

AGENDA

City of Las Vegas December 19, 1985
BOARD OF ZONING ADJUSTMENT
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6301

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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 November 19, 1985 Board of Zoning Adjustment Meeting.

NEW BUSINESS:

1. V-116-85 Application of MARY ABBATANGELO for a Variance to allow construction of a carport 35 feet from the front property line where 50 feet is required, and to allow an existing 46 foot rear setback where 50 feet is required, on property located at 2800 Ashworth Circle, in Zoning District R-E.
2. U-76-85 Application of JAMES J. BROWN, ET AL., for a Special Use Permit to allow a professional office where such use is not permitted on property located at 421 South Sixth Street, in Zoning District R-4.
3. V-117-85 Application of DARRELL C. AND VIRGINIA A. HALL for a Variance to construct a patio 6'6" from the rear property line where 15 feet is required on property at 5813 Capitola Avenue, in Zoning District R-1.
4. V-118-85 Application of JAMES AND JOANNE GREENBAUM for a Variance to allow construction of a garage 3'6" from the side property line where 7' is required on property located at 1212 Park Circle, in Zoning District R-1.

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| 5. V-119-85 | Application of HUGH E. AND PRISCILLA J. TAYLOR for a Variance to allow a professional office where such use is not permitted on property located at 2820 West Washington Avenue, in Zoning District R-1. |
| 6. V-28-82

PLOT PLAN REVIEW | Application of CLARK COUNTY DEPARTMENT OF BUILDING for a Plot Plan Review to allow a 24' x 112' mobile office building to be located on a parking lot which was approved for the storage of county-owned vehicles on property generally located on the north side of Pinto Lane between Shadow Lane and Desert Lane in Zoning District R-1. |
| 7. V-120-85 | Application of PAUL R. GOODMAN, ET AL., for a Variance to allow tour bus parking where such use is not permitted on the Rainbow Vegas Hotel parking lots, located at the southwest corner of Third Street and Lewis Avenue, and the east side of Casino Center Boulevard 100' north of Clark Avenue, in Zoning District C-2. |
| 8. V-122-85 | Application of SOUTHERN NEVADA HOME BUILDERS ASSOCIATION for a Variance to allow a television production studio on property generally located on the southwest corner of Valley View Boulevard and Fulton Place, in Zoning District R-1 (under Resolution of Intent to C-1). |
| 9. U-86-75

EXTENSION OF TIME | Application of MURRAY POSIN ON BEHALF OF BETHANY BAPTIST CHURCH for an Extension of Time to defer construction on the proposed church building on property generally located on the north side of Gold Avenue between "J" Street and "N" Street in Zoning District R-1. |
| 10. V-123-85 | Application of CONNIE J. INMAN for a Variance to allow a general business office on property located at 608 South 8th Street, in Zoning District R-1. |
| 11. V-124-85 | Application of MAURICE CARROLL for a Variance to allow a 6'-6" high fence (3' retaining wall with 3'-6" of wrought iron on top) along the front property line where a maximum height of 4' with the top 2' 50% open is allowed, on property located at 5608 Deodar Street, in Zoning District R-1. |

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| 12. V-125-85 | Application of LOUIS A. KUCHERA for a Variance to allow an auto body repair and painting business where such use is not permitted on property located at 939 North Nellis Boulevard, in Zoning District C-M. |
| 13. V-126-85 | Application of ALAN R. ARTHUR for a Variance to allow construction of a porte-cochere 25'-6" from the front property line where a 50 foot setback is required, on property located at 2727 Alta Drive, in Zoning District R-A. |
| 14. V-127-85 | Application of KELLY J. AND LAURIE H. WEBB for a Variance to allow professional offices where such use is not allowed; and to have three of the required six parking spaces in tandem arrangement where tandem parking is not permitted, on property located at 517 South 9th Street, in Zoning District R-1. |
| 15. V-128-85 | Application of VERLE R. GRAUBERGER, ET AL., for a Variance to allow the manufacture and sale of rubber stamps, small engraved plastic signs, name tags, and hot (foil) stamped items, on property located at 4400 West Charleston Boulevard, in Zoning District P-R. |
| 16. U-79-85 | Application of ROBERT V. JONES ON BEHALF OF WEST COAST HOLDINGS, INC. for a Special Use Permit to construct a 16-unit apartment building on property generally located at the southwest corner of Sycamore Trail and Coran Lane, in Zoning District C-2. |
| 17. V-129-85 | Application of ELBERT AND RUTH LYLES for a Variance to allow a learning center for basic skills, for approximately 40 children during the day and approximately 10 adults in the evening, on property located at 1700 West Bonanza Road, in Zoning District R-E. |
| 18. U-78-85 | Application of FEDERAL SAVINGS AND LOAN for a Special Use Permit to allow a patron parking lot, on property generally located on the west side of Weldon Place, North of St. Louis Avenue, in Zoning District R-4. |
| 19. V-99-84

