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AGENDA

DECEMBER 18, 1986

City of Las Vegas

BOARD OF ZONING ADJUSTMENT

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 November 18, 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 Department of Public Works; and
- (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:
Application:

Location:
Zone: | ROY L. LONG
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
5320 Alta Drive
R-1 |
| 2. V-97-86 | Applicant:
Application:

Location:
Zone: | CINEMA ARTS, INC. DBA BOOKSTORE NO. 1
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
2426 Las Vegas Boulevard South
C-2 |

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3. 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. | U-103-86 (H0) | Applicant: | GARY L. GREGORY |
| | | Application: | Home Occupation Use Permit to allow catalog sales for smoked meats |
| | | Location: | 4011 Helen Avenue |
| | | Zone: | R-1 |
| 2. | V-96-86 | Applicant: | RAY AND ROSS TRANSPORT, INC. |
| | PLOT PLAN REVIEW | Application: | Plot Plan Review to allow placement of a 12'X 60' parts trailer for one year during construction of new maintenance building |
| | | Location: | 300 West Owens Avenue |
| | | Zone: | C-2 |
| 3. | U-47-86 | Applicant: | LOUISE D. ALEXANDER ON BEHALF OF SHERRY E. ALEXANDER IVY |
| | REQUIRED SIX MONTH REVIEW | Application: | An approved Special Use Permit which allowed a child care home for a maximum of 12 children |
| | | Location: | 125 South Cimarron Road |
| | | Zone: | R-1 |
| 4. | V-51-86 | Applicant: | ALAN WAYNE DATTGE |
| | EXTENSION OF TIME | Application: | Extension of Time on an approved Variance which allowed an attached carport 10 feet from the front property line where 20 feet is required, with an eave overhang 8'5" from the front property line where 17 feet is required; and to allow a room addition and attached patio cover 12' from the south side proeprty line where 15 feet is required, with a fireplace 10 feet from the side property line where 13 feet is required and an eave overhang 10'6" from the side property line where 12 feet is required |
| | | Location: | 1278 South Eighth Street |
| | | Zone: | R-1 |

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|--------------|--------------|---|
| 5. V-112-86 | Applicant: | BECKER AND SONS AND ERNEST A. BECKER
ON BEHALF OF PONDEROSA EQUITIES |
| | Application: | Variance to allow a child care center
where such use is not allowed |
| | Location: | South side of Lake Mead Boulevard,
east of Jones Boulevard |
| | Zone: | R-1 (Under Resolution of Intent to
R-3) |
| | | |
| 6. U-102-86 | Applicant: | SIGEL AND COMPANY, LTD, A NEVADA CORPORATION |
| | Application: | Special Use Permit to allow a transient
sales lot (vending cart for hot dogs) |
| | Location: | 319 South Third Street |
| | Zone: | C-2 |
| | | |
| 7. V-113-86 | Applicant: | LANNY R. LUND |
| | Application: | Variance to allow an existing detached
storage shed which is located adjacent
to the east side property line in the
side yard area where accessory structures
are not permitted |
| | Location: | 4309 West Bonanza Road |
| | Zone: | R-1 |
| | | |
| 8. V-114-86 | Applicant: | TERRY L. AND CAROL E. CONDER |
| | Application: | Variance to allow construction of a
room addition 12 feet from the rear
property line where 15 feet is required |
| | Location: | 2525 Lakeside Drive |
| | Zone: | R-1 |
| | | |
| 9. V-115-86 | Applicant: | TERRY L. BEDFORD |
| | Application: | Variance to allow construction of a
carport 20 feet from the front property
line where 50 feet is required |
| | Location: | 2805 Cameo Circle |
| | Zone: | R-E |
| | | |
| 10. V-116-86 | Applicant: | PETER C. CHRISTIANSON |
| | Application: | Variance to allow a 5'7" high block
and wrought iron wall in the front
yard area where a maximum height of
four feet with the top two feet 50%
open is permitted |
| | Location: | 8420 Mulcahy Avenue |
| | Zone: | R-CL |
| | | |
| 11. U-104-86 | Applicant: | FREMONT WEST SHOPPING CENTER, A NEVADA
PARTNERSHIP |
| | Application: | Special Use Permit to allow self-service
gasoline sales in conjunction with
a proposed convenience store |
| | Location: | Southwest corner of Sahara Avenue and
Durango Drive |
| | Zone: | N-U (Under Resolution of Intent to
C-1) |

