

AGENDA

City of Las Vegas
BOARD OF ZONING ADJUSTMENT
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6301

MARCH 28, 1985

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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).

ABEYANCE ITEM:

1. V-14-85 - TONI AILEEN HART

Application of TONI EILEEN 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.

NEW BUSINESS:

1. U-11-85 (HO) - ARTHUR W. BELL

Application of ARTHUR W. BELL for a Home Occupation to operate a computer software transfer service on property located at 7708 Alina Avenue in Zoning District R-1.

2. U-13-84 - ROBERT D. HACKETT

Application of ROBERT D. HACKETT for a Home Occupation to conduct a physician's liability insurance operation on property located at 828 Alhambra Drive in Zoning District R-1.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6301**3. U-14-85(HO) - THOMAS A. CODY ON BEHALF OF DONALD MARCOE.**

Application of THOMAS A. CODY ON BEHALF OF DONALD MARCOE for a Home OCCUPATION to fabricate stained glass products for consignment on property located at 716 Sea Pines Lane in Zoning District R-E (R01 R-PD8).

4. V-16-85 - EDWIN THOMAS

Application of EDWIN THOMAS for a Variance to allow the following deviations:

1. The raising and training of a maximum of 30 racing pigeons where pigeons are not permitted.
2. The pigeon loft to be located partially in the side yard where detached structures are not permitted.
3. The pigeon loft to be located to the rear and north side property line where 5 foot setbacks are required.

The above request is on property located at 1804 Starbuck Drive in Zoning District R-1.

5. V-17-85 - SANDRA R. SEILER, ET AL

Application of SANDRA R. SEILER, Et Al, for a Variance to allow a retail knit shop where only general business offices are permitted on property located at 731 South 7th Street in Zoning District R-1 (Proposed P-R).

6. V-18-85 - ROBERT E. BARRETT

Application of ROBERT E. BARRETT for a Variance to allow a 12' x 24' off-premise advertising sign where not permitted on property located at 701 South Decatur Boulevard in Zoning District P-R.

7. V-19-85 - KELLY D. SLADE

Application of KELLY D. SLADE for a Variance to allow a proposed porch addition to the front of the residence 40' from the front property line where 50' is required on property located at 821 Lacy Lane in Zoning District R-E.

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8. V-20-85 - VERA MURPHY

Application of Vera Murphy for a Variance to allow a rest home with a resident caretaker (for six (6) elderly persons who are ambulatory), and with the following deviations:

1. One (1) parking space plus one (1) in tandem where six (6) independently accessible parking spaces are required.
2. To be located on a 40' paved street where 48' of pavement is required.
3. Location on a 7,000 sq. ft. lot where 20,000 sq. ft. are required.

The above request is on property located at 416 Kay Place in Zoning District R-1.

9. V-21-85 - THOMAS R. & ANN A. KORDANDA

Application of THOMAS R. & ANN A. KORDANDA for a Variance to raise the existing 6 foot high wall to a height of 8 feet on the north and south side property lines where a maximum height of 6' is allowed on property located at 1021 Palmhurst Drive in Zoning District R-1.

10. V-22-85 - L.M. HOLMAN

Application of L.M. HOLMAN for a Variance to allow the renting of rooms and providing table board for 6 elderly persons (all ambulatory) where only 3 persons are allowed on property located at 7229 North Jones Boulevard in Zoning District R-E.

11. V-23-85 - BUEL DODSON

Application of BUEL DODSON, ON BEHALF OF SHIRLEY BLODGETT, for a Variance to allow the making and delivering of helium-filled, balloon arrangements; and to advertise the home telephone number where such advertising is not allowed on property located at 7217 Blizzard Lane in Zoning District R-1.

12. V-24-85 - DALE ANDERSON, ON BEHALF OF JOEL A. LAUB

Application of DALE ANDERSON, ON BEHALF OF JOEL A. LAUB for a Variance to allow a commercial child care center for a maximum of 125 children where such use is not permitted on property generally located on the southeast corner of Michael Way and Smoke Ranch Road in Zoning Districts R-D and R-E.

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13. V-25-85 - FREDERICK YANEZ

Application of FREDERICK YANEZ for a Variance to allow a room addition to within 15' - 3" of the rear property line where 25' is required on property located at 2314 Pardee Place in Zoning District R-2.

14. V-26-86 - RONALD J. RICHARDSON

Application of RONALD J. RICHARDSON for a Variance to allow a mobile home to be used as living quarters for a night security guard on a mobile home sales lot where such residential use is not permitted on property located at 826 North Lamb Boulevard in Zoning District C-1.

15. V-27-85 - MILTON I. SCHWARTZ

Application of MILTON I. SCHWARTZ for a Variance to allow raising and keeping of a maximum of sixty (60) carrier and racing pigeons which are not permitted on property located at 809 Shadow Lane in Zoning District P-R.

16. V-29-85 - JACK MOORE

Application of JACK MOORE for a Variance to allow raising and keeping of a maximum of forty (40) carrier and racing pigeons which are not permitted on property located at 802 Shadow Lane in Zoning District P-R.

17. U-10-85 - LAS VEGAS GOLF AND COUNTRY CLUB, INC., ON BEHALF OF WILLIAM C. WARD

Application of LAS VEGAS GOLF AND COUNTRY CLUB, INC., ON BEHALF OF WILLIAM C. WARD for a Special Use Permit to allow a recycling center for aluminum cans and scrap copper and brass on property located at 415 West Wall Street in Zoning District M.

18. U-12-85 - CHARLOTTE C. LOGSDON

Application of CHARLOTTE C. LOGSDON for a Special Use Permit to allow the Church of Scientology to use the existing home for church purposes on property located at 1917 East Bonanza Road in Zoning District R-1.

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PHONE 386-6301**19. V-90-83 - RUBY DUNCAN - (EXTENSION OF TIME)**

Request of RUBY DUNCAN for a one-year Extension of Time on an approved Variance which allowed an R-3 density multifamily residential housing facility for senior citizens where R-3 density is not allowed on property generally located on the north side of Owens Avenue between "D" Street and "F" Street in Zoning District C-1.

20. U-44-72 - JAMES B. LEA

Request of JAMES B. LEA for a Plot Plan Review to allow the expansion of a building for a convenience store on property located at 2320 East Fremont Street in Zoning District C-2.

21. UC-103-84 - R.A. SMITH, LIBERTY BAPTIST CHURCH - (REVIEW OF CONDITION)

Request of R.A. SMITH, LIBERTY BAPTIST CHURCH, for a Review of Condition to remove the restriction which imposed a time limit of one year in which to commence construction or use", on property generally located on the north side of Smoke Ranch Road, approximately 600 feet west of the Oran K. Gragson Highway in Zoning District N-U.

22. U-17-65 - LEONARD E. PETOSKE - (REVIEW OF CONDITION)

Request of LEONARD A. PETOSKE to remove the condition which limited the professional office to a specific use and required the building to revert back to a residential use if the permitted office use should cease on property located at 1904-06 Santa Paula Drive in Zoning District R-4.

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ANNOTATED

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7. V-19-85 - KELLY O. SLADE

Application of KELLY O. SLADE for a Variance to allow a proposed porch addition to the front of the residence 40' from the front property line where 50' is required on property located at 821 Lacy Lane in Zoning District R-E.

Staff recommendation: DENIAL - If approved, subject to:

1. Conformance to the plot plan.

PROTESTS: 0

MYERS
APPROVED, subject to condition
Unanimous
(Sorensen excused)

Applicant appeared

No one appeared in opposition

8. V-20-85 - VERA MURPHY

Application of VERA MURPHY for a Variance to allow a rest home with a resident caretaker (for six (6) elderly persons who are ambulatory), and with the following deviations:

1. One (1) parking space plus one (1) in tandem where six (6) independently accessible parking spaces are required.
2. To be located on a 40' paved street where 48' of pavement is required.
3. Location on a 7,000 sq. ft. lot where 20,000 sq. ft. are required.

The above request is on property located at 4618 Kay Place in Zoning District R-1.

Staff recommendation: DENIAL - If approved, subject to:

1. Conformance to the plot plan.
2. The care use to be limited to persons 55 years of age or older.
3. Only one employee shall be allowed.
4. The applicant must live on the premises.

PROTESTS: 1

BUGBEE
APPROVED with one-year review, minimum age of 55 and subject to staff's conditions.
Motion carried with Juniel voting "no" and Sorensen excused.

Applicant appeared

No one appeared in opposition

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5. V-17-85 - SANDRA R. SEILER, ET AL

Application of SANDRA R. SEILER, ET AL, for a Variance to allow a retail knit shop where only general business offices are permitted on property located at 731 South 7th Street in Zoning District R-1 (Proposed P-R).

Staff recommendation: DENIAL - If approved, subject to:

1. Subject to the conditions of Zoning application Z-12-85.

PROTESTS: 0

BUGBEE
APPROVED, subject to condition.
Unanimous
(Sorensen excused)

Kenneth Gragson represented the applicant.

No one appeared in opposition.

6. V-18-85 - ROBERT E. BARRETT

Application of ROBERT E. BARRETT for a Variance to allow a 12' x 24' off-premise advertising sign where not permitted on property located at 701 South Decatur Boulevard in Zoning District P-R.

Staff Recommendation: DENIAL

PROTESTS: 3 letters
2 appeared

BUGBEE
DENIAL
Unanimous
(Sorensen excused)

Tom Lego, Donrey Outdoor Advertising, represented the applicant.

Two persons appeared in opposition.

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9. V-21-85 - THOMAS R. & ANN A. KORDANDA

Application of THOMAS R. & ANN A. KORDANDA for a Variance to raise the existing 6 foot high wall to a height of 8 feet on the north and south side property lines where a maximum height of 6' is allowed on property located at 1021 Palmhurst Drive in Zoning District R-1.

Staff recommendation: DENIAL - If approved, subject to:

1. Conformance to the plot plan.

PROTESTS: 0

BUGBEE

APPROVED with staff's condition
Unanimous
(Sorensen excused)

Applicant appeared

No one appeared in opposition

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10. V-22-85 - L. M. HOLMAN

Application of L. M. HOLMAN for a Variance to allow the renting of rooms and providing table board for 6 elderly persons (all ambulatory) where only 3 persons are allowed 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.
2. The care use be limited to persons 55 years of age or older.
3. A maximum of one employee be permitted.
4. Applicant must live on premises.

PROTESTS: 0

ASHWORTH

APPROVED with one-year review and staff's conditions.

Unanimous

(Sorensen excused)

Applicant appeared

George Baxter, 7465 N. Torrey Pines, appeared in favor

No one appeared in opposition.

This item will go to City Council on 4/3/85 to set date for a public hearing.

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11. V-23-85 - BUEL DODSON

Application of BUEL DODSON, ON BEHALF OF SHIRLEY BLODGETT, for a Variance to allow the making and delivering of helium-filled balloon arrangements; and to advertise the home telephone number where such advertising is not allowed on property located at 7217 Blizzard Lane in Zoning District R-1.

Staff recommendation: DENIAL - If approved, subject to:

1. Conformance to the Home Occupation restrictions.
2. The advertising shall be limited to the phone number only.

PROTESTS: 0

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

Shirley Blodgett appeared

No one appeared in opposition.

12. V-24-85 - DALE ANDERSON, ON BEHALF OF JOEL A. LAUB

Application of DALE ANDERSON, ON BEHALF OF JOEL A. LAUB for a Variance to allow a commercial child care center for a maximum of 125 children where such use is not permitted on property generally located on the southeast corner of Michael Way and Smoke Ranch Road in Zoning Districts R-D and R-E.

Staff recommendation: DENIAL - If approved, subject to:

1. A maximum of 90 children be allowed at any one time.
2. A maximum of 15 children shall be allowed outdoors at any time.
3. The hours of operation be limited to 6:30 A.M. to 6:30 P.M. weekdays only.
4. Installation of street improvements as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
5. Installation of fire hydrant as required by the Department of Fire Services.
6. Standard conditions 1 - 8.

PROTESTS: 1 letter
2 calls
petition with 84 signatures
6 people appeared

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

Joel Laub appeared

Protestants:

Herman Hornberg, 5317 Smoke Ranch Road
Monique Dischbein, 5400 Auburn
William Dischbein, 5400 Auburn
Fred Smith, repr. Jean's Country School
Elba Haugen, repr. Eager Beaver School

Earlier motion made by Myers to Deny failed with Ashworth, Bugbee, and Juniel voting "no" and Sorensen excused.

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13. V-25-85 - FREDRICK YANEZ

Application of FREDERICK YANEZ for a Variance to allow a room addition to within 15'3" of the rear property line where 25' is required on property located at 2314 Pardee Place in Zoning District R-2.

Staff recommendation: DENIAL - If approved, subject to:

1. Conformance to the plot plan.
2. No kitchen facility be allowed in this addition.

PROTESTS: 0

ASHWURIH
APPROVED, subject to staff's conditions
Unanimous
(Sorensen excused)

Applicant appeared

No one appeared in opposition.

14. V-26-85 - RONALD J. RICHARDSON

Application of RONALD J. RICHARDSON for a Variance to allow a mobile home to be used as living quarters for a night security guard on a mobile home sales lot where such residential use is not permitted on property located at 826 North Lamb Boulevard in Zoning District C-1.

Staff recommendation: DENIAL - If approved, subject to:

1. Conformance to the plot plan.

PROTESTS: 1

MYERS
APPROVED
Unanimous
(Sorensen excused)

William Terry represented the applicant.

No one appeared in opposition.

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15. V-27-85 - MILTON I. SCHWARTZ

Application of MILTON I. SCHWARTZ for a Variance to allow raising and keeping of a maximum of sixty (60) carrier and racing pigeons which are not permitted on property located at 809 Shadow Lane in Zoning District P-R.

Staff recommendation: DENIAL - If approved, the following conditions:

1. Conformance to the Plot Plan.
2. The pigeon loft shall, at all times, be kept clean and free from offensive odors, animal wastes, rodents, flies, or any other offensive or unwholesome conditions.

PROTESTS: 1 letter with 5 signatures
1 letter
4 appeared

BUGBEE
APPROVED
Unanimous
(Sorensen excused)

Milton Schwartz
Chris Rogers, 2700 Pinto Lane
Dave Wooten, Parkway Dr.
Steve Hooper, 4328 Rosebud Circle
appeared in favor

Protestants:

Dr. Mary Ann Glushien, 1/12 Bearden
Dr. Thomas Glushien, 1712 Bearden
Donn Hilton, 1/01 Bearden
John Wawerna, 1605 & 1600 Bearden
appeared

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16. V-29-85 - JACK MOORE

Application of JACK MOORE for a Variance to allow raising and keeping of a maximum of forty (40) carrier and racing pigeons which are not permitted on property located at 802 Shadow Lane in Zoning District P-R.

Staff recommendation: DENIAL - If approved, the following conditions:

1. Conformance to the Plot Plan.
2. The pigeon loft shall, at all times, be kept clean and free from offensive odors, animal wastes, rodents, flies, or any other offensive or unwholesome conditions.

PROTESTS: 1 letter with 5 signatures
2 appeared

ASHWORTH
APPROVED
Unanimous
(Sorensen excused)

Milton Schwartz represented the applicant

Donn Hilton and John Wawerna appeared in opposition.

BOARD OF ZONING ADJUSTMENT

17. U-10-85 - LAS VEGAS GOLF AND COUNTRY CLUB, INC., ON BEHALF OF WILLIAM C. WARD

Application of LAS VEGAS GOLF AND COUNTRY CLUB, INC., ON BEHALF OF WILLIAM C. WARD for a Special Use Permit to allow a recycling center for aluminum cans and scrap copper and brass on property located at 415 West Wall Street in Zoning District M.

Staff recommendation: APPROVAL, subject to:

1. Conformance to the plot plan.
2. A minimum of six parking spaces shall be provided.
3. Installation of landscaping along the street frontage as required by Department of Community Planning and Development.
4. The screen fence shall be opaque.
5. This use is limited to the buying of scrap aluminum cans, copper and brass only.
6. No product storage shall exceed the height of the 6 foot high screen fence.

PROTESTS: 4
6 appeared

BUGBEE
DENIED
Unanimous
(Sorensen excused)

William Ward appeared

Protestants:

L. G. Adams
John Holten, 2913 Jamestown Way
Emmett Morelli, 1224 Western
John Crosswait
Vickie Paulbrick
Dan Bauepar
appeared

18. U-12-85 - CHARLOTTE C. LOGSDON

Application of CHARLOTTE C. LOGSDON for a Special Use Permit to allow the Church of Scientology to use the existing home for church purposes on property located at 1917 East Bonanza Road in Zoning District R-1.

Staff recommendation: DENIAL

BUGBEE
ABEYANCE
Unanimous
(Sorensen excused)

Applicant not present

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ITEM

BOARD ACTION

19. V-90-83 - RUBY DUNCAN -
(EXTENSION-OF-TIME)

Request of RUBY DUNCAN for a one-year Extension of Time on an approved Variance which allowed an R-3 density multi-family residential housing facility for senior citizens where R-3 density is not allowed on property generally located on the north side of Owens Avenue between "D" Street and "F" Street in Zoning District C-1.

Staff recommendation: APPROVAL, subject to:

1. This Extension of Time will expire on March 22 1986.

ASHWORTH
APPROVED Extension of Time for one year
Unanimous
(Sorensen excused)

Michael Clifford represented the applicant.

20. U-44-72 - JAMES B. LEA

Request of JAMES B. LEA for a Plot Plan Review to allow the expansion of a building for a convenience store on property located at 2320 East Fremont Street in Zoning District C-2.

Staff recommendation: APPROVAL, subject to:

1. Conformance to the plot plan.

BUGBEE
APPROVED, subject to staff's condition.
Unanimous
(Sorensen excused)

Applicant present

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21. UC-103-84 - R. A. SMITH, LIBERTY BAPTIST CHURCH - (REVIEW OF CONDITION)

Request of R. A. SMITH, LIBERTY BAPTIST CHURCH,, for a Review of Condition to remove the restriction which imposed a time limit of one year in which to commence construction or use, on property generally located on the north side of Smoke Ranch Road, appoximately 600 feet west of the Oran K. Gragson Highway in Zoning Districtt N-U.

Staff recommendation: APPROVAL

MYERS

APPROVED removal of the condition.

Unanimous

(Sorensen excused)

Applicant present

22. U-17-65 - LEONARD E. PETOSKE - (REVIEW OF CONDITION)

Request of LEONARD A. PETOSKE to remove the condition which limited the professional office to a specific use and required the building to revert back to a residential use if the permitted office use should cease on property located at 1904-06 Santa Paula Drive in Zoning District R-4.

Staff recommendation: APPROVAL

BUGBEE

APPROVED removal of the condition.

Unanimous

(Sorensen excused)

Applicant present

City of Las Vegas
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BOARD ACTION

ITEM

SUPPLEMENTAL AGENDA:

1. U-15-85(HO) - ELLEN SHRIVER ON BEHALF OF DAVID W. MARTIN

Application of ELLEN SHRIVER ON BEHALF OF DAVID W. MARTIN for a Home Occupation Permit to conduct a mail order business to sell pamphlets on property located at 1635 Kenyon Place, Apartment #1, in Zoning District R-3.

Staff recommendation: APPROVAL, subject to:

1. This business shall conform to the Code restrictions for Home Occupations.

BUGBEE

APPROVED Items 1, 2, 3 and Items 1 and 2 on the Supplemental Agenda.

Unanimous

(Sorensen excused)

Applicant present

2. V-95-84 - FREDERIC J. BECK - (EXTENSION OF TIME)

Request of FREDERIC J. BECK for a six-month Extension of Time on an approved Variance which allowed a carport on property located at 4332 Mott Circle in Zoning District R-1.

Staff recommendation: APPROVAL, subject to:

1. This extension will expire on September 27, 1985.

MYERS

APPROVED six-month extension of time.

Unanimous

(Sorensen excused)

Applicant present

3. U-16-85(HO) - WILMA AND R. R. JACOBSON

Application of WILMA AND R. R. JACOBSON for a Home Occupation Permit to allow an executive recruiting service in the home on property located at 3613 Roseglen Court in Zoning District R-1.

Staff recommendation: APPROVAL, subject to:

1. This business shall conform to the Code restrictions for Home Occupations.

BUGBEE

APPROVED Items 1, 2, 3 and Items 1 and 2 on the Supplemental Agenda.

Unanimous

(Sorensen excused)

Applicant present

29-433-207
6:985-3-28

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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.

ROLL CALL:

Bonnie Juniel, Chairman - Present
Keith Ashworth - Present
Robert Bugbee - Present
Carole Sorensen - Excused
Helen Myers - Present

STAFF PRESENT

Harold Foster, Dir., Community Planning and Development
Rick Williams, Acting Chief of Zoning
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 Open Meeting Law requirements had been met 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).

Chairman Juniel read the appeal requirements.

Nevada State Library

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Documents Section

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ABEYANCE ITEM:

1. V-14-85 - TONI AILEEN HART

Application of TONI EILEEN 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.

Staff recommendation: DENIAL - If approved, subject to:

1. Conformance to the Plot Plan.
2. Dedicate a fifteen foot property line radius corner at the intersection of Park Paseo and 6th Street as required by the Department of Design and Development.
3. Installation of sidewalks and street lighting on Park Paseo as required by the Land Development and Flood Control Division of the Department of Community Planning and Development.

PROTESTS: 1, plus petition with 49 signatures.
3 appeared

MYERS

APPROVED, subject to the following conditions and the conditions of staff

1. Limited to two parties per month where more than 50 people are invited.
2. During the parties all parking be prohibited on 6th Street and parking to be provided to the west at 1111 Las Vegas Blvd. South.
3. A minimum of two professional security people be on 6th Street to insure parking compliance during the parties.
4. Parties be restricted to private or charitable organizations.
5. No remuneration is to be received by the applicant for the use of the premises.

Unanimous
(Sorensen excused)

Edwin Dotson, Atty
Toni Hart
Larry Hart
Ken Shorter, 1122 So. 6th Street
Shire Diaco, 709 E. Park Paseo
appeared in favor

Protestants:

Max Howard, 1101 6th Street
Gerry Howard, 1101 6th Street
Les Edwards, 705 Park Paseo

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BOARD ACTION

NEW BUSINESS:

1. U-11-85(HO) - ARTHUR W. BELL

Application of ARTHUR W. BELL for a Home Occupation Permit to operate a computer software transfer service on property located at 7708 Alina Avenue in Zoning District R-1.

Staff recommendation: APPROVAL, subject to:

1. This business shall conform to the code restrictions for Home Occupations.

BUGBEE

APPROVED Items 1, 2, 3 and Items 1 and 2 on the Supplemental Agenda.

Unanimous (Sorensen excused)

Applicant present

2. U-13-85(HO) - ROBERT D. HACKETT

Application of ROBERT D. HACKETT for a Home Occupation Permit to conduct a physician's liability insurance operation on property located at 828 Alhambra Drive in Zoning District R-1.

Staff recommendation: APPROVAL, subject to:

1. This business shall conform to the code restrictions for Home Occupations.

BUGBEE

APPROVED Items 1, 2, 3 and Items 1 and 2 on the Supplemental Agenda.

Unanimous (Sorensen excused)

Applicant present

3. U-14-85(HO) - THOMAS A. CODY ON BEHALF OF DONALD MARCOE

Application of THOMAS A. CODY ON BEHALF OF DONALD MARCOE for a Home Occupation Permit to fabricate stained glass products for consignment on property located at 716 Sea Pines Lane in Zoning District R-E (R01 R-PD8).

Staff recommendation: APPROVAL, subject to:

1. This business shall conform to the code restrictions for Home Occupations.

BUGBEE

APPROVED Items 1, 2, 3 and Items 1 and 2 on the Supplemental Agenda.

Unanimous
(Sorensen excused)

Applicant present

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PHONE 386-6301

ITEM

BOARD ACTION

4. V-16-85 - EDWIN THOMAS

Application of EDWIN THOMAS for a Variance to allow the following deviations:

1. The raising and training of a maximum of 30 racing pigeons where pigeons are not permitted.
2. The pigeon loft to be located partially in the side yard where detached structures are not permitted.
3. The pigeon loft to be located to the rear and north side property line where 5 foot setbacks are required.

The above request is on property located at 1804 Starbuck Drive in Zoning District R-1.

Staff recommendation: DENIAL - If approved, subject to:

1. Conformance to the plot plan.
2. The pigeon loft shall, at all times, be kept clean, and free from offensive odors, animal waste, rodents, flies, or any other offensive or unwholesome condition.

PROTESTS: 0

ASHWURIH
APPROVED, subject to conditions.
Unanimous
(Sorensen excused)

Applicant appeared

No one appeared in opposition.

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SUPPLEMENTAL AGENDA:

1. U-15-85(HO) - ELLEN SHRIVER ON BEHALF OF DAVID W. MARTIN

Application of ELLEN SHRIVER ON BEHALF OF DAVID W. MARTIN for a Home Occupation to conduct a mail order business to sell pamphlets on property located at 1635 Kenyon Place, Apartment #1, in Zoning District R-3.

2. V-95-84 - FREDERIC J. BECK - (EXTENSION OF TIME)

Request of FREDERIC J. BECK for a six month Extension of Time on an approved Variance which allowed a carport on property located at 4332 Mott Circle in Zoning District R-1.

3. U-16-85(HO) - WILMA AND R. R. JACOBSON

Application of WILMA AND R. R. JACOBSON for a Home Occupation to allow an executive recruiting service in the home on property located at 3613 Roseglen Court in Zoning District R-1.

Nevada State Library
MAR 23 1985
Documents Section

C.
29-233-207
4: 985-3-28

AGENDA

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ITEM

MAY 23 1985

CALL TO ORDER:

Documents Section
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.

ROLL CALL:

Bonnie Juniel, Chairman - Present
Keith Ashworth - Present
Robert Bugbee - Present
Carole Sorensen - Excused
Helen Myers - Present

STAFF PRESENT

Harold Foster, Dir., Community
Planning and Development
Rick Williams, Acting Chief of Zoning
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 Open
Meeting Law requirements had been met
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).

Chairman Juniel read the appeal
requirements.

BOARD OF ZONING ADJUSTMENT

ABEYANCE ITEM:

1. V-14-85 - TONI AILEEN HART

Application of TONI EILEEN 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.

Staff recommendation: DENIAL - If approved, subject to:

1. Conformance to the Plot Plan.
2. Dedicate a fifteen foot property line radius corner at the intersection of Park Paseo and 6th Street as required by the Department of Design and Development.
3. Installation of sidewalks and street lighting on Park Paseo as required by the Land Development and Flood Control Division of the Department of Community Planning and Development.

PROTESTS: 1, plus petition with 49 signatures.
3 appeared

MYERS

APPROVED, subject to the following conditions and the conditions of staff

1. Limited to two parties per month where more than 50 people are invited.
2. During the parties all parking be prohibited on 6th Street and parking to be provided to the west at 1111 Las Vegas Blvd. South.
3. A minimum of two professional security people be on 6th Street to insure parking compliance during the parties.
4. Parties be restricted to private or charitable organizations.
5. No remuneration is to be received by the applicant for the use of the premises.

Unanimous.
(Sorensen excused)

Harold Foster presented the plot plan. He stated that this type of use is beyond that was approved in the past through the Solicitation Review Board. This is a commercial type use and if it were to be allowed would have an adverse effect in the area. Staff would recommend denial.

Edwin Dotson, Atty, appeared on behalf of the applicant. He stated that the applicants had an agreement with the owners of the parking lot at 1111 Las Vegas Blvd. So. to park cars and buses there when they were having a party.

Toni Hart appeared on behalf of the application. She stated that she had large parties and some of them were for charity organizations.

Larry Hart appeared on behalf of the application. He stated that they did not charge for the use of the house.

Ken Shorter, 1122 So. 6th Street, appeared in favor of the application. He stated that she does not have wild parties and had one of the nicest homes in the neighborhood.

Shire Diaco, 709 E. Park Paseo, appeared in favor of the application. She stated that she never heard any noise from the parties that were held

CONTINUED.....

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ABEYANCE ITEM: (CONTINUED)

1. V-14-85 - TONI HART

PROTESTANTS:

Max Howard, 1101 6th Street, appeared. He maintained that the house was being used commercially. He also objected to the problems this use causes in regards to parking.

Gerry Howard, 1101 6th Street, appeared. She complained about the noise and the parking problem.

Les Edwards, 705 Park Paseo, appeared. His objection was the traffic jam this created every time there was a party.

(19:33-1934 & 21:02-2200)

NOTE: A VERBATIM TRANSCRIPT MADE PART OF FINAL MINUTES.

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BOARD ACTION

ITEM

NEW BUSINESS:1. U-11-85(HO) - ARTHUR W. BELL

Application of ARTHUR W. BELL for a Home Occupation Permit to operate a computer software transfer service on property located at 7708 Alina Avenue in Zoning District R-1.

Staff recommendation: APPROVAL, subject to:

1. This business shall conform to the code restrictions for Home Occupations.

2. U-13-85(HO) - ROBERT D. HACKETT

Application of ROBERT D. HACKETT for a Home Occupation Permit to conduct a physician's liability insurance operation on property located at 828 Alhambra Drive in Zoning District R-1.

Staff recommendation: APPROVAL, subject to:

1. This business shall conform to the code restrictions for Home Occupations.

3. U-14-85(HO) - THOMAS A. CODY ON BEHALF OF DONALD MARCOE

Application of THOMAS A. CODY ON BEHALF OF DONALD MARCOE for a Home Occupation Permit to fabricate stained glass products for consignment on property located at 716 Sea Pines Lane in Zoning District R-E (R01 R-PD8).

Staff recommendation: APPROVAL, subject to:

1. This business shall conform to the code restrictions for Home Occupations.

BUGBEE

APPROVED Items 1, 2, 3 and Items 1 and 2 on the Supplemental Agenda.
Unanimous (Sorensen excused)

Harold Foster announced that the questionnaire had been answered favorably. Staff recommended approval

The applicant was present.

BUGBEE

APPROVED Items 1, 2, 3 and Items 1 and 2 on the Supplemental Agenda.
Unanimous (Sorensen excused)

Harold Foster announced that the questionnaire had been answered favorably. Staff recommended approval

The applicant was present.

BUGBEE

APPROVED Items 1, 2, 3 and Items 1 and 2 on the Supplemental Agenda.
Unanimous
(Sorensen excused)

Harold Foster announced that the questionnaire had been answered favorably. Staff recommended approval

The applicant was present.

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ITEM

4. V-16-85 - EDWIN THOMAS

Application of EDWIN THOMAS for a Variance to allow the following deviations:

1. The raising and training of a maximum of 30 racing pigeons where pigeons are not permitted.
2. The pigeon loft to be located partially in the side yard where detached structures are not permitted.
3. The pigeon loft to be located to the rear and north side property line where 5 foot setbacks are required.

The above request is on property located at 1804 Starbuck Drive in Zoning District R-1.

Staff recommendation: DENIAL - If approved, subject to:

1. Conformance to the plot plan.
2. The pigeon loft shall, at all times, be kept clean, and free from offensive odors, animal waste, rodents, flies, or any other offensive or unwholesome condition.

PROTESTS: 0

ASHWORTH

APPROVED, subject to conditions.
Unanimous
(Sorensen excused)

Harold Foster presented the plot plan. In evaluating this request, staff could find no justification; and, therefore, recommended denial.

Edwin Thomas appeared on behalf of the application. He submitted a petition from his neighbors in favor of the variance.

No one appeared in opposition.

(19:36 - 19:42)

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BOARD ACTION

5. V-17-85 - SANDRA R. SEILER, ET AL

Application of SANDRA R. SEILER, ET AL, for a Variance to allow a retail knit shop where only general business offices are permitted on property located at 731 South 7th Street in Zoning District R-1 (Proposed P-R).

Staff recommendation: DENIAL - If approved, subject to:

1. Subject to the conditions of Zoning application Z-12-85.

PROTESTS: 0

BUGBEE

APPROVED, subject to condition.

Unanimous

(Sorensen excused)

Harold Foster presented the plot plan. He stated that the other side of the street has been zoned P-R and this property should be used for office purposes. Staff recommended denial.

Kenneth Gragson represented the applicant. He stated that he felt this type of business would be very compatible with the neighborhood.

No one appeared in opposition.

(19:42 - 19:46)

6. V-18-85 - ROBERT E. BARRETT

Application of ROBERT E. BARRETT for a Variance to allow a 12' x 24' off-premise advertising sign where not permitted on property located at 701 South Decatur Boulevard in Zoning District P-R.

Staff Recommendation: DENIAL

PROTESTS: 3 letters
2 appeared

BUGBEE

DENIAL

Unanimous

(Sorensen excused)

Harold Foster presented the plot plan. He stated that staff felt if this were to be approved, it would set a precedence. There are no unusual circumstances to warrant this variance and, therefore, staff recommended denial.

Tom Lego, Don Rey Outdoor Advertising represented the applicant. He stated that they felt they needed the space for off-site advertising.

George Paishall, 4719 Garden Pl., appeared in opposition. He felt it would devalue his property.

Bernice Paishall, 4719 Garden Pl., appeared in opposition. She stated that it would be too close to her property.

(19:46 - 19:53)

BOARD OF ZONING ADJUSTMENT

7. V-19-85 - KELLY O. SLADE

Application of KELLY O. SLADE for a Variance to allow a proposed porch addition to the front of the residence 40' from the front property line where 50' is required on property located at 821 Lacy Lane in Zoning District R-E.

Staff recommendation: DENIAL - If approved, subject to:

1. Conformance to the plot plan.

PROTESTS: 0

MYERS

APPROVED, subject to condition
Unanimous
(Sorensen excused)

Harold Foster presented the plot plan. He stated that the lot was typically shaped and there were no unusual circumstances; and, therefore, staff recommended denial.

Applicant appeared.

No one appeared in opposition.

(19:53 - 19:56)

8. V-20-85 - VERA MURPHY

Application of VERA MURPHY for a Variance to allow a rest home with a resident caretaker (for six (6) elderly persons who are ambulatory), and with the following deviations:

1. One (1) parking space plus one (1) in tandem where six (6) independently accessible parking spaces are required.
2. To be located on a 40' paved street where 48' of pavement is required.
3. Location on a 7,000 sq. ft. lot where 20,000 sq. ft. are required.

The above request is on property located at 4618 Kay Place in Zoning District R-1.

Staff recommendation: DENIAL - If approved, subject to:

1. Conformance to the plot plan.
2. The care use to be limited to persons 55 years of age or older.
3. Only one employee shall be allowed.
4. The applicant must live on the premises.

PROTESTS: 1

BUGBEE

APPROVED with one-year review, minimum age of 55 and subject to staff's conditions.
Motion carried with Juniel voting "no" and Sorensen excused.

Harold Foster presented the plot plan. Staff feels there is no justification for the variance and, therefore, recommended denial.

Vera Murphy appeared on behalf of the application. He stated that she would be living on the premises and need an extra person to live there also.

No one appeared in opposition.

(19:56 - 20:08)

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9. V-21-85 - THOMAS R. & ANN A. KORANDA

Application of THOMAS R. & ANN A. KORANDA for a Variance to raise the existing 6 foot high wall to a height of 8 feet on the north and south side property lines where a maximum height of 6' is allowed on property located at 1021 Palmhurst Drive in Zoning District R-1.

Staff recommendation: DENIAL - If approved, subject to:

1. Conformance to the plot plan.

PROTESTS: 0

BUGBEE

APPROVED with staff's condition
Unanimous
(Sorensen excused)

Harold Foster presented the plot plan. He stated there were no unusual circumstances and, therefore, staff recommended denial.

Ann Koranda appeared on behalf of the application. She stated that the neighbor next door had a pool and that there were 10 to 15 children there that torment her dog. She said that she wanted the extra height to protect her dog.

No one appeared in opposition.

(20:08 - 20:11)

10. V-22-85 - L. M. HOLMAN

Application of L. M. HOLMAN for a Variance to allow the renting of rooms and providing table board for 6 elderly persons (all ambulatory) where only 3 persons are allowed 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.
2. The care use be limited to persons 55 years of age or older.
3. A maximum of one employee be permitted.
4. Applicant must live on premises.

PROTESTS: 0

ASHWORTH

APPROVED with one-year review and staff's conditions.
Unanimous
(Sorensen excused)

Harold Foster presented the plot plan. Staff could find no unusual circumstances to allow the variance and, therefore, recommended denial.

Margaret Holman appeared on behalf of the application. She stated that she would be living there and needed someone part time to help her.

George Baxter, 7465 N. Torrey Pines, appeared in favor. He stated that this was a rural area and could find no fault with it.

No one appeared in opposition.

This item will go to City Council on 4/3/85 to set date for a public hearing.

(20:11 - 20:23)

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11. V-23-85 - BUEL DODSON

Application of BUEL DODSON, ON BEHALF OF SHIRLEY BLODGETT, for a Variance to allow the making and delivering of helium-filled balloon arrangements; and to advertise the home telephone number where such advertising is not allowed on property located at 7217 Blizzard Lane in Zoning District R-1.

Staff recommendation: DENIAL - If approved, subject to:

1. Conformance to the Home Occupation restrictions.
2. The advertising shall be limited to the phone number only.

PROTESTS: 0

MYERS

APPROVED, subject to staff's conditions.

Unanimous
(Sorensen excused)

Harold Foster presented the plot plan. He stated that staff felt that with the advertising of the telephone number that the business would be noticed. Staff recommended denial.

Shirley Blodgett appeared on behalf of the application. She stated that she delivered her balloons in a van and that it was a small operation.

No one appeared in opposition.

(20:23 - 20:27)

12. V-24-85 - DALE ANDERSON, ON BEHALF OF JOEL A. LAUB

Application of DALE ANDERSON, ON BEHALF OF JOEL A. LAUB for a Variance to allow a commercial child care center for a maximum of 125 children where such use is not permitted on property generally located on the southeast corner of Michael Way and Smoke Ranch Road in Zoning Districts R-D and R-E.

Staff recommendation: DENIAL - If approved, subject to:

1. A maximum of 90 children be allowed at any one time.
2. A maximum of 15 children shall be allowed outdoors at any time.
3. The hours of operation be limited to 6:30 A.M. to 6:30 P.M. weekdays only.
4. Installation of street improvements as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
5. Installation of fire hydrant as required by the Department of Fire Services.
6. Standard conditions 1 - 8.

PROTESTS: 1 letter
2 calls
petition with 84 signatures
6 people appeared

BUGBEE

APPROVED, subject to staff's conditions.

Motion carried with Myers voting "no" and Sorensen excused.

Harold Foster presented the application. Staff finds the area to be residential in character and should remain that way. Staff recommended denial.

Joel Laub appeared on behalf of the application. He stated that they were providing more parking spaces than they needed. The building was designed in a cap cod style and would actually be on two lots.

Protestants:

Herman Hornberg, 5317 Smoke Ranch Road, appeared. He stated that it was a bad area to have children in because it was too crowded.

Monique Dischbein, 5400 Auburn, appeared. She stated that her property was right behind this and she did not want the noise of that many children right in her back yard.

CONTINUED.....

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12. V-24-85 - DALE ANDERSON, ON BEHALF OF
JOEL A. LAUB (CONTINUED)

William Dischbein, 5400 Auburn, appeared. He stated that this would devalue his property.

Fred Smith, repr. Jean's Country School appeared. He claimed that there were enough child care centers in the area.

Elba Haugen, repr. Eager Beaver School appeared. She felt that it would hurt the other child care facilities in the area if this were allowed to go in.

Earlier motion made by Myers to Deny failed with Ashworth, Bugbee, and Juniel voting "no" and Sorensen excused.

(20:27 - 20:58)

NOTE: A VERBATIM TRANSCRIPT MADE PART OF FINAL MINUTES.

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ITEM

13. V-25-85 - FREDRICK YANEZ

Application of FREDERICK YANEZ for a Variance to allow a room addition to within 15'3" of the rear property line where 25' is required on property located at 2314 Pardee Place in Zoning District R-2.

Staff recommendation: DENIAL - If approved, subject to:

1. Conformance to the plot plan.
2. No kitchen facility be allowed in this addition.

PROTESTS: 0

ASHWORTH

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

Harold Foster presented the plot plan. He stated that there were no unusual circumstances and, therefore, staff recommended denial.

Fredrick Yanez appeared on behalf of the application. He stated that he needed the extra room for his mother.

No one appeared in opposition.

(20:58 - 21:02)

14. V-26-85 - RONALD J. RICHARDSON

Application of RONALD J. RICHARDSON for a Variance to allow a mobile home to be used as living quarters for a night security guard on a mobile home sales lot where such residential use is not permitted on property located at 826 North Lamb Boulevard in Zoning District C-1.

Staff recommendation: DENIAL - If approved, subject to:

1. Conformance to the plot plan.

PROTESTS: 1

MYERS

APPROVED
Unanimous
(Sorensen excused)

Harold Foster presented the plot plan. Staff recommended denial.

William Terry represented the applicant. He stated that it was needed for security purposes.

No one appeared in opposition.

(22:00 - 22:06)

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BOARD ACTION

ITEM

15. V-27-85 - MILTON I. SCHWARTZ

Application of MILTON I. SCHWARTZ for a Variance to allow raising and keeping of a maximum of sixty (60) carrier and racing pigeons which are not permitted on property located at 809 Shadow Lane in Zoning District P-R.

Staff recommendation: DENIAL

PROTESTS: 1 letter with 5 signatures
1 letter
4 appeared

BUGBEE
APPROVED
Unanimous
(Sorensen excused)

Harold Foster presented the plot plan. Staff could find no justification and therefore, recommended denial.

Milton Schwartz appeared on behalf of the application. He stated that he had pigeons for 40 years and that his pigeons were healthy.

FAVOR:

Chris Rogers, 2700 Pinto Lane, appeared.

Dave Wooten, Parkway Dr., appeared.

Steve Hooper, 4328 Rosebud Circle, appeared.

Protestants:

Dr. Mary Ann Glushien, 1712 Bearden, appeared. She stated that her husband and her had medical offices in the area and this would be a health hazard.

Dr. Thomas Glushien, 1712 Bearden, appeared. He stated that pigeons breed diseases and should not be allowed in areas where there are a number of medical facilities.

Donn Hilton, 1701 Bearden, appeared. He did not feel that this use should be in a P-R Zone.

John Wawerna, 1605 & 1600 Bearden, appeared. He objected to the health hazard also.

(22:06 - 22:40)

ASHWORTH
APPROVED
Unanimous
(Sorensen excused)

Harold Foster presented the plot plan. He stated that like the previous application there was no justification and, therefore, staff recommended denial.

Milton Schwartz represented the applicant.

Donn Hilton appeared in opposition and stated the same objections.

John Werner also appeared in opposition.

16. V-29-85 - JACK MOORE

Application of JACK MOORE for a Variance to allow raising and keeping of a maximum of forty (40) carrier and racing pigeons which are not permitted on property located at 802 Shadow Lane in Zoning District P-R.

Staff recommendation: DENIAL

PROTESTS: 1 letter with 5 signatures
2 appeared

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ITEM

BOARD ACTION

17. U-10-85 - LAS VEGAS GOLF AND COUNTRY CLUB, INC., ON BEHALF OF WILLIAM C. WARD

Application of LAS VEGAS GOLF AND COUNTRY CLUB, INC., ON BEHALF OF WILLIAM C. WARD for a Special Use Permit to allow a recycling center for aluminum cans and scrap copper and brass on property located at 415 West Wall Street in Zoning District M.

Staff recommendation: APPROVAL, subject to:

1. Conformance to the plot plan.
2. A minimum of six parking spaces shall be provided.
3. Installation of landscaping along the street frontage as required by Department of Community Planning and Development.
4. The screen fence shall be opaque.
5. This use is limited to the buying of scrap aluminum cans, copper and brass only.
6. No product storage shall exceed the height of the 6 foot high screen fence.

PROTESTS: 4
6 appeared

BUGBEE
DENIED
Unanimous
(Sorensen excused)

Harold Foster presented the plot plan. He stated tht staff felt the use was compatible and that it was in an Industrial Zone. Staff recommended approval.

William Ward appeared on behalf of the application. He stated that he ran a clean operation and that he had lost his lease at his present location and wanted to operate at this site.

Protestants:

L. G. Adams appeared. He stated that he did not want a junk yard across the street from his property.

John Holten, 2913 Jamestown Way, appeared. He stated that this would just encourage more indigents into the area and that they had enough already.

Emmett Morelli, 1224 Western, appeared. He stated he was against it.

John Crosswait appeared. He stated that this would add to the crime in the area.

Vickie Paulbrick, Adams Western Store, 1415 Western Street, appeared. She stated that this would downgrade the area.

Dan Bauepar appeared. He also stated that this would add to the crime in the area and would be unsightly.

(22:45 - 23:00)

NOTE: A VERBATIM TRANSCRIPT MADE PART OF FINAL MINUTES.

18. U-12-85 - CHARLOTTE C. LOGSDON

Application of CHARLOTTE C. LOGSDON for a Special Use Permit to allow the Church of Scientology to use the existing home for church purposes on property located at 1917 East Bonanza Road in Zoning District R-1.

Staff Recommendation: DENIAL

BUGBEE
ABEYANCE
Unanimous
(Sorensen excused)

Applicant not present

(23:00 - 23:01)

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ITEM

19. V-90-83 - RUBY DUNCAN -
(EXTENSION-OF-TIME)

Request of RUBY DUNCAN for a one-year Extension of Time on an approved Variance which allowed an R-3 density multi-family residential housing facility for senior citizens where R-3 density is not allowed on property generally located on the north side of Owens Avenue between "D" Street and "F" Street in Zoning District C-1.

Staff recommendation: APPROVAL, subject to:

1. This Extension of Time will expire on March 22 1986.

ASHWORTH

APPROVED Extension of Time for one year

Unanimous

(Sorensen excused)

Harold Foster stated that this would be the applicant's second request. Staff recommended approval.

Michael Clifford represented the applicant.

(23:01 - 23:02)

20. U-44-72 - JAMES B. LEA

Request of JAMES B. LEA for a Plot Plan Review to allow the expansion of a building for a convenience store on property located at 2320 East Fremont Street in Zoning District C-2.

Staff recommendation: APPROVAL, subject to:

1. Conformance to the plot plan.

BUGBEE

APPROVED, subject to staff's condition.

Unanimous

(Sorensen excused)

Harold Foster presented the plot plan. Staff recommended approval.

Applicant present.

(23:02 - 23:03)

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ITEM

21. UC-103-84 - R. A. SMITH, LIBERTY BAPTIST CHURCH - (REVIEW OF CONDITION)

Request of R. A. SMITH, LIBERTY BAPTIST CHURCH,, for a Review of Condition to remove the restriction which imposed a time limit of one year in which to commence construction or use, on property generally located on the north side of Smoke Ranch Road, approximately 600 feet west of the Oran K. Gragson Highway in Zoning District N-U.

Staff recommendation: APPROVAL

MYERS

APPROVED removal of the condition.
Unanimous
(Sorensen excused)

Harold Foster presented the plot plan.
Staff recommended approval.

Applicant was present.

(23:03 - 23:05)

22. U-17-65 - LEONARD E. PETOSKE - (REVIEW OF CONDITION)

Request of LEONARD A. PETOSKE to remove the condition which limited the professional office to a specific use and required the building to revert back to a residential use if the permitted office use should cease on property located at 1904-06 Santa Paula Drive in Zoning District R-4.

Staff recommendation: APPROVAL

BUGBEE

APPROVED removal of the condition.
Unanimous
(Sorensen excused)

Harold Foster stated the applicant wanted to remove the condition as a number of other properties in the area have been converted to office use.
Staff recommended approval.

Applicant was present.

(23:05 - 23:06)

AGENDA

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

SUPPLEMENTAL AGENDA:

1. U-15-85(HO) - ELLEN SHRIVER ON BEHALF OF DAVID W. MARTIN

Application of ELLEN SHRIVER ON BEHALF OF DAVID W. MARTIN for a Home Occupation Permit to conduct a mail order business to sell pamphlets on property located at 1635 Kenyon Place, Apartment #1, in Zoning District R-3.

Staff recommendation: APPROVAL, subject to:

1. This business shall conform to the Code restrictions for Home Occupations.

2. V-95-84 - FREDERIC J. BECK - (EXTENSION OF TIME)

Request of FREDERIC J. BECK for a six-month Extension of Time on an approved Variance which allowed a carport on property located at 4332 Mott Circle in Zoning District R-1.

Staff recommendation: APPROVAL, subject to:

1. This extension will expire on September 27, 1985.

3. U-16-85(HO) - WILMA AND R. R. JACOBSON

Application of WILMA AND R. R. JACOBSON for a Home Occupation Permit to allow an executive recruiting service in the home on property located at 3613 Roseglen Court in Zoning District R-1.

Staff recommendation: APPROVAL, subject to:

1. This business shall conform to the Code restrictions for Home Occupations.

BUGBEE

APPROVED Items 1, 2, 3 and Items 1 and 2 on the Supplemental Agenda.

Unanimous

(Sorensen excused)

Harold Foster announced that the questionnaire had been answered favorably.

Applicant was present.

(19:34 - 19:36)

MYERS

APPROVED six-month extension of time.

Unanimous

(Sorensen excused)

Harold Foster stated that this was the applicant's first request for an extension. Staff recommended approval

Applicant was present.

(23:06 - 23:07)

BUGBEE

APPROVED Items 1, 2, 3 and Items 1 and 2 on the Supplemental Agenda.

Unanimous

(Sorensen excused)

Harold Foster announced that the questionnaire had been answered favorably.

Applicant was present.

(19:34 - 19:36)

AGENDA

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BOARD ACTION

ITEM

MEETING ADJOURNED AT 11:06 P.M.

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

/s/