

City of Las Vegas
BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6301

Page

CALL TO ORDER:

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

ROLL CALL:ANNOUNCEMENTS:

Satisfaction of Open Meeting Law and reading of 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 October 25, 1984 and November 15, 1984
Board of Zoning Adjustment Meeting.

ABEYANCE ITEMS:

1. U-69-84 - FRANK E. SCOTT, ET AL

Application of FRANK E. SCOTT, ET AL, for a Use Permit to allow the construc-
tion of 493 apartment units on property generally located on the west side of
Highland Drive between Mesquite Avenue and Alta Drive in Zoning District C-1.

NOTE: Applicant has requested ABEYANCE to February 28, 1985.

NEW BUSINESS:

1. U-77-84(HO) - HEIDI HORNER

Application of HEIDI HORNER for a Home Occupation to conduct a marketing
service on property located at 2000 Exley Avenue in Zoning District R-1.

2. U-78-84(HO) - ROBERT D. MILLER

Application of ROBERT D. MILLER for a Home Occupation to allow the operation
of a coupon promotion business on property located at 7101 Carmen Boulevard
in Zoning District R-1.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-63013. V-128-84 - PATRICK GAFFEY

Application of PATRICK GAFFEY for a Variance to allow common recreational facilities, including a swimming pool under joint ownership in a development of single family residences on property located on the North side of Vegas Drive, 220' east of Torrey Pines Drive in Zoning District N-U (Under Resolution of Intent to R-CL).

4. V-129-84 - LEWIS HOMES OF NEVADA

Application of LEWIS HOMES OF NEVADA for a Variance to allow construction of an 8' high block wall on the south perimeter of the Lewis Homes Sahara Subdivision Numbers 12A, 12B and 12C, where only a 6' high block wall is permitted on property generally located southwest of Torrey Pines Drive and Peppermill Drive in Zoning District N-U (Under Resolution of Intent to R-1).

5. V-130-84 - MR. & MRS. RONALD A. ROBKER

Application of MR. & MRS. RONALD A. ROBKER for a Variance to allow the following deviations:

1. Construction of a 4140+ square foot barn which will exceed the square foot size of the main dwelling;
2. The height of the horse barn (approximately 15 feet high) to exceed the height of the main dwelling.
3. Construction of the horse barn prior to completion of the main dwelling;
4. The corral to be 5' from the side and rear property lines where 25' is required.
5. A 6' high chain link fence in the front yard where only 4' is allowed.

The above request is on property located at the northeast corner of Maverick Street and Donald Nelson Avenue in Zoning District R-E.

6. V-131-84 - JOHN E. YOXEN

Application of John E. Yoxen for a Variance to allow an addition to a single family dwelling which exists 25' from the rear property line where 50' is required on property located at 2001 Bannies Lane in Zoning District R-E.

7. V-132-84 - HAROLD D. HARSHMAN

Application of HAROLD D. HARSHMAN for a Variance to allow two dwelling units where only one is permitted and to allow one of the dwellings to be a mobile home where mobile homes are not permitted on property located at 8550 Log Cabin Way in Zoning District R-E.

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8. V-133-84 - DECATUR-LAKE MEAD MINI-STORAGE PARTNERSHIP (ALPHA INVESTMENTS)

Application of DECATUR-LAKE MEAD MINI-STORAGE PARTNERSHIP (ALPHA INVESTMENTS) 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 (Under Resolution of Intent to C-1).

9. V-134-84 - CALIFORNIA HOTEL AND CASINO

Application of CALIFORNIA HOTEL AND CASINO for a Variance to allow a recreational vehicle park and a manager's apartment on property generally located on the west side of Casino Center Boulevard, between Stewart Avenue and Bonanza Road in Zoning Districts R-4 (Under Resolution of Intent to C-2), C-2 and C-M.

10. V-135-84 - BOB STUPAK

Application of BOB STUPAK for a Variance to allow the construction of a storage warehouse building for the use of Vegas World Hotel, where such commercial use is not permitted, and with the following deviations:

1. 3 foot side yard setbacks where 6 feet is required on each side;
2. A zero rear-yard setback where 20 feet is required;
3. No on-site parking where 12 parking spaces are required.

The above request is on property located at 1917 Fairfield Avenue in Zoning District R-4.

11. V-136-84 - ADA GARDNER

Application of ADA GARDNER for a Variance to allow a new car dealership for the sale of customized limousines (a maximum of 5 on display) where new car dealerships are not permitted on property located at 444 East Sahara in Zoning District C-1.

12. V-137-84 - FRED C. SMITH

Application of FRED C. SMITH for a Variance to allow a dance studio in conjunction with the existing residential use where commercial uses are not permitted on property located at 4438 Bevvie Drive in Zoning District R-E.

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13. V-138-84 - MILTON SCHWARTZ

Application of Milton Schwartz for a Variance to allow the outdoor display of two (2) above-ground swimming pools where such outdoor display is not permitted on property generally located on the north side of Charleston Boulevard, 300' west of Salem Drive in Zoning District R-3 (Under Resolution of Intent to C-1).

14. V-139-84 - ROGER K. SHERRILL

Application of ROGER K. SHERRILL for a Variance to allow 2 dwelling units where only one is permitted on property located at 2008 Valerie Street in Zoning District R-1.

15. U-75-84 - PRAYER HOUSE CHURCH OF GOD IN CHRIST

Application of PRAYER HOUSE CHURCH OF GOD IN CHRIST for a Use Permit to allow an addition to the existing church to be used as classrooms for Sunday School and Bible Classes on property located at 1341 Blankenship Avenue in Zoning District R-2.

16. U-76-84 - LAS VEGAS GOLF AND COUNTRY CLUB CORPORATION

Application of LAS VEGAS GOLF AND COUNTRY CLUB CORPORATION for a Use Permit to allow an automobile dismantling and salvage business on property located at 1410 Western Avenue in Zoning District M.

17. U-43-63 - CHRIST LUTHERAN CHURCH - (PLOT PLAN REVIEW)

Application of CHRIST LUTHERAN CHURCH for a Plot Plan Review to allow construction of a sanctuary and offices for the church (approximately 9,740 square feet) on property located at 111 North Torrey Pines Boulevard in Zoning District R-1.

18. V-99-84 - CLARK COUNTY CREDIT UNION - (THREE-MONTH REVIEW)

CLARK COUNTY CREDIT UNION for a three-month review of an approved 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.

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19. V-77-84 - ELIZABETH THOMPSON - (EXTENSION OF TIME)

Request of ELIZABETH THOMPSON for a one-year Extension of Time on an approved Variance which allowed the following deviations:

1. Block wall to be raised to 8 feet where only 6 feet is allowed;
2. Carport to the north side property line where an 8 foot setback is required;
3. A storage shed in the side yard which is not permitted.

Property is located at 1000 Sproul Court in Zoning District R-1.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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BOARD ACTION

ITEM

CALL TO ORDER

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

Chairman Bugbee called the meeting
to order.

ROLL CALL:

Robert Bugbee, Chairman - Present
Robert Giles - Present
Bonnie Juniel - Excused
Helen Myers - Present
Dr. Carole Sorensen - Present

STAFF PRESENT

Harold Foster, Director of Community
Planning & Development
Val Steed, Deputy City Attorney
Sandra LeBoeuf, Deputy City Clerk
Les Comeau, Planning Assistant

ANNOUNCEMENTS

Satisfaction of Open Meeting Law and
reading of Standard Conditions and
requirements for filing an appeal.

Harold Foster announced the meeting was
in compliance with the Open Meeting Law
and read the Standard Conditions into
the record.

Announcement made by Chairman Bugbee

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
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
October 25, 1984 and November 15,
1984 Board of Zoning Adjustment
Meetings.

MYERS
APPROVED
Unanimous
(Juniel excused)

DECEMBER 27, 1984

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BOARD ACTION

ITEM

ABEYANCE ITEMS:

1. U-69-84 - FRANK E. SCOTT, ET AL

Application of FRANK E. SCOTT, ET AL, for a Use Permit to allow the construction of 493 apartment units on property generally located on the west side of Highland Drive between Mesquite Avenue and Alta Drive in Zoning District C-1.

