

AGENDA

City of Las Vegas

JANUARY 24, 1985

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6301

CALL TO ORDER:

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

Nevada State Library

ROLL CALL:

JAN 17 1985

ANNOUNCEMENTS:

Documents Section

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 December 27, 1984 Board of Zoning Adjustment
Meeting.

ABEYANCE ITEMS:

1. 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.

2. 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.

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BOARD OF ZONING ADJUSTMENT

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
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NEW BUSINESS:**1. U-1-85(HO) - DAVID & JULIE CARPENTER**

Application of DAVID & JULIE CARPENTER for a Home Occupation to assemble and sell pamphlets by mail order on property located at 2620 Valpariso in Zoning District R-1.

2. V-140-84 - FOREST LANE ASSOCIATES, A Nevada Limited Partnership

Application of FOREST LANE ASSOCIATES, a Nevada Limited Partnership, for a Variance to allow a 301 unit apartment project (redevelopment of the existing complex) and to provide 113 parking spaces where 301 parking spaces are required on property located at 1600 South Main Street in Zoning District C-2.

3. V-141-84 - ALL RISK INSURANCE, INC., DBA AUTO INSURANCE CENTERS

Application of ALL RISK INSURANCE, INC., DBA AUTO INSURANCE CENTERS, for a Variance to allow a 500 sq. ft. on-premises advertisement on an existing off-premise sign which is located on the property at 1920 East Sahara Avenue in Zoning District C-1.

4. V-142-84 - CHRIS M. COOPER

Application of CHRIS M. COOPER for a Variance to allow a room addition to an existing dwelling to be 5' from the rear property line where 15' is required on property located at 1804 Ludwig Drive in Zoning District R-1.

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5. V-143-84 - CENTRAL DEVELOPMENT COMPANY

Application of CENTRAL DEVELOPMENT COMPANY for a Variance to allow a retail dress shop which is not permitted on property located at 4318 West Charleston Boulevard in Zoning District P-R.

6. V-144-84 - LYNN C. & VICKI L. WADSWORTH

Application of LYNN C. & VICKI L. WADSWORTH for a Variance to allow an existing barn to be 3'- 4" higher than the main residence on property located at 7221 North Jones Boulevard in Zoning District R-E.

7. V-145-84 - LEMUEL RUCKER,, ET AL

Application of LEMUEL RUCKER, ET AL, for a Variance to allow temporary parking of a travel trailer to be used as a residence for a visiting minister (visits will average 5 weeks every 6 months) on property located at 5005 Donnie Avenue in Zoning Districts R-E & C-2.

8. V-146-84 - JACQUES H. CLEMENTE

Application of JACQUES H. CLEMENTE for a Variance to allow an existing patio cover 6" from the side property line where 5' is required on property located at 5205 Casco Way in Zoning District R-1.

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9. V-1-85 - JOHNNY A. RIBEIRO

Application of JOHNNY A. RIBEIRO for a Variance to allow financial institutions (mortgage companies) where such use is not permitted on property located at 601 South Rancho Drive in Zoning District P-R.

10. V-2-85 - JOHNNY A. RIBEIRO

Application of JOHNNY A. RIBEIRO for a Variance to allow financial institutions (mortgage companies) where such use is not permitted on property located at 2810 and 2820 West Charleston Boulevard in Zoning District P-R.

11. V-79-84 - HOME INVESTMENT COMPANY

Application of HOME INVESTMENT COMPANY for a Variance to allow a Class III Secondhand Dealer to buy and sell new and used handguns, rifles and accessories (75% new - 25% used) on property located at 2421 East Bonanza Road in Zoning District C-1.

12. V-41-72 - THOMAS J. MILLER - (EXTENSION OF TIME)

Request of THOMAS J. MILLER for a five-year Extension of Time on an approved Variance which allowed an automobile repair garage on property located at 2627 West Sahara Avenue in Zoning District C-1.

