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City of Las Vegas

November 19, 1985

BOARD OF ZONING ADJUSTMENT

Page 1

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

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 October 24, 1985
Board of Zoning Adjustment Meeting.

NEW BUSINESS:

1. U-70-85 (HO)

HOME OCCUPATION
PERMIT

Application of ALICIA E. TORRES for a Home
Occupation Use Permit to allow a bilingual
translation and secretarial service on property
located at 929 Spruce Circle, in Zoning District
R-1.

2. U-71-85 (HO)

HOME OCCUPATION
PERMIT

Application of GARY J. SEDLACK dba AMERICAN
APPRAISAL SERVICES for a Home Occupation Use
Permit to allow an independent motor vehicle
appraisal service on property located at 6204
Espinosa Avenue, in Zoning District R-1.

3. U-72-85 (HO)

HOME OCCUPATION
PERMIT

Application of LONNIE RENE NOBLE for a Home
Occupation Use Permit to allow a business
making floral arrangements on property located
at 6448 Peartree Road, in Zoning District
R-PD8.

4. V-109-85

Application of RA HOMES, INC. for a Variance
to allow:

- Parcel 1. A patio cover 7 feet from the rear
property line where 10 feet is
required on property located at
1928 Ridgefield Drive, in Zoning
District R-CL.
- Parcel 2. A patio cover 4'6" from the rear
property line where 10' is required
on property located at 1916 Ridgefield
Drive, in Zoning District R-CL.
- Parcel 3. A patio cover 4'4" from the rear
property line where 10' is required
and the overhang 34" from the rear
property line where 3' is the minimum
permitted on property located at
1917 Ridgefield Drive in Zoning
District R-CL.

Document Section
NOV 12 1985
Nevada State Library

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

5. V-110-85
Application of GORDON G. AND ANN P. EYRE for a Variance to allow construction of an attached carport located to the east property line where a 5 foot setback is required and 11 feet from the front property line where 20 feet is required on property located at 2108 Cedar Avenue, in Zoning District R-1.

6. U-73-85
Application of SECOND BAPTIST CHURCH for a Use Permit to allow the following:

PARCEL 1:

An expansion and remodeling of an existing church on property located on the northwest corner of "E" Street and Madison Avenue in Zoning District R-4.

PARCEL 2:

A church parking lot on the southwest corner of "E" Street and Madison Avenue in Zoning District R-4.

7. V-111-85
Application of VALENTINO LATTANZI ON BEHALF OF K-LAS VEGAS for a Variance to allow outside storage and display of garden supplies in addition to live nursery stock, where only live nursery stock is permitted, on property located at 2901 West Washington Avenue, in Zoning District C-1.

8. V-112-85
Application of GEORGE STURMAN for a Variance to allow a secondhand dealer use in conjunction with an approved pawn shop operation on property located at 119 North 3rd Street, in Zoning District C-2.

9. V-113-85
Application of ROBERT CACCAVALE for a Variance to allow a professional office where such use is not permitted on property located at 705 E. St. Louis Avenue, in Zoning District R-1.

10. V-114-85
Application of TED HOWARD AND DONA MARIE LEONE for a Variance to allow a room addition 10 feet from the rear property line where 15 feet is required on property located at 4112 Via Olivero Avenue, in Zoning District R-1.

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

11. V-115-85

Application of GLADYS E. CHRISTIAN for a Variance to allow a restaurant and lounge with 55 parking spaces where 132 spaces are required, on property located at 1100 Las Vegas Boulevard South, in Zoning District C-2.

12. U-74-85

Application of LIBERTY BAPTIST CHURCH OF LAS VEGAS for a Special Use Permit to allow construction of a church, including future related uses such as a Christian school, Grades K-1 through 12, a child nursery, and outdoor recreation facilities, on property generally located on the south side of Lake Mead Boulevard between Torrey Pines and Lorenzi Boulevard, in Zoning District N-U.

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

AGENDA

City of Las Vegas

November 19, 1985

BOARD OF ZONING ADJUSTMENT

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

- | | |
|--|--|
| 1. U-75-85 (HO)

HOME OCCUPATION
PERMIT | Application of MIKE MAEMORI ON BEHALF OF ROBERT PICKENS for a Home Occupation Use Permit to allow the making of model aircraft on property located at 7129 Sky Trail Avenue, in Zoning District R-1. |
| 2. U-77-85 (HO)

HOME OCCUPATION
PERMIT | Application of LORI JO BLACK for a Home Occupation Use Permit to allow the making of ceramic giftware on property located at 237 North Crestline Drive, in Zoning District R-1. |

Nevada State Library

NOV 19 1985

Documents Section

29-433-207
4:985-11-19

ANNOTATED & FINAL MINUTES

City of Las Vegas

NOVEMBER 19, 1985

BOARD OF ZONING ADJUSTMENT

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.

ROLL CALL:

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

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 October 24, 1985 Board of Zoning Adjustment meeting.

NEW BUSINESS.

1. U-70-85(HO) - ALICIA E. TORRES

Application of ALICIA E. TORRES for a Home Occupation Use Permit to allow a bilingual translation and secretarial service on property located at 929 Spruce Circle, in Zoning District R-1.

Staff recommends APPROVAL, subject to:

1. This business shall conform to the restrictions governing Home Occupation Permits.

Vice Chairman Sorensen called the meeting to order.

STAFF PRESENT:

Rick Williams, Chief of Current Planning
Mike Clark, Dept. of Community Planning & Development
Val Steed, Deputy City Attorney
Sandra LeBoeuf, Deputy City Clerk

Rick Williams announced the Open Meeting Law requirements had been met and read the standard conditions into the record.

Vice Chairman Sorensen read the appeal requirements.

Nevada State Library

DEC 12 1985

BUGBEE
APPROVED Documents Section
Unanimous
(Juniel and Myers excused)

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

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

The applicant was present.

(19:35 - 19:36)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

2. U-71-85(HO) - GARY J. SEDLACK DBA
AMERICAN APPRAISAL SERVICES

Application of GARY J.SEDLACK dba
AMERICAN APPRAISAL SERVICES for a Home
Occupation Use Permit to allow an inde-
pendent motor vehicle appraisal service
on property located at 6204 Espinosa
Avenue, in Zoning District R-1.

Staff recommends APPROVAL, subject to:

- 1. This business shall conform to the
restrictions governing Home Occupation
Permits.

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

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

The applicant was present.

(19:35 - 19:36)

3. U-72-85(HO) - LONNIE RENE NOBLE

Application of LONNIE RENE NOBLE for a
Home Occupation Use Permit to allow a
business making floral arrangements on
property located at 6448 Peartree Road,
in Zoning District R-PD8.

Staff recommends APPROVAL, subject to:

- 1. This business shall conform to the
restrictions governing Home Occupation
Permits.

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

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

The applicant was present.

(19:35 - 19:36)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

4. V-109-85 - RA HOMES, INC.

Application of RA HOMES, INC. for a Variance to allow:

Parcel 1. A patio cover 7 feet from the rear property line where 10 feet is required on property located at 1928 Ridgefield Drive, in Zoning District R-CL.

Parcel 2. A patio cover 4'6" from the rear property line where 10' is required on property located at 1916 Ridgefield Drive, in Zoning District R-CL.

Parcel 3. A patio cover 4'4" from the rear property line where 10' is required and the overhang 34" from the rear property line where 3' is the minimum permitted on property located at 1917 Ridgefield Drive in Zoning District R-CL.

Staff recommends DENIAL.

PROTESTS: 0

5. V-110-85 - GORDON G. AND ANN P. EYRE

Application of GORDON G. AND ANN P. EYRE for a Variance to allow construction of an attached carport located to the east property line where a 5 foot setback is required and 11 feet from the front property line where 20 feet is required on property located at 2108 Cedar Avenue, in Zoning District R-1.

Staff recommends DENIAL; if approved, subject to:

1. Conformance to the plot plan.

PROTESTS: 0

BUGBEE
APPROVED
Unanimous
(Juniel and Myers excused)

Rick Williams presented the plot plan. He stated all three patio covers are located in the Concord Village Subdivision and already exist. There are no exceptional circumstances that warrant approval of a variance. Staff recommends denial.

Larry Nelson appeared on behalf of the application. He stated that there were no objections by the other homes in the area.

Gary Lake appeared on behalf of the application. He stated that there were 191 lots in the subdivision and they were only asking for a variance on three of them. In order to remove the patio cover, part of the stucco would have to be removed.

No one appeared in opposition.

(19:36 - 19:42)

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

Rick Williams stated the lot was a standard R-1 lot and there is an existing garage. There are no exceptional or extraordinary circumstances to merit consideration for a variance. Staff recommends denial.

Ann Eyre appeared on behalf of the application. She stated they lived in an old neighborhood and was just trying to improve her home.

Gordon Eyre appeared on behalf of the application. He stated the water would drain towards the driveway and not his neighbor.

No one appeared in opposition.

(19:42 - 19:47)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
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ITEM

BOARD ACTION

6. U-73-85 - SECOND BAPTIST CHURCH

Application of SECOND BAPTIST CHURCH for a Use Permit to allow the following:

PARCEL 1:

An expansion and remodeling of an existing church on property located on the northwest corner of "E" Street and Madison Avenue in Zoning District R-4.

PARCEL 2:

A church parking lot on the southwest corner of "E" Street and Madison Avenue in Zoning District R-4.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and elevations.
2. City Council approval of the satellite parking.
3. Standard conditions 2-8.

PROTESTS: 0

7. V-111-85 - VALENTINO LATTANZI ON BEHALF OF K-LAS VEGAS

Application of VALENTINO LATTANZI ON BEHALF OF K-LAS VEGAS for a Variance to allow outside storage and display of garden supplies in addition to live nursery stock, where only live nursery stock is permitted, on property located at 2901 West Washington 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 conditions.
Unanimous
(Juniel and Myers excused)

Rick Williams stated the applicant wanted to remodel the existing church which will include the addition of a new sanctuary and classrooms. The proposal is consistent with the intent of the R-4 zoning designation and the Use Permit process. Staff recommends approval.

Robert Fortson appeared on behalf of the application.

No one appeared in opposition.

(19:47 - 19:50)

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

Rick Williams presented the plot plan. He stated that nursery supplies are necessary to the care of live plants and are normally displayed together with the live plant material. This proposed use is in keeping with existing development on this site. Staff recommends approval.

Sy Houser appeared on behalf of the application.

No one appeared in opposition.

(19:50 - 19:52)

BOARD OF ZONING ADJUSTMENT

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ITEM

BOARD ACTION

8. V-112-85 - GEORGE STURMAN

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

Staff recommends APPROVAL, subject to:

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

PROTESTS: 0

BUGBEE
APPROVED, subject to staff's conditions.
Unanimous
(Juniel and Myers excused)

Rick Williams stated this was the same proposal as the one proposed and approved by the BZA in February, 1985. It had been withdrawn by the applicant in March before it was heard by the City Council. Staff recommends approval.

Neil Beller, Atty., and George Sturman appeared on behalf of the application.

No one appeared in opposition.

Note: A date for a public hearing will be set at the 12/4/85 City Council meeting. The public hearing will be held at 2:00 P.M. at the 12/18/85 City Council meeting.

(19:52 - 19:55)

9. V-113-85 - ROBERT CACCAVALE

Application of ROBERT CACCAVALE for a Variance to allow a professional office where such use is not permitted on property located at 705 E. St. Louis Avenue, in Zoning District R-1.

Staff recommends DENIAL; if approved, subject to:

- 1. Conformance to the plot plan.
- 2. Conformance to the standards of the P-R Zone.
- 3. No change to the exterior architectural theme shall be made without approval of the Board of Zoning Adjustment.
- 4. Standard conditions 2-8.

PROTESTS: 6 letters
1 phone call
4 appeared
Petition with 15 signatures

BUGBEE
DENIED
Unanimous
(Juniel and Myers excused)

Rick Williams presented the plot plan. He stated the proposed use was not consistent with the R-1 zoning designation and would be more appropriate in a P-R zoning district. This area is not in transition and approval of this request could adversely impact adjacent land uses. Staff recommends denial.

Robert Caccavale appeared on behalf of the application. He stated he wanted to put a real estate firm and an engineering firm there.

Ray Luccesi appeared on behalf of the application. He stated there would not be much traffic due to the kinds of businesses proposed.

Continued.....

BOARD OF ZONING ADJUSTMENT

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ITEM

BOARD ACTION

9. V-113-85 - ROBERT CACCAVALE (Continued)

Protestants:

Faye Hill, 605 St. Louis, appeared. She presented the Board with a petition with 15 signatures.

Katherine Reberg, 2004 Santiago, appeared. She claimed that if this were approved, then others would come in.

Jean Heatsted, 706 Bonita Ave., appeared.

Kevin Sewell, 1900 So. 8th, appeared. He stated there were a lot of children in the neighborhood and it wouldn't be safe for them.

(19:55 - 20:05)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

BOARD ACTION

10. V-114-85 - TED HOWARD AND DONA MARIE LEONE

Application of TED HOWARD AND DONA MARIE LEONE for a Variance to allow a room addition 10 feet from the rear property line where 15 feet is required on property located at 4112 Via Olivero Avenue, in Zoning District R-1.

Staff recommends DENIAL; if approved, subject to:

- 1. Conformance to the plot plan.

PROTESTS: 0

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

Rick Williams presented the plot plan. He stated this request does not address any exceptional or extraordinary circumstances which would warrant a variance. Staff recommends denial.

Ted Howard Leone appeared on behalf of the application. He stated the home was over 20 years old and he needed more room.

No one appeared in opposition.

(20:05 - 20:07)

11. V-115-85 - GLADYS E. CHRISTIAN

Application of GLADYS E. CHRISTIAN for a Variance to allow a restaurant and lounge with 55 parking spaces where 132 spaces are required, on property located at 1100 Las Vegas Boulevard South, in Zoning District C-2.

Staff recommends DENIAL; if approved, subject to:

- 1. Conformance to the plot plan and elevations.
- 2. Dedicate ten (10) feet of right-of-way for Las Vegas Boulevard South and a property line radius corner, to be determined by the Traffic Engineer, at the intersection of Las Vegas Boulevard and Charleston Boulevard.
- 3. Redesign the driveway locations as required by the Traffic Engineer.
- 4. Standard conditions of approval 2-8.

PROTESTS: 0

ASHWORTH
APPROVED, subject to staff's conditions.
Unanimous
(Juniel and Myers excused)

Rick Williams presented the plot plan. He stated that the applicant did submit a revised plan which achieves a total of 69 spaces, which still leaves him 63 spaces short of the total required. Staff recommends denial.

Elwin C. Leavitt, Atty., appeared on behalf of the application. He stated the applicant wanted to rebuild Tommy's which had been burned. He stated there was plenty of parking available in the area and never had any problem parking when the restaurant was in operation before.

Thomas Johnson appeared on behalf of the application. He stated they could probably provide 80 parking spaces.

No one appeared in opposition.

(20:07 - 20:14)

BOARD OF ZONING ADJUSTMENT

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ITEM

BOARD ACTION

12. U-74-85 - LIBERTY BAPTIST CHURCH OF LAS VEGAS

Application of LIBERTY BAPTIST CHURCH OF LAS VEGAS for a Special Use Permit to allow construction of a church, including future related uses such as a Christian school, Grades K-1 through 12, a child nursery, and outdoor recreation facilities, on property generally located on the south side of Lake Mead Boulevard between Torrey Pines and Lorenzi Boulevard, in Zoning District N-U.

Staff recommends APPROVAL, subject to:

- 1. Conformance to the plot plan and elevation.
- 2. Sign a special improvement district agreement for the installation of street improvements on Lake Mead Boulevard as required by the Division of Land Development of the Department of Community Planning and Development.
- 3. If the proposed development is to be separated from the total acreage owned, a parcel map must be submitted at which time dedication of James Bilbray Drive will be required.
- 4. Provide temporary paved access on Lake Mead Boulevard to their on-site parking lot as required by the Division of Land Development of the Department of Community Planning and Development.
- 5. Standard conditions 2-8.

PROTESTS: 2 appeared

APPROVALS: Petition with conditions containing 36 signatures.

SUPPLEMENTAL AGENDA:

1. U-75-85(HO) - MIKE MAEMORI ON BEHALF OF ROBERT PICKENS

Application of MIKE MAEMORI ON BEHALF OF ROBERT PICKENS for a Home Occupation Use Permit to allow the making of model aircraft on property located at 7129 Sky Trail Avenue, in Zoning District R-1.

Staff recommends APPROVAL, subject to:

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

BUGBEE
APPROVED, subject to staff's conditions.
Unanimous
(Juniel and Myers excused)

Rick Williams presented the plot plan. He stated the proposal was consistent with the N-U zoning designation and was in keeping with the intent of the Use Permit process and would appear to have minimal impact on proposed or anticipated land uses on adjacent parcels. Staff recommends approval.

Dave Tice, Pastor, appeared on behalf of the application. He stated they would like to begin construction within the next six months.

Robert Smith, Pastor, appeared on behalf of the application. He stated the church was going to sell the remainder of the property.

Protestants:

Robert Thompson, 6428 Starcrest, appeared. He wanted the applicant to pave the access on Torrey Pines and full off-site improvements and landscaping on Lake Mead.

Bonnie Moore, 1820 Starcrest, appeared. She wanted to go on record that the residents were strongly opposed to the balance of this property being developed with any density higher than 8 units per acre.

(20:14 - 20:39)

BUGBEE
APPROVED Items 1, 2, 3 and Items 1 and 2 on the Supplemental Agenda
Unanimous
(Juniel and Myers excused)

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

The applicant was present.

(19:35 - 19:36)

BOARD OF ZONING ADJUSTMENT

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ITEM

BOARD ACTION

2. U-77-85(HO) - LORI JO BLACK

Application of LORI JO BLACK for a Home Occupation Use Permit to allow the making of ceramic giftware on property located at 237 North Crestline Drive, in Zoning District R-1.

Staff recommends APPROVAL, subject to:

1. This business shall conform to the restrictions governing home occupation permits.

BUGBEE

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

Unanimous

(Juniel and Myers excused)

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

The applicant was present.

(19:35 - 19:36)

MEETING ADJOURNED APPROXIMATELY AT 8:40 P.M.

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

/s/