NOTE: Applicant has requested ABEYANCE to February 28, 1985.

GILES

ABEYANCE UNTIL 2/28/85 MEETING
Unanimous
(Juniel excused)
2/28/85

Harold Foster announced that the applicant had requested this item be held in abeyance until the 2/28/85 meeting. The surrounding property owners were notified of this.

The applicant was not present.

(19:30 - 19:33)

NEW BUSINESS:

1. U-77-84(HO) - HEIDI HORNER

Application of HEIDI HORNER for a Home Occupation to conduct a marketing service on property located at 2000 Exley Avenue in Zoning District R-1.

STAFF RECOMMENDATION: APPROVAL, subject to the following condition:

1. Conformance to the criteria for Home Occupations.

MYERS

APPROVED Items 1 & 2
Unanimous
(Juniel excused)

Harold Foster stated that the questionnaire had been answered favorably.

Heidi Horner was present.

(19:33 - 19:35)

2. U-78-84(HO) - ROBERT D. MILLER

Application of ROBERT D. MILLER for a Home Occupation to allow the operation of a coupon promotion business on property located at 7101 Carmen Boulevard in Zoning District R-1.

STAFF RECOMMENDATION: APPROVAL, subject to the following condition:

1. Conformance to the criteria for Home Occupations.

MYERS

APPROVED Items 1 & 2
Unanimous
(Juniel excused)

Harold Foster stated that the questionnaire had been answered favorably.

Robert D. Miller was present.

(19:33 - 19:35)

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3. V-128-84 - PATRICK GAFFEY

Application of PATRICK GAFFEY for a Variance to allow common recreational facilities, including a swimming pool under joint ownership in a development of single family residences on property located on the North side of Vegas Drive, 220' east of Torrey Pines Drive in Zoning District N-U (Under Resolution of Intent to R-CL).

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Conformance to the plot plan.
2. Install a 6' masonry wall on the segments of the north and south property lines that are located between the proposed residences on the adjoining properties.
3. Install landscaping and a permanent underground sprinkler system as required by the Department of Community Planning and Development.

PROTESTS: 1 appeared

4. V-129-84 - LEWIS HOMES OF NEVADA

Application of LEWIS HOMES OF NEVADA for a Variance to allow construction of an 8' high block wall on the south perimeter of the Lewis Homes Sahara Subdivision Numbers 12A, 12B and 12C, where only a 6' high block wall is permitted on property generally located southwest of Torrey Pines Drive and Peppermill Drive in Zoning District N-U (Under Resolution of Intent to R-1).

STAFF RECOMMENDATION: DENIAL

If approved, subject to the following condition:

1. Conformance to the plot plan.

PROTESTS: NONE

GILES

APPROVED subject to staff's conditions
Unanimous
(Juniel excused)

Harold Foster stated that staff feels this use is compatible with the area. The parcel will have a swimming pool and open recreation area.

Park Haws, 3790 Paradise, appeared on behalf of the applicant.

Jams Rensburg, 6329 Carl Avenue, appeared in opposition. He wanted to know what other kind of recreation would be provided and if other people in the area would be able to use the pool.

He was informed it would only be a pool for the people in this development.

(19:35 - 19:41)

GILES

APPROVED subject to staff's conditions.
Unanimous
(Juniel excused)

Harold Foster stated that there were no unusual circumstances to warrant this variance.

Nick Dane appeared on behalf of Lewis Homes. He stated that the people buying the homes are requesting the higher fence.

No one appeared in opposition.

(19:41 - 19:46)

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5. V-130-84 - MR. & MRS. RONALD A. ROBKER

Application of MR. & MRS. RONALD A. ROBKER for a Variance to allow the following deviations:

1. Construction of a 4140+ square foot barn which will exceed the square foot size of the main dwelling;
2. The height of the horse barn (approximately 15 feet high) to exceed the height of the main dwelling.
3. Construction of the horse barn prior to completion of the main dwelling;
4. The corral to be 5' from the side and rear property lines where 25' is required.
5. A 6' high chain link fence in the front yard where only 4' is allowed.

The above request is on property located at the northeast corner of Maverick Street and Donald Nelson Avenue in Zoning District R-E.

STAFF RECOMMENDATION: DENIAL

If approved, subject to the following conditions:

1. Conformance to the plot plan.
2. Execute a Special Improvement District Agreement for the future installation of off-site improvements on the adjoining streets as required by the Land Development and Flood Control Division of the Department of Community Planning and Development.
3. Standard Conditions 5, 7, and 8.

PROTESTS: 1 appeared

GILES

APPROVED, subject to staff's conditions.
Unanimous

Harold Foster stated the applicant was in the process of building a single-family home on the property and that he wanted to build a barn 15' high. The barn would be for the horses which he raises and would be higher than the house. Staff could not find any unusual circumstances to warrant this variance.

Ronald Robker and Edna Robker appeared on behalf of the application. They stated they also owned the property adjoining this parcel and that the barn would only be 22" higher than the house. They stated that they had 8 horses.

Neal Masters, 6151 Donald Nelson, appeared in opposition. He objected to them requesting five different variances.

(19:46 - 19:58)

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ANNOTATED & FINAL MINUTES

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6. V-131-84 - JOHN E. YOXEN

Application of John E. Yoxen for a Variance to allow an addition to a single family dwelling which exists 25' from the rear property line where 50' is required on property located at 2001 Bannies Lane in Zoning District R-E.

STAFF RECOMMENDATION: APPROVAL, subject to the following condition:

1. Conformance to the plot plan and elevations.

PROTESTS: NONE

MYERS

APPROVED, subject to staff's conditions.
Unanimous
(Juniel excused)

Harold Foster stated that the house was already in existence and that there was a discrepancy which had gone unnoticed when a variance had been issued for the carport. Staff feels that due to the circumstances and the fact that it has existed this way for four years would recommend approval.

John Yoxen appeared on behalf of the application.

No one appeared in opposition.

(19:58 - 20:01)

7. V-132-84 - HAROLD D. HARSHMAN

Application of HAROLD D. HARSHMAN for a Variance to allow two dwelling units where only one is permitted and to allow one of the dwellings to be a mobile home where mobile homes are not permitted on property located at 8550 Log Cabin Way in Zoning District R-E.

APPLICANT REQUESTS ITEM BE HELD IN ABEYANCE UNTIL 1/24/85 MEETING.

GILES

ABEYANCE ITEMS 7 & 16 UNTIL 1/24/85
MEETING
Unanimous
(Juniel excused)

Harold Foster announced that the applicant requested this item be held in abeyance until 1/24/85.

(19:32 - 19:33)

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8. V-133-84 - DECATUR-LAKE MEAD MINI-STORAGE PARTNERSHIP (ALPHA INVESTMENTS)

Application of DECATUR-LAKE MEAD MINI-STORAGE PARTNERSHIP (ALPHA INVESTMENTS) 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 (Under Resolution of Intent to C-1).

STAFF RECOMMENDATION: APPROVAL, subject to the following conditions:

1. Conformance to the conditions of the approval of Z-2-84.
2. Standard Conditions 1-8.

PROTESTS: NONE

MYERS

APPROVED, subject to staff's conditions.
Unanimous
(Juniel excused)

Harold Foster announced that this type of use will be allowed in the future. This variance was approved in April, but it was only for six months and had expired.

Pam Mainwall Hammer appeared on behalf of the applicant.

No one appeared in opposition.

(20:01 - 20:08)

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ITEM

9. V-134-84 - CALIFORNIA HOTEL AND CASINO

Application of CALIFORNIA HOTEL AND CASINO for a Variance to allow a recreational vehicle park and a manager's apartment on property generally located on the west side of Casino Center Boulevard, between Stewart Avenue and Bonanza Road in Zoning Districts R-4 (Under Resolution of Intent to C-2), C-2 and C-M.

STAFF RECOMMENDATION: APPROVAL, subject to the following conditons:

1. Conformance to the plot plan.
2. Block wall and other type of fencing to be worked out between applicant and staff along Casino Center Boulevard, Stewart Avenue and Main Street, set back 5' for landscaping.
3. Additional landscaping including trees shall be provided within the interior of the development.
4. This action constitutes plot plan approval of Z-100-64 and Z-85-78.
5. Vacate the remainder of Mesquite Aveune and the south portion of the north/south alley with the dedicated portion of the alley to be realigned to the west to Main Street.
6. The occupancy of this facility shall be for short-term transient use.
7. Provide a 25' easement on the east side of the property immediately west of North Casino Blvd. between West Bonanza Road and Stewart Aveune for the People Mover Transportation System.

8. Standard Conditions 2-8.

PROTESTS: 0

GILES

APPROVED, subject to staff's conditions and extend the period to two years.

Unanimous

(Juniel excused)

Harold Foster stated that this was compatible with the area, but that staff was concerned with the aesthetics. There will be 345 spaces for overnight parking of recreational vehicles. There will be an on-site manager's apartment with 24-hour security and two separate laundry buildings, both containing bathroom and shower facilitis.

Chuck Ruthe appeared on behalf of the applicant.

Bob Albright, 1135 South 5th, appeared. He wanted to know where the alley was going to be located and if it could remain he would have no objection.

Staff advised hime the south portion of the alley would be vacated and the existing alley would be realigned to Main Street.

(20:03 - 20:17)

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10. V-135-84 - BOB STUPAK

Application of BOB STUPAK for a Variance to allow the construction of a storage warehouse building for the use of Vegas World Hotel, where such commercial use is not permitted, and with the following deviations:

1. 3 foot side-yard setbacks where 6 feet is required on each side;
2. A zero rear-yard setback where 20 feet is required;
3. No on-site parking where 12 parking spaces are required.

The above request is on property located at 1917 Fairfield Avenue in Zoning District R-4.

STAFF RECOMMENDATION: DENIAL

PROTESTS: 1 appeared w/petition of 8 signatures

MYERS
DENIED
Unanimous
(Juniel excused)

Harold Foster stated staff felt there should be parking, or at least a place for loading. This would not be compatible for the area and should be located on Commerce in a C-M Zone.

Dave Suffert appeared on behalf of the applicant. He stated they wanted to use the facility for storage of records and supplies.

Lawrence Tourville appeared in opposition. He presented the Board with a petition with 8 signatures. He objected to a warehouse being put in this residential area.

(20:17 - 20:29)

11. V-136-84 - ADA GARDNER

Application of ADA GARDNER for a Variance to allow a new car dealership for the sale of customized limousines (a maximum of 5 on display) where new car dealerships are not permitted on property located at 444 East Sahara in Zoning District C-1.

STAFF RECOMMENDATION: APPROVAL, subject to the following conditions:

1. Conformance to the plot plan.
2. A maximum of 5 limousines may be displayed or stored on the site at any time.
3. No customizing of the limousines shall be allowed on the premises.

PROTESTS: NONE

GILES
APPROVED, subject to staff's conditions. Motion carried with Myers voting "no" and Juniel excused.

Harold Foster stated that the use is essentially for an office and the use is similar to what is allowed in a commercial zone.

Ada Gardner and Michael Murphy appeared on behalf of the application. He stated that no servicing or customizing would be done at this location.

No one appeared in opposition.

A previous Motion to Deny by Mrs. Myers failed with Sorensen, Giles and Bugbee voting "no" and Juniel excused.

(20:29 - 20:34)

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ITEM

12. V-137-84 - FRED C. SMITH

Application of FRED C. SMITH for a Variance to allow a dance studio in conjunction with the existing residential use where commercial uses are not permitted on property located at 4438 Bevvie Drive in Zoning District R-E.

STAFF RECOMMENDATION: APPROVAL, subject to the following conditions:

1. Use be limited to children which are in the child care facility on the adjoining property to the west that is owned by the applicant.
2. Dedicate 30' of right-of-way for Bevvie Drive.
3. Execute a Special Improvement District Agreement for the installation of full off-site improvements on Bevvie Drive as required by the Land Development and Flood Control Division of the Department of Community Planning and Development.
4. Conformance to the plot plan.

PROTESTS: NONE

13. V-138-84 - MILTON SCHWARTZ

Application of Milton Schwartz for a Variance to allow the outdoor display of two (2) above-ground swimming pools where such outdoor display is not permitted on property generally located on the north side of Charleston Boulevard, 300' west of Salem Drive in Zoning District R-3 (Under Resolution of Intent to C-1).

STAFF RECOMMENDATION: DENIAL

If approved, subject to the following conditions:

1. Conformance to the conditions of approval for Z-49-82.
2. Standard Conditions 1-8.

PROTESTS: 4 appeared

GILES

APPROVED, subject to staff's conditions. Unanimous (Juniel excused)

Harold Foster stated that staff did not find any particular objections to this use and would recommend approval.

Fred C. Smith appeared on behalf of the application.

No one appeared in opposition.

(20:34 - 20:39)

GILES

APPROVED, subject to staff's conditions. Motion carried with Sorensen voting "no" and Juniel excused.

Harold Foster stated that there were no unusual circumstances that would warrant a variance. A similar variance had been approved for Leslie's Pool Mart, next to the Red Rock Theater in 1981.

Ken Mainwall appeared on behalf of the applicant. He stated that the pools were for display only and that they would be dismantled in the wintertime. He stated that he would be willing to put up a higher fence or anything needed to insure security.

Gwendolyn Hansen, 6212 W. Charleston, appeared in opposition. She was concerned about the safety of children who would climb over the fence.

Scott Fife, Duane Savall and Gene Lonardo appeared in opposition. They were also concerned about the safety of children who might climb over the wall.

(20:39 - 20:49)

City of Las Vegas
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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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BOARD ACTION

ITEM

14. V-139-84 - ROGER K. SHERRILL

Application of ROGER K. SHERRILL for a Variance to allow 2 dwelling units where only one is permitted on property located at 2008 Valerie Street in Zoning District R-1.

STAFF RECOMMENDATION: DENIAL

PROTESTS: 6 appeared/1 letter presented

MYERS
 DENIED
 Unanimous
 (Juniel excused)

Harold Foster stated that the applicant was using a single-family residence as a duplex which is a violation.

Roger Sherrill appeared on behalf of the application. He stated that he purchased the home as a duplex and that he was living on the first floor and renting out the second floor as a separate unit.

PROTESTANTS

Pete Barbuti, Ray Litonski, Robert Petroni, Maryann Barbuti, Hilda Lee Painter, and Carrie Partridge appeared. They objected to a multiple dwelling and requested this area be left a single-family area as promised. A letter from Joan Kiwalis was also presented in opposition.

(20:49 - 21:08)

15. U-75-84 - PRAYER HOUSE CHURCH OF GOD IN CHRIST

Application of PRAYER HOUSE CHURCH OF GOD IN CHRIST for a Use Permit to allow an addition to the existing church to be used as classrooms for Sunday School and Bible Classes on property located at 1341 Blankenship Avenue in Zoning District R-2.

STAFF RECOMMENDATION: APPROVAL, subject to the following conditions:

1. Conformance to the plot plan amended to provide a 5' wide landscaped planter along the Lexington Avenue frontage.
2. All parking spaces shall be paved within one year.
3. Standard Conditions 2-8.

PROTESTS: NONE

MYERS
 APPROVED, subject to staff's conditions and a one-year time limit on paving the parking area.
 Unanimous
 (Juniel excused)

Harold Foster stated that staff had no objections except that none of their parking is paved nor is there any landscaping.

Leon Smith appeared on behalf of the application. He requested that they be given a one-year extension to do the paving.

No one appeared in opposition.

(21:08 - 21:11)

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16. U-76-84 - LAS VEGAS GOLF AND COUNTRY CLUB CORPORATION

Application of LAS VEGAS GOLF AND COUNTRY CLUB CORPORATION for a Use Permit to allow an automobile dismantling and salvage business on property located at 1410 Western Avenue in Zoning District M.

APPLICANT REQUESTS ITEM BE HELD IN ABEYANCE UNTIL 1/24/85 MEETING.

GILES
ABEYANCE ITEMS 7 & 16 UNTIL 1/24/85 MEETING

Unanimous
(Juniel excused)

Harold Foster announced that the applicant requested this item be held in abeyance until 1/24/85.

