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# AGENDA

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JUNE 28, 1990

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City of Las Vegas

Documents Section

## BOARD OF ZONING ADJUSTMENT

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE  
PHONE 386-6301

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

CALL TO ORDER: 7:00 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).

NOTICE: This meeting has been properly noticed and posted at the following locations:

Bradley Building, State of Nevada, 2501 East Sahara Avenue  
Senior Citizen Center, 450 East Bonanza Road  
Clark County Courthouse, 200 East Carson Avenue  
Court Clerk's Office Bulletin Board, City Hall Plaza  
City Hall Plaza, Special Outside Posting Bulletin Board

MINUTES: Approval of the Minutes for the May 24, 1990 Board of Zoning Adjustment Meeting.

\*CONSENT ITEMS: \*Items noted with an asterisk (\*) are considered routine by the Board of Zoning Adjustment and may be enacted by one motion. However, any item may be discussed if a Board of Zoning Adjustment member or citizen so desires.

STANDARD CONDITIONS:

ALL AGENDA ITEMS SHALL BE SUBJECT TO THE FOLLOWING:

Variance and Special 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.
- (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.
- (2) If a complaint is received regarding the operation of the business, the Board may conduct a review and the approval may be rescinded.



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6. V-68-87  
REQUIRED REVIEW
- Applicant: ST. LOUIS PARTNERSHIP, A GENERAL PARTNERSHIP  
Request: One Year Required Review on an approved Variance which allowed 197 parking spaces where the proposed uses require 406 parking spaces  
Location: 1901 Las Vegas Boulevard South  
Zone: C-2 and C-1
7. U-68-90  
ABEYANCE ITEM
- Applicant: UNIVERSAL HEALTH SERVICES OF NEVADA, INC.  
Request: Special Use Permit to allow the relocation of an existing 500 gallon propane tank for Valley Hospital  
Location: 620 Shadow Lane  
Zone: C-1
8. U-79-90  
ABEYANCE ITEM
- Applicant: FIRST WESTERN SAVINGS ASSOCIATION  
Request: Special Use Permit to allow a proposed 60 unit apartment complex  
Location: West side of Marion Drive, approximately 525 feet north of Charleston Boulevard  
Zone: C-1
9. U-84-90  
ABEYANCE ITEM
- Applicant: LAKESIDE VILLAGE PLAZA, A NEVADA PARTNERSHIP  
Request: Special Use Permit to allow a customer-operated car wash  
Location: East side of Lake Sahara Drive, south of Sahara Avenue  
Zone: N-U (under Resolution of Intent to C-1)
10. V-62-90
- Applicant: PECCOLE RANCH PARTNERSHIP  
Request: Variance to allow a proposed 64 square foot illuminated apartment identification sign, where 32 square feet is the maximum size permitted and illumination is not permitted  
Location: 8600 West Charleston Boulevard  
Zone: N-U (under Resolution of Intent to R-3)



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15. V-66-90      Applicant:      ANDREW NICHOLAS PARLOGEAN  
Request:      Variance to allow an existing solid block wall varying in height from two feet five inches (2'5") to four feet (4') with six foot five inch (6'5") high pilasters to be increased to six feet six inches (6'6") with seven foot two inch (7'2") high pilasters, where four feet (4') with the top two feet (2') fifty percent (50%) open is the maximum height allowed in the front yard area; and to allow an existing six foot six inch (6'6") block wall with seven foot two inch (7'2") high pilasters in the side yard area, where six feet (6') is the maximum height allowed  
Location:      1100 Comstock Drive  
Zone:          R-E
16. V-67-90      Applicant:      ROBERT AND LINA MORGAN  
Request:      Variance to allow a proposed patio cover 11 feet from the rear property line where 15 feet is the minimum setback required  
Location:      3212 Goleta Drive  
Zone:          R-1
17. U-96-90      Applicant:      HERNANDO ANGAT, ET AL, ON BEHALF OF MARIETA ANGAT  
Request:      Special Use Permit to allow a residential facility for adult care for a maximum of five (5) adults  
Location:      4309 Thyme Avenue  
Zone:          R-1 (under Resolution of Intent to R-PD7)
18. U-99-90      Applicant:      RICHARD SEARING  
Request:      Special Use Permit to allow coin operated gaming (slot machines) in conjunction with an existing laundromat (Sunshine Laundry)  
Location:      2401 West Bonanza Road, Suite "S"  
Zone:          C-2

