

AGENDA

City of Las Vegas  
BOARD OF ZONING ADJUSTMENT

February 27, 1986

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:

Nevada State Library  
Documents Section

ANNOUNCEMENTS:

Satisfaction of Open Meeting Law Requirement. FEB 19 1986

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 January 23, 1986 Board of Zoning Adjustment Meeting.

STANDARD CONDITIONS:

ALL AGENDA ITEMS SHALL BE SUBJECT TO THE FOLLOWING:

Variance and Use Permit Applications:

- (1) Conformance to the plot plan and elevations;
- (2) Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
- (3) Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy, whichever occurs first.
- (4) All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
- (5) Satisfaction of City Code requirements and design standards of all City departments.
- (6) Approval of the parking and driveway plans by the Traffic Engineer.
- (7) Repair any damage to the existing street improvements resulting from this development as required by the Division of Land Development of the Department of Community Planning and Development.
- (8) Provision of fire hydrants and water flow as required by the Department of Fire Services.

Home Occupation Applications:

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

ABEYANCE ITEMS:

1. U-8-86 (HO)  
HOME OCCUPATION PERMIT  
Application of CAROLYN WOOD for a Home Occupation Use Permit to allow making of decorative artificial trees on property located at 2101 East Isabelle Avenue in Zoning District R-1.
2. V-76-85  
EXTENSION OF TIME  
Application of ROSS L. & BELVA A. FITZGERALD for an Extension of Time of one year on an approved Variance to allow a proposed porch 13 feet from the front property line where a 20 foot setback is required; and to allow a storage shed in the west side yard, on property located at 6528 Hill View Avenue, in Zoning District R-1.

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## ITEM

3. V-143-85      Application of WILLIAM PECCOLE for a Variance to allow a public restaurant, pro-shop, cocktail lounge, golf course, and related miscellaneous commercial uses, in the Ocotillo Country Club Development on property generally located northwest of Durango Drive and Sahara Avenue, in Zoning District N-U (under Resolution of Intent to RPD-4).

**NEW BUSINESS:**

1. U-10-86 (HO)      Application of ESTHER HAUGE ON BEHALF OF ILA R. MARTIN for a Home Occupation Use Permit to allow a book and newsletter mail order business on property located at 1200 Chapman Drive, in Zoning District R-1.  
HOME OCCUPATION PERMIT
2. V-13-84      Application of MOREY AND CATHERINE AMSTERDAM ON BEHALF OF CHARLES L. RUTHE for an Extension of Time for construction of offsite improvements and on-site landscaping required on an approved Variance which allowed three radio transmitter towers and an equipment building on property bounded by Vegas Drive, Luning Drive, Holly Street and Simmons Avenue in Zoning District R-E.  
EXTENSION OF TIME
3. V-145-84      Required one year Review of an approved Variance for JAMES E. BARLOW, ET AL., to allow temporary parking of a travel trailer to be used as a residence for a visiting minister (visits will average 5 weeks every 6 months) on property located at 5005 Donnie Avenue in Zoning Districts R-E and C-2.  
REVIEW
4. V-75-85      Application of ERNEST A. BECKER ENTERPRISES for an Extension of Time on an approved Variance which allowed 3-story apartment buildings (3rd story consists of mezzanine) to a height of 37' where a maximum of 2-story and 35' is allowed, on property generally located on the east side of Torrey Pines Drive between Smoke Ranch Road and Lake Mead Boulevard, in Zoning District R-3.  
EXTENSION OF TIME
5. V-1-86      Application of PONDEROSA EQUITIES ONE LIMITED PARTNERSHIP for a Variance to allow carports in the front yard area where such accessory structures are not permitted on property generally located on the southwest corner of Lake Mead Boulevard and Saylor Way, in Zoning District R-1 (under Resolution of Intent to R-3).
6. V-2-86      Application of B & B PAINTING AND DECORATING COMPANY for a Variance to allow two dwellings where one is permitted on property located at 1524 Pinto Lane, in Zoning District R-1.

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## ITEM

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- |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7. V-3-86   | Application of EDISON A. AND GRETA V. THOMAS for a Variance to change the legal front of the property from Bannie Avenue to Westwood Drive; to allow an existing porte cochere to be 32' from the new front property line where 50' is required; and to allow a 12' high chain link (tennis court) fence in the side yard where a maximum 6' high fence is allowed, on property located at 1515 Westwood Drive, in Zoning District R-E.                  |
| 8. V-4-86   | Application of SHARON HOLMES REED ON BEHALF OF TRAVEL INC. for a Variance to allow a second on-premise ground sign where only one sign per property is permitted; and said second sign is to be an electronic message display sign which contains 57 sq. ft. in area and a height of 35 feet where a maximum area of 15 sq. ft. and a maximum height of 5 feet is permitted, on property located at 150 South Decatur Boulevard, in Zoning District P-R. |
| 9. V-5-86   | Application of PAUL WILLIS for a Variance to allow a 6'-11" high block wall where 6' is the maximum height permitted in the rear yard area on property located at 2608 Lourdes Avenue, in Zoning District R-PD7.                                                                                                                                                                                                                                         |
| 10. U-11-86 | Application of LAS VEGAS VALLEY WATER DISTRICT for a Use Permit to allow the construction of a parking lot on the southeast portion of its property located at 3400 West Charleston Boulevard, in Zoning District R-1.                                                                                                                                                                                                                                   |
| 11. U-12-86 | Application of HOUSING AUTHORITY OF THE CITY OF LAS VEGAS for a Use Permit to allow the construction of two (2) group care homes for developmentally disabled adults on property generally located southwest of Owens Avenue and Sandhill Road, in Zoning District R-1.                                                                                                                                                                                  |
| 12. U-13-86 | Application of DALE C. HYER, ET AL. for a Use Permit to allow self-service gasoline sales in conjunction with a convenience store on property generally located on the southwest corner of Charleston Boulevard and Rainbow Boulevard, in Zoning District N-U (under Resolution of Intent to C-1).                                                                                                                                                       |
| 13. V-6-86  | Application of ALLAN M. AND CHRISTINE F. TRINER for a Variance to allow a group care facility for four elderly adults with a resident caretaker in each of the existing apartment buildings located at 800, 810 and 820 South Highland Drive and 801, 811 and 821 Desert Lane, in Zoning District R-3.                                                                                                                                                   |

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14. V-7-86 Application of PAUL AND KATHLEEN STEWART, TRUSTEES for a Variance to allow a porte cochere 36' from the front property line where 50' is required on property located at 2131 Edgewood Avenue, in Zoning District R-E.
15. V-8-86 Application of JIM DIONISOTIS for a Variance to allow an existing duplex 6' from the rear property line where 15' is required and to allow an addition to be built 14.5' from the front property line where 20' is required on property located at 628 Bell Drive, in Zoning District R-1.
16. V-9-86 Application of ATTILA AND SYLVIA E. MALEK for a Variance to allow an addition to a garage 17' from the front property line where 25' is required on property located at 3809 San Joaquin Avenue in Zoning District R-1.
17. V-10-86 Application of WILLIS M. AND CAROLINE F. ROBINSON for a Variance to allow construction of a residence 5' from the west side property line where 10' is required on property generally located on the north side of Auburn Avenue, 205' east of Michael Way, in Zoning District R-E.
18. V-11-86 Application of DEL L. AND D'ARCY VANDERPOOL for a Variance to allow an office for the psychological counseling of individuals, families and groups with a maximum group size of 18 persons; and to allow four (4) of the required parking spaces to be in tandem where all parking spaces must be independently accessible; and to allow occasional residential use (by the owner), on property located at 526 and 530 South Seventh Street, in Zoning District R-1.
19. V-12-86 Application of MELVIN D. AND CONNIE CLOSE, JR. for a Variance to allow the sale of secondhand fashion clothing and accessories on a consignment basis, where such use is not permitted, on property located at 600 South Sixth Street, in Zoning District C-1.
20. V-13-86 Application of LEWIS HOMES OF NEVADA for a Variance to allow the name of the developer, which is not permitted, on a permanent subdivision development entrance sign on property generally located on the southwest corner of Waterside Circle and Lake East Drive, in Zoning District R-PD7.
21. V-14-86 Application of J. BRUCE AND LEONELLE ALVERSON for a Variance to allow a professional office on property located at 615 South Seventh Street in Zoning District R-1.

# AGENDA

*City of Las Vegas*

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### ITEM

22. V-15-86

Application of GLORIA A. LANE for a Variance to allow a group care facility for four elderly adults or four mentally handicapped, ambulatory persons, with twenty-four (24) hour supervision, in each of the existing duplex apartment units located at 113, 115, 116 and 118 Paul Avenue, in Zoning District R-2.

U  
29-L33-Z07  
5:986-2-27

Nevada State Library  
Documents Section

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

FEB 24 1986

February 27, 1986

AGENDA

*City of Las Vegas*

BOARD OF ZONING ADJUSTMENT

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

- |    |                                               |                                                                                                                                                                                                                                                                                                                                                                         |
|----|-----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | U-14-86 (HO)<br><br>HOME OCCUPATION<br>PERMIT | Application of GERALD R. BRYAN for a Home Occupation Use Permit to allow a bookkeeping and tax service on property located at 3100 Jansen Avenue, in Zoning District R-1.                                                                                                                                                                                               |
| 2. | U-15-86 (HO)<br><br>HOME OCCUPATION<br>PERMIT | Application of PRISCILLA J. GONZALES-SHELTON for a Home Occupation Use Permit to allow artwork and engraving of award plaques, etc. on property located at 6232 Spanish Moss Avenue, in Zoning District R-CL.                                                                                                                                                           |
| 3. | U-17-86 (HO)<br><br>HOME OCCUPATION<br>PERMIT | Application of JULIA E. McCLURE for a Home Occupation Use Permit to allow a craft business on property located at 1113 Oaktree Lane, in Zoning District R-1.                                                                                                                                                                                                            |
| 4. | V-90-83<br><br>EXTENSION OF<br>TIME           | Application of OPERATION LIFE COMMUNITY DEVELOPMENT CORPORATION for an Extension of Time on an approved Variance which allowed an R-3 density multi-family residential housing facility for senior citizens where R-3 density is not allowed, on property generally located on the north side of Owens Avenue between "D" Street and "F" Street in Zoning District C-1. |
| 5. | U-69-84<br><br>PLOT PLAN REVIEW               | Application of EMPIRE WEST COMPANIES for a review of a revised development plan on property generally located on the west side of Highland Drive between Mesquite Avenue and Alta Drive, in Zoning District C-1.                                                                                                                                                        |

