

29-433-Z07
51-985-2-28

AGENDA

City of Las Vegas

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6301

FEBRUARY 28, 1985

CALL TO ORDER:

7:30 P.M. in the Council Chambers Nevada State 11, 400 East Stewart Avenue,
Las Vegas, Nevada.

FEB 19 1985

ROLL CALL:

Documents Section

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 January 24, 1985 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 Special 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.

NEW BUSINESS:

1. U-33-63 - LAS VEGAS VALLEY WATER DISTRICT - (PLOT PLAN REVIEW)

Request of LAS VEGAS VALLEY WATER DISTRICT for a Plot Plan Review to allow an
addition to the Las Vegas Valley Water District Warehouse and Construction of
a vehicle maintenance facility on property located at 3700 West Charleston
Boulevard in Zoning District R-1.

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2. V-3-85 - ROBERT L. NOLEN

Application of ROBERT L. NOLEN for a Variance to allow a 26.5 square foot on-premise ground sign where a maximum size of 15 square foot is allowed on property located at 630 South Tenth Street in Zoning District R-1.

3. V-4-85 - LILLIAN M. HOLMAN

Application of LILLIAN M. HOLMAN for a Variance to allow the following deviations:

1. The existing barn to be located 14' from the rear property line and 24' from the side property line where 25' is required.
2. The existing corral to be located 6' from the side and rear property lines where 25' is required.

The above request is on property located at 7229 North Jones Boulevard in Zoning District R-E.

4. V-5-85 - GEORGE STURMAN

Application of GEORGE STURMAN for a Variance to allow a secondhand dealer use in conjunction with an approved pawn shop operation on property located at 119 North 3rd Street in Zoning District C-2.

5. V-6-85 - JAE K. WEE

Application of JAE K. WEE for a Variance to eliminate the required landscaping along the front of the property located at 1217-1219 San Pedro Street in Zoning District R-2 (Under Resolution of Intent to P-R).

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6. V-7-85 - DONALD W. HOHMAN

Application of DONALD W. HOHMAN for a Variance to allow a group care facility for 48 elderly persons in six existing homes with the following deviations:

1. A density of 49 beds per acre where a maximum of 24 beds per acre is permitted.
2. To be located on a 40' wide paved street where a minimum of 48' is required.
3. No landscaping or wall buffer along the front and side property lines where such buffer is required.
4. Allow 12 parking spaces (backout) where 21 parking spaces are required.

The above request is on property located at 6201, 6205 and 6209 Robinhood Circle and 6200, 6204 and 6208 Sir Lancelot Circle in Zoning District R-1.

7. V-8-85 - RICHARD M. THORNTON, ET AL

Application of RICHARD M. THORNTON, ET AL, for a Variance to allow the sales, servicing and major repair of new off-road recreational vehicles and sale of the related equipment in an enclosed building located at 860 South Valley View Boulevard in Zoning District C-1.

8. V-9-85 - ELIZABETH THOMPSON

Application of ELIZABETH THOMPSON for a Variance to allow the following:

1. The existing carport 15' - 9" from the front property line where 20' is required, and to the side property line where 6' is required.
2. To allow the carport to be converted to an enclosed garage.

The above request is on property located at 1000 Sprout Court in Zoning District R-1.

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9. V-10-85 - MARY BETH PIDCOCK

Application of MARY BETH PIDCOCK for a Variance to allow the following deviations:

1. An addition to be built 10' from the front property line and 43' from the rear property line where a 50' front and rear setback is required.
2. An 8' high wall to be built along the east side property line and in a portion of the front yard area where a maximum height of 6' is permitted on the side and 4' is permitted in the front yard area.
3. The existing house be located 45.8' from the front property line and 43' from the rear property line where 50' is required.

The above request is on property located at 3030 Palomino Lane in Zoning District R-E.

10. V-11-85 - ALBERT L. & JANET BRADY

Application of ALBERT L. & JANET BRADY for a Variance to allow the permanent occupancy of a double wide mobile home in an R-E Zone where mobile homes are not permitted on property located at 4329 North Torrey Pines Drive in Zoning District R-E.

11. V-12-85 - NEVADA SAVINGS & LOAN, ET AL

Application of NEVADA SAVINGS AND LOAN, ET AL, for a Variance to allow the following deviations:

1. To allow the legal lot frontage to be changed from Miragrande Drive to Halco Court and to allow a 15 foot front setback where 20 feet is required on property located at 6250 Miragrande Drive.
2. To allow the legal lot frontage to be changed from Miragrande Drive to Halco Court and to allow a 17 foot front setback where 20 feet is required on property located at 6532 Miragrande Drive.
3. To allow the legal lot frontage to be changed from Miragrande Drive to Montemia Circle and to allow a 19 foot front setback where 20 feet is required on property located at 4001 Montemia Circle.

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(V-12-85 - Continued)

4. To allow the legal lot frontage to be changed from Miragrande Drive to Montemia Circle and to allow an 18' foot front setback where 20 feet is required on property located at 4000 Montemia Circle.

The above properties are in Zoning District R-1.

12. V-13-85 - GLADYS GREENE

Application of GLADYS GREENE for a Variance to allow an individualized tutoring service and an educational pre-school center on property located at 6245 Mc Allister Avenue in Zoning District R-1.

13. V-14-85 - TONI AILEEN HART

Application of TONI AILEEN HART for a Variance to allow the hosting of cocktail and dinner parties (which may include live entertainment) for private and public use, or for charitable organizations; and to provide facilities for a limited clientele to conduct parties on an occasional basis on property located at 1044 South Sixth Street in Zoning District R-1.

14. V-15-85 - ETHNEY T. TAM ON BEHALF OF MR. & MRS. WALDEMAR ILI

Application of ETHNEY T. TAM ON BEHALF OF MR. & MRS. WALDEMAR ILI for a Variance to allow a restaurant in a shopping center without providing the additional 55 parking spaces required on property located at 2202 West Charleston Boulevard in Zoning District C-1.

15. U-5-85 - RICHARD A. BEAUMONT

Application of RICHARD A. BEAUMONT for a Special Use Permit to allow the construction of an automotive tune-up facility on property located on the north side of Charleston Boulevard between Lamb Boulevard and Moonlite Drive in Zoning District C-1.

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16. U-6-85 - MINI-STORAGE, DBA A-1 PERSONAL STORAGE

Application of MINI-STORAGE, DBA A-1 PERSONAL STORAGE, for a Special Use Permit to allow an expansion of the existing commercial storage unit facility on property located at 1911 West Bonanza Road in Zoning District C-2.

17. U-7-85 - CHRYSLER REALTY CORPORATION

Application of CHRYSLER REALTY CORPORATION for a Special Use Permit to allow the construction and operation of an automobile body repair and paint shop in conjunction with a dealership for new automobiles on property generally located on the northeast corner of O'Bannon Drive and Decatur Boulevard in Zoning Districts R-1 and R-3 (Under Resolution of Intent to C-2).

18. U-8-85 - PST HOLDING, INC.

Application of PST HOLDING, INC., for a Special Use Permit to allow the retail sale of gasoline in conjunction with a convenience store on property generally located on the northeast corner of Washington Avenue and Highland Drive in Zoning District R-E (Under Resolution of Intent to C-1).

19. U-9-85(HO) - HELEN FAGER ON BEHALF OF DONALD E. FAGER

Application of HELEN FAGER ON BEHALF OF DONALD E. FAGER for a Home Occupation to allow the making and selling of small custom tables and custom glass and mirror items on property located at 4857 East Monroe Avenue in Zoning District R-1.

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20. V-89-84 - MILDRED DOYLE, ET AL - (EXTENSION OF TIME)

Request of MILDRED DOYLE, ET AL, for a six-month's Extension of Time on an approved Variance which allowed the following:

1. Parking garage to be built to the side property lines where a 5' setback is required.
2. Two stairways to within 15' of the rear property line where 20' is required.
3. Side yard wall to exceed the 6' allowed height limit (height will vary from approximately 4' to 7 1/2').
4. 48 units where 45 are permitted.

The above request is on property located at 213 South 11th Street in Zoning District R-4 (Under Resolution of Intent to R-5).

21. V-36-80 - GARLIN G. HAHN

Request of GARLIN G. HAHN for a five-year Extension of Time on an approved Variance which allowed three mobile homes to be used for caretakers' residences on property located at 5500 Grand Teton in Zoning District R-E.

AGENDA

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BOARD OF ZONING ADJUSTMENT

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

BOARD ACTION

CALL TO ORDER:

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

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

ROLL CALL:

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

Staff Present

Harold Foster, Director, Community
Planning & Development
Rick Williams, Acting Chief of Zoni
Val Steed, Deputy City Attorney
Carol Ann Hawley, City Clerk

ANNOUNCEMENTS:

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

Harold Foster announced that
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 appli-
cant, (usually the Tuesday following the
Board's meeting).

Chairman Juniel advised the
audience of the final action/
appeal process.

MINUTES:

Approval of the Minutes for the January
24, 1985 Board of Zoning Adjustment Meeting.

Bugbee-
APPROVED
Unanimous

- Nevada State Library

MAR 23 1985

Documents Section

City of Las Vegas BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

ABEYANCE ITEMS:

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

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

Staff Recommendation: APPROVAL, subject to:

1. A maximum of 25 units per acre be allowed, reducing number of units from 493 to 368, or 125 less units than requested.
2. Conformance to the plot plan amended to reduce the number of buildings to achieve the maximum density recommended by staff.
3. The parcel configuration be amended to conform to the parcel map which will be severing parcel from the overall land owned by the applicant.
4. Conformance to the elevations.
5. Installation of street improvements on Highland Drive as required by the Land Development & Flood Control Division of the Department of Community Planning & Development.
6. No vehicular access to Mesquite Avenue. However, if a emergency access is required by the Department of Fire Services, it shall remain locked at all times.
7. Standard Conditions 2 thru 8.

PROTESTS: Total 367

Bugbee -

APPROVED subject to staff's conditions, with the exception that 493 apartment units be allowed.

Motion carried with Myers voting "no"

Frank E. Scott, 2700 W. Sahara, and Cary Marliss, Tucson, Arizona on behalf of the application.

Protesting the application:

Jan Justin, 31 Shadow Lane, presenti petition in opposition containing approximately 300 signatures.

Linda Wiseman, 101 Shadow Lane

Suzanne Thomas, 212 Woodley

Michael Riccardo, 109 Shadow Lane

Approximately 60 persons were preser in the audience in opposition.

Harold Foster announced the action approving this application was final unless appealed or a review is requested.

the 11 day time period.

(19:32-20:24)

ITEM

BOARD ACTION

NEW BUSINESS:

1. U-33-63 - LAS VEGAS VALLEY WATER DISTRICT - (PLOT PLAN REVIEW)

Request of LAS VEGAS VALLEY WATER DISTRICT for a Plot Plan Review to allow an addition to the Las Vegas Valley Water District Warehouse and construction of a vehicle maintenance facility on property located at 3700 West Charleston Boulevard in Zoning District R-1.

Staff Recommendation: APPROVAL, subject to:

- 1. Conformance to the plot plan and elevations.

PROTESTS: N/A

Bugbee -
APPROVED with the condition that applicant has three months to submit a landscaping plan for Valley View and south side of Alta.
Unanimous

Gregory Faulkner, Architect, 900 S. Rancho, and Allen F. Walter, Chief Engineer, Las Vegas Valley Water District appeared on behalf of the application.

(20:29-20:36)

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BOARD ACTION

ITEM

2. V-3-85 - ROBERT L. NOLEN

Application of ROBERT L. NOLEN for a Variance to allow a 26.5 square foot on-premise ground sign where a maximum size of 15 square foot is allowed on property located at 630 South Tenth Street in Zoning District R-1.

Staff Recommendation: DENIAL

If approved, subject to:

1. Conformance to the plot plan.
2. The sign height shall not exceed five (5) feet.
3. Sign location be set back as required by the Traffic Engineer.

PROTESTS: 1

Bugbee -

APPROVED subject to staff's condition and with additional condition that use be allowed for three-year period only. Motion carried with Myers and Juniel voting "No."

Robert L. Nolen appeared on behalf of his application.

Lamar Marchese, 624 S. 9th appeared in opposition.

(20:50-21:02).

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BOARD ACTION

ITEM

3. V-4-85 - LILLIAN M. HOLMAN

Application of LILLIAN M. HOLMAN for a Variance to allow the following deviations:

- 1. The existing barn to be located 14' from the rear property line and 24' from the side property line where 25' is required.
- 2. The existing corral to be located 6' from the side and rear property lines where 25' is required.

The above request is on property located at 7229 North Jones Boulevard in Zoning District R-E.

Staff Recommendation: DENIAL

If approved, subject to:

- 1. Conformance to the plot plan.

PROTESTS: 0

Myers -
APPROVED, subject to staff's condition.
Unanimous

Lillian M. Holman
7229 N. Jones appeared on behalf of the application.

No one appeared in opposition.
(20:45-20:50)

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BOARD ACTION

4. V-5-85 - GEORGE STURMAN

Application of GEORGE STURMAN for a Variance to allow a secondhand dealer use in conjunction with an approved pawn shop operation on property located at 119 North 3rd Street in Zoning District C-2.

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the plot plan.
2. The use shall be limited to relative high-value, non-bulky merchandise, such as hand tools, musical instruments and precious metals.
3. This use shall only be permitted in conjunction with the pawn shop approved by U-85-83 and shall cease when the pawn shop use ceases.
4. All storage and display of merchandise or equipment shall be within a completely enclosed permanent building.

PROTESTS: 0

Giles -
APPROVED, subject to staff's conditions.
Unanimous

Atty. Harry Marquis, 520 S. Fourth and George Sturman appeared on behalf of the application.

No one appeared in opposition.

This application will come before the City Council, setting date for a public hearing on 3/6/85.

(21:03-21:05)

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ITEM

BOARD ACTION

5. V-6-85 - JAE K. WEE

Application of JAE K. WEE for a Variance to eliminate the required landscaping along the front of the property located at 1217-1219 San Pedro Street in Zoning District R-2 (Under Resolution of Intent to P-R).

Staff Recommendation: DENIAL

If approved, subject to:

1. Conformance to the plot plan.

PROTESTS: 0

Myers -
APPROVED
Motion carried with Bugbee
abstaining.

Jack K. Wee, 3147 Chapparel Dr.
appeared on behalf of his
application.

No one appeared in opposition.

(21:09-21:15)

City of Las Vegas
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BOARD ACTION

6. V-7-85 - DONALD W. HOHMAN

Application of DONALD W. HOHMAN for a Variance to allow a group care facility for 48 elderly persons in six existing homes with the following deviations:

- 1. A density of 49 beds per acre where a maximum of 24 beds per acre is permitted.
- 2. To be located on a 40' wide paved street where a minimum of 48' is required.
- 3. No landscaping or wall buffer along the front and side property lines where such buffer is required.
- 4. Allow 12 parking spaces (backout) where 21 parking spaces are required.

The above request is on property located at 6201, 6205 and 6209 Robinhood Circle and 6200, 6204 and 6208 Sir Lancelot Circle in Zoning District R-1.

Staff Recommendation: DENIAL

PROTESTS: Total 35

Bugbee -
DENIAL
Unanimous

Commissioner Bugbee directed staff to inspect houses.

Donald W. Hohman, 2550 Cliff Road, Upland, California appeared on behalf of his application.

Appearing in Protest:

JoAnn Winters, 6200 Robinhood Cir.
Karen Walls, 7413 Bagdad Ct.
Clyde Whyman, 6212 Robinhood Cir.

(21:15-21:40)

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BOARD ACTION

ITEM

7. V-8-85 - RICHARD M. THORNTON, ET AL

Application of RICHARD M. THORNTON, ET AL, for a Variance to allow the sales, servicing and major repair of new off-road recreational vehicles and sale of the related equipment in an enclosed building located at 860 South Valley View Boulevard in Zoning District C-1.

Staff Recommendation: DENIAL

If approved, subject to:

1. Conformance to the plot plan.
2. No test riding of recreational vehicles or any type of vehicles being sold at this business is permitted outside of the building.
3. No outside storage or display of recreational vehicles or parts.
4. All maintenance work shall be performed within the enclosed building. The access doors shall be kept closed to protect the adjacent properties from offensive noise.
5. Standard Conditions 2 thru 8.

PROTESTS: 0

Bugbee -

APPROVED subject to staff's conditions and with additional condition that the Department of Building and Safety shall monitor building to ensure that it is heavily insulated for the purpose of soundproofing.
Motion carried with Sorensen voting "no."

Michael Hughes, 7209 William Anders appeared on behalf of the application.

No one appeared in opposition.

(20:37-20:45)

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BOARD ACTION

8. V-9-85 - ELIZABETH THOMPSON

Application of ELIZABETH THOMPSON for a Variance to allow the following:

1. The existing carport 15' - 9" from the front property line where 20' is required, and to the side property line where 6' is required.
2. To allow the carport to be converted to an enclosed garage.

The above request is on property located at 1000 Sproul Court in Zoning District R-1.

Staff Recommendation: DENIAL

If approved, subject to:

1. Conformance to the plot plan.

PROTESTS: 0

Giles -
APPROVED subject to staff's conditions.
Unanimous

Elizabeth Thompson appeared on behalf of her application.

No one appeared in opposition.

(21:40-21:45)

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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BOARD ACTION

9. V-10-85 - MARY BETH PIDCOCK

Application of MARY BETH PIDCOCK for a Variance to allow the following deviations:

1. An addition to be built 10' from the front property line and 43' from the rear property line where a 50' front and rear setback is required.
2. An 8' high wall to be built along the east side property line and in a portion of the front yard area where a maximum height of 6' is permitted on the side and 4' is permitted in the front yard area.
3. The existing house be located 45.8' from the front property line and 43' from the rear property line where 50' is required.

The above request is on property located at 3030 Palomino Lane in Zoning District R-E.

Staff Recommendation: DENIAL

If approved, subject to:

1. Conformance to the plot plan.
2. Standard Condition No. 7.

PROTESTS: 2

Sorensen -
APPROVED subject to staff's conditions.
Unanimous

Mary Beth Pidcock appeared on behalf of her application. She presented a letter from a neighbor in support of her application and advised that other neighbors she had contacted had no objection.

No one appeared in opposition.

(21:45-21:54)

City of Las Vegas
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BOARD ACTION

10. V-11-85 - ALBERT L. & JANET BRADY

Application of ALBERT L. & JANET BRADY for a Variance to allow the permanent occupancy of a double wide mobile home in an R-E Zone where mobile homes are not permitted on property located at 4329 North Torrey Pines Drive in Zoning District R-E.

Staff Recommendation: DENIAL

PROTESTS: Total 7

Myers -
DENIED
Motion carried with Juniel and Bugbee voting "No."

Albert L. and Janet Brady appeared on behalf of their application.

Al Bowers, 4333 N. Torrey Pines appeared in opposition.

Ardis Goodrich, 4041 N. Torrey Pines Drive appeared in opposition.

(21:54-22:04)

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BOARD ACTION

11. V-12-85 - NEVADA SAVINGS & LOAN, ET AL

Application of NEVADA SAVINGS AND LOAN, ET AL, for a Variance to allow the following deviations:

1. To allow the legal lot frontage to be changed from Miragrande Drive to Halco Court and to allow a 15 foot front setback where 20 feet is required on property located at 6250 Miragrande Drive.
2. To allow the legal lot frontage to be changed from Miragrande Drive to Halco Court and to allow a 17 foot front setback where 20 feet is required on property located at 6532 Miragrande Drive.
3. To allow the legal lot frontage to be changed from Miragrande Drive to Montemia Circle and to allow a 19 foot front setback where 20 feet is required on property located at 4001 Montemia Circle.
4. To allow the legal lot frontage to be changed from Miragrande Drive to Montemia Circle and to allow an 18' foot front setback where 20 feet is required on property located at 4000 Montemia Circle.

The above properties are in Zoning District R-1.

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the plot plan.

PROTESTS: 0

Giles -

APPROVED subject to staff's conditions.

Motion carried with Bugbee abstaining.

Helmut Ogis, Nevada American Homes appeared on behalf of the application.

No one appeared in opposition.

(22:04-22:09)

BOARD OF ZONING ADJUSTMENT

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BOARD ACTION

12. V-13-85 - GLADYS GREENE

Application of GLADYS GREENE for a Variance to allow an individualized tutoring service and an educational pre-school center on property located at 6245 McAllister Avenue in Zoning District R-1.

Staff Recommendation: DENIAL

PROTESTS: Total 56

Bugbee -
DENIED
Unanimous

Atty. Kevin C. Sewell appeared on behalf of application.

Appearing in Protest:

Carter Rapp, 6237 McAllister
Fred M. Cummings, 6217 McAllister
Charles E. Sweeney, 6241 McAllister

(22:10-22:20)

BOARD OF ZONING ADJUSTMENT

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BOARD ACTION

13. V-14-85 - TONI AILEEN HART

Application of TONI AILEEN HART for a Variance to allow the hosting of cocktail and dinner parties (which may include live entertainment) for private and public use, or for charitable organizations; and to provide facilities for a limited clientele to conduct parties on an occasional basis on property located at 1044 South Sixth Street in Zoning District R-1.

PROTESTS: 50

Bugbee -
ABEYANCE until 3/28/85 Meeting.
Unanimous

Atty. Edwin J. Dotson and Larry Hart appeared on behalf of the application and requested abeyance as the applicant was out of the City due to family illness.

Six people were present in the audience in opposition to this application.

(21:07-21:09)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

BOARD ACTION

14. V-15-85 - ETHNEY T. TAM ON BEHALF OF MR. & MRS. WALDEMAR ILI

Application of ETHNEY T. TAM ON BEHALF OF MR. & MRS. WALDEMAR ILI for a Variance to allow a restaurant in a shopping center without providing the additional 55 parking spaces required on property located at 2202 West Charleston Boulevard in Zoning District C-1.

Staff Recommendation: DENIAL

If approved, subject to:

1. Conformance to the plot plan.

PROTESTS: 1

Bugbee -

APPROVED with restaurant limited to 36 seating capacity, subject to staff's recommendations.
Motion carried with Juniel voting "No."

Atty. Arnold Weinstock, Mr. and Mrs. Waldemar Ili appeared on behalf of the application.

Dan McGowan, The Omlette House, 2160 W. Charleston appeared in opposition.

(22:20- 22:35)

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BOARD ACTION

15. U-5-85 - RICHARD A. BEAUMONT

Application of RICHARD A. BEAUMONT for a Special Use Permit to allow the construction of an automotive tune-up facility on property located on the north side of Charleston Boulevard between Lamb Boulevard and Moonlite Drive in Zoning District C-1.

Staff Recommendation: APPROVAL, subject to:

- 1. Standard Conditions 1 thru 8.

PROTESTS: 0

Giles -
APPROVED subject to staff's conditions.
Motion carried with Myers abstaining.

Nolen Mitchell, Baughman and Turner Engineers, appeared on behalf of application.

(22:35-22:36)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

BOARD ACTION

16. U-6-85 - MINI-STORAGE, DBA A-1 PERSONAL STORAGE

Application of MINI-STORAGE, DBA A-1 PERSONAL STORAGE, for a Special Use Permit to allow an expansion of the existing commercial storage unit facility on property located at 1911 West Bonanza Road in Zoning District C-2.

Staff Recommendation: APPROVAL, subject to:

- 1. Installation of a six foot (6') high decorative wall along Bonanza Road set back five feet (5') for landscaping.

PROTESTS: 0

Giles -
APPROVED subject to modifying the existing 6' high block and wrought iron fence along the Bonanza Road frontage to screen the interior of the storage complex.
Unanimous

John Hathaway, A-1 Storage, 2990 Westwood Drive appeared on behalf of application.

No one appeared in opposition.

This item will go before the City Council on 3/6/85 to set a date for a public hearing. Public Hearing will be held on 3/20/85 City Council meeting.

(22:36-22:40)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

17. U-7-85 - CHRYSLER REALTY CORPORATION

Application of CHRYSLER REALTY CORPORATION for a Special Use Permit to allow the construction and operation of an automobile body repair and paint shop in conjunction with a dealership for new automobiles on property generally located on the northeast corner of O'Bannon Drive and Decatur Boulevard in Zoning Districts R-1 and R-3 (Under Resolution of Intent to C-2).

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the conditions of Z-87-84.

PROTESTS: 1

Bugbee -
APPROVED subject to staff's conditions and with condition that all work be conducted in an enclosed building with proper accoustical treatment.
Unanimous

Atty. Gary Hayes and representatives of Chrysler Corporation appeared on behalf of application.

Kenneth E. Neybert, 3187 El Cedro, owner of several condos in Newport Cove III, appeared in opposition.

This item will be heard by the City Council.

(22:50-22:58)

City of Las Vegas
BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6301

ITEM

BOARD ACTION

18. U-8-85 - PST HOLDING, INC.

Application of PST HOLDING, INC., for a Special Use Permit to allow the retail sale of gasoline in conjunction with a convenience store on property generally located on the northeast corner of Washington Avenue and Highland Drive in Zoning District R-E (Under Resolution of Intent to C-1).

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the conditions of Z-18-84.
2. Conformance to the plot plan.

PROTESTS: Total 18

Bugbee -
DENIAL

Motion carried with Giles voting "No."

Richard Herman, Architect, appeared on behalf of the application.

Appearing in Opposition:
Robert Baxter, President, Bonanza Village Home Owners Association,
James Ship and Howard Simon.

(22:40-22:50)

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

BOARD ACTION

19. U-9-85(HO) - HELEN FAGER ON BEHALF OF DONALD E. FAGER

Application of HELEN FAGER ON BEHALF OF DONALD E. FAGER for a Home Occupation to allow the making and selling of small custom tables and custom glass and mirror items on property located at 4857 East Monroe Avenue in Zoning District R-1.

Staff Recommendation: DENIAL

PROTESTS: N/A

Bugbee -
APPROVAL for one year with all work to be done on the inside of premises.
Unanimous

Donald Fager appeared on behalf of application.

(22:58-23:01)

20. V-89-84 - MILDRED DOYLE, ET AL - (EXTENSION OF TIME)

Request of MILDRED DOYLE, ET AL, for a six-month's Extension of Time on an approved Variance which allowed the following:

1. Parking garage to be built to the side property lines where a 5' set-back is required.
2. Two stairways to within 15' of the rear property line where 20' is required.
3. Side yard wall to exceed the 6' allowed height limit (height will vary from approximately 4' to 7 1/2').
4. 48 units where 45 are permitted.

The above request is on property located at 213 South 11th Street in Zoning District R-4 (Under Resolution of Intent to R-5).

Staff Recommendation: APPROVAL
subject to:

1. This Extension of Time will expire on August 23, 1985.

PROTESTS: N/A

Myers -
APPROVED to 8/23/85.
Unanimous
(23:01-23:02)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
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ITEM

BOARD ACTION

21. V-36-80 - GARLIN G. HAHN

Request of GARLIN G. HAHN for a five-year Extension of Time on an approved Variance which allowed three mobile homes to be used for caretakers' residences on property located at 5500 Grand Teton in Zoning District R-E.

Staff Recommendation: DENIAL

PROTESTS: N/A

Bugbee -
DENIED
Unanimous

Applicant was not present.

(23:02-23:04)