

AGENDA

BOARD OF ZONING ADJUSTMENT MEETING

SEPTEMBER 22, 1983

CALL TO ORDER:

7:30 P.M. in the Council Chambers of City Hall,
400 East Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT:

Satisfaction of the Open Meeting Law.

MINUTES:

Approval of the Minutes for the Board of Zoning Adjustment
Meeting held July 28, 1983.

ABEYANCE FROM
8/25/83 MEETING

OLD BUSINESS:

1. V-77-83

ABEYANCE FROM
8/25/83

Application of CACTUS MOUNTAIN, INC. for a variance to allow
outdoor activities (bicycle race track), where such use is not
permitted on property located at 5620 West Charleston Boulevard
in Zoning District C-1.

2. V-79-83

ABEYANCE FROM
8/25/83

Application of BOBBY ROBINSON for a variance to allow a
room addition seven feet (7') from the side property line
where fifteen feet (15') is required on property located
at 5216 Holmby Avenue in Zoning District R-1.

NEW BUSINESS:

1. V-86-83

Application of ARTHUR MARSHALL on behalf of CUTTER MOTORS for
a variance to allow four on-premise signs where only one is
allowed on property located at 2333 South Decatur Boulevard
in Zoning District C-2.

2. V-87-83

Application of JEROME and DELORES MOSLEY for a variance to
allow a 5,700 sq. ft. lot where 6,500 sq. ft. is required
and to allow a 10' rear yard setback where 15' is required
for a proposed single family residence on property generally
located on the northwest corner of Madison Avenue and "N"
Street in Zoning District R-E (proposed R-1).

3. V-88-83

Application of ELIZABETH W. EMRY for a variance to allow an
office in an R-1 Zone which is not permitted on property
located at 530 South 8th Street in Zoning District R-1.

4. V-90-83

Application of OPERATION LIFE COMMUNITY DEVELOPMENT CORPORATION
for a variance to allow an R-3 density multifamily residential
housing facility for Senior Citizens where R-3 density is not
allowed on property generally located on the north side of
Owens Avenue between "D" Street and "F" Street in Zoning
District C-1.

5. V-91-83

Application of A.W. HAM JR., TRUSTEE OF ALTA HAM TRUST for a
variance to allow a commercial bank (as tenant in the most
northerly 5,010 sq. ft. of the building fronting on Charleston
Boulevard), where financial institutions are not permitted,
and to allow two freestanding signs on Charleston Boulevard
where only one is permitted, and to allow a wall sign (bank
logo) to a height of 8' where 6' is the maximum height permitted,
and to allow one of the ground signs to be 87 sq. ft. where
15 sq. ft. is permitted with an overall height of 12' where 5'
is permitted on property located at 550 East Charleston Boulevard
in Zoning District R-1 (under Resolution of Intent to P-R).

6. V-92-83

Application of THOMAS and MARGUERITE CAVANAUGH for a variance to allow a proposed room addition 16'3" from the rear property line where 25' is required on property located at 1707 Linden Avenue in Zoning District R-2.

7. V-93-83

Application of BOB STUPAK'S VEGAS WORLD for a variance to allow a freestanding ground sign to project 14' beyond the curb where a 3' setback from the curb is required on property located at 2000 Las Vegas Boulevard South in Zoning District C-2.

8. U-73-83

Application of TEAMSTERS' UNION LOCAL 631 for a use permit to allow the construction of a Teamsters' Meeting Hall and office (quasi-public use) on property generally located on the north side of Alta Drive between Shadow Lane and Deauville Drive in Zoning District R-1.

9. U-74-83(HO)

Application of DEIDRE VON TUNGELN for a home occupation permit to allow a medical transcribing service on property located at 3401 El Conlon Avenue in Zoning District R-PD13.

10. U-75-83

Application of SAVEWAY SUPER SERVICE STATIONS, INC. for a use permit to allow a customer operated car wash on property located at 4717 West Charleston Boulevard in Zoning District C-1.

11. V-38-81
REVIEW OF
CONDITION

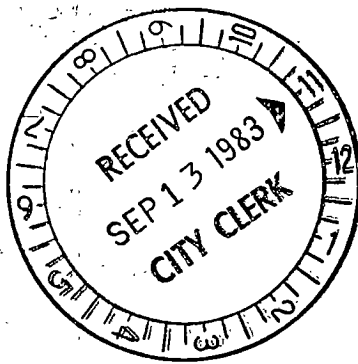
Request of JESSIE EMMETT for a Review of Condition to rescind the two year time restriction on property located at 807 South Decatur Boulevard in Zoning District R-2.

HOUSING CODE AND
BUILDING CODE
APPEAL ITEMS:

1. AP-3-83

ABEYANCE FROM
7/28/83

Appeal from Notice and Order to make repairs on buildings located at 309, 329, 331 Cleveland Avenue and 308, 316, 324 and 332 Cincinnati Avenue.



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

BOARD OF ZONING ADJUSTMENT

SEPTEMBER 22, 1983

1. U-76-83(HO) Application of CLAUDE BARDAHL, JR. for a home occupation permit to conduct a bookkeeping service on property located at 4152 Woodgreen Drive in Zoning District R-PD8.

2. V-5-80 Request of VTN NEVADA on behalf of SAN TROPEZ, INC. for a one year extension of time on an approved variance which allowed a commercial building consisting of offices and retail sales in a residential zone where such use is not permitted on property generally located on the north side of Owens Avenue between Comstock and Tonopah Drives in Zoning District R-E (under Resolution of Intent to R-PD8).
EXTENSION OF
TIME

3. V-51-83 Request of KCB DEVELOPMENT #5 for a Review of Condition to allow outside storage of lumber for Ole's Home Center on property located at 5200 West Sahara Avenue in Zoning District C-1.
REVIEW

4. V-69-83 Request of DIANA CHAMPION to delete Condition #4 of an approved variance which condition requires a sprinkler system for the landscaping on property located at 4400 East Van Buren Avenue in Zoning District R-E.
REVIEW

ANNOTATED AGENDA
BOARD OF ZONING ADJUSTMENT MEETING
SEPTEMBER 22, 1983

CALL TO ORDER: 7:30 P.M. in the Council Chambers of City Hall,
400 East Stewart Avenue, Las Vegas, Nevada

ROLL CALL: PRESENT: Chairman Robert Giles, Helen Myers, Bonnie Juniel

EXCUSED: Jessie Emmett, Robert Bugbee

ANNOUNCEMENT: Satisfaction of the Open Meeting Law and reading of the
Standard Conditions.

MINUTES: Approval of the Minutes for the Board of Zoning Adjustment
Meeting of July 28, 1983.

APPROVED
MYERS/UNANIMOUS

OLD BUSINESS:

1. V-77-83 Application of CACTUS MOUNTAIN, INC. for a variance to
allow outdoor activities (bicycle race track), where such
ABEYANCE FROM use is not permitted on property located at 5620 West
8/25/83 Charleston Boulevard in Zoning District C-1.

APPROVED:
MYERS/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Board of Zoning Adjustment and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
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. Approval of the parking and driveway plans by the Traffic Engineer.
7. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
8. Provision of fire hydrants and water flow as required by the Department of Fire Services.
9. The amplification system shall be low wattage with the amplifiers directed south toward Charleston Boulevard so that the sound is inaudible on the north side of Alpine Place.
10. The hours of operation shall be limited to 5:30 P.M. to 9:30 P.M., Friday and Sunday nights only, and twelve (12) special event days per year between the hours of 5:30 P.M. to 9:30 P.M.
11. Lighting shall be directed southerly with no direct visual access to the source of light from the north side of Alpine Place and further the intensity of lights at the north property line shall not exceed 2 foot-candles.

12. No more than 430 persons shall be allowed to attend these races at any one time providing the retail operation is not operated during the track operation and the City Council approves the joint parking.
13. No motorized bicycles or other motorized vehicles shall be allowed to utilize these facilities.
14. Enter an Assessment District Agreement for the installation of street improvements on Alpine Place as required by the Department of Engineering Services.
15. Review in one year to determine if the operation is compatible. If it is determined that the operation adversely affects surrounding properties the use shall cease.
16. Provision of 15 gallon Arizona Cypress at 15' on center along the north property line.

STAFF RECOMMENDATION: DENIAL

PROTESTS: 5

THE REQUEST FOR JOINT PARKING USE WILL BE CONSIDERED BY THE CITY COUNCIL AT ITS OCTOBER 19, 1983 MEETING.

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| 2. V-79-83

ABEYANCE FROM
8/25/83 | Application of BOBBY ROBINSON for a variance to allow a room addition seven feet (7') from the side property line where fifteen feet (15') is required on property located at 5216 Holmby Avenue in Zoning District R-1. |
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APPROVED:
JUNIEL/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan.
2. Approval of the elevations by the Department of Community Planning and Development.

STAFF RECOMMENDATION: DENIAL

PROTESTS: 0

NEW BUSINESS:

- | | |
|------------|---|
| 1. V-86-83 | Application of ARTHUR MARSHALL on behalf of CUTTER MOTORS for a variance to allow four on-premise signs where only one is allowed on property located at 2333 South Decatur Boulevard in Zoning District C-2. |
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APPROVED:
MYERS/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. The maximum sign area oriented to the Decatur frontage shall be 501 sq. ft. and shall include only the four freestanding signs and the one projecting sign as exists.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0

2. V-87-83

Application of JEROME and DELORES MOSLEY for a variance to allow a 5,700 sq. ft. lot where 6,500 sq. ft. is required and to allow a 10' rear yard setback where 15' is required for a proposed single family residence on property generally located on the northwest corner of Madison Avenue and "N" Street in Zoning District R-E (proposed R-1).

APPROVED:
JUNIEL/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan amended to provide a 108.11' lot depth yielding a 6,100 sq. ft. lot.
2. Provision of a 14' rear yard setback.
3. Approval and conformance to the conditions of approval of Z-74-83.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0

3. V-88-83

Application of ELIZABETH EMRY for a variance to allow an office in an R-1 Zone which is not permitted on property located at 530 South 8th Street in Zoning District R-1.

APPROVED:
MYERS/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Repair all damaged sidewalk adjacent to this property as required by the Department of Engineering Services.
3. No changes to the building elevations will be allowed without the approval of the Board of Zoning Adjustment.
4. Install street lighting at the intersection of Bonneville Avenue and 8th Street as required by the Department of Engineering Services.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Board of Zoning Adjustment and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
8. Satisfaction of City code requirements and design standards of all City departments.
9. Approval of the parking and driveway plans by the Traffic Engineer.
10. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
11. Provision of fire hydrants and water flow as required by the Department of Fire Services.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0

4. V-90-83

Application of OPERATION LIFE COMMUNITY DEVELOPMENT CORPORATION for a variance to allow R-3 density multifamily residential housing facility for Senior Citizens where R-3 density is not allowed on property generally located on the north side of Owens Avenue between "D" Street and "F" Street in Zoning District C-1.

APPROVED:
MYERS/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Construction of a 6' block wall along the north property line.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Board of Zoning Adjustment and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Satisfaction of City code requirements and design standards of all City departments.
7. Approval of the parking and driveway plans by the Traffic Engineer.
8. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
9. Provision of fire hydrants and water flow as required by the Department of Fire Services.
10. Dedication of the radius corners at the intersection of Owens Avenue and "F" Street as required by the Department of Engineering Services.
11. Install sidewalks on Owens Avenue and the radius as required by the Department of Engineering Services.
12. Conformance to the Flood Hazard Control provisions of the City Code as required by the Department of Engineering Services.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0

5. V-91-83

Application of A. W. HAM, JR., TRUSTEE OF ALTA HAM TRUST for a variance to allow a commercial bank (as tenant in the most northerly 5,010 sq. ft. of the building fronting on Charleston Boulevard), where financial institutions are not permitted, and to allow two freestanding signs on Charleston Boulevard where only one is permitted, and to allow a wall sign (bank logo) to a height of 8' where 6' is the maximum height permitted, and to allow one of the ground signs to be 87 sq. ft. where 15 sq. ft. is permitted with an overall height of 12' where 5' is permitted on property located at 550 East Charleston Boulevard in Zoning District R-1 (under Resolution of Intent to P-R).

APPROVED:
MYERS/UNANIMOUS

CONDITIONS:

1. Conformance to the conditions of approval of Z-39-82.
2. Conformance to the plot plan and elevations pertinent to the signs.
3. The 6th Street entrance shown on the plot plan is not approved through this action.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 33

6. V-92-83

Application of THOMAS and MARGUERITE CAVANAUGH for a variance to allow a proposed room addition 16'3" from the rear property line where 25' is required on property located at 1707 Linden Avenue in Zoning District R-2.

APPROVED:
MYERS/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: DENIAL

PROTESTS: 0

7. V-93-83

Application of BOB STUPAK'S VEGAS WORLD for a variance to allow a freestanding ground sign to project 14' beyond the curb where a 3' setback from the curb is required on property located at 2000 Las Vegas Boulevard South in Zoning District C-2.

APPROVED:
JUNIEL/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Enter an Encroachment Agreement providing maintenance responsibility and liability as required by the Department of Engineering Services.

STAFF RECOMMENDATION: DENIAL

PROTESTS: 1

8. U-73-83

Application of TEAMSTERS' UNION LOCAL 631 for a use permit to allow the construction of a Teamsters' Meeting Hall and Office (quasi-public use) on property located on the north side of Alta Drive between Shadow Lane and Deauville Drive in Zoning District R-1.

APPROVED:
MYERS/JUNIEL
GILES/NO

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. The 5' area between the wall and the sidewalk on the west side of the site shall be landscaped and the wall of landscaping shall be extended to the north property line.
3. Post a bond in the amount of \$15,000. for a traffic signal at the intersection of Alta Drive and Shadow Lane as required by the Department of Engineering Services.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Board of Zoning Adjustment and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Satisfaction of City code requirements and design standards of all City departments.

8. Approval of the parking and driveway plans by the Traffic Engineer.
9. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
10. Provision of fire hydrants and water flow as required by the Department of Fire Services.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 9

9. U-74-83(H0) Application of DEIDRE VON TUNGELN for a home occupation occupation permit to allow a medical transcribing service on property located at 3401 El Conlon Avenue in Zoning District R-PD13.

APPROVED:
MYERS/UNANIMOUS

CONDITION:

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

STAFF RECOMMENDATION: APPROVAL

10. U-75-83 Application of SAVEWAY SUPER SERVICE STATIONS, INC. for a use permit to allow a customer operated car wash on property located at 4717 West Charleston Boulevard in Zoning District C-1.

APPROVED:
JUNIEL/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Board of Zoning Adjustment and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
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. Approval of the parking and driveway plans by the Traffic Engineer.
7. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
8. Provision of fire hydrants and water flow as required by the Department of Fire Services.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0

11. V-38-81

Request of JESSIE EMMETT for a Review of Condition to rescind the two year time restriction on property located at 807 South Decatur Boulevard in Zoning District R-2.

APPROVED:
MYERS/UNANIMOUS

CONDITION:

1. Conformance to all of the remaining original conditions of approval.

STAFF RECOMMENDATION: APPROVAL

HOUSING CODE AND BUILDING CODE
APPEAL ITEM:

1. AP-3-83 Appeal from Notice and Order to make repairs on buildings located at 309, 329, 331 Cleveland Avenue and 308, 316, 324 and 332 Cincinnati Avenue.

ABEYANCE:
JUNIEL/UNANIMOUS To be heard at the October 27, 1983 B.Z.A. Meeting.