U1  
29-L33-Z07  
4-986-2-27

# AGENDA

ANNOTATED & FINAL MINUTES

*City of Las Vegas*

FEBRUARY 27, 1986

## BOARD OF ZONING ADJUSTMENT

Page 1

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:

|                            |           |
|----------------------------|-----------|
| Carole Sorensen, Chairman  | - Excused |
| Bonnie Juniel              | - Present |
| Robert Bugbee              | - Excused |
| Kieth Ashworth, V.Chairman | - Present |
| Frank Dixon                | - Present |

### ANNOUNCEMENTS:

Satisfaction of Open Meeting Law

### STANDARD CONDITIONS:

ALL AGENDA ITEMS SHALL BE SUBJECT TO THE FOLLOWING:

#### Variance and Use Permit Applications:

- (1) Conformance to the plot plan and elevations.
- (2) Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
- (3) Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy, whichever occurs first.
- (4) All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

Vice-Chairman Ashworth called the meeting to order.

### STAFF PRESENT

Harold Foster, Director, Community Planning & Development  
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.

Vice-Chairman Ashworth announced standard conditions were listed on the agenda.

Nevada State Library

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Documents Section

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

BOARD ACTION

- (5) Satisfaction of City Code requirements and design standards of all City departments.
- (6) Approval of the parking and driveway plans by the Traffic Engineer.
- (7) Repair any damage to the existing street improvements resulting from this development as required by the Division of Land Development of the Department of Community Planning and Development.
- (8) Provision of fire hydrants and water flow as required by the Department of Fire Services.

Home Occupation Applications:

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

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 January 23, 1986 Board of Zoning Adjustment Meeting.

ABEYANCE ITEMS:

1. U-8-86(HO) - CAROLYN WOOD

Application of CAROLYN WOOD for a Home Occupation Use Permit to allow making of decorative artificial trees on property located at 2101 East Isabelle Avenue in Zoning District R-1.

Staff recommends APPROVAL, subject to:

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

Vice-Chairman Ashworth read the appeal requirements.

JUNIEL  
APPROVED  
UNANIMOUS  
(Bugbee & Sorensen excused)

DIXON  
APPROVED Items 1, Item 1 under New Business, and Items 1 thru 3 on the Supplemental Agenda, subject to staff's condition.  
Unanimous  
(Bugbee & Sorensen excused)

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

The applicant was present.

(19:32 - 19:36)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

BOARD ACTION

2. V-76-85 - ROSS L. & BELVA A. FITZGERALD -  
EXTENSION OF TIME

Application of ROSS L. & BELVA A. FITZGERALD for an Extension of Time of one year on an approved Variance to allow a proposed porch 13 feet from the front property line where a 20 foot setback is required; and to allow a storage shed in the west side yard, on property located at 6528 Hill View Avenue, in Zoning District R-1.

Staff recommends APPROVAL, subject to:

1. Extension of Time shall expire on February 22, 1987.

DIXON  
APPROVED, subject to staff's condition.  
Unanimous  
(Bugbee & Sorensen excused)

Rick Williams stated it was the applicant's first request for an extension of time. Staff recommended approval.

Ross Fitzgerald appeared on behalf of the application.

(19:36 - 19:38)

3. V-143-85 - WILLIAM PECCOLE

Application of WILLIAM PECCOLE for a Variance to allow a public restaurant, pro-shop, cocktail lounge, golf course, and related miscellaneous commercial uses, in the Ocotillo Country Club Development on property generally located northwest of Durango Drive and Sahara Avenue, in Zoning District N-U (under Resolution of Intent to RPD-4).

JUNIEL  
ABEYANCE  
Unanimous  
(Bugbee & Sorensen excused)

Rick Williams stated the applicant requested the item be held in abeyance until further notice.

The applicant was not present.

(19:38 - 19:39)

## BOARD OF ZONING ADJUSTMENT

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ITEM

BOARD ACTION

### NEW BUSINESS.

1. U-10-86(HO) - ESTHER HAUGE ON BEHALF OF  
ILA R. MARTIN

Application of ESTHER HAUGE ON BEHALF OF  
ILA R. MARTIN for a Home Occupation Use  
Permit to allow a book and newsletter  
mail order business on property located  
at 1200 Chapman Drive, in Zoning District  
R-1.