REVIEW | Required one year Review of an approved Variance for CLARK COUNTY CREDIT UNION which allowed auto sales for one day only in the months of February, May, August and November of every year, where such use is not permitted on property located at 3100 West Sahara Avenue in Zoning District C-1. |

cc
29-433-207
51985-12-19

AGENDA

SUPPLEMENTAL AGENDA

City of Las Vegas

December 19, 1985

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ITEM

1. U-80-85 (HO)
HOME OCCUPATION PERMIT
Application of JEFFREY AND SUSAN REEVES for a Home Occupation Use Permit to allow a mail order business on property located at 4724 East Washington Street, in Zoning District R-1.
2. U-81-85 (HO)
HOME OCCUPATION PERMIT
Application of STEPHANIE M. OLSON for a Home Occupation Use Permit to allow a business making crafts on property located at 5241 Carmen Boulevard, in Zoning District R-1.
3. V-122-83
PLOT PLAN REVIEW
Application of EVA GARCIA for a Plot Plan Review to allow an addition to an existing office building on property located at 501 South Seventh Street in Zoning District R-1.
4. V-43-84
PLOT PLAN REVIEW
Application of JOHN E. KENNEY, JR. for a Plot Plan Review to allow an 8 foot high wood fence where a 6 foot high block wall was proposed, on property generally located on the east side of Pecos Road between Bonanza Road and Diamond Head Drive, in Zoning District C-1.

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ANNOTATED & FINAL MINUTES

City of Las Vegas

December 19, 1985

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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.

ROLL CALL:

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

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 November 19, 1985 Board of Zoning Adjustment meeting.

Chairman Juniel called the meeting to order.

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JAN 23 1986

STAFF PRESENT Documents Section

Rick Williams, Chief of Current Planning Division
Mike Clark, 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.

Chairman Juniel read the appeal requirements.

BUGBEE
APPROVED
Unanimous
(Ashworth excused)

BOARD OF ZONING ADJUSTMENT

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ITEM

BOARD ACTION

NEW BUSINESS.

1. V-116-85 - MARY ARBATANGELO

Application of MARY ABBATANGELO for a Variance to allow construction of a carport 35 feet from the front property line where 50 feet is required, and to allow an existing 46 foot rear setback where 50 feet is required, on property located at 2800 Ashworth Circle, in Zoning District R-E.

Staff recommends APPROVAL of the setback of the existing home, but DENIAL of the setback for the proposed carport; if approved, subject to:

- 1. Conformance to the plot plan and elevations.

PROTESTS: 0

BUGBEE
APPROVED
Unanimous
(Ashworth excused)

Rick Williams presented the plot plan. He stated staff felt there was adequate justification for the setback of the existing building; but there was no unusual circumstance to warrant the variance for the carport. Staff recommended approval of the setback for the existing home, but denial of the carport.

David Arbatangelo and an unidentified man appeared on behalf of the application. They stated there were similar carports in the area.

Commissioner Bugbee stated that Commissioner Ashworth lived accross the street from this property and did not have any objection to the proposed carport.

No one appeared in opposition.

