

S. ✓

A G E N D A

BOARD OF ZONING ADJUSTMENT MEETING

OCTOBER 27, 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 August 25, 1983.

NEW BUSINESS:

1. U-78-83 Application of THEODORE M. SALTZMAN on behalf of THE
SALTZMAN FAMILY TRUST for a use permit to allow an
open sales lot for the sale of Indian wall decorations
on property located at 2217 East Fremont Street in
Zoning District C-2.
2. U-79-83 Application of A. W. HAM, JR., TRUSTEE OF ALTA HAM
ESTATE, ET AL for a use permit to allow a used car
lot and a transient sales lot (new merchandise only)
on property located at 1120 Las Vegas Boulevard South
in Zoning District C-2.
3. U-80-83 Application of ROBERT B. and LISA M. MC INTYRE for a
use permit to operate a preschool for twelve (12)
children on property located at 5805 Westport Circle
in Zoning District R-1.
4. U-82-83 Application of LAWRENCE C. TEMPLE on behalf of ELIZABETH
BARON for a use permit to allow an office for a psychic
on property located at 3017 West Charleston Boulevard in
Zoning District C-D.
5. V-84-80 Request of ELMER J. LAUB for a three year extension of
time on an approved variance which allowed a trailer to
Extension be used as a caretaker's residence (three year time limit)
Of Time on property located at 8250 Thom Boulevard in Zoning District
R-E.
6. V-94-83 Application of ALEX F. and BETTY L. GLENN for a variance
to allow the creation of four lots with frontages ranging
from 92' to 94' in width where 100' is required and to
allow lot sizes of 19,054 sq. ft., 19,055 sq. ft., 19,471
sq. ft. and 19,540 sq. ft. where 20,000 sq. ft. is the
minimum size allowed on property located at 3700 Thom
Boulevard in Zoning District R-E.

X2✓

7. V-95-83 Application of DWIGHT W. MEIERHENRY for a variance to allow commercial storage units where such use is not permitted on property located at 2210 West Bonanza Road in Zoning District R-1.
8. V-96-83 Application of JON R. and CATHLEEN R. HALL for a variance to allow the construction of an attached garage five feet (5') from the north side property line where fifteen feet (15') is required on property located at 2436 Spanish Court in Zoning District R-1.
9. V-97-83 Application of M. J. SCHIFF, TRUSTEE OF MARVIN JAMES SCHIFF TRUST, on behalf of WILLIAM BUNCH for a variance to allow an auto body and spray paint facility on property located at 1901 Industrial Road in Zoning District C-M.
10. V-98-83 Application of NICK PANDELIS for a variance to allow a four story office building where only a two story building is permitted; allow 95 parking spaces where a minimum of 129 spaces is required; allow carports 14' from the rear property line where 20' is required with the overhang 5' from the rear property line where 17' is required, and said carports 3' from the side property line where 5' is required with overhang to the side property line where a 3' setback is required; and to allow a portion of the building to be used for commercial purposes where such use is not allowed on property located at 814 Shadow Lane in Zoning District R-E, (a portion under Resolution of Intent to P-R).
11. V-99-83 Application of RICHARD N. and GUNILLA I. KING for a variance to allow an accounting and real estate office where such use is not permitted on property located at 2511 West Bonanza Road in Zoning District R-1.
12. V-100-83 Application of MICHAEL and KATHRYN ASHE for a variance to allow an addition 14'4" from the front (south) property line where 20' is required and 5' from the east side property line where 15' is required on property located on the northwest corner of Eastern Avenue and St. Louis Avenue in Zoning District R-1.
13. V-101-83 Application of JOHNNY RIBEIRO for a variance to allow a bank drive thru teller window facility on property located at 2820 West Charleston Boulevard in Zoning District R-A, (under Resolution of Intent to C-D).
14. V-102-83 Application of KERRY O'BANNON for a variance to allow offices for an accounting firm where such use is not permitted on property located at 624 South 10th Street in Zoning District R-1.
15. V-103-83 Application of KIM M. PHILLIPS for a variance to allow a two story room addition one foot (1') from the north side property line where five feet (5') is required on property located at 4912 Vermont Avenue in Zoning District R-1.

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

BOARD OF ZONING ADJUSTMENT

OCTOBER 27, 1983

1. U-77-83(HO) Application of GENE BABCOCK for a home occupation permit to allow a mail order business for computer software on property located at 2210 East Bonanza Road in Zoning District R-1.
2. U-81-83(HO) Application of GREG REINSTADTLER for a home occupation permit to allow the manufacture and repair of jewelry on property located at 7721 Aplin Avenue in Zoning District R-1.
3. U-83-83(HO) Application of ROBERT EARL SEMORE for a home occupation permit to operate an amusement game leasing business on property located at 136 Cimarron Road in Zoning District R-1.
4. U-84-83(HO) Application of SHARRON DE ANGELO for a home occupation permit to make ceramics that will be sold to retail shops on property located at 709 Garrison Street in Zoning District R-1.

ANNOTATED AGENDA

BOARD OF ZONING ADJUSTMENT MEETING

OCTOBER 27, 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,
Robert Bugbee
EXCUSED: Jessie Emmett

ANNOUNCEMENT: Satisfaction of the Open Meeting Law and reading of
the Standard Conditions and requirements for filing
an Appeal.

MINUTES: Approval of the Minutes for the Board of Zoning
Adjustment Meeting of August 25, 1983.

APPROVED
MYERS/UNANIMOUS

NEW BUSINESS:

1. U-78-83 Application of THEODORE M. SALTZMAN on behalf of THE
SALTZMAN FAMILY TRUST for a use permit to allow an
open sales lot for the sale of Indian wall decorations
on property located at 2217 East Fremont Street in
Zoning District C-2.
- DENIED
BUGBEE/UNANIMOUS

STAFF RECOMMENDATION: DENIAL

PROTESTS: NONE

CITY COUNCIL WILL SET A DATE FOR PUBLIC HEARING AT ITS 11-2-1983 MEETING.

2. U-79-83 Application of A.W. HAM, JR., TRUSTEE OF ALTA HAM
ESTATE, ET AL for a use permit to allow a used car
lot and a transient sales lot (new merchandise only)
on property located at 1120 Las Vegas Boulevard South
in Zoning District C-2.
- APPROVED
MYERS/UNANIMOUS
(USED CAR LOT ONLY AND
DENIED THE TRANSIENT
SALES LOT)
CONDITIONS:
1. Conformance to the plot plan applicable to the east 132' only.
 2. Dedication of 10' of right-of-way for Las Vegas Boulevard South as
required by the Department of Engineering Services.
 3. Landscaping and a permanent underground sprinkler system shall be provided
as required by the Department of Community Planning and Development and shall
be permanently maintained in a satisfactory manner. Failure to properly maintain
required landscaping and underground sprinkler system shall be cause for revoca-
tion 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.

STAFF RECOMMENDATION: DENIAL

PROTESTS: NONE

CITY COUNCIL WILL SET A DATE FOR PUBLIC HEARING FOR THE TRANSIENT SALES LOT PORTION OF THE APPLICATION AT ITS 11-2-83 MEETING.

3. U-80-83 Application of ROBERT B. and LISA M. MC INTYRE for a use permit to operate a preschool for twelve (12) children on property located at 5805 Westport Circle in Zoning District R-1.
- APPROVED
BUGBEE/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan amended to provide two off-street parking spaces.
2. Approval of the parking and driveway plans by the Traffic Engineer.
3. The operation shall be for two days a week only, either on Monday and Wednesday or Tuesday and Thursday.

STAFF RECOMMENDATION: NO OBJECTION

PROTESTS: 4 (3 at meeting) APPROVALS: 2 (at meeting)

4. U-82-83 Application of LAWRENCE C. TEMPLE on behalf of ELIZABETH BARON for a use permit to allow an office for a psychic on property located at 3017 West Charleston Boulevard in Zoning District C-D.
- APPROVED
BUGBEE/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan.
2. Approval and conformance to the conditions of CD-1-83.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: NONE

5. V-84-80 Request of ELMER J. LAUB for a three year extension of time on an approved variance which allowed a trailer to be used as a caretaker's residence (three year time limit) on property located at 8250 Thom Boulevard in Zoning District R-E.
- EXTENSION OF TIME
APPROVED
MYERS/UNANIMOUS

CONDITION:

1. This Variance shall expire November 17, 1986.

STAFF RECOMMENDATION: NO OBJECTION

PROTESTS: NONE APPROVAL: 1

6. V-94-83 Application of ALEX F. and BETTY L. GLENN for a variance to allow the creation of four lots with frontages ranging from 92' to 94' in width where 100' is required and to allow lot sizes of 19,054 sq. ft., 19,055 sq. ft., 19,471 sq. ft. and 19,540 sq. ft. where 20,000 sq. ft. is the minimum size allowed on property located at 3700 Thom Boulevard in Zoning District R-E.