Staff recommends APPROVAL, subject to:

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

2. V-13-84 - MOREY AND CATHERINE AMSTERDAM  
ON BEHALF OF CHARLES L. RUTHE - EXTENSION  
OF TIME

Application of MOREY AND CATHERINE  
AMSTERDAM ON BEHALF OF CHARLES L. RUTHE  
for an Extension of Time for construction  
of offsite improvements and on-site  
landscaping required on an approved  
Variance which allowed three radio  
transmitter towers and an equipment  
building on property bounded by Vegas  
Drive, Luning Drive, Holly Street and  
Simmons Avenue in Zoning District R-E.

Staff recommends APPROVAL, subject to:

1. This extension shall expire on May 1,  
1988.

DIXON

APPROVED Item 1, Item 1 under New  
Business, and Items 1 thru 3 on the  
Supplemental Agenda, subject to  
staff's condition.

Unanimous

(Bugbee & Sorensen excused)

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

The applicant was present.

(19:32 - 19:36)

DIXON

APPROVED, subject to staff's con-  
dition.

Unanimous

(Bugbee & Sorensen excused)

Rick Williams stated one of the con-  
ditions of the variance required the  
installation of Arizona cypress trees  
around the perimeter of the project.  
Another condition required the  
installation of street improvements on  
Vegas Drive, Simmons Street, Holly  
Avenue and Luning, both within a  
24-month time period. Assuming that  
the applicant intends to proceed with  
his proposed residential development  
detailed in the 1985 zoning reclassi-  
fication, it was felt the improvements  
were somewhat premature at this time.  
Staff recommended approval of the  
extension of time.

Charles Ruthe appeared on behalf of  
the application.

(19:39 - 19:41)

## BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

3. V-145-84 - JAMES E. BARLOW, ET AL. - ONE YEAR REVIEW

Required one year Review of an approved Variance for JAMES E. BARLOW, ET AL., to allow temporary parking of a travel trailer to be used as a residence for a visiting minister (visits will average 5 weeks every 6 months) on property located at 5005 Donnie Avenue in Zoning Districts R-E and C-2.

Staff recommends APPROVAL of continuation of this use, subject to:

1. All conditions of approval of U-54-84 to be satisfied by March 23, 1986.

DIXON -  
APPROVED, subject to staff's condition.

Unanimous  
(Bugbee & Sorensen excused)

Rick Williams stated that Staff has not received any complaints regarding the trailer use and, therefore, recommended continuation of the use. However, the street paving and on-site parking had not been done as required and a letter had been sent to the church representative giving them until March 23, 1986 to complete the improvements.

Mike Mahoney, 6548 Figtree Ave., appeared on behalf of the application.

(19:41 - 19:46)

4. V-75-85 - ERNEST A. BECKER ENTERPRISES - EXTENSION OF TIME

Application of ERNEST A BECKER ENTERPRISES for an Extension of Time on an approved Variance which allowed 3-story apartment buildings (3rd story consists of mezzanine) to a height of 37' where a maximum of 2-story and 35' is allowed, on property generally located on the east side of Torrey Pines Drive between Smoke Ranch Road and Lake Mead Boulevard, in Zoning District R-3.

Staff recommends APPROVAL, subject to:

1. Extension of time shall expire on February 22, 1987.

JUNIEL  
APPROVED, subject to staff's condition.

Unanimous  
(Bugbee & Sorensen excused)

Rick Williams stated this was the applicant's first request for an extension. Staff recommended approval.

Ernest Becker, Jr. appeared on behalf of the application.

(19:46 - 19:48)

## BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

5. V-1-86 - PONDEROSA EQUITIES ONE LIMITED PARTNERSHIP

Application of PONDEROSA EQUITIES ONE LIMITED PARTNERSHIP for a Variance to allow carports in the front yard area where such accessory structures are not permitted on property generally located on the southwest corner of Lake Mead Boulevard and Saylor Way, in Zoning District R-1 (under Resolution of Intent to R-3).

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.

PROTESTS: 0

DIXON

APPROVED, subject to staff's condition.

Unanimous

(Bugbee & Sorensen excused)

Rick Williams presented the plot plan. He stated that a review of the site plan showed that the proposed carports are not out of character with this apartment complex and would not appear to be unusual. Staff recommended APPROVAL.

Mike Nelson appeared on behalf of the application.

No one appeared in opposition.

(19:48 - 19:50)

6. V-2-86 - B & B PAINTING AND DECORATING COMPANY

Application of B & B PAINTING AND DECORATING COMPANY for a Variance to allow two dwellings where one is permitted on property located at 1524 Pinto Lane, in Zoning District R-1.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.
2. The rear residential unit shall be used only by the applicant and not rented.

PROTESTS: 0

JUNIEL

APPROVED, subject to staff's conditions.

Unanimous

(Bugbee & Sorensen excused)

Rick Williams presented the plot plan. He stated the granting of this variance would not be detrimental to the surrounding area which contains existing and proposed multi-family uses. Staff recommended approval.

E. J. Wellnitz appeared on behalf of the application.

No one appeared in opposition.

(19:50 - 19:52)

## BOARD OF ZONING ADJUSTMENT

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PHONE 386-6301

ITEM

BOARD ACTION

### 7. V-3-86 - EDISON A. AND GRETA V. THOMAS

Application of EDISON A. AND GRETA V. THOMAS for a Variance to change the legal front of the property from Bannie Avenue to Westwood Drive., to allow an existing porte cochere to be 32' from the new front property line where 50' is required,. and to allow a 12' high chain link (tennis court) fence in the side yard where a maximum 6 high fence is allowed, on property located at 1515 Westwood Drive, in Zoning District R-E.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.
2. The curb cut opening on Bannie Avenue be reduced to conform with the width permitted by Code.

PROTESTS: 0

### 8. V-4-86 - SHARON HOLMES REED ON BEHALF OF TRAVEL, INC.

Application of SHARON HOLMES REED ON BEHALF OF TRAVEL INC. for a Variance to allow a second on-premise ground sign where only one sign per property is permitted, and said second sign is to be an electronic message display sign which contains 57 sq. ft. in area and a height of 35 feet where a maximum area of 15 sq. ft. and a maximum height of 5 feet is permitted, on property located at 150 South Decatur Boulevard, in Zoning District P-R.

Staff recommends DENIAL; if approved, subject to:

1. Conformance to the plot plan. ,
2. All advertising on this sign shall pertain to the goods, materials or services provided on these premises. No off-premise message will be permitted.
3. The sign shall not be operable between 9:00 p.m. through 7:00 a.m.

PROTESTS: 1

JUNIEL

APPROVED, subject to staff's conditions.

Unanimous

(Bugbee & Sorensen excused)

Rick Williams presented the plot plan. He stated the tennis court and carport had existed for some time and did not appear to have had a detrimental effect on the surrounding area. The home fronts Westwood Drive at this time. Staff recommended approval.

Edison Thomas and J. T. Stanford, Architect, appeared on behalf of the application.

No one appeared in opposition.

(19:52 - 19:58)

DIXON

APPROVED, subject to staff's conditions.

Unanimous

(Bugbee & Sorensen excused)

Rick Williams presented the plot plan. He stated the granting of this variance would adversely impact the residential properties in the vicinity. This property was to act as a buffer between the existing homes and the commercial. This sign would be out of character with that intent. Staff recommended denial.

Dennis Chastain appeared on behalf of the application. He stated that they wanted to attract the traffic on the freeway.

Rene Meritt appeared on behalf of the application. He stated that they were right next to commercial and that there were large signs around them.

No one appeared in opposition.

(19:58 - 20:10)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

9. V-5-86 - PAUL WILLIS

Application of PAUL WILLIS for a Variance to allow a 6'11" high block wall where 6 is the maximum height permitted in the rear yard area on property located at 2608 Lourdes Avenue, in Zoning District R-PD7.

Staff recommends DENIAL; if approved, subject to:

1. Conformance to the plot plan.

PROTESTS: None on record  
1 appeared

JUNIEL  
APPROVED, subject to staff's condition.  
Unanimous  
(Bugbee & Sorensen excused)

Rick Williams presented the plot plan. He stated that a portion of the wall already existed. This is a standard lot in this subdivision and there does not appear to be any unusual conditions to warrant a variance. Staff recommended denial.

Frank Ellis appeared on behalf of the application. He stated he represented Paul Willis who sold the property to Gary Ellis. He stated they wanted to make the wall uniform with the properties next to them.

Gary Ellis appeared on behalf of the application. He stated he did not want to have to look into the windows of the property behind him.

Dr. Weiss, 2113 Naco Ct., appeared in opposition. He stated that his property was directly behind and that the wall was a party wall and the applicant had no right to raise it without his approval. He read into the record a letter his wife had sent to the Building Department dated October 10, 1985.

(20:10 - 20:32)

10. U-11-86 - LAS VEGAS VALLEY WATER DISTRICT

Application of LAS VEGAS VALLEY WATER DISTRICT for a Use Permit to allow the construction of a parking lot on the southeast portion of its property located at 3400 West Charleston Boulevard, in Zoning District R-1.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.
2. Standard conditions 2, 3, 5, 6 and 7.

PROTESTS: 0

JUNIEL  
APPROVED, subject to staff's conditions.  
Unanimous  
(Bugbee & Sorensen excused)

Rick Williams presented the plot plan. He stated there would be a total of 102 parking spaces and 15 feet of landscaping along the street frontage as well as landscaping in the interior of the parking lot.

Alan F. Walter, L.V.Valley Water District, and Gerald Moffett, L.D.S. Church, appeared on behalf of the application.

No one appeared in opposition.

(20:32 - 20:34)

## BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

### 11. U-12-86 - HOUSING AUTHORITY OF THE CITY OF LAS VEGAS

Application of HOUSING AUTHORITY OF THE CITY OF LAS VEGAS for a Use Permit to allow the construction of two (2) group care homes for developmentally disabled adults on property generally located southwest of Owens Avenue and Sandhill Road, in Zoning District R-1.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.

PROTESTS: 0

DIXON

APPROVED, subject to staff's condition.

Unanimous

(Bugbee & Sorensen excused)

Rick Williams presented the plot plan. He stated this proposal was consistent with the existing land use patterns and development in the area. Staff recommended approval.

Mark Jones, HUD, appeared on behalf of the application.

No one appeared in opposition.

(20:34 - 20:36)

### 12. U-13-86 - DALE C. HYER, ET AL

Application of DALE C. HYER, ET AL. for a Use Permit to allow self-service gasoline sales in conjunction with a convenience store on property generally located on the southwest corner of Charleston Boulevard and Rainbow Boulevard, in Zoning District N-U (under Resolution of Intent to C-1).

Staff recommends APPROVAL, subject to:

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

PROTESTS: 0

DIXON

APPROVED, subject to staff's conditions.

Unanimous

(Bugbee & Sorensen excused)

Rick Williams presented the plot plan. He stated this was a normal use with a convenience store and did not usually cause any problems. Staff recommended approval.

Chris Kempfer, Atty., and Sharon Douglas appeared on behalf of the application.

No one appeared in opposition.

(20:36 - 20:38)

## BOARD OF ZONING ADJUSTMENT

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ITEM

BOARD ACTION

### 13. V-6-86 - ALLAN M. AND CHRISTINE F. TRINER

Application of ALLAN M. AND CHRISTINE F. TRINER for a Variance to allow a group care facility for four elderly adults with a resident caretaker in each of the existing apartment buildings located at 800, 810 and 820 South Highland Drive and 801, 811 and 821 Desert Lane, in Zoning District R-3.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.

PROTESTS: 0

JUNIEL

APPROVED, subject to staff's condition.

Unanimous

(Bugbee & Sorensen excused)

Rick Williams presented the plot plan. He stated there was adequate parking. Staff recommended approval. This area is transistioning to hospital related uses and multi-family.

Al Triner appeared on behalf of the application.

No one appeared in opposition.

(20:38 - 20:40)

### 14. V-7-86 - PAUL AND KATHLEEN STEWART, TRUSTEES

Application of PAUL AND KATHLEEN STEWART, TRUSTEES for a Variance to allow a porte cochere' 36' from the front property line where 50 is required on property located at 2131 Edgewood Avenue, in Zoning District R-E.

Staff recommends DENIAL; if approved, subject to:

1. Conformance to the plot plan.

PROTESTS: 0

JUNIEL

APPROVED, subject to staff's condition.

Unanimous

(Bugbee & Sorensen excused)

Rick Williams presented the plot plan. He stated they had a circular driveway and the carport would extend over a portion of it. There does not appear to be anything unusual that would warrant considering granting a variance. Staff recommended denial.

Paul Stewart appeared on behalf of the application. He stated that none of his neighbors objected.

No one appeared in opposition.

(20:40 - 20:44)

## BOARD OF ZONING ADJUSTMENT

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ITEM

BOARD ACTION

### 15. V-8-86 - JIM DIONISOTIS

Application of JIM DIONISOTIS for a Variance to allow an existing duplex 6' from the rear property line where 15' is required and to allow an addition to be built 14.5 from the front property line where 20' is required on property located at 628 Bell Drive, in Zoning District R-1.

JUNIEL

ABEYANCE until 3/27/86 meeting.  
Unanimous  
(Bugbee & Sorensen excused)

The applicant was not present.

(22:02 - 22:06)

### 16. V-9-86 - ATTILA AND SYLVIA E. MALEK

Application of ATTILA AND SYLVIA E. MALEK for a Variance to allow an addition to a garage 17' from the front property line where 25 is required on property located at 3809 San Joaquin Avenue in Zoning District R-1.

Staff recommends DENIAL; if approved, subject to:

1. Conformance to the plot plan.

PROTESTS: 0

DIXON

APPROVED, subject to staff's condition.

Unanimous  
(Bugbee & Sorensen excused)

Rick Williams presented the plot plan. He stated the addition already existed and a correction notice had been issued. This is a standard size lot in this subdivision and there do not appear to be any unusual conditions to warrant the granting of a variance. Staff recommended denial.

Attila Malek appeared on behalf of the application.

No one appeared in opposition.

(20:44 - 20:47)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

BOARD ACTION

17. V-10-86 - WILLIS M. AND CAROLINE F. ROBINSON

Application of WILLIS M. AND CAROLINE F. ROBINSON for a Variance to allow construction of a residence 5 from the west side property line where 10' is required on property generally located on the north side of Auburn Avenue, 205' east of Michael Way, in Zoning District R-E.

Staff recommends DENIAL; if approved, subject to:

1. Conformance to the plot plan.

PROTESTS: 0

DIXON

APPROVED, subject to staff's condition.

Unanimous

(Bugbee & Sorensen excused)

Rick Williams presented the plot plan. He stated the property was a standard R-E lot and there did not appear to be any unusual circumstances. Staff recommended denial.

Will Robinson appeared on behalf of the application. He stated his neighbors did not object and he wanted to be able to maneuver into the garage.

No one appeared in opposition.

(20:47 - 20:50)

18. V-11-86 - DEL L. AND D'ARCY VANDERPOOL

Application of DEL L. AND D'ARCY VANDERPOOL for a Variance to allow an office for the psychological counseling of individuals, families and groups with a maximum group size of 18 persons; and to allow four (4) of the required parking spaces to be in tandem where all parking spaces must be independently accessible; and to allow occasional residential use (by the owner), on property located at 526 and 530 South Seventh Street, in Zoning District R-1.

Staff recommends APPROVAL, subject to:

1. Conformance to plot plan and elevations.
2. Group counseling shall not exceed 12 persons with no more than one group at a time unless the total of the several groups does not exceed 12 persons.
3. All residential use must cease.
4. Dedicate a ten (10') foot property line radius corner at the intersection of Seventh Street and Bonnevill Avenue as required by the Department of Public Works.
5. Enter into an assessment district agreement for alley paving as required by the Division of Land Development of the Department of Community Planning and Development.
6. Standard conditions 2 through 8.

PROTESTS: 2 on record  
3 appeared

JUNIEL

APPROVED, subject to staff's conditions.

Motion carried with Dixon voting "no" and Bugbee and Sorensen excused.

Rick Williams presented the plot plan. He stated staff did not object to the office use or the tandem parking, but the residential use would not be in keeping with the area. Also to increase the maximum group size to 18 persons would create parking problems. Staff recommended approval with limitations.

Dr. Del Vanderpool appeared on behalf of the application. He stated that he would provide four additional parking spaces.

John Graves, Atty., appeared in opposition. He objected to the problems this would create for parking.

Bill Skupa, Atty., appeared in opposition. He objected to the parking also.

Gail Harris, 717 Clark, appeared in opposition. She objected to the mixed use and the parking problem.

(20:50 - 21:19)

## BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

BOARD ACTION

### 19. V-12-86 - MELVIN D. AND CONNIE CLOSE, JR.

Application of MELVIN D. AND CONNIE CLOSE, JR. for a Variance to allow the sale of secondhand fashion clothing and accessories on a consignment basis, where such use is not permitted, on property located at 600 South Sixth Street, in Zoning District C-1.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.
2. Dedicate a ten foot (10') property line radius corner at the intersection of South Sixth Street and Bonneville Avenue as required by the Department of Public Works.
3. Standard conditions 5 through 8.

PROTESTS: 0

DIXON

APPROVED, subject to staff's conditions.

Unanimous

(Bugbee & Sorensen excused)

Rick Williams presented the plot plan. He stated that the proposed use was relatively close to the definition of a Class II secondhand dealer which is permitted in this zone by a use permit. Although staff could not support a normal secondhand dealer use, there is some justification in supporting this request because of their self-imposed limitation on the kinds of secondhand articles they would handle, i.e., current fashion clothing. Staff recommended approval.

Coleen Schroder and Mel Close appeared on behalf of the application.

No one appeared in opposition.

(21:19 - 21:23)

### 20. V-13-86 - LEWIS HOMES OF NEVADA

Application of LEWIS HOMES OF NEVADA for a Variance to allow the name of the developer, which is not permitted, on a permanent subdivision development entrance sign on property generally located on the southwest corner of Waterside Circle and Lake East Drive, in Zoning District R-PD7.

Staff recommends DENIAL.

PROTESTS: 0

DIXON

DENIED

Unanimous

Rick Williams presented the plot plan. He stated that including the name of the developer on a permanent sign is tantamount to permitting the commercial advertising of a construction company in a residential zone on a permanent basis. Something like this would be very difficult to control and would set a bad precedent. Staff recommended denial.

Nick Dane appeared on behalf of the application. He stated that he already had such a sign in the County and since the City's sign ordinance did not prohibit the developer's name on the sign, he was requesting it. He stated that people who lived in Lewis Homes wanted the advertising.

No one appeared in opposition.

(21:23 - 21:36)

BOARD OF ZONING ADJUSTMENT

21. V-14-86 - J. BRUCE AND LEONELLE ALVERSON

Application of J. BRUCE AND LEONELLE ALVERSON for a Variance to allow a professional office on property located at 615 South Seventh Street in Zoning District R-1.

Staff recommends APPROVAL, subject to:

1. Conformance to plot plan and elevations.
2. No change to the exterior architectural elevations shall be made without approval of the Board of Zoning Adjustment.
3. Standard conditions 2 through 8.

PROTESTS: 0

22. V-15-86 - GLORIA A. LANE

Application of GLORIA A. LANE for a Variance to allow a group care facility for four elderly adults or four mentally handicapped, ambulatory persons, with twenty-four (24) hour supervision, in each of the existing duplex apartment units located at 113, 115, 116 and 118 Paul Avenue, in Zoning District R-2.

Staff recommends DENIAL; if approved, subject to:

1. Conformance to plot plan.
2. Review in six months to determine compatibility with the surrounding area.

PROTESTS: None on record  
2 appeared

APPROVALS: 2 appeared

JUNIEL

APPROVED, subject to staff's conditions.

Unanimous

(Bugbee & Sorensen excused)

Rick Williams presented the plot plan. He stated the Board had approved this property for a similar use in March 1983, however, that action had expired. Staff recommended approval.

Bruce Alverson appeared on behalf of the application.

No one appeared in opposition.

(21:36 - 21:37)

DIXON

APPROVED, subject to staff's conditions.

Unanimous

(Bugbee & Sorensen excused)

Rick Williams presented the plot plan. He stated that this kind of use should be located on the fringe of a residential area, with access to public transportation, a community mental health facility, and other community support services. Staff recommended denial.

Gloria Lane appeared on behalf of the application. She stated that public transportation was up the street and that medical facilities were available in the area and that she had been operating with no problems.

Alvin Coleman, 4140 Woodgreen, appeared in opposition. He objected to having the facility in the neighborhood. He felt that there would be more coming after this one.

Ivory Blue, 308 George Pl., appeared in opposition. He felt it would be difficult to transport these people to facilities if it were to be located in this neighborhood.

Virgie Alexander, 219 George Pl., appeared in favor. She stated that the neighborhood would not be harmed by what the applicant proposed to do.

Carleen Perkins appeared. She stated she was in favor of the application.

(21:37 - 22:02)

## BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

BOARD ACTION

ITEM

### SUPPLEMENTAL AGENDA

#### 1. U-14-86(HO) - GERALD R. BRYAN

Application of GERALD R. BRYAN for a Home Occupation Use Permit to allow a bookkeeping and tax service on property located at 3100 Jansen Avenue, in Zoning District R-1.

Staff recommends APPROVAL, subject to:

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

#### 2. U-15-86(HO) - PRISCILLA J. GONZALES-SHELTON

Application of PRISCILLA J. GONZALES-SHELTON for a Home Occupation Use Permit to allow artwork and engraving of award plaques, etc. on property located at 6232 Spanish Moss Avenue, in Zoning District R-CL.

Staff recommends APPROVAL, subject to:

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

#### 3. U-17-86(HO) - JULIA E. McCLURE

Application of JULIA E. McCLURE for a Home Occupation Use Permit to allow a craft business on property located at 1113 Oaktree Lane, in Zoning District R-1.

Staff recommends APPROVAL, subject to:

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

DIXON

APPROVED Items 1, Item 1 under New Business, and Items 1 thru 3 on the Supplemental Agenda, subject to staff's condition.

Unanimous

(Bugbee & Sorensen excused)

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

The applicant was present.

(19:32 - 19:36)

DIXON

APPROVED Items 1, Item 1 under New Business, and Items 1 thru 3 on the Supplemental Agenda, subject to staff's condition.

Unanimous

(Bugbee & Sorensen excused)

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

The applicant was present.

(19:32 - 19:36)

DIXON

APPROVED Item 1, Item 1 under New Business, and Items 1 thru 3 on the Supplemental Agenda, subject to staff's condition.

Unanimous

(Bugbee & Sorensen excused)

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

The applicant was present.

(19:32 - 19:36)

## BOARD OF ZONING ADJUSTMENT

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ITEM

BOARD ACTION

4. V-90-83 - OPERATION LIFE COMMUNITY DEVELOPMENT CORPORATION - EXTENSION OF TIME

Application of OPERATION LIFE COMMUNITY DEVELOPMENT CORPORATION for an Extension of Time on an approved Variance which allowed an R-3 density multi-family residential housing facility for senior citizens where R-3 density is not allowed, on property generally located on the north side of Owens Avenue between "D" Street and "F" Street in Zoning District C-1.

Staff recommends APPROVAL, subject to:

1. This extension of time will expire on March 22, 1987.
2. Conformance to all ordinance amendments enacted subsequent to the original variance approval.

JUNIEL  
APPROVED, subject to staff's conditions.  
Unanimous  
(Bugbee & Sorensen excused)

Rick Williams stated the applicant was currently working with the Department of Housing and Urban Development to finalize the proposal before March 31, 1986 and then they would proceed. Staff recommended the extension.

Aldine Weems appeared on behalf of the application.

(22:06 - 22:07)

5. U-69-84 - EMPIRE WEST COMPANIES - PLOT PLAN REVIEW

Application of EMPIRE WEST COMPANIES for a review of a revised development plan on property generally located on the west side of Highland Drive between Mesquite Avenue and Alta Drive, in Zoning District C-1.

Staff recommends APPROVAL, subject to:

1. Conformance to the Plot plan proposed under Plan A.
2. Conformance to all of the original conditions of U-69-84.
3. A covenant be placed in the deed to restrict the southerly portion of the property to landscaped open area to be used for recreational purposes only.

DIXON  
APPROVED Plan A, subject to staff's conditions.  
Unanimous  
(Bugbee & Sorensen excused)

Rick Williams stated the applicant submitted two plot plans, Plan A & Plan B., and preferred Plan A. This plan conforms to the density approved by the City Council's original approval. Staff recommended approval of either plan.

Dale Cox appeared on behalf of the application and stated they had contacted the abutting properties to the west and most of them preferred Plan A.

Dave Medino, 212 Shadow Lane, appeared in opposition. He stated that he was taking legal steps to stop the building of the proposed project.

(22:07 - 22:20)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

MEETING ADJOURNED AT APPROXIMATELY 10:30 P.M.

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

/s/