

Planning & Development Department
Scanning Cover Sheet

Case No U-30-69

APN

Location 128 NEW YORK AVE

Applicant WILLIAM & FERILAND WHITE

Subject

HOME OCCUPATION USE PERMIT TO ALLOW BOOK-
KEEPING SERVICE FOR MAXIMUM OF 5 ACCOUNTS
IN LAND USE ZONE R-4



CITY OF LAS VEGAS, NEVADA

INTER-OFFICE MEMORANDUM

DATE September 5, 1969

TO: Supervisor of License and Revenue

FROM: Planning Department

SUBJECT: License Application No. 641

NAME OF BUSINESS Matador Services

TYPE OF BUSINESS Public Accounting Service

ADDRESS 128 New York Ave ZONE R-1 U-30-69

	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

Planning Department
August 29, 1969

William F. & Meriland White
128 New York Avenue
Las Vegas, Nevada

Re: U-30-69 (HO)

Dear Mr. and Mrs. White:

At the regular meeting of the Board of Zoning Adjustment held August 28, 1969, consideration was given to your request for a Home Occupation Permit to allow a book-keeping service for a maximum of five accounts on property located at 128 New York Avenue on the northeast corner of the intersection of Fairfield and New York Avenue in Land Use Zone, R-4.

It was voted by the Board of Zoning Adjustment to approve this item subject to the following conditions:

1. There shall be a maximum of 5 accounts only.
2. This item is to be brought back for review and public hearing if any complaint arises regarding this service.

Sincerely,

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

DJS:bjw

on property legally described as Lot 27, Block 3 of Las Verdes Heights Unit #2 and located at 2105 Juana Vista Street on the southeast corner of Juana Vista Street and El Pasada Avenue in Land Use Zone, R-1.

Mr. Saylor stated this is in a single family area on the southeast corner of Juana Vista and El Pasada Avenue. This is a normal lot, house fronts out toward Juana Vista and there is an existing garage which has access to El Pasada. The garage is built within 5' of the rear property line which is legal because it is an accessory building. They are proposing to enclose an area between the garage and the house by adding a room and in so doing, makes the garage part of the house which requires a 10' setback. This is simply one of the vagaries of our Ordinance and not very logical. Staff recommends approval.

Chairman Hoggard declared the public hearing open.

MR. BILL PAPPAS appeared and stated he had nothing to add.

Chairman Hoggard asked if there were any protests and there being none, declared the public hearing closed.

Mr. Johnston moved that the application of BILL A. PAPPAS for a Variance to allow 5' setback from the rear property line where 10' is required on property located at 2105 Juana Vista Street on the southeast corner of Juana Vista Street and El Pasada Avenue, in Land Use Zone, R-1 be approved; seconded by Mr. White and unanimously carried.

10. U-30-69 (HO)

Approved

Application of WILLIAM R. & FERILAND WHITE for a Home Occupation Permit to allow bookkeeping service for a maximum of 5 accounts on property legally described as commencing at the northeast corner of Meadows Addition; thence N. 88° 48' 35" W. along the north line thereof a distance of 335.13 to the point of beginning; thence N. 88° 48' 35" W. a distance of 64 feet to a point, thence S. 4° 30' 04" W. a distance of 132.67 feet to a point on the north line of New York Avenue, thence S. 86° 26' 24" E. along the north line of New York Avenue, a distance of 64 feet to a point; thence N. 4° 47' 36" E. to point of beginning and generally located on the northeast corner of the intersection of Fairfield Street and New York Avenue in Land Use Zone, R-4.

Mr. Saylor stated this is located in an R-4 zone, at New York and Fairfield Avenue. This is an apartment house

complex and we presume applicant lives in one of the apartments. He is asking for a home occupation permit to provide bookkeeping services to no more than 5 accounts. He conforms completely to the criteria of the Home Occupation Permit and as you know, you can hold for public hearing, deny or approve it. Staff feels there would be no outward evidence of the conduct of this business and would recommend approval on condition that no more than 5 accounts be allowed and we bring it back for public hearing and review if any complaint arises regarding this operation.

Mr. Robbins asked if there would be any advertising.

Mr. Saylor replied there would be none.

Mr. Johnston moved that the application of WILLIAM R. & FERILAND WHITE for a Home Occupation Permit to allow book-keeping service for a maximum of 5 accounts on property generally located at 128 New York Avenue on the north-east corner of the intersection of Fairfield and New York Avenue in Land Use Zone, R-4 be approved subject to staff's recommendations. The motion was seconded by Mr. Robbins and unanimously carried.

Chairman Hoggard called a 5-minute recess at 8:30 P.M. He recalled the meeting to order at 8:35 P.M. with all members present.

OLD BUSINESS:

1. U-19-66

Plot Plan Review

Approved

Approved application of EDGAR FOUNTAIN AND ANTHONY MIRANTI for a Use Permit to allow a service station on property legally described as Lot 1 and 2, Block 1A, Twin Lakes Willage Unit #1, and generally located at 2804 West Washington Avenue and 904 Oasis Avenue between Oasis Avenue and Tonopah Highway in Land Use Zone, C-1.

Mr. Saylor stated that some of you are acquainted with this, but all are not, so we will go back into the history of it. This concerns property at the northwest corner of Tonopah and Washington. The area is zoned C-1 with a use permit approved for a gas station in 1966. The proposed service station was the subject of much controversy and was very strongly opposed by property owners on Oasis. The use permit was approved subject to numerous conditions one of which was conformance to the plot plan and a proposed block wall along Oasis without any ingress or egress from Oasis. The service station was to be set 12' away from the wall on Oasis which would put it in about the middle of the property. It was

Planning Department
August 26, 1969

William F. & Feriland White
128 New York Avenue
Las Vegas, Nevada

Re: U-30-69 (HO)

Dear Mr. and Mrs. White:

Your application, File No. U-30-69 (HO), for a Home Occupation Permit to allow a bookkeeping service for a maximum of five accounts is scheduled to be considered by the Board of Zoning Adjustment at a meeting to be held at 7:30 P.M., August 28, 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.

Sincerely,

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

DJS:bjw

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, William R. & Feriland White, the owner, respectfully petitions for a special Use Permit to,

allow Bookkeeping Service for a maximum of 5 accounts.

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

The property is situated at 128 New York Ave. between District R-4 and in Zoning District R-4. Said property is legally described as follows, to wit:

"Unnumbered lot in Meadows Addition to the City of Las Vegas, situated at the northeast corner of the intersection of Fairfield St. and New York Ave."

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

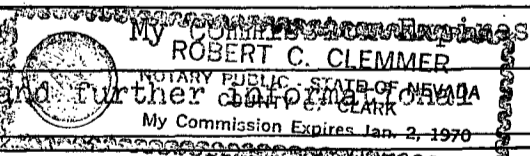
(I, We) the undersigned, being duly sworn, depose and say that (I am, we are) the (owner, owners) of the property involved in this application; that the information on the attached map and all plans, drawings and sketches attached hereto and all statements and answers contained herein are in all respects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

(Signed in Ink)

Feriland White 128 New York Ave., Las Vegas 384-8414
Signature of Owner Mailing Address Phone No.

Subscribed and sworn to before me this 22nd day of August, 1969

Notary Public in and for said County and State



SEE REVERSE SIDE FOR PLOT PLAN Specifications and further information 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. 28652
Case No. U-3069 (No)

Received by: [Signature]
Date: 8/22/69

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.

Situate in the City of Las Vegas, County of Clark, State of Nevada,

That portion of the unnumbered block of the Meadows Addition to Las Vegas, as shown by map Dhereof on file in Book 1 of Plats, page 43 in the office of the County Recorder of Clark County, Nevada, described as follows:

COMMENCING at the Northeast corner of said Meadows Addition; thence North $88^{\circ}48'35''$ West along the north line thereof a distance of 335.13 to the point of beginning; thence North $88^{\circ}48'35''$ West a distance of 64 feet to a point, thence South $4^{\circ}30'04''$ West a distance of 132.67 feet to a point on the North line of New York Ave; thence South $86^{\circ}26'24''$ East, along the north line of New York Avenue, a distance of 64 feet to a point; thence North $4^{\circ}27'36''$ East, to point of beginning.

generally located on the northeast corner of the intersection of Fairfield St. and New York Ave.

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.

8/22/69
Date

Herland White
Signature