29-L33-Z07
5: 985-7-25

AGENDA

City of Las Vegas July 25, 1985

BOARD OF ZONING ADJUSTMENT

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.	
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).	
MINUTES:	Approval of the Minutes for the July 8, 1985 Board of Zoning Adjustment Meeting.	

Nevada State Library
JUL 2 3 1985
Documents Section

ABEYANCE ITEMS:

1. U-17-85 REVIEW	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.	
2. V-50-85	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.	
3. V-138-84 EXTENSION 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 feet west of Salem Drive in Zoning District R-3 (Under Resolution of Intent to C-1).	

ITEM		BOARD ACTION
NEW BUSINESS:		
1. U-36-85 (HO) HOME OCCUPATION PERMIT	Application of LINDA F. DAVIS for a Home Occupation Use Permit to allow a computer referral service on property located at 6345 Bristol Way, in Zoning District R-1.	
2. U-41-85 (HO) HOME OCCUPATION PERMIT	Application of JOHN P. MARVETS, for a Home Occupation Use Permit to repair jewelry on property located at 800 Biljac, in Zoning District R-1.	
3. U-42-85 (HO) HOME OCCUPATION PERMIT	Application of JAMES V. KOHL for a Home Occupation Use Permit to operate a medical office laboratory consultant service on property at 6221 Peppermill Drive, in Zoning District R-1.	
4. V-61-85	Application of JARED E. SHAFER, ET AL. for a Variance to allow professional offices where such use is not permitted on property located at 711-711½ South Sixth Street, in Zoning District R-4.	
5. V-62-85	Application of LOUISA KUO for a Variance to allow a portion of an existing motel to be converted to apartments and to allow 19 parking spaces where 20 are required, on property located at 104 West Baltimore Avenue, in Zoning District C-1 and C-2.	
6. U-37-85	Application of CAROLY S. TRODICK for a Use Permit to allow child care for a maximum of six (6) children, on property located at 4332 Fox Point Drive, in Zoning District R-CL.	
7. U-38-85	Application of JOSEPH PENNACCHIO ET AL. for a Use Permit to allow a used car lot, on property located at 2401 North Rancho Drive, in Zoning District C-2.	
8. U-39-85	Application of GARCES ASSOCIATES ON BEHALF OF LINDA D. MOLL for a Special Use Permit to allow a child care home for 12 children on property at 5100 Alta Drive, in Zoning District R-1.	
9. V-63-85	Application of JOHN MICHAEL WANGLER, JR., for a Variance to allow a carport to be constructed 2 feet from the east side property line where 5 feet is required, 13 feet from the front property line where 20 feet is required, and with an overhang 10 feet 3 inches from the front property line where 17 feet is required, on property located at 1705 Howard Avenue, in Zoning District R-1.	

ITEM		BOARD ACTION
10.	V-64-85	Application of JAMES D. AND M. CATHY DAVIS for a Variance to allow a room addition 5 feet from the rear property line where 10 feet is required, on property at 6528 Faith Peak Drive, in Zoning District R-1 (under Resolution of Intent to R-CL).
11.	V-65-85	Application of ERNEST AND MATTIE WEBB, ON BEHALF OF PENTECOSTAL TEMPLE CHURCH OF GOD, for a Variance to allow a 6-foot high chain link fence in the front yard area where 4 feet is the maximum permitted, on property at 604-610-614 Jefferson Avenue, in Zoning District R-3.
12.	V-66-85	Application of LEWIS HOMES OF NEVADA, for a Variance to allow an 8 foot high block wall along the rear property line, where 6 feet is the maximum height permitted, on property generally located on the south side of O'Bannon Drive between Rainbow Boulevard and Torrey Pines Drive, in Zoning District N-U (under Resolution of Intent to R-D).
13.	V-67-85	Application of RANDEL CORPORATION, for a Variance to allow the construction of commercial storage units and to allow a manager's residence where such residential use is not permitted, on property at the southwest corner of Rancho Drive and Sunset Drive, in Zoning District C-2.
14.	V-68-85	Application of DEXTER R. BREWER, for a Variance to allow a room addition and garage to be constructed 10 feet from the rear property line where 15 feet is required, on property located at 2221 Obispo Circle, in Zoning District R-1.
15.	V-69-85	Application of VERNE AND RUTH WINN, for a Variance to allow a carport to be constructed 1 foot from the west property line where a 10 foot setback is required, on property at 3259 Hastings Avenue, in Zoning District R-E.
16.	U-40-85	Application of MYZ PARTNERSHIP ON BEHALF OF JOHN SADICK, for a Use Permit to allow a used car lot on property at 1801 North Rancho Drive, in Zoning District C-2.
17.	V-70-85	Application of ADA GARDNER, for a Variance to allow a new car dealership for the sale of new luxury automobiles (maximum of 5 on display) where a previous variance permitted a new car dealership for the sale of customized limousines only, on property at 444 East Sahara Avenue, in Zoning District C-1.

