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A G E N D A

BOARD OF ZONING ADJUSTMENT

SEPTEMBER 27, 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 Tuesday following the
Board's meeting).

MINUTES: Approval of the Minutes for the August 23, 1984
Board of Zoning Adjustment Meeting.

NEW BUSINESS:

1. V-95-84 Application of FREDERICK J. BECK, ET AL, for a Variance
to allow a carport to the east side property line where
a 5' setback is required on property located at 4332
Mott Circle in Zoning District R-1 (Single-Family
Residence).
2. V-96-84 Application of A.W. HAM, JR., TRUSTEE OF THE A.W. & ALTA
HAM TRUSTS, for a Variance to allow 2 freestanding signs
on the front of the property where one (1) is permitted
and to allow one (1) of the ground signs to be 48 square
feet in size where 15 square feet is permitted on
property located at 550 East Charleston Boulevard in
Zoning District P-R (Professional Offices).
3. V-97-84 Application of PAUL ROBARTS for a Variance to allow the
rental of household furniture and major appliances where
such use is not permitted on property located at 3909
West Sahara Avenue, Suite 2, in Zoning District C-1
(Limited Commercial).
4. V-98-84 Application of FAWN H. ALSTON for a Variance to allow an
infant nursery and child care center for thirty-six (36)
children on property located at 1522 Pinto Lane in Zoning
District R-3 (Limited Multiple Residence).
5. V-99-84 Application of CLARK COUNTY CREDIT UNION, ET AL, for a
Variance to allow auto sales for one day only in the
months of February, May, August and November of every
year where such use is not permitted on property located
at 3100 West Sahara Avenue in Zoning District C-1
(Limited Commercial).

6. V-100-84 Application of DANIEL ZIMMERMAN for a Variance to allow a wedding chapel where such use is not permitted on property located at 519 East St. Louis Avenue in Zoning District C-1 (Limited Commercial).
7. V-101-84 Application of MICHAEL R. AND MARGARET KEREKES for a Variance to allow a rear yard setback of 19 feet where 25 feet is required for a proposed office building and to allow a 49% building coverage where 30% is the maximum allowed on property located at 2316 West Charleston Boulevard in Zoning District C-D (Design Commercial).
8. V-102-84 Application of RAYMOND L. RENN for a Variance to allow two dwellings where only one is allowed and to allow a mobile home to be used as the second dwelling where a mobile home is not allowed on property located at 6161 Donald Nelson Avenue in Zoning District R-E (Residence Estates).
9. V-103-84 Application of ROBERT'S REALTY for a Variance to allow a beauty shop (2 hairdressers and one manicurist) where such use is not allowed on property located at 717 South 9th Street in Zoning District P-R (Professional Offices and Parking).
10. V-104-84 Application of LOUIE MURATORE for a Variance to allow a 6' high solid block wall (to be used as a trash enclosure) in the front yard where a 4' high with the top 2' 50% open is the maximum height permitted on property located at 6220 Bellota Drive in Zoning District R-3 (Limited Multiple Residence).
11. V-105-84 Application of MARVIN ALPERIN for a Variance to allow a 6' high solid block wall (to be used as trash enclosures) in the front yard where a 4' high with the top 2' 50% open is the maximum height permitted on properties located at 6245 Ilanos Land and 6228 - 6244 Bellota Drive in Zoning District R-3 (Limited Multiple Residence).
12. V-106-84 Application of THOMAS T. BEAM for a Variance to allow an additional 15,000 square feet of future food service/restaurant uses with the existing 408 parking spaces in this shopping center where 648 spaces would be required on property generally located on the southwest corner of Bonanza Road and Eastern Avenue in Zoning District C-1 (Limited Commercial).
13. V-107-84 Application of JOHN E. AND ANNA L. YOXEN for a Variance to construct a carport 29' from the front property line where 50' is required on property located at 2001 Bannies Lane in Zoning District R-E (Residence Estates).
14. V-108-84 Application of WESTGATE BUILDERS for a Variance to allow a temporary building to be used as a Halloween Haunted House for a non-profit, fundraising event for a 2-week period where such use is not permitted on property located at 4408 West Sahara Avenue in Zoning District R-1 (Single-Family Residence).

15. V-109-84

Application of R.A. HOMES, INC., for a Variance to allow the side yard setback on a corner lot of 13' where 15' is required on property located at 6501 Faith Peak Drive in Zoning District R-1 (Single-Family Residence).

16. U-59-84

Application of JAE YOUL OH for a Use Permit to use an existing home as a church and residence on property located at 1900 East Oakley Boulevard in Zoning District R-1 (Single-Family Residence).

17. V-5-84

REVIEW OF
CONDITION

Request of GREENMAN, GOLDBERG & RABY to waive certain off-site improvements required on Condition #3 at 601 South 9th Street in Zoning District R-1 (Single-Family Residence).

SUPPLEMENTAL AGENDA

BOARD OF ZONING ADJUSTMENT

SEPTEMBER 27, 1984

1. U-60-84 (HO) Application of RICHARD A. & KATHRYN S. COUNCILMAN for a Home Occupation Use Permit to allow the writing and publishing of literary work on property located at 4851 Harris Avenue in Zoning District R-E (Residence Estates).
2. U-61-84 (HO) Application of ARTHUR A. & MARILYN S. MARQUEZ for a Home Occupation Use Permit to allow a photo studio and the making of custom photo albums and floral arrangements on property located at 7209 Blizzard Lane in Zoning District R-1 (Single-Family Residence).
3. U-62-84 (HO) Application of BECKER & SONS, A NEVADA PARTNERSHIP, ON BEHALF OF DENNIS J. KRUM for a Home Occupation Use Permit to allow an automobile and restaurant evaluation service consulting business on property located at 501 Sportsman Drive in Zoning District R-PD6 (Residential Planned Development).
4. U-27-76
PLOT PLAN
REVIEW Request of NATIONAL CONVENIENCE STORES, INC., for a Plot Plan Review to allow the construction of a convenience market on an existing service station site located at 5099 East Bonanza Road in Zoning District C-1 (Limited Commercial).
5. U-74-81
PLOT PLAN
REVIEW Request of FAITH LUTHERAN JUNIOR-SENIOR HIGH SCHOOL for a Plot Plan Review to allow a temporary mobile classroom for a three-year period on property located at 1251 Robin Street in Zoning District R-1 (Single-Family Residence).

DIRECTOR'S BUSINESS:

1. CHANGE OF
MEETING DATES Reschedule the November 22, 1984 Board of Zoning Adjustment meeting (THANKSGIVING DAY) to November 15, 1984.

ANNOTATED AGENDA
BOARD OF ZONING ADJUSTMENT
SEPTEMBER 27, 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: Vice Chairman Helen Myers, Jessie Emmett,
Robert Giles

EXCUSED: Robert Bugbee, 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 Tuesday
following the Board's meeting).

MINUTES: Approval of the Minutes for the August 23, 1984
Board of Zoning Adjustment Meeting.

APPROVED
GILES/UNANIMOUS

NEW BUSINESS:

1. V-95-84 Application of FREDERICK J. BECK, ET AL, for a
Variance to allow a carport to the east side
property line where a 5' setback is required on
property located at 4332 Mott Circle in Zoning
District R-1 (Single-Family Residence).

APPROVED
GILES/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: DENIAL
PROTESTS: 0

2. V-96-84 Application of A.W. HAM, JR., TRUSTEE OF THE
A.W. & ALTA HAM TRUSTS, for a Variance to allow
2 freestanding signs on the front of property
where one (1) is permitted and to allow one (1)
of the ground signs to be 48 square feet in size
where 15 square feet is permitted on property
located at 550 East Charleston Boulevard in
Zoning District P-R (Professional Offices).

APPROVED
GILES/UNANIMOUS

CONDITIONS:

1. Conformance to the conditions of approval of Z-39-82.
2. Conformance to the plot plan and elevations pertinent to the signs.