Ci
29-433-207
5:985-1-24

Supp

AGENDA

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BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

Nevada State Library

JAN 22 1985

SUPPLEMENTAL AGENDA:

1. U-2-85(HO) - MARK STOUT ON BEHALF OF ROBERT & DAVID CRIGGER

Documents Section

Application of MARK STOUT ON BEHALF OF ROBERT & DAVID CRIGGER for a Home Occupation to conduct a hotel reservation business on property located at 2801 Wyandotte Street, Apartment 2, in Zoning District R-4.

2. U-3-85(HO) - RUDOLPH GROSSI

Application of RUDOLPH GROSSI for a Home Occupation to conduct a video tape business on property located at 1029 B Willow Tree Drive in Zoning District R-PD-14.

3. U-4-85(HO) - SUSAN HUNLEY

Application of SUSAN HUNLEY for a Home Occupation to make pillows to sell to retail stores on property located at 2013 Franklin Avenue in Zoning District R-1.

DIRECTOR'S BUSINESS:

1. BOARD OF ZONING
ADJUSTMENT

Election of officers for 1985.

29-233-207
4:985-1-24

AGENDA

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City of Las Vegas
BOARD OF ZONING ADJUSTMENT

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

BOARD ACTION

ITEM

CALL TO ORDER:

7:30 P.M. in the Council Chamber State Library
City Hall, 400 East Stewart Avenue,
Las Vegas, Nevada. FEB 19 1985

Chairman Bugbee called the meeting
to order at 7:30 P.M. in the
Council Chambers.

ROLL CALL:

Documents Section

Robert Bugbee, Chairman - Present
Carol Sorensen - Present
Robert Giles - Present
Bonnie Juniel - Present
Helen Myers - Present

Staff Present

Harold Foster, Director, Community
Planning & Development
Rick Williams, Senior Planner
Community Planning & Development
Val Steed, Deputy City Attorney
Sandra LeBoeuf, Deputy City Clerk

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.

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 December
27, 1984 Board of Zoning Adjustment
Meeting.

Myers
APPROVED
Unanimous

AGENDA

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City of Las Vegas

BOARD OF ZONING ADJUSTMENT

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

ABEYANCE ITEMS:

1. 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.

Staff Recommendation: DENIAL

PROTESTS: 4

APPROVAL: 10

GILES

APPROVED for a five-year term unless extended by the Board. The occupancy be restricted to the applicants mother and if the occupancy is discontinued or property is sold, the mobile home shall be removed.

Unanimous

Harold Foster presented the plot plan. He stated the applicant wanted to use the mobile home for his invalid mother. Staff could find no unusual hardship and, therefore, recommended DENIAL.

Harold Harshman appeared on behalf of the application. He agreed to the Board's suggestion of only having the variance for a five-year period.

William Day, 8500 Ruston Road, appeared in opposition. He presented a petition from some of the neighbors. He objected to the variance being permanent. He wanted it to be temporary.

H. B. Rose appeared in favor.

(19:31-19:39)

2. 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.

Staff Recommendation: DENIAL

PROTESTS: 1 Property Owner, plus a petition from Adams Western Store

APPLICANT WITHDREW APPLICATION DURING MEETING.

Jess Meyers appeared on behalf of the application.

Protestors:

Lester G. Adams
Bruce Levin
Emmett Morrelli, presented petition

(19:39-19:53)

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City of Las Vegas
BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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BOARD ACTION

ITEM

NEW BUSINESS:

1. U-1-85(HO) - DAVID & JULIE CARPENTER

Application of DAVID & JULIE CARPENTER for a Home Occupation to assemble and sell pamphlets by mail order on property located at 2620 Valpariso in Zoning District R-1.

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the criteria for Home Occupations.

MYERS

APPROVED Item 1 and Items 1 thru 3 on the Supplemental Agenda with staff's conditions.
Unanimous

Harold Foster stated the the application was in order.

Applicant was present.