SUPPLEMENTAL:

1. U-76-83(HO) Application of CLAUDE BARDAHL, JR. for a home occupation permit to conduct a bookkeeping service on property located at 4152 Woodgreen Drive in Zoning District R-PD8.

APPROVED:
MYERS/UNANIMOUS

CONDITION:

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

STAFF RECOMMENDATION: APPROVAL

2. V-5-80 Request of VTN NEVADA on behalf of SAN TROPEZ, INC. for a one year extension of time on an approved variance which allowed a commercial building consisting of offices and retail sales in a residential zone where such use is not permitted on property generally located on the north side of Owens Avenue between Comstock and Tonopah Drives in Zoning District R-E (under Resolution of Intent to R-PD8).

EXTENSION OF
TIME

APPROVED:
MYERS/UNANIMOUS

CONDITION:

1. The variance shall expire November 7, 1984.

STAFF RECOMMENDATION: APPROVAL

3. V-51-83 Request of KCB DEVELOPMENT #5 for a Review of Condition to allow outside storage of lumber for Ole's Home Center on property located at 5200 West Sahara Avenue in Zoning District C-1.

REVIEW

APPROVED:
JUNIEL/UNANIMOUS

CONDITIONS:

1. Conformance to all of the original conditions of approval except Condition #2.

2. Provide a screened enclosure of the north storage area a minimum of 6' high utilizing Redwood slats in the chain link gates and wall extensions.

STAFF RECOMMENDATION: DENIAL

SUPPLEMENTAL: (CONTINUED)

4. V-69-83

REVIEW

Request of DIANA CHAMPION to delete Condition #4 of an approved variance which condition requires a sprinkler system for the landscaping on property located at 4400 East Van Buren Avenue in Zoning District R-E.

APPROVED:
MYERS/UNANIMOUS

CONDITION:

1. If the maintenance of the landscaping deteriorates, the Board reserves the right to require sprinkler system installation.

STAFF RECOMMENDATION: APPROVAL

MINUTES

BOARD OF ZONING ADJUSTMENT MEETING

SEPTEMBER 22, 1983

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

PRESENT: Chairman Robert Giles, Helen Myers, Bonnie Juniel

EXCUSED: Jessie Emmett, Robert Bugbee

STAFF PRESENT: Robert Clemmer, Acting Chief of Zoning
Val Steed, Deputy City Attorney
Carol Ann Hawley, City Clerk

ANNOUNCEMENT RE COMPLIANCE WITH 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 eight 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 July 28, 1983. Motion carried unanimously. (Emmett & Bugbee excused)

OLD BUSINESS:

1. V-77-83
(Abeyance from 8/25/83)
APPROVED Application of CACTUS MOUNTAIN, INC. for a variance to allow outdoor activities (bicycle race track), where such use is not permitted on property located at 5620 West Charleston Boulevard in Zoning District C-1.

Mr. Clemmer presented the plot plan and stated that it appears there will be sufficient noise from this operation to cause problems to the low density residential to the north and, therefore, recommended DENIAL. If approved, the request for the joint parking use will have to be considered by the City Council and subject to the following conditions:
 1. Conformance to the plot plan and elevations.
 2. Standard conditions 2 - 8.
 3. The amplification system shall be low wattage with the amplifiers directed south toward Charleston Boulevard so that the sound is inaudible on the north side of Alpine Place.
 4. The hours of operation shall be limited to 5:30 P.M. to 9:30 P.M., Friday and Sunday nights only, and twelve (12) special event days per year between the hours of 5:30 P.M. to 9:30 P.M.
 5. Lighting shall be directed southerly with no direct visual access to the source of light from the north side of Alpine Place and further the intensity of lights at the north property line shall not exceed 2 footcandles.
 6. No more than 430 persons shall be allowed to attend these races at any one time providing the retail operation is not operated during the track operation and the City Council approves the joint parking.

1. V-77-83
(Continued)

7. No motorized bicycles or other motorized vehicles shall be allowed to utilize these facilities.
8. Enter an assessment District Agreement for the installation of street improvements on Alpine Place as required by the Department of Engineering Services.
9. Review in one year to determine if the operation is compatible. If it is determined that the operation adversely affects surrounding properties the use shall cease.
10. Provision of 15 gallon Arizona Cypress 15' on center along the north property line.

There are 5 protests on file.

There was a show of 6 hands in the audience in favor and none in opposition.

No one appeared in opposition.

Neil Beller, Attorney, appeared on behalf of the applicant. He stated that the amplifiers were only going to be in key areas so that it would be a low amplification system and would not affect the residents. He stated that this would be a worthwhile outdoor recreation project for the children in the area.

Barry Horowitz appeared on behalf of the application. He stated that the children that would be using the track would range in age from 8 to 14 years and that there would be 2 nightly races on Friday and Sunday.

Mrs. Myers made a motion for APPROVAL, subject to staff's conditions. Motion carried unanimously. (Emmett & Bugbee excused) This item will be heard at the City Council meeting to be held on October 19, 1983.

2. V-79-83
(Abeyance from
8/25/83)

APPROVED

Application of BOBBY ROBINSON for a variance to allow a room addition seven feet (7') from the side property line where fifteen feet (15') is required on property located at 5216 Holmby Avenue in Zoning District R-1.

Mr. Clemmer presented the plot plan and stated that this was a regular lot and staff recommended DENIAL. If approved, subject to:

1. Conformance to the plot plan.
2. Approval of the elevations by the Department of Community Planning and Development.

There are no protests on record.

No one appeared in opposition.

Bobby Robinson appeared on behalf of the application. He stated he wanted to enlarge his bedroom and bathroom.

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

NEW BUSINESS

1. V-86-83

APPROVED

Application of ARTHUR MARSHALL on behalf of CUTTER MOTORS for a variance to allow four on-premise signs where only one is allowed on property located at 2333 South Decatur Boulevard in Zoning District C-2.

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

1. Conformance to the plot plan and elevations.
2. The maximum sign area oriented to the Decatur frontage shall be 501 sq. ft. and shall include only the four freestanding signs and the one projecting sign as exists.

No one appeared in opposition.

Ron Sells appeared on behalf of the applicant.

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

2. V-87-83

APPROVED

Application of JEROME AND DELORES MOSLEY for a variance to allow a 5,700 sq. ft. lot where 6,500 sq. ft. is required and allow a 10' rear yard setback where 15' is required for a proposed single family residence on property generally located on the northwest corner of Madison Avenue and "N" Street in Zoning District R-E (Proposed R-1).

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

1. Conformance to the plot plan amended to provide a 108.11' lot depth yielding a 6,100 sq. ft. lot.
2. Provision of a 14' rear yard.
3. Approval and conformance to the conditions of approval of Z-74-83.

There are no protests on file.

Jerome Mosley appeared on behalf of the application.

No one appeared in opposition.

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

3. V-88-83

APPROVED

Application of ELIZABETH W. EMRY for a variance to allow an office in an R-1 Zone which is not permitted on property located at 530 South 8th Street in Zoning District R-1.

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

1. Conformance to the plot plan and elevations.

3. V-88-83

(Continued)

2. Repair all damaged sidewalk adjacent to this property as required by the Dept. of Engineering Services.
3. No changes to the building elevations will be allowed without B.Z.A. approval.
4. Install street lighting at the intersection of Bonneville Avenue and 8th Street as required by the Dept. of Engineering Services.
5. Standard conditions 2 - 8.

There are no protests on file.

Elizabeth Emry appeared on behalf of the application.

No one appeared in opposition.

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

4. V-90-83

APPROVED

Application of OPERATION LIFE COMMUNITY DEVELOPMENT CORPORATION for a variance to allow an R-3 density multifamily residential housing facility for senior citizens where R-3 density is not allowed on property generally located on the north side of Owens Avenue between "D" Street and "F" Street in Zoning District C-1.

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

1. Conformance to the plot plan and elevations.
2. Construction of a 6' block wall along the north property line.
3. Standard conditions 2 - 8.
4. Dedication of the radius corners at the intersection of Owens Avenue and "F" Street as required by the Department of Engineering Services.
5. Install sidewalks on Owens Avenue and the radius as required by the Department of Engineering Services.
6. Conformance to the Flood Hazard Control provisions of the City Code as required by the Department of Engineering Services.

There are no protests on file.

Ruby Duncan, President of Operation Life, appeared on behalf of the application.

Jenny Jordan was not opposed to the application but had some concerns about the parking and the traffic flow.

Drucilla Givens was not opposed but she wanted to know if the grounds would be maintained.

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

5. V-91-83

APPROVED

Application of A. W. HAM, JR., TRUSTEE OF ALTA HAM TRUST for a variance to allow a commercial bank (as tenant in the most northerly 5,010 sq. ft. of the building fronting on Charleston Boulevard), where financial institutions are not permitted, and to allow two freestanding signs on Charleston Boulevard where only one is permitted, and to allow a wall sign (bank logo) to a height of 8' where 6' is the maximum height permitted, and to allow one of the ground signs to be 87 sq. ft. where 15 sq. ft. is permitted with an overall height of 12' where 5' is permitted on property located at 550 East Charleston Boulevard in Zoning District R-1 (under Resolution of Intent to P-R).

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

1. Conformance to the conditions of approval of Z-39-82.
2. Conformance to the plot plan and elevations pertinent to the signs.
3. The 6th Street entrance shown on the plot plan is not approved through this action.

There are no protests on file.

Lance Peto appeared on behalf of the applicant. He stated that there would not be any drive-up facility. The bank would be relocating a short distance from where it already is.

Robert Olsen, representing American Bank, appeared on behalf of the application. He stated that the amount of vehicles would not exceed 75 per day. He stated there would not be any weekend traffic at all.

Max Howard appeared in opposition. He presented the Board with a petition containing 50 signatures. They objected to having a bank at this location and were concerned about the parking facilities.

June Schwartz appeared in opposition. She objected to a commercial use.

Geraldine Howard appeared in opposition.

Mrs. Myers made a motion for APPROVAL, subject to staff's conditions. Motion carried unanimously. (Emmett & Bugbee excused) This item to be heard at the City Council meeting to be held on October 19, 1983.

6. V-92-83

APPROVED

Application of THOMAS and MARGUERITE CAVANUGH for a variance to allow a proposed room addition 16'3" from the rear property line where 25' is required on property located at 1707 Linden Avenue in Zoning District R-2.

Mr. Clemmer presented the plot plan and stated that this was a regular lot and therefore staff recommended DENIAL. If approved, subject to:

1. Conformance to the plot plan.
2. Standard condition #7.

There are no protests on file.

6. V-92-83

Thomas Barker appeared on behalf of the applicant.

(Continued)

No one appeared in opposition.

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

7. V-93-83

APPROVED

Application of BOB STUPAK's VEGAS WORLD for a variance to allow a freestanding ground sign to project 14' beyond the curb where a 3' setback from the curb is required on property located at 2000 Las Vegas Boulevard South in Zoning District C-2.

Mr. Clemmer presented the plot plan and stated that this would start a competition for other signs and set a dangerous precedent; and, therefore, staff recommended DENIAL. If approved, subject to:

1. Conformance to the plot plan and elevations.
2. Entering an Encroachment Agreement providing maintenance responsibility and liability as required by the Department of Engineering Services.

There are no protests on file.

Bob Stupak appeared on behalf of the application. He stated that it doesn't interfere with anything. He stated that it would be the largest freestanding sign in Las Vegas.

David Strausser appeared in favor.

Lee Daniels appeared in favor.

No one appeared in opposition.

Mrs. Juniel made a motion for APPROVAL, subject to staff's conditions. Motion carried 2 - 1 vote with Myers voting "no." (A previous motion for denial was made by Mrs. Myers was defeated with Giles and Juniel voting "no")

8. U-73-83

APPROVED

Application of TEAMSTERS' UNION LOCAL 631 for a use permit to allow the construction of a Teamsters' Meeting Hall and Office (quasi-public use) on property located on the north side of Alta Drive between Shadow Lane and Deauville Drive in Zoning District R-1.

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

1. Conformance to the plot plan and elevations.
2. Standard conditions 2 - 8.
3. The 5' area between the wall and the sidewalk on the west side of the site shall be landscaped and the wall of landscaping shall be extended to the north property line.
4. Post a bond in the amount of \$15,000 for a Traffic Signal at the intersection of Alta Drive and Shadow Lane as required by the Department of Engineering Services.

8. U-73-83

There is one protest on file.

(Continued)

Jim Rice appeared on behalf of the application. He stated that there was only one membership meeting per month with a light attendance.

Erroll Hill, Architect, appeared on behalf of the applicant. He stated that the operation is a very low profile office with just the local employees in the office.

Wallace Foot appeared in opposition. His objection was the hiring hall.

Robert Harris appeared in opposition. He objected to the noise this would create.

Teresa Laporte appeared in opposition. She objected to the traffic. She presented the Board with two letters from residents that could not attend.

Jessica Bear appeared in opposition. She objected to the traffic this would create in the area.

Robert Height appeared in opposition. He stated that when conventions come into town there would be a lot of drinking and noise in the parking lot.

Jim Bird appeared in opposition. His objections were the same as the others, but he also wanted the definition of quasi-public.

There were eleven present in opposition.

Mrs. Myers made a motion for APPROVAL, subject to staff's conditions. Motion carried with a 2 - 1 vote with Giles voting "no." (Emmett and Bugbee excused)

9. U-74-73(HO)

APPROVED

Application of DEIDRE VON TUNGLN for a home occupation permit to allow a medical transcribing service on property located at 3401 El Conlon Avenue in Zoning District R-PD13.

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, subject to staff's condition. Motion carried unanimously. (Emmett & Bugbee excused) (This Item was included with Item 1 on the Supplemental Agenda.)

10. U-75-83

APPROVED

Application of SAVEWAY SUPER SERVICE STATIONS, INC. for a use permit to allow a customer operated car wash on property located at 4717 West Charleston Boulevard in Zoning District C-1.

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

1. Standard conditions 1 - 8.

There are no protests on file.

10. U-75-83

(Continued)

Jack Cason appeared on behalf of the application. He stated that Saveway was in the process of selling the property to Mr. Castleberry.

Bruce Castleberry appeared on behalf of the application.

No one appeared in opposition.

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

11. V-38-81

APPROVED

Request of JESSIE EMMETT for a Review of Condition to rescind the two-year time restriction on property located at 807 South Decatur Boulevard in Zoning District R-2.

Mr. Clemmer stated that this was a travel school which had been restricted to a two-year period and this request was to rescind this condition. Staff recommended APPROVAL, subject to:

1. Conformance to all of the remaining original conditions of approval.

Patricia Emmett appeared on behalf of the applicant.

No one appeared in opposition.

Mrs. Myers made a motion for APPROVAL of the removal of the two-year period. Motion carried unanimously. (Emmett & Bugbee excused)

HOUSING CODE AND
BUILDING CODE APPEAL

1. AP-3-83

(Abeyance from
7/28/83)

ABEYANCE

Appeal from Notice and Order to make repairs on buildings located at 309, 329, 331 Cleveland Avenue and 308, 316, 324 and 332 Cincinnati Avenue.

Charlane Bigelow, Deputy City Attorney, reported that the work on the buildings had been completed and that the attorney for the appellant would be filing a withdrawal. She recommended that the item be held until the October 27, 1983 meeting.

