

AGENDA

City of Las Vegas
BOARD OF ZONING ADJUSTMENT

May 23, 1985

Page 1

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

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:

MAY 14 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 March 28, 1985 and April 25, 1985 Board of Zoning Adjustment Meetings.

NEW BUSINESS:

1. U-24-85 (HO) ROGER COOK

Application of ROGER COOK for a Home Occupation Permit to allow a mail order business to sell books and gifts from catalogs on property located at 1106 "I" Street in Zoning District R-1.

2. U-21-85 - JOHN E. KENNEY, JR.

Application of JOHN E. KENNEY, JR. for a Special Use Permit to allow operation of a self-service gasoline facility in conjunction with a convenience store on property located at the southeast corner of Bonanza Road and Pecos Drive in Zoning District C-1.

3. U-22-85 - CHARLESTON HEIGHTS DEVELOPMENT COMPANY

Application of CHARLESTON HEIGHTS DEVELOPMENT CO. for a Special Use Permit to allow operation of a self-service gasoline facility in conjunction with a convenience store on property located on the northwest corner of Cheyenne Avenue and Lorenzi Boulevard in Zoning District C-1.

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

BOARD ACTION

ITEM

4. V-40-85 - LARRY RUVO

Application of LARRY RUVO for a Variance to allow an addition to an existing restaurant which has 39 parking spaces where 42 are required on property located at 3713 West Sahara Avenue in Zoning District C-1.

5. V-41-85 - LEWIS CIKO

Application of LEWIS CIKO for a Variance to allow an existing patio cover 2 inches from the side property line where 5 feet is required, on property located at 4209 Begonia Avenue in Zoning District R-MH.

6. V-42-85 - GARY AND JODETTE POE

Application of GARY AND JODETTE POE for a Variance to allow horse corrals 1 foot from the side property line where a 25 foot setback is required; 21 feet from the dwelling where a 50 foot setback is required; and to the front property line where a 100 foot setback is required; and to allow 4 horses where a maximum of 3 are permitted; on property located at 5000 Donnie Avenue in Zoning District R-E.

7. V-43-85 - TOM G. AND WILMA A. PANOS

Application of TOM G. AND WILMA A. PANOS for a Variance to allow a residential dwelling unit in conjunction with a commercial business where such use is not allowed and to allow a residential use without providing the two additional required parking spaces, on property located at 1801 East Charleston Boulevard on the Northeast corner of Bruce and Charleston in Zoning District C-1.

8. U-23-85 - ROBERT AND DIANE HELMEN ON BEHALF OF S.N.Y. ENTERPRISE CO.

Application of ROBERT AND DIANE HELMEN ON BEHALF OF S.N.Y. ENTERPRISE CO. for a Special Use Permit to operate a recycling center on property located at the northwest corner of Commerce Street and Charleston Boulevard in Zoning District M.

9. V-44-85 - HARLEY E. HARMON

Application of HARLEY E. HARMON for a Variance to allow a 41.5 square foot wall sign where two square feet is allowed and a 20 square foot freestanding sign where 15 square feet is allowed on property located at 800 East Charleston Boulevard in Zoning District R-4.

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

BOARD ACTION

10. V-45-85 - DECATUR/LAKE MEAD PARTNERSHIP

Application of DECATUR/LAKE MEAD PARTNERSHIP for a Variance to allow outside storage of recreational vehicles, motor homes, and trucks for a period of two years, where outside storage is not allowed, on property located at 1881 North Decatur Boulevard, in Zoning District N-U (under Resolution of Intent to C-1).

11. V-46-85 - RONALD F. AND SELMA L. BARTON

Application of RONALD F. AND SELMA L. BARTON for a Variance to allow an attached garage 5 feet from the rear (west) property line where a 15 foot setback is required on property located at 1200 Charmast Lane in Zoning District R-1.

12. V-47-85 - MICHAEL R. PENNINGTON, ET AL.

Application of MICHAEL R. PENNINGTON, ET AL. for a Variance to allow a common recreation area containing a swimming pool and an accessory equipment and bath house structure on a parcel of land which is 3,625 square feet where 6,500 square feet is required and to allow a 6-foot high fence in the front yard area where 4 feet high, top 2 feet 50% open is the maximum permitted on property located on Staffordshire Circle in Zoning District R-3.