CONDITIONS:

1. Recording of a parcel map.
2. Removal of the existing buildings and fences from the site.

STAFF RECOMMENDATION: NO OBJECTION

PROTESTS: NONE

-
7. V-95-83 Application of DWIGHT W. MEIERHENRY for a variance to allow commercial storage units where such use is not permitted on property located at 2210 West Bonanza Road in Zoning District R-1.

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

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: NONE

TO BE CONSIDERED BY THE CITY COUNCIL AT ITS 11-16-83 MEETING.

-
8. V-96-83 Application of JON R. and CATHLEEN R. HALL for a variance to allow the construction of an attached garage five feet (5') from the north side property line where fifteen feet (15') is required on property located at 2436 Spanish Court in Zoning District R-1.

APPROVED
JUNIEL/UNANIMOUS

CONDITION:

1. Conformance to the plot plan and elevations.

STAFF RECOMMENDATION: DENIAL

PROTESTS: NONE

-
9. V-97-83 Application of M.J. SCHIFF, TRUSTEE OF MARVIN JAMES SCHIFF TRUST, on behalf of WILLIAM BUNCH for a variance to allow an auto body and spray paint facility on property located at 1901 Industrial Road in Zoning District C-M.

APPROVED
BUGBEE/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. No openings on the east side of the building.
3. All work shall be done in a completely enclosed building.
4. Provision of a paint spray booth with a filtering system.
5. Provision of fire hydrants and water flow as required by the Department of Fire Services.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: NONE

10. V-98-83

APPROVED
MYERS/UNANIMOUS

Application of NICK PANDELIS for a variance to allow a four story office building where only a two story building is permitted; allow 95 parking spaces where a minimum of 129 spaces is required; allow carports 14' from the rear property line where 20' is required with the overhang 5' from the rear property line where 17' is required, and said carports 3' from the side property line where 5' is required with overhang to the side property line where a 3' setback is required; and to allow a portion of the building to be used for commercial purposes where such use is not allowed on property located at 814 Shadow Lane in Zoning District R-E, (a portion under Resolution of Intent to P-R).

CONDITIONS:

1. Conformance to the plot plan without carports and elevations.
2. Conformance to the conditions of approval of Z-29-82.
3. There shall be no access to Willow Street.
4. The commercial uses shall be medically associated.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: NONE

11. V-99-83

APPROVED
BUGBEE/UNANIMOUS

Application of RICHARD N. and GUNILIA I. KING for a variance to allow an accounting and real estate office where such use is not permitted on property located at 2511 West Bonanza Road in Zoning District R-1.

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Approval of the parking and driveway plans by the Traffic Engineer.
3. Provision of fire hydrants and water flow as required by the Department of Fire Services.
4. Provision of a 6' block wall along the south property line except the front yard where it shall be 4' with top 2' fifty percent (50%) open.
5. The office uses are allowed for this current property owner only.

STAFF RECOMMENDATION: DENIAL

PROTESTS: NONE

TO BE CONSIDERED BY CITY COUNCIL AT ITS 11-2-83 MEETING.

12. V-100-83

APPROVED
MYERS/UNANIMOUS

Application of MICHAEL and KATHRYN ASHE for a variance to allow an addition 14'4" from the front (south) property line where 20' is required and 5' from the east side property line where 15' is required on property located on the northwest corner of Eastern Avenue and St. Louis Avenue in Zoning District R-1.

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Department of Community Planning and Development and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
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: NONE

13. V-101-83 Application of JOHNNY RIBEIRO for a variance to allow a bank drive thru teller window facility on property located at 2820 West Charleston Boulevard in Zoning District R-A, (under Resolution of Intent to C-D).
- APPROVED
BUGBEE/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations.
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: NONE

TO BE CONSIDERED BY THE CITY COUNCIL AT ITS NOVEMBER 16, 1983 MEETING

14. V-102-83 Application of KERRY O'BANNON for a variance to allow offices for an accounting firm where such use is not permitted on property located at 624 South 10th Street in Zoning District R-1.
- APPROVED
MYERS/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Install sidewalk on 10th Street as required by the Department of Engineering Services.
3. Enter an Assessment District for street lighting and alley pavement as required by the Department of Engineering Services.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler 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: NONE

-
15. V-103-83 Application of KIM M. PHILLIPS for a variance to allow a two story room addition one foot (1') from the north side property line where five feet (5') is required on property located at 4912 Vermont Avenue in Zoning District R-1.
- APPROVED
BUGBEE/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan.
2. Approval of the elevations by the Department of Community Planning and Development.
3. Enter an Assessment District to install sidewalk as required by the Department of Engineering Services.
4. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.

STAFF RECOMMENDATION: DENIAL

PROTESTS: NONE

-
16. V-104-83 Application of PAUL FERGUSON on behalf of VILLAGE CENTER, INC. for a variance to permit the sale of used furniture, appliances and household items where the sale of secondhand merchandise is not permitted on property located at 1048 North Rancho Drive in Zoning District C-2.
- APPROVED
BUGBEE/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan.
2. Provision of fire hydrants and water flow as required by the Department of Fire Services.
3. No exterior storage or display of merchandise.
4. Temporary advertisement signs shall be avoided and all signs painted on the walls of the building shall be reviewed by the Board of Zoning Adjustment.
5. Parking shall be provided as required by the City Code for a place of public assembly.

STAFF RECOMMENDATION: DENIAL

PROTESTS: 1

-
17. V-105-83 Application of KENNETH R. GILES, JR. for a variance to allow a two story building addition one foot (1') from the side property line where six feet (6') is required and to allow the roof overhang two inches (2") from the side property line where three feet (3') is required on property located at 6329 Clarice Avenue in Zoning District R-1.
- APPROVED
JUNIEL/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
3. Construction must be completed in eight (8) months.

STAFF RECOMMENDATION: DENIAL

PROTESTS: 18 on petition

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.

DISMISSED
BUGBEE/UNANIMOUS

DIRECTOR'S BUSINESS:

1. CHANGE OF MEETING DATES The regularly scheduled meeting of the Board of Zoning Adjustment is on November 24, 1983 which is Thanksgiving Day. The Board ratified changing the meeting date to November 17, 1983.
- APPROVED
MYERS/UNANIMOUS
-

SUPPLEMENTAL AGENDA:

1. U-77-83 (HO) Application of GENE BABCOCK for a home occupation permit to allow a mail order business for computer software on property located at 2210 East Bonanza Road in Zoning District R-1.
- APPROVED
BUGBEE/UNANIMOUS

CONDITION:

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

STAFF RECOMMENDATION: APPROVAL

2. U-81-83 (HO) Application of GREG REINSTADTLER for a home occupation permit to allow the manufacture and repair of jewelry on property located at 7721 Aplin Avenue in Zoning District R-1.
- APPROVED
BUGBEE/UNANIMOUS

CONDITION:

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

STAFF RECOMMENDATION: APPROVAL

3. U-83-83 (HO) Application of ROBERT EARL SEMORE for a home occupation permit to operate an amusement game leasing business on property located at 136 Cimarron Road in Zoning District R-1.
- APPROVED
BUGBEE/3-1 VOTE/
MYERS VOTED "NO"

CONDITIONS:

1. All operations shall conform to the criteria for a home occupation permit.
2. No repairs or machine pick-up or drop-off from the home.

STAFF RECOMMENDATION: DENIAL

4. U-84-83 (HO) Application of SHARRON DE ANGELO for a home occupation permit to make ceramics that will be sold to retail shops on property located at 709 Garrison Street in Zoning District R-1.
- APPROVED
MYERS/UNANIMOUS

CONDITION:

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

STAFF RECOMMENDATION: APPROVAL

MINUTES

BOARD OF ZONING ADJUSTMENT MEETING

OCTOBER 27, 1983

CALL TO ORDER:

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

PRESENT:

Chairman Robert Giles, Helen Myers, Bonnie Juniel, Robert Bugbee.

EXCUSED:

Jessie Emmett

STAFF PRESENT:

Robert Clemmer, Acting Chief of Zoning
Val Steed, Deputy City Attorney
Sandra R. LeBoeuf, Deputy 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; and stated that all actions by the Board of Zoning Adjustment are final unless an appeal, in writing, is filed with the City Clerk within eleven days or there is a review action filed by the City Council within fourteen days from the date notice is sent to the applicant (usually the Monday following this Board's meeting).

