

Planning & Development Department  
Scanning Cover Sheet

Case No U-4-68

APN

Location 619 S 1ST ST

Applicant S GENE PARKS

Subject

HOME OCCUPATION USE PERMIT TO ALLOW HOUSE  
CALLS & USE OF A SPARE BEDROOM FOR SEWING  
MACHINE REPAIRS IN LAND USE ZONE R-4



February 23, 1968

Mr. S. Gene Parks  
P. O. Box 1720  
Las Vegas, Nevada

Re: U-4-68 (HO)

Dear Mr. Parks:

At the regular meeting of the Board of Zoning Adjustment held February 22, 1968, consideration was given to your request for a Home Occupation Permit to allow house calls and use of a spare bedroom for sewing machine repairs, on property generally located at 619 South First Street between Bonneville Avenue and Garces Avenue, in land use zone R-4.

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

1. Strict adherence to the Ordinance relative to home occupations.
2. Review if any complaint arises regarding this operation.

This action of the Board of Zoning Adjustment becomes effective ten days after the mailing of this notice unless an appeal, in writing, is filed with the City Clerk during this ten-day period.

Very truly yours,

Geoffrey P. Stormson, AIP  
Senior Planner

Acting for the Director of  
Planning

GPS/mac

cc: City Clerk

Chairman Hoggard declared the public hearing closed.

Mr. White moved that the application of RON RUDIN for a Use Permit to allow a tavern, on property generally located on the north side of West Charleston Boulevard between Brush Street and Upland Boulevard, in land use zone C-1, be approved, Mr. Johnston seconded the motion and it was unanimously carried.

7. U-4-68 (HO)  
Approved

Application of S. GENE PARKS for a Home Occupation Permit to allow house calls and use of a spare bedroom for sewing machine repairs, on property legally described as Lots 8 and 9, Block 9, Clark's Las Vegas Townsite, and generally located at 619 South First Street, on the east side of South First Street between Bonneville Avenue and Garces Avenue, in land use zone R-4.

Mr. Stormson stated that the area is mostly in multi-family uses and the applicant wishes to conduct the proposed operation inside his home. There would be no signs. The applicant signed the Home Occupation Questionnaire and answered all questions in the negative.

Staff recommends approval provided the applicant conforms to the standards relative to the Home Occupation Permit.

No one appeared in behalf of or against the application.

Mr. Johnston moved that the application of S. GENE PARKS for a Home Occupation Permit to allow house calls and use of a spare bedroom for sewing machine repairs, on property generally located at 619 South First Street on the east side of South First Street between Bonneville Avenue and Garces Avenue, in land use zone R-4, be approved subject to the following conditions:

1. Strict adherence to the Ordinance relative to home occupations.
2. Review if any complaint arises regarding this operation.

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

8. U-6-68  
Approved

Application of THEODORE AND MERIEL MONSON for a Use Permit to develop a church (Jehovah's Witnesses), on property legally described as Lots 71-A and 72-C, excepting the South 135 feet thereof, and all of lots 72-E and 72-F in Vegas Heights Tract, Unit No. 4, and generally located on the southeast corner of Balzar Avenue and Concord Street in land use zone R-2.

CITY OF LAS VEGAS, NEVADA

INTER-OFFICE MEMORANDUM

DATE June 13, 1968

TO: Supervisor of License and Revenue

FROM: Planning Department

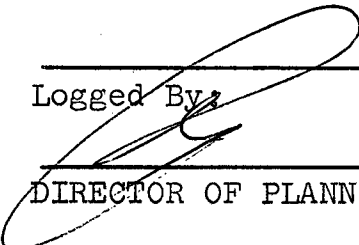
SUBJECT: License Application No. 9028

NAME OF BUSINESS Martin Honor

TYPE OF BUSINESS Rest Home

ADDRESS 332 Bonanza Way ZONE R-1 U-4-68

	YES		NO	
THIS IS A CHANGE OF NAME	<input type="checkbox"/>		<input checked="" type="checkbox"/>	
THIS IS A CHANGE OF OWNERSHIP	<input type="checkbox"/>		<input checked="" type="checkbox"/>	
THIS IS A CHANGE OF LOCATION	<input type="checkbox"/>		<input checked="" type="checkbox"/>	
Application is	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	and	<input type="checkbox"/> License
			forwarded	
			to	
			<input checked="" type="checkbox"/> Bldg.	

Logged By: 

DIRECTOR OF PLANNING

INTER-OFFICE MEMORANDUM

January 25, 1968

TO:

Planning Department

FROM:

Deputy Director of Public Works

SUBJECT:

Use Permit U-4-68 (HO)

COPIES TO:

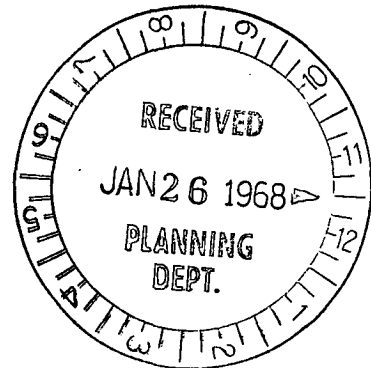
Your memorandum of January 22, 1968 requested comments from the Engineering Department on the application for a Use Permit by S. Gene Parks to repair sewing machines on property located at 619 South First Street.

