

**Planning & Development Department  
Scanning Cover Sheet**

Case No            V-0022-67

APN                162-02-712-071

Location           S SIDE HASSETT BTWN BRUCE & SPENCER

Applicant           ALVIN BAXTER

**Subject**

REQUEST FOR A VARIANCE TO ALLOW A REST HOME  
ON 6240 SQ FT LOT WHERE 20000 SQ FT IS  
REQUIRED W/1 PARKING SPACE WHERE 4 SPACES  
ARE REQUIRED, W/CHAIN LINK FENCING WHERE  
A 6FT BLOCK WALL IS REQUIRED & LOCATED ON A  
MINOR STREET WHERE LOCATION ON A COLLECTOR  
W/48 FT MINIMUM PAVEMENT IS REQUIRED & BEING  
OVER MAXIMUN DENSITY OF 25 BEDS PER ACRE.



DEPARTMENTAL DISTRIBUTION LIST

	<u>DATE SENT</u>	<u>DATE RET'D</u>	<u>COMMENTS</u>
BUILDING DEPARTMENT	10/4/67	10/5/67	See memo
ENGINEERING DEPARTMENT	10/4/67	10/18/67	ok
FIRE DEPARTMENT	10/4/67	10/17/67	see memo
CHILD WELFARE			
HEALTH DEPARTMENT			
OTHERS			

FILE NO. V-22-67

PROPERTY OWNERS

PROTESTS

APPROVALS

<sup>Recd</sup> 1. Morton N. Algate, 1736 Canosa Ave.

<sup>12/18/67</sup> Mr. Arkhalyan 1737 Hassett Avenue

<sup>Recd</sup> <sup>10/23/63</sup> Mr. Morton N. Algate, 1736 Canosa Avenue

<sup>Recd</sup> <sup>10/23/67</sup> Petition with 26 signatures

<sup>10/24/67</sup> Paul Willard 2634 State Street

<sup>10/25/67</sup> James R. Barr, 1740 Hassett

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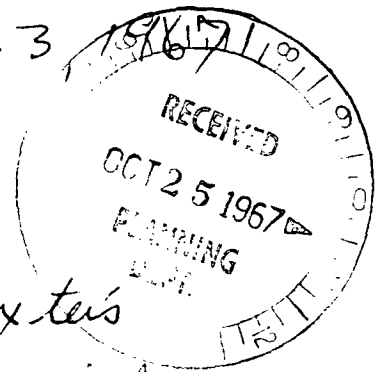
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- 20. \_\_\_\_\_

V-22-67  
Protest

Oct 23 1967

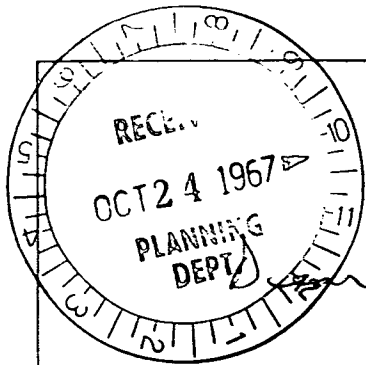


Gentlemen:

In regard to Alvin Baxter's request for a variance to permit a rest home on lot 63, block 3 of Charleston Park tract #1. I very strongly object to any zone change that would allow this sort of business.

As a tax paying resident of this area I feel that it should continue to be zoned for single family homes only. With no exceptions.

yours truly,  
James R. Barr  
1740 HASSETT  
LAS VEGAS, NEV.



PR

V-22-67  
Protest

Public  
Relations  
Advertising

A

Memo from the desk of  
BILL WILLARD

Oct. 22, 1967

Dear Sirs:

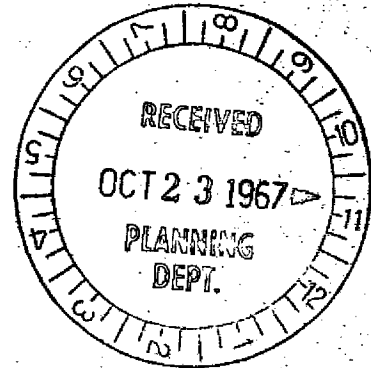
In regard to your letter concerning V-22-67, for Alvin Baxter requesting a variance to permit a rest home in Charleston Park Block 3, Lot 63, Tract 1, ——— we object to said variance to permit such a rest home. Thank you.

Bill Willard  
Jimmy Wheelaid

V-22-67  
Protest

Oct. 13, 1967

Mr. Don J. Saylor  
Director of Planning  
City of Las Vegas  
Las Vegas, Nev.



Dear Mr. Saylor:

The attached letter has come to my attention.

Since the property described is located 1 block distant, I would not presume a great inconvenience to my immediate concern of "peace and quiet" at my residence. Nonetheless, I would object to the granting of this variance in deference to the fact of total R-1 zoning in the immediate area and to the fact of future inconvenience this may create for the surrounding homeowners.

I would further consider the granting of such a variance a breach of public trust by community officials in lieu of the many discrepancies of city code involved, as detailed on the enclosed Notice of Public Hearing.

In summary, my view is unfavorable to the granting of this use because of numerous adverse factors opposing the general community interest.

Very truly yours,

Morton N. Algase  
1736 Canosa Ave.  
Phone: 735-7051

er 16, 1967

(26 signatures)

We, the undersigned, have read and protest the application of Alvin Baxter for a variance to permit a Rest Home on a 6240 Square Foot Lot, with reference to V-22-67 describing application:

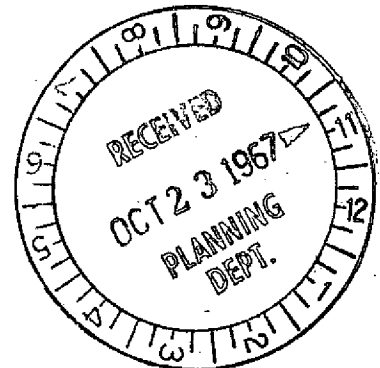
- Stanley F. Beck 1717 Hassett Ave
- Jack McHammon 8782 Hassett Ave
- Beatrice G. Rivera 1708 Hassett Ave.
- George V. Goodwill 1704 E. Hassett Ave.
- H. H. and Grace E. Wallerson 1700 Hassett Ave
- E. Van Wie 1716 Howard Ave.
- James W. Schofield 1740 Howard Ave.
- Conrthy Anbrath; Mrs + Mr. A. 1737 Hassett
- Mrs. Hank Post 1736 Hassett Ave.
- Mrs + Mrs R. E. Dille 1732 Hassett Ave
- Mary Walters. 1728 Hassett Ave.
- Hardy C. Commers 1724 Hassett Ave.
- H. Alshamett 1714 HASSETT
- Richard G. Berry 1713 Hassett Ave
- Mrs. Robert Payne 1705 Hassett
- Mr. J. M. Biller 1701 Canosa
- Exp. Maria F. Walters 1705 Canosa Ave.
- L. A. Payne 1717 Canosa, Ave
- R. A. Payne 1705 Hassett
- Tom Parsons 1721 Canosa
- William Mercer 1725 Canosa Ave.
- Francis R. Bond 1733 Canosa

Patricia J. Cole  
William McWillard  
Betty Cherkardt  
Maylo Beck

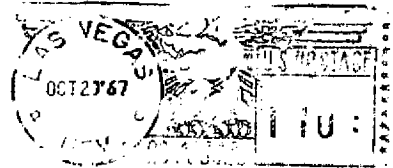
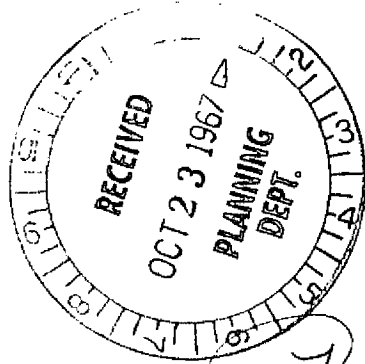
1746 ~~Sanisa~~ Ave.  
1737 Canosa Ave.

1716 Hassett Ave.

1717 Hassett Ave.



Stanley Beck  
1717 Cassett Ave.  
Las Vegas, Nev.  
89105



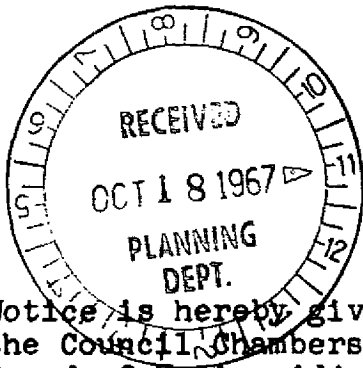
**SPECIAL DELIVERY**

**REGISTERED**

5189

Planning Department,  
City of Las Vegas,  
City Hall,  
400 Stewart Street,  
Las Vegas, Nevada 89101

NOTICE OF PUBLIC HEARING



October 26, 1967

October 11, 1967

Notice is hereby given that on October 26, 1967, at 7:30 PM, in the Council Chambers of the City Hall, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-22-67

*Protest*

ALVIN BAXTER FOR A VARIANCE TO PERMIT A REST HOME ON A 6240-SQUARE FOOT LOT WHERE 20,000 SQUARE FEET IS REQUIRED, WITH ONE PARKING SPACE WHERE FOUR SPACES ARE REQUIRED, WITH CHAIN LINK FENCING WHERE A SIX-FOOT BLOCK WALL IS REQUIRED AND LOCATED ON A MINOR STREET WHERE LOCATION ON A COLLECTOR WITH 48 FEET MINIMUM PAVEMENT IS REQUIRED AND BEING OVER THE MAXIMUM DENSITY OF 25 BEDS PER ACRE, ON PROPERTY LEGALLY DESCRIBED AS LOT 63, BLOCK 3 OF CHARLESTON PARK TRACT NO. 1, AND GENERALLY LOCATED ON THE SOUTH SIDE OF HASSETT AVENUE BETWEEN BRUCE STREET AND SPENCER AVENUE, IN LAND USE ZONE R-1.

Any and all interested persons may appear before the Board of Zoning Adjustment either in person or by representative, and object to or express approval of the proposed variance, or may prior to this hearing file with the City Planning Director written objections thereto or approval thereof.

*We are strongly opposed to this variance*  
DJS/mac

*[Signature]*  
DON J. SAYLOR, AIP  
Director of Planning

ARTHUR ANHALTZER  
1737 HASSETT AV  
LAS VEGAS NEV  
89105

*[Signature]*

October 16, 1967

Mr. Alvin Baxter  
1720 Hassett Avenue  
Las Vegas, Nevada

Re: V-22-67

Dear Mr. Baxter:

This is in reference to your letter of October 13, 1967, which was received by my department this date, October 16, 1967. We will withdraw your application as you have requested.

Your filing fee of \$75.00 cannot be returned, as this filing fee is charged by the city to partially defray the cost to the city of processing variance applications. We have already processed this application thereby incurring the expense; consequently, the \$75.00 is not rebatable.

If you have any questions, please advise.

Very truly yours,

Don J. Saylor, AIP  
Director of Planning  
Coordinator of Urban Renewal

DJS/mac

V-22-67

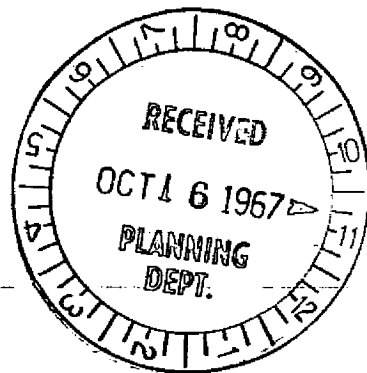
Oct. 13, 1967

Planning Dept.  
City of Las Vegas  
400 Stewart St.  
Las Vegas Nev.

Because of the many circumstances regarding the best home we have decided not to try to operate one until we can obtain a commercial property

Yours truly  
Alvin Baxter  
1720 Hasset Ave.  
Las Vegas Nev.

Will you please return \$75<sup>00</sup> check on deposit to me at above address.



NOTICE OF PUBLIC HEARING

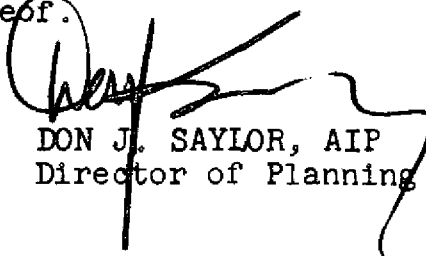
October 26, 1967

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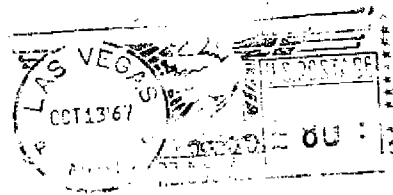
V-22-67 ALVIN BAXTER FOR A VARIANCE TO PERMIT A REST HOME ON A 6240-SQUARE FOOT LOT WHERE 20,000 SQUARE FEET IS REQUIRED, WITH ONE PARKING SPACE WHERE FOUR SPACES ARE REQUIRED, WITH CHAIN LINK FENCING WHERE A SIX-FOOT BLOCK WALL IS REQUIRED AND LOCATED ON A MINOR STREET WHERE LOCATION ON A COLLECTOR WITH 48 FEET MINIMUM PAVEMENT IS REQUIRED AND BEING OVER THE MAXIMUM DENSITY OF 25 BEDS PER ACRE, ON PROPERTY LEGALLY DESCRIBED AS LOT 63, BLOCK 3 OF CHARLESTON PARK TRACT NO. 1, AND GENERALLY LOCATED ON THE SOUTH SIDE OF HASSETT AVENUE BETWEEN BRUCE STREET AND SPENCER AVENUE, IN LAND USE ZONE R-1.

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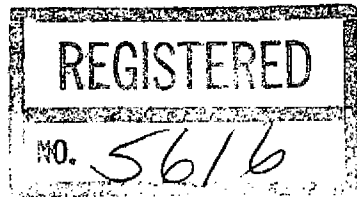
  
DON J. SAYLOR, AIP  
Director of Planning

DJS/mac

Alvin Baxter  
1720 Hasset  
Las Vegas



Planning Department,  
City of Las Vegas,  
400 Stewart St.



Las Vegas  
Nevada C-181

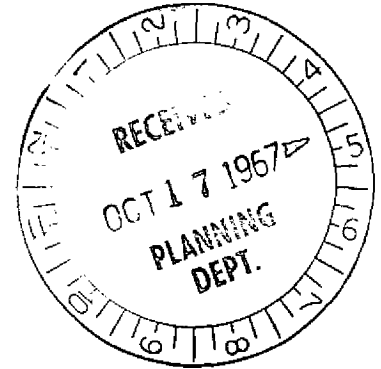
CITY OF LAS VEGAS -- FIRE DEPARTMENT  
Fire Prevention Bureau

TO: DON J. SAYLOR, DIRECTOR OF PLANNING

FROM: George Judd King  
O.K. MC FARLAND, BATTALION CHIEF  
CHIEF OF FIRE PREVENTION BUREAU

DATE: 10-17-67

SUBJECT: V-22-67



Application submitted by: ALVIN BAXTER

For a Use ~~Permit~~/Variance to: Permit a rest home

Located at: 1720 Hassett Avenue

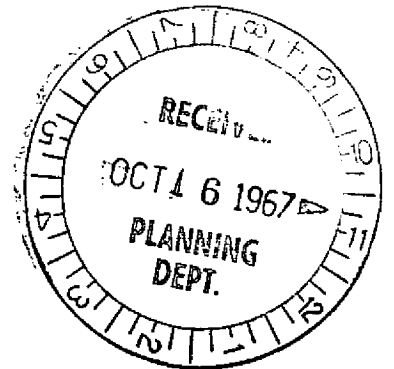
This department has no objections to the above, provided that:

1. No storage of combustible material in furnace area and against gas hot water heater.
2. Plywood partitions to be checked by the building department, (room addition).
3. Room addition has electrical heater improperly installed and all wiring is to be checked by the Electrical Department.
4. 2½ lb. Dry Chemical fire extinguisher to be checked and mounted in the kitchen.
5. Provide 2½ gal. class "A" fire extinguisher mounted convently in the hallway.
6. All drapes and curtains to be flame proofed and tested by Fire Inspector.
7. Meets state requirements.

V-22-67  
Protest

Oct. 13, 1967

Mr. Don J. Saylor  
Director of Planning  
City of Las Vegas  
Las Vegas, Nev.



Dear Mr. Saylor:

The attached letter has come to my attention.

Since the property described is located 1 block distant, I would not presume a great inconvenience to my immediate concern of "peace and quiet" at my residence. Nonetheless, I would object to the granting of this variance in deference to the fact of total R-1 zoning in the immediate area and to the fact of future inconvenience this may create for the surrounding homeowners.

I would further consider the granting of such a variance a breach of public trust by community officials in lieu of the many discrepancies of city code involved, as detailed on the enclosed Notice of Public Hearing.

In summary, my view is unfavorable to the granting of this use because of numerous adverse factors opposing the general community interest.

Very truly yours,

*Morton N. Algase*

Morton N. Algase  
1736 Canosa Ave.  
Phone: 735-7051

NOTICE OF PUBLIC HEARING

October 26, 1967

October 11, 1967

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V-22-67 ALVIN BAXTER FOR A VARIANCE TO PERMIT A REST HOME ON A 6240-SQUARE FOOT LOT WHERE 20,000 SQUARE FEET IS REQUIRED, WITH ONE PARKING SPACE WHERE FOUR SPACES ARE REQUIRED, WITH CHAIN LINK FENCING WHERE A SIX-FOOT BLOCK WALL IS REQUIRED AND LOCATED ON A MINOR STREET WHERE LOCATION ON A COLLECTOR WITH 48 FEET MINIMUM PAVEMENT IS REQUIRED AND BEING OVER THE MAXIMUM DENSITY OF 25 BEDS PER ACRE, ON PROPERTY LEGALLY DESCRIBED AS LOT 63, BLOCK 3 OF CHARLESTON PARK TRACT NO. 1, AND GENERALLY LOCATED ON THE SOUTH SIDE OF HASSETT AVENUE BETWEEN BRUCE STREET AND SPENCER AVENUE, IN LAND USE ZONE R-1.

Any and all interested persons may appear before the Board of Zoning Adjustment either in person or by representative, and object to or express approval of the proposed variance, or may prior to this hearing file with the City Planning Director written objections thereto or approval thereof.

  
DON J. SAYLOR, AIP  
Director of Planning

DJS/mac

## INTER-OFFICE MEMORANDUM

October 10, 1967

TO:

Planning Department

FROM:

Director of Public Works

SUBJECT:

Variance V-22-67

COPIES TO:

Your memorandum of October 4, 1967 requested comments from the Engineering Department on the application for a Variance by Alvin Baxter to permit a rest home on property located at 1720 Hassett Avenue.

All of the offsite improvements have been installed adjacent to this property along Hassett Avenue.

Therefore there are no further requirements from this office.

  
R. P. Sauer

RPS:DEN:bms



INTER-OFFICE MEMORANDUM

OCTOBER 5, 1967

TO: H. T. ELDER, ACTING DIRECTOR  
DEPARTMENT OF BUILDING & SAFETY

FROM: F. D. WEBB  
SR. BUILDING INSPECTOR

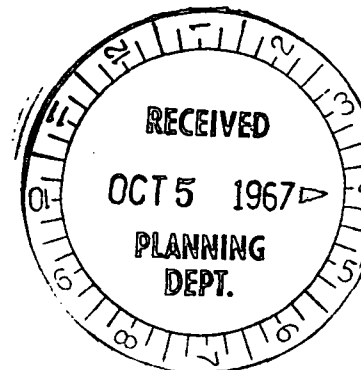
SUBJECT: FILE NO. V-22-67  
1720 Hassett

COPIES TO:

The Department of Building and Safety has no objection to the approval of this application. We would recommend adding another bath as one (1) bath now has to be the core of four (4) bedroom.

*F. D. Webb*

F. D. WEBB



INTER-OFFICE COMMUNICATION

DATE October 4, 1967

TO: Building Department  
Fire Department  
Engineering Department

FROM: Planning Department

SUBJECT: File No. V-22-67, Board of Zoning Adjustment Meeting 10/26/67

Application submitted by: **ALVIN BAXTER**

For a ~~Use Permit~~ Variance to: **Permit a rest home**

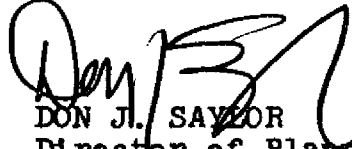
Property located at: **1720 Hassett Avenue**

Land Use Zone: **R-1**

Legally described as: **See Attached.**

Your remarks regarding this application prior to 10/16/67 will be greatly appreciated.

Plot Plan attached: Yes X  
No       

  
DON J. SAYLOR  
Director of Planning

DJS/mac

D R A F T

NOTICE OF PUBLIC HEARING

D R A F T

October 26, 1967

October 11, 1967

Notice is hereby given that on October 26, 1967 at 7:30 PM, in the Council Chambers of the City Hall, Las Vegas, Nevada, the ~~City Planning Commission~~ Board of Zoning Adjustment will hear the application of:

V-22-67

ALVIN BAXTER FOR A VARIANCE<sup>10</sup> PERMIT A REST HOME ON A 6240-  
SQUARE FOOT LOT WHERE 20,000 SQUARE FEET IS REQUIRED  
WITH ONE PARKING SPACE WHERE FOUR SPACES ARE REQUIRED,  
WITH CHAIN LINK FENCING WHERE A SIX-FOOT BLOCK WALL IS  
REQUIRED AND LOCATED ON A MINOR STREET WHERE LOCATION ON  
A COLLECTOR WITH 48 FEET MINIMUM PAVEMENT IS REQUIRED AND  
BEING OVER THE MAXIMUM DENSITY OF 25 BEDS PER ACRE, ON  
PROPERTY LEGALLY DESCRIBED AS LOT 63, BLOCK 3 OF CHARLESTON PARK  
TRACT NO. 1, AND GENERALLY LOCATED ON THE SOUTH SIDE OF  
HASSETT AVENUE BETWEEN BRUCE STREET AND SPENCER AVENUE, IN  
LAND USE ZONE R-1. <sup>M</sup>

*OK-OK*

Any and all interested persons may appear before the ~~City Planning Commission~~ Board of Zoning Adjustment either in person or by representative, and object to or express approval of the proposed ~~reclassification~~ variance/~~use permit~~, or may prior to this hearing file with the City Planning Director written objections thereto or approval thereof.

DJS:ds

DON J. SAYLOR  
Director of Planning

BOARD OF ZONING ADJUSTMENT -- CITY HALL -- LAS VEGAS, NEVADA

APPLICATION FOR VARIANCE

TO THE BOARD OF ZONING ADJUSTMENT:

Pursuant to Subsection A, Section 24, Chapter 1, Title XI, of the Las Vegas City Code, as amended, the undersigned owner of property hereinafter described, hereby presents his application requesting that certain property be allowed to deviate from the zoning requirements as herein described. Also accompanying this application is the prescribed fee of \$ 75.00

The undersigned, Alvin Baxter, the owner, respectfully petitions for a special Variance to use existing residence for Rest Home on a 6240 sq.ft. lot where 20,000 sq.ft. is required with one parking space where 4 spaces are required, with chain link fencing where a 6' block wall is required & located on a minor street where location on a collector with 48' minimum pavement is required and being over the maximum density of 25 beds per acre

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS AND REASONS ARE HEREWITH SUBMITTED: The property is situated at 1720 Hassett

between Spencer Street and Burnham Street in Zoning

District R-1. Said property is legally described as follows,

to wit; Lot 63, Block 3 of Charleston Park Tract #1 generally located on the south side of Hassett Avenue between Burnham Street and Spencer Avenue

OWNER'S AFFIDAVIT

STATE OF NEVADA) ss
COUNTY OF CLARK)

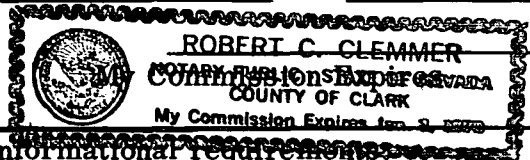
(I, We) the undersigned, being duly sworn, depose and say that (we are, I am) the (owner, owners) of the property involved in this application; that the information on the attached map and all plans, drawings and sketches attached hereto and all statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief.

(Signed in Ink)

Signature of Owner: Alvin Baxter, Mailing Address: 1720 Hassett, Phone No.: 735-1885

Subscribed and sworn to before me this 2nd day of October 19 67

Notary Public in and for said County & State



SEE REVERSE SIDE for Plot Plan Specifications and further informational requirements

FOR PLANNING DEPARTMENT USE ONLY

This is to certify that the foregoing has been inspected by me and was filed with the office of the Secretary of the Board of Zoning Adjustment in accordance with the provisions of Subsection B, Section 24, Chapter 1, Title XI of the Las Vegas City Code.

Filing Fee \$ 75.00

Received by: [Signature]

Receipt No.: 134853

Case No.: V-22-67

Date: 10/2/67

B2A - 10/26/67

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. Five (5) copies of a plot plan of the applicant's property drawn to scale and fully dimensioned showing the location of all existing and proposed buildings and structures and the location of any other improvements such as drives, walks, paved areas, planting.
2. A sketch, drawing, or photograph showing clearly the front and side elevations of any proposed buildings or structures, when requested.
3. Any other pertinent information which may be requested.

-----  
PLOT PLAN SPECIFICATIONS FOR VARIANCES

1. Five (5) copies.
2. Minimum Size - 17 x 11 inches.
3. Legible
4. Completely dimensioned, including boundary dimensions, dimensions of buildings, distances from buildings to the property lines.
5. Address and street name of property.
6. Off-street parking lay-out showing spaces, driveways, turn-around areas, etc., fully dimensioned.
7. Must be drawn to scale, with scale indicated.
8. Show north-point.