V-96-84 (Continued)

3. This action does not constitute access to Sixth Street as shown on the plot plan.

STAFF RECOMMENDATION: APPROVAL
PROTESTS: 1

TO BE HEARD BY CITY COUNCIL: OCTOBER 17, 1984

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| 3. V-97-84

APPROVED
EMMETT/UNANIMOUS | Application of PAUL ROBARTS for a Variance to allow the rental of household furniture and major appliances where such use is not permitted on property located at 3909 West Sahara Avenue, Suite 2, in Zoning District C-1 (Limited Commercial). |
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CONDITIONS:

1. Conformance to the plot plan.
2. No paper or temporary signs painted on the walls or windows shall be allowed.
3. All returned and delivered items shall be off-loaded immediately into the building.
4. No rental of items over 5 years old.
5. All items shall be new when first offered for rent.

STAFF RECOMMENDATION: APPROVAL
PROTESTS: 0

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| 4. V-98-84

APPROVED
GILES/UNANIMOUS | Application of FAWH H. ALSTON for a Variance to allow an infant nursery and child-care center for thirty-six (36) children on property located at 1522 Pinto Lane in Zoning District R-3 (Limited Multiple Residence). |
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CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Refurbish the landscaping as required by the Department of Community Planning and Development.
3. Nursery operation is limited to 36 children.
4. The hours of operation shall be between 6:00 A.M. and 7:00 P.M.
5. Conformance to the requirements of Child Welfare regulations.

STAFF RECOMMENDATION: DENIAL
PROTESTS: 0

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| 5. V-99-84

APPROVED
EMMETT/UNANIMOUS | Application of CLARK COUNTY CREDIT UNION, ET AL, for a Variance to allow auto sales for one day only in the months of February, May, August and November of every year where such use is not permitted on property located at 3100 West Sahara Avenue in Zoning District C-1 (Limited Commercial). |
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CONDITIONS:

1. Conformance to the plot plan.

V-99-84 (Continued)

2. The November 1984 sale be allowed and the Board of Zoning Adjustment shall conduct a review to determine if subsequent sales shall be permitted.
3. Limited to a maximum of four (4) automobile dealers at any one time.
4. A maximum of 100 vehicles shall be displayed at any one time.

STAFF RECOMMENDATION: DENIAL
PROTESTS: 2

6. V-100-84 Application of DANIEL ZIMMERMAN for a Variance to
allow a wedding chapel where such use is not
permitted on property located at 519 East St. Louis
GILES/2-1 Avenue in Zoning District C-1 (Limited Commercial).
(Emmett 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 Division of Land Development and Flood Control of the Department of Community Planning and Development.
8. Provision of fire hydrants and water flow as required by the Department of Fire Services.
9. A review be conducted of this use in two (2) years.
10. This use is limited to the proposed lessee.

STAFF RECOMMENDATION: DENIAL
PROTESTS: 0

7. V-101-84

APPROVED
GILES/UNANIMOUS

Application of MICHAEL R. AND MARGARET KEREKES for a Variance to allow a rear-yard setback of 19 feet where 25 feet is required for a proposed office building and to allow a 49% building coverage where 30% is the maximum allowed on property located at 2316 West Charleston Boulevard in Zoning District C-D (Design Commercial).

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 Division of Land Development and Flood Control of the Department of Community Planning and Development.
8. Provision of fire hydrants and water flow as required by the Department of Fire Services.

STAFF RECOMMENDATION: DENIAL
PROTESTS: 0

TO BE HEARD BY CITY COUNCIL: OCTOBER 17, 1984

8. V-102-84

APPROVED
GILES/UNANIMOUS

Application of RAYMOND L. RENN for a Variance to allow two dwellings where only one is allowed and to allow a mobile home to be used as the second dwelling where a mobile home is not allowed on property located at 6161 Donald Nelson Avenue in Zoning District R-E (Residence Estates).

CONDITIONS:

1. Relocation of the mobile home to the rear yard area; 50' from the rear property line and a minimum of 10' from the side property lines.
2. Removal of mobile home within 1 year and limited to current occupants.
3. Conformance to the requirements of the Department of Building and Safety.

STAFF RECOMMENDATION: DENIAL
PROTESTS: 13

9. V-103-84

APPROVED
EMMETT/2-1
Myers voted NO

Application of ROBERT'S REALTY for a Variance to allow a beauty shop (2 hairdressers and one manicurist) where such use is not allowed on property located at 717 South 9th Street in Zoning District P-R (Professional Offices and Parking).

CONDITION:

1. Conformance to the plot plan.

STAFF RECOMMENDATION: DENIAL
PROTESTS: 0

10. V-104-84

APPROVED
GILES/UNANIMOUS

Application of LOUIS MURATORE for a Variance to allow a 6' high solid block wall (to be used as a trash enclosure) in the front yard where a 4' high with the top 2' 50% open is the maximum height permitted on property located at 6220 Bellota Drive in Zoning District R-3 (Limited Multiple Residence).

CONDITION:

1. Conformance to the plot plan.

STAFF RECOMMENDATION: APPROVAL
PROTESTS: 0

11. V-105-84

APPROVED
GILES/UNANIMOUS

Application of MARVIN ALPERIN for a Variance to allow a 6' high solid block wall (to be used as trash enclosures) in the front yard where a 4' high with the top 2' 50% open is the maximum height permitted on properties located at 6245 llanos Lane and 6228 - 6244 Bellota Drive in Zoning District R-3 (Limited Multiple Residence).

CONDITION:

1. Conformance to the plot plan.

STAFF RECOMMENDATION: APPROVAL
PROTESTS: 0

12. V-106-84

ABEYANCE
GILES/UNANIMOUS

Application of THOMAS T. BEAM for a Variance to allow an additional 15,000 square feet of future food service/restaurant uses with the existing 408 parking spaces in this shopping center where 648 spaces would be required on property generally located on the southwest corner of Bonanza Road and Eastern Avenue in Zoning District C-1 (Limited Commercial).

STAFF RECOMMENDATION: ABEYANCE

TO BE HEARD AGAIN BY THE BOARD OF ZONING ADJUSTMENT: OCTOBER 25, 1984

13. V-107-84

APPROVED
GILES/UNANIMOUS

Application of JOHN E. AND ANNA L. YOXEN for a Variance to construct a carport 29' from the front property line where 50' is required on property located at 2001 Bannies Lane in Zoning District R-E (Residence Estates).

CONDITION:

1. Conformance to the plot plan and elevation.

STAFF RECOMMENDATION: DENIAL
PROTESTS: 0

14. V-108-84

APPROVED
EMMETT/UNANIMOUS

Application of WESTGATE BUILDERS for a Variance to allow a temporary building to be used as a Halloween Haunted House for a non-profit fund-raising event for a 2-week period where such use is not permitted on property located at 4408 West Sahara Avenue in Zoning District R-1 (Single-Family Residence).

CONDITIONS:

1. Removal of house immediately after Halloween.
2. Conformance to the requirements of the Departments of Building and Safety and Fire Services before occupancy.

STAFF RECOMMENDATION: APPROVAL
PROTESTS: 0

15. V-109-84

APPROVED
GILES/UNANIMOUS

Application of R.A. HOMES, INC., for a Variance to allow the side-yard setback on a corner lot of 13' where 15' is required on property located at 6501 Faith Peak Drive in Zoning District R-1 (Single-Family Residence).

CONDITION:

1. Conformance to the plot plan.

STAFF RECOMMENDATION: DENIAL
PROTESTS: 0

16. U-59-84

DENIED
GILES/UNANIMOUS

Application of JAE YOUL OH for a Use Permit to use an existing home as a church and residence on property located at 1900 East Oakley Boulevard in Zoning District R-1 (Single-Family Residence).

STAFF RECOMMENDATION: DENIAL
PROTESTS: 54

17. V-5-84

APPROVED
GILES/UNANIMOUS

Request of GREENMAN, GOLDBERG & RABY to waive certain off-site improvements required on Condition #3 at 601 South 9th Street in Zoning District R-1 (Single-Family Residence).

CONDITION:

1. Sign a special Improvement District Agreement for street lighting and sidewalks on Bonneville Avenue. The sidewalk on 9th Street is to be installed upon occupancy of the building.

STAFF RECOMMENDATION: DENIAL

SUPPLEMENTAL AGENDA:

1. U-60-84(HO)

APPROVED
GILES/UNANIMOUS

Application of RICHARD A. & KATHRYN S. COUNCILMAN for a Home Occupation Use Permit to allow the writing and publishing of literary work on property located at 4851 Harris Avenue in Zoning District R-E (Residence Estates).