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|-----|----------|--------------|---|
| 12. | V-117-86 | Applicant: | ALEXANDER COBLENTZ |
| | | Application: | Variance to allow 75 parking spaces where 88 are required for a proposed bar |
| | | Location: | 610 Las Vegas Boulevard North |
| | | Zone: | C-2 |
| 13. | V-118-86 | Applicant: | MILICA WEINSTEIN FLANAGAN |
| | | Application: | Variance to allow an existing fence (wood trellis) on the west side of the property to a height of 7'10" where a maximum height of 6' is allowed |
| | | Location: | 2712 Bryant Avenue |
| | | Zone: | R-1 |
| 14. | V-119-86 | Applicant: | U-HAUL OF LAS VEGAS, INC. |
| | | Application: | Variance to allow auto body work on recreational vehicles in connection with an existing recreational vehicle repair business where such body work is not permitted |
| | | Location: | 2019 West Bonanza Road |
| | | Zone: | C-2 and C-M |
| 15. | V-120-86 | Applicant: | WILLIAM J. BUSCH ON BEHALF OF MOJAVE MEADOWS PROPERTIES |
| | | Application: | Variance to allow a 6 foot high block and wrought iron fence in the front yard where a maximum height of four feet with the top two feet 50% open is permitted |
| | | Location: | 127, 129, 131 and 133 West Baltimore Avenue |
| | | Zone: | R-4 |
| 16. | U-105-86 | Applicant: | JOHN E. KENNEY, JR. |
| | | Application: | Special Use Permit to allow commercial storage units (expansion of existing commercial storage unit facility) |
| | | Location: | 575 North Pecos Road |
| | | Zone: | C-1 |

SUPPLEMENTAL
AGENDA

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SUPPLEMENTAL ITEMS:

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|------------------|--------------|---|
| 1. U-106-86 (H0) | Applicant: | MARY C. PIERSON |
| | Application: | Home Occupation Use Permit to allow making and selling of floral arrangements |
| | Location: | 909 Vaughn Street |
| | Zone: | R-1 |
| 2. U-107-86 (H0) | Applicant: | WILLIAM E. AND CONSTANCE J. DELANEY
ON BEHALF OF JOHN C. SMITH |
| | Application: | Home Occupation Use Permit to allow a design and drafting service business |
| | Location: | 1533 Padova Drive |
| | Zone: | R-1 |
| 3. U-108-86 (H0) | Applicant: | KRIS JAMSA |
| | Application: | Home Occupation Use Permit to allow writing of quarterly newsletters to software user group |
| | Location: | 7009 Cornflower Drive |
| | Zone: | R-CL |
| 4. U-109-86 (H0) | Applicant: | GENE R. AND MELANIE GREENBERG |
| | Application: | Home Occupation Use Permit to allow a consumer consultant service |
| | Location: | 1530 Bonita Avenue |
| | Zone: | R-1 |

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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:

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

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ANNOUNCEMENTS:

Satisfaction of Open Meeting Law

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 18, 1986 Board of Zoning Adjustment.

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.

Chairman Sorensen called the meeting to order

STAFF PRESENT

Rick Williams, Chief of Current Planning Division
Scott Woodbury, Community Planning & Development
Val Steed, Deputy City Attorney
Sandra LeBoeuf, Deputy City Clerk

Rick Williams announced the Open Meeting Law requirements had been met.