MINUTES:

Mrs. Myers made a motion for APPROVAL of the Minutes for the Board of Zoning Adjustment meeting held on August 25, 1983. Motion carried unanimously. (Emmett excused)

NEW BUSINESS:

1. U-78-83
DENIED

Application of THEODORE M. SALTZMAN on behalf of THE SALTZMAN FAMILY TRUST for a use permit to allow an open sales lot for the sale of Indian wall decorations on property located at 2217 East Fremont Street in Zoning District C-2.

Mr. Clemmer presented the plot plan and stated that this type of use should be prohibited on Fremont Street; and, therefore, staff recommended DENIAL.

There are no protests on file.

The applicant was not present.

No one appeared in favor or opposition.

Mr. Bugbee made a motion for DENIAL. Motion carried unanimously. (Emmett excused) This item will go before the City Council on November 2, 1983 to set the date for the Public Hearing at the City Council meeting to be held on November 16, 1983.

Mr. Giles announced that this action by the Board of Zoning Adjustment is final unless an appeal, in writing, is filed with the City Clerk within eleven days or there is a review action filed by the City Council within fourteen days from the date notice is sent to the applicant (usually the Monday following this Board's meeting).

2. U-79-83

APPROVED
Used Car Lot
Only

Application of A. W. HAM, JR., TRUSTEE OF ALTA HAM ESTATE, ET AL for a use permit to allow a used car lot and a transient sales lot (new merchandise only) on property located at 1120 Las Vegas Boulevard South in Zoning District C-2.

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

1. Conformance to the plot plan amended to provide landscaping along 4th Street.
2. Dedication of 10' of right-of-way for Las Vegas Boulevard South as required by the Department of Engineering Services.
3. Install sidewalk on 4th Street as required by the Department of Engineering Services.
4. Standard conditions 2-8.

If only used car lot approved, subject to:

1. Conformance to the plot plan.
2. Dedication of 10' of right-of way for Las Vegas Boulevard South as required by the Department of Engineering Services.
3. Standard conditions 2-8.

Gus Malone appeared on behalf of the application. He stated that this property had been a car lot for years and that only new merchandise would be sold on the transient sales lot.

Tony Valinoti appeared. He only wanted to ask whether they would be dismantling cars.

Mrs. Myers made a motion for APPROVAL of the used car lot only on the 132' of the lot, subject to staff's conditions. Motion carried unanimously (Emmett excused). This item will go before the City Council on November 2, 1983 to set the date for the Public Hearing at the City Council meeting to be held on November 16, 1983 for the transient sales lot use.

Mr. Giles stated that this action by the Board of Zoning Adjustment is final unless an appeal, in writing, is filed with the City Clerk within eleven days or there is a review action filed by the City Council within fourteen days from the date notice is sent to the applicant (usually the Monday following this Board's meeting).

3. U-80-83

APPROVED

Application of ROBERT B. and LISA M. McINTYRE for a use permit to operate a preschool for twelve (12) children on property located at 5805 Westport Circle in Zoning District R-1.

Mr. Clemmer presented the plot plan. He stated that staff had no objection and if approved, subject to:

1. Conformance to the plot plan amended to provide two off-street parking spaces.
2. Approval of the parking and driveway plans by the Traffic Engineer.
3. The operation shall be for two days a week only.

3. U-80-83

There is one protest on file and one letter of approval.

(Continued)

Robert McIntyre appeared on behalf of the application. He stated that the builder will be installing the two parking spaces.

Lisa McIntyre appeared on behalf of the application. She stated that she would only be operating two days a week with two and a half hour sessions in the morning and in the afternoon.

There was a show of two hands in favor and three hands in opposition in the audience.

Gary Freeman appeared in opposition. His objection was that it would increase the traffic on the street and would be a safety hazard.

Paul Skwarski appeared in opposition. He objected to the traffic this would create. He presented the Board with a letter of protest from Ken and Nancy Mercer.

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

Mr. Giles stated that this action by the Board of Zoning Adjustment is final unless an appeal, in writing, is filed with the City Clerk within eleven days or there is a review action filed by the City Council within fourteen days from the date notice is sent to the applicant (usually the Monday following this Board's meeting).

4. U-82-83

APPROVED

Application of LAWRENCE C. TEMPLE on behalf of ELIZABETH BARON for a use permit to allow an office for a psychic on property located at 3017 West Charleston Boulevard in Zoning District C-D.

Mr. Clemmer presented the plot plan. He stated that staff had no objections and if approved, subject to:

1. Conformance to the plot plan.
2. Approval and conformance to the conditions of approval of CD-1-83.

There are no protests on file.

Richard Koch, Attorney, appeared on behalf of the applicant.

Elizabeth Baron was present.

No one appeared in opposition.

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

Mr. Giles stated that this action by the Board of Zoning Adjustment is final unless an appeal, in writing, is filed with the City Clerk within eleven days or there is a review action filed by the City Council within fourteen days from the date notice is sent to the applicant (usually the Monday following this Board's meeting).

5. V-84-80

EXTENSION OF
TIME

APPROVED

Request of ELMER J. LAUB for a three-year extension of time on an approved variance which allowed a trailer to be used as a caretaker's residence (three-year time limit) on property located at 8250 Thom Boulevard in Zoning District R-E.

Mr. Clemmer presented the plot plan. He stated staff had no objection and if approved, subject to:

1. This Variance shall expire November 17, 1986.

Elmer J. Laub appeared on behalf of the application. He presented a letter in favor to the Board.

There are no protests on file and one letter of approval.

No one appeared in opposition.

Mrs. Myers made a motion for APPROVAL of the EXTENSION OF TIME for three years, subject to staff's condition. Motion carried unanimously. (Emmett excused)

Mr. Giles stated that this action by the Board of Zoning Adjustment is final unless an appeal, in writing, is filed with the City Clerk within eleven days or there is a review action filed by the City Council within fourteen days from the date notice is sent to the applicant (usually the Monday following this Board's meeting).

6. V-94-83

APPROVED

Application of ALEX F. and BETTY L. GLENN for a variance to allow the creation of four lots with frontage ranging from 92' to 94' in width where 100' is required and to allow lot sizes of 19,054 sq. ft., 19,055 sq. ft. and 19,471 sq. ft. and 19,540 sq. ft. where 20,000 sq. ft. is the minimum size allowed on property located at 3700 Thom Boulevard in Zoning District R-E.

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

1. Recording of a parcel map.
2. Removal of the existing buildings and fences from the site.

There are no protests on file.

Betty Glenn appeared on behalf of the application.

Alex Glenn 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 excused)

Mr. Giles stated that this action by the Board of Zoning Adjustment is final unless an appeal, in writing, is filed with the City Clerk within eleven days or there is a review action filed by the City Council within fourteen days from the date notice is sent to the applicant (usually the Monday following this Board's meeting).

7. V-95-83

APPROVED

Application of DWIGHT W. MEIERHENRY for a variance to allow commercial storage units where such use is not permitted on property located at 2210 West Bonanza Road in Zoning District R-1.

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

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

There are no protests on file.

Dwight W. Meierhenry appeared on behalf of the application. He stated that this would be a daytime business only.

No one appeared in opposition.

Mr. Bugbee made a motion for APPROVAL, subject to staff's conditions. Motion carried with a 3 - 1 vote with Myers voting "no." (Emmett excused) A previous motion was made by Mrs. Myers to deny failed with Bugbee, Giles and Juniel voting "no." This item will be heard at the City Council meeting to be held on November 16, 1983.

8. V-96-83

APPROVED

Application of JON R. and CATHLEEN R. HALL for a variance to allow the construction of an attached garage five feet (5') from the north side property line where fifteen feet (15') is required on property located at 2436 Spanish Court in Zoning District R-1.

Mr. Clemmer presented the plot plan. He stated that this was a regular shaped lot and there was not any hardship. Staff recommended DENIAL. If approved, subject to:

1. Conformance to the plot plan and elevations.

Jon Hall appeared on behalf of the application.

There are no protests on file.

No one appeared in opposition.

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

Mr. Giles stated that this action by the Board of Zoning Adjustment is final unless an appeal, in writing, is filed with the City Clerk within eleven days or there is a review action filed by the City Council within fourteen days from the date notice is sent to the applicant (usually the Monday following this Board's meeting).

9. V-97-83

APPROVED

Application of M. J. SCHIFF, TRUSTEE OF MARVIN JAMES SCHIFF TRUST, on behalf of WILLIAM BUNCH for a variance to allow an auto body and spray paint facility on property located at 1901 Industrial Road in Zoning District C-M.

