

Planning & Development Department
Scanning Cover Sheet

Case No U-14-69

APN

Location 2200 GLEN HEATHER WAY

Applicant VERA L MANN

Subject

USE PERMIT TO ENGAGE IN A MENU PLANNING &
FOOD CONSULTATION SERVICE PROVIDING MISC
USEFUL HOUSEHOLD INFORMATION IN LAND USE
ZONE R-1



April 25, 1969

Mrs. Vera L. Mann
2200 Glen Heather Way
Las Vegas, Nevada 89102

Re: U-14-69 (HO)

Dear Mrs. Mann:

At the regular meeting of the Board of Zoning Adjustment held April 24, 1969, consideration was given to your request for a Home Occupation Permit to engage in a Menu Planning Food Consultation Service on property generally located at 2200 Glen Heather Way, in Land Use Zone R-1.

It was voted by the Board of Zoning Adjustment to approve this item as being in accord with the general spirit and purpose of the Ordinance.

Very truly yours,

DON J. SAYLOR, AIP
Director of Planning

DJS: mg

cc: City Clerk

4. U-13-69 (HO)

Abeyance

Application of JOE WRIGHT, JR. for a Home Occupation Permit to allow gun repair operations at 3000 Sleepy Hollow Way, on property legally described as Lot 33, Block 7, Enchanted Village No. 3, and generally located on the east side of Sleepy Hollow Way between Pennwood Avenue and Rip Van Winkle Lane, in land use zone R-1.

Mr. Saylor stated that the applicant will be doing these operations at his home with only a drill press and a few other tools as his instruments.

Chairman Hoggard asked the applicant to come forward.

MR. JOE WRIGHT appeared. He said he would only be doing this operation for extra money as he was a full time employee of a hotel. He said he would be getting in contact with sporting goods stores in the city to see if he could do some of their repair work on guns. He said the only advertising would be his telephone number printed on the side of his truck. He further stated when he tried out the guns he had repaired, he would go into the desert.

Mr. White asked Mr. Wright if the money would be exchanged at his home.

Chairman Hoggard stated if the money exchanged hands at his property, it would then be an illegal use permit.

Mr. Wright stated this would not happen on his property. He said he did not think any of his neighbors would object to this operation.

Upon conclusion of a discussion, Mr. White moved that the application of JOE WRIGHT, JR. be held in abeyance for a public hearing at the May 22 meeting; Mr. Johnston seconded the motion and it was unanimously carried.

5. U-14-69 (HO)

Approved

Application of VERA L. MANN for a Use Permit to engage in a menu planning and food consultation service providing miscellaneous useful household information on property located at 2200 Glen Heather Way and legally described as Lot 6, Block 1, Glen Heather Estates Unit #3, in land use zone R-1.

Mr. Saylor stated that Mrs. Mann had filled out the questionnaire satisfactorily and did not intend to do any advertising. She will engage in a food service business by telephone and customers could telephone and get a weekly menu. She would also have the recipes available and they would further be able to secure information relative to sales, seasonal foods, and other miscellaneous household information. Mr. Saylor

did approve of the application.

MRS. MANN appeared and said she had nothing to add to staff's statements.

Upon conclusion of a discussion, Mr. Johnston moved that the application of VERA L. MANN for a Use Permit to engage in menu planning and food consultation services, providing miscellaneous useful household information on property located at 2200 Glen Heather Way, be approved; Mr. Robbins seconded the motion and it was unanimously carried.

6. V-5-69

Application Withdrawn

Application of JOHN H. GLORE for a Variance to allow the use of an R-1 lot for storage and parking of autos, trucks, and trailers, and to provide access from First Street to business frontage on Main Street, said area to be graveled only, on property legally described as Lot 20, Block 4, Biltmore Addition, and located at 805 North First Street, and generally located on the west side of North First Street between Sycamore Lane and Bonanza Road, in land use zone R-1.

Mr. Saylor stated that the property on First Street backs up to the property on Main which is zoned C-M; however, the property on First Street is part of the Biltmore Addition, which is an older single family development, and if permission is granted to provide access to the Main Street Property, from First Street, it will introduce into the Biltmore Addition commercial traffic, which will have a detrimental effect. An application for commercial zoning along First Street about two years ago was denied and the proposed variance, if approved, would in fact, create the same conditions as the commercial zoning would have. Staff very strongly recommends denial.

Chairman Hoggard declared the public hearing open.

JOHN H. GLORE, the applicant, appeared. He stated that after he had filed the application, he had purchased property elsewhere, and wished to withdraw the application at this time.

Chairman Hoggard declared the application withdrawn as requested by the applicant.

7. V-6-69

Approved

Application of MR. & MRS. ROBERT H. LIAS for a Variance to build an apartment on property legally described as Lots 21 & 22, Block 10, Wardie Addition, and located at 524 South Eighth Street on the west side of South Eighth Street between Clark Avenue and Bonneville Avenue, in land use zone R-1.

Mr. Saylor stated that the applicants wanted to provide separate living quarters on the property in addition to the

Planning Department
400 Stewart Street

April 17, 1969

Mrs. Vera L. Mann
2200 Glen Heather Way
Las Vegas, Nevada 89102

Dear Mrs. Mann:

Your application, File No. U-14-69, for a Home Occupation Permit for Menu Planning, Food Consultation Service within your home is scheduled to be considered by the Board of Zoning Adjustment at a meeting to be held at 7:30 p.m., April 24, 1969, in the Council Chambers of the City Hall, Las Vegas, Nevada.

The Board of Zoning Adjustment requests that you be present at this meeting so that you may answer any pertinent questions that may arise regarding this application.

Yours truly,

DON J. SAYLOR
Director of Planning

DJS:mg

D R A F T

NOTICE OF PUBLIC HEARING

D R A F T

April 24, 1969

Notice is hereby given that on April 24, 1969 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:

U-14-69 (HO) Application of VERA L. MANN for a Use Permit to engage in a ~~food service business~~ ^{Menu planning & food consultation service} by telephone. ~~Customers can telephone and get a weekly menu, prepared with recipes, and find out which stores have special food prices for shopping, best buys, seasonal foods~~ ^{& providing} miscellaneous useful household information ^M on property located at 2200 Glen Heather Way, Las Vegas, Nevada, on property legally ^M described as lot six (6) Block One (1) Glen Heather Estates Unit #3 ~~as shown by map thereof on file in Book 6 of Plats, Page 77, in the Office of the County Recorder, of Clark County, Nevada,~~ in Land Use Zone R-1.

M

OK. RB

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, Vera L. Mann, the owner, respectfully petitions for a special Use Permit to;

(Menu Planning Consultant) Engage in a food service business by telephone. Customers can telephone and get a weekly menu, prepared with recipes, and find out which stores have special food prices for shopping, best buys, seasonal foods and miscellaneous useful household information.

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

The property is situated at 2200 Glen Heather Way, Las Vegas, Nev between Rickland Ave and Rancho Drive in Zoning District R-1. Said property is legally described as follows, to wit:

Lot Six (6) Block One (1) Glen Heather Estates Unit No. 3 as shown by map thereof on file in Book 6 of Plats, Page 77, in the Office of the County Recorder of Clark County, Nevada.

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

(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)

Vera L. Mann 2200 Glen Heather Wy. L.V. Nev. 384-9335
Signature of Owner Mailing Address Phone No. 89102

Subscribed and sworn to before me this 17th day of April, 1969

Notary Public in and for said County and State My Commission Expires July 1, 1970

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 \$10.00
Receipt No. 16321
Case No. U-14-69 (HO)

Received by: [Signature]
Date: 4/17/69

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.

April 16, 1969
Date

Vera L. Mann
Signature