Chairman Sorensen read appeal requirements into the record.

BUGBEE
APPROVED
Unanimous

Chairman Sorensen announced standard conditions were on the agenda.

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BOARD ACTION

- (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 Department of Public Works.
- (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

WITHDRAWN BY APPLICANT

BOARD OF ZONING ADJUSTMENT

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ITEM

BOARD ACTION

2. 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

BUGBEE

ABEYANCE Items 2 and 3 until January Meeting.

Motion carried with Ashworth and Dixon voting "No."

Rick Williams stated that the applicant's attorney had phoned the City Attorney's office and requested the item be held in abeyance.

John Roethel, Deputy City Attorney, appeared and stated that Mr. Andrews, the attorney for the applicant, had requested the item be held in abeyance due to the death of Judge Ahlstrom's son since he is a close friend of the Judge and felt that he should be with him. The City Attorney's office had no objection to this item being held in abeyance.

(19:39 to 19:43)

3. V-98-86 - CINEMA ARTS, INC., DBA
BOOKSTORE NO.2

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

BUBEE

ABEYANCE Items 2 and 3 until January meeting.

Motion carried with Ashworth and Dixon voting "No."

Rick Williams stated that the applicant's attorney had phoned the City Attorney's office and requested the item be held in abeyance.

John Roethel, Deputy City Attorney, appeared and stated that Mr. Andrews, the attorney for the applicant, had requested the item be held in abeyance due to the death of Judge Ahlstrom's son since he is a close friend of the Judge and felt that he should be with him. The City Attorney's office had no objection to this item be held in abeyance.

(19:39 to 19:43)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

BOARD ACTION

NEW BUSINESS:

1. U-103-86(HO) - GARY L. GREGORY

APPLICATION: Home Occupation Use Permit
to allow catalog sales for
smoked meats.

LOCATION: 4011 Helen Avenue

ZONE: R-1

Staff recommends APPROVAL, subject to:

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

ASHWORTH

APPROVED Item 1 and Items 1 thru 4 on
the Supplemental Agenda, subject to
staff's condition.

Unanimous

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

The applicant was present.

(19:34 - 19:39)

2. V-96-86 - RAY & ROSS TRANSPORT, INC. - PLOT PLAN REVIEW

APPLICATION: Plot Plan Review to allow
placement of a 12'x60'
parts trailer for one year
during construction of new
maintenance building.

LOCATION: 300 West Owens Avenue

ZONE: C-2

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.
2. Use of the trailer shall be limited to
storage of bus parts only.
3. This use shall expire on December 18,
1987 at which time the trailer shall
be removed from the property.

JUNIEL

APPROVED, subject to staff's
conditions.

Unanimous

Rick Williams stated that this would be
a temporary use and should help improve
the visual appearance of the site until
the new maintenance building was
completed. Staff recommended approval.

Sam Armstrong appeared.

(19:57 - 20:01)

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ITEM

BOARD ACTION

3. U-47-86 - LOUISE D. ALEXANDER ON BEHALF OF SHERRY E. ALEXANDER IVY - SIX-MONTH REQUIRED REVIEW

APPLICATION: An approved Special Use Permit which allowed a child care home for a maximum of 12 children.

LOCATION: 125 South Cimarron Road

ZONE: R-1

Staff recommends APPROVAL to continue use.

DIXON
APPROVED
Unanimous

Rick Williams stated that staff inspected the site and contacted the City's Child Care Division and there did not appear to be any problems with the use and, therefore, staff recommended approval to continue the use.

The applicant was present.

(20:01 - 20:02)

4. V-51-86 - ALAN WAYNE DATTGE - EXTENSION-OF-TIME

APPLICATION: Extension-of-Time on an approved Variance which allowed an attached carport 10 feet from the front property line where 20 feet is required, with an eave overhang 8'5" from the front property line where 17 feet is required; and to allow a room addition and attached patio cover 12' from the south side property line where 15 feet is required, with a fireplace 10 feet from the side property line where 13 feet is required and an eave overhang 10'6" from the side property line where 12 feet is required.