13. V-48-85 - JOHN H. AND PATRICIA A. BEARCE

Application of JOHN H. AND PATRICIA A. BEARCE for a Variance to allow a room addition twelve feet (12') from the rear property line where fifteen feet (15') is required, on property located at 5816 Halifax Avenue in Zoning District R-1.

14. U-25-85 - U-HAUL OF LAS VEGAS, INC.

Application of U-Haul of Las Vegas, Inc. for a Special Use Permit to allow a paint and body shop to be operated in conjunction with an approved recreation vehicle dealership and a truck and trailer rental business, at the northwest corner of El Parque Avenue and Decatur Boulevard, in Zoning District N-U (Resolution of Intent C-2).

BOARD OF ZONING ADJUSTMENT

Page 4

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

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BOARD ACTION

15. U-26-85 - GERALD G. BEAL ON BEHALF OF WESLEY LOGAN

Application of GERALD G. BEAL ON BEHALF OF WESLEY LOGAN for a Special Use Permit to allow a major automotive parts exchange (transmission and engine exchange) and travel trailer sales and repairs, on property generally located at 3300 Thom Boulevard in Zoning District C-2.

16. V-8-85 - RICHARD M. THORNTON, ET AL. ON BEHALF OF LAS VEGAS SUZUKI

Application of RICHARD M. THORNTON, ET AL. ON BEHALF OF LAS VEGAS SUZUKI for a Review of Condition to allow the outside display of recreational vehicles on property generally located at 860 South Valley View Boulevard in Zoning District C-1.

29-233-207
5: 985-5-28

SUPPLEMENTAL AGENDA

AGENDA

City of Las Vegas

MAY 23, 1985

BOARD OF ZONING ADJUSTMENT

Page 1

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

1. U-27-95 (HO) - ROBERT L. ANGELO

Application of ROBERT L. ANGELO for a Home Occupation Permit to construct and sell small service bars designed for home use, on property generally located at 2112 Bravo Street, in Zoning District R-1.
Nevada State Library

MAY 23 1985

2. U-28-85 (HO) - ANN CATON GILL

Application of ANN CATON GILL for a Home Occupation Permit to operate a business selling handbags and accessories, on property generally located at 1705 Serafina Street, in Zoning District R-1.

3. U-29-85 (HO) - SHARON STARR ZIMMER

Application of SHARON STARR ZIMMER for a Home Occupation Permit to operate a business selling handbags and accessories, on property generally located at 1701 Serafina Street, in Zoning District R-1.

4. U-30-85 (HO) - LAWRENCE R. HENNESSEY

Application of LAWRENCE R. HENNESSEY for a Home Occupation Permit to conduct a mail order business (general merchandise and gifts), on property located at 6900 Old Castle Drive, in Zoning District R-1.

5. U-43-68 - CALVARY FOURSQUARE CHURCH (PLOT PLAN REVIEW)

Application of CALVARY FOURSQUARE CHURCH for a plot plan review to allow a portable office to be installed at the rear of the property located at 2929 Cedar Avenue in Zoning District R-E.

6. U-44-72 - PETROLEUM SYSTEMS & MAINTENANCE, INC. (PLOT PLAN REVIEW)

Application of PETROLEUM SYSTEMS & MAINTENANCE, INC. for a plot plan review to allow the construction of a convenience store on property located at 2320 East Fremont Street, in Zoning District C-2.

7. AP-1-85 - LAS VEGAS HOSPITAL, INC. (SET DATE FOR PUBLIC HEARING)

Appeal by LAS VEGAS HOSPITAL, INC. to certain provisions of the Uniform Housing Code, on property generally located at 201 North 8th Street, in Zoning District C-2.

66
29-233-207
4: 985-5-23

AGENDA

ANNOTATED & FINAL MINUTES

City of Las Vegas

MAY 23, 1985

BOARD OF ZONING ADJUSTMENT

Page 1

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.

ROLL CALL:

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

STAFF PRESENT

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.

Rick Williams 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

JUN 12 1985

Documents Section

MINUTES.

Approval of the Minutes for the March 28, 1985 and April 25, 1985 Board of Zoning Adjustment Meetings.

BUGBEE
APPROVED
Unanimous
(Myers excused)

NEW BUSINESS.

1. U-24-85 (H0) ROGER COOK

Application of ROGER COOK for a Home Occupation Permit to allow a mail order business to sell books and gifts from catalogs on property located at 1106 "I" Street in Zoning District R-1.

