

Planning & Development Department  
Scanning Cover Sheet

Case No U-2-69

APN

Location 1207 TUMBLEWEED AVE

Applicant HARVEY C CHRISTENSEN

Subject

HOME OCCUPATION USE PERMIT TO ALLOW BOOK-  
KEEPING, TAX CONSULTANT, AND NOTARY PUBLIC  
SERVICES IN LAND USE ZONE R-1



January 24, 1969

Mr. Harvey C. Christensen  
1207 Tumbleweed Avenue  
Las Vegas, Nevada 89106

Re: U-2-69 (HO)

Dear Mr. Christensen:

At the regular meeting of the Board of Zoning Adjustment held January 23, 1969, consideration was given to your request for a Home Occupation Permit to allow bookkeeping, tax consultant, and notary public services, on property located at 1207 Tumbleweed Avenue on the west side of Tumbleweed Avenue between Turquoise Road and Riverside Drive, in land use zone R-1.

It was voted by the Board of Zoning Adjustment to approve your request subject to the following condition:

1. Review if any complaint arises regarding this operation.

Very truly yours,

Harold P. Foster, Senior Planner

Acting for the Director of Planning

HFF/mac

cc: City Clerk

Chairman Hoggard asked the applicant to explain his proposed operation.

MR. THACKER appeared and stated that local trapshooters have difficulty getting certain supplies since it has to be brought in from California, and Federal law requires that a place of business with a Federal license and local business permit must be established to distribute the commodities. He stated only a limited amount will be sold at his home and most of it will be sold at the range, at a very small margin of profit.

After a discussion by the Board, Mr. Goodman moved that the application of JAMES R. THACKER for a Home Occupation Permit to allow the sale of trapshooting supplies, on property located at 5912 Edrene Avenue on the north side of Edrene Avenue between Mallard Street and Saylor Way, in land use zone R-1, be denied. Mr. Robbins seconded the motion and it was unanimously carried.

9. U-2-69 (HO)

Approved

Application of HARVEY C. CHRISTENSEN for a Home Occupation Permit to allow bookkeeping, tax consultant and notary public services, on property legally described as Lot 6, Block 23, Twin Lakes Village Unit #5, and located at 1207 Tumbleweed Avenue on the west side of Tumbleweed Avenue between Turquoise Road and Riverside Drive, in land use zone R-1.

Mr. Foster reported that all questions on the questionnaire were answered favorably and there does not appear to be any problems as the applicant intends to pick up and deliver the books for his clients.

Staff recommends approval.

Chairman Hoggard asked the applicant to come forward.

MR. CHRISTENSEN appeared and stated because of his health, he is not gainfully employed and must work at his own speed. He further stated that reinstatement of his license at 651 East Charleston is pending. When this is approved, he would then operate from an office. He then asked for permission to place a small sign stating he is a notary public in his front window.

Mr. White explained that this is not allowable as people would come to his home to transact business and the use would then be professional office. He also informed the applicant the proposed venture would have to be moved if it becomes a full-fledge operation.

The applicant agreed to abide by all provisions of the Home Occupation Permit.

Mr. White moved that the application of HARVEY C. CHRISTENSEN for a Home Occupation Permit to allow bookkeeping, tax consultant and notary public services, on property located at 1207 Tumbleweed Avenue on the west side of Tumbleweed Avenue between Turquoise Road and Riverside Drive, in land use zone R-1, be approved subject to the following condition:

1. Review if any complaint arises regarding this operation.

Mr. Robbins seconded the motion and it was unanimously carried.

10. U-3-69 (HO)

Set for Public  
Hearing - 2/27/69

Application of GAETANO M. PASQUA for a Home Occupation Permit to allow a ladies and mens alteration operation, on property legally described as Lot 15, Block 1, Resubdivision of Block 1, and Lots 1 & 2, Block 2 of Desert Park Tract #3, and located at 1400 Houssels Avenue on the west side of Houssels Avenue between Rexford Drive and Oakey Boulevard, in land use zone R-1.

Mr. Foster reported the applicant answered all questions favorably on the Home Occupation Questionnaire. The applicant wrote that he would pick up 90% of the work and bring it to his home.

Mr. Foster then stated there have been complaints from adjacent property owners but the applicant has ceased the operation. Since there have been complaints, staff recommends a public hearing be held on this request.

MR. PASQUA, the applicant, was present.

Following a brief discussion by the Board, it was unanimously agreed that the application of GAETANO M. PASQUA for a Home Occupation Permit to allow a ladies and mens alteration operation, on property located at 1400 Houssels Avenue on the west side of Houssels Avenue between Rexford Drive and Oakey Boulevard, in land use zone R-1, be held for a public hearing at the next regular meeting to be held on February 27, 1969.

11. U-4-69 (HO)

Approved

Application of BETTYLU SARBACHER for a Home Occupation Permit to allow a babysitting service on property legally described as Lot 1, Block 6, Francisco Park Tract #2, and located at 1516 San Pedro Avenue on the southeast corner of San Pedro Avenue and Chapman Drive, in land use zone R-1.

D R A F T

NOTICE OF PUBLIC HEARING

D R A F T

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Notice is hereby given that on \_\_\_\_\_  
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:

(NOT A PUBLIC HEARING)

HARVEY C. CHRISTENSEN FOR A HOME OCCUPATION PERMIT TO ALLOW  
BOOKKEEPING, TAX CONSULTANT, AND NOTARY PUBLIC SERVICES , ON  
PROPERTY LEGALLY DESCRIBED AS LOT 6, BLOCK 23, TWIN LAKES  
VILLAGE UNIT #5, AND LOCATED AT 1207 TUMBLEWEED AVENUE ON THE  
WEST SIDE OF TUMBLEWEED AVENUE BETWEEN TURQUOISE ROAD AND  
RIVERSIDE DRIVE, INNLAND USE ZONE R-1.

*OK RP*

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:dae

DON J. SAYLOR  
Director of Planning

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

APPLICATION FOR A USE PERMIT

TO THE BOARD OF ZONING ADJUSTMENT:

Pursuant to Subsection B, 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 authorized to maintain the herein described use.

Also accompanying this application is the prescribed fee of \$ 10.00.

The undersigned, HARVEY O CHRISTENSEN, the owner, respectfully petitions for a special Use Permit to WORK OUT of My Home ON BOOKKEEPING SERVICES, TAX CONSULTANT AND NOTARY PUBLIC SERVICES

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS AND REASONS ARE HEREWITH SUBMITTED:

The property is situated at 1207 Tumbleweed Ave between RIVERSIDE DRIVE and TURQUOISE AVE in Zoning District R-1. Said property is legally described as follows, to wit:

LOT 6, Block 23, of TWIN LAKES VILLAGE UNIT # FINE  
As shown by MAP THERE OF ON FILE IN  
Book 4 of PLATS Page 61 AND 61-A, IN THE  
Office of the County Recorder of Clark  
County, Nevada & generally located on the West side  
of Tumbleweed Avenue between Turquoise Rd. & Riverside Drive.

OWNER'S AFFIDAVIT

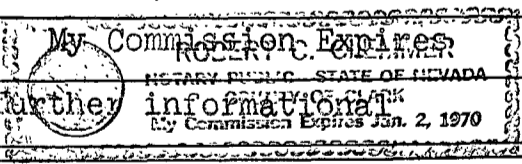
STATE OF NEVADA) ss:  
COUNTY OF CLARK)

(I, ~~we~~) the undersigned, being duly sworn, depose and say that (I am, ~~we are~~) 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)  
H O Christensen 1207 Tumbleweed Ave 878-7494  
Signature of Owner Mailing Address L.V. 89106 Phone No.

Subscribed and sworn to before me this 15 day of Jan, 19 69

[Signature]  
Notary Public in and for said County and State



SEE REVERSE SIDE FOR PLOT PLAN Specifications and further 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 \$ 10.00  
Receipt No. 11463  
Case No. U-2-69 (H)

Received by: [Signature]  
Date: 1/15/69

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION

1. Five (5) plot plans 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, walls,
2. A sketch, drawing, or photograph showing clearly the top, 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 USE PERMITS

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.

HOME OCCUPATION PERMIT - QUESTIONNAIRE

- |  | <u>No.</u>                          | <u>Yes.</u>              | <u>If yes, give details</u> |
|--|-------------------------------------|--------------------------|-----------------------------|
| 1. Will there be any employees ?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                             |
| 2. Does the occupation involve the use of material and/or equipment not normally associated with residential neighborhoods ?                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                             |
| 3. Will there be any buying or selling of any commodities or goods on the premises ?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                             |
| 4. Does the occupation involve the use of any commercial vehicles ?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                             |
| 5. Will there be any advertising, either in the form of signs, telephone directory or newspapers ?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                             |
| 6. Will more than one room of the house be used ?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                             |
| 7. Will the occupation involve the use of any accessory building, yard space, or outdoor activity ?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                             |
| 8. Does the occupation require the transportation of goods and/or clients to and from the home; thereby creating pedestrian and/or vehicular traffic ? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                             |

Normally the Board of Zoning Adjustment will not allow a home occupation permit for any use in which one or more of the above are answered affirmatively.

I have read and understood the above criteria.

1-15-69

Date

W.C. Lundquist

Signature

DISABLED VETERAN 10%  
PURPLE HEART