard setback where 10' is required and a 15' foot rear yard setback where 50 feet is required and reorientation of Lots 8 and 9 to front on Gay Street on property located on the north side of Gay Street between Effinger Street and Shelby Street in Zoning District R-E.

Mr. Foster presented the plot plan. He stated that the request was in order and, therefore, staff recommended APPROVAL, subject to:

1. Conformance to the plot plan.

2. Dedication of the radius corners at the intersections of Shelby Street and Gay Street and Effinger Street and Gay Street.

3. Install street improvements on Shelby Street, Gay Street, and Effinger Street as required by the Department of Public Services.

There are no protests on file.

No one appeared in opposition.

The applicant was present.

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

5. V-11-83  
ABEYANCE

Application of WESTERN HOLDING CORPORATION for a variance as follows:

Parcel I: To allow a duplex where one single family dwelling is permitted on property located at 1151 South 15th Street in Zoning District R-1;

Parcel II: To allow a 3 unit building where one single family dwelling is permitted on property located at 1147 South 15th Street in Zoning District R-1.

Mr. Bugbee made a motion to hold this item in ABEYANCE due to an illness in the applicant's family. Motion carried unanimously. This item will be heard at the 4/28/83 meeting.

6. V-12-83  
APPROVED

Application of the CALIFORNIA STATE AUTOMOBILE ASSOCIATION for a variance to allow modification of an existing structure to enclose a 23' x 24' portion to accommodate an auto diagnosis facility where such use is not permitted on property located at 3312 West Charleston Boulevard in Zoning District C-D.

Mr. Foster presented the plot plan. Staff felt that there were no unusual circumstances to allow this variance and, therefore, recommended DENIAL. If approved, subject to:

1. Conformance to the plot plan and elevations.
2. This is authorized as incidental to the insurance company operation only and shall not be expanded.
3. All diagnostic work shall be done within the inspection bay structure.

There are no protests on file.

No one appeared in opposition.

William Savage appeared on behalf of the applicant. He presented the Board with a rendering of what they planned to do. He stated that this would not be a retail business as it would be available to members only and no work would be done other than a diagnosis.

John Roethel stated that the legal opinion was that this was an auto service facility and that a C-D District was a very limited area as to the types of things that were allowed so that a minimal of auto impact would result.

Mr. Savage presented a letter to the Board from the LDS Church in favor of this application.

Mr. Bugbee made a motion for APPROVAL, subject to staff's conditions and that this service be for members only. Motion carried unanimously. This item will be heard at the City Commission meeting held on 4/20/83.

7. V-13-83  
DENIED

Application of ALAN KERNER for a variance to allow a laundry & dry cleaning establishment which is not permitted on property located at 3202 West Charleston Boulevard in Zoning District C-D.

7. V-13-83

(Continued)

Mr. Foster presented the plot plan. He stated that when the dry cleaning drop station was approved under V-66-82 at the City Commission meeting held last October, it was with the understanding that it would only be a dry cleaning drop and no work would be done on the premises. Staff recommended DENIAL.

There are no protests on file.

No one appeared in opposition.

Kenneth Whitmore appeared on behalf of the applicant. He stated that they were having trouble with the cleaners they were sending the work out to and wanted to do the cleaning on the premises.

Alan Kerner appeared on behalf of the application. He stated that when he first received permission to have the drop station, he had no intention of doing the cleaning on the premises.

Mrs. Myers made a motion for DENIAL. Motion carried unanimously.

8. V-14-83

APPROVED

Application of LESLIE EWING for a variance to allow a professional office in an R-1 Zone where such use is not permitted, and to allow 3 off-street parking spaces where 6 are required on property located at 615 South 7th Street in Zoning District R-1.

Mr. Foster presented the plot plan. Staff recommended APPROVAL of the use and DENIAL of the parking reduction. If approved, subject to:

1. Standard conditions 1 - 5.
2. Provide 6 parking spaces in the rear area which may necessitate the removal of accessory buildings.
3. Limited to one office only.
4. Approval of the parking plan by the Traffic Engineer.
5. Enter an Assessment District Agreement for alley paving and street lighting.
6. No exterior change to the buildings or property without prior approval from the BZA.

There are two protests on file.

There is one letter in favor on file.

Ron Mendicino, Realty Holdings, appeared on behalf of the applicant. He stated the applicant did not want to tear down the two accessory buildings and requested they be permitted to have only the 3 parking spaces.

Barnard Brown appeared in opposition. He objected to allowing anything that was going to ruin the picturesque appearance of the neighborhood.

Norman Fraser appeared in opposition. He objected to the building be changed or anything being torn down.

8. V-14-83  
(Continued)

Mr. Bugbee made a motion for APPROVAL, subject to staff's conditions with the exception that they be allowed to have only 3 parking spaces. Motion carried unanimously.