(19:34 - 19:37)

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BOARD ACTION

2. U-76-85 - JAMES J. BROWN, ET AL

Application of JAMES J. BROWN, ET AL., for a Special Use Permit to allow a professional office where such use is not permitted on property located at 421 South Sixth Street, in Zoning District R-4.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and elevations.
2. Installation of alley paving as required by the Division of Land Development of the Department of Community Planning and Development.
3. Sign a Spcial Improvement District agreement for the installation of street lighting on Sixth Street as required by the Division of Land Development of the Department of Community Planning and Development.
4. Standard conditions 2-8.

PROTESTS: 0

3. V-117-85 - DARRELL C. AND VIRGINIA A. HALL

Application of DARRELL C. AND VIRGINIA A. HALL for a Variance to construct a patio 6'6" from the rear property line where 15 feet is required on property at 5813 Capitola Avenue, in Zoning District R-1.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.

PROTESTS: 0

BUGBEE

APPROVED, subject to applicant paving the alley in conjunction with the paving of the alley to the north and the balance of staff's conditions.

Unanimous

(Ashworth excused)

Rick Williams presented the plot plan. He stated the use would be consistent with the intent of the R-4 zoning designation. and the use permit process. Staff recommended approval.

James Brown appeared on behalf of the application.

No one appeared in opposition.

(19:37 - 19:40)

SORENSEN

APPROVED, subject to staff's condition.

Unanimous

(Ashworth excused)

Rick Williams presented the plot plan. He stated the property was located on the hub of a cul-de-sac and hence did not have the back yard depth as the other lots in the area had. Staff recommended approval.

Darrell Hall appeared on behalf of the application.

No one appeared in opposition.

(19:40 - 19:41)

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BOARD ACTION

4. V-118-85 - JAMES AND JOANNE GREENBAUM

Application of JAMES AND JOANNE GREENBAUM for a Variance to allow construction of a garage 3'6" from the side property line where 7' is required on property located at 1212 Park Circle, in Zoning District R-1.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and elevations.

PROTESTS: 0

SORENSEN

APPROVED, subject to staff's condition.

Unanimous

(Ashworth excused)

Rick Williams presented the plot plan. He stated the variance was necessary because the corner of the proposed garage extends into the required sideyard. The lot is unusual in shape. Staff recommended approval.

James Greenbaum appeared on behalf of the application.

No one appeared in opposition.

(19:41 - 19:43)

5. V-119-85 - HUGH E. AND PRISCILLA J. TAYLOR

Application of HUGH E. AND PRISCILLA J. TAYLOR for a Variance to allow a professional office where such use is not permitted on property located at 2820 West Washington 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 elevations shall be made without approval of the Board of Zoning Adjustment.
4. The use be limited to an architectural office and any future change in use shall be approved by the Board of Zoning Adjustment.
5. Standard conditions 2-8.

PROTESTS: 2 appeared

APPROVAL: letter

BUGBEE

APPROVED, subject to staff's conditions except condition #4 to include the use for an engineer also.

Unanimous

(Ashworth excused)

Rick Williams presented the plot plan. He stated the City Council had tabled a zone request on this property from R-1 to P-R in order for the use to be considered on the basis of a variance. The result of this meeting will be transmitted to the City Council at the 1/2/86 Council meeting. Staff recommended denial of the reclassification that was heard by both the Planning Commission and the City Council. Staff feels the existing residential character should be maintained and recommended denial.

Hugh Taylor appeared on behalf of the application. He presented the Board a letter from an adjacent property owner in favor of his request. He stated the office would be an architect's office and perhaps an engineer. He was not planning any changes to the exterior of the building.

PROTESTANTS:

Mr. & Mrs. Devlin, 1008 Sahara Way, appeared in opposition. They objected to the traffic this would create.

(19:43 - 19:56)

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BOARD ACTION

6. V-28-82 - CLARK COUNTY DEPARTMENT OF BUILDING - PLOT PLAN REVIEW

Application of CLARK COUNTY DEPARTMENT OF BUILDING for a Plot Plan Review to allow a 24 x 112' mobile office building to be located on a parking lot which was approved for the storage of county-owned vehicles on property generally located on the north side of Pinto Lane between Shadow Lane and Desert Lane in Zoning District R-1.

Staff recommends APPROVAL, subject to:

1. Conformance to a revised plot plan, to provide for a landscaped buffer to extend from the southwest corner of the property to a point approximately 43 feet along Pinto Lane.
2. Standard conditions 2-8.

7. V-120-85 - PAUL R. GOODMAN, ET AL

Application of PAUL R. GOODMAN, ET AL., for a Variance to allow tour bus parking where such use is not permitted on the Rainbow Vegas Hotel parking lots, located at the southwest corner of Third Street and Lewis Avenue, and the east side of Casino Center Boulevard 100' north of Clark Avenue, in Zoning District C-2.

Staff recommends DENIAL.

PROTESTS: 2

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

Rick Williams stated the proposal was consistent with the existing land uses and development patterns in the area. Staff recommended approval.

Carl Whittington appeared on behalf of the application.

No one appeared in opposition.

(19:56 - 19:58)

BUGBEE
DENIED
Unanimous
(Ashworth excused)

Rick Williams stated the request was not in keeping with the developed tourist lodging facilities and rental apartments in the area. Staff recommended denial.

Bob Griffis, 401 So. Casino, appeared on behalf of the application. He stated the hotel wanted to have the buses park in their lot in order for the drivers to stay at their hotel.

PROTESTANTS:

Lora Morrow, 414 So. Casino, appeared. She stated she was objecting to the buses parking in the lot, but did not want them to keep their motors running.

David Powell, 415 So. Third, appeared. He stated the buses should park at Cashman Field as indicated by the ordinance.

((19:58 - 20:14))

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BOARD ACTION

8. V-122-85 - SOUTHERN NEVADA HOME BUILDERS ASSOCIATION

Application of SOUTHERN NEVADA HOME BUILDERS ASSOCIATION for a Variance to allow a television production studio on property generally located on the south-west corner of Valley View Boulevard and Fulton Place, in Zoning District R-1 (under Resolution of Intent to C-1).

Staff recommends APPROVAL, subject to:

1. Conformance to the revised plot plan and elevations as required by the Department of Community Planning and Development.
2. Conformance to the conditions of approval of Z-35-85.

PROTESTS: 0

MYERS

APPROVED, subject to staff's conditions.

Unanimous

(Ashworth excused)

Rick Williams presented the plot plan. He stated the applicant indicated the television production studio constituted only a small portion of this facility and all activities would be conducted within the building. Staff recommended approval.

Irene Porter appeared on behalf of the application.

No one appeared in opposition.

(20:14 - 20:17)

9. U-86-75 - MURRAY POSIN ON BEHALF OF BETHANY BAPTIST CHURCH - EXTENSION OF TIME

Application of MURRAY POSIN ON BEHALF OF BETHANY BAPTIST CHURCH for an Extension of Time to defer construction on the proposed church building on property generally located on the north side of Gold Avenue between "J" Street and "N" Street in Zoning District R-1.

Staff recommends DENIAL.

BUGBEE

APPROVED a five-year extension of time.

Unanimous

(Ashworth excused)

Rick Williams stated the church had not been built yet, but that the day care center was in use. Staff recommended denial.

Reverend Atkins and Joe Wilcox appeared on behalf of the application. They indicated the church did not have enough funds at the present time to start construction.

(20:17 - 20:22)

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BOARD ACTION

10. V-123-85 - CONNIE J. INMAN

Application of CONNIE J. INMAN for a Variance to allow a general business office on property located at 608 South 8th Street, in Zoning District R-1.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan amended to eliminate the circular driveway.
2. Retain the landscaping in the front yard area.
3. No change be allowed to the exterior building elevations or the yard areas without approval of the Board of Zoning Adjustment.
4. Sign a Special Improvement District Agreement for alley paving and street lights as required by the Division of Land Development of the Department of Community Planning and Development.
5. Conformance to the requirements of the P-R Zoning District.
6. Standard conditions 2-8.