ITEM		BOARD ACTION
18.	UC-74-78 PLOT PLAN REVIEW	Application of WEST CHARLESTON BAPTIST CHILD CARE AND PRE-SCHOOL CENTER for a Plot Plan Review to place a temporary modular classroom on property located at 6701 West Charleston Boulevard, in Zoning District R-E.
19.	V-89-84 EXTENSION OF TIME	Application of MRS. MIKE BOGICH for an Extension of time on an approved Variance which allowed a parking garage to be built to the side property lines where a 5 foot setback is required; 2 stairways to within 15 feet of the rear property line where 20 feet is required; side yard wall to exceed the 6-foot allowed height limit (height will vary from approximately 4 feet to 7½ feet); 48 units where 45 are permitted, on property located at 213 South 11th Street in Zoning District R-4 (Under Resolution of Intent to R-5).
20.	V-85-80 EXTENSION OF TIME	Application of JOHN F. O'REILLY ON BEHALF OF SIGFRIED FISCHBACHER AND ROY HORN for an Extension of Time on an approved Variance which allowed use of the premises for the retail sale of tack, feed and related equipment where such use is not allowed on property located at 5050 North Lorenzi Boulevard in Zoning Districts R-E and C-2.

AGENDA

SUPPLEMENTAL AGENDA

City of Las Vegas

July 25, 1985

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM		BOARD ACTION
1.	U-43-85 (HO) HOME OCCUPATION PERMIT	Application of KRIS A. JAMSA for a Home Occupation Use Permit to operate a computer software development business on property located at 7009 Cornflower Drive, in Zoning District R-CL.
2.	U-44-85 (HO) HOME OCCUPATION PERMIT	Application of DONALD DEAN SHEPARDSON for a Home Occupation Use Permit to conduct a consulting business for construction companies on property located at 6337 Evergreen Avenue, in Zoning District R-1.
3.	U-45-85 (HO) HOME OCCUPATION PERMIT	Application of LOUISE E. GILLESPIE for a Home Occupation Use Permit to operate a graphic art service on property located at 1708 Goodrich Circle, in Zoning District R-CL.
4.	V-61-79 EXTENSION OF TIME	Application of DONALD AND GWENDOLYN FROMMER for an Extension of Time on an approved Variance to operate a meat and deer processing plant on property located at 3730 Thom Boulevard in Zoning District R-E.

CC
29-L33-207
4: 985-7-25

AGENDA

ANNOTATED & FINAL MINUTES

City of Las Vegas

July 25, 1985

BOARD OF ZONING ADJUSTMENT

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.	Chairman Juniel called the meeting to order.
ROLL CALL: Bonnie Juniel, Chairman - Present Keith Ashworth - Present Robert Bugbee - Excused Carole Sorensen - Excused Helen Myers - Present	STAFF PRESENT: Harold Foster, Director, Dept. of Comm. Planning & Development Frank Reynolds, Deputy Director, Dept. of Commn. Planning & Development Val Steed, Deputy City Attorney Sandra LeBoeuf, Deputy City Clerk
ANNOUNCEMENTS: Satisfaction of Open Meeting Law and reading of Standard Conditions and requirements for filing an appeal.	Harold Foster announced the 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 AUG 0 8 1985 Documents Section
MINUTES: Approval of the Minutes for the July 8, 1985 Board of Zoning Adjustment Meeting.	MINUTES: ASHWORTH APPROVED Unanimous (Bugbee & Sorensen excused)
ABEYANCE ITEMS: 1. U-17-85 - GLEN AND MARLENE VAN BEVEREN 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. Staff recommends APPROVAL, subject to: 1. The hours of operation shall be limited to 9:00 a.m. to 3:00 p.m. PROTESTS: 2	MYERS APPROVED, subject to staff's conditions and limited to Monday through Friday only. Unanimous (Bugbee & Sorensen excused) Harold Foster stated the original protestor objected to the number of children, not the time. Staff recommends approval. The applicant was present. No one appeared in opposition. (19:32 - 19:35)