9. V-97-83
(Continued)

Mr. Clemmer presented the plot plan. He stated that a previous variance had expired and staff recommended APPROVAL, subject to:

1. Conformance to the plot plan and elevations.
2. No openings on the east side of the building.
3. All work shall be done in a completely enclosed building.
4. Provision of a paint spray booth with a filtering system.
5. Provision of fire hydrants and water flow as required by the Department of Fire Services.

There are no protests on file.

M. J. Schiff appeared on behalf of the application.

No one appeared in opposition.

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

Mr. Giles stated that this action by the Board of Zoning Adjustment is final unless an appeal, in writing, is filed with the City Clerk within eleven days or there is a review action filed by the City Council within fourteen days from the date notice is sent to the applicant (usually the Monday following this Board's meeting).

10. V-98-83
APPROVED

Application of NICK PANDELIS for a variance to allow a four story office building where only a two story building is permitted; allow 95 parking spaces where a minimum of 129 spaces are required; allow carports 14' from the rear property line where 20' is required with the overhang 5' from the rear property line where 17' is required, and said carports 3' from the side property line where 5' is required with overhang to the side property line where a 3' setback is required; and to allow a portion of the building to be used for commercial purposes where such use is not allowed on property located at 814 Shadow Lane in Zoning District R-E, (a portion under Resolution of Intent to P-R).

Mr. Clemmer presented the plot plan. He stated that staff would recommend approval of the four story building, the two commercial units and the reduced parking. Staff recommended APPROVAL, subject to:

1. Conformance to the plot plan and elevations.
2. Conformance to the conditions of approval of Z-29-82.
3. No access to Willow Street.

There are no protests on file.

Nick Pandelis appeared on behalf of the application. He stated that they would not be requesting the carports.

No one appeared in opposition.

Mrs. Myers made a motion for APPROVAL, subject to staff's conditions and that no carports be allowed and that the commercial units be medically related. Motion carried unanimously. (Emmett excused)

10. V-98-83

(Continued)

Mr. Giles stated that this action by the Board of Zoning Adjustment is final unless an appeal, in writing, is filed with the City Clerk within eleven days or there is a review action filed by the City Council within fourteen days from the date notice is sent to the applicant (usually the Monday following this Board's meeting).

11. V-99-83

APPROVED

Application of RICHARD N. and GUNILLA I. KING for a variance to allow an accounting and real estate office where such use is not permitted on property located at 2511 West Bonanza Road in Zoning District R-1.

Mr. Clemmer presented the plot plan. He stated that staff feels that offices should not be permitted in this area; and, therefore, recommended DENIAL. If approved, subject to:

1. Conformance to the plot plan and elevations.
2. Standard conditions 6 & 8.
3. Provision of a 6' block wall along the south property line except the front yard where it shall be 4' with top 2' fifty-percent (50%) open.
4. The variance be allowed for the property owner only.

George Rudiak, Attorney, appeared on behalf of the applicant. He presented the Board 16 letters of approval from neighbors. He stated that the applicant had been doing business under a home occupation permit, but that now he wanted to move and just use this property for his office.

Richard King appeared on behalf of the application.

There are no protests on file.

Jack Benedict appeared in opposition. He objected to commercial.

Mr. Bugbee made a motion for APPROVAL, subject to staff's conditions and that the variance only be allowed as long as the applicant carried on his current business. Motion carried unanimously. (Emmett excused) This item will be heard at the November 2, 1983 City Council meeting at 2:00 P.M.

12. V-100-83

APPROVED

Application of MICHAEL and KATHRYN ASHE for a variance to allow an addition 14'4" from the front (south) property line where 20' is required and 5' from the east side property line where 15' is required on property located on the northwest corner of Eastern Avenue and St. Louis Avenue in Zoning District R-1.

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

1. Standard conditons 1-8.

There are no protests on file.

Michael Ashe appeared on behalf of the application.

No one appeared in opposition.

12. V-100-83
(Continued)

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

Mr. Giles stated that this action by the Board of Zoning Adjustment is final unless an appeal, in writing, is filed with the City Clerk within eleven days or there is a review action filed by the City Council within fourteen days from the date notice is sent to the applicant (usually the Monday following this Board's meeting).

13. V-101-83
APPROVED

Application of JOHNNY RIBEIRO for a variance to allow a bank drive-thru teller window facility on property located at 2820 West Charleston Boulevard in Zoning District R-A, (under Resolution of Intent to C-D).

Mr. Clemmer presented the plot plan. He stated that drive-in facilities have been specifically excluded from the C-D district; and, therefore, staff recommended DENIAL. If approved, subject to:

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

There are no protests on file.

Jay Thomas, Ribeiro Builders, represented the applicant. He stated that this would be a security bank.

No one appeared in opposition.

Mr. Bugbee made a motion for APPROVAL, subject to staff's conditions. Motion carried unanimously. (Emmett excused) This item will be heard at the City Council meeting to be held on November 16, 1983.

14. V-102-83
APPROVED

Application of KERRY O'BANNON for a variance to allow offices for an accounting firm where such use is not permitted on property located at 624 South 10th 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.
2. Standard conditions 2-8.
3. Install sidewalk on 10th Street as required by the Department of Engineering Services.
4. Enter an Assessment District for street lighting and alley pavement as required by the Department of Engineering Services.

There are no protests on file.

Kerry O'Bannon appeared on behalf of the application.

No one appeared in opposition.

14. V-102-83

(Continued)

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

Mr. Giles stated that this action by the Board of Zoning Adjustment is final unless an appeal, in writing, is filed with the City Clerk within eleven days or there is a review action filed by the City Council within fourteen days from the date notice is sent to the applicant (usually the Monday following this Board's meeting).

15. V-103-83

APPROVED

Application of KIM M. PHILLIPS for a variance to allow a two story room addition one foot (1') from the north side property line where five feet (5') is required on property located at 4912 Vermont Avenue in Zoning District R-1.

Mr. Clemmer presented the plot plan. He stated that this was a regular shaped lot and could see no hardship; and, therefore, 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.
3. Enter an Assessment District to install sidewalk as required by the Department of Engineering Services.
4. Standard condition #7.

There are no protests on file.

Kim Phillips appeared on behalf of the application. He stated that if hereduced the width on the addition it would look like a trailer. He presented a petition with 6 signatures in favor to the Board.

No one appeared in opposition.

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

Mr. Giles stated that this action by the Board of Zoning Adjustment is final unless an appeal, in writing, is filed with the City Clerk within eleven days or there is a review action filed by the City Council within fourteen days from the date notice is sent to the applicant (usually the Monday following this Board's meeting).

16. V-104-83

APPROVED

Application of PAUL FERGUSON on behalf of VILLAGE CENTER, INC. for a variance to permit the sale of used furniture, appliances and household items where the sale of secondhand merchandise is not permitted on property located at 1048 North Rancho Drive in Zoning District C-2.

Mr. Clemmer presented the plot plan. He stated that there was no hardship indicated to allow this variance; and, therefore, staff recommended DENIAL. If approved, subject to:

1. Conformance to the plot plan.
2. Standard condition #8.

16. V-104-83

(Continued)

3. No exterior storage or display of merchandise.
4. Temporary advertisement signs shall be avoided and all signs painted on the walls of the building shall be reviewed by the Board of Zoning Adjustment.
5. Parking shall meet the City Code.

There is one protest on file.

James S. Watson appeared on behalf of the application. He stated that he would be holding auctions periodically.

No one appeared in opposition.

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

Mr. Giles stated that this action by the Board of Zoning Adjustment is final unless an appeal, in writing, is filed with the City Clerk within eleven days or there is a review action filed by the City Council within fourteen days from the date notice is sent to the applicant (usually the Monday following this Board's meeting).

17. V-105-83

APPROVED

Application of KENNETH R. GILES, JR. for a variance to allow a two story building addition one foot (1') from the side property line where six feet (6') is required and to allow the roof overhang two inches (2") from the side property line where three feet (3') is required on property located at 6329 Clarice Avenue in Zoning District R-1.

Mr. Clemmer presented the plot plan. He stated this a regular shaped lot and could see no hardship; and, therefore, staff recommended DENIAL. If approved, subject to:

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

There are no protests on file.

J. T. Stanford, architect, appeared on behalf of the applicant. He stated that the first floor of the new addition would be used as a garage. He stated they needed the variance for the side in order to make the garage large enough to hold two compact cars.

Kenneth Giles appeared on behalf of the application.

Sue Langdon appeared in opposition. She presented a letter from the neighbor to the west which stated that in order for Mr. Giles to get to the rear of his property access would have to be on her property. She also presented a petition to the Board from 18 neighbors who object to this variance. She stated that this has been under construction for four and a half years and that it is very unsightly. She objected to the construction taking so long.

Mrs. Juniel made a motion for APPROVAL, subject to staff's conditions and that the work must be completed within 8 months. Motion carried unanimously. (Emmett excused)

17. V-105-83
(Continued)

Mr. Giles stated that this action by the Board of Zoning Adjustment is final unless an appeal, in writing, is filed with the City Clerk within eleven days or there is a review action filed by the City Council within fourteen days from the date notice is sent to the applicant (usually the Monday following this Board's meeting).

HOUSING CODE AND
BUILDING CODE
APPEAL ITEMS:

1. AP-3-83
ABEYANCE FROM
9/22/83
DISMISSED

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, presented the Board with a copy of a letter from the Housing Code Inspector stating that all occupied apartments have been brought up to code. She requested a dismissal without prejudice.

Mr. Bugbee made a motion to accept the City's position and to dismiss the appeal without prejudice. Motion carried unanimously. (Emmett excused)

DIRECTOR'S BUSINESS:

1. CHANGE OF
MEETING
DATES
APPROVED

Rescheduling the November 24, 1983 (Thanksgiving) Board of Zoning Adjustment meeting.

Mrs. Myers made a motion to change the November meeting date to November 17, 1983. Motion carried unanimously. (Emmett excused)

SUPPLEMENTAL AGENDA

1. U-77-83(HO)
APPROVED

Application of GENE BABCOCK for a home occupation permit to allow a mail order business for computer software on property located at 2210 East Bonanza Road in Zoning District R-1.

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

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

The applicant was present.

Mr. Bugbee made a motion for APPROVAL, subject to staff's condition. Motion carried unanimously. (Emmett excused)
This Item was included with Item 2.

2. U-81-83(HO)
APPROVED

Application of GREG REINSTADTLER for a home occupation permit to allow the manufacture and repair of jewelry on property located at 7721 Aplin Avenue in Zoning District R-1.

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

2. U-81-83(HO)

(Continued)

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

The applicant was present.

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

3. U-83-83(HO)

APPROVED

Application of ROBERT EARL SEMORE for a home occupation permit to operate an amusement game leasing business on property located at 136 Cimarron Road in Zoning District R-1.

Mr. Clemmer stated that this is a commercial type business and, therefore, staff recommended DENIAL. If approved, subject to:

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

Robert Semore appeared on behalf of the application. He stated that no machines would be at this location and that he only wanted to use the location for record filing, telephoning clients, and to schedule repairs.

Mr. Bugbee made a motion for APPROVAL, subject to no repairs or machine drop off at this location. Motion carried 3 to 1 with Myers voting "no."

4. U-84-83(HO)

APPROVED

Application of SHARRON DE ANGELO for a home occupation permit to make ceramics that will be sold to retail shops on property located at 709 Garrison Street in Zoning District R-1.

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

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

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

MEETING ADJOURNED AT 9:30 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

/s/

NAME

ADDRESS

010-2783

Charlene Bigelow City Attorney's Office

Tony Valinotti V-79-83 protestor

~~Robert M. King~~ V-99-83 511 W. BOWEN ST

Paul G. Bennett V-99-83 protestor 508 Pomeroy

Gay Thomas V-101-83 601 S. Tenth

John M. King V-102-83 1001 S. Third St Street

Kim P. Olsen V-103-83 4912 Vermont

Kenneth R. Miles V-105-83 6329 Clarice Ave

See Langdon V-105-83 protestor 1340 Clarice Ave

NAME

ADDRESS

10-27-83

Jim Mahut V-79-83 appl 225 Cornue Way

Bar, McEntyre V-80-83 appl 5805 WESTPORT CIR.

Richard Koc V-82-83 appl 302 E Carson #916

Elmer J. Laub V-84-80 appl 8250 Thorne L.V.N.

Letty & Alvin Glenn V-94-83 appl 3709 Thorne Blvd LV #9130

Dwight MEIERHEIM V-95-83 appl 738 E. SAHARA

Jon R. Hall V-96-83 appl 2436 Spanish Ct. Las Vegas

Mich. Paudel V-98-83 appl 3909 So Maryland LVO

Steve Paudel V-99-83 appl 302 E Carson #110 Las Vegas

W.D. J.D. 1638 E. Charleston Las Vegas

J.T. Stanford V-105-83 appl 5170 Eugene Ave. L.V.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

October 25, 1983

TO:

HAROLD P. FOSTER, DIRECTOR

FROM:

ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

SUBJECT:

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

COPIES TO:

CITY CLERK'S OFFICE
CITY ATTORNEY
HAZEL ✓
RICK

NEW BUSINESS:

1. U-78-83

C.C.

Alvin

Several amendments to the Code have been made in the last several years to subdue this type of sales operation. The open sales lot use permit provision, first, and later a screening provision. In this case, if the use permit is approved the screening cannot be required (Ordinance 2299) via the ordinance, but the Board can limit the amount of exposure by condition of screening. This must be approved by the City Council.

They propose two 108 sq. ft. display areas and are self-limiting to Indian wall decorations only.

Fremont Street is a corridor to downtown and is the type of area that this type of use should be restricted from. Staff position may well be receptive in areas bordering other open storage areas.

Staff recommends DENIAL. If approved subject to:

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

PROTESTS: 0

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL NOVEMBER 2, 1983 FOR
HEARING ON ~~DECEMBER 7~~ 1983.

November 16, 1983

11/16/83

V-91-83

V-~~94~~-83

V-101-83

2. U-79-83

This location was partly used by Gaudin Ford for used car display in the past. Outdoor motorcycle display has been recently authorized at Park Paseo and Las Vegas Blvd. South. Further south there is a used car lot. This would even be an expansion of the used car operation that had been there (nonconforming use rights have expired).

The second part of this is the open sales lot on a large portion 132' west of the used car portion (1.2 acres). Again, this open sales lot or transient sales lot is on a major corridor and the fact that it is shown toward 4th Street does not improve the situation as the 4th Street area is still predominantly residential and is a proposed secondary major leading to Downtown and I-15 as well.

The open sales lot portion of this application will have to be approved by the City Council.

Staff recommends DENIAL. If approved subject to:

- C.C.
- ✓ 1. Conformance to the plot plan amended to provide landscaping along 4th Street.
 - ✓ 2. Used merchandise is not permitted to be sold from the open sales lot area, however, this does not exclude antiques.
 - ✓ 3. The westerly 208' only shall be used as an open sales lot.
 4. Dedication of 10' of right-of-way for Las Vegas Boulevard South as required by the Department of Engineering Services.
 - ✓ 5. Install sidewalk on 4th Street as required by the Department of Engineering Services.
 6. Standard conditions 2-8.

PROTESTS: 0

PUBLIC HEARING ITEM. SET FOR NOVEMBER 2, 1983 (Open Sales) FOR
~~DECEMBER 7, 1983~~ HEARING (Open Sales)
November 16,

3. U-80-83

These types of facilities are provided for in the R-1 areas. This property appears to have been altered to enclose the garage and although the depressed curb exists there is no off-street parking space. This may present a problem of loading and unloading children in the street. There is no family care home operation.

Staff has no objection. If approved subject to:

1. Conformance to the plot plan amended to provide two off-street parking spaces.
2. Approval of the parking and driveway plans by the Traffic Engineer.

PROTESTS: 1

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

4. U-82-83 ✓

There is a City Council action under CD-1-83 to authorize this use in a C-D zone which is scheduled for November 2nd City Council. The B.Z.A. action is final but dependent on C. C. authorization. Psychic offices would present no problem as advertising is controlled in this district.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan.
2. Approval and conformance to the conditions of approval of CD-1-83.

PROTESTS: 0

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

✓ 5. V-84-80

This is a request for a three year extension of time on a ten acre parcel where a mobile home was allowed for Watchman's purposes. The owner indicated that he was out of town extensively. Staff was not initially in favor but there have been no complaints. Needs to be controlled with time limits. Notification given.

Staff has no objection. If approved subject to:

1. This Variance shall expire November 17, 1986.

PROTESTS: 0

APPROVAL: 1

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

✓ 6. V-94-83

The 19,000 sq. ft. lots may be administratively varied by the Planning Commission who have been receptive. Also, 95' frontages may be authorized by Planning Commission so the present difference from 95' to 92.5' is 2.5% which due to the shape of the parcel seems justified.

Staff has no objection. If approved subject to:

1. Recording of a parcel map.
2. Removal of the existing buildings and fences from the site.

PROTESTS: 0

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

7. V-95-83

The south 216' of the subject property was zoned C-1 by Z-9-82 and a variance was granted to allow commercial storage units in that C-1 area with boat, trailer and vehicle storage on the rear, i.e. the rear area.