All of the offsite improvements have been installed adjacent to this property on South First Street.

Therefore there are no further requirements from this office.

*V. B. Uehling*  
V. B. Uehling

VBU:DEN:bms



CITY OF LAS VEGAS -- FIRE DEPARTMENT  
Fire Prevention Bureau

TO: DON J. SAYLOR, DIRECTOR OF PLANNING

FROM: by: George Judd  
O.R. MC FARLAND, BATTALION CHIEF  
CHIEF OF FIRE PREVENTION BUREAU  
January 24, 1968

DATE: \_\_\_\_\_

SUBJECT: U-4-68 (HO)

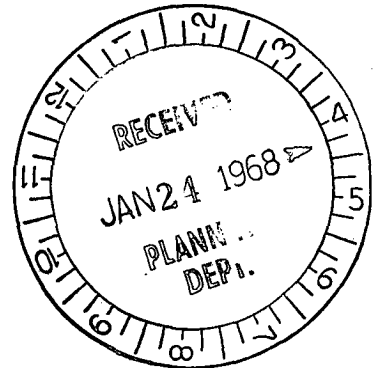
Application submitted by: S. GENE PARKS

For a Use Permit ~~Use~~ to: Make house calls and use of spare bedroom for sewing machine repairs

Located at: 619 South First Street

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

Provided that all U.B.C. requirements for this occupancy are met.



INTER-OFFICE MEMORANDUM

1-23-68

TO: Planning Dept  
To Don Saylor Dir

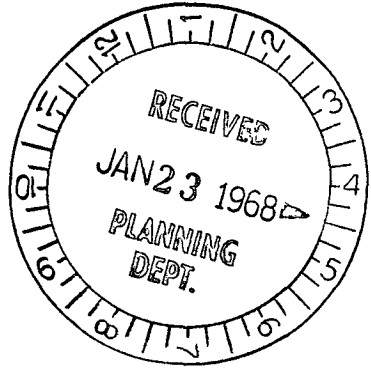
FROM: Bldg Dept.  
L. D. Burlingame

SUBJECT: File # U-4-68  
619 So 1st  
S. Gene Parks.

COPIES TO: License Dept  
Master File

With approved Use Permit and no exterior advertising there could be no objection to this request.

Bldg Dept  
L. D. Burlingame



INTER-OFFICE COMMUNICATION

DATE January 22, 1968

TO: Building Department  
Fire Department  
Engineering Department

FROM: Planning Department

SUBJECT: File No. ~~W-4-68(110)~~ Board of Zoning Adjustment Meeting 1/25/68

Application submitted by: S. GENE PARKS

For a Use Permit/~~Variance~~ to: ~~XXXXXXXX~~ make house calls and use of spare bedroom  
for sewing machine repairs.


Property located at: 619 South First Street

Land Use Zone: R-4

Legally described as: Lots 8 & 9, Block 9 of Clark's Las Vegas  
Townsite, and generally located on the  
east side of South First Street between  
Bonnevile Avenue and Garces Avenue, in  
land use zone R-4.

Your remarks regarding this application prior to 1/25/68 will be  
greatly appreciated.

Plot Plan attached: Yes         
No   X  

  
DON J. SAYLOR  
Director of Planning

DJS/mac

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, S. Gene Parks, the owner, respectfully petitions for a special Use Permit to Home Occupation Permit - to make house calls and occasionally use the spare bedroom for the repairs of sewing machines.

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

The property is situated at 619 South First Street between Bonneville Avenue and Carces Street in Zoning District R-4. Said property is legally described as follows, to wit:

Lots 8 and 9, Block 9, of Clark's Las Vegas Townsite as recorded in Book 1, Page 37, Clark County, Nevada, records. & were generally located on the East side of South First Street between Bonneville Avenue & Carces Avenue.

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) BANK OF NEVADA, TRUSTEE  
FOR S. GENE PARKS

Robert E. Lyons P. O. Box 1720, Las Vegas 385-2211  
Signature of Owner Mailing Address Phone No.

Subscribed and sworn to before me this 19th day of January, 1968

Barbara J. Wagner January 17, 1970  
Notary Public in and for Clark County and State of Nevada My Commission Expires  
CLARK COUNTY My Commission Expires Jan 17, 1970

SEE REVERSE SIDE for Prop 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 \$ 10.00  
Receipt No. 134895  
Case No. U-4-68

Received by: [Signature]  
Date: 1/18/68

BZA 1/25/68

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, walds, paved areas, planting.
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.

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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"/> | <i>News papers.<br/>Telephone only - No persons to be<br/>Directed To the Residence</i> |
| 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. 17. 68.

Date

Leopold Heusch

Signature