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19. V-68-90
- Applicant: JACOB AND BAT SHEVA BEN-MOSHE  
Request: Variance to allow a proposed 14 foot x 48 foot off-premise advertising (billboard) sign; and to allow the sign to be located 290 feet from an existing sign, where a 300 foot minimum separation is required
- Location: 1200 East Charleston Boulevard  
Zone: C-2
20. V-69-90
- Applicant: ANTHONY COUNINI, ET AL  
Request: Variance to allow an existing four foot (4') block and wrought iron fence to be raised to six feet (6'), where four feet (4') with the top two feet (2') fifty percent (50%) open is the maximum height permitted in the front yard area; and to allow an eight foot (8') high chain link fence to be constructed one foot (1') in front of an existing perimeter block wall, where six feet (6') is the maximum height permitted, in conjunction with an existing apartment complex (Azure Crest Townhomes)
- Location: 100 South Crestline Drive  
Zone: R-1 and R-3
21. U-101-90
- Applicant: RONALD AND CATHY FELICIANO  
Request: Special Use Permit to allow a family child care home for a maximum of six (6) children
- Location: 8308 Aspenbrook Avenue  
Zone: N-U (under Resolution of Intent to R-CL)
22. U-102-90
- Applicant: CHARLESTON ZALIBRA, A CALIFORNIA PARTNERSHIP  
Request: Special Use Permit to allow used car sales in conjunction with an existing automobile repair shop
- Location: 1845 North Rancho Drive  
Zone: C-2

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23. U-103-90      Applicant: LYNN A. SCHWINGDORF, ET AL  
Request: Special Use Permit to allow the addition of three (3) children before and after school in conjunction with an existing family child care home  
Location: 3901 Courtside Lane  
Zone: R-CL
24. V-70-90      Applicant: JOHN P. MCFADDEN AND PATTY S. HUTCHINSON  
Request: Variance to allow a 59 square foot illuminated ground sign 13 feet high, where a non-illuminated 15 square foot sign and a height of 5 feet is the maximum permitted  
Location: 1570 South Rainbow Boulevard  
Zone: P-R
25. V-71-90      Applicant: JOSEPH AND SHARON BURT  
Request: Variance to allow a 12 foot high chain link tennis court fence on the side and rear property lines where a minimum setback of 10 feet is required  
Location: 7150 Doe Avenue  
Zone: R-E
26. V-72-90      Applicant: THOMAS DOUGHERTY  
Request: Variance to allow an existing patio cover one foot six inches (1'6") from the rear property line where a minimum setback of ten feet (10') is required  
Location: 2340 Heather Meadows Court  
Zone: R-CL
27. V-73-90      Applicant: CHRISTOPHER AND CHARLES FINLAY ON BEHALF OF RICHARD AND JANET FISHMAN  
Request: Variance to allow a proposed single-family residence 45 feet from the front property line where 50 feet is the minimum setback required; and 14 feet from the rear property line where 37 feet is the minimum setback required  
Location: East side of Warbonnet Way between O'Bannon Drive and El Parque Avenue  
Zone: R-E

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28. U-104-90                      Applicant:    THE JUNIOR CORP., A NEVADA CORPORATION  
   Request:      Special Use Permit to allow a Class III secondhand dealership for the buying and selling of used jewelry  
   Location:     806 Las Vegas Boulevard South  
   Zone:        C-2
29. U-105-90                      Applicant:    LLOYD AND DONNA BYRD  
   Request:      Special Use Permit to allow a family child care home for a maximum of six (6) children  
   Location:     8132 Cactus Flower Court  
   Zone:        R-CL
30. U-106-90                      Applicant:    THE BIBLE WAY FELLOWSHIP  
   Request:      Special Use Permit to allow a proposed single-family residence to be used as a parsonage in conjunction with an adjacent existing church  
   Location:     South side of Roberta Drive, approximately 115 feet west of Decatur Boulevard  
   Zone:        N-U
31. U-112-90                      Applicant:    MANUEL LEE MATYSEK  
   Request:      Special Use Permit to allow a residential facility for adult care for a maximum of five (5) adults  
   Location:     1900 South Seventeenth Street  
   Zone:        R-1
32. V-75-90                        Applicant:    RANCHO ALTA MIRA L.P., A CALIFORNIA LIMITED PARTNERSHIP  
   Request:      Variance to allow two eight foot six inch (8'6") high wall mounted subdivision identification signs, where such use is not allowed  
   Location:     Southeast corner of Lone Mountain Road and Camino Del Oro; and northeast corner of Craig Road and Camino Del Oro  
   Zone:        R-E (under Resolution of Intent to R-PD5 and R-PD7)