(19:53-19:55)

2. V-140-84 - FOREST LANE ASSOCIATES, A Nevada Limited Partnership

Application of FOREST LANE ASSOCIATES, a Nevada Limited Partnership, for a Variance to allow a 301 unit apartment project (redevelopment of the existing complex) and to provide 113 parking spaces where 301 parking spaces are required on property located at 1600 South Main Street in Zoning District C-2.

Staff Recommendation: APPROVAL of the 301 apartments, but DENIAL of the variance on the parking deficiency.

If approved, subject to:

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

PROTESTS: 1

GILES

APPROVED, with staff's conditions.
Unanimous

Harold Foster presented the plot plan. He stated that the applicant wanted to tear down the existing buildings and rebuild them according to code. Staff had no objections to the apartment use but felt the new structure should have the required parking. It was pointed out the applicant could renovate the existing building and maintain the existing parking.

Leonard Gang, Atty, represented the applicant. He stated that it would be less expensive for his client to erect a new structure than to repair the existing one; and, therefore, was requesting a variance on the parking.

Leonard Block, 51 Country Club Lane, appeared in opposition. He objected to the parking and requested the applicant get with him on additional parking space.

(19:55-20:06)

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BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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BOARD ACTION

ITEM

3. V-141-84 - ALL RISK INSURANCE, INC., DBA
AUTO INSURANCE CENTERS

Application of ALL RISK INSURANCE, INC.,
Variance to allow a 500 sq. ft. on-
premises advertisement on an existing
off-premise sign which is located on the
property at 1920 East Sahara Avenue in
Zoning District C-1.

Staff Recommendation: DENIAL

If approved, subject to:

1. Conformance to the plot plan.

PROTESTS: 0

JUNIEL

APPROVED with staff's conditions.
Unanimous

Harold Foster indicated the appli-
cant has approximately 70 sq. ft.
on premise sign and 200 sq. ft. is
the maximum on-premise signage
allowed on this property. The
additional 500 sq. ft. would far
extend the ordinance requires and
there is no justification. Also
other businesses in the area would
request this if it is approved.
Staff recommended DENIAL.

Bob Feldman appeared on behalf of
the application. He stated that
he rented this billboard which
then made it an off-premise sign
and that his other sign was
blocked from view by the two-story
building next door.

No one appeared in opposition.

(20:06-2018)

4. V-142-84 - CHRIS M. COOPER

Application of CHRIS M. COOPER for a
Variance to allow a room addition to an
existing dwelling to be 5' from the rear
property line where 15' is required on
property located at 1804 Ludwig Drive in
Zoning District R-1.

Staff Recommendation: DENIAL

If approved, subject to:

1. Conformance to the plot plan.

PROTESTS: 0

MYERS

APPROVED with staff's condition.
Unanimous

Harold Foster presented the plot
plan. He stated that staff could
not find any hardship and there-
fore recommended DENIAL.

Chris Cooper appeared on behalf of
the application. He stated he was
enlarging his living room.

No one appeared in opposition.

(20:18-20:20)

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BOARD ACTION

5. V-143-84 - CENTRAL DEVELOPMENT COMPANY

Application of CENTRAL DEVELOPMENT COMPANY for a Variance to allow a retail dress shop which is not permitted on property located at 4318 West Charleston Boulevard in Zoning District P-R.

Staff Recommendation: APPROVAL, subject to:

1. Standard Conditions 1 & 4.

PROTESTS: 0

MYERS

APPROVED with staff's conditions.
Unanimous

Harold Foster presented the plot plan. He stated that this business would be compatible with the area and, therefore, recommended APPROVAL.

Allen Merrill appeared on behalf of the applicant.

No one appeared in opposition.

(20:20-20:22)

6. V-144-84 - LYNN C. & VICKI L. WADSWORTH

Application of LYNN C. & VICKI L. WADSWORTH for a Variance to allow an existing barn to be 3'- 4" higher than the main residence on property located at 7221 North Jones Boulevard in Zoning District R-E.