LOCATION: 1278 South Eighth Street

ZONE: R-1

Staff recommends APPROVAL, subject to:

1. This Extension-of-Time shall expire on December 18, 1987.

ASHWORTH
APPROVED
Unanimous

Rick Williams stated staff recommended approval.

(20:02 - 20:04)

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ITEM

BOARD ACTION

5. V-112-86 - BECKER AND SONS AND ERNEST A. BECKER ON BEHALF OF PONDEROSA EQUITIES

APPLICATION: Variance to allow a child care center where such use is not allowed.

LOCATION: South side of Lake Mead Boulevard, east of Jones Boulevard.

ZONE: R-1 (under Resolution of Intent to R-3)

Staff recommends DENIAL; if approved, subject to:

1. Half-street improvements shall be required on Lake Mead Boulevard as requested by the Department of Public Works.
2. The hours of operation shall be limited to 7 a.m. through 7 p.m., Monday through Friday.
3. Standard conditions 1 through 8.

PROTESTS: 0

6. U-102-86 - SIGEL AND COMPANY, LTD, A NEVADA CORPORATION

APPLICATION: Special Use Permit to allow a transient sales lot (vending cart for hot dogs)

LOCATION: 319 South Third Street

ZONE: C-2

Staff recommends DENIAL.

PROTESTS: 1 on record
1 letter presented at meeting

DIXON

APPROVED, subject to staff's conditions except number 2.

Unanimous

Rick Williams stated the use would be more appropriately located in one of the existing C-1 Zoned properties in the area. Staff recommended denial.

Mike Hildreth, Ponderosa Equities, appeared on behalf of the application. He stated it was very convenient for the working mothers in the area.

Mary Stratton, Manager and Director of the child care center, appeared. She stated that good child care centers were needed.

No one appeared in opposition.

(20:04 - 20:09)

BUGBEE

DENIED

Unanimous

Rick Williams stated the vending cart would be located at the entrance of an existing office building and would be in between two office doorways, an elevator and a stairwell. The Fire Department noted that this proposal does not meet the Uniform Fire Code which states, "obstruction shall not be placed in the required width of an exit". Staff recommended denial.

John Sara appeared on behalf of the application. He stated he didn't believe the cart would cause a problem and that most of the customers were on foot.

Commissioner Bugbee presented a letter of protest from Roy L. Nelson, II and Jack Lehman, owners of the Security Building at 324 South 3rd Street. The letter stated the proposed use would create a traffic hazard.

No one appeared in opposition.

Note: A date for a public hearing will be set at the 1/7/87 City Council meeting. The public hearing will be held at the 1/21/87 City Council meeting.

(20:09 - 20:23)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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BOARD ACTION

ITEM

7. V-113-86 - LANNY R. LUND

APPLICATION: Variance to allow an existing detached storage shed which is located adjacent to the east side property line in the side yard area where accessory structures are not permitted.

LOCATION: 4309 West Bonanza Road

ZONE: R-1

Staff recommends DENIAL; if approved, subject to:

1. Conformance to the plot plan and elevations.
2. This Variance does not constitute a waiver from the Building Code requirements or other construction standards of the Department of Building and Safety.
3. Obtain a building permit from the Department of Building and Safety.
4. Standard condition No. 5.

PROTESTS: 0

APPROVALS: Petition w/42 signatures.
1 appeared

8. V-114-86 - TERRY L. AND CAROL E. CONDER

APPLICATION: Variance to allow construction of a room addition 12 feet from the rear property line where 15 feet is required.

LOCATION: 2525 Lakeside Drive

ZONE: R-1

Staff recommends DENIAL; if approved, subject to:

1. Standard conditions 1 and 5 through 7.

PROTESTS: 0

BUGBEE

APPROVED, subject to staff's conditions.

