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A G E N D A

BOARD OF ZONING ADJUSTMENT MEETING

NOVEMBER 17, 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 and reading of
the Standard Conditions and requirements for filing
an Appeal.

All actions by the Board of Zoning Adjustment are
final, (except items requiring a decision by the
City Council), unless an appeal in writing, is filed
with the City Clerk within eleven days or a review
is requested by the City Council within fourteen
days from the date notice is sent to the applicant,
(usually the Monday following the Board's meeting).

MINUTES: Approval of the Minutes for the Board of Zoning
Adjustment Meeting of September 22, 1983.

NEW BUSINESS:

1. U-85-83 Application of MATTHEW PARATORE for a use permit to allow
a pawn shop on property located at 119 North Third Street
in Zoning District C-2.
2. U-86-83 Application of TEXACO, INC. for a use permit to allow a
customer operated car wash facility on property located
at 1500 West Charleston Boulevard in Zoning District C-1.
3. V-106-83 Application of DWIGHT E. GOULD for a variance to allow an
art and antique gallery on property located at 845 North
Eastern Avenue in Zoning District P-R.
4. V-107-83 Application of EDWARD and CARI BERNSTEIN for a variance to
allow a proposed bedroom addition thirty-two feet (32')
from the rear property line where fifty feet (50') is
required on property located at 2804 Cameo Circle in
Zoning District R-E.
5. V-108-83 Application of SAMUEL A. HARDAGE for a variance to allow a
portion of the existing mobile home park club house to be
used as a sales office for the sale of existing in-park
used mobile homes on property located at 825 North Lamb
Boulevard in Zoning District R-MHP.
6. V-109-83 Application of HENRY JOHNSTON for a variance to allow a
duplex where only a single family dwelling is permitted
on property located at 628 Bell Drive in Zoning District
R-1.
7. V-110-83 Application of ANTHONY PLAZA, LTD. for a variance to allow
a six foot (6') high chain link fence where a maximum height
of four feet (4') is permitted in the front yard area of the
apartment complex located at 1904 through 1948 Cindy Sue Street
and 1905 through 1949 Alwill Street in Zoning District R-4.
8. V-111-83 Application of WALTER D. JOHNSON for a variance to allow the
sale of used furniture which is not permitted on property
located at 105 East Charleston Boulevard in Zoning District C-2.

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

BOARD OF ZONING ADJUSTMENT

NOVEMBER 17, 1983

1. U-87-83(HO) Application of JOHN B. MAIN for a home occupation permit to allow the making of buttons, (i.e. campaign buttons), on property located at 3500 Pioneer Circle in Zoning District R-1.
2. U-88-83(HO) Application of DARRELL W. ERICKSON for a home occupation permit to allow the editing, splicing, and re-recording of tapes on property located at 1604 East Carson Street in Zoning District R-1.
3. U-89-83(HO) Application of SHIRLEY MALLY for a home occupation permit to make and sell dolls on property located at 2224 Conchita Street in Zoning District R-1.
4. V-50-83
Extension
of Time Application of ROBERTA HARRIS, ET AL for a one year extension of time on an approved variance which allowed a commercial printing company where such use is not permitted on property located at 1201 Arville Street in Zoning District R-E, (under Resolution of Intent to P-R).

ANNOTATED AGENDA
BOARD OF ZONING ADJUSTMENT MEETING
NOVEMBER 17, 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 Giles, Helen Myers, Bonnie Juniel
EXCUSED: Robert Bugbee, Jessie Emmett

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

All actions by the Board of Zoning Adjustment are final,
(except items requiring a decision by the City Council),
unless an appeal in writing, is filed with the City Clerk
within eleven days or a review is requested by the City
Council within fourteen days from the date notice is sent
to the applicant, (usually the Monday following the
Board's meeting).

MINUTES: Approval of the Minutes for the Board of Zoning Adjustment
Meeting of September 22, 1983.

APPROVED:
MYERS/UNANIMOUS

NEW BUSINESS:

1. U-85-83 Application of MATTHEW PARATORE for a use permit to allow
a pawn shop on property located at 119 North Third Street
in Zoning District C-2.

APPROVED:
MYERS/UNANIMOUS

CONDITION:

1. Conformance to the plot plan.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 1 APPROVAL: 1

SET DATE FOR PUBLIC HEARING AT DECEMBER 7, 1983 CITY COUNCIL MEETING

2. U-86-83 Application of TEXACO, INC. for a use permit to allow a
customer operated car wash facility on property located
at 1500 West Charleston Boulevard in Zoning District C-1.

APPROVED:
MYERS/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations amended to provide a 10'
setback from the north property line.
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

3. V-106-83

Application of DWIGHT E. GOULD for a variance to allow an art and antique gallery on property located at 845 North Eastern Avenue in Zoning District P-R.

APPROVED:

MYERS/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations.

2. Approval of this use be limited to this applicant only.

STAFF RECOMMENDATION: DENIAL

PROTESTS: 0

To be considered by the City Council on December 7, 1983.
~~SET DATE FOR PUBLIC HEARING AT DECEMBER 7, 1983 CITY COUNCIL MEETING.~~

4. V-107-83

Application of EDWARD and CARI BERNSTEIN for a variance to allow a proposed bedroom addition thirty-two feet (32') from the rear property line where fifty feet (50') is required on property located at 2804 Cameo Circle in Zoning District R-E.

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.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0

5. V-108-83

Application of SAMUEL A. HARDAGE for a variance to allow a portion of the existing mobile home park club house to be used as a sales office for the sale of existing in-park used mobile homes on property located at 825 North Lamb Boulevard in Zoning District R-MHP.

DENIED:

MYERS / UNANIMOUS

STAFF RECOMMENDATION:

Denial
~~NON-OBJECTION~~

PROTESTS: 8

APPROVALS: Petition with 182 signatures ~~at meeting~~.

6. V-109-83

Application of HENRY JOHNSTON for a variance to allow
duplex where only a single family dwelling is
permitted on property located at 28 Bell Drive in
Zoning District R-1.

APPROVED:

JUNIEL/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan.
2. Pave the two existing parking spaces.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 35

7. V-110-83

Application of ANTHONY PLAZA, LTD. for a variance to
allow a six foot (6') high chain link fence where a
maximum height of four feet (4') is permitted in the
front yard area of the apartment complex located at
1904 through 1948 Cindy Sue Street and 1905 through
1949 Alwill Street in Zoning District R-4.

APPROVED:

MYERS/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan.

STAFF RECOMMENDATION: DENIAL

PROTESTS: 0 APPROVALS: 36 ²

8. V-111-83

Application of WALTER D. JOHNSON for a variance to
allow the sale of used furniture on property located
at 105 East Charleston Boulevard in Zoning District
C-2.

APPROVED:

MYERS/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan.
2. No exterior storage or display of merchandise.
3. All advertisement signs on the premises shall
be approved by the Department of Community Planning
and Development.

STAFF RECOMMENDATION: DENIAL

PROTESTS: 1

SET DATE FOR PUBLIC HEARING AT THE DECEMBER 7, 1983 CITY COUNCIL MEETING

SUPPLEMENTAL:

1. U-87-83(H0)

Application of JOHN B. MAIN for a home occupation permit to allow the making of buttons, (i.e. campaign buttons), on property located at 3500 Pioneer Circle in Zoning District R-1.

APPROVED:
JUNIEL/UNANIMOUS

CONDITION:

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

STAFF RECOMMENDATION: APPROVAL

2. U-88-83(H0)

Application of DARRELL W. ERICKSON for a home occupation permit to allow the editing, splicing, and re-recording of tapes on property located at 1604 East Carson Street in Zoning District R-1.

APPROVED:
JUNIEL/UNANIMOUS

CONDITION:

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

STAFF RECOMMENDATION: APPROVAL

3. U-89-83(H0)

Application of SHIRLEY MALLY for a home occupation permit to make and sell dolls on property located at 2224 Conchita Street in Zoning District R-1.

APPROVED:
JUNIEL/UNANIMOUS

CONDITION:

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

STAFF RECOMMENDATION: APPROVAL

4. V-50-83

Application of ROBERTA HARRIS, ET AL for a one year extension of time on an approved variance which allowed a commercial printing company where such use is not permitted on property located at 1201 Arville Street in Zoning District R-E, (under Resolution of Intent to P-R).

APPROVED:
MYERS/UNANIMOUS

CONDITION:

1. This variance shall expire November 17, 1984.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: N/A

MINUTES

BOARD OF ZONING ADJUSTMENT MEETING

NOVEMBER 17, 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

EXCUSED: Jessie Emmett and Robert Bugbee

STAFF PRESENT: Harold P. Foster, Director, Dept. of Community Planning & Develop.
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. Foster announced that the agenda for this regular meeting of the Board of Zoning Adjustment had been posted in accordance with NRS Chapter 241 and affidavits are on file in the Department of Community Planning & Development.

ANNOUNCEMENTS: Mr. Foster read the standard conditions into the record.

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

MINUTES: Mrs. Myers made a motion for APPROVAL of the Minutes for the Board of Zoning Adjustment meeting held on September 22, 1983. Motion carried unanimously. (Bugbee & Emmett excused)

NEW BUSINESS:

1. U-85-83
APPROVED
Application of MATTHEW PARATORE for a use permit to allow a pawn shop on property located at 119 North Third Street in Zoning District C-2.
Mr. Foster stated the request is for an expansion of the pawn shop that exists next door to the north. Staff recommended APPROVAL, subject to:
 1. Conformance to the plot plan.This is 1 letter of protest and 1 letter of approval on file.
The applicant appeared.
No one appeared in opposition.
Mrs. Myers made a motion for APPROVAL, subject to staff's condition. Motion carried unanimously. (Bugbee & Emmett excused) This item will go before the City Council on December 7, 1983 to set the date for the public hearing which will be held on the December 21, 1983 City Council meeting.

2. U-86-83

APPROVED

Application of TEXACO, INC. for a use permit to allow a customer operated car wash facility on property located at 1500 West Charleston Boulevard in Zoning District C-1.

Mr. Foster stated the use would be compatible with the adjoining residential to the north because it is in transition to P-R. Staff recommended APPROVAL, subject to:

1. Conformance to the plot plan and elevations.
2. Standard conditions 2-8.
3. Ten foot setback from the north property line.

There are no protests on file.

Mark Murphy and Charles Clark appeared on behalf of the applicant.

Bob McNutt, represented the Presbyterian Church. They had no objection as long as they followed the plot plan.

No one appeared in opposition.

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

3. V-106-83

APPROVED

Application of DWIGHT E. GOULD for a variance to allow an art and antique gallery on property located at 845 North Eastern Avenue in Zoning District P-R.

Mr. Foster presented the plot plan. He stated that it may start a commercial pattern in this P-R area and for that reason staff recommended DENIAL. If approved, subject to:

1. Conformance to the plot plan and elevations.

There are no protests on file.

Dwight E. Gould appeared on behalf of the application. He stated that there are commercial establishments one block south. He claimed he would not be changing the aesthetics of the building. He stated that he has been doing business at this location for the past six weeks.

No one appeared in opposition.

Mrs. Myers made a motion for APPROVAL, subject to staff's condition and that it be limited to Mr. Gould's use only. Motion carried unanimously. (Bugbee & Emmett excused) This item to be heard at the City Council meeting on December 7, 1983.

4. V-107-83

APPROVED

Application of EDWARD AND CARL BERNSTEIN for a variance to allow a proposed bedroom addition thirty-two feet (32') from the rear property line where fifty feet (50') is required on property located at 2804 Cameo Circle in Zoning District R-E.

Mr. Foster presented the plot plan. He stated this was an exceptionally wide and shallow lot. Staff recommended APPROVAL, subject to:

1. Conformance to the plot plan.

4. V-107-83

(Continued)

There are no protests on file.

The applicant was present.

No one appeared in opposition.

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

5. V-108-83

DENIED

Application of SAMUEL A. HARDAGE for a variance to allow a portion of the existing mobile home park club to be used as a sales office for the sale of existing in-park used mobile homes on property located at 825 North Lamb Boulevard in Zoning District R-MHP.

Mr. Foster presented the plot plan. He stated that if this were approved it could lead to problems. Staff recommended DENIAL.

There is one protest on file.

Douglas Ferguson, Manager, appeared on behalf of the applicant. He presented the Board with two letters from mobile home dealers and a petition with 182 signatures in favor.

Vickie Demas, State President of the Mobile Home Owners League, appeared in opposition. Her objection was that if this were allowed, pressure could be brought upon a tenant to list his home with the Manager.

Jan Morrison, mobile home agent, appeared in opposition. She claimed that in other areas this was being done and being abused.

There was a show of five hands in the audience in opposition.

Mrs. Myers made a motion for DENIAL. Motion carried unanimously. (Bugbee & Emmett excused)

6. V-109-83

APPROVED

Application of HENRY JOHNSTON for a variance to allow a duplex where only a single family dwelling is permitted on property located at 628 Bell Drive in Zoning District R-1.

Mr. Foster presented the plot plan. He stated that there are duplexes and tri-plexes in the area already and that at one time during the 1940's this was allowed. Staff had no objection and if APPROVED, subject to:

1. Conformance to the plot plan.
2. Pave the two existing parking spaces.

There are 35 protests on record.

Henry Johnston appeared on behalf of the application. He stated he purchased the property in 1979 as a duplex. He stated that he wanted to put in four parking spaces and that would be the only change he would make.

6. V-109-83
(Continued)

Al Sturam represented some of the residents in the area. Their objection was they wanted this to remain a single family residential area.

There were a show of 9 hands in the audience in opposition.

Mrs. Juniel made a motion for APPROVAL, subject to staff's condition and the elimination of two parking spaces which the applicant had proposed. Motion carried unanimously. (Bugbee & Emmett excused)

Mr. Foster announced that this item could be appealed in 11 days.

7. V-110-83
APPROVED

Application of ANTHONY PLAZA, LTD. for a variance to allow a six foot (6') high chain link fence where a maximum height of four feet (4') is permitted in the front yard area of the apartment complex located at 1904 through 1948 Cindy Sue Street and 1905 through 1949 Alwill Street in Zoning District R-4.

Mr. Foster presented the plot plan. He stated that an 8' high chain link fence would not be attractive. Staff recommended DENIAL. If approved, subject to:

1. Conformance to the plot plan.

There are no protests on file.

Lyle Becker, Manager, appeared on behalf of the applicant. He claimed that they have a high incidence of vandalism and this was the reason for the fence. He presented the Board with a petition from the tenants (36 signatures).

There was a show of 10 hands in the audience in favor.

No one appeared in opposition.

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

8. V-111-83
APPROVED

Application of WALTER D. JOHNSON for a variance to allow the sale of used furniture which is not permitted on property located at 105 East Charleston Boulevard in Zoning District C-2.

Mr. Foster presented the plot plan. He stated that this type of use would be better in a C-M Zone. Staff recommended DENIAL. If approved, subject to:

1. Conformance to the plot plan.
2. Advertising signs shall be approved by the Department of Community Planning and Development.

There is one protest on file.

Walter Johnson appeared on behalf of the application. He stated that only quality furniture would be handled and everything would be on the inside.

No one appeared in opposition.

8. V-111-83

(Continued)

Mrs. Myers made a motion for APPROVAL, subject to staff's conditions and no furniture shall be displayed on the outside. Motion carried unanimously. (Bugbee & Emmett excused) Set date for Public Hearing at the December 7, 1983 City Council meeting. Public Hearing to be held at the December 21, 1983 City Council meeting.

SUPPLEMENTAL AGENDA:

1. U-87-83(HO)

APPROVED

Application of JOHN B. MAIN for a home occupation permit to allow the making of buttons, (i.e. campaign buttons), on property located at 3500 Pioneer Circle in Zoning District R-1.

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

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

The applicant was present.

Mrs. Juniel made a motion for APPROVAL, subject to staff's condition. Motion carried unanimously. (Bugbee & Emmett excused) This Item included with Items 2 & 3.

2. U-88-83(HO)

APPROVED

Application of DARRELL W. ERICKSON for a home occupation permit to allow the editing, splicing, and re-recording of tapes on property located at 1604 East Carson Street in Zoning District R-1.

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

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

The applicant was present.

Mrs. Juniel made a motion for APPROVAL, subject to staff's condition. Motion carried unanimously. (Bugbee & Emmett excused) This Item included with Items 1 & 3.

3. U-89-83(HO)

APPROVED

Application of SHIRLY MALLY for a home occupation permit to make and sell dolls on property located at 2224 Conchita Street in Zoning District R-1.

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

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

The applicant was present.

Mrs. Juniel made a motion for APPROVAL, subject to staff's condition. Motion carried unanimously. (Bugbee & Emmett excused) This Item included with Items 1 & 2.

4. V-50-83

EXTENSION OF
TIME

APPROVED

Application of ROBERTA HARRIS, ET AL for a one year extension of time on an approved variance which allowed a commercial printing company where such use is not permitted on property located at 1201 Arville Street in Zoning District R-E, (under Resolution of Intent to P-R).

Mr. Foster stated the applicant needed the extension while he is arranging the financing for this business. Staff recommended APPROVAL, subject to:

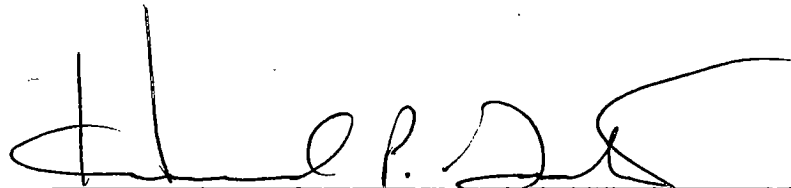
1. This variance shall expire November 17, 1984.

Lloyd Harris appeared on behalf of the applicant.

Mrs. Myers made a motion for APPROVAL of the Extension of Time for one year. Motion carried unanimously.
(Bugbee & Emmett excused)

MEETING ADJOURNED AT 9:00 P.M.

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

/s/

INTER-OFFICE MEMORANDUM

Date

November 15, 1983

TO:

HAROLD P. FOSTER, DIRECTOR

FROM:

ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

SUBJECT:

B.Z.A. MEETING OF NOVEMBER 17, 1983

COPIES TO:

CITY ATTORNEY'S OFFICE
CITY CLERK'S OFFICE
RICK
HAZELNEW BUSINESS:

1. U-85-83

A Class III secondhand use permit has been issued to 119 N. 3rd (U-5-80). 133 N. 3rd has a pawn shop approval. There is interior access to 119 from 133. This request is to extend the pawn shop operation into 119 N. 3rd Street. City Council approval required.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan. ✓

PROTESTS: 1 APPROVAL: 1

PUBLIC HEARING ITEM. SET FOR DECEMBER 7 CITY COUNCIL MEETING
TO SET DATE FOR PUBLIC HEARING AT 12/21/83
CITY COUNCIL MEETING.

2. U-86-83

There is a use permit for a service station (U-20-65). Staff's initial reaction to this proposal was negative as this is 6'6" from the R-1 development to the north and the original plan had a much greater setback for the service station building. However, the precise plan for this area approved transition of the housing to the north, probably to offices. Further west modified elevations would be necessary. We should notify the property owners immediately north.

Staff recommends APPROVAL subject to:

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

PROTESTS: 0

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

3. V-106-83

This property is P-R used for office purposes. A request for C-1 was recommended for denial by staff and recommended as C-D by Planning Commission, but City Council held Z-75-83 in abeyance for this variance application to be made. In essence, the zoning was not granted by City Council and this is a variance for the same use so City Council must take final action.

Staff feels that there is a P-R pattern and this would be spot zoning even if a variance.

Staff recommends DENIAL. If approved subject to:

1. Conformance to the plot plan and elevations. ✓

PROTESTS: 0

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL DECEMBER 7, 1983.

4. V-107-83

This is an exceptionally wide and shallow lot for R-E type and for this reason there may be a hardship.

Staff recommends APPROVAL subject to:

1. Standard conditions 1 and 7.

Conformance to the Plot Plan ✓

PROTESTS: 0

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

5. V-108-83

There have been several past cases (V-16-80)&(V-3-81) which were denied for the same purpose. The tenants felt that it would not be an appropriate use. City Council denied one case where the B.Z.A. approved (V-16-80) on appeal. Must go to City Council, if approved.