Staff Recommendation: DENIAL

If approved, subject to:

1. Conformance to the plot plan and elevations.

PROTESTS: 0

JUNIEL

APPROVED with staff's conditions.
Unanimous

Harold Foster presented the plot plan. He stated staff could not find any unusual circumstances to warrant this variance, and, therefore, recommended DENIAL.

Lynn Wadsworth appeared on behalf of the application. He presented the Board with a petition from his neighbors in favor of the variance and 3 photographs showing the existing barn.

No one appeared in opposition.

(20:22-20:25)

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City of Las Vegas

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BOARD ACTION

ITEM

7. V-145-84 - LEMUEL RUCKER,, ET AL

Application of LEMUEL RUCKER, ET AL, for a Variance to allow temporary parking of a travel trailer to be used as a residence for a visiting minister (visits will average 5 weeks every 6 months) on property located at 5005 Donnie Avenue in Zoning Districts R-E & C-2.

Staff Recommendation: DENIAL

If approved, subject to:

1. Conformance to the plot plan.

PROTESTS: 2

GILES

APPROVED with one-year review and the trailer be located there for a maximum of five weeks at a time every six months.

Unanimous

Harold Foster presented the plot plan. He stated that the trailer would be used on an average of five weeks every six months for the minister. Staff could not find any hardships and therefore recommended DENIAL.

Mike Mahoney, 6548 Figtree, appeared on behalf of the application. He stated that the minister travelled around and needed to park his trailer while visiting the Church.

No one appeared in opposition.

(20:25-20:29)

8. V-146-84 - JACQUES H. CLEMENTE

Application of JACQUES H. CLEMENTE for a Variance to allow an existing patio cover 6" from the side property line where 5' is required on property located at 5205 Casco Way in Zoning District R-1.

Staff Recommendation: DENIAL

PROTESTS: 1

JUNIEL

DENIED

Motion carried with Giles and Myers voting "no"

Harold Foster stated the patio existed and there was no building permit. He stated there was no hardship involved; and therefore, staff recommended DENIAL.

Mr. Clemente appeared on behalf of the application. He stated that he wanted the patio cover for privacy.

Charles Zobel, 5201 Casco, appeared in protest. He stated that the patio roof would only be about five feet from his house and that it would be a fire hazard as his chimney is on that side of the house. Also, he felt the patio cover detracted from his property.

A previous motion by Giles to approve failed with Sorensen, Bugbee and Juniel voting "no."

(20:29-20:48)

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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BOARD ACTION

ITEM

9. V-1-85 - JOHNNY A. RIBEIRO

Application of JOHNNY A. RIBEIRO for a Variance to allow financial institutions (mortgage companies) where such use is not permitted on property located at 601 South Rancho Drive in Zoning District P-R.

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the plot plan.

PROTESTS: 0

MYERS

APPROVED with staff's conditions.
Unanimous

Harold Foster presented the plot plan. He stated that this item and Item 10 were identical. The use is compatible. Staff recommended APPROVAL.

Jay Thomas appeared on behalf of the application.

No one appeared in opposition.

(20:48-20:52)

10. V-2-85 - JOHNNY A. RIBEIRO

Application of JOHNNY A. RIBEIRO for a Variance to allow financial institutions (mortgage companies) where such use is not permitted on property located at 2810 and 2820 West Charleston Boulevard in Zoning District P-R.

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the plot plan.

PROTESTS: 0

MYERS

APPROVED with staff's conditions.
Unanimous

Harold Foster presented the plot plan. He stated that this item and Item 9 were exactly the same. Staff recommended APPROVAL.

Jay Thomas appeared on behalf of the application.

No one appeared in opposition.

(20:48-20:52)

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City of Las Vegas

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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BOARD ACTION

ITEM

11. U-79-84 - HOME INVESTMENT COMPANY

Application of HOME INVESTMENT COMPANY for a Use Permit to allow a Class III Secondhand Dealer to buy and sell new and used handguns, rifles and accessories (75% new - 25% used) on property located at 2421 East Bonanza Road in Zoning District C-1.

