

**Planning & Development Department  
Scanning Cover Sheet**

Case No           U-33-69

APN

Location           120 KATHY JO WAY

Applicant         ALFRED A POLACO

Subject

HOME OCCUPATION USE PERMIT TO ALLOW MAIL  
ORDER BUSINESS ONLY IN CONNECTION WITH  
FIBERFAB INC IN LAND USE ZONE R-1



Planning Department  
September 26, 1969

Alfred A. Polaco  
120 Kathy Jo Way  
Las Vegas, Nevada

Re: U-33-69 (HO)

Dear Mr. Polaco:

At the regular meeting of the Board of Zoning Adjustment held September 25, 1969, consideration was given to your request for a Home Occupation Permit to allow a mail order business in connection with Fiberfab Inc. on property generally located at 120 Kathy Jo Way north of Sunrise Avenue 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 subject to the following condition:

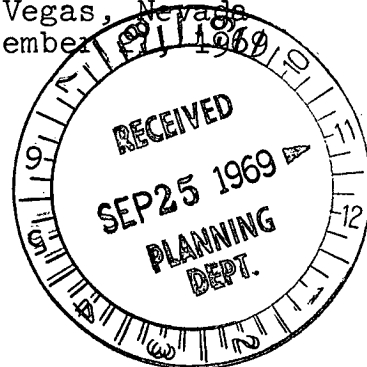
1. If any complaint arises regarding this operation, it be brought back for public hearing and review.

Sincerely,

Harold P. Foster  
Senior Planner  
Acting for Don J. Saylor  
Director of Planning

HPF:bjw

120 Kathy Jo Way  
Las Vegas, Nevada  
September 25, 1969



Don J. Saylor, AIP  
Director of Planning  
Coordinator of Urban Renewal  
400 Stewart Avenue  
Las Vegas, Nevada

Dear Mr. Saylor:

I have an application to be heard by the Board of Zoning Adjustment on September 25, 1969, for a Home Occupation Permit to allow a mail order business from my home. I am a fireman for Clark County and will be working on that date; therefore, I will be unable to attend this meeting. I would like to have this application acted upon at this meeting if possible, so I am submitting this letter to you in explanation of the type of business I wish the permit for.

The business is in connection with Fiberfab, Inc., in Santa Clara, California. They deal in fiberglass bodies for Volkswagen chassis, dune buggies, etc. The company advertises in sports car magazines, etc. so there will be no advertising on my part. My leads will come from the distributor in Phoenix, Arizona, Mr. John Wanner. He will send me the letters from interested people in this area and I will then write them and ask them to deal through me. All of the business will be transacted either through the mail or by telephone. When an order is received by me, I forward it to the factory in Santa Clara, less my commission, and they ship the merchandise directly to the customer. There will be no one coming to or from my residence to pick up this merchandise, etc.

Again I wish to apologize for my being unable to attend the meeting and hope this letter will explain the operation satisfactorily.

Sincerely yours,

A handwritten signature in cursive script that reads "Alfred A. Polaco".

Alfred A. Polaco

Jones, appeared. He stated they have improved 180 feet fronting on Decatur to a depth of 660 feet. They are asking for a sign that would direct the traffic to the entrance to the used car sales area.

There being no further comments or protests, Chairman Hoggard declared the public hearing closed.

Mr. Johnston moved that the application of FLETCHER JONES CHEVROLET for a Variance to allow a 40 sq. ft. double face sign at entrance of Used Car and Truck Department on property generally located on the west side of Decatur Boulevard between Alta Drive and Mayflower in Land Use Zone, C-2 be APPROVED; seconded by Mr. White and unanimously carried.

7. U-33-69 (HO)

Approved

Application of ALFRED A. POLACO for a Home Occupation Permit to allow mail order business only in connection with Fiberfab Inc. on property legally described as Lot 185, Block 6, Meadow Homes Unit #3, and generally located at 120 Kathy Jo Way in Land Use Zone, R-1.

Mr. Foster stated this is an application for a Home Occupation Permit. We do not normally conduct public hearings unless requested by the Board. The applicant has sent us a letter in response to ours requesting him to be here and he is unable to attend the meeting. He explains the type of operation in this letter. Mr. Foster then read the letter to the Board. He stated the applicant answered the questionnaire satisfactorily with all "NO" answers. Staff believes this is a typical type of home occupation which is acceptable. It is up to the Board to either hold a public hearing, approve, or deny the application. If approved, staff would request a condition that if any complaints arise, it be brought back for a review.

Mr. Johnston moved that the application of ALFRED A. POLACO for a Home Occupation Permit to allow mail order business in connection with Fiberfab Inc. on property generally located at 120 Kathy Jo Way north of Sunrise Avenue in Land Use Zone, R-1 be APPROVED subject to staff's recommendations; seconded by Mr. White and unanimously carried.

8. U-34-69 (HO)

Approved

Application of SHELLY BIALAC, DBA SHELLY STAMP CO. for a Home Occupation Permit to allow a mail order business in philatelic items (stamps and coins) on property legally described as Lot 69, Block 6 of Charleston Heights 50B, and generally located at 2105 Michael Way between Stacy Avenue and Sawyer Avenue in Land Use Zone, R-1.

Mr. Foster stated this is located in an R-1 zone on Michael Way in the northwest part of the City. This is primarily a mail order business for stamps and coins. On the questionnaire, he answered two questions "yes" with clarifying comments by each and it still appears to be within

Planning Department  
September 10, 1969

Alfred A. Polaco  
120 Kathy Jo Way  
Las Vegas, Nevada 89110

Re: U-33-69 (HO)

Dear Mr. Polaco:

Your application, File number U-33-69 (HO) for a Home Occupation Permit to allow a mail order business in connection with Fiberfab Inc. is scheduled to be considered by the Board of Zoning Adjustment at a meeting to be held at 7:30 P.M., September 25, 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. SAVIOR, 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<sup>00</sup>.

The undersigned, ALFRED A. POLACO, the owner, respectfully petitions for a special Use Permit to ALLOW MAIL ORDER BUSINESS ONLY IN CONNECTION WITH FIBERFAB INC.

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

The property is situated at 120 KATHY Jo WAY between North of Sunrise Avenue and \_\_\_\_\_ in Zoning District R-1. Said property is legally described as follows, to wit: Lot 185, Block 6, Meadow Homes Unit #3

OWNER'S AFFIDAVIT

STATE OF NEVADA) ss:  
COUNTY OF CLARK)

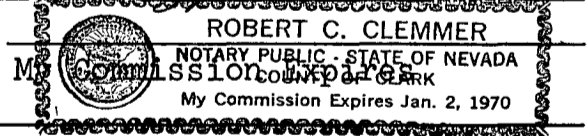
(I, We) the undersigned, being duly sworn, depose and say that (I am, we are) the owner, owners) of the property involved in this application; that the information on the attached map and all plans, drawings and sketches attached hereto and all statements and answers contained herein are in all respects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

(Signed in Ink)

Alfred A. Polaco 120 Kathy Jo Way 737-3649  
Signature of Owner Mailing Address Phone No.

Subscribed and sworn to before me this 9 day of September, 1969

Robert C. Clemmer  
Notary Public in and for said County and State



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. 25663  
Case No. 11-33-69 (H1)

Received by: [Signature]  
Date: 9/9/69

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, 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"/> |                             |
| 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.

9/9/69  
Date

Alfred S. Polaco  
Signature