(19 32 - 19:33)

17. U-43-63 - CHRIST LUTHERAN CHURCH - (PLOT PLAN REVIEW)

Application of CHRIST LUTHERAN CHURCH for a Plot Plan Review to allow construction of a sanctuary and offices for the church (approximately 9,740 square feet) on property located at 111 North Torrey Pines Boulevard in Zoning District R-1.

STAFF RECOMMENDATION: APPROVAL, subject to the following conditions:

1. Standard Conditions 1-8.

PROTESTS: NONE

MYERS
APPROVED, subject to staff's conditions.
Unanimous
(Juniel excused)

Harold Foster presented the plot plan and stated they had ample parking.

Ron Hall and Carl Witt appeared on behalf of the application.

No one appeared in opposition.

(21:11 - 21:13)

AGENDA

City of Las Vegas

BOARD OF ZONING ADJUSTMENT

Page 12

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

BOARD ACTION

ITEM

18. V-99-84 - CLARK COUNTY CREDIT UNION -
(THREE-MONTH REVIEW)

CLARK COUNTY CREDIT UNION for a three-month review of an approved 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.

STAFF RECOMMENDATION: APPROVAL of the continuation of the use, subject to the existing conditions as stated before.

GILES

APPROVED, subject to staff's conditions and a one-year review.

Unanimous

(Juniel excused)

Harold Foster stated that there had not been any complaints.

No one appeared.

(21:16 - 21:18)

19. V-77-84 - ELIZABETH THOMPSON -
(EXTENSION OF TIME)

Request of ELIZABETH THOMPSON for a one-year Extension of Time on an approved Variance which allowed the following deviations:

1. Block wall to be raised to 8 feet where only 6 feet is allowed;
2. Carport to the north side property line where an 8 foot set-back is required;
3. A storage shed in the side yard which is not permitted.

Property is located at 1000 Sproul Court in Zoning District R-1.

STAFF RECOMMENDATION: APPROVAL, subject to:

1. This Extension will expire on December 28, 1985.

MYERS

APPROVED Extension of Time for one year.

Unanimous

(Juniel excused)

Harold Foster stated that staff had no objections to the extension for six months.

Elizabeth Thompson appeared on behalf of the application. She requested that she be given a one-year extension to make sure that she would be able to complete the project.

(21:18 - 21:20)

AGENDA

City of Las Vegas

DECEMBER 27, 1984

BOARD OF ZONING ADJUSTMENT

Page 13

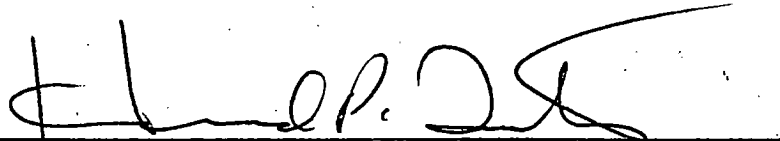
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

MEETING ADJOURNED AT APPROXIMATELY 9:30 P.M.
DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

/s/

CHAIRMAN BUGBEE:

Item 9, V-134-84, California Hotel and Casino, for a Variance to allow a recreational vehicle park and a manager's apartment on property generally located on the west side of Casino Center Boulevard, between Stewart Avenue and Bonanza Road in Zoning Districts R-4 (under Resolution of Intent to C-2), C-2 and C-M.

HAROLD FOSTER:

Okay. The property involved in this request is relatively large. It extends from Stewart, which is along the south portion of the property, between Main Street -- Main's along the west and Casino Center Boulevard along the east. It goes all the way to Bonanza Road. It involves the former YMCA property which has been acquired by the applicant. They intend to remove that. Convert that property, some lease land under the freeway and their existing paved parking area to the south on the south portion to a recreation vehicle park. The layout is as shown on the plot plan in front of you. Essentially the main entrance will be off Stewart Avenue and there will be an exit off Casino Center Boulevard to the east as well as an exit to Main Street to the west. These are the freeway ramps coming down. This is the land area underneath the freeway. The number of spaces is 345. They will have the on-site manager which they're requesting as part of this variance. They will have 24-hour security. They propose two separate laundry rooms. They'll have shower and rest room facilities in it. Staff, in evaluating the request, finds it's compatible. There is some existing dedicated right-of-way on Mesquite Avenue, as well as this alley. Extending south is also dedicated. It will have to be vacated. They propose to realign it to the west which we feel is a satisfactory arrangement. Staff, as I pointed out, has no objection to the use, we're just concerned more so about the aesthetics of the development. We'd like to see along the exterior boundaries of the site, along the street sides, that there be a six-foot decorative masonry wall, then setback with landscaping. They are proposing landscaping along the street frontages. We think there should also be some guarantee that there is trees planted on the interior in the landscaped areas. We think this will help offset the large expansive paved areas because it does have exposure from the elevated freeway that bisects the property. Staff does recommend APPROVAL of the application, subject to: Conformance to the plot plan. 2. The six-foot decorative masonry wall that I described setback 5 feet for landscaping. 3. Additional landscaping including trees shall be provided within the interior of the development. 4. This action constitutes plot plan approval under the Zoning application Z-100-64 and Z-85-78; and then 5. Vacate the remainder of Mesquite Avenue and the south portion of the north/south alley with the dedeicated portion of the alley to be realigned

HAROLD FOSTER:

to the west to Main Street. 6. The occupancy of this facility shall be for short-term transient use. 7. Provide a 25' easement on the east side of the property immediately west of Casino Center Boulevard between West Bonanza Road and Sewart for the People Mover Transportation System; and then standard conditions 2 through 8. In terms of that easement, it is being requested that there be a 25' easement all along the easterly side for the People Mover System which is a fixed facility coming from Cashman Field to the Downtown Transportation Center, which is the old Fire Station site that's proposed to be remodeled here very shortly. We're not sure just exactly the alignment of it. It's conceivable it could be along the west side of Casino Center. We've discussed this with the applicant and he's indicated that he's receptive to providing this easement. It would be an elevated one where there would more than likely just be columns placed on this property if it were constructed on the property at all. Also, we did receive one letter from the owner of Generator Exchange, which is located about this location. He was just concerned that this alley might be cut off and with this realignment to the west, it would provide circulation in the alley satisfying his needs. There are no protests on record from the advertised public hearing other than that letter on the alley.

CHUCK RUTHE:

My name is Chuck Ruthe on behalf of the California Hotel and Casino. My address is 801 Rancho. The conditions are fine. I'd only like to recommend that as far as a block wall this is going -- we'll do the block wall, but I think if you could leave that up to staff and us to work out, there are some areas where under this freeway, we're going to have to work with staff on how to put block walls and the landscaping.

CHAIRMAN BUGBEE:

Chuck, if I may interrupt you for a second. When he was talking block wall in that area, I have certain misgivings about it because it's downtown and, you know, we have heavy tourist traffic in the summer and with that block wall, you're really boxing in heat is what you're doing. I think there's got to be some provision made there for picking up a little ventilation. You've got all of that blacktop in there. That'll be 150 degrees. I'd rather see some type of fencing that could breathe and a few trees and green around it. I'm really not really concerned about the block wall. I'd be happy with a chain link and heavier landscaping.

CHUCK RUTHE: Well, I think I'm coming from the same position. However staff and the City wants to do it where it looks decent and gives some privacy, but yet doesn't block off the air, we don't have a problem. We intend to landscape it quite heavily going in with tall palm trees lit up at night and as far as trees inside the park, it's going to need that just aesthetically. So we don't have a problem. I'm just not sure of the block wall, where it starts, where it finishes and all those things at this point.

CHAIRMAN BUGBEE: You are in agreement with walling it in one way or another?

CHUCK RUTHE: I'm just saying, let us work with -- leave that up to staff and us to work out. I don't have a problem with what they want to do, but again you really have to walk this property to understand. You're familiar with it, but it's just not a rectangle piece and obviously we have to get -- which we've already talked to -- approval of the State, which they've indicated verbally they don't have a problem.

COMMISSIONER GILES: You do anticipate though having the total area secured?