Staff took a non-objection position. At this point, since this has been denied twice before and circumstances have not changed, staff recommends DENIAL.

If approved subject to:

1. This variance shall be restricted to assisting tenants in the sale of their used mobile homes which exist within this park only.
2. Conformance to the plot plan.

PROTESTS: 1

PUBLIC HEARING ITEM. SET FOR B.Z.A. FINAL, IF DENIED. SET FOR CITY COUNCIL 12/7/83, IF APPROVED.

6. V-109-83

The Land Use Map shows a duplex exists on this property already. It was acquired by the applicant the latter part of 1979. There are 12 duplex or triplex units in this tract of 65 lots. Plat recorded May 1942. From 1943 and 1948 it was zoned unrestricted residential which allowed two or three unit buildings. Two parking spaces are not paved.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan. ✓
2. Pave the two existing parking spaces. ✓

PROTESTS: 35

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

7. V-110-83

Photographs submitted reflect that the proposed chain link fence is to help prevent vandalism. There are no fences at present. A 4' chain link fence is permitted. A 6' chain link fence will appear to be a detention facility.

Staff feels that a 4' fence will stop the party with the spray can and not even a 6' fence will stop stones.

Staff recommends DENIAL. If approved subject to:

1. Conformance to the plot plan. ✓

PROTESTS: 0

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

8. V-111-83

Secondhand stores are first permitted in a C-M Zone. There is no hardship. The Board approved one last meeting in the Twin Lakes Village Shopping Center for select furniture very similar to this. It appears we are going to have a proliferation of second-hand stores in C-2 districts.

Staff recommends DENIAL. If approved subject to:

1. Conformance to the plot plan. ✓
2. No exterior storage or display of merchandise.
3. Temporary advertisement signs shall be avoided and all signs painted on the walls of the building shall be reviewed by the B.Z.A.

PROTESTS: 21

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

adv on
(9, 4
Planning Dept

SUPPLEMENTAL:

1. U-87-83(HO)

This request is for making political advertising buttons in the home. He works for an advertising firm and will get supplies there. Small hand punch which clamps to table is used. The questionnaire has been favorably answered.

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-88-83(HO)

This is a video and music taping operation with no people coming to the home. 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-89-83(HO)

This is making dolls (soft bodied) at home. 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.

4. V-50-83

This is the first request for an extension of time. Finances cited.

Staff recommends APPROVAL subject to:

1. This variance shall expire June 23, 1984. ✓
11/17/84

PROTESTS: N/A

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

NAME

B20

11-17-83

ADDRESS

~~Matthew Peret~~

Robert J. McNutt

J. Gould

Ed. Bernstein

Wynne H. Ferguson

Chloe Hennes

W. J. Aspinwall

Lydia Becken

Shatter D. Johnson

601 Ancient Way N.V.

50 50 Jones

3301 Montecito LV

2804 Cameo Circle

825 N. Santa Rosa Blvd N.V.

Melville Home Drive Piquette

3521 EL CORTES AVE, LAS VEGAS, NV

410 Rancho Dr.

NAME

Q/A

11-17-83

ADDR

Mark Murphy

CHARLES CLARK

John Brown

27605 Harbor Blvd Santa Ana

6382 W. Churchfield St

4000 Bessie Ave

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

November 21, 1983

TO:

MAYOR BILL BRIARE
COUNCILMAN LURIE
COUNCILMAN CHRISTENSEN
COUNCILMAN LEVY
COUNCILMAN NOLEN

FROM:

HAROLD P. FOSTER, DIRECTOR
DEPT. OF COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

ANNOTATED AGENDA - BOARD OF ZONING ADJUSTMENT
MEETING OF NOVEMBER 17, 1983

COPIES TO:

DON SAYLOR
RICHARD CAMPBELL

Attached is the Annotated Agenda of the November 17, 1983
Board of Zoning Adjustment Meeting.

All actions of the Board are final unless an appeal is filed
by an aggrieved person within eleven days or a review is
requested by a member of the City Council within fourteen
days. The last day a review can be requested is December 5th.