CONDITION:

1. Conformance to the criteria for home occupations.

STAFF RECOMMENDATION: APPROVAL

2. U-61-84(HO)

APPROVED
GILES/UNANIMOUS

Application of ARTHUR A. & MARILYN S. MARQUEZ
for a Home Occupation Use Permit to allow a
photo studio and the making of custom photo
albums and floral arrangements on property
located at 7209 Blizzard Lane in Zoning
District R-1 (Single-Family Residence)

CONDITION:

1. Conformance to the criteria for home occupations.

STAFF RECOMMENDATION: APPROVAL

3. U-62-84(HO)

APPROVED
GILES/UNANIMOUS

Application of BECKER & SONS, A NEVADA PARTNERSHIP
ON BEHALF OF DENNIS J. KRUM for a Home Occupation
Use Permit to allow an automobile and restaurant
evaluation service consulting business on property
located at 501 Sportsman Drive in Zoning District
R-PD6 (Residential Planned Development).

CONDITION:

1. Conformance to the criteria for home occupations.

STAFF RECOMMENDATION: APPROVAL

4. U-27-76

APPROVED
EMMETT/UNANIMOUS

Request of NATIONAL CONVENIENCE STORES, INC., for
a Plot Plan Review to allow the construction of a
convenience market on an existing service station
site located at 5099 East Bonanza Road in Zoning
District C-1 (Limited Commercial).

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 Division of Land Development and Flood Control of the Department of Community Planning and Development.
8. Provision of fire hydrants and water flow as required by the Department of Fire Services.

STAFF RECOMMENDATION: APPROVAL

5. U-74-81

APPROVED
GILES/UNANIMOUS

Request of FAITH LUTHERAN JUNIOR-SENIOR HIGH SCHOOL for a Plot Plan Review to allow a temporary mobile classroom for a three-year period on property located at 1251 Robin Street in Zoning District R-1 (Single-Family Residence).

CONDITIONS:

1. Conformance to the plot plans.
2. Approval be limited to three years.

STAFF RECOMMENDATION: APPROVAL

DIRECTOR'S BUSINESS:

1. CHANGE OF
MEETING DATES

Reschedule the November 22, 1984 Board of Zoning Adjustment Meeting (THANKSGIVING DAY) to November 15, 1984.

APPROVED
GILES/UNANIMOUS

ANNOTATED AGENDA
BOARD OF ZONING ADJUSTMENT

SEPTEMBER 27, 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: Vice Chairman Helen Myers, Jessie Emmett,
Robert Giles

EXCUSED: Robert Bugbee, Bonnie Juniel

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

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are final, (except items requiring a decision by
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sent to the applicant, (usually the Tuesday
following the Board's meeting).

MINUTES: Approval of the Minutes for the August 23, 1984
Board of Zoning Adjustment Meeting.

APPROVED
GILES/UNANIMOUS

NEW BUSINESS:

1. V-95-84 Application of FREDERICK J. BECK, ET AL, for a
Variance to allow a carport to the east side
property line where a 5' setback is required on
property located at 4332 Mott Circle in Zoning
District R-1 (Single-Family Residence).

APPROVED
GILES/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: DENIAL
PROTESTS: 0

2. V-96-84 Application of A.W. HAM, JR., TRUSTEE OF THE
A.W. & ALTA HAM TRUSTS, for a Variance to allow
2 freestanding signs on the front of property
where one (1) is permitted and to allow one (1)
of the ground signs to be 48 square feet in size
where 15 square feet is permitted on property
located at 550 East Charleston Boulevard in
Zoning District P-R (Professional Offices).

APPROVED
GILES/UNANIMOUS

CONDITIONS:

1. Conformance to the conditions of approval of Z-39-82.
2. Conformance to the plot plan and elevations pertinent to the signs.

V-96-84 (Continued)

3. This action does not constitute access to Sixth Street as shown on the plot plan.

STAFF RECOMMENDATION: APPROVAL
PROTESTS: 1

TO BE HEARD BY CITY COUNCIL: OCTOBER 17, 1984

3. V-97-84 Application of PAUL ROBARTS for a Variance to allow the rental of household furniture and major appliances where such use is not permitted on property located at 3909 West Sahara Avenue, Suite 2, in Zoning District C-1 (Limited Commercial).

APPROVED
EMMETT/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan.
2. No paper or temporary signs painted on the walls or windows shall be allowed.
3. All returned and delivered items shall be off-loaded immediately into the building.
4. No rental of items over 5 years old.
5. All items shall be new when first offered for rent.

STAFF RECOMMENDATION: APPROVAL
PROTESTS: 0

4. V-98-84 Application of FAWH H. ALSTON for a Variance to allow an infant nursery and child-care center for thirty-six (36) children on property located at 1522 Pinto Lane in Zoning District R-3 (Limited Multiple Residence).

APPROVED
GILES/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Refurbish the landscaping as required by the Department of Community Planning and Development.
3. Nursery operation is limited to 36 children.
4. The hours of operation shall be between 6:00 A.M. and 7:00 P.M.
5. Conformance to the requirements of Child Welfare regulations.

STAFF RECOMMENDATION: DENIAL
PROTESTS: 0

5. V-99-84 Application of CLARK COUNTY CREDIT UNION, ET AL, for a Variance to allow auto sales for one day only in the months of February, May, August and November of every year where such use is not permitted on property located at 3100 West Sahara Avenue in Zoning District C-1 (Limited Commercial).

APPROVED
EMMETT/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan.

V-99-84 (Continued)

2. The November 1984 sale be allowed and the Board of Zoning Adjustment shall conduct a review to determine if subsequent sales shall be permitted.
3. Limited to a maximum of four (4) automobile dealers at any one time.
4. A maximum of 100 vehicles shall be displayed at any one time.

STAFF RECOMMENDATION: DENIAL
PROTESTS: 2

6. V-100-84

APPROVED
GILES/2-1

(Emmett voted NO)

Application of DANIEL ZIMMERMAN for a Variance to allow a wedding chapel where such use is not permitted on property located at 519 East St. Louis Avenue in Zoning District C-1 (Limited Commercial).

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 Division of Land Development and Flood Control of the Department of Community Planning and Development.
8. Provision of fire hydrants and water flow as required by the Department of Fire Services.
9. A review be conducted of this use in two (2) years.
10. This use is limited to the proposed lessee.

STAFF RECOMMENDATION: DENIAL
PROTESTS: 0

7. V-101-84

APPROVED
GILES/UNANIMOUS

Application of MICHAEL R. AND MARGARET KEREKES for a Variance to allow a rear-yard setback of 19 feet where 25 feet is required for a proposed office building and to allow a 49% building coverage where 30% is the maximum allowed on property located at 2316 West Charleston Boulevard in Zoning District C-D (Design Commercial).

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 Division of Land Development and Flood Control of the Department of Community Planning and Development.
8. Provision of fire hydrants and water flow as required by the Department of Fire Services.

STAFF RECOMMENDATION: DENIAL
PROTESTS: 0

TO BE HEARD BY CITY COUNCIL: OCTOBER 17, 1984

8. V-102-84

APPROVED
GILES/UNANIMOUS

Application of RAYMOND L. RENN for a Variance to allow two dwellings where only one is allowed and to allow a mobile home to be used as the second dwelling where a mobile home is not allowed on property located at 6161 Donald Nelson Avenue in Zoning District R-E (Residence Estates).

CONDITIONS:

1. Relocation of the mobile home to the rear yard area; 50' from the rear property line and a minimum of 10' from the side property lines.
2. Removal of mobile home within 1 year and limited to current occupants.
3. Conformance to the requirements of the Department of Building and Safety.

STAFF RECOMMENDATION: DENIAL
PROTESTS: 13

9. V-103-84

APPROVED
EMMETT/2-1
Myers voted NO

Application of ROBERT'S REALTY for a Variance to allow a beauty shop (2 hairdressers and one manicurist) where such use is not allowed on property located at 717 South 9th Street in Zoning District P-R (Professional Offices and Parking).

CONDITION:

1. Conformance to the plot plan.

STAFF RECOMMENDATION: DENIAL
PROTESTS: 0

10. V-104-84

APPROVED
GILES/UNANIMOUS

Application of LOUIS MURATORE for a Variance to allow a 6' high solid block wall (to be used as a trash enclosure) in the front yard where a 4' high with the top 2' 50% open is the maximum height permitted on property located at 6220 Bellota Drive in Zoning District R-3 (Limited Multiple Residence).

CONDITION:

1. Conformance to the plot plan.

STAFF RECOMMENDATION: APPROVAL
PROTESTS: 0

11. V-105-84

APPROVED
GILES/UNANIMOUS

Application of MARVIN ALPERIN for a Variance to allow a 6' high solid block wall (to be used as trash enclosures) in the front yard where a 4' high with the top 2' 50% open is the maximum height permitted on properties located at 6245 Ilanos Lane and 6228 - 6244 Bellota Drive in Zoning District R-3 (Limited Multiple Residence).

CONDITION:

1. Conformance to the plot plan.

STAFF RECOMMENDATION: APPROVAL
PROTESTS: 0

12. V-106-84

ABEYANCE
GILES/UNANIMOUS

Application of THOMAS T. BEAM for a Variance to allow an additional 15,000 square feet of future food service/restaurant uses with the existing 408 parking spaces in this shopping center where 648 spaces would be required on property generally located on the southwest corner of Bonanza Road and Eastern Avenue in Zoning District C-1 (Limited Commercial).

STAFF RECOMMENDATION: ABEYANCE

TO BE HEARD AGAIN BY THE BOARD OF ZONING ADJUSTMENT: OCTOBER 25, 1984

13. V-107-84

APPROVED
GILES/UNANIMOUS

Application of JOHN E. AND ANNA L. YOXEN for a Variance to construct a carport 29' from the front property line where 50' is required on property located at 2001 Bannies Lane in Zoning District R-E (Residence Estates).

CONDITION:

1. Conformance to the plot plan and elevation.

STAFF RECOMMENDATION: DENIAL
PROTESTS: 0

14. V-108-84
APPROVED
EMMETT/UNANIMOUS

Application of WESTGATE BUILDERS for a Variance to allow a temporary building to be used as a Halloween Haunted House for a non-profit fund-raising event for a 2-week period where such use is not permitted on property located at 4408 West Sahara Avenue in Zoning District R-1 (Single-Family Residence).

CONDITIONS:

1. Removal of house immediately after Halloween.
2. Conformance to the requirements of the Departments of Building and Safety and Fire Services before occupancy.

STAFF RECOMMENDATION: APPROVAL
PROTESTS: 0

15. V-109-84
APPROVED
GILES/UNANIMOUS

Application of R.A. HOMES, INC., for a Variance to allow the side-yard setback on a corner lot of 13' where 15' is required on property located at 6501 Faith Peak Drive in Zoning District R-1 (Single-Family Residence).

CONDITION:

1. Conformance to the plot plan.

STAFF RECOMMENDATION: DENIAL
PROTESTS: 0

16. U-59-84
DENIED
GILES/UNANIMOUS

Application of JAE YOUL OH for a Use Permit to use an existing home as a church and residence on property located at 1900 East Oakley Boulevard in Zoning District R-1 (Single-Family Residence).

STAFF RECOMMENDATION: DENIAL
PROTESTS: 54

17. V-5-84
APPROVED
GILES/UNANIMOUS

Request of GREENMAN, GOLDBERG & RABY to waive certain off-site improvements required on Condition #3 at 601 South 9th Street in Zoning District R-1 (Single-Family Residence).

CONDITION:

1. Sign a special Improvement District Agreement for street lighting and sidewalks on Bonneville Avenue. The sidewalk on 9th Street is to be installed upon occupancy of the building.

STAFF RECOMMENDATION: DENIAL

SUPPLEMENTAL AGENDA:

1. U-60-84(HO)
APPROVED
GILES/UNANIMOUS

Application of RICHARD A. & KATHRYN S. COUNCILMAN for a Home Occupation Use Permit to allow the writing and publishing of literary work on property located at 4851 Harris Avenue in Zoning District R-E (Residence Estates).

CONDITION:

1. Conformance to the criteria for home occupations.

STAFF RECOMMENDATION: APPROVAL

2. U-61-84(HO)

APPROVED
GILES/UNANIMOUS

Application of ARTHUR A. & MARILYN S. MARQUEZ
for a Home Occupation Use Permit to allow a
photo studio and the making of custom photo
albums and floral arrangements on property
located at 7209 Blizzard Lane in Zoning
District R-1 (Single-Family Residence)

CONDITION:

1. Conformance to the criteria for home occupations.

STAFF RECOMMENDATION: APPROVAL

3. U-62-84(HO)

APPROVED
GILES/UNANIMOUS

Application of BECKER & SONS, A NEVADA PARTNERSHIP
ON BEHALF OF DENNIS J. KRUM for a Home Occupation
Use Permit to allow an automobile and restaurant
evaluation service consulting business on property
located at 501 Sportsman Drive in Zoning District
R-PD6 (Residential Planned Development).

CONDITION:

1. Conformance to the criteria for home occupations.

STAFF RECOMMENDATION: APPROVAL

4. U-27-76

APPROVED
EMMETT/UNANIMOUS

Request of NATIONAL CONVENIENCE STORES, INC., for
a Plot Plan Review to allow the construction of a
convenience market on an existing service station
site located at 5099 East Bonanza Road in Zoning
District C-1 (Limited Commercial).

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 Division of Land Development and Flood Control of the Department of Community Planning and Development.
8. Provision of fire hydrants and water flow as required by the Department of Fire Services.

STAFF RECOMMENDATION: APPROVAL

5. U-74-81

APPROVED
GILES/UNANIMOUS

Request of FAITH LUTHERAN JUNIOR-SENIOR HIGH SCHOOL for a Plot Plan Review to allow a temporary mobile classroom for a three-year period on property located at 1251 Robin Street in Zoning District R-1 (Single-Family Residence).

CONDITIONS:

1. Conformance to the plot plans.
2. Approval be limited to three years.

STAFF RECOMMENDATION: APPROVAL

DIRECTOR'S BUSINESS:

1. CHANGE OF
MEETING DATES

- Reschedule the November 22, 1984 Board of Zoning Adjustment Meeting (THANKSGIVING DAY) to November 15, 1984.

APPROVED
GILES/UNANIMOUS

MINUTES

BOARD OF ZONING ADJUSTMENT MEETING

SEPTEMBER 27, 1984

- CALL TO ORDER: A regular meeting of the Board of Zoning Adjustment was called to order by Commissioner Myers in the City Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, at 7:30 P.M.
- PRESENT: Commissioners Helen Myers, Jessie Emmett and Robert Giles
- EXCUSED: Chairman Bugbee and Bonnie Juniel
- STAFF PRESENT: Harold P. Foster, Director, Dept. of Community Planning & Development
Robert Clemmer, Chief of Zoning
Val Steed, Deputy City Attorney
Sandra 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: Commissioner Myers 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 Tuesday following the Board's meeting).
- Mr. Clemmer read the standard conditions into the record.
- MINUTES: Commissioner Giles made a motion for APPROVAL of the Minutes for the Board of Zoning Adjustment meeting held on August 23, 1984. Motion carried unanimously. (Bugbee & Juniel excused)
- NEW BUSINESS:
1. V-95-84
APPROVED Application of FREDERICK J. BECK, ET AL, for a Variance to allow a carport to the east side property line where a 5' setback is required on property located at 4332 Mott Circle in Zoning District R-1 (Single-Family Residence).
- Mr. Clemmer presented the plot plan. This is regular shaped lot and there is no hardship. Staff recommended DENIAL. If approved, subject to:
1. Conformance to the plot plan.
 2. Conformance to the requirements of the Department of Fire Services.
- There are no protests on record.
- Mr. Beck appeared on behalf of the application. He stated that his was a three-car family and that his neighbor did not object to the carport as long as there was a rain gutter so the rain wouldn't go on his property.
- No one appeared in opposition.

1. V-95-84
(Continued)

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

2. V-96-84
APPROVED

Application of A. W. HAM, JR., TRUSTEE OF THE A. W. & ALTA HAM TRUSTS, for a variance to allow 2 freestanding signs on the front of the property where one (1) is permitted and to allow one (1) of the ground signs to be 48 square feet in size where 15 square feet is permitted on property located at 550 East Charleston Boulevard in Zoning District P-R (Professional Offices).