CHUCK RUTHE: We'll have to do that, yes, one way or the other. For an example, when you come off that ramp I'm not sure how the engineers are going to figure that one out yet from security and landscaping both. I'm just not quite sure, but we're willing to work with staff and the engineers will work that out.

HAROLD FOSTER: That'd be fine with staff -- working out the location of the block wall, where it's most appropriate and most effective.

CHUCK RUTHE: I would like two years to complete this. Our plans are a little bit up in the air right now with all the things we've got going. We originally intended to do this come January or February to open in September. That's the time to open an R-V park. However, this project may be pushed back one notch and not get started until the first part of '86 so I'd like that time limit to get started on.

COMMISSIONER GILES: What would you anticipate say, the front half for September opening or are you moving the whole thing and do it all at once or what are you thinking of?

CHUCK RUTHE: No, we'll do the whole thing, but I have given the YMCA or some people -- it's not the YMCA. I've given the use of the pool in that building. They've spent some \$15,000 and I've give them rent free for two years. So I really got to honor that and if I start in January of '86, I can live off that commitment and prevent those people from moving. I think they're giving children swimming lessons in that thing now.

COMMISSIONER MYERS: Can we give them an extension of time although it was not advertised?

HAROLD FOSTER: You can condition it.

CHAIRMAN BUGEE: This is a public hearing. Anyone here to speak in opposition of this?

BOB ALBRIGHT: My name's Bob Albright, 1135 South 5th Place, and we're not really -- my only concern is where is the alley going to end and I didn't understand that by the plot plan they've shown me?

CHAIRMAN BUGBEE: Alright, Mr. Albright. He's coming down behind your building there where it says alley. If you'll follow me on the board, Mr. Foster, and then it comes around your corner back out to Main.

BOB ALBRIGHT: Is it like -- in other words, knock out Mesquite Street and then the other side of the parking lot on the -- what is that --

HAROLD FOSTER: The alley would come out to Main Street on the north side of the freeway.

BOB ALBRIGHT: On the north side?

HAROLD FOSTER: The north side.

BOB ALBRIGHT: In other words, next to the -- what's that --

COMMISSIONER MYERS: Salvation Army.

BOB ALBRIGHT: Salvation Army?

HAROLD FOSTER: Yes.

BOB ALBRIGHT: Well, then I've got no complaints.

CHAIRMAN BUGBEE: Okay.

BOB ALBRIGHT: Because I can understand that.

CHAIRMAN BUGBEE: Thank you. I'll entertain -- is there anyone else?

COMMISSIONER GILES: Excuse me, Bob. I have a question of Mr. Ruthe on the traffic flow entrance and exits. Do you anticipate a one-way or is all traffic flow coming out on Casino Center? Is that just an exit or is that an entrance also?

CHUCK RUTHE: No, there'd be no entrance on Casino Center, that'll just be an exit because of the configuration of this. First of all you can't have two entrances to an R-V park, it won't work, but we wanted to provide at least two exits because again the configuration of this park. That's why we designed one on Main Street and then one on Casino Center there.

COMMISSIONER GILES: So all the entrance is going to be on Stewart Street?

CHUCK RUTHE: That's correct.

COMMISSIONER GILES: Do you have -- is that just going to be a one-way -- in your plans, is that a one-way street there -- tear your tires up if you go the other way type thing, will you have guards there, what are you thinking?

CHUCK RUTHE: It'll be one way. Well, the manager's quarters will be there. That'll probably be three lanes in there, maybe four. You'll have one lane -- there'll be a stacking lane so they can get off of Stewart, but then you have to have at least a pass thru lane so those people who are already registered can get right on in. I think we've got that worked out. We're going to look close at that because in our last park, we had to go back and revamp that a little bit. You've got to have room for probably at least eight to ten vehicles to stack during peak hours, but you've also got to have a way for other people to come right in through the park.

CHAIRMAN BUGBEE: I'll close the hearing. Motion please.

COMMISSIONER GILES: I find the application what I consider good land use and quite challenging around that freeway on-ramps and off-ramps. I'M GOING TO MOVE FOR APPROVAL with staff's recommendation and extend the period to two years.

CHAIRMAN BUGBEE: Kind of leave them an open area on that wall?

COMMISSIONER GILES: Yes, suggest that the applicant work with staff and perhaps even involve the Beautification Committee on the wall portion of it. Maybe a chain link fence with greenery rather than a stone wall or a block wall. Purely a suggestion, work it out with staff.

HAROLD FOSTER:

We can work it. If there's some differences, we'd come back on review with it.

CHAIRMAN BUGBEE:

That's what I wanted in that motion was just we we are not nailing him to a block wall. I mean, there'd be some flexibility which would be worked out with staff.

COMMISSIONER GILES:

And in anticipation, that might be a place where a block wall is desirable and another area where the chain link would be desirable, whatever you decide.

CHAIRMAN BUGBEE:

Cast your vote please. THAT HAS BEEN APPROVED. THIS IS FINAL ACTION. (Motion carried unanimously with Juniel excused) This is approved for two years, Mr. Ruthe.

END OF EXCERPT

CHAIRMAN BUGBEE:

Item 10, V-135-84, Bob Stupak for a variance to allow the construction of a storage warehouse building for the use of Vegas World Hotel, where such commercial use is not permitted with the following deviations: A 3 foot side-yard setbacks where 6 feet is required on each side; A zero rear yard setback where 20 feet is required; No on-site parking where 12 parking spaces are required. The above request is on property located at 1917 Fairfield Avenue in Zoning District R-4. Mr. Foster.

HAROLD FOSTER:

Okay. This is a corner property. The basic zoning in that area is R-4, primarily developed with a high density of apartments. Immediately to the east a variance was -- no, C-1 Zoning was approved for -- it was a four-story parking garage for Vegas World which is due east of Commerce that fronts out on Las Vegas Boulevard South. This particular request is for a storage warehouse type facility to be used in connection with the Vegas World Hotel. This is the site plan that indicates the proposed facility would be in the area shown in red. It does take up most of the property with just three-foot setbacks on each side, a ten-foot setback in front and it goes all the way to the rear property line which is adjacent to the alley. The parking garage is across the alley to the east. They are not providing any parking spaces on-site nor any loading zone or area. I think there's the main doorway to the facility is along the St. Louis side which means they'd have to park on the street to do the loading and so forth. Staff feels that there should be parking or at least a loading type facility for this use if it was approved. In terms of the actual use itself, we don't feel that it's compatible. We feel it protrudes too far in the apartment -- developed apartment area. We think this particular type of use should be more so located along Commerce Avenue along the easterly part of the -- to the east of the high-rise parking structure. Here's a elevation of the facility. It's just essentially decorative block wall. There must be some type of painting proposed on it. This is not part of the building. This essentially resembles or depicting structures that are behind it. So it's a relatively sterile looking facility essentially resembling a warehouse facility and they're in primarily a residential area except for the commercial zoning to the east. Staff finds no unusual circumstances to justify it. We don't feel it's compatible, a compatible use also. For these reasons, we're recommending DENIAL. We have no protests on record.

DAVE SUFFERT:

I'm Dave Suffert, 2820 Alcoa. I'm Executive Assistant to Bob Stupak. He intended to be here, but he was delayed coming back from Brianhead due to the weather and that's why I'm here. We feel that the building wouldn't be obtrusive to anybody. It's bounded on two sides by City streets and the other side by our own parking lot. The only building that's close to it is just the apartments directly behind it and all it would be used for is storage of supplies and records that have to be kept and are now kept in other locations in remote areas from the casino. And right now the two buildings there are boarded up and not in use at all and this would be a better use to the property and I think it would look better than what's there now. And, we could certainly use that facility in helping to promote the area in general by making the hotel better.

CHAIRMAN BUGBEE:

You know, we have gone along with Mr. Stupak on the development of that parking garage over there over the opposition of the neighbors and I really think that this encroachment is just, to me, is kind of like the straw that's breaking the camel's back. I just can't see -- now we're going to extend that hotel all the way to Fairfield -- that is not the prime business there. That whole thing is multi-family and I'm sorry about the buildings being boarded up. Maybe it's because Mr. Stupak doesn't want to rent them. You know, I don't know whether boarded up apartments still rent. Unless you can come up with something more concrete than I need a place for storage, I don't feel that's a hardship. I mean, any of us in business rent warehouses and we have to go out and get records and things, but that's just my opinion. I would like to hear from some of the other members of the Board here.

COMMISSIONER MYERS:

How many square feet do you anticipate being in that building?

DAVE SUFFERT:

You could probably tell her better than that. I was actually pressed into this on short notice and I have not the complete record in front of me.

CHAIRMAN BUGBEE:

Anything else?

HAROLD FOSTER:

Six-thousand square feet.

COMMISSIONER MYERS:

That's not very large and to take something off -- because I do -- I happen to agree with you, Bob, that -- the problem with that it is too much concrete for that area, but I certainly wouldn't want it without some provision for off-street loading. I mean, those streets over there are not any too wide. I'm inclined to go along with Bob and say, it doesn't belong there at all.

CHAIRMAN BUGBEE:

You know, what's happening is we've got a hotel starting on the strip now and going all the way back to Fairfield. We've got permission, I believe, for a bridge over the top there and it's just taking the hotel, you know, I just can't see it going back there. However, this is a public hearing. Anyone here to speak in opposition?

COMMISSIONER GILES:

While he's coming up, what kind of use do you anticipate out of this warehouse? What are you putting in it?

DAVE SUFFERT:

Primarily be storage of records. We have to keep a lot of records going back five years. Corporate boxes. It'd be possibly some material we've taken out of the casino. Sometimes you store slot stands and things that --

CHAIRMAN BUGBEE:

Dead storage warehouse.

DAVE SUFFERT:

Basically yes. There wouldn't be a lot of activity in and out of there. It would be accessed just frequently.

CHAIRMAN BUGBEE:

Yes, sir.

LAWRENCE TOURVILLE:

Lawrence Tourville, 135 West Philadelphia, owner of the Rivo-Aire Apartments. In reference to the notice regarding zoning adjustment for Mr. Stupak's lots 37, 38 and block 6 of the Meadows Addition Las Vegas, we the undersigned property owners protest. This property is located at 1917 Fairfield Avenue in Zoning District R-4. This Meadows Addition has been planned and setup with zoning rules and regulations that should be adhered to by all property owners. We sincerely hope that you deny any and all changes in the zoning and variance request. I only have 8 of the owners signatures because -- and out of the 8, only 5 -- only 3 had received notices on this request for variance. Mr. Marquis had gotten a hold of me and I didn't have enough time to get the rest of the owners because we would have had at least 16 to 18 more signatures, not to say about the tenants, especially at 2001 Fairfield which is directly across the street, 1909 Fairfield which is adjacent to this

LAWRENCE TOURVILLE: property. These people are already complaining, the tenants. This building isn't boarded up. You go by there and those back doors are knocked out. There's bums living in there at nighttime. This building by the way is already been condemned.

COMMISSIONER GILES: Excuse me, I didn't get your last name.

LAWRENCE TOURVILLE: Tourville.

COMMISSIONER GILES: Say again.

LAWRENCE TOURVILLE: Tourville.

COMMISSIONER GILES: Tourville. What do you dislike about the warehouse part of it. The buildings are there right now. It's not an issue with us. Just -- give me your gut feeling about it.

LAWRENCE TOURVILLE: Mr. Giles, Commissioner Giles, we have been fighting over this parking lot. This is really what it's going to boil down to. You know it as well as I do. This parking lot has been nothing but a disaster. We said this from the beginning.

COMMISSIONER GILES: This is the bus parking lot you're talking about?

LAWRENCE TOURVILLE: This is their main parking lot.

COMMISSIONER GILES: I've got to keep you directed towards this warehouse. The application we're talking about. I can appreciate what you're saying.

LAWRENCE TOURVILLE: This is really where it's started out originally. You people okayed this approval for employee only parking and he promised the world and the Commission never stipulated what he was to do only a few items, but everything he agreed to he didn't do it. Then he ended up renting out half of the parking area to a valet parker -- valet parking. Well, we finally got that all squared away. Then when they slipped it in for commercial zoning, nobody was notified on that. Very few people --

COMMISSIONER GILES: We don't have an issue here on zoning. We've nothing to do with zoning.

LAWRENCE TOURVILLE: It's all leading up to this.

COMMISSIONER GILES: Okay.

LAWRENCE TOURVILLE: Now this property here that we're talking about right now is only a part. This is right at the end of his parking, right across the alley. Now, next he'll be asking for a cutaway for an entranceway from his block wall fence for his parking so he can go straight into his parking area, into the storage house, for God only knows what his plans are, but this here should not be permitted. This is definitely going to devalue the other people's property in that area. It's already bad enough now. You people have, you know, I'm the last one -- they said, alright. They said there was going to be flowers. It was going to be landscaped. You go over there and take a look. You'll see flowers and landscaping alright. All you see is paint spray all over the walls over there and the security -- I just drove by there. There's nobody up there in that security building. There's no security. Now, I know there's been at least 12 calls in the last three weeks over that property because of the people that have been in it and if you drive over there right now, I'll guarantee you there's four entrances that open and the back doors and the windows knocked out and so forth.

COMMISSIONER GILES: Thank you. I appreciate your views.

LAWRENCE TOURVILLE: This letter of protest I want on record. Thank you very much.

CHAIRMAN BUGBEE: Anyone else wish to speak against this? Anything else to add?

DAVE SUFFERT: Only that the facility would be an improvement over what's currently there now and if the problems this gentleman hallucinated about are actually happening, they wouldn't with a warehouse that was secured.

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

COMMISSIONER MYERS: I don't think that that's appropriate for that area. It's a residential area and I don't think they need it and I MOVE TO DENY.

CHARIMAN BUGBEE: That has been DENIED. (Motion carried unanimous with Juniel excused)

END OF EXCERPT

NAME

B2A 12/27/84 ADDRESS

Robert D Miller V-78-84(40) apr 7101 Carmen Blvd. Las Vegas 89108

James Rensburg V-128-84 pro. 6329 Carl Ave LV NV 89108

N. Dene Lewis Homes V-129-84 5240 Polaris Ave LV 89118

Ronald Kalku V-130-84 apr 7701 No MAURICK

John / Mary V-131-84 apr 2001 BRIDGE

Bam Mainwale Harner V-133-84 apr 2820 W. Charleston. B-15

David R. Smith V-134-84 apr 807 So Truckee Ste C.

David W. Leary V-135-84 apr 2820 Alcoa Rd

Michael R. Woodson V-136-84 apr 1339 S. LABRADOR DR LV Nevada

Fred C. Smith V-137-84 apr 4438 Revue Dr. Las Vegas

Ken Mainwale V-138-84 apr 2180 W. Sahara. LV NV.

Marta F. Li V-138-84 pro 6232 Blair Way

Diana / Sarah V-138-84 pro 6736 Blair Way

Lisa Lombrone V-138-84 pro 2008 Alcazar Way

Rosa Sherrill V-139-84 apr 2008 Valerie Las Vegas

CARL R. WITT JR U-43-63 apr 1708 Birch St.

NAME

B2A 12/27/84 ADD S

Kendi Kainer U-77-84 (Ho) and 2000 Exley Ave. L.V. 89104

Park K Home Inc V-128-84 and 3790 Paradise Rd. LU NV 89109

Edna Roberts V-130-84 and 7781 N. Monmouth. L.V. 89131

Neal Masters V-130-84 pro 6151 Donald Nelson, L.V.

Ray J. St. V-134-84 pro 1135 S. 5th St.

Lawrence Towne V-135-84 pro

Llewellyn Hamer V-138-84 pro 5212 W. Charleston -

P. Brecht V-139-84 pro 716 Rose

Ray Adams V-139-84 pro 720 ROSE

Robert Peter V-139-84 pro 2001 Pinto Ln

V-139-84 pro Mary Ann Barkshire 716 Rose

Hilda Sue Painter V-139-84 pro 11921 Pinto Ln

Lorena Barkshire V-139-84 pro 2001 Pinto Ln

Loom Smith U-75-84 and 4998 Nellie Cir.

E. Thompson V-77-84 and 1000 Laurel St.

INTER-OFFICE MEMORANDUM

Date

December 24, 1984

TO:

HAROLD P. FOSTER

FROM:

RICK WILLIAMS

SUBJECT:

BOARD OF ZONING ADJUSTMENT MEETING
DECEMBER 27, 1984
AGENDA ITEM CONDITIONS

COPIES TO:

VAL STEED
SANDY LE BOEUF
ROBERT C. CLEMMER
LINDSEY MILLS
JOANNA DANIELLO

ABEYANCE ITEM:

1. U-69-84 The applicant has requested that this item be held in ABEYANCE until the February 28, 1984 BZA Meeting. The surrounding property owners have been notified of the change.

NEW BUSINESS:

1. U-77-84 (H0) This is a marketing service business. They provide a consulting service and handle most of their business by phone.

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 ITEM

BZA FINAL ACTION

2. U-78-84(H0) This is a business which provides an advertising and promotional service to local business through discount coupons. They handle the accounting and paperwork.

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 ITEM

BZA FINAL ACTION

3. V-128-84

The developer wishes to create a parcel which will be commonly owned by the home owners within the subdivision. This parcel will have a swimming pool and open recreation area. In the past, we have handled this type of use as a quasi-public use and allowed it in other residential zones by special use permit. However, the R-CL Zone does not provide for quasi-public uses. Therefore, the applicant had to use the variance procedure.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.
2. Install a 6' masonry wall on the segments of the north and south property lines that are located between the proposed residences on the adjoining properties.
3. Install landscaping and a permanent underground sprinkler system as required by the Department of Community Planning and Development.

PROTESTS: 0

PUBLIC HEARING ITEM

BZA FINAL ACTION

4. V-129-84

They wish to provide an 8' high wall along the rear of the single-family dwellings to buffer them from the proposed higher density to the south. At this time, both the single-family lots and the property to the south is owned by Lewis Homes. Although it is important to maintain a uniform fence height standard, it is also important to provide an adequate buffer between land uses. The Administrative Variance Section provides for higher fencing in some cases. However, it has long been a recognized standard that fence heights between residential zones be maintained at a uniform 6' height.

Therefore, Staff recommends DENIAL. If approved, subject to:

1. Conformance to the plot plan.

PROTESTS: 0

PUBLIC HEARING ITEM

BZA FINAL ACTION

FOSTER
December 24, 1984
Page 3
BZA Conditions

5. V-130-84

This applicant has informed us that he raises pure-bred Arabian horses. The barn, corral and arena are to be used for this purpose. He also mentioned having public "meets" in the future, but when pressed for more detailed information as to what he meant, he declined to offer more by saying that any such future plans were not firm and should not, therefore, have any bearing on the application as submitted.

Although the R-E Zone allows horses, it is clearly stated that this is to be an incidental use. The problem with a development of this magnitude, which emphasizes one use is the fact the horse-related activity tends to far overshadow the residential use, not only of this property, but also neighboring residential properties. Why he needs to build the barn prior to the "completion" of the dwelling is unknown. But it tends to affirm that the main use intended is the horse-related uses and not the residential use of a single-family dwelling. He does show a proposed mobile home, but this would only be allowed for one year and only after the dwelling permit is issued.

There may be a possibility that the needs of pure-bred Arabian horses would warrant a large, elaborate horse barn. However, there is no justification for the setback or fence height variance. If he needs a large arena and corral area, then he should have a larger parcel of land to put them on.

This parcel is 2.08 acres. He indicates he may also expand on the easterly 2 acres in the future. 2.08 acres will allow 12 horses. If he adds the other parcel, he would be allowed 24 horses.

Staff cannot determine a hardship or any unusual circumstances which would warrant a variance, therefore recommends DENIAL. ✓

If approved, subject to: ✓

1. Conformance to the plot plan. ✓

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V-130-84 (Continued)

2. Execute a Special Improvement District Agreement for the future installation of off-site improvements as required by the Land Development and Flood Control Division of the Department of Community Planning and Development. ✓

3. Standard Conditions 5, 7, and 8. ✓

PROTESTS: 1

PUBLIC HEARING ITEM

BZA FINAL ACTION

6. V-131-84

The permit which created the setback problem was issued in 1980. In order to obtain the permit, Birch Street was shown as the front, thereby allowing a south "side" setback of 25 feet. This would have been legal except for the fact that the new "front" did not have the required 50' setback as indicated on the permit. (See copy in file).

Bannies Lane has always and still is the legal front of this lot. Unfortunately, the building inspector did not see the discrepancy and allowed the addition to be completed. Recently, a variance for a carport, in the true front, was approved by the BZA. Although the site plan clearly indicated the setback problem, we concentrated on the carport and did not address the rear yard setback variation. It was simply overlooked. When Mr. Yoxen came in for a room addition permit, the problem was "discovered" and has resulted in this variance application.

It is the existing house which is 25' from the rear property line. The addition is over 40' away. The addition does not intrude near as much as the existing house and would have no detrimental effect upon the neighboring properties. Considering the fact that the home has existed with this 25' setback for many years, it does not seem to be a problem.

Staff recommends APPROVAL, subject to: ✓

1. Conformance to the plot plan and elevations. ✓

PROTESTS: 0 ✓

PUBLIC HEARING ITEM

BZA FINAL ACTION

cf adjoining streets

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(Applicant requests ABEYANCE
until 1/24/85.)

7. V-132-84

This request is similar to the one approved by the BZA in September (V-102-84). They wish to provide housing for an invalid relative. The mobile home is in the rear yard. (Note that the site plan is out of scale.) According to the applicant, it is 50' from the rear property line.

Staff recommends DENIAL. If approved, subject to:

1. Conformance to the plot plan.
2. The mobile home shall be removed within 2 years and limited to the current occupants.
3. Standard Condition #5.

PROTESTS: 3

PUBLIC HEARING ITEM

BZA FINAL ACTION

8. V-133-84

This property was rezoned to C-1 in March of this year. It was made subject to a variance for the commercial storage units and residential use. This required variance was approved in April. They recently submitted an application for a building permit and it was discovered that the variance had expired. Hence, this variance is a repeat of the original approved variance.

The zoning provisions were amended in June to provide for commercial storage units, by use permit in the C-1 zone. So, the only real exception they are asking for is the manager's apartment. The wording of this variance is a reflection of the specific condition of the zoning action, so it was allowed to read the way it does, even though the code has changed.

Staff recommends APPROVAL, subject to: ✓

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

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V-133-84 (Continued)

2. Standard Conditions 1 - 8. ✓

PROTESTS: 0 ✓
PUBLIC HEARING ITEM

BZA FINAL ACTION

9. V-134-84

This proposal is to create 345 spaces for the overnight parking of recreational vehicles. They will have an on-site manager's apartment for 24 hour security. There are 2 separate laundry buildings, both containing bathroom and shower facilities.

There seems to be an adequate number of trash facilities and there are 2 open areas indicated as recreational areas. It appears that the entire area is to be paved. It should be recommended that they put in landscaping to break up the large expanse of parking which can be clearly seen from the elevated highway.

They indicated that the facility is to be surrounded by "security fencing". I assume they mean chain link. They propose to set the fence back about 5' for landscaping along the street frontage.

(Staff recommends that a decorative masonry wall be substituted for the proposed wire fencing.)

Staff is also concerned with clearly establishing that the intended use is the provision of parking areas to be used for short term occupancy by transients and does not evolve into a facility providing and/or encouraging more or less permanent occupancy as did the "overnight" park on Kings Way and Rancho Drive.