Mrs. Juniel made a motion to hold this item in ABEYANCE until the 10/27/83 meeting. Motion carried unanimously. (Emmett & Bugbee excused)

SUPPLEMENTAL

1. U-76-83(HO)

APPROVED

Application of CLAUDE BARDAHL, JR. for a home occupation permit to conduct a bookkeeping service on property located at 4152 Woodgreen Drive in Zoning District R-PD8.

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

1. All operations shall conform to the criteria for home occupations.

Mrs. Myers made a motion for APPROVAL, subject to staff's condition. Motion carried unanimously. (Emmett & Bugbee excused) (This Item was included with Item 9 under New Business.

2. V-5-80

EXTENSION OF
TIME

APPROVED

Request of VTN NEVADA on behalf of SAN TROPEZ, INC. for a one-year extension of time on an approved variance which allowed a commercial building consisting of offices and retail sales in a residential zone where such use is not permitted on property generally located on the north side of Owens Avenue between Comstock and Tonopah Drives in Zoning District R-E (under Resolution of Intent to R-PD8).

Mr. Clemmer stated that this is the fifth request for an extension and that staff recommended APPROVAL, subject to:

1. The variance shall expire November 7, 1984.

James Comito appeared on behalf of the application. He stated that they were in the process of filing their final map.

Mrs. Myers made a motion for an Extension of Time until 11/7/84. Motion carried unanimously. (Emmett & Bugbee excused)

3. V-51-83

REVIEW

APPROVED

Request of KCB DEVELOPMENT #5 for a Review of Condition to allow outside storage of lumber for Ole's Home Center on property located at 5200 West Sahara Avenue in Zoning District C-1.

Mr. Clemmer stated that staff recommended DENIAL. If approved, subject to:

1. Conformance to all of the original conditions of approval except Condition #2.
2. Provide a screened enclosure of the north storage area a minimum of 6' high utilizing Redwood slats in the chain link gates and wall extensions.

Ted Gray appeared on behalf of the applicant.

No one appeared in opposition.

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

4. V-69-83

REVIEW

APPROVED

Request of DIANA CHAMPION to delete Condition #4 of an approved variance which condition requires a sprinkler system for the landscaping on property located at 4400 East Van Buren Avenue in Zoning District R-E.

Mr. Clemmer stated that since the photographs indicated an excellent lawn condition utilizing the hose bib system staff recommended APPROVAL, subject to:

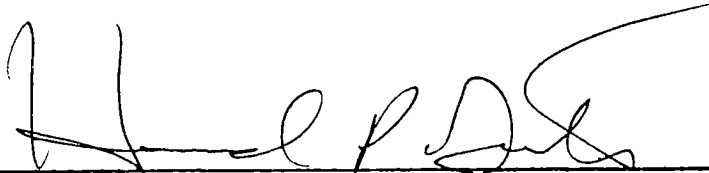
1. If the maintenance of the landscaping deteriorates, the Board reserves the right to require sprinkler system installation.

Diana Champion appeared on behalf of the application.

Mrs. Myers made a motion for APPROVAL of the deletion of Condition #4, subject to staff's condition. Motion carried unanimously. (Emmett & Bugbee excused)

MEETING ADJOURNED AT 9:40 PM

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

/s/

- CHAIRMAN GILES: Item number 8 is U-73-83 the application of Teamster's Union Local 631 for a Use Permit to allow the construction of a Teamster's Meeting Hall and Office (Quasi-Public Use) on property generally located on the north of Alta Drive between Shadow Lane and Deauville Drive in Zoning District R-1. Mr. Clemmer.
- BOB CLEMMER: Okay, the map on the far wall, there's R-1 development to the west of this site with single-family homes fronting this site. To the north are additional union facilities. To the east -- there was a Resolution allowing commercial and R-3, and to the South, I believe that's R-1 zoning, yes. This proposal is for a one-story, 20 foot high union meeting hall and office building. There's two proposed future expansions for child care and for additional office area. To the west where the single-family homes face, they've actually designed the building to be probably 120 feet from where those homes are and they propose a six foot block wall here, set back five feet from the sidewalk, and are proposing landscaping on the inside wall, while staff is recommending that they provide landscaping on the residential side of the wall as well. It is a very attractive building with mission tile roof and stucco and it is a one-story building, as I said. There had been approved on this property Sam Golfers Memorial Hospital back in 1964, about 19 years ago, so it's been known that this would be developed for union facilities for some time. That Sam Golfers Memorial Hospital was probably an 80,000 square foot development, whereas this is 19,000, utilizing the majority of the remainder of the property. Staff feels that this is an appropriate use and would recommend approval subject to: Conformance to the plot plan and elevations, standard conditions 2 through 8, that the 5 foot area between the wall and the sidewalk on the west side of the site be landscaped and post a bond in the amount of \$15,000 for a traffic signal at the intersection of Alta Drive and Shadow Lane as required by the Department of Engineering Services. We did receive one protest of record.
- CHAIRMAN GILES: This is a public hearing. Would you state your name and address please.
- JIM RICE: I'm Jim Rice, 1932 Crawford, Secretary-Treasurer for Teamster's #631.
- CHAIRMAN GILES: Did you understand the recommendations of staff?
- JIM RICE: Yes, sir.

CHAIRMAN GILES: Do you agree with them?

JIM RICE: Yes.

CHAIRMAN GILES: Commissioners, do you have any questions of this application -- applicant? Are those present who would oppose this application? I count ten, eleven present.

TERESA LAPORTE: And I have two letters.

CHAIRMAN GILES: Very good. We understand that you are here in opposition and we welcome you to be here to oppose an application, if you bring information to our attention that might not be brought otherwise. So if you would get together and a couple or three of you tell us why you oppose it, we would like to hear from you. We would like to hear first from the applicant and then we'll hear from your representatives and we don't need to hear from everybody. We know that you're here because you don't approve of this application. And then we'll give the applicant a time to rebuttal your remarks. Go right ahead.

ERROLL HILL: Yes, my name is Erroll Hill, 1511 Maryland Parkway. I'm the architect for the project. I would just like to make several comments. The Teamster's Local 631 -- actually their operation is a very low profile office with just the local employees in the office and the meeting hall, is, you know, used very infrequently for the general membership meetings. So I see this as a very compatible neighbor with the residential homes across the street. Also, directly north of us, there is the -- what's the name of that -- what's the number of that.

JIM RICE: Teamsters 995 and Operating Engineers. Teamster's 995 and the Operating Engineers are directly north of us and this is exactly the same use that they have.

CHAIRMAN GILES: You say your operation is a low profile. Give us some indication, if you will, of the type of daily usage you might expect in a day to day.

JIM RICE: We run the affairs of the local union from there. That includes the administering contracts, negotiating contracts for our membership. There would be -- we have our membership meetings.

CHAIRMAN GILES: What kind of traffic do you generate with these affairs?

JIM RICE: Well, there's one membership meeting per month. It is the third Wednesday at 10 A.M., 8 P.M. Usually, the meetings last no more than an hour. So we would be through there by 9 or 9:30 in the evenings. The traffic flow -- we have the people coming and going. Well, our membership generally, they are out working. Some of the people, they'll come down to pay their dues or send them in and things of this nature.

CHAIRMAN GILES: You're only operating in the evenings, only one night a month, is that what I understand?

JIM RICE: We operate from 8 until 5.

CHAIRMAN GILES: But your evening meeting, your 8 o'clock meeting, is one night a month, other than that, you're closed early?

JIM RICE: That's correct. The third Wednesday of each month we have a membership meeting and try to get as many people involved with that as we can.

CHAIRMAN GILES: What kind of numbers in cars? I don't need the numbers of the meeting attendance. How many --

JIM RICE: We're fortunate if we get 50 cars.

CHAIRMAN GILES: Thank you.

BONNIE JUNIEL: During the daytime hours, how concentrated is the activity? I mean people coming and going. I guess they come in and sign up for jobs, whatever they do.

JIM RICE: Yes, they do come and go and I don't understand what you mean.

BONNIE JUNIEL: I mean how often is it? Is it a continuous -- people are continuously --

JIM RICE: No, it isn't. It's usually in the morning and in the afternoon.

BONNIE JUNIEL: Like how many? I mean, because this is the place you come to pay your dues and to apply for jobs.

JIM RICE: We have a membership in excess of 3,000 people.

CHAIRMAN GILES: Folks, could we have your -- be a little polite. We'll get back to you. Let's hear what he has to say.

JIM RICE: Now, they're out in the field, you don't see the people. Many of them are on dues check off. They mail in their dues. It's just that those when they're out of work would come down and sign an out-of-work list or they'll come in if they have a grievance. They give us the grievance and take care of the business affairs of the local.

CHAIRMAN GILES: Those that are out of work, how long would they stay after they make the application, if I'm using the correct terminology?

JIM RICE: At most a couple of hours. Usually a couple of hours.

CHAIRMAN GILES: Mr. Clemmer I believe you --

BOB CLEMMER: I might mention that our code requires 83 parking spaces for this size of facility.

CHAIRMAN GILES: How many?

BOB CLEMMER: Eighty-three. And their meeting hall is 4800 square feet and our code calls for 54 spaces for that function and for a total on the balance of 83, they're proposing to provide 193 spaces which would be more than adequate for parking. And their only entrance points are on Alta and on Shadow Lane. There is no entrance proposal on Deauville Street at all.

CHAIRMAN GILES: After closing normal business at 5 o'clock, other than an evening meeting, is there any occupancy in the parking lot?

JIM RICE: No.

HELEN MYERS: Is there an area inside where people who are waiting can relax and sit?

JIM RICE: That's correct.

CHAIRMAN GILES: Would you explain to me the intended expansion of baby-sitting to the Teamsters?

JIM RICE: I think for everyone, that the day has come and this is for down the road, I don't know how far. But the day is coming where it's going to take both the man and wife working in order to make ends meet. I think that other than turn our kids to the streets, we're going to have to provide facilities for them where they'll have professional care and those are things that we have. I don't know if it will be ten years, 20, or what, but that is for the future and a thing I think that America is going to have to go to.

CHAIRMAN GILES: No calendar on that presently then. Is that decision for this application, Mr. Clemmer, or is this incidental information? Would you require another application to approve that?

BOB CLEMMER: For child care, yes. The License Department will -- just to show where they do intend to expand in the future.

CHAIRMAN GILES: I see. So this is not really an issue for this matter today. Commissioners, do you have any further questions? Let's hear now from those who oppose the application and we'll give you an opportunity to rebuttal when we hear them out. A couple, three come forward, state your name and address and we want to hear each thing, but we don't need a repeat. We know that you're here because you don't want it, so tell us why. Come right ahead, sir.

WALLACE FOOT: My name is Wallace Foot. I live at 416 Novell Street. I've lived there 21 years, worked in Clark County 30 years. The reason I'm protesting this is, is because it was a hiring hall. And the hiring hall over there, everyday they come in at 7 o'clock in the morning or 6 o'clock in the morning and they stay there until 9 or 10 o'clock and then this same thing happens in the afternoon. Now, the last five days, I've drove by there and counted the cars in that parking lot.

CHAIRMAN GILES: Now you're referring to where?

WALLACE FOOT: To Wall Street, where they're at now.

CHAIRMAN GILES: I see. Okay. Very good.

WALLACE FOOT: On Wall Street. The least I've ever counted is 60 cars. And I've counted as high as 80. Now they're going to bring all those cars and all those people, five day a week and I just don't think they should be into an R-1 zone for that. When they built the hospital, the union themselves said, "We will never have a union meeting here". We're going to build this and all we'll have is a school and office building, but no union meeting." Now, they've got a new ball of wax. Now, they want to have a hiring hall and I sure don't think its right. But one thing if it does pass, I'd sure like to see that wall go completely down Deauville Street with no openings whatsoever in there.

CHAIRMAN GILES: Is that the intention right now?

BOB CLEMMER: There is no entrance or exit on Deauville.

CHAIRMAN GILES: That's the way it's proposed.

WALLACE FOOT: Well, now we went up, the gentleman next door and me, we went to have a look at the plans. The wall stops at the end of their building -- the end of their parking lot.

CHAIRMAN GILES: No. Then it adjoins this next development building.

WALLACE FOOT: We were looking at the other map. Oh, the wall stops here. Now, if they put the wall completely to the end with no openings whatsoever, it wouldn't be so bad. But they shouldn't put a union hall amongst R-1 anyway. Cause if you have children playing there, that's been an old, old residence over there. Those blocks have been laid out years and years ago. The Teamster's bought it and they were going to build a hospital there, but for some reason or other the hospital fell through. We protested the hospital, but the board told us then at that time you can put a hospital, you can put a church, you can put a school in R-1, but that's all. So they come along with their school. Now, they want to have a hiring hall. He says 3,000 members. Can you imagine what a mess it's going to be in? Maybe some of these other people can tell us something?

CHAIRMAN GILES: Okay, thank you very much for your views. We appreciate you coming down.

WALLACE FOOT: Thank you.

ROBERT HARRIS: Yes, my name is Robert Harris. I live at 312 Deauville, which is right across the street from the existing Teamster's complex right now. I know they have no bearing on this case at all and they were there before I bought my property, but I have come home in the evening and had to park 80 feet down the street because my driveway was blocked with cars and all this is a rehabilitation center that I'm speaking about. They have access on Deauville. Okay, there's a chance that people could still park -- come down Deauville, park on Deauville and go down through that other complex and into the other one since they are all members of the same thing. My dad is also a member of this union that wants to build here and that estimate of people that come around looking for jobs, there's a lot of Teamsters out of work right now. I've had people sitting in front of my house drinking beer in their cars waiting for people, other Teamsters, to get out of class for rehabilitation. The noise and the car doors slamming in the neighborhood is ridiculous now and there should have been a block wall all the way down in front of this other thing. There's nothing on Shadow Lane to prevent the entrance to the existing buildings to go there. But we have enough problems with the Teamsters buildings that are right there now. They're noisy and these are people that are in work and let alone people that are out of work and coming in to pay their dues and sit around for two hours. My dad has sat in that union hall all day -- not two hours -- the same Teamsters Union.

CHAIRMAN GILES: Thank you very much.

TERESA LAPORTE: My name is Teresa Laporte and I live at 417 Vandalia. I've been acquainted with the area since 1963 when I moved in with my parents. And in 1981 my husband and I bought the property from my parents and are now living there.

CHAIRMAN GILES: What address do you live at?

TERESA LAPORTE: 417 Vandalia. It's the next street in from Deauville. Okay. It's a quiet neighborhood. It always has been. It's a nice neighborhood to raise kids in. You can go out in the evening and have no problem walking around. I do not think it's proper to have these people coming in, building a union hall, having their meetings. The traffic is going to be horrendous. The streets there are substandard. Right now, if you park on either side of the street, two cars cannot pass.

CHAIRMAN GILES: That's on Alta?

TERESA LAPORTE: No, on Shadow and Deauville.

CHAIRMAN GILES: Okay. I appreciate what you're saying but you understand that Deauville will be closed off. There will be no entrance or exit from their proposed facility onto Deauville. Do you understand that?

TERESA LAPORTE: There will be no closed exit, but there will most likely be people parking there.

CHAIRMAN GILES: Are they going to jump the fence?

TERESA LAPORTE: They walk.

CHAIRMAN GILES: Okay, I'm sorry, I will hear what you have to say, but I wanted you to know that there's no entrances planned on Deauville. Okay.

TERESA LAPORTE: I realize that, but if they're going to have -- okay, they're saying that they only get 50 people at the general meetings. I'm sorry, what happens when they go on strike and all their people show up? And what kind of ruckus is going to be raised? I do not think that it is proper in that area. You have school kids that -- there is a bus stop there at the corner, I believe it's at Alta and Shadow Lane. They are there every morning. The traffic is going to be increased. What types of other businesses is it going to attract to the area? That aren't going to be suitable for a residential area because of the Teamsters involvement there. These are all questions that we have to look at. My husband and I bought that property with the idea that we have three lives there. We have plenty of room to expand when we get the money and can afford to do it. That's what we would like to do. We are planning to save for a number of years. And with this type of thing going in that is just shooting things down the drain because I do not want to raise my son in that type of environment.

CHAIRMAN GILES: Now, relax a little bit. Don't get mad at me. I'm not angry at you. All I want to do is hear why you resist it and you've done a fine job explaining yourself. You've brought some points out, I'm sure, that wouldn't be considered otherwise.

TERESA LAPORTE: That's my main objections now and you know I have two letters from other folks in the neighborhood that couldn't make it tonight. I just think it's very improper. There are plenty of other areas in Las Vegas that are much more suitable for such activities and I think they should be looked into.

CHAIRMAN GILES: Thank you very much; we do appreciate your coming down.

TERESA LAPORTE: Thank you.

CHAIRMAN GILES: Yes.

ROBERT HARRIS: My name is Robert Harris, 312 Deauville. I bought my house, 8½ percent loan, a state loan, and I don't like the idea of having to sell it because of this and I thought about selling it just because of the mess we've got going across the street from my house now. I work Monday through Friday for the Water District and on Saturday morning I like to sleep in. Well, they have a stretch of grass over there like you're proposing or landscaping and every Saturday morning at exactly 7 o'clock, lawnmowers and edgers and everything else fire up right about 80 feet away from my bedroom window and I know the sound law is 7 o'clock and it's legal and I went over and talked to the gardeners and told them that that was kind of ridiculous. This is a residential neighborhood and that 80 square feet of grass could surely wait for couple more hours on Saturday morning. And I've gotten no satisfaction out of that either and the traffic on our street is horrendous now and the parking. We get people parking on Deauville who go into the buildings on Shadow Lane when there's parking over there and there's a desert across there now and that's not even a Teamster's Hall and the Teamsters just haven't been very cooperative, right from the jump even by a lawnmower waking up 8 or 10 families on a Saturday morning.

CHAIRMAN GILES: Thank you again. We'll have one more protestant and then we'll hear from the applicant. State your name and address please.

JESSICA BEAR: Jessica Bear, 348 Deauville. I just wanted to bring up one point. I don't have the paperwork. Apparently, when this school was first to be proposed, there was not supposed to be any entrances off of Deauville. All the entrances were to come off of Shadow Lane. Well, it never came out that way. There are two --

CHAIRMAN GILES: Now, wait a minute. Say that again. What was proposed?

JESSICA BEAR: When the first -- I don't have the plans, but from what -- I moved in when they first started building it, so I didn't oppose it.

CHAIRMAN GILES: But I didn't understand what you're saying. Where are these entrances coming off of Deauville?

JESSICA BEAR: The school. The school and rehabilitation. When that was first planned there was suppose to be no entrances coming off of Deauville because that's where all the residents are. Well, it didn't work out that way. No one apparently fought it, but I was just moving in and didn't know it until I had gone around the neighborhood and then they tell me. So heaven only knows what they're going to do and where the block wall is going to start or end. We would have to go back and fight again, which

JESSICA BEAR: is the story of our life. So anyhow, there are two entrances on Deauville which weren't even suppose to exist in the first place. There was also -- they were going to block it off away from our kids and stuff. Second of all, a lovely friend of mine who works for the Teamsters says that the Teamsters Union isn't large, which it is large. During the convention season, they'll have people coming out of town for jobs and such and so forth and they'll sleep in the parking lot and drink and carouse all night. Then also for to bring money into the hall have it rented out for parties and occasions. I mean this is a residential area. One other question too, the area -- on Shadow Lane there's a real small area. The traffic is really weird there anyway. There's a small area for people to turn in off of the street. It would be dangerous even to have a turn in here. Here's traffic turning in off of Shadow -- okay, Shadow and there's this little area turning in and the street comes in and it narrows and pulls out and it would be dangerous to stop. It wouldn't even be a good idea to put a driveway in there. It would be dangerous to the driving efforts of where they would stop and turn in. I think that's about all.

CHAIRMAN GILES: Okay, thanks very much for coming down. Guys -- come up give us your name and address or you're out of order, sir.

ROBERT HEIGHT: I am?

CHAIRMAN GILES: If you sit out there and keep arguing with me you are. Come up and give me your name and address and tell me what you want to say.

ROBERT HEIGHT: My name is Robert Height, 418 Deauville. I worked on Wall Street next to these guys. When a convention comes in town like the Homebuilders Convention, it's a big one. And if you look at the police records down there, you can see all the tickets that have been wrote because these guys don't have no place to park. And they have thousands of cars during that time and they stand there all day long in the back drinking beer. I couldn't even get in the warehouse down there -- right next to the warehouse for the union hall that I worked in because these guys are in the back there drinking beer all day long. And I don't want that on Deauville and throwing their cans everywhere. There is no policing, no nothing. They don't care. They was out riding around someplace.

CHAIRMAN GILES: Okay, thank you very much. Your name and address please.

JIM BIRD: My name is Jim Bird. I live at 426 Deauville. I have the same objections as these other people have, but I also have a question as to -- could you give us the legal definition as to what a quasi-public office building is? I don't think that's really going to hurt us, but I would like to know what specifically is going on in there in addition to a union hall.

CHAIRMAN GILES: Mr. Clemmer, would you help us, sir.

BOB CLEMMER: Quais is semi-public and it can be a segment of population, churches, quasi-public or public. Public is publicly owned.

JIM BIRD: Okay, what can that office building be used for then? Can it be leased out to other businesses?

BOB CLEMMER: Unions are considered quasi-public use.

JIM BIRD: Can they subdivide that office and lease it out to other businesses or is that just restricted to union use?

BOB CLEMMER: Just to the union so that they could not lease it out to a bar or something of that nature.

JIM BIRD: Well, could they lease it out to any other type of business? I mean --

BOB CLEMMER: No, it would have to be rezoned to P-R to allow an office.

JIM BIRD: Okay, the expansion of their planning, would that entail any other -- is this the tip of the iceberg as far as getting some other type of business in there and expanding that?

BOB CLEMMER: Their expansion areas would have to be operated by them. That's the intention.

JIM BIRD: Any expansion would have to go before a zoning board too, to get a change for that or could they do that without it?

BOB CLEMMER: They've shown an area here that they proposed expansion in. If they keep the same elevations, the aesthetic look in this expansion, this has already been considered by the Board.

JIM BIRD: Would that have to be approved before some type of --

BOB CLEMMER: If it's an office function like they've proposed here, this would not have to come to the Board.

JIM BIRD: So they could build more offices there now without having another meeting like this?

BOB CLEMMER: Just this part that's shown, that's being presented to the Board.

JIM BIRD: Would anyone have to approve something like that or could they just build it?

BOB CLEMMER: No, we would have to approve it and know that it's in accordance with the plans and elevations.

JIM BIRD: So it would come before this type of meeting again.

BOB CLEMMER: No.

JIM BIRD: Would there be a public meeting if there was any additional expansion, that's my question?

BOB CLEMMER: If there was anything additional besides what is shown here, there would be another meeting of the Board and if the Board felt that there was a major change that they hadn't considered before, we could renotify the surrounding property owners.

JIM BIRD: So they can build more with just what they have here without us being told about it then? Correct?

BOB CLEMMER: Well, no, be aware that they are proposing this and they are showing these two wings here.

JIM BIRD: You're approving those two wings. Alright.

BOB CLEMMER: The Board is considering that. They can approve that, here and now.

JIM BIRD: Well, that to me isn't right either. I think if they plan to do anymore building, it should go before a commission like this to get the input of the public on it.

CHAIRMAN GILES: Okay. Thank you. Gentlemen, we will hear your rebuttals presently then as applicants. We seem to have a considerable problem with noise, deportment of your members and such as that. Would you address yourselves as to the comments of the opposition first.

JIM RICE: Yes. If you will notice, we are in the overall in the shadow line in lining the people off and have proper parking and are providing for such now. One of the people alluded to the people being there all day. Our hiring hall is open from 7:30 until 9:30, from 3:30 until 5:00, those are the hours that we would dispatch people out. That's what we do at the present time. So far as the number -- one of the lady's evidently misunderstood -- I specified 50 cars, not people at the meetings, is generally the number of cars that were there. Sometimes, yes, we have more than that, but I said if we can get 50 in we would be fortunate and we really try to that, but these facilities are provided for having them completely blocked off. As you can see, the wall all the way down our property line, and, believe me, it would be quite an improvement from the trash that has been dumped from various entities. It's an eyesore and I can't believe that anyone would oppose anything that would be beneficial to the community. And we surely think and hope that's what it would be.

HELEN MYERS: What is the maximum number your meeting hall will hold?

JIM RICE: 390.

HELEN MYERS: Is there going to be a fence or anything to block you off from 995?

JIM RICE: Yes, there's a fence there.

HELEN MYERS: That's right, there is. So they would not be able to come in and use your parking space without having to go over something, right?

JIM RICE: There's already a fence there at the present time.

BONNIE JUNIEL: I have on question. Are you open from 7 to 5 or are you only dispatching from 7 to 9 and again at 3 to 5?

JIM RICE: From 7:30 until 9:30 we dispatch. We are open from 5 until 8. I mean from 8 until 5. Eight in the morning until five. We dispatch from 7:30. The dispatch portion, we would start at 7:30 and the office ladies coming in to dispatch would come in at 7:30. From 7:30 until 9:30, from 3:30 until 5.

BONNIE JUNIEL: And then the activity between there is kind of light?

JIM RICE: Yes, ma'am.

BONNIE JUNIEL: Well, I am concerned because there are a lot of people out there who are opposed to this and I'm not familiar with union hall at all except from what I read and maybe what I've seen on TV. And it is a great concern because everybody does have a right to quiet enjoyment of their properties. And if you can offer anything because most of them have talked about noise, drinking in the parking lot and people just hanging around. I think that in order for us to understand and in order for the residents to be somewhat more enlightened is for you to make us aware if this does happen and if there is anyway to curtail such a thing, because that could be a problem if they are hanging around, whether you are open, dispatching or whatever. I've gotten the idea from the people that people just hang around. I mean, maybe I misunderstood them.

JIM RICE: There -- I would be nontruthful with you if I told you there was not. There is some people. We are by the railroad tracks at the present time. As a matter of fact, yesterday we had to have a trailer in our parking lot for an old boy. We've got a lot of destitute people that come in -- not our members really. They are transients.

BONNIE JUNIEL: That's where you are presently though. I mean in the new facility, you'd be far away from the tracks.

JIM RICE: That's exactly correct. And we'd be getting away from that element. And that's not necessarily our members or people that are looking for work that come around. There is a railroad track crowd that will come by from time to time.

BONNIE JUNIEL: Over where you're proposing to move?

JIM RICE: No, no, no. That's where we are now. That's what these people were alluding to, the concern that you had, not where we're proposing to move to. And it does have two other union halls on the property at the north end.

CHAIRMAN GILES: You have quite a large parking area. How would you handle -- what would be your policy on an overnight camper.

JIM RICE: We don't have such.

CHAIRMAN GILES: I mean how do you do it though. Get a bulldozer and push them off or -- what do you do?

JIM RICE: We just have to call the -- well, we would like to post notices on the people and just notices around and we have to call towing companies and have them towed off. It's private property.

HELEN MYERS: I think one of their concerns is your dispatching begins at 7:30.

JIM RICE: Yes, ma'am.

HELEN MYERS: But that does not mean that people start coming to get dispatched at 7:30. They are there earlier than that when there is no one --

JIM RICE: We don't open the doors, Commissioner Myers, until 7:30.

HELEN MYERS: Well, what are we going to do about the people who show up at 6 to get in line to be dispatched?

JIM RICE: Well, now, you have to -- these facilities will be separate and apart from the housing area in its entirety. Well, there might be some coming down, but I don't think that there would be.

HELEN MYERS: I'm trying to get some kind of feel what you can do to discourage people coming into the neighborhood at such early hours and disturbing the people. I mean, 7:30 is as far as I'm concerned, 7:30 is unreasonable, but 6 o'clock is unbearable. And is there some way that you can facilitate people coming in at 7:30 rather than 6 o'clock to be first in line?

JIM RICE: We could -- I'll just post notices accordingly.

BONNIE JUNIEL: I'd like to know more about the conduct of the people there, because that all I've been hearing is what happens once they get there. You know, I've heard their side and I'd like to know from you if your members are -- and if they are unruly, if there can be some control. I don't know what they are saying. Some are saying some are sitting in cars drinking; some say they are --

JIM RICE: We have a policy there is no alcoholic beverages on the property. Now, once they leave the property, what they do after -- and we will call the police if anything of this nature goes on, but we don't allow gambling or alcoholic beverages on the property. That has been a Board rule that has been set down for three or four years.

CHAIRMAN GILES: Would you direct yourself to the circumstances that might take place in a general strike? What would happen at your offices here? Can you say anything about that?

JIM RICE: Commissioner Giles, I hope that you understand that we are a general hall. We -- and if they had a general strike, what you refer to as a general strike -- we have in excess of 200 contracts. The largest contract is at Reynolds Electric. There would be no need for people to be at the union hall. They would be out at the Test Site. The same thing and then with the construction industry is our next largest industry. It would be at the site itself. Yes, we would have a meeting with those people that were in the industry which would be in the inside of our hall. But those people would be -- if there were a strike, the pickets would be on the job site, wherever they might be in Southern Nevada, not these facilities.

CHAIRMAN GILES: Thank you. I had a call in from one of the protestants concerning hall rental. Do you or would you consider renting the hall for, you know, wedding reception or whatever it would be.

JIM RICE: We don't anticipate. We have never done this, we don't anticipate it -- anything of that nature.

CHAIRMAN GILES: Commissioners, do you have any other questions of this applicant?

ERROLL HILL: I would like to make one other comment that their existing facility probably only has 40 onsite parking places and one of the protestors says that it probably is a mess down there because that is very limited parking in their existing facility.

CHAIRMAN GILES: Thank you. Commissioners, any further questions? Now, we will close the public hearing and call for a motion.

HELEN MYERS: I'll move to approve with staff's stipulations.

BOB CLEMMER: I would like to add one thing to the condition. It came up and I believe they might agree to extend this wall to their north property line.

HELEN MYERS: Is that space vacant there or is that one of 995's?

CHAIRMAN GILES: It's a future building site.

HELEN MYERS: Oh, I thought that it went all the way to 995. Would you agree to that?

JIM RICE: Yes, ma'am.

HELEN MYERS: With staff stipulations.

CHAIRMAN GILES: Cast your votes, Commissioners. That application has passed.

JESSICA BEAR: May I ask a question.

CHAIRMAN GILES: Who's speaking?

JESSICA BEAR: I am.

CHAIRMAN GILES: Yes, you may.

JESSICA BEAR: I would like to know how many of you would like to have a union hall in your neighborhood or live across the street from one?

CHAIRMAN GILES: Thank you, ma'am.

(END OF DISCUSSION ON THIS ITEM)

VOTE ON APPROVING MOTION: MYERS AND JUNIEL VOTED "YES."
GILES VOTED "NO." EMMETT AND BUGBEE WERE EXCUSED.