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

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

There is one protest on file.

Lance Peto appeared on behalf of the applicant.

No one appeared in opposition.

Commissioner Giles made a motion for APPROVAL, subject to staff's conditions. Motion carried unanimously. (Bugbee and Juniel excused) This item will be heard by the City Council on October 17, 1984.

3. V-97-84
APPROVED

Application of PAUL ROBARTS for a variance to allow the rental of household furniture and major appliances where such use is not permitted on property located at 3909 West Sahara Avenue, Suite 2, in Zoning District C-1 (Limited Commercial).

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

1. Conformance to the plot plan.
2. No paper or temporary signs painted on the walls or windows.
3. All items shall be off-loaded immediately into the building.
4. No rental of items over 5 years old.
5. All items shall be new when first offered for rent.

There are no protests on record.

John Veltce appeared on behalf of the applicant.

No one appeared in opposition.

3. V-97-84
(Continued)

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

4. V-98-84
APPROVED

Application of FAWN H. ALSTON for a variance to allow an infant nursery and child care center for thirty-six (36) children on property located at 1522 Pinto Lane in Zoning District R-3 (Limited Multiple Residence).

Mr. Clemmer presented the plot plan. There is no hardship. Staff recommended DENIAL. If approved, subject to:

1. Conformance to the plot plan and elevations.
2. Refurbish the landscaping as required by the Department of Community Planning and Development.
3. The maximum number of children shall be limited to 36.
4. The hours of operation shall be between 6:00 A.M. and 7:00 P.M.
5. Conformance to the requirements of the Child Welfare regulations.

There are no protests on record.

Tony Alston appeared on behalf of the application.

Earl Barboa, 500 Realty, appeared on behalf of the application. He stated that the Roberts, who will be buying this property, have tried to do everything to comply with the requirements of Planning.

Kevin Roberts, who will be the Director of the center, stated that they have tried to meet all the requirements of the Planning Commission. He stated that he would be in operation from 6:30 A.M. to 6:30 P.M. They would be servicing the employees of the medical facilities in the area.

No one spoke in opposition.

Commission Giles stated this was good land use and, therefore, made a motion for APPROVAL, subject to staff's conditions. Motion carried unanimously. (Bugbee and Juniel excused)

5. V-99-84
APPROVED

Application of CLARK COUNTY CREDIT UNION, ET AL, for a variance to allow auto sales for one day only in the months of February, May, August and November of every year where such use is not permitted on property located at 3100 West Sahara Avenue in Zoning District C-1 (Limited Commercial).

Mr. Clemmer presented the plot plan. This is broadening the activity to where it is getting close to possibly a used car lot operation. Staff recommended DENIAL. If approved, subject to:

5. V-99-84

(CONTINUED)

1. Conformance to the plot plan amended to eliminate the north 100' from the parking area for these vehicles.
2. The vehicles shall not be priced or marked as sales units so that they are distinguishable from other cars parked in the area.
3. Not more than one dealer shall present his vehicles to the credit union members at an event.
4. No more than 20 vehicles shall be displayed at an event.
5. No more than a one-day sale event shall be scheduled in the month of November.

There are two protests on record.

Mike Malone, 2625 South Mohave Road, appeared on behalf of Nevada Credit Union. He stated that the one time they did have a car sale there that it was a Hertz Rental and they had 100 plus cars. This did not result in any traffic problems. There are provisions made for parking. He stated that only members would be able to purchase these cars. This location was selected because of all the credit unions having offices there.

Michele Krueger appeared on behalf of Nevada Credit Union. She stated that the advertising was done to reach people who don't live in the area and belong to the credit unions.

Commissioner Emmett made a motion to APPROVE the sale as requested for November only for 100 cars, 4 dealerships to participate, and the Board to review it in December before any further sales are allowed. Motion carried unanimously. (Bugbee and Juniel excused)

6. V-100-84

APPROVED

Application of DANIEL ZIMMERMAN for a variance to allow a wedding chapel where such use is not permitted on property located at 519 East St. Louis Avenue in Zoning District C-1 (Limited Commercial).

Mr. Clemmer presented the plot plan. There is no hardship. Staff recommended DENIAL. If approved, subject to:

1. Conformance to the plot plan and elevations.
2. Standard conditions 2-8.
3. Wedding chapel use is limited to this applicant.

There are no protests on record.

Wayne Punter, appeared on behalf of the applicant. He stated that commercial were all around. He stated that there were high rises in the area and that the rest of the property that this was a part of what would probably developed as a high rise.

Paul Carelli appeared in opposition on behalf of the landowner who is directly across. He stated that this would be spot zoning. He stated that there's offices on Paradise. He was against a 24-hour business in the area.

6. V-100-84
(Continued)

Pat Delavasio, owner of the vacant property across the street, appeared in opposition. She stated that she was planning to put high rise offices on her property and that a wedding chapel would decrease the value of her property.

Commissioner Giles made a motion for APPROVAL, subject to staff's conditions and that the variance be limited to the applicant and they come back for a two-year review. Motion carried with Emmett voting "No." (Bugbee and Juniel excused) An earlier motion by Commissioner Emmett to deny failed with Myers and Giles voting "no."

7. V-101-84
APPROVED

Application of MICHAEL R. AND MARGARET KEREKES for a variance to allow a rear yard setback of 19 feet where 25 feet is required for a proposed office building and to allow a 49% building coverage where 30% is the maximum allowed on property located at 2316 West Charleston Boulevard in Zoning District C-D (Design Commercial).

Mr. Clemmer presented the plot plan. There is no hardship involved. Staff recommended DENIAL. If approved, subject to:

1. Standard conditions 1-8.

There are no protests on file.

Leo Borns, Architect, appeared on behalf of the applicant. The same person owns the property in the back as this property so there is no objection to the setback. The offices proposed in this building will be administrative offices for the medical facilities in the area.

Bill Godfrey appeared on behalf of the applicant. He pointed out that the office building in the back is putting covered parking in.

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

8. V-102-84
APPROVED

Application of RAYMOND L. RENN for a variance to allow two dwellings where only one is allowed and to allow a mobile home to be used as the second dwelling where a mobile home is not allowed on property located at 6161 Donald Nelson Avenue in Zoning District R-E (Residence Estates).

Mr. Clemmer presented the plot plan. There is no hardship involved. Staff recommended DENIAL. If approved, subject to:

1. Relocation of the mobile home to the rear yard area; 50' from the rear property line and a minimum of 10' from the side property lines.
2. The mobile home shall be removed within one year.
3. Conformance to the requirements of Building and Safety.

8. V-102-84

(Continued)

There are five protests on record.

Raymond Renn appeared on behalf of the application. He stated that his parents are living in the mobile home and they both are very ill. He stated that directly across the desert a big storage tank and half acre lots.

Rhonda Inman, 6110 Grand Teton, appeared in opposition. She had no objections to the mobile home being there as a temporary structure, but did not want it as a permanent structure.

John Bower, 6121 Ackerman, appeared in opposition. He objected to it being permanent.

George Baxter, 7465 N. Torrey Pines, appeared in opposition. He stated that this was setting a precedence by allowing mobile homes to remain after construction of their homes. He was representing 6 other people in the audience.

Dennis Anglin appeared. He stated that there should be a time limit set on how long the home could remain.

Commissioner Giles made a motion to APPROVE with a one year review and staff's conditions. Motion carried unanimously. (Bugbee and Juniel excused)

9. V-103-84

APPROVED

Application of ROBERT'S REALTY for a variance to allow a beauty shop (2 hairdressers and one manicurist) where such use is not allowed on property located at 717 South 9th Street in Zoning District P-R (Professional Offices).

Mr. Clemmer presented the plot plan. There is no hardship involved. Staff recommended DENIAL. If approved, subject to:

1. Conformance to the plot plan.

There are no protests on record.

Karen Roderick appeared on behalf of the application. She stated there would only be one hairdresser, a personal profile artist and a manicurist at this location. The profile artis would only be there once a month.

Roger Roderick appeared on behalf of the application. He stated that the building is now vacant.

No one appeared in opposition.

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

10. V-104-84

APPROVED

Application of LOUIE MURATORE for a variance to allow a 6' high solid block wall (to be used as a trash enclosure) in the front yard where a 4' high with the top 2' 50% open is the maximum height permitted on property located at 6220 Bellota Drive in Zoning District R-3 (Limited Multiple Residence).

10. V-104-84
(Continued)

Mr. Clemmer presented the plot plan. He stated that this item and the one following are identical. Staff recommended APPROVAL, subject to:

1. Conformance to the plot plan.

There are no protests on file.

Curtis Blanke appeared on behalf of the application.

No one appeared in opposition.

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

11. V-105-84
APPROVED

Application of MARVIN ALPERIN for a variance to allow a 6' high solid block wall (to be used as trash enclosures) in the front yard where a 4' high with the top 2' 50% open is the maximum height permitted on properties located at 6245 Ilanos Land and 6228-6244 Bellota Drive in Zoning District R-3 (Limited Multiple Residence).

Mr. Clemmer presented the plot plan. He stated that this item was identical to the previous one. recommended APPROVAL, subject to:

1. Conformance to the plot plan.

Curtis Blanke appeared on behalf of the application.

No one appeared in opposition.

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

12. V-106-84
ABEYANCE

Application of THOMAS T. BEAM for a variance to allow an additional 15,000 square feet of future food service/ restaurant uses with the existing 408 parking spaces in this shopping center where 648 spaces would be required on property generally located on the southwest corner of Bonanza Road and eastern Avenue in Zoning District C-1 (Limited Commercial).

Mr. Clemmer stated that the applicant requested this item be held in abeyance and the the property owners would be renotified.

Commissioner Giles made a motion to hold item in ABEYANCE. Motion carried unanimously. (Bugbee and Juniel excused)

13. V-107-84
APPROVED

Application of JOHN E. AND ANNA L. YOKEN for a variance to construct a carport 29' from the front property line where 50' is required on property located at 2001 Bannies Lane in Zoning District R-E (Residence Estates).

13. V-107-84

(Continued)

Mr. Clemmer presented the plot plan. There are several of these in the area. If APPROVED, subject to:

1. Conformance to the plot plan and elevations.

There are no protests on file.

John Yoxen appeared on behalf of the application. This is to improve the overall appearance of the residence and to light the yard.

No one appeared in opposition.

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

14. V-108-84

APPROVED

Application of WESTGATE BUILDERS for a variance to allow a temporary building to be used as a Halloween Haunted House for a non-profit, fund raising event for a 2-week period where such use is not permitted on property located at 4408 West Sahara Avenue in Zoning District R-1 (Single-Family Residence).

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

1. Removal immediately after Halloween.
2. Approval by the Departments of Building Services and Fire Services before occupancy.

There are no protests on record.

Catherine Hinz with Child Watch appeared on behalf of the application.

No one appeared in opposition.

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

15. V-109-84

APPROVED

Application of R. A. HOMES, INC., for a variance to allow the side yard setback on a corner lot of 13' where 15' is required on property located at 6501 Faith Peak Drive in Zoning District R-1 (Single-Family Residence).

Mr. Clemmer presented the plot plan. Staff recommended DENIAL.

Gary Lake appeared on behalf of the application. He stated that this was the last lot and the buyer requested this larger home.

No one appeared in opposition.

Commissioner Giles made a motion for APPROVAL. Motion carried unanimously. (Bugbee and Juniel excused)

16. U-59-84

DENIED

Application of JAE YOUL OH for a use permit to use an existing home as a church and residence on property located at 1900 East Oakey Boulevard in Zoning District R-1 (Single-Family Residence).

Mr. Clemmer presented the plot plan. Staff recommended DENIAL.

There are 15 protests on file.

Larry Tabony appeared on behalf of the application. He stated that there were only 37 people in the congregation and only met twice a month on Wednesday and Sunday from 7PM to 10PM. Most of the people are picked up by the Monk.

Mrs. Bush appeared in favor of the application. She stated that she was a member of the Temple and that they didn't bother anyone in the neighborhood.

David Mursch appeared in favor of the application. He stated that he was a member of the Temple. He stated that other people in the neighborhood had prayer meetings and nobody objected.

Harry Hinderletter, 1825 Griffith, appeared in opposition. He stated that this usage was against the covenants. He presented a petition to the Board.

Don Cameron, 1816 E. Griffith, appeared in opposition. He objected to the traffic this would create.

Mrs. Paul Lemm, 1824 Bracken, appeared in opposition. She objected to the traffic.

Harry Denman, 1812 Griffith, appeared in opposition. He objected to the parking and traffic problems.

Commissioner Giles made a motion for DENIAL. Motion carried unanimously. (Bugbee and Juniel excused)

17. V-5-84

REVIEW OF
CONDITION

APPROVED

Request of GREENMAN, GOLDBERG & RABY to waive certain off-site improvements required on Condition #3 at 601 South 9th Street in Zoning District R-1 (Single-Family Residence).

Mr. Clemmer stated the applicant wanted to put the sidewalk on Bonneville in via an Assessment District. Staff recommended DENIAL.

John Greenman appeared on behalf of the application. He stated they wanted to put in the street lighting and sidewalks on Bonneville via an assessment district and the street light on 9th Street via an assessment district. They would be willing to put in sidewalks on 9th Street at this time.

Commissioner Giles made a motion for APPROVAL as the applicant requested. Motion carried unanimously. (Bugbee and Juniel excused)

SUPPLEMENTAL AGENDA

1. U-60-84(HO)

APPROVED

Application of RICHARD A. & KATHRYN S. COUNCILMAN for a home occupation permit to allow the writing and publishing of literary work on property located at 4851 Harris Avenue in Zoning District R-E (Residence Estates).

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

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

The applicant was present.

Commissioner Giles made a motion for APPROVAL. Motion carried unanimously. (Bugbee and Juniel excused)
This item was included with Items 2 and 3.

2. U-61-84(HO)

APPROVED

Application of ARTHUR A. & MARILYN S. MARQUEZ for a home occupation permit to allow a photo studio and the making of custom photo albums and floral arrangements on property located at 7209 Blizzard Lane in Zoning District R-1 (Single-Family Residence).

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

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

The applicant was present.

Commissioner Giles made a motion for APPROVAL. Motion carried unanimously. (Bugbee and Juniel excused)
This item was included with Items 1 and 3.

3. U-62-84(HO)

APPROVED

Application of BECKER & SONS, A NEVADA PARTNERSHIP, ON BEHALF OF DENNIS J. KRUM for a home occupation permit to allow an automobile and restaurant evaluation service consulting business on property located at 501 Sportsman Drive in Zoning District R-PD6 (Residential Planned Development).

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

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

Commissioner Giles made a motion for APPROVAL. Motion carried unanimously. (Bugbee and Juniel excused)
This item was included with Items 1 and 3.

4. U-27-76

APPROVED

Request of NATIONAL CONVENIENCE STORES, INC., for a Plot Plan Review to allow the construction of a convenience market on an existing service station site located at 5099 East Bonanza Road in Zoning District C-1 (Limited Commercial).

4. U-27-76

(Continued)

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

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

The applicant was present.

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

5. U-74-81

PLOT PLAN REVIEW

APPROVED

Request of FAITH LUTHERAN JUNIOR-SENIOR HIGH SCHOOL for a plot plan review to allow a temporary mobile classroom for a three-year period on property located at 1251 Robin Street in Zoning District R-1 (Single-Family Residence).

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

1. Conformance to the plot plans.
2. Approved for 3 years.
3. Screen the swamp coolers on top of the temporary-classrooms or provide window air coolers.

Henry Hayes appeared on behalf of the application and stated there would be no swamp coolers on the roof. There will be air conditioners on the side of the mobile home. Commissioner Giles made a motion for APPROVAL, subject to staff's conditions. Motion carried unanimously. (Bugbee and Juniel excused)

DIRECTOR'S BUSINESS:

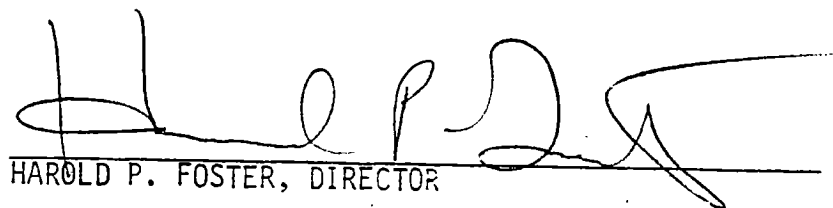
1. CHANGE OF MEETING DATES

Reschedule the November 22, 1984 Board of Zoning Adjustment Meeting (THANKSGIVING DAY) to November 15, 1984.