PROTESTS: 1

11. V-124-85 - MAURICE CARROLL

Application of MAURICE CARROLL for a Variance to allow a 6'-6" high fence (3' retaining wall with 3'-6" of wrought iron on top) along the front property line where a maximum height of 4' with the top 2' 50% open is allowed, on property located at 5608 Deodar Street, in Zoning District R-1.

Staff recommends DENIAL; if approved, subject to:

1. Conformance to the plot plan and elevations.
2. Standard conditions 2-8.

PROTESTS: 0

BUGBEE

APPROVED, subject to staff's conditions with the exception that the circular driveway be allowed.

Unanimous
(Ashworth excused)

Rick Williams presented the plot plan. He stated there was no objection to the proposed use by staff, but the circular driveway should not be allowed. Staff recommended approval.

Bruce Bilyeu appeared on behalf of the applicant. He stated they were trying to maintain the Spanish look of the building.

PROTESTANT:

Brad Burch, 521 So. 7th, appeared. He objected to the circular driveway.

(20:22 - 20:27)

MYERS

APPROVED, subject to staff's condition.

Unanimous
(Ashworth excused)

Rick Williams presented the plot plan. He stated the property was a standard lot and it did not appear there were any unusual circumstances to warrant a variance. Staff recommended denial.

Robert Conway appeared on behalf of the application. He stated the wall was for security purposes. He presented the Board with a petition with 20 signatures in favor.

No one appeared in opposition.

(20:27 - 20:31)

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BOARD ACTION

12. V-125-85 - LOUIS A. KUCHERA

Application of LOUIS A. KUCHERA for a Variance to allow an auto body repair and painting business where such use is not permitted on property located at 939 North Nellis Boulevard, in Zoning District C-M.

Staff recommends DENIAL; if approved, subject to:

1. Conformance to the plot plan.
2. All repair work shall be conducted within a completely enclosed building.
3. There shall be no exterior storage of vehicle parts.
4. Wrecked or damaged vehicles shall not be stored on site for longer than one week.
5. The hours of operation shall be limited to 8 a.m. to 6 p.m., Monday through Saturday only.
6. No exterior public address system is permitted.
7. Standard conditions 2-8.

PROTESTS: 0

13. V-126-85 - ALAN R. ARTHUR

Application of ALAN R. ARTHUR for a Variance to allow construction of a porte-cochere 25'-6" from the front property line where a 50 foot setback is required, on property located at 2727 Alta Drive, in Zoning District R-A.

Staff recommends DENIAL; if approved, subject to:

1. Conformance to the plot plan and elevations.
2. Standard conditions 5, 6, 7.

PROTESTS: 0

MYERS

APPROVED, subject to staff's conditions and the hours of operation as stated.

Unanimous
(Ashworth excused)

Rick Williams presented the application. He stated the zoning does not allow this use and if allowed would adversely impact adjacent properties, especially the R-E properties to the west. Staff recommended denial.

John Downey appeared on behalf of the owner of the property. He stated the property had been used as a used car lot in the past.

Tim Merrell appeared on behalf of the application. He stated that the body shop was inside the building and the paint shop would be constructed in such a way that no fumes would be emitted from it.

No one appeared in opposition.

(20:31 - 20:40)

MYERS

APPROVED, subject to staff's conditions.

Unanimous
(Ashworth excused)

Rick Williams presented the plot plan. He stated the lot was a standard R-A lot and did not appear to exhibit any special conditions that would warrant consideration for a variance. Staff recommended denial.

Alan Arthur appeared on behalf of the application. He stated there were 8 other carports like the one he proposed in the area.

No one appeared in opposition.

(20:40 - 20:43)

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ITEM

BOARD ACTION

14. V-127-85 - KELLY J. AND LAURIE H. WEBB

Application of KELLY J. AND LAURIE H. WEBB for a Variance to allow professional offices where such use is not allowed, and to have three of the required six parking spaces in tandem arrangement where tandem parking is not permitted, on property located at 517 South 9th Street, in Zoning District R-1;

Staff recommends APPROVAL of the request to allow professional offices; and DENIAL of the parking spaces in tandem arrangement; if approved, subject to:

1. Conformance to the plot plan.
2. Conformance to the requirements of the P-R Zoning District.
3. No change be allowed to the exterior building elevations or the yard area without approval of the Board of Zoning Adjustment.
4. Sign a Special Improvement District Agreement for alley paving and street lights as required by the Division of Land Development of the Department of Community Planning and Development.
5. Standard conditions 2-8.

PROTESTS: 0

BUGBEE

APPROVED, subject to staff's conditions except that the tandem parking be allowed.

Unanimous
(Ashworth excused)

Rick Williams presented the plot plan. He stated staff had no problem with the use, but the tandem parking could present a problem in the future.

Kelly Webb appeared on behalf of the application. He stated he did not want to change the yard and only really needed two parking places.

No one appeared in opposition.

(20:43 - 20:48)

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15. V-128-85 - VERLE R. GRAUBERGE, ET AL

Application of VERLE R. GRAUBERGER, ET AL., for a Variance to allow the manufacture and sale of rubber stamps, small engraved plastic signs, name tags, and hot (foil) stamped items, on property located at 4400 West Charleston Boulevard, in Zoning District P-R.

Staff recommends DENIAL; if approved, subject to:

1. Conformance to the plot plan and elevations.
2. No more than two persons shall be engaged in any production activity.
3. There shall be no audible or noticeable indication of the business outside the building except for advertising.
4. There shall be no smoke, dust or foreign matter emitted from the site.
5. Machinery used in this operation shall be driven by electric motors not exceeding one horsepower.
6. Standard conditions 2-8.

PROTESTS: 0

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

Rick Williams presented the plot plan. He stated this use should be in a commercially zoned district. Staff recommended denial.

Robert Speck appeared on behalf of the application. He stated he sold mostly through wholesalers and there would be very little traffic as a result of his business.

No one appeared in opposition.

(20:48 - 20:54)

BOARD OF ZONING ADJUSTMENT

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ITEM

BOARD ACTION

16. U-79-85 - ROBERT V. JONES ON BEHALF OF WEST COAST HOLDINGS, INC.

Application of ROBERT V. JONES ON BEHALF OF WEST COAST HOLDINGS, INC. for a Special Use Permit to construct a 16-unit apartment building on property generally located at the southwest corner of Sycamore Trail and Coran Lane, in Zoning District C-2.

Staff recommends DENIAL.

PROTESTS: 28 on record
5 appeared

MYERS
DENIED
Unanimous
(Ashworth excused)

Rick Williams presented the application. He stated the density was too high for the area. Staff recommended denial.

Frank Wyatt appeared on behalf of the application. He stated he had complied with all of the setbacks and did not feel 16 units was too much density.

PROTESTANTS:

Carol Duncan
1963 Catalpa Trail

Ladawn Peterson
1800 Valley Drive

Darel Hardy
3933 Spring

Jim Forrester
4138 Coran Lane

Larry Pindy, representing Mr. & Mrs. Clark, 4140 Spring.

(20:54 - 21:14)

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BOARD ACTION

17. V-129-85 - ELBERT AND RUTH LYLES

Application of ELBERT AND RUTH LYLES for a Variance to allow a learning center for basic skills, for approximately 40 children during the day and approximately 10 adults in the evening, on property located at 1700 West Bonanza Road, in Zoning District R-E.

Staff recommends DENIAL; if approved, subject to:

1. Conformance to plot plan.
2. Dedicate 15' of right-of-way for Bonanza Road and a 25' property line radius corner at the intersection of Bonanza Road and Sunny Place as required by the Department of Public Works.
3. Installation of a sidewalk on Bonanza Road and half street improvements on Sunny Place as required by the Division of Land Development of the Department of Community Planning and Development.
4. Installation of a 6' high block wall along the north property line.
5. Standard conditions 2-8.

PROTESTS: 1

MYERS

APPROVED, subject to staff's conditions except that applicant be allowed to sign an assessment district for the street improvements on Sunny Place and that he renovate the building.

Unanimous
(Ashworth excused)

Rick Williams presented the plot plan. He stated that this use would be more appropriately located in a commercial zoning district. Staff recommended denial.

Elbert Lyles and Ruth Lyles appeared on behalf of the application. He stated that he planned to renovate the property.

Dr. Cassell appeared on behalf of the application. She stated that she would be teaching the basic skills to children as well as adults.

PROTESTANT:

Enid Graham, 1527 Bonanza, appeared. She objected to the way that the property looked.

(21:14 - 21:27)

18. U-78-85 - FEDERAL SAVINGS AND LOAN

Application of FEDERAL SAVINGS AND LOAN for a Special Use Permit to allow a patron parking lot, on property generally located on the west side of Weldon Place, North of St. Louis Avenue, in Zoning District R-4.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.
2. Standard conditions 2-8.

PROTESTS: 0

BUGBEE

APPROVED, subject to staff's conditions.

Unanimous
(Ashworth excused)

Rick Williams presented the plot plan. Staff recommended approval.

David Powell and Don Farr appeared on behalf of the application.

No one appeared in opposition.

(21:27 - 21:30)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

19. V-99-84 - CLARK COUNTY CREDIT UNION - REVIEW

Required one year Review of an approved Variance for CLARK COUNTY CREDIT UNION which allowed auto sales for one day only in the months of February, May, August and November of every year, where such use is not permitted on property located at 3100 West Sahara Avenue in Zoning District C-1.

Staff recommends APPROVAL, subject to:

1. Conformance to the original conditions of approval for V-99-84 with a review in three years.

MYERS

APPROVED, subject to staff's condition.

Unanimous

(Ashworth excused)

Rick Williams stated that there had been no complaints. Staff recommended approval.

The applicant was not present.

(21:30 - 21:31)

SUPPLEMENTAL AGENDA:

1. U-80-85(HO) - JEFFREY AND SUSAN REEVES

Application of JEFFREY AND SUSAN REEVES for a Home Occupation Use Permit to allow a mail order business on property located at 4724 East Washington 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 2, subject to staff's condition.

Unanimous

(Ashworth excused)

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

The applicant was present.

(19:32 - 19:34)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

2. U-81-85(HO) - STEPHANIE M. OLSON

Application of STEPHANIE M. OLSON for a Home Occupation Use Permit to allow a business making crafts on property located at 5241 Carmen Boulevard, 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 & 2, subject to staff's condition.

Unanimous

(Ashworth excused)

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

The applicant was present.

(19:32 - 19:34)

3. V-122-83 - EVA GARCIA - PLOT PLAN REVIEW

Application of EVA GARCIA for a Plot Plan Review to allow an addition to an existing office building on property located at 501 South Seventh Street in Zoning District R-1.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and elevations.
2. Conformance to the conditions of V-122-83.
3. Standard conditions 2-8.

SORENSEN

APPROVED, subject to staff's conditions.

Unanimous

(Ashworth excused)

Rick Williams stated the proposal was in keeping with the originally approved variance. Staff recommended approval.

Bruce Bilyeu appeared on behalf of the application.

(21:31 - 21:33)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

4. V-43-84 - JOHN E. KENNEY, JR. - PLOT PLAN REVIEW

Application of JOHN E. KENNEY, JR. for a Plot Plan Review to allow an 8 foot high wood fence where a 6 foot high block wall was proposed, on property generally located on the east side of Pecos Road between Bonanza Road and Diamond Head Drive, in Zoning District C-1.

Staff recommends DENIAL of the revised plot plan; if approved, subject to:

1. Conformance to the plot plan and elevations.
2. Conformance to the conditions of V-43-84.

MEETING ADJOURNED AT APPROXIMATELY 9:45 P.M.

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

/s/

BUGBEE

APPROVED, subject to staff's conditions.

Unanimous

(Ashworth excused)

Rick Williams stated wood fences were susceptible to damage from wind and water, on-site vehicle movement and vandalism. Staff recommended denial.

Scott Kramer appeared on behalf of the application. He stated it would be easier to take care of a wood fence.

(21:33 - 21:40)