Unanimous

Rick Williams stated the applicant was made aware of this violation by a City Building Inspector. The application does not address any unusual circumstances to warrant a variance. Staff recommended denial.

Lanny Lund appeared on behalf of the application. He stated the shed had been in existence for 15 years.

George Sheeler, 4317 Bonanza, appeared in favor. He stated that he could not see any problem with the shed.

No one appeared in opposition.

(20:23 - 20:34)

JUNIEL

APPROVED, subject to staff's conditions.

Unanimous

Rick Williams stated there did not seem to be anything unusual to warrant the variance. Staff recommended denial.

Terry Conder appeared on behalf of the application. He stated his neighbors did not object to the variance.

No one appeared in opposition.

(20:34 - 20:36)

ITEM

BOARD ACTION

9. V-115-86 - TERRY L. BEDFORD.

APPLICATION: Variance to allow construction of a carport 20 feet from the front property line where 50 feet is required.

LOCATION: 2805 Cameo Circle

ZONE: R-E

Staff recommends DENIAL; if approved, subject to:

1. Standard conditions 1 and 5 through 7.

PROTESTS: 1 on record

APPROVALS: 1 on record
1 at meeting

JUNIEL
APPROVED, subject to staff's conditions.
Unanimous

Rick Williams stated the elevations indicate the carport would have a pitched roof and would be supported with brick columns. Staff could not find any unusual circumstances to warrant the proposed variance and, therefore recommended denial.

Terry Bedford appeared on behalf of the application. He stated he needed the carport for shade and that his neighbors were in favor of it.

Commissioner Ashworth stated that he lived in the area and had no objections.

No one appeared in opposition.

(20:36 - 20:39)

10. V-116-86 - PETER C. CHRISTIANSON

APPLICATION: Variance to allow a 5'7" high block and wrought iron wall in the front yard area where a maximum height of four feet with the top two feet 50% open is permitted.

LOCATION: 8420 Mulcahy Avenue

ZONE: R-CL

Staff recommends DENIAL; if approved, subject to:

1. Standard conditions 1, 5 through 7.

PROTESTS: 2 on record

APPROVALS: 1 on record

JUNIEL
APPROVED, subject to staff's conditions.
Unanimous

Rick Williams stated that the proposed wall was approximately 4 feet high where it was attached to the residence, but slowly increases in height to 5'7" as it approaches the south property line fronting on Mulcahy Avenue. Staff could not find anything to warrant this variance and, therefore, recommended denial.

Peter Christianson and Gordon Dahl appeared on behalf of the application. They stated there was a difference in the grade of the land.

No one appeared in opposition.

(20:39 - 20:43)

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BOARD ACTION

ITEM

11. U-104-86 - FREMONT WEST SHOPPING CENTER, A NEVADA PARTNERSHIP

APPLICATION: Special Use Permit to allow a self-service gasoline sales in conjunction with a proposed convenience store.

LOCATION: Southwest corner of Sahara Avenue and Durango Drive

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

Staff recommends APPROVAL, subject to:

1. Standard conditions 1 through 8.

PROTESTS: 0

12. V-117-86 - ALEXANDER COBLENTZ

APPLICATION: Variance to allow 75 parking spaces where 88 are required for a proposed bar

LOCATION: 610 Las Vegas Boulevard North

ZONE: C-2

Staff recommends APPROVAL, subject to:

1. Plot plan amended to prohibit access to Encanto Drive from the proposed parking lot and to provide a 6' high decorative wall along the east property line which will connect to the southeast corner of the eastern building as required by the Department of Community Planning and Development.
2. This approval for a parking deficiency shall be limited to the bar use only.
3. This Variance shall not constitute approval of a liquor license.
4. Construct sidewalk, curb and gutter on Wilson Avenue and Encanto Drive as required by the Department of Public Works.
5. Standard conditions 2 through 8.