Staff recommends APPROVAL, subject to:

1. This business shall conform to the restrictions governing home occupations.

BUGBEE
APPROVED Items 1 and Items 2 thru 4 or the Supplemental Agenda, subject to conditions.
Unanimous
(Myers excused)

Rick Williams stated that the questionnaire had been answered favorably. Staff recommends approval.

Roger Cook appeared.

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
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2. U-21-85 - JOHN E. KENNEY, JR.

Application of JOHN E. KENNEY, JR. for a Special Use Permit to allow operation of a self-service gasoline facility in conjunction with a convenience store on property located at the southeast corner of Bonanza Road and Pecos Drive in Zoning District C-1.

Staff recommends APPROVAL, subject to:

- 1. Conformance to the plot plan and elevations.
- 2. Conformance to the conditions of Z-40-74.
- 3. Standard conditions 2-8.

PROTESTS: 0

3. U-22-85 - CHARLESTON HEIGHTS DEVELOPMENT COMPANY

Application of CHARLESTON HEIGHTS DEVELOPMENT CO. for a Special Use Permit to allow operation of a self-service gasoline facility in conjunction with a convenience store on property located on the northwest corner of Cheyenne Avenue and Lorenzi Boulevard in Zoning District C-1.

Staff recommends APPROVAL, subject to:

- 1. Conformance to the plot plan and elevations.
- 2. Conformance to Z-71-78.
- 3. Staff conditions 2-8.

PROTESTS: 0

BUGBEE

APPROVED, subject to constructing a 6' high wall on the east and south sides and staff's conditions.

Unanimous

(Myers excused)

Rick Williams stated that the property has been under Resolution of Intent to C-1 since 1974 and in 1976 an ordinance had been adopted rezoning the parcel to C-1 with the conditions of the Resolution of Intent included. There is a condition requiring a 6' high wall on the east and south side and if the applicant does not want to construct it, he will have to appear before the City Council to ask to have it removed under the zoning action. He stated the requested use is compatible in conjunction with the proposed convenience store. Staff recommends approval.

Tom Greenland, 4045 Eastern, appeared on behalf of the applicant.

No one appeared in opposition.

(19:36 - 19:40)

BUGBEE

APPROVED, subject to conditions.

Unanimous

(Myers excused)

Rick Williams stated that the convenience store had recently been approved through a plot plan review and now they wanted to include the sale of gas. This would be a compatible use with the convenience store. Staff recommends approval.

Tom Greenland, 4045 Eastern, appeared on behalf of the applicant.

No one appeared in opposition.

(19:40 - 19:41)

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BOARD ACTION

4. V-40-85 - LARRY RUVO

Application of LARRY RUVO for a Variance to allow an addition to an existing restaurant which has 39 parking spaces where 42 are required on property located at 3713 West Sahara Avenue in Zoning District C-1.

Staff recommends APPROVAL, subject to:

- 1. Conformance to the plot plan and elevations.

PROTESTS: 0

ASHWORTH
APPROVED, subject to staff's condition.
Unanimous
(Myers excused)

Rick Williams stated that the applicant proposes to add a two-story addition to their restaurant. They are 3 parking spaces short of the required spaces, but they will not be adding any additional seats. The addition is for storage and an office. Staff recommends approval.

Steve Kalb and Larry Ruvo appeared on behalf of the application. Mr. Kalb stated there would not be any windows facing the residential property.

Joyce and Charles Swarts, 3712 San Bernadino, appeared. They were concerned that someone would be able to look down into their back yard from the second floor.

(19:46 - 19:53)

5. V-41-85 - LEWIS CIKO

Application of LEWIS CIKO for a Variance to allow an existing patio cover 2 inches from the side property line where 5 feet is required, on property located at 4209 Begonia Avenue in Zoning District R-MH.

Staff recommends DENIAL; if approved, subject to:

- 1. Conformance to the plot plan and elevations.

PROTESTS: 0

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

Rick Williams stated a building inspector spotted this existing setback violation on the patio cover. Staff could find no hardship or unusual circumstance to allow this variance. Staff recommends denial.

Lewis Ciko appeared on behalf of the application.

He stated a friend constructed the patio cover while he was in the hospital. The cover provides shade and no one in the area objects to it.

No one appeared in opposition.