CHAIRMAN GILES:

We have a special request on item 5. Another guy has a conflict of meetings. We'll bring item 5 forward. Item V-91-83. The application of A. W. Ham, Jr., Trustee for Alta Ham Trust for a variance to allow a commercial bank (as tenant in the most northerly 5,010 sq. ft. of the building fronting on Charleston Boulevard), where financial institutions are not permitted, and to allow two freestanding signs on Charleston Boulevard where only one is permitted, and to allow a wall sign (bank logo) to a height of 8' where 6' is the maximum height permitted, and to allow one of the ground signs to be 87 sq. ft. where 15 sq. ft. is permitted with an overall height of 12' where 5' is permitted on property located at 550 East Charleston Boulevard in Zoning District R-1 (under Resolution of Intent to P-R). Mr. Clemmer.

ROBERT CLEMMER:

You'll see on the map on the far wall -- this property is surrounded by the black line there where the pointer is. To the west of it, there's C-2 zoning. North of it, there's C-1 zoning and east there's P-R zoning, and there's a very stable single-family residential development to the south of the property. When that property was rezoned, they originally requested C-1 zoning and later amended the application to P-R, and the Commission approved P-R zoning on the property. Because of the C-1 to the north and C-2 to the west, staff is not opposed to the types of signs that are requested because they are the types that are permitted in the C-1 or C-2 district, nor are we opposed to the bank type use in that it's been indicated that it's not a drive-in type bank. It'll be a very small banking facility and we would not oppose the bank if it does not necessitate access from 6th Street, which was one of the conditions of the original rezoning that there would be no access from 6th. So in this case, staff would recommend approval, subject to: Conformance to the conditions of approval of Z-39-82; conformance to the plot plan and elevations pertinent to the signs; and that the 6th Street entrance shown on the plot plan is not approved through this action. There's a separate action pending Planning Commission and City Commission approval on that proposed entrance. So that is not part of this action tonight.

CHAIRMAN GILES:

Are there any protestants on file?

ROBERT CLEMMER:

None filed, no.

CHAIRMAN GILES:

This is a public hearing. Would you state your name and address, sir.

LANCE PETO:

Lance Peto, 3108 Connors Drive. I'm representing the applicant and the owner of the property.

CHAIRMAN GILES:

Commissioners, do you have any questions to bring before this applicant?

LANCE PETO: If I might --

CHAIRMAN GILES: Yes, please do, Mr. Peto.

LANCE PETO: I brought a photo. The buildings are under construction at this time that's why I'm in the process of leasing them. When we came in with the initial request and accepted the P-R zoning, it was because of the depth of the property. I don't think anybody ever really had a problem with the commercial on the corner of Charleston and 6th Street. It was the depth exceeding down into 6th Street. The bank is only looking to occupy a portion of the building. You're only looking at a portion of this building. They're not going to be occupying this. The rest of this is all going to be professional offices. We're only talking about this area of the building. The sign that we requested is in this location -- the bank logo is on this location so nothing will be oriented towards 6th Street. Both the sign and the logo are going to be in keeping with the architecture of the building. I've got photos of the logo, as well as the buildings. I've circled the areas of the photos that the bank will occupy. As Mr. Clemmer indicated, the bank hours are -- there is no drive-up facility. It's a small professional business-type bank. The hours of the bank are the same hours as the professionals that we're attracting to the building. They close at 4:30. I think on Friday, they close at 5:30. I think that the sign issue is an issue that I should address. I think in the P-R zone, and Planning Department can correct me if I'm wrong, essentially it's a designation for houses which have been converted to businesses and they want to keep the residential nature. While in this case, I think that the very fact that we have about an acre and a half and two buildings -- to have one sign that's 15 sq. ft. is very restrictive. It doesn't allow tenants to have any exposure at all. The sign that we have proposed right now is essentially just the office complex and the address of the building. It does not give any kind of exposure at all.

CHAIRMAN GILES: Should this application be approved, would you have any problems with the stipulations of staff? They suggested that it be approved. It was fine with them.

LANCE PETO: Right. I've also --

CHAIRMAN GILES: Do you have any problems with that?

LANCE PETO: No. I've also included -- there's a sign right on the adjacent property that's a lit fluorescent sign which is a very commercial type sign. It advertises things like the bars and the rest of those businesses, and the sign that we're going to be locating is adjacent to our building and it's much more in keeping with the architecture of the building; but as Mr. Clemmer indicated, the adjacent property is C-1 and they have no sign restrictions.

CHAIRMAN GILES: Thank you very much.

HELEN MYERS: Where is the second sign going to be? You've asked for two.

LANCE PETO: This is where we're going to put the small sign. It's just going to have the name of the project and the address, and we've requested the sign at this location.

HELEN MYERS: Do you have any pictures of the sign that you're proposing? A large one?

LANCE PETO: We submitted a rendering of it from the sign company.

HELEN MYERS: There are signs and there are signs.

LANCE PETO: Right. There's an elevation of the buildings and it indicates on the elevation where the bank logo is going to go on it. What we're proposing is the buildings themselves are going to be a brown tiled building with brick trim. We're going to put a similar type sign with brick and tile overhang and it won't be lit other than from indirect lighting from the ground that will shine up on it at night, but it is in keeping with the rest of the building.

CHAIRMAN GILES: Any questions, Commissioners? Are there those present who would protest this application? Fine. Gentlemen, we'll hear some protests presently. We'll hear them and then we'll give you an opportunity to rebuttal their remarks. So if you'll allow them to come to the podium. Step right up, sir. Give us your name and address.

MAX HOWARD: My name is Max Howard and I live at 1101 South 6th which is just a block down from where they're making this application. I have a petition here from 50 people in the immediate neighborhood all along Park Paseo.

CHAIRMAN GILES: Would you pass that up to us, sir?

MAX HOWARD: Sure will. These are property owners. These are old people. People who have been living in this town probably as long as the Ham's have and we have fought this gentleman all the way along on this. When they went up before the Planning Commission, they turned them down because of the fact that they wanted to come in off of 6th Street with their parking. Sixth is only 29' wide and now as you come around the corner off of Charleston, that building is almost so close to that 6th Street corner that if you're driving a big car, you can hardly get around the corner without hitting the one on the other side because you can't see. You have to slow down real bad. There's going to be a traffic problem there anyway, but the thing of it is we fought them somewhat on the -- even on the P-R, and now they want to put a bank in there. They don't have enough room for parking. We got a bank -- American Bank right on

MAX HOWARD:

the corner. We got Nevada National over there on the other side. We got Frontier Fidelity right down the street; but he explains there's only going to be a portion of that building as a bank but they're still going to have somewhat of a parking -- for a bank. If you'll examine all the banks in any of the immediate areas -- the one on Main and Oakley, the one on 15th and Charleston -- look at Frontier Fidelity -- well, even look at the little American Bank next door to them -- look at the parking they have. We strongly object to -- well, we strongly object to this man because he kind of forced us to even get into P-R. We have a little problem of getting the agenda of the Planning and the Commissioners meeting where he agreed to a lot of things and now he's coming right back and trying to get the same thing and, personally, there's a lot of us that object to it.

CHAIRMAN GILES:

Thank you, sir. We appreciate your views. Are there others who would protest this who might have a different view? We understand you're here to protest. We can count hands on that. If you have something else to offer, we'd like to hear from you.

JUNE SCHWARTZ:

My name is June Schwartz and I live directly across the street, 1013 South 6th Street, and I'd like -- just reiterate exactly what Mr. Max Howard said and we're really quite upset about this whole thing because these fellows have come in and we went ahead with professional; but now they're starting in with commercial and if they get it in the commercial on Charleston, I guarantee you they'll go in for commercial on the 6th Street side also; and I just -- as I say, I'm just reiterating. I am definitely against it.

CHAIRMAN GILES:

Thank you very much. We appreciate your coming up and giving us your views. Mr. Clemmer, would you give us a briefing a bit on the parking situation as the applicant has laid out?

ROBERT CLEMMER:

Yes, they have 52 parking spaces which more than meets the code. That's been approved -- that parking layout has been approved already.

CHAIRMAN GILES:

Thank you.

HELEN MYERS:

From the pictures, am I to understand that it is Am Bank that is moving from the corner into the --

LANCE PETO:

Yes, it is. Yes, exactly and I -- there is a representative from Am Bank here to explain their operation and answer any questions as far as the bank goes. I would like to address a couple of comments that Mr. Howard and Mrs. Schwartz have made. The fact that our building comes close to Charleston really has no bearing on the tenants or has anything to do with the signage. You know, we

LANCE PETO:

complied exactly with the building codes. As far as the parking restriction, we're fully aware there is no parking allowed on 6th Street. There will not be parking allowed on 6th Street so that that cannot come into it. We have more than adequate onsite parking. We have property adjacent to this or in the immediate vicinity that can be used as accessory parking. So we have not found the parking to be, in any shape or form, any kind of an issue. We did accept P-R zoning. We are not requesting this property to be zoned C-1. We are asking permission to allow a bank to occupy a portion of the property. They have expressed an interest in the corner to get the exposure in a brand new building. They want to relocate into a nice facility and essentially that's it. The bank is less than a few hundred feet away from the current location. The traffic that it generates is going to be the same traffic that it would generate in this location; but I would like to see if Mr. Olsen has any additional comments as far as Am Bank is concerned.

CHAIRMAN GILES:

Just a moment, sir. Mr. Clemmer, clear up my mind on the status of the opening onto 6th Street. I understood you to say that was closed but it was under consideration presently with the City Council?

ROBERT CLEMMER:

Yes, the original plan had this landscaped across here. There was no access to 6th Street at all and on their revised plan, they're asking for an access to 6th which has to be determined by the Planning Commission and City Commission.

CHAIRMAN GILES:

So presently, our decision concerns the banking on the front, not the access onto 6th Street?

ROBERT CLEMMER:

No, and also the sign; and because the City Commission did not approve C-1, this matter will have to go to the City Commission for final dispensation.

CHAIRMAN GILES:

Yes, I understand. Okay, thank you. Sir.

ROBERT OLSEN:

My name is Robert Olsen representing the American Bank of Commerce, the proposed tenant of the facility at the corner of 6th and Charleston. Our bank is a purely business and professional oriented financial institution. We do not cater to the general consumer. Consequently, we have a very nominal amount of traffic coming into and going out of our facility on any given day. We do not believe that location of our bank at this location will have any material impact on the traffic flow. Our estimates on the number of vehicles that come into and leave the existing facility that we occupy at the corner of Las Vegas Boulevard and Charleston would not exceed 75 vehicles per day. We are open seven and a half hours per day on the average which represents no more than 10 vehicles per hour. We have no drive-thru, no walk-up facilities. We have no

ROBERT OLSEN: automatic teller machines. We have, consequently, no weekend traffic whatsoever. We are open from the hours 9 to 4:30, Monday thru Thursday, as Mr. Peto stated. We're open from 9 to 5:30 on Fridays.

CHAIRMAN GILES: Thank you very much. Commissioners, you have any questions -- any further questions of the applicants or Mr. Howard?

BONNIE JUNIEL: Well, I think he answered my questions. You aren't expecting any more traffic in the future than you had in your existing facility?

ROBERT OLSEN: That is correct. We do not expect any additional traffic.

BONNIE JUNIEL: But you find a need for the opening on 6th Street, not just for the bank but for the entire project?

LANCE PETO: The opening on 6th Street is a separate issue that we are going to discuss --

BONNIE JUNIEL: I know but I think that's what they're concerned -- I know we can't address it actually.

LANCE PETO: -- right. I think that's the people -- I haven't read the petition. We have to deal with that on Tuesday and before the City Commission. This particular item only pertains to the bank and the signs.

CHAIRMAN GILES: We understand that, sir. The 6th Street is the concern of these people who would protest it, and we think you want to be good neighbors. I know your banking operation. I know you want to be good neighbors and we'd like to tell them, we're not making a decision off of 6th Street right presently and you're not working at it for this one either. We had one hand out here and I want to be sure you're heard and not going home and saying, you didn't give me a chance to talk. Come forward and state your name and address, please, so you're part of the record.

GERALDINE HOWARD: My name is Geraldine Howard. I live at 1101 South 6th. Did I understand you to say that the protest was against the opening on 6th Street?

CHAIRMAN GILES: No, no. If I said that, that wasn't my discussion --

GERALDINE HOWARD: No, the petition was against the bank zoning -- put the bank in there.

CHAIRMAN GILES: That's correct and we are not addressing ourselves to the 6th Street opening in this thing this evening other than to say it is another matter. It is a matter that the City Commission is hearing on. We were just really trying to put your mind at ease over 6th Street.

GERALDINE HOWARD: May I ask a question? There's supposed to be a fence go all along 6th Street. May I ask what height that fence is going to be?

CHAIRMAN GILES: Could you answer Mrs. Howard?

ROBERT CLEMMER: There wasn't a fence required in the zoning case. They required a berm about a hundred and some odd feet. I believe it was 122 feet. It was about a 30 inch berm.

GERALDINE HOWARD: We understood there was supposed to be a 4 foot fence with landscaping on the outside.

ROBERT CLEMMER: That was an option. I think that they finally concluded though that the berm with landscaping on top of it would be a better more effective --

LANCE PETO: I think we decided it was more residential.

ROBERT CLEMMER: -- obscuration then the fence would be itself.

LANCE PETO: The landscaping is not in. As you can see within the photos, we are still --

GERALDINE HOWARD: Because, you know, it's so commercial looking. I mean it's -- we've put a lot of money into our house and it's just ruining our area, really. So I guess, we'll all have to come down for rezoning. We'll see what kind of --

CHAIRMAN GILES: Thank you, Mrs. Howard. Is there any further questions, Commissioners? We'll close this public hearing and call for a motion.

HELEN MYERS: I'll move to approve.

CHAIRMAN GILES: With staff's stipulations?

HELEN MYERS: With staff's stipulations. Was there anything other than your normal?

ROBERT CLEMMER: I read them into the record.

HELEN MYERS: Staff's stipulations.

CHAIRMAN GILES: Cast your votes, Commissioners. That application has been approved. (Motion carried unanimously with Emmett & Bugbee excused) This will be heard by the City Commission on what date?

ROBERT CLEMMER: October the 19th.

CHAIRMAN GILES: Thank you, Gentlemen.

END OF EXCERPT

INTER-OFFICE MEMORANDUM

Date

September 13, 1983

TO: HAROLD P. FOSTER, DIRECTOR	FROM: ROBERT C. CLEMMER, ACTING CHIEF ZONING DIVISION
SUBJECT: B.Z.A. MEETING OF SEPTEMBER 22, 1983	COPIES TO: CITY CLERK'S OFFICE ✓ CITY ATTORNEY RICK HAZEL

OLD BUSINESS:

1. V-77-83

This item was held in abeyance from the August 25th meeting at the request of the applicant and continues to this time, so no new notice was necessary. There were several protestants noted at the August 25th meeting.

This proposal is for a B.M.X. track adjacent to an existing bicycle shop. The proposal has a 6' high starting point to the north with an 8' wall and staff has pointed out the problems of the R-1 Zoning to the north.

They propose to use a low voltage amplification system with the amplifiers directed south toward Charleston Boulevard and indicate that the sound will be inaudible north of Alpine Place. The hours of operation will be 9:30 P.M. at the latest.

Lighting will be designed to be directed toward Charleston Boulevard with no direct visual access to the source of light from the property north of Alpine. The light at Alpine will not exceed 2' candles. Parking for an open place of public assembly like this is required at the rate of one space per ten persons in attendance. The bleachers can hold 240 persons which is 24 spaces and there are 14 spaces north of the building. Access to Alpine is restricted by the original rezoning case. The 106' elevations of the jumps are subject to your approval where you indicated that if the Board approved the plan you would concur. Bleachers facing north will add to the noise problems.

Staff recommends DENIAL. If approved subject to:

1. Conformance to the plot plan and elevations.
2. Standard conditions 2-8.

- V-77-83(continued)
3. The amplification system shall be low wattage with the amplifiers directed south toward Charleston Boulevard so that the sound is inaudible on the north side of Alpine Place.
 4. The hours of operation shall be limited to 8:00 A.M. to 9:30 P.M.
 5. Lighting shall be directed southerly with no direct visual access to the source of light from the north side of Alpine Place and further the intensity of lights at the north property line shall not exceed 2 footcandles.
 6. No more than 430 persons shall be allowed to attend these races at any one time providing the retail operation is not operated during the track operation and the City Council approves the joint parking.
 7. No motorized bicycles or other motorized vehicles shall be allowed to utilize these facilities.
 8. Install street improvements on Alpine Place as required by the Department of Engineering Services.
 9. Review in one year to determine if the operation is compatible. If it is determined that the operation adversely affects surrounding properties the use shall cease.
 10. Provision of 15 gallon Arizona Cypress at 15' on center along the north property line.

PROTESTS: 5

PUBLIC HEARING ITEM. SET FOR C.C. OCTOBER 19, 1983, if approved.

2. V-79-83

The lot is 72' x 102' and the plan shows 74.7' x 106.5'. The new addition will be within 7' of the side property line rather than 11' as requested and advertised originally.

The original application and notice were in error and this had to be readvertised and resigned on the amended basis. The addition does not exist as evidenced by the photo showing the string line. He will have to reduce the building width 6" as he didn't apply for 6.5' as suggested.

Staff recommends DENIAL. If approved subject to:

1. Conformance to the plot plan.
2. Approval of the elevations by the Dept. of Community Planning and Development.

PROTESTS: 0

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

NEW BUSINESS:

1. V-86-83

This site has 408' of frontage along Decatur as well as frontage along Sahara. (Sahara frontage and signs are not in question). The proposed 61 sq. ft. sign will replace an existing sign of 27 sq. ft.. (Both advertising BMW). The largest freestanding sign on the north (E-2) shows the company name, VW and R/R and contains 268 sq. ft. It is 60' north of the proposed signs. The Rolls Royce sign (E-3) is 32 sq. ft. and is 60' south of the proposed sign. The fourth existing sign is showing VW used cars (E-4) and is 200' south of the Rolls Royce sign (32 sq. ft.). The roof signs (E-5 & E-6) are 108 sq. ft. spelling out Volkswagon and Cutter. E-7 and E-8 are wall signs and are not counted.

These signs will total 501 sq. ft., whereas, 1,632 sq. ft. is permitted if the property were subdivided or in a C-1 Zone. Since there are at least 50' separations and they can be likened to a C-1 type display, staff would recommend APPROVAL subject to:

1. Conformance to the plot plan and elevations.
2. The maximum sign area oriented to the Decatur frontage shall be 501 sq. ft. and shall include only the four freestanding signs and the one projecting sign as exists.

PROTESTS: 0

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

2. V-87-83

The rezoning action will be considered October 5, 1983 by the City Council (Z-74-83). In the rezoning case, we advocated that the R-1 segment be 108.11 x 56.44' which is 6,100 sq. ft. The Building Department allowed that the commercial could be 5' from the property line with protected openings. This elongation of the R-1 will add 4' to the rear yard which will be 14' rather than the 10' requested. The slab exists for the residence. This lot was originally 70' wide and a R/W taking reduced it to 56.44' wide. The R-1 pattern is established.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan amended to provide a 108.11' lot depth yielding a 6,100 sq. ft. lot.
2. Provision of a 14' rear yard.
3. Approval and conformance to the conditions of approval of Z-74-83.

PROTESTS: 0

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

3. V-88-83

Recall this came in as a rezoning and we administratively stopped that process and converted to a variance as the City Council held a prior case in abeyance until a variance was applied for and approved. This is the eighth request for a variance in this general area, but the first on 8th Street between Clark and Garces. This will be an office, but the specific type has not been indicated. Existing aesthetics are okay. Parking is in the rear off the alley save two existing backouts from the carport. Traffic Engineer wants the two redesigned, but Code allows and they are needed.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan and elevations.
2. Repair all damaged sidewalk adjacent to this property as required by the Dept. of Engineering Services.
3. No changes to the building elevations will be allowed without B.Z.A. approval.
4. Install street lighting at the intersection of Bonneville Avenue and 8th Street as required by the Dept. of Engineering Services.
5. Standard conditions 2-8.

PROTESTS: 0

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

4. V-90-83

This proposed 40 unit two story one bedroom efficiency unit project is on 2.1 net acres of land or 19 units per acre. There is a service station to the east and vacant commercial to the west, R-1 north and R-3 south. There are 42 spaces provided, the Code calls for 40. Aesthetics are okay. Since they are only using 335' x 180' as housing, the intensity will be in the R-4 range but the land has not been subdivided. The Code would allow 25 units per acre by means of a Use Permit and there is R-3 to the south. This use to break up the strip commercial pattern would not be objectionable and would not disrupt commercial interaction as there are only auto service uses to the east.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan and elevations.
2. Construction of a 6' block wall along the north property line.
3. Standard conditions 2-8.
4. Dedication of the radius corners at the intersection of Owens Avenue and "F" Street as required by the Department of Engineering Services.
5. Install sidewalks on Owens Avenue and the radius as required by the Department of Engineering Services.
6. Conformance to the Flood Hazard Control provisions of the City Code as required by the Department of Engineering Services.

PROTESTS: 0

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

5. V-91-83

In this case, the original zoning request was for C-1 and the staff's feeling was that C-1 for the north lot would be proper. Applicant agreed, but Planning Commission denied that alternative further City Council approved the amendment from C-1 to P-R.

Since the bank use is a C-1 use which the City Council has denied this variance must go to City Council. Also, there is a request to allow the 6th Street access which is no doubt amplified by the bank use pending Planning Commission and City Council action. In that regard, staff felt that 6th Street access would be a problem as there is no left turn permitted necessitating vehicular movement through the residential area.

The sign variances are C-1 types of signs and again, staff supported C-1 so should be inclined to support. Beautification Committee recommended approval of the signs.

Staff would recommend APPROVAL of all elements of this variance, if the bank can operate without 6th Street access, subject to:

1. Conformance to the conditions of approval of Z-39-82.
2. Conformance to the plot plan and elevations pertinent to the signs.
3. The 6th St. entrance shown on the plot plan is not approved through this action.

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL OCTOBER 19, 1983,
PROTESTS: 0 (together with Z-39-82 review).

6. V-92-83

This is a regular 50'x150' lot and it appears that an addition could be made without encroaching the rear setback. There is no hardship.

Staff recommends DENIAL. If approved subject to:

1. Conformance to the plot plan.
2. Standard condition #7.

PROTESTS: 0

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

7. V-93-83

This proposed sign for Vegas World starts a 14' encroachment beyond the curb at a height of 120' above the travel way. Public Services indicates that if the owner signs the encroachment form that they would have no objections, but suspects that the State Highway Dept. would not allow it.

Staff feels that this encroachment would start a competition for viewability of signs and be a dangerous precedent. The Beautification Committee has recommended denial. There is no hardship.

Staff recommends DENIAL. If approved subject to:

1. Conformance to the plot plan and elevations.
2. Entering an Encroachment Agreement providing maintenance responsibility and liability as required by the Dept. of Engineering Services.

PROTESTS: 0

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

8. U-73-83

This property is a one story building 20' high which is attractively designed and landscaped. It is for Teamsters' offices and meeting hall. A hospital was approved on this site in the past, by a use permit, which was a much higher intensity of development. The total area of the first phase building is 14,850 sq. ft. with proposed 2,300 sq. ft. future child care facility and a 2,200 sq. ft. expansion area to the west for a total of 19,150 sq. ft. The parking required for the 4,800 sq. ft. meeting hall is 54 spaces with 29 spaces required for the balance for a total of 83 spaces. They are proposing 193 spaces. There is an R-1 development to the west and they are providing a 6' block wall setback 5' from the sidewalk which should be landscaped, but the landscaping is shown on the interior side. The R-1 to the south is shown as transitional on the precise plan. To the north is additional union facilities. To the west the property had been approved for R-3 which expired. Building has ample setbacks. (Good design).

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan and elevations.
2. Standard conditions 2-8.
3. The 5' area between the wall and the sidewalk on the west side of the site shall be landscaped.
4. Post a bond in the amount of \$15,000. for a Traffic Signal at the intersection of Alta Drive and Shadow Lane as required by the Dept. of Engineering Services.

PROTESTS: 1

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

9. U-74-83(HO)

This is a medical secretarial service and is typical. The questionnaire has been answered favorably.

Staff recommends APPROVAL subject to:

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

PROTESTS: N/A

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

10. U-75-83

This is a proposed customer operated car wash facility. The building is plain, but aesthetically no problem, setback 52' from Decatur and essentially behind the service station building existing on the same site. Westland Mall area.

Staff recommends APPROVAL subject to:

1. Standard conditions 1-8.

PROTESTS: 0

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

11. V-38-81

The applicant is requesting rescission of Condition #3 of the original condition which limited the use to a two year period. It is a travel school. Staff did not oppose the original variance nor recommend the two year limit. One of the B.Z.A. members must abstain.

Staff recommends APPROVAL subject to:

1. Conformance to all of the remaining original conditions of approval.

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

HOUSING CODE AND
BUILDING CODE
APPEAL ITEMS:

1. AP-3-83

Appeal from Notice and Order to make repairs on buildings located at 309, 329, 331 Cleveland Avenue and 308, 316, 324 and 332 Cincinnati Avenue. This item will be presented by the City Attorney's office.

SUPPLEMENTAL:

1. U-76-83 (HO)

This is a typical home occupation involving bookkeeping. The questionnaire has been answered favorably.

Staff recommends APPROVAL subject to:

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

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

2. V-5-80

This is the fifth request for an extension of time. This is running parallel with the rezoning case. The subdivision map has been processed.

Staff recommends APPROVAL subject to:

1. The variance shall expire November 7, 1984.

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

3. V-51-83

This variance was originally precipitated by staff due to the storage on the north side and this plan showed the west side enclosure which removed the storage from the north. The property to the north will no doubt be developed residentially. The wall on the north is 4' from the commercial grade and 6' on the residential side. Pallets and lumber have been stacked 8' to 10' high. Staff

has recommended denial on the east Charleston site and this site, but the Board has approved both.

Staff recommends DENIAL. If approved subject to:

1. Conformance to all of the original conditions of approval except Condition #2.
2. Provide a screened enclosure of the north storage area a minimum of 6' high utilizing Redwood slats in the chain link gates and wall extensions.

PROTESTS: N/A

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

4. V-69-83

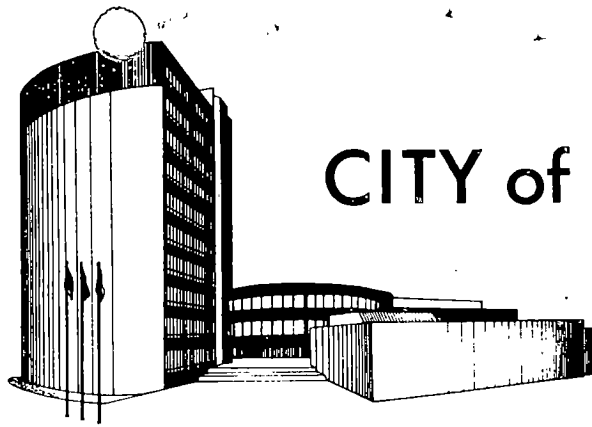
This request is to eliminate the standard condition of providing a sprinkler system. Since the photographs indicate an excellent lawn condition utilizing the hose bib system staff would recommend APPROVAL subject to:

1. If the maintenance of the landscaping deteriorates, the Board reserves the right to require sprinkler system installation.

PROTESTS: N/A

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

MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

September 26, 1983

Mr. Arthur Marshall
2100 Industrial Road
Las Vegas, Nevada 89102

Re: V-86-83

Dear Mr. Marshall:

Your request on behalf of Cutter Motors for a variance to allow four on-premise signs where only one is allowed on property located at 2333 South Decatur Boulevard in Zoning District C-2, was considered by the Board of Zoning Adjustment at its regular meeting held September 22, 1983.

It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following conditions:

1. Conformance to the plot plan and elevations.
2. The maximum sign area oriented to the Decatur frontage shall be 501 sq. ft. and shall include only the four freestanding signs and the one projecting sign as exists.

This action by the Board of Zoning Adjustment on September 22, 1983 is final unless an appeal, in writing, is filed with the City Clerk within eleven days of the date of this letter, or there is a review action filed by the City Council within fourteen days of the date of this letter.

An approved Variance must be exercised within six months or it becomes null and void, unless a request for an Extension of Time is duly filed and approved by the Board within the six month time limit.

Sincerely,
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR
Robert C. Clemmer
ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION



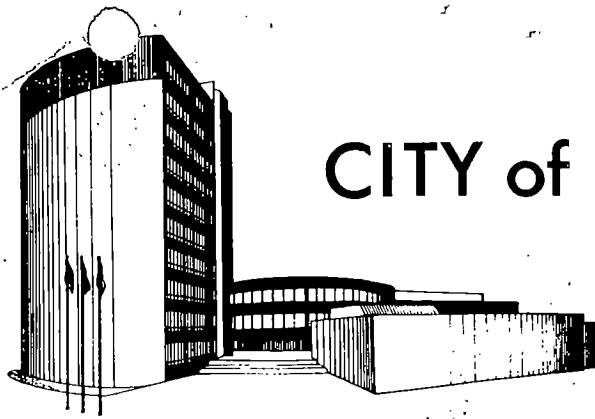
HPF:hb
cc: City Clerk
Dept. of Eng. Services

MAYOR BILL BRIARE

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BOB NOLEN

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GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

September 26, 1983

Ms. Aldine Weems
Operation Life Community Development Corp.
Post Office Box 4397
Las Vegas, Nevada 89127

Re: V-90-83

Dear Ms. Weems:

Your request for a variance to allow an R-3 density multifamily residential housing facility for Senior Citizens where R-3 density is not allowed on property generally located on the north side of Owens Avenue between "D" Street and "F" Street in Zoning District C-1, was considered by the Board of Zoning Adjustment at its regular meeting held September 22, 1983.

It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following conditions:

1. Conformance to the plot plan and elevations.
2. Construction of a 6' block wall along the north property line.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Board of Zoning Adjustment and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Satisfaction of City code requirements and design standards of all City departments.
7. Approval of the parking and driveway plans by the Traffic Engineer.



8. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
9. Provision of fire hydrants and water flow as required by the Department of Fire Services.
10. Dedication of the radius corners at the intersection of Owens Avenue and "F" Street as required by the Department of Engineering Services.
11. Install sidewalks on Owens Avenue and the radius as required by the Department of Engineering Services.
12. Conformance to the Flood Hazard Control provisions of the City Code as required by the Department of Engineering Services.