PROTESTS: 2 on record
1 appeared

DIXON

APPROVED, subject to staff's conditions.
Unanimous

Rick Williams stated this was a use commonly associated with this kind of commercial development. Staff recommended approval.

Jim Lean, Southland Corp., appeared on behalf of the application.

No one appeared in opposition.

(20:43 - 20:45)

BUGBEE

APPROVED, subject to staff's conditions except modify number 4 by having the applicant sign a Special Improvement District Agreement.
Unanimous

Rick Williams presented the plot plan. The applicant proposes to create an access to Encanto. Staff feels the existing homes to the east should be protected and the applicant should construct a wall to prevent access to Encanto Drive. This requirement is the same as that which was imposed on the Comfort Inn to the southeast. Because most of the customers will most likely be walk-in staff recommends approval.

Atty. Charles Deaner appeared on behalf of the application. He stated that most of the customers would be walk-ins.

Melvin Chaplain appeared on behalf of the application. He had some concern about blocking off the access on Encanto Drive.

Atty. Sam Anter appeared on behalf of Hi Moss in opposition. He stated this would cause a problem with parking.

(19:43 - 19:57)

BOARD OF ZONING ADJUSTMENT

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ITEM

BOARD ACTION

13. V-118-86 - MILICA WEINSTEIN FLANAGAN

APPLICATION: Variance to allow an existing fence (wood trellis) on the west side of the property to a height of 7'10" where a maximum height of 6' is allowed.

LOCATION: 2712 Bryant Avenue

ZONE: R-1

Staff recommends DENIAL.

PROTESTS: None on record
3 appeared

APPROVALS: 3 on record
1 appeared

BUGBEE
DENIED
Unanimous

Rick Williams stated the Department of Building and Safety notified the applicant of the violation. He stated there was nothing unusual to warrant granting this variance. Staff recommended denial.

Milica and Patrick Flanagan appeared on behalf of the application. They stated they had removed some old shubbery and replaced it with the trellis and that they wanted it for privacy.

Deniston Kay, 2703 Bryant, appeared in favor. He stated the trellis was beautiful and could not see any problem with it.

Protestants:

Denise Ripps, 2718 Bryant, appeared. She stated the trellis was attached to her wall without her permission and that it looked terrible from her side of the property.

Dionne Ripps Laney appeared. She stated it looked terrible.

Lillian Garbian, 2731 Bryant, appeared. She stated that Mrs. Ripps' rights had been violated and that the trellis looked tacky.

(20:45 - 21:10)

14. V-119-86 - U-HAUL OF LAS VEGAS, INC.

APPLICATION: Variance to allow auto body work on recreational vehicles in connection with an existing recreational vehicle repair business where such body work is not permitted.

LOCATION: 2019 West Bonanza Road

ZONE: C-2 and C-M

Staff recommends APPROVAL, subject to:

1. This use be limited to the building on the southeast portion of the property.
2. Standard conditions 1 through 8.

PROTESTS: 0

DIXON
APPROVED, subject to staff's conditions.
Unanimous
(Bugbee excused)

Rick Williams presented the plot plan. This property has been used for R.V. motor repair for a long time. This new use will be performed in a building in the rear which is zoned C-M. The building is screened from the Oran K. Gragson Highway by a 10' high wall. This use should not be a problem for this area. Staff recommended approval.

Wayne Rici appeared on behalf of the application.

No one appeared in opposition.

(21:10 - 21:13)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

15. V-120-86 - WILLIAM J. BUSCH ON BEHALF OF MOJAVE MEADOWS PROPERTIES

APPLICATION: Variance to allow a 6 foot high block and wrought iron fence in the front yard where a maximum height of four feet with the top two feet 50% open is permitted.

LOCATION: 127, 129, 131 and 133 West Baltimore Avenue

ZONE: R-4

Staff recommends DENIAL; if approved, subject to:

1. Conformance to the plot plan.
2. The City Council approval of an amendment to the height restriction in the existing encroachment agreement.
3. Standard conditions 5 and 7.

PROTESTS: 0

ASHWORTH
APPROVED, subject to staff's conditions.
Unanimous

Rick Williams presented the plot plan. He stated an encroachment agreement was approved in 1986 which allowed the fence to be constructed one foot into the right-of-way and limited the fence height to 4', which must be amended if the variance is approved. Staff recommends denial.

William Busch appeared on behalf of the application. He stated he wanted the height for privacy and protection for the tenants residing in the apartment complex.

No one appeared in opposition.

Note: A date for a public hearing will be set at the 1/7/87 City Council meeting. Public hearing will be held at the 1/21/87 City Council meeting.

(21:13 - 21:18)

16. U-105-86 - JOHN E. KENNEY, JR.

APPLICATION: Special Use Permit to allow commercial storage units (expansion of existing commercial storage unit facility)

LOCATION: 575 North Pecos Road

ZONE: C-1

ASHWORTH
ABEYANCE
Unanimous

The applicant was not present.

ITEM

<u>SUPPLEMENTAL AGENDA</u> 1. <u>U-106-86(HO) - MARY C. PIERSON</u> APPLICATION: Home Occupation Use Permit to allow making and selling of floral arrangements LOCATION: 909 Vaughn Street ZONE: R-1 Staff recommends APPROVAL, subject to: 1. This business shall conform to the restrictions governing home occupations.	ASHWORTH APPROVED, Item 1 and Items 1 thru 4 on the Supplemental Agenda, subject to staff's condition. Unanimous Rick Williams stated the questionnaire had been answered favorably. Staff recommended approval. The applicant was present. (19:34 - 19:39)
2. <u>U-107-86(HO) - WILLIAM E. AND CONSTANCE J. DELANEY ON BEHALF OF JOHN C. SMITH</u> APPLICATION: Home Occupation Use Permit to allow a design and drafting service business. LOCATION: 1533 Padova Drive ZONE: R-1 Staff recommends APPROVAL, subject to: 1. This business shall conform to the restrictions governing home occupations.	ASHWORTH APPROVED, Item 1 and Items 1 thru 4 on the Supplemental Agenda, subject to staff's condition. Unanimous Rick Williams stated the questionnaire had been answered favorably. Staff recommended approval. The applicant was present. (19:34 - 19:39)
3. <u>U-108-86(HO) - KRIS JAMSA</u> APPLICATION: Home Occupation Use Permit to allow writing of quarterly newsletters to software user group LOCATION: 7009 Cornflower Drive ZONE: R-CL Staff recommends APPRROVAL, subject to: 1. This business shall conform to the restrictions governing home occupations.	ASHWORTH APPROVED, Item 1 and Items 1 thru 4 on the Supplemental Agenda, subject to staff's condition. Unanimous Rick Williams stated the questionnaire had been answered favorably. Staff recommended approval. The applicant was present. (19:34 to 19:39)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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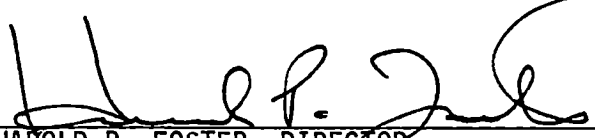
BOARD ACTION

ITEM

4. U-109-86(HO) - GENE R. AND MELANIE GREENBURG
- APPLICATION: Home Occupation Use Permit to allow a consumer consultant service.
- LOCATION: 1530 Bonita Avenue
- ZONE: R-1
- Staff recommends APPROVAL, subject to:
1. This business shall conform to the restrictions governing home occupations.

MEETING ADJOURNED AT 9:30 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF/s1

ASHWORTH
APPROVED Item 1 and Items 1 thru 4 on the Supplemental Agenda, subject to staff's condition.
Unanimous

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

The applicant was present.

(19:34 - 19:39)