(19:53 - 19:56)

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

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BOARD ACTION

6. V-42-85 - GARY AND JODETTE POE

Application of GARY AND JODETTE POE for a Variance to allow horse corrals 1 foot from the side property line where a 25 foot setback is required, 21 feet from the dwelling where a 50 foot setback is required; and to the front property line where a 100 foot setback is required; and to allow 4 horses where a maximum of 3 are permitted; on property located at 5000 Donnie Avenue in Zoning District R-E.

Staff recommends DENIAL; if approved, subject to:

1. Conformance to the plot plan and elevations.

PROTESTS: 2

BUGBEE

APPROVED, subject to the corral being cleaned weekly and staff's condition. Unanimous (Myers excused)

Rick Willams stated the property has an unusually shallow depth for an R-E lot and the code requires corrals to be 25 feet from the property line and 50 feet from the residence. They only have a rear setback of 62 feet, which eliminates any possibility of installing a corral within the required setbacks. The corrals exist now. Staff recommends denial.

Gary Poe appeared on behalf of the application. He stated that he bought the property in order to have horses. He presented the Board with a letter from an adjacent neighbor, Diane Allen, who stated as long as the corral was 50 feet from her house, she did not object.

Gerald Beal, 5012 Donnie, appeared and wanted to know what the requirements were for how often corrals should be cleaned.

Diane Allen, 3305 Theresa, appeared. She stated that she had written the letter saying that she did not object to the corral, but she wanted to make sure that they were cleaned on a weekly basis.

(19:56 - 20:06)

7. V-43-85 - TOM G. AND WILMA A. PANOS

Application of TOM G. AND WILMA A. PANOS for a Variance to allow a residential dwelling unit in conjunction with a commercial business where such use is not allowed and to allow a residential use without providing the two additional required parking spaces, on property located at 1801 East Charleston Boulevard on the Northeast corner of Bruce and Charleston in Zoning District C-1.

Staff recommends DENIAL; if approved, subject to:

1. Conformance to the plot plan and elevations.

PROTESTS: 0

BUGBEE

APPROVED, subject to staff's condition and that the use be limited to the current business only. Unanimous (Myers excused)

Rick Williams stated that the person leasing and operating the business on this property wanted to convert a portion of the building into living quarters for his family. The code discourages the mixture of commercial and residential. Charleston Blvd. is a commercial area, not residential. Staff feels that if this were to be approved, it would set an adverse precedent. Staff recommends denial.

Continued....

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

CONTINUED

7. V-43-85 - TOM AND WILMA A. PANOS

Wilma Panos and Bill Andrews appeared on behalf of the application. He stated that the apartment would be facing other apartments and would not be out of character with the neighborhood.

No one appeared in opposition.

(20:06 - 20:11)

8. U-23-85 - ROBERT AND DIANE HELMER ON BEHALF OF S.N.Y. ENTERPRISE CO.

Application of ROBERT AND DIANE HELMER ON BEHALF OF S.N.Y. ENTERPRISE CO. for a Special Use Permit to operate a recycling center on property located at the north-west corner of Commerce Street and Charleston Boulevard in Zoning District M.

Staff recommends DENIAL; if approved, subject to:

1. Conformance to the plot plan and elevations.
2. Installation of a 6-foot high opaque screen fence along the south and east side of the property.
3. Installation of landscaping along Commerce Street as required by the Department of Community Planning and Development.
4. No outside product storage shall exceed the height of the 6 foot high screen fence.

PROTESTS: 1

BUGBEE

APPROVED, subject to staff's condition and applicant responsible for removing all shopping carts from the premises. Motion carried with Juniel voting "no" and Myers excused.

Rick Willams stated that they wanted to install a mobile home as an office on the property. The balance of the property will be used for the storage of the recycled material. The property fronts on Commerce Street and Charleston Boulevard and would be out of character with the area. Staff recommends denial.

Bob Helmer appeared on behalf of the application. He stated that he also owned the property next to this and that no one else in the area objected.

Sue Phelps, S.N.Y Enterprise, appeared. She stated that most of their recycling was through contract.

No one appeared in opposition.

(20:11 - 20:24)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6301

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BOARD ACTION

9. V-44-85 - HARLEY E. HARMON

Application of HARLEY E. HARMON for a Variance to allow a 41.5 square foot wall sign where two square feet is allowed and a 20 square foot freestanding sign where 15 square feet is allowed on property located at 800 East Charleston Boulevard in Zoning District R-4.

Staff recommends APPROVAL, subject to:

- 1. Conformance to the plot plan and elevations.

PROTESTS: 4

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

Rick Williams stated the applicant proposes to enlarge an existing sign. The code permits a ground sign 15 sq.ft. in area. However, this property fronts onto Charleston Blvd. except for this one block and all of Charleston is zoned commercial which would allow the signs the applicant proposes. Staff recommends approval.

Harley Harmon appeared on behalf of the application.

No one appeared in opposition.

(19:33 - 19:36)

10. V-45-85 - DECATUR/LAKE MEAD PARTNERSHIP

Application of DECATUR/LAKE MEAD PARTNERSHIP for a Variance to allow outside storage of recreational vehicles, motor homes, and trucks for a period of two years, where outside storage is not allowed, on property located at 1881 North Decatur Boulevard, in Zoning District N-U (under Resolution of Intent to C-1).

Staff recommends DENIAL; if approved, subject to:

- 1. Conformance to the plot plan and elevations.

PROTESTS: 0

BUGBEE
APPROVED, subject to a 7' block wall and landscaping on Fairhaven and staff's condition.
Unanimous
(Myers excused)

Rick Williams stated that the applicant was requesting this variance for only two years. They are using part of the area for outside storage and some of the neighbors have complained about this. Staff recommends denial.

Pam Hammer appeared on behalf of the application. She stated she would be willing to construct the block wall on Fairhaven.

Jim Hammer appeared on behalf of the application. He stated they would install landscaping adjacent to the block wall.

Sylvia McCowan, 1865 Fairhaven, appeared. She was concerned about the landscaping and the off-sites not being completed.

Jeanne Wandra, 1845 Fairhaven, appeared. She was concerned about being able to see the debris in the storage area and wanted a block wall constructed.

Mary Knappenberger, 6566 Banbridge, appeared. She was concerned about the off-sites not being completed.

(20:24 - 20:43)

BOARD OF ZONING ADJUSTMENT

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BOARD ACTION

11. V-46-85 - RONALD F. AND SELMA L. BARTON

Application of RONALD F. AND SELMA L. BARTON for a Variance to allow an attached garage 5 feet from the rear (west) property line where a 15 foot set-back is required on property located at 1200 Charmast Lane in Zoning District R-1.

Staff recommends DENIAL; if approved, subject to:

1. Conformance to the plot plan and elevations.

PROTESTS: 0

BUGBEE

APPROVED, subject to staff's conditions.

Unanimous

(Myers excused)

Rick Williams stated that if the applicant would eliminate 6' of the garage and detach it from the home for a 6' distance, they would conform to the code. Staff could not find any justification to allow this deviation and, therefore, recommends denial.

Ronald Barton appeared on behalf of the application. He stated that he wanted the extra space and did not want a breezeway.

No one appeared in opposition.

(20:43 - 20:47)

12. V-47-85 - MICHAEL R. PENNINGTON, ET AL.

Application of MICHAEL R. PENNINGTON, ET AL. for a Variance to allow a common recreation area containing a swimming pool and an accessory equipment and bath house structure on a parcel of land which is 3,625 square feet where 6,500 square feet is required and to allow a 6-foot high fence in the front yard area where 4 feet high, top 2 feet 50% open is the maximum permitted on property located on Staffordshire Circle in Zoning District R-3.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and elevations.

PROTESTS: 0

ASHWORTH

APPROVED, subject to staff's conditions.

Unanimous

(Myers excused)

Rick Williams stated that a common recreation area was being created out of two lots at the end of a cul-de-sac. Due to it being in a cul-de-sac, the requirement of a 6' fence for the pool will not create the visual access problems for vehicles as it would on a normal lot. Staff recommends approval.

Charles Cave, 2325 W. Charleston, appeared on behalf of the applicant.

No one appeared in opposition.

(20:47 - 20:50)

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13. V-48-85 - JOHN H. AND PATRICIA A. BEARCE

Application of JOHN H. AND PATRICIA A. BEARCE for a Variance to allow a room addition twelve feet (12') from the rear property line where fifteen feet (15') is required, on property located at 5816 Halifax Avenue in Zoning District R-1.

Staff recommends DENIAL; if approved, subject to:

- 1. Conformance to the plot plan and elevations.