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the plot plan.

PROTESTS: 0

GILES

APPROVED with staff's condition.
Unanimous

Harold Foster presented the plot plan. He stated the applicant wanted to add a line of new and used guns to his existing business. The used guns sales and buying requires a use permit. Staff recommended APPROVAL.

Alan Feldman appeared on behalf of the application.

Garry Hayes, Atty, appeared on behalf of three property owners. They objected to the sale of guns in the shopping center on the basis that it would be a safety hazard.

This item will have a date set for public hearing at the 2/6/85 City Council meeting and will be heard at the 2/20/85 City Council meeting at 2:00 P.M.

(20:52-2106)

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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BOARD ACTION

ITEM

12. V-41-72 - THOMAS J. MILLER - (EXTENSION OF TIME)

Request of THOMAS J. MILLER for a five-year Extension of Time on an approved Variance which allowed an automobile repair garage on property located at 2627 West Sahara Avenue in Zoning District C-1.

If approved, subject to:

1. This Extension is limited to a five-year time limit expiring on June 26, 1990.

MYERS

APPROVED five-year extension
Unanimous

Harold Foster presented the application. He stated that the operation was a relatively clean operation and didn't seem to present any problems. He stated that the Board could hold this to notify the surrounding property owners or the 5-year extension could be granted if the Board felt the use was still compatible.

Tom Miller appeared on behalf of the application. He stated that he had five more years left on his lease and wanted the variance for this remaining period.

This item will be heard at the 2/6/85 City Council meeting.

(21:06-21:10)

SUPPLEMENTAL AGENDA:

1. U-2-85(HO) - MARK STOUT ON BEHALF OF ROBERT & DAVID CRIGGER

Application of MARK STOUT ON BEHALF OF ROBERT & DAVID CRIGGER for a Home Occupation to conduct a hotel reservation business on property located at 2801 Wyandotte Street, Apartment 2, in Zoning District R-4.

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the criteria for Home Occupations.

MYERS

APPROVED Item 1 and Items 1 thru 3 on the Supplemental Agenda with staff's conditions.
Unanimous

Harold Foster stated that the application was in order.

Applicant was present.

(19:53-19:55)

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City of Las Vegas

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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BOARD ACTION

ITEM

2. U-3-85(HO) - RUDOLPH GROSSI

Application of RUDOLPH GROSSI for a Home Occupation to conduct a video tape business on property located at 1029 B Willow Tree Drive in Zoning District R-PD-14.

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the criteria for Home Occupations.

MYERS

APPROVED Item 1 and Items 1 thru 3 on the Supplemental Agenda with staff's conditions.
Unanimous

Harold Foster stated that the application was in order.

Applicant was present.

(19:53-19:55)

3. U-4-85(HO) - SUSAN HUNLEY

Application of SUSAN HUNLEY for Home Occupation to make pillows to sell to retail stores on property located at 2013 Franklin Avenue in Zoning District R-1.

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the criteria for Home Occupations.

MYERS

APPROVED Item 1 and Items 1 thru 3 on the Supplemental Agenda with staff's conditions.
Unanimous

Harold Foster stated that the application was in order.

Applicant was present.

(19:53-19:55)

DIRECTOR'S BUSINESS:

1. BOARD OF ZONING ADJUSTMENT

Election of Officers for 1985.

MYERS motion to elect Bonnie Juniel to Chairman carried unanimously.

Giles motion to elect Carol Sorensen to Vice-Chairman carried with Sorensen voting "no."

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

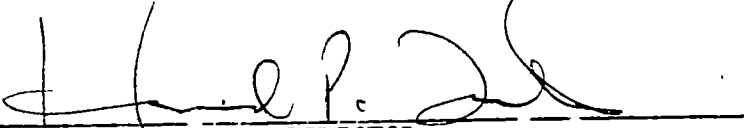
PHONE 386-6301

BOARD ACTION

ITEM

MEETING ADJOURNED AT APPROXIMATELY 9:15 P.M.

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR