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A G E N D A

BOARD OF ZONING ADJUSTMENT MEETING

MARCH 22, 1984

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).

OLD BUSINESS:

1. V-4-84
ABEYANCE FROM
1/26/84 Application of ALLEN PAVELL for a variance to allow
commercial storage units and a manager's apartment where
such uses are not permitted on property generally located
on the west side of Decatur Boulevard, 300 feet south of
Lake Mead Boulevard in Zoning District N-U.
2. V-21-84
ABEYANCE FROM
2/23/84 Application of ERNEST A. BECKER ON BEHALF OF CLAUDETTE
SHAWBRIDGE for a variance to allow a telephone answering
and mail service where such use is not permitted and to
allow a reduction in the amount of required parking spaces
from 7 spaces to 4 spaces (2 in tandem parking) on property
located at 2917 Vegas Drive in Zoning District R-1.

NEW BUSINESS:

1. U-13-84 Application of BETTY J. POWERS POWELL for a use permit
to allow a child care facility for twelve (12) children
on property located at 5309 Holmby Avenue in Zoning
District R-1.
2. V-28-84 Application of LINCOLN WILDFLOWER ASSOCIATES LIMITED for
a variance to allow four 32 sq. ft. on-premise signs where
only one 32 sq. ft. sign is permitted on property located
at 6666 West Washington Avenue in Zoning District R-E
(under Resolution of Intent to R-3).
3. V-29-84 Application of GEORGE E. MITZEL for a variance to allow
a residential care facility for 10 adults where such use
is not permitted on property located at 2408 Chapman Drive
in Zoning District P-R.

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4. V-30-84 Application of WILLIAM C. and TRISH N. STAPP for a variance to allow a convenience store and sale of gasoline where such use is not permitted and to allow a 19,200 sq. ft. lot where a 20,000 sq. ft. lot is required on property generally located at the northeast corner of Westcliff Drive and Tenaya Way in Zoning District N-U.
5. V-31-84 Application of EDWARD and BARBARA BORRAYO for a variance to allow office use for home repair business including the advertising of the telephone and address on property located at 1125 Greenway Drive in Zoning District R-1.
6. V-32-84 Application of CHARLES C. and MARIE L. ENGLERT for a variance to allow forty (40) parking spaces where fifty (50) are required on property generally located on the southwest corner of East St. Louis Avenue and Eastern Avenue in Zoning District R-1.
7. V-33-84 Application of BILL REID for a variance to allow a photography studio where such use is not permitted on property located at 418 South Maryland Parkway in Zoning District R-4.
8. V-34-84 Application of STEVEN E. VAN MEETREN for a variance to allow the proposed apartment building 3' from the side property lines where 5' is required on property generally located at the southeast corner of Washington Avenue and Tonopah Drive in Zoning District R-3.
9. V-35-84 Application of BROWN AND COMPANY, ET AL for a variance to allow a 55' high off-premise advertising structure where 40' is the maximum height required on property located at 1830 Las Vegas Boulevard South in Zoning District C-2.
10. V-37-84 Application of BECKER & SONS for a variance to allow three subdivision development signs where only one sign is permitted on property generally located in the 4600 block of Washington Avenue in Zoning District R-PD8.
11. U-12-84 (HO) Application of SAM E. FEDELLECK for a home occupation permit to allow a custom jewelry and repair service on property located at 409 Arnold Street in Zoning District R-1.
12. U-14-84 (HO) Application of ROBERT J. AND HELEN M. PATTERSON for a home occupation permit to allow a telephone marketing program and survey service on property located at 221 Milinane Drive in Zoning District R-1.
13. U-93-83
REVIEW OF
CONDITION Request of SOUTHERN NEVADA ASSOCIATION FOR THE HANDICAPPED for a Review of Condition which required installation of street improvements on Oakey Boulevard as required by the Department of Engineering Services on property generally located on the north side of Oakey Boulevard between Jones Boulevard and Torrey Pines Drive in Zoning District R-E.
14. U-15-84 (HO) Application of SUN TOK BLACKBURN for a home occupation permit to buy and sell coins by mailorder on property located at 5708 Stacy Avenue in Zoning District R-1.

○ ANNOTATED AGENDA ○
BOARD OF ZONING ADJUSTMENT MEETING

MARCH 22, 1984

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

ROLL CALL: PRESENT: Chairman Robert Bugbee, Robert Giles, Helen Myers,
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).

OLD BUSINESS:

1. V-4-84 Application of ALLEN PAVELL for a variance to allow
 Abeyance from commercial storage units and a manager's apartment where
 1/26/84 such uses are not permitted on property generally located
 on the west side of Decatur Boulevard, 300 feet south of
 Lake Mead Boulevard in Zoning District N-U.

ABEYANCE:
GILES/UNANIMOUS

TO BE HEARD AGAIN BY THE BOARD OF ZONING ADJUSTMENT: APRIL 26, 1984

2. V-21-84 Application of ERNEST A. BECKER ON BEHALF OF CLAUDETTE
 SHAWBRIDGE for a variance to allow a telephone answering
 and mail service where such use is not permitted and to
 allow a reduction in the amount of required parking spaces
 from 7 spaces to 4 spaces (2 in tandem parking) on property
 located at 2917 Vegas Drive in Zoning District R-1.

APPROVED:
GILES/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan.
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.

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RECEIVED

V-21-84 (CONTINUED)

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

9. No advertising signs shall be permitted on this property.

STAFF RECOMMENDATION: DENIAL

PROTESTS: 0

NEW BUSINESS:

1. U-13-84 Application of BETTY POWERS POWELL for a use permit to allow a child care facility for twelve (12) children on property located at 5309 Holmby Avenue in Zoning District R-1.

APPROVED:
MYERS/UNANIMOUS

CONDITION:

1. Conformance to the plot plan.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0

2. V-28-84 Application of LINCOLN WILDFLOWER ASSOCIATES LIMITED for a variance to allow four 32 sq. ft. on-premise signs where only one 32 sq. ft. sign is permitted on property located at 6666 West Washington Avenue in Zoning District R-E (under Resolution of Intent to R-3).

APPROVED:
GILES/3 to 1
EMMETT VOTING "NO"

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Relocate the signs as required by the Department of Engineering Services.

STAFF RECOMMENDATION: DENIAL

PROTESTS: BEAUTIFICATION COMMITTEE - PETITION AT MEETING 87 SIGNATURES

3. V-29-84 Application of GEORGE E. MITZEL for a variance to allow a residential care facility for 10 adults where such use is not permitted on property located at 2408 Chapman Drive in Zoning District P-R.

DENIED:
EMMETT/UNANIMOUS Use would not be compatible in this area.

STAFF RECOMMENDATION: DENIAL

PROTESTS: PETITION AT MEETING 24 SIGNATURES APPROVAL: 1

4. V-30-84

Application of WILLIAM C. and TRISH N. STAPP for a variance to allow a convenience store and sale of gasoline where such use is not permitted and to allow a 19,200 sq. ft. lot where a 20,000 sq. ft. lot is required on property generally located at the northeast corner of Westcliff Drive and Tenaya Way in Zoning District N-U.

APPROVED:
GILES/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan.
2. Dedicate 10' of right-of-way for Westcliff Drive, 40' of right-of-way for Tenaya Way and a 25' radius corner at the intersection of Westcliff Drive and Tenaya Way as required by the Department of Engineering Services.
3. Install street improvements on Westcliff Drive and Tenaya Way as required by the Department of Engineering Services.
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.

STAFF RECOMMENDATION: DENIAL

PROTESTS: 0

TO BE HEARD BY CITY COUNCIL: APRIL 18, 1984

5. V-31-84

Application of EDWARD and BARBARA BORRAYO for a variance to allow office use for home repair business including the advertising of the telephone and address on property located at 1125 Greenway Drive in Zoning District R-1.

APPROVED:
MYERS/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan.
2. Conformance to the requirements of the Department of Fire Services relative to flammable liquid.
3. No construction materials shall be stored at the site.
4. This variance shall cease with the sale of the home.

STAFF RECOMMENDATION: DENIAL

PROTESTS: 3

6. V-32-84

Application of CHARLES C. and MARIE L. ENGLERT for a variance to allow forty (40) parking spaces where fifty (50) are required on property generally located on the southwest corner of East St. Louis Avenue and Eastern Avenue in Zoning District R-1.

APPROVED:
GILES/UNANIMOUS

CONDITIONS:

1. Approval of zoning application Z-15-84 and conformance to any conditions of approval.
2. The plot plan shall be amended as required under the zoning action.
3. The offices shall be limited to non-medical use.

STAFF RECOMMENDATION: DENIAL

PROTESTS: PETITION AT MEETING 14 SIGNATURES

7. V-33-84 Application of BILL REID for a variance to allow a photography studio where such use is not permitted on property located at 418 South Maryland Parkway in Zoning District R-4.

APPROVED:
GILES/UNANIMOUS

CONDITION:

1. Conformance to the plot plan and elevations.

STAFF RECOMMENDATION: DENIAL

PROTESTS: 0

8. V-34-84 Application of STEVEN E. VAN MEETREN for a variance to allow the proposed apartment building 3' from the side property lines where 5' is required on property generally located at the southeast corner of Washington Avenue and Tonopah Drive in Zoning District R-3.

APPROVED:
MYERS/UNANIMOUS

CONDITION:

1. Conformance to the plot plan.

STAFF RECOMMENDATION: DENIAL

PROTESTS: 0

9. V-35-84 Application of BROWN AND COMPANY, ET AL for a variance to allow a 55' high off-premise advertising structure where 40' is the maximum height required on property located at 1830 Las Vegas Boulevard South in Zoning District C-2.

APPROVED:
GILES/UNANIMOUS

CONDITION:

1. Conformance to the plot plan and elevations.

STAFF RECOMMENDATION: DENIAL

PROTESTS: BEAUTIFICATION COMMITTEE

10. V-37-84

Application of BECKER & SONS for a variance to allow three subdivision signs where only one sign is permitted on property generally located in the 4600 block of Washington Avenue in Zoning District R-PD8.

APPROVED:
EMMETT/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan.
2. Limited to 2 years or when the last unit in the tract is sold, whichever occurs first.

STAFF RECOMMENDATION: DENIAL

PROTESTS: BEAUTIFICATION COMMITTEE

11. U-12-84(HO)

Application of SAM E. FEDELLECK for a home occupation permit to allow a custom jewelry and repair service on property at 409 Arnold Street in Zoning District R-1.

APPROVED:
GILES/UNANIMOUS

CONDITION:

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

STAFF RECOMMENDATION: APPROVAL

12. U-14-84(HO)

Application of ROBERT J. and HELEN M. PATTERSON for a home occupation permit to allow a telephone marketing program and survey service on property located at 221 Milinane Drive in Zoning District R-1.

APPROVED:
GILES/UNANIMOUS

CONDITION:

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

STAFF RECOMMENDATION: APPROVAL

13. U-93-83

Application of SOUTHERN NEVADA ASSOCIATION FOR THE HANDICAPPED for a Review of Condition which required installation of street improvements on Oakey Boulevard as required by the Department of Engineering Services on property generally located on the north side of Oakey Boulevard between Jones Boulevard and Torrey Pines Drive in Zoning District R-E.

APPROVED:
EMMETT/UNANIMOUS

CONDITIONS:

1. Condition #2 is amended to "Enter an Assessment District Agreement to install improvements on Oakey Boulevard as required by the Department of Engineering Services, when the State improves the right-of-way on the remainder of its property fronting on Oakey Boulevard.
2. Conformance to all of the other conditions of approval of U-93-83.

STAFF RECOMMENDATION: DENIAL

14. U-16-84(HO)

Application of SUN TOK BLACKBURN for a home occupation permit to buy and sell coins by mailorder on property located at 5708 Stacey Avenue in Zoning District R-1.

APPROVED:
GILES/UNANIMOUS

CONDITION:

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

STAFF RECOMMENDATION: APPROVAL

MINUTES

BOARD OF ZONING ADJUSTMENT MEETING

MARCH 22, 1984

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

PRESENT: Chairman Robert Bugbee, Jessie Emmett, Helen Myers, and Robert Giles

EXCUSED: Bonnie Juniel

STAFF PRESENT: Harold P. Foster, Director, Dept. of Community Planning & Devel.
Robert Clemmer, Acting Chief of Zoning
Val Steed, Deputy City Attorney
Sandra R. LeBoeuf, Deputy City Clerk

ANNOUNCEMENTS Mr. Foster announced that the agenda for this regular meeting of the Board of Zoning Adjustment had been posted in accordance with NRS Chapter 241 and affidavits are on file in the Department of Community Planning & Development.

Mr. Giles led the audience in the Pledge of Allegiance.

Mr. Bugbee 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).

OLD BUSINESS:

1. V-4-84 Application of ALLEN PAVELL for a variance to allow commercial storage units and a manager's apartment where such uses are not permitted on property generally located on the west side of Decatur Boulevard, 300 feet south of Lake Mead Boulevard in Zoning District N-U.
ABEYANCE FROM 1/2/6/84
ABEYANCE
Mr. Foster announced that the applicant requested this item be held in ABEYANCE.
Mr. Giles made a motion to hold this item in ABEYANCE. Motion carried unanimously. (Juniel excused)
2. V-21-84 Application of ERNEST A. BECKER ON BEHALF OF CLAUDETTE SHAWBRIDGE for a variance to allow a telephone answering and mail service where such use is not permitted and to allow a reduction in the amount of required parking spaces from 7 spaces to 4 spaces (2 in tandem parking) on property located at 2917 Vegas Drive in Zoning District R-1
ABEYANCE FROM 2/23/84
APPROVED
Mr. Foster stated that this item had been held in abeyance in order to renotify the surrounding property owners of the reduction in parking spaces that is proposed for this operation. This is essentially a commercial type operation in a residential zone. The zoning pattern along the south side of Vegas Drive is residential and this would be a commercial use in the middle of this residential area which is not compatible and, therefore, staff recommended DENIAL.
If approved, subject to:

2. V-21-84

(Continued)

1. Conformance to the plot plan.
2. Standard conditions 2-8.
3. No advertising signs shall be allowed on the property.

There are no protests on record.

Claudette Shawbridge appeared on behalf of the application. She stated that this was not a walk-in business and that clients would pick up or deliver billing once a month.

No one appeared in opposition.

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

NEW BUSINESS:

1. U-13-84

APPROVED

Application of BETTY J. POWERS POWELL for a use permit to allow a child care facility for twelve (12) children on property located at 5309 Holmby Avenue in Zoning District R-1.

Mr. Foster presented the plot plan. The applicant already has a family care operation which allows six children on the premises. Staff recommended APPROVAL, subject to:

1. Conformance to the submitted plot plan.

There are no protests on record.

Betty Powers Powell appeared on behalf of the application. She stated that she would be open 24 hours.

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

2. V-28-84

APPROVED

Application of LINCOLN WILDFLOWER ASSOCIATION LIMITED for a variance to allow four 32 sq. ft. on-premise signs where only one 32 sq. ft. sign is permitted on property located at 6666 West Washington Avenue in Zoning District R-E (under Resolution of Intent to R-3).

Mr. Foster presented the plot plan. Due to the size of the project and they do have frontages on two major streets that staff recommended APPROVAL for two signs only, one along Lorenzi and one along Washington, subject to:

1. Conformance to the plot plan and elevations.

There is one protest from the Beautification Committee on record.

2. V-28-84

(Continued)

Robert Smith, 3335 Ft. Smith, appeared on behalf of the application. He stated he would like to have one sign at each entrance, the backside of the property at Lorenzi and the main entrance in the middle of the property at Washington; one at the far entrance on the east side of the property for identification purposes; and then one on the corner of Lorenzi and Washington for identification purposes also. There are 540 units in this project. The signs would be 4x8 and five feet in height and sandblasted.

Allison Newlon, 712 Watkins Drive, appeared in opposition. She presented the Board with a petition of about 100 names in opposition. She stated that she felt the signs would cheapen the neighborhood.

Tom Noble, 812 Purcell, appeared in opposition. He objected to any more signs.

Mr. Giles made a motion for APPROVAL as applied for. Motion carried with Emmett voting "No." (Juniel excused)

3. V-29-84

DENIED

Application of GEORGE E. MITZEL for a variance to allow a residential care facility for 10 adults where such use is not permitted on property located at 2408 Chapman Drive in Zoning District P-R.

Mr. Foster presented the plot plan. In evaluating the request, staff was somewhat opposed to the P-R zoning when it was approved on this site and the 10 adults that would be using this property would create an over density and would not be compatible with P-R and therefore, recommended DENIAL.

There are no protests on record.

Roland Hinkson appeared on behalf of the applicant. These people are people who should not live alone. They would not be driving cars.

Mrs. Angelo Riccio, 1523 San Pedro, appeared in opposition. She presented the Board with a petition in opposition. Her objection was that it was a money making scheme and the house only has three bedrooms and two baths.

Amy Montgomery, 1516 San Pedro, appeared in opposition. She objected to the fact of ten people living in this small house. She objected to there not being enough parking.

Rea Hildebrant, 1520 San Pedro, appeared in opposition. She objected to the parking.

David Hinkson appeared on behalf of the application. He stated that this would be permanent placement not a hotel.

Mrs. Emmett made a motion for DENIAL. Motion carried unanimously. (Juniel excused)

4. V-30-84

APPROVED

Application of WILLIAM C. AND TRISH N. STAPP for a variance to allow a convenience store and sale of gasoline where such use is not permitted and to allow a 19,200 sq. ft. lot where a 20,000 sq. ft. lot is required on property generally located at the northeast corner of Westcliff Drive and Tenaya Way in Zoning District N-U.

Mr. Foster presented the plot plan. Staff has consistently recommended denial of commercial or any type of commercial use at this intersection.

The new General Plan update information indicates that commercial should not be at this location.

Staff recommended DENIAL. If approved, subject to:

1. Conformance to the plot plan.
2. Dedicate 10' of right-of-way for Westcliff Drive, 40' of right-of-way for Tenaya Way and a 25' radius corner at the intersection of Westcliff Drive and Tenaya Way as required by the Department of Engineering Services.
3. Install street improvements on Westcliff Drive and Tenaya Way as required by the Department of Engineering Services.
4. Standard conditions 2-8.

There are no protests on record.

Herb Jones appeared on behalf of the applicant.

It was recommended at the City Council meeting that we obtain a variance for this. This is on 80 foot and 100 foot streets.

No one appeared in opposition.

Mr. Giles made a motion for APPROVAL as requested and subject to staff's conditions. Motion carried unanimously. (Juniel excused) This item will be heard at the City Council meeting on April 18, 1984 at 2:00 P.M.

5. V-31-84

APPROVED

Application of EDWARD AND BARBARA BORRAYO for a variance to allow office use for home repair business including the advertising of the telephone and address on property located at 1125 Greenway Drive in Zoning District R-1.

Mr. Foster presented the plot plan. This type of use is not compatible with the area and, therefore, staff recommended DENIAL. If approved, subject to:

1. Conformance to the plot plan.
2. Conformance to the requirements of the Department of Fire Services relative to flammable liquid storage.

There are three protests on record.

Barbara Borrayo appeared on behalf of the application. She stated that she had brought in a petition from her neighbors in favor of this application. She stated that her husband does repair work and that this is all done away from her home. There will not be any chemicals stored on the property.

5. V-31-84 No one appeared in opposition.

(Continued)

Mrs. Myers made a motion for APPROVAL subject to no construction material be stored, the variance cease with the sale of the home, and staff's conditions. Motion carried unanimously. (Juniel excused)

6. V-32-84

APPROVED

Application of CHARLES C. AND MARIE L. ENGLERT for a variance to allow forty (40) parking spaces where fifty (50) are required on property generally located on the southwest corner of East St. Louis Avenue and Eastern Avenue in Zoning District R-1.

Mr. Foster presented the plot plan. In evaluating the request, staff did not find any unusual circumstances and, therefore, recommended DENIAL. If approved, subject to:

1. The plot plan shall be amended as required under the zoning action under Z-15-84.
2. Conformance to the conditions of approval of Z-15-84.

Ronn Reiss, 1516 South Eastern Avenue, appeared on behalf of the applicant. The type of tenants will be law an law-related and the extra parking spaces will not be needed.

Charles Miles, Attorney, appeared on behalf of the applicant. He agreed to plant Cypress trees and landscape along Stockton Avenue.

Jill Mauriello, 2000 Stockton, appeared in opposition. She stated that there is not enough parking in the area. She was concerned about the traffic. She presented the Board with a petition in protest. She also objected to there not being any landscaping across from her.

Frank Mauriello, 2000 Stockton, appeared in opposition.

Mr. Giles made a motion for APPROVAL with the requested parking spaces and the landscaping that had been recommended and agreed to by the applicant on Stockton Avenue, offices be non-medical, and staff's conditions. Motion carried unanimously. (Juniel excused)

7. V-33-84

APPROVED

Application of BILL REID for a variance to allow a photography studio where such use is not permitted on property located at 418 South Maryland Parkway in Zoning District R-4.

Mr. Foster presented the plot plan. This is contrary to the P-R zoning pattern that is evolving on this block, and, therefore, staff recommended DENIAL. If approved, subject to:

1. Conformance to the plot plan and elevations.

Gudreen Fonfa appeared on behalf of the applicant. This would not be a store and the studio would operate on appointments only.

7. V-33-84 There are no protests on record.

(Continued) No one appeared in opposition.

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

THERE WAS A FIVE MINUTES RECESS

8. V-34-84 Application of STEVEN E. VAN MEETREN for a variance to allow the proposed apartment building 3' from the side property lines where 5' is required on property generally located at the southeast corner of Washington Avenue and Tonopah Drive in Zoning District R-3.

APPROVED

Mr. Foster presented the plot plan. There are no unusual circumstances other than the shallow depth, and, therefore, staff recommended DENIAL. If approved, subject to:

1. Conformance to the plot plan.

Bob Conn, 2228 W. Bonanza, appeared on behalf of the application.

No one appeared in opposition.

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

9. V-35-84 Application of BROWN AND COMANY, ET AL for a variance to allow a 55' high off-premise advertising structure where 40' is the maximum height required on property located at 1830 Las Vegas Boulevard South in Zoning District C-2.

APPROVED

Mr. Foster presented the plot plan. The applicant indicated that they wanted this because the sign is somewhat obstructed because of the landscaping along Las Vegas Boulevard. Staff wasn't aware of this until late today and there wasn't enough time to check this aspect out. Essentially, there isn't any other justification and, therefore, staff recommended DENIAL. If approved, subject to:

1. Conformance to the plot plan and elevations.

There is one letter of protest from the Beautification Committee on record.

Mike Sloan, Attorney, appeared on behalf of the applicant. He stated that it is very apparent when you drive north on Las Vegas Boulevard on either the lane facing west or the center lane that this sign would be obstructed by the trees.

No one appeared in opposition.

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

10. V-37-84

APPROVED

Application of BECKER & SONS for a variance to allow three subdivision development signs where only one sign is permitted on property generally located in the 4600 block of Washington Avenue in Zoning District R-PD8.

Mr. Foster presented the plot plan. This was brought to the City's attention by the Homeowners' Association in the development requesting that these signs be removed. The ordinance allows them to be there for one year with a one-year extension. They have been up for some time. There are no unusual circumstances and, therefore, staff recommended DENIAL. If approved, subject to:

1. Conformance to the plot plan.

There is a letter of protest from the Beautification Committee on record.

Ernie Becker, Jr., 4405 W. Washington Avenue, appeared on behalf of the application. Due to the recession in '81 and '82, the subdivision laid dormant. He presented a letter from the Board of Directors, Greens Homeowners' Association in favor. There are 80 homes left to be sold, which should take place within the next two years.

No one appeared in opposition.

Mrs. Emmett made a motion for APPROVAL, subject to two-year time limit or whenever project is completed, whichever comes first, and staff's condition. Motion carried unanimously. (Juniel excused)

11. U-12-84(HO)

APPROVED

Application of SAM E. FEDELLECK for a home occupation permit to allow a custom jewelry and repair service on property located at 409 Arnold street in Zoning District R-1.

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

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

Mr. Giles made a motion for APPROVAL, subject to staff's condition. Motion carried unanimously. (Juniel excused)
This item was included with Items 12 and 14.

12. U-14-84(HO)

APPROVED

Application of ROBERT J. AND HELEN M. PATTERSON for a home occupation permit to allow a telephone marketing program and survey service on property located at 221 Milinane Drive in Zoning District R-1.

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

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

Mr. Giles made a motion for APPROVAL, subject to staff's condition. Motion carried unanimously. (Juniel excused)
This item was included with Items 11 and 14.

13. U-93-83

REVIEW OF
CONDITION

Request of SOUTHERN NEVADA ASSOCIATION FOR THE HANDICAPPED for a Review of Condition which required installation of street improvements on Oakey Boulevard as required by the Department of Engineering Services on property generally located on the north side of Oakey Boulevard between Jones Boulevard and Torrey Pines Drive in Zoning District R-E.

Mr. Foster stated that the applicant is in a financial bind and are now asking for relief from that condition which would require them to install street improvements on Oakey Boulevard. The Department of Engineering Services would like to see these improvements installed at this time, and therefore, staff recommended DENIAL.

Vince Triggs, Executive Director, appeared on behalf of the application. He stated that all of the other conditions connected with this use permit had been met with the exception of this one. The Southern Nevada Association for the Handicapped would be willing to enter into an Assessment District.

Mrs. Emmett made a motion to extend the condition to such a time that an Assessment District is formed on Oakey Boulevard or at the time the State develops the rest of the property. Motion carried unanimously. (Juniel excused)

14. U-16-84(HO)
APPROVED

Application of SUN TOK BLACKBURN for a home occupation permit to buy and sell coins by mail order on property located at 5708 Stacy Avenue in Zoning District R-1.

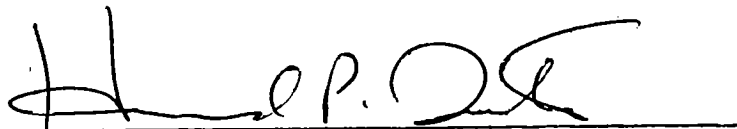
Mr. Foster stated the application was in order and staff recommended APPROVAL, subject to:

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

Mr. Giles made a motion for APPROVAL, subject to staff's condition. Motion carried unanimously. (Juniel excused)
This item was included with Items 11 and 12.

MEETING ADJOURNED AT 9:25 P.M.

DEPARTMENT OF COMMUNITY PLANNING DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

/s/

CHAIRMAN BUGBEE: Item two, V-21-84. This was held in abeyance from 2/23/84. This is the application of Ernie Becker on behalf of Claudette Shawbridge for a variance to allow telephone answering and mail service where such use is not permitted and to allow a reduction in the front required parking spaces from 7 to 4 spaces (2 in tandem) on property located at 2917 Vegas Drive in Zoning District R-1.

HAROLD FOSTER: This was held in abeyance so we could renotify the surrounding property owners of the reduction in parking spaces that is required for this operation. Remember, we pointed out at the meeting that essentially it's a commercial-type operation in a residential zone. You can see the subject property on the south side of Vegas Drive. It's in a single-family area. There is commercial zoning across the street. Staff feels the pattern essentially along the south side of Vegas Drive is residential. We feel that starting a pattern somewhat in the middle of this residential zone is somewhat inconsistent. For that reason, staff would recommend denial of the application.

CHAIRMAN BUGBEE: This is a public hearing. If there are people here to speak against this, I'll allow the applicant to speak and then you'll have your time and she'll have time for rebuttal. Yes, ma'am.

CLAUDETTE SHAWBRIDGE: My name is Claudette Shawbridge. I live at 2917 Vegas Drive.

CHAIRMAN BUGBEE: Staff has recommended against this application. Do you have something you want to tell us?

CLAUDETTE SHAWBRIDGE: Well, it was my understanding that there was to be an advertisement and if there were no objections from any of the neighbors that I could be granted the variance. This was at the last meeting.

CHAIRMAN BUGBEE: Okay. This is a public hearing. Is there anyone here to speak against this application? Any questions from the Commissioners of Mrs. Shawbridge?

COMMISSIONER GILES: Is this for any outdoor advertising in relation to your proposed business?

CLAUDETTE SHAWBRIDGE: No, sir, this is not a walk-in business.

EXCERPT - BOARD OF ZONING ADJUSTMENT MEETING - MARCH 22, 1984
V-21-84 - APPLICATION OF ERNEST A. BECKER ON BEHALF OF CLAUDETTE SHAWBRIDGE FOR A
VARIANCE TO ALLOW A TELEPHONE ANSWERING AND MAIL SERVICE WHERE SUCH USE
IS NOT PERMITTED AND TO ALLOW A REDUCTION IN THE AMOUNT OF REQUIRED PARKING
SPACES FROM 7 SPACES TO 4 SPACES (2 IN TANDEM PARKING) ON PROPERTY LOCATED
AT 2917 VEGAS DRIVE IN ZONING DISTRICT R-1. PAGE 2

COMMISSIONER GILES: No -- everything is handled by mail.

CLAUDETTE SHAWBRIDGE: Very seldom. Once a month clients would come
and pick up their billing or bring billing to
me.

CHAIRMAN BUGBEE: Any questions?

COMMISSIONER MYERS: Were there any protests?

HAROLD FOSTER: No protests.

CHAIRMAN BUGBEE: Close the hearing.

COMMISSIONER GILES: Move for approval with staff's recommendations.
Staff.

HAROLD FOSTER: Conformance to the plot plan and standard conditions
2 through 8. Also if you want, to put a condition on
there about no advertising signs.

COMMISSIONER GILES: Yes.

HAROLD FOSTER: It'd be appropriate.

CHAIRMAN BUGBEE: That has been approved. This is final. (Motion
carried unanimously with Juniel excused)

END OF EXCERPT

NAME

ADDRESS

3-22-84

C. Shumbrine. V-21-84 appl

2917 Vegas Dr. LV. 89106

Robert B. Smith. V-28-84 appl

3335 FT. SMITH

Robert H. Anderson V-29-84 appl

2001 Flamingo St.

F. BOLRAVO V-31-84 appl

1125 GREENWAY

RONN REISS V-32-84 appl

1516 S. EASTERN AVE.

Gordon T. Ford V-33-84 appl

1820 Hensett Ave.

V-37-84 appl

4605 W. CARRINGTON

Bryce Hall

3839 Sinclair, LV

NAME

3-22-84

ADDRESS

Betty Powers Powers V-1384 appl 5309 Hamley L.V. 89122

Allen Newlan V-2884 prot 712 Watters Dr.

TOM NOBLE V-2884 prot 812 Purcell Dr.

MRS ANGELO RICCI V-2984 prot 1523 San Pedro

Andy Montgomery V-2984 prot. 1516 San Pedro

Joe Haldeman V-2984 prot. 1520 San Pedro

Frank Jones V-30-84 appl 300 S. 4th

Joe Maurillo V-32-84 prot 2000 Stockton Ave

Bob Con V-34-84 appl 2228 W. Brown Rd

MIKE SLOAN V-35-84 appl 600 E. Charleston Blvd

Mike Trip V-93-83 appl Ro. 28478 L.V. 89126

CHAIRMAN BUGBEE:

Item two, V-28-84, the application of Lincoln Wildflower Association Limited for a variance to allow four 32 sq. ft. sign -- on-premise signs where only one 32 sq. ft. sign is permitted on property located on 6666 West Washington in Zoning R-E under Resolution to R-3. Mr. Foster.

HAROLD FOSTER:

Okay. This request is located at the northeast corner of Washington Avenue and Lorenzi Boulevard. You can see the subject site. It's relatively large. Along the lower part of it is Washington. Along the west side is Lorenzi Boulevard. Where the signs are located are essentially shown there by those marks in the upper left in the southwest part to southeast. There's also one proposed there at the entrance along Washington. This is the plot plan giving you a better idea of where the apartments exist, the driveways and parking areas. The signs are at these locations, one at the main entrance and the one at the southeast. Staff feels due to the size of the project and the fact that they do have two major frontages adjacent to major streets that we would recommend a modification to the request. We think that two signs should be allowed, one for major street frontage. We think they should eliminate the one on the corner and the one on the very southeast part and be allowed one additional sign so that they would have one along Lorenzi and one along Washington Avenue. Also, conformance to the plot plan and elevations. We do have one protest from the Beautification Committee. They do recommend as recommended by staff.

CHAIRMAN BUGBEE:

Is the applicant present? You said you had one protest, the Beautification Committee?

HAROLD FOSTER:

The Beautification Committee, right.

CHAIRMAN BUGBEE:

For the edification of the rest of the Commission, this is that parcel they're building now, isn't it?

HAROLD FOSTER:

Wildflower?

CHAIRMAN BUGBEE:

Wildflower, yes, just up off the freeway. Yes, sir.

ROBERT SMITH:

My name is Robert Smith. I live at 3335 Ft. Smith.

CHAIRMAN BUGBEE:

You heard what staff said? They want to cut you down to two signs, Mr. Smith.

ROBERT SMITH: We would like to have one at each entrance which is one on Lorenzi on the backside of the property, which is not a thru street at this time. One at the main entrance which is in the middle of the property on Washington and one at the far entrance on the east side of the property so that it would be for identification purposes, and then because Lorenzi comes up off of the expressway, on the corner of Lorenzi and Washington for identification purposes also. We're talking about 540 units here so we would like to have the exposure.

CHAIRMAN BUGBEE: What are these, 4x8 plywood signs?

ROBERT SMITH: Thirty-two foot -- thirty-two, excuse me, sir, yes, 4x8.

CHAIRMAN BUGBEE: And how high are they?

ROBERT SMITH: They meet the requirements which were the 32 sq. ft.

CHAIRMAN BUGBEE: Well, I know what 4x8 is, but how -- you know, are they up like 8 foot or something like that?

ROBERT SMITH: No, sir, no. I think it's 5 at the maximum.

CHAIRMAN BUGBEE: Well, that is a big project if you fellows --

ROBERT GILES: They're one foot off the ground?

ROBERT SMITH: Yes, sir.

ROBERT GILES: So you've got five foot overall height?

ROBERT SMITH: Yes.

JESSIE EMMETT: There's no interference as far as vision -- visibility of traffic?

ROBERT SMITH: No, ma'am, there would not be.

JESSIE EMMETT: Apparently not.

ROBERT GILES: Any illumination or anything like that, double-faced sign, sign on each side?

ROBERT SMITH: The main entrance sign would be a double-faced sign so it could be seen from the east and the west both. The sign on the backside of the property on Lorenzi would be just a single-faced sign, and the one on the corner of Lorenzi and Washington would be a single-faced sign also.

CHAIRMAN BUGBEE: Any other questions? This is a public hearing, is there someone here to speak against this? Please step forward. Give us your name and -- give us your name and address.

ALLISON NEWLON: Shall I sign here too?

CHAIRMAN BUGBEE: Yes, please.

ALLISON NEWLON: My name is Allison Newlon. I have property across the street at 712 Watkins Drive. I also live there and I'd like to submit a petition of area residents, around 100 signatures on here. Who do I give it to? We in the neighborhood feel that this is the only rental apartment complex in that area. All the other property is owned by single residents, families and there's no mistaking what it is. At the present, they have one very large sign on Lorenzi. They have another sign at the entrance on Washington. They have four signs pointing to the information office. They have another sign on the corner that says something about who authorized the financing and we feel that the only people that drive in this area are the people that live there. Washington dead ends a block past. Lorenzi dead ends at the apartment complex. We feel that it cheapens the look of the neighborhood and it's out of character with the makeup of the neighborhood and we wouldn't like to see an additional four signs advertising an apartment complex.

ROBERT GILES: Are those signs primarily construction signs presently?

ALLISON NEWLON: I'm -- there may be one that would come down which is a large billboard sign that can be seen from the freeway. I don't know if that's permanent or not, but the other signs directing to the information office and the sign that's at the main entrance now, they look permanent to me.

ROBERT SMITH: We have one sign at the main entrance, sir, and then as you go into the property, we have signs telling where the information center is, which is on the inside of the property. The large sign that faces the expressway was put up during construction.

CHAIRMAN BUGBEE: Are you by the middle, or where are you across from, you say you live on Washington?

ALLISON NEWLON: I live on Watkins Drive. On that big map, you can see directly across the street there are four blocks of single-family homes and mine would be the one -- yes, right there, Watkins, where he's pointing.

CHAIRMAN BUGBEE: Then you're basic -- you feel that the signs are offensive and they're not necessary for him to conduct business?

ALLISON NEWLON: Right.

CHAIRMAN BUGBEE: Okay, thank you.

JESSIE EMMETT: What is the length of time of the project? Are these temporary situations as far as the signs are concerned?

ROBERT SMITH: They were temporary during construction. The only sign that we have is at the entrance which is to let the people know where we're at. We've completed 293 of the 540 units at this time.

JESSIE EMMETT: What's your time schedule?

ROBERT SMITH: We anticipate completion probably toward the end of this year depending upon conditions and weather.

JESSIE SMITH: What is your occupancy at this point in time?

ROBERT SMITH: Forty-one percent.

JESSIE SMITH: Forty-one percent. So you're talking about a limited time for these signs, is that what you're saying?

ROBERT SMITH: The construction signs, yes, ma'am.

JESSIE SMITH: Well, permanent signs. Are we talking about permanent signs?

ROBERT SMITH: Yes, we are.

JESSIE SMITH: Permanent signs? If you sell out, then you don't need the signs do you? If you're 41% occupied now --

ROBERT SMITH: We're not going to -- we're talking about signs for identification for the property itself, not for -- you see we do a lot of advertising. We have to draw people to that area and we want something as they come off the expressway to be able to know where we're at.

JESSIE EMMETT: Well, I understand, but you say you're 41% occupied now on 50% completion of the total project?

ROBERT SMITH: Yes, we're 41% occupied of the 293 units. We have not completed the rest of the 540.

JESSIE EMMETT: So what time frame then do you feel is essential?

ROBERT SMITH: As far as the signs we're applying for now, we want these as permanent signs --

JESSIE EMMETT: Permanent?

ROBERT SMITH: -- is what we're applying for, yes. They're quite expensive. Construction signs are not that expensive. These are all sandblasted and very attractive signs.

JESSIE EMMETT: You don't have any photographs of your signs?

ROBERT SMITH: I believe the only thing that we had to -- we submitted an artist's rendering to the department at the time we applied for the variance.

CHAIRMAN BUGBEE: We have one more. Would you like to speak in opposition, please?

TOM NOBLE: My name is Tom Noble. I live at 712, excuse me, 812 Purcell which is directly across the street from the project. On the west side of the project, they're planning on building and they're currently in construction of the single-family dwellings there now. They presently have three signs, one is permanent at their main entrance and then they have one at either end. That's the sign that just say information center, directing you to the main entrance. I have no -- the way it stands now, it looks fine. It fits in very well with the neighborhood. It's a nice arrangement, but any more signs would distract from the neighborhood.

CHAIRMAN BUGBEE: Well, what he's asking for is -- all the other signs eventually will go away. He wants -- you know he's got 540 units or whatever the number is which is a substantial investment and he wants some project identification on the streets coming in, one on each corner. That's what, a 40 acre parcel ground?

ROBERT SMITH: Yes, sir.

CHAIRMAN BUGBEE: One on each corner, one on three corners and one in the center and personally, I don't feel that that is really unreasonable if they're well done signs. I mean, we have signs around town in areas -- Spanish Oaks.

JESSIE EMMETT: Where?

CHAIRMAN BUGBEE: Coming in, there's signs.

JESSIE EMMETT: Where do they have a sign?

CHAIRMAN BUGBEE: Both ends.

JESSIE EMMETT: Robert, I don't recall any signs.

CHAIRMAN BUGBEE: Well, there are. Go out and look.

TOM NOBLE: The signs they currently have on either corner of the project are permanent signs. They're not -- they're signs of approximately this long, about this tall that say information center. They're not temporary signs. They were put up after the project was completed, the first phase.

ROBERT SMITH: At the time we built the property, sir, we had a house trailer on the property where we housed the policing staff until we could get the permanent office done. At that time, we put signs like the real estate signs that you stick in the ground to identify where the information center was, and we're planning on taking those down and replacing them with a beautiful sign like we have at the main entrance now.

TOM NOBLE: The current sign that I'm speaking of are sandblasted signs that were put up after the trailer was gone and the apartments were started to be occupied.

CHAIRMAN BUGBEE: What is the sign at the main entrance look like?

TOM NOBLE: It's a very pretty sign. I have no objection to that sign. It fits in very well with the neighborhood. An increase in signs just wouldn't look proper. Right now the way it stands, the property looks very nice. When the rest of the houses on the west side are done, it will fit in very -- fit in very well.

CHAIRMAN BUGBEE: Thank you. Any other questions, Commissioners?

ROBERT GILES: Did we find the pictures of the signs?

HAROLD FOSTER: The only detail they have is just indicating a 4x8 sign.

CHAIRMAN BUGBEE: That's pretty wide, you know, 4x8 sign. It could be a piece of junk or --

ROBERT GILES: Describe the construction of the signs for us will you, please?

ROBERT SMITH: It's a sandblasted sign just like the one we have at the main entrance. It's a very attractive sign.

ROBERT GILES: What's it sandblasted from?

ROBERT SMITH: I'm not sure, sir.

ROBERT GILES: Is it a marble sign that's sandblasted?

ROBERT SMITH: No, it's a wooden sign.

ROBERT GILES: Woodgrain sign, okay. Do you anticipate any landscaping around the sign or is this going to be a bare sign?

ROBERT SMITH: We have completely landscaped that area of the property on the frontage there and the sign would fit right in with the property that's -- with the area now the way it's landscaped. It's very attractive.

ROBERT GILES: Thank you, I have no further questions.

CHAIRMAN BUGBEE: Any more questions? I'll close the hearing.

ROBERT GILES: I move for approval as applied.

CHAIRMAN BUGBEE: Cast your vote. That has been approved. (Motion carried with Emmett voting "no" and Juniel excused) This is a final action unless appealed.

END OF EXCERPT

INTER-OFFICE MEMORANDUM

Date

March 21, 1984

TO:

HAROLD P. FOSTER, DIRECTOR

FROM:

ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

SUBJECT:

BOARD OF ZONING ADJUSTMENT MEETING OF
MARCH 22, 1984

COPIES TO:

CITY CLERK'S OFFICE
CITY ATTORNEY
RICK WILLIAMS
HAZEL BECKOLD BUSINESS:

1. V-4-84

The shopping center to the north is C-1 and setback 10' with landscaping between the block wall and Fairhaven Street. The project is for C-1 Zoning to continue that pattern. This is a district type facility so would not be in conflict with the General Plan. The treatment along Fairhaven should protect the low density development to the west especially if they could provide a Mansard roof detail to soften the commercial look which also could be helpful at Decatur. The total block wall and landscaping should be done in the first phase of development. Total area 95,000 sq. ft. and ample parking provided. Zoning action was held in abeyance to March 27, 1984.

Staff recommends that this be held in abeyance to April 26, 1984.

1. Conformance to the plot plan and elevations amended to provide a Mansard roof detail on Decatur Boulevard and a row of R-D lots on Fairhaven Street.
2. Provision of the block wall in the first phase of development.
3. Approval of and conformance to the conditions of approval of Z-2-84.
4. Standard conditions 2-8.