PROTESTS: 0

SORENSEN

APPROVED, subject to staff's condition.

Unanimous

(Myers excused)

Rick Williams stated that this was a normal size lot in an R-1 Zone and that there were not any unusual circumstances to warrant a variance. Staff recommends denial.

John Bearce appeared on behalf of the application. He stated that he wanted the extra space.

No one appeared in opposition.

(20:50 - 20:52)

14. U-25-85 - U-HAUL OF LAS VEGAS, INC.

Application of U-Haul of Las Vegas, Inc. for a Special Use Permit to allow a paint and body shop to be operated in conjunction with an approved recreation vehicle dealership and a truck and trailer rental business, at the northwest corner of El Parque Avenue and Decatur Boulevard, in Zoning District N-U (Resolution of Intent C-2).

Staff recommends APPROVAL, subject to:

- 1. Conformance to the plot plan and elevations.

PROTESTS: 0

ASHWORTH

APPROVED, subject to staff's condition.

(Myers excused)

Rick Williams stated that the code provides for this use when operated by a franchised vehicle sales operation. Staff recommends approval.

Wayne Ricci, 2030 Fremont, appeared on behalf of the application.

No one appeared in opposition.

(20:52 - 20:55)

BOARD OF ZONING ADJUSTMENT

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ITEM

BOARD ACTION

15. U-26-85 - GERALD G. BEAL ON BEHALF OF
WESLEY LOGAN

Application of GERALD G. BEAL ON BEHALF
OF WESLEY LOGAN for a Special Use Permit
to allow a major automotive parts
exchange (transmission and engine
exchange) and travel trailer sales and
repairs, on property generally located at
3300 Thom Boulevard in Zoning District
C-2.

Staff recommends DENIAL; if approved,
subject to:

1. Conformance to the plot plan and
elevations.
2. All minor repair and exchange work
shall be within a completely enclosed
building.
3. There shall be no outside storage of
stock, equipment or residual used
materials.
4. No temporary advertising of special
job rates.
5. No inoperable vehicles shall be stored
for more than 30 days.

PROESTS: Petition with 61 signatures on
record.
Five people appeared

BUGBEE
DENIED
Unanimous
(Myers excused)

Rick Williams stated that the C-2 Zone
permits "minor" service and repair of
automobiles, but that the applicant
also wanted the major automotive
exchange. To the east are single-
family homes and to the north are more
homes and on the west side of Thom
Blvd. there is a restaurant. Staff
feels this is not an appropriate
location for this use and recommends
denial.

Gerald Beal, 5012 Donnie, appeared on
behalf of the application. He stated
that he owned the property. He
claimed this property was closer to
developed commercial than residential.

Wesley Logan and Wilbert Wiggeasban
appeared on behalf of the application.
They stated that all they wanted to do
was to be able to remove and replace a
transmission or motor from a vehicle.

Protestants

Michael Coleman,
5016 Ricky

Wm. Gemhal
3320 N. Decatur

Larry LaPenta
3369 Thom

Timothy Allen
3305 Theresa

Margaret Morgan
3400 Thom

The above protestants all complained
about the condition of the property
and the use.

(20:55 - 21:27)

BOARD OF ZONING ADJUSTMENT

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BOARD ACTION

16. V-8-85 - RICHARD M. THORNTON, ET AL. ON BEHALF OF LAS VEGAS SUZUKI

Application of RICHARD M. THORNTON, ET AL. ON BEHALF OF LAS VEGAS SUZUKI for a Review of Condition to allow the outside display of recreational vehicles on property generally located at 860 South Valley View Boulevard in Zoning District C-1.

Staff recommends DENIAL; if approved, subject to:

- 1. The display area shall be limited to an area immediatly in front of the building and not within the existing parking lot.

PROTESTS: 0

BUGBEE
ABEYANCE
Unanimous
(Myers excused)

Rick Williams announced that the applicant requested this be held until the June 27th meeting.

SUPPLEMENTAL AGENDA

1. U-27-85 (HO) - ROBERT L. ANGELO

Application of ROBERT L. ANGELO for a Home Occupation Permit to construct and sell small service bars designed for home use, on property generally located at 2112 Bravo Street, in Zoning District R-1.

Staff recommends DENIAL; if approved, subject to:

- 1. This business shall conform to the restrictions governing home occupations.

