

AGENDA

City of Las Vegas
BOARD OF ZONING ADJUSTMENT

JUNE 27, 1985

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

BOARD ACTION

ITEM

CALL TO ORDER:

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

ROLL CALL:

Nevada State Library

JUL 9 1985

ANNOUNCEMENTS:

Satisfaction of Open Meeting Law and reading of Standard Conditions and Documents Section 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 May 23, 1985 Board of Zoning Adjustment Meeting.

ABEYANCE ITEMS:

1. V-8-85

RICHARD M. THORNTON, ET AL. ON BEHALF OF LAS VEGAS SUZUKI

REVIEW OF
CONDITION

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 located at 860 South Valley View Boulevard in Zoning District C-1.

NEW BUSINESS:

1. U-31-85 (HO)

JUDY PARROTT

HOME OCCUPATION
PERMIT

Application of JUDY PARROTT for a Home Occupation Use Permit to make crafts and home decorating items on property located at 4608 Whiteridge, in Zoning District R-PD7.

2. U-32-85 (HO)

WILLA J. REXRODE

HOME OCCUPATION
PERMIT

Application of WILLA J. REXRODE for a Home Occupation Use Permit to operate a bookkeeping service on property located at 6530 Ironbark Lane, in Zoning District R-PD9.

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BOARD ACTION

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| <p>3. U-33-85 (H0)</p> <p>HOME OCCUPATION PERMIT</p> | <p><u>VICTOR V. VALERINO</u></p> <p>Application of VICTOR V. VALERINO for a Home Occupation Use Permit to allow watch repair on property located at 4407 Cory Place, in Zoning District R-1.</p> |
| <p>4. V-49-85</p> | <p><u>NOLA U. HANSON</u></p> <p>Application of NOLA U. HANSON, for a Variance to allow an apartment complex with 46 units where a maximum of 30 units is permitted, on property generally located on the southwest corner of Pinto Lane and Desert Lane, in Zoning District R-3.</p> |
| <p>5. U-17-85</p> <p>REVIEW</p> | <p><u>GLEN AND MARLENE VAN BEVEREN</u></p> <p>Application of GLEN AND MARLENE VAN BEVEREN for a Review to remove the condition which limits the hours of the group child care operation to 9:00 a.m. to 11:00 a.m., Tuesdays and Thursdays only, on property located at 7604 Charles Conrad Circle in Zoning District R-1.</p> |
| <p>6. V-68-84</p> <p>EXTENSION OF TIME</p> | <p><u>RON WAAGMEESTER</u></p> <p>Request of RON WAAGMEESTER for a one-year Extension of Time on an approved Variance which allowed off-street parking for employees and vans used for the business of transporting handicapped, ill and convalescent persons where such commercial use is not permitted, and allowed this parking on a graveled surface where paving is required, on property located at 912 Shadow Lane in Zoning District R-E.</p> |
| <p>7. V-50-85</p> | <p><u>ANDRE ROCHAT ON BEHALF OF A. & A. INC.</u></p> <p>Application of ANDRE ROCHAT ON BEHALF OF A. & A. INC., for a Variance to allow one 20 square foot illuminated wall sign and two 2 square foot directional signs where only a single 2 square foot non-illuminated sign is permitted, on property located at 401 South 6th Street, in Zoning District R-4.</p> |

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8. V-51-85

VIRGINIA A. ACKERMAN

Application of VIRGINIA A. ACKERMAN for a Variance to allow an existing second dwelling unit where only one single family dwelling is allowed, on property located at 2001 Houston Drive, in Zoning District R-1.

9. V-52-85

LAGUNA SHORES (MEADOWS DEVELOPMENT CO.)

Application of LAGUNA SHORES (MEADOWS DEVELOPMENT CO.) for a Variance to allow a 40 square foot illuminated ground sign to a height of 18 feet where a non-illuminated sign with a maximum size of 32 square foot, and a maximum height of 5 feet is permitted, on property located at 1800 North Decatur, in Zoning District R-3.