PROTESTS: 0

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

2. V-21-84

On the west side of Rancho Drive where Vegas Drive is a secondary P-R is being allowed on the south side and the County has okayed C-1 on the north side. The north side of Vegas Drive will be C-1. Staff would prefer to limit the uses along Vegas Drive to offices only, but do not feel an answering service will be a problem, although, an answering service is a C-1 use of a minor type.

There is inadequate parking provided. Minimum 6 spaces for office and one for residential use unless Planning Commission lessens to 4 and 1. 5 can be provided.

This was held in abeyance to readvertise to allow a parking reduction. The Board seems inclined to approve. ✓

Staff recommends DENIAL. If approved subject to:

1. Conformance to the plot plan. ✓

2. Standard conditions 2-8. ✓

3. no advert signs ✓

PROTESTS: 0

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

NEW BUSINESS:

1. U-13-84

Currently licensed for 6 days and five nights. This is a 24 hour operation. This is an appropriate use for the area.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan. ✓

PROTESTS: 0

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

2. V-28-84

The Code provides for a 32 sq. ft. sign for this large an apartment complex, but one sign of this size on each street frontage should be sufficient.

Staff recommends DENIAL of the 3 signs, but would not oppose 1 on each major street. Beautification Committee recommends DENIAL.

If approved subject to:

1. Conformance to the plot plan and elevations. ✓

2. Relocate the signs as required by the Department of Engineering Services.

PROTESTS: BEAUTIFICATION COMMITTEE

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

3. V-29-84

In 1977, staff opposed the P-R on this property as an intrusion into the residential area. P-R was approved subject to no residential uses (Z-6-77). V-105-82 requested joint residential and office use which was approved by the B.Z.A. but DENIED by the City Council.

The proposal is for an adult group care facility which is contrary to City Council position of no residential so will have to be reviewed by the City Council.

They are proposing to pave the entire front and provide 7 back-out spaces, which are not permitted. Parking regulations require 5 spaces for the 9 guest rooms which cannot be provided without completely removing the front landscaping.

Staff recommends DENIAL. If approved subject to:

1. Conformance to the plot plan and elevations amended to provide 5 nonback-out parking spaces.
2. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.

PROTESTS: 0

APPROVAL: 1

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL APRIL 18, 1984.

4. V-30-84

This is being handled as a variance at the request of the City Council. The consultant on the new General Plan advocated that small commercial sites like this should be avoided along Westcliff as it will impair its much needed vehicular carrying capacity. Further, by authorizing 150' x 150 sq. ft. of the two acre parcel the remainder is such that only commercial development will be appropriate. City Council review required as they did not approve commercial.

Staff recommends DENIAL. If approved subject to:

1. Conformance to the plot plan. ✓
2. Dedicate 10' of right-of-way for Westcliff Drive, 40' of right-of-way for Tenaya Way and a 25' radius corner at the intersection of Westcliff Drive and Tenaya Way as required by the Dept. of Engineering Services. ✓
3. Install street improvements on Westcliff Drive and Tenaya Way as required by the Dept. of Engineering Services. ✓
4. Standard conditions 2-8. ✓

PROTESTS: 0

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL APRIL 4, 1984.

5. V-31-84

This request for a home repair business which advertises the address is a potential commercial traffic generator into a residential neighborhood and should be avoided.

Staff recommends DENIAL. If approved subject to:

1. Conformance to the plot plan. ✓
2. Conformance to the requirements of the Dept. of Fire Services relative to flammable liquid storage. ✓

PROTESTS: 3

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

6. V-32-84

There is a rezoning application pending. The office project to the south utilized the same area, but the building intensity was 1/3, i.e., 6,800 sq. ft. as opposed to 20,000 sq. ft. The southerly project provided a 10' landscaping strip on Stockton with wrought iron fence. The proposal has a wrought iron and block fence, but no landscaping strip. The buildings have no residential characteristics as required by the P-R district.

Although, there is a variance for parking request it is inextricably intertwined with the rezoning action, i.e., if the characteristics and intensity of development are altered this variance may not be necessary or if a 10' landscaping strip is required on Stockton a further reduction in parking would be the result.

Staff recommends that this be DENIED. If approved subject to:

1. The plot plan shall be amended as required under the zoning action. ✓ *under Z-15*

2. Conformance to the conditions of approval of Z-15-84. ✓

PROTESTS: 0

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL, IF ST. LOUIS AVENUE ACCESS ALLOWED.

SET FOR B.Z.A. FINAL ACTION.

7. V-33-84

22,

This was approved for professional office use U-22-81. Staff does not foresee this area going C-1 and therefore, recommends DENIAL.

If approved subject to:

1. Conformance to the plot plan and elevations. ✓

PROTESTS: 0

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

8. V-34-84

The building should be designed to fit the site. The Washington Avenue approved setback of 5' was already too close.

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.

9. V-35-84

Sign competition in this area is keen and variances will self-generate further competition. Beautification Committee recommends DENIAL.

Staff recommends DENIAL. If approved subject to: ✓

1. Conformance to the plot plan and elevations. ✓

PROTESTS: 0

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

10. V-37-84

These signs have existed for several years and exceed the number permitted and length of time permitted to advertise a new project. The Beautification Committee recommended DENIAL.

Staff recommends DENIAL. If approved subject to:

1. Conformance to the plot plan. ✓

PROTESTS: 1

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

11. U-12-84 (HO)

Similar jewelry repair operations have been approved. 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.

12. U-14-84(HO)

Telephone marketing. 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.

13. U-93-83

Review to eliminate the improvement requirements for Oakey Boulevard. The neighbors at the meeting were concerned about the improvements of Oakey, as I recall.

Engineering Services recommends DENIAL.

Staff recommends DENIAL. If approved subject to:

1. Condition #2 is amended to "Enter an Assessment District Agreement to install improvements on Oakey Boulevard as required by the Department of Engineering Services.
2. Conformance to all of the other conditions of approval of U-93-83.

PROTESTS: N/A

NOT A PUBLIC HEARING ITEM. SET FOR CITY COUNCIL APRIL 18, 1984.

14. U-16-84(HO)

The proposal is signed by Mr. Blackburn on behalf of Mr. Heath to mail order commemorative coins which is a typical type of home occupation. 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.