Staff had recommended denial on all points but the commercial storage units exist on the front half and the alternative is to have boats, etc. stored and moved about in this rear area which is more problematic than a static one story building to the surrounding residential developments. City Council should review.

Staff recommends DENIAL. If approved subject to:

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

PROTESTS: 0

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL NOVEMBER 16, 1983.

8. V-96-83

This is a regular lot. There is no hardship. Aesthetics good.

Staff recommends DENIAL. If approved subject to:

1. Conformance to the plot plan and elevations.

PROTESTS: 0

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

9. V-97-83

(V-4-82) was approved for the same thing and never developed. There is M Zoning west and C-M Zoning several hundred feet east. The B.Z.A. waived the Assessment District for street lights along Industrial Road and St. Louis Avenue in that action. It was not developed and expired.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan and elevations.
2. No openings on the east side of the building.
3. All work shall be done in a completely enclosed building.
4. Provision of a paint spray booth with a filtering system.
5. Provision of fire hydrants and water flow as required by the Department of Fire Services.

PROTESTS: 0

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

10. V-98-83

This variance is to allow the four story building, the 95 spaces where 129 spaces are required and the commercial lease spaces where not permitted. The carport encroachments are not on the revised plans and are not supported.

A variance for the four story building had been approved, but expired (V-56-82). The building has been slightly enlarged from the original concept with no effect to the exterior dimensions. With 21 offices at 1,100 sq. ft. of gross when the average size is 1,500 sq. ft. it may be that partitions are altered with the net effect of fewer offices. Also, with the many offices there is some surge benefit necessitating fewer spaces. On the minor commercial area an advertised pharmacy and lab type of medical related use would not be a problem.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan and elevations.
2. Conformance to the conditions of approval of Z-29-82.

PROTESTS: 0

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

11. V-99-83

The City Council held Z-70-83 in abeyance for this variance application to be submitted and you indicated that you would allow final action by the City Council as they have not approved the P-R request and have tended negatively on the zoning question, but not necessarily on the variance approach. Planning Commission and staff recommended denial on the P-R. The parking will have to be discerned by City Council as the Planning Commission has the right to reduce and City Council can concur or not on the parking through the zoning process.

Staff recommends DENIAL. If approved subject to:

1. Conformance to the plot plan and elevations.
2. Standard conditions 6 & 8.
3. Provision of a 6' block wall along the south property line except the front yard where it shall be 4' with top 2' fifty-percent (50%) open.

PROTESTS: 0

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL NOVEMBER 16, 1983.

12. V-100-83

This property although currently R-1 is in the process of being rezoned to P-R. This slight transition from the 20' setback of the R-1 to the west is no problem. Also, the 5' proximity to Eastern is no problem as there are properties north and east which have similar proximity.

Staff recommends APPROVAL subject to:

1. Standard conditions 1-8.

PROTESTS: 0

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

✓ 13. V-101-83

Drive-in facilities have been specifically excluded from the C-D district. C-D variances must be approved by the City Council. (Project nearly complete).

Staff recommends DENIAL. If approved subject to:

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

PROTESTS: 0

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL NOVEMBER 16, 1983.

14. V-102-83

This is the area which is transitioning to office by the variance process. We have been trying to retain the aesthetics by not allowing parking in front or building alterations. This proposal is to remove the carport and provide parking in the rear which will not utilize the alley. In fact, they are paving 2,875 sq. ft. more area than necessary to achieve fewer spaces than would be available with alley access. The alteration is insignificant.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan and elevations.
2. Standard conditions 2-8.
3. Install sidewalk on 10th Street as required by the Department of Engineering Services.
4. Enter an Assessment District for street lighting and alley pavement as required by the Department of Engineering Services.

PROTESTS: 0

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

15. V-103-83

This is a 50' x 100' regular lot. There is no hardship. Second story addition.

Staff recommends DENIAL. If approved subject to:

1. Conformance to the plot plan.
2. Approval of the elevations by the Department of Community Planning and Development.
3. Enter an Assessment District to install sidewalk as required by the Department of Engineering Services.
4. Standard condition #7.

PROTESTS: 0

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

16. V-104-83

Secondhand stores are first permitted in a C-M District. There is no hardship.

Staff recommends DENIAL. If approved subject to:

1. Conformance to the plot plan.
2. Standard condition #8.
3. No exterior storage or display of merchandise.
4. Temporary advertisement signs shall be avoided and all signs painted on the walls of the building shall be reviewed by the Board of Zoning Adjustment.

PROTESTS: 1

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

17. V-105-83

This is a regular lot. There is no hardship.

Staff recommends DENIAL. If approved subject to:

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

PROTESTS: 0

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

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.

City Attorney will present this case.

DIRECTOR'S BUSINESS:

The November 24, 1983 meeting is too close to Thanksgiving Day holiday. The date for ratification is November 17th at 7:30 P.M.

SUPPLEMENTAL:

1. U-77-83(HO)

This is a computer software business (mail order). This 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.

2. U-81-83(HO)

This is the making and repairing of jewelry. This has been allowed before. 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.

3. U-83-83(HO)

This is an amusement game leasing business. The questionnaire has been answered favorably. There are no employees. This is typical commercial and should be in a commercial zone.

Staff recommends DENIAL. If approved 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.

4. U-84-83(HO)

This is the making of ceramics in the home which is a typical type. 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.

10/27/83

TO: LINDA K. HAROMY, PRESIDENT
NEVADA VISITORS BUREAU
4265 SOUTH EASTERN AVENUE
LAS VEGAS, NEVADA 89109

and

NEVADA VISITORS BUREAU
4265 SOUTH EASTERN AVENUE
LAS VEGAS, NEVADA 89109

As record owner of the buildings located at 309, 329, 331 CLEVELAND and 308, 316, 324, 332 CINCINNATI, legally described as JUDY RICH TRACT, LOT 1, BLOCK 2, LAS VEGAS, NEVADA, you are hereby given notice that the Director of the Department of Funds Coordination has determined that the aforementioned buildings are substandard. Said buildings are dangerous under Section 202 of the Uniform Housing Code because of the following conditions:

Reference publications: National Electrical Code (NEC), 1981 edition
Uniform Housing Code (UHC), 1976 edition
Uniform Plumbing Code (UPC), 1982 edition

INTERIOR:

- *1. Sec 701(b) UHC
Article 422-7 NEC
422-14 NEC

ALL APARTMENT UNITS IN ALL BUILDINGS: All electric water heaters must have wiring and over current protection that has been maintained in a safe manner in accordance with all applicable laws. All electrical equipment shall be of an approved type.

422-14 Water Heaters

- (a) Storage and instantaneous-type Water Heaters. Each storage or instantaneous-type water heater shall be equipped with a temperature-limiting means in addition to its control thermostat to disconnect all ungrounded conductors, and such means shall be (1) installed to sense maximum water temperature and, (2) either a trip-free, manually reset type or a type having a replacement element. Such water heaters shall be marked to require the installation of a temperature and pressure relief valve.

See listing Requirements for Relief Valves and Automatic Gas Shutoff Devices for Hot Water Supply Systems (ANSI Z21.22-1972).

Exception: Water heaters with supply water temperature of 82°C (180°F) or above and a capacity of 60 kW or above and identified as being suitable for this use; and water heaters with a capacity of 1 gallon (3.785 L) or less and identified as being suitable for such use.

- (b) Storage-type Water Heaters. All fixed storage-type water heaters having a capacity of 120 gallons (454.2 L) or less shall have a branch-circuit rating not less than 125 percent of the nameplate rating of the water heater.

For branch-circuit sizing, see Section 422-5(a), Exception No. 2.

2. Sec 1001(b)12 UHC

Take whatever means necessary to render ALL UNITS IN ALL BUILDINGS free of infestation of insects/vermin.

- *3. Sec 701(a) UHC
Sec 701(b) UHC

Provide heating facilities in all apartments in all buildings that meet the requirements of Sec 701(a) & 701 (b) UHC.

MECHANICAL REQUIREMENTS - Heating and Ventilation

Sec 701(a) Heating. Every dwelling unit and guest room

*Requires a licensed contractor

CITY OF LAS VEGAS
EXHIBIT "1" AP-3-83

shall be provided with heating facilities capable of maintaining a room temperature of 70°F at a point 3 feet above the floor in all habitable rooms. Such facilities shall be installed and maintained in a safe condition and in accordance with Chapter 37 of the Building Code, the Mechanical Code, and all other applicable laws. No unvented fuel-burning heater shall be permitted. All heating devices or appliances shall be of an approved type.

(b) Electrical Equipment. All electrical equipment, wiring, and appliances shall be installed and maintained in a safe manner in accordance with all applicable laws. All electrical equipment shall be of an approved type.

*4. Sec 1001(f) UHC
Sec 1007(e) UPC

ALL APARTMENT UNITS IN ALL BUILDINGS: All water heaters must have a discharge line from the T & P valve to the exterior of the structure to meet the following requirements:

Section 1007(e) UHC - Water Pressure, Pressure Regulators, and Pressure Relief Valves

(e) Relief valves located inside a building shall be provided with a full size drain of galvanized steel or hard drawn copper piping and fittings and shall extend from the valve to the outside of the building with the end of the pipe not more than two (2) feet (.6 m) nor less than six (6) inches (152.4 mm) above the ground and pointing downward. Such drain may terminate at other approved locations. No part of such drain pipe shall be trapped and the terminal end of the drain pipe shall not be threaded.

Because of these conditions, the Director of the Department of Funds Coordination hereby orders LINDA K. HAROMY AND NEVADA VISITORS BUREAU, record owner of the buildings, to:

1. Cause the following permits to be taken out by a licensed contractor by APRIL 25, 1983: PLUMBING, ELECTRICAL. Only starred (*) items require a licensed contractor.
2. Make the aforementioned repairs by MAY 25, 1983. Contact the City of Las Vegas Housing Code Enforcement Section, 386-6468, when work is completed.

If these orders are not complied with, you are hereby given notice that the Director of the Department of Funds Coordination may order the buildings vacated and posted to prevent further occupancy until the work is completed and may proceed to cause the work to be done and charge the costs thereof against the property or its owner.

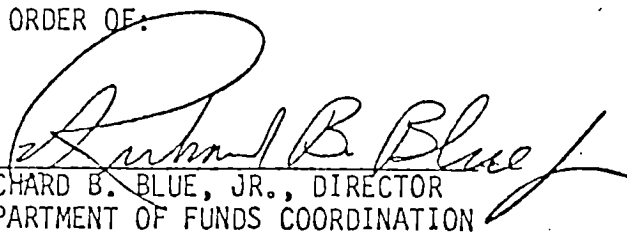
Moreover, you are hereby given notice:

1. That any person having record title or legal interest in the buildings may appeal from this Notice and Order or any action of the Director of the Department of Funds Coordination to the Board of Zoning Adjustment of the City of Las Vegas, provided the appeal is made in writing as provided in the Uniform Housing Code and filed with the Director of the Department of Funds Coordination within thirty (30) days from the date of service of this Notice and Order; and
2. That failure to appeal will constitute a waiver of all rights to

an administrative hearing and determination of the matter.

Dated this 24th day of March, 1983

BY ORDER OF:


RICHARD B. BLUE, JR., DIRECTOR
DEPARTMENT OF FUNDS COORDINATION

1s

BEFORE THE BOARD OF APPEALS OF THE CITY OF LAS VEGAS

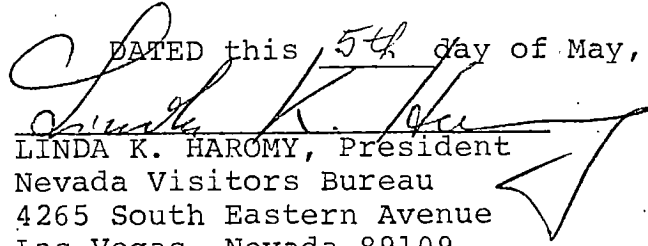
1 APPEAL OF NEVADA VISITORS BUREAU,)
4265 South Eastern Avenue, Las)
2 Vegas, Nevada 89109; and)
LINDA K. HAROMY, President)

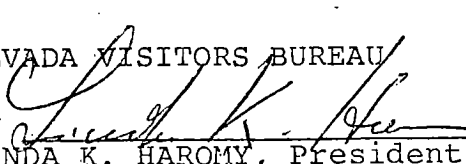
3
4 1. LINDA K. HAROMY is President of the NEVADA VISITORS BUREAU.
5 NEVADA VISITORS BUREAU is the legal owner of the subject property.

6 2. Appellants are protesting the Notice and Order to Make
7 Repairs dated March 24, 1983, which requires all water heaters to
8 have a discharge line to the exterior of the structure; further, the
9 remaining provisions are so vague as to render appellants unable to
10 adequately respond to them.

11 3. That the subject premises are rentals which have an age in
12 excess of 20 years. That there have been extensive repairs and up-
13 grading of the property during the past six months. That the
14 premises are neat and clean and provide a good habitation at inex-
15 pensive cost. That in order to comply with the order for repairs as
16 designated above would require such a large amount of capital invest-
17 ment that it would not be economically feasible to do so and still
18 be able to operate the apartments. Additionally, to install lines
19 from each water heater to an outside wall would require extensive
20 reconstruction due to the fact that the hot water heaters are small
21 units, the majority of which are installed under kitchen cabinets.
22 That there is no danger in the existing hot water heaters, and even
23 if the construction costs could allow compliance with the order to
24 repair, the dwelling units would have plumbing lines in extremely
25 inconvenient positions in the apartments, making them less desirable
26 to the tenants themselves.

27 DATED this 5th day of May, 1983.

28 
LINDA K. HAROMY, President
29 Nevada Visitors Bureau
4265 South Eastern Avenue
30 Las Vegas, Nevada 89109

NEVADA VISITORS BUREAU
By 
LINDA K. HAROMY, President
4265 South Eastern Avenue
Las Vegas, Nevada 89109

1 STATE OF NEVADA)

2 SS:
3 COUNTY OF CLARK)

4 LINDA K. HAROMY, being first duly sworn on oath under
5 under penalty of perjury, deposes and says:

6 That she is the President of the NEVADA VISITORS BUREAU;
7 that she has read the foregoing Appeal, knows the contents thereof
8 and that the same is true of her own knowledge, except as to those
9 matters therein stated on information and belief, and as to those
10 matters, she believes it to be true.

11 Linda K. Haromy
LINDA K. HAROMY

12 Subscribed and sworn to before me this

13 5th day of May, 1983.

14 Ladonna G. Brewer
Notary Public in and for said County and State



16 Notary Public-State of Nevada
17 CLARK COUNTY
Ladonna G. Brewer
My Appointment Expires Nov. 8, 1983

1 RECEIPT of copy of the foregoing Appeal is hereby acknowledged
2 this _____ day of May, 1983.

3 THE BOARD OF ZONING ADJUSTMENT OF LAS VEGAS

4 By _____
5 400 E. Stewart
6 Las Vegas, Nevada 89101

7 DEPARTMENT OF FUNDS COORDINATION OF LAS VEGAS

8 By _____
9 Office of Director
10 400 E. Stewart
11 Las Vegas, Nevada 89101
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

WATTS

is the leader . . .

FIRST ●

To make public demonstrations of hot water tank explosions recorded on film, proving that overheated water can explode under normal pressure.

FIRST ●

To establish by research and laboratory tests, the facts concerning the fundamental difference between pressure and temperature protection.

FIRST ●

To develop combination temperature and pressure AUTO-THER-MATIC Relief Valves for 2 in 1 valve protection.

Look to WATTS for complete protection and control of domestic hot water supply heating and hot water or steam space heating systems.

WATTS

*The name
that protects
your name*

WATTS REGULATOR COMPANY • LAWRENCE, MASS., U. S. A.
MANUFACTURERS OF

Automatic • TEMPERATURE and PRESSURE REGULATING SAFETY DEVICES

PRINTED IN U.S.A.

52 Questions and their Answers

SEE
QUESTION
25

AP-3-83
2x "3"

HOT
WATER

Prepared by

WATTS REGULATOR COMPANY
WORLD'S LARGEST MANUFACTURERS OF TEMPERATURE
AND PRESSURE RELIEF VALVES

SEPTEMBER 1973

WATTS REGULATOR COMPANY

TYPICAL QUESTIONS AND THEIR ANSWERS ABOUT HOT WATER SAFETY

1.

Ques. What causes a hot water storage tank to explode?

Ans. The basic cause of a hot water storage tank explosion is, first, overheating or excessive temperature. A physical cause is corrosion and service weaknesses. With the superheated water, the heat weakening and corrosion factors combined can cause a "pressure-heat rupture". This causes a sudden reduction of the pressure within the tank by exposing its contents to the atmospheric pressure, and the superheated water immediately flashes into steam. This combination of circumstances is the explosion itself. To comment further about what "pressure-heat rupture" means, let us suppose a heater under 212 degrees can satisfactorily withstand its service pressure of say 75 lbs. However, the same tank when overheated above 212 degrees may only be able to stand a pressure of 50 lbs. or less, because of heat weakening effects. Therefore, what was normal pressure can become excessive pressure and cause the rupture of a superheated tank.