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

Rick Williams stated the applicant made portable bars for home use which requires the use of potentially noise-polluting electrical hand tools. Staff feels this is not compatible with typical single family uses. Staff recommends denial.

Robert Angelo appeared on behalf of the application. He stated that he only did one order at a time and this was done in his garage which was well insulated.

(19:45 - 19:46)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

2. U-28-85 (HO) - ANN CATON GILL

Application of ANN CATON GILL for a Home Occupation Permit to operate a business selling handbags and accessories, on property generally located at 1705 Serafina Street, in Zoning District R-1.

Staff recommends APPROVAL, subject to:

1. This business shall conform to the restrictions governing home occupations.

BUGBEE

APPROVED Items 1 and Items 2 thru 4 on the Supplemental Agenda, subject to conditions.

Unanimous

(Myers excused)

Rick Williams stated that the questionnaire had been answered favorably. Staff recommended approval.

Sharon Zimmer appeared on behalf of the applicant.

3. U-29-85 (HO) - SHARON STARR ZIMMER

Application of SHARON STARR ZIMMER for a Home Occupation Permit to operate a business selling handbags and accessories, on property generally located at 1701 Serafina Street, in Zoning District R-1.

Staff recommends APPROVAL, subject to:

1. This business shall conform to the restrictions governing home occupations.

BUGBEE

APPROVED Items 1 and Items 2 thru 4 on the Supplemental Agenda, subject to conditions.

Unanimous

(Myers excused)

Rick Williams stated that the questionnaire had been answered favorably. Staff recommends approval.

Sharon Zimmer appeared on behalf of the application.

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

BOARD ACTION

4. U-30-85 (HO) - LAWRENCE R. HENNESSEY

Application of LAWRENCE R. HENNESSEY for a Home Occupation Permit to conduct a mail order business (general merchandise and gifts), on property located at 6900 Old Castle Drive, in Zoning District R-1.

Staff recommends APPROVAL, subject to:

1. This business shall conform to the restrictions governing home occupations.

BUGBEE

APPROVED Items 1 and Items 2 thru 4 on the Supplemental Agenda, subject to conditions. Staff recommends approval.

Rick Williams stated that the questionnaire had been answered favorably. Staff recommends approval.

Lawrence Hennessey appeared.

5. U-43-68 - CALVARY FOURSQUARE CHURCH - (PLOT PLAN REVIEW)

Application of CALVARY FOURSQUARE CHURCH for a plot plan review to allow a portable office to be installed at the rear of the property located at 2929 Cedar Avenue in Zoning District R-E.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan amended to relocate the portable office a minimum of 25 feet from the west property line.
2. Limited to a one year time period expiring on May 23, 1986.

BUGBEE

APPROVED one-year time period without relocating the office.

Unanimous
(Myers excused)

Rick Williams stated that there is an existing condominium development just west of the church's property and staff feels that this would be too close to that. The office should be located about 25' east of the west property line. Staff recommends approval.

Terry Roche appeared on behalf of the application. He stated that the building would have the protection of a block wall at the location they requested.

(21:28 - 21:32)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

BOARD ACTION

6. U-44-72 - PETROLEUM SYSTEMS & MAINTENANCE, INC.- (PLOT PLAN REVIEW) .

Application of PETROLEUM SYSTEMS & MAINTENANCE, INC. for a plot plan review to allow the construction of a convenience store on property located at 2320 East Fremont Street, in Zoning District C-2.

Staff recommends APPROVAL, subject to:

- 1. Conformance to the plot plan and elevations.

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

Rick Willams stated that since the time the plot plan was approved, the applicant has redesigned the project and now intends to construct a new building and locate it between the pump islands in the center of the property. Staff recommends approval.

Jim Lea, representing Shell Oil, appeared.

(21:32 - 21:34)

7. AP-1-85 - LAS VEGAS HOSPITAL, INC.

Appeal by LAS VEGAS HOSPITAL, INC. to certain provisions of the Uniform Housing Code, on property generally located at 201 North 8th Street, in Zoning District C-2.

This is to set a date for the appeal. It will be heard at the June 27th B.Z.A. Meeting.

BUGBEE
APPROVED Motion to set date for public hearing to be held on June 27, 1985 carried unanimously with Myers excused.

Rick Williams stated that the only action necessary was to set a date for a public hearing to hear the appeal.

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

BOARD ACTION

MEETING ADJOURNED AT 9:45 P.M.

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

/s/