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29-L33-207
5:986-11-18

AGENDA

NOVEMBER 18, 1986

City of Las Vegas

BOARD OF ZONING ADJUSTMENT

Page 1

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6301

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 Requirement.

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 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 Board of Zoning Adjustment 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 Land Development Division 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-87-86
Applicant: ROY L. LONG
Application: Special Use Permit to allow an existing family care home for six children to be expanded to a group care home for a maximum of twelve children
Location: 5320 Alta Drive
Zone: R-1
2. V-83-86
Applicant: INTERSTATE INVESTMENT CORPORATION
Application: Variance to allow an existing sexually oriented business (Flick Theater) 810 feet from a school and 850 feet from two churches where a 1000 foot separation is required
Location: 719 East Fremont Street
Zone: C-2

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3. V-97-86 Applicant: CINEMA ARTS, INC. DBA BOOKSTORE NO. 1
 Application: Variance to allow an existing sexually
 oriented business (adult bookstore)
 to remain in operation 900' from Meadows
 Park where a 1000' distance separation
 is required from said park
 Location: 2426 Las Vegas Boulevard South
 Zone: C-2
4. V-98-86 Applicant: CINEMA ARTS, INC. DBA BOOKSTORE NO. 2
 Application: Variance to allow an existing sexually
 oriented business (adult bookstore)
 to remain in operation 980' from another
 existing sexually oriented business
 (Del Mar Motel) where a 1000' distance
 separation is required from said sexually
 oriented business
 Location: 1149 Las Vegas Boulevard South
 Zone: C-2

NEW BUSINESS:

1. V-84-80 Applicant: ELMER J. AND MARILYN J. LAUB
 Application: Review of Conditions to allow an Extension
 EXTENSION OF TIME of Time on an approved Variance which
 allowed a trailer to be used as a caretaker's
 residence (expires November 17, 1986)
 Location: 8250 Thom Boulevard
 Zone: R-E
2. V-102-86 Applicant: STATE OF NEVADA ON BEHALF OF THE NEVADA
 ASSOCIATION FOR THE HANDICAPPED
 Application: Variance to allow a building addition
 37.5 feet from the front property line
 where 50 feet is required
 Location: 6200 West Oakey Boulevard
 Zone: R-E
3. V-103-86 Applicant: YVAN AND THERESE HOURCADETTE
 Application: Variance to allow a room addition 5'
 from the north side property line where
 a 10' minimum setback is required
 Location: 717 Kenny Way
 Zone: R-E
4. V-104-86 Applicant: BINGO PALACE CASINO, INC.
 Application: Variance to allow the construction
 of three (3) off-premise (billboard)
 signs, and to allow the signs to a height
 of 65' where 40' is the maximum height
 allowed
 Location: 2401 Kings Way
 Zone: R-MHP (under Resolution of Intent to
 C-1

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| 5. V-105-86 | Applicant: | C. KENNETH AND PAULETTE I. MORRIS |
| | Application: | Variance to allow construction of a convenience store with a self-service gasoline sales |
| | Location: | Northeast corner of Jones Boulevard and Lone Mountain Road |
| | Zone: | R-E |
| | | |
| 6. U-96-86 | Applicant: | DON GOETTING |
| | Application: | Special Use Permit to allow the construction of an automotive center (tune up service and minor repairs) |
| | Location: | East side of Decatur Boulevard, 400' north of Vegas Drive |
| | Zone: | C-1 |
| | | |
| 7. V-107-86 | Applicant: | GEORGE VON TOBEL ET AL |
| | Application: | Variance to allow construction of 60 apartment units where a maximum of 47 units are allowed |
| | Location: | Southeast corner of Hauk Street and West Oakey Boulevard |
| | Zone: | N-U (Proposed R-3) |
| | | |
| 8. U-97-86 | Applicant: | VEGAS WORLD HOTEL AND CASINO |
| | Application: | Special Use Permit to allow a patron parking lot |
| | Location: | 135 West Philadelphia Street |
| | Zone: | R-4 |
| | | |
| 9. V-108-86 | Applicant: | HOWARD L. YEATON, ET AL |
| | Application: | Variance to allow a garage addition 5.5' of the rear property line where 15' is required |
| | Location: | 2601 Burton Avenue |
| | Zone: | R-1 |
| | | |
| 10. V-109-86 | Applicant: | GEORICH COMPANY ON BEHALF OF JEFF KEIZER DESIGN |
| | Application: | Variance to allow operation of a graphic art/design studio |
| | Location: | 801 South Sixth Street |
| | Zone: | R-4 |
| | | |
| 11. V-110-86 | Applicant: | NICK AND CHERYL H. PANDELIS |
| | Application: | Variance to allow construction of a 29 square foot ground sign where 15 square feet is allowed; and to a height of 8'9" where 5' is allowed |
| | Location: | 820 Shadow Lane |
| | Zone: | P-R |

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|-----|----------|--------------|---|
| 12. | U-98-86 | Applicant: | DALE C. AND MOLLIE C. HYER, TRUSTEES |
| | | Application: | Special Use Permit to allow construction of an automotive service facility for tire sales and installation, and to allow minor auto service |
| | | Location: | South side of Charleston Boulevard, west of Rainbow Boulevard |
| | | Zone: | N-U (Under Resolution of Intent to C-1) |
| | | | |
| 13. | U-99-86 | Applicant: | DALE C. AND MOLLIE C. HYER, TRUSTEES |
| | | Application: | Special Use Permit to allow one double face off-premise sign (advertises Wendy's Restaurant) 141 square feet in size and 28'4" in height |
| | | Location: | South side of Charleston Boulevard approximately 300 feet west of Rainbow Boulevard |
| | | Zone: | N-U (Under Resolution of Intent to C-1) |
| | | | |
| 14. | V-111-86 | Applicant: | E. A. COLLINS |
| | | Application: | Variance to allow a patio cover two feet from the side property line where a minimum of five feet is required |
| | | Location: | On 11 subdivision lots generally located south of Alta Drive and west of Buffalo Drive |
| | | Zone: | R-1 (Under Resolution of Intent to R-CL) |

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SUPPLEMENTAL

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Nevada State Library

NOV 17 1986

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1. U-100-86 (HO)
HOME OCCUPATION PERMIT

Applicant: LYNN FRANZI
Application: Home Occupation Use Permit to allow a business making silk flower arrangements and craft items
Location: 3017 Campbell Circle
Zone: R-E
2. U-101-86 (HO)
HOME OCCUPATION PERMIT

Applicant: CHARLES E. COLLINS
Application: Home Occupation Use Permit to allow a property appraisal business
Location: 1921 Canosa Avenue
Zone: R-1
3. U-74-85
EXTENSION OF TIME

Applicant: LIBERTY BAPTIST CHURCH OF LAS VEGAS
Application: Extension of Time for on an approved Use Permit which allowed construction of a church, and future related uses
Location: South side of Lake Mead Boulevard between Torrey Pines and Lorenzi Boulevard
Zone: N-U
4. VC-496-85
EXTENSION OF TIME

Applicant: NEVADA POWER COMPANY
Application: Extension of Time for construction of 8 foot block wall
Location: Southeast corner of West Charleston Boulevard and Durango Drive
Zone: R-E
5. V-45-86
REQUIRED SIX MONTH REVIEW

Applicant: RONALD AND CAROL TAYLOR ON BEHALF OF EDNA M. PERKINS
Application: An approved Variance to allow a group care facility for five elderly adults or four mentally handicapped ambulatory persons, with twenty-four (24) hour supervision
Location: 304 Norlen Street (between Austin Avenue and Avalon Avenue)
Zone: R-1

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Nevada State Library

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Document Section

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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.

Chairman Sorensen called the meeting to order

ROLL CALL:

- Carole Sorensen, Chairman - Present
- Bonnie Juniel - Excused
- Robert Bugbee - Present
- Keith Ashworth, - Present
- Frank Dixon - Present

STAFF PRESENT

- Harold Foster, Director, Community Planning Division
- Rick Williams, Chief of Current Planning Division
- Harry Von Busch, Community Planning & Development
- Val Steed, Deputy City Attorney
- Sandra LeBoeuf, Deputy City Clerk

ANNOUNCEMENTS:

Satisfaction of Open Meeting Law

Harold Foster announced the Open Meeting Law requirements had been met.

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 with eleven days or a review is requested by the City Council within fourteen days from the date notice is sent to the applicant (usually the Tuesday following the Board's meeting.

Chairman Sorensen read appeal requirements into the record.

MINUTES:

Approval of the Minutes for the October 23, 1986 Board of Zoning Adjustment.

ASHWORTH
APPROVED
Unanimous
(Juniel excused)

STANDARD CONDITIONS:

ALL AGENDA ITEMS SHALL BE SUBJECT TO THE FOLLOWING:

Chairman Sorensen announced standard conditions were listed on the agenda.

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 Board of Zoning Adjustment 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.

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- (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-87-86 - ROY L. LONG

APPLICATION: Special Use Permit to allow an existing home for six children to be expanded to a group care home for a maximum of twelve children.

Location: 5320 Alta Drive

Zone: R-1

Staff Recommends APPROVAL, subject to:

1. The hours of operation as they apply to the group care home be limited to a maximum from 6 a.m. to 7 p.m., Monday through Friday.

2. Standard conditions 1 and 5.

PROTESTS: 0

ASHWORTH
ABEYANCE
Unanimous
(Juniel)

Harold Foster announced the applicant had requested the item be held in Abeyance until the 12/18/86 meeting.

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ITEM

BOARD ACTION

2. V-83-86 - INTERSTATE INVESTMENT CORPORTATION

APPLICATION: Variance to allow an
existing sexually oriented
business (Flick Theater)
810 feet from a school and
850 feet from two churches
where a 1000 foot separa-
tion is required.

LOCATION: 719 E. Fremont Street

ZONE: C-2

Staff recommends DENIAL.

PROTESTS: 5 individuals
2 petitions (92 and 19 signa-
tures respectively)
3 people appeared
(7 in audience)

BUGBEE
DENIED
Unanimous
(Juniel excused)

Harold Foster stated a 1980 amendment to Chapter 19.74 of the Zoning Ordinance, states that "Any business existing as of April 16, 1978, that is in violation hereof shall be deemed a nonconforming use. Such a nonconforming use will be permitted to continue for a period not to exceed five years..." The five year time period has now expired and the business must be discontinued unless this variance is approved. Staff feels that the continuation of this sexually oriented business at a location which does not conform to the minimum standards adopted in the City Code by the City Council will have an adverse impact on existing and future uses in this area. Staff recommended denial.

Gordon J. Niemann appeared on behalf of the applicant. He indicated that he wanted to keep operating the business until such time that he could construct a hotel and casino there.

Protestants:

Ron Tiberti, 500 S. 3rd Street, appeared on behalf of the El Cortez. He stated this use downgrades their business.

Representative from the Christian Science Church appeared. He stated that this was not the type of business that should be located near a church.

Thurban Warrick, 4150 E. Boston St., appeared. He objected to this type of business.

Note: A public hearing date will be set at the 12/3/86 City Council meeting. The hearing will be held at the 12/17/86 City Council meeting.

(19:45 - 20:02)

ITEM

3. V-97-86 - CINEMA ARTS, INC., DBA BOOKSTORE NO.1

APPLICATION: Variance to allow an existing sexually oriented business (adult bookstore) to remain in operation 900 feet from Meadows Park where a 1000 feet distance separation is required from said park.

LOCATION: 2426 Las Vegas Boulevard South

ZONE: C-2

DIXON
ABEYANCE Items 3 & 4
Unanimous
(Juniel excused)

Bob Romano appeared on behalf of the application and requested this item be again held in abeyance until the 12/18/86 meeting.

Commissioner Ashworth stated that this was the last time this item would be held in abeyance.

(20:02 - 20:05)

4. V-98-86 - CINEMA ARTS, INC., DBA BOOKSTORE NO.1

APPLICATION: Variance to allow an existing sexually oriented business (adult bookstore) to remain in operation 980 feet from another existing sexually oriented business (Del Mar Hotel) where a 1000 foot distance separation is required from said sexually oriented business.

LOCATION: 1149 Las Vegas Boulevard South

ZONE: C-2

DIXON
ABEYANCE Items 3 & 4
Unanimous
(Juniel excused)

Bob Romano appeared on behalf of the application and requested this application be again held in abeyance until the 12/18/86 meeting.

Commissioner Ashworth stated that this was the last time this item would be held in abeyance.

(20:02 - 20:05)

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ITEM

BOARD ACTION

NEW BUSINESS:

1. V-84-80 - ELMER J. AND MARILYN J. LAUB -
EXTENSION OF TIME

APPLICATION: Review of Conditions to allow an Extension of Time on an approved Variance which allowed a trailer to be used as a caretaker's residence (expires November 17, 1986)

LOCATION: 8250 Thom Boulevard

ZONE: R-E

Staff recommends DENIAL; if approved, subject to:

1. This Extension of Time will be permitted for a period of one year and will expire on November 17, 1986.

PROTESTS: 0

APPROVALS: 6

2. V-102-86 - STATE OF NEVADA ON BEHALF OF
THE NEVADA ASSOCIATION FOR THE HANDICAPPED

APPLICATION: Variance to allow a building addition 37.5 feet from the front property line where 50 feet is required

LOCATION: 6200 West Oakey Boulevard

ZONE: R-E

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.
2. Standard conditions 5 thru 8.

PROTESTS: 1 appeared

ASHWORTH

APPROVED three-year extension.
Unanimous
(Juniel excused)

Harold Foster stated that this was the applicants second request and that staff felt the trailer was becoming a permanent residence. Staff recommended denial.

Elmer Laub appeared on behalf of the application. He stated that he was out of town quite a bit. He lives on a 10 acre site which has animals and fruit trees that needed care. He stated that his neighbors did not object.

(20:05 - 20:11)

ASHWORTH

APPROVED, subject to staff's conditions and landscaping to be refurbished and curb and gutters and street paving improvements are to be constructed
Unanimous
(Juniel excused)

Harold Foster presented the plot plan. He stated that the proposed additions would be consistent with existing development and land uses in the area. Staff recommended approval.

Leslie Jones appeared on behalf of the application. He stated that they had a limited amount of money and would not be able to do the off-site improvements at this time.

Dixon Stewart, 6245 W. Oakey, appeared in protest. He objected to the way the property looked. He stated some landscaping should be refurbished and some improvements to the appearance of the facility.

(20:11 - 20:22)

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ITEM

BOARD ACTION

3. V-103-86 - YVAN AND THERESE HOURCADETTE

APPLICATION: Variance to allow a room addition 5 feet from the north side property line where a 10 foot minimum setback is required.

LOCATION: 717 Kenny Way

ZONE: R-E

Staff recommends DENIAL; if approved, subject to:

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

PROTESTS: 0

BUGBEE

APPROVED, subject to staff's conditions.

Unanimous

(Juniel excused)

Harold Foster presented the plot plan. He stated there did not appear to be any unusual circumstances to warrant a variance. Staff recommends denial.

Yvan Hourcadette appeared on behalf of the application. He stated this was the only way he could enlarge his master bedroom.

No one appeared in opposition.

(20:22 - 20:25)

4. V-104-86 - BINGO PALACE CASINO, INC.

APPLICATION: Variance to allow the construction of three (3) off-premise (billboard) signs, and to allow the signs to a height of 65' where 40' is the maximum height allowed.

LOCATION: 2401 Kings Way

ZONE: R-MHP (under Resolution of Intent to C-1.)

Staff recommends APPROVAL of the two (2) northerly proposed signs, subject to:

1. Standard conditions 5 and 7; and

DENIAL of the Variance on the height of the signs.

PROTESTS: 3 & Beautification Committee

BUGBEE

APPROVED with staff's conditions and allowing the 65 foot height and all three signs to be moved northerly starting at Kings Way.
(Motion carried with Dixon voting "no" and Juniel excused)

Harold Foster presented the plot plan. He stated staff had no objection to the signs but was opposed to the height of the signs. The southern most sign would have an adverse effect upon the adjacent R-1 properties. Staff recommends approval of the two northerly signs, but denial of the 65' height.

Michael Perrah, Donrey Outdoor Advertising, appeared on behalf of the application. He stated that they would be willing to move the one sign more to the north and adjust the other two in accordance, but that they needed the 65 feet height in order for them to be seen by the northbound traffic on the I-15 Freeway.

No one appeared in opposition.

NOTE: A public hearing date will be set at the 12/3/86 City Council meeting. A public hearing will be held at the 12/17/86 City Council.

(20:25 - 20:32)

BOARD OF ZONING ADJUSTMENT

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ITEM

BOARD ACTION

5. V-105-86 - C. KENNETH AND PAULETTE I. MORRIS

APPLICATION: Variance to allow construction of a convenience store with a self-service gasoline sales.

LOCATION: Northeast corner of Jones Boulevard and Lone Mountain Road

ZONE: R-E

Staff recommends DENIAL.

PROTESTS: Petition w/168 signatures
1 letter
1 appeared with petition w/27 signatures
22 in audience

APPROVALS: 1

BUGBEE
DENIED
Unanimous
(Juniel excused)

Harold Foster presented the plot plan. He stated the property is still shown as planned rural density residential use on the Community Profile. This exact request was denied by both the BZA and the City Council last summer. No changes have been made to this request since. Staff recommended denial and stated there was a large protest factor.

Herb Jones appeared on behalf of the application. He stated that this piece of property is on a 100 foot street and would probably go commercial.

Ken Scherado, Sheepmountain Homeowners Association, appeared in protest. He presented the Board with a petition with 27 signatures. He stated that this was not in accordance with the General Plan and they did not want commercial in this R-E area.

There were 22 people in the audience in protest.

(20:32 - 20:48)

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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BOARD ACTION

6. U-96-86 - DON GOETTING

APPLICATION: Special Use Permit to allow the construction of an automotive center (tune up service and minor repairs).

LOCATION: East side of Decatur Boulevard, 400 feet north of Vegas Drive.

ZONE: C-2

Staff recommends APPROVAL, subject to:

1. The entire use shall be conducted within an enclosed building.
2. The daily operation of the facility shall be limited to the hours between 7:00 a.m. and 7:00 p.m.
3. Standard conditions 1 thru 8.

PROTESTS: 0

7. V-107-86 - GEORGE VON TOBEL ET AL

APPLICATION: Variance to allow construction of 60 apartment units where a maximum of 47 units are allowed.

LOCATION: Southeast corner of Hauk Street and West Oakey Boulevard

ZONE: N-U (Proposed R-3)

Staff recommends DENIAL; if approved, subject to:

1. Approval of Zoning application Z-84-86.
2. Conformance to all conditions of Z-84-86.
3. Standard conditions 1 through 8.

PROTESTS: 2 letters
Petition w/39 signatures
3 appeared

APPROVALS: 1 appeared

ASHWORTH
APPROVED with staff's conditions
Unanimous
(Juniel excused)

Harold Foster presented the plot plan. He stated the proposal was consistent with the Uses in the area. Staff recommended approval.

Steven Wheeler appeared on behalf of the application.

Donna Paullin, 1700 N. Decatur, appeared in opposition. She stated she was there on behalf of the senior citizens housing next door to this. They objected to the traffic it would create.

(20:48 - 20:52)

BUGBEE
APPROVED with staff's conditions
Motion carried with Sorensen voting "no" and Juniel excused.

Harold Foster presented the plot plan. He stated that the density proposed for this project is equal to what is allowed in an R-4 Zoning designation and is usually restricted to the downtown area. Staff recommended denial because the requested density would not be compatible.

Jake Von Tobel appeared on behalf of the application.

Kevin Thistle, architect, appeared on behalf of the application. He stated that they had more than adequate parking and it would be for adults only.

H. A. McGuy, 1818 Waldman, appeared in favor.

Protestants:

Al MacIntosh, 5308 W. Oakey, appeared in opposition. He stated that Oakey was a narrow street and this would create a lot of traffic.

Howard Jones, 5233 Westleigh, appeared. He objected to the density.

Spencer Bryant, 5228 W. Oakey appeared. He objected to apartments.

Vera Kelly, 5200 W. Oakey, appeared. She objected to apartments and the traffic.

(20:52 - 21:14)

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BOARD ACTION

8. U-97-86 - VEGAS WORLD HOTEL AND CASINO

APPLICATION: Special Use Permit to allow
a patron parking lot

LOCATION: 135 West Philadelphia
Street

ZONE: R-4

Staff recommends APPROVAL, subject to:

1. Standard conditions 1 thru 8.

PROTESTS: 0

DIXON

APPROVED with staff's condition.
Unanimous
(Juniel excused)

Harold Foster presented the plot plan.
This is an expansion of their existing
parking lot to the east. Staff recom-
mended approval.

Gene Wintermote appeared on behalf of
the applicant.

No one appeared in opposition.

(21:14 - 21:15)

9. V-108-86 - HOWARD L. YEATON, ET AL

APPLICATION: Variance to allow a garage
addition 5.5 feet of the
rear property line where 15
feet is required.

LOCATION: 2601 Burton Avenue

ZONE: R-1

Staff recommends DENIAL; if approved,
subject to:

1. Conformance to the plot plan.

2. Standard conditions 5 thru 7.

PROTESTS: 0

APPROVALS: 1 on record
1 appeared

ASHWORTH

APPROVED with staff's conditions
Unanimous
(Juniel excused)

Harold Foster presented the plot plan.
He stated there did not appear to be
any unusual circumstances to warrant
this variance.

Harold Yeaton appeared on behalf of
the application. He stated he would
shorten the block wall to a height of 4
feet so he would be able to see when he
backs out of his garage.

The contractor appeared. He stated
the house was on a corner and because
the address was on Burton they needed
a variance.

Glen Carter appeared in favor.

Commissioner Bugbee stated that he had
received a phone call from Robert
Johnston in favor of the application.

No one appeared in opposition.

(21:15 - 21:22)

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10. V-109-86 - GEORICH COMPANY ON BEHALF OF
JEFF KEIZER DESIGN

APPLICATION: Variance to allow operation
of a graphic art/design
studio

LOCATION: 801 South Sixth Street

ZONE: R-4

Staff recommends APPROVAL, subject to:

1. Standard conditions 1 thru 8.

PROTESTS: 0

DIXON

APPROVED with staff's conditions.

Unanimous

(Juniel & Bugbee excused)

Harold Foster presented the plot plan.
This use is consistent with the other
commercial uses in this area. Staff
recommended approval.

Gladys Collins appeared on behalf of
the application.

No one appeared in opposition.

(21:22 - 21:25)

11. V-110-86 - NICK AND CHERYL H. PANDELIS

APPLICATION: Variance to allow construc-
tion of a 29 square foot
ground sign where 15 square
feet is allowed; and to a
height of 8'9" where 5' is
allowed.

LOCATION: 820 Shadow Lane

ZONE: P-R

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and
elevations.

PROTESTS: 0

ASHWORTH

APPROVED with staff's conditions

Unanimous

(Juniel & Bugbee excused)

Harold Foster presented the plot plan.
This sign will not be out of character
with the other buildings and signs in
this area. Staff recommended approval.

Dick Shades appeared on behalf of the
application.

No one appeared in opposition.

(21:25 - 21:28)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

12. U-98-86 - DALE C. AND MOLLIE C. HYER,
TRUSTEES

APPLICATION: Special Use Permit to allow construction of an automotive service facility for tire sales and installation, and to allow minor auto service.

LOCATION: South side of Charleston Boulevard, west of Rainbow Boulevard.

ZONE: N-U (under Resolution of Intent to C-1)

Staff recommends APPROVAL, subject to:

1. The entire use shall be conducted entirely within an enclosed building.
2. Conformance to the original conditions of ZC-203-78 and conditions of approval of the Plot Plan Review by the Planning Commission on November 13, 1986.
3. Install sidewalks and street lighting on Charleston Boulevard as required by the Department of Public Works.
4. Standard conditions 1 thru 8.

PROTESTS: 0

BUGBEE

APPROVED with staff's conditions.
Unanimous
(Juniel excused)

Harold Foster presented the plot plan. The plot plan for this development was recently approved by the Planning Commission. The minor auto service use is a normal activity in a development such as this and is compatible. Staff recommended approval.

Ron Stephenson appeared on behalf of the application.

No one appeared in opposition.

(21:28 - 21:30)

AGENDA

ANNOTATED & FINAL MINUTES

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

13. U-99-86 - DALE C. AND MOLLIE C. HYER, TRUSTEES

APPLICATION: Special Use Permit to allow one double face off-premise sign (advertises Wendy's Restaurant) 141 square feet in size and 28'4" in height.

LOCATION: South side of Charleston Boulevard approximately 300 feet west of Rainbow Boulevard

ZONE: N-U (under Resolution of Intent to C-1)

Staff recommends APPROVAL, subject to:

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

PROTESTS: 0

ASHWORTH

APPROVED with staff's conditions
Unanimous
(Juniel excused)

Harold Foster presented the plot plan. This development functions as one shopping center but has been divided and is being sold for various developments. The sign is not on the same parcel as Wendy's and this is the reason for the variance. Staff recommended approval.

Ken Kete, Young Electric Sign Company, and Dale Hyer appeared.

No one appeared in opposition.

(21:30 - 21:34)

NOTE: A public hearing date will be set at the 12/3/86 City Council meeting. The hearing will be held at the 12/17/86 City Council meeting.

(21:30 - 21:34)

14. V-111-86 - E. A. COLLINS

APPLICATION: Variance to allow a patio cover two feet from the property line where a minimum of five feet is required.

LOCATION: On 11 subdivision lots generally located south of Alta Drive and west of Buffalo Drive.

ZONE: R-1 (under Resolution of Intent to R-CL)

Staff recommends DENIAL; if approved, subject to:

1. Patios to remain open on three (3) sides.
2. Standard conditions 1, 5 and 7.

PROTESTS: 0

BUGBEE

APPROVED with staff's conditions
Unanimous
(Juniel excused)

Harold Foster presented the plot plan. He stated there did not seem to be any unusual circumstances to warrant a variance.

William Schroder appeared on behalf of the application. He stated that he was only talking a matter of two feet and that the neighbors to these properties did not object.

No one appeared in opposition.

(21:34 - 21:41)

AGENDA

ANNOTATED & FINAL MINUTES

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BOARD ACTION

SUPPLEMENTAL AGENDA

1. U-100-86(HO) - LYNN FRANZI

APPLICATION: Home Occupation Use Permit
to allow a business making
silk flower arrangements
and craft items.

LOCATION: 3017 Campbell Circle

ZONE: R-E

Staff recommends APPROVAL, subject to:

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

2. U-101-86(HO) - CHARLES E. COLLINS

APPLICATION: Home Occupation Use Permit
to allow a property
appraisal business

LOCATION: 1921 Canosa Avenue

ZONE: R-1

Staff recommends APPROVAL, subject to:

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

3. U-74-85 - LIBERTY BAPTIST CHURCH OF LAS VEGAS - EXTENSION OF TIME

APPLICATION: Extension of Time for an
approved Use Permit which
allowed construction of a
church, and future related
uses.

LOCATION: South side of Lake Mead
Boulevard between Torrey
Pines and Lorenzi
Boulevard.

ZONE: N-U

Staff recommends APPROVAL, subject to:

1. This Extension of Time shall expire on
November 19, 1987.

ASHWORTH

APPROVED with staff's condition.
Unanimous
(Juniel excused)

Harold Foster stated the questionnaire
had been answered favorably. Staff
recommends approval.

The applicant was present.

(19:39 - 19:40)

ASHWORTH

APPROVED with staff's condition.
Unanimous
(Juniel excused)

Harold Foster stated the questionnaire
had been answered favorably. Staff
recommends approval.

The applicant was not present.

(21:43 - 21:44)

DIXON

APPROVED one year extension
Unanimous
(Juniel excused)

Harold Foster stated this was the
applicant's first request for an
extension. Staff recommends approval.

Dave Tice appeared on behalf of the
application.

(19:42 - 19:44)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

4. VC-496-85 - NEVADA POWER COMPANY -
EXTENSION OF TIME

APPLICATION: Extension of Time for
construction of 8 foot
block wall

LOCATION: Southeast corner of West
Charleston Boulevard and
Durango Drive

ZONE: R-E

Staff recommends APPROVAL, subject to:

1. This Extension of Time will be per-
mitted for a period of one year and
will expire on November 21, 1987.

DIXON

APPROVED

Motion carried with Ashworth
abstaining and Juniel excused.

Harold Foster stated this was the
applicant's first request for an
extension. Staff recommends approval.

Bill Ravel appeared on behalf of the
application.

(21:41 - 21:43)

5. V-45-86 - RONALD AND CAROL TAYLOR ON
BEHALF OF EDNA M. PERKINS - SIX-MONTH
REVIEW

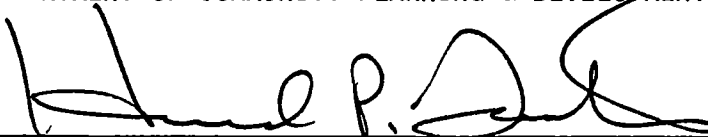
APPLICATION: An approved Variance to
allow a group care facility
for five elderly adults or
four mentally handicapped
ambulatory persons, with
twenty-four (24) hour
supervision.

LOCATION: 304 Norlen Street (between
Austin Avenue and Avalon
Avenue)

ZONE: R-1

MEETING ADJOURNED AT 9:45 P.M.

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

/s/

STRICKEN FROM AGENDA