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A G E N D A

BOARD OF ZONING ADJUSTMENT MEETING

DECEMBER 22, 1983

CALL TO ORDER:

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

ROLL CALL:

ANNOUNCEMENT:

Satisfaction of the Open Meeting Law 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 Meetings of October 27, 1983 and
November 17, 1983.

NEW BUSINESS:

1. U-90-83

Application of the UNION PLAZA HOTEL on behalf of
KIM L. RHUE for a use permit for a Class III Secondhand
Dealership to buy and sell used jewelry (25%) on property
located at the Union Plaza Hotel, 1 Main Street, second
floor, in Zoning District C-2.

2. U-91-83(HO)

Application of DEBORAH DE SCHRYVER for a home occupation
permit to paint signs and logos on property located at
5316 Magenta Court in Zoning District R-1.

3. U-92-83(HO)

Application of JILL A. DAVIS for a home occupation permit
to make floral arrangements on property located at 6325
Miraloma Street in Zoning District R-1.

4. U-93-83

Application of the STATE OF NEVADA on behalf of THE
SOUTHERN NEVADA ASSOCIATION FOR THE HANDICAPPED for a
use permit to construct and operate a Regional Handicapped
Training Center on property located on the north side of
Oakley Boulevard, 660' west of Jones Boulevard in Zoning
District R-E.

5. U-94-83

Application of NEVADA CATHOLIC WELFARE BUREAU, INC. on
behalf of the STATE OF NEVADA for a use permit to allow
a custodial institution (pre-release facility for convicted
felons) for a maximum of forty (40) persons on property
located at 919 West Bonanza Road in Zoning District "M".

6. V-113-83 Application of ROY YOUNGBLOOD, ET AL for a variance to allow two existing lots which are each 10,472 square feet in size where a minimum of 20,000 square feet is required; having widths of 56' where 100' is required; allowing the dwellings 6' from the side property line where 10' is required and 10' from the rear property line where 50' is required; and to allow one lot with no frontage on a dedicated street where such frontage is required on properties located at 1529-1/2 and 1529 West Bonanza Road in Zoning District R-E.
7. V-114-83 Application of STEPHANIE MC LAREN, ET AL for a variance to allow corrals and stables to the rear and side property lines where twenty-five feet (25') is required and to allow a maximum of six (6) horses on each lot where only three (3) are permitted on properties located on a portion of Block 3, Amended Stagecoach Depot 2C and 2D in Zoning District R-E.
8. V-115-83 Application of UNITED RENO CORPORATION for a variance to allow the storage of recreational vehicles on an unpaved parcel of land where paving is required, and to delete the required landscaping, on property located at the northwest corner of Red Oak Avenue and Westwood Drive in Zoning District "M".
9. V-116-83 Application of JAC ENTERPRISES for a variance to allow warehousing facilities and the processing of goods on property located at 1501 Las Vegas Boulevard North in Zoning District C-2.
10. V-117-83 Application of ELTON and MERLE BLAIR for a variance to allow a room addition eleven feet six inches (11'6") from the rear property line where fifteen feet (15') is required on property located at 4444 Berkley Avenue in Zoning District R-1.
11. V-118-83 Application of GERALD W. LEWERS for a variance to allow a detached garage six feet (6') from the side property line where a setback of fifteen feet (15') is required on property located at 1409 Stevens Street in Zoning District R-1.
12. V-119-83 Application of OASIS FAMILY RESORTS, INC. for a variance to determine the required parking for a miniature golf course that is enclosed by an air supported vinyl structure to be considered on the basis of an outdoor recreation facility on property generally located on South Rancho Road between Meade Avenue and Sirius Avenue in Zoning District "M".
13. V-120-83 Application of LEONARD and DONNA J. LEAVITT for a variance to allow the creation of four (4) lots having fifty-seven feet (57') of street frontage where sixty-five feet (65') is required on property generally located east of Pecos Road and one hundred-fifty feet (150') north of Johnson Avenue in Zoning District R-1.

14. V-121-83 Application of WILLIAM E. and JOAN M. TEEPE for a variance to allow four (4) llamas to be kept on the premises which is not permitted on property located at 8600 Ruston Road in Zoning District R-E.
15. V-122-83 Application of EVA GARCIA, CHARTERED, ET AL for a variance to allow law offices on property located at 501 South Seventh Street in Zoning District R-1.
16. V-123-83 Application of GREGORY G. BOMBINSKI for a variance to allow a room and garage addition twenty-five feet (25') from the front property line where a fifty-foot (50') setback is required on property located at 4200 Tuffer Lane in Zoning District R-E.
17. V-124-83 Application of EDWIN ROGICH, JR. for a variance to allow law offices where such use is not permitted on property located at 600 South 9th Street in Zoning District R-1.
18. V-125-83 Application of CARON LESLIE EWING for a variance to allow a law office where such use is not permitted on property located at 615 South 7th Street in Zoning District R-1.
19. V-126-83 Application of BOBBY R. and E. P. SCOTT for a variance to allow a professional office where such use is not permitted on property located at 2301 Palomino Lane in Zoning District R-E.

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

BOARD OF ZONING ADJUSTMENT

DECEMBER 22, 1983

1. V-47-80 Application of VISUAL COMMUNICATIONS for a Review of Use on an approved variance which allowed a public relations advertising business operation on property located at 521 South 7th Street in Zoning District R-1 (Single-family Residence).
2. U-95-83(HO) Application of BETTY J. BROWN for a home occupation permit to allow an Herbalife products business on property located at 6945 Shady Court in Zoning District R-1 (Single-family Residence).
3. U-96-83(HO) Application of CONNIE E. and MICHAEL P. HALL on behalf of STEVEN RHOADES for a home occupation permit to conduct a bookkeeping and accounting service on property located at 219 North 17th Street in Zoning District R-1 (Single-family Residence).

RECEIVED

RECEIVED

DEC 16 11 47 AM '83

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CITY CLERK

CITY CLERK

ANNOTATED AGENDA
BOARD OF ZONING ADJUSTMENT MEETING
DECEMBER 22, 1983

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

ROLL CALL: PRESENT: Chairman Giles, Helen Myers, Robert Bugbee, Jessie Emmett
EXCUSED: Bonnie Juniel

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
Meetings of October 27 and November 17, 1983.

APPROVED:
MYERS/UNANIMOUS

NEW BUSINESS:

1. U-90-83 Application of UNION PLAZA HOTEL on behalf of KIM L. RHUE for
a use permit for a Class III Secondhand Dealership to buy
and sell used jewelry (25%) on property located at the
Union Plaza Hotel, 1 Main Street, Second Floor, in Zoning
District C-2.

APPROVED:
BUGBEE/UNANIMOUS

CONDITION:

1. Conformance to the plot plan.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 1

SET DATE FOR PUBLIC HEARING AT JANUARY 4, 1984 CITY COUNCIL MEETING

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2. U-91-83(HO) Application of DEBORAH DE SCHRYVER for a home occupation
permit to paint signs and logos on property located at
5316 Magenta Court in Zoning District R-1.

APPROVED:
BUGBEE/UNANIMOUS

CONDITIONS:

1. The operation shall conform to the criteria for a home occupation permit.
2. Limited to the types of signs proposed in the letter.

STAFF RECOMMENDATION: APPROVAL

3. U-92-83(HO)

Application of JILL A. DAVIS for a home occupation permit to make floral arrangements on property located at 6325 Miraloma Street 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

4. U-93-83

Application of the STATE OF NEVADA on behalf of THE SOUTHERN NEVADA ASSOCIATION FOR THE HANDICAPPED for a use permit to construct and operate a Regional Handicapped Training Center on property located on the north side of Oakey Boulevard, 660' west of Jones Boulevard in Zoning District R-E.

APPROVED:
MYERS/3 - 1
(BUGBEE VOTED "NO")

CONDITIONS:

1. Conformance to the plot plan amended to provide a 20' landscaping strip adjacent to the parking area along Oakey Boulevard.
2. Install street improvements on Oakey Boulevard as required by the Department of Engineering Services.
3. Conformance to the building elevations.
4. 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.
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: 7

5. U-94-83

Application of NEVADA CATHOLIC WELFARE BUREAU, INC. on behalf of the STATE OF NEVADA for a use permit to allow a custodial institution (pre-release facility for convicted felons) for a maximum of forty (40) persons on property located at 919 West Bonanza Road in Zoning District "M".

WITHDRAWN BY APPLICANT.

6. V-113-83

Application of ROY YOUNGBLOOD, ET AL for a variance to allow two existing lots which are each 10,472 square feet in size where a minimum of 20,000 sq. ft. is required; having widths of 56' where 100' is required; allowing the dwellings 6' from the side property line where 10' is required and 10' from the rear property line where 50' is required; and to allow one lot with no frontage on a dedicated street where such frontage is required on properties located at 1529-1/2 and 1529 West Bonanza Road in Zoning District R-E.

APPROVED:
BUGBEE/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan.
2. Approval of a Land Division by the Department of Engineering Services.
3. Agreement to dedicate 15' of right-of-way for Bonanza Road and install sidewalks on Bonanza Road as required by the Department of Engineering Services.
4. Provision of a 15' easement of access from the south lot to Bonanza Road.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0

7. V-114-83

Application of STEPHANIE MC LAREN, ET AL for a variance to allow corrals and stables to the rear and side property lines where twenty-five feet (25') is required and to allow a maximum of six (6) horses on each lot where only three (3) are permitted on properties located on a portion of Block 3, Amended Stagecoach Depot 2C and 2D in Zoning District R-E.

APPROVED:
MYERS/3 - 1
(BUGBEE VOTED "NO")

CONDITIONS:

1. Maximum of four (4) horses per lot.
2. Lots 17 through 21 inclusive, shall provide a 6' block wall along Craig Road prior to occupancy of the 25' setback area with horses or horse related structures.
3. Homeowners must have permission from the adjacent property owners, and if not, a minimum setback of five feet (5') for corrals and stables shall be maintained.

STAFF RECOMMENDATION: APPROVAL - with a maximum of ³six horses per lot.

PROTESTS: 12 APPROVAL: 1

8. V-115-83

Application of UNITED RENO CORPORATION for a variance to allow the storage of recreational vehicles on an unpaved parcel of land where paving is required, and to delete the required landscaping, on property located at the northwest corner of Red Oak Avenue and Westwood Drive in Zoning District "M".

APPROVED:
EMMETT/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan.
2. Minimum of 20' paved drives shall be provided and the parking areas shall be kept oiled.
3. Provision of landscaping on Westwood Drive.

STAFF RECOMMENDATION: APPROVAL - with parking and landscaping.

PROTESTS: 1

9. V-116-83

Application of JAC ENTERPRISES for a variance to allow warehousing facilities and the processing of goods on property located at 1501 Las Vegas Boulevard North in Zoning District C-2.

WITHDRAWN BY APPLICANT.

10. V-117-83

Application of ELTON and MERLE BLAIR for a variance to allow a room addition eleven feet six inches (11'6") from the rear property line where fifteen feet (15') is required on property located at 4444 Berkley Avenue in Zoning District R-1.

APPROVED:
BUGBEE/UNANIMOUS

CONDITION:

1. Conformance to the plot plan.

STAFF RECOMMENDATION: DENIAL

PROTESTS: 0

11. V-118-83

Application of GERALD W. LEWERS for a variance to allow a detached garage six feet (6') from the side property line where a setback of fifteen feet (15') is required on property located at 1409 Stevens Street in Zoning District R-1.

APPROVED:
BUGBEE/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: DENIAL

PROTESTS: 0

12. V-119-83

Application of OASIS FAMILY RESORTS, INC. for a variance to determine the required parking for a miniature golf course that is enclosed by an air supported vinyl structure to be considered on the basis of an outdoor recreation facility on property generally located on South Rancho Road between Meade Avenue and Sirius Avenue in Zoning District "M".

APPROVED:
BUGBEE/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan amended to relocate the water slides and provide a minimum of 182 parking spaces.
2. Conformance to the floor plan amended to provide a maximum of 10,000 sq. ft. of assembly area, 5,000 sq. ft. of non-assembly area and 51,000 sq. ft. for the golf courses.
3. Conformance to the conditions of approval of Z-56-74.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0

13. V-120-83

Application of LEONARD and D. J. LEAVITT for a variance to allow the creation of four (4) lots having fifty-seven feet (57') of street frontage where sixty-five feet (65') is required on property generally located east of Pecos Road and one hundred-fifty feet (150') north of Johnson Avenue in Zoning District R-1.

APPROVED:
MYERS/UNANIMOUS

CONDITIONS:

1. Conformance to the site plan.
2. Recording of a Parcel Map.
3. Install street improvements on Pecos Road and Pearl Street as required by the Department of Engineering Services.
4. Provision of fire hydrants and water flow as required by the Department of Fire Services.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0

14. V-121-83

Application of WILLIAM E. and JOAN M. TEEPE for a variance to allow four (4) Llamas to be kept on the premises which is not permitted on property located at 8600 Ruston Road in Zoning District R-E.

APPROVED:
MYERS/UNANIMOUS

CONDITIONS:

1. Conformance to the requirements for corral or stable facilities pertinent to horses.
2. The four (4) llamas shall be counted as part of the maximum number of horses allowed on this property.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0

15. V-122-83

Application of EVA GARCIA, CHARTERED, ET AL for a variance to allow law offices on property located at 501 South 7th Street in Zoning District R-1.

APPROVED:
EMMETT/UNANIMOUS

CONDITIONS:

1. All residential uses shall cease.
2. Two offices shall be permitted.
3. No changes to the exterior of the building or property will be allowed without Board of Zoning Adjustment approval.
4. Pave the alley as required by the Department of Engineering Services.
5. Enter an Assessment District Agreement for street lighting on Clark Avenue and 7th Street as required by the Department of Engineering Services.
6. Conformance to the plot plan and elevations.
7. 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.

8. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
10. Satisfaction of City Code requirements and design standards of all City departments.
11. Approval of the parking and driveway plans by the Traffic Engineer.
12. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
13. Provision of fire hydrants and water flow as required by the Department of Fire Services.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0 APPROVAL: 1

16. V-123-83 Application of GREGORY BOMBINSKI for a variance to allow a room and garage addition twenty-five feet (25') from the front property line where a fifty-foot (50') setback is required on property located at 4200 Tuffer Lane in Zoning District R-E.

APPROVED:
EMMETT/UNANIMOUS

CONDITION:

1. Conformance to the plot plan.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0

17. V-124-83 Application of EDWIN ROGICH, JR. for a variance to allow law offices where such use is not permitted on property located at 600 South 9th Street in Zoning District R-1.

ABEYANCE:
MYERS/UNANIMOUS

WILL BE CONSIDERED AT THE JANUARY 26, 1984 B.Z.A. MEETING, PER APPLICANT'S REQUEST.

18. V-125-83 Application of CARON LESLIE EWING for a variance to allow a law office where such use is not permitted on property located at 615 South 7th Street in Zoning District R-1.

WITHDRAWN BY APPLICANT.

19. V-126-83 Application of BOBBY R. and E. P. SCOTT for a variance to allow a professional office where such use is not permitted on property located at 2301 Palomino Lane in Zoning District R-E.

APPROVED:
BUGBEE/3 - 1
(MYERS VOTED "NO")

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: DENIAL

PROTESTS: 13

TO BE CONSIDERED BY THE CITY COUNCIL ON JANUARY 18, 1984.

SUPPLEMENTAL:

1. V-47-80 Application of VISUAL COMMUNICATIONS for a Review of Use on an approved variance which allowed a public relations advertising business operation on property located at 521 South 7th Street in Zoning District R-1.
Review of Use

APPROVED:
MYERS/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL - with a three (3) year time limit.

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2. U-95-83(HO) Application of BETTY J. BROWN for a home occupation permit to allow an Herbalife products business on property located at 6945 Shady Court in Zoning District R-1.

APPROVED:
BUGBEE/UNANIMOUS

CONDITION:

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

STAFF RECOMMENDATION: APPROVAL

-
3. U-96-83(HO) Application of CONNIE and MICHAEL HALL on behalf of STEVEN RHOADES for a home occupation permit to conduct a bookkeeping and accounting service on property located at 219 North 17th Street in Zoning District R-1.

APPROVED:
BUGBEE/UNANIMOUS

CONDITION:

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

STAFF RECOMMENDATION: APPROVAL

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CITY CLERK

BOARD OF ZONING ADJUSTMENT MEETING

DECEMBER 22, 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, Jessie Emmett, and Robert Bugbee

EXCUSED: Bonnie Juniel

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.

ANNOUNCEMENTS: Mr. Clemmer 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 meetings held on October 27, 1983 and November 17, 1983. Motion carried unanimously. (Juniel excused)

NEW BUSINESS:

1. U-90-83
APPROVED Application of the UNION PLAZA HOTEL on behalf of KIM.L. RHUE for a use permit for a Class III Secondhand Dealership to buy and sell used jewelry (25%) on property located at the Union Plaza Hotel, 1 Main Street, second floor, in Zoning District C-2.

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

1. Conformance to the plot plan.

There are no protests on file.

Kim Rhue appeared on behalf of the application. She stated the used jewelry would be taken as trade-ins on new jewelry.

Howard Bock, 3354 Fandanso Place, appeared in opposition. He stated that he owned John's Loan & Jewelry Company at 128 South First Street. He objected to the competition.

Mr. Bugbee made a motion for APPROVAL. Motion carried unanimously. (Juniel excused) This item will go before the City Council on January 4, 1984 to set the date for the public hearing which will be held on the January 18, 1984 City Council meeting.

2. U-91-83(HO)
APPROVED

Application of DEBORAH DE SCHRYVER for a home occupation permit to paint signs and logos on property located at 5316 Magenta Court 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 permit.
2. The use be limited to the types of signs proposed in the letter submitted with the application.

The applicant was present.

Mr. Bugbee made a motion for APPROVAL, subject to staff's conditions. Motion carried unanimously. (Juniel excused) This item was included with Item 3 and Items 2 & 3 on the Supplemental Agenda.

3. U-92-83(HO)
APPROVED

Application of JILL A. DAVIS for a home occupation permit to make floral arrangements on property located at 6325 Miraloma 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 permit.

Mr. Bugbee made a motion for APPROVAL, subject to staff's condition. Motion carried unanimously. (Juniel excused) This items was included with Item 2 and Items 2 & 3 on the Supplemental Agenda.

4. U-93-83
APPROVED

Application of the STATE OF NEVADA on behalf of THE SOUTHERN NEVADA ASSOCIATION FOR THE HANDICAPPED for a use permit to construct and operate a Regional Handicapped Training Center on property located on the north side of Oakey Boulevard, 660' west of Jones Boulevard in Zoning District R-E.

Mr. Clemmer presented the plot plan. He stated that the County approved the Use Permit for this property to be used as a Mental Health Center. This portion of the property is about a 2½ acre parcel which will be used for the physically handicapped. There are seven houses on compact lots on the north side of Oakey Boulevard. The proposed building would be setback fifty feet and is only one story which would fit in with the residential. Staff recommended APPROVAL, subject to:

1. Conformance to the plot plan amended to provide a 20' landscaping strip along the parking area.
2. Standard conditions 2-8.
3. Install street improvements on Oakey Boulevard as required by the Department of Engineering Services.
4. Building elevations are to be approved by the Department of Community Planning & Development.

4. U-93-83

There are no protests on file.

(Continued)

Vince Triggs, Executive Director of Southern Nevada Association for the Handicapped appeared. He stated that this would essentially be a school and only operate during the day from 8 to 5. This project is funded through a joint venture with the City and County Development Block Grant Funds.

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

Judi Herring, 6213 W. Oakey, appeared in opposition. She objected to a government building across from her. She was concerned about the traffic.

Caralynne Rudin Johnson appeared in opposition. She stated that she was a Real Estate broker and that she owned 6225 West Oakey where her daughter lives. She objected to the ingress and egress on Oakey Boulevard.

Thomas F. Holland appeared in opposition. He wanted to know why this couldn't be placed on Jones. He objected to the traffic this facility would create.

Mrs. Myers made a motion for APPROVAL, subject to staff's conditions. Motion carried with a 3 to 1 vote with Bugbee voting "no." (Juniel excused)

5. U-94-83

WITHDRAWN
BY APPLICANT

Application of NEVADA CATHOLIC WELFARE BUREAU, INC. on behalf of the STATE OF NEVADA for a use permit to allow a custodial institution (pre-release) facility for convicted felons) for a maximum of forty (40) persons on property located at 919 West Bonanza Road in Zoning District "M".

Mr. Clemmer announced this items was withdrawn by the applicant.

6. V-113-83

APPROVED

Application of ROY YOUNGBLOOD, ET AL for a variance to allow two existing lots which are each 10,472 square feet in size where a minimum of 20,000 square feet is required; having widths of 56' where 100' is required; allowing the dwellings 6' from the side property line where 10' is required and 10' from the rear property line where 50' is required; and to allow one lot with no frontage on a dedicated street where such frontage is required on properties located at 1529-½ and 1529 West Bonanza Road in Zoning District R-E.

Mr. Clemmer presented the plot plan. He stated that these lots were created in 1970. The front lot has been approved for commercial zoning and in approving the commercial zoning, it was requested that a variance be approved to make this rear lot legal. Staff recommended APPROVAL, subject to:

1. Conformance to the plot plan.
2. Approval of a Land Division by the Department of Engineering Services.

6. V-113-83
(Continued)

3. Agreement to dedicate 15' of right-of-way for Bonanza Road and install sidewalks on Bonanza Road as required by the Department of Engineering Services.
4. Provision of a 15' easement of access from the south lot to Bonanza Road.

There are no protests on file.

Roy Youngblood 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.
(Juniel excused)

7. V-114-83
APPROVED

Application of STEPHANIE McLAREN, ET AL for a variance to allow corrals and stables to the rear and side property lines where twenty-five feet (25') is required and to allow a maximum of six (6) horses on each lot where only three (3) are permitted on properties located on a portion of Block 3, Amended Stagecoach Depot 2C and 2D in Zoning District R-E.

Mr. Clemmer presented the plot plan. Basically the majority of the people in this tract are in accord with wanting to have these stables and corrals to the property line. Staff recommended APPROVAL of the setback variance, but DENIAL of the six horses per lot. If approved subject to:

1. The maximum of three (3) horses per lot.
2. Lots 17 through 21 inclusive shall provide a 6' block wall along Craig Road prior to occupancy of the 25' setback area with horses or horse related structures.

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

Eugene Young, 4313 Ivory Circle, appeared on behalf of the application. He stated that he was representing everyone on the application and that they would like to request four horses be permitted instead of six as previously requested. He stated that along Craig Road everyone that applies to this application already have a block wall or are in the process of building one.

The applicant was present.

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

Terry Vitez, 5700 Hickam, appeared in opposition. He objected to the flies and insects that are in the area due to the horses.

Frank Jaehn, 5647 Hickam, appeared in opposition. He objected to the flies and mice created by the horses.

Candy Stone, 4313 Leon, appeared in opposition. She stated that she was in the process of building a house. She objected to the horses being at the property line.

7. V-114-83
(Continued)

Mrs. Myers made a motion for APPROVAL to allow 4 horses and must have permission of the adjacent property owner to move to the property line; and if they don't have permission, there must be a minimum setback of five feet and that this variance only apply to the properties that are presently occupied. Motion carried with a vote of 3 to 1 with Bugbee voting "no." (Juniel excused)

8. V-115-83
APPROVED

Application of UNITED RENO CORPORATION for a variance to allow the storage of recreational vehicles on an unpaved parcel of land where paving is required, and to delete the required landscaping, on property located at the northwest corner of Red Oak Avenue and Westwood Drive in Zoning District "M."

Mr. Clemmer presented the plot plan. The Fire Department and staff recommended that the 25 foot driveways should be paved where there is vehicular movement to keep the dust down. In the areas where the vehicles are parked and infrequently used that that be oiled. A five foot planter with 5 gallon size junipers would suffice for the landscaping. Staff recommended APPROVAL of the variance for paving the area where the recreational vehicles would be parked, but DENIAL of the landscaping deletion, and subject to:

1. Conformance to the plot plan.
2. Minimum 20' paved drive shall be provided and the parking areas shall be kept oiled.
3. Provision of landscaping on Westwood Drive.

There is one letter of protest on file.

Mike Connell, 6327 West Concho Lane, appeared on behalf of the application.

No one appeared in opposition.

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

9. V-116-83
WITHDRAWN BY
APPLICANT

Application of JAC ENTERPRISES for a variance to allow warehousing facilities and the processing of goods on property located at 1501 Las Vegas Boulevard North in Zoning District C-2.

Mr. Clemmer announced this items was withdrawn by the applicant.

10. V-117-83
APPROVED

Application of ELTON AND MERLE BLAIR for a variance to allow a room addition eleven feet six inches (11'6") from the rear property line where fifteen feet (15') is required on property located at 4444 Berkley Avenue in Zoning District R-1.

10. V-117-83

(Continued)

Mr. Clemmer presented the plot plan. The lot is a regular 60 x 100 lot and there is no hardship. The addition could be elongated and hold to the setback requirement. Staff recommended DENIAL. If approved, subject to:

1. Conformance to the plot plan.

There are no protests on file.

Elton Blair appeared on behalf of the application. He stated that in order to comply with the setback he would have to move a power box which would cost \$2700 to do so.

Merle Blair was present.

No one appeared in opposition.

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

11. V-118-83

APPROVED

Application of GERALD W. LEWERS for a variance to allow a detached garage six feet (6') from the side property line where a setback of fifteen feet (15') is required on property located at 1409 Stevens Street in Zoning District R-1.

Mr. Clemmer presented the plot plan. This is a slightly irregular corner lot but it's oversize so the irregularity does not create a hardship. Because of a two to three foot grade difference, it appears the building could be shifted four feet toward the house. Staff recommended DENIAL. If approved, subject to:

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

There are no protests on file.

Gerald Lewers appeared on behalf of the application. He stated the garage could not be moved down towards the fence any further because of the power pole.

No one appeared in opposition.

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

12. V-119-83

APPROVED

Application of OASIS FAMILY RESORTS, INC. for a variance to determine the required parking for a miniature golf course that is enclosed by an air supported vinyl structure to be considered on the basis of an outdoor recreation facility on property generally located on South Rancho Road between Meade Avenue and Sirius Avenue in Zoning District "M."

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

12. V-119-83
(Continued)

1. Conformance to the plot plan amended to relocate the water slides and provide a minimum of 182 parking spaces.
2. Conformance to the floor plan amended to provide a maximum of 10,000 sq. ft. of assembly area, 5,000 sq. ft. of non-assembly area and 51,000 sq. ft. for the golf courses.
3. Conformance to the conditions of approval of Z-56-74.

There are no protests on file.

Todd Cram, 6132 Foxcroft, appeared on behalf of the applicant.

No one appeared in opposition.

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

13. V-120-83
APPROVED

Application of LEONARD AND DONNA J. LEAVITT for a variance to allow the creation of four (4) lots having fifty-seven feet (57') of street frontage where sixty-five feet (65') is required on property generally located east of Pecos Road and one hundred-fifty feet (150') north of Johnson Avenue in Zoning District R-1.

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

1. Conformance to the site plan.
2. Recording of a Parcel Map.
3. Install street improvements on Pecos Road and Pearl Street as required by the Department of Engineering Services.
4. Provision of fire hydrants and water flow as required by the Department of Fire Services.

There are no protests on file.

Leonard Leavitt, 5040 Sandra Road, appeared on behalf of the application.

No one appeared in opposition.

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

14. V-121-83
APPROVED

Application of WILLIAM E. AND JOAN M. TEEPE for a variance to allow four (4) llamas to be kept on the premises which is not permitted on property located at 8600 Ruston Road in Zoning District R-E.

Mr. Clemmer presented the application. Llamas are a beast of burden in South America as horses. Staff recommended APPROVAL, subject to:

14. V-121-83

(Continued)

1. Conformance to the requirements for corral or stable facilities pertinent to horses.
2. These llamas shall be permitted in lieu of an equal number of horses.

There are no protests on file.

William Teepe, 8600 Ruston Road, appeared on behalf of the application.

Dan and Vickie Riddle, buyers of the property, appeared.

No one appeared in opposition.

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

15. V-122-83

APPROVED

Application of EVA GARCIA, CHARTERED, ET AL for a variance to allow law offices on property located at 501 South Seventh 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. All residential uses shall cease.
3. Only one office operation shall be permitted.
4. No changes to the exterior of the building or property will be allowed without BZA approval.
5. Standard conditions 2-8.
6. Pave the alley as required by the Department of Engineering Services.
7. Enter an Assessment District Agreement for street lighting on Clark Avenue and 7th Street as required by the Department of Engineering Services.

This are no letters of protest on file and one letter of approval.

Bruce Blue, 708 South 6th, appeared on behalf of the applicant. He requested that they be allowed to rent the second office out to an insurance company.

No one appeared in opposition.

Mrs. Emmett made a motion for APPROVAL as requested (two offices) and staff's conditions. Motion carried unanimously. (Juniel excused)

16. V-123-83

APPROVED

Application of GREGORY G. BOMBINSKI for a variance to allow a room and garage addition twenty-five feet (25') from the front property line where a fifty-foot (50') setback is required on property located at 4200 Tuffer Lane in Zoning District R-E.

Mr. Clemmer presented the plot plan. The house could be shifted back to the fifty foot rear limit where they have fifty-nine feet from the rear wall of the house and maintain a forty-five foot front yard setback. Staff recommended APPROVAL of a forty-five foot front yard setback, subject to:

1. Conformance to the plot plan amended to provide a 45' front yard setback.

There are no protests on file.

Greg Bombinski appeared on behalf of the application. He wanted the back yard to be larger than the front.

No one appeared in opposition.

Mrs. Emmett made a motion for APPROVAL in accordance with the plot plan submitted. Motion carried unanimously. (Juniel excused)

17. V-124-83

ABEYANCE

Application of EDWIN ROGICH, JR., for a variance to allow law offices where such use is not permitted on property located at 600 South 9th Street in Zoning District R-1.

Mr. Clemmer announced the applicant requested this item be held in ABEYANCE until the next meeting in January.

Mrs. Myers made a motion to hold this item in ABEYANCE until the January 26, 1984 meeting. Motion carried unanimously. (Juniel excused)

18. V-125-83

WITHDRAWN
BY APPLICANT

Application of CARON LESLIE EWING for a variance to allow a law office where such use is not permitted on property located at 615 South 7th Street in Zoning District R-1.

Mr. Clemmer announced this item was withdrawn by the applicant.

19. V-126-83

APPROVED

Application of BOBBY R. AND E. P. SCOTT for a variance to allow a professional office where such use is not permitted on property located at 2301 Palomino Lane in Zoning District R-E.

Mr. Clemmer presented the plot plan. This area has a very stable residential area to the west and this property should remain as residential. Staff recommended DENIAL. If approved, subject to:

19. V-126-83

(Continued)

1. Standard conditions 1-8.

There are two letters of protest on file.

Bobby R. Scott appeared on behalf of the application. He stated that he was planning on building next door to this property and didn't object to having a law office next to him.

Mr. Albright appeared on behalf of the application. He stated that he wanted to use the house for a law office. He stated that he had no intention of changing the outside appearance of the house.

There was a show of four hands in the audience in protest.

Chuck Santelman, 2550 Palomino Lane, appeared in opposition. He stated that when the shopping center was built the Commission said that homes would be built as a buffer along this strip. His objection was that other people would want to do the same thing.

Madison Graves, 2323 Palomino Lane, appeared in opposition. He wanted this to remain residential.

Raymond Hirschman, 2500 Palomino, appeared in opposition. He was against the traffic this would create.

Mr. Bugbee made a motion for APPROVAL, subject to staff's conditions. Motion carried with a 3 to 1 vote with Mrs. Myers voting "no." (Juniel excused). This item will be heard at the City Council meeting to be held on 1/18/84. A previous motion to deny was made by Mrs. Myers which failed with a 1 to 3 vote with Mrs. Myers voting "yes."

SUPPLEMENTAL AGENDA

1. V-47-80

Review of Use

Application of VISUAL COMMUNICATIONS for a Review of Use on an approved variance which allowed a public relations advertising business operation on property located at 521 South 7th Street in Zoning District R-1.

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

1. This use shall cease in three (3) years and thereafter only one office use shall be conducted on this property.

David Cooper, owner of the property, appeared on behalf of the application.

Shari Shelton, Visual Communications, appeared on behalf of the application.

Mrs. Myers made a motion for APPROVAL with no time limit. Motion carried unanimously. (Juniel excused)

2. U-95-83(HO)

APPROVED

Application of BETTY J. BROWN for a home occupation permit to allow an Herbalife products business on property located at 6945 Shady Court in Zoning District R-1.

2. U-95-83(HO)
(Continued)

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 permit.

The applicant was present.

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

3. U-96-83(HO)
APPROVED

Application of CONNIE E. AND MICHAEL P. HALL ON BEHALF OF STEVEN RHOADES for a home occupation permit to conduct a bookkeeping and accounting service on property located at 219 North 17th Steet in Zoning District R-1.

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

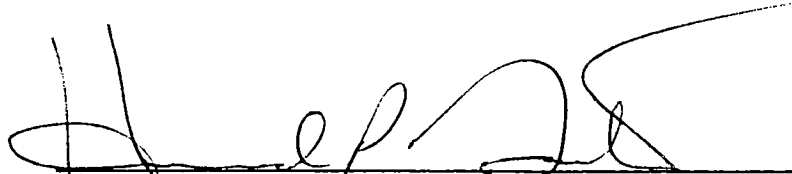
1. All operations shall conform to the criteria for a home occupation permit.

The applicant was not present.

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

MEETING ADJOURNED AT 9:25 P.M.

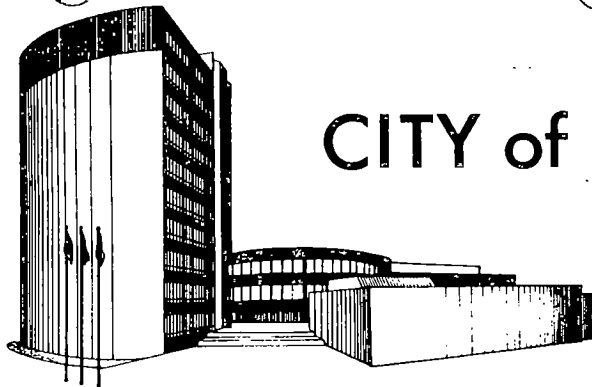
DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

/s/

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



CITY of LAS VEGAS

December 27, 1983

Mr. Gerald Lewers
1409 Stevens Lane
Las Vegas, Nevada 89110

RE: V-118-83

Dear Mr. Lewers:

Your request for a variance to allow a detached garage six feet (6') from the side property line where a setback of fifteen feet (15') is required on property located at 1409 Stevens Street in Zoning District R-1, was considered by the Board of Zoning Adjustment at its regular meeting on December 22, 1983.

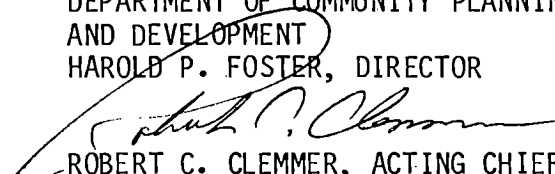
It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following conditions:

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

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

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

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


ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

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

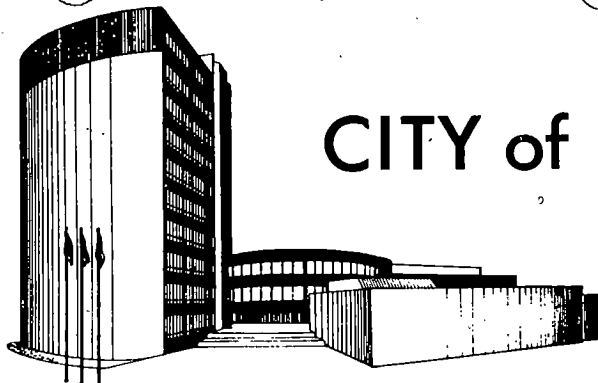


MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
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AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

December 27, 1983

Oasis Family Resorts, Inc.
4241 West Charleston Blvd.
Las Vegas, Nevada 89102

RE: V-119-83

Gentlemen:

Your request for a variance to determine the required parking for a miniature golf course that is enclosed by an air supported vinyl structure to be considered on the basis of an outdoor recreation facility on property generally located on South Rancho Road between Meade Avenue and Sirius Avenue in Zoning District "M", was considered by the Board of Zoning Adjustment at its regular meeting on December 22, 1983.

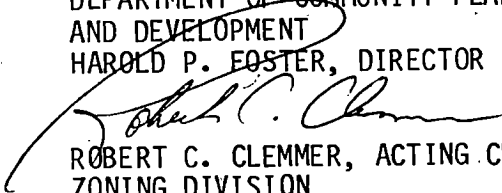
It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following conditions:

1. Conformance to the plot plan amended to relocate the water slides and provide a minimum of 182 parking spaces.
2. Conformance to the floor plan amended to provide a maximum of 10,000 sq. ft. of assembly area, 5,000 sq. ft. of non-assembly area and 51,000 sq. ft. for the golf courses.
3. Conformance to the conditions of approval of Z-56-74.

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

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

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


ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION



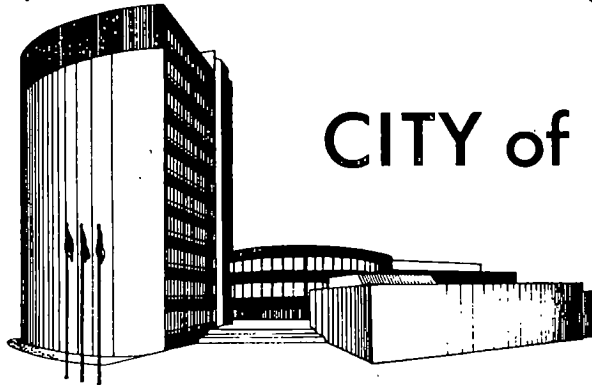
HPF:hb

MAYOR BILL BRIARE

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GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

December 27, 1983

Leonard and Donna J. Leavitt
5040 Sandra Road
Las Vegas, Nevada 89110

RE: V-120-83

Dear Mr. & Ms. Leavitt:

Your request for a variance to allow the creation of four (4) lots having fifty-seven feet (57') of street frontage where sixty-five feet (65') is required on property generally located east of Pecos Road and one hundred-fifty feet (150') north of Johnson Avenue in Zoning District R-1, was considered by the Board of Zoning Adjustment at its regular meeting on December 22, 1983.

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

1. Conformance to the site plan.
2. Recording of a Parcel Map.
3. Install street improvements on Pecos Road and Pearl Street as required by the Department of Engineering Services.
4. Provision of fire hydrants and water flow as required by the Department of Fire Services.

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

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

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

ROBERT C. CLEMMER, ACTING CHIEF

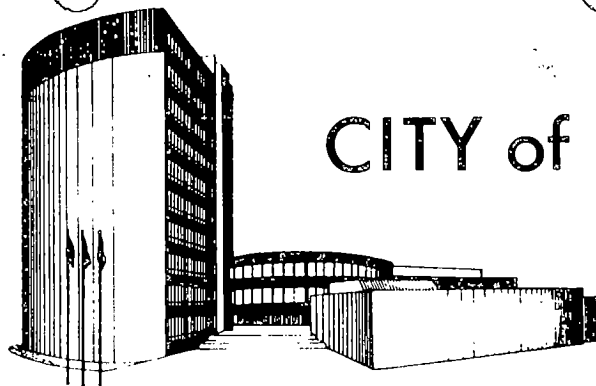


MAYOR BILL BRIARE

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AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

December 27, 1983

William E. and Joan M. Teepe
8600 Ruston Road
Las Vegas, Nevada 89106

RE: V-121-83

Dear Mr. & Ms. Teepe:

Your request for a variance to allow four (4) Llamas to be kept on the premises which is not permitted on property located at 8600 Ruston Road in Zoning District R-E, was considered by the Board of Zoning Adjustment at its regular meeting on December 22, 1983.

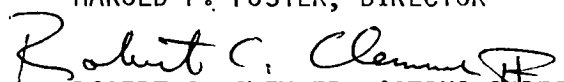
It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following conditions:

1. Conformance to the requirements for corral or stable facilities pertinent to horses.
2. The four (4) llamas shall be counted as part of the maximum number of horses allowed on this property.

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

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

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


ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION



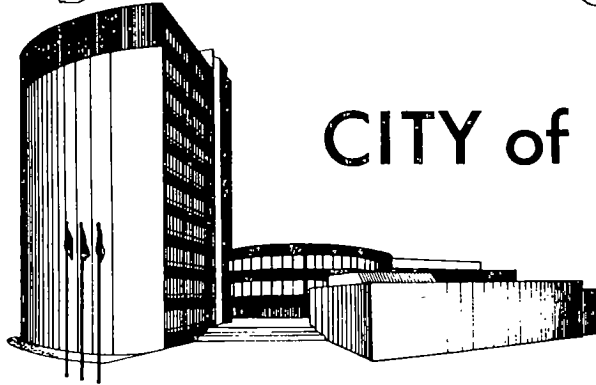
HPF:hb

cc: City Clerk

CLV-6218

Dept. of Community Planning • LAS VEGAS, NEVADA 89101 • (702) 386-6011

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



CITY of LAS VEGAS

December 27, 1983

Nevada Catholic Welfare
P.O. Box 1926
Las Vegas, Nevada 89125

RE: U-94-83

Gentlemen:

Your request on behalf of the State of Nevada for a Use Permit to allow a custodial institution (pre-release facility for convicted felons) for a maximum of forty (40) persons on property located at 919 W. Bonanza Road in Zoning District M, was considered by the Board of Zoning Adjustment at its meeting on December 22, 1983.

Per your request this item was WITHDRAWN.