10. V-53-85

ALL-STATE THRIFT ON BEHALF OF BOB STUPAK

Application of ALL-STATE THRIFT ON BEHALF OF BOB STUPAK for a Variance to allow a 6-foot high block and wrought iron fence with 9 foot 3 inch high pilasters in the front yard area where a maximum height of 4 feet is permitted, and to allow the fence to extend along the sides and rear property lines where a maximum height of 6 feet is permitted, on property located at 1917 Fairfield Avenue in Zoning District R-4.

11. V-10-81

MARJORIE S. HENZE

REVIEW

Application of Marjorie S. Henze for a Review to increase the number of children permitted at an existing approved child care center, on property located at 3707 West Vegas Drive in Zoning District P-R.

12. V-54-85

PHYLLIS COPE

Application of PHYLLIS COPE for a Variance to allow an accessory building to be used for the storage of business-related supplies where such accessory storage is not permitted, on property located at 731 South Seventh Street, in Zoning District R-1 (under Resolution of Intent to P-R).

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13. V-55-85

JEAN T. AND FRED C. SMITH

Application of JEAN T. AND FRED C. SMITH for a Variance to reinstate a previously approved child care facility and to continue the residential use, on property located at 4438 Bevvie Drive, in Zoning District R-E.

14. V-56-85

SCOTT A. RUTHE

Application of SCOTT A. RUTHE for a Variance to allow existing attached guest quarters which are not permitted, on property located at 2401 Isabella Avenue, in Zoning District R-1.

15. V-57-85

SANDRA A. MOMOT

Application of SANDRA A. MOMOT for a Variance to allow an attached carport 40 feet from the front property line where 50 feet is required; 8 feet 9 inches from the side property line where 10 feet is required; and to allow the existing house 8 feet 9 inches from the side property line where 10 feet is required, on property located at 704 Kenny Way, in Zoning District R-E.

16. V-58-85

GLORIA A. LANE

Application of GLORIA A. LANE for a Variance to allow a residential care facility for eight mentally ill persons where such facilities are not permitted, on property located at 116-118 Paul Avenue, in Zoning District R-2.

17. V-59-85

STEPHANIE DOUCETTE

Application of STEPHANIE DOUCETTE for a Variance to allow a carport 32 feet from the front property line where 50 feet is required, on property located at 2800 Alta Drive, in Zoning District R-E.

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BOARD ACTION

18. V-138-84

INVESTMENT EQUITIESEXTENSION OF
TIME

Application of INVESTMENT EQUITIES for an Extension of Time on an approved Variance which allowed the outdoor display of two (2) above-ground swimming pools where such outdoor display is not permitted, on property generally located on the north side of Charleston Boulevard, 300' west of Salem Drive in Zoning District R-3 (Under Resolution of Intent to C-1).

19. V-60-85

ALBERTA C. POWELL, ET AL., ON BEHALF OF CHARLES WATERMAN AND DAVID PHILLIPS

Application of ALBERTA C. POWELL, ET AL., ON BEHALF OF CHARLES WATERMAN AND DAVID PHILLIPS, for a Variance to allow a professional office use in a residential zone, which is not permitted; and to allow one of the required six (6) parking spaces to be in a tandem arrangement where no tandem spaces are allowed, on property located at 630 South Seventh Street, in Zoning District R-1.

20. AP-1-85

LAS VEGAS HOSPITAL, INC.

APPEAL

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

29-133-207
J: 985-6-27
Supp.
AGENDA

S U P P L E M E N T A L A G E N D A

City of Las Vegas

June 27, 1985

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BOARD ACTION

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|---------------------------|--|
| 1. U-35-85 (HO) | <u>PENELOPE STIRLING ON BEHALF OF DE VONNE COLLINS</u> |
| HOME OCCUPATION
PERMIT | Application of PENELOPE STIRLING ON BEHALF OF DE VONNE COLLINS for a Home Occupation Use Permit to allow a drapery-making business, on property located at 321 Challas Street, in Zoning District R-1. |
| 2. U-34-85 (HO) | <u>THOMAS D. SHIMRAK DBA SHIMRAK INVESTIGATIONS</u> |
| HOME OCCUPATION
PERMIT | Application of THOMAS D. SHIMRAK for a Home Occupation Use Permit to allow an independent insurance adjuster, private investigator, and claims consulting business, on property located at 1804 North Parkchester Drive, in Zoning District R-1. |

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Documents Section