ITEM	BOARD ACTION
2. V-50-85 - ANDRE ROCHAT ON BEHALF OF A. & A.INC. 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. Staff recommends APPROVAL, subject to: 1. Conformance to the plot plan and elevations. PROTESTS: 0	ASHWORTH APPROVED, subject to condition. Unanimous (Bugbee & Sorensen excused) Harold Foster presented the plot plan. The restaurant has existed for seven years and staff feels it is compatible with the area. Staff recommends approval. Andre Rochat and Chris Marcoux appeared on behalf of the application. No one appeared in opposition. (19:35 - 19:37)
3. V-138-84 -INVESTMENT EQUITIES - EXTENSION 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 feet west of Salem Drive in Zoning District R-3 (Under Resolution of Intent to C-1). Staff recommends APPROVAL, subject to: 1. This extension of time will expire on December 27, 1985.	MYERS APPROVED, subject to staff's condition. Unanimous (Bugbee & Sorensen excused) Harold Foster stated the item had been held in abeyance from the last meeting since the applicant was not present. This is their first request for an extension of time. Staff recommends approval. Pam Hammer appeared on behalf of the applicant. (19:37 - 19:39)

ITEM	BOARD ACTION
NEW BUSINESS:	
1. U-36-85 (HO) LINDA F. DAVIS Application of LINDA F. DAVIS for a Home Occupation Use Permit to allow a computer referral service on property located at 6345 Bristol Way, in Zoning District R-1. Staff recommends APPROVAL, subject to: 1. This business shall conform to the restrictions governing home occupations.	ASHWORTH APPROVED Items 1 thru 3 and Items 1 thru 3 on the Supplemental Agenda, subject to staff's condition. Unanimous (Bugbee & Sorensen excused) Harold Foster stated the questionnaire had been answered favorably. Staff recommends approval. The applicant was present. (19:31 - 19:32)
2. U-41-84 (HO) JOHN P. MARVETS Application of JOHN P. MARVETS, for a Home Occupation Use Permit to repair jewelry on property located at 800 Biljac, in Zoning District R-1. Staff recommends APPROVAL, subject to: 1. This business shall conform to the restrictions governing home occupations.	ASHWORTH APPROVED Items 1 thru 3 and Items 1 thru 3 on the Supplemental Agenda, subject to staff's condition. Unanimous (Bugbee & Sorensen excused) Harold Foster stated the questionnaire had been answered favorably. Staff recommends approval. The applicant was present. (19:31 - 19:32)
3. U-42-85 (HO) JAMES V. KOHL Application of JAMES V. KOHL for a Home Occupation Use Permit to operate a medical office laboratory consultant service on property at 6221 Peppermill Drive, in Zoning District R-1. Staff recommends APPROVAL, subject to: 1. This business shall conform to the restrictions governing home occupations.	ASHWORTH APPROVED Items 1 thru 3 and Items 1 thru 3 on the Supplemental Agenda, subject to staff's condition. Unanimous (Bugbee & Sorensen excused) Harold Fosterstated the questionnaire had been answered favorably. Staff recommends approval. The applicant was present. (19:31 - 19:32)

ITEM	BOARD ACTION
4. V-61-85 - JARED E. SHAFER, ET AL Application of JARED E. SHAFER, ET AL. for a Variance to allow professional offices where such use is not permitted on property located at 711-711½ South Sixth Street, in Zoning District R-4. Staff recommends APPROVAL, subject to: 1. Conformance to the plot plan and elevations. 2. Sign a Special Improvement District agreement for alley paving as required by the Division of Land Development of the Department of Community Planning and Development. 3. Standard conditions 2-8. PROTESTS: 0	MYERS APPROVED, subject to staff's conditions. Unanimous (Bugbee & Sorensen excused) Harold Foster stated many similar actions had been approved in this area. Staff recommends approval. The applicant was not present. No one appeared in opposition. (20:33 - 20:35)
5. V-62-85 - LOUISA KUO Application of LOUISA KUO for a Variance to allow a portion of an existing motel to be converted to apartments and to allow 19 parking spaces where 20 are required, on property located at 104 West Baltimore Avenue, in Zoning District C-1 and C-2. Staff recommends APPROVAL, subject to: 1. Conformance to the plot plan. PROTESTS: 0	ASHWORTH APPROVED, subject to staff's condition. Unanimous (Bugbee & Sorensen excused) Harold Foster presented the plot plan. Staff finds this to be compatible with the neighborhood, and, therefore, recommends approval. The applicant appeared on behalf of the application. No one appeared in opposition. (19:39 - 19:42)

ITEM	BOARD ACTION
6. U-37-85 - CAROLY S. TRODICK Application of CAROLY S. TODICK for a Use Permit to allow child care for a maximum of six (6) children, on property located at 4332 Fox Point Drive, in Zoning District R-CL. Staff recommends APPROVAL, subject to: 1. Conformance to the plot plan and elevations. PROTESTS: 2 on record APPROVALS: 1 on record 2 letters at meeting	ASHWORTH APPROVED, subject to staff's condition. Unanimous (Bugbee & Sorensen excused) Harold Foster presented the plot plan. He stated the lot was somewhat larger than a normal R-CL lot; and, therefore, staff recommends approval. Caroly Trodick appeared on behalf of the application. She presented the Board with two letters of approval from her neighbors. No one appeared in opposition. (19:42 - 19:48)
7. U-38-85 - JOSEPH PENNACCHIO ET AL Application of JOSEPH PENNACCHIO ET AL. for a Use Permit to allow a used car lot, on property located at 2401 North Rancho Drive, in Zoning District C-2. Staff recommends APPROVAL, subject to: 1. Conformance to the plot plan. 2. Revamp the existing landscape planters including the installation of 5 gallon evergreens as required by the Department of Community Planning and Development. 3. All repair or maintenance of the vehicles offered for sale shall be within a completely enclosed building. 4. If this use ceases for a continuous period of one year, this Special Use Permit shall expire. 5. Standard conditions 2-8. PROTESTS: 0	MYERS APPROVED, subject to staff's conditions. Unanimous (Bugbee & Sorensen excused) Harold Foster presented the plot plan. He stated there were other used car lots in the area and this would be compatible. Staff recommends approval. Joseph Pennacchio appeared on behalf of the application. No one appeared in opposition. (19:48 - 19:50)

ITEM	BOARD ACTION
8. U-39-85 - GARCES ASSOCIATES ON BEHALF OF LINDA D. MOLL Application of GARCES ASSOCIATES ON BEHALF OF LINDA D. MOLL for a Special Use Permit to allow a child care home for 12 children, on property at 5100 Alta Drive, in Zoning District R-1. Staff recommends APPROVAL, subject to: 1. Conformance to the plot plan and elevations. PROTESTS: 0	ASHWORTH APPROVED, subject to staff's condition. Unanimous (Bugbee & Sorensen excused) Harold Foster presented the plot plan. Staff recommends approval. Linda Moll appeared on behalf of the application. No one appeared in opposition. (19:50 - 19:52)
9. V-63-85 - JOHN MICHAEL WANGLER, JR. Application of JOHN MICHAEL WANGLER, JR., for a Variance to allow a carport to be constructed 2 feet from the east side property line where 5 feet is required, 13 feet from the front property line where 20 feet is required, and with an overhang 10 feet 3 inches from the front property line where 17 feet is required, on property located at 1705 Howard Avenue, in Zoning District R-1. Staff recommends DENIAL; if approved, subject to: 1. Conformance to the plot plan and elevations. 2. Standard conditions 5, 6 and 7. PROTESTS: 0	ASHWORTH APPROVED, subject to staff's conditions. Unanimous (Bugbee & Sorensen excused) Harold Foster presented the plot plan. He stated this was a normal sized lot and there were no unusual circumstances to warrant a variance. Staff recommends denial. Joseph Michael Wangler, Jr. appeared on behalf of the application. He stated that he wanted the carport for shade for his vehicles. No one appeared in opposition. (19:52 - 19:55)

ITEM	BOARD ACTION
10. V-64-85 - JAMES D. AND M. CATHY DAVIS Application of JAMES D. AND M. CATHY DAVIS for a Variance to allow a room addition 5 feet from the rear property line where 10 feet is required, on property at 6528 Faith Peak Drive, in Zoning District R-1 (under Resolution of Intent to R-CL). Staff recommends DENIAL; if approved, subject to: 1. Conformance to the plot plan. PROTESTS: 0	ASHWORTH APPROVED, subject to staff's condition. Unanimous (Bugbee & Sorensen excused) Harold Foster presented the plot plan. He stated there were no unusual circumstances to warrant a variance. Staff recommends denial. James D. Davis appeared on behalf of the appliction. He stated he wanted to build a family room. No one appeared in opposition. (19:55 - 19:56)
11. V-65-85 - ERNEST AND MATTIE WEBB, ON BEHALF OF PENTECOSTAL TEMPLE CHURCH OF GOD Application of ERNEST AND MATTIE WEBB, ON BEHALF OF PENTECOSTAL TEMPLE CHURCH OF GOD, for a Variance to allow a 6-foot high chain link fence in the front yard area where 4 feet is the maximum permitted, on property at 604-610-614 Jefferson Avenue, in Zoning District R-3. Staff recommends DENIAL; if approved, subject to: 1. Conformance to the plot plan. 2. Sign a Special Improvement District agreement for the future alley paving as required by the Division of Land Development of the Department of Community Planning and Development. 3. Standard conditions 5, 6 and 7. PROTESTS: 0	MYERS APPROVED, subject to staff's conditions. Unanimous (Bugbee & Sorensen excused) Harold Foster presented the plot plan. He stated the applicant wanted to install a 6' high chain link fence entirely around the development. There are no unusual circumstances to warrant this variance. Staff recommends denial. Herman Moody appeared on behalf of the applicant. He stated the fence was for the safety of the children that would be playing there. No one appeared in opposition. (19:56 - 20:00)

ITEM	BOARD ACTION
12. V-66-85 - LEWIS HOMES OF NEVADA Application of LEWIS HOMES OF NEVADA, for a Variance to allow an 8 foot high block wall along the rear property line, where 6 feet is the maximum height permitted, on property generally located on the south side of O'Bannon Drive between Rainbow Boulevard and Torrey Pines Drive, in Zoning District N-U (under Resolution of Intent to R-D). Staff recommends DENIAL; if approved, subject to: 1. Conformance to the plot plan. PROTESTS: 0	ASHWORTH APPROVED, subject to staff's condition. Unanimous (Bugbee & Sorensen excused) Harold Foster presented the plot plan. He stated there were no unusual circumstances to warrant a variance. Staff recommends denial. Leslie Kruchburg appeared on behalf of the applicant. She stated they had received approval to have an 8 foot high fence for the rest of the development. No one appeared in opposition. (20:00 - 20:02)
13. V-67-85 - RANDEL CORPORATION Application of RANDEL CORPORATION, for a Variance to allow the construction of commercial storage units and to allow a manager's residence where such residential use is not permitted, on property at the southwest corner of Rancho Drive and Sunset Drive, in Zoning District C-2. Staff recommends APPROVAL, subject to: 1. Conformance to the plot plan and elevations. 2. Install a sidewalk and street lighting on Rancho Drive and street improvements on Sunset Drive, as required by the Division of Land Development of the Department of Community Planning and Development. 3. Standard conditions 2-8. PROTESTS: 0	ASHWORTH APPROVED, subject to staff's conditions. Unanimous (Bugbee & Sorensen excused) Harold Foster presented the plot plan. He stated an ordinance was being considered to approve this type of use. Staff recommends approval. William M. Curran appeared on behalf of the applicant. No one appeared in opposition. A date for a public hearing will be set at the City Council meeting 8/7/85. The public hearing will be held at the 8/21/85 City Council meeting. (20:02 - 20:05)

ITEM	BOARD ACTION
14. V-68-85 - DEXTER R. BREWER Application of DEXTER R. BREWER, for a Variance to allow a room addition and garage to be constructed 10 feet from the rear property line where 15 feet is required, on property located at 2221 Obispo Circle, in Zoning District R-1. Staff recommends APPROVAL, subject to: 1. Conformance to the plot plan. PROTESTS: 0	MYERS APPROVED, subject to staff's condition. Unanimous (Bugbee & Sorensen excused) Harold Foster presented the plot plan. He stated this was an instance where it warranted a variance due to the unusual shape of the lot. Staff recommends approval. Dexter Brewer appeared on behalf of the application. No one appeared in opposition. (20:05 - 20:07)
15. V-69-85 - VERNE AND RUTH WINN Application of VERNE AND RUTH WINN, for a Variance to allow a carport to be constructed 1 foot from the west property line where a 10 foot setback is required, on property at 3259 Hastings Avenue, in Zoning District R-E. Staff recommends DENIAL; if approved, subject to: 1. Conformance to the plot plan. PROTESTS: 1	ASHWORTH APPROVED, subject to staff's condition. Unanimous (Bugbee & Sorensen excused) Harold Foster presented the plot plan. He stated there appeared to be ample room in the rear yard for a carport. Staff recommends denial. Verne Winn appeared on behalf of the application. He stated he had fruit trees and such in the rear yard. No one appeared in opposition. (20:07 - 20:11)

ITEM	BOARD ACTION
16. U-40-85 - MYZ PARTNERSHIP ON BEHALF OF JOHN SADICK Application of MYZ PARTNERSHIP ON BEHALF OF JOHN SADICK, for a Use Permit to allow a used car lot on property at 1801 North Rancho Drive, in Zoning District C-2. Staff recommends APPROVAL, subject to: 1. Conformance to the plot plan. 2. Revamp the existing landscape planters including the installation of 5 gallon evergreens as required by the Department of Community Planning and Development. 3. All repair or maintenance of the vehicles offered for sale shall be within a completely enclosed building. 4. If this use ceases for a continuous period of one year, this Special Use Permit shall expire. 5. Standard conditions 2-8. PROTESTS: 0	MYERS APPROVED, subject to staff's conditions. Unanimous (Bugbee & Sorensen excused) Harold Foster presented the plot plan. He stated the used car lot use would be compatible on this segment of Rancho Drive. Staff recommends approval. John Sadick appeared on behalf of the application. No one appeared in opposition. (20:11 - 20:14)
17. V-70-85 - ADA GARDNER Application of ADA GARDNER, for a Variance to allow a new car dealership for the sale of new luxury automobiles (maximum of 5 on display) where a previous variance permitted a new car dealership for the sale of customized limousines only, on property at 444 East Sahara Avenue, in Zoning District C-1. Staff recommends APPROVAL, subject to: 1. Conformance to the plot plan. 2. A maximum of 5 automobiles may be displayed or stored on the site at any time. 3. No repair or maintenance work shall be permitted. 4. No sale of used cars shall be permitted. PROTESTS: 1 APPROVALS: 2 letters	ASHWORTH APPROVED, subject to staff's conditions. Motion carried with Myers voting "no" and Bugbee & Sorensen excused. Harold Foster presented the plot plan. He stated they now wish to change the use from limousines to luxury automobiles which will be compatible. Staff recommends approval. John Vornsand and Michael Murphy appeared on behalf of the application. John Vornsand presented the Board with two letters of approval. No one appeared in opposition. (20:14 - 20:24)

ITEM	BOARD ACTION
18. UC-74-79 - WEST CHARLESTON BAPTIST CHILD CARE AND PRE-SCHOOL CENTER - PLOT PLAN REVIEW Application of WEST CHARLESTON BAPTIST CHILD CARE AND PRE-SCHOOL CENTER for a Plot Plan Review to place a temporary modular classroom, on property located at 6701 West Charleston Boulevard, in Zoning District R-E. Staff recommends APPROVAL, subject to: 1. Conformance to the plot plan. 2. The temporary classroom shall be removed from the property on or before September 30, 1987.	MYERS APPROVED, subject to staff's conditions. Unanimous (Bugbee & Sorensen excused) Harold Foster stated this was for temporary quarters until the addition to the church is completed. Staff recommends approval. Debbie Palmer appeared on behalf of the applicant. (20:14 - 20:22)
19. V-89-84 - MRS. MIKE BOGICH - EXTENSION OF TIME Application of MRS. MIKE BOGICH for an Extension of Time on an approved Variance which allowed a parking garage to be built to the side property lines where a 5 foot setback is required; 2 stairways to within 15 feet of the rear property line where 20 feet is required; side yard wall to exceed the 6-foot allowed height limit (height will vary from approximately 4 feet to 7½ feet); 48 units where 45 are permitted, on property located at 213 South 11th Street in Zoning District R-4 (Under Resolution of Intent to R-5). Staff recommends APPROVAL, subject to: 1. This extension of time will expire on August 23, 1986.	ASHWORTH APPROVED, subject to staff's condition. Unanimous (Bugbee & Sorensen excused) Harold Foster stated this was their second request for an extension. Staff recommends approval. Walter Lindenberg appeared on behalf of the applicant. (20:22 - 20:23)
20. V-85-80 - JOHN F. O'REILLY ON BEHALF OF SIGFRIED FISCHBACHER AND ROY HORN - EXTENSION OF TIME Application of JOHN F. O REILLY ON BEHALF OF SIGFRIED FISCHBACHER AND ROY HORN for an Extension of Time on an approved Variance which allowed use of the premises for the retail sale of tack, feed and related equipment where such use is not allowed on property located at 5050 North Lorenzi Boulevard in Zoning Districts R-E and C-2. Staff recommends APPROVAL, subject to: 1. This use shall be permitted for a period of five years and will expire on October 23, 1990.	MYERS APPROVED, subject to staff's condition. Unanimous (Bugbee & Sorensen excused) Harold Foster stated staff had no objection to granting another five years. Staff recommends approval. William Zeigler appeared on behalf of the applicant. (20:23 - 20:24)

ITEM	BOARD ACTION
SUPPLEMENTAL AGENDA:	
1. U-43-85 (HO) KRIS A. JAMSA Application of KRIS A. JAMSA for a Home Occupation Use Permit to operate a computer software development business on property located at 7009 Cornflower Drive, in Zoning District R-CL. Staff recommends APPROVAL, subject to: 1. This business shall conform to the restrictions governing home occupations.	ASHWORTH APPROVED Items 1 thru 3 and Items 1 thru 3 on the Supplemental Agenda, subject to staff's condition. Unanimous (Bugbee & Sorensen excused) Harold Foster stated the questionnaire had been answered favorably. Staff recommends approval. The applicant was present. (19:31 - 19:32)
2. U-44-85 (HO) DONALD DEAN SHEPARDSON Application of DONALD DEAN SHEPARDSON for a Home Occupation Use Permit to conduct a consulting business for construction companies on property located at 6337 Evergreen Avenue, in Zoning District R-1. Staff recommends APPROVAL, subject to: 1. This business shall conform to the restrictions governing home occupations.	ASHWORTH APPROVED, Items 1 thru 3 and Items 1 thru 3 on the Supplemental Agenda, subject to staff's condition. Unanimous (Bugbee & Sorensen excused) Harold Foster stated the questionnaire had been answered favorably. Staff recommends approval. The applicant was present. (19:31 - 19:32)
3. U-45-85 (HO) LOUISE E. GILLESPIE Application of LOUISE E. GILLESPIE for a Home Occupation Use Permit to operate a graphic art service on property located at 1708 Goodrich Circle, in Zoning District R-CL. Staff recommends APPROVAL, subject to: 1. This business shall conform to the restrictions governing home occupations.	ASHWORTH APPROVED, Items 1 thru 3 and Items 1 thru 3 on the Supplemental Agenda, subject to staff's condition. Unanimous (Bugbee & Sorensen excused) Harold Foster stated the questionnaire had been answered favorably. Staff recommends approval. The applicant was present. (19:31 - 19:32)

ITEM	BOARD ACTION
4. V-61-79 - DONALD AND GWENDOLYN FROMMER - EXTENSION OF TIME Application of DONALD AND GWENDOLYN FROMMER for an Extension of Time on an approved Variance to operate a meat and deer processing plant on property located at 3730 Thom Boulevard in Zoning District R-E. Staff recommends APPROVAL, subject to: 1. This extension of time shall expire on August 17, 1987.	MYERS APPROVED, subject to staff's condition. Unanimous (Bugbee & Sorensen excused) Harold Foster stated this might be the last extension that could be supported by staff because the area is becomming more developed. Chuck and Donald Frommer appeared on behalf of the application. A previous amendment to the motion was made by Ashworth to extend the extension to 3 years. The motion failed with Juniel and Myers voting "no" and Bugbee and Sorensen excused. (20:25 - 20:33)

MEETING ADJOURNED AT 8:35 P.M.

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR