

Planning & Development Department  
Scanning Cover Sheet

Case No U-21-69

APN

Location 3020 KAIBAB AVE

Applicant VAL Z GARNER  
(MICRA TEC INC)

Subject

HOME OCCUPATION USE PERMIT PROVIDE AN  
ANSWERING SERVICE & MAILING ADDRESS FOR A  
MICROFILMING BUSINESS IN LAND USE ZONE R-1



CITY OF LAS VEGAS, NEVADA

INTER-OFFICE MEMORANDUM

DATE July 2, 1969

TO: Supervisor of License and Revenue

FROM: Planning Department

SUBJECT: License Application No. 10964

NAME OF BUSINESS Micra-Tec Inc.

TYPE OF BUSINESS Automated Micra billing

ADDRESS 3020 Kaibab Ave

ZONE R-1 U-21-69(HO)

	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	Approved <input checked="" type="checkbox"/>	Denied <input type="checkbox"/>	and forwarded to
			Bldg. <input checked="" type="checkbox"/>
			License <input type="checkbox"/>

Logged By: 

DIRECTOR OF PLANNING

Comstock was old, the one she has now is old. She can understand the people not wanting the area to go commercial. She cannot make any money on \$130 a person, is taking her own money to buy clothes for them. She is trying to upgrade, not degrade the area. The homes are beautiful.

Chairman Hoggard declared the public hearing closed.

Mr. Robbins moved that the application of MRS. BILLIE WRIGHT for a Use Permit to operate a rest home on property generally located at 1230 Comstock Drive on the east side of Comstock Drive between Fair Avenue and Sutro Lane, in Land Use Zone, R-E, be denied; seconded by Mr. Goodman and unanimously carried.

✓ 9. U-21-69 (HO)  
Approved

Application of VAL Z. GARNER (MICRA TEC. INC.) for a Home Occupation Permit to provide an answering service and mailing address for a microfilming business on property legally described as Lot 12, Block 2, College Park No. 20, and generally located at 3020 Kaibab Avenue on the south side of Kaibab Avenue between James Street and Teton Street, in Land Use Zone, R-1.

Mr. Saylor stated that the remarks made on the previous home occupation permit is apropos to this application. This has not been advertised as a public hearing. The applicant has indicated he will comply with the ordinance except on the question of advertising where he indicated he would have a telephone listing. Staff does not believe this is in accord with the practices on Home Occupation Permits. Consequently, staff does not feel it is in keeping and would suggest we hear from the applicant. He has indicated an answering service and mailing address for micro film business and we are concerned as to the nature of this business.

Chairman Hoggard asked if this had been advertised in the paper.

Mr. Saylor stated that it had not.

MR. VAL GARNER, the applicant, appeared. He stated he didn't understand about the telephone listing. He said it is really not necessary because advertising is done through a contact card which is presented to clients. They told him he would have to have a listing someplace, but it is not doing him any good in the telephone book. Everything is carried on outside of the home. The microfilming business uses a portable unit. No development of film, no transactions in the home at all. He only

intends to be there for a very short time, six months to a year, then will be moving into his own building. This is strictly on a temporary basis.

Chairman Hoggard asked if he needs equipment in the home.

Mr. Garner stated the hi-speed micro camera is taken to the client's place of business. The microfilm is flown to Salt Lake City, where it is developed. He is not using a vehicle which advertises on the side, and he will not.

Mr. Saylor asked if he used the telephone to take orders on.

Mr. Garner stated he would not get any that way. The contact is made with people personally and he calls them back.

Mr. Saylor stated that this did not provide an answering service at all.

Mr. Garner stated his wife would be there to answer the phone.

Mr. Saylor stated that the answering service did not concern the business whatsoever.

Mr. Garner replied, not really. He won't need a telephone at all when he has a business address.

Chairman Hoggard asked if this was listed in the yellow pages.

Mr. Garner stated it would be under Micra Tec. Inc., but doesn't have to be.

Mr. Saylor stated we do not allow listing in the yellow pages. Suggest that a stipulation be made that it not be listed. Mr. Garner stated he would comply with this stipulation.

Mr. Goodman asked if it were listed now.

Mr. Garner replied it was not in the directory as yet, and he would not list it.

Mr. Goodman moved that the application of VAL Z. GARNER (MICRA TEC. INC.) for a Home Occupation Permit to provide an answering service and mailing address for a microfilming business on property generally located at 3020 Kaibab Avenue on the south side of Kaibab Avenue between James Street and Teton Street, in Land Use Zone, R-1, be approved subject to the following conditions:

1. There is to be no advertising whatsoever.

2. If there is any complaint, bring up for review and public hearing.

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

V-12-69 Continued

Chairman Hoggard reopened the public hearing on the application of ALVIN A. SNAPER for a Variance to permit construction of a detached garage on a lot containing a single family dwelling with non-conforming setbacks on property generally located at 2800 Cameo Circle on the northwest corner of Rosemary Lane and Cameo Circle, in Land Use Zone, R-E.

Mr. Snaper reappeared. He stated in his application for a variance he would put a height limitation on the garage. He is willing to put this in the conditions.

Mr. Saylor stated this could be done.

Mr. Seymour reappeared and stated it was originally presented on the architectural rendering that his setback of wall and garage would remain the same.

Mr. Mitchell reappeared and stated the plot plan did not conform to the architectural rendering, that it had been changed by Mr. Snaper at about five minutes to seven tonight.

Mr. Snaper stated since the correction was made prior to submission to the board, would be in conformance with the plot plan. The architectural rendering is only added information.

Mr. Saylor stated the wall from the garage on Mr. Seymour's property would be in line with his wall, but the garage as shown on the plot plan would extend 5' further from Rosemary than Mr. Seymour's house.

Mr. Seymour stated he would like to see the garage maintain the setback along the wall.

Mr. Hoggard asked if the front of the garage were in line with the fence, would he consider it.

Mr. Scott reappeared and stated he is in complete sympathy with Mr. Snaper, but thinks an additional building will not do anything for the neighborhood. We would just have buildings jammed side by side. If this is approved, then perhaps another neighbor might apply for a variance. He also stated he would hate to see a Rolls Royce hearse up for sale, etc. Then they may have a request for a used car business.

JAN JUSTIN, 2805 Cameo Circle, appeared in favor. She stated that according to

June 4, 1969

Val Z. Garner  
3020 Kaibab Avenue  
Las Vegas, Nevada

Dear Mr. Garner:

Your application, File No. U-21-69, for a Home Occupation Permit to provide answering service and mailing address for a microfilming business 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., June 26, 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.

Very truly yours,

DOM J. SAYLOR, AIP  
Director of Planning  
Coordinator of Urban Renewal

DJS:bjw

21  
19  
288  
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BOARD OF ZONING ADJUSTMENT -- CITY HALL -- LAS VEGAS, NEVADA

APPLICATION FOR A USE PERMIT (40)

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<sup>00</sup>.

The undersigned, Val Z GARNER (Micro Tec. Inc), the owner, respectfully petitions for a special Use Permit to

provide answering service & mailing address for

It is the intent to locate permanently, as soon as possible  
a Microfilming Business

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

The property is situated at 3020 Kaibab Ave between James St and Teton St. in Zoning District R-1. Said property is legally described as follows, to wit:

Location is E. of 25th street & west of Pecos St. in  
College Park.

College No 20 Block 2 Lot No 12

LOT 12, BLOCK 2 OF COLLEGE PARK NO. 20, AND GENERALLY  
LOCATED ON THE SOUTH SIDE OF KAIBAB AVENUE BETWEEN JAMES  
STREET AND TETON STREET.

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)  
Val Z Garner

Signature of Owner 3020 Kaibab Ave L.V. Mailing Address 642-7763 Phone No.

Subscribed and sworn to before me this 3<sup>RD</sup> day of June, 19 69

Notary Public in and for said County and State

ROBERT C. CLEMMER  
My Commission Expires Jan. 2, 1970  
COUNTY OF CLARK

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<sup>00</sup>  
Receipt No. 16348  
Case No. U-2169 (40)

Received by: [Signature]  
Date: 6/3/69

6/26/69  
BZA

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, <u>telephone directory</u> or newspapers ?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Regular Telephone Directory Listing |
| 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.

June 2, 1969  
Date

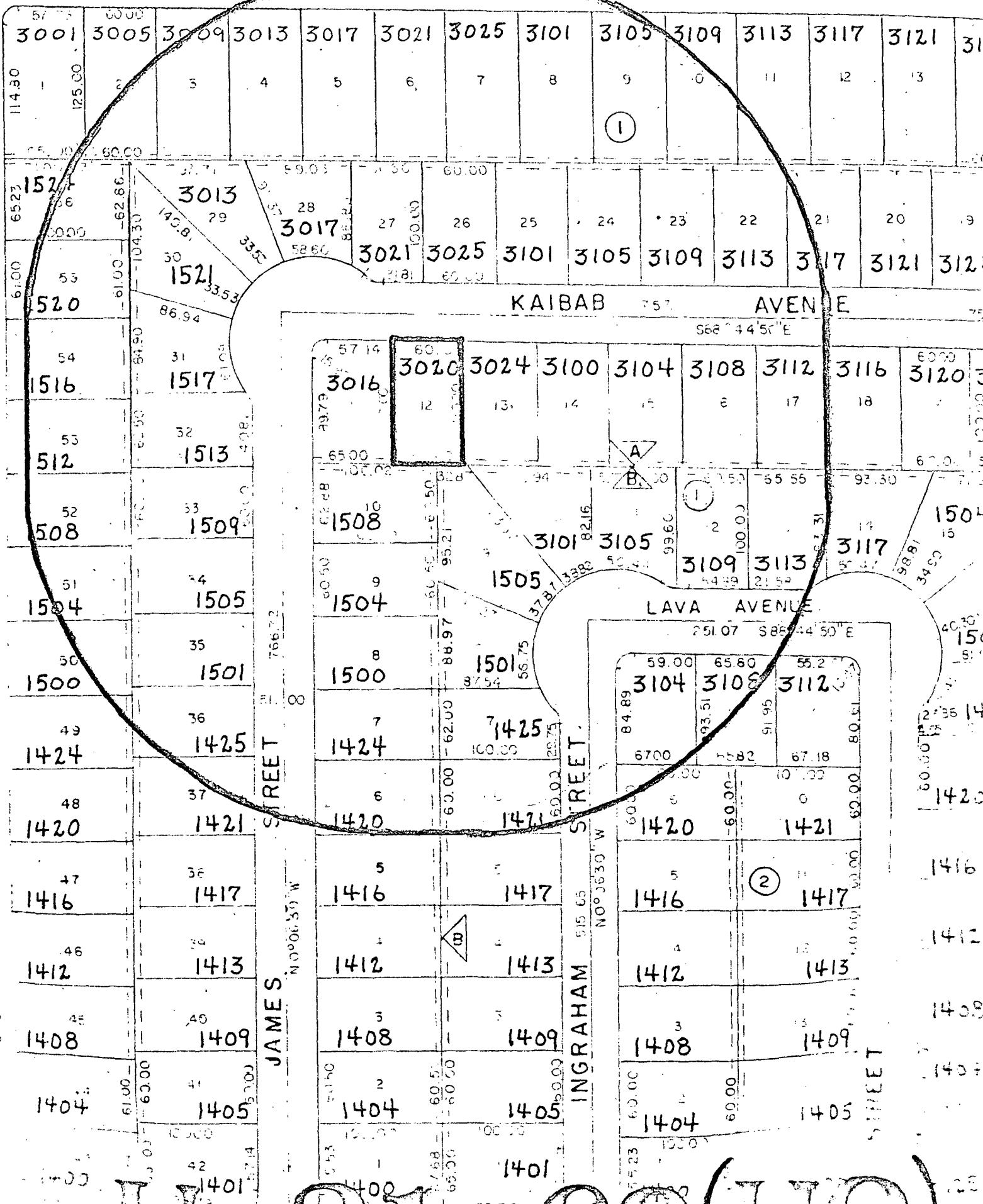
Val E. Barnes  
Signature

NORTH LAS VEGAS

1302.46' N. 88° 44' 50" W.

CWENSON AVENUE

1023.29'



U-21-69(HO)

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