Commissioner Giles made a motion to APPROVE the change in dates. Motion carried unanimously. (Bugbee and Juniel excused).

MEETING ADJOURNED AT 9:45 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

/s/

NAME

ADD. ☐ S

Fred J. Beck

9-27-84

V-95-84 appl

4332 Pratt Ct.

Earl J. Balsam Realtor V-98-84 appl

1044 N. E. St. Ridge Way

Kevin Roberts V-98-84 appl

700 Digger St.

MICHAEL MALONE V-99-89 appl

2645 S. MATAVE RD.

Michelle Krueger V-99-84 appl

"

"

Don Zimmerman
by Wayne Puntier

V-100-84 appl

519 - East St. Louis

P. Carlin V-100-84 pro

302 E. Carson #830

Pat Helgeson V-100-84 pro

1007 Francis Ave

Bill Gorfus V-101-84 appl

3888 Oak Hill Ave

Raymond J. R. V-102-84 appl

12161 Donald Wilson

George L. Barker V-102-84 pro

7465 N. TORREY PINES

Karen Koderek V-103-84 appl

1620 BLUESTONE

Roger Koderek V-103-84 appl

1620 BLUESTONE

Curtis Blank

4640 HOLBERT

James Davis V-107-84 appl

2541 ~~Pratt~~

Kathryn HIZ V-108-84 appl

3750 Arville #438 C.V.

HARRY E. HINDERLITER V-59-84 pro

1825 GRIFFITH

Don Compton V-59-84 pro

1816 E. Lippert

Muel Ken V-59-84 pro

1824 Broken Ave.

Amy Jones V-59-84 pro

1812 GRIPPS

NAME

ADDRESS

Lance Peto V-96-84 apr 550 E. Charleston
 Jal Heltre 207 Pac 2-2mrs V-97-84 apr 3528 ALMOND VIOO DL
 G. G. Allen V-98-84 apr 2974 PLAYA DEL REY
 LEO BURNS ARCHITECT V-101-84 apr 1009 CASINO CENTER BLVD. 50.
 Rhonda Inman V-102-84 pro 6110 GRAND TETON 89131
 John Bane V-102-84 pro 6121 Ackerman Ave 89131
 Dennis Anglin V-102-84 pro 6170 Whispering Sand
 Gary Lake V-109-84 apr 3430 E. Flamingo Road
 Wm Cho Bush V-59-84 apr 3225 ROND DELE
 DAVID T. MURSCH V-59-84 apr 6920 CREEKSIDE 89128
 Guy F. WEIBLING 2365 RENAISSANCE DR.
 Henry L. Hayer V-74-81 apr 251 Robin St.

INTER-OFFICE MEMORANDUM

Date

SEPTEMBER 26, 1984

TO:

HAROLD P. FOSTER

FROM:

ROBERT C. CLEMMER

SUBJECT:

BOARD OF ZONING ADJUSTMENT MEETING

SEPTEMBER 27, 1984

AGENDA ITEM CONDITIONS

COPIES TO:

VAL STEED
~~SANDY DE BOER~~
RICK WILLIAMS
JOANNA DANIELLO

NEW BUSINESS:

1. V-95-84

This is a standard 6,700 sq. ft. corner lot. There is no hardship. The photos indicate that the carport is not built. ✓

Staff recommends DENIAL. If approved, subject to: ✓

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

PROTESTS: 0 ✓
PUBLIC HEARING ITEM

BZA FINAL ACTION

2. V-96-84

Staff was originally in favor of the sign variance which was coupled with the bank with access to Sixth Street requests in which the bank was approved, but access and signs were denied (V-91-83) by the City Council.

The originally requested signs were in this location and an 87 sq. ft. size where the 15 sq. ft. size is proposed, plus a logo on the wall above the permitted 6' height. This revision to 48 sq. ft. on the corner, 6' wide and 8' high, and in line with the building, and the 15 sq. ft. sign is in the middle of the site on Charleston.

V-96-84 (Continued)

The Beautification Committee recommended APPROVAL.

Staff recommends APPROVAL, subject to: ✓

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

PROTESTS: 1 ✓
PUBLIC HEARING ITEM

CC: 10/17/84 ✓

3. V-97-84

This request is to allow primarily household furniture to be rented in a C-1 District. We have a Planning Commission Resolution which permits major appliances if they are new when first rented, are not over 5 years old, are off-loaded immediately into the building, and no undue advertising setting the operations apart from retail type uses. (C1-1-81).

Staff feels that if these conditions could be followed, the approval of the variance would be a very minimal departure from the code, and if an informal review were conducted in one (1) year, these types of items could be included in the Planning Commission Resolutions in a future request, eliminating the need for a variance.

Staff recommends APPROVAL, subject to: ✓

1. Conformance to the plot plan. ✓
2. No paper or temporary signs painted on the walls ✓
or windows.
3. All items shall be off-loaded immediately into ✓
the building.
4. No rental of items over 5 years old. ✓
5. All items shall be new when first offered for rent. ✓

PROTESTS: 0 ✓
PUBLIC HEARING ITEM

BZA FINAL ACTION ✓

FOSTER
September 26, 1984
Page 3
BZA Conditions

4. V-98-84

The precise plan adopted for this neighborhood reflects potential Medium High Density for this area.

There are 4-plexes to the north and east, public facility expansion potential to the south and one (1) lot removed to the west.

Staff feels that the 36 child facility would be compatible on this site. Parking is adequate and the semi-circular drive would be ideal for child drop off.

Landscaping needs refurbishing.

This had been zoned P-R with an architects office in the past.

They propose hours of operation from 6:00 A.M. to 7:00 P.M.

if
Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and elevations. ✓
2. Refurbish the landscaping as required by the Department of Community Planning and Development. ✓
3. The maximum number of children shall be limited to 36. ✓
4. The hours of operation shall be between 6:00 A.M. and 7:00 P.M. ✓
5. Conformance to the requirements of the Child Welfare regulations. ✓

PROTESTS: 0 ✓
PUBLIC HEARING ITEM

BZA FINAL ACTION

FOSTER
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BZA Conditions

5. V-99-84

This proposal is to allow a one-day sales event quarterly, which will be 4 events a year. The Board approved this in the past for 1 specific day, which was evidentially used successfully - (U-49-84).

Staff believes the zoning regulations were designed for permanent land uses, and no doubt these events occur periodically unbeknownst to the city.

Staff feels that due to there being no provision for a temporary use of this nature in the zoning regulations and the fact that this proposed use is not incompatible in this area that it could be approved.

However, contrary to my understanding, they are proposing upward of 4 auto dealers being involved in this proposal, whereas originally it was credit union or a rental car sales to credit union members.

Also in the V-49-84 case they limited the area to the south part of the site, which was 100' south of the residences.

Staff is afraid that (this broadening of the activity is tending more toward a used car lot) greater than an incidental credit union function in this C-1 zone.

Staff recommends DENIAL. If approved, subject to:

- X
1. Conformance to the plot plan amended to eliminate the north 100' from the parking area for these vehicles. ✓
 2. The vehicles shall not be priced or marked as sales units so that they are distinguishable from other cars parked in the area. ✓

FOSTER
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Page 5
BZA Conditions

V-99-84 (Continued)

X 3. Not more than one dealer shall present his vehicles to the credit union members at an event. ✓

4. No more than 20 vehicles shall be displayed at an event. ✓

5. No more than 4 ~~one-day~~ events shall be scheduled per year, and they shall be in the months of February, May, August and November. ✓

*No more than
Not one
day shall
be scheduled
in the
month
of Nov*

PROTESTS: 2
PUBLIC HEARING ITEM

BZA FINAL ACTION

6. V-100-84

This request to allow a wedding chapel in a C-1 zone where first permitted in a C-2 district is in a transitional area as the Paradise Road (Second Strip) C-1 strip commercial intersects at this point with the C-2 along Las Vegas Blvd. (Strip). There probably could be a good case for C-2 zoning on this site, but C-2 uses permitted include mortuary, adult-oriented, service stations, & new car dealerships which are inappropriate in this area.

The building is attractive, landscaping is good, 10 spaces are provided where 7 are required as the assembly area is only 338 sq. ft. and designed for 10 people, which required 4 spaces, and the remainder 1,057 sq. ft. requires 3 spaces for related offices.

Staff feels that this is a border-line request, but tends to recommend DENIAL subject to: ✓

1. Conformance to the Plot Plan and elevations. ✓

2. Standard Conditions 2 - 8. ✓

PROTESTS: 0 ✓
PUBLIC HEARING ITEM

BZA FINAL ACTION

*Wedding Chapel
closes*

946

FOSTER
September 26, 1984
Page 6
BZA Conditions

7. V-101-84

This variance to allow a 19' rear-yard setback and 48% lot coverage is contrary to the provisions of the C-D Zone.

This is a regular site, and there is no hardship.

The building is attractive and there is adequate parking and landscaping.

27,400 sq. ft. of floor area with 90 spaces where 69 are required.

This must go to City Council (Administrative Offices).

Staff recommends DENIAL. If approved, subject to:

1. Standard Conditions 1 - 8.

PROTESTS: 0

PUBLIC HEARING ITEM

CC: 10/17/84

8. V-102-84

This request is to allow the double wide mobile home that was used during the house construction to remain. They have not requested a front-yard setback variance, so it will have to be moved from its present location 21' - 6" from the front property line if the BZA approves the continued use.

Staff recommends DENIAL. If approved, subject to:

1. Relocation of the mobile home to the rear yard area; 50' from the rear property line and a minimum of 10' from the side property lines.

2. The mobile home shall be removed within 2 years.

PROTESTS: 5
PUBLIC HEARING ITEM

BZA FINAL ACTION

FOSTER
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BZA Conditions

9. V-103-84

This property has been converted to P-R standards under Z-26-72. Cosmetologists will argue they are professional, so should be allowed in the P-R District, but the district was designed to restrict beauticians, barbers, etc., as being a commercial use. ✓

Staff recommends DENIAL. If approved, subject to: ✓

1. Conformance to the plot plan. ✓

PROTESTS: 0 ✓
PUBLIC HEARING ITEM

BZA FINAL ACTION

10. V-104-84

This is in the same area as two previous variance cases in which 20 - 25 sites were allowed this type and location of trash enclosure.

Staff supported, due to its being an internal area and disposal company indicating that it would not pick up trash if set back as originally approved.

Staff recommends APPROVAL, subject to: ✓

1. Conformance to the plot plan. ✓

PROTESTS: 0 ✓
PUBLIC HEARING ITEM

BZA FINAL ACTION

11. V-105-84

This is 6 lots in the same development as V-104-84.

Staff recommends APPROVAL, subject to: ✓

1. Conformance to the plot plan. ✓

PROTESTS: 0 ✓
PUBLIC HEARING ITEM

BZA FINAL ACTION

FOSTER
September 26, 1984
Page 8
BZA Conditions

12. V-106-84

This has been requested for ABEYANCE, as the facts given by the applicant were erroneous and they will be modified to present a proper picture and evidently will not be as extreme as the 240 space difference shown.

Staff recommends that this be held in ABEYANCE. ✓

If approved, subject to:

1. Conformance to the plot plan.

PROTESTS: 1
PUBLIC HEARING ITEM

BZA FINAL ACTION

13. V-107-84

This proposal is an attractive portecochere to the house, but essentially open on 3 sides.

There have been setback reductions in this tract for similar purposes in the past. There will be a 29' setback remaining.

There is no hardship.

Staff recommends DENIAL. If approved, subject to: ✓

1. Conformance to the plot plan and elevations. ✓

PROTESTS: 0 ✓
PUBLIC HEARING ITEM

BZA FINAL ACTION

14. V-108-84

This proposal is a 2-week temporary use for Halloween (Haunted House).

It is an unpaved site without parking, landscaping, etc., but our code does not adequately deal with temporary uses of this nature.

We understand Wendy's will allow some paved parking. Kids walk.

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BZA Conditions

V-108-84 (Continued)

Staff recommends APPROVAL, subject to:

1. Removal immediately after Halloween.
2. Approval by the Departments of Building Services and Fire Services before occupancy.

PROTESTS: 0

PUBLIC HEARING ITEM

BZA FINAL ACTION

15. V-109-84

This is a regular corner thru lot, but it appears they are putting their largest model on it.

There is no hardship.

Staff recommends DENIAL. If approved, subject to:

1. Conformance to the plot plan.

PROTESTS: 0

PUBLIC HEARING ITEM

BZA FINAL ACTION

16. U-59-84

This is a proposed church and, I suppose, minister's residence on a small site.

Staff has continually opposed use of small sites, as churches continue to grow in congregational size.

They propose to concrete some of the landscape area and virtually remove all landscaping except 100 sq. ft. on the Burnham side. In doing this, they are providing 5 back-out spaces - 3 on Burnham and 2 on Oakey, with a back-out width that exceeds code on Burnham. This is being done to achieve the required parking of 6 spaces - 2 for the residence and 4 for the 320 sq. ft. assembly or chapel area.

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Page 10
BZA Conditions

U-59-84 (Continued)

So as you can see with only 320 sq. ft. of assembly area, the character of the house is being changed, and with slightly more growth, the entire landscaping along Oakey will have to be removed for parking, which changes the character from the residences in the area.

Staff recommends DENIAL. If approved, subject to:

1. Conformance to the plot plan.
2. Approval of the parking and driveway plan by the Traffic Engineer.
3. Conformance to the requirements of the Departments of Building and Fire Services.
4. Approval of a variance to allow the 3 additional back-out spaces.

PROTESTS: 15
PUBLIC HEARING ITEM

BZA FINAL ACTION

17. V-5-84

Staff has supported the alley pavement assessment district and street lighting, but feel sidewalks should be provided with the conversion to offices.

Staff recommends DENIAL. If approved, subject to:

1. Condition #3 of the original approval is hereby amended to: Install sidewalks and street lighting on 9th Street and street lighting only on Bonneville Avenue as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.

PROTESTS: N/A
NOT A PUBLIC HEARING

BZA FINAL ACTION

*on 9th
avenue*

FOSTER
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Page 11
BZA Conditions

SUPPLEMENTAL AGENDA:

1. U-60-84(HO)

This is publishing literary works.

The questionnaire has been answered favorably.

Staff recommends APPROVAL, subject to:

1. Conformance to the criteria for Home Occupations.

PROTESTS: N/A
NOT A PUBLIC HEARING

BZA FINAL ACTION

2. U-61-84(HO)

This is a request to allow a photo studio, album making and floral arrangements.

The questionnaire has been answered favorably.

Staff recommends APPROVAL, subject to:

1. Conformance to the criteria for Home Occupations.

PROTESTS: N/A
NOT A PUBLIC HEARING

BZA FINAL ACTION

3. U-62-84(HO)

This is a request to provide a consultant service of restaurant evaluation and automobile listing on computer.

The questionnaire has been answered favorably, but attorney ruled he could use a business phone in the home in which he will not list home address.

Staff recommends APPROVAL, subject to:

1. Conformance to the criteria for Home Occupations.

PROTESTS: N/A
NOT A PUBLIC HEARING

BZA FINAL ACTION

FOSTER
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BZA Conditions

4. U-27-76

This request is to add a convenience market to an existing service station. 13 spaces required and provided. There is commercial surrounding the site.

Staff recommends APPROVAL, subject to:

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

PROTESTS: N/A
NOT A PUBLIC HEARING

BZA FINAL ACTION

5. U-74-81

This proposal is for a temporary classroom in a 14 x 66 portable unit on wheels.

There will be swamp coolers on top, but the unit will be set back 250' from Robin.

There are single-family residences facing the unit.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plans.
2. Approved for 3 years.
3. Screen the swamp coolers on top of the temporary classrooms.

PROTESTS: N/A
NOT A PUBLIC HEARING

BZA FINAL ACTION

DIRECTOR'S BUSINESS:

1. CHANGE OF
MEETING DATES

Change of meeting date: From 11/22/84
To 11/15/84

BZA FINAL ACTION