2.

Ques. Why is it temperature and not pressure that causes a hot water explosion?

Ans. It has been illustrated and proven in the film, "Explosion Danger Lurks", that it is not water pressure that causes an explosion. Tank pressure was built up to over 500 lbs. and even when a rupture was caused, nothing happened except a squirt of high pressure water. Water pressure is simply the weight of water and water is practically an incompressible solid. Therefore, unless it is superheated, it has no latent heat energy in itself to expand when released. Consequently, there can be conditions of a perfectly normal pressure right up to the time of an explosion. On the other hand, at the time of a heat weakened pressure rupture, the force and energy of the explosion is steam pressure, as a result of the superheated water flashing into steam under the atmospheric pressure condition.

3.

Ques. If excessive pressure is relieved, why does this not give adequate protection against explosion?

Ans. During the explosion demonstrations in the film, a pressure relief valve was connected, and discharged the thermal expansion pressure relief continuously above its setting. This amount of

LAWRENCE, MASSACHUSETTS

discharge was not sufficient to reduce temperature or prevent the overheating. The reason the volume of pressure discharge is not enough to overcome the BTU heat input is because thermal expansion pressure is approximately 2½% of volume for every 100 degree rise. Fluid heat discharge is necessary to relieve the extra BTU heat input for every 1,000 heat units which is about 20 times greater in volume. Also see Q.A.-9."

4.

Ques. Is a pressure relief valve necessary on the cold water line when a T & P valve is installed on the tank or heater?

Ans. Pressure is common to all parts of a system and since the combination T & P valve gives protection against both excessive temperature and excessive pressure, there is no need for a separate pressure relief valve on the cold water line.

5.

Ques. Does the water pressure increase with temperature on open main systems?

Ans. In an open main system, nothing is closed between the house system and the street main. Therefore, water pressure cannot increase above the street main pressure from the reservoir regardless of any expansion from temperature. Consequently, a straight pressure relief valve cannot operate unless a system is closed.

6.

Ques. Is it safe to install a check valve in the cold water supply main?

Ans. It must be remembered that the original purpose of a check valve was to protect the meter by preventing superheated water from backing up into the cold supply main from range boilers and heaters. However, the very condition that can cause this, can also cause explosions and the temperature and pressure relief valve principle protects against both excessive temperature and pressure, thereby eliminating the need of a check valve. A check valve closes the system allowing pressure to build up from thermal expansion higher than the city main pressure, and therefore should not be used except where required by local codes.

7.

Ques. Should a check valve be used on the cold water line when a temperature and pressure relief valve is installed on a tank or heater?

Ans. A check valve has no value to the system when a temperature and pressure relief valve is installed on a tank or heater. Only when the tank heater temperature is allowed to rise beyond 212 degrees is there danger of meter damage. This has been proven by several tests, even when the meter was within 6 ft. of the tank. The condition which causes meter damage is the greater hazard of superheated water which can cause an explosion should the tank or heater rupture. The use of a check valve causes a pressure rise in the system each time water temperature is raised. Without the check, water pressure is increased as the water is heated only in case of accidental stoppage in the supply line. (Subject refers to municipal water systems.)

WATTS REGULATOR COMPANY

24. **Ques.** What advantages has a fully automatic T & P relief valve over the ordinary fuse type of valve?

Ans. The advantages of a fully automatic T & P valve over the ordinary fuse plug type of valve are several. For one, a fuse plug type of valve can have a fuse plug replaced with an incorrect melting material which would defeat the temperature safety factor of the valve. In the fully automatic type, there are no fuses to replace and the valve resets automatically. Because of the replacement detail of fuse plugs, the fully automatic is cheaper in the long run since only one service call prevented will more than save the difference in cost to the home owner, or the contractor, if within the guarantee period. Also, fusible plugs can be affected by certain water conditions which may affect the melting point of the fusible material, and a lime coating can block water flow through the thermo tube. A self-closing T & P valve can break any lime condition through movement, and latest developed thermostats are unaffected by corrosive water conditions. Also, fuse plug type valves do not comply with current national standards.

25. **Ques.** Should the drain pipe from relief valves be reduced in size less than drain opening size in valve?

Ans. No. The relieving capacity of relief valves is based on a full size discharge line. Furthermore, there should be no shut-off valves in this line and it is essential that the drain line be piped to a safe place of disposal. The function of a T & P valve is to operate by discharging water and, therefore, means must be provided to eliminate possible scalding and water damage, during periods of relief.

26. **Ques.** Is it necessary to install T & P valves on a hot water space heating system?

Ans. We do *not* recommend T & P protection on hot water space heating systems because the operating factors differ considerably from that of domestic hot water supply systems.

27. **Ques.** What is considered proper and sufficient protection of hot water (space) heating boilers?

Ans. Since the introduction of the latest ASME code recommendations, which require valves with an emergency BTU *steam* discharge capacity rating, such tested and rated valves offer sufficient protection. The principle of hot water space heating boiler protection is diametrically different from that of protecting domestic hot water supply systems. This is because water is confined in the system which is more or less pure from heating and therefore less corrosive. Chance of pressure-heat rupture is unlikely, by preventing any further rise in pressure above 30-33 lbs. regardless of runaway firing condition. ASME BTU steam rated pressure protection can thus maintain boiler conditions within safe pressure limits.

28. **Ques.** When a self-closing T & P valve opens, how can you tell whether it is opening on temperature or pressure?

Ans. If a fully automatic T & P valve is relieving a full flow, it

LAWRENCE, MASSACHUSETTS

generally indicates temperature relief. If it is relieving just a few drops or in dribbles, it indicates pressure relief. Under certain conditions, a minor temperature dribble might be caused due to a low heat input combined with a large capacity of the temperature thermostat part of the T & P valve.

29. **Ques.** What is meant by thermal lag on the hot water supply line?

Ans. A thermal (temperature) lag on the hot water outlet line is simply the difference in temperature between a given point in a nipple some distance away from the heater, and the temperature in the top of the tank itself. Water in the hot water outlet lines doesn't have the same free circulation as within the larger area of the tank itself. Consequently, there is a continuous differential of temperature at a point 10" away, compared to the temperature in the tank itself. See Q.A.-39 and 41 for further comments.

30. **Ques.** What can be done to prevent a temperature and pressure relief valve from liming up?

Ans. Removal of minerals from the water by treatment is the only method of preventing the liming up of valves in the system. In districts where liming conditions are common, a safety relief valve should be periodically checked to assure its being in a safe operating condition. Valves with test levers are required whereby it can be manually opened to check clearance of waterways.

31. **Ques.** What type of relief valve should be used on tankless heaters attached to low pressure hot water and steam heating boilers?

Ans. We do not recommend T & P valves for tankless heaters. This is because the nature of a tankless heater installation is different than that of a storage vessel in which water is heated for domestic hot water supply. Therefore, we recommend plain pressure relief, because it is difficult, and in some cases impossible, to locate a T & P valve correctly enough to serve a practicable purpose of temperature protection.

32. **Ques.** Why isn't temperature and pressure protection applicable to tankless heater installations?

Ans. In the average tankless heater, the water in the tubes will reach the temperature of the water in the boiler during periods when there is no demand for domestic use. In cold weather when boiler water temperature may be in excess of 212 degrees, the domestic water would be above the temperature relief valve set temperature and there would be frequent, though short, periods of relief valve operation. There is no means of cooling the temperature of the water in the heater tubes, particularly with a built-in heater. Periodic high temperature entering the tubes is not particularly hazardous because of the small amount of excess heat energy. The danger of high temperature in tankless heaters is from the high temperature water flowing from the fixtures. It is most advisable to install a water tempering valve which will limit

EXHIBIT "A"
CITY OF LAS VEGAS
AP-3-83

STATE OF NEVADA
DEPARTMENT OF INDUSTRIAL RELATIONS
DIVISION OF OCCUPATIONAL SAFETY AND HEALTH
MECHANICAL SECTION



Certification

THIRD CLASS BOILER OPERATOR

THIS IS TO CERTIFY that, in accordance with the provisions of the Boiler and Pressure Vessel Rules and Regulations, MILTON NORMAN having duly met the prescribed qualifications, is authorized to operate all types of boilers of 300 H.P. in the State of Nevada within the jurisdiction of the Division of Occupational Safety and Health. This certificate is valid for one year from the date of issue unless suspended or revoked for cause.

Certificate No. 1045 Issue No. 1-1

Date Issued February 22, 1983

Samuel Bartholomew
Manager, Mechanical Section

O-3497 CM1149