Sincerely,

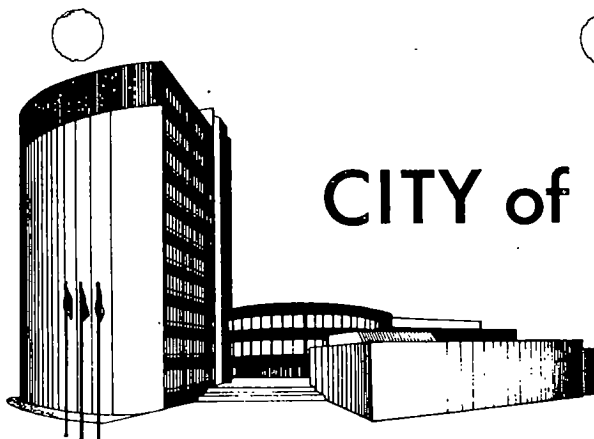
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

HPF:RCC:cme



MAYOR BILL BRIARE
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CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

December 27, 1983

Mr. Al Wendelboe
JAC Enterprises
638 Lacy Lane
Las Vegas, Nevada 89107

RE: V-116-83

Dear Mr. Wendelboe:

Your request for a Variance to allow warehousing facilities and the processing of goods on property located at 1501 Las Vegas Boulevard North in Zoning District C-2, was considered by the Board of Zoning Adjustment at its meeting on December 22, 1983.

Per your request, this item was WITHDRAWN.

Sincerely,

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

ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

HPF:RCC:cme

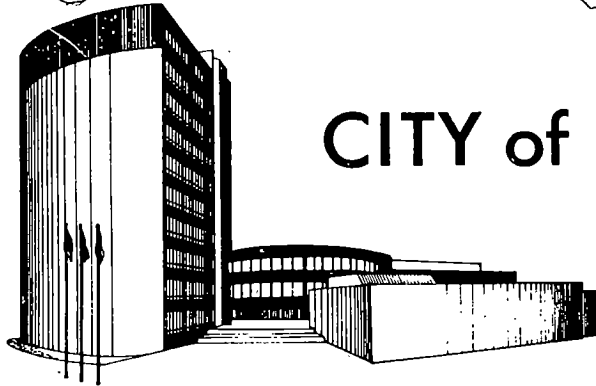


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CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

December 27, 1983

Eva Garcia, Chartered, Et Al
501 South 7th Street
Las Vegas, Nevada 89101

RE: V-122-83

Dear Ms. Garcia:

Your request for a variance to allow law offices on property located at 501 South 7th Street in Zoning District R-1, was considered by the Board of Zoning Adjustment at its regular meeting on December 22, 1983.

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

1. All residential uses shall cease.
2. Two offices shall be permitted.
3. No changes to the exterior of the building or property will be allowed without Board of Zoning Adjustment approval.
4. Pave the alley as required by the Department of Engineering Services.
5. Enter an Assessment District Agreement for street lighting on Clark Avenue and 7th Street as required by the Department of Engineering Services.
6. Conformance to the plot plan and elevations.
7. 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.



8. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
10. Satisfaction of City Code requirements and design standards of all City departments.
11. Approval of the parking and driveway plans by the Traffic Engineer.
12. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
13. Provision of fire hydrants and water flow as required by the Department of Fire Services.

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

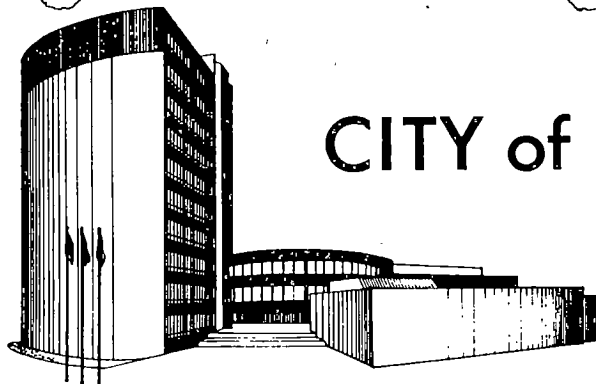
An approved Variance must be exercised within six months or it becomes null and void, unless a request for an Extension of Time is duly filed and approved by the Board within the six month time limit.

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


ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

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

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



CITY of LAS VEGAS

December 27, 1983

Ms. Caron Leslie Ewing
P.O. Box 11432
Oakland, California 94611

RE: V-125-83

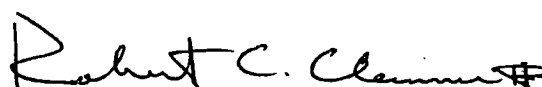
Dear Ms. Ewing:

Your request for a Variance to allow a law office where such use is not permitted on property located at 615 S. 7th Street in Zoning District R-1, was considered by the Board of Zoning Adjustment at its meeting on December 22, 1983.

Per your request, this item was WITHDRAWN.

Sincerely,

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


ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

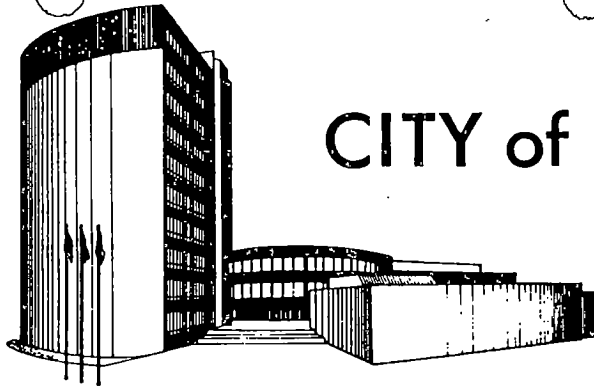
HPF:RCC:cme



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

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

December 27, 1983

Mr. Gregory Bombinski
4200 Tuffer Lane
Las Vegas, Nevada 89130

RE: V-123-83

Dear Mr. Bombinski:

Your request for a variance to allow a room and garage addition twenty-five feet (25') from the front property line where a fifty-foot (50') setback is required on property located at 4200 Tuffer Lane in Zoning District R-E, was considered by the Board of Zoning Adjustment at its regular meeting on December 22, 1983.

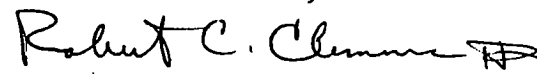
It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following condition:

1. Conformance to the plot plan.

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

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

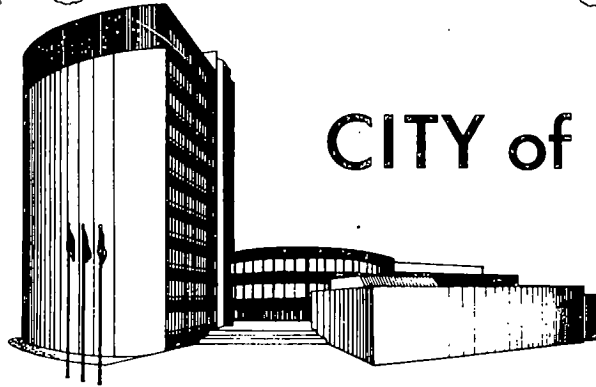
Sincerely,
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR


ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

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



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



CITY of LAS VEGAS

December 27, 1983

Sherilou Shelton, President
Visual Communications, Inc.
P.O. Box 85335
Las Vegas, Nevada 89185

RE: V-47-80

Dear Ms. Shelton:

Your request for a Review of Use for a photography office in addition to a public relations advertising business operation which was allowed by a variance on property located at 521 S. 7th Street in Zoning District R-1, was considered by the Board of Zoning Adjustment at its regular meeting on December 22, 1983.

It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance.

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

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

Sincerely,

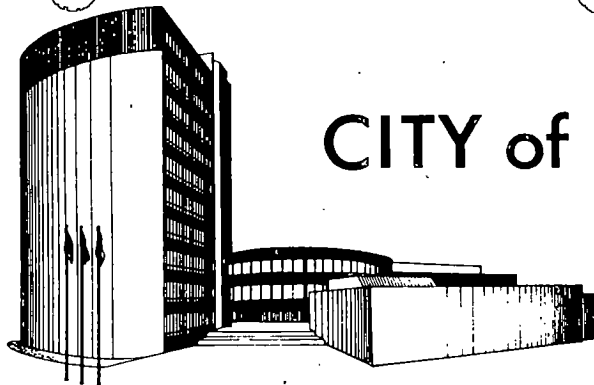
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

ROBERT C. CLEMMER, ACTING CHIEF
OF ZONING DIVISION

HPF:RCC:cme
cc: City Clerk
Dept. of Eng. Services



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



CITY of LAS VEGAS

December 27, 1983

Ms. Betty J. Brown
6945 Shady Court
Las Vegas, Nevada 89128

RE: U-95-83(HO)

Dear Ms. Brown:

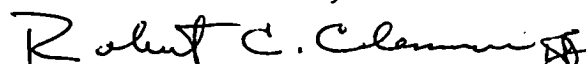
Your request for a home occupation permit to allow an Herbalife products business on property located at 6945 Shady Court in Zoning District R-1, was considered by the Board of Zoning Adjustment at its regular meeting on December 22, 1983.

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

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

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

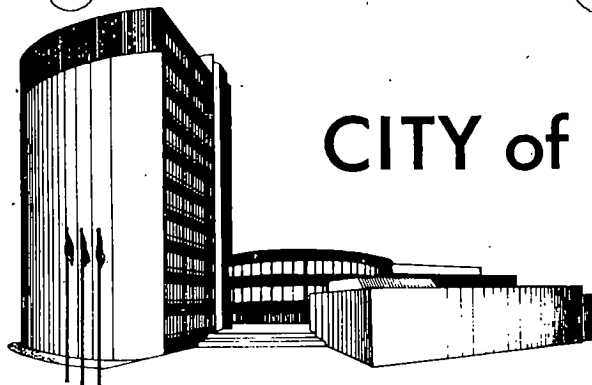
Sincerely,
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR


ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

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



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



CITY of LAS VEGAS

December 27, 1983

Connie and Michael Hall
206 North 17th Street
Las Vegas, Nevada 89101

RE: U-96-83(H0)

Dear Mr. & Ms. Hall:

Your request on behalf of STEVEN RHOADES for a home occupation permit to conduct a bookkeeping and accounting service on property located at 219 North 17th Street in Zoning District R-1, was considered by the Board of Zoning Adjustment at its regular meeting on December 22, 1983.