Staff recommends APPROVAL, subject to: ✓

1. Conformance to the plot plan. ✓
2. A 6' high decorative masonry wall shall be constructed along Casino Center Boulevard, Stewart Avenue and Main Street, set back 5' for landscaping. ✓
3. Additional landscaping including trees shall be provided within the interior of the development. ✓

guarantee trees
(C)

*would
omit with
approval
2/1/85*

V-134-84 (Continued)

4. This action constitutes plot plan approval of Z-100-64 and Z-85-78. ✓
5. Vacate the remainder of Mesquite Ave and the south portion of the north/south alley with the dedicated portion of the alley to be realigned to the west to Main Street. ✓
6. The occupancy of this facility shall be for short-term transient use. ✓
7. Provide a 25' easement on the east side of the property immediately west of North Casino Blvd. between West Bonanza Road and Stewart Ave for the People Mover Transportation System. ✓
8. Standard Conditions 2 - 8. ✓

PROTESTS: ~~0~~ *1 letter on the alley*
PUBLIC HEARING ITEM

BZA FINAL ACTION

10. V-135-84

The Vegas World Hotel management wishes to construct this building to provide storage facilities for the hotel. They elected to try and obtain permission through a variance procedure because even if they could achieve Commercial Zoning, they would still need a variance for the parking.

There are no facilities which would allow a truck to pull off the right-of-way to unload. The elevation of the building shows a door on the south side which would encourage St. Louis to be used as the loading zone. The aesthetic needs of the area obviously were not of much concern. It is a very basic building.

Staff recommends DENIAL. ✓ If approved, subject to:

1. Conformance to the plot plan amended to provide one on-site loading space on the east side of the property.
2. Dedicate a 20' property line radius corner at the intersection of St. Louis Street and Fairfield Avenue as required by the Land Development and Flood Control Division of the Department of Community Planning and Development.
3. Install a concrete sidewalk on Fairfield Avenue as required by the Land Development and Flood Control Division of the Department of Community Planning and Development.
4. Standard Conditions 2 - 8.

PROTESTS: 0 ✓
PUBLIC HEARING ITEM

BZA FINAL ACTION

11. V-136-84

This is a low volume type of car sales business. These are luxury cars. We allow, as a permitted use, an automobile rental and automobile re-possession agency, which includes the display of 5 cars. This use would be very similar. It was felt that because the code was specific in first permitting new car agencies in the C-2 Zone that we should not permit this use even though it was close to the definition of the aforementioned permitted use.

However, as a land use, it should have the same impact as the permitted uses.

Staff recommends APPROVAL, subject to: ✓

1. Conformance to the plot plan. ✓
2. A maximum of 5 limousines may be displayed or stored on the site at any time. ✓
3. No customizing of the limousines shall be allowed on the premises. ✓

PROTESTS: 0 ✓
PUBLIC HEARING ITEM

BZA FINAL ACTION

12. V-137-84

In 1972, this property was approved to be used as part of the existing child care facility which is located just to the west of this site. It has now been converted back and is being used exclusively as a single family dwelling.

A variance was denied in 1982 (V-90-82) to use this site for an adult basic skills learning center.

The proposal, now, is to continue the residential occupancy, but also provide dance instructions to the children being cared for in the pre-school facility next door... (Jean Smith's Country School). I called Cindy Smith and was informed that the instructions will be given during a 3 hour time period each day.

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V-137-84 (Continued)

She also said that the application was incorrectly filled out. They intended to ask that they also be allowed to again utilize this property for child care. But in the rush, they forgot to add this. She said to continue with the application as is and inferred that the child care use will be postponed to a future date.

If the dance instructions are, in fact, being given only to the children of the pre-school, there should not be much of a change to the amount of traffic coming into the area. If the Board felt that a child care facility would not adversely affect the area, then I cannot see how this use would create a problem, even though staff recommended denial of the original variance.

4 parking spaces are required and 7 are provided.

Staff recommends APPROVAL, subject to: ✓

1. Use be limited to children which are in the child care facility on the adjoining property to the west that is owned by the applicant ✓
2. Dedicate 30' of right-of-way for Bevvie Drive. ✓
3. Execute a Special Improvement District Agreement for the installation of full off-site improvements on Bevvie Drive as required by the Land Development and Flood Control Division of the Department of Community Planning and Development. ✓
4. Standard Condition #1. *conformance to the plat plan* ✓

PROTESTS: 0 ✓
PUBLIC HEARING ITEM

BZA FINAL ACTION

13. V-138-84

The applicant is proposing to construct a retail store which will offer pool supplies and above ground pools in the summer and snow ski equipment in the winter. It is the outside display of the above ground pools that is the problem. A (similar variance was approved for Leslie's Pool Mart, next to the Red Rock Theaters in 1981 (V-30-81). However, there is no unusual circumstances that would warrant approval.

This property is within the Resolution-of-Intent under Z-49-82. A Plot Plan Review is scheduled for the Planning Commission on 1-10-85. One of the conditions of this R01 is no access to Blair Way.

Parking is O.K. ✓

Staff recommends DENIAL. If approved, subject to: ✓

1. Conformance to the conditions of approval for Z-49-82. ✓

2. Standard Conditions 1 - 8. ✓

PROTESTS: 0 ✓

PUBLIC HEARING ITEM

BZA FINAL ACTION

14. V-139-84

We received a complaint months ago about this violation. The owner of this single family dwelling is renting one part to one family and the other portion, which has independent access, to another family. He does not live on the property himself. After numerous attempts to issue the owner a citation, he has requested this variance. He does not live in Las Vegas, so it has been difficult for the complaint man to cause the owner to bring the property into compliance.

The Special Activity Plan has this side of Valerie remaining single family. The pictures, supplied by the applicant, show the parking problem which precipitated the complaint action. Although the lot is large, the occupants park right off the paved portion of Valerie because there apparently is no paved on-site parking. 3 parking spaces would be required.

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V-139-84 (Continued)

Staff recommends DENIAL. If approved, subject to:

1. Provide 3 on-site, paved parking spaces.
2. Standard Conditions 1, 5, 6, 7 & 8.

PROTESTS: 0
PUBLIC HEARING ITEM

BZA FINAL ACTION

15. U-75-84

The use permit for the existing church was originally approved in the County (UC-26-62)...a Plot Plan Review as approved by the City in 1966 (U-4-66).

They have now purchased two additional lots and want to add classroom facilities and expand their parking area. None of their existing parking is paved nor is there any landscaping.

16 parking spaces are required, 26 provided.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan amended to provide a 5' wide landscaped planter along the Lexington Avenue frontage.
2. All parking spaces shall be paved.
3. Standard Conditions 2 - 8.

PROTESTS: 0
PUBLIC HEARING ITEM

BZA FINAL ACTION

~~U-75-84~~ U-76-84 (Applicant requests Abeyance until 1-24-85.)

16. U-76-84

The application is for the salvage of useable parts from wrecked vehicles. The operator will dismantle the vehicles, store the salvaged parts and ship the remainder to another location for crushing. They told Les that no more than 6 dismantled vehicles will be stored. Only the dismantled parts are to be kept for sale. They did not tell us how many and how long wrecked vehicles will be stored awaiting dismantling.

This use is not compatible with the surrounding area.

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U-76-84 (Continued)

Staff recommends DENIAL. If approved, subject to:

1. Conformance to the plot plan.
2. Install landscaping and underground sprinkler system as required by the Department of Community Planning and Development.

PROTESTS: 1 property owner
+ a petition of customers
from Adams Western Store.

PUBLIC HEARING ITEM

BZA FINAL ACTION

17. U-43-63

The proposal is to construct a 7450 square foot sanctuary and 2200 sq. ft. of church offices. The sanctuary has seating for 400. That would require 40 parking spaces. In addition, they need one (1) space for each two (2) permanent employees. They are providing 62 new spaces, plus the existing parking for a total of at least 100 spaces.

Staff recommends APPROVAL, subject to: ✓

1. Standard Conditions 1 - 8. ✓

PROTESTS: 0 ✓

PUBLIC HEARING ITEM

BZA FINAL ACTION

18. V-99-84

(This review was required by the Board. We have not received any complaints regarding the November sale.)

Staff recommends APPROVAL of the continuation of this use.

1. See existing conditions. ✓

conditions as before

PROTESTS: N/A

NOT A PUBLIC HEARING ITEM

BZA FINAL ACTION

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19. V-77-84

This variance was originally approved in June.
The applicant has had business-related activities
which have not allowed her the time or finances
to proceed. Staff has no objection.

Staff recommends APPROVAL, subject to:

1. This Extension will expire June 28, 1985.

PROTESTS: N/A
NOT A PUBLIC HEARING

BZA FINAL ACTION