9. V-15-83  
APPROVED

Application of LEONARD VON DUSSELDORP for a variance to allow a commercial child care center on property generally located on the south side of Owens Avenue between Gateway Road and Lamb Boulevard in Zoning District R-E.

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

1. Conformance to the conditions of Approval of Z-15-83.
2. Development of the units prior to licensing of the child care facility.
3. Limited to children within this development.
4. Maximum number of children shall not exceed 50.

There are no protests on file.

Jay Downey appeared on behalf of the applicant. He stated that the applicant wanted to be able to offer child care for the immediate area also.

John Roethel stated that this was a business and shouldn't be allowed in this Zoning District.

Mr. Foster stated that they had been receiving a lot of requests for different things that they would allow only if it were limited to the development.

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

10. V-18-82  
EXTENSION OF  
TIME

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

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

1. The variances shall expire on March 25, 1984.
2. Approval of the Extension of Time on Z-8-82.

Kevin Buckley appeared on behalf of the applicant.

Mr. Bugbee made a motion for APPROVAL of the Extension of Time, subject to staff's conditions. Motion carried unanimously.

SUPPLEMENTAL AGENDA

1. U-16-83(HO)

APPROVED

Application of JILL MOONEY for a home occupation permit to make and sell small wood children's toys on property located at 301 Vandalia Street in Zoning District R-1.

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

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

Mr. Bugbee made a motion for APPROVAL, subject to staff's condition. (This Item was included with Items 2 & 3, and Item 1 under New Business.) Motion carried unanimously.

2. U-17-83(HO)

APPROVED

Application of BETTY SUE JENKINS for a home occupation permit to conduct a small business consulting firm through the exclusive use of the telephone on property located at 1205 Smith Street in Zoning District R-1.

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

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

Mr. Bugbee made a motion for APPROVAL, subject to staff's condition. (This Item was included with Items 1 & 3, and Item 1 under New Business.) Motion carried unanimously.

3. U-18-83(HO)

APPROVED

Application of MELBA I. MORRISON for a home occupation permit to assemble silk and dried flowers on property located at 1505 Laurelhurst Drive in Zoning District R-3.

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

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

Mr. Bugbee made a motion for APPROVAL, subject to staff's condition. (This Item was included with Items 1 & 2, and Item 1 under New Business.) Motion carried unanimously.

MEETING ADJOURNED AT 8:45 P.M.

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

/s/

RECEIVED

MAR 30 9 58 AM '83

CITY CLERK

THE CHURCH OF  
JESUS CHRIST  
OF LATTER-DAY  
SAINTS

LAS VEGAS 28TH WARD  
Las Vegas Nevada Stake  
(702) 878-4376

BISHOP WILLIAM H. STODDARD  
4608 Amherst Lane  
Las Vegas, Nevada 89107  
Home: (702) 878-1489  
Work: (702) 384-7111

Mr. Ronand W. Hovey - District Manager  
California State Automobile Association  
Nevada Division  
3312 West Charleston Blvd.  
Las Vegas, Nevada 89102

SUBJECT: Request for Use Permit

Dear Mr. Hovey;

Please be advised that we have reviewed your plans and proposal for an Auto Diagnostic Clinic to be located on your property adjacent to the L.D.S. Church chapel at 3400 West Charleston. We are pleased to indicate that you have our cooperation and support in this endeavor. As an adjoining property owner, we find nothing objectionable nor adverse to our interests.

We look forward to a continuation of the fine neighborly relationship that the Church has enjoyed with your firm.

Respectfully,



Kay R. Bandley  
Physical Properties Representative  
Las Vegas Stake

NAME

3-24-83

ADDRESS

Norman S. Fraser

607 50-81a

E. J. Dawson

635 E. Santa Ana

Kim Buckley

2333 Pinto Lane.

## INTER-OFFICE MEMORANDUM

Date

March 23, 1983

## TO:

HAROLD P. FOSTER, DIRECTOR

## FROM:

ROBERT C. CLEMMER, ACTING CHIEF  
ZONING DIVISION

## SUBJECT:

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

## COPIES TO:

JOAN KOVACS  
JOHN ROETHEL  
CITY CLERK'S OFFICE  
RICK WILLIAMSOLD BUSINESS:

## 1. U-12-83(HO)

This item was held in abeyance from the February 24th meeting to give notification as the Code requires a hearing when goods are transported into a neighborhood. The use of a truck to bring couches, etc. to the subject property will be an obvious commercial activity in this neighborhood which should not be allowed. A similar operation was denied years ago.

Staff recommends DENIAL. If approved subject to:

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

PROTESTS: 1  
PUBLIC HEARING. SET FOR B.Z.A. FINAL ACTION.

NEW BUSINESS:

## 1. U-14-83(HO)

This proposed stained glass window operation will be kept at a small scale wherein these items will be transportable in a passenger car. Although, this will have to be solidified by conditions. The questionnaire has been answered favorably.

Staff recommends APPROVAL subject to:

1. All operations shall conform to the criteria for Home Occupation Permits. ✓
2. All items created shall be transported by passenger car only. ✓

PROTESTS: N/A  
NOT A PUBLIC HEARING. SET FOR B.Z.A. FINAL ACTION.

2. U-13-83

This item has been withdrawn and notification has been sent today. This will enable reapplication without a four months delay.

PROTESTS: N/A  
NO ACTION DUE TO WITHDRAWAL.

3. U-15-83

This being in the downtown area brings to mind past actions of the City Commission relative to pawnshops being restricted. The relatively recent restrictions of pawnshops and Class III from Fremont and Las Vegas Blvd. South between Charleston and Sahara may have resolved the problem, but I am not sure, as in one case, where the authorization would possibly impede casino expansion their position was in favor of casino expansion. We should see how the Commission acts on this item as to possible time constraints; i.e. since the General Plan indicates primary use of downtown for casino, government, and financial center, whether a five year review with right of revocation would be considered. This requires City Commission approval.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan. ✓

PROTESTS: 0  
PUBLIC HEARING. SET FOR CITY COMMISSION -4/6/83 for hearing -  
and 4/20/83 hearing date.

4. V-10-83

These lots were annexed as R-E in the '50's and were 50' x 100' which with the R-E setbacks of 50' front and 50' rear are not buildable. Coupled with this is the turning of lots 8 and 9 from fronting Shelby Street which may never be a full street to face Gay Street. This would be handled through the subdivision process, but due to the nonconforming lot status, it was felt best to cover this during this action.

Recall that Z-62-80 was denied for an R-3 Zone on this property. At the time of that action the City Commission requested an information item on future land use and the street situation in the Tankels area. That was 9-3-80 and possibly, you forwarded that information but there is no copy in the file. I believe D. J. Brown did a land use projection reflecting this property as R-1 and the legal ruling you got was that the County Vacation action was flawed and we were responsible for the streets, but this is evidently still questioned as Public Services requested rededication in the R-3 case, but did not in this case. Proposed setbacks similar to R-1.

V-10-83 (continued)

Staff feels there is a definite hardship in this case and recommends APPROVAL subject to:

1. Conformance to the plot plan. ✓
2. Dedication of the radius corners at the intersections of Shelby Street and Gay Street and Effinger Street and Gay Street. ✓
3. Install street improvements on Shelby Street, Gay Street and Effinger Street as required by the Department of Public Services. ✓

PROTESTS: 0  
PUBLIC HEARING. SET FOR B.Z.A. FINAL ACTION.

5. V-11-83

The applicant has requested the Board of Zoning Adjustment to hold this item in abeyance which we cannot predetermine will be allowed.

In these requests he refers to a Variance (V-42-80) which was granted to the owner of 1212 Chapman Drive for a guest house which existed on the property prior to 1958 which was approved. (without kitchens).

1151 South 15th is the existing duplex site. A check of the Building Permit records indicated a permit for an additional meter 1/28/80. Building setbacks front and rear okay, sides where patio cover is shown may be too close by current standards. Plat recorded October 1942 (Huntridge #3) zoning as of August 1942 was R-1 permitting one single family of \$3,500. value with a 25' front set back and no side and rear prescribed.

The duplex is illegal but this owner says he acquired it in the duplex state.

1147 South 15th Street: Three unit building. This consists of 2 dwelling units and one dwelling (without kitchen). The permits indicate 2 bedroom and bath addition 4/6/60 and enclosed carport and add room 9/6/57, fireplace and Aluminum siding.

The same zoning chain exists here that only single family residences have been permitted, since the plat was recorded. Therefore, the threeplex is illegal. General Plan shows suburban neighborhood.

Staff recommends DENIAL. If approved subject to:

1. Conformance to the plot plan and elevations.
2. Enter an Assessment District for sidewalks and street lighting on 15th Street.

PROTESTS: 113  
PUBLIC HEARING. SET FOR B.Z.A. FINAL ACTION.

6. V-12-83

This came up before the Planning Commission January 13th as a C-D review item as I was convinced that the operation would be insurance related and not an auto service which is restricted in the C-D Zone.

You, Roethel, and the Planning Commission were of the opinion that it was auto service necessitating a variance. Variances in the C-D Zone must be approved by the City Commission.

They have several inspection bays to do damage appraisals and two of these existing bays will be used.

Since this is auto service related (50,000 Frenchmen can't be wrong), there is no basis of hardship.

Staff recommends DENIAL. If approved subject to:

1. Conformance to the plot plan and elevations. ✓
2. This is authorized as incidental to the insurance company operation only and shall not be expanded. ✓
3. All diagnostic work shall be done within the inspection bay structure. ✓

PROTESTS: 0

PUBLIC HEARING. SET FOR CITY COMMISSION APRIL 20, 1983, if approved.

7. V-13-83

A dry cleaning drop station was approved under V-66-82 and this proposal is to allow the expansion to include the actual dry cleaning on this C-D site.

The Code prohibits this type of activity. Commissioner Lurie asked that Mr. Kerner's statements be taken into consideration when deciding this variance. His statements were to the effect that it would be a drop station only with no cleaning on the premises. (A verbatim transcript is in the file), & Board Members' Files.

Staff recommends DENIAL. If approved subject to:

1. Conformance to the plot plan.

PROTESTS: 0

PUBLIC HEARING. SET FOR CITY COMMISSION APRIL 20, 1983, if approved.

8. V-14-83

This area is reflected as an urban neighborhood in the General Plan. There are three variances for office uses on the west side of 7th Street between Bonneville and Garces. The City Commission referred a P-R request back for variance consideration in this general area.

Obviously, the variance approach for transition from R-1 is the procedure in this area bounded by Clark, Garces, 7th and 10th Streets.

If the buildings were removed and the rear area paved, the six spaces could be provided as there is 57' to the alley from the building. The building contains 1,300 sq.ft..

Staff recommends APPROVAL of the use and DENIAL of the parking reduction. If approved subject to:

1. Standard conditions 1 - 5. ✓
2. Provide 6 parking spaces in the rear area which may necessitate the removal of accessory buildings. ✓
3. Limited to one office only. ✓
4. Approval of the parking plan by the Traffic Engineer. ✓
5. Enter an Assessment District Agreement for alley paving and street lighting. ✓
6. No exterior change to the buildings or property without prior approval from the B. Z. A. ✓

PROTESTS: 0

PUBLIC HEARING. SET FOR B.Z.A. FINAL ACTION.

9. V-15-83

This proposed child care center was originally conceived to provide care for children within the project plus contribution of children from the surrounding area and when the question of a spot of C-1 on Owens for that purpose was posed, I questioned whether the outsiders would amount to more than 12 children wherein in a low to medium density zone, a use permit could be granted. It was not known for certain that the insiders would partake. The zoning case was Z-15-83 for R-PD9. Assuming this 48 unit two bedroom project would contribute .6 child per unit from ages 0 - 17, would be 28 children plus the outside contribution of 12 for a total maximum of 40 children. Jerry will try to obtain the child population from the Census tapes for a refinement of that number. This child care facility is proposed to be developed in conjunction with the common recreation facilities of the project and is accessible via a private drive.

V-15-83(continued)

Staff feels that this would be an appropriate use under these circumstances and would recommend APPROVAL subject to:

1. Conformance to the conditions of APPROVAL ✓  
of Z-9-83.
2. Development of the units prior to licensing ✓  
of the child care facility.
3. Limited to children within this development. ✓
4. Maximum number of children shall not exceed ~~30~~<sup>50</sup> ✓

PROTESTS: 0

PUBLIC HEARING. SET FOR B.Z.A. FINAL ACTION.

10. V-18-82

The extension of the rezoning was approved by the Planning Commission, but not heard by the City Commission as yet. Expires 3/25/83. This is the second request for an Extension of Time. Financial problems are cited which are being resolved.

Staff recommends APPROVAL subject to:

1. The variance shall expire March 25, 1984. ✓
2. Approval of the Extension of Time on ✓  
Z-8-82.

PROTESTS: 0

NOT A PUBLIC HEARING. SET FOR B.Z.A. FINAL ACTION.

SUPPLEMENTAL:

1. U-16-83(HO)

This proposal is to make small wooden toys to be sold at swap meets and on consignment. The questionnaire has been answered favorably.

Staff recommends APPROVAL subject to:

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

PROTESTS: 0

NOT A PUBLIC HEARING. SET FOR B.Z.A. FINAL ACTION.

2. U-17-83(HO)

This is a business consulting office with the questionnaire answered favorably. One room in the house will be used for an office and they will have hours from 8 to 5 P.M., Monday through Friday.

Staff recommends APPROVAL subject to:

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

PROTESTS: N/A  
NOT A PUBLIC HEARING. SET FOR B.Z.A. FINAL ACTION.

3. U-18-83(HO)

This involves the making of silk and dried flowers for sale to shops and at Flea Markets. 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  
NOT A PUBLIC HEARING. SET FOR B.Z.A. FINAL ACTION.