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

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

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

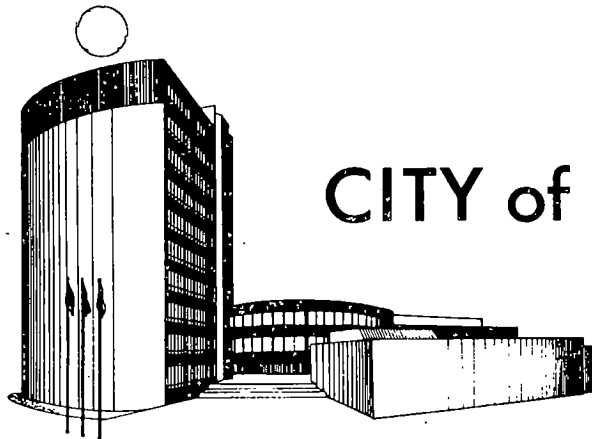
Sincerely,
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

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

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



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



CITY of LAS VEGAS

December 27, 1983

Mr. Edwin Rogich, Jr.
2800 W. Sahara Avenue #5F
Las Vegas, Nevada 89102

RE: V-124-83

Dear Mr. Rogich:

Your request for a Variance to allow law offices where such use is not permitted on property located at 600 S. 9th Street in Zoning District R-1, was considered by the Board of Zoning Adjustment at its meeting on December 22, 1983.

Per your request, this item was HELD IN ABEYANCE.

This item will again be considered by the Board of Zoning Adjustment at its meeting on January 26, 1984 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

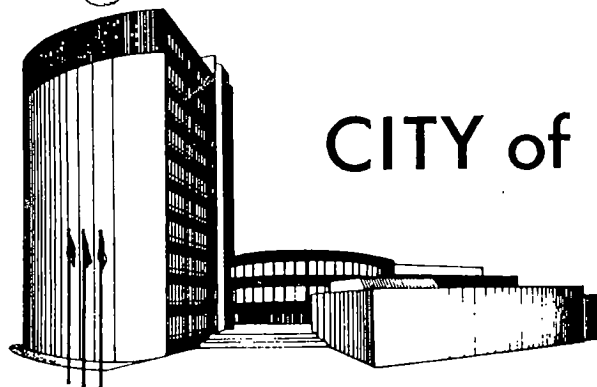
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

ROBERT C. CLEMMER, ACTING CHIEF
OF ZONING DIVISION

HPF:RCC:cme



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



CITY of LAS VEGAS

December 27, 1983

Mr. Roy A. Galyean
Executive Vice President
Union Plaza Hotel
1 Main Street
Las Vegas, Nevada 89125

RE: U-90-83

Dear Mr. Galyean:

Your request on behalf of Kim L. Rhue for a Use Permit for a Class III
- Secondhand Dealership to buy and sell used jewelry (25%) on property
located at the Union Plaza Hotel, 1 Main Street, Second Floor, in Zoning
District C-2, was considered by the Board of Zoning Adjustment at its
regular meeting held on December 22, 1983.

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

1. Conformance to the plot plan.

At the January 4, 1984 City Council meeting, the Council will set the date
for the public hearing on this item.

Sincerely,

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

ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

HPF:RCC:cme
cc: City Clerk
Dept. of Eng. Services
Kim L. Rhue
100 South 6 Street
Las Vegas, NEVADA 89101

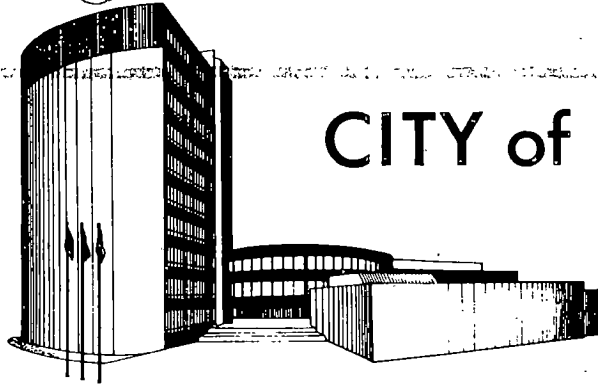


MAYOR BILL BRIARE

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AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

December 27, 1983

Mr. Vince Triggs, Exec. Director
State of Nevada - Southern Nevada
Association For The Handicapped
333 West Washington Avenue
Las Vegas, Nevada 89107

RE: U-93-83

Dear Mr. Triggs:

Your request on behalf of the The Southern Nevada Association For The Handicapped for a use permit to construct and operate a Regional Handicapped Training Center on property located on the north side of Oakey Boulevard, 660' west of Jones Boulevard in Zoning District R-E, was considered by the Board of Zoning Adjustment at its regular meeting on December 22, 1983.

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

1. Conformance to the plot plan amended to provide a 20' landscaping strip adjacent to the parking area along Oakey Boulevard.
2. Install street improvements on Oakey Boulevard as required by the Department of Engineering Services.
3. Conformance to the building elevations.
4. 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.
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.



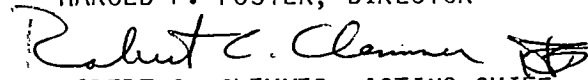
Mr. Vince Triggs
December 27, 1983

Page 2
RE: U-93-83

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.

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

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


ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

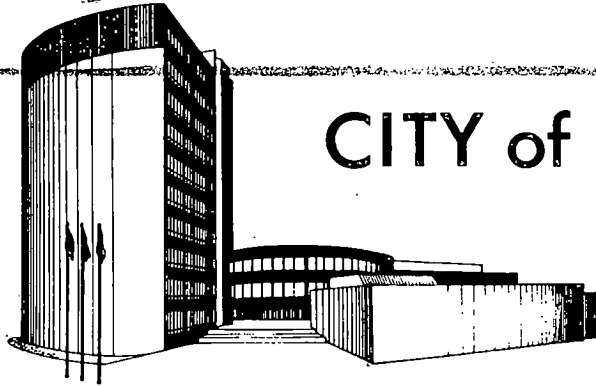
HPF:hb
cc: City Clerk
Dept. of Eng. Services

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

December 27, 1983

Ms. Jill A. Davis
6325 Miraloma Street
Las Vegas, Nevada 89108

RE: U-92-83(HO)

Dear Ms. Davis:

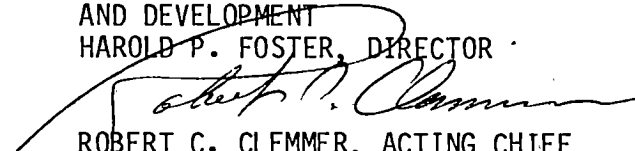
Your request for a home occupation permit to make floral arrangements on property located at 6325 Miraloma Street in Zoning District R-1, was considered by the Board of Zoning Adjustment at its regular meeting held December 22, 1983.

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

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

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

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


ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

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

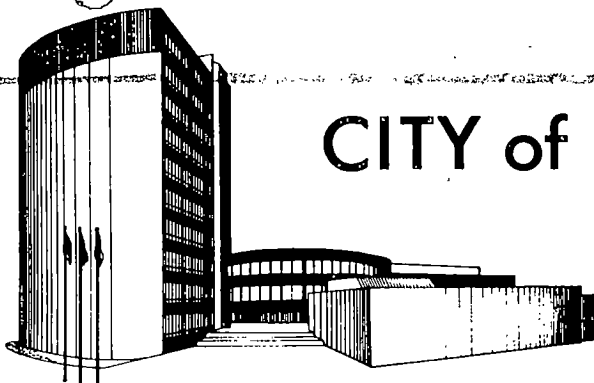


MAYOR BILL BRIARE

COUNCILMEN
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PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

December 27, 1983

Ms. Deborah De Schryver
5316 Magenta Court
Las Vegas, Nevada 89108

RE: U-91-83(H0)

Dear Ms. De Schryver:

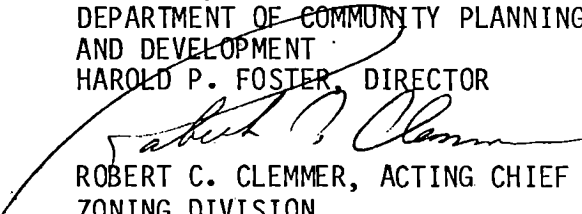
Your request for a home occupation permit to paint signs and logos on property located at 5316 Magenta Court in Zoning District R-1 was considered by the Board of Zoning Adjustment at its regular meeting on December 22, 1983.

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

1. The operation shall conform to the criteria for a home occupation permit.
2. Limited to the types of signs proposed in the letter.

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

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


ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

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

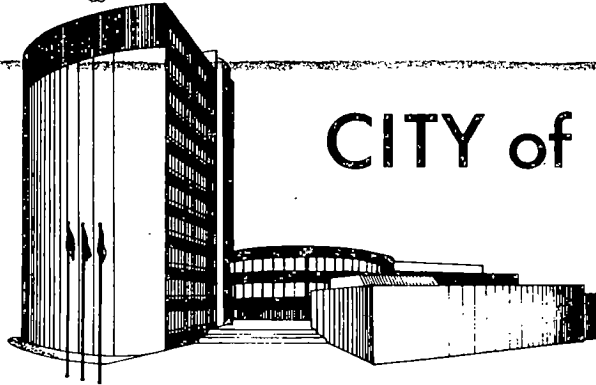


MAYOR BILL BRIARE

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BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

December 27, 1983

Mr. Roy Youngblood, Et Al
1529 West Bonanza Road
Las Vegas, Nevada 89106

RE: V-113-83

Dear Mr. Youngblood:

Your request for a variance to allow two existing lots which are each 10,472 square feet in size where a minimum of 20,000 sq. ft. is required; having widths of 56' where 100' is required; allowing the dwellings 6' from the side property line where 10' is required and 10' from the rear property line where 50' is required; and to allow one lot with no frontage on a dedicated street where such frontage is required on properties located at 1529-1/2 and 1529 West Bonanza Road in Zoning District R-E, was considered by the Board of Zoning Adjustment at its regular meeting on December 22, 1983.

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

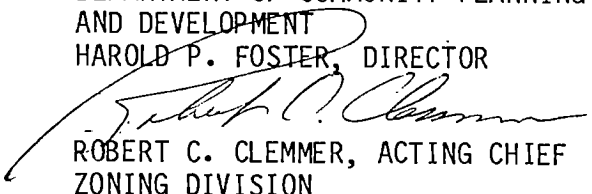
1. Conformance to the plot plan.
2. Approval of a Land Division by the Department of Engineering Services.
3. Agreement to dedicate 15' of right-of-way for Bonanza Road and install sidewalks on Bonanza Road as required by the Department of Engineering Services.
4. Provision of a 15' easement of access from the south lot to Bonanza Road.



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

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

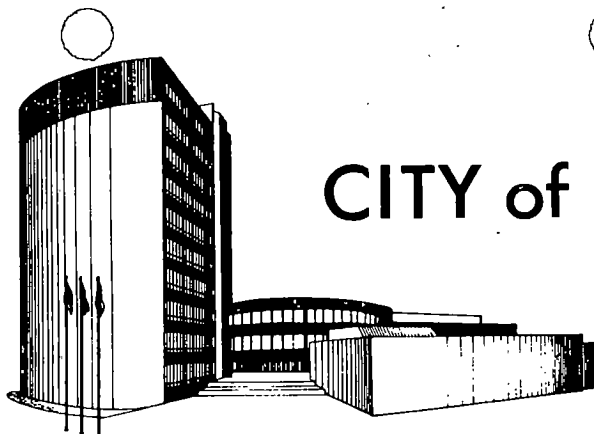
Sincerely,
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR



ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

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

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



CITY of LAS VEGAS

December 27, 1983

Ms. Stephanie McLaren, Et Al
5420 Doc Holiday
Las Vegas, Nevada 89106

RE: V-114-83

Dear Ms. McLaren:

Your request for a variance to allow corrals and stables to the rear and side property lines where twenty-five feet (25') is required and to allow a maximum of six (6) horses on each lot where only three (3) are permitted on properties located on a portion of Block 3, Amended Stagecoach Depot 2C and 2D in Zoning District R-E, was considered by the Board of Zoning Adjustment at its regular meeting on December 22, 1983.

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

1. Maximum of four (4) horses per lot.
2. Lots 17 through 21 inclusive, shall provide a 6' block wall along Craig Road prior to occupancy of the 25' setback area with horses or horse related structures.
3. Homeowners must have permission from the adjacent property owners, and if not, a minimum setback of five feet (5') for corrals and stables shall be maintained.

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

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

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

Robert C. Clemmer
ROBERT C. CLEMMER, ACTING CHIEF

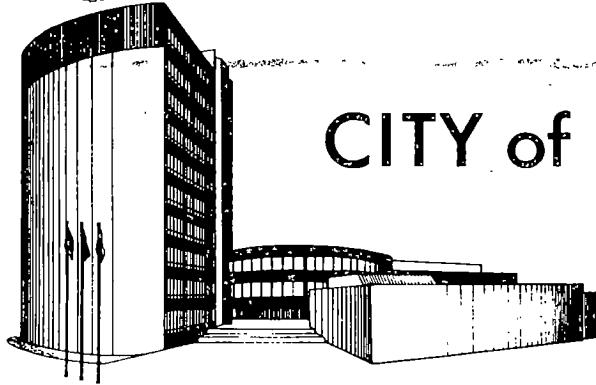


MAYOR BILL BRIARE

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PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

December 27, 1983

Mr. William R. McCook
United Reno Corporation
3711 South Industrial #2
Las Vegas, Nevada 89109

RE: V-115-83

Dear Mr. McCook:

Your request for a variance to allow the storage of recreational vehicles on an unpaved parcel of land where paving is required, and to delete the required landscaping, on property located at the northwest corner of Red Oak Avenue and Westwood Drive in Zoning District "M", was considered by the Board of Zoning Adjustment at its regular meeting on December 22, 1983.

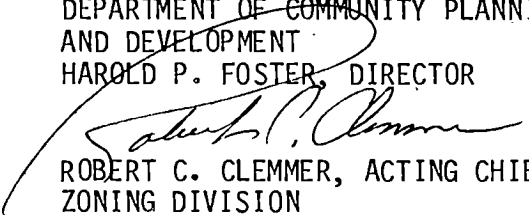
It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following conditions:

1. Conformance to the plot plan.
2. Minimum of 20' paved drives shall be provided and the parking areas shall be kept oiled.
3. Provision of landscaping on Westwood Drive.

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

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

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


ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION



HPF:hb

cc: City Clerk

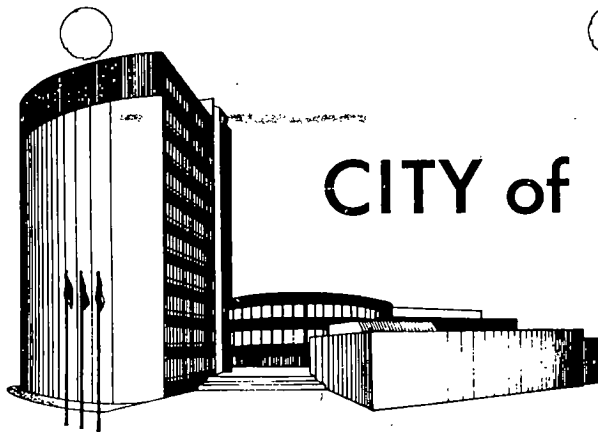
Dept. of Eng. Services

MAYOR BILL BRIARE

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AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

December 27, 1983

Elton and Merle Blair
P. O. Box 43272
Las Vegas, Nevada 89116

RE: V-117-83

Dear Mr. & Ms. Blair:

Your request for a variance to allow a room addition eleven feet six inches (11'6") from the rear property line where fifteen feet (15') is required on property located at 4444 Berkley Avenue in Zoning District R-1, was considered by the Board of Zoning Adjustment at its regular meeting on December 22, 1983.

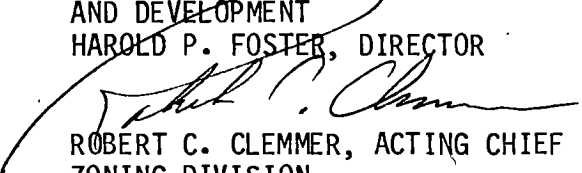
It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following condition:

1. Conformance to the plot plan.

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

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

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


ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

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



MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

December 27, 1983

CORRECTED LETTER

Bobby R. and E. P. Scott
2301 Palomino Lane
Las Vegas, Nevada 89106

RE: V-126-83

Dear Mr. & Ms. Scott:

Your request for a variance to allow a professional office where such use is not permitted on property located at 2301 Palomino Lane in Zoning District R-E, was considered by the Board of Zoning Adjustment at its regular meeting on December 22, 1983.

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

1. Conformance to the plot plan and elevations.
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the 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.



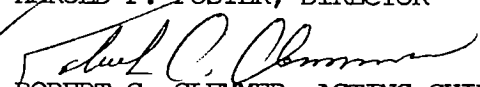
Bobby R. & E. P. Scott
Re: V-126-83

Page 2

8. Provision of fire hydrants and water flow as required by the Department of Fire Services.

This item will be heard at the City Council meeting on January 18, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requests that you or your representative be present at this meeting.

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



ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

RCC:hb
cc: City Clerk
Dept. of Engineering Services

NAME

PLEASE

B7A

ADDRESS

12-22-83

PRINT

Judi HERRING V-93-83 prot

6213 W. Oakley 1V Kila 59/02

Ray Youngblood V-113-83 appl

182 1/2 MIRANZA

Gregory Young V-114-83 appl

4313 ~~Young~~ TUDY C.R.

Terry S. Viter V-114-83 prot

5700 HICKAM STREET

William Z. Kepp V-121-83 appl

8000 Peckham Rd

Bruce Brice V-122-83 appl

208 So Sexto

Greg Bombinski V-123-83 appl

4200 Tuffer

Bob Scott V-126-83 appl

2301 PALOMINO

Nadine B. Dwyer V-126-83 prot

2323 Palomino Lane

A. J. Cooper V-47-80 appl

4459 Melba Circle 1V 89/08

NAME

PLEASE

12-22-83

B2A
ADDRE

PRINT

Howard Bock V-90-83
Protect

3354 FANDANGO PL LIVING

128 SOUTH FIRST ST LIVING

JOHN S LOAN

Vince Triggs V-93-83
apl

PO BOX 28458 LAS VEGAS

NV. 89126

CAROLYNNE JOHNSON V-93-83
apl

3804 RITA AVE LAS VEGAS

Frankie Jackson V-114-83
apl

5147 Via Roma LAS VEGAS

Candice P Stone V-114-83
apl

4313 Leon Las Vegas

Michael R Connell V-115-83
apl

6327 W. Concha Ln

Mark Hall

279 LAMP AVE LI.

Marie Blum V-117-83
apl

4444 Berkeley

TODD GRAM V-119-83
apl

6132 FOXCROFT

Dawn + V. H. Riddle V-121-83
apl

6824 VELAND AVE

G. Vera Albright V-126-83
apl

801 S. Rando Dr.

C. Santik V-126-83
notes

2550 Palomino Lane

Shari Skelton V-47-88
apl

321 N. 15th

INTER-OFFICE MEMORANDUM

Date

December 14, 1983

TO:

HAROLD P. FOSTER, DIRECTOR

FROM:

ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

SUBJECT:

B. Z. A. MEETING OF DECEMBER 22, 1983

COPIES TO:

✓ CITY CLERK'S OFFICE
CITY ATTORNEY
RICK WILLIAMS
HAZEL BECKNEW BUSINESS:

1. U-90-83

This proposal involves buying and selling of used jewelry on the basis of 75% new and 25% used. City Council approval required.

Staff recommends APPROVAL subject to: ✓

1. Conformance to the plot plan. ✓

PROTESTS: 0

PUBLIC HEARING ITEM. SET FOR JAN. 4, 1984 CITY COUNCIL TO SET DATE
FOR JAN. 18, 1984 CITY COUNCIL HEARING.

2. U-91-83(HO)

This is a sign painting and logo design operation based on referrals. The questionnaire has been answered favorably.

Staff recommends APPROVAL subject to:

1. All operations shall conform to the criteria for a home occupation permit. ✓
2. Limited to the types of signs proposed in the letter.

PROTESTS: N/A

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

3. U-92-83(HO)

This is floral arrangements for weddings by referrals. 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. U-93-83

The County approved the Use Permit for this property to be used as a Mental Health Center by the State in 1969 and we annexed the property in the nearest comparable zone which respected the approved Use Permit (UC-30-69). The information is in the Annexation file (A-1-69). The overall development plan reflected the area as unknown future uses. This use is for physically handicapped people and not mentally handicapped, thus the new Use Permit.

~~There are seven single family residences facing on the south side of Oakey Boulevard.~~ Staff feels that this poses more of a design problem as the uses on the north side have been predetermined to be State Mental Health or other types of State Rehabilitation facilities of which this is one and it could be perceived as the better of the two. The fact that this building is one story and setback fifty feet (50') from Oakey with good landscaping is fortunate.