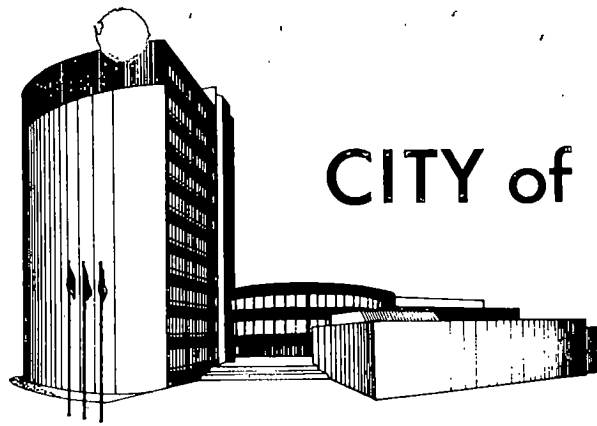
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An approved Variance must be exercised within six months or it becomes null and void, unless a request for an Extension of Time is duly filed and approved by the Board within the six month time limit.

Sincerely,
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR
Robert C. Clemmer
ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

HPF:hb
cc: City Clerk
Dept. of Eng. Services

MAYOR BILL BRIARE
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CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

September 26, 1983

Mr. & Ms. Jerome Mosley
3431 Kidd Street
N. Las Vegas, Nevada 89030

Re: V-87-83

Dear Mr. & Ms. Mosley:

Your request for a variance to allow a 5,700 sq. ft. lot where 6,500 sq. ft. is required and to allow a 10' rear yard setback where 15' is required for a proposed single family residence on property generally located on the northwest corner of Madison Avenue and "N" Street in Zoning District R-E (proposed R-1), was considered by the Board of Zoning Adjustment at its regular meeting held September 22, 1983.

It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following conditions:

1. Conformance to the plot plan amended to provide a 108.11' lot depth yielding a 6,100 sq. ft. lot.
2. Provision of a 14' rear yard setback.
3. Approval and conformance to the conditions of approval of Z-74-83.

This action by the Board of Zoning Adjustment on September 22, 1983 is final unless an appeal, in writing, is filed with the City Clerk within eleven days of the date of this letter, or there is a review action filed by the City Council within fourteen days of the date of this letter.

An approved Variance must be exercised within six months or it becomes null and void, unless a request for an Extension of Time is duly filed and approved by the Board within the six month time limit.

Sincerely,
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR
Robert C. Clemmer
ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION



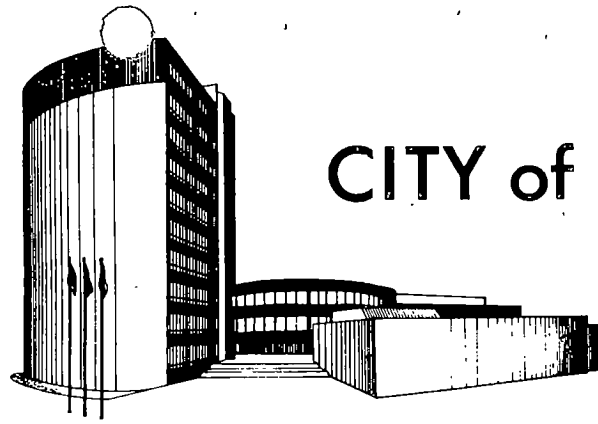
HPF:hb

cc: City Clerk

CLV-6218

Dept. of Eng. Services
400 E. SAGINAW AVENUE • LAS VEGAS, NEVADA 89101 • (702) 386-6011

MAYOR BILL BRIARE
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GEORGE F. OGILVIE
CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

September 26, 1983

Ms. Elizabeth Emry
1624 Palm #173
Las Vegas, Nevada 89104

Re: V-88-83

Dear Ms. Emry:

Your request for a variance to allow an office in an R-1 Zone which is not permitted on property located at 530 South 8th Street in Zoning District R-1, was considered by the Board of Zoning Adjustment at its regular meeting held September 22, 1983.

It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following conditions:

1. Conformance to the plot plan and elevations.
2. Repair all damaged sidewalk adjacent to this property as required by the Department of Engineering Services.
3. No changes to the building elevations will be allowed without the approval of the Board of Zoning Adjustment.
4. Install street lighting at the intersection of Bonneville Avenue and 8th Street as required by the Department of Engineering Services.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Board of Zoning Adjustment and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.



Re: V-88-83

8. Satisfaction of City code requirements and design standards of all City departments.
9. Approval of the parking and driveway plans by the Traffic Engineer.
10. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
11. Provision of fire hydrants and water flow as required by the Department of Fire Services.

This action by the Board of Zoning Adjustment on September 22, 1983 is final unless an appeal, in writing, is filed with the City Clerk within eleven days of the date of this letter, or there is a review action filed by the City Council within fourteen days of the date of this letter.

An approved Variance must be exercised within six months or it becomes null and void, unless a request for an Extension of Time is duly filed and approved by the Board within the six month time limit.

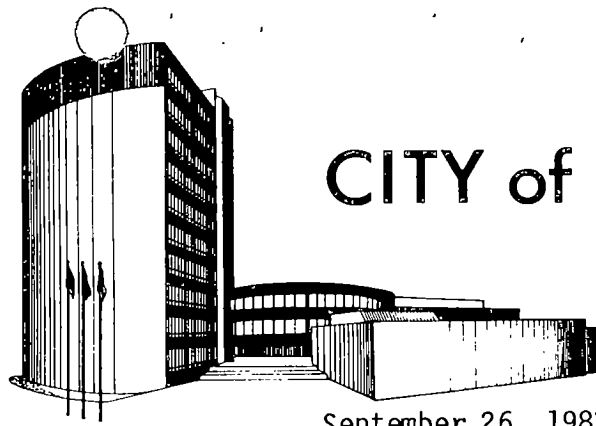
Sincerely,
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HAROLD P. FOSTER, DIRECTOR

Robert C. Clemmer
ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

HPF:hb

cc: City Clerk
Dept. of Eng. Services

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CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

September 26, 1983

Mr. James R. Rice
Teamsters' Union Local 631
P. O. Box 1870
Las Vegas, Nevada

Re: U-73-83

Dear Mr. Rice:

Your request for a use permit to allow the construction of a Teamsters' Meeting Hall and Office (quasi-public use) on property generally located on the north side of Alta Drive between Shadow Lane and Deauville Drive in Zoning District R-1, was considered by the Board of Zoning Adjustment at its regular meeting held September 22, 1983.

It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following conditions:

1. Conformance to the plot plan and elevations.
2. The 5' area between the wall and the sidewalk on the west side of the site shall be landscaped and the wall of landscaping shall be extended to the north property line.
3. Post a bond in the amount of \$15,000. for a traffic signal at the intersection of Alta Drive and Shadow Lane as required by the Department of Engineering Services.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Board of Zoning Adjustment and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.



6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Satisfaction of City code requirements and design standards of all City departments.
8. Approval of the parking and driveway plans by the Traffic Engineer.
9. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
10. Provision of fire hydrants and water flow as required by the Department of Fire Services.

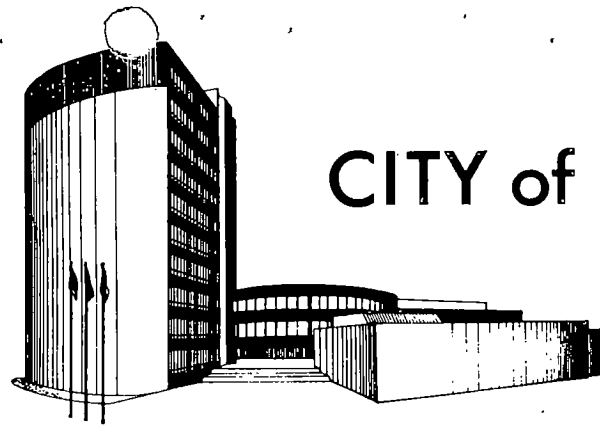
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DEPARTMENT OF COMMUNITY PLANNING
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HAROLD P. FOSTER, DIRECTOR

Robert C. Clemmer
ROBERT C. CLEMMER, ACTING CHIEF
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HPF:hb
cc: City Clerk
Dept. of Eng. Services

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CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

September 26, 1983

Mr. Jack Cason, President
Saveway Super Service Stations, Inc.
2424 Highland Avenue
Las Vegas, Nevada 89102

Re: U-75-83

Dear Mr. Cason:

Your request for a use permit to allow a customer operated car wash on property located at 4717 West Charleston Boulevard in Zoning District C-1, was considered by the Board of Zoning Adjustment at its regular meeting held September 22, 1983.

It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following conditions:

1. Conformance to the plot plan and elevations.
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Board of Zoning Adjustment and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
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. Approval of the parking and driveway plans by the Traffic Engineer.



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

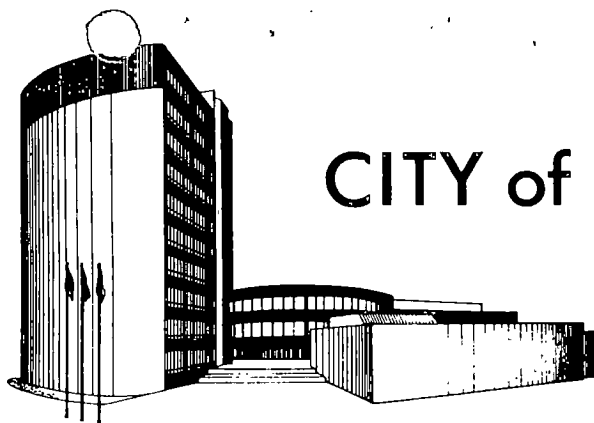
This action by the Board of Zoning Adjustment on September 22, 1983 is final unless an appeal, in writing, is filed with the City Clerk within eleven days of the date of this letter, or there is a review action filed by the City Council within fourteen days of the date of this letter.

Sincerely,
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

Robert C. Clemmer
ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

HPF:hb
cc: City Clerk
Dept. of Eng. Services

MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

September 26, 1983

Ms. Deidre Von Tungeln
3401 El Conlon Avenue
Las Vegas, Nevada 89102

Re: U-74-83(H0)

Dear Ms. Tungeln:

Your request for a home occupation permit to allow a medical transcribing service on property located at 3401 El Conlon Avenue in Zoning District R-PD13. was considered by the Board of Zoning Adjustment at its regular meeting held September 22, 1983.

It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following condition:

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

This action by the Board of Zoning Adjustment on September 22, 1983 is final unless an appeal, in writing, is filed with the City Clerk within eleven days of the date of this letter, or there is a review action filed by the City Council within fourteen days of the date of this letter.

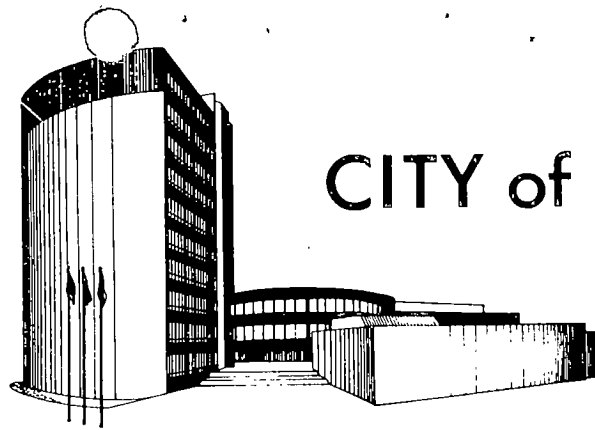
Sincerely,
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

Robert C. Clemmer
ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

HPF:hb
cc: City Clerk
Dept. of Business Activity



MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

September 26, 1983

Ms. Diana Champion
4400 Van Buren Avenue
Las Vegas, Nevada

Re: V-69-83

Dear Ms. Champion:

Your request to delete Condition #4 of an approved variance which condition requires a sprinkler system for the landscaping on property located at 4400 East Van Buren Avenue in Zoning District R-E, was considered by the Board of Zoning Adjustment at its regular meeting held September 22, 1983.

It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following conditions:

1. If the maintenance of the landscaping deteriorates, the Board reserves the right to require sprinkler system installation.

This action by the Board of Zoning Adjustment on September 22, 1983 is final unless an appeal, in writing, is filed with the City Clerk within eleven days of the date of this letter, or there is a review action filed by the City Council within fourteen days of the date of this letter.

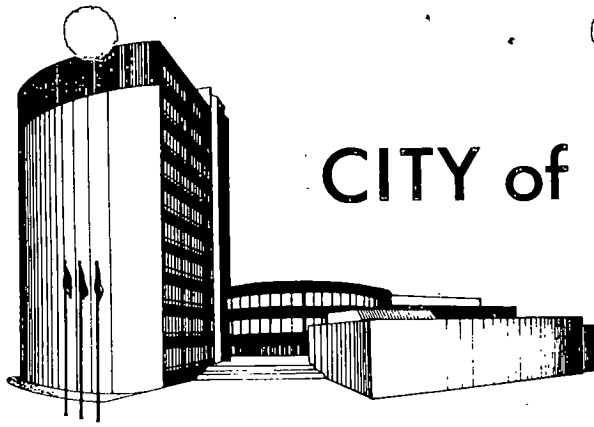
Sincerely,
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

Robert C. Clemmer
ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

HPF:hb
cc: City Clerk
Dept. of Eng. Services



MAYOR BILL BRIARE
COUNCILMEN
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AL LEVY
BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

September 26, 1983

Ms. Linda K. Haromy, President
Nevada Visitors Bureau
4265 South Eastern Avenue
Las Vegas, Nevada 89109

Re: AP-3-83

Dear Ms. Haromy:

The Appeal from Notice and Order to make repairs on buildings located at 309, 329, 331 Cleveland Avenue and 308, 316, 324 and 332 Cincinnati Avenue, was considered by the Board of Zoning Adjustment at its regular meeting held September 22, 1983.

It was voted by the Board of Zoning Adjustment to hold this item in ABEYANCE in order to enable the applicant adequate time to complete the required repairs. This item will again be considered by the Board of Zoning Adjustment at its next regular meeting on October 27, 1983.

The Board requires that you or your representative be present at this meeting in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada at 7:30 P.M.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

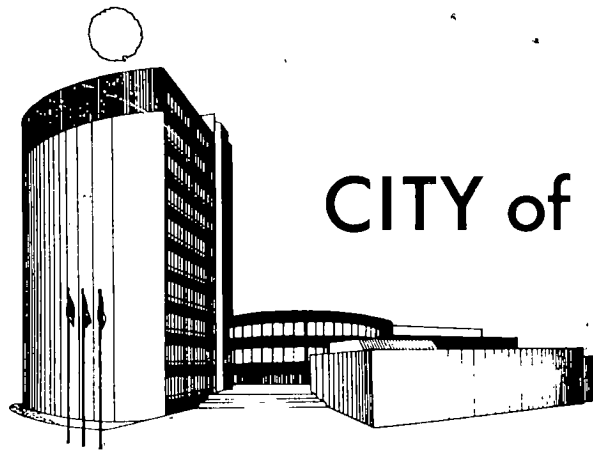
Robert C. Clemmer

ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

HPF:hb
cc: City Clerk



MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
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AL LEVY
BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
RUSSELL W. DORN



Chueno

CITY of LAS VEGAS

September 26, 1983

Cactus Mountain, Inc.
5620 W. Charleston Boulevard
Las Vegas, Nevada 89102

Re: V-77-83

Gentlemen:

Your request for a Variance to allow outdoor activities (bicycle race track), where such use is not permitted on property located at 5620 W. Charleston Boulevard in Zoning District C-1, was considered by the Board of Zoning Adjustment at its regular meeting held September 22, 1983.

It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following conditions:

1. Conformance to the plot plan and elevations.
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Board of Zoning Adjustment and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
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. Approval of the parking and driveway plans by the Traffic Engineer.
7. Repair any damage to the existing street improvements resulting from the development as required by the Department of Engineering Services.
8. Provision of fire hydrants and water flow as required by the Department of Fire Services.

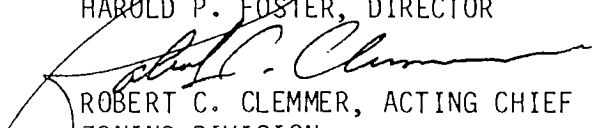


9. The amplification system shall be low wattage with the amplifiers directed south toward Charleston Boulevard so that the sound is inaudible on the north side of Alpine Place.
10. The hours of operation shall be limited to 5:30 P.M. to 9:30 P.M., Friday and Sunday nights only, and twelve (12) special event days per year from 5:30 P.M. to 9:30 P.M.
11. Lighting shall be directed southerly with no direct visual access to the source of light from the north side of Alpine Place and further the intensity of lights at the north property line shall not exceed 2 foot-candles.
12. No more than 430 persons shall be allowed to attend these races at any one time providing the retail operation is not operated during the track operation and the City Council approves the joint parking.
13. No motorized bicycles or other motorized vehicles shall be allowed to utilize these facilities.
14. Enter an Assessment District Agreement for the installation of street improvements on Alpine Place as required by the Department of Engineering Services.
15. Review in one year to determine if the operation is compatible. If it is determined that the operation adversely affects surrounding properties the use shall cease.
16. Provision of 15 gallon Arizona Cypress at 15' on center along the north property line.

This item will be considered by the City Council on October 19, 1983, at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requests that you or your representative be present at this meeting.

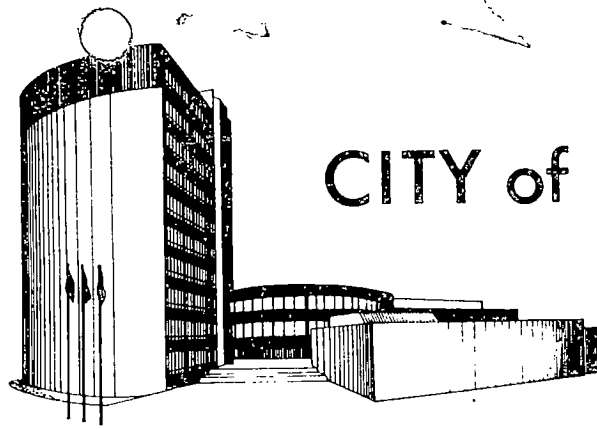
An approved Variance must be exercised within six months or it becomes null and void, unless a request for an Extension of Time is duly filed and approved by the Board within the six month time limit.

Sincerely,
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR


ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

HPF:hb
cc: City Clerk
Dept. of Eng. Services

MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

September 26, 1983

Mr. A. W. Ham, Jr.
Trustee of Alta Ham Trust
Post Office Box 790
Las Vegas, Nevada 89125

Re: V-91-83

Dear Mr. Ham:

Your request for a variance to allow a commercial bank (as tenant in the most northerly 5,010 sq. ft. of the building fronting on Charleston Boulevard), where financial institutions are not permitted, and to allow two freestanding signs on Charleston Boulevard where only one is permitted, and to allow a wall sign (bank logo) to a height of 8' where 6' is the maximum height permitted, and to allow one of the ground signs to be 87 sq. ft. where 15 sq. ft. is permitted with an overall height of 12' where 5' is permitted on property located at 550 East Charleston Boulevard in Zoning District R-1 (under Resolution of Intent to P-R), was considered by the Board of Zoning Adjustment at its regular meeting held September 22, 1983.

It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following conditions:

1. Conformance to the conditions of approval of Z-39-82.
2. Conformance to the plot plan and elevations pertinent to the signs.
3. The 6th Street entrance shown on the plot plan is not approved through this action.



Re: V-91-83

An approved Variance must be exercised within six months or it becomes null and void, unless a request for an Extension of Time is duly filed and approved by the Board within the six month time limit.

This item will be considered by the City Council on October 19, 1983 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

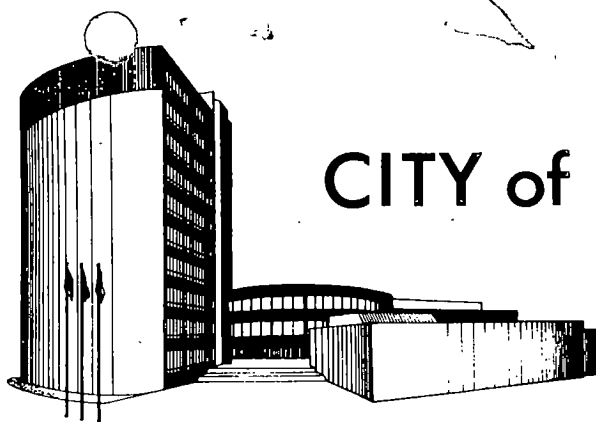
Robert C. Clemmer
ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

RCC:hb
cc: City Clerk

MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

September 26, 1983

Mr. & Ms. Thomas Cavanaugh
11800 Kittridge
N. Hollywood, California 91606

Re: V-92-83

Dear Mr. & Ms. Cavanaugh:

Your request for a variance to allow a proposed room addition 16'3" from the rear property line where 25' is required on property located at 1707 Linden Avenue in Zoning District R-2, was considered by the Board of Zoning Adjustment at its regular meeting held September 22, 1983.

It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following conditions:

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

This action by the Board of Zoning Adjustment on September 22, 1983 is final unless an appeal, in writing, is filed with the City Clerk within eleven days of the date of this letter, or there is a review action filed by the City Council within fourteen days of the date of this letter.

An approved Variance must be exercised within six months or it becomes null and void, unless a request for an Extension of Time is duly filed and approved by the Board within the six month time limit.

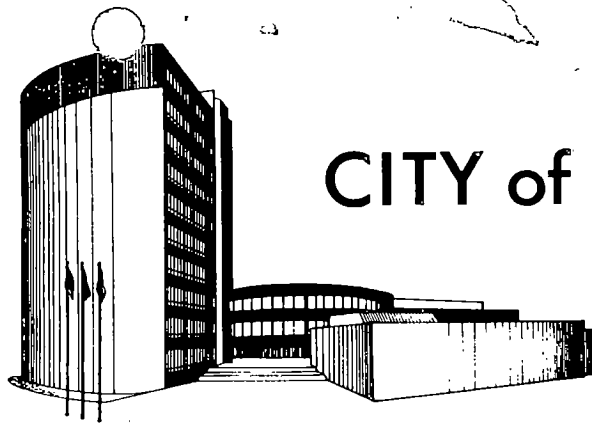
Sincerely,
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

Robert C. Clemmer
ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION



HPF:hb
cc: City Clerk
Dept. of Eng. Services

MAYOR BILL BRIARE
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GEORGE F. OGILVIE
CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

September 26, 1983

Mr. Bobby Robinson
5216 Holmby Avenue
Las Vegas, Nevada 89102

Re: V-79-83

Dear Mr. Robinson:

Your request for a variance to allow a room addition seven feet (7') from the side property line where fifteen feet (15') is required on property located at 5216 Holmby Avenue in Zoning District R-1, was considered by the Board of Zoning Adjustment at its regular meeting held September 22, 1983.

It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following conditions:

1. Conformance to the plot plan.
2. Approval of the elevations by the Department of Community Planning and Development.

This action by the Board of Zoning Adjustment on September 22, 1983 is final unless an appeal, in writing, is filed with the City Clerk within eleven days of the date of this letter, or there is a review action filed by the City Council within fourteen days of the date of this letter.

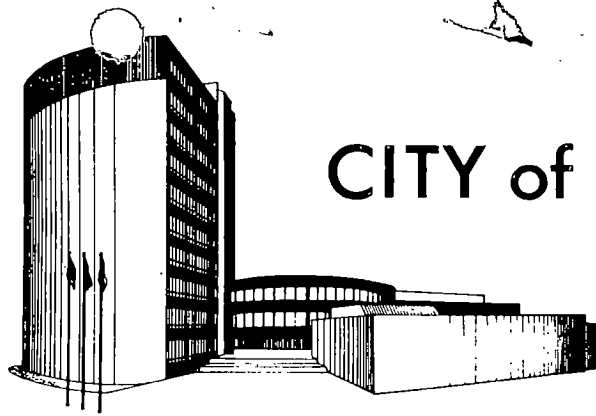
An approved Variance must be exercised within six months or it becomes null and void, unless a request for an Extension of Time is duly filed and approved by the Board within the six month time limit.

Sincerely,
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR
Robert C. Clemmer
ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION



HPF:hb
cc: City Clerk
Dept. of Eng. Services

MAYOR BILL BRIARE
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AL LEVY
BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

September 26, 1983

Ms. Jessie Emmett
International Travel School
807 South Decatur Boulevard
Las Vegas, Nevada 89107

Re: V-38-81

Dear Ms. Emmett:

Your request for a Review of Condition to rescind the two year time restriction on property located at 807 South Decatur Boulevard in Zoning District R-2, was considered by the Board of Zoning Adjustment at its regular meeting held September 22, 1983.

It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following condition:

1. Conformance to all of the remaining original conditions of approval.

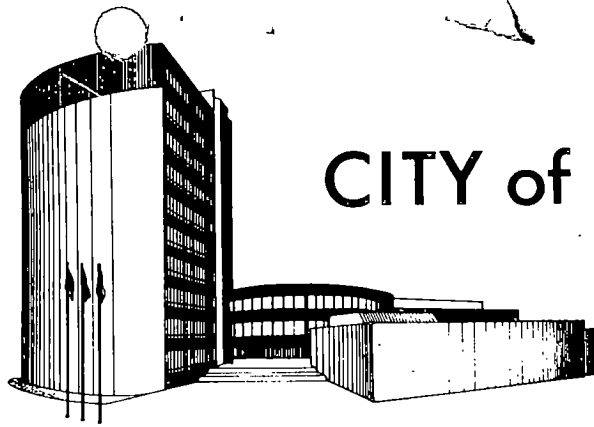
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Sincerely,
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR
Robert C. Clemmer
ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

HPF:hb
cc: City Clerk
Dept. of Eng. Services



MAYOR BILL BRIARE
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CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

September 26, 1983

Mr. Claude Bardahl, Jr.
P. O. Box 28185
Las Vegas, Nevada 89126

Re: U-76-83(HO)

Dear Mr. Bardahl:

Your request for a home occupation permit to conduct a bookkeeping service on property located at 4152 Woodgreen Drive in Zoning District R-PD8, was considered by the Board of Zoning Adjustment at its regular meeting held on September 22, 1983.

It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following condition:

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

This action by the Board of Zoning Adjustment on September 22, 1983 is final unless an appeal, in writing, is filed with the City Clerk within eleven days of the date of this letter, or there is a review action filed by the City Council within fourteen days of the date of this letter.

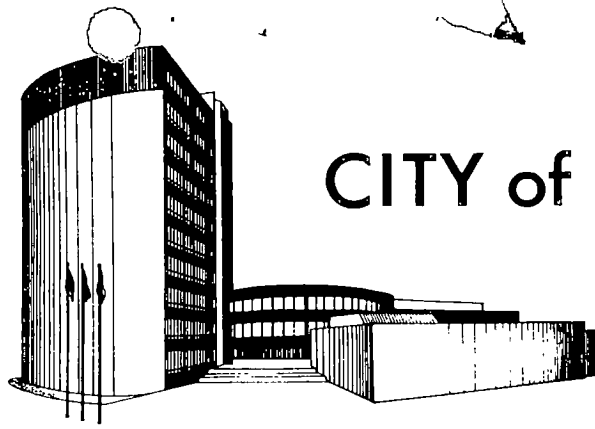
Sincerely,
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

Robert C. Clemmer
ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

HPF:hb
cc: City Clerk
Dept. of Business Activity



MAYOR BILL BRIARE
COUNCILMEN
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PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

September 26, 1983

Mr. Gene Comito
San Tropéz, Inc.
300 South 4th Street, Suite 620
Las Vegas, Nevada 89101

Re: V-5-80

Dear Mr. Comito:

Your request for a one year extension of time on an approved variance which allowed a commercial building consisting of offices and retail sales in a residential zone where such use is not permitted on property generally located on the north side of Owens Avenue between Comstock and Tonopah Drives in Zoning District R-E (under Resolution of Intent to R-PD8), was considered by the Board of Zoning Adjustment at its regular meeting held September 22, 1983.

It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following condition:

1. The variance shall expire November 7, 1984.

This action by the Board of Zoning Adjustment on September 22, 1983 is final unless an appeal, in writing, is filed with the City Clerk within eleven days of the date of this letter, or there is a review action filed by the City Council within fourteen days of the date of this letter.

An approved Variance must be exercised within six months or it becomes null and void, unless a request for an Extension of Time is duly filed and approved by the Board within the six month time limit.

Sincerely,
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

Robert C. Clemmer
ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

HPF:hb
cc: City Clerk
Dept. of Eng. Services
Ms. Cappy Hayes, VIN



MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

September 26, 1983

Mr. Ted Crey, Manager
Construction & Maintenance
Ole's Home Centers
3395 E. Foothill Blvd.
Pasadena, California 91107

Re: V-51-83

Dear Mr. Crey:

Your request for a Review of Condition to allow outside storage of lumber for Ole's Home Center on property located at 5200 West Sahara Avenue in Zoning District C-1, was considered by the Board of Zoning Adjustment at its regular meeting held September 22, 1983.

It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following conditions:

1. Conformance to all of the original conditions of approval except Condition #2.
2. Provide a screened enclosure of the north storage area a minimum of 6' high utilizing Redwood slats in the chain link gates and wall extensions.

This action by the Board of Zoning Adjustment on September 22, 1983 is final unless an appeal, in writing, is filed with the City Clerk within eleven days of the date of this letter, or there is a review action filed by the City Council within fourteen days of the date of this letter.

Sincerely,
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR
Robert C. Clemmer
ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

HPF:hb
cc: City Clerk
Dept. of Eng. Services



MAYOR BILL BRIARE
COUNCILMEN
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GEORGE F. OGILVIE
CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

September 26, 1983

Mr. Bob Stupak
Vegas World
2000 Las Vegas Blvd. S.
Las Vegas, Nevada 89104

Re: V-93-83

Dear Mr. Stupak:

Your request for a variance to allow a freestanding ground sign to project 14' beyond the curb where a 3' setback from the curb is required on property located at 2000 Las Vegas Boulevard South in Zoning District C-2, was considered by the Board of Zoning Adjustment at its regular meeting held September 22, 1983.

It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following conditions:

1. Conformance to the plot plan and elevations.
2. Enter into an Encroachment Agreement providing maintenance responsibility and liability as required by the Department of Engineering Services.

This action by the Board of Zoning Adjustment on September 22, 1983 is final unless an appeal, in writing, is filed with the City Clerk within eleven days of the date of this letter, or there is a review action filed by the City Council within fourteen days of the date of this letter.

An approved Variance must be exercised within six months or it becomes null and void, unless a request for an Extension of Time is duly filed and approved by the Board within the six month time limit.

Sincerely,
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

Robert C. Clemmer
ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION



HPF:hb

cc: City Clerk