~~Staff would prefer the building to have residential flavor and the parking be shifted 12' north to get a 20' landscaping strip with low 4' wall between the parking and the landscaping due to the single family residences on the south side.~~ ✓

As I recall, the City authorized part of the funding for this facility through revenue sharing. They are providing 31 spaces for this 4,000 sq. ft. building where only 8-10 are required. Oakey Boulevard is a secondary major.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan amended to provide a 20' landscaping strip along the parking area. ✓
2. Standard conditions 2-8. ✓
3. Install street improvements on Oakey Boulevard as required by the Department of Engineering Services. ✓
4. Building elevations are to be approved by the Department of Community Planning and Development. ✓

PROTESTS: 0

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

5. U-94-83

WITHDRAWN BY APPLICANT

6. V-113-83

This property was divided to a brother and sister in 1970 contrary to the zoning law as the rear lot had no street frontage. An implied easement has existed for 13 years along the east side of the front lot. The front lot has been approved for C-2 zoning subject to this Variance being approved. Engineering Services has agreed that if a Bond is posted for the Bonanza improvements as a survey exists a land division could be granted.

Staff feels that the economic life of the rear lot as a residential use will be short lived as the commercial potential will soon exceed the residential value and further, we cannot prove that Probate Court did not create the division, which prior to 1971 or 1973, the Courts could create an illegal parcel as far as subdivisions were concerned.

Therefore, staff recommends APPROVAL subject to:

1. Conformance to the plot plan. ✓
2. Approval of a Land Division by the Department of Engineering Services. ✓
3. Agreement to dedicate 15' of right-of-way for Bonanza Road and install sidewalks on Bonanza Road as required by the Department of Engineering Services. ✓
4. Provision of a 15' easement of access from the south lot to Bonanza Road. ✓

PROTESTS: 0

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

7. V-114-83

Horses are permitted in an R-E District with stable and corrals setback 25' from rear and side property lines as some Residence Estate owners may not want horses themselves and may propose guest houses and swimming pools and in that case, the 25' setback would be important. In this case, there are two houses on the west end and one at 5413 Bat Masterson which are not part of the request where there may be a conflict, but in all other cases, it is neighbor-to-neighbor desirous of the same end and the "0" setback would be the most efficient utilization of these rear yard areas for horses and related facilities. 4316 and 4320 Ivory Circle could be restricted to the 25' setback if their neighbors object, as well as, 5412 and 5416 Doc Holday Avenue and that would still give them some latitude to the sides.

The six horses per 20,000 sq. ft. lot is too intense and staff would be opposed. Staff recommends APPROVAL of the setback Variance, but DENIAL of the six horses per lot.

If approved subject to:

1. Maximum of three (3) horses per lot. ✓
2. Lots 17 through 21 inclusive shall provide a 6' block wall along Craig Road prior to occupancy of the 25' setback area with horses or horse related structures. ✓

PROTESTS: 0 APPROVAL: 1
PUBLIC HEARING ITEM. SET FOR B.Z.A. FINAL ACTION.

8. V-115-83

This type of request has been presented to us before, in an area where vehicles had parked and were infrequently used, the Board allowed non-paving, but required an oil coat to keep the dust down. Fire Department and staff want the drives paved. The landscaping shown on the plan is minimal. Water should not be a problem but if it is artificial could be provided. Freeway landscaping by State is okay.

Staff would recommend APPROVAL of the paving Variance but DENIAL of the landscaping deletion request. ✓

If approved subject to:

1. Conformance to the plot plan. ✓
2. Minimum 20' paved drives shall be provided and the parking areas shall be kept oiled. ✓
3. Provision of landscaping on Westwood Drive. ✓

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

9. V-116-83 WITHDRAWN BY APPLICANT

10. V-117-83

This is a regular 60' x 100' R-1 lot. There is no hardship. The addition could be elongated to provide the same floor area and hold to the setback requirements.

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.

11. V-118-83

This is a slightly irregular corner lot but the irregularity does not create a hardship. There is a 2'-3' grade difference but it appears that the building could be shifted 4' toward the house and toward the rear property line and there would be a 12' setback which would be better.

Staff recommends DENIAL. If approved subject to:

1. Conformance to the plot plan. ✓

2. Standard condition #7. ✓

PROTESTS: 0

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

12. V-119-83

The applicant stipulated that 51,000 sq. ft. of the building would be used for golf courses, 5,000 sq. ft. would be used for concourses, offices, restrooms, storage, etc. with only 10,000 sq. ft. used for public assembly. The public assembly area will require 112 spaces, at 1/90 sq. ft., the misc. areas will require 10 spaces at 1/500 sq. ft. and the golf courses will require 8 spaces as an open use loading with 2 persons per hole. The batting cages, tubes and slides will require 22 spaces at 1 space per 10 persons and an estimate of 220 persons broken down as follows: 150 for the tubes, 60 for the slides and 10 for the batting cages. If this estimate is correct, the total requirement would be 152 spaces; however, due to this being a remote area, the 1/10 rate of the Code is probably a low requirement for this site where mass transportation is unavailable and is not in the center of a high population for walk-in trade. Therefore, staff would recommend that the 300 outdoor recreation uses be provided 60 spaces and the assembly area be provided 112 spaces and the miscellaneous uses provide 10 spaces for a total of 182 spaces.

They will relocate the water slide and have sufficient room for 50 more spaces but that would not be necessary to mandate that level. There will also be 90-100 on-street spaces.

V-119-83(continued)

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan amended to relocate the water slides and provide a minimum of 182 parking spaces. ✓
2. Conformance to the floor plan amended to provide a maximum of 10,000 sq. ft. of assembly area, 5,000 sq. ft. of non-assembly area and 51,000 sq. ft. for the golf courses. ✓
3. Conformance to the conditions of approval of Z-56-74. ✓

PROTESTS: 0

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

13. V-120-83

This parcel is 114' x 273' and goes from Pecos to Pearl. The proposed 57' x 136.5' lots contain 7,780 sq. ft. where R-1 requires 6,500 sq. ft. The house designed for the lot is comparable to other houses in the area. R-3 was requested on this site.

Staff recommends APPROVAL subject to:

1. Conformance to the site plan. ✓
2. Recording of a Parcel Map. ✓
3. Install street improvements on Pecos Rd. and Pearl Street as required by the Department of Engineering Services. ✓
4. 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.

14. V-121-83

This site is approximately 2 acres and horses are permitted at the rate of 3 per 1/2 acre so 4 horses would be permitted. This is a beast of burden in South America as horses are here and I suspect the Code did not specify due to the fact they are not indigenous. Staff knows of no nuisance traits of llamas that are worse than horses.

Staff recommends APPROVAL subject to:

1. Conformance to the requirements for corral or stable facilities pertinent to horses. ✓
2. These llamas shall be permitted in lieu of an equal number of horses. ✓

PROTESTS: 0

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

15. V-122-83

This is in the nine block area from 7th to 10th Streets and from Clark to Garces transitioning from R-1 to office use via the Variance approach.

They have the parking off the alley as we have been requiring and they are not altering the building form or facade. The plan shows studio apartments in the rear building and this should be vacated as apartments and used in connection with the office operations. The six spaces meet Code for the 1,800 sq. ft. complex.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan and elevations. ✓
2. All residential uses shall cease. ✓
3. Only one office operation shall be permitted. ✓
4. No changes to the exterior of the building or property will be allowed without B.Z.A. approval. ✓
5. Standard conditions 2-8. ✓
6. Pave the alley as required by the Department of Engineering Services. ✓
7. Enter an Assessment District Agreement for street lighting on Clark Avenue and 7th Street as required by the Department of Engineering Services. ✓

PROTESTS: 0 APPROVAL: 1
PUBLIC HEARING ITEM. SET FOR B.Z.A. FINAL ACTION.

16. V-123-83

A Variance was approved (Z-1-80) to allow the creation of these 16,666 sq. ft. lots (120' x 139'). The General Plan in 1980 reflected this area as suburban-type density, but subsequently a position of rural density has been taken. We recommended approval. There is a slight hardship due to the lot depth, but not sufficient to support a 25' yard encroachment.

Staff feels that the addition should be shifted 20' toward the east and grant the Variance to allow a 45' setback.

Staff recommends APPROVAL of a 45' front yard setback subject to: ✓

1. Conformance to the plot plan amended to provide a 45' front yard setback. ✓

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

17. V-124-83

At this writing, December 21, 1983, the developer is still not sure whether the building will be razed and a new building developed which is generally repugnant to our past positions of retaining the character in this area unless the new building is architecturally comparable.

Staff recommends that this item be held in abeyance for a concrete development proposal. If approved subject to:

1. Approval of the site plan and elevations by the B.Z.A.
2. Dedication of the required radius at the intersection of 9th Street and Bonneville Avenue as required by the Department of Engineering Services.
3. Install sidewalks and street lighting on 9th Street and Bonneville Avenue as required by the Department of Engineering Services.
4. Pave the alley as required by the Department of Engineering Services.
5. 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.
6. Provision of fire hydrants and water flow as required by the Department of Fire Services.

PROTESTS: 1

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

18. V-125-83

This is in the 9-Block R-1 area transitioning via Variance. The parking is in the rear and adequate. They are not altering the existing building externally.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan.
2. Standard conditions 2-8.
3. Enter an Assessment District Agreement for alley paving as required by the Department of Engineering Services.
4. No changes to the exterior of the building or property will be allowed without B.Z.A. approval.

PROTESTS: 0

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

19. V-126-83

This request for a Variance for office use is resurrecting a problem staff felt was solved with the R-E development. In a Use Permit action for a hospital in 1970, the City Council required the north 335' remain residential so this request will have to go to the City Council, if approved, as they took a negative position (U-3-70 on April 15, 1970) on other than residential. There is an office complex east and another northeast, commercial to the south and residential north and west. Rancho is a primary major with a 35 miles per hour speed limit. Palomino is a minor collector and the lot faces Palomino.

The property immediately north of this property has been the subject of rezoning cases in the past for office purposes.

Staff feels that on the west side of Rancho, the established zoning pattern should be retained. Parking aesthetics and landscaping are okay.

Staff recommends DENIAL. If approved subject to:

1. Standard conditions 1-8 ✓

PROTESTS: 2

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL JANUARY 18, 1984, IF APPROVED. ✓

SUPPLEMENTAL:

1. V-47-80

This proposal is to utilize the rear building for a separate use, i.e., photography office with no studio photography or film processing. In that the Variance approved office use, this review is appropriate. However, we will possibly try to limit the number of offices on each property in this area to forestall high building coverage and change of character of this area.

In that this building exists and they are currently occupying it, staff would support but would like to have a time limit imposed so our future limiting positions are consistent.

Staff recommends APPROVAL subject to:

1. This use shall cease in three (3) years and thereafter only one office use shall be conducted on this property. ✓

PROTESTS: N/A

NO PUBLIC HEARING. SET FOR B.Z.A. FINAL ACTION.

2. U-95-83(HO)

This use is the distribution of Herbalife Products utilizing a warehouse for wholesale storage. 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-96-83(HO)

This request is to